



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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MEMORANDUM

Date: September 9, 2013
To: Portland Design Commission
From: Chris Caruso, City Planner II – Urban Design
503-823-5747, Chris.Caruso@portlandoregon.gov
Re: September 19, 2013 - Design Advice Request
EA 13-182165 DA – Lower Burnside Lofts

Design Commissioners:

Please find enclosed drawings and other information for the September 19th Design Advice Request for the Lower Burnside Lofts at SE 10th & Ankeny in the Central Eastside. The proposal is for a 6 story apartment building with 65 units, 3 retail spaces, and 17 internal parking spaces.

The proposal requests the following exceptions to the zoning code:

Modification 1 – To Ground Floor Window length along SE 10th Avenue.
Modification 2 – To parking space width down from 8'-6" to 7'-9" where columns are located.
Modification 3 – To locate one loading space in the drive aisle for certain hours of use.

Oriel Window Exception – To allow the west façade bay to be 17'-2" wide, greater than the 12'-0" allowed.

Possible areas for feedback include:

1. Oriel Window exception approvability and metal fins on front of projecting bay.
2. Modification approvability, particularly Ground Floor Window length along SE 10th, and the SE 10th Ave ground floor elevation.
3. Metal panel system gauge, general patterning, etc.
4. Use of concrete panels and vinyl windows on interior walls.
5. East and North Elevation party wall patterns and materials.
6. Overall window patterning and alignments.
7. Vent integration.
8. Rooftop equipment screening necessary? HVAC equipment on lower deck screened?

Please contact me with any questions or concerns.

Chris Caruso

Att: Applicant's Drawings and Narrative