



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: July 23, 2014

From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-169513 DZM AD – 419 E Burnside
Pre App: PC # 13-173133

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Hillary Adam at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: August 15, 2014**
(If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: August 25, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for September 4, 2014 @ 1:30pm**

Applicant: Erik Winter / Robert Boileau Myhre Group Architects
620 SW 5th Ave Suite 500 / Portland, OR 97204 503-236-6000

Owners: RH Burnside LLC, Owner
2250 NW Flanders St #G02 / Portland, OR 97210-3475

Jack Paauw / Allison Finn
Trinsic Acquisition Company, LLC
605 First Ave #100 / Seattle, WA 98104 425-681-0638

Mariet Steenkamp / Central City Concern
232 NW 6th Ave / Portland, OR 97209-3609 503-294-1681

Site Address: 419 E BURNSIDE ST and E ½ of 20 NE M L KING BLVD

Legal Description: BLOCK 107 LOT 1 EXC PT IN ST LOT 2 LOT 7&8, EAST PORTLAND;
BLOCK 107 LOT 3 LOT 4 EXC PT IN ST, EAST PORTLAND; BLOCK 107
LOT 5 EXC PT IN ST & LOT 6, EAST PORTLAND

Tax Account No.: R226507220, R226507240, R226507260, R226507220, R226507220
State ID No.: 1N1E35CB 08800, 1N1E35CB 08900, 1N1E35CB 08700, 1N1E35CB
08800, 1N1E35CB 08800

Quarter Section: 3031

Neighborhood: Kerns, contact Steve Russell at 503-784-8785.

Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: Central City - Central Eastside

Zoning: EXd – Central Employment with Design overlay

Case Type: DZM – Design Review with Modification and Adjustment requests

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant proposes a new 6-story ¾-block mixed-use building with 153 residential units, 3 live/work units, ground floor commercial space, as well as shared and private rooftop terraces. The proposal includes an arcade along E. Burnside that includes living area above the public right-of-way. Parking is provided within the building for 81 vehicles, including 17 tandem spaces, to be accessed from NE Grand Avenue, with 2 loading spaces accessed from NE Couch Street. Exterior materials include cast-in-place concrete, metal panel, fiber cement panel, operable storefront systems, fiberglass doors, and vinyl windows. The existing 2-story building at the northwest corner of the block is proposed to remain.

The following **Modifications** are requested to:

- 33.140.230.B *Ground Floor Windows in the EX Zone* – to reduce the amount of ground floor windows on Couch Street from the required 50% of the length to 31%;
- 33.266.220 *Bicycle Parking Standards* – to reduce the width of approximately 100 of the required 232 long-term bicycle parking spaces from the required 2'-0" to 1'-6";
- Increase the allowable width of oriel projections into the public right-of-way from 12'-0" to 24'-8" on NE Couch Street and 26'-6" and 46'-2" on NE Grand Avenue.

The following **Adjustment** is requested to:

- 33.510.265.F(6.b) *All Parking*– to allow vehicle parking access on NE Grand Avenue, a parking access restricted street.

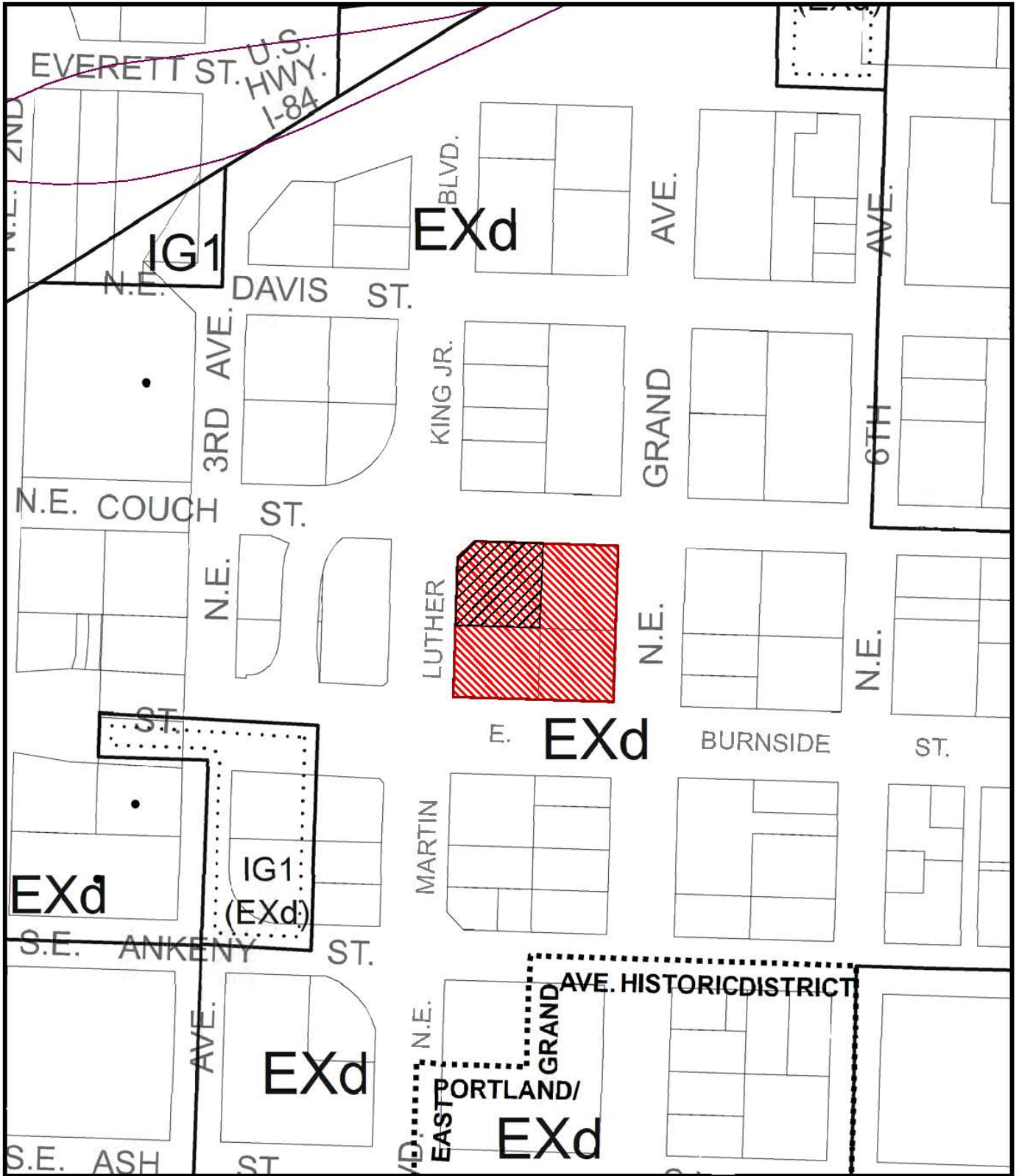
Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on June 13, 2014 and determined to be complete on July 13, 2014.

Enclosures: Zoning Map, Site Plan, Roof Plan, South Elevation, East Elevation, North Elevation, West Elevation



ZONING

-  Project Area
-  Site



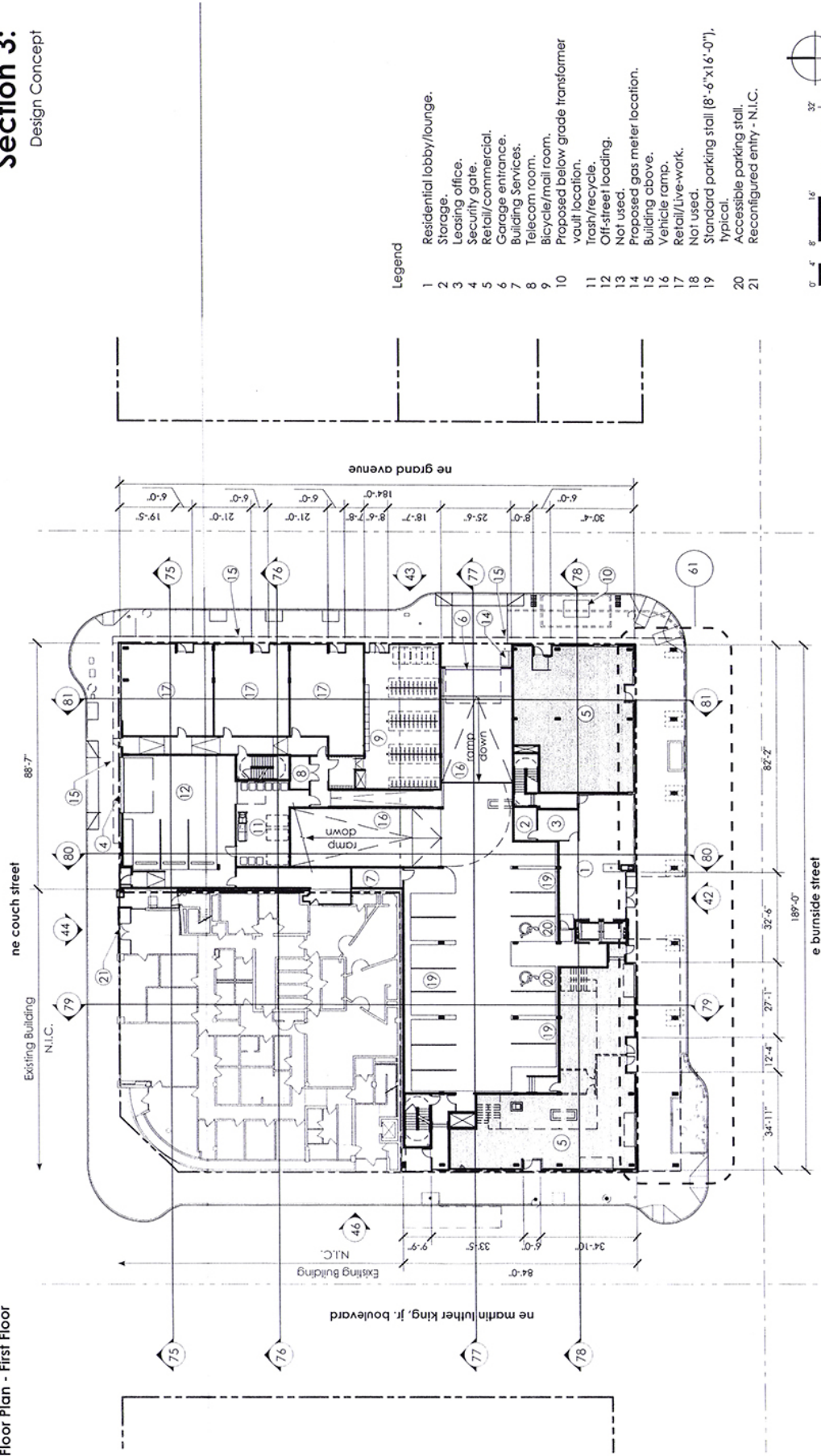
This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE

File No. LU 14-169513 DZM, AD
 1/4 Section 3031
 Scale 1 inch = 200 feet
 State_Id 1N1E35CB 8900
 Exhibit B (July 21, 2014)

LU#

Floor Plan - First Floor

Section 3: Design Concept



Legend

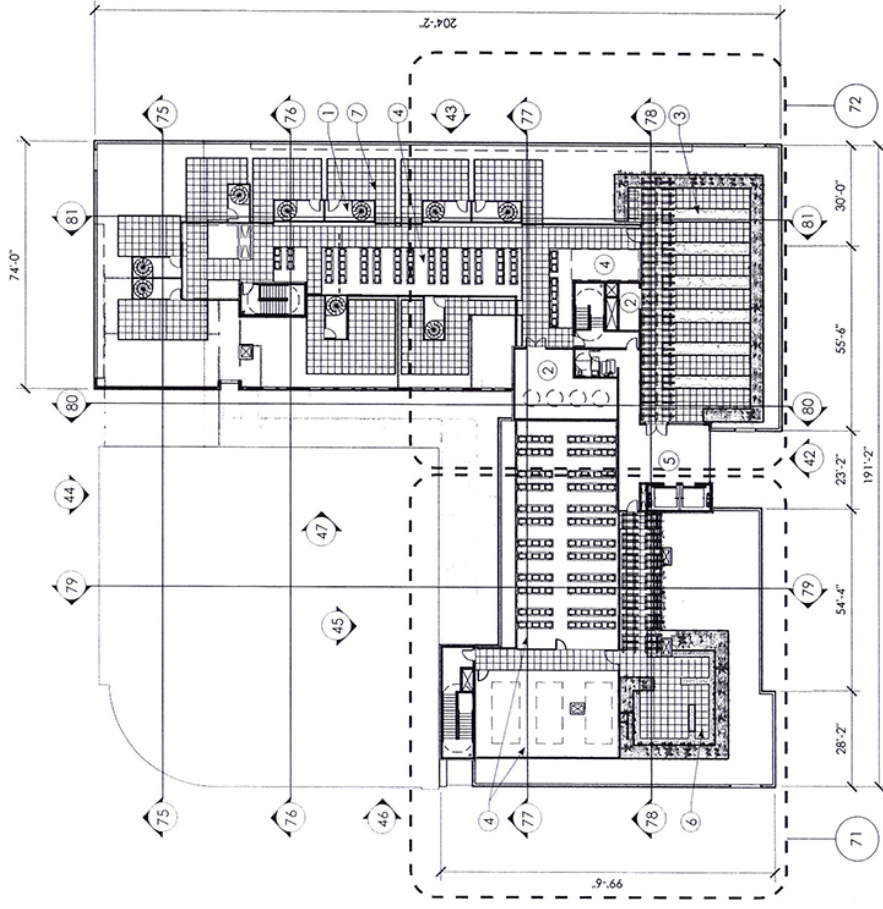
- 1 Residential lobby/lounge.
- 2 Storage.
- 3 Leasing office.
- 4 Security gate.
- 5 Retail/commercial.
- 6 Garage entrance.
- 7 Building Services.
- 8 Telecom room.
- 9 Bicycle/mail room.
- 10 Proposed below grade transformer vault location.
- 11 Trash/recycle.
- 12 Off-street loading.
- 13 Not used.
- 14 Proposed gas meter location.
- 15 Building above.
- 16 Vehicle ramp.
- 17 Retail/Live-work.
- 18 Not used.
- 19 Standard parking stall (8'-6"x16'-0") typical.
- 20 Accessible parking stall.
- 21 Reconfigured entry - N.I.C.



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Roof Plan

Section 3:
Design Concept



Legend

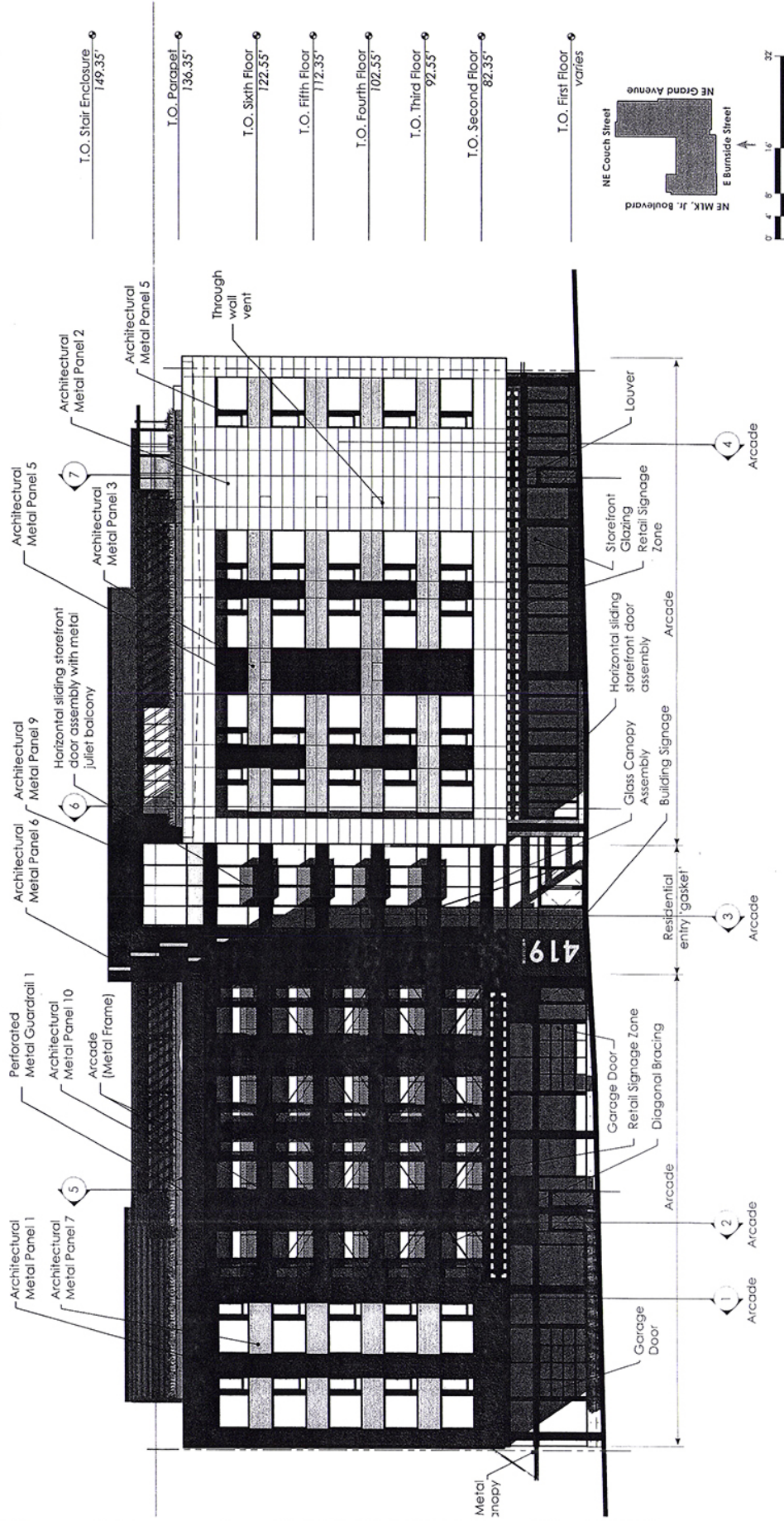
- 1 Dwelling unit stair penthouse.
- 2 Building services.
- 3 Public urban garden, amenity space.
- 4 Screened roof mechanical equipment.
- 5 Elevator alcove.
- 6 Public terrace, amenity space.
- 7 Private terrace.



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Exterior Elevation - South

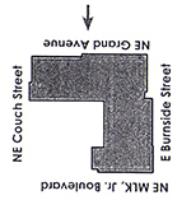
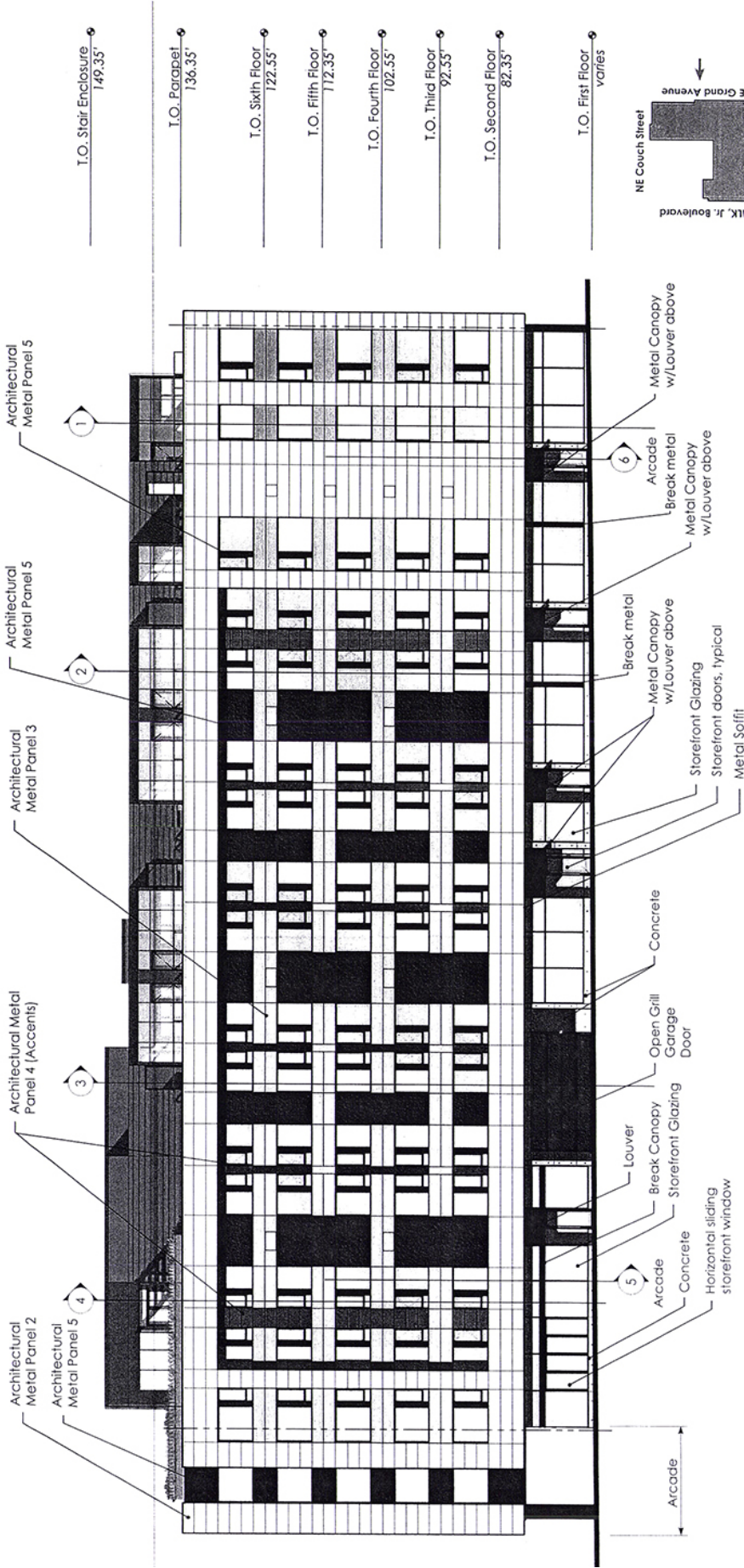
Section 3: Design Concept



LU# _____

Exterior Elevation - East

Section 3: Design Concept

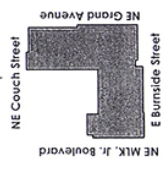
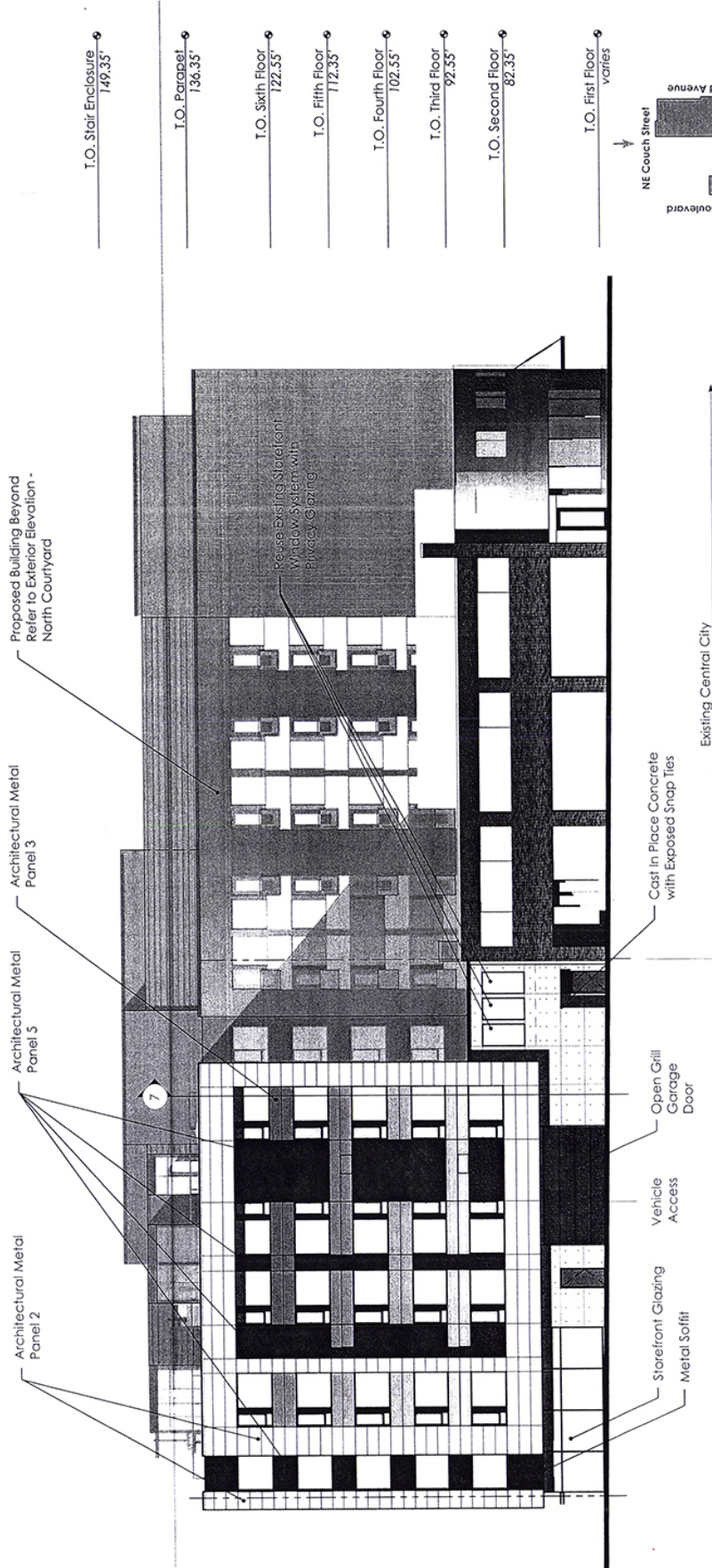


LU# _____

Section 3:

Design Concept

Exterior Elevation - North



LUF# _____

Exterior Elevation - West

Section 3: Design Concept

