



City of Portland Bureau of Development Services

**Staff Presentation to the
Portland Design Commission**

Design Review w/ Modification & Adjustment Requests

Major Encroachment Review

LU 14-169513 DZM AD

419 E Burnside

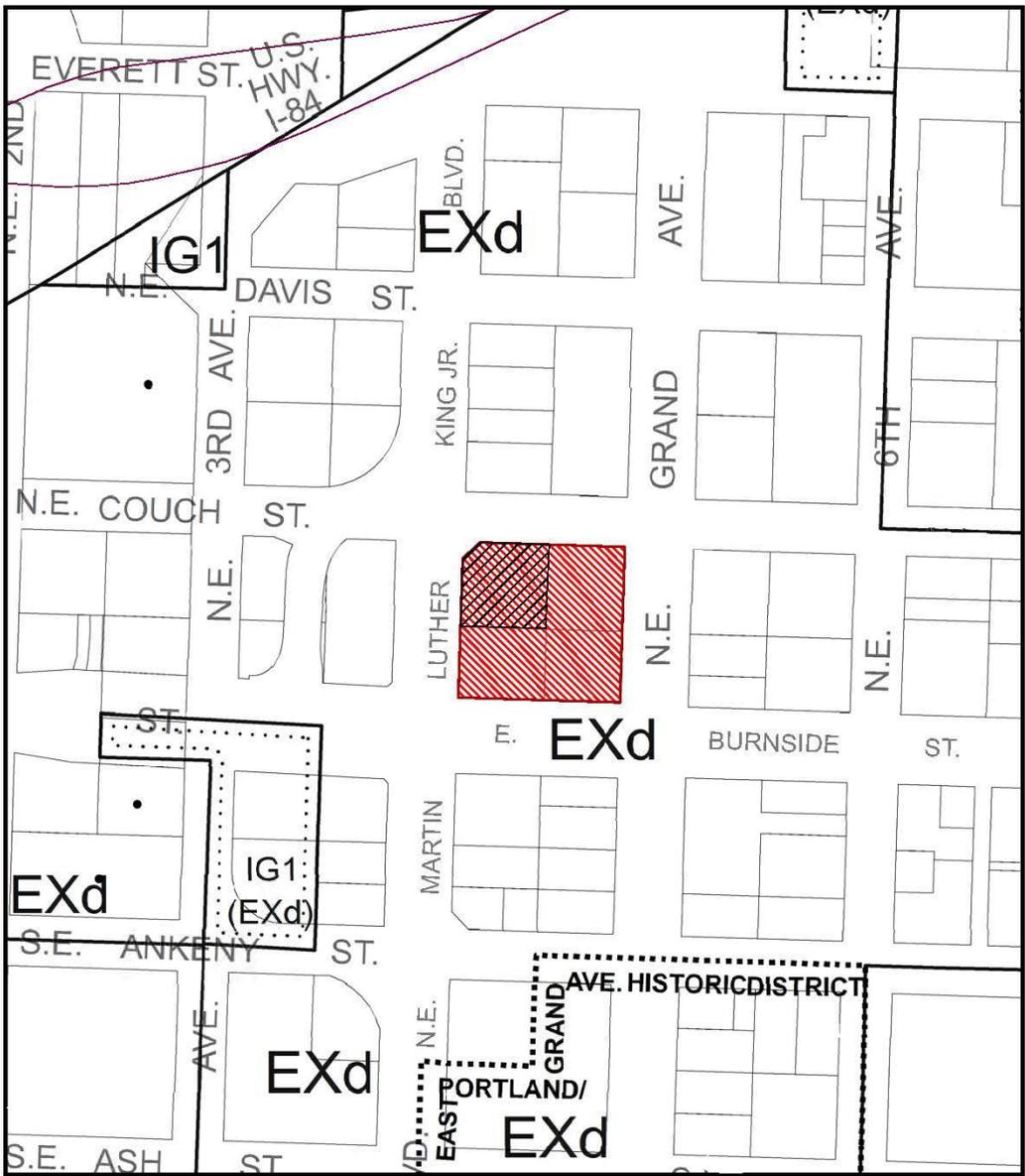
Central City Plan District, Central Eastside sub-District

December 4, 2014

Zoning & Approval Criteria

- EXd, Central Employment with design overlay
- Central City Plan District
- Central Eastside sub-District
- 9:1 FAR allowed
- 200'-0" Height limit

- *Central City Fundamental Design Guidelines*
- *Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan*
- *PZC 33.825.040 Modifications That Will Better Meet Design Review Requirements*
- *PZC 33.805.040 [Adjustment] Approval Criteria*



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)

Proposal Summary

6-story mixed-use building

- 157 residential units, 2 live/work units
- Ground floor commercial space
- 50 below-grade parking spaces for residents and 12 for CCC, accessed from NE Couch Street
- 240 long-term bicycle parking spaces provided in units and in storage rooms on each floor
- Shared and private rooftop terraces, and common rooftop garden
- Full-length 13' deep arcade encroachments over the Burnside sidewalk

Modifications:

1. 33.140.230.B – to reduce the amount of ground floor windows on Couch Street from the required 50% to 23.3% of the length and from the required 25% to 20.1% of the area;
2. 33.266.220 – to reduce the dimensions of long-term bike parking spaces from 2'-0" x 6'-0" to 1'-6" x 3'-6".

Adjustment:

1. 33.266.310 – to reduce the number of required on-site loading spaces from one to zero.

Southwest Perspective

September 2014



Southeast Perspective

September 2014

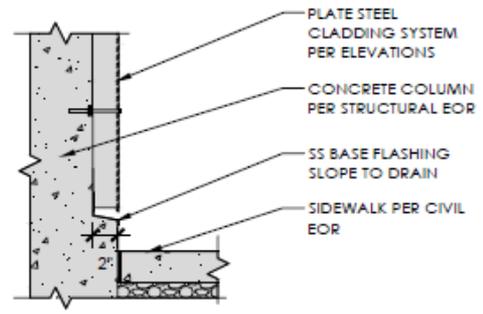
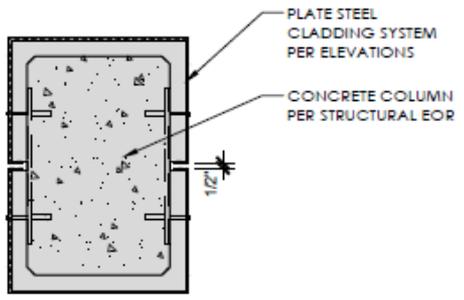


Northeast Perspective

September 2014



Plate Steel at Ground Level

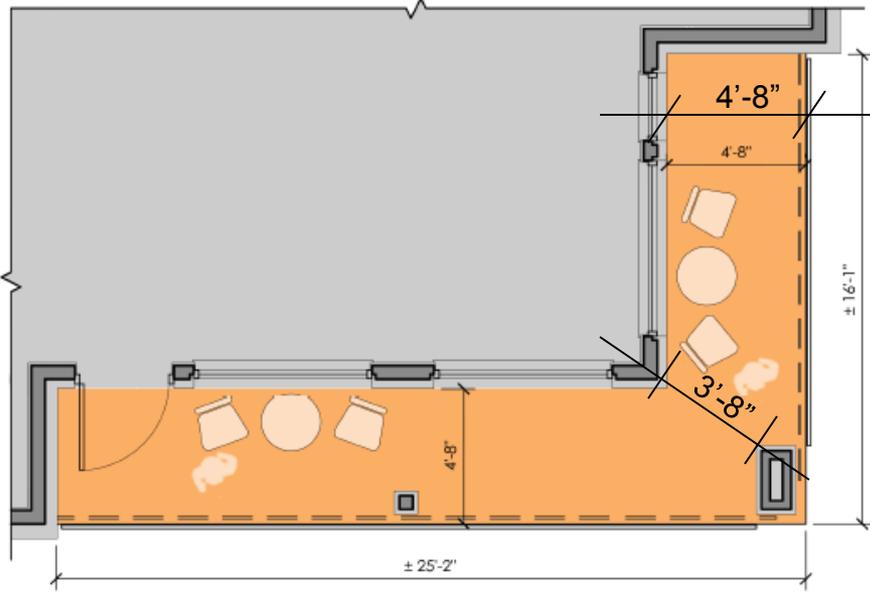


D135 COLUMN WRAP
1 1/2" = 1'-0"

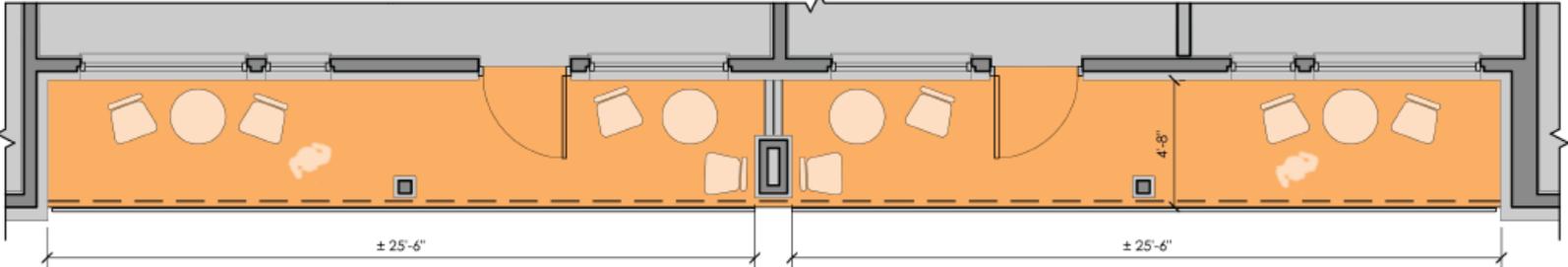
D136 COLUMN BASE
1 1/2" = 1'-0"



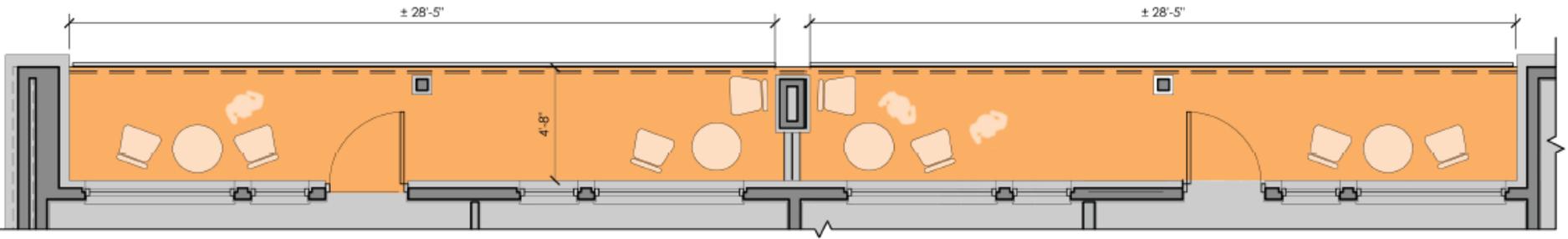
Balcony Depth



3: Residential Dwelling Unit Deck Plan - Southeast Building Corner
Facing E Burnside Street and NE Grand Avenue



2: Residential Dwelling Unit Deck Plan - South Elevation
Facing E Burnside Street



1: Residential Dwelling Unit Deck Plan - North Elevation
Facing NE Couch Street

Rooftop Organization – Preferred Option



Image 1

Rooftop Organization – Alternate 1



Roof Organizationtop – Alternate 2



Image 3

Summary & Options

**PBOT has requested two conditions of approval.
Staff recommends full approval, with the exception of
Alternate 2 on page 60.**

- 1. Accept staff report, approve the proposal***
- 2. Amend staff report, approve the proposal with conditions of approval***
- 3. Reject staff report, deny the proposal***

end of Staff presentation