



Bureau of Development Services FROM CONCEPT CONSTRUCTION





The **SITE**

Site Location

SE 6th Ave – W

SE Morrison St - N

SE 7th Ave – E

SE Belmont - S

Site Area

37,600 square

feet

Site Disposition

Approx. 5' drop NE

Existing Condition

14,146 SF building
Surface parking
Drive-thru ATM

Street Designations

SE Morrison - *Major Transit Priority Street, Local Service Bikeway*

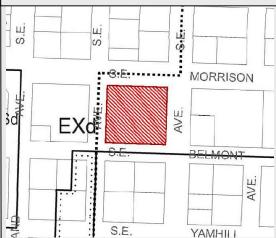
SE Belmont - Major Transit Priority Street, Local Service Bikeway

SE 7th Ave - Transit Access Street, City Bikeway

SE 6th Ave - Local Service Street, Local Service Bikeway

Transit

Street Car - 1 block west along SE Grand Ave Bus - along Morrison & Belmont, 5 blocks east & south along





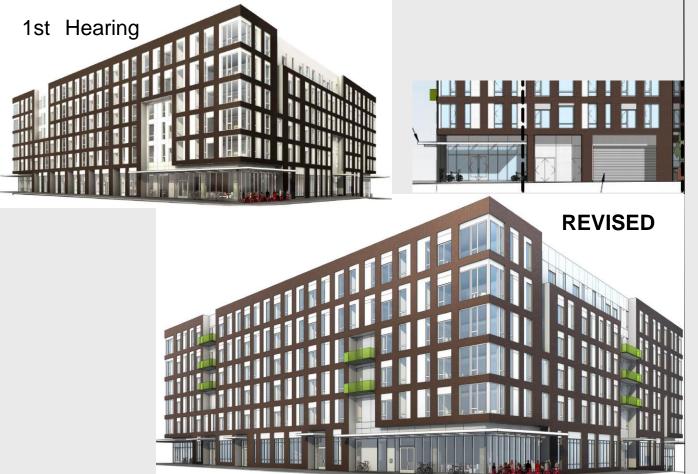
1st DR Hearing - May 6th **DAR Hearing** - Feb 5th

 Brick & metal building replaced all metal building from DAR

Feedback from Commission:

- Ground level true live/work or commercial spaces that are smaller, bike location ok w/ more spill out area for bike, fitness better on 6th
- Courtyard widen, focus on west end (throat) & more sensitivity to garage wall design or active use.





1st **Hearing** - May 6, 2015

 Brick & metal building replaced all metal building from DAR

Feedback from Commission:

- Materials less metal, white color too reflective, no weathered steel,
- Design add balconies, more canopies, add brick sills (close the box of Mobius strip concept), simplify window composition w/in brick opening deeper recess, more logical carve out, break down full-block massing/scale, more green technology







Staff Recommendation

Denial

As outlined in the Staff Report, outstanding issues:

- 1. Courtyard
- 2. Ground Level
- 3. Composition, Compatibility and Materials



