

CITY OF PORTLAND, OREGON



Staff Presentation to the
Portland Design Commission

Design Advice Request
EA 15-247554 DA
111 NE MLK Jr. Blvd

January 28, 2016



The SITE

Site Area

Total Land Area: 27,685 SF
 Subject Site: 8,660 SF

Site Disposition

E-W Slope on Davis +/- 3'

Existing Condition

Construction staging, under construction
 [parking access]

Street Frontages

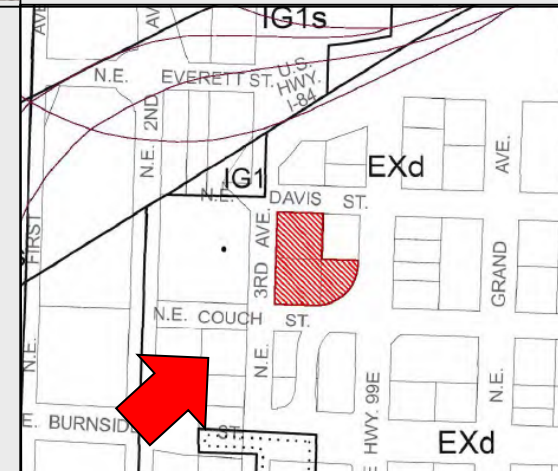
NE Davis Street – N
 NE 3rd Avenue – W

Plan Districts / Approval Criteria

Central City Plan District

Central Eastside Sub-district

Central City Fundamental / Central Eastside Design Guidelines





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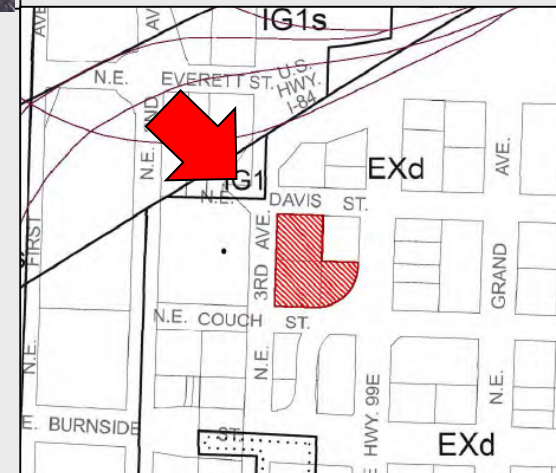
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Street Designation

NE Davis St – *Local Service Walkway, Local Service Bikeway*

NE 3rd Ave – *Local Service Walkway, Local Service Bikeway*

Transit

Street Car – NE MLK Jr. Blvd

Bus – Frequent Service on E Burnside, NE Couch St, NE MLK Jr. Blvd





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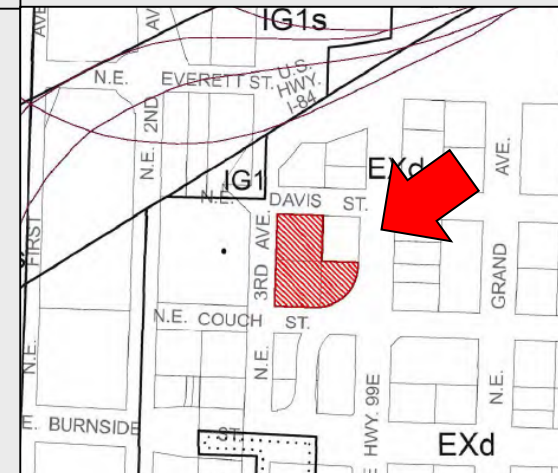
CONTEXT

View: **Context NE**

View: **Context N**

View: **Context NW**

View: **Context W**





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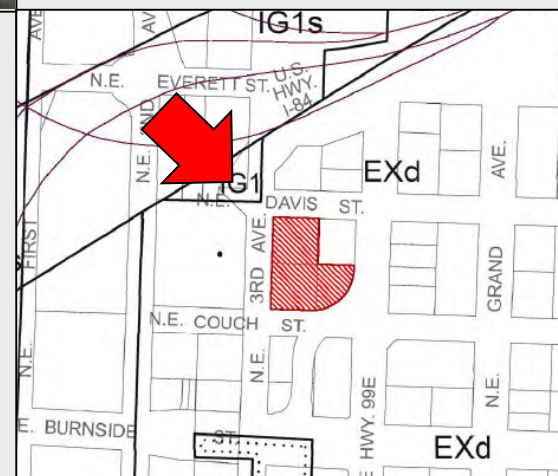
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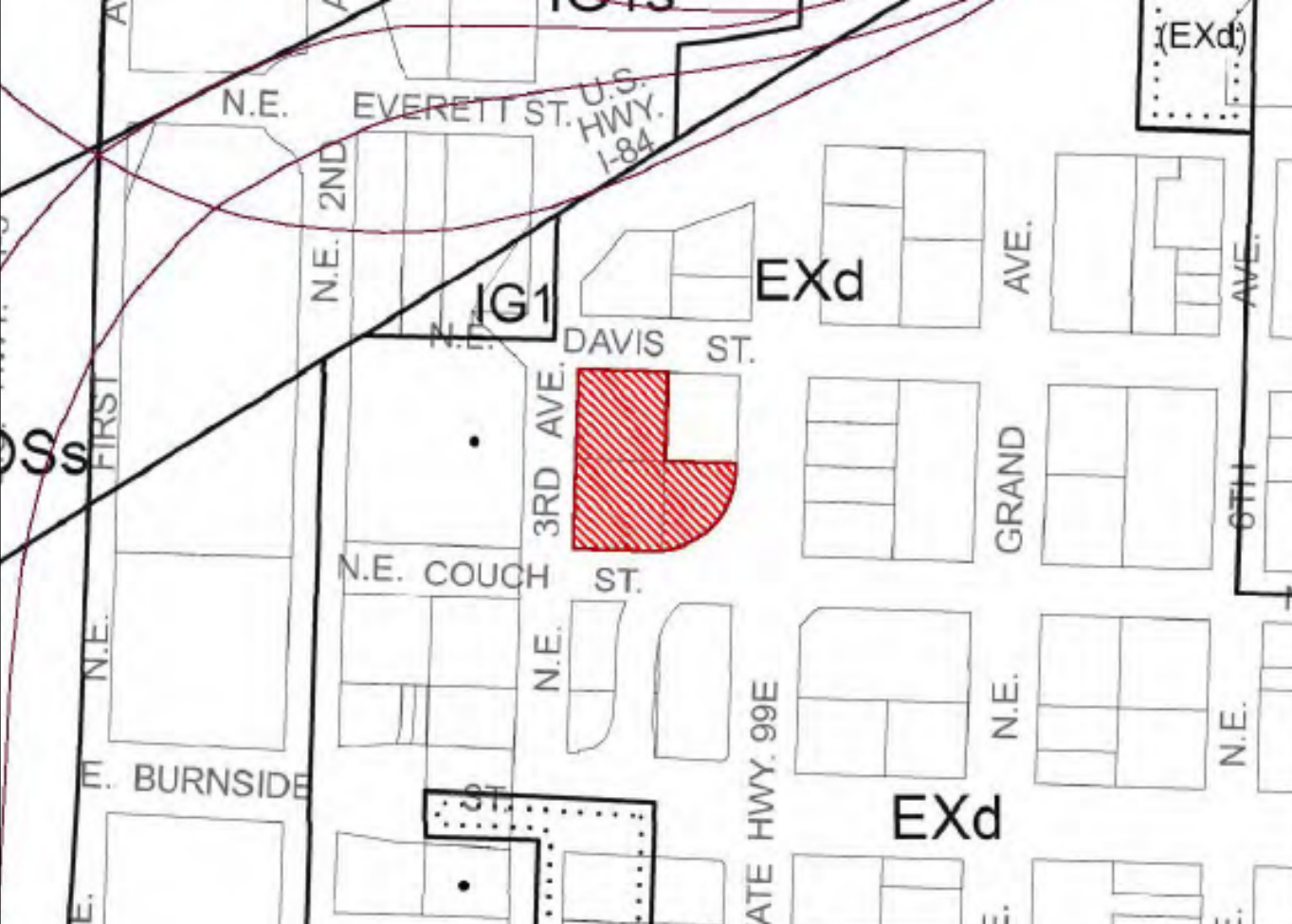
View: **Context NE**

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The **CONTEXT** – Policy

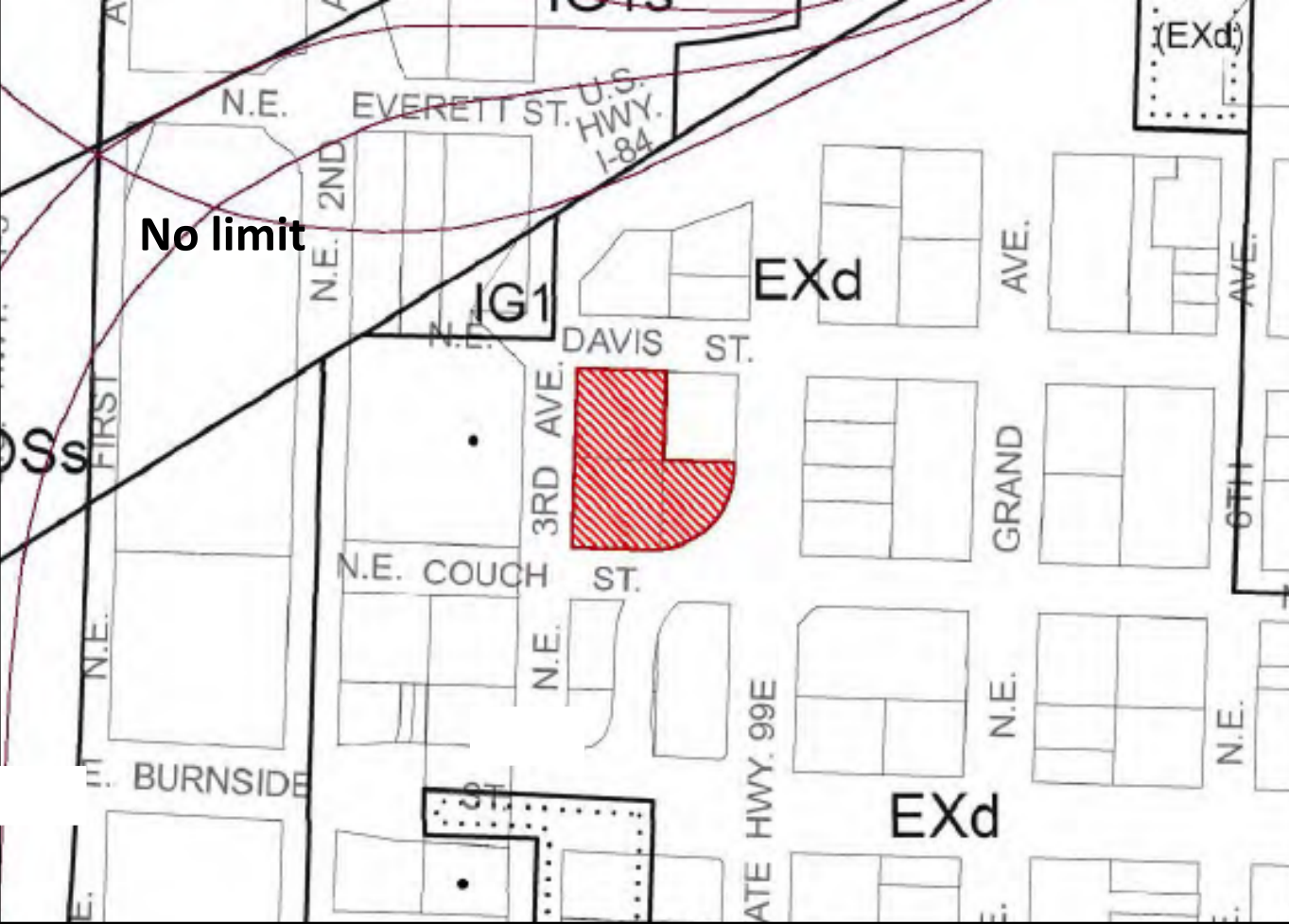
ZONING

FLOOR AREA RATIO

HEIGHT

EXd, Central Employment
w/ **Design Overlay**





The **CONTEXT** – Policy

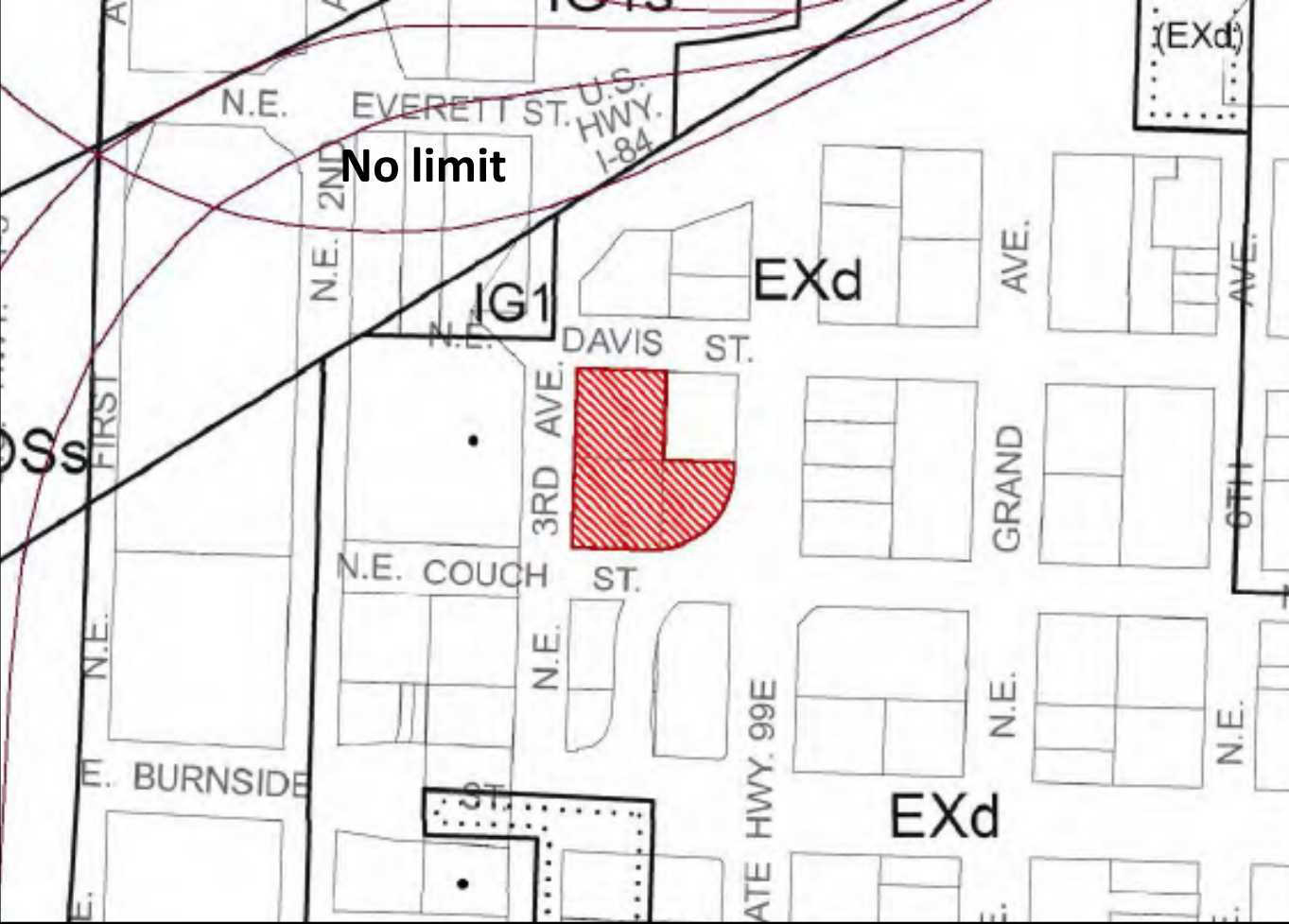
ZONING

FLOOR AREA RATIO

HEIGHT

Base FAR	9:1
Max Bonus	3:1 +
<hr/>	
Max FAR	12:1





The **CONTEXT** – Policy

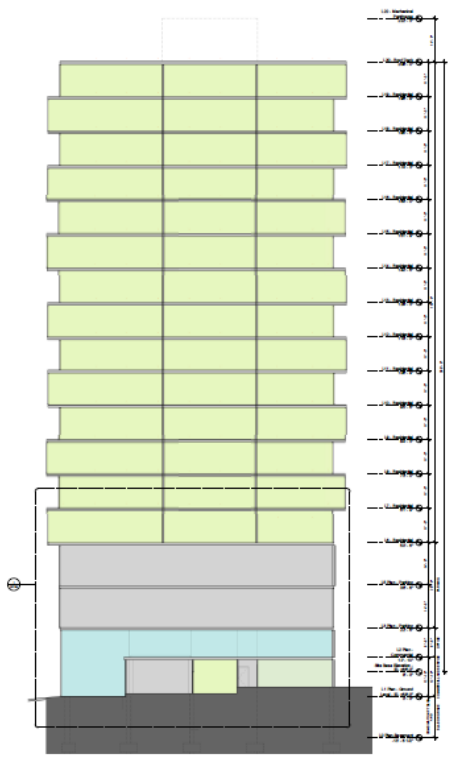
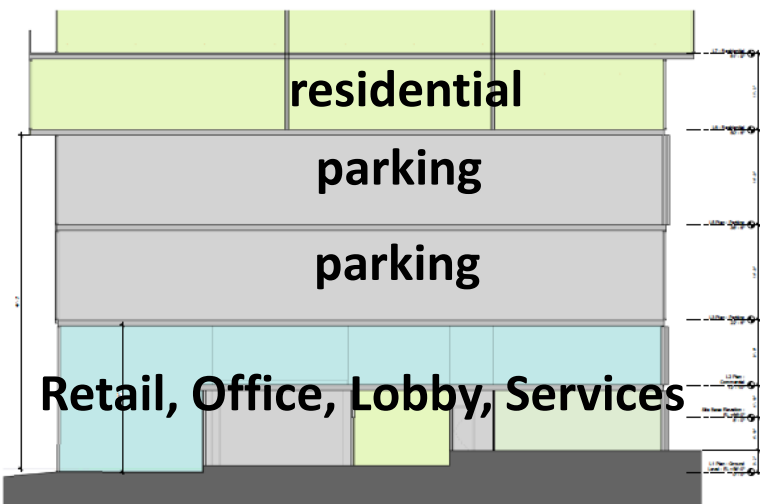
ZONING

FLOOR AREA RATIO

HEIGHT

Base Height	200'
No Bonus	0' +
Max Height	200'





The PROJECT OVERVIEW

Retail/Office, Parking, and Residential

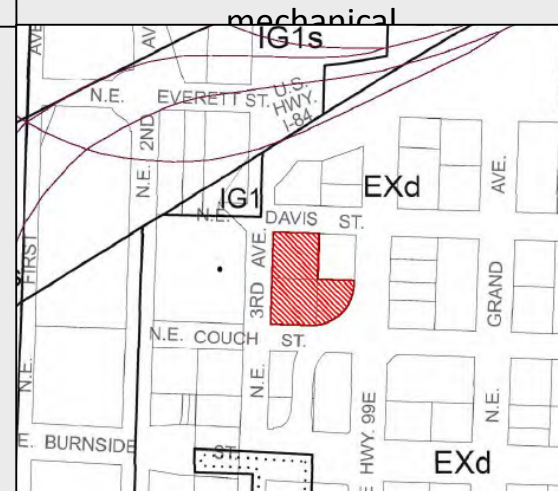
Block 75 N - 147,451 SF
[Block 75 - 131,158

SF]

- 84 Apartments
- Parking – 80 auto
- 120 long-term
- bike
- 10 short-term
- bike

Height

19 Floors
200' to Top-of-Parapet
+/-216' to Top-of-Elevator/



The **ISSUES** (per Memo)

ISSUE #1: Massing

ISSUE #2: Ground Floor
Activation NE Davis St.
Potential Mod. to GFW

ISSUE #3: Oriel Window
Exception

ISSUE #4: Materials

ISSUE #5: Rooftop
Potential Mod. to
Mechanical Equipment
above Height Limit



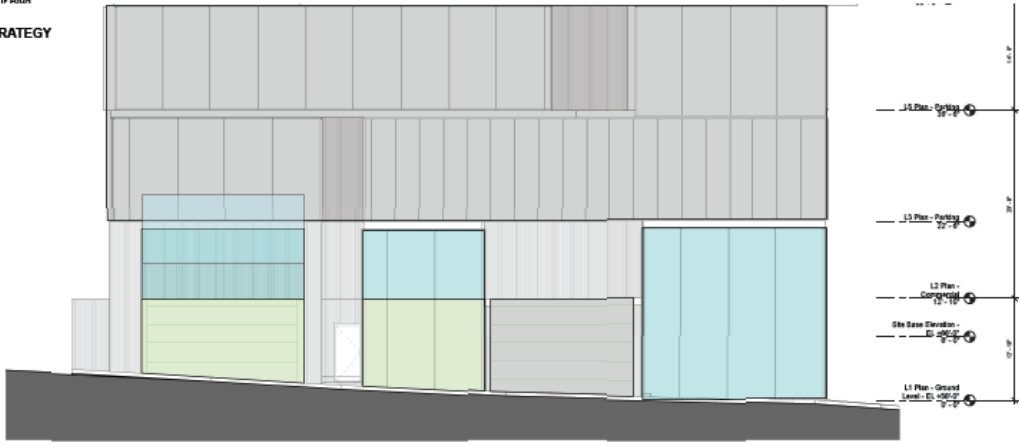
Guideline

CCFDG C4 – Compliment the Context of Existing Buildings

Proposed Condition

Does the proposed design, a 19-story 8,100 SF floor plate, four-sided façade building, sufficiently integrated to this location?





Given the small footprint of the site and the services necessary to a building of this scale the project is proposing a two story expression at grade. This includes a double height commercial space at the corner for active use. Along the North street frontage a vitrine is proposed for temporary art display and an auto lobby for an automated parking system (example below).



The ISSUES (per Memo)

- ISSUE #1: Massing
- ISSUE #2: Ground Floor Activation NE Davis St. Potential Mod. to GFW
- ISSUE #3: Oriel Window Exception
- ISSUE #4: Materials
- ISSUE #5: Rooftop Potential Mod. to Mechanical Equipment above Height Limit

Guideline and Modification

CCFDG A8 Contribute to a Vibrant Streetscape

Proposed Condition

Ground Floor Windows requirement [33.140.230 50% wall length / 25% wall area] does not appear met.

The proposal also introduces two new 20-foot wide curb cuts:

- 1) for mechanical parking access and queuing, and
- 2) for double-wide loading stalls.

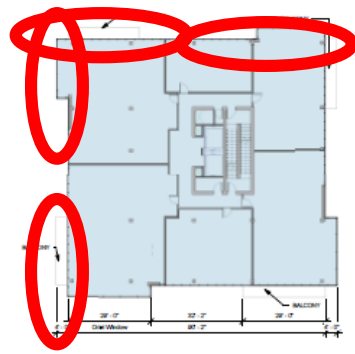
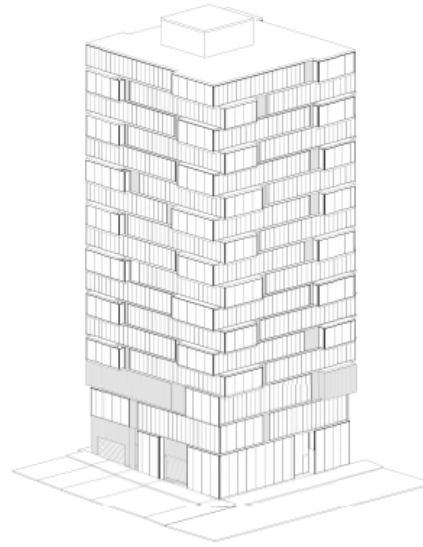
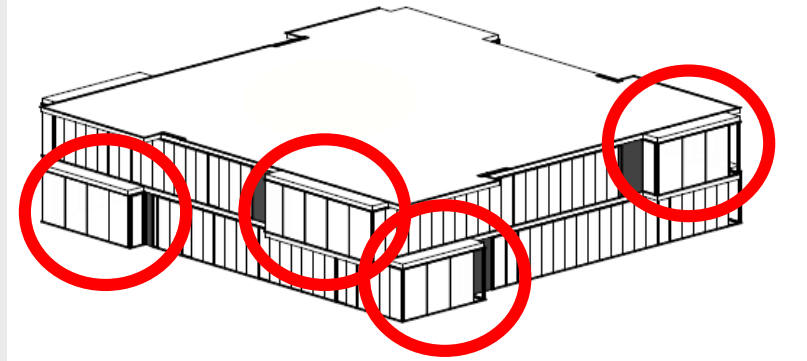


0028
ORIEL WINDOW STANDARD
 Compliance
 Encroachments in the Public Right of Way Chapter One, Section II, Part A-5)
 : A part of a structure or an appendage that extends into the right-of-way above grade and that is not a sign, and is not specifically covered under Title 24 of the City

Services Code Guide IBC/32#1, Window Projections Into Public Right-of-Way (June 1, 2005)
 1 projection of 4 feet into the right-of-way including trim, eaves and ornament.
 2 above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2004 edition of the Oregon Structural Specialty Code is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of 10 such projection shall exceed a distance of 4 feet.)
 3 area of all windows which project into public right-of-way on a wall is 40% of the wall's area.
 4 m width of any single window which projects into public right-of-way is 50% of its building wall length.
 5 sum of 50% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides. Required side windows 1% of side walls.
 6 of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.
 7 separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required 8 feet separation of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

Requirements that meet these IBC regulations do not require a Revocable Encroachment Permit. No oriel window or balcony projections are allowed less than 8' above grade. 1 inch of encroachment is allowed for each additional inch of clearance above 8', with a maximum of 4'. Oriel Windows and balconies that do not meet these IBC regulations are considered a "Major Encroachment" and require a lease. They are only allowed if they are strongly discouraged, may require Design Review and must be approved by City Council.

for the Design Zone of the Central Eastside District of the Central City Plan, Chapter II, Section C: Project Design.
 "to avoid building active intersections."
 "to maintain a clear walk level of buildings."



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Guideline

CCFDG C10 Integrate Encroachments in the Public ROW

Proposed Condition

The proposed 24' wide "rotating" Oriel Windows design exceeds the maximum 12' width allowed.





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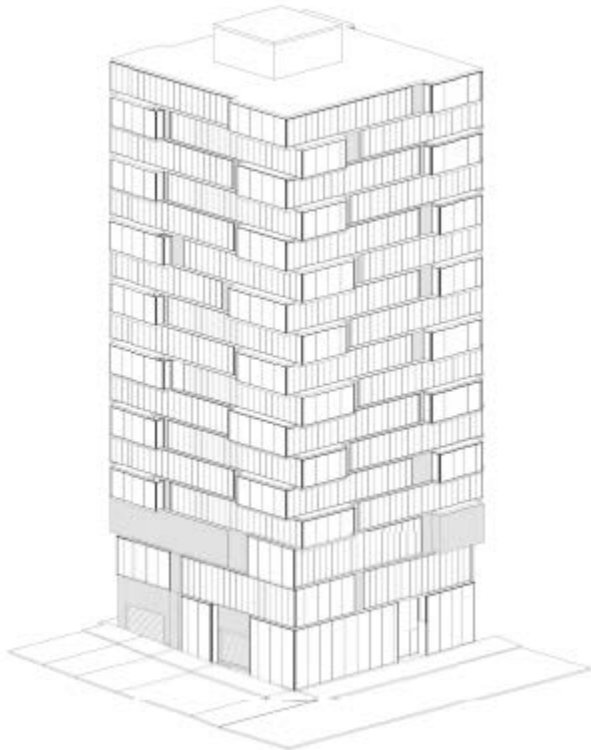
Guideline

CCFDG C2 Promote Permanence and Quality in Development

Proposed Condition

The proposal is for a primary glass curtain wall system. Additional discussion for design of three garage doors.





016 EA 15-04754 DA



Book 75 Design Advice Request workshop architecture Inc 01/15/2016

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Guideline

CCFDG C11 Integrate and Use Rooftops Projections above the Height Limit [33.140.210.B.2 Max. 10% mechanical coverage] does not appear met.

Proposed Condition

The proposal appears to exceed this standard due to the small floor plate.



END

questions

