

CITY OF PORTLAND, OREGON



**Bureau of  
Development  
Services** FROM CONCEPT  
TO CONSTRUCTION

# Staff Presentation to the **Portland Design Commission**

**Land Use Review Hearing**  
**LU 15-259840 DZM**  
**BURNSIDE DELTA**

February 4, 2016

DAR: September 10, 2015



## The SITE

### Site Area

Land Area: 10,232 SF

### Site Disposition

W Slope – 12'

### Existing Condition

Surface Parking Lot

### Street Frontages

E Burnside – N

SE Sandy Blvd – S/E

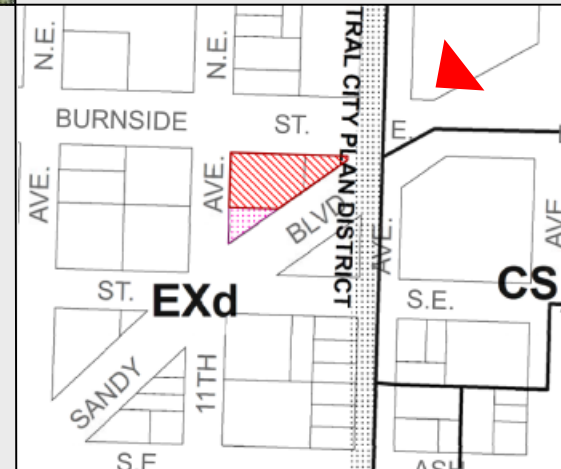
SE 11<sup>th</sup> Ave – W

## Plan Districts / **Approval Criteria**

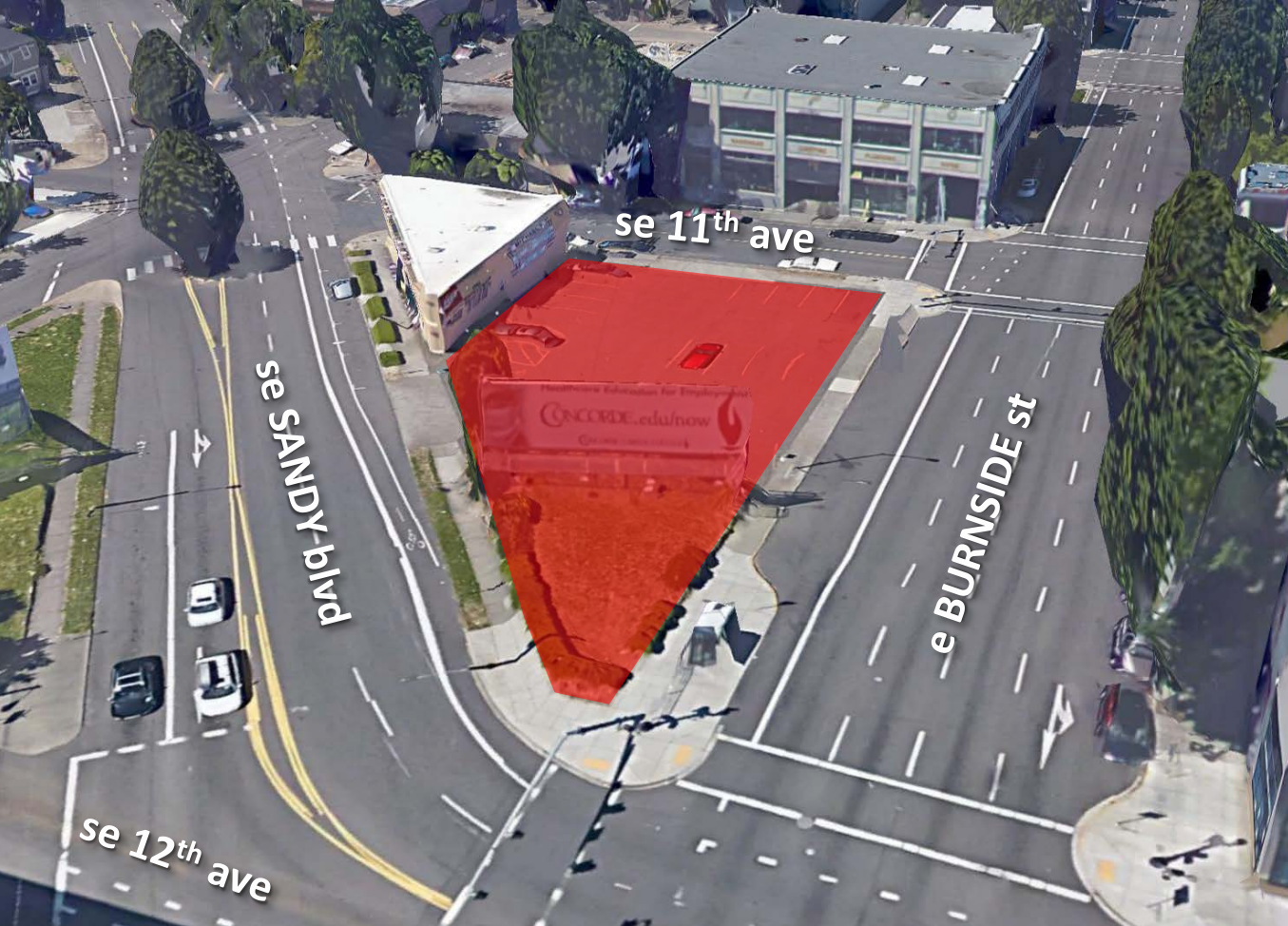
*Central City Plan District*

*Central Eastside Sub-district*

***Central City Fundamental / Central Eastside Design Guidelines***







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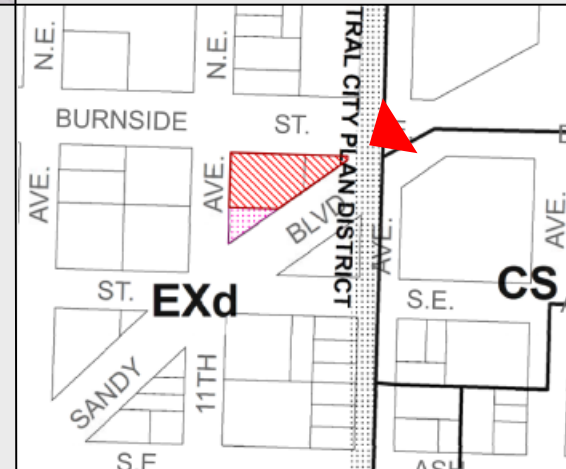
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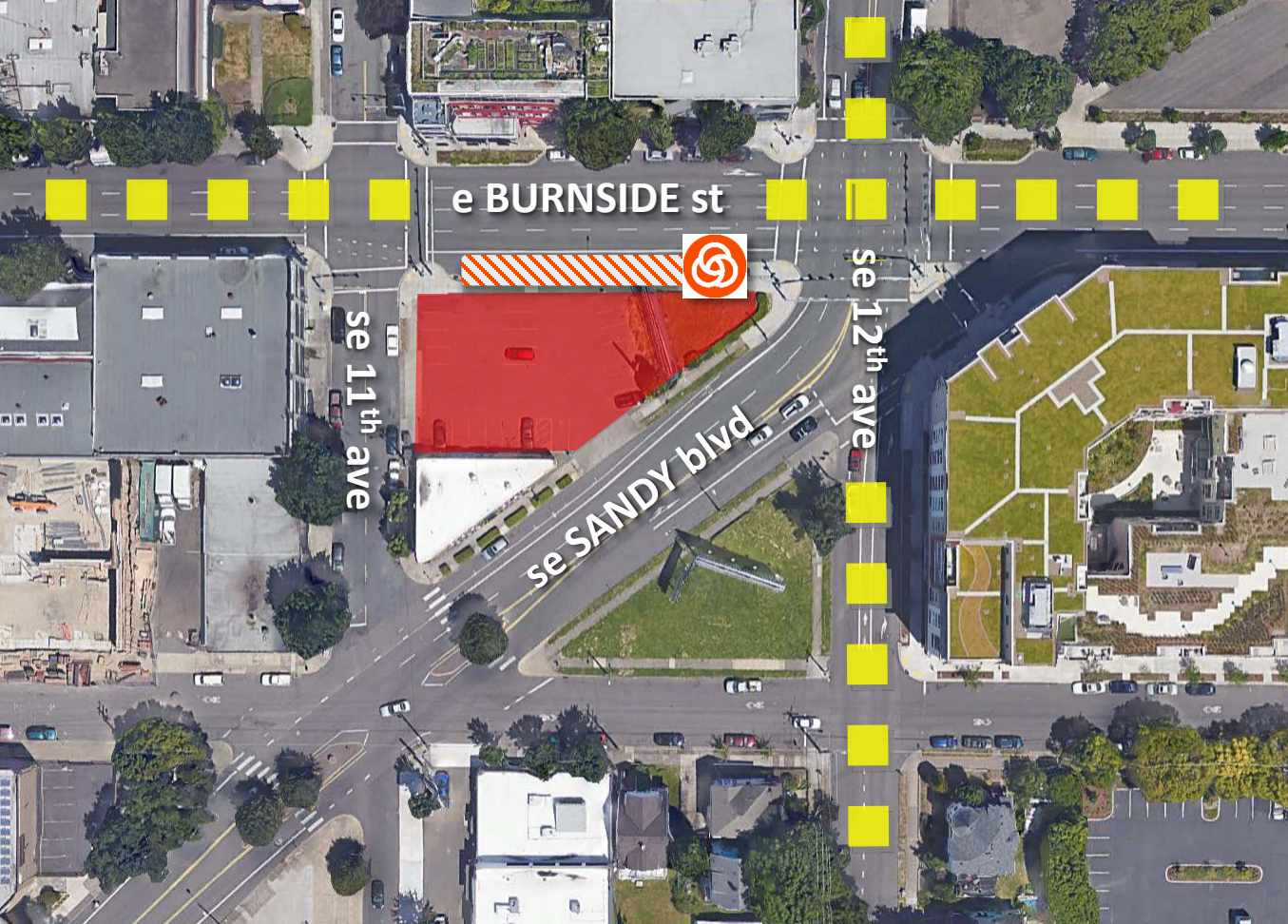
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## Street Designation

E Burnside St – *City Walkway, Regional Mainstreet, Local Service Bikeway*

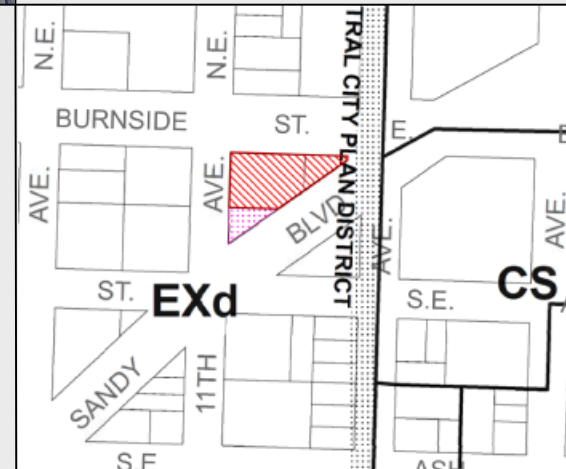
SE 11<sup>th</sup> Ave – *Local Service Walkway, City Bikeway*

SE Sandy Blvd – *City Walkway, Community Corridor, City Bikeway*

## Transit

Street Car – 6-blocks west along SE Grand Ave

Bus – Frequent Service on E Burnside (transfer stop, time point, driver release), Sandy, 12<sup>th</sup> Ave





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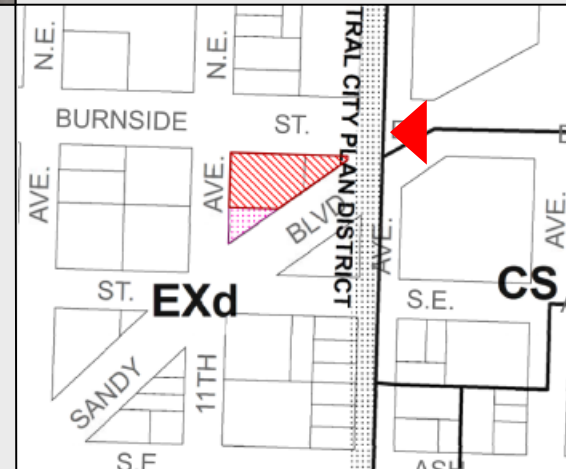
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View: **Context W**

View: **Context E**

View: **Context NE**

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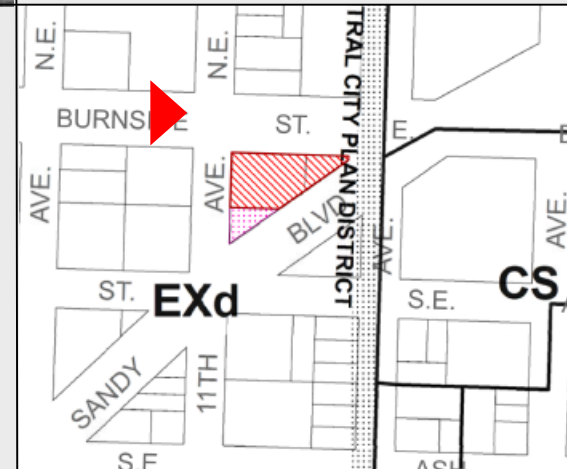
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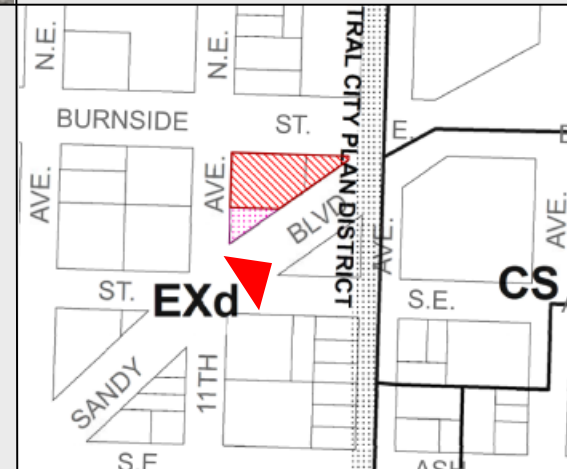
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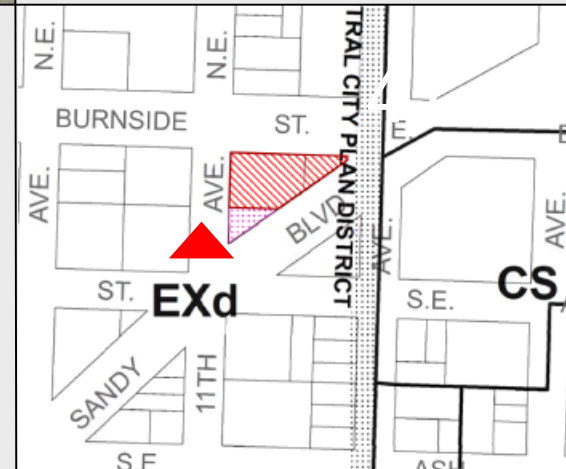
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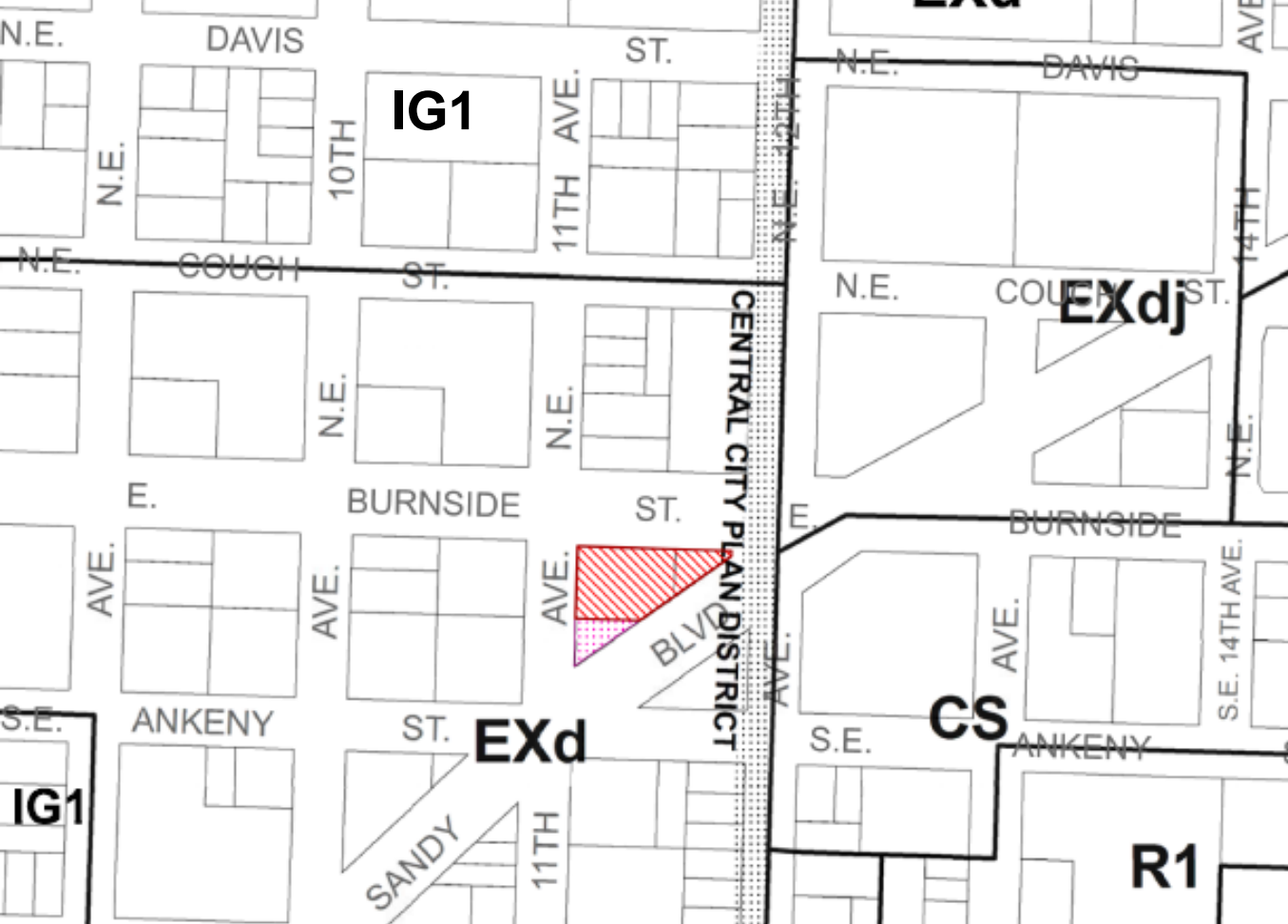
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The **CONTEXT** – Policy

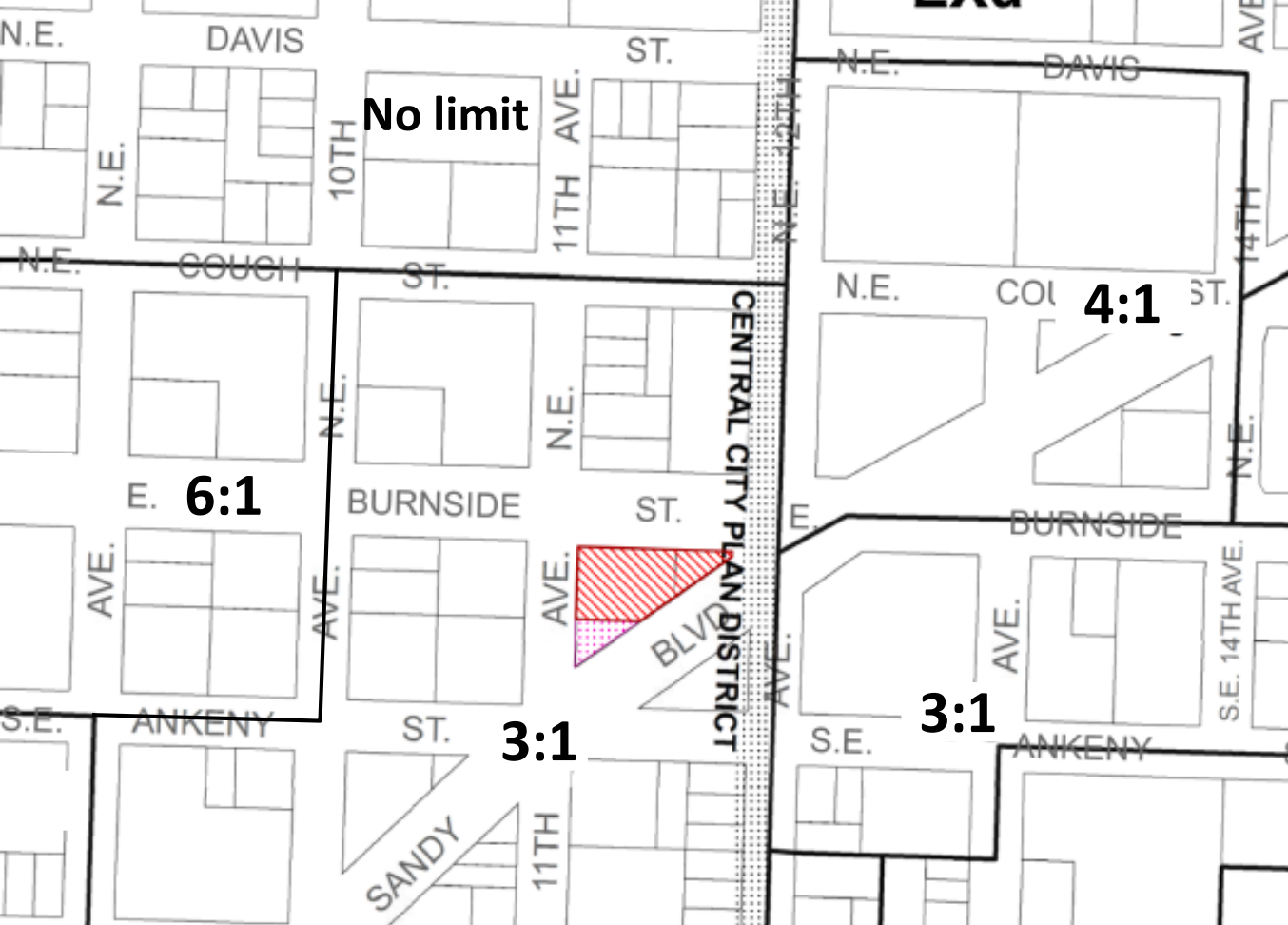
**ZONING**

FLOOR AREA RATIO

HEIGHT

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





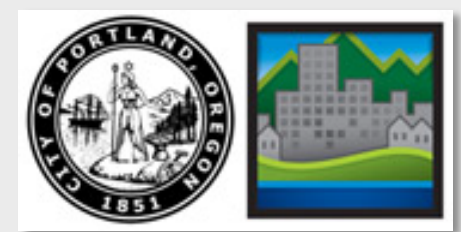
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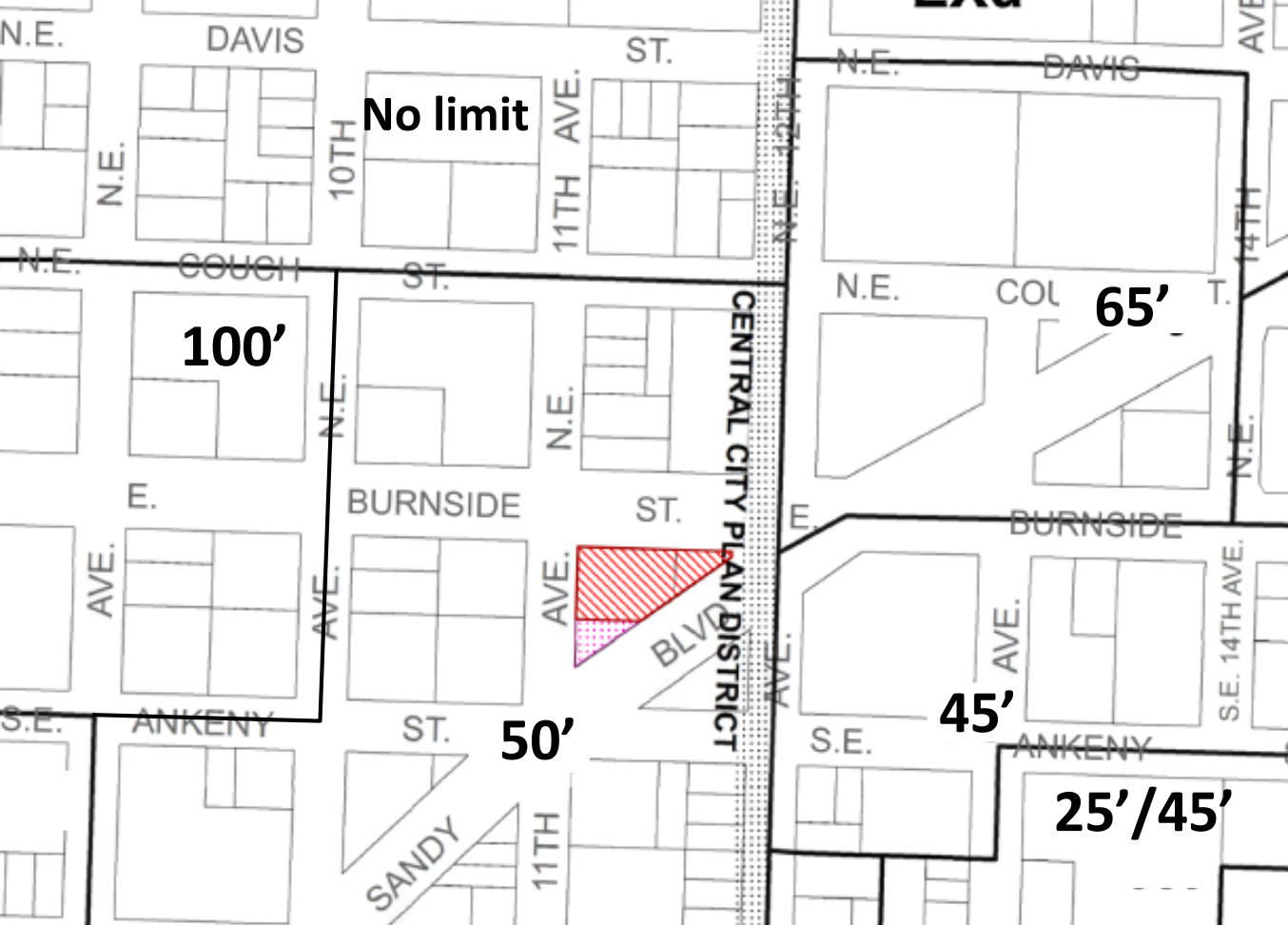
**FLOOR AREA RATIO**

**HEIGHT**

Base FAR	3:1
Max Bonus	3:1 +
Max FAR	6:1







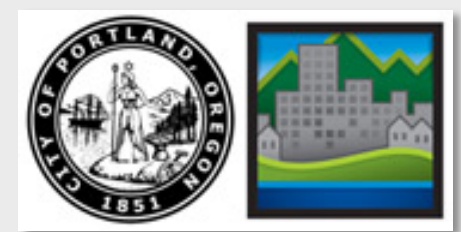
## The **CONTEXT** – Policy

ZONING

FLOOR AREA RATIO

HEIGHT

Base Height	50'
Max Bonus	45' +
Max Height	95'



## The **PROJECT OVERVIEW**

### **5 over 1: Residential/Retail**

60,600 GSF

57,587 NSF

84 Apartments

2,150 SF Retail – NW & NE

Parking – 22 auto

126 long-term bike

0 short-term bike

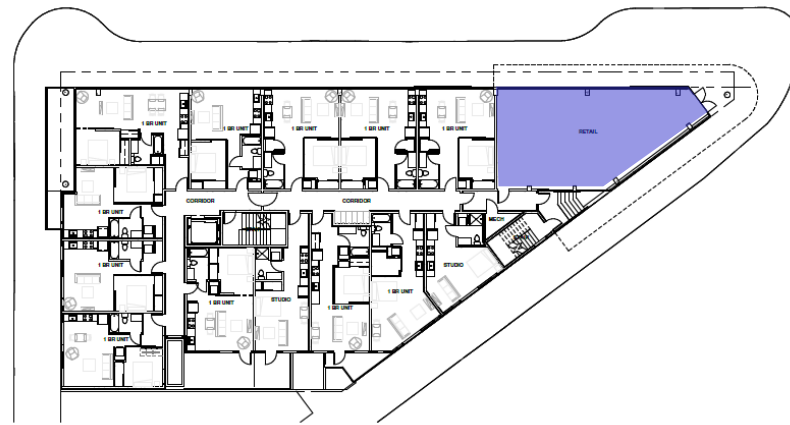
### **Height**

6 Floors

77' to Top-of-Parapet

### **FAR**

5.7:1 proposed







## STAFF ISSUES

(Staff Report)

**ISSUE #1:** Guideline 5-1  
*Reinforce Arcade*

**ISSUE #2:** Guideline C2  
*Quality and Permanence*

**ISSUE #3:** Guideline C5  
*Coherency*

**ISSUE #4:** Guideline C10  
*Integrate Encroachments*

**ISSUE #5:** Modification 1  
*Parking Area Layouts*

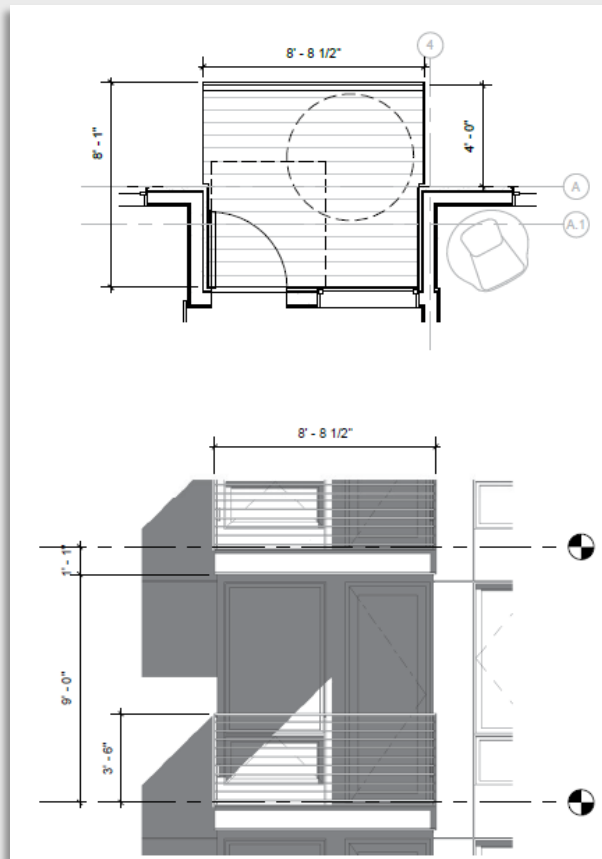
## ARCADE

*The proposal includes canopies and balconies instead of an arcade or similar encroachment (Sheet C11).*

**?:** *What form of expression meets Guideline A5-1:*

*"Maintain, continue and reinforce the effect of sidewalk arcaded buildings fronting on East Burnside Street."*





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## METAL PANELS

*Because no details or materials samples have been submitted depicting the cladding assembly for the flush-seam metal panel, Staff is unable to determine whether the proposed cladding promotes quality and permanence.*







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## TREAD PLATE STEEL SAMPLE

*Because the proposed application of tread plate steel is a significant departure from convention, it is essential that renderings be provided accurately conveying the appearance of the tread plate material as detailed. Because the renderings submitted by the Applicant do not clearly depict the material, a wall mock-up shall be presented at the hearing. Until the mock-up is reviewed by Staff and the Commission, it is not possible to determine if the proposed tread plate steel will result in a coherent composition.*





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## Proposed Condition

*Because Guideline C10 is intended to enhance priority pedestrian environments abutting the project site – in this case, the E Burnside frontage and not the SE 11th Ave frontage – any proposed encroachment ought to firstly be oriented toward E Burnside and secondly to other abutting streets. Were some amount of encroachment (6' to 8' per finding A5-1 above) to be oriented toward E Burnside, additional encroachment could be approved for SE 11th Ave.*



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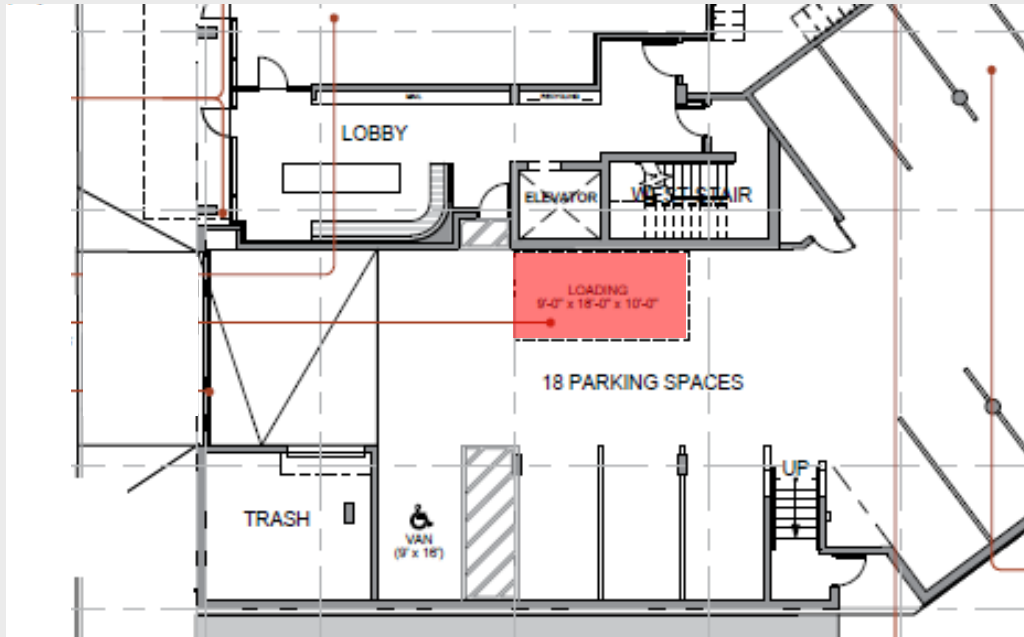
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### Proposed Condition

*Parking areas shall be designed so that a vehicle may enter or exit without having to move another vehicle. PBOT has indicated that prior to supporting this Modification, a Queuing Analysis shall be submitted. At the time of the publication of this Staff Report, no such analysis had been submitted. As such, Staff cannot determine that the parking layout as proposed will better meet Guideline C1-1.*





## Staff Recommendation



As outlined in the Staff Report:

### **DESIGN REVIEW DENIAL**

*7-Story market rate housing project citing findings that the project as proposed does not comply all Approval Criteria.*





**questions**

