



Jupiter Hotel Expansion - 910 E Burnside Street **Design Review** works partnership llc. 12.11.2015

REVISED 03.04.2016

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910 E Burnside Street
R150414

PROJECT SUMMARY

The Jupiter Hotel Expansion is a proposed 6-story building located on East Burnside Street and SE 9th Ave, directly across the street from the existing Jupiter Hotel. The site occupies a partially vacant 1/4 block with an existing vacant one story building at the NE corner of the site. The current proposed building is a 43,515 sf, 6-story mixed-use building that consists of a 4-story hotel space on top of a 2 story podium that contains event space, restaurant, and retail. Loading access to the site will be off SE 9th ave. along the west edge of the property. There will be no additional parking on site.

The site is in the Design Zone of the Central Eastside Sub-district of the Central City Plan District and must comply with the applicable Title 33 Portland Zoning Code Requirements, the Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan. Additional guidelines that will be considered are the Oriel Window Standards along Burnside Street.



Aerial Image of Site

ZONING SUMMARY

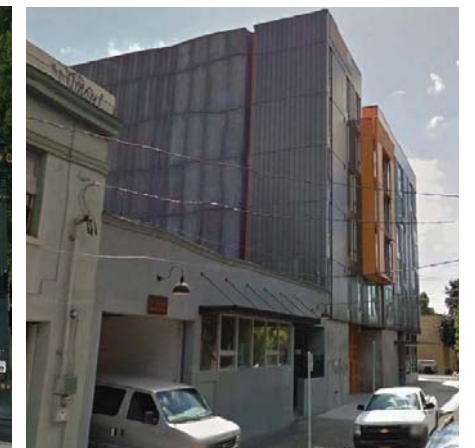
APPLICABLE CODES: Portland City Code and Charter, Title 33 Planning & Zoning				
Site Address: 910 E Burnside Street			Property Size: 8,800 SF	
Tax Lot Number(s): R150414, R150415				
Tax Roll: East Portland, Block 197, Lot 1 and 2				
Base Zone: EX		Overlay(s): d	Plan District: Central City	
Base Zone Regulations:				
FAR: 6:1		Max. Coverage: 100% of Site Area		Max. Height: 100 Ft.
Setbacks:	Front: 0 Ft.	From: Street / Lot Line	Back: 0 Ft.	From: Lot Line
	Side 1: 0 Ft.	From: Street / Lot Line	Side 2: 0 Ft.	From: Lot Line
Proposed Uses:		Allowed: Retail Sales and Service		Limited:
Parking & Loading Regulations (Title 33.266):				
Distance From Transit Stop: 387 Ft.		Loading Req'd: (1) Standard A - Modified 12' Height		
Vehicle Parking Max. 1 per Rentable Room (67 total)		Vehicle Parking Min. 0		
Bicycle Parking:				
Use	SF	Spaces Required:	Spaces Provided:	
Temporary Lodging	67 Units	4 Short Term and 4 Long Term	6 Short Term	
Retail, Sales and Service	8,404 sf	2 Short Term and 2 Long Term	6 Long Term	
Design Review Req'd: Type III		Case File #: LU 15-276553 DZM		
Decision / Conditions:				
Modifications: Loading Zone Height Modification/Oriel Window Maximum Width Modification				



1. Jupiter Hotel 1 and Doug Fir Lounge



3. Trio Club



5. Lower Burnside Lofts



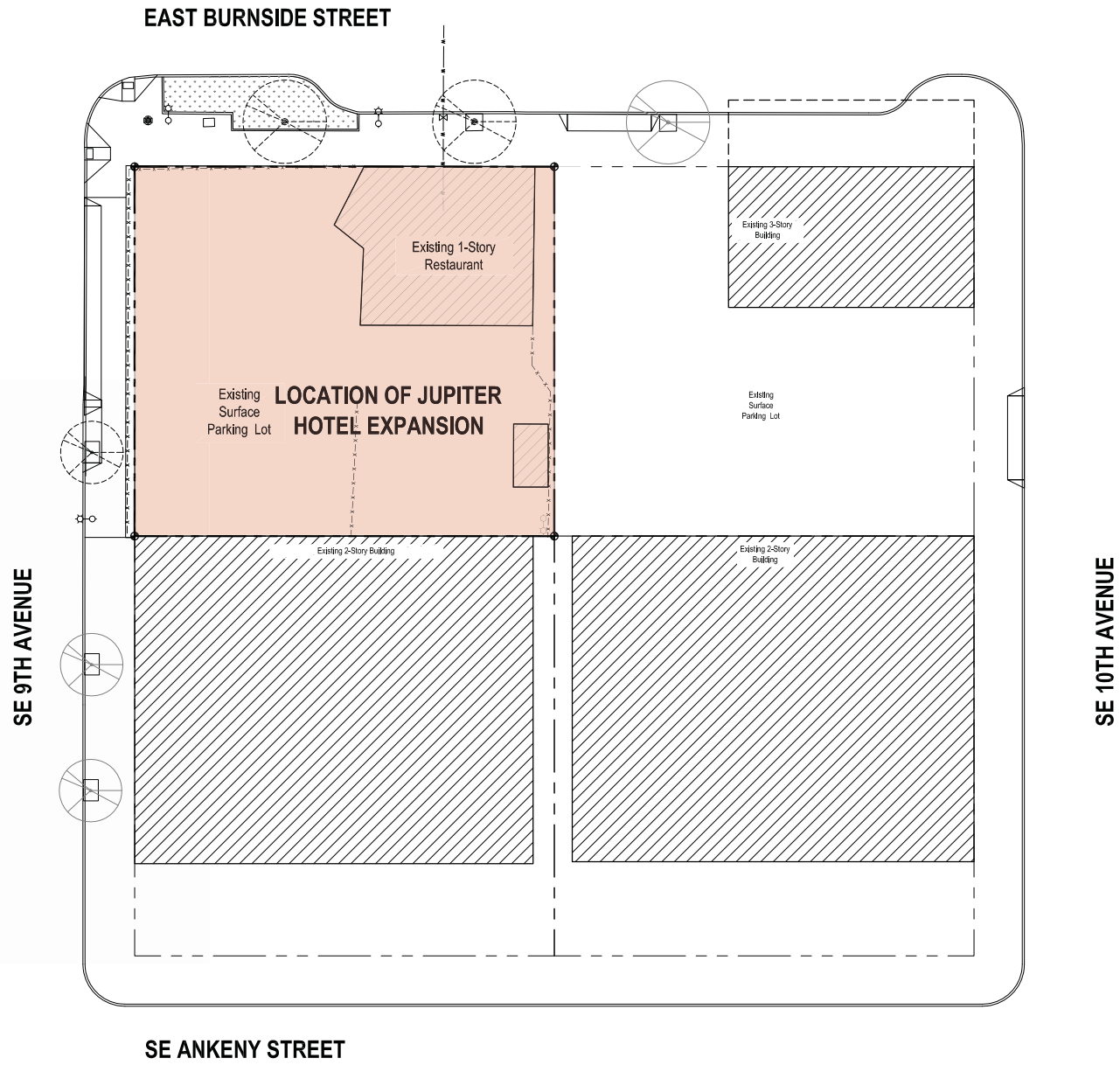
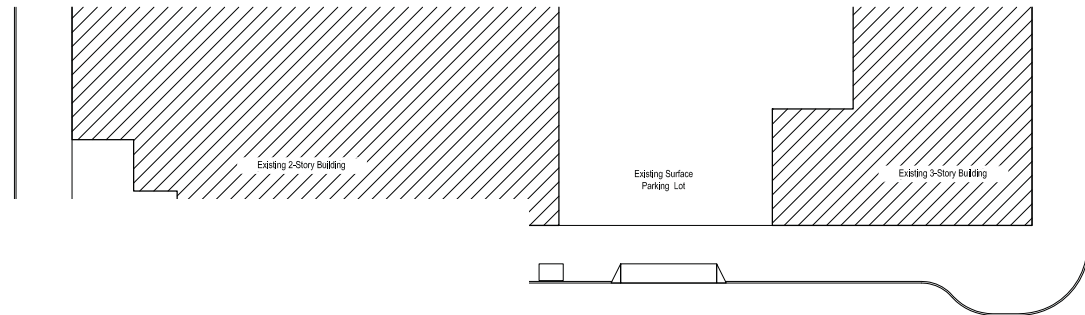
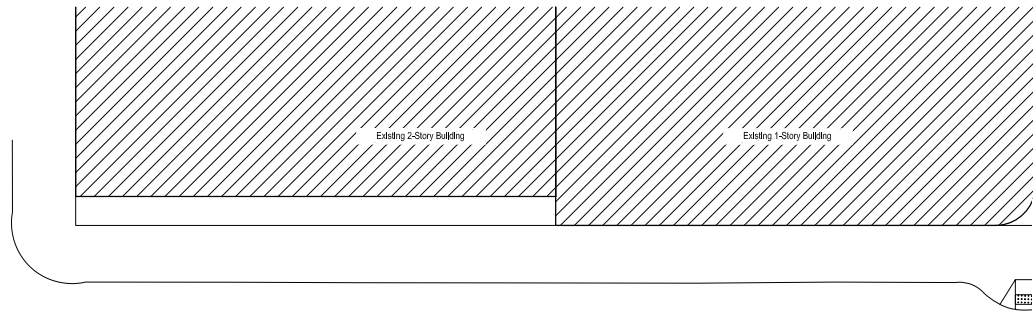
2. Union Jacks



4. Burnside Rocket



6. View Looking West on Burnside



SE 8TH AVENUE

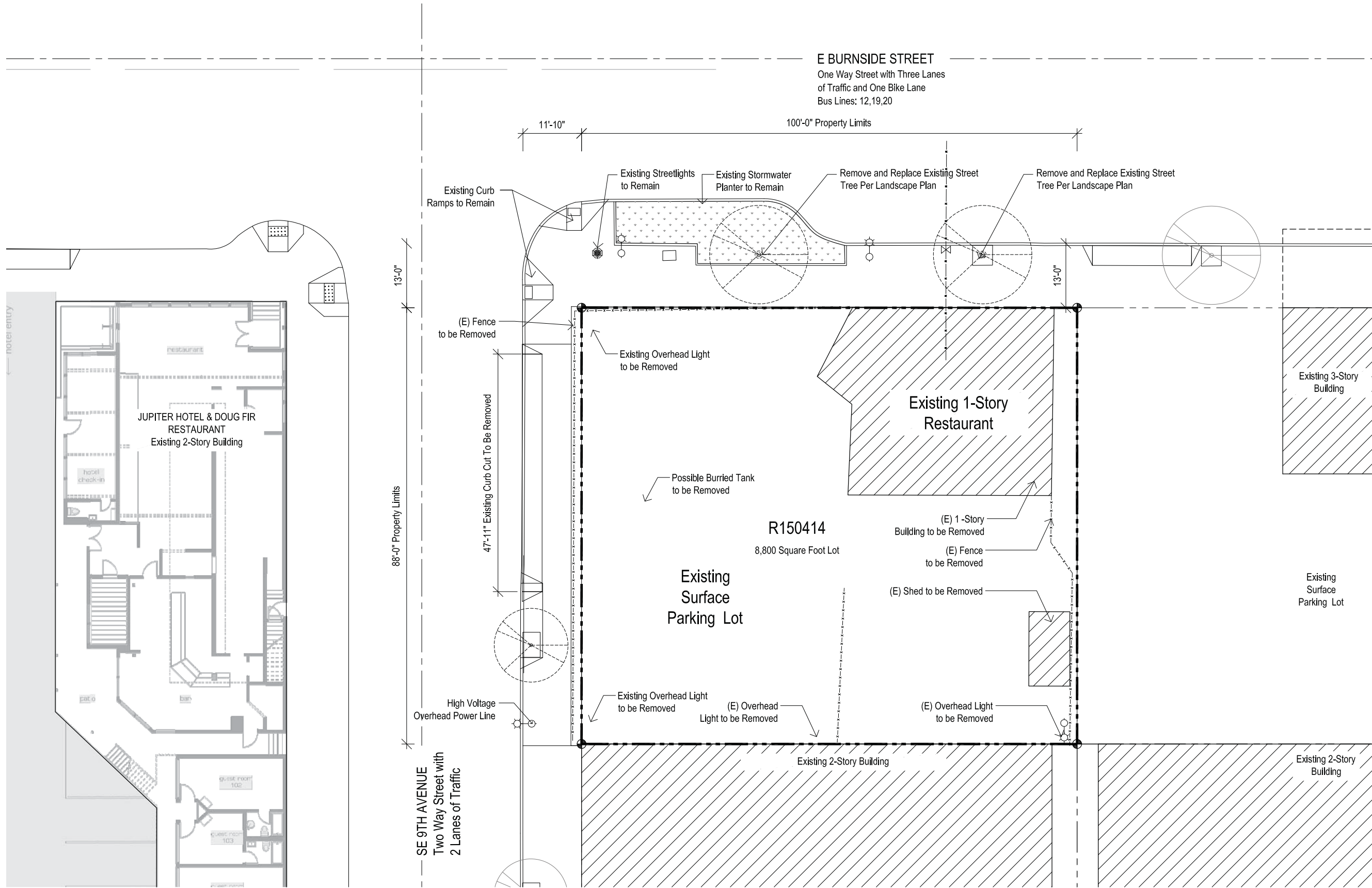
SE 9TH AVENUE

SE 10TH AVENUE



Existing Site Context
scale : 1"=40'





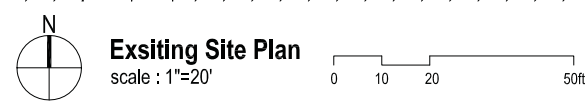
SITE PLAN SYMBOLS LEGEND:

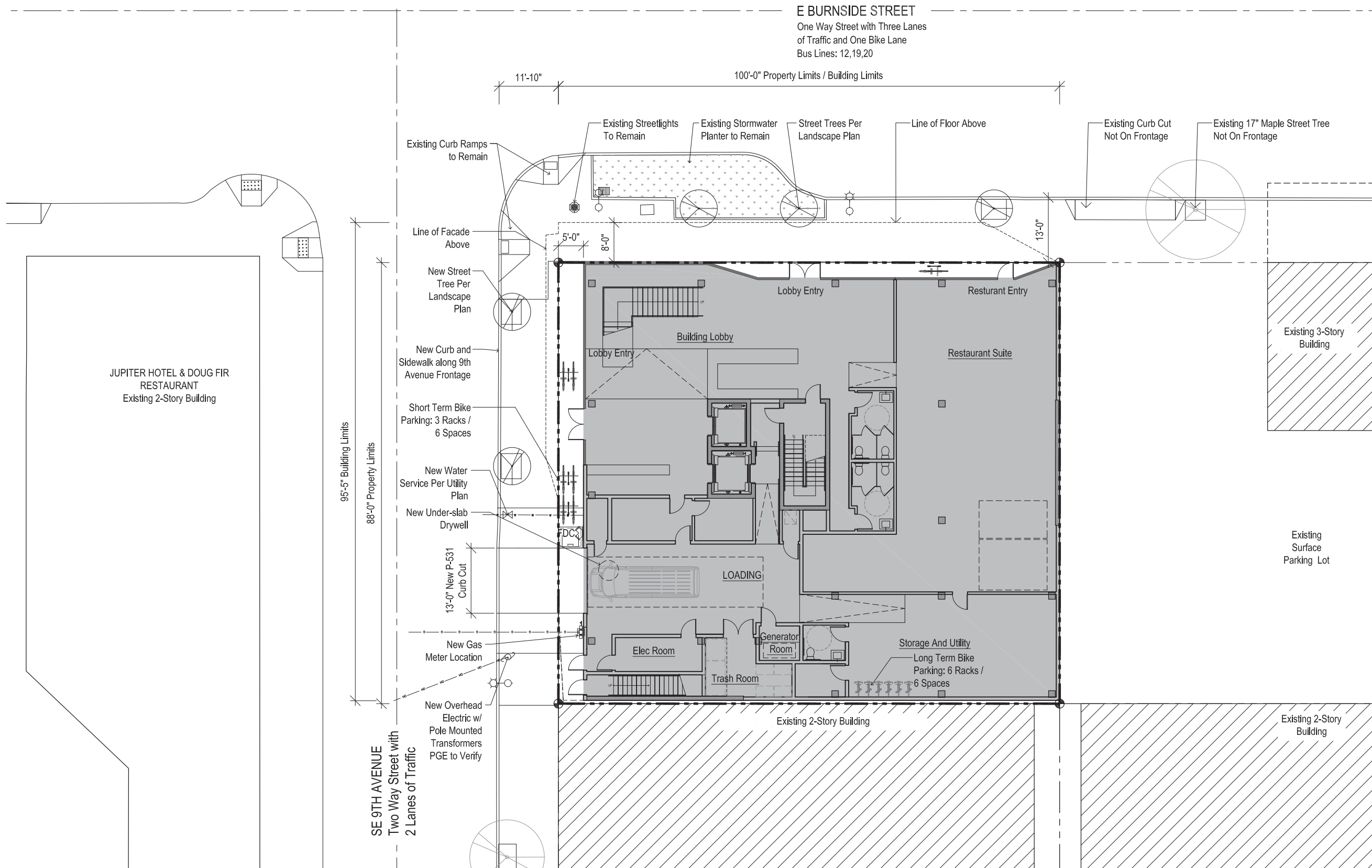
- Property Line
- - - - - Fence
- - - - - Building / Wall to Be Demolished
- ==== Curb Line
- Water Line
- Storm Line
- Sanitary Sewer Line
- Combined Storm / Sewer
- Underground Gas Line
- Overhead Power Line
- Telephone Line
- Existing Storm Catch Basin
- Existing Manhole
- Existing Power Pole
- Existing Power Pole with Light
- Existing Sign
- Existing Fire Hydrant
- Water Meter
- Electric Meter
- Gas Meter
- Property Corner
- Tree

General Notes:

Existing Lot Consists of One Small Structure and a Large Paved Parking Area

Lot Size = 8,800 SF
Building Gross SF = 1,600 SF
Impervious Area = 7,200 SF





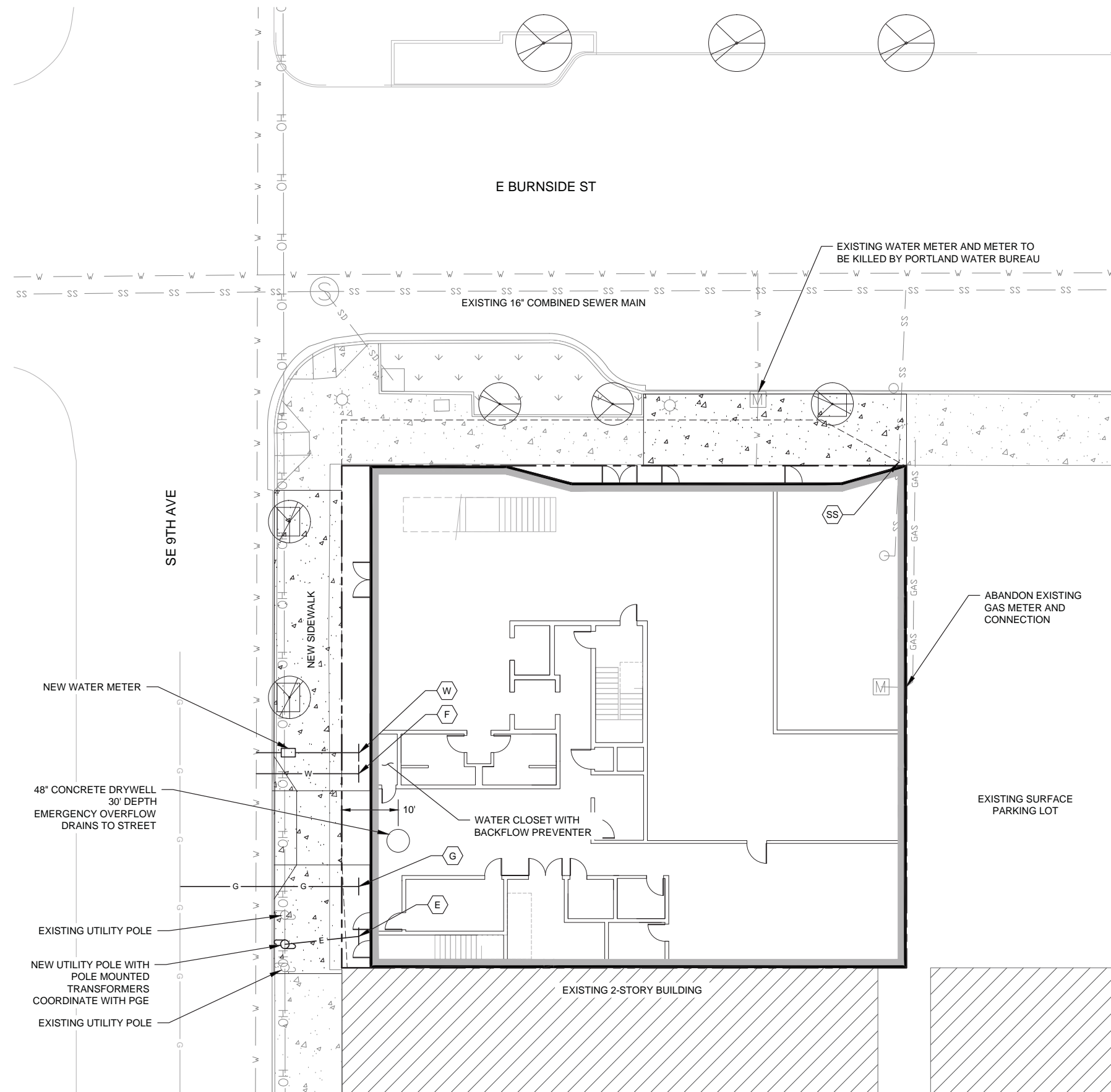
E BURNSIDE STREET
One Way Street with Three Lanes
of Traffic and One Bike Lane
Bus Lines: 12,19,20

SITE PLAN SYMBOLS LEGEND:

- Property Line
- - - - - Fence
- - - - - Building / Wall to Be Demolished
- ==== Curb Line
- Water Line
- Storm Line
- Sanitary Sewer Line
- Combined Storm / Sewer
- Underground Gas Line
- Overhead Power Line
- Telephone Line
- Existing Storm Catch Basin
- Existing Manhole
- Existing Power Pole
- Existing Light Pole
- Existing Sign
- Existing Fire Hydrant
- Water Meter
- Electric Meter
- Gas Meter
- Property Corner
- Tree

General:
6 Story Hotel (67 Rooms) with Event Space over Ground Floor Retail and Restaurant. 4 floors of Wood Framing with Plywood Shear Walls Over 2 floor Post Tensioned Concrete with Concrete Shear Walls. Fully Sprinklered.
Total: 43,515 GSF
Total Conditioned SF: 41,266 GSF
Total Parking & Support (Unconditioned): 2,249 GSF

General Notes:
Existing Lot Consists of One Small Structure and a Large Paved Parking Area
Project Property Area = 8,800 SF
Building Footprint = 8,800 SF
Building Height = 71'6"
ROW improvements will be made on SE 9th Avenue including a new curb and curb cuts. Burnside Ave will have replacement street trees, all other ROW elements will remain as existing.
Stormwater Management System= Stormwater will be managed with a new drywell system.
Parking: None
Loading: 2 Standard B loading spots provided in lieu of 1 type A loading spot



UTILITY NOTES

- (F) NEW FIRE SERVICE WATER CONNECTION
- (W) NEW DOMESTIC WATER CONNECTION
- (E) NEW ELECTRICAL SERVICE CONNECTION
- (SS) EXISTING SANITARY SEWER CONNECTION
UPGRADE AS NECESSARY
- (G) GAS CONNECTION

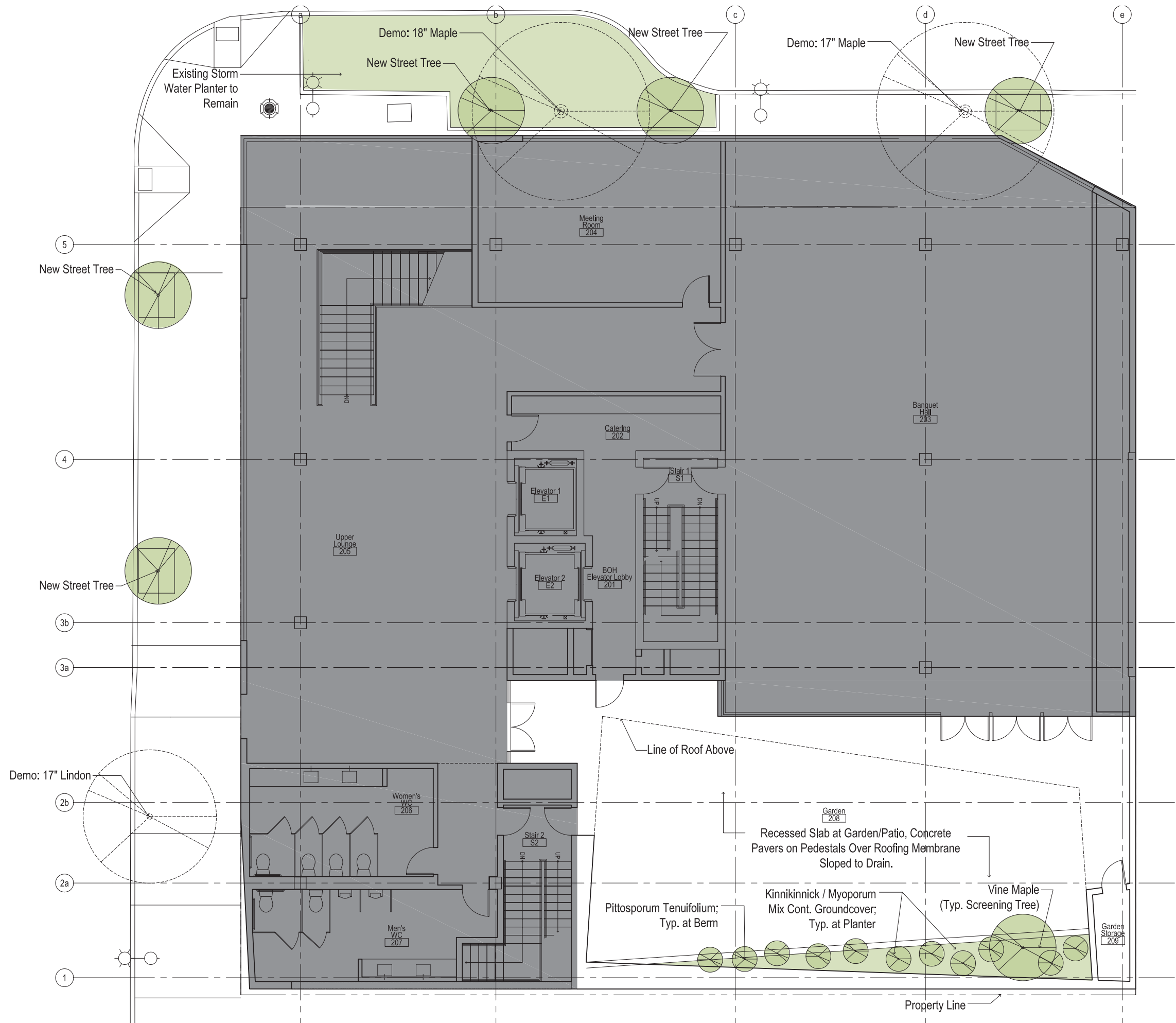
STORMWATER NARRATIVE

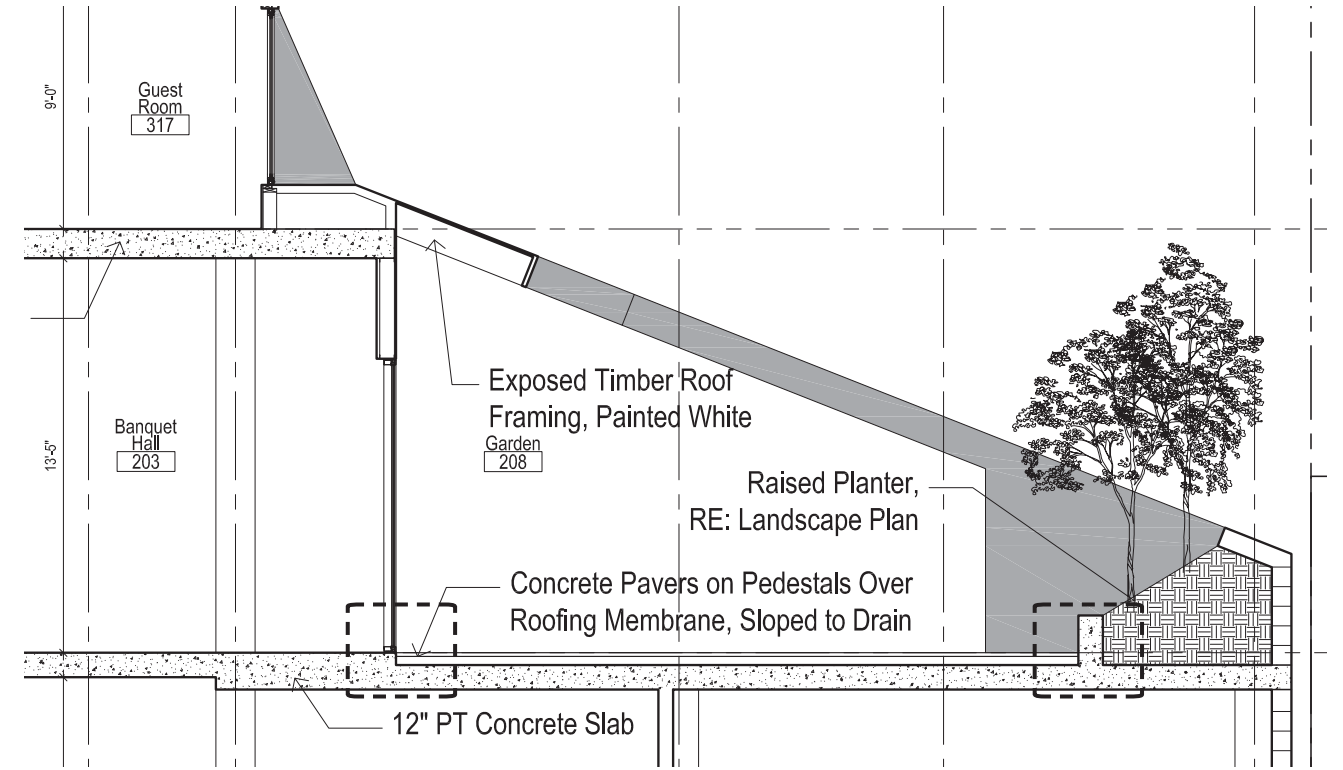
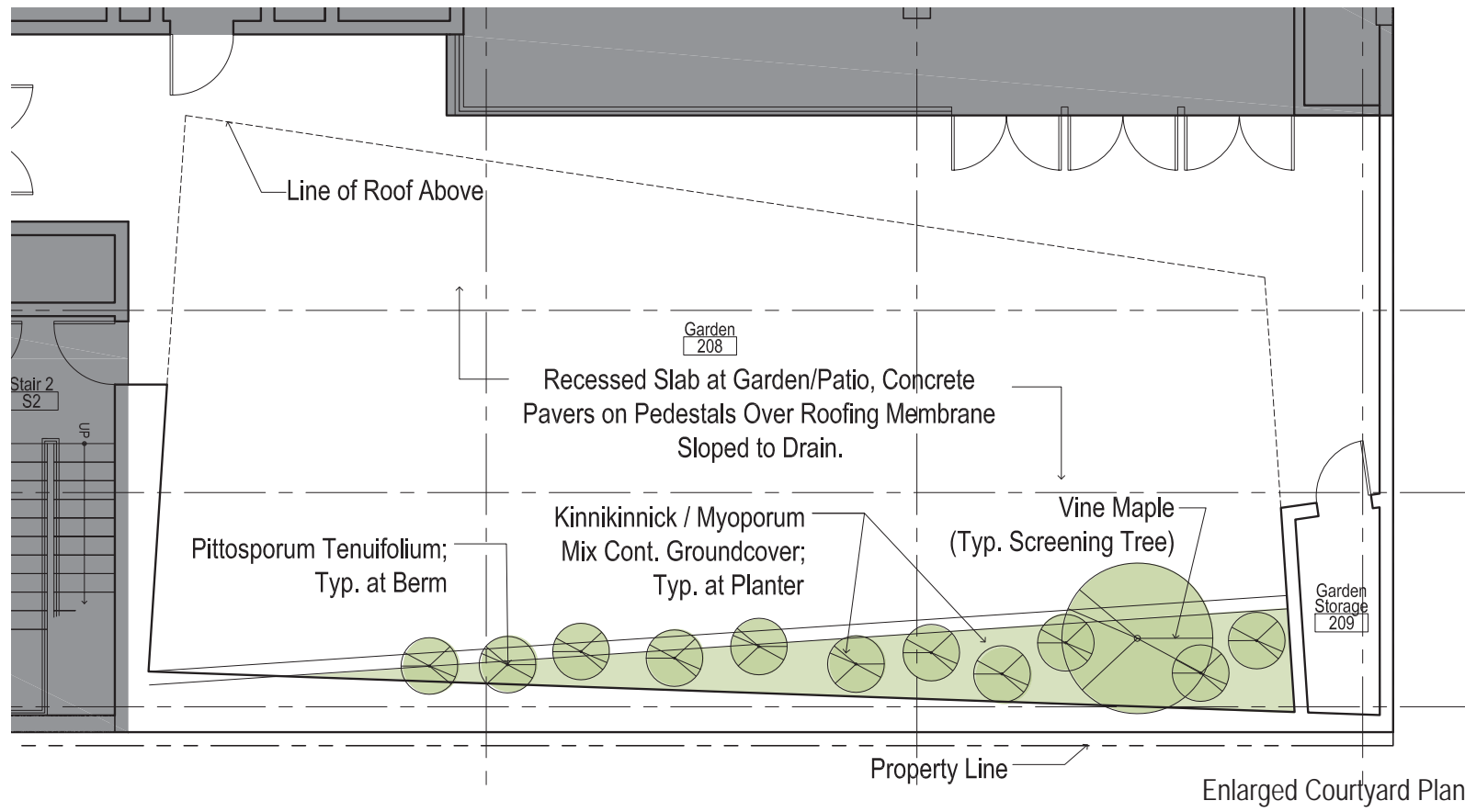
ROOF AREA = 8,800 SF

STORMWATER WILL BE MANAGED IN ACCORDANCE WITH THE CITY OF PORTLAND STORMWATER MANUAL 2014.

RUNOFF FROM ROOF AREA WILL BE DISCHARGED TO A DRYWELL BENEATH THE BUILDING. ROOFTOP RUNOFF DOES NOT REQUIRE WATER QUALITY TREATMENT. A SAFE OVERFLOW ROUTE WILL BE PROVIDED FROM THE DRYWELL TO THE STREET IN CASE OF EMERGENCY.

PUBLIC IMPROVEMENTS WILL CONSIST OF REPLACEMENT OF EXISTING CURB AND SIDEWALK AND WILL NOT REQUIRE STORMWATER UPGRADES.





Trees



Cherry Dogwood



Smoketree



Vine Maple

Shrubs



Silver Sheen

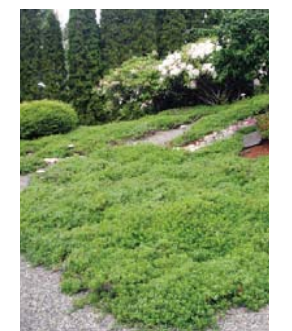


Dwarf Dogwood

Ground Cover



Myoporum



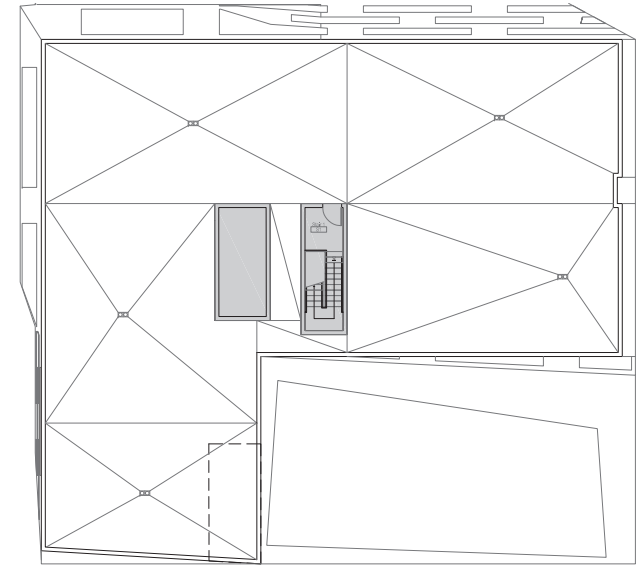
Kinnikinnick



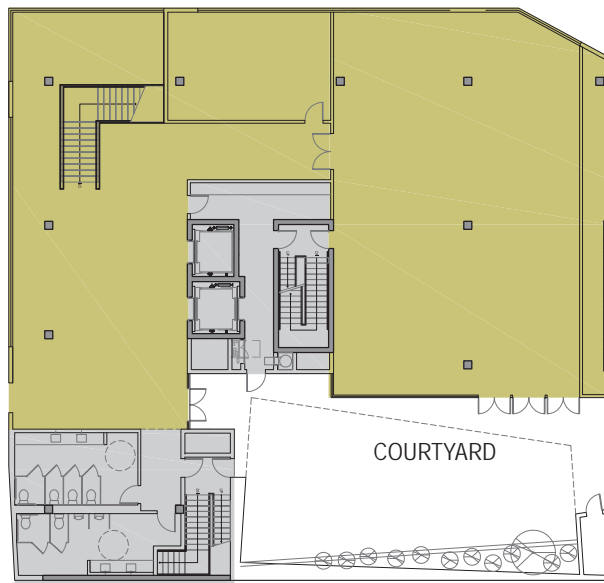
Third Floor
GROSS: 7,240 sf
FAR = .82



Sixth Floor
GROSS: 6,888 sf
FAR = .78



Roof
GROSS: 167 sf
FAR = .02



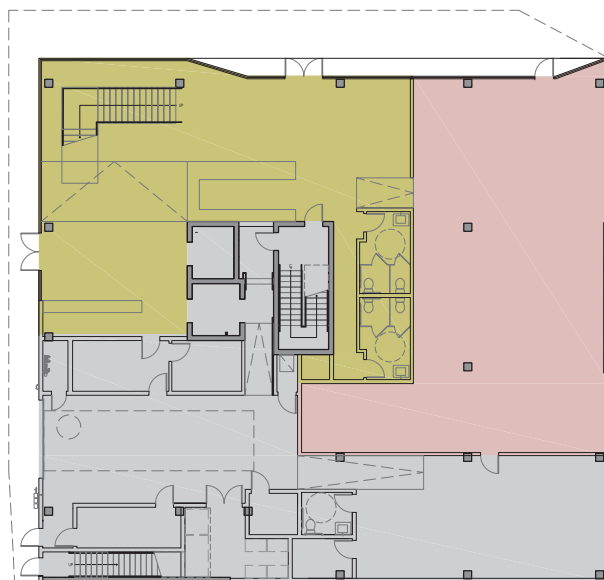
Second Floor
GROSS: 7,444 sf
FAR = .85



Fifth Floor
GROSS: 6,632 sf
FAR = .75

Summary:

Site Area = 8,800 sf
Total Building Floor Area = 43,515 sf
Site FAR: 6:1
of Rooms = 67



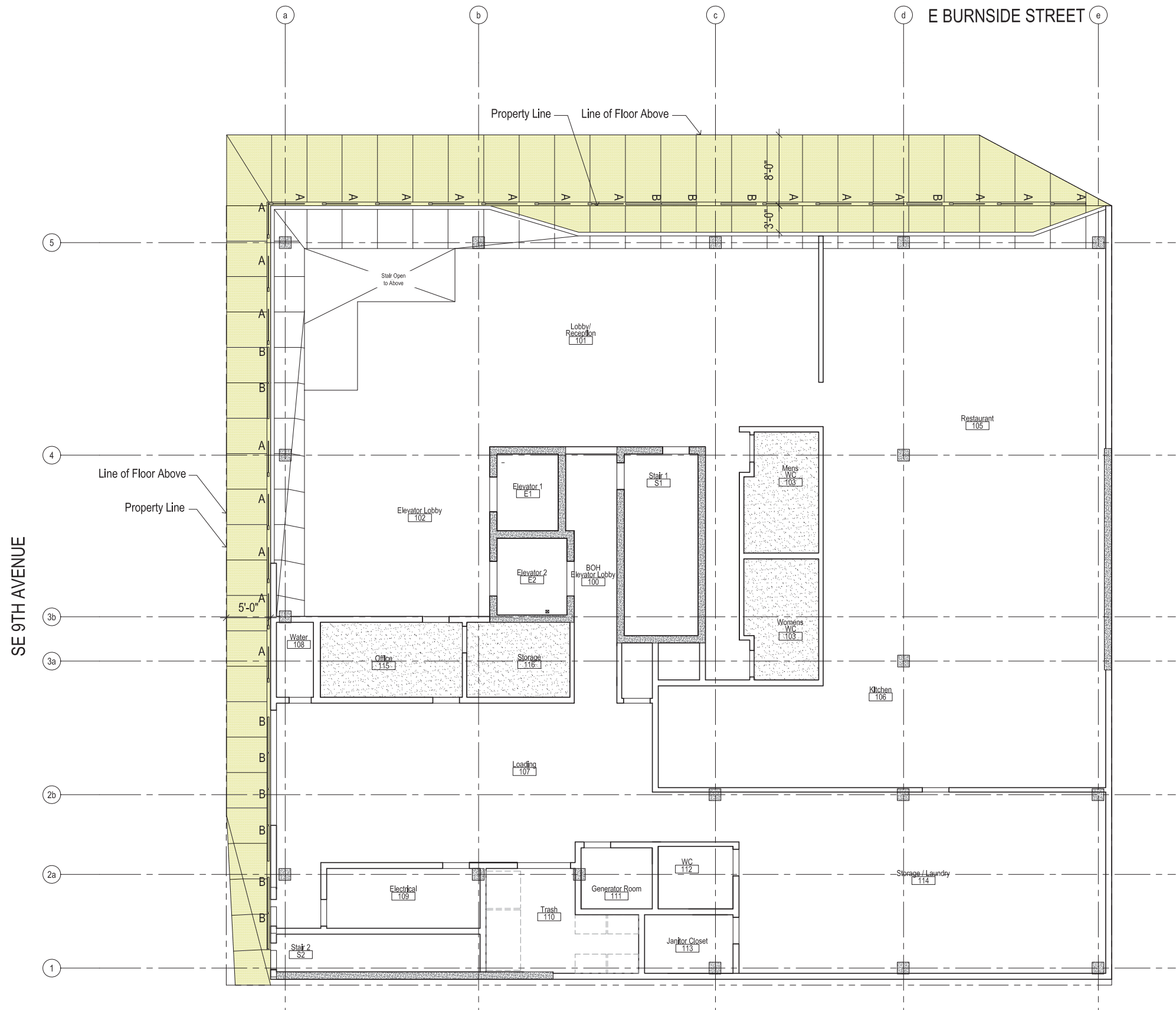
First Floor
GROSS: 8,114 sf
Unconditioned: 2,249 sf
FAR = .92



Fourth Floor
GROSS: 7,063 sf
FAR = .80

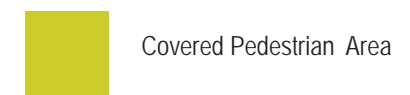
NOT TO SCALE





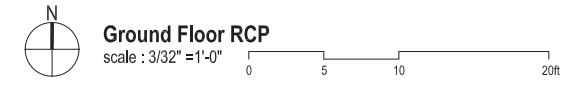
Pedestrian Coverage

Ground Floor Covered Area = 1,349 sq.ft.
 Building Wall Length = 184 ft.
 Building Wall Length with > 4' Cover = 179 ft.
 Percentage of Covered Area = 97.3%



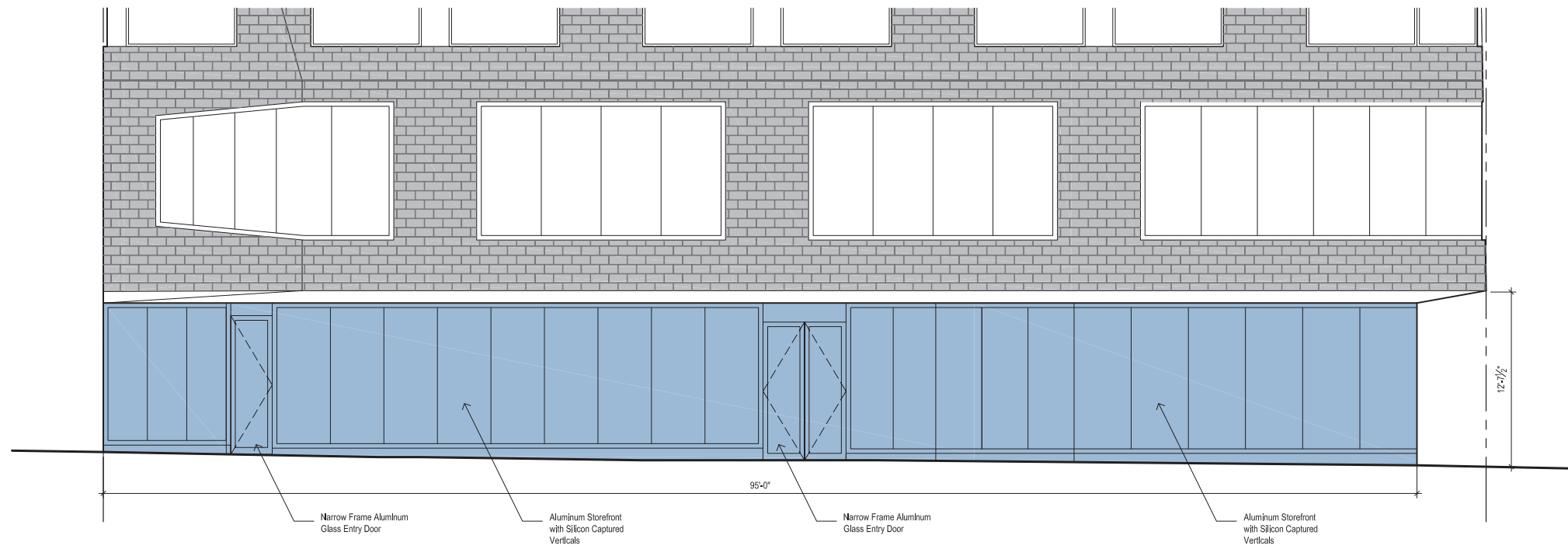
Site Lighting

Fixture A - EcoSpec Linear HP EXT
 Fixture B - Bartco MiT8 Linear Fluorescent



SE 9TH AVENUE

E BURNSIDE STREET

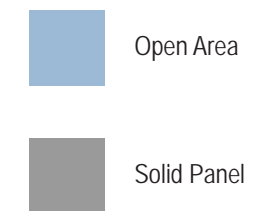


Ground Floor Wall Area = 1,077 sq.ft.
Glazing Area = 1,077 sq.ft.

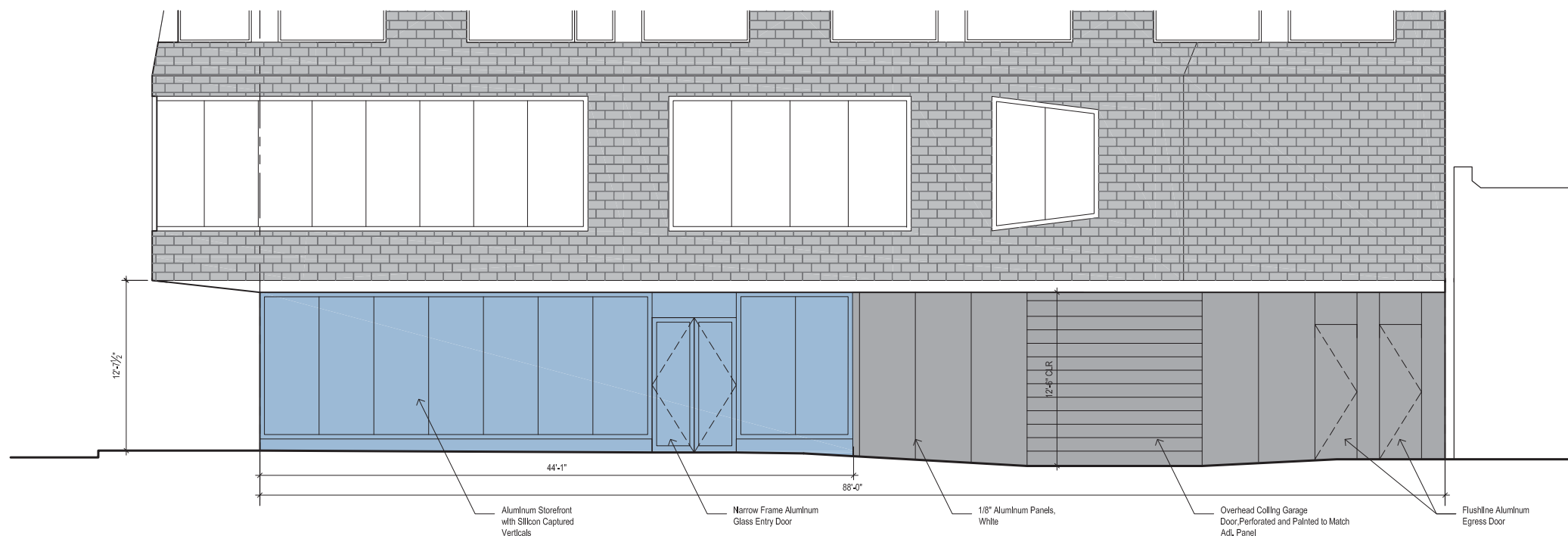
Open Area = 100% of Total Area

Length of Ground Floor Wall = 95 ft.
Length of Glazing = 95 ft.

Open Length = 100% of Total Area



Burnside Street Ground Floor Glazing Diagram

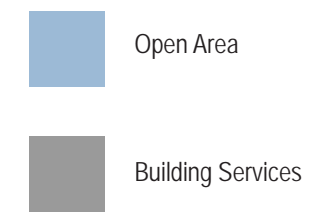


Ground Floor Wall Area = 1,077 sq.ft.
Total Glazing Area = 522 sq.ft.

Open Area = 48.5% of Total Area

Length of Ground Floor Wall = 88 ft.
Length of Total Glazing = 44.1 ft.

Open Length = 50.1% of Total Length

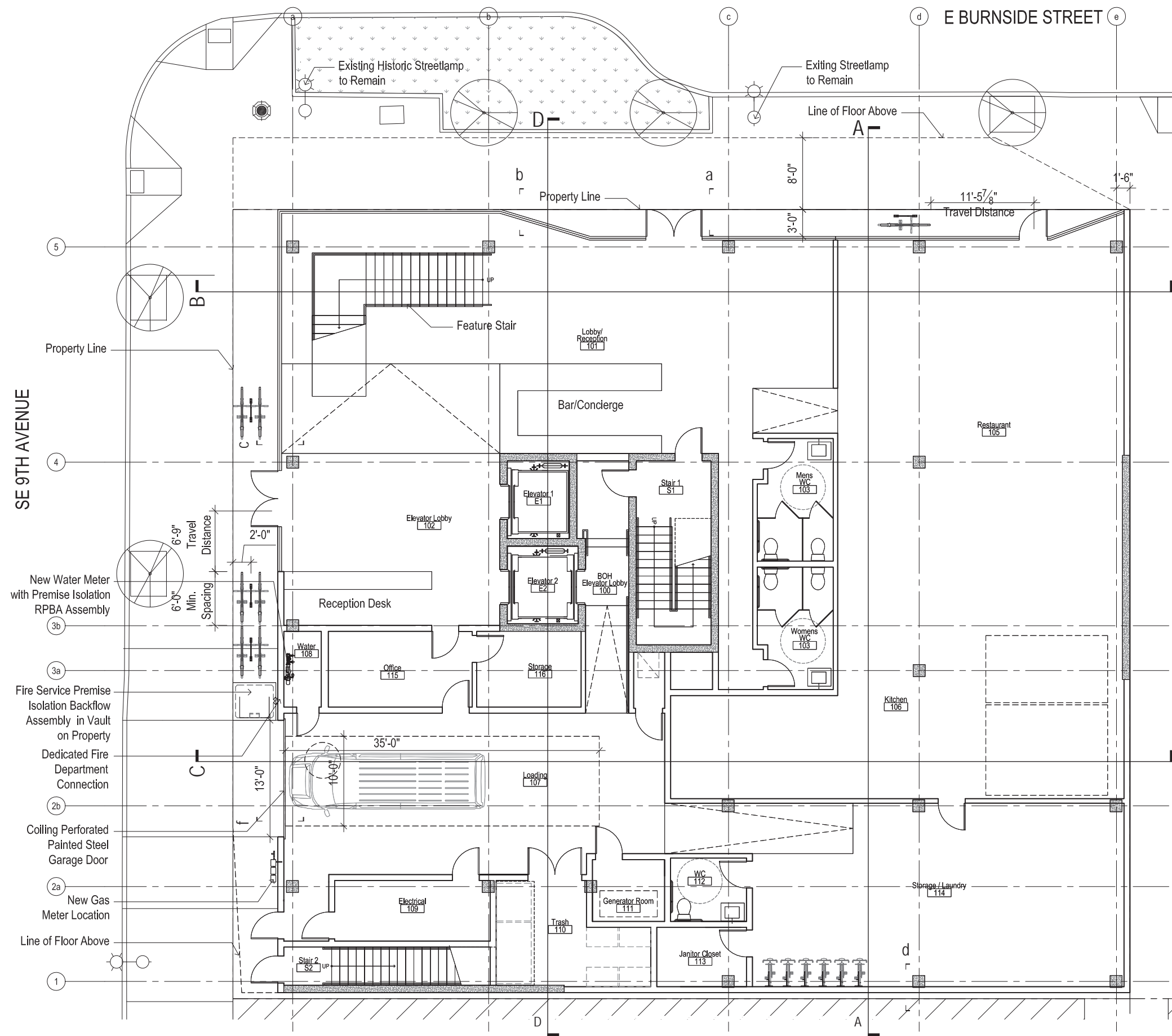


9th Avenue Ground Floor Glazing Diagram

Building Drawings

Gross Floor Area(L1): 2,249 SF Unconditioned
8,248 SF Total

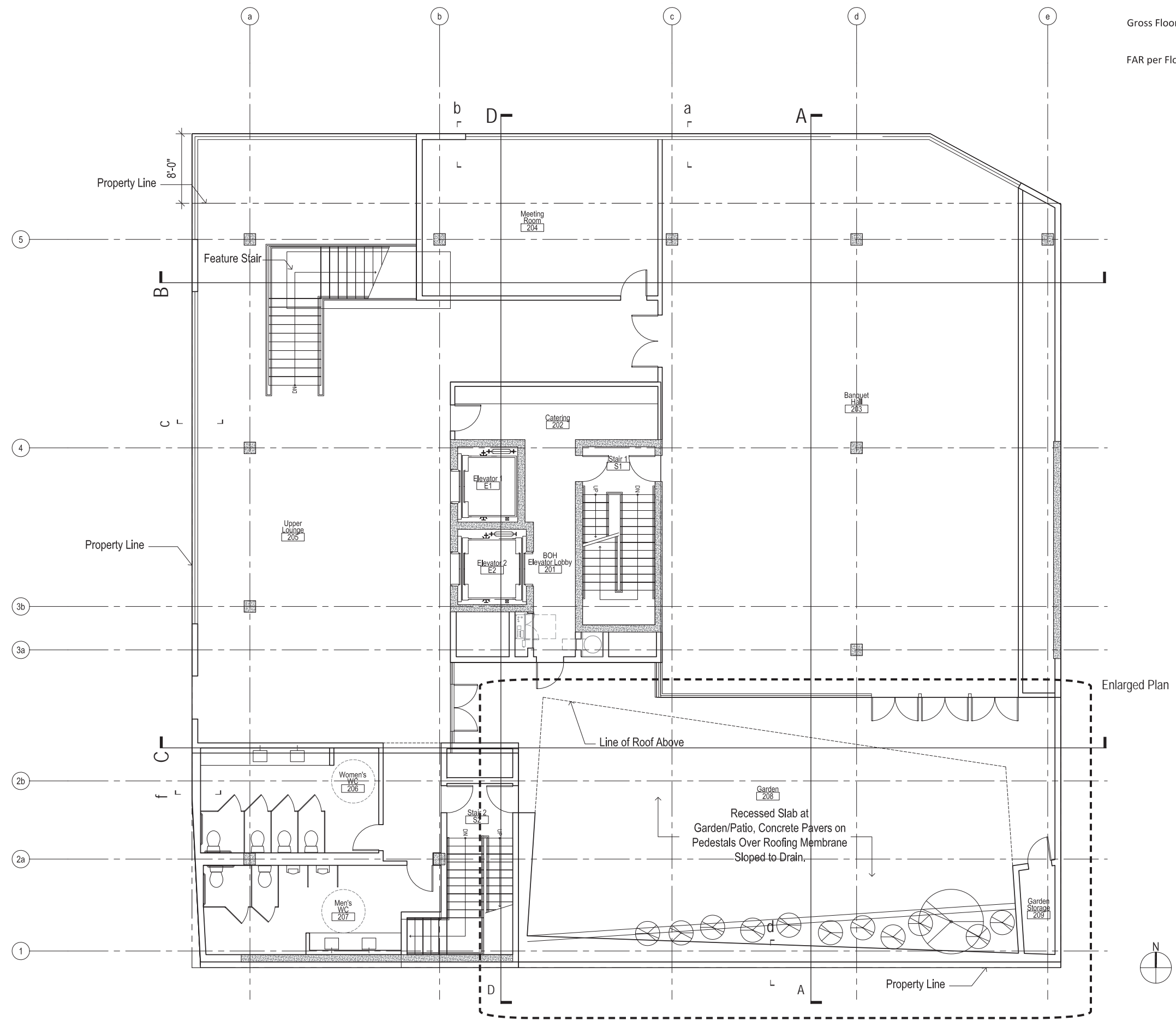
FAR per Floor: .94/1



Ground Floor Plan
scale : 3/32" = 1'-0"
0 5 10 20ft

Gross Floor Area (L2): 7,444 SF Total

FAR per Floor: .85/1



Enlarged Plan



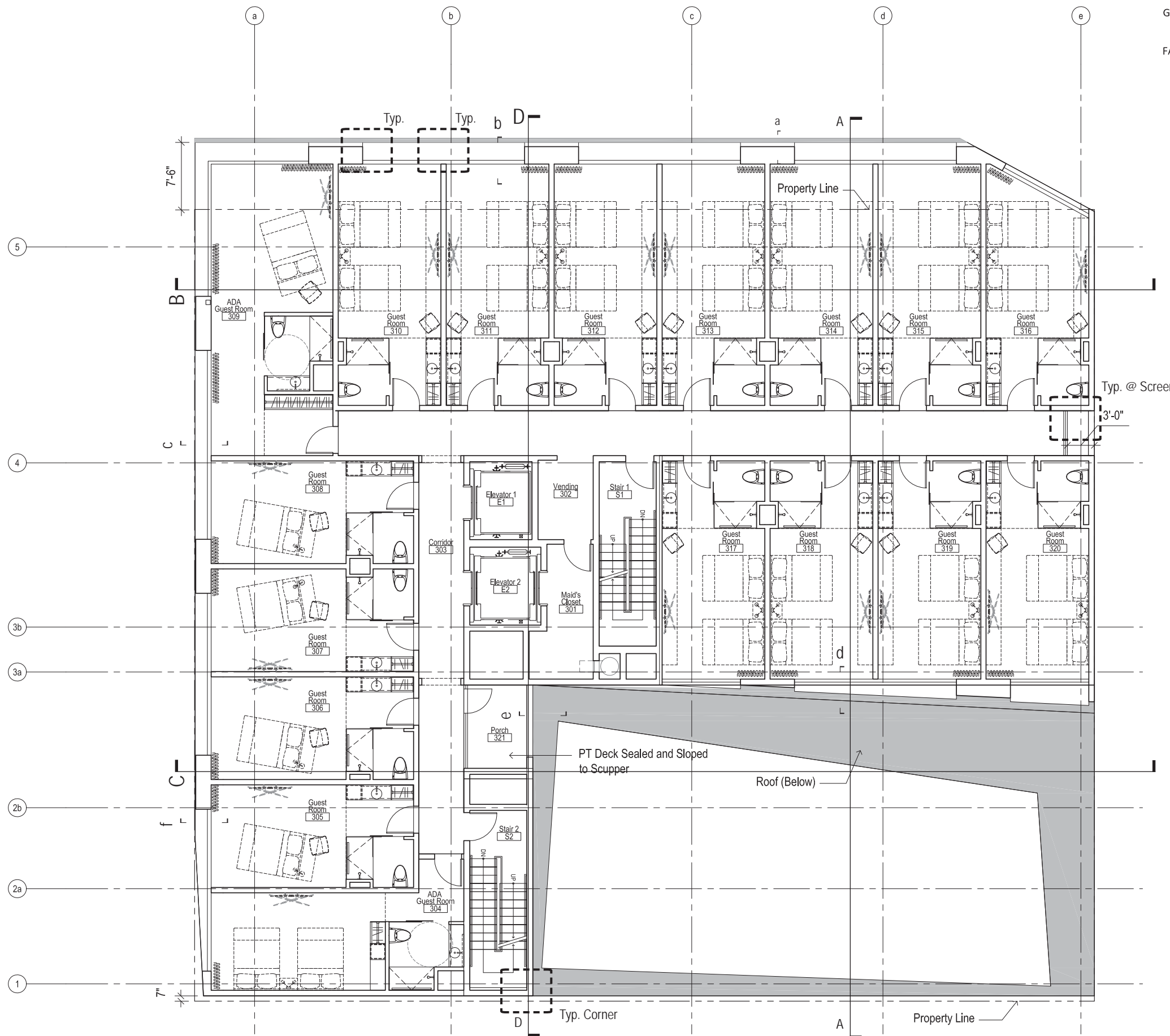
Second Floor Plan

scale : 3/32" = 1'-0"



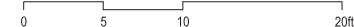
Gross Floor Area(L3): 7,240 SF Total

FAR per Floor: .82/1



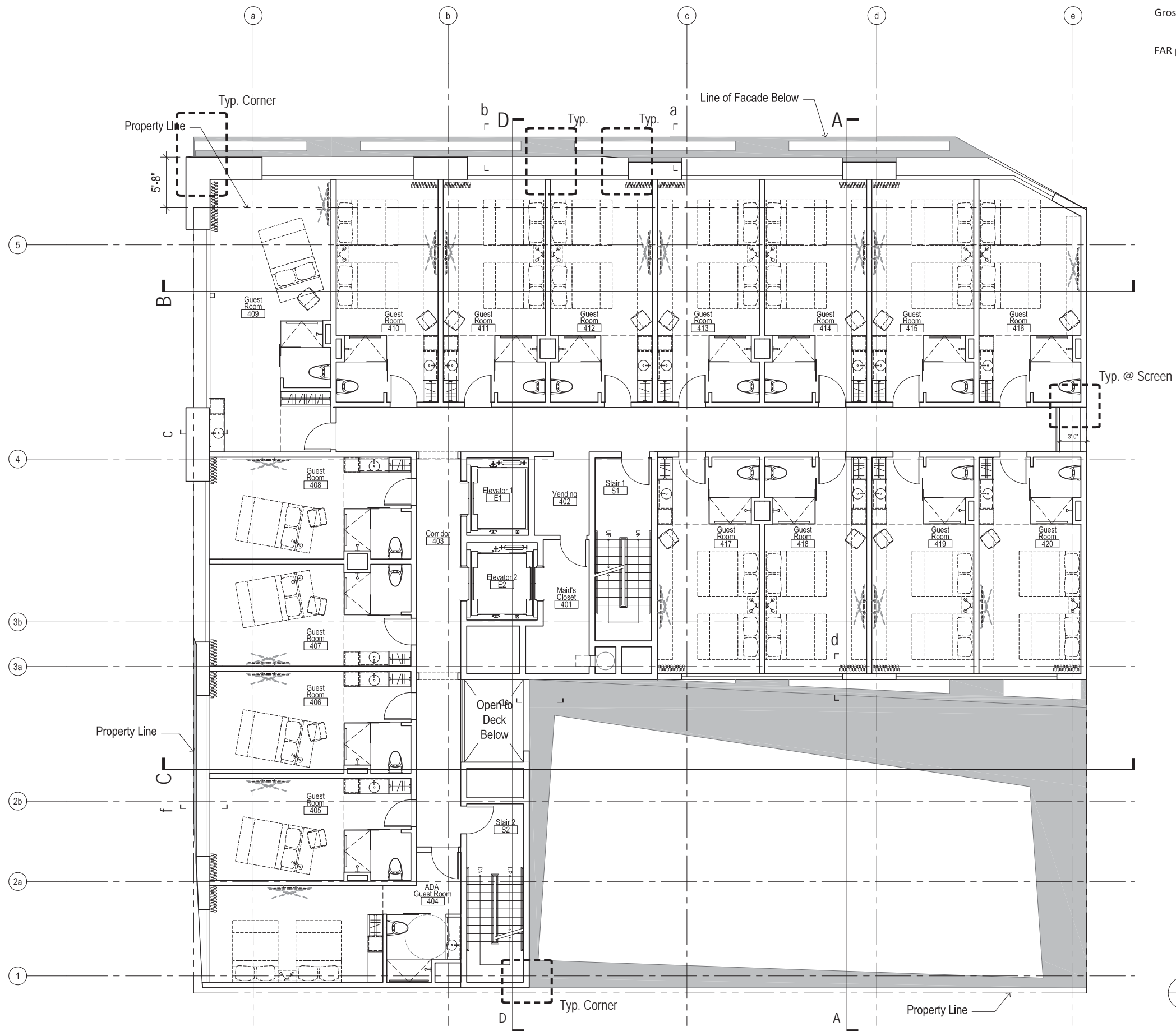
Third Floor Plan

scale : 3/32" = 1'-0"



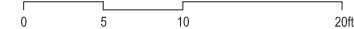
Gross Floor Area(L4): 7,063 SF Total

FAR per Floor: .80/1



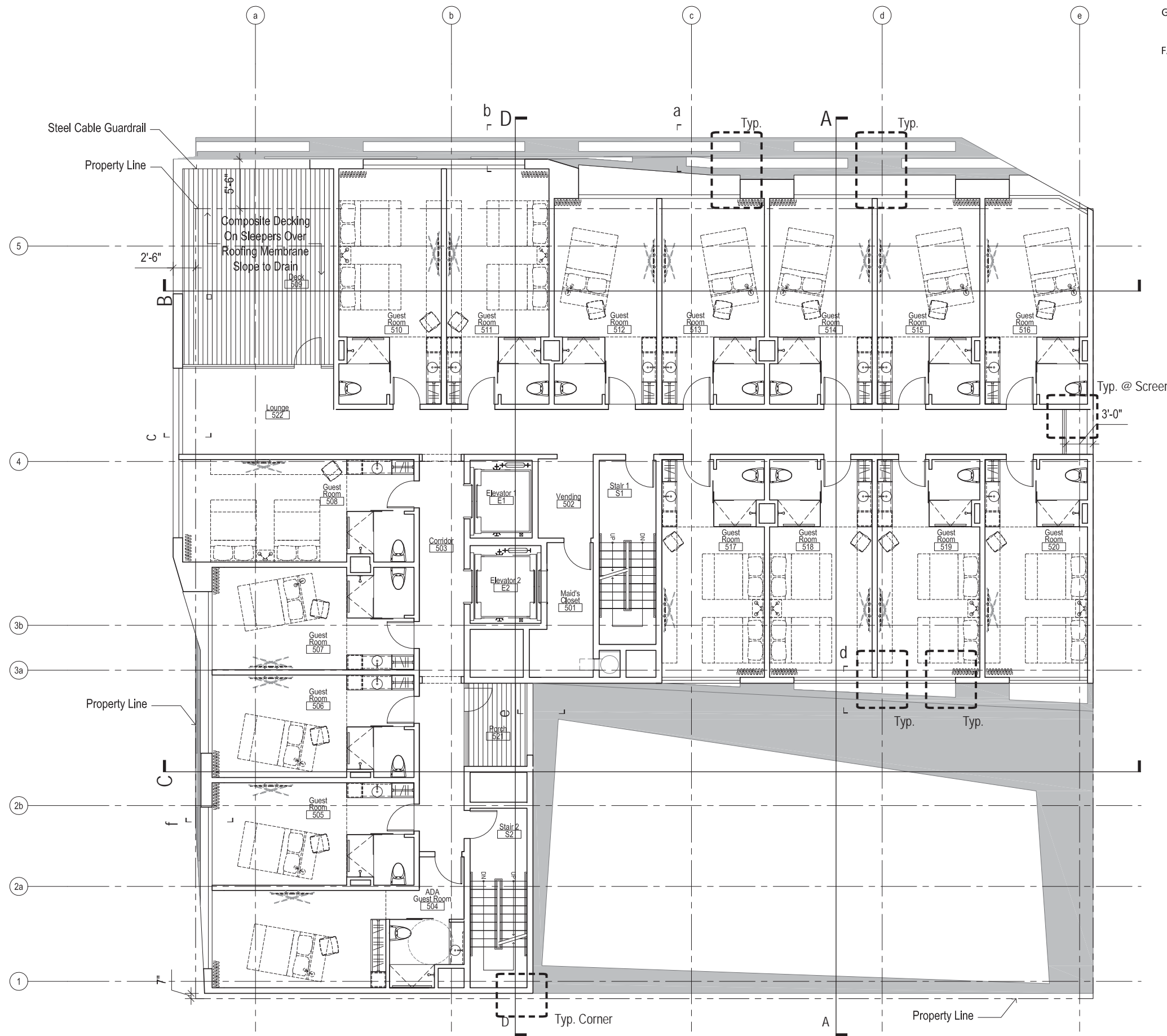
Fourth Floor Plan

scale : 3/32" = 1'-0"



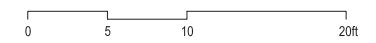
Gross Floor Area (L5): 6,632 SF Total

FAR per Floor: .75/1



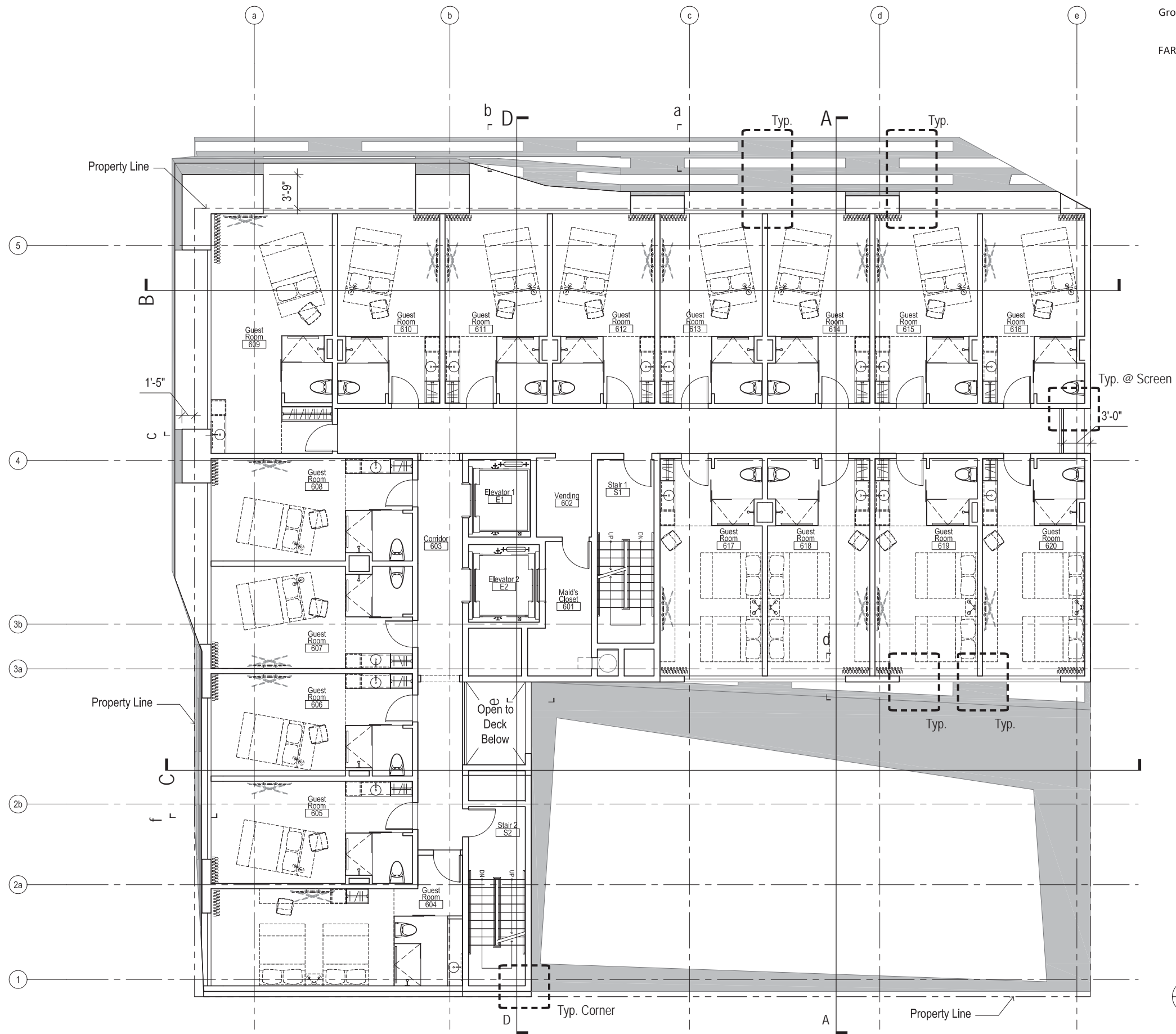
Fifth Floor Plan


scale : 3/32" = 1'-0"

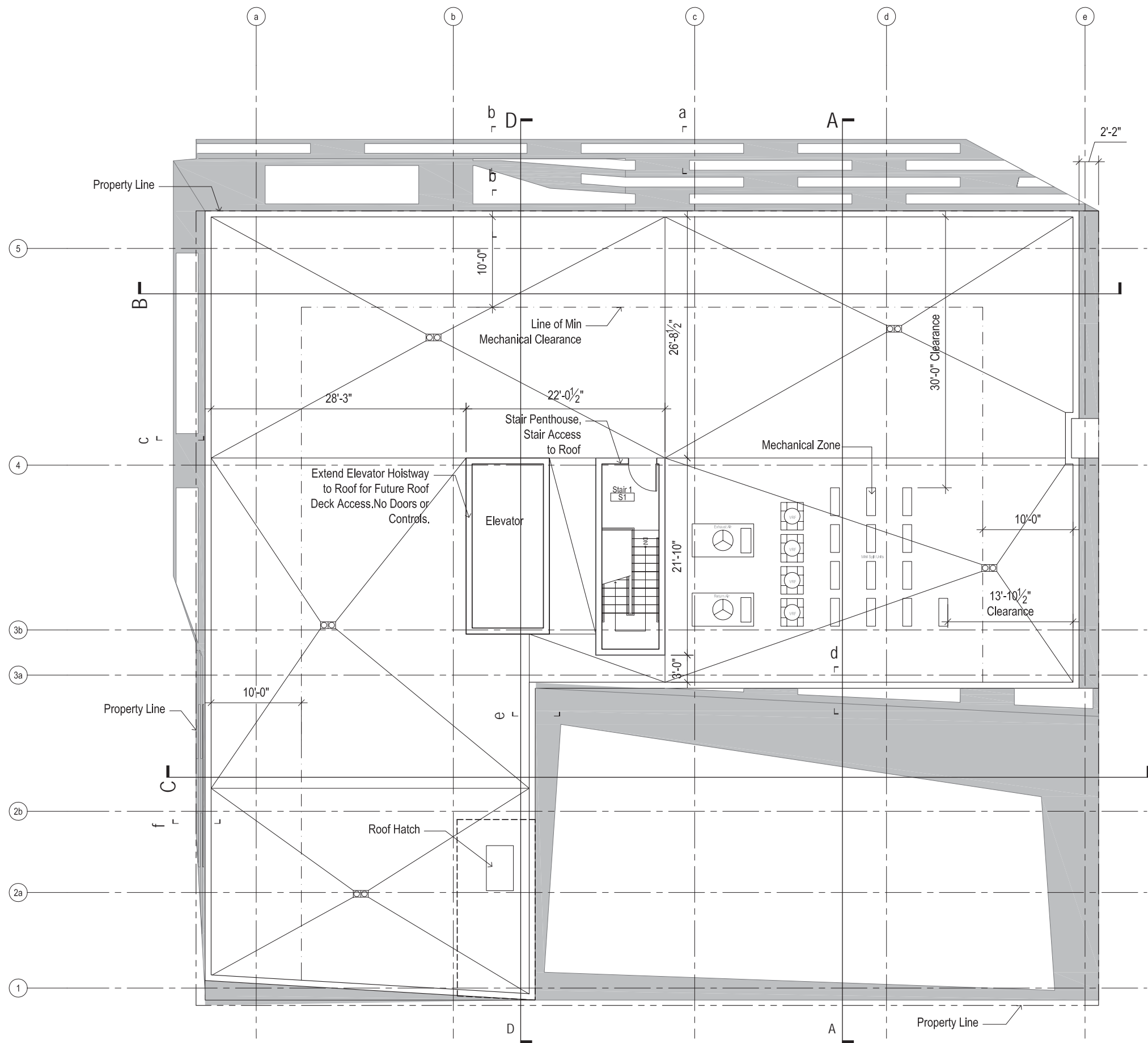



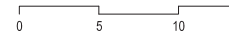
Gross Floor Area (L6): 6,888 SF Total

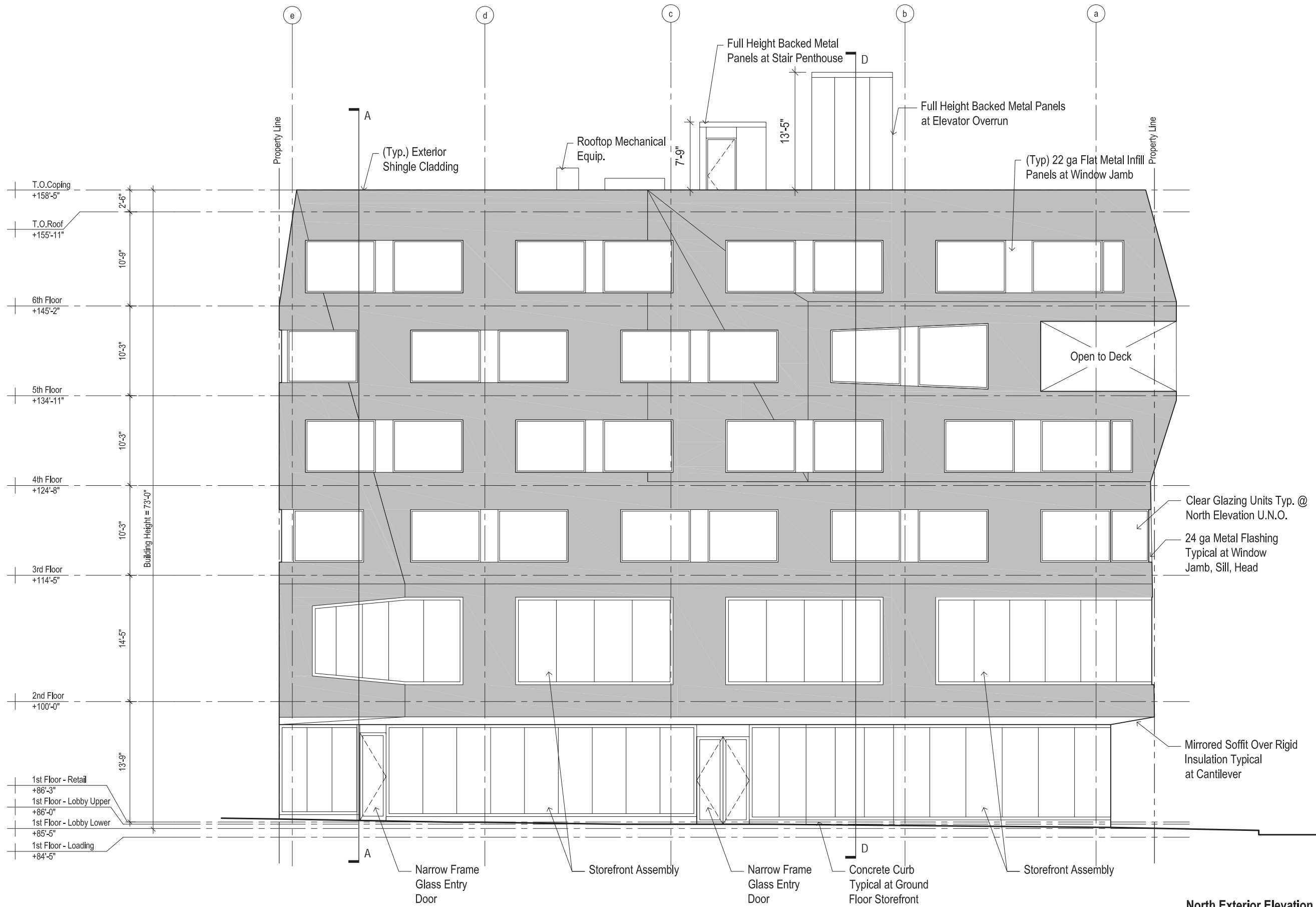
FAR per Floor: .78/1



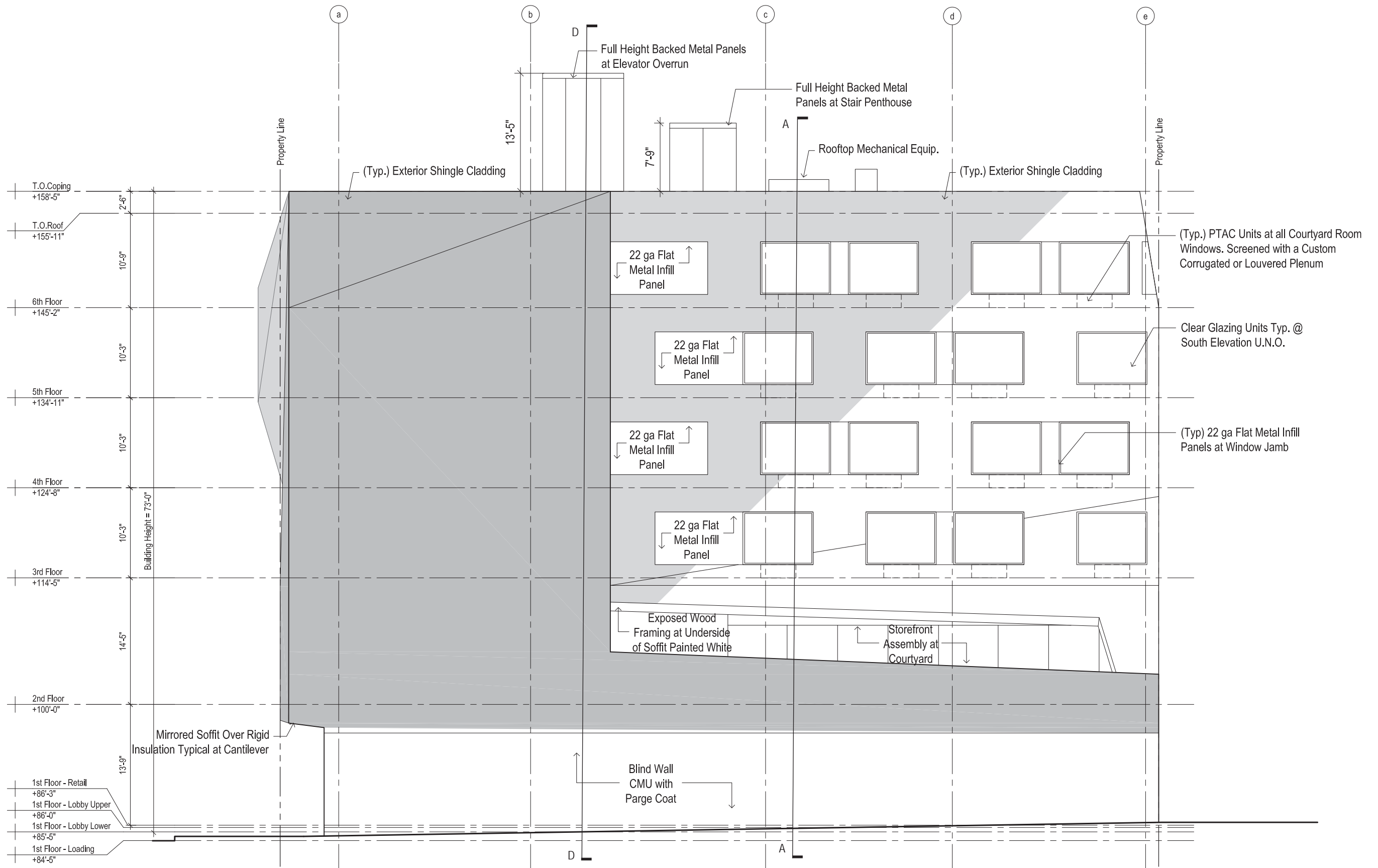
 **Sixth Floor Plan**
scale : 3/32" = 1'-0"
0 5 10



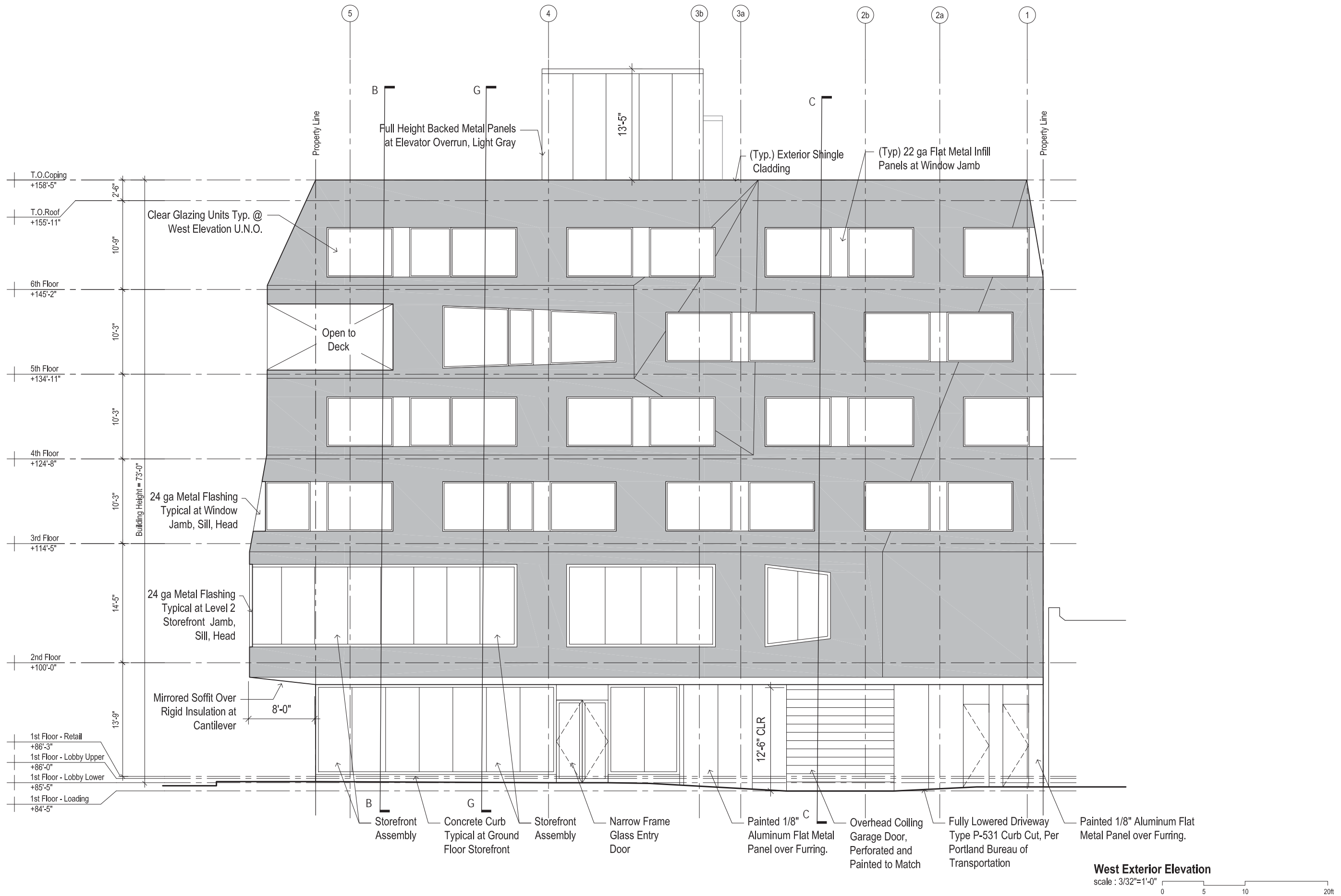

Roof Plan
 scale : 3/32" = 1'-0"




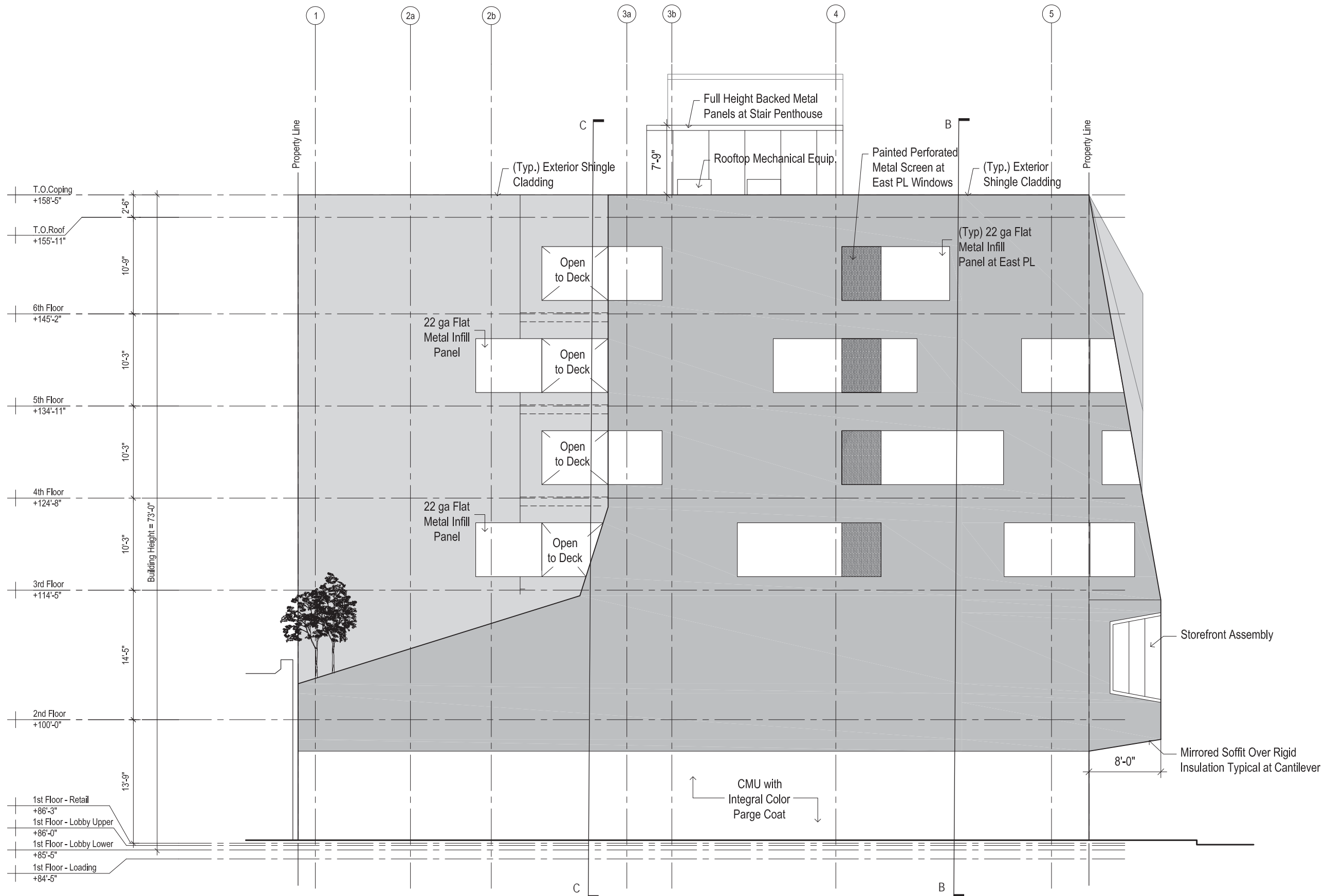
North Exterior Elevation
 scale : 3/32"=1'-0"
 0 5 10 20ft



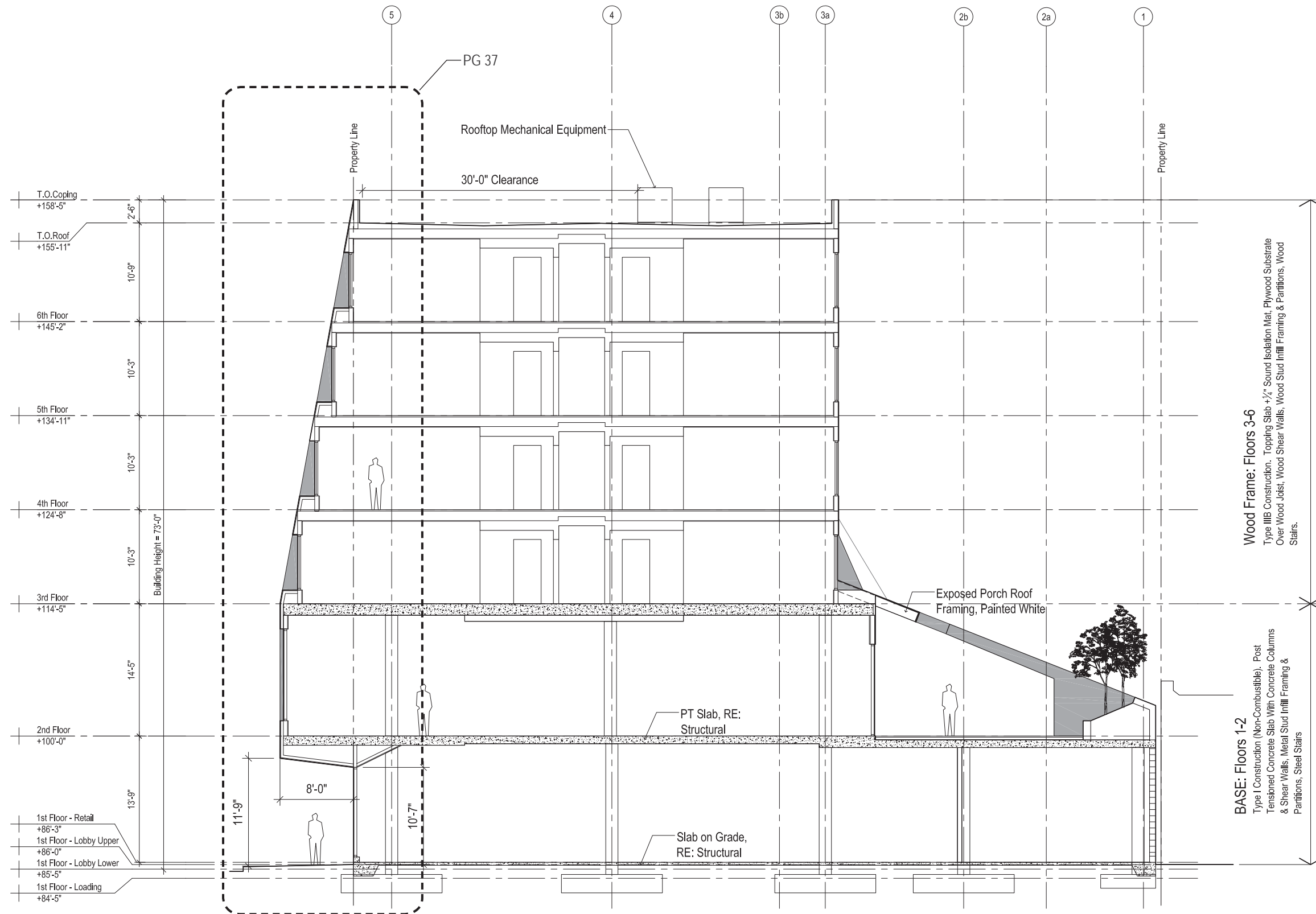
South Exterior Elevation
 scale : 3/32"=1'-0"
 0 5 10 20ft



West Exterior Elevation
 scale : 3/32"=1'-0"



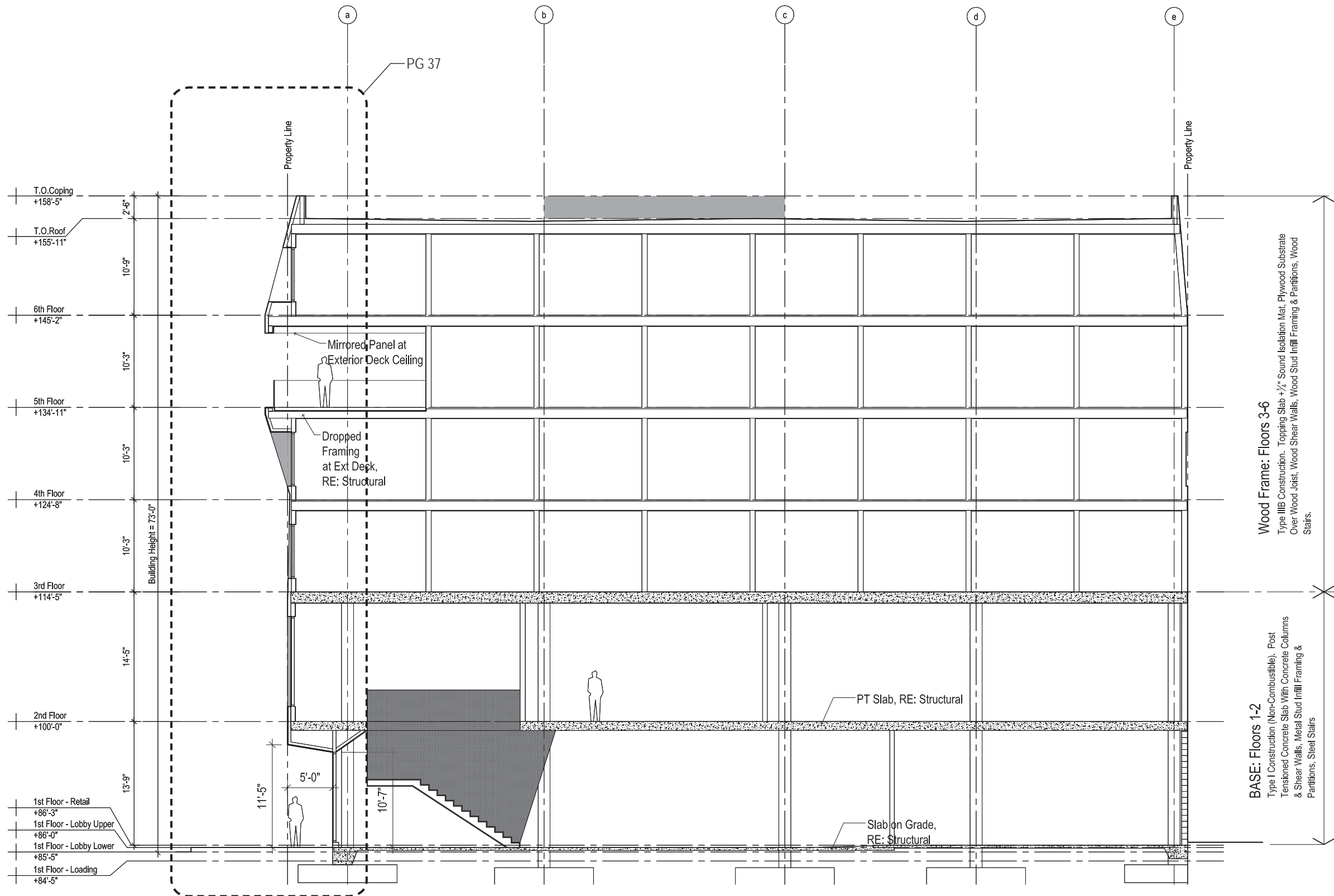
East Exterior Elevation
 scale : 3/32"=1'-0"
 0 5 10 20ft



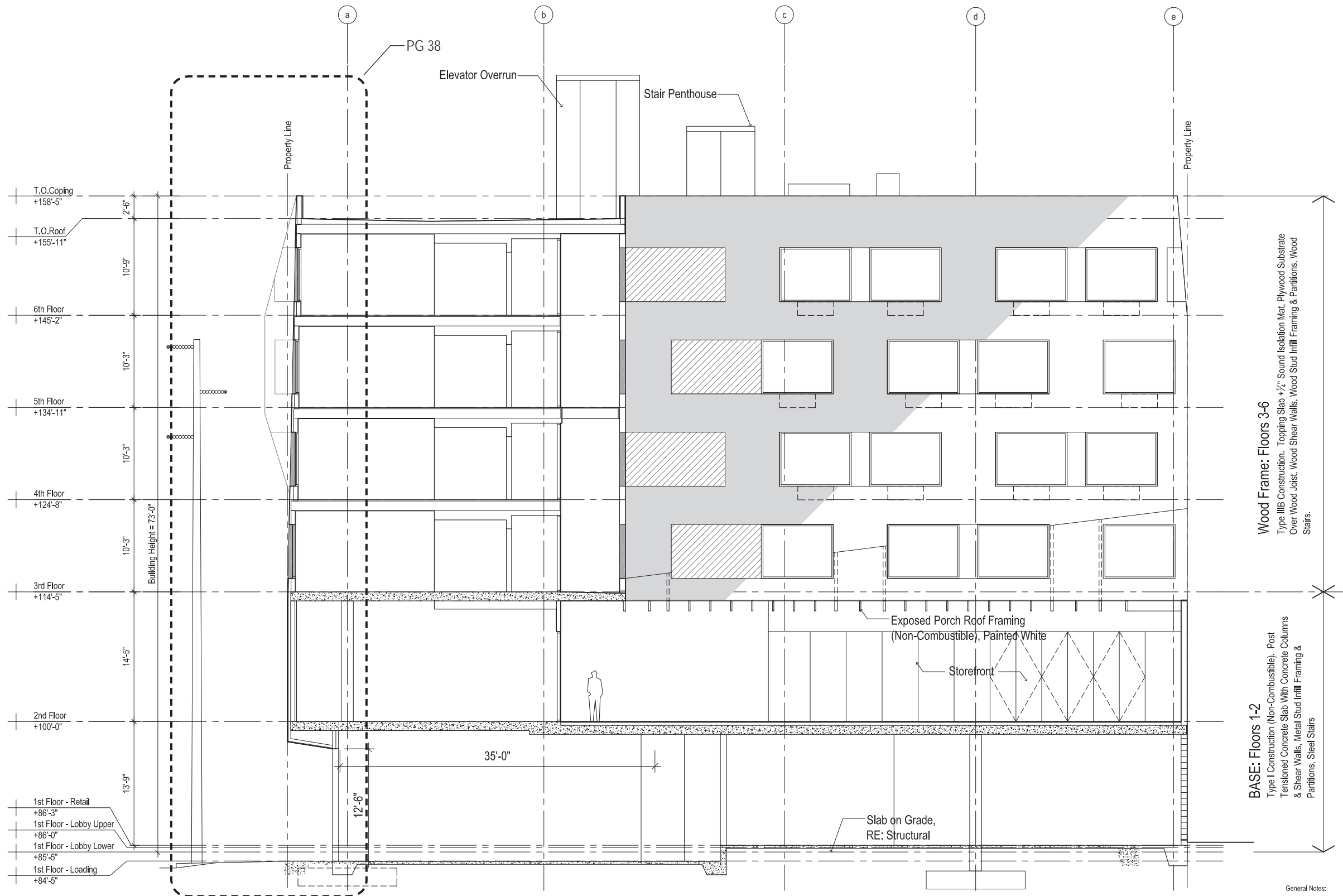
Wood Frame: Floors 3-6
 Type IIB Construction. Topping Slab + 1/4" Sound Isolation Mat, Plywood Substrate
 Over Wood Joist, Wood Shear Walls, Wood Stud Infill Framing & Partitions, Wood
 Stairs.

BASE: Floors 1-2
 Type I Construction (Non-Combustible). Post
 Tensioned Concrete Slab With Concrete Columns
 & Shear Walls, Metal Stud Infill Framing &
 Partitions, Steel Stairs

Building Section
 scale : 3/32"=1'-0"
 0 5 10 20ft

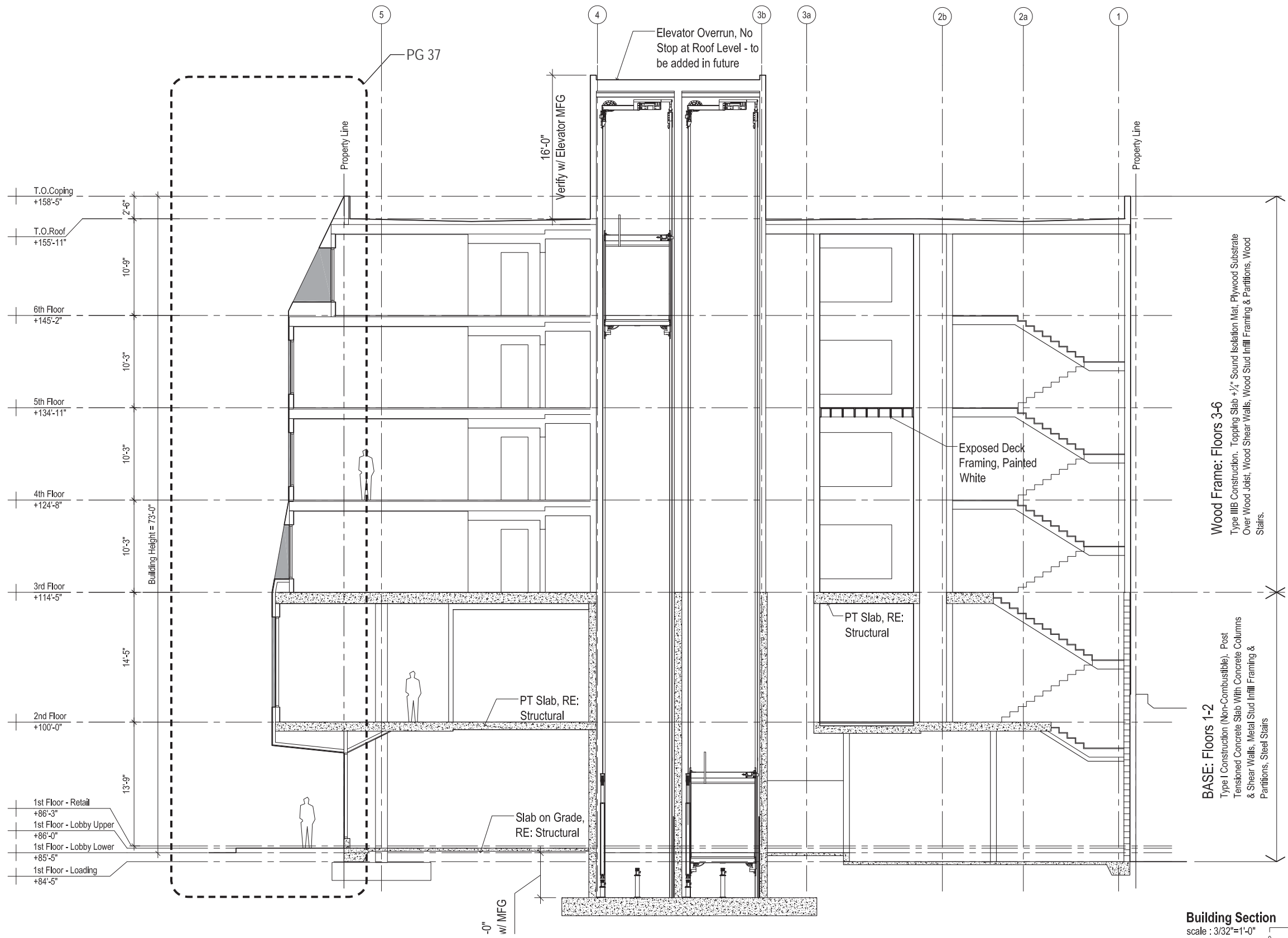


Building Section
scale : 3/32"=1'-0"
0 5 10 20ft



Building Section
 scale : 3/32"=1'-0"
 0 5 10 20ft

General Notes:



Building Section
 scale : 3/32"=1'-0"

Wood Frame: Floors 3-6

Type IIB Construction. Topping Slab + 1/4" Sound Isolation Mat, Plywood Substrate Over Wood Joist, Wood Shear Walls, Wood Stud Infill Framing & Partitions, Wood Stairs.

BASE: Floors 1-2

Type I Construction (Non-Combustible). Post Tensioned Concrete Slab With Concrete Columns & Shear Walls, Metal Stud Infill Framing & Partitions, Steel Stairs



Exposed Concrete



16 ga Aluminum Panel



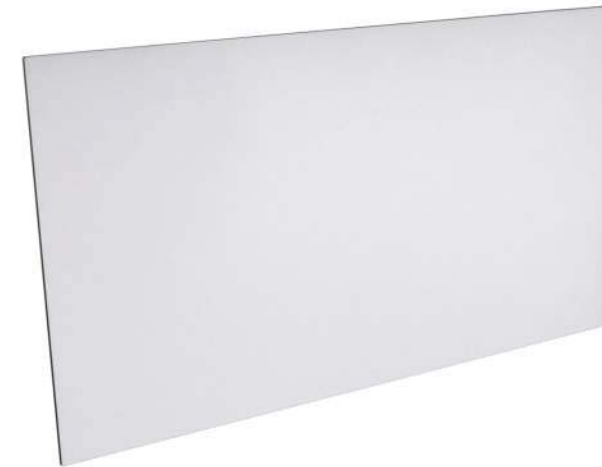
Concrete Paver



Clear glazing: Solarban 60



Midnight Black Laminated Asphalt Shingle



White Flashing Metal 22 ga



Mirrored Backed Panel



Perforated Coiling Garage Door



Gray Backed Metal Panel



Composite Decking: Natural Finish

Perspectives



View of North-West Corner from Burnside

Material Key

- 1. Vertical Asphalt Shingle, Midnight Black
- 2. 1/8" Aluminum Panel, White
- 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
- 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
- 5. Flat Metal 22 Ga. Infill Panel
- 6. Mirrored Panel Soffit
- 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
- 8. Flushline Aluminum Entrance Door (Solid), White
- 9. Coiling Overhead Door, Perforated Slats, Slate Grey



View from East Burnside

Material Key

- 1. Vertical Asphalt Shingle, Midnight Black
- 2. 1/8" Aluminum Panel, White
- 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
- 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
- 5. Flat Metal 22 Ga. Infill Panel
- 6. Mirrored Panel Soffit
- 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
- 8. Flushline Aluminum Entrance Door (Solid), White
- 9. Coiling Overhead Door, Perforated Slats, Slate Grey



View of North-East Corner from Burnside

Material Key

- 1. Vertical Asphalt Shingle, Midnight Black
- 2. 1/8" Aluminum Panel, White
- 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
- 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
- 5. Flat Metal 22 Ga. Infill Panel
- 6. Mirrored Panel Soffit
- 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
- 8. Flushline Aluminum Entrance Door (Solid), White
- 9. Coiling Overhead Door, Perforated Slats, Slate Grey



View from W 9th Ave

Material Key

- 1. Vertical Asphalt Shingle, Midnight Black
- 2. 1/8" Aluminum Panel, White
- 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
- 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
- 5. Flat Metal 22 Ga. Infill Panel
- 6. Mirrored Panel Soffit
- 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
- 8. Flushline Aluminum Entrance Door (Solid), White
- 9. Coiling Overhead Door, Perforated Slats, Slate Grey



View of Jupiter Hotel Main Entrance

Material Key

1. Vertical Asphalt Shingle, Midnight Black
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Infill Panel
6. Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
8. Flushline Aluminum Entrance Door (Solid), White
9. Coiling Overhead Door, Perforated Slats, Slate Grey

6

3

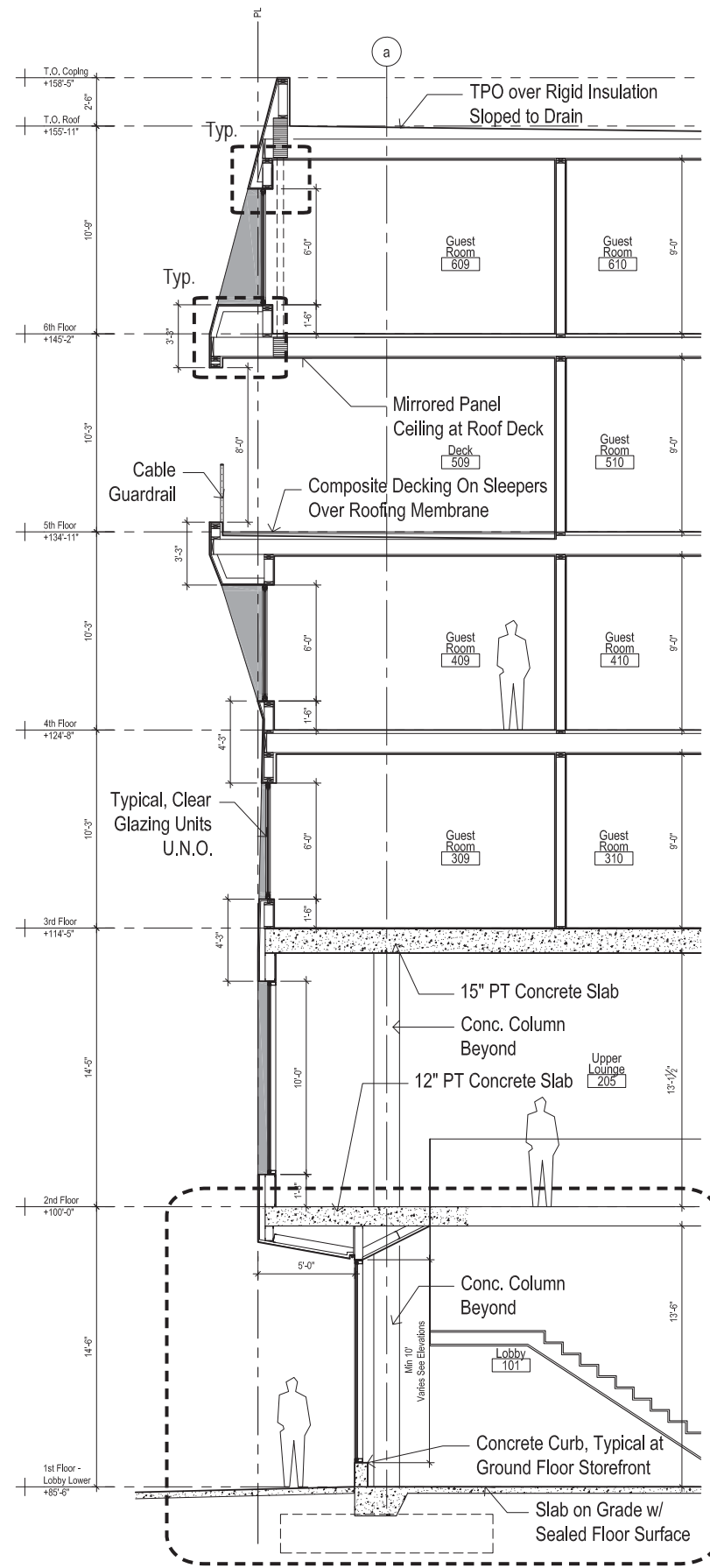
3

1

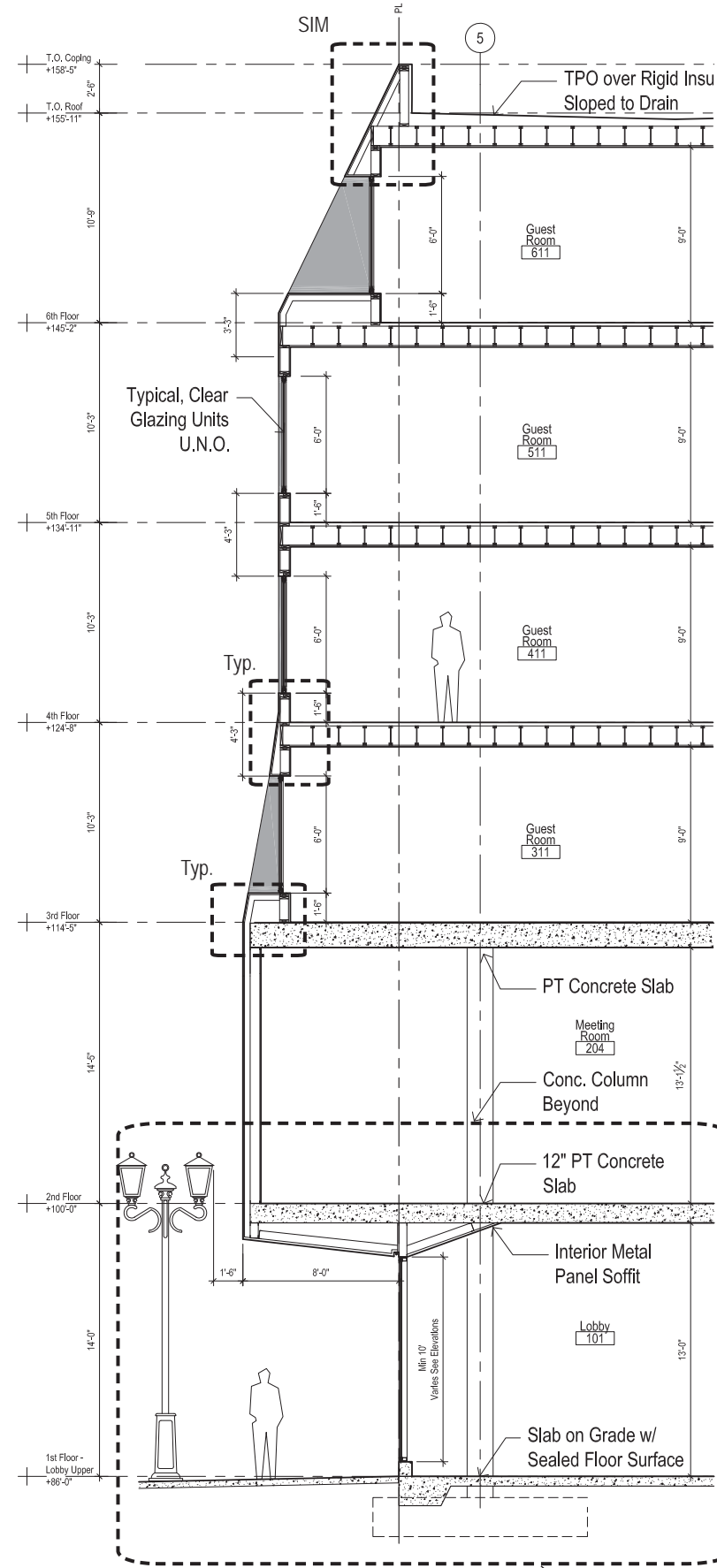
7

2

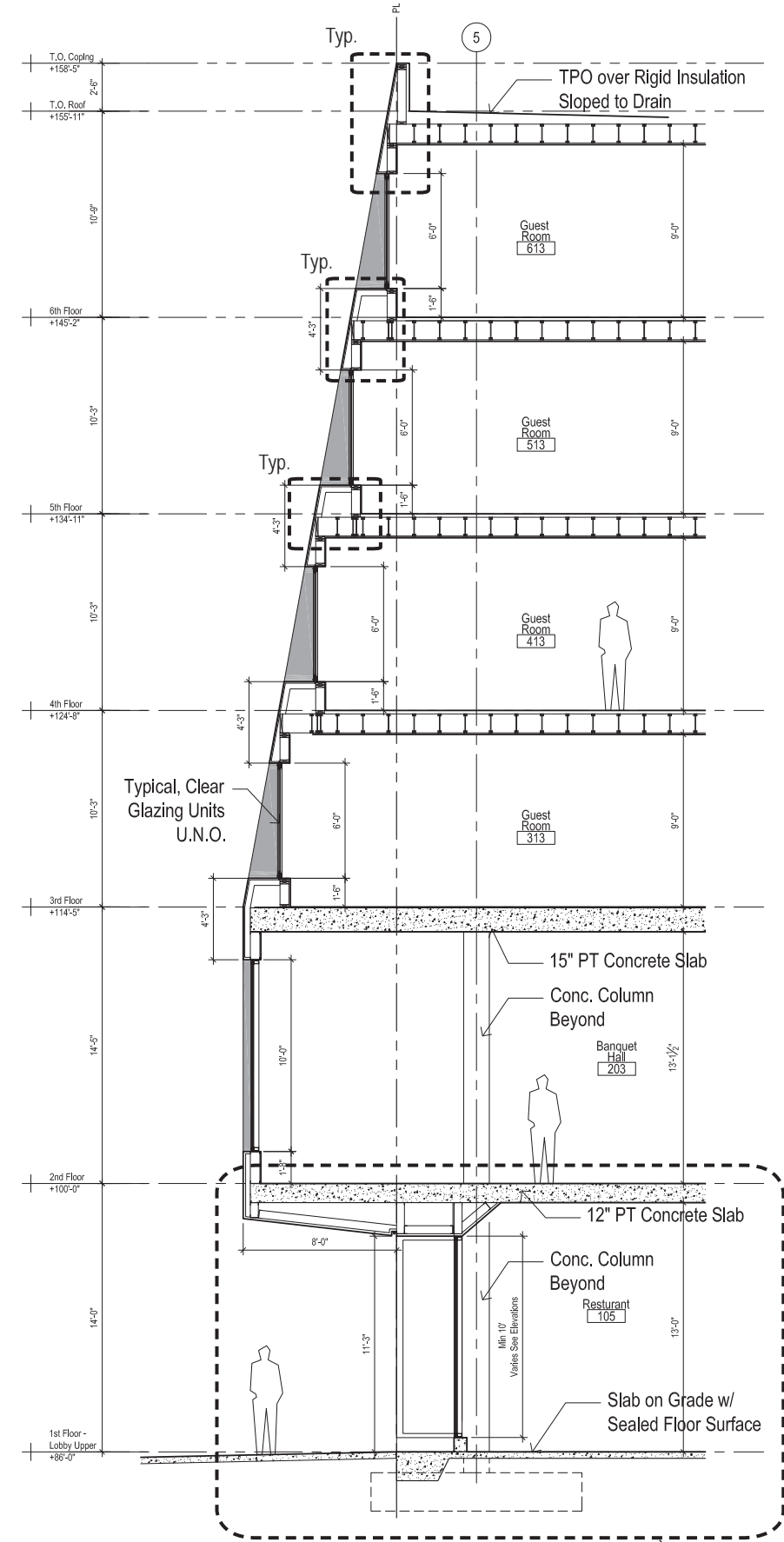
Enlarged Wall Sections + Details



c. W 9th Ave



b. E Burnside Street - West

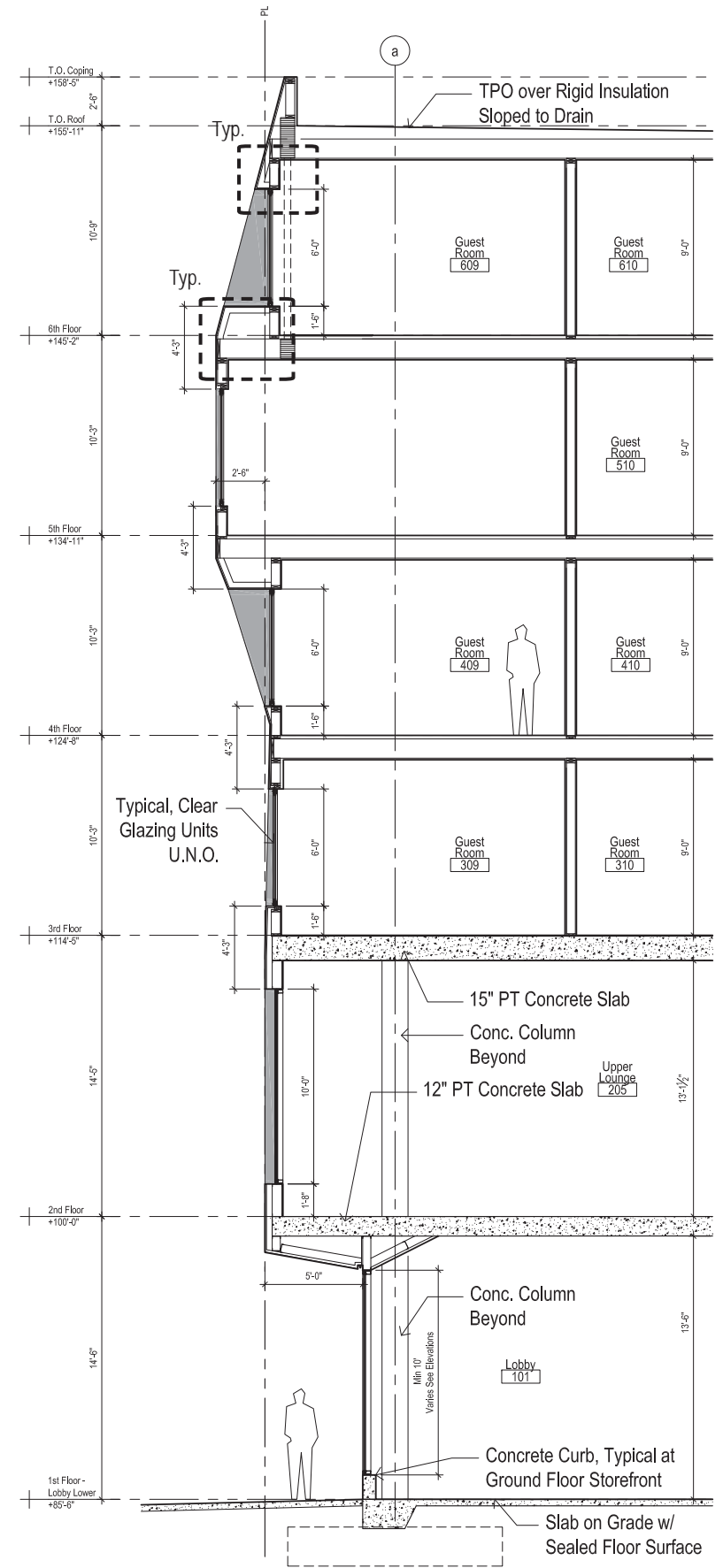


a. E Burnside Street - East

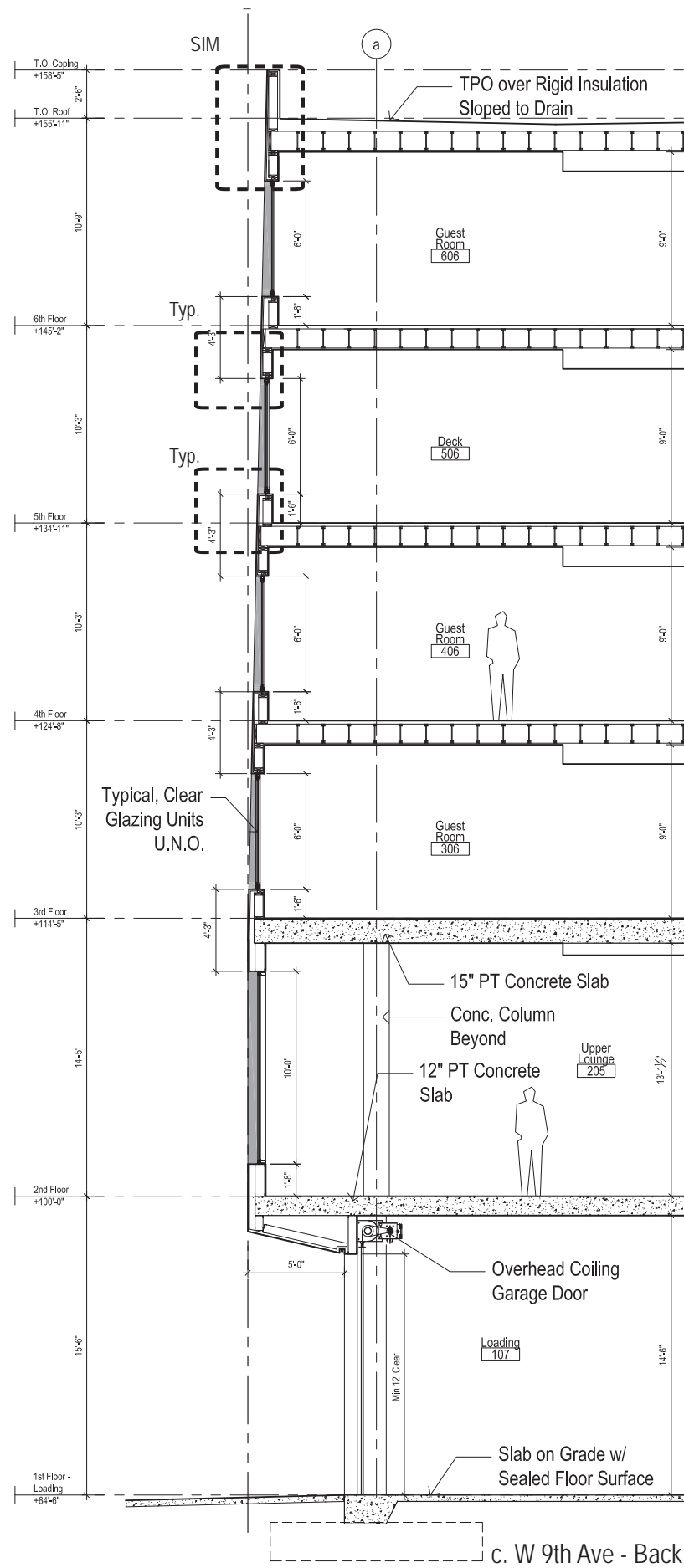
PG 42

PG 41

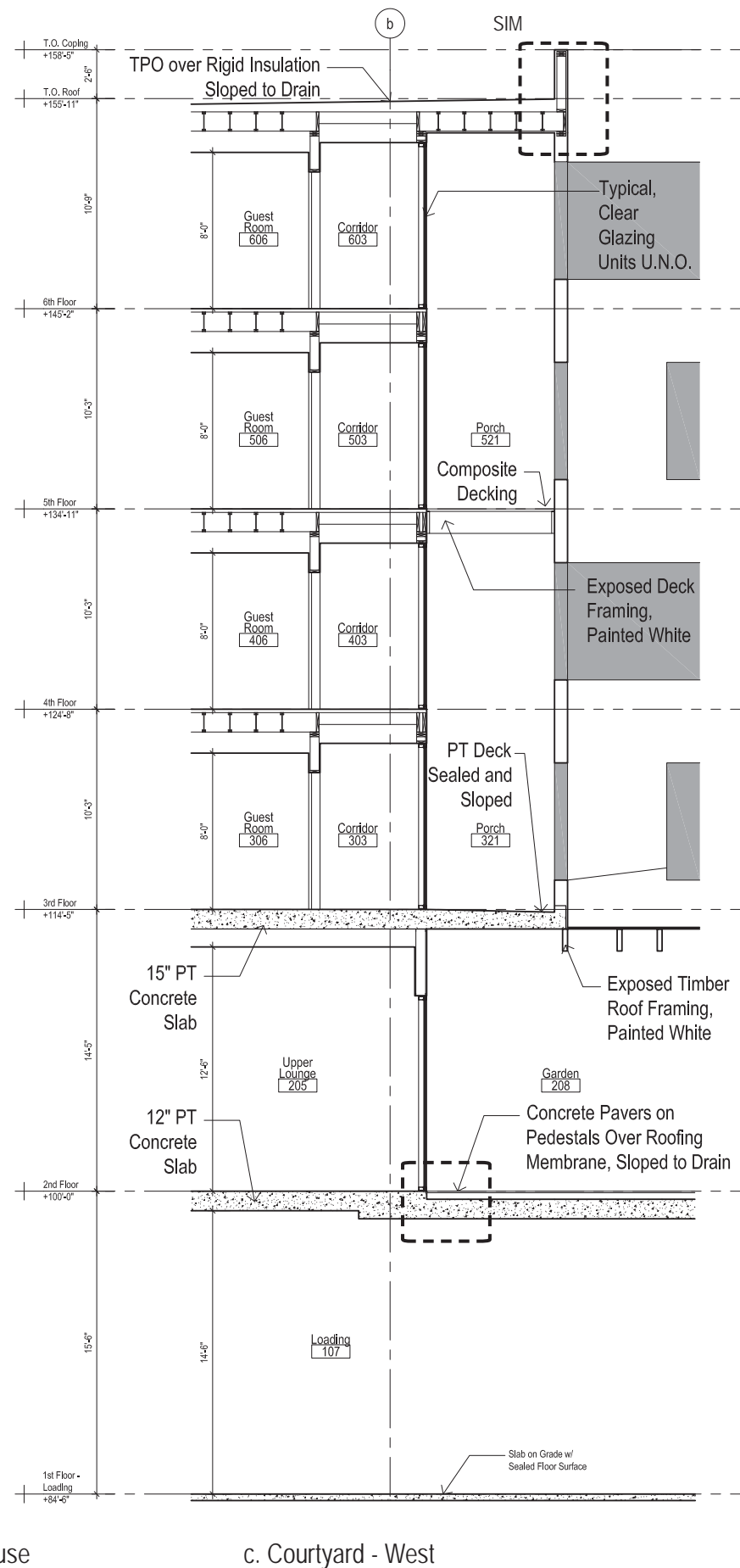
PG 40



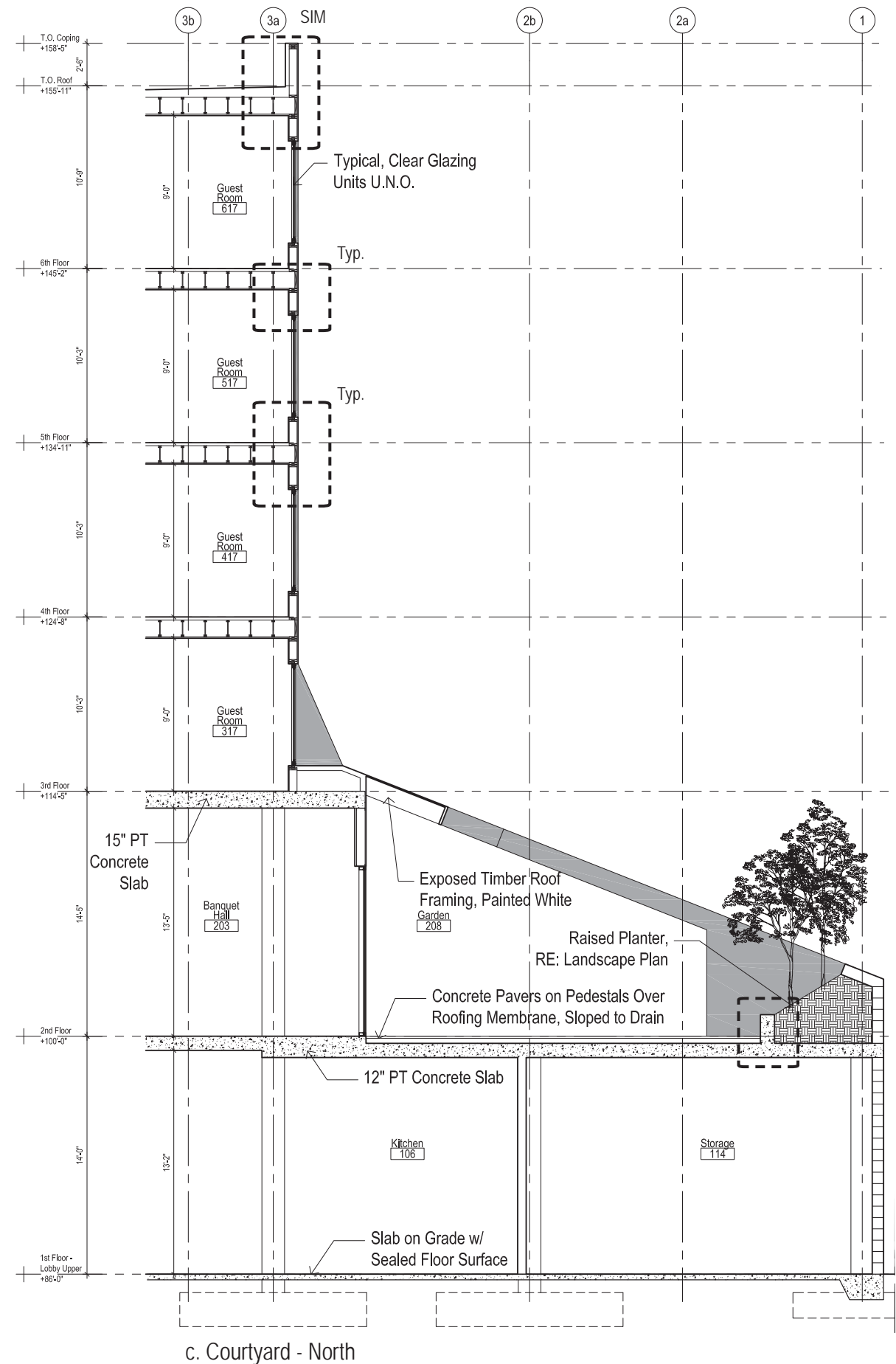
g. W 9th Ave @ Oriel Window Condition



c. W 9th Ave - Back of House



c. Courtyard - West



c. Courtyard - North



Sidewalk View from East Burnside

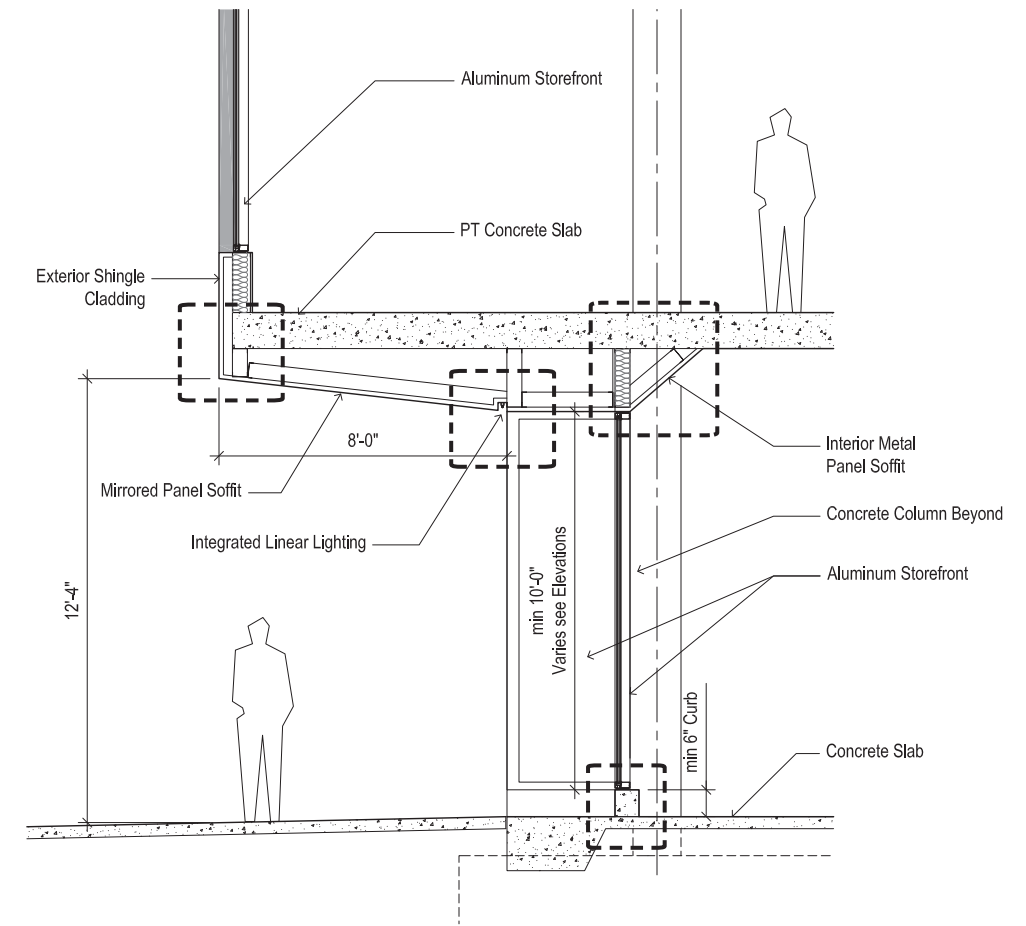


Partial Wall Section View

- Material Key
1. Vertical Asphalt Shingle, Midnight Black
 2. 1/8" Aluminum Panel, White
 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
 5. Flat Metal 22 Ga. Infill Panel
 6. Mirrored Panel Soffit
 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
 8. Flushline Aluminum Entrance Door (Solid), White
 9. Coiling Overhead Door, Perforated Slats, Slate Grey



Section of Typical Ground Level Entrance - E Burnside Street



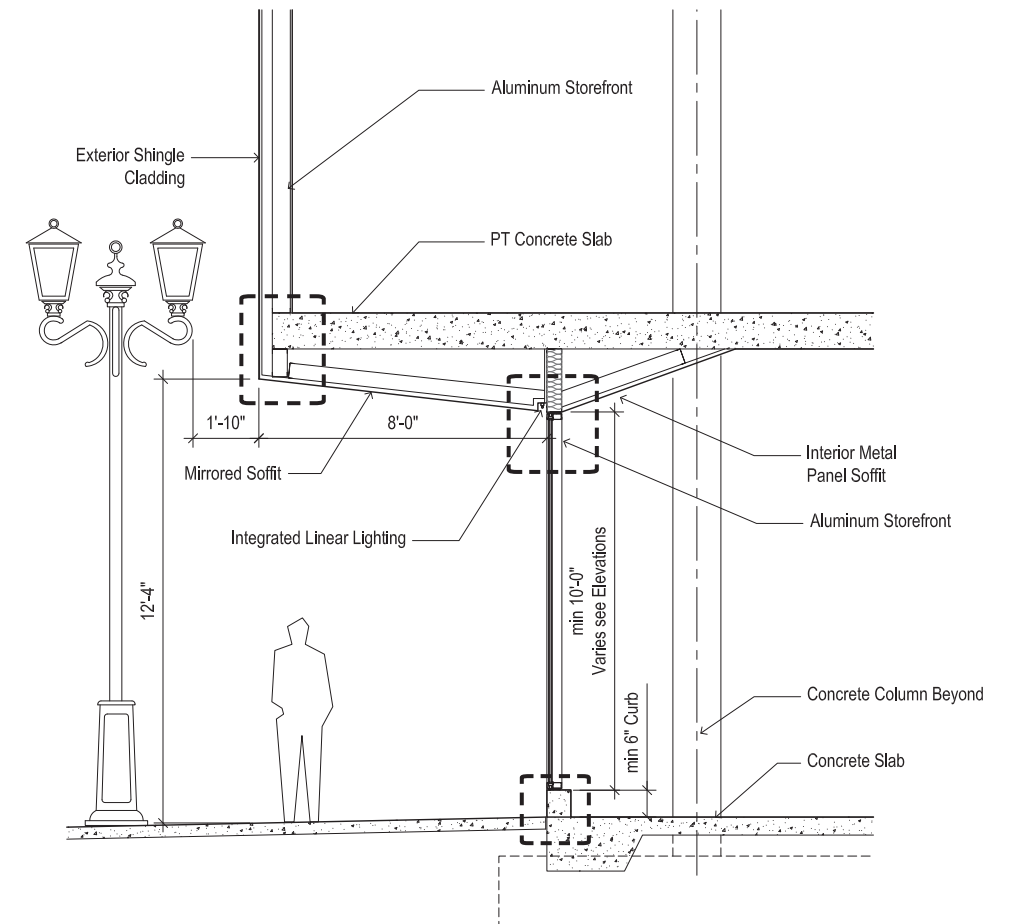
2D Section of Typical Ground Level Entrance - E Burnside Street

Material Key

1. Vertical Asphalt Shingle, Midnight Black
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Infill Panel
6. Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
8. Flushline Aluminum Entrance Door (Solid), White
9. Coiling Overhead Door, Perforated Slats, Slate Grey



Section of Typical Storefront - E Burnside Street



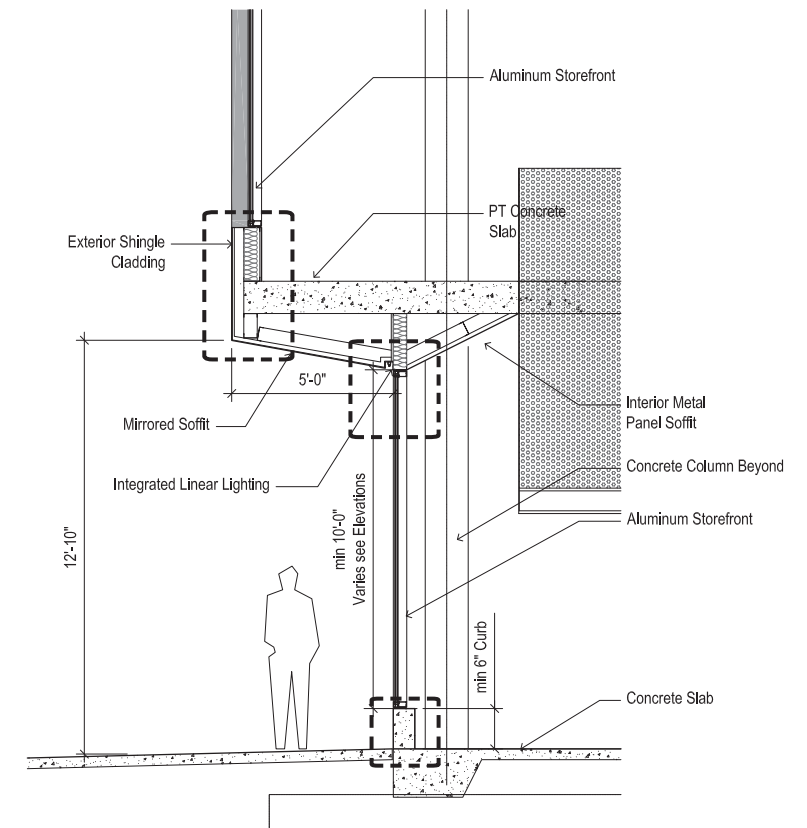
2D Section of Typical Storefront - E Burnside Street

Material Key

1. Vertical Asphalt Shingle, Midnight Black
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Infill Panel
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8. Flushline Aluminum Entrance Door (Solid), White
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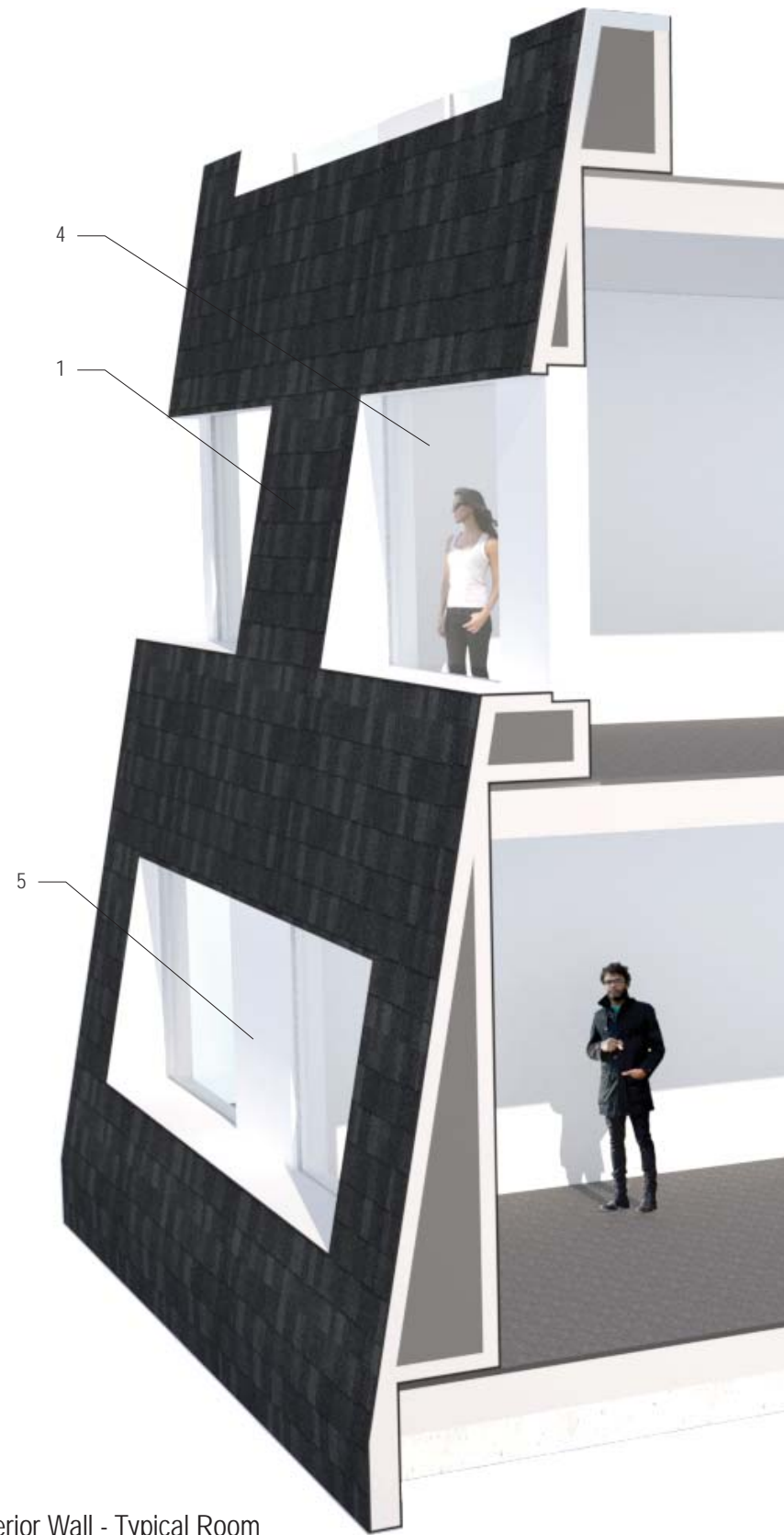
Section of Typical Ground Level Entrance - W 9th Ave



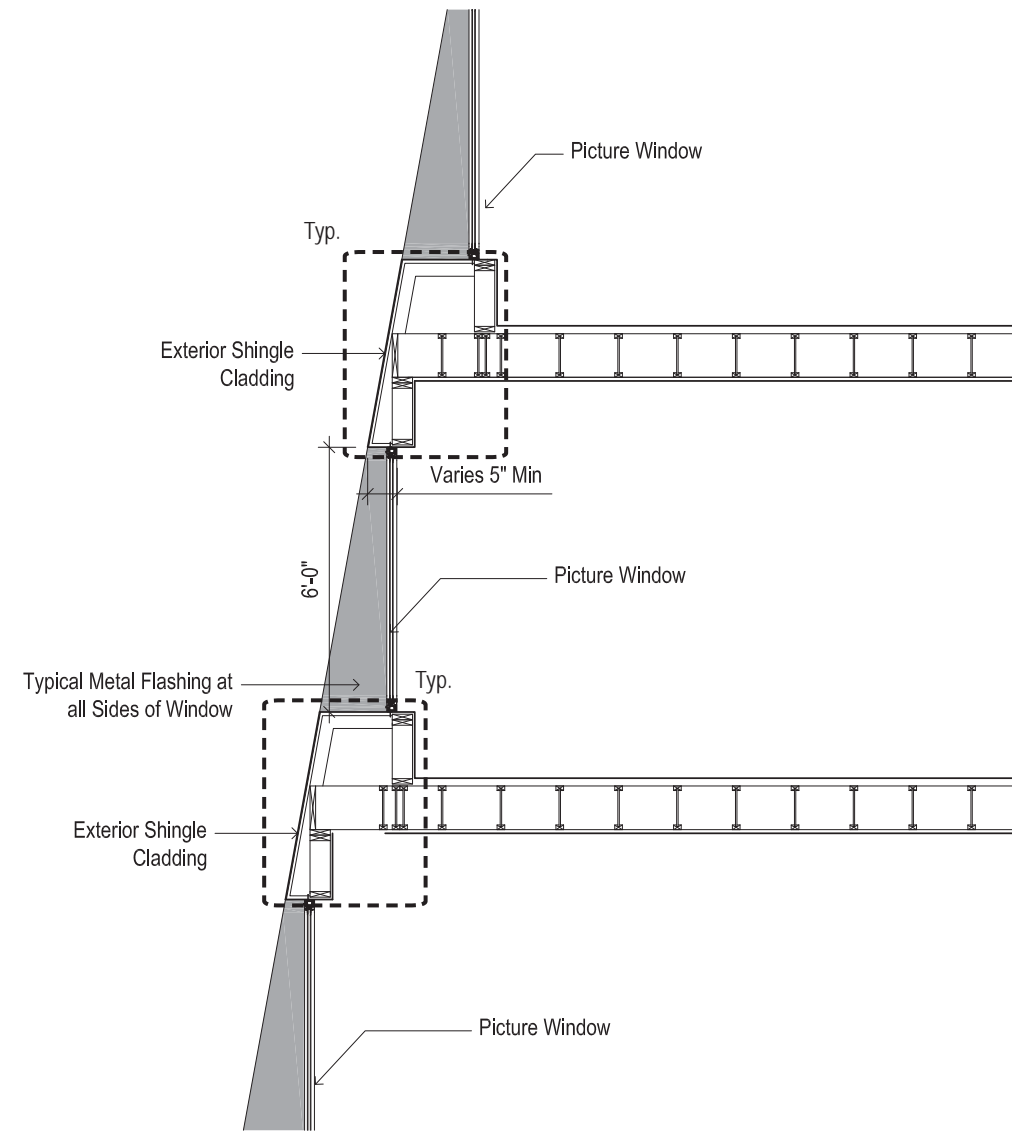
2D Section of Typical Ground Level Entrance - W 9th Ave

Material Key

1. Vertical Asphalt Shingle, Midnight Black
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Infill Panel
6. Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
8. Flushline Aluminum Entrance Door (Solid), White
9. Coiling Overhead Door, Perforated Slats, Slate Grey



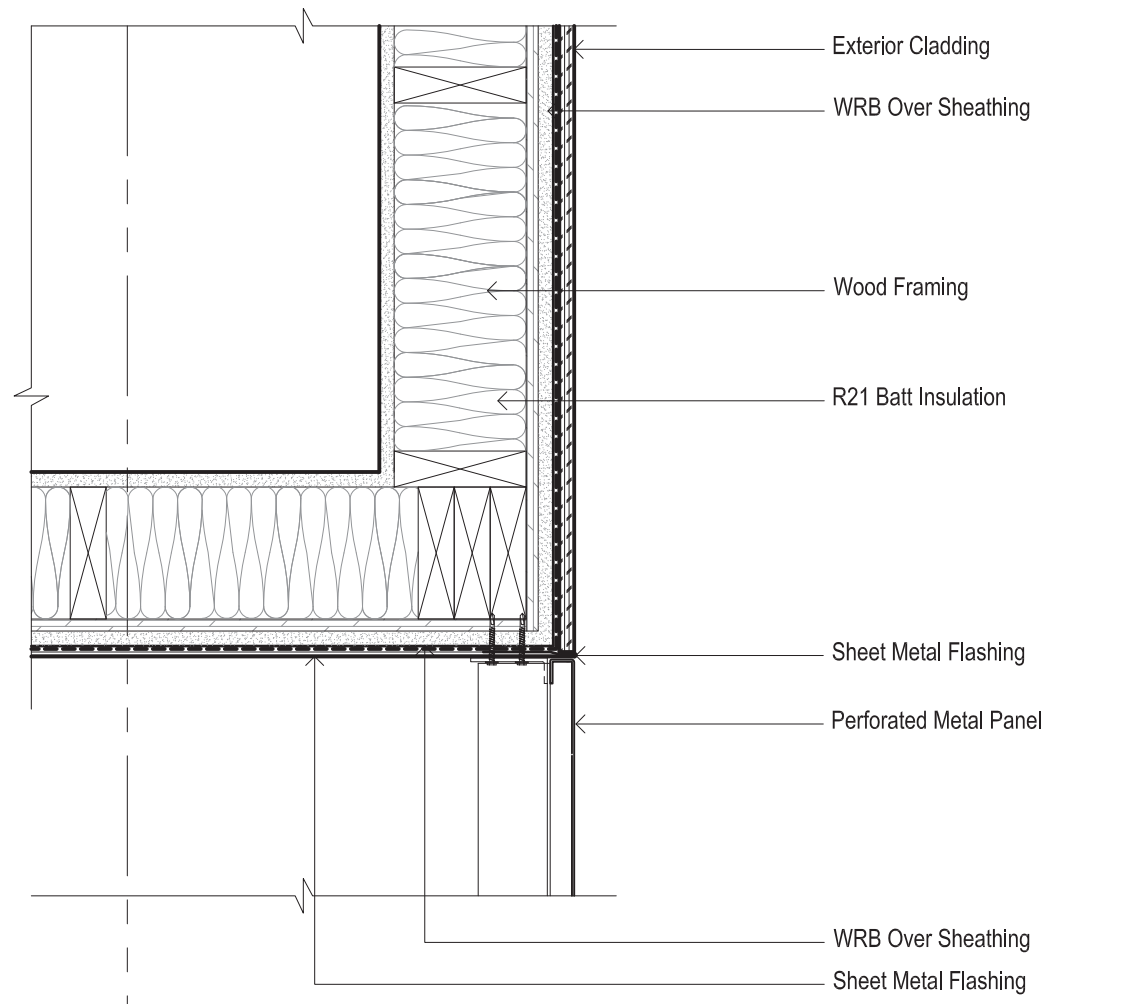
Section of Exterior Wall - Typical Room



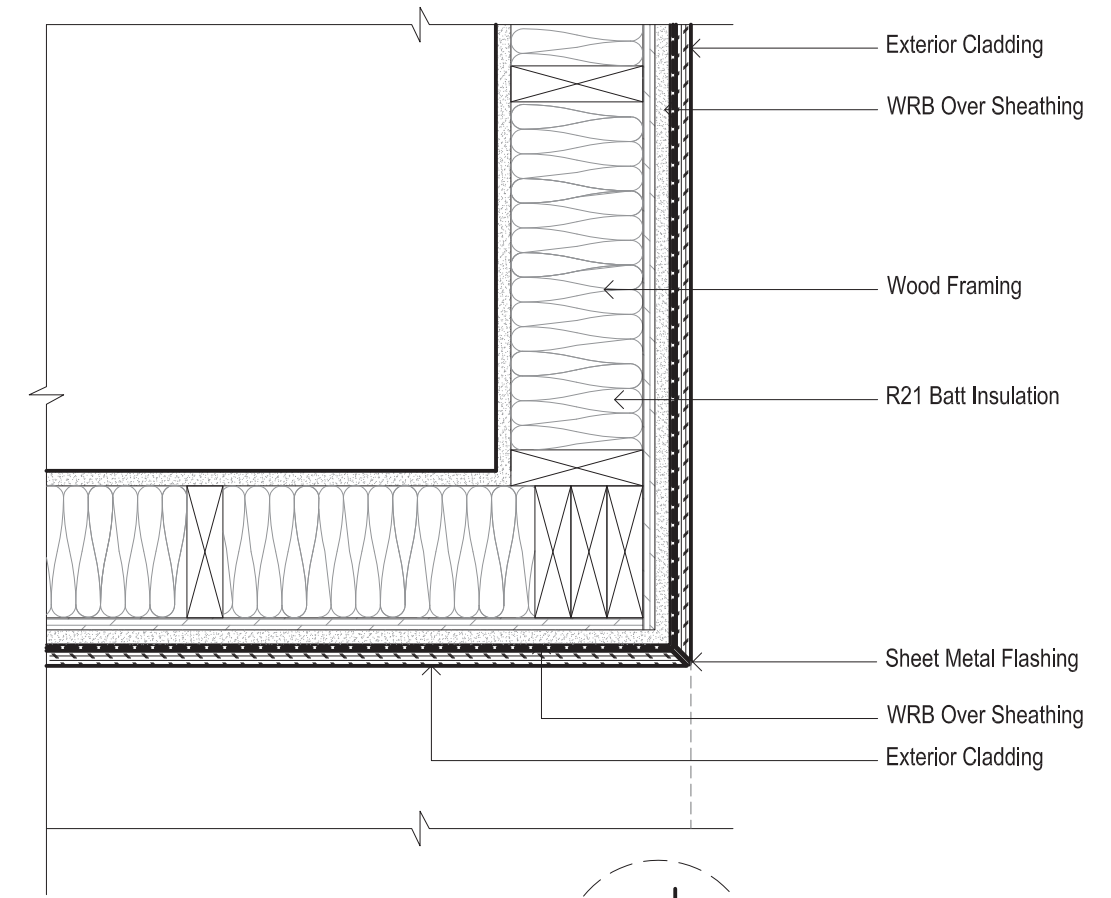
2D Section of Exterior Wall - Typical Room

- Material Key
1. Vertical Asphalt Shingle, Midnight Black
 2. 1/8" Aluminum Panel, White
 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
 5. Flat Metal 22 Ga. Infill Panel
 6. Mirrored Panel Soffit
 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
 8. Flushline Aluminum Entrance Door (Solid), White
 9. Coiling Overhead Door, Perforated Slats, Slate Grey

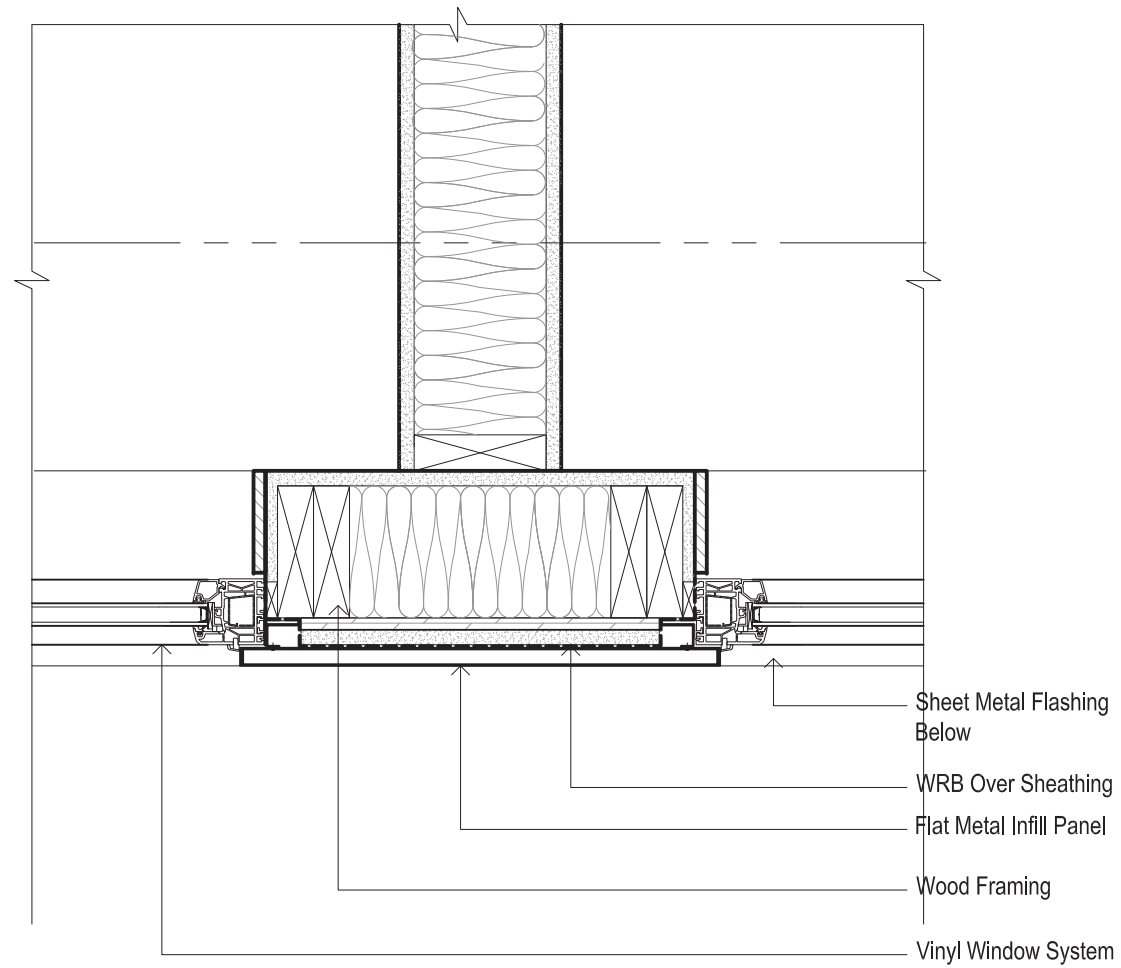
Enlarged Details



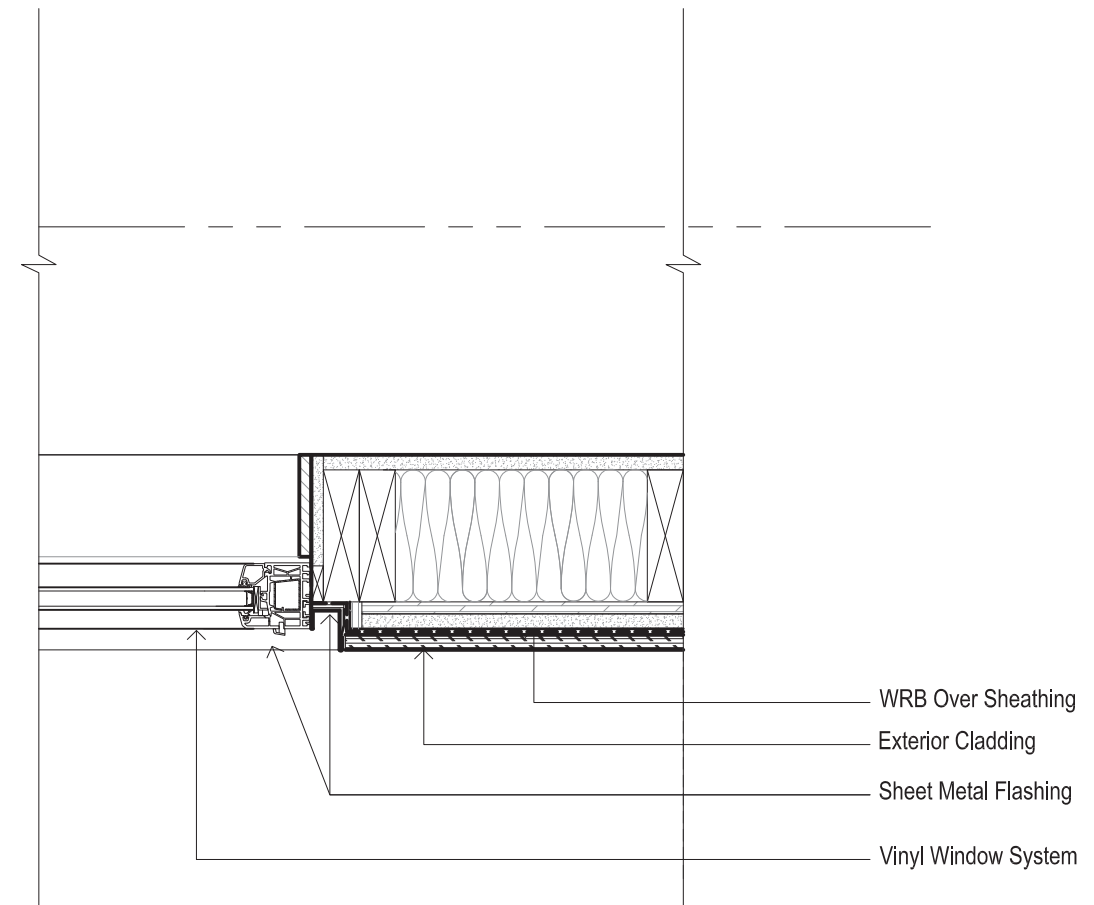
2 Perforated Screen Detail plan detail
 a5.01 3"=1'-0"



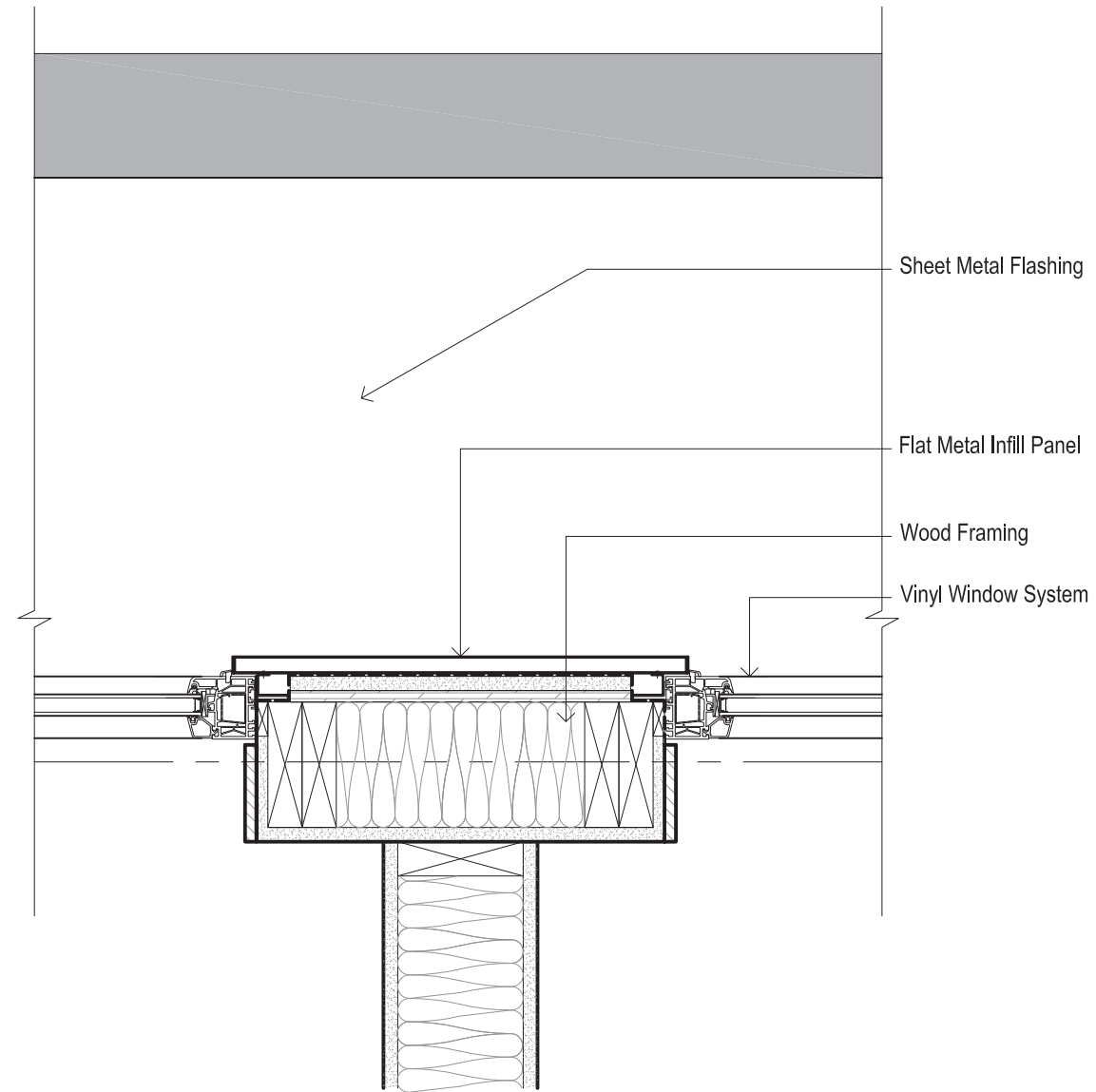
3 Typical Corner Flashing Detail @ Ext Sheathing plan detail
 a5.01 3"=1'-0"



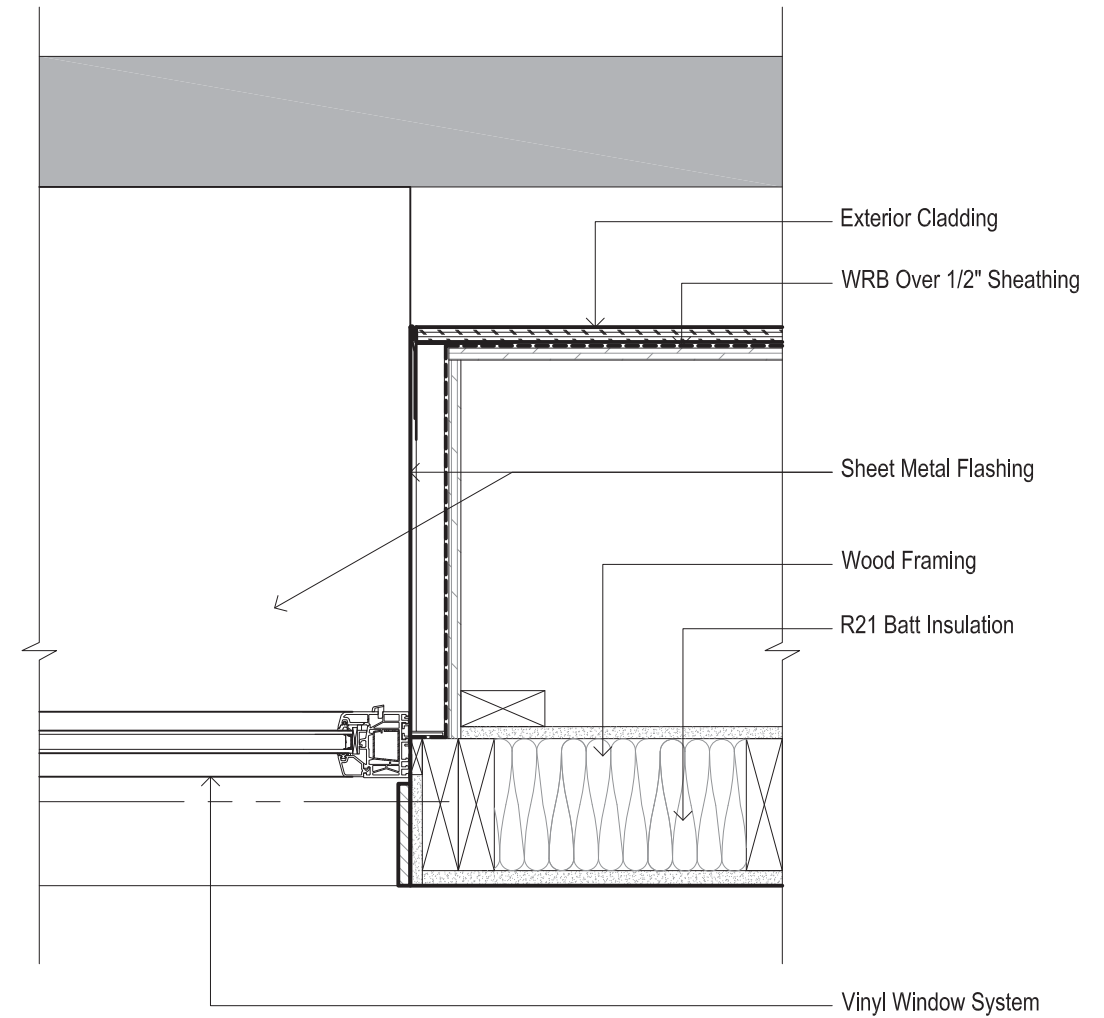
9 Typical Window Jamb Detail @ Infill Panel plan detail
 a5.01 3"=1'-0"



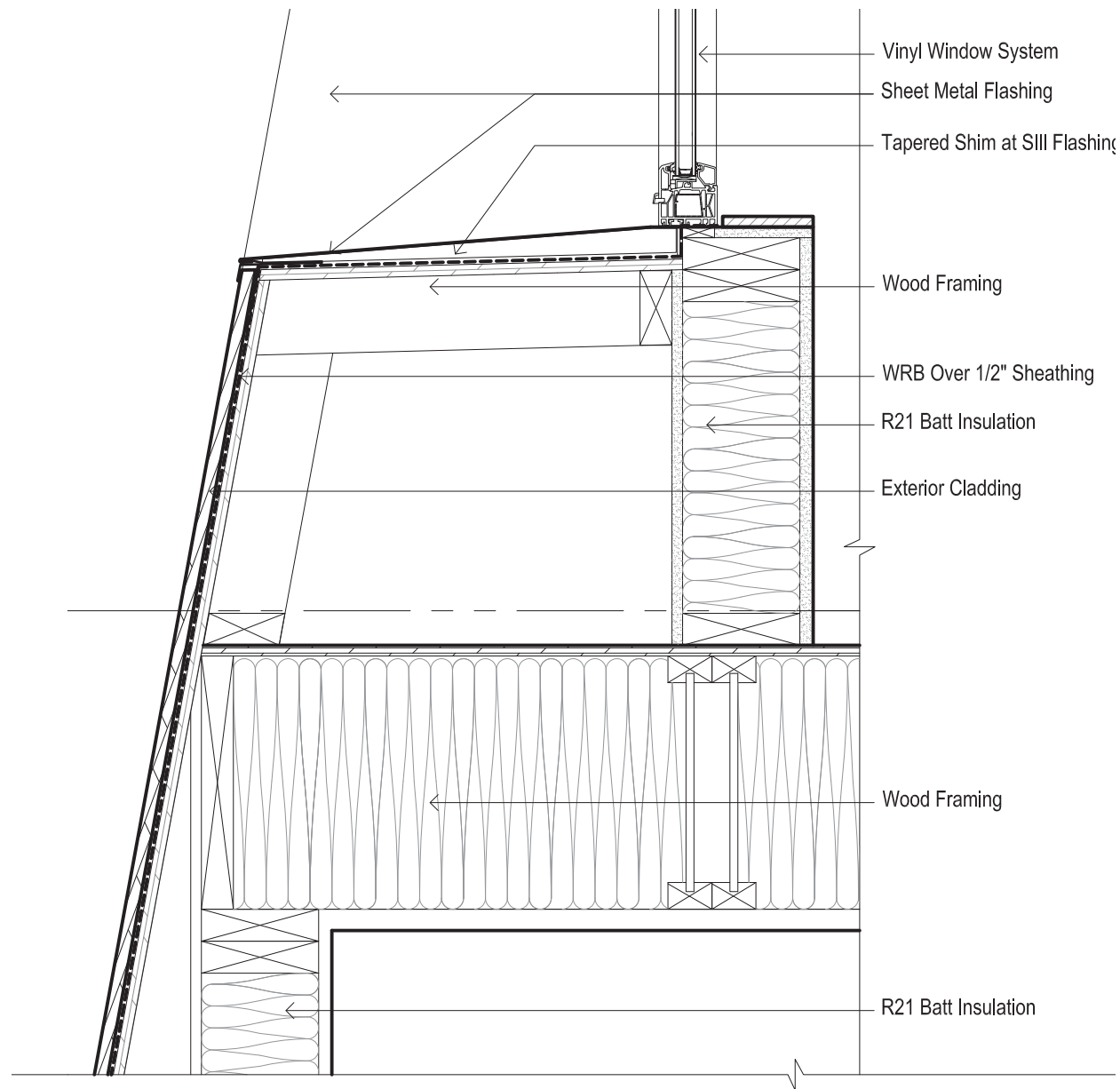
6 Typical Window Jamb Detail plan detail
 a5.01 3"=1'-0"



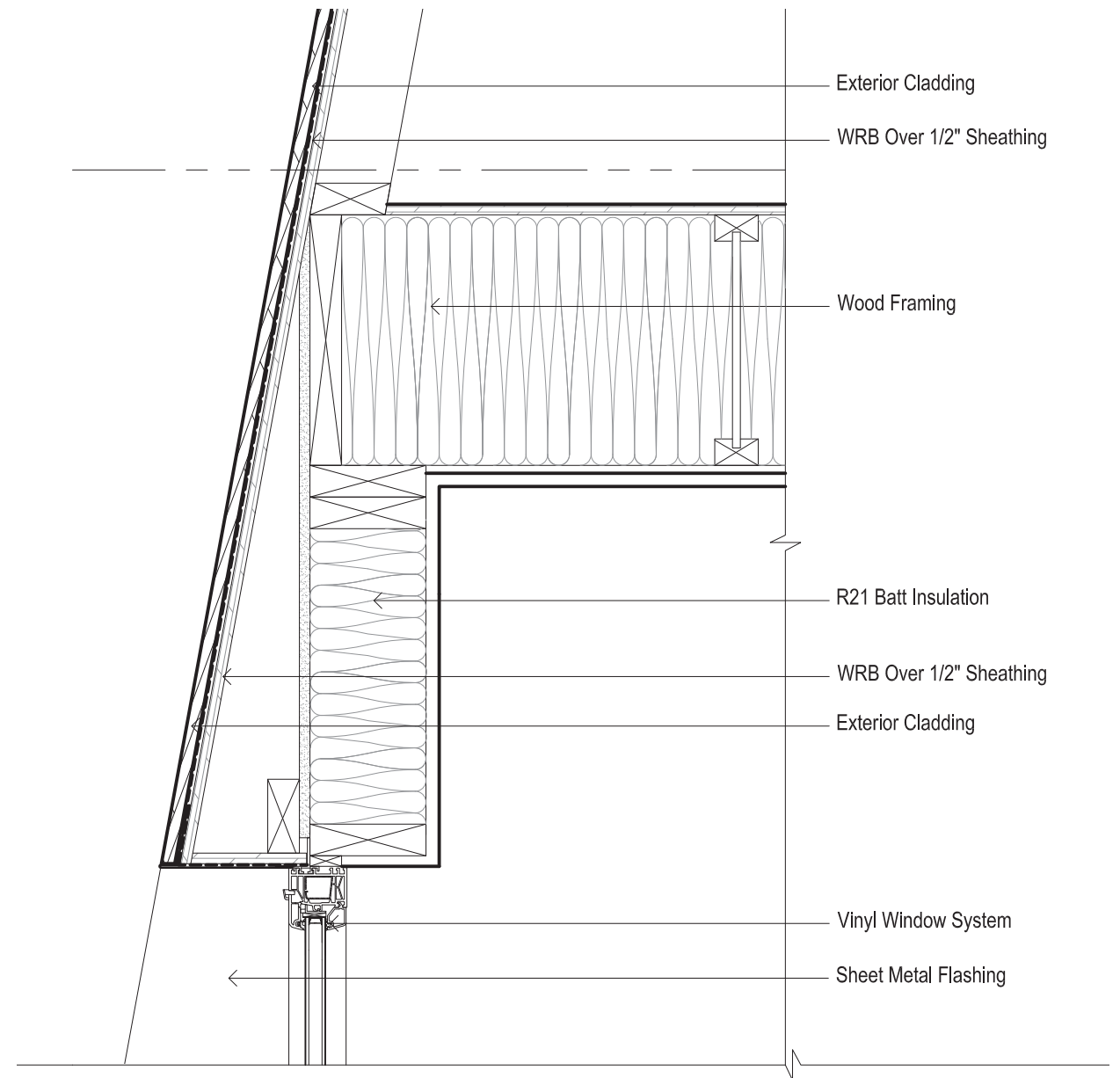
4 Typical Window Jamb Detail @ Infill Panel plan detail
 a5.01 3"=1'-0"



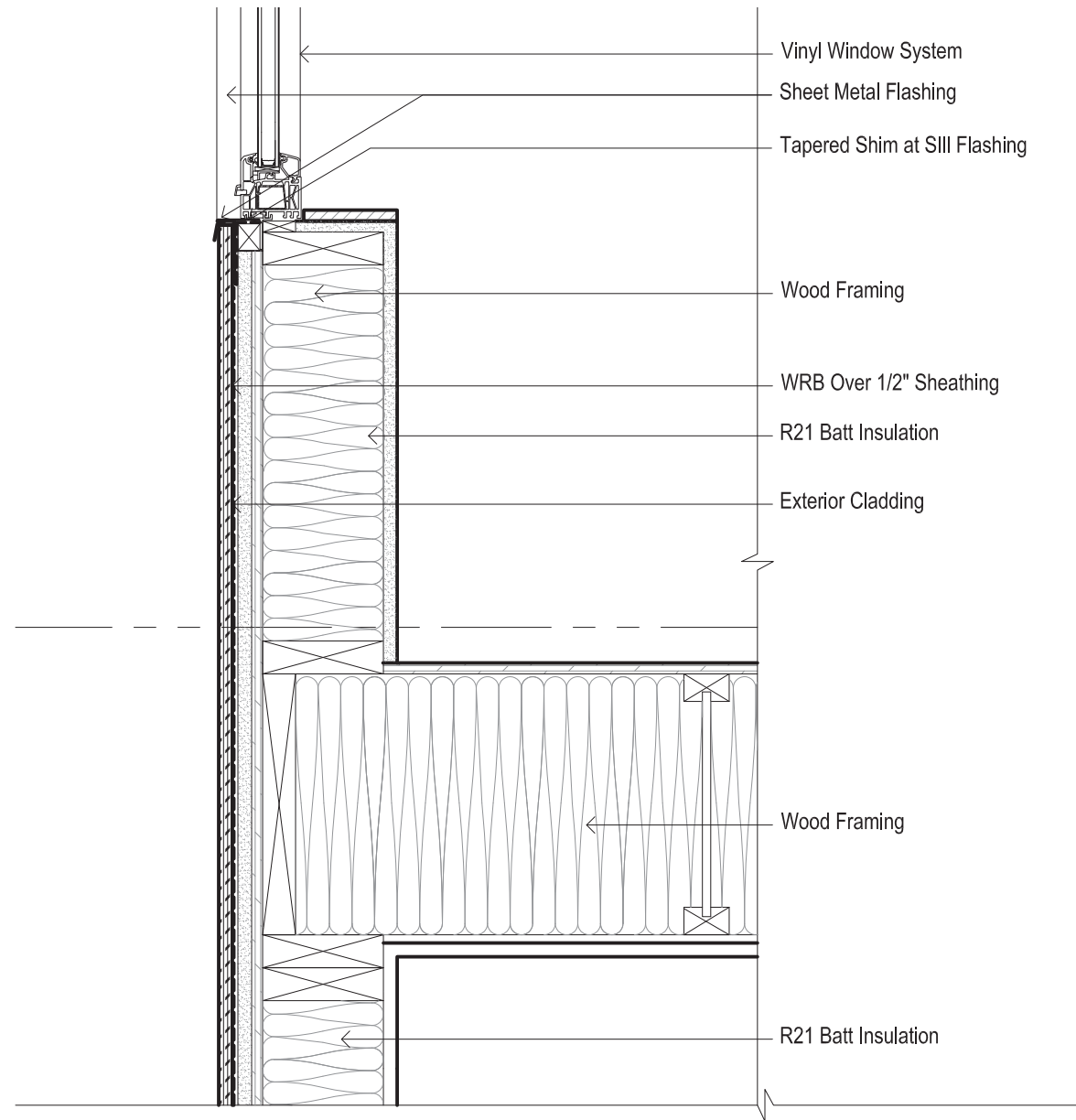
1 Typical Window Jamb Detail plan detail
 a5.01 3"=1'-0"



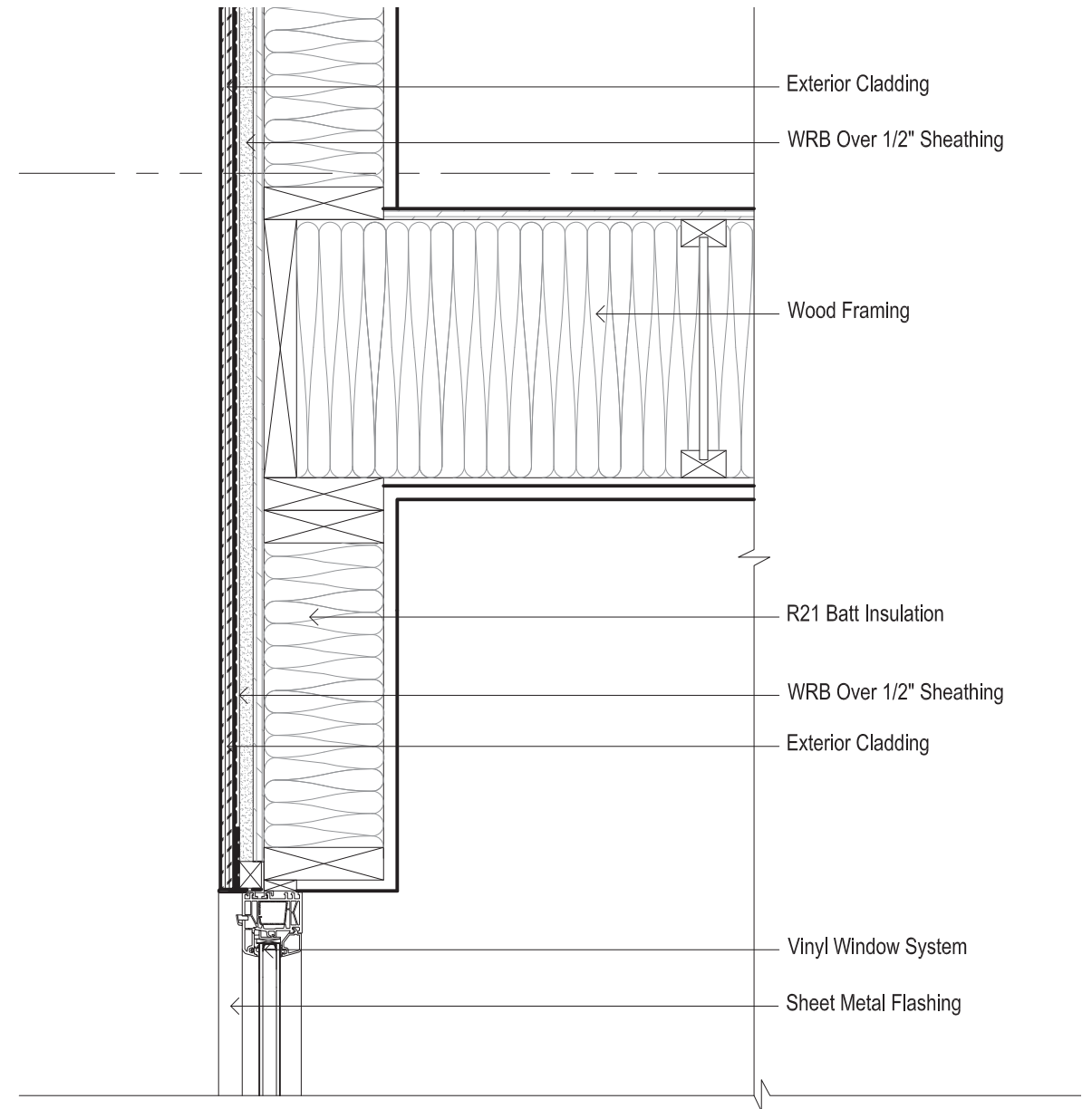
3 Typical Window Sill Detail @ Facet Wall section detail
 a5.03 1 1/2"=1'-0"



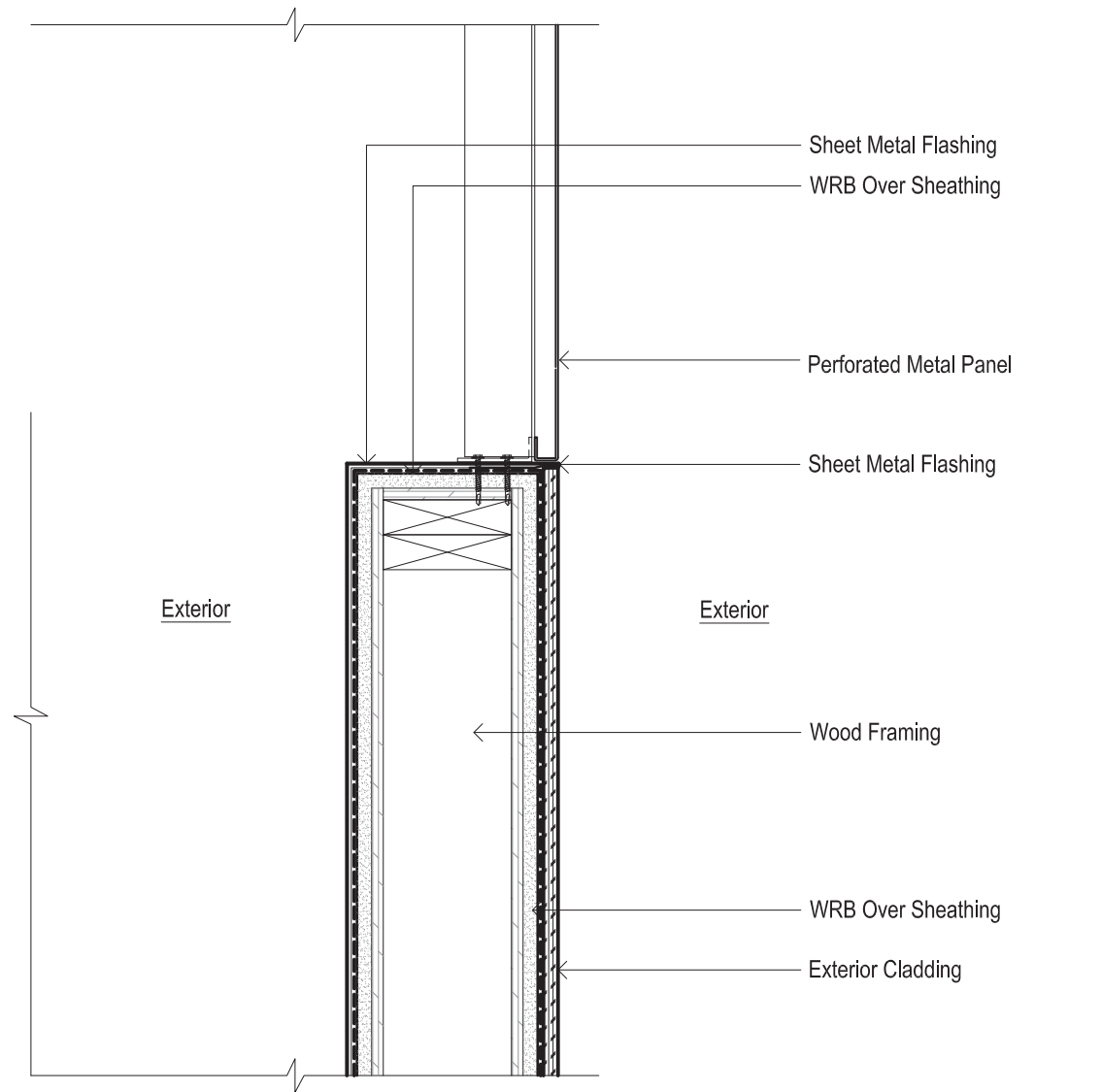
2 Typical Window Head Detail @ Facet Wall section detail
 a5.03 1 1/2"=1'-0"



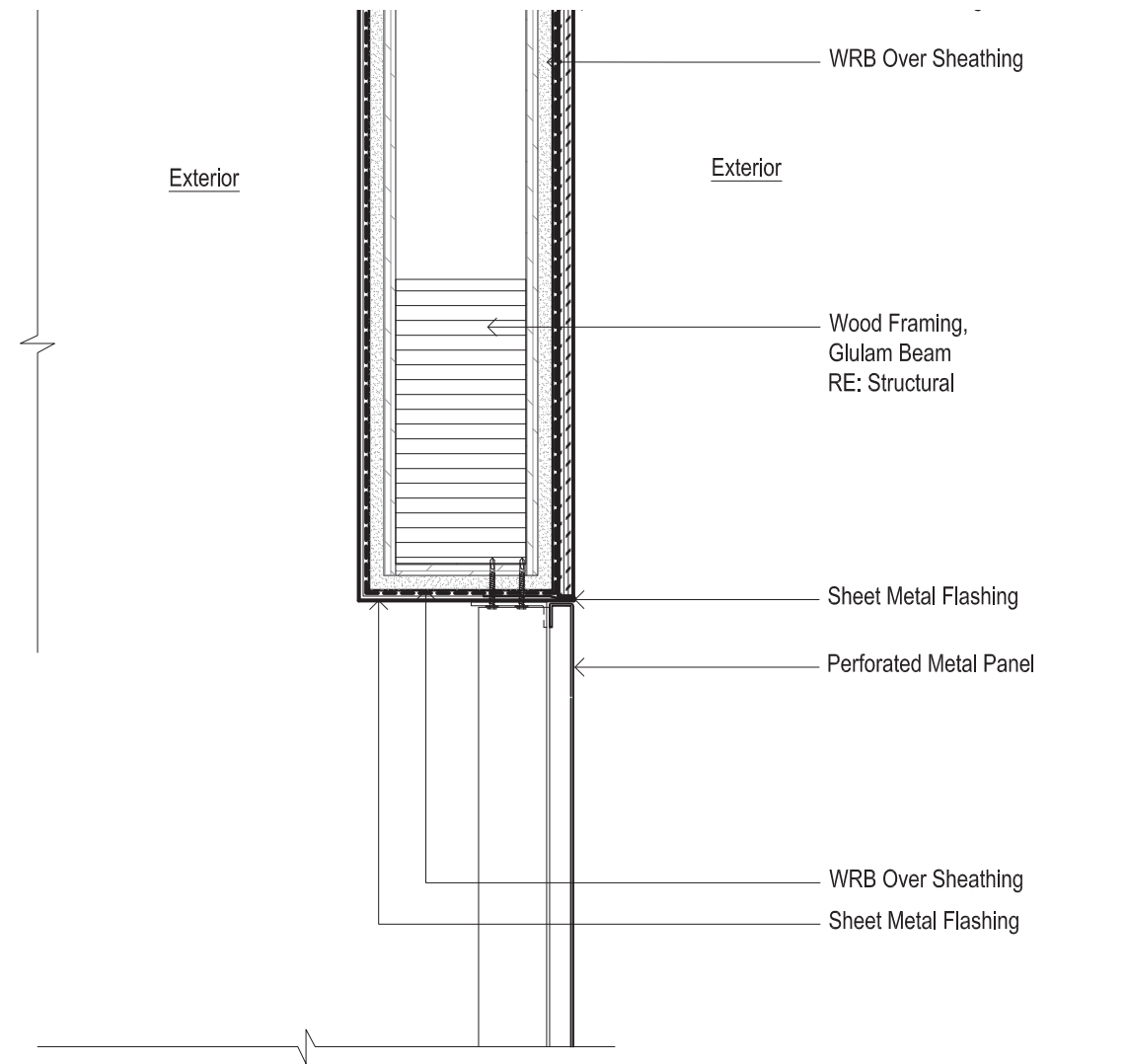
6 Typical Window Sill Detail @ Vertical Wall section detail
 a5.03 1 1/2"=1'-0"



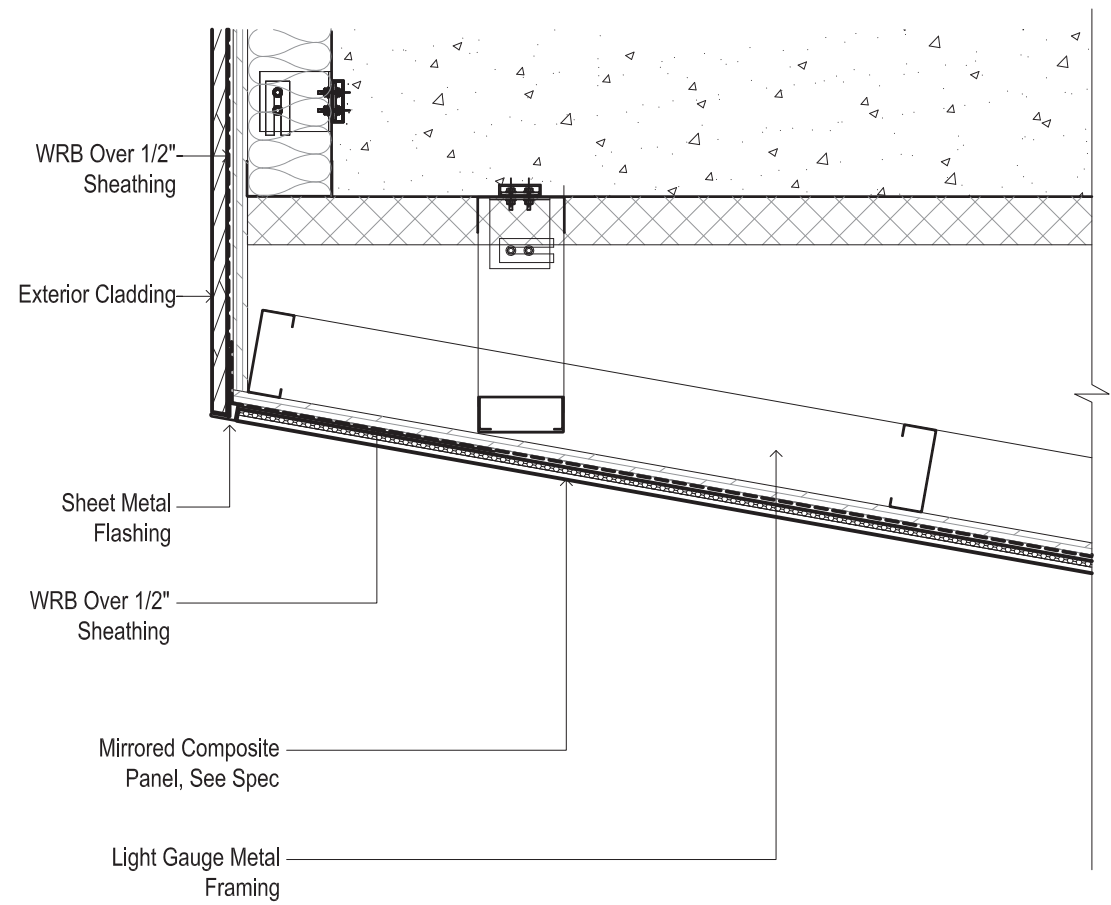
5 Typical Window Head Detail @ Vertical Wall section detail
 a5.03 1 1/2"=1'-0"



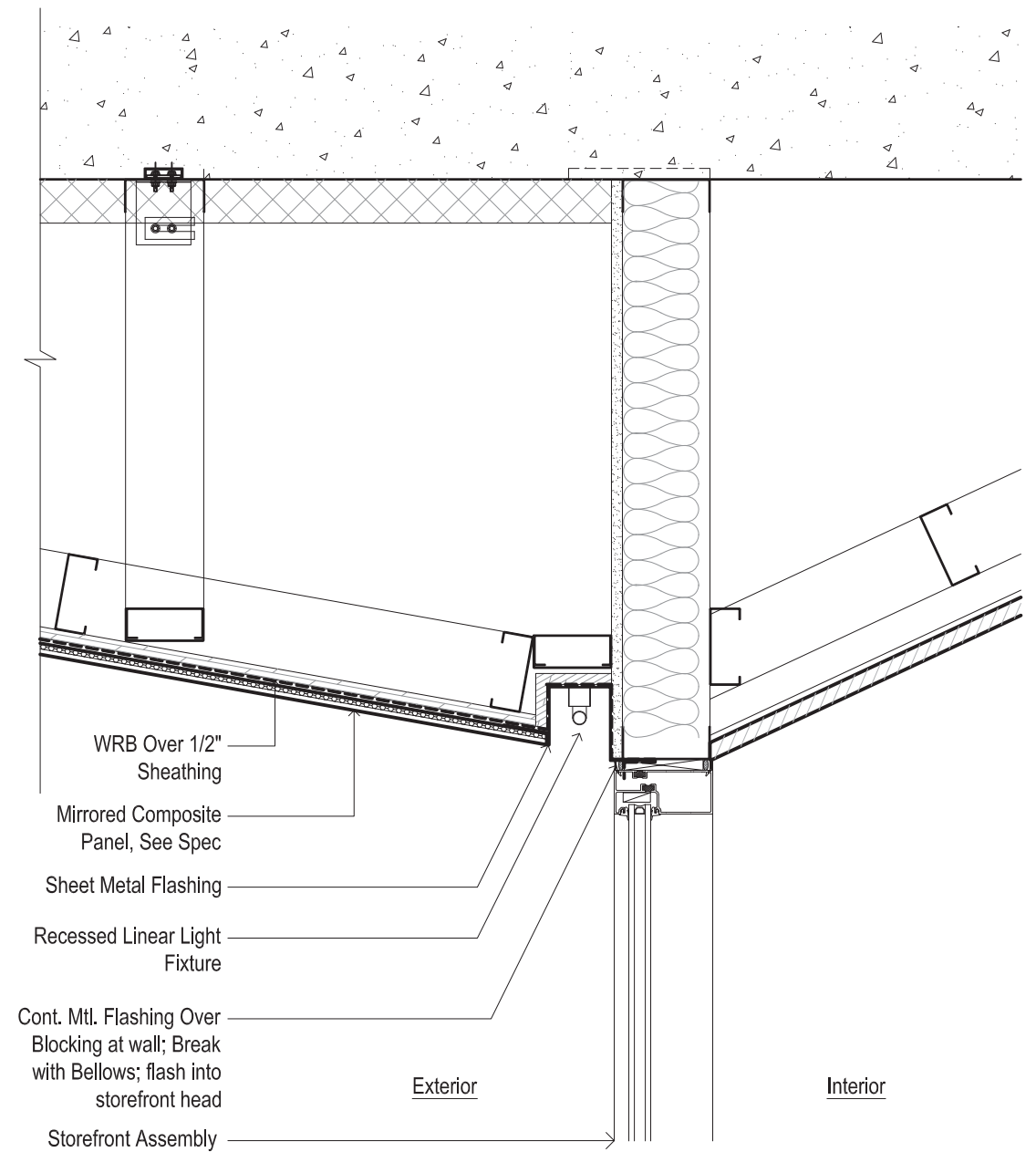
8 Perforated Screen Panel Detail @ Sill section detail
 a5.03 3"=1'-0"



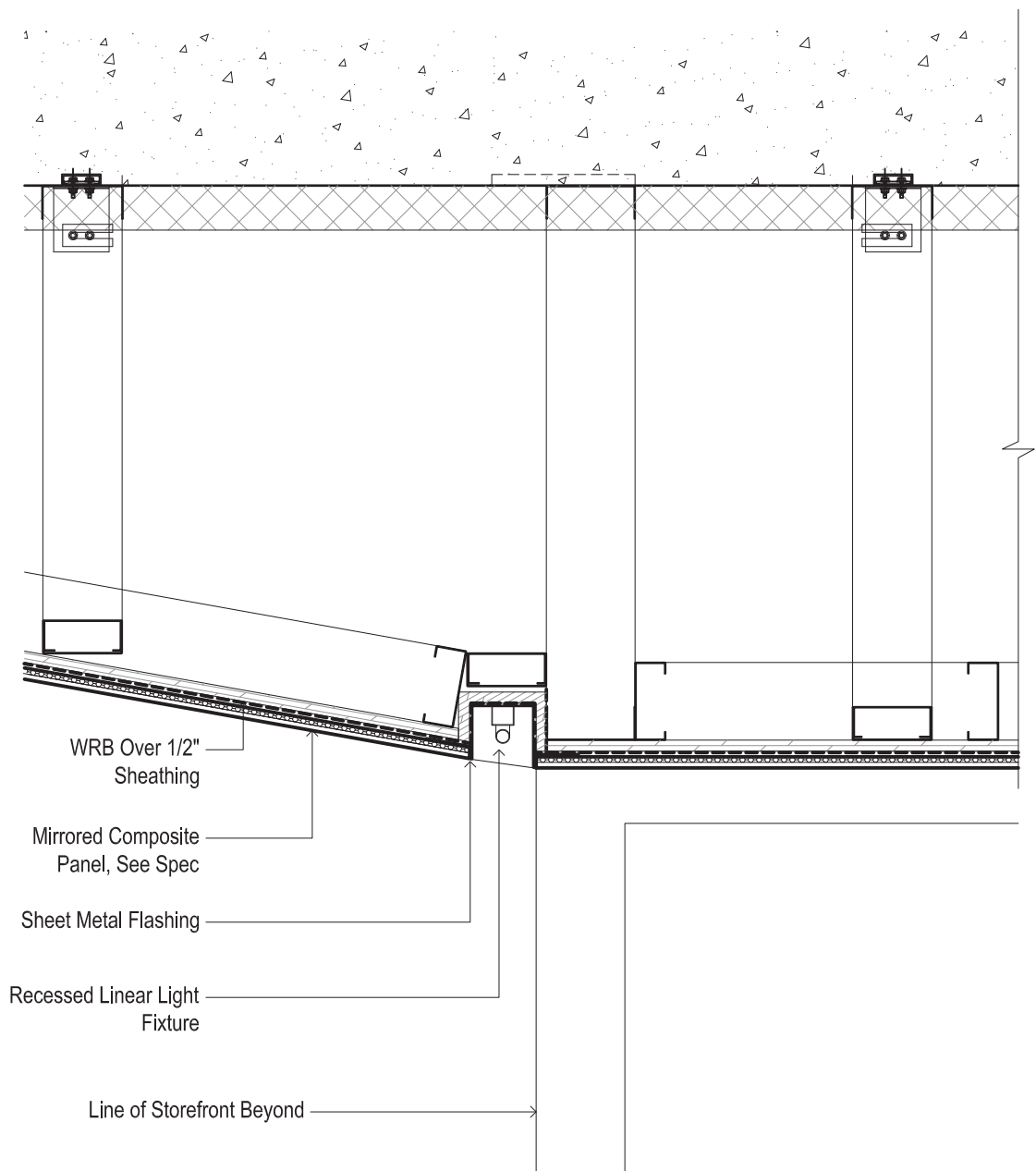
7 Perforated Screen Panel Detail @ Head section detail
 a5.03 3"=1'-0"



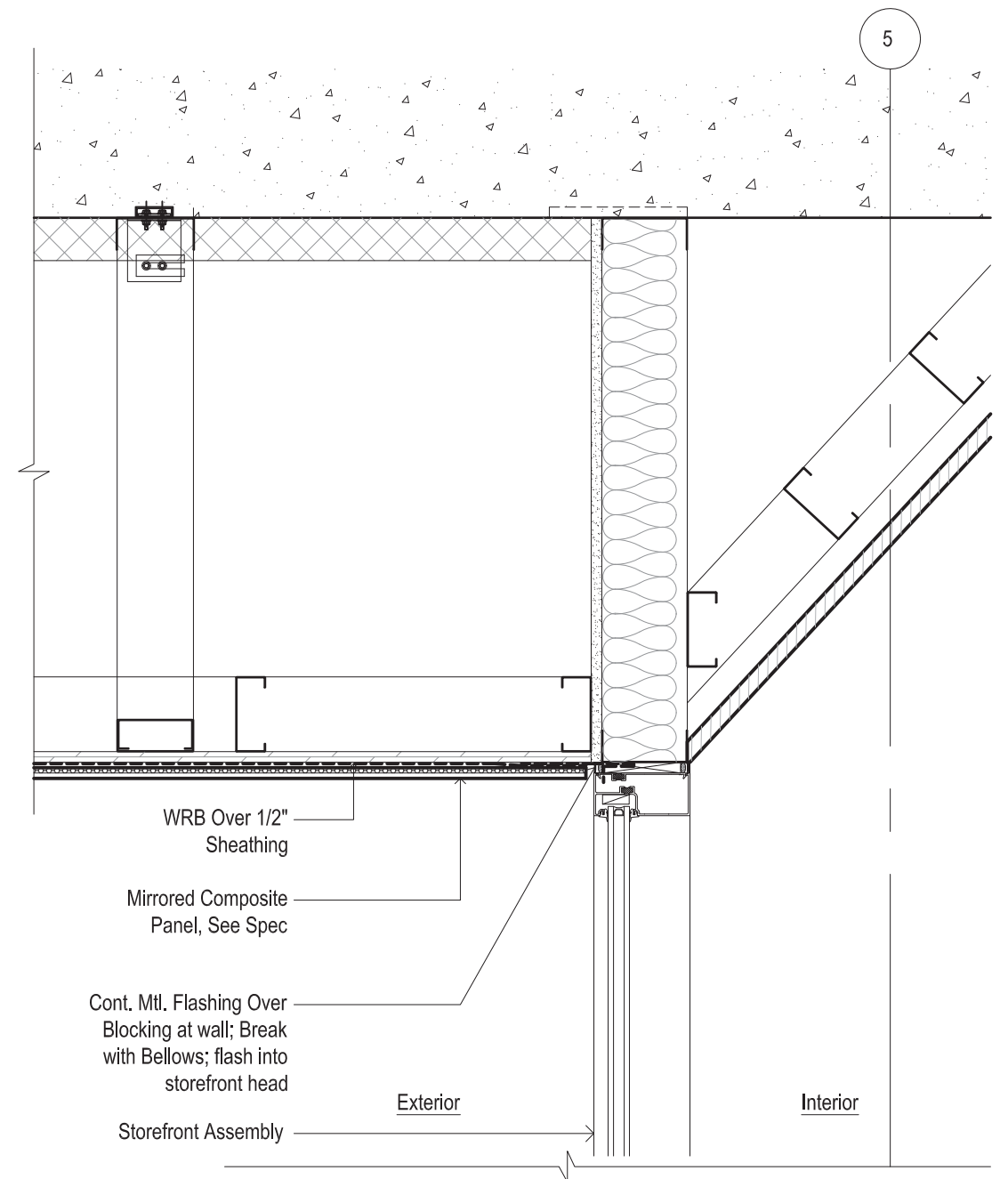
4 Typical Mirrored Soffit Detail @ Corner section detail
 a5.04 1 1/2"=1'-0"



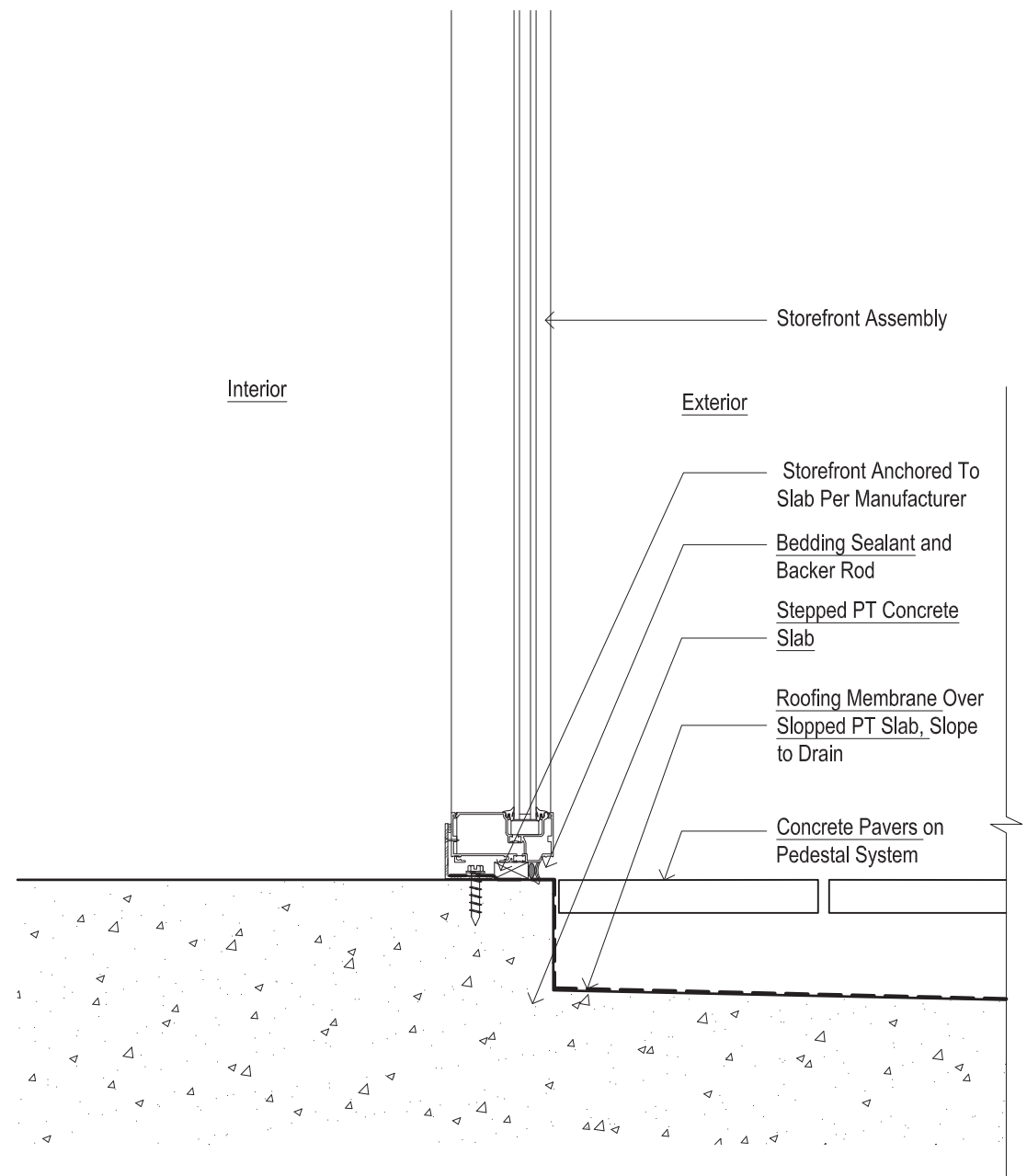
1 Storefront Head Detail @ Mirrored Soffit - Light Cove section detail
 a5.04 1 1/2"=1'-0"



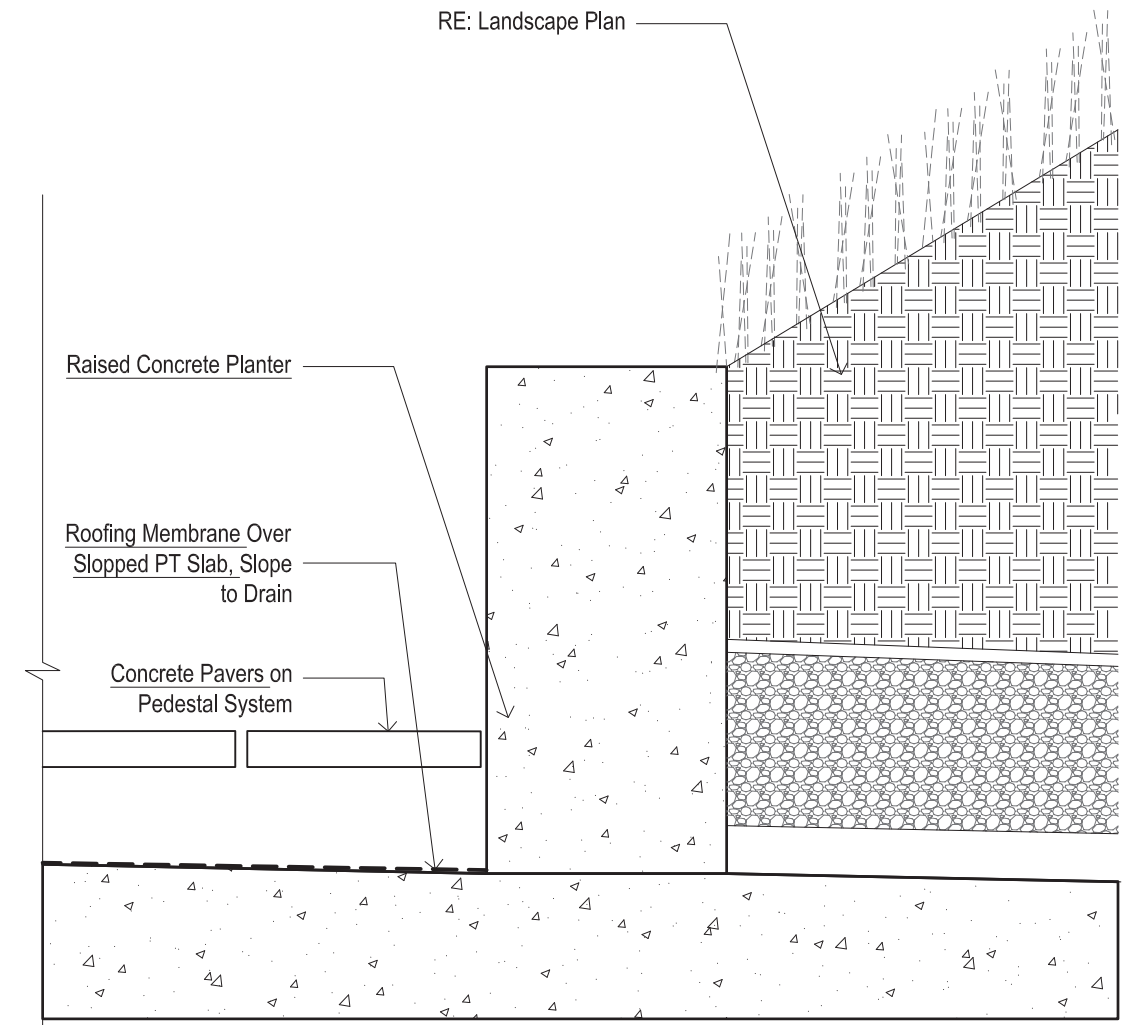
5 Mirrored Soffit Detail @ Light Cove Transition section detail
 a5.04 1 1/2"=1'-0"



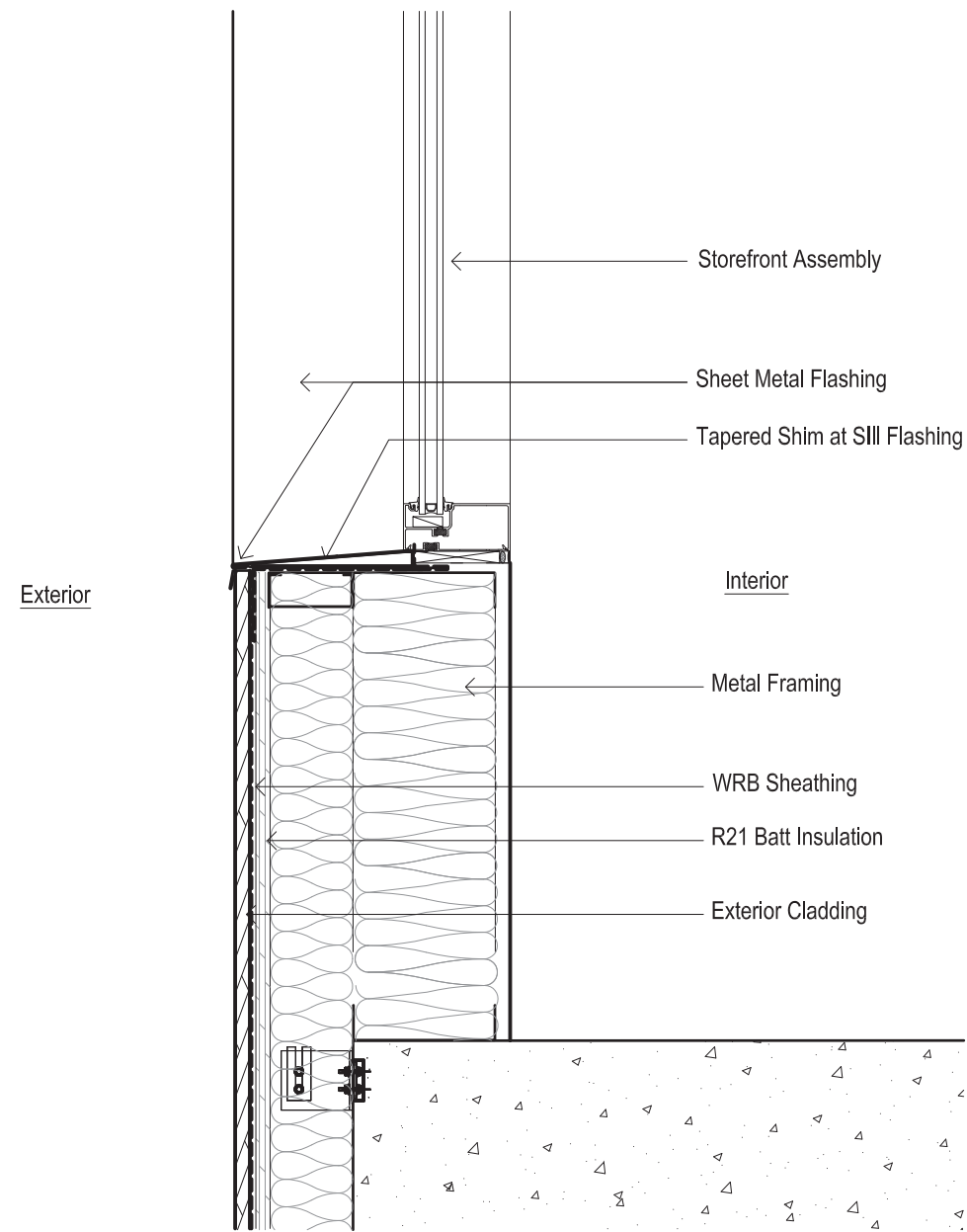
2 Storefront Head Detail @ Mirrored Soffit section detail
 a5.04 1 1/2"=1'-0"



9 Typical Storefront Detail @ Recessed Slab section detail
 a5.04 1 1/2"=1'-0"

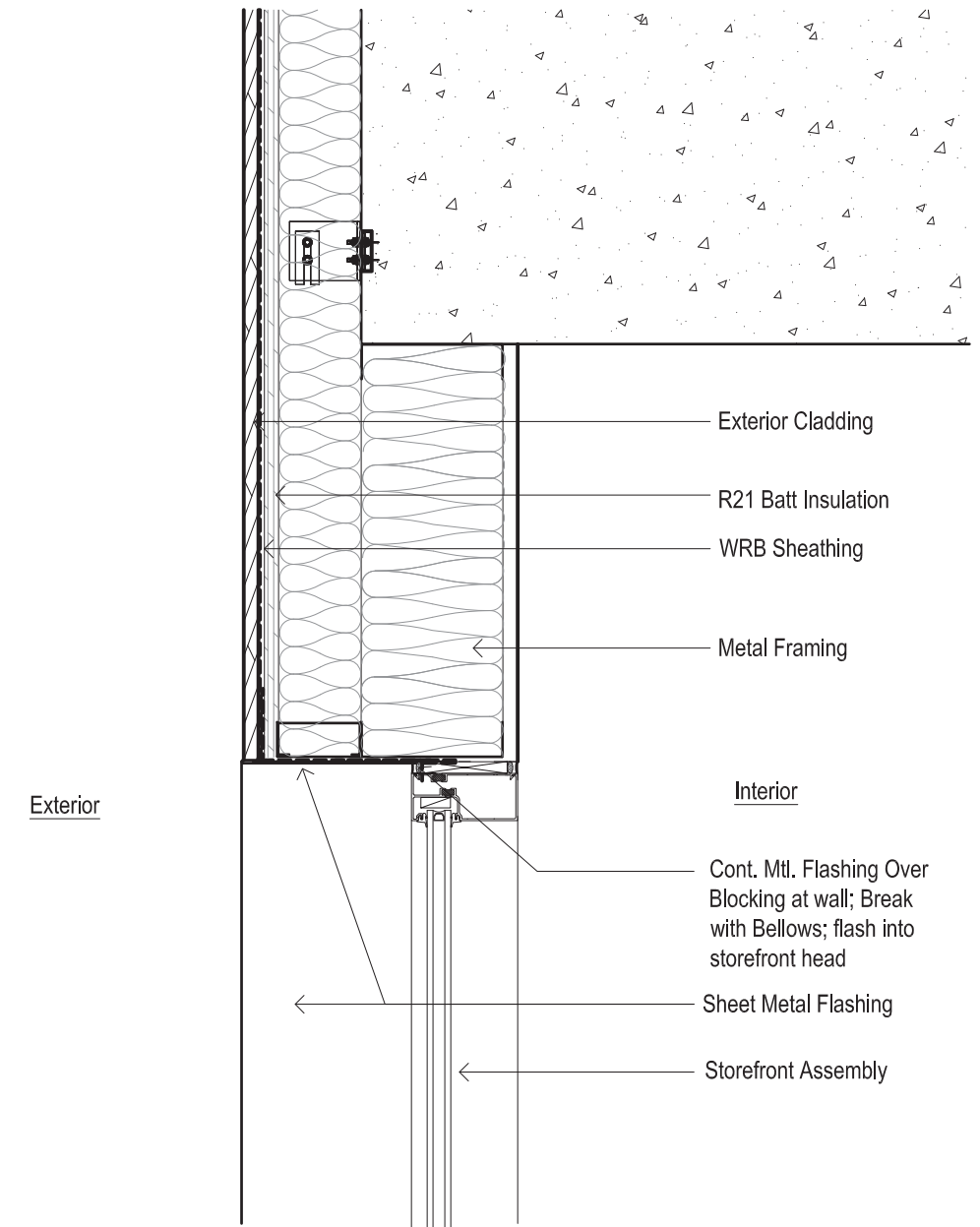


6 Curb Detail @ Raised Concrete Planter section detail
 a5.04 1 1/2"=1'-0"



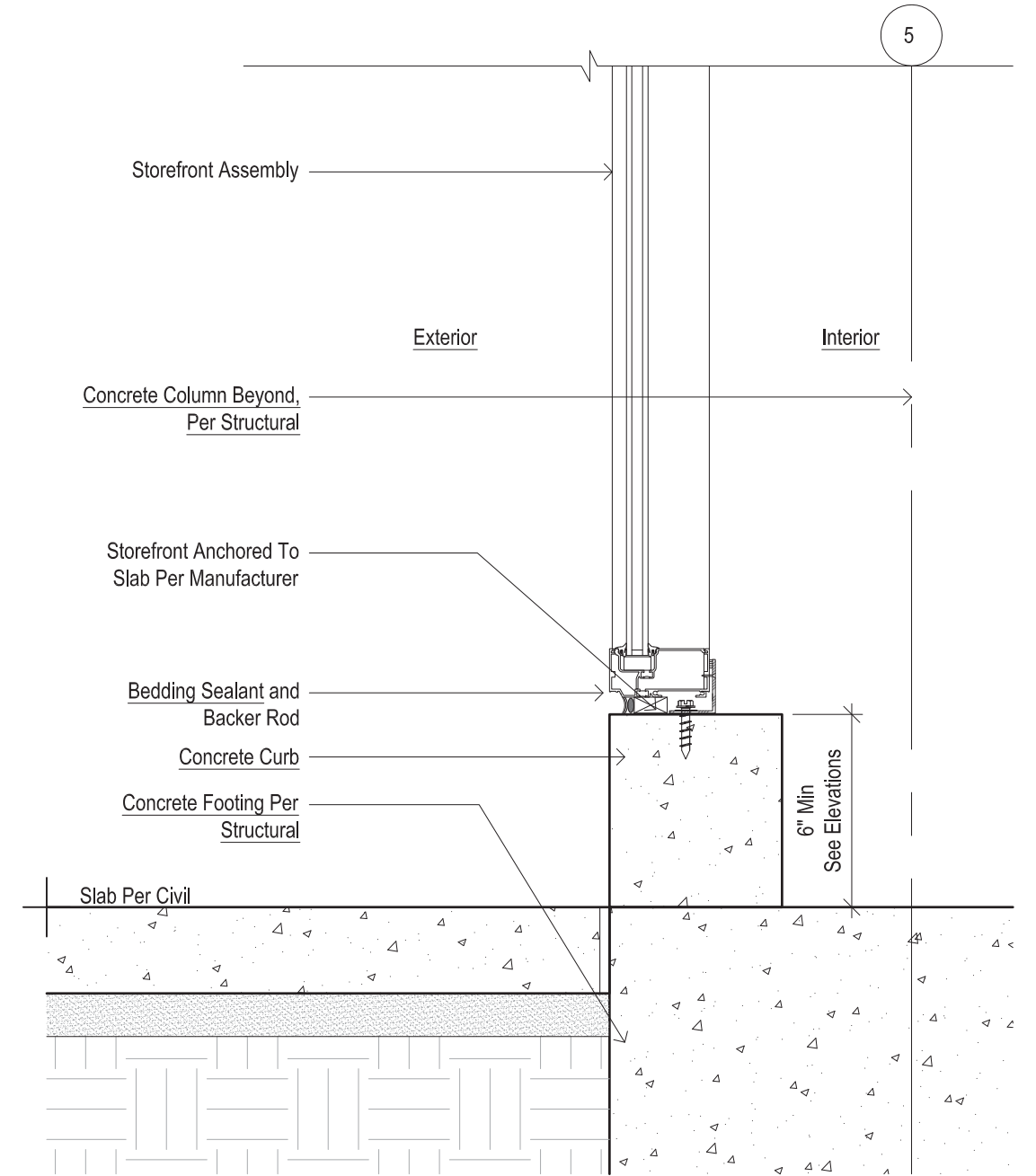
- Storefront Assembly
- Sheet Metal Flashing
- Tapered Shim at Sill Flashing
- Exterior
- Interior
- Metal Framing
- WRB Sheathing
- R21 Batt Insulation
- Exterior Cladding

11 Typical Storefront Sill Detail @ Level 2 section detail
 a5.04 1 1/2"=1'-0"



- Exterior Cladding
- R21 Batt Insulation
- WRB Sheathing
- Metal Framing
- Interior
- Cont. Mtl. Flashing Over Blocking at wall; Break with Bellows; flash into storefront head
- Sheet Metal Flashing
- Storefront Assembly
- Exterior

10 Typical Storefront Head Detail @ Level 2 section detail
 a5.04 1 1/2"=1'-0"



3
a5.04
Typical Storefront Detail @ Curb
section detail
 1 1/2"=1'-0"

ROW Encroachment and Modifications

PUBLIC RIGHT OF WAY ENCROACHMENT (ABOVE GRADE) & MODIFICATION TO ORIEL WINDOW STANDARD

Definitions, Guidelines & Complianace

Definition (Guidelines in Encroachments in the Public Right of Way Chapter One, Section II, Part A-5)

Building Projection: *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 Code.*

Guidelines in Encroachments in the Public Right of Way Chapter One, Section VII, Part B

"The applicant must demonstrate to the City's satisfaction that the building projection is needed for the economic feasibility or function of the project, and that other alternatives were explored and could not meet the project's needs."

"The building projection's clearance over the public right-of-way shall be 17 feet, 6 inches . A higher clearance can be required by the City, depending on the width and length of the project, in order to accommodate the following sidewalk uses:

1) clearance for street trees

2) clearance for maintenance equipment to repair utilities located under the sidewalk.

c. *The projection shall avoid excessive blockage of natural sunlight for pedestrians on the sidewalk and avoid dark, tunnel-like appearance.*

d. *Columns in the public right-of-way to support the building projection shall be discouraged."*

Bureau of Development Services Code Guide IBC/32/#1, Window Projections Into Public Right-of-Way (June 1, 2005)

Projection - *Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.*

Clearance - *Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 20 04 edition of the Oregon Structural Specialty Code states that no projection 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 clearance, provided that no such projection shall exceed a distance of 4 feet.)*

Area - *Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.*

Wall Length - *Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.*

Window Area - *Minimum of 30% 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 must be a minimum of 10% of side walls.*

Width - *Maximum width 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 into public right of way 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.*

Separation - *Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area 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.*

PBOT Encroachments in the Public Right-of-Way, Section D.3 IBC Section 3202.3 Encroachments over 8' above grade

3202.3.2 – *Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch (25 mm) of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (1219 mm).*

Oriel Windows and balconies 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. Over 8' above grade, one inch of encroachment is allowed for each additional inch of clearance above 8', with a maximum allowable encroachment 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 on a limited basis, are strongly discouraged, may require Design Review and must be approved by City Council.

Compliance with Design Criteria

From the Special Design Guidelines, in reference to "arcades"

"They provide protection to the pedestrian in an auto-oriented environment. In addition, they help narrow the width of East Burnside, which is a physical and psychological obstacle to pedestrian movement."

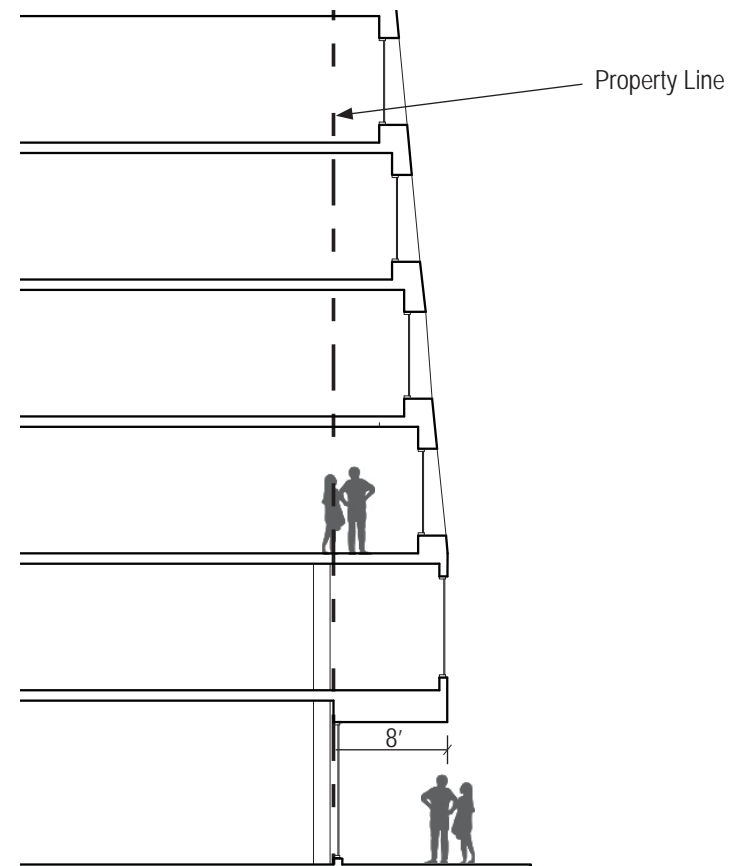
From Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan, Chapter II, Section C: Project Design.

C5 "Design corners that build active intersections."

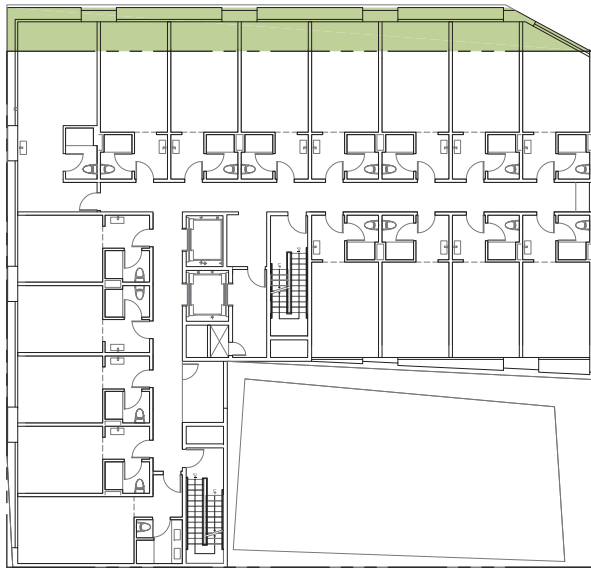
C6 "Differentiate the sidewalk level of buildings."



Burnside Arcade Condition



Burnside Proposed ROW Encroachment



Third Floor



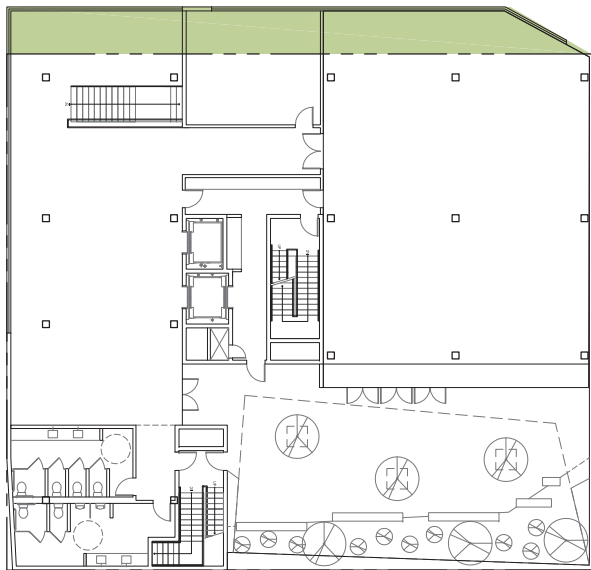
Sixth Floor



Oriel Window Standard along 9th Avenue



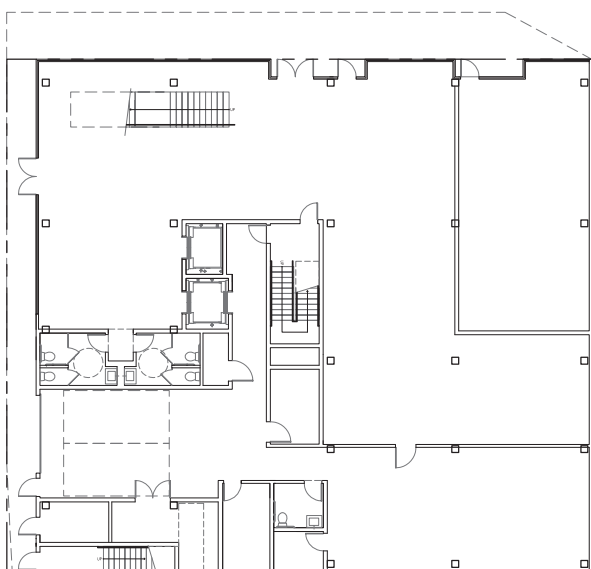
Major Encroachment along Burnside Street



Second Floor



Fifth Floor



First Floor




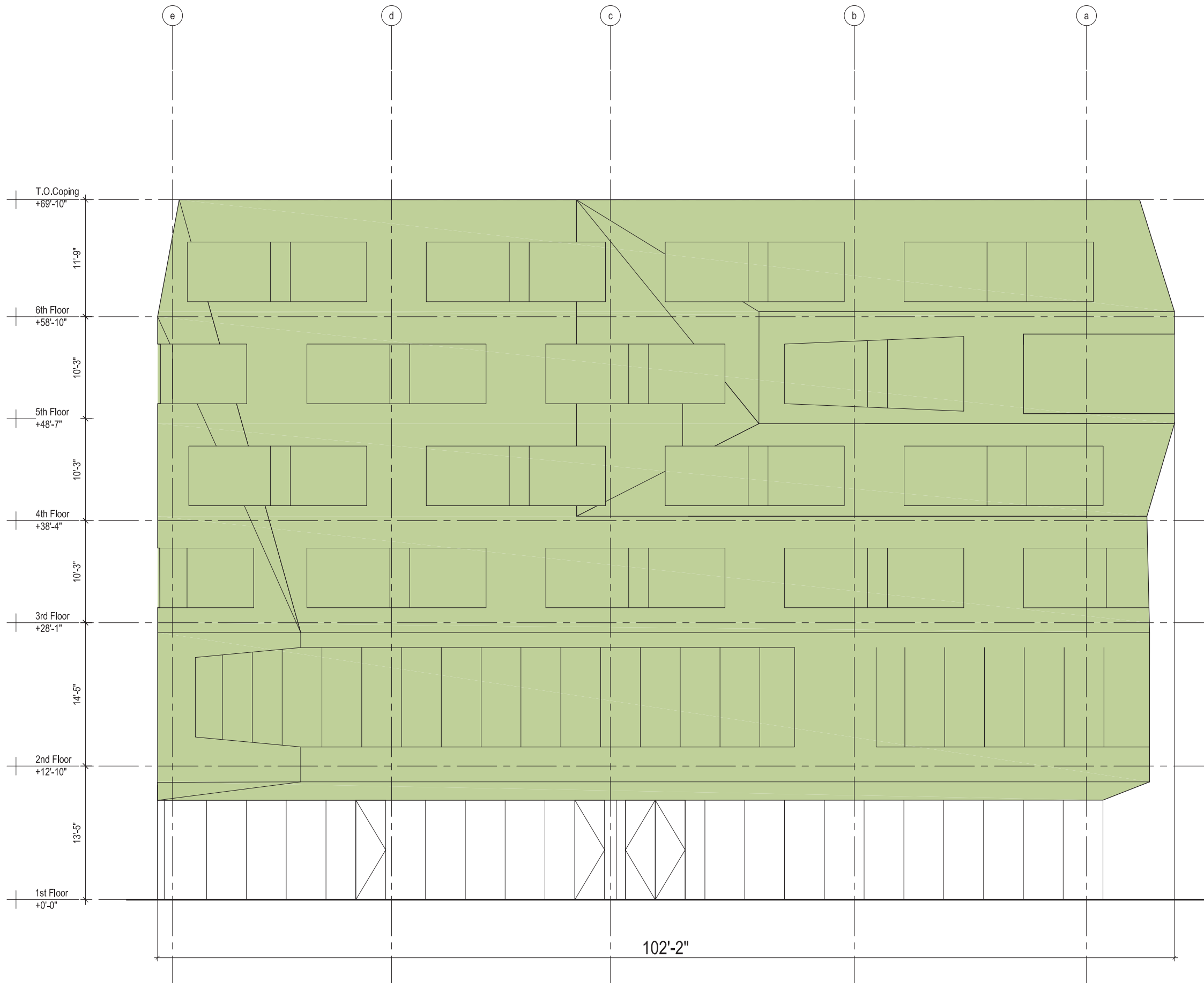
Fourth Floor



9th Avenue Oriel Window Diagram

Building Wall Area = 6,566 sq.ft.
 Projection Area = 276 sq.ft.
 Projections = 4.2% of Total Area
 Length of Building Wall = 94.4 ft.
 Length of Largest Projection = 27.2 ft.
 Projection = 28.8% of Total Length

 < 2'-6" Projections



Building Wall Area = 6,992 sq.ft.
 Projection Area = 6,043 sq.ft.

Projections = 86.4% of Total Area

Projecting over Property Line

Burnside Street Major Encroachment Diagram