

710 E. BURNSIDE - MIXED USE DEVELOPMENT

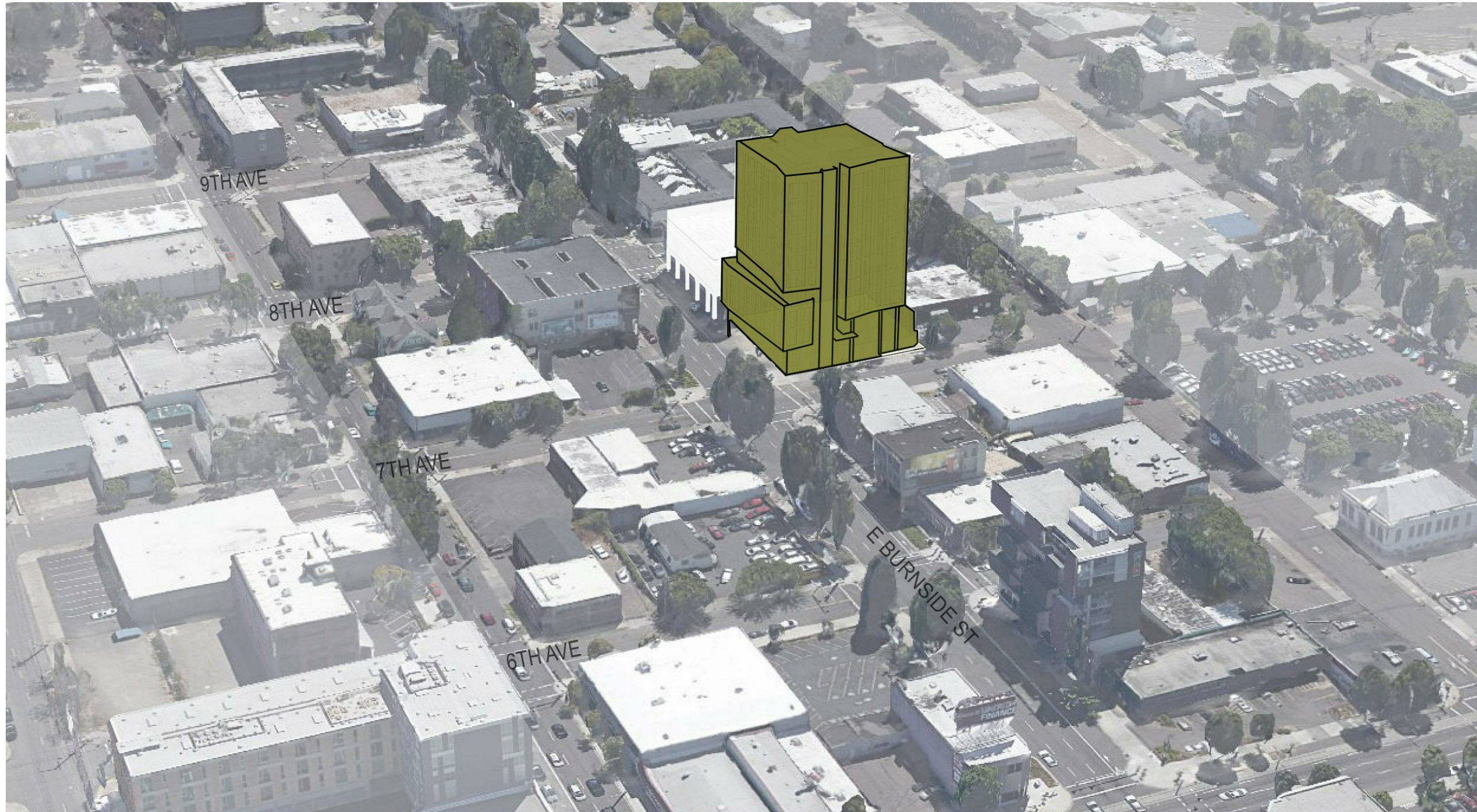
POLYPHON



B 0.1
INNER SE LOCATION

POLYPHON





B 0.3

BURNSIDE HISTORIC ARCADE CORRIDOR

POLYPHON



**723-737 E BURNSIDE STREET
(ORLEANS BUILDING)**

- COLUMNED ARCADE
- 10'-1" PEDESTRIAN AREA
- 1'-9" COLUMNS
- AVG. HEIGH 16'-0"



612-616 E BURNSIDE STREET

- COLUMNED ARCADE
- 9'-8" PEDESTRIAN AREA
- 1'-8" COLUMNS
- LOWEST HEIGHT = 13'-7"
- GREATEST HEIGHT = 14'-2"



**722-738 E BURNSIDE STREET
(BOSSANOVA)**

- COLUMNED ARCADE
- 9'-11" PEDESTRIAN AREA
- 2'-2" COLUMNS
- LOWEST HEIGHT = 13'-7"
- GREATEST HEIGHT = 15'-5"



**1040 E BURNSIDE STREET
(HIPPO HARDWARE)**

- COLUMNED ARCADE
- 10'-0" PEDESTRIAN AREA
- 2'-4" COLUMNS
- LOWEST HEIGHT = 14'-6"
- GREATEST HEIGHT = 21'-7"



930-938 E BURNSIDE STREET

- COLUMNED ARCADE
- 10'-5" PEDESTRIAN AREA
- 1'-6" COLUMNS
- LOWEST HEIGHT = 12'-9"
- GREATEST HEIGHT = 13'-7"

B 1.0

CONTEXT - HISTORIC ARCADED BUILDINGS

POLYPHON



524 E BURNSIDE STREET (bSIDE6)

- CANTILEVERED ARCADE
- 9' DEEP OVERHANG
- LOWEST HEIGHT = 12'-7"
- GREATEST HEIGHT = 22'-4"



1111 E BURNSIDE STREET (BURNSIDE ROCKET)

- COLUMNED ARCADE
- 9'-2" PEDESTRIAN AREA
- 1'-6" COLUMNS
- LOWEST HEIGHT = 13'-6"
- GREATEST HEIGHT = 16'-6"

B 1.2

CONTEXT - CONTEMPORARY ARCADED BUILDINGS

POLYPHON



BURNSIDE DELTA (PROPOSED)

- NO ARCADE PROPOSED
- POTENTIAL 4' OVERHANGING ELEMENT ON EAST BURNSIDE



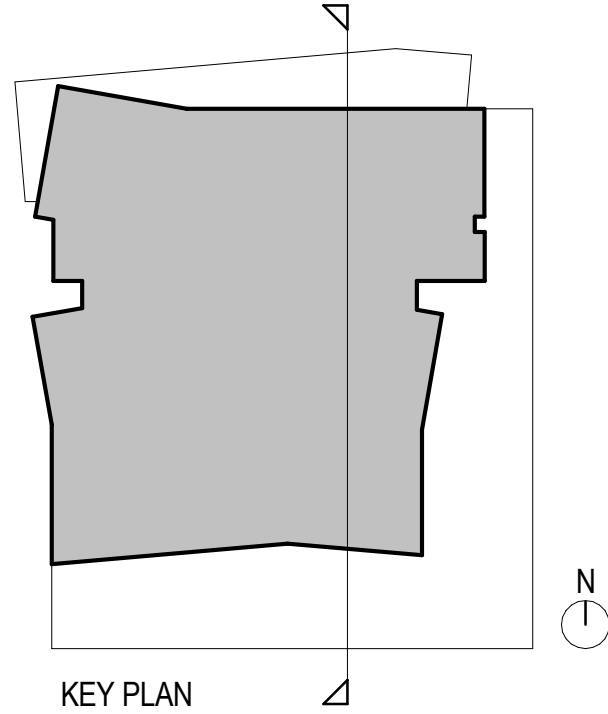
JUPITER HOTEL EXPANSION (PROPOSED)



419 E BURNSIDE STREET (UNDER CONST.)

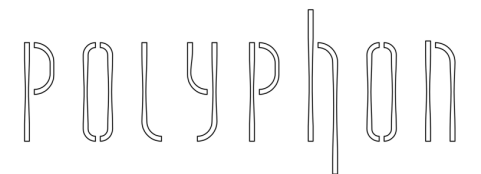
- COLUMNED ARCADE
- ~15'-0" PEDESTRIAN AREA
- ~2'-0" COLUMNS
- LOWEST HEIGHT = 13'-8"
- GREATEST HEIGHT = 15'-6"

- RESIDENTIAL
- OFFICE
- RETAIL
- CIRC. / MECH.
- PARKING

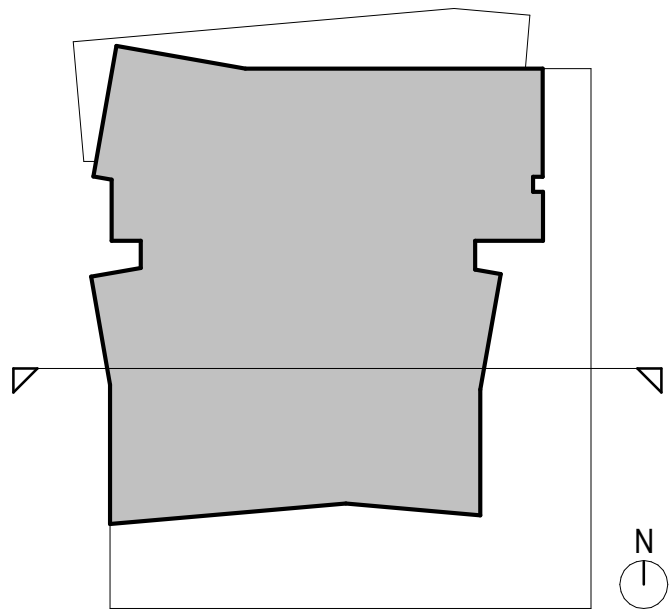


B 2.1
BUILDING SECTION (N/S)

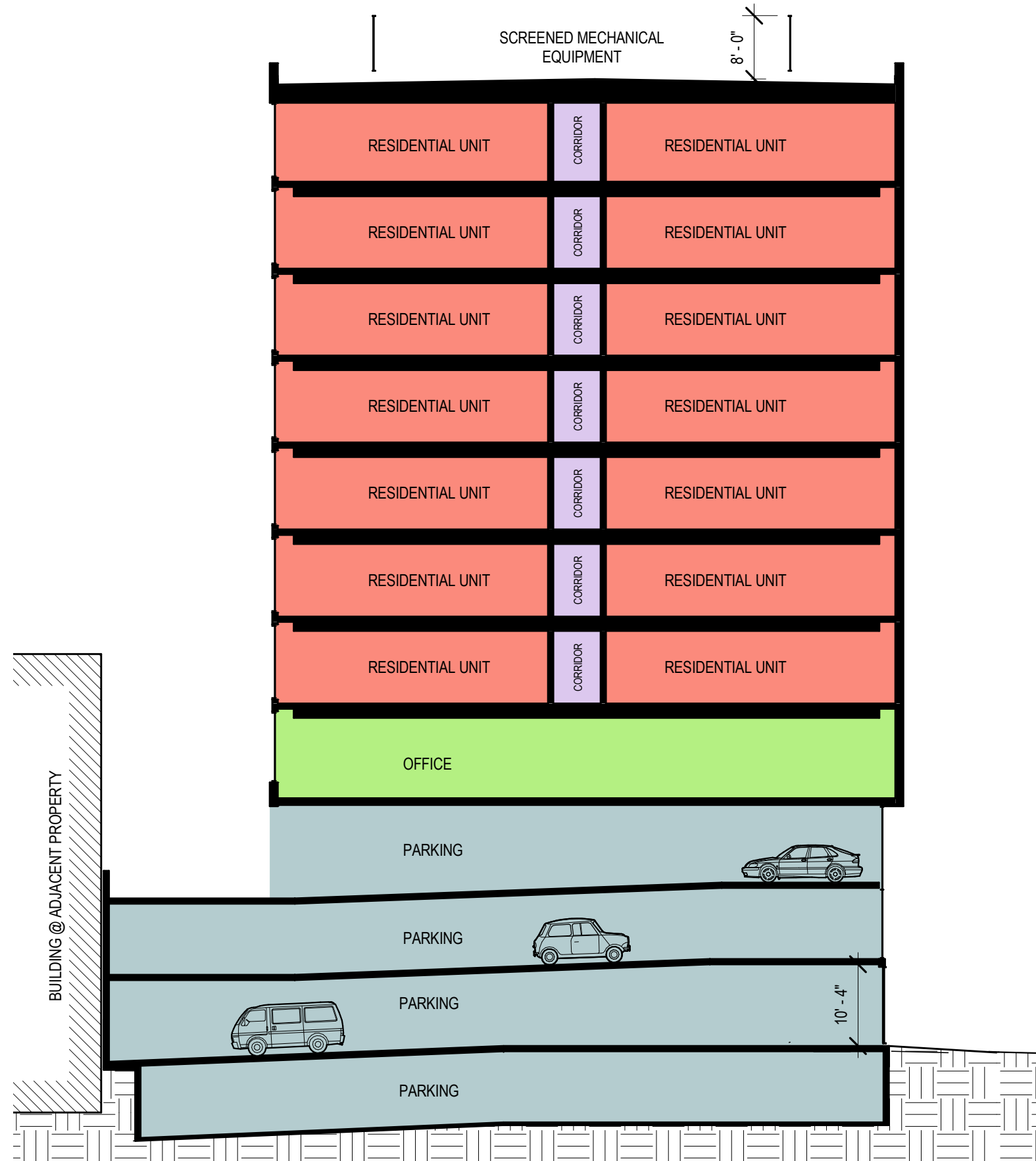
B2.1
1 BUILDING SECTION @ ARCADE
SCALE: 1/16" = 1'-0"



- RESIDENTIAL
- OFFICE
- RETAIL
- CIRC. / MECH.
- PARKING

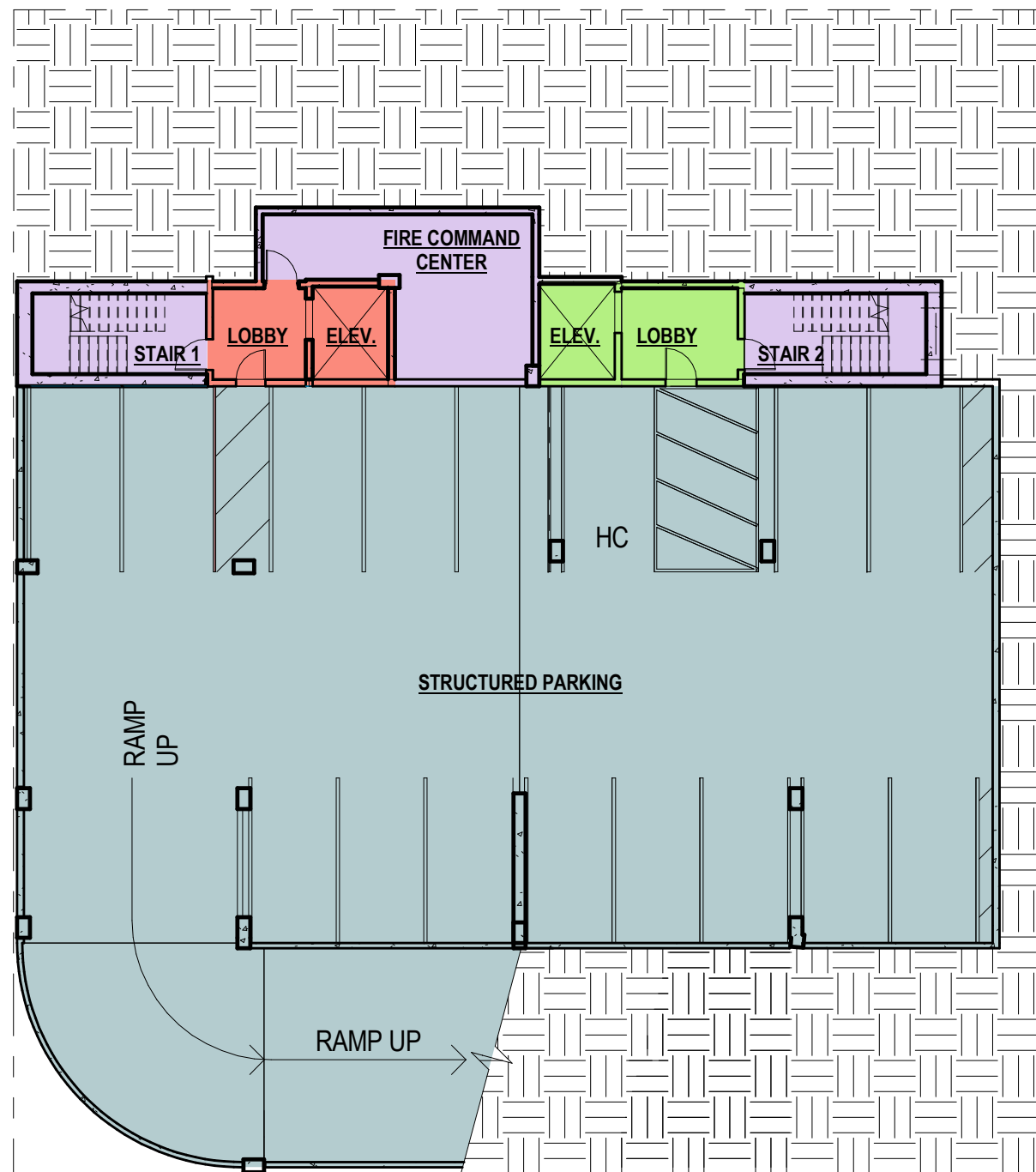


KEY PLAN



B 2.2
1 BUILDING SECTION @ PARKING AISLE
 SCALE: 1/16" = 1'-0"

B 2.2
 BUILDING SECTION (E/W)



- RESIDENTIAL
- OFFICE
- RETAIL
- CIRC. / MECH.
- PARKING

B 2.3
BASEMENT

B 2.3
1 LEVEL - BASEMENT
SCALE: 1/16" = 1'-0"



POLYPHON

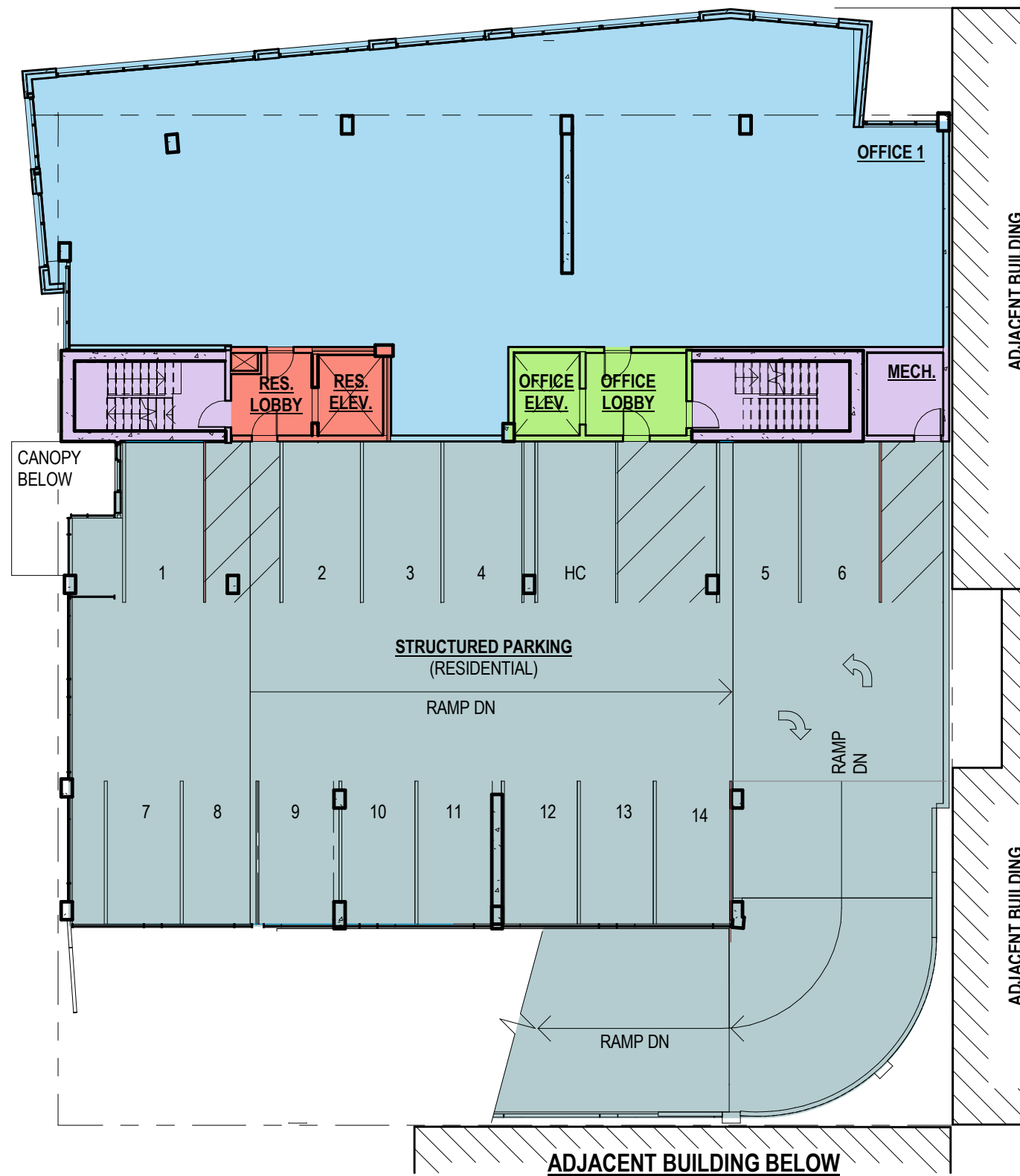


B 2.4
LEVEL 1

B 2.4
1 LEVEL 1
SCALE: 1/16" = 1'-0"



POLYPHON



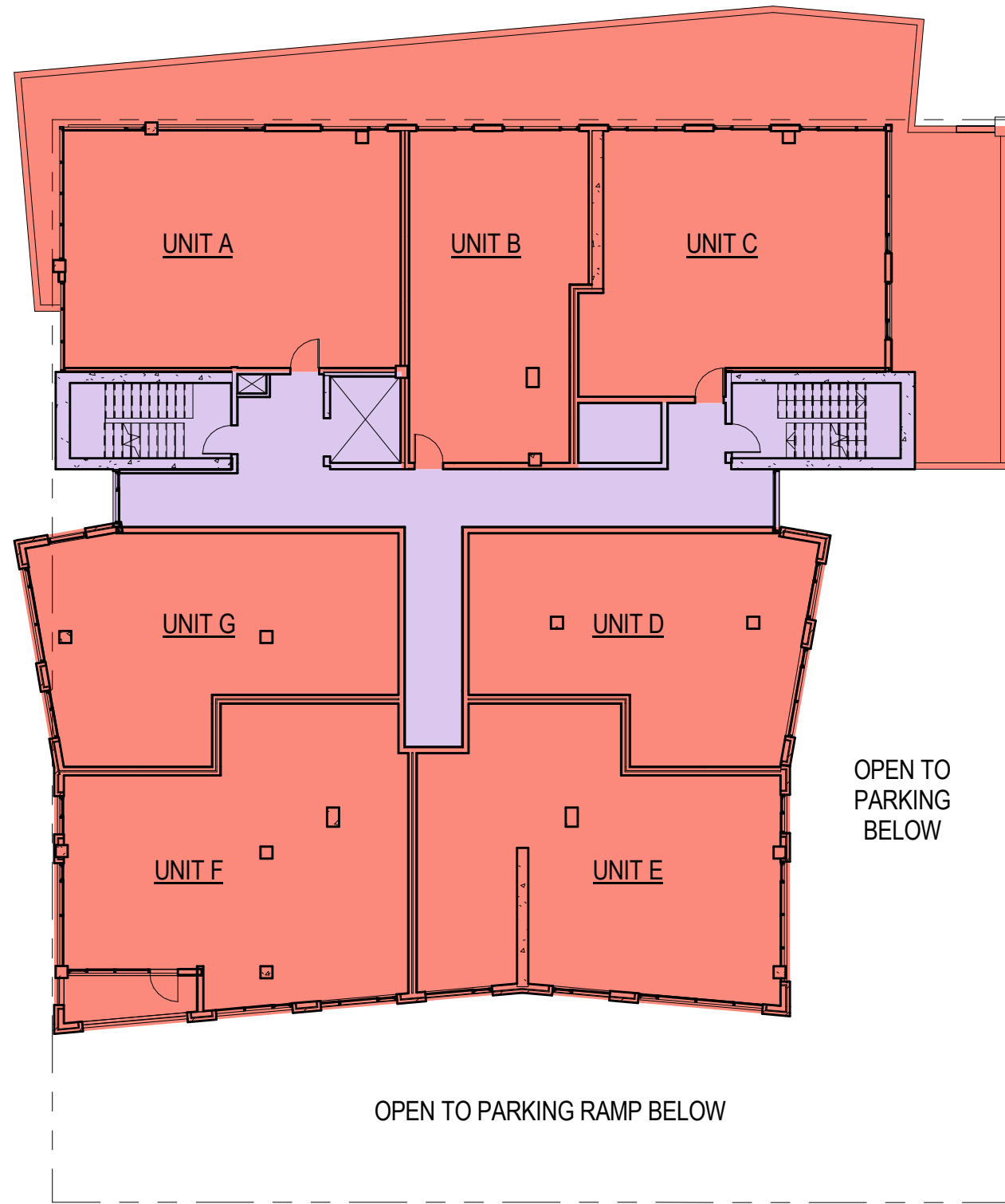
- RESIDENTIAL
- OFFICE
- RETAIL
- CIRC. / MECH.
- PARKING

B 2.2
LEVEL 3

B 2.2
1 LEVEL 3
SCALE: 1/16" = 1'-0"



POLYPHON



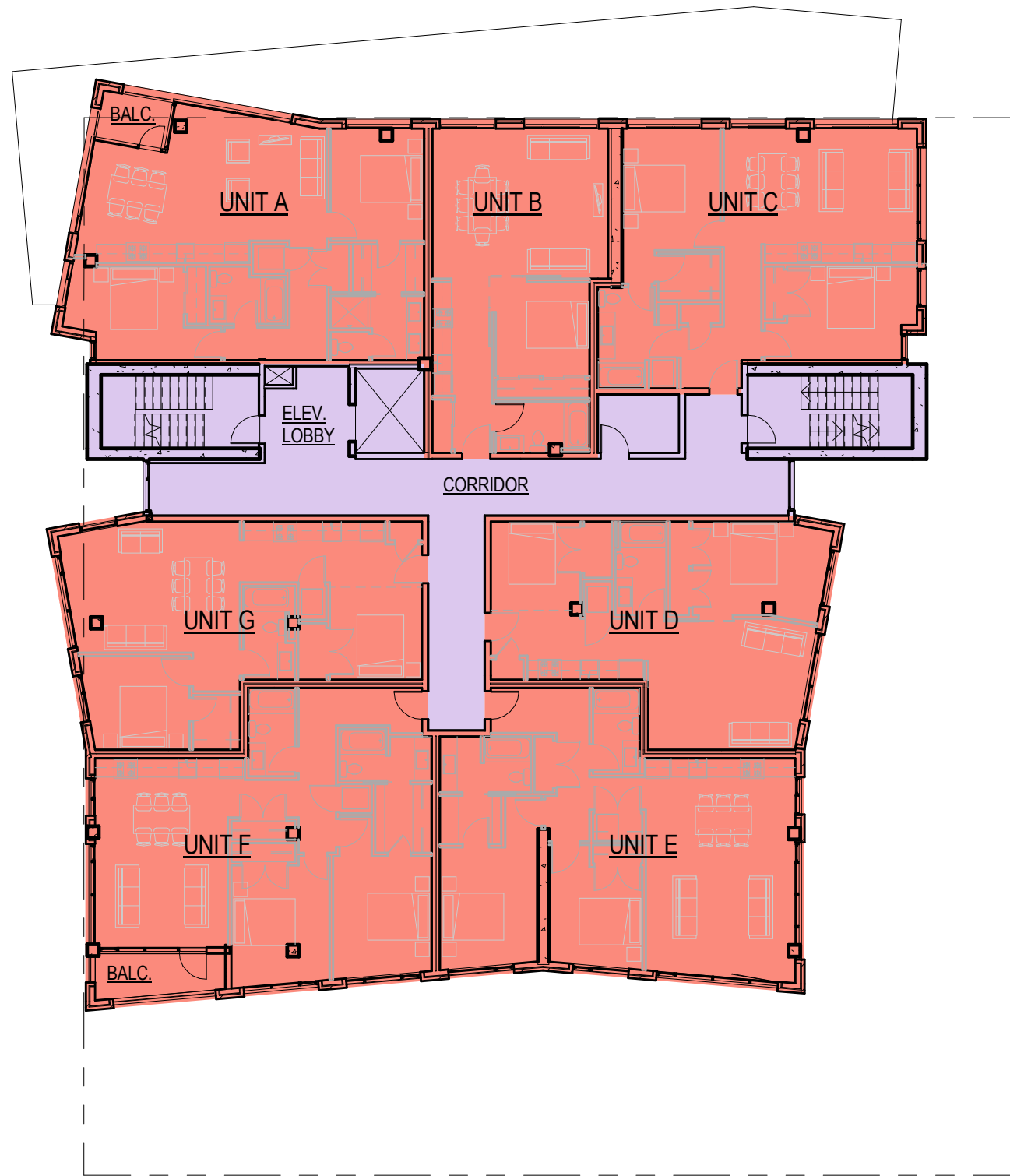
- RESIDENTIAL
- OFFICE
- RETAIL
- CIRC. / MECH.
- PARKING

B 2.6
LEVEL 5

B 2.6
1 RESIDENTIAL TERRACE LEVEL (LEVEL 5)
SCALE: 1/16" = 1'-0"



POLYPHON



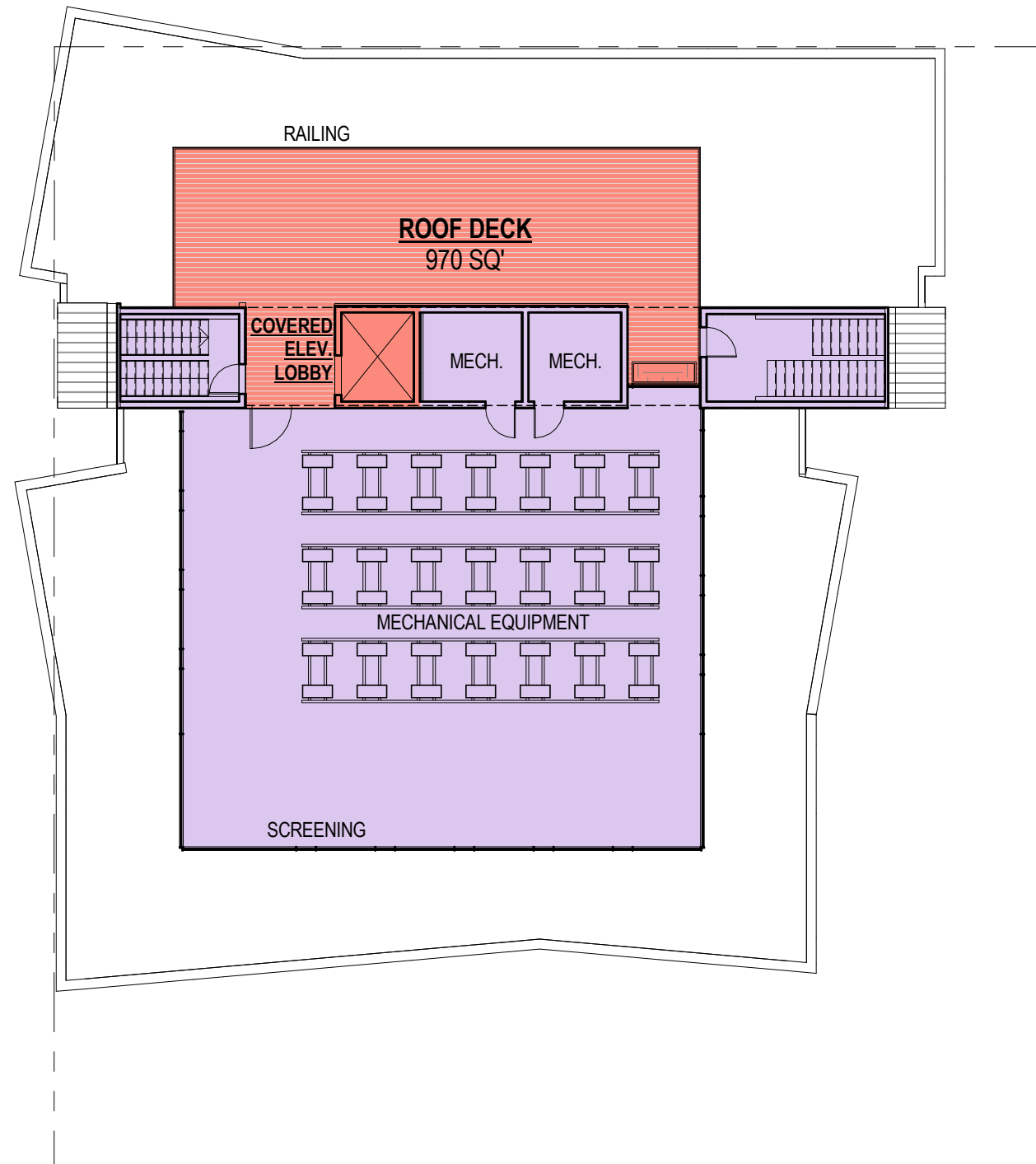
- RESIDENTIAL
- OFFICE
- RETAIL
- CIRC. / MECH.
- PARKING

B 2.7
LEVEL 8

B 2.7
1 TYP. RESIDENTIAL LEVEL (6-11)
SCALE: 1/16" = 1'-0"



POLYPHON



- RESIDENTIAL
- OFFICE
- RETAIL
- CIRC. / MECH.
- PARKING





B 3.0
NORTH ELEVATION

^{B3.0}
1 NORTH ELEVATION (E. BURNSIDE STREET)
SCALE: 1/16" = 1'-0"

POLYPHON



BUILDING HELD BACK FROM PROPERTY LINE TO ALLOW GLAZING

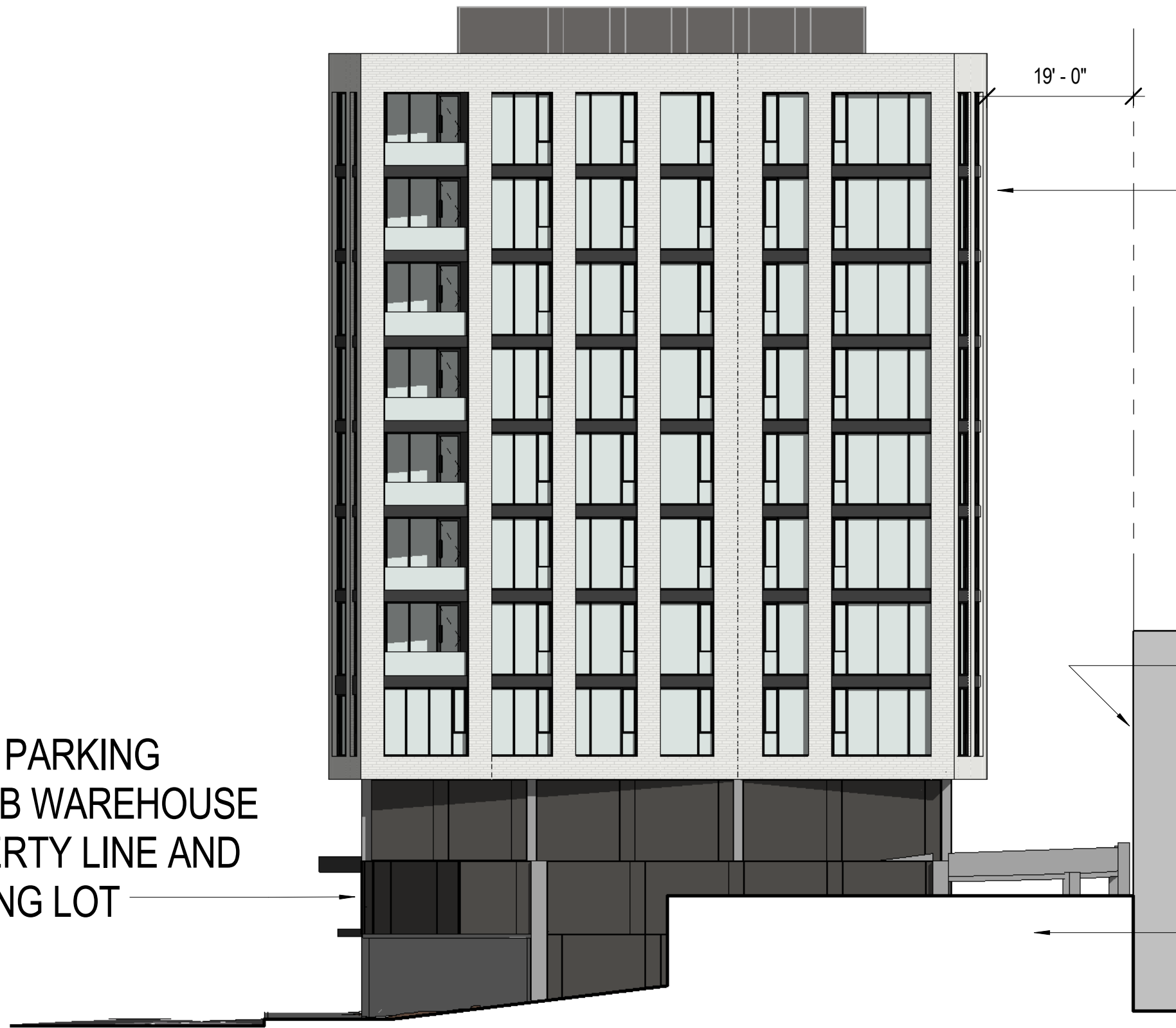
PARKING EXPRESSED IN INDUSTRIAL MANNER IN KEEPING W/ NATURE OF CENTRAL EASTSIDE

B 3.1
WEST ELEVATION

B 3.1
1 WEST ELEVATION (SE 7TH AVE)
SCALE: 1/16" = 1'-0"

POLYPHON

ABOVE GROUND PARKING
FACING TILT SLAB WAREHOUSE
BUILT ON PROPERTY LINE AND
SURFACE PARKING LOT



19' - 0"

BUILDING IS HELD BACK
FROM THE PROPERTY LINE
TO ALLOW GLAZING
ON THIS SIDE.

BLANK WALL OF ADJACENT
"IMAGO THEATER" AND
BOSSANOVA BUILDINGS

711 SE ANKENY ST.
ONE STORY TILT SLAB
BUILDING

B 3.2
SOUTH ELEVATION

B 3.2
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

POLYPHON



RESIDENTIAL TERRACE

EXISTING STREET LAMP BEYOND

EXISTING TRAFFIC SIGNAL BEYOND

PEDESTRIAN ARCADE

EXISTING CONTROL BOX BEYOND

DASHED OUTLINE OF ADJACENT IMAGO THEATHER BUILDING

DASHED OUTLINE OF ADJACENT "BOSSANOVA" BUILDING

B 3.3
EAST ELEVATION

B 3.3
1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

POLYPHON



VIEW FROM THE NORTHWEST - E BURNSIDE STREET

B 3.6

RENDERING - VIEW FROM NW

POLYPHON



VIEW FROM THE NORTHWEST - NE 7TH AVENUE

B 3.7

RENDERING - VIEW FROM NNW

POLYPHON



VIEW FROM THE NORTHEAST - E BURNSIDE STREET & NE 8TH AVENUE

B 3.8

RENDERING - VIEW FROM NE

POLYPHON



VIEW FROM THE SOUTHWEST - SE ANKENY STREET & SE 7TH AVENUE

B 3.9

RENDERING - VIEW FROM SW

POLYPHON



CORNER PEDESTRIAN VIEW - E BURNSIDE STREET & SE 7TH AVENUE

B 3.10

RENDERING - CORNER PEDESTRIAN VIEW

POLYPHON



VIEW DOWN ARCADE - LOOKING EAST

B 3.11

RENDERING - VIEW DOWN ARCADE

POLYPHON

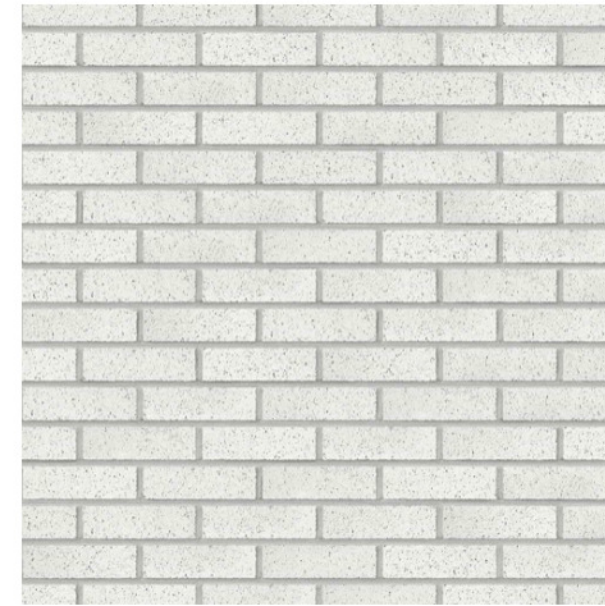


VIEW FROM BURNSIDE STREET - LOOKING SOUTH

B 3.12

RENDERING - VIEW FROM BURNSIDE STREET

POLYPHON



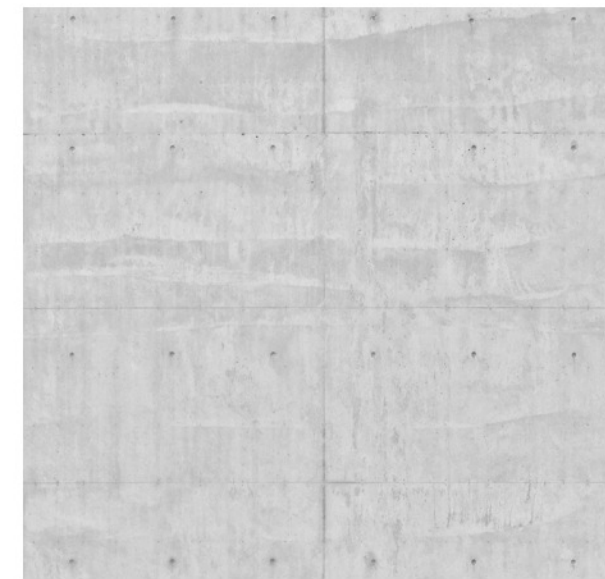
MUTUAL
MATERIALS
MODULAR
BRICK
DESERT WHITE
MISSION
TEXTURE
MED. GRAY
GROUT

EXT. CLADDING 01



24 GA. POWDER
COATED
STEEL PANELS;
CHARCOAL
GRAY

EXT. CLADDING 02



CAST IN
PLACE CONC.

CONCRETE WALL

B 4.1

MATERIAL PALETTE - FORMS

POLYPHON



STANDING SEAM
METAL ROOFING
POWDER
COATED;
CHARCOAL
GRAY

ROOFING - METAL

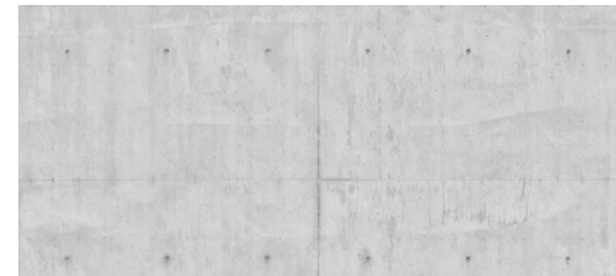


WINDOWS - WALL



WINDOW WALL
SYSTEM W/
POWDER COATED
FINISH; CHARCOAL
GRAY
SLAB EDGE
COVERS
"CLADDING 02"
EFCO 600R OR
SIM.

WINDOWS - WALL

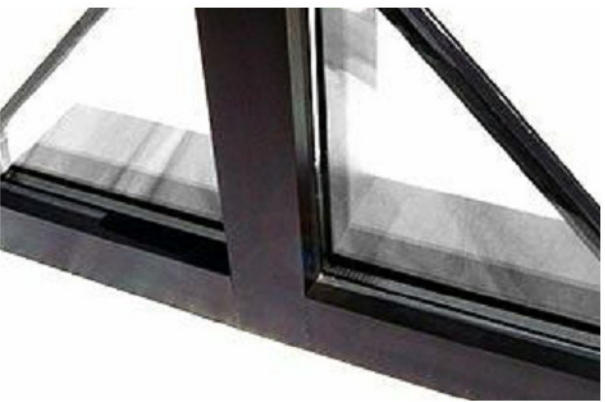


CONCRETE WALL

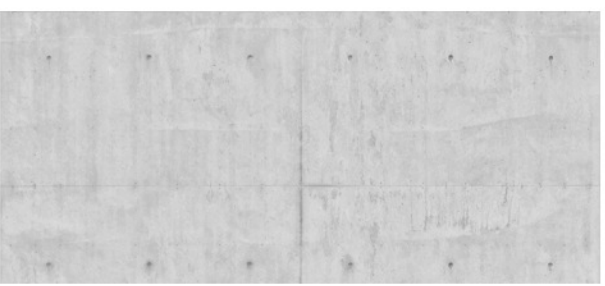


TROPICAL
HARDWOOD
STOREFRONT
WINDOW
SYSTEM
QUANTUM OR SIM.

WINDOWS - STR. FRT. WD.



WINDOWS - WALL



CONCRETE STEM WALL



B 5.0

SE 7TH AVE. - PEDESTRIAN LEVEL

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Recent & Proposed Projects in the Lower Burnside Development Area and Their Impact on Parking

	Additional Retail (Area in Sq. Ft.)	Additional Office (Area in Sq. Ft.)	Residential (Dwelling Units)	Approx. New On-Site Parking provided with Development	Approx. Number of On-Site parking Removed by Development	Approx. Net Parking Increase
Projects COMPLETED (in the last few years)	10,177	37,900	133	48	10	38
Projects UNDER CONSTRUCTION	19,676	37,324	516	277	121	156
Projects PROPOSED	20,377	53,680	313	195	40	155
TOTALS :	50,230	128,904	962	520	171	349

Average Parking to Dwelling Unit Ratio : 0.36 Per Dwelling Unit

RESIDENTIAL PARKING DEFICIT: (613 SPACES)

+50,230 SQ' NEW RETAIL /OFFICE



YARD (BLOCK 67) SKYLAB ARCHITECTURE

STATUS : UNDER CONSTRUCTION



B 5.2

PARKING PRECEDENTS - YARD

POLYPHON



GRAND BELMONT
VALLASTER CORL
ARCHITECTS, PC

STATUS : HISTORIC RESOURCE REVIEW

B 5.3

PARKING PRECEDENTS - GRANDBELMONT & BLK75-II

BLOCK 75 : PHASE II
WORKS PARTNERSHIP
ARCHITECTURE

STATUS : DESIGN REVIEW



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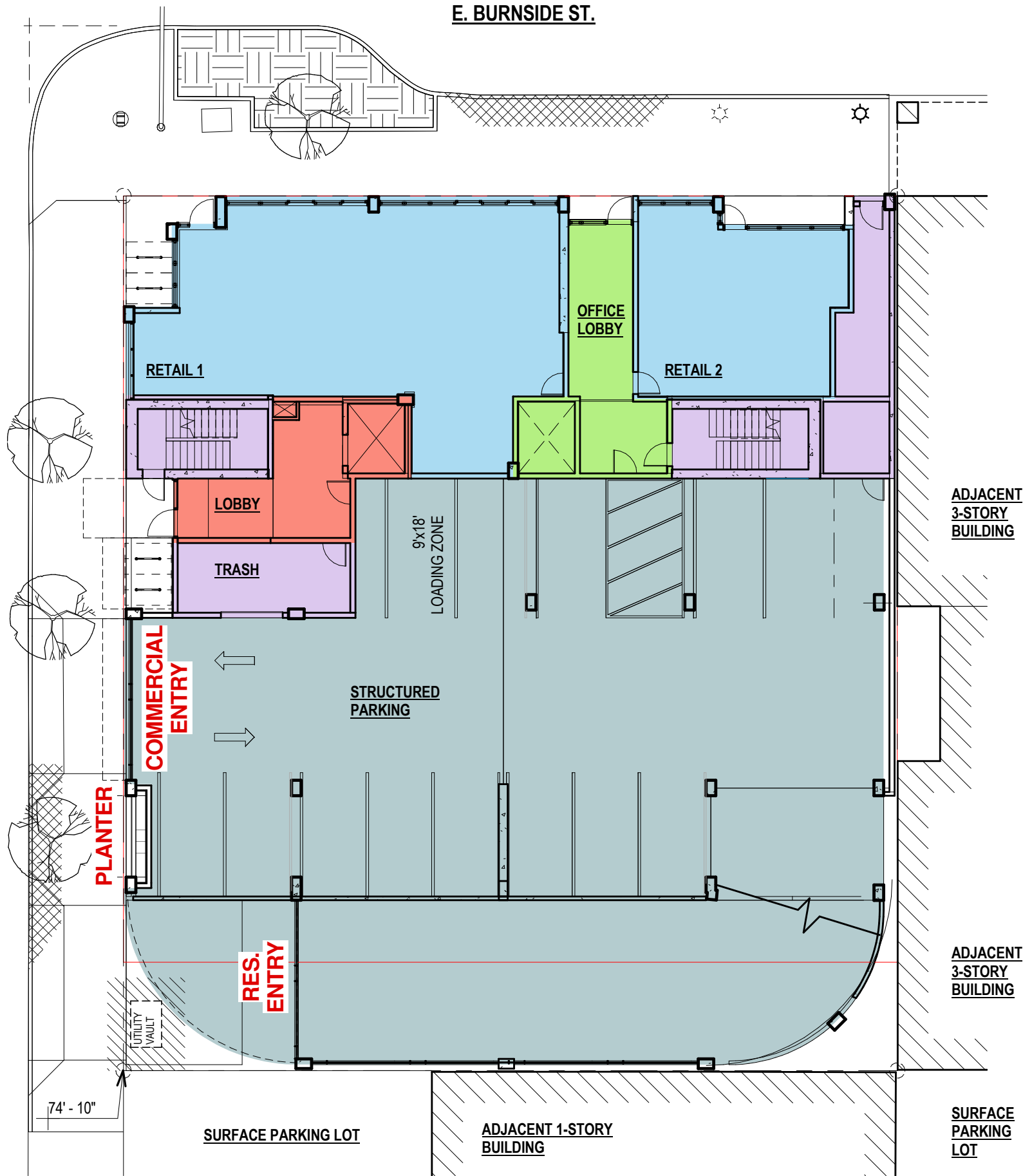
B 5.5
SITE PLAN

B 5.5
1 LEVEL 1
SCALE: 1/16" = 1'-0"

POLYPHON

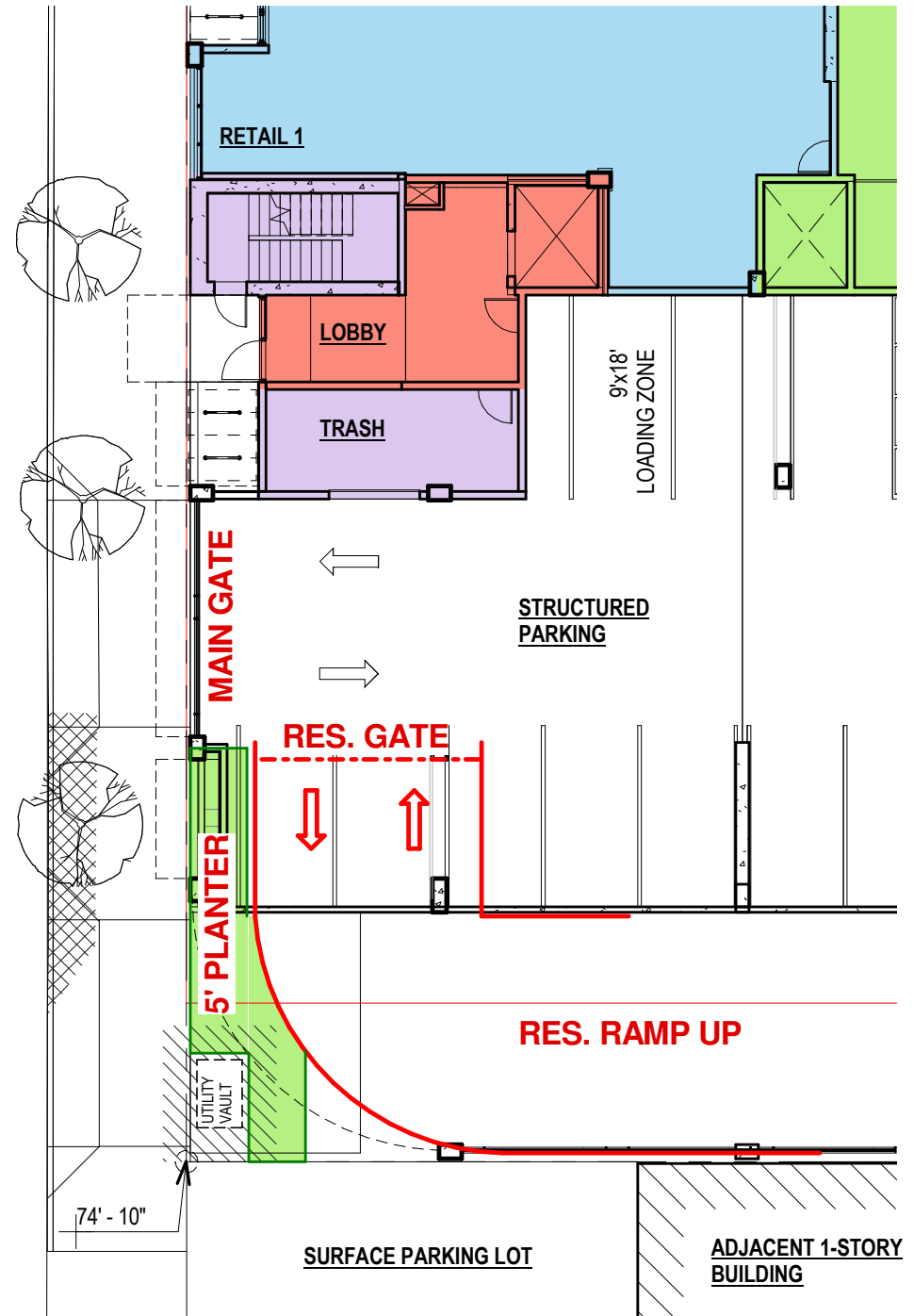
E. BURNSIDE ST.

SE. 7TH AVE.



ALTERNATE SINGLE-ENTRY SCHEME

SE. 7TH AVE.



B 5.6

ONE AND TWO RAMP SCHEMES



POLYPHON



EXPANDED
METAL MESH
"STANDARD";
POWDER
COATED
FINISH

EXT. CLADDING 04



LANDSCAPE PLANTING

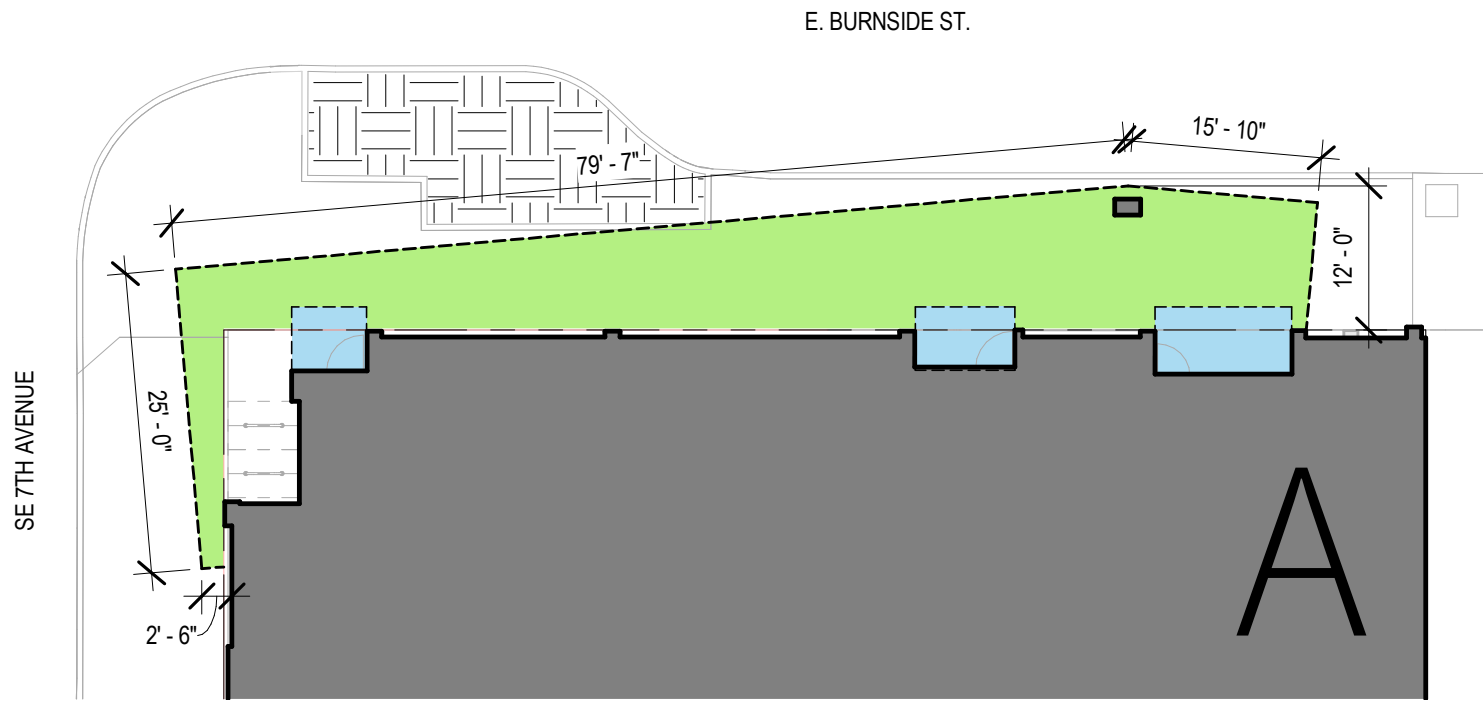


CONCRETE STEM WALL

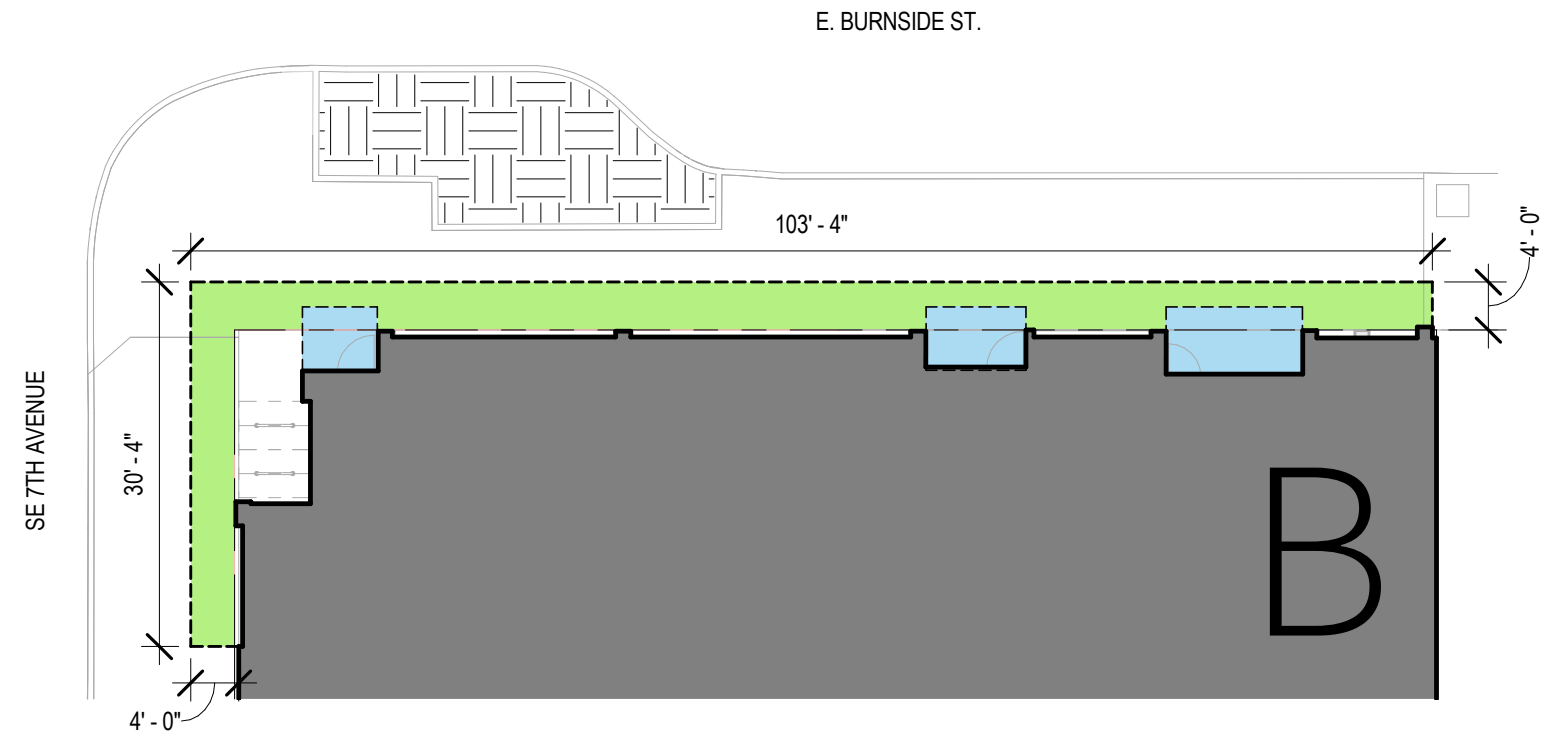
B 5.7

MATERIAL PALETTE - PARKING

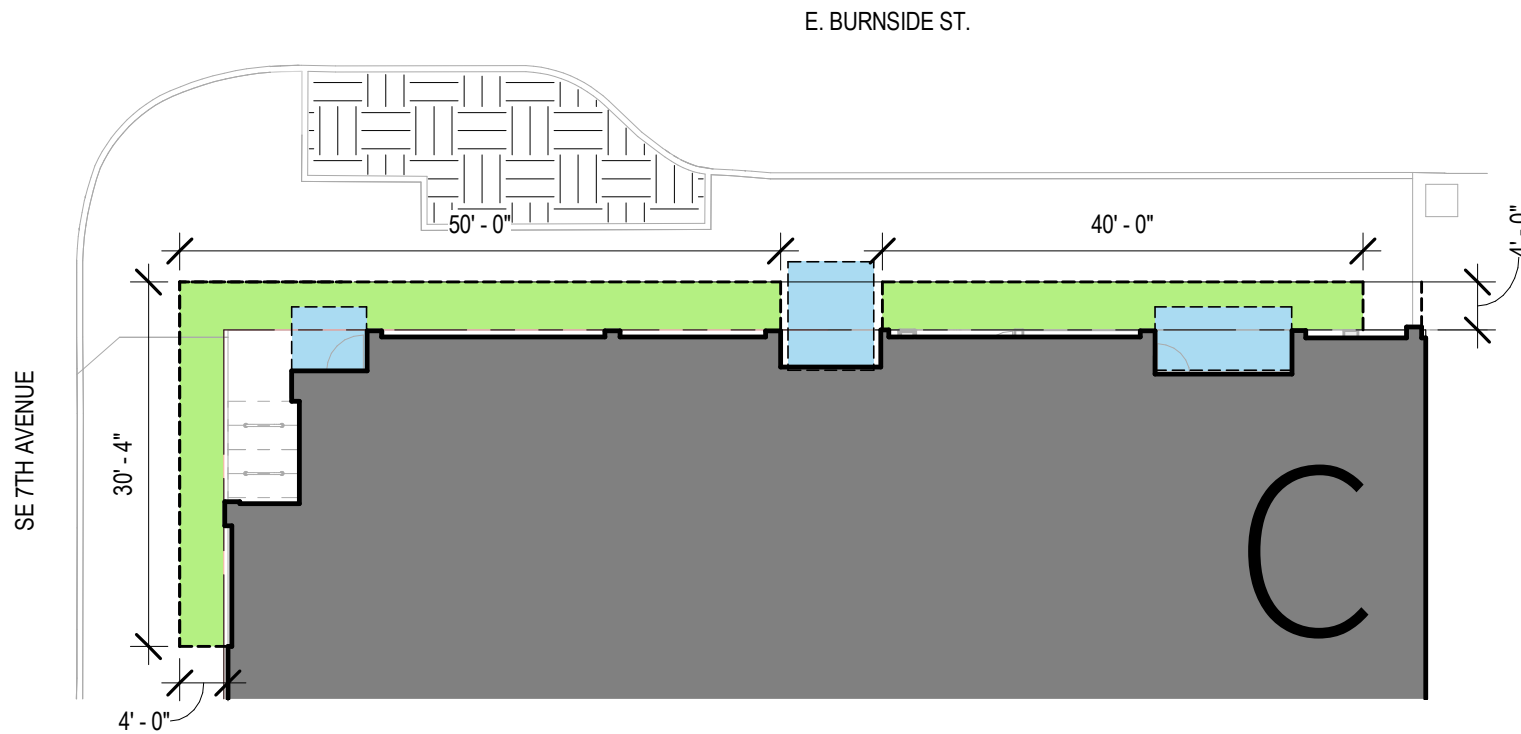
POLYPHON



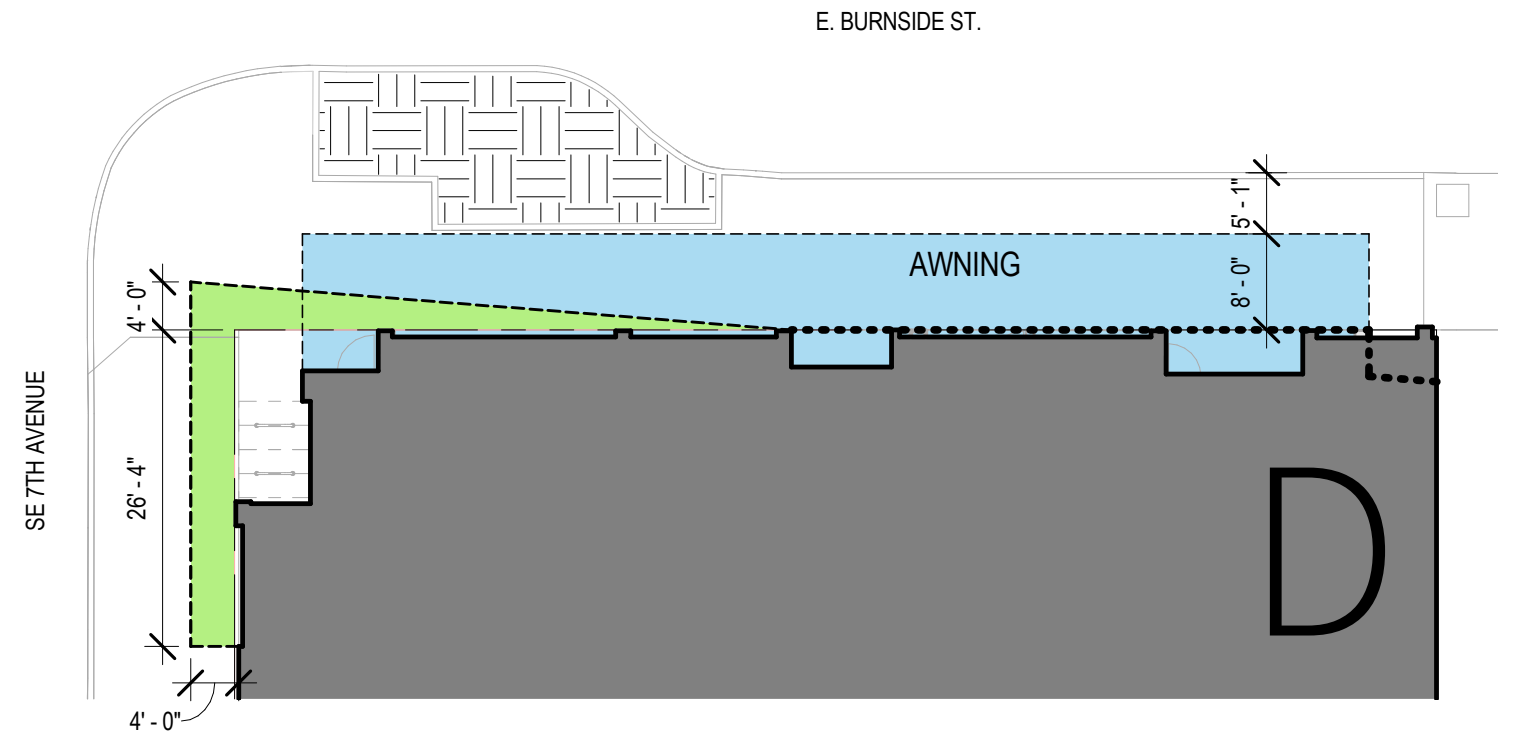
B 6.1
1 OPTION A: ANGLED ARCADE
 SCALE: 1/16" = 1'-0"



B 6.1
2 OPTION B: CONTINUOUS 4' OVERHANG
 SCALE: 1/16" = 1'-0"



B 6.1
3 OPTION C: INTERMITTENT 4' OVERHANG
 SCALE: 1/16" = 1'-0"



B 6.1
4 OPTION D: MAJOR AWNING W/ ARCADE MASSING
 SCALE: 1/16" = 1'-0"



B 6.1a

BURNSIDE OPTION A - VIEW 1

OPTION A: ARCADE OPTION

A

POLYPHON



B 6.1b

BURNSIDE OPTION B - VIEW 1

OPTION B: CONTINUOUS 4' OVERHANG

B

POLYPHON



B 6.1c

BURNSIDE OPTION C - VIEW 1

OPTION C: INTERMITTENT 4' OVERHANG

C
POLYPHON



B 6.1d

BURNSIDE OPTION D - VIEW 1

OPTION D: 8' AWNING

D

POLYPHON



B 6.2a
BURNSIDE OPTION A - VIEW 2

OPTION A: ARCADE OPTION

POLYPHON



B 6.2b
BURNSIDE OPTION B - VIEW 2

OPTION B: CONTINUOUS 4' OVERHANG

POLYPHON



B 6.2c

BURNSIDE OPTION C - VIEW 2

OPTION C: INTERMITTENT 4' OVERHANG

POLYPHON



B 6.2d
BURNSIDE OPTION D - VIEW 2

OPTION A: ARCADE OPTION

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