



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: April 11, 2016
To: Portland Design Commission
From: Jeff Mitchem, Development Review
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503-823-7011
Re: LU 15-259840 DZM – 1111 SE Sandy Blvd
Commission Hearing Date – April 14, 2016

Attached, please find a revised Drawing Set and Staff Report (recommending conditioned approval). Excerpted from the Staff Report, the following summarizes the key changes made by the Applicant in response to Commission comments at Hearing #1 on February 4, 2016. Please don't hesitate to contact me if you have questions.

A. Guideline A5-1 – Reinforce the Effect of Arcaded Buildings Fronting East Burnside Street. At the first LUR hearing, the Design Commission reiterated the importance of an arcaded component to the project and advised that a substantial amount of the building encroach over the E Burnside ROW. Please refer to Page 4 of the Staff Report and Sheet C18 of the Drawing Set. The Applicant's response to this direction was to study three options.

- 1. 4' Projection.** Minor encroachment of floor area approximately 60' wide.
- 2. 6' Projection.** Projecting balconies only.
- 3. 8' Projection.** Major encroachment of floor area including balconies approximately 60' wide.

The Staff Report recommends Conditioned Approval with Option C. The Applicant prefers Option A and will present justification for that preference at the hearing.

B. Guideline C2 – Promote Quality and Permanence in Development. The other change of significance was the elimination of Tread Plate Steel from the materials palette. Instead, the Applicant proposes a 5/8" cast concrete material – Taktil. Details indicate that the panelized system will be mounted with concealed fasteners. Staff has examined a sample and supports the material for compliance with guidelines for quality and permanence.