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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 41,849 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.

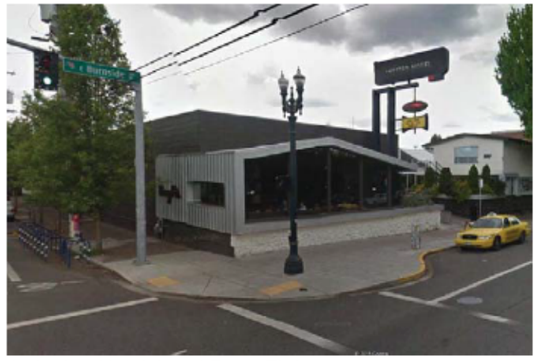
The site is in the Design Zone of the Central Eastside Sub-district of the Central City Plan District and must comply with the applicable Title 33 Portland Zoning Code Requirements, the Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside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

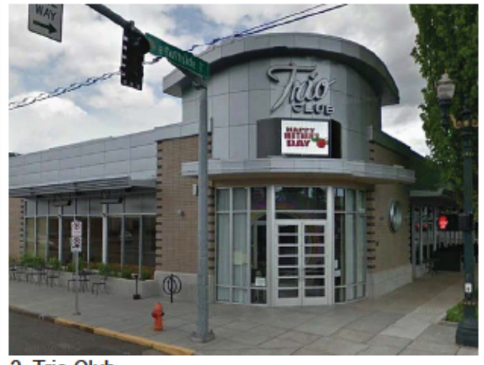
Aerial Image of Site

ZONING SUMMARY

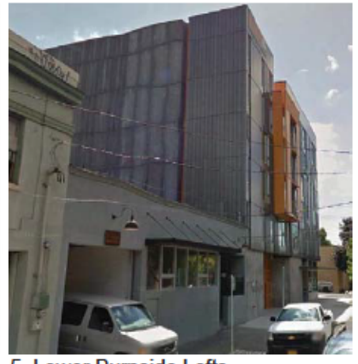
APPLICABLE CODES: Portland City Code and Charter, Title 33 Planning & Zoning					
Site Address: 910 E Burnside Street					Property Size: 8,800 SF
Tax Lot Number(s): R150414, R150415					
Tax Roll: East Portland, Block 197, Lot 1 and 2					
Base Zone: EX	Overlay(s): d		Plan District: Central City		
Base 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
Propsed 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

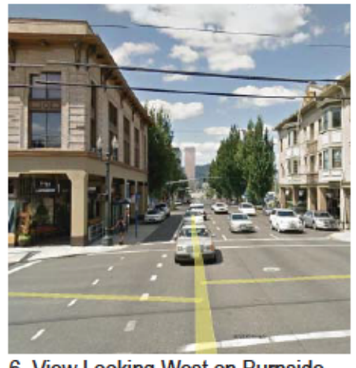


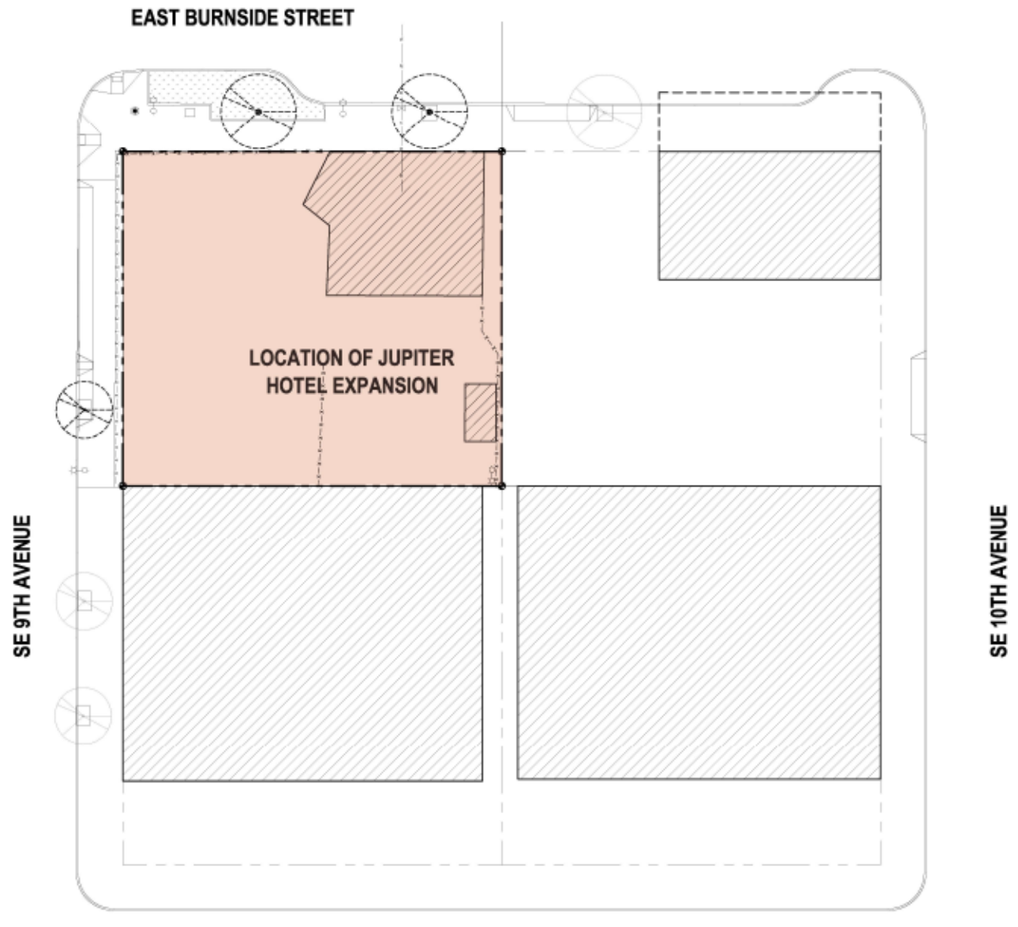
3. Trio Club


5. Lower Burnside Lofts


2. Union Jacks


4. Burnside Rocket

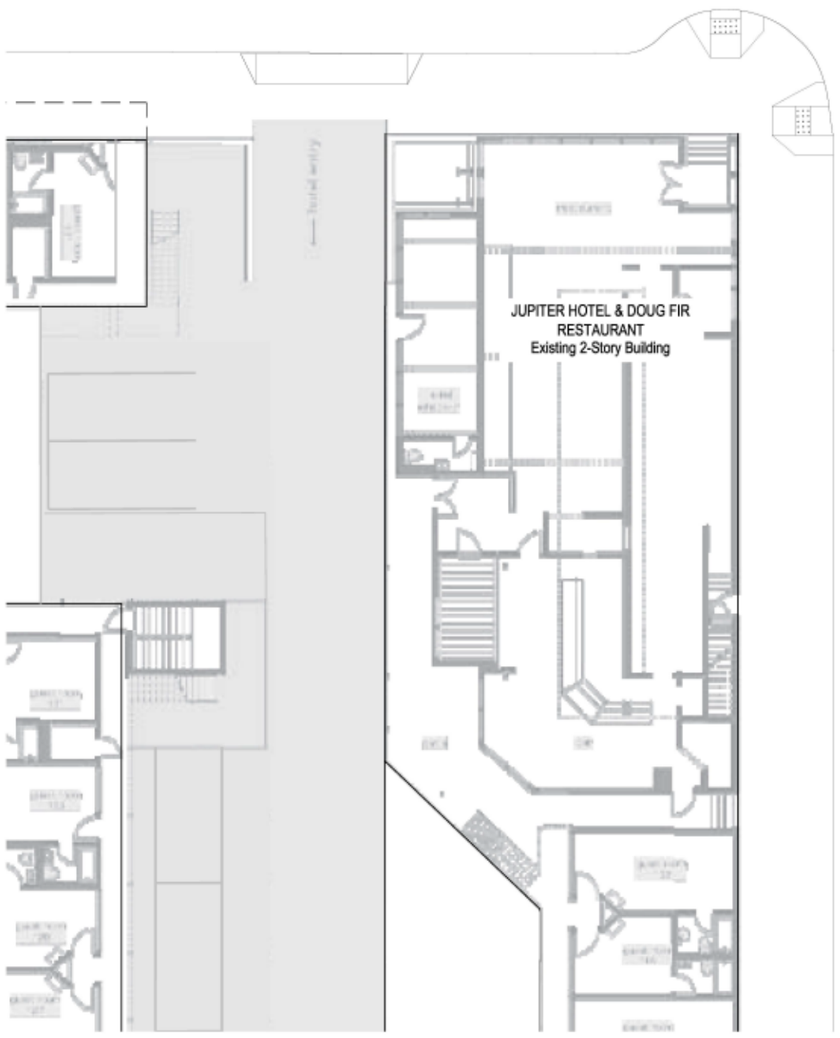

6. View Looking West on Burnside

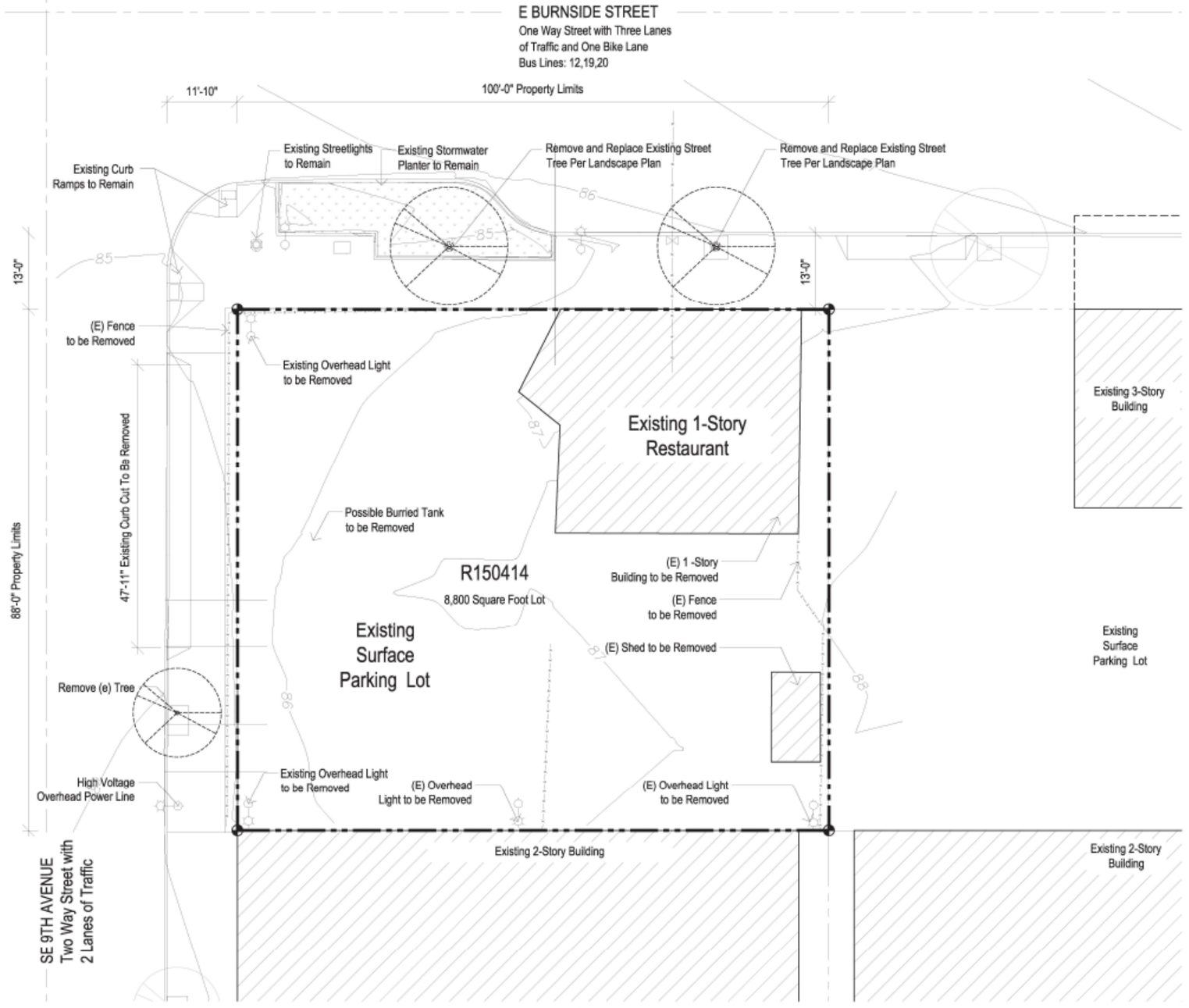


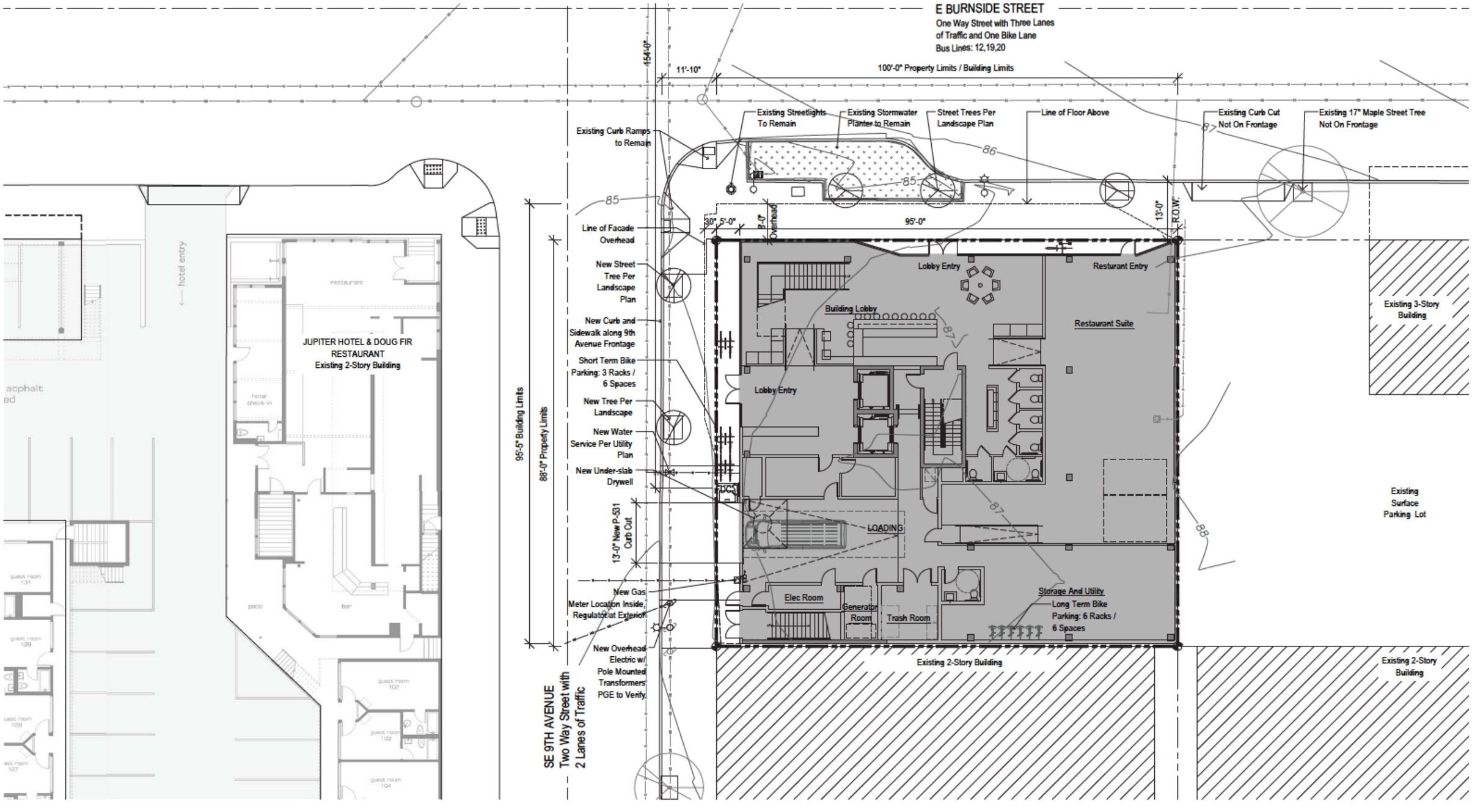
N

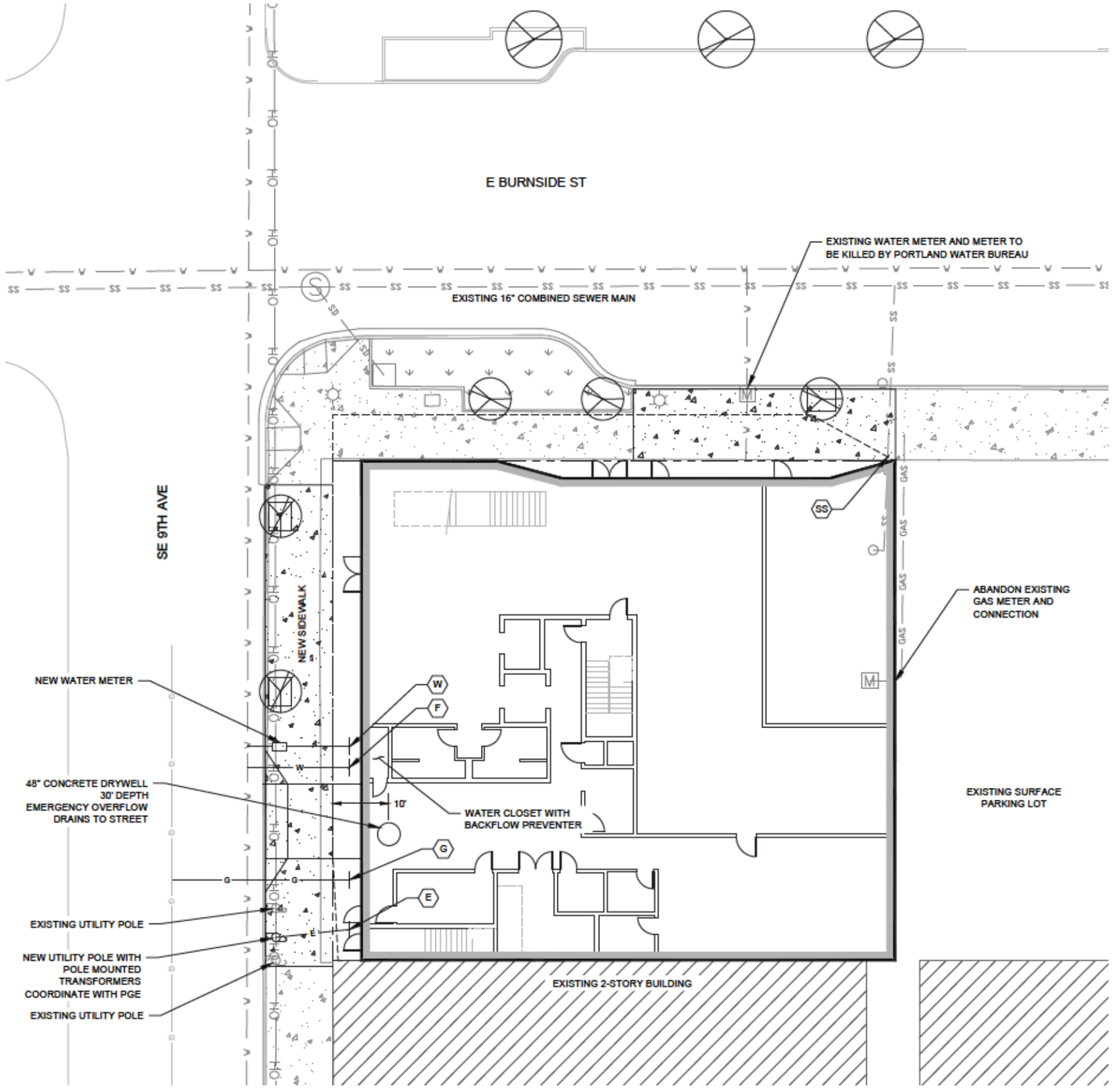
Existing Site Context
scale : 1"=40'

0 20 40 100ft









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

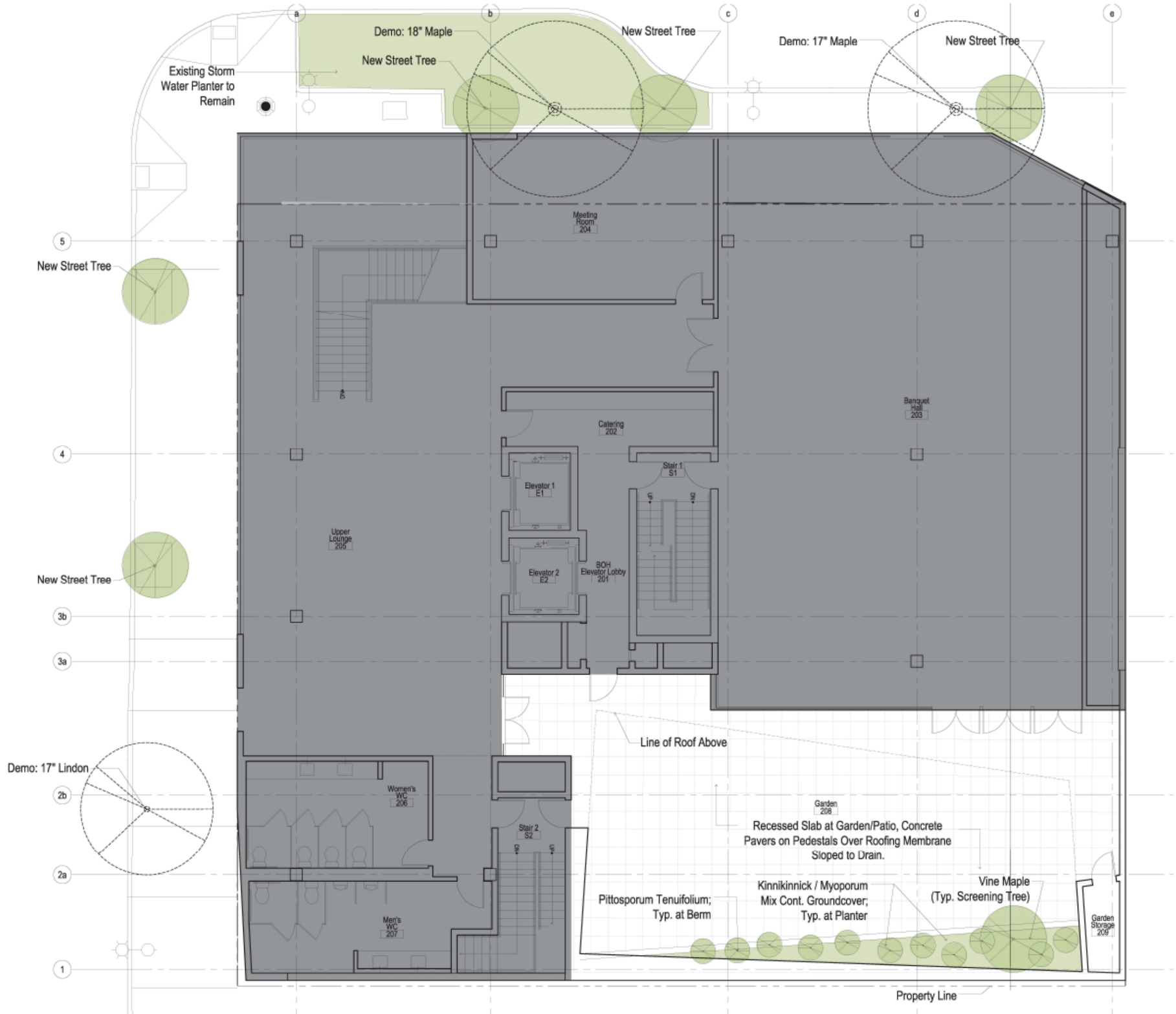
STORMWATER NARRATIVE

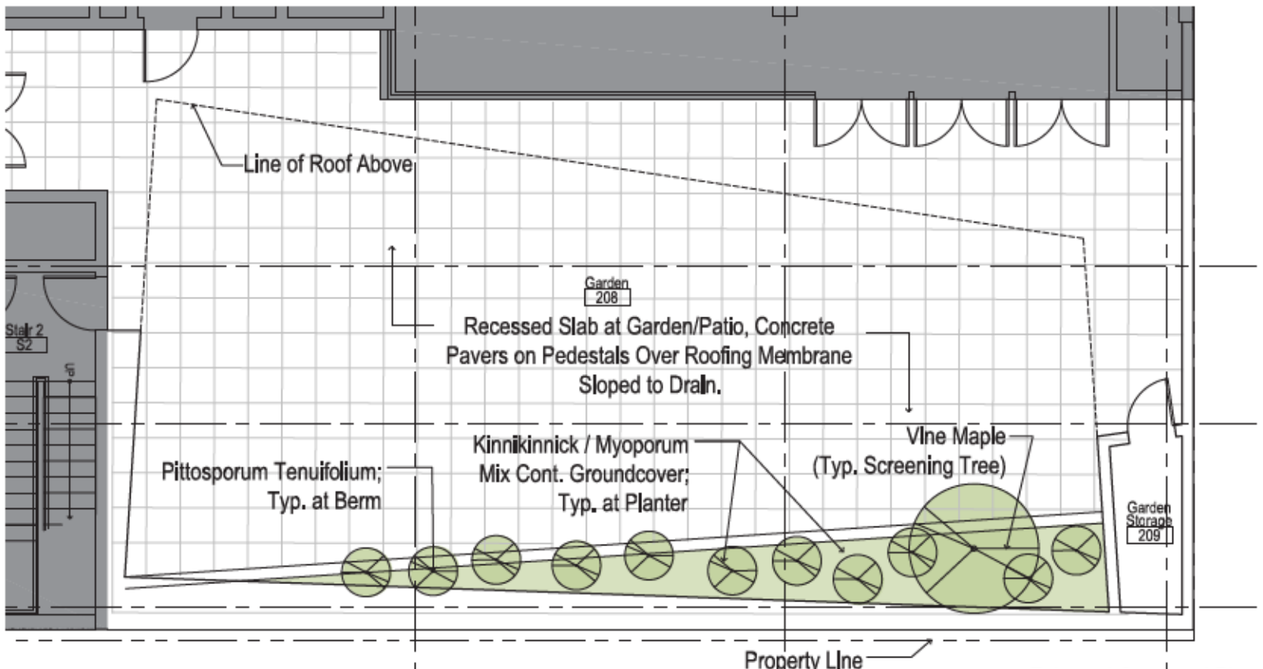
ROOF AREA = 8,800 SF

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

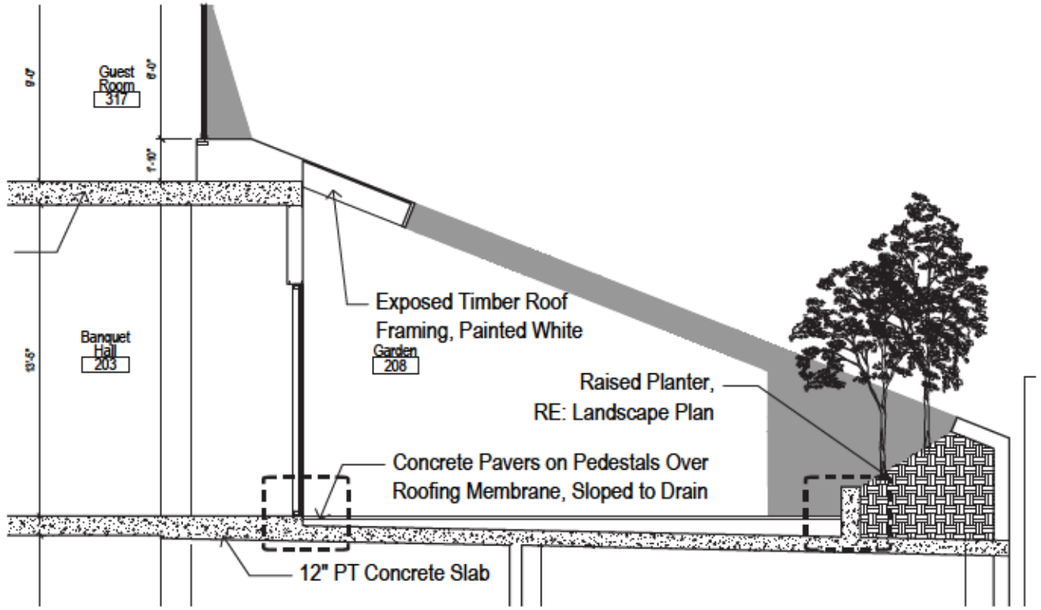
RUNOFF FROM ROOF AREA WILL BE DISCHARGED TO A DRYWELL BENEATH THE BUILDING. ROOFTOP RUNOFF DOES NOT REQUIRE WATER QUALITY TREATMENT. A SAFE OVERFLOW ROUTE WILL BE PROVIDED FROM THE DRYWELL TO THE STREET IN CASE OF EMERGENCY.

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


a
b
c
d
e
5
4
3b
3a
2b
2a
1
Demo: 18" Maple
New Street Tree
Existing Storm Water Planter to Remain
New Street Tree
Demo: 17" Maple
New Street Tree
New Street Tree
New Street Tree
Demo: 17" Lindon
Meeting Room 204
Catering 202
Banquet Hall 203
Stair 1 S1
Elevator 1 E1
Upper Lounge 205
Elevator 2 E2
BOH Elevator Lobby 201
Women's WC 206
Men's WC 207
Stair 2 S2
Line of Roof Above
Garden 208
Recessed Slab at Garden/Patio, Concrete Pavers on Pedestals Over Roofing Membrane Sloped to Drain.
Pittosporum Tenuifolium; Typ. at Berm
Kinnikinnick / Myoporum Mix Cont. Groundcover; Typ. at Planter
Vine Maple (Typ. Screening Tree)
Garden Storage 209
Property Line



Enlarged Courtyard Plan

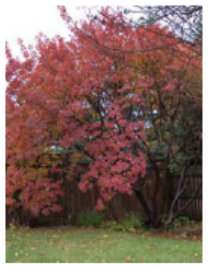


Enlarged Courtyard Section

View of Courtyard Looking East

Trees

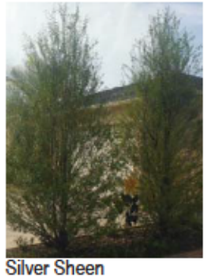
Cherry Dogwood



Smoketree

Vine Maple

Shrubs



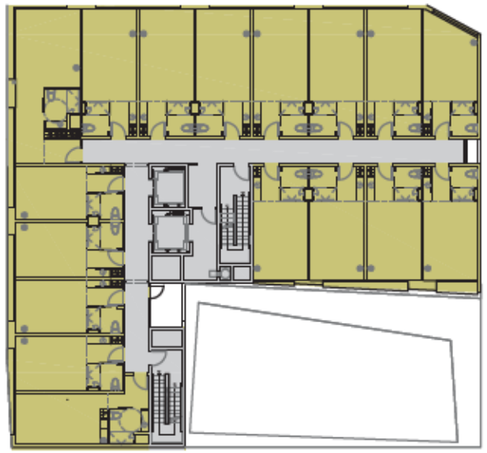
Silver Sheen

Dwarf Dogwood

Ground Cover

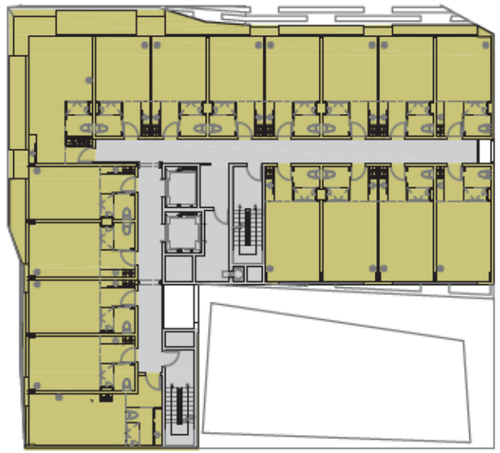
Myoporum

Kinnikinnick



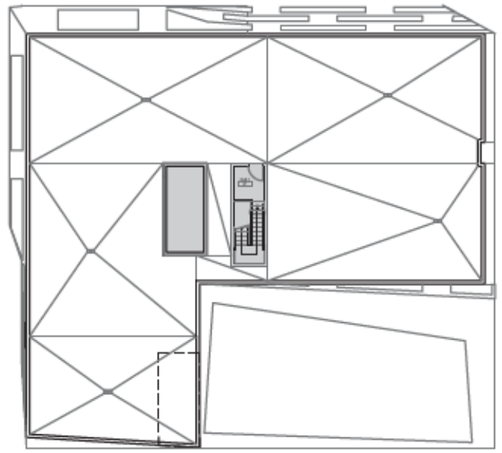
Third Floor

GROSS: 7,240 sf
FAR = .82



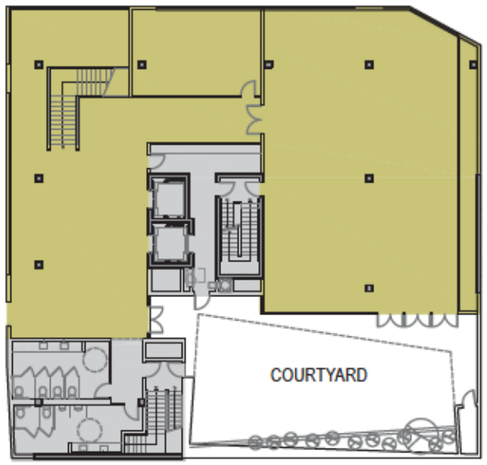
Sixth Floor

GROSS: 6,888 sf
FAR = .78



Roof

GROSS: 167 sf
FAR = .02

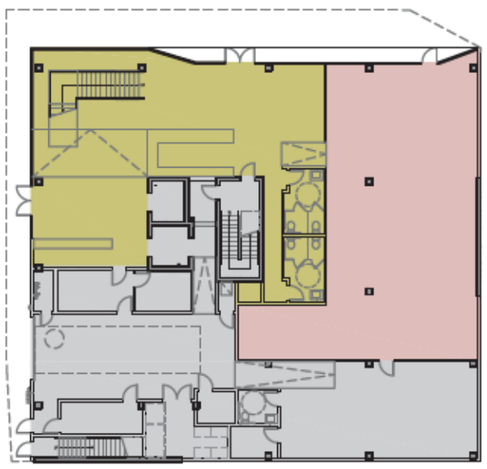


Second Floor

GROSS: 7,444 sf
FAR = .85

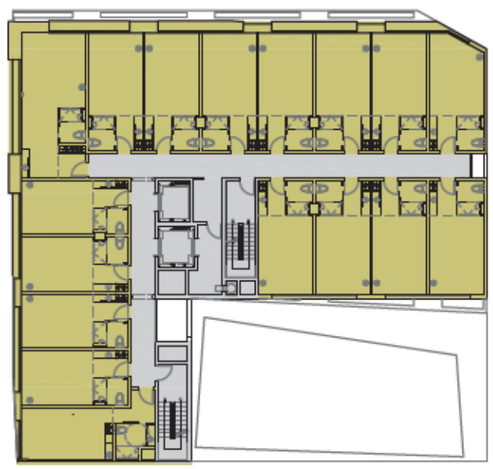
Fifth Floor

GROSS: 6,632 sf
FAR = .75



First Floor

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



Fourth Floor

GROSS: 7,063 sf
FAR = .80

Summary:

Site Area = 8,800 sf

Total Building Floor Area = 43,515 sf

Site FAR: 6:1

# of Rooms = 67

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.

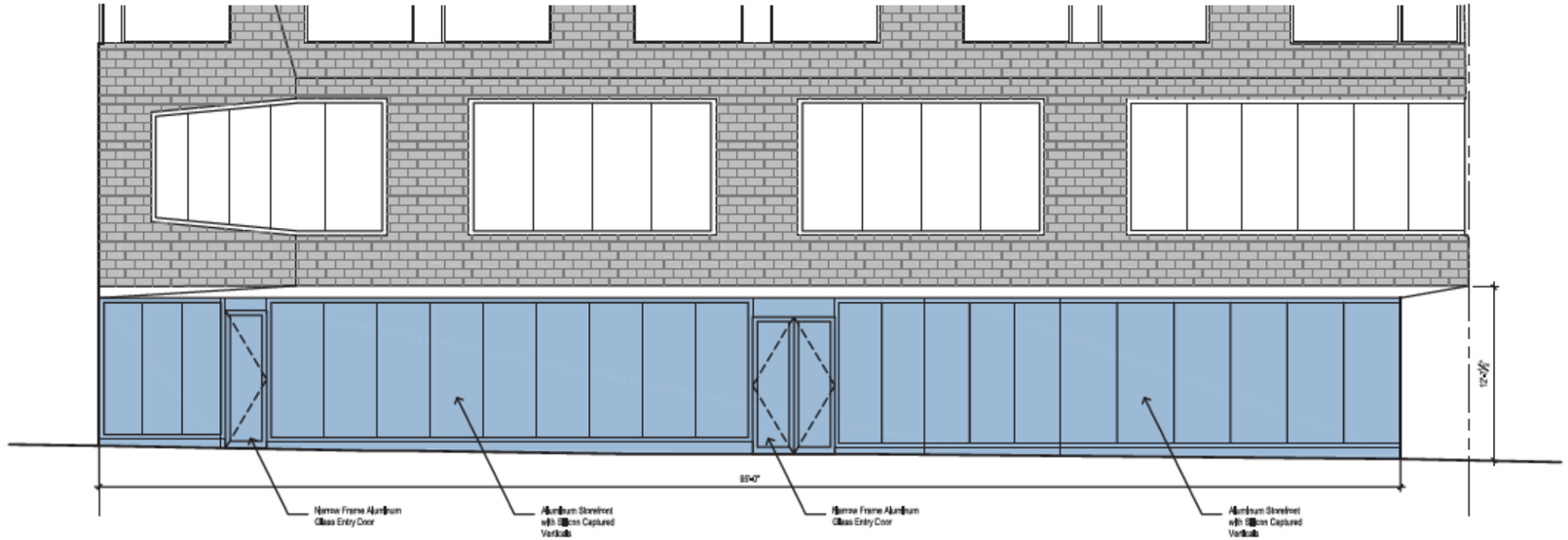
Percentage of Covered Area = 97.3%

Covered Pedestrian Area

Site Lighting

Fixture A - EcoSpeec Linear HP EXT

Fixture B - Bartco MiT8 Linear Fluorescent



Burnside Street Ground Floor Glazing Diagram

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

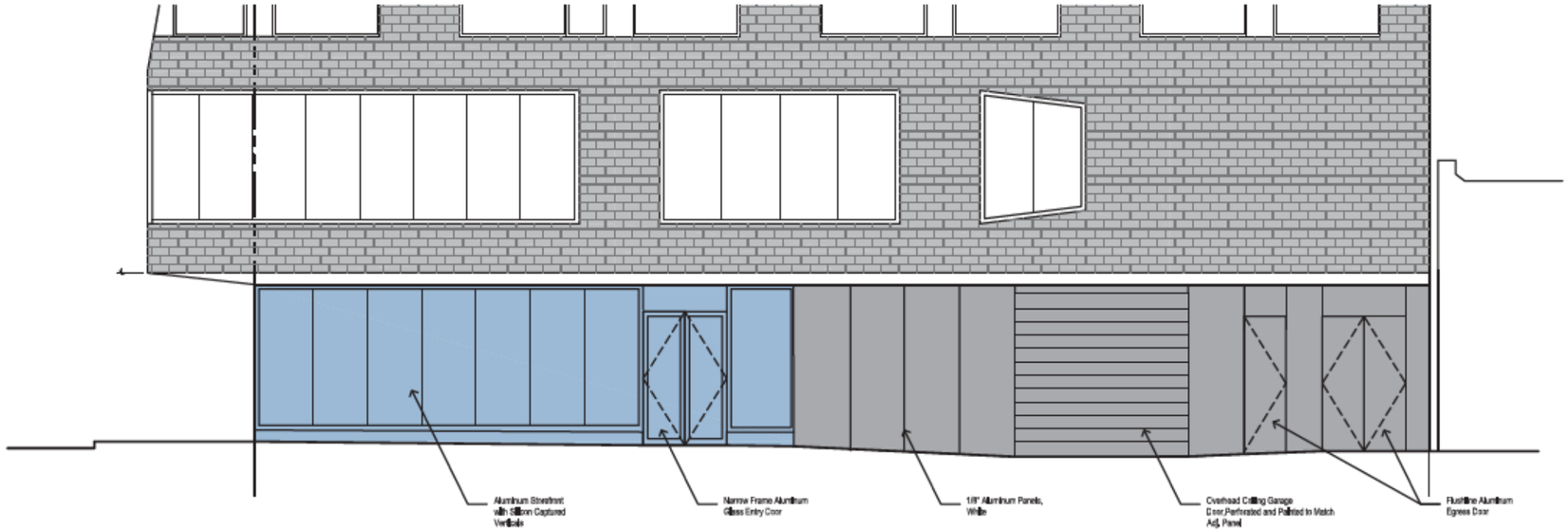
Open Area = 100% of Total Area

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

Open Length = 100% of Total Area

Open Area

Solid Panel



9th Avenue 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

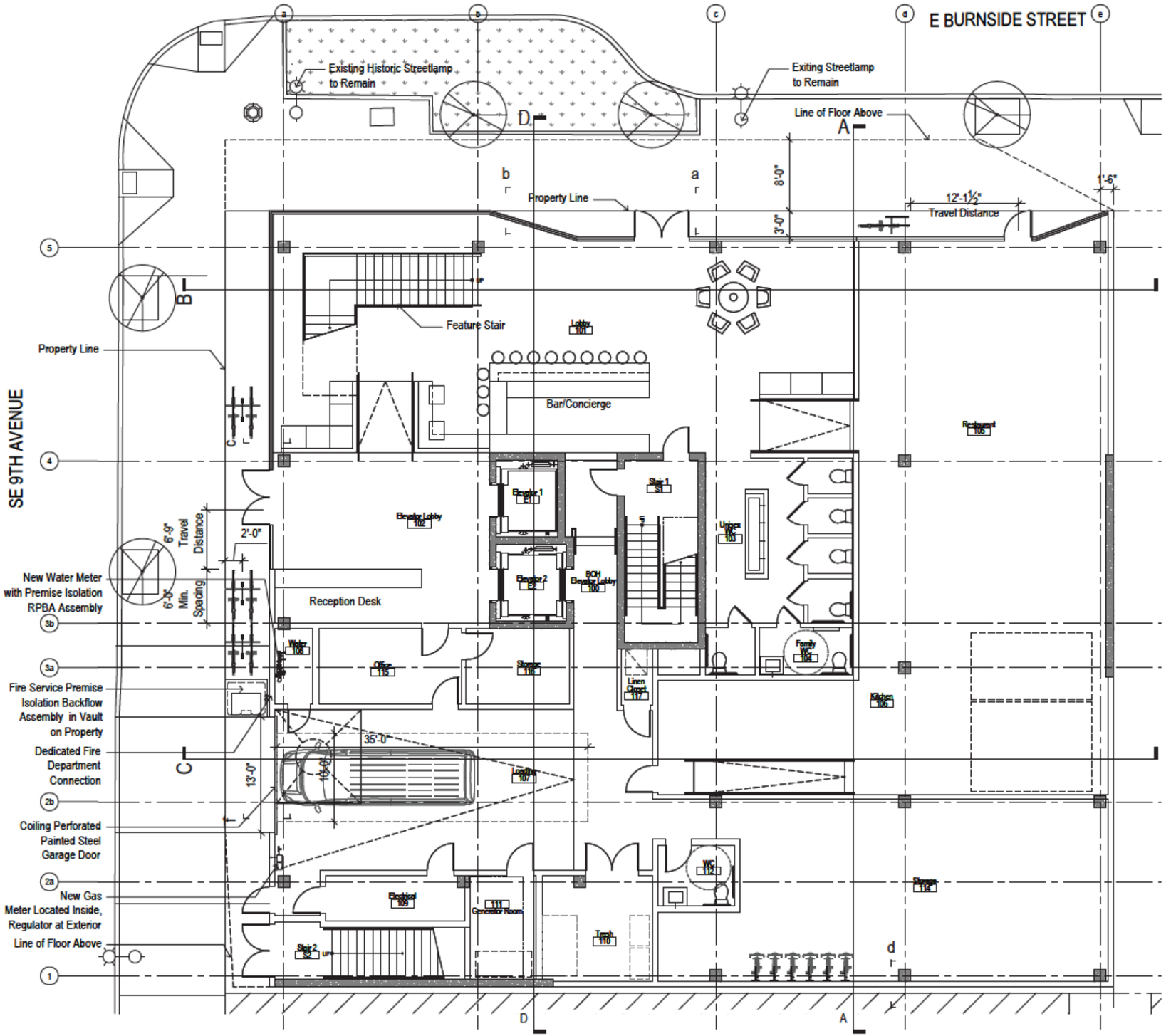
Length of Ground Floor Wall = 88 ft.
Lengh of Total Glazing = 44.1 ft.

Open Length = 50.1% of Total Length

Open Area

Building Services

Building Drawings

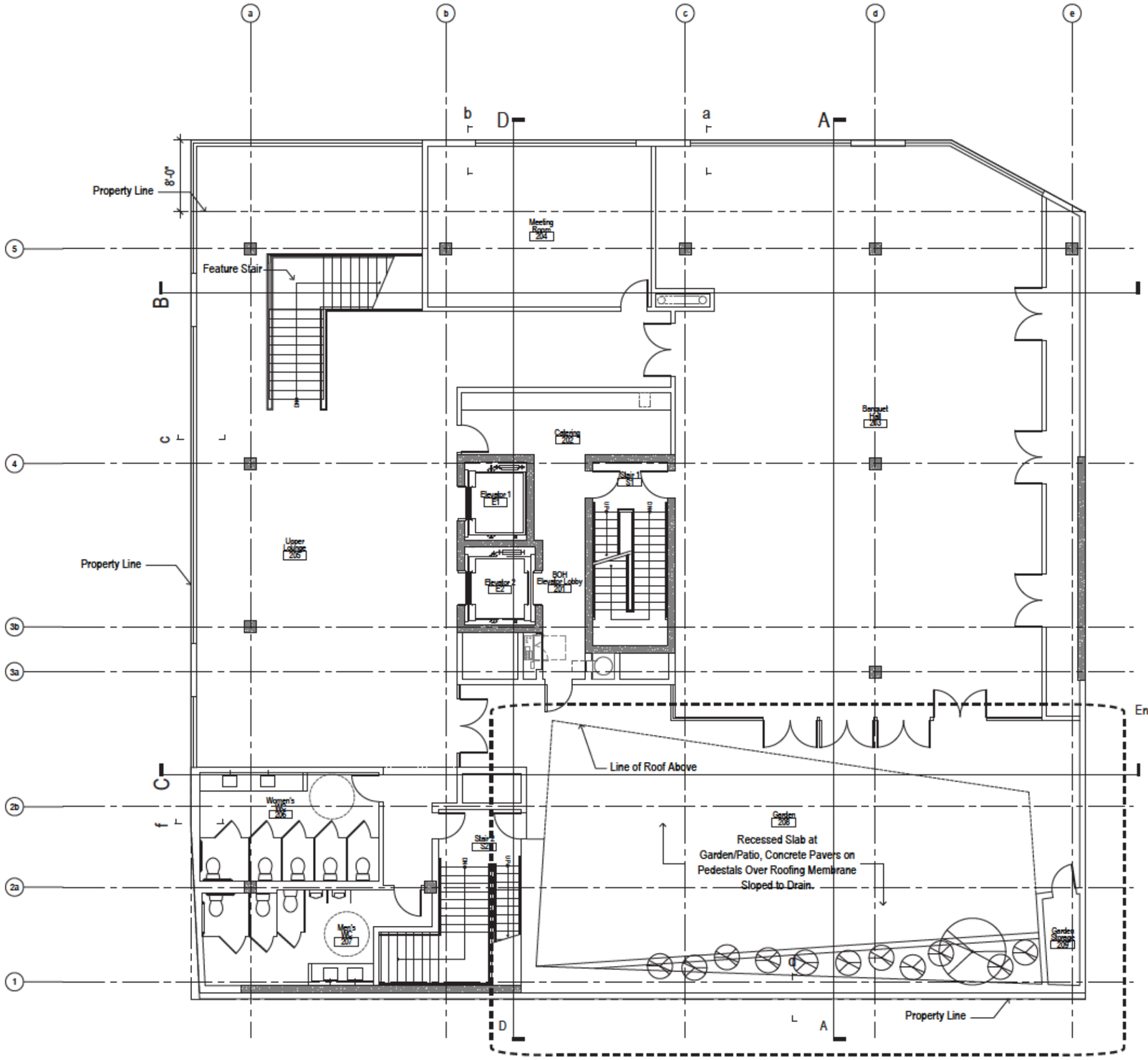


Gross Floor Area(L1): 2,249 SF Unconditioned
8,248 SF Total

FAR per Floor: .94/1

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

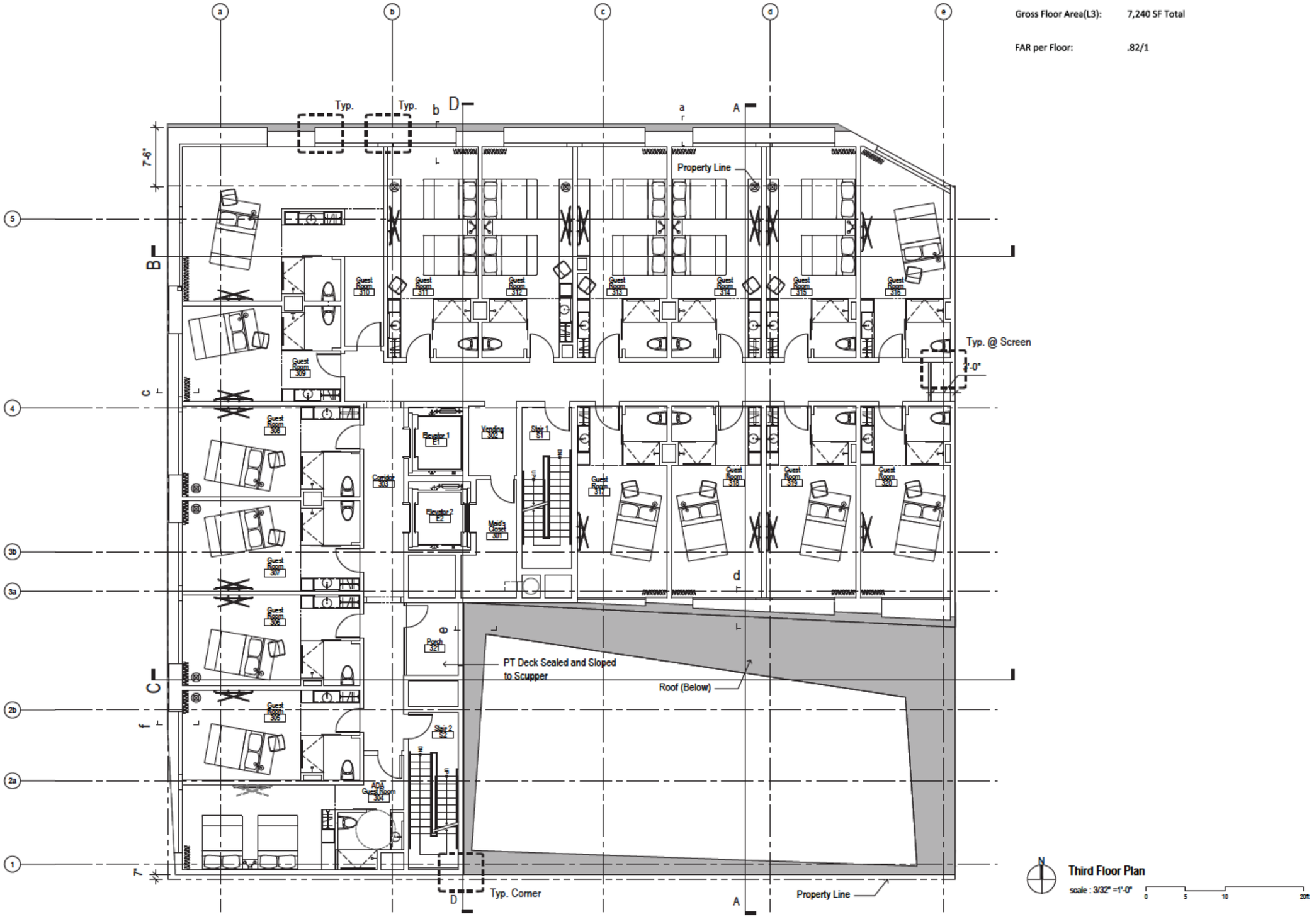
Gross Floor Area (L2):	7,444 SF Total
FAR per Floor:	.85/1



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

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

FAR per Floor: .82/1

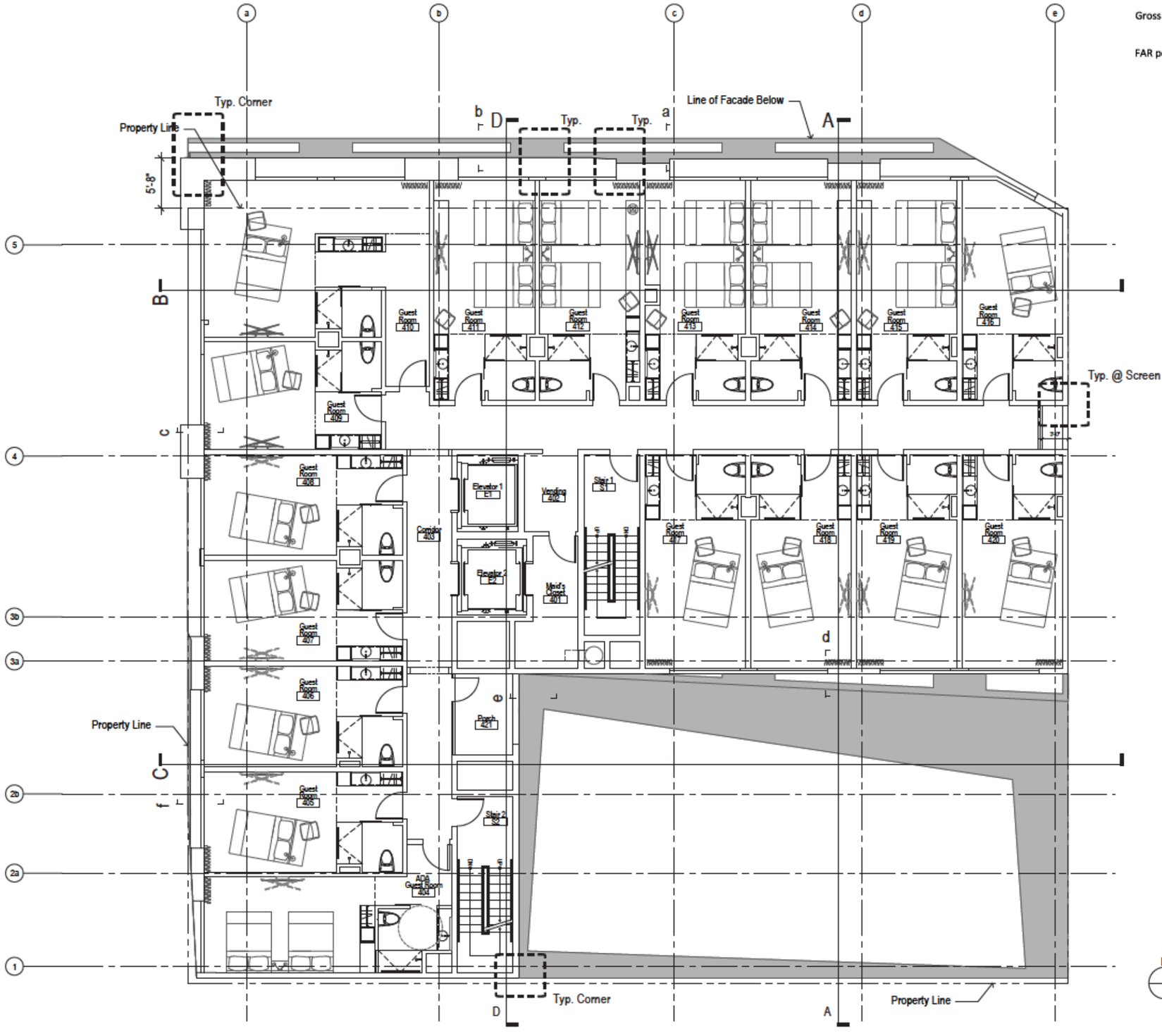


Third Floor Plan

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

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

FAR per Floor: .80/1



N

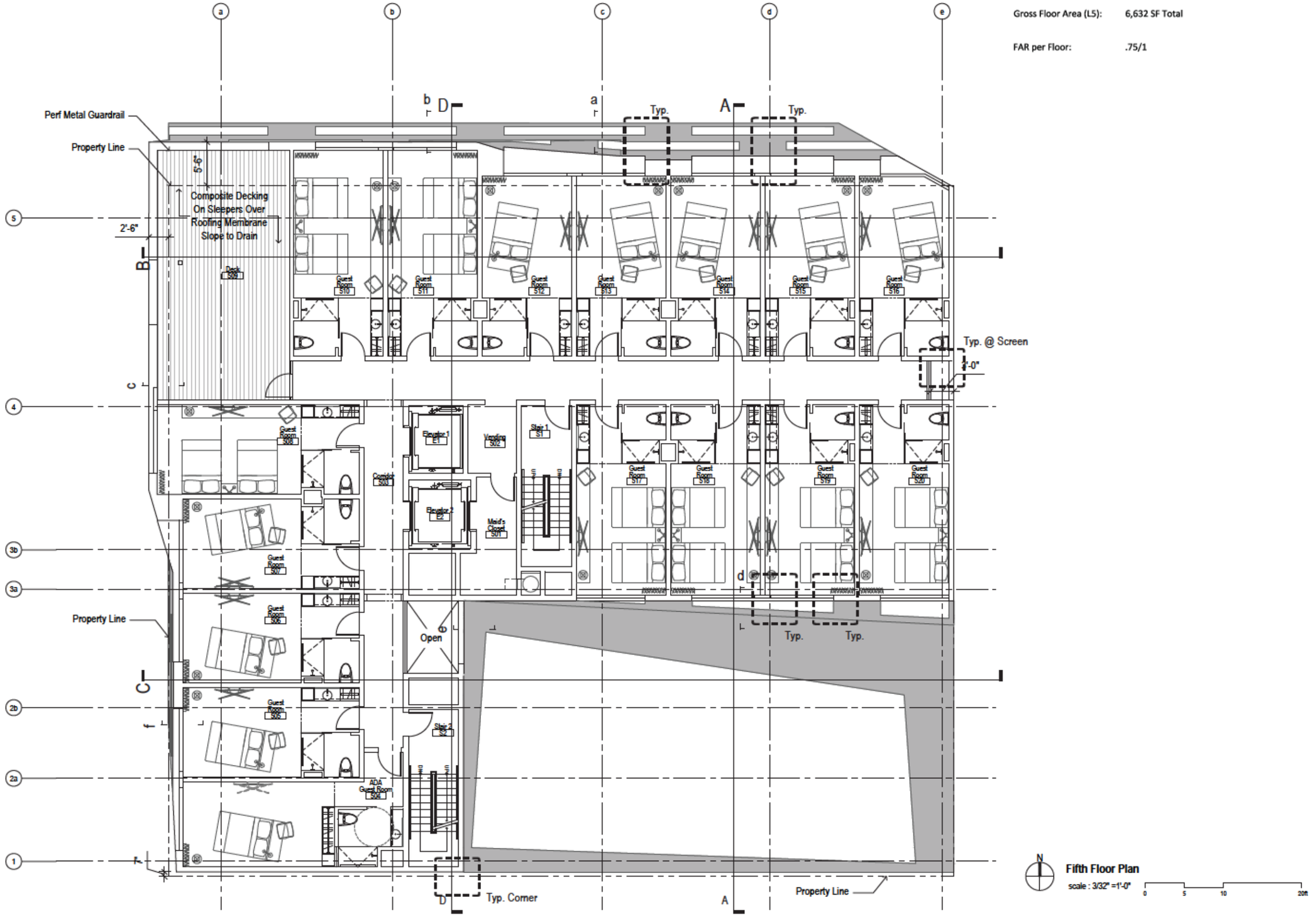
Fourth Floor Plan

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

0 5 10 20ft

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

FAR per Floor: .75/1



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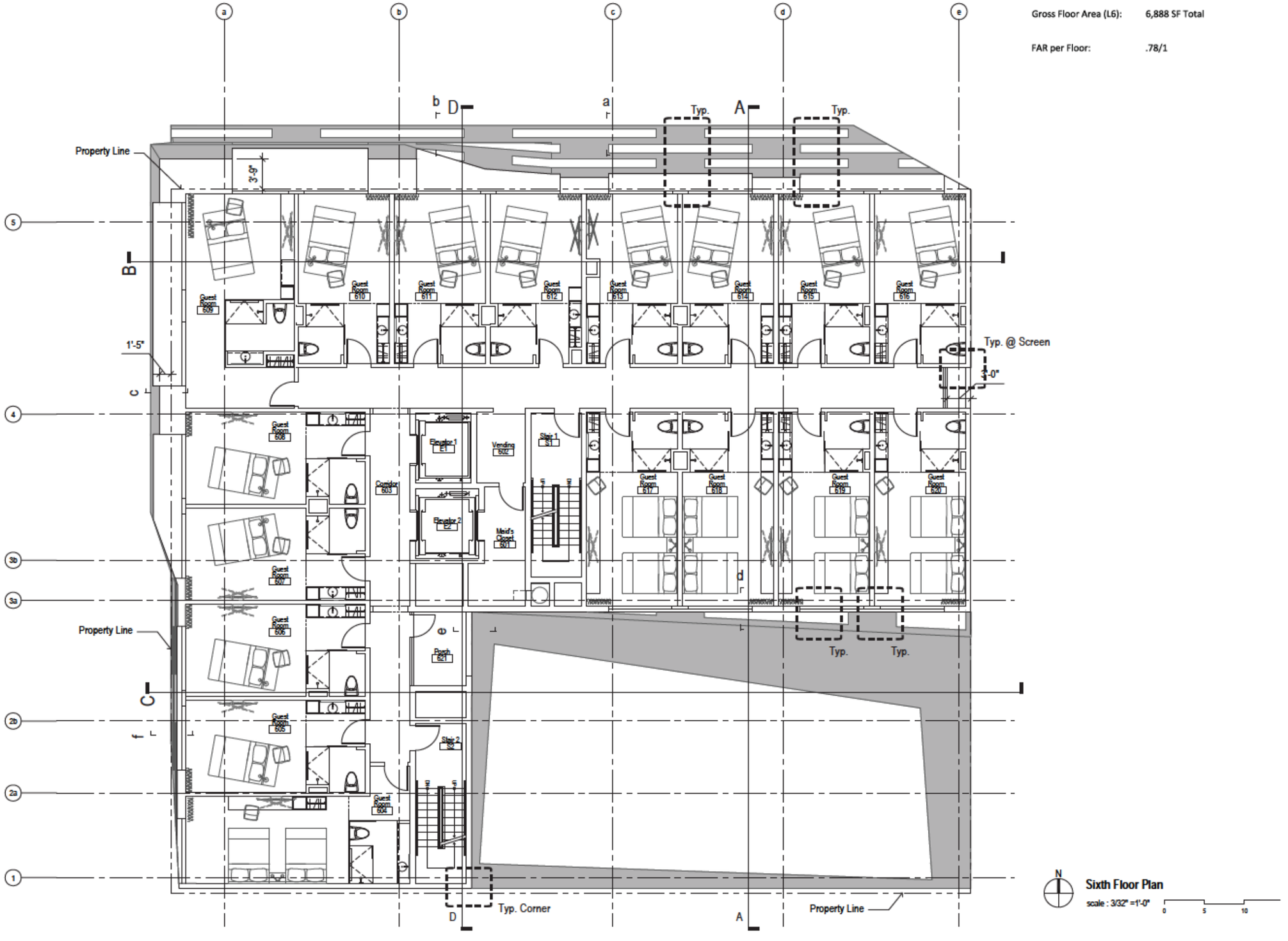
Fifth Floor Plan

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

0 5 10 20ft

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

FAR per Floor: .78/1

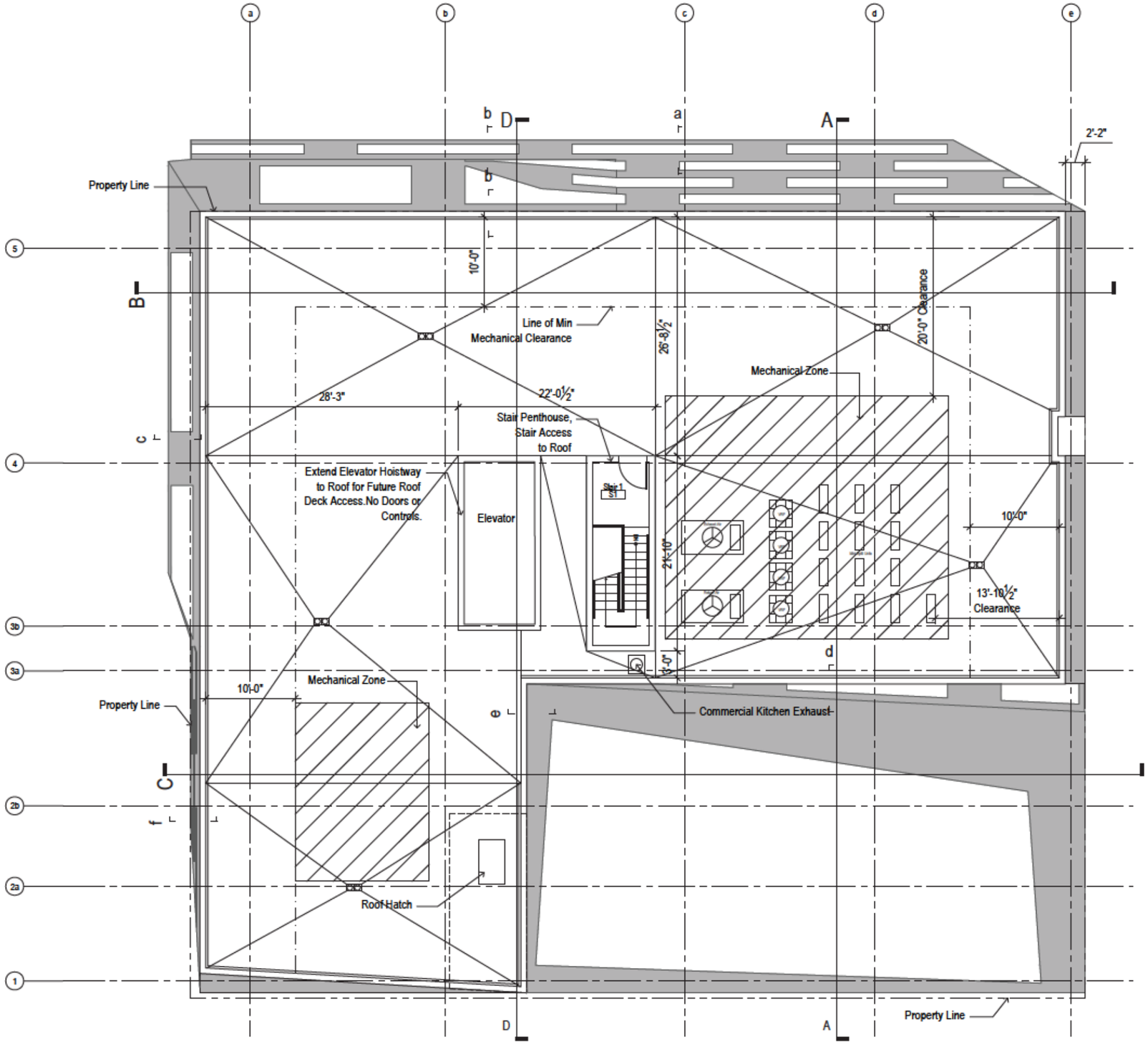


N

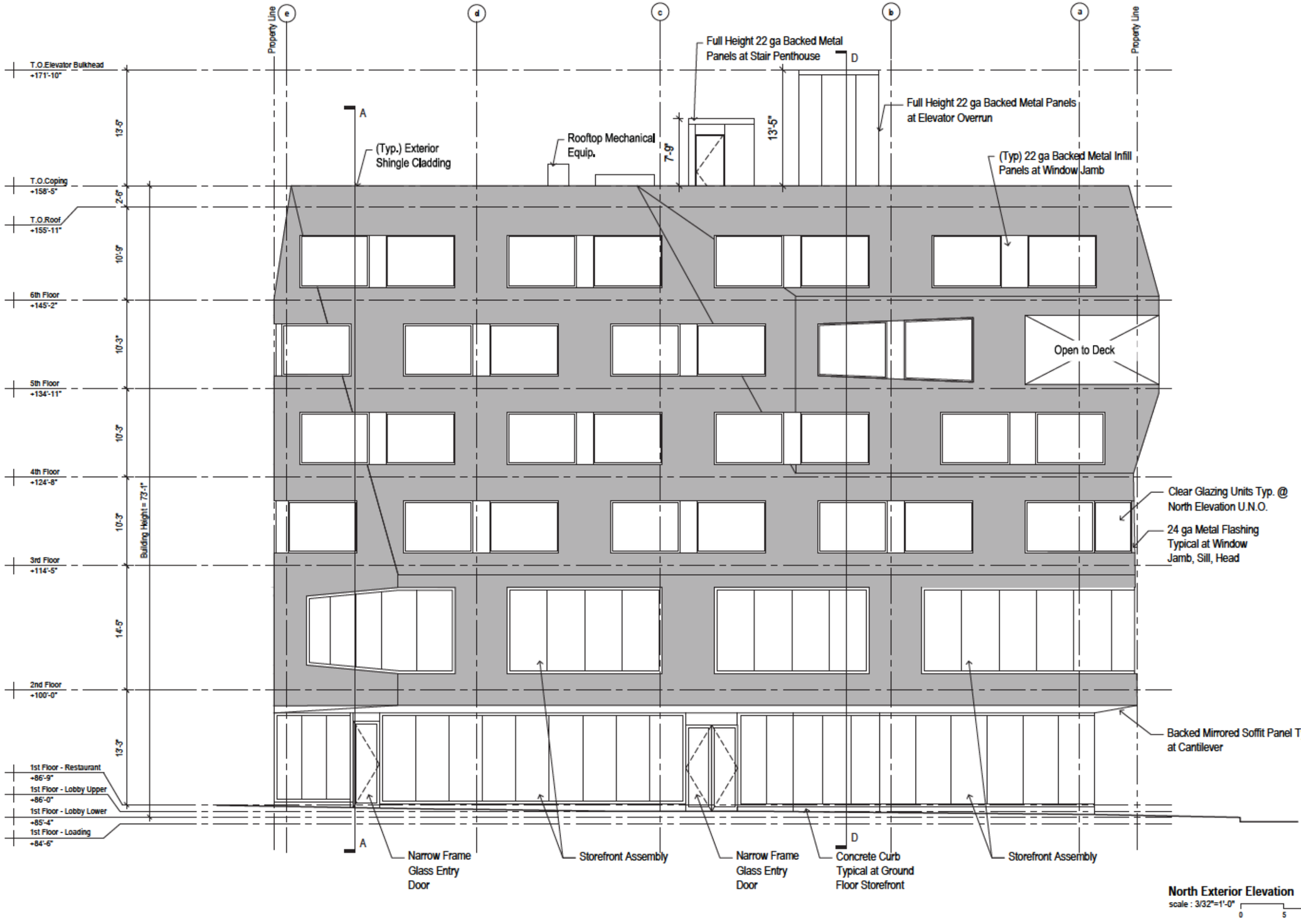
Sixth Floor Plan

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

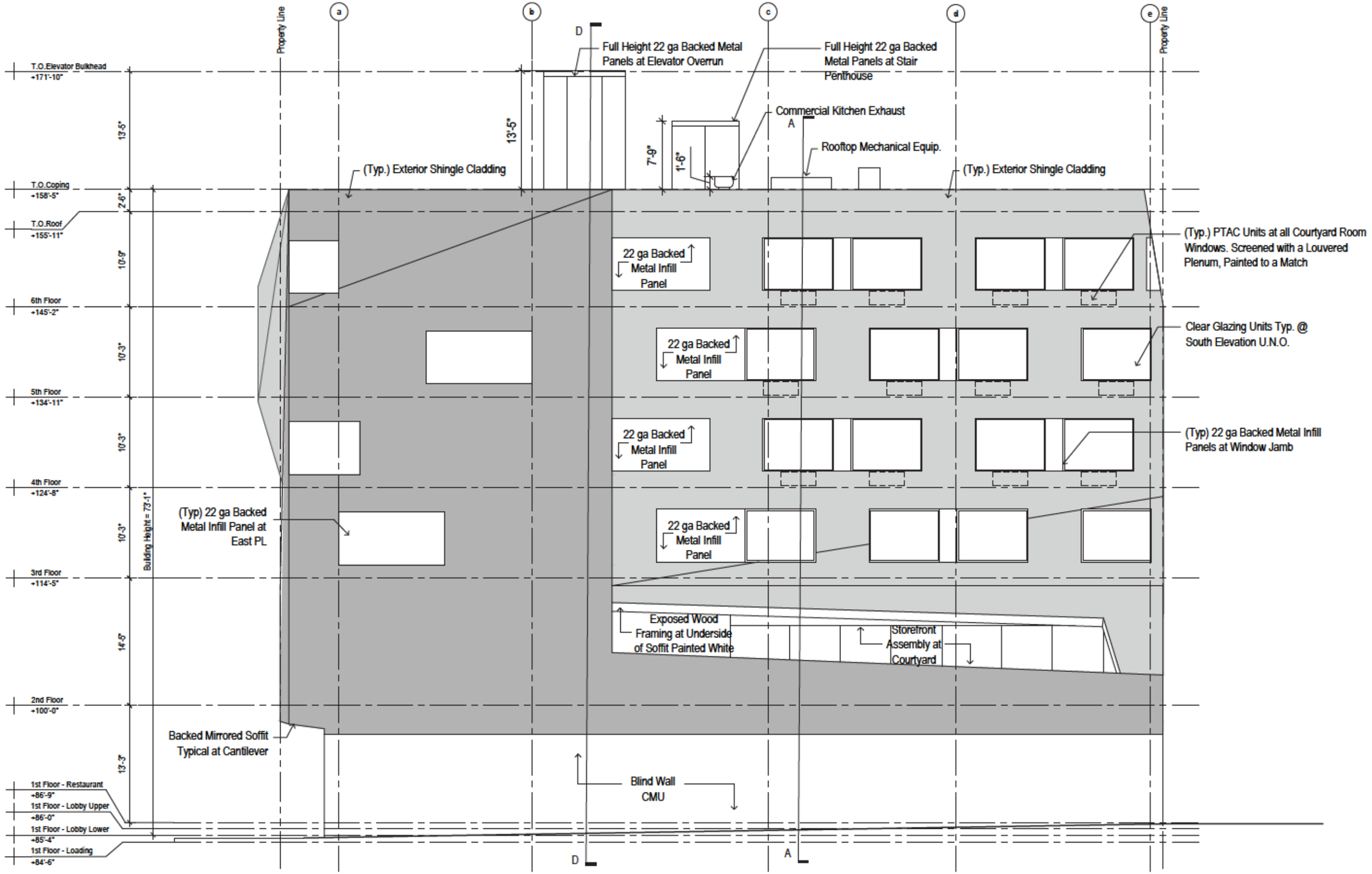
0 5 10



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

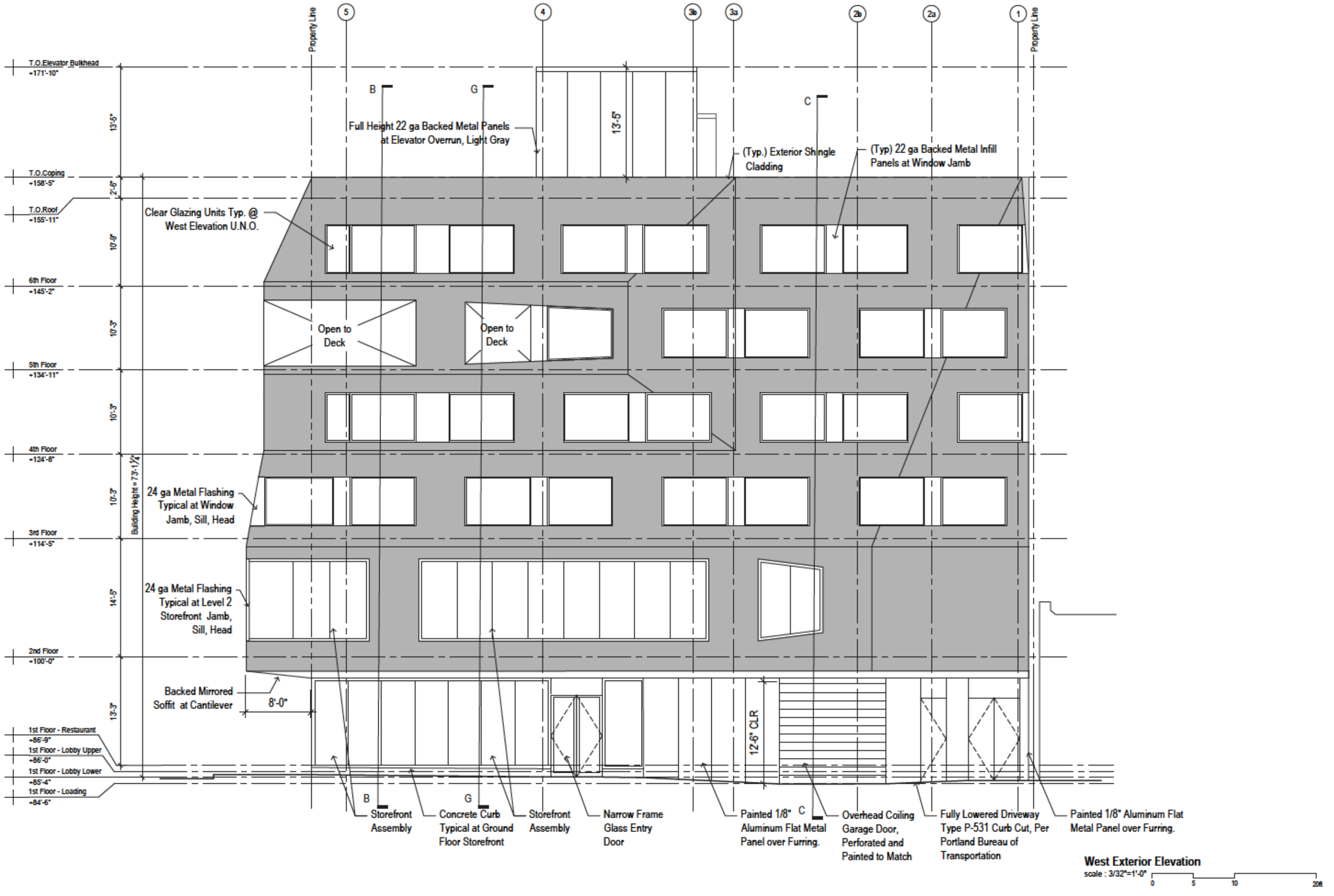


North Exterior Elevation
scale : 3/32"=1'-0"
0 5 10 20ft



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

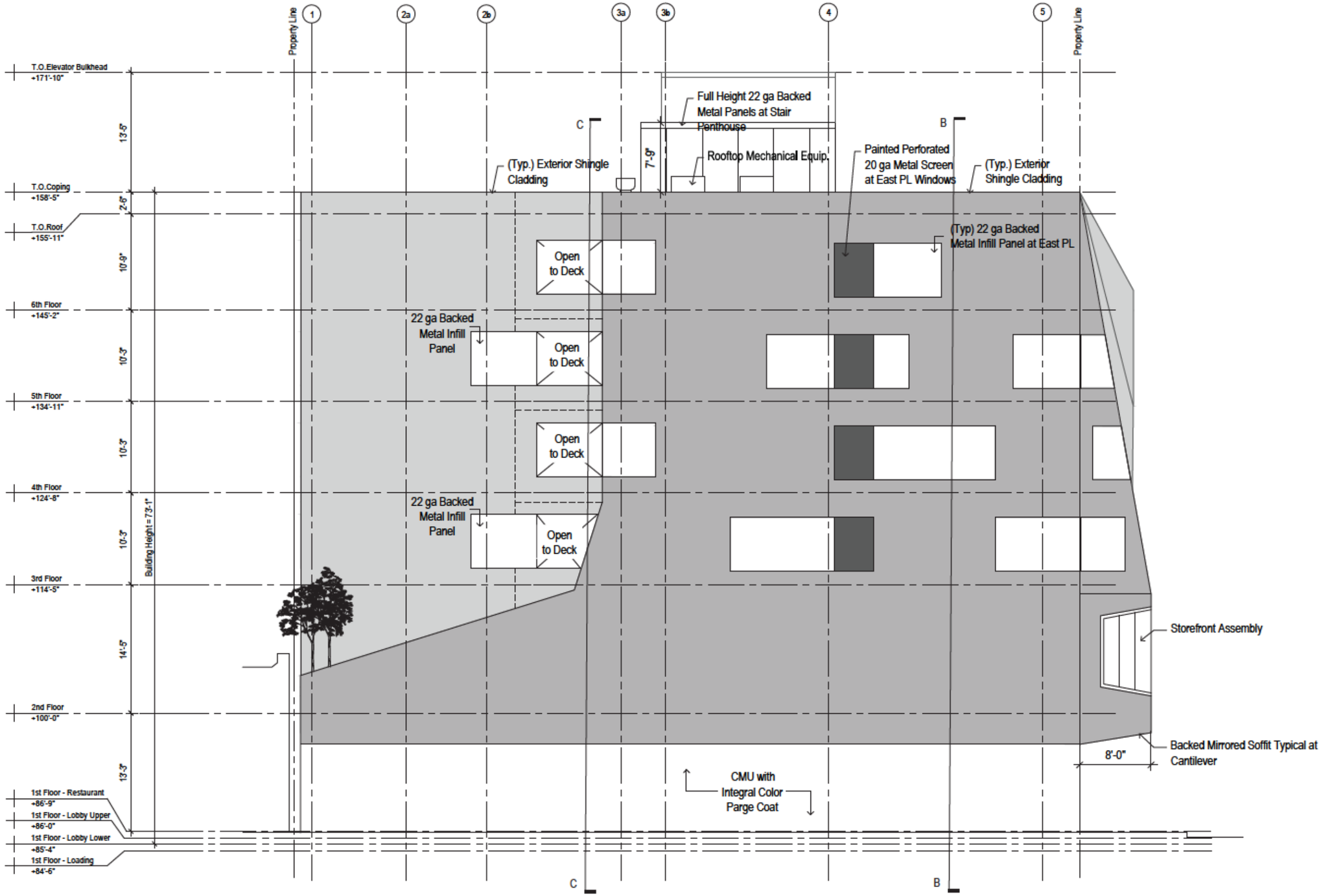
0 5 10 20ft



West Exterior Elevation

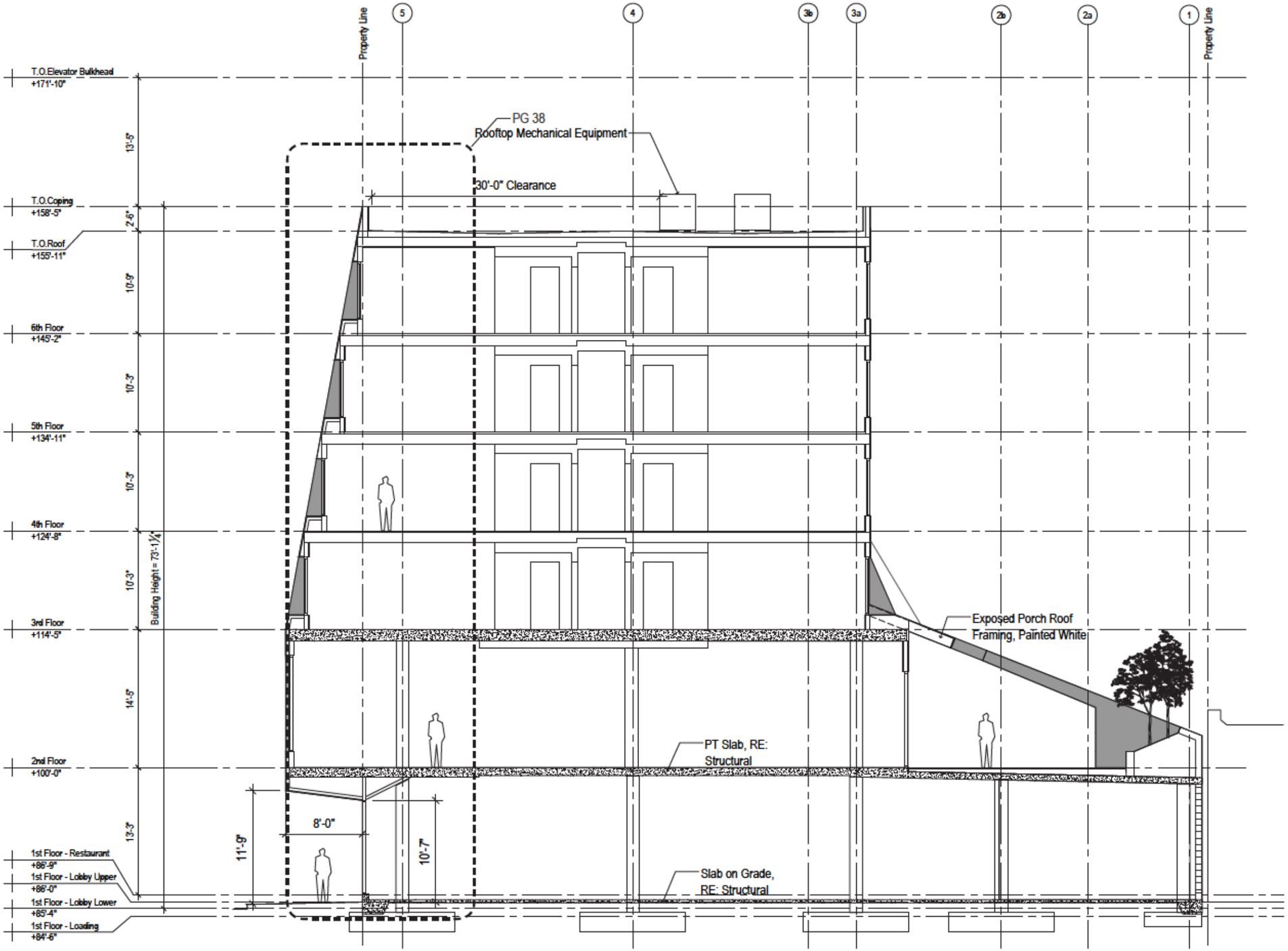
scale : 3/32"=1'-0"

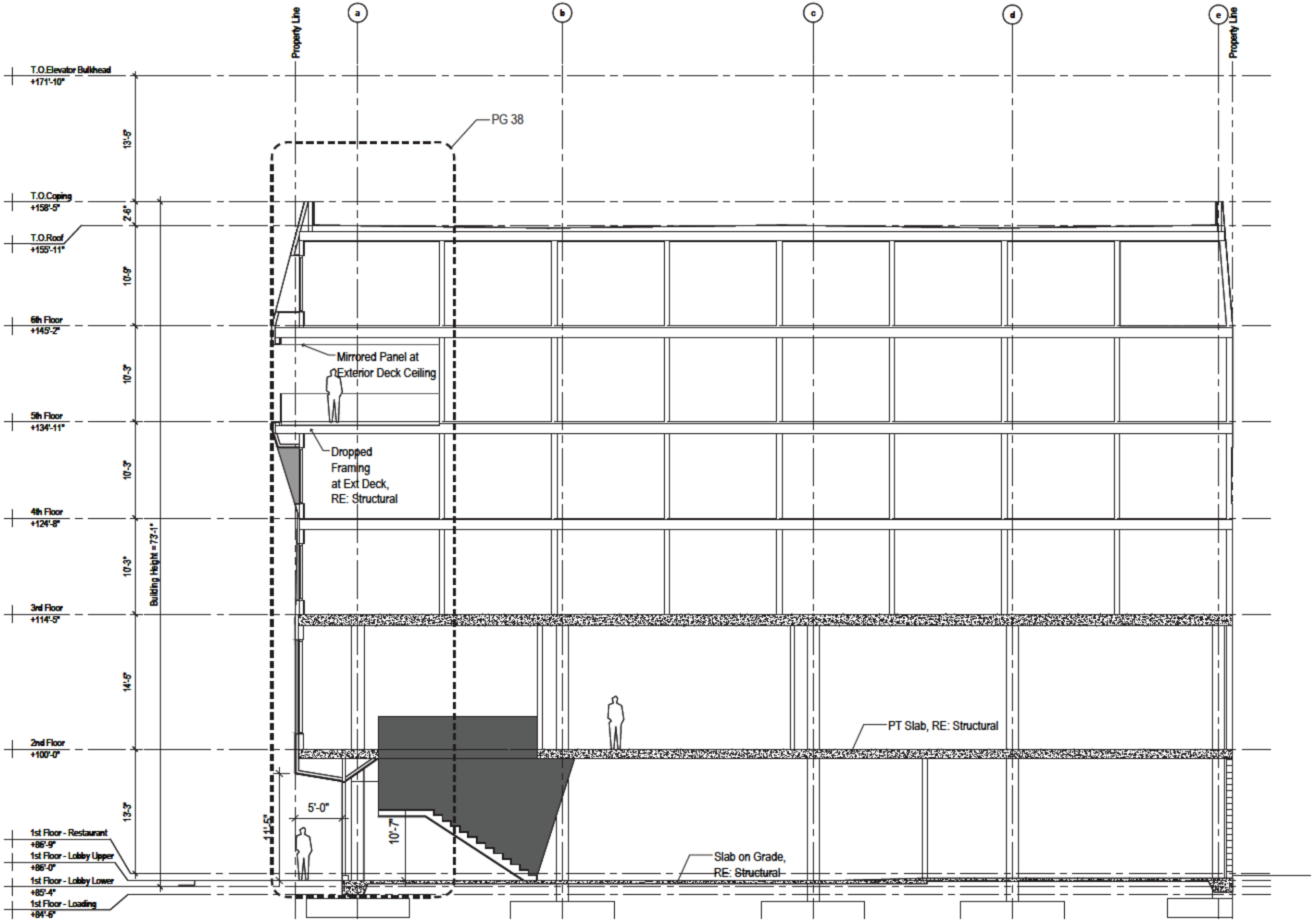
0 5 10 20ft



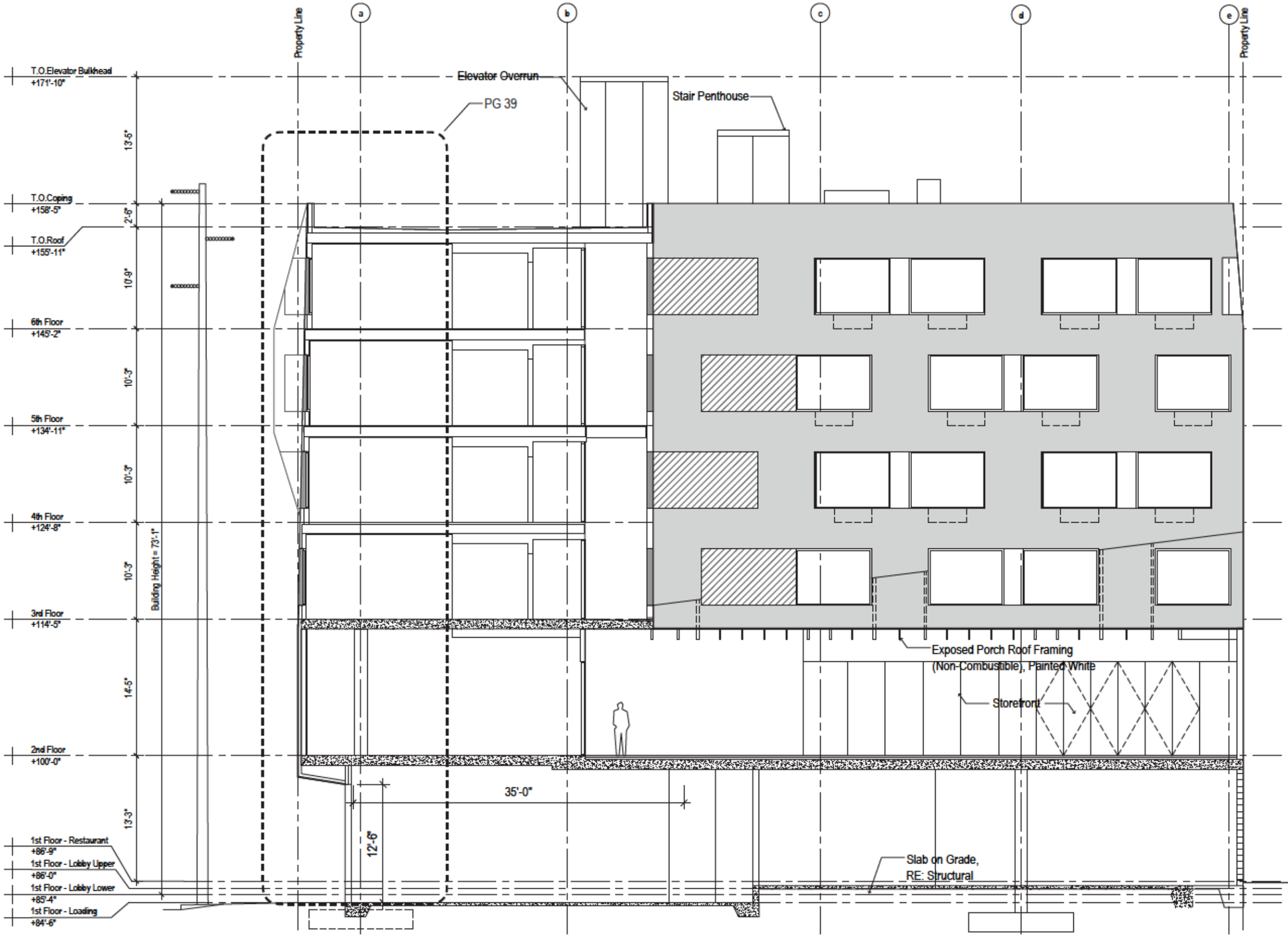
East Exterior Elevation
scale : 3/32"=1'-0"

0 5 10 20ft





Building Section (B)



Building Section (C)

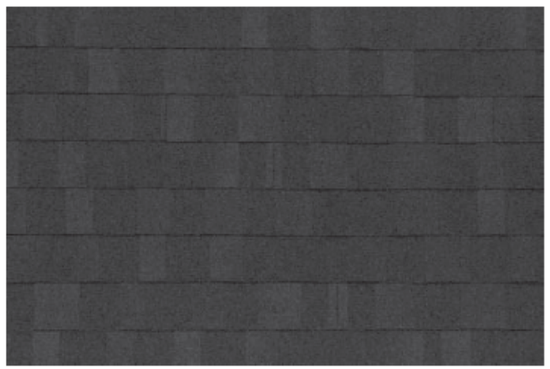
Building Section (D)

Exposed Concrete

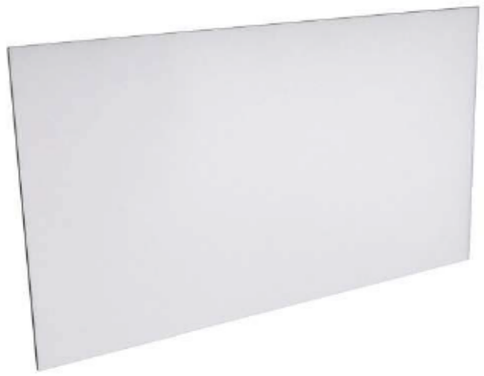
White Aluminum Panel 1/8" (11 ga)

Concrete Paver

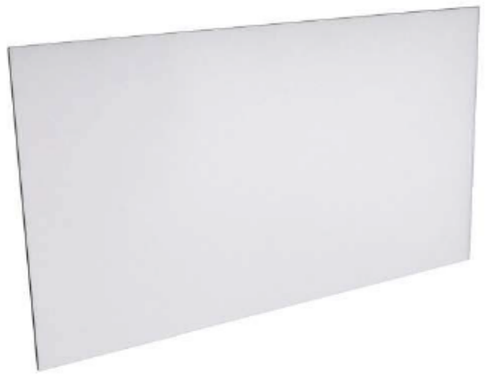
Clear glazing: Solarban 60



Exterior Shingle Cladding: Laminated Asphalt Option

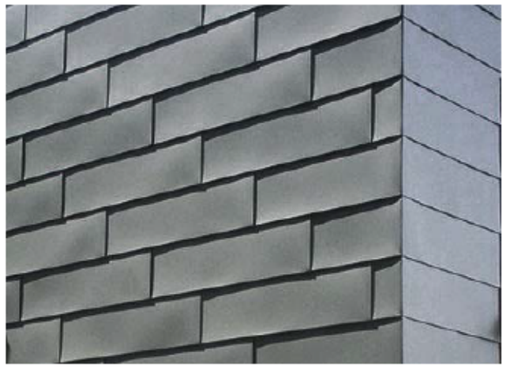


White Backed Metal Panel 22 ga



White Flashing Metal 24 ga

Mirrored Backed Panel



Exterior Shingle Cladding: Dark Grey Metal Option 26 ga

Perforated Coiling Garage Door

Gray Backed Metal Panel 22 ga

Composite Decking : Natural Finish

Perspectives

View of North-West Corner from Burnside

Material Key
1. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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 up Burnside

Material Key
1. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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

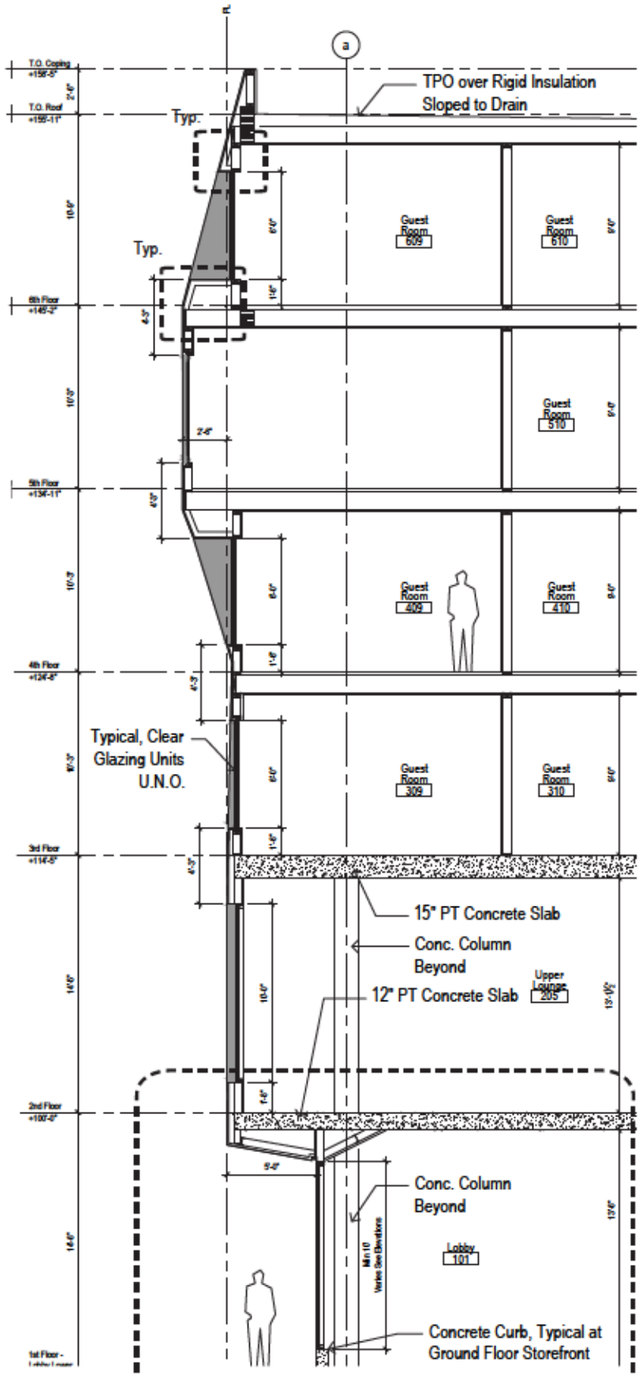
1. Exterior Shingle Cladding
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Backed Infill Panel
6. Backed Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass Entrance 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

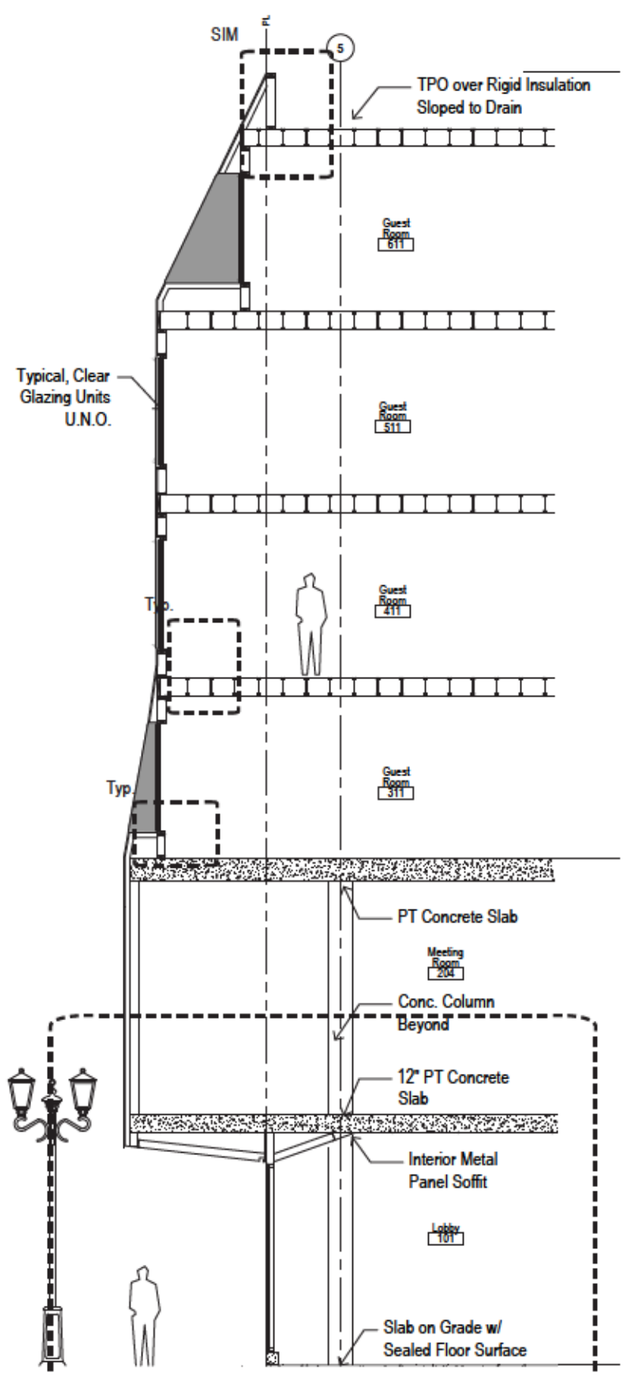
Material Key

1. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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

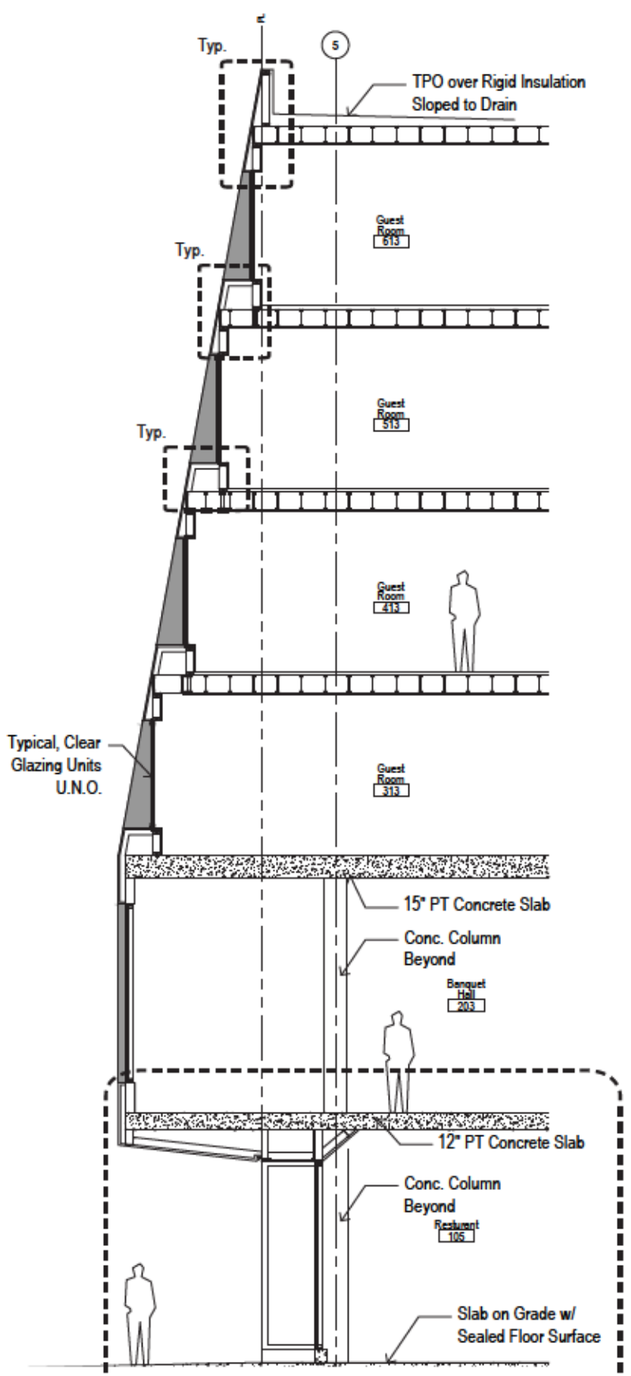
Enlarged Wall Sections + Details



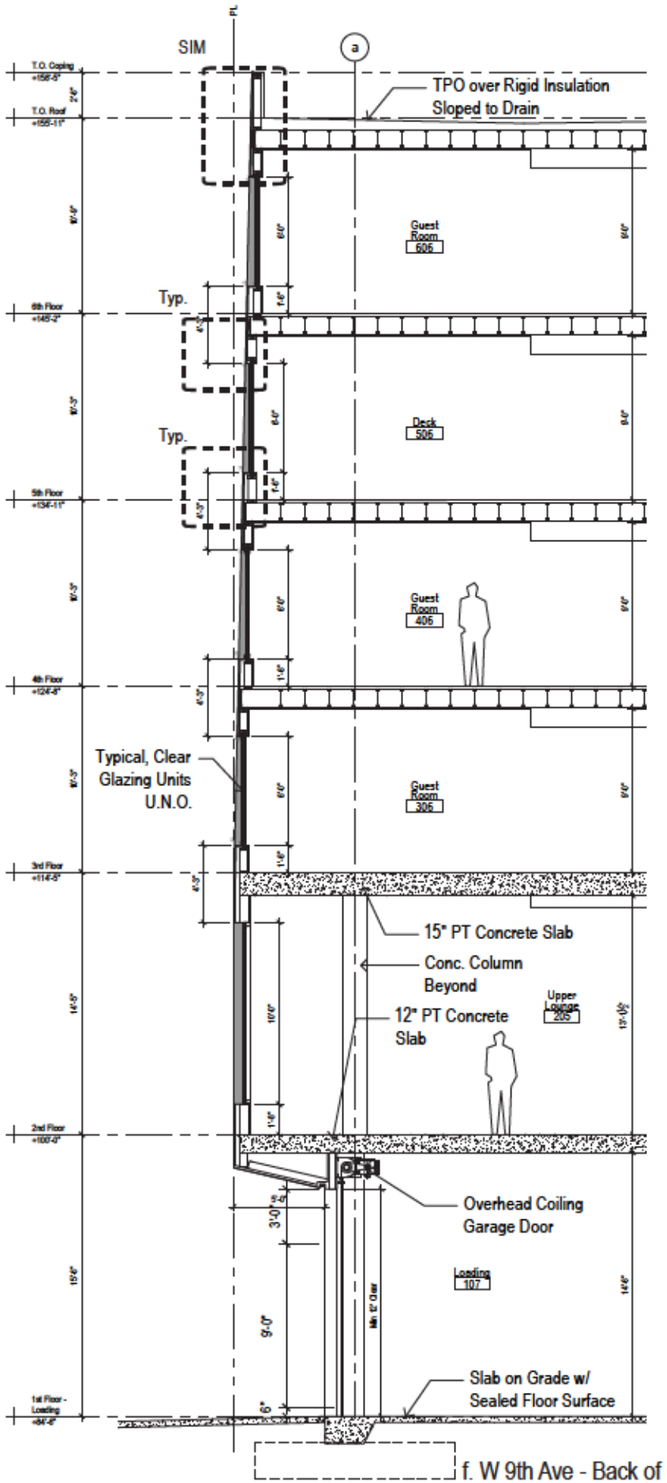
c. W 9th Ave



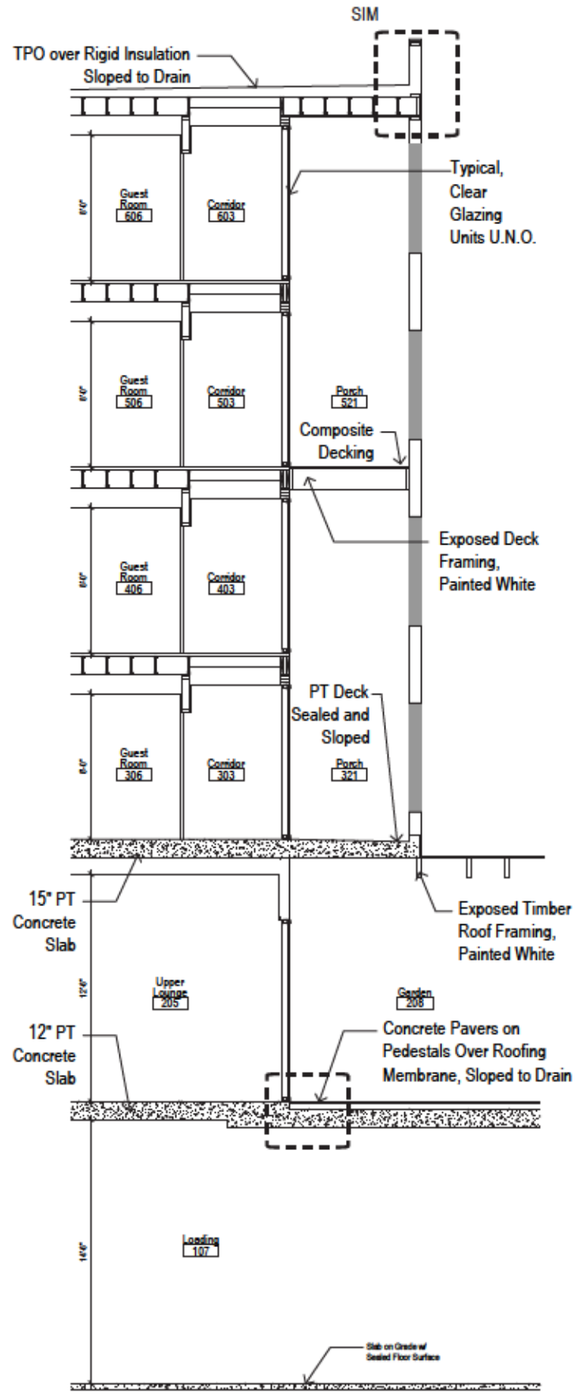
b. E Burnside Street - West



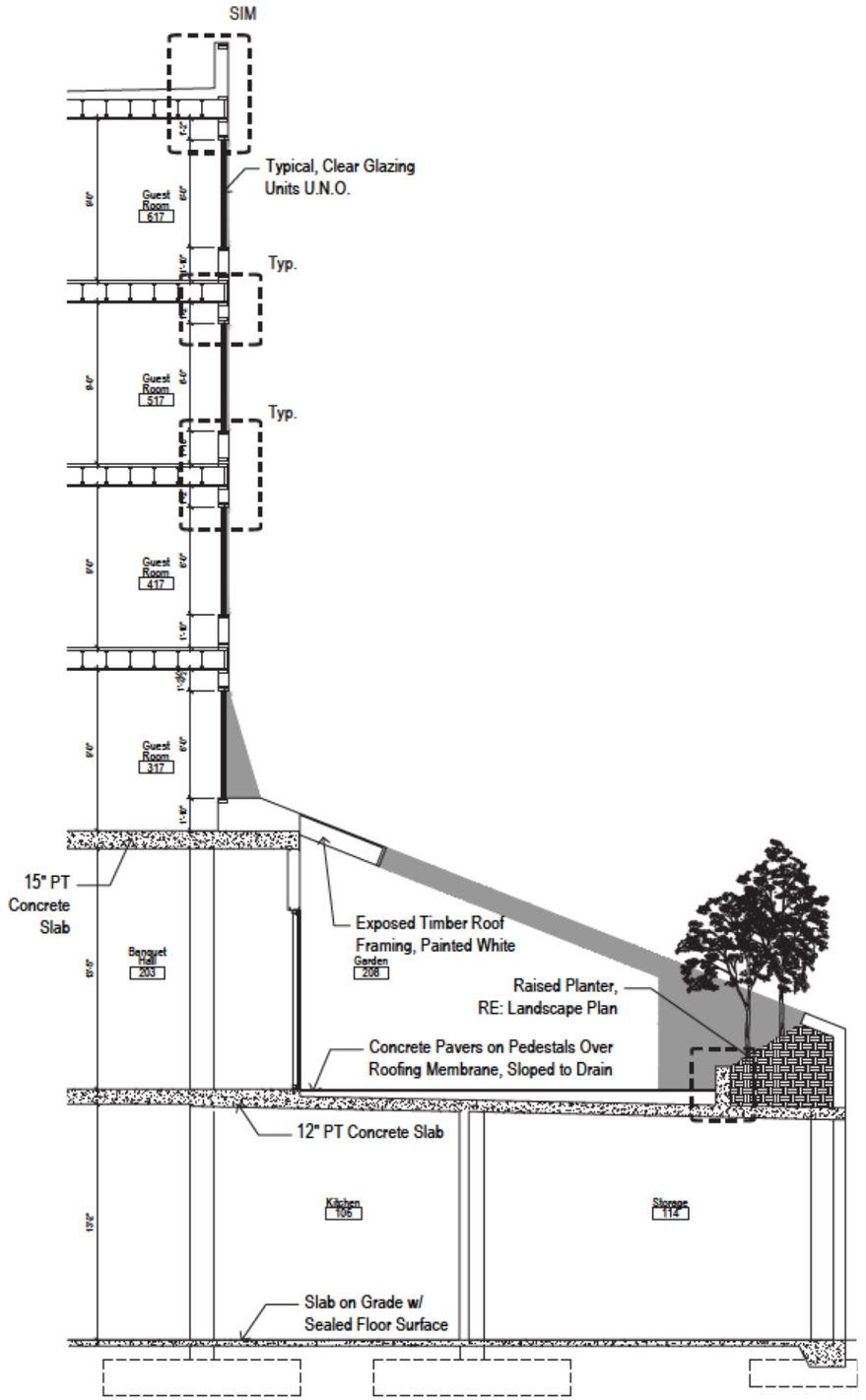
a. E Burnside Street - East



f. W 9th Ave - Back of House

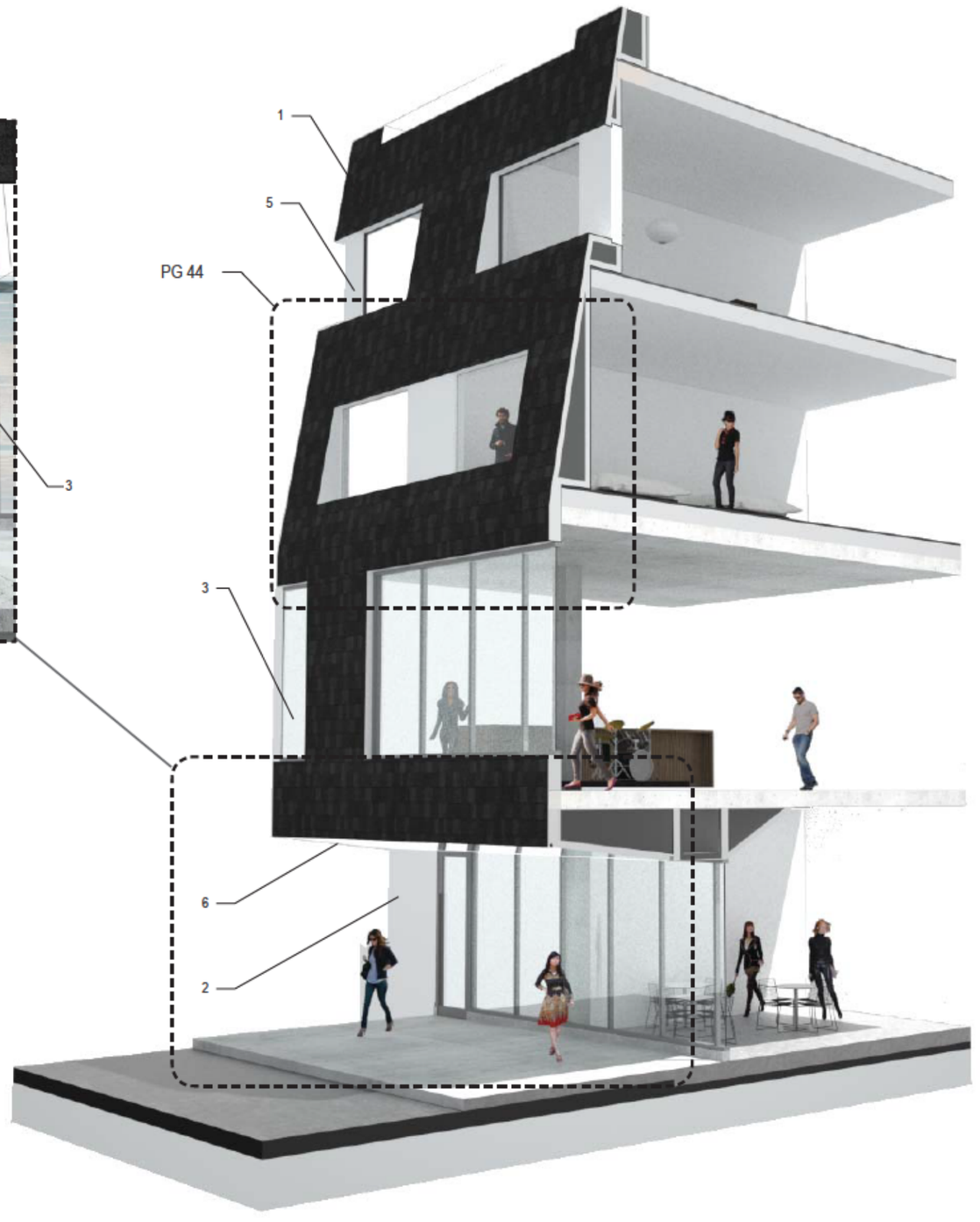


e. Courtyard - West



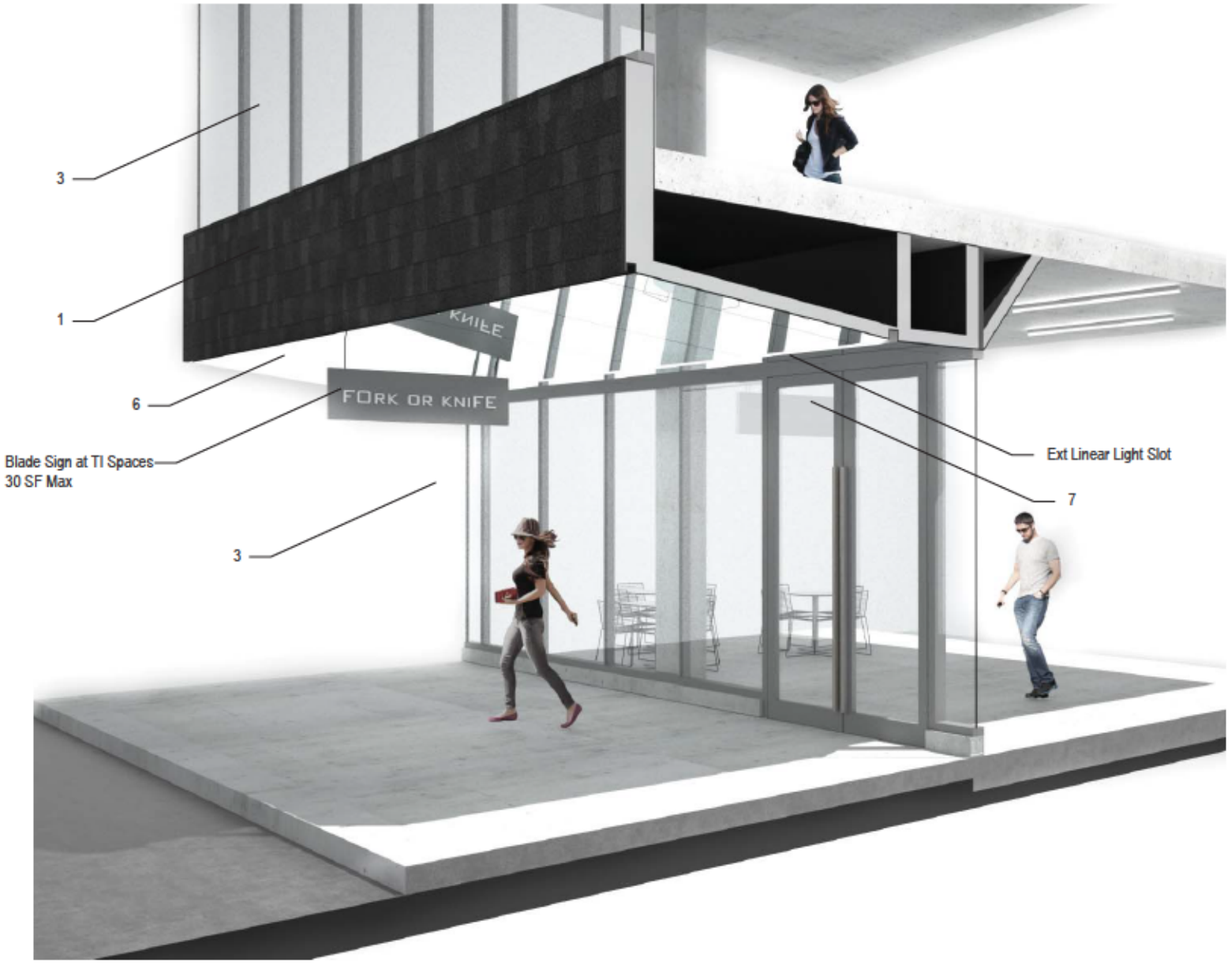
d. Courtyard - North

Sidewalk View from East Burnside

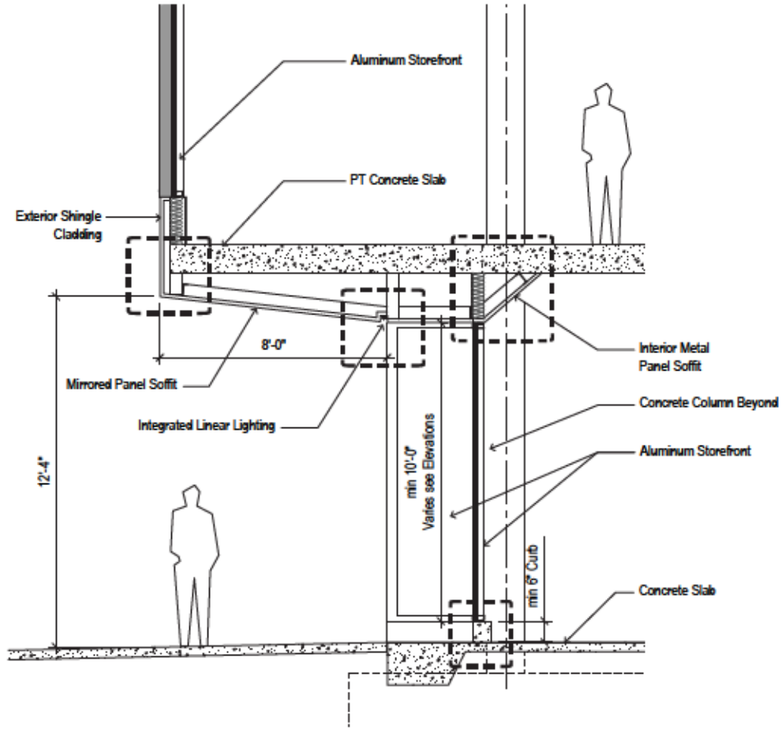


Partial Wall Section View

Material Key
1. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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



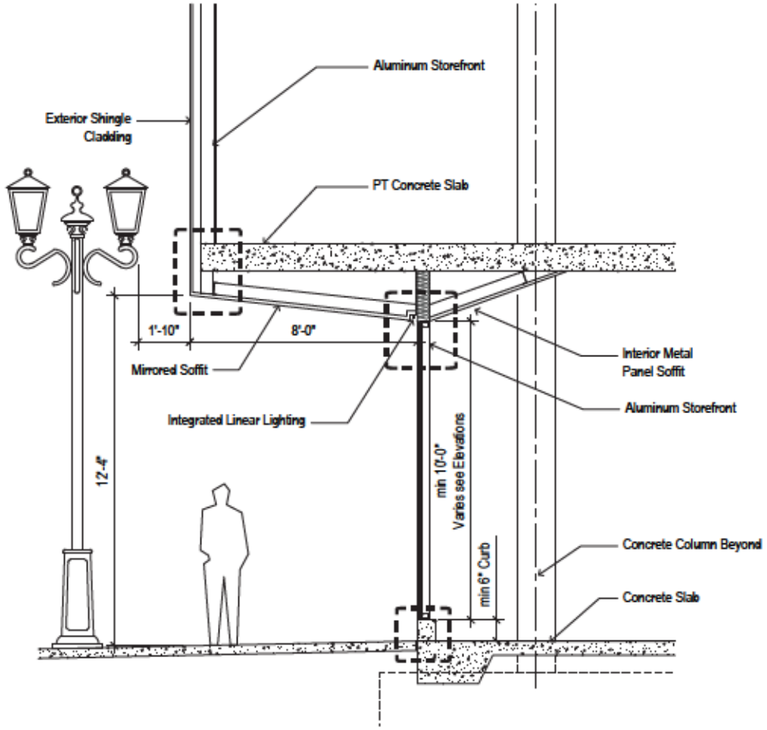
Section of Typical Ground Level Entrance - E Burnside Street



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

Material Key
1. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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

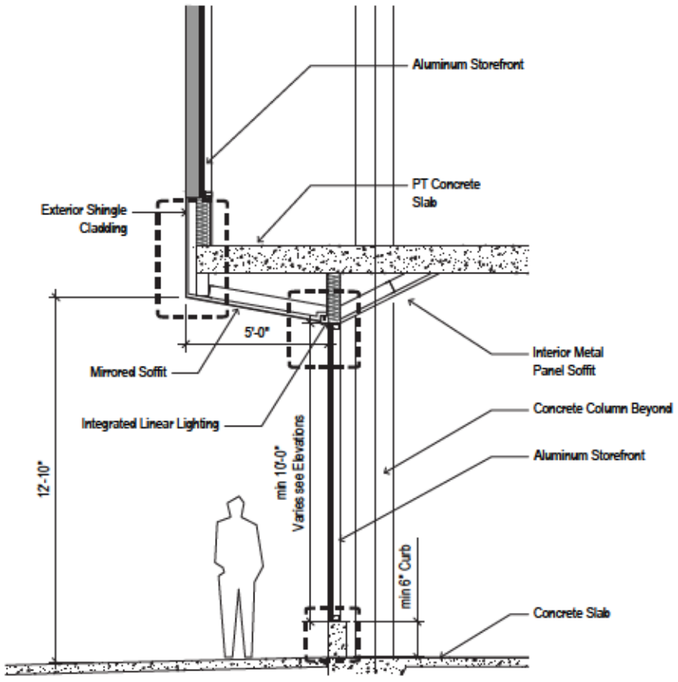
Section of Typical Storefront - E Burnside Street



2D Section of Typical Storefront - E Burnside Street

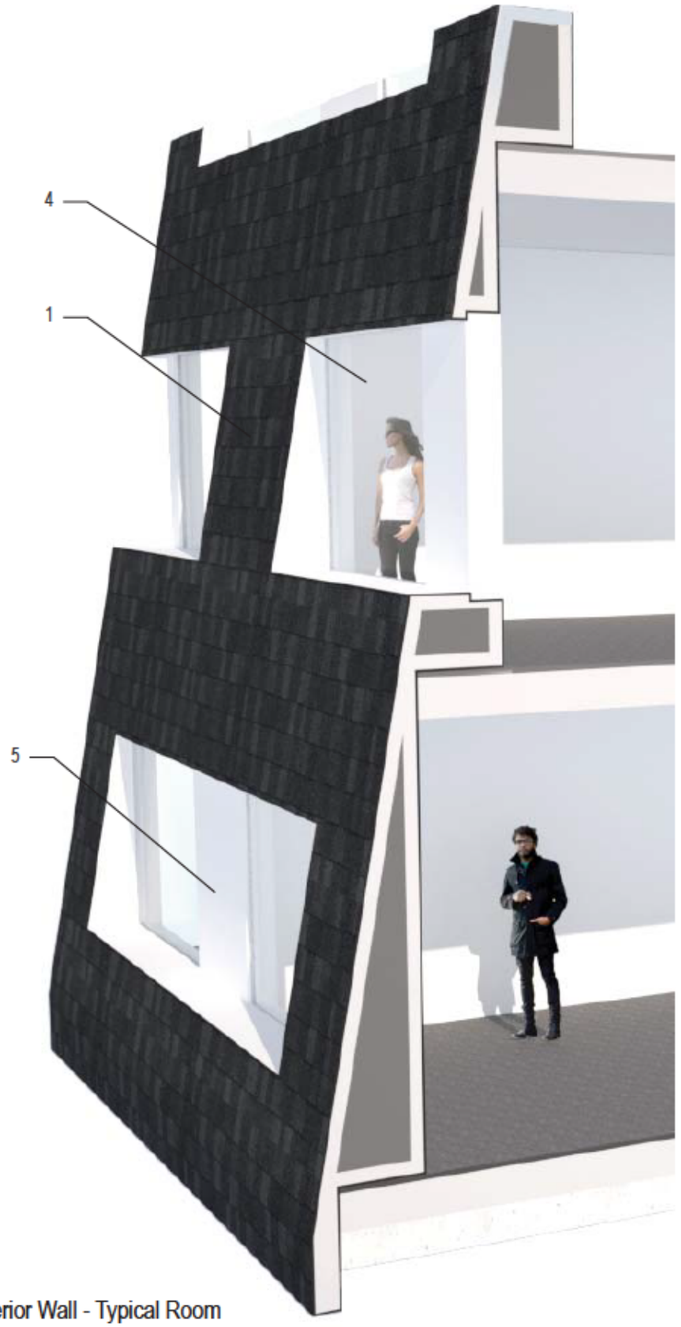
Material Key
1. Exterior Shingle Cladding
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Backed Infill Panel
6. Backed Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass 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 - W 9th Ave

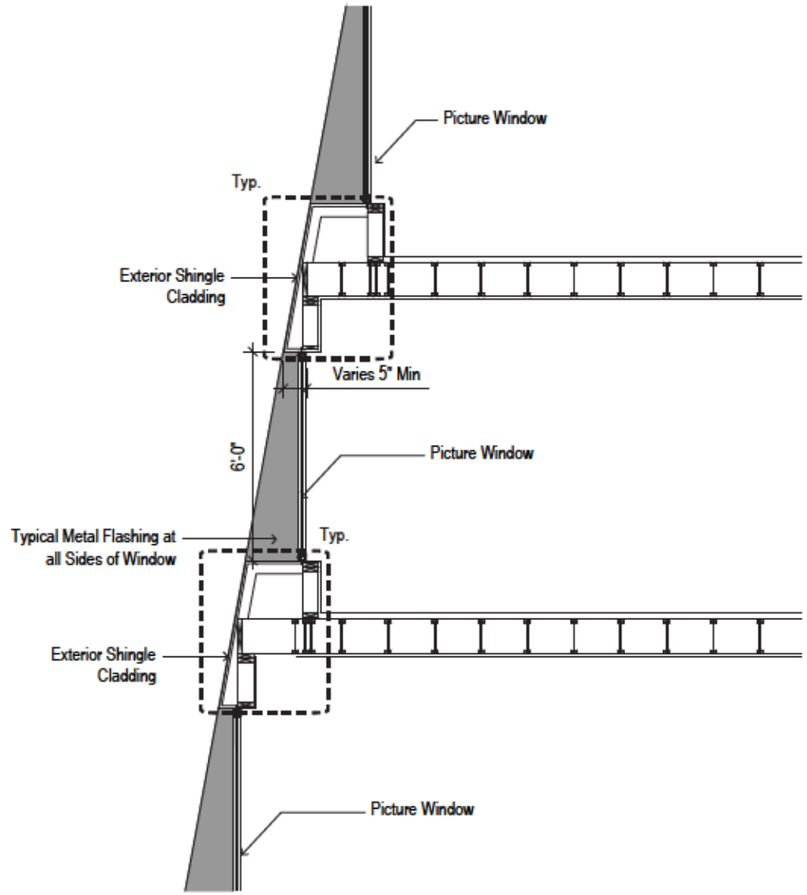


2D Section of Typical Ground Level Entrance - W 9th Ave

Material Key
1. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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



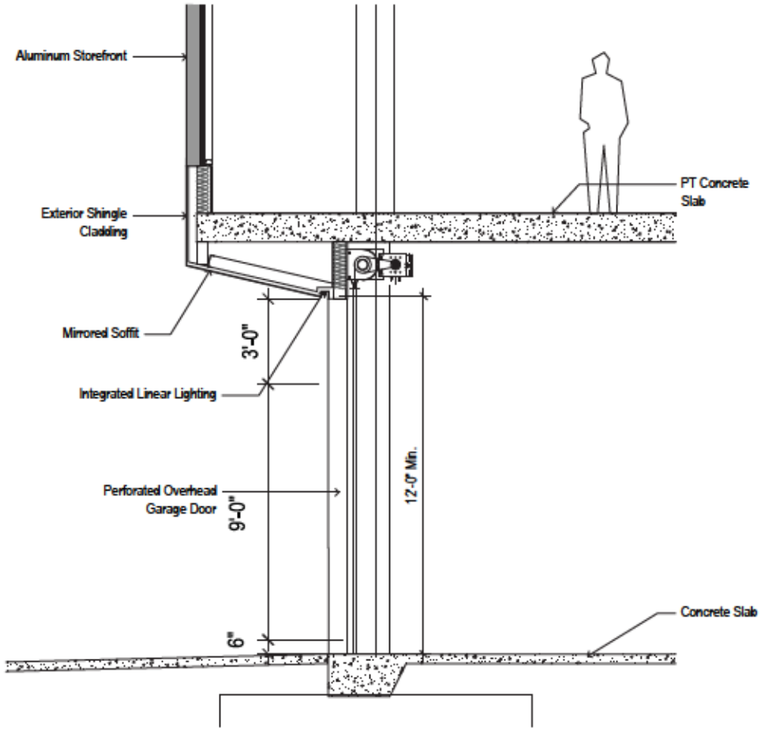
Section of Exterior Wall - Typical Room



2D Section of Exterior Wall - Typical Room

Material Key
1. Exterior Shingle Cladding
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. Backed Infill Panel
6. Backed 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

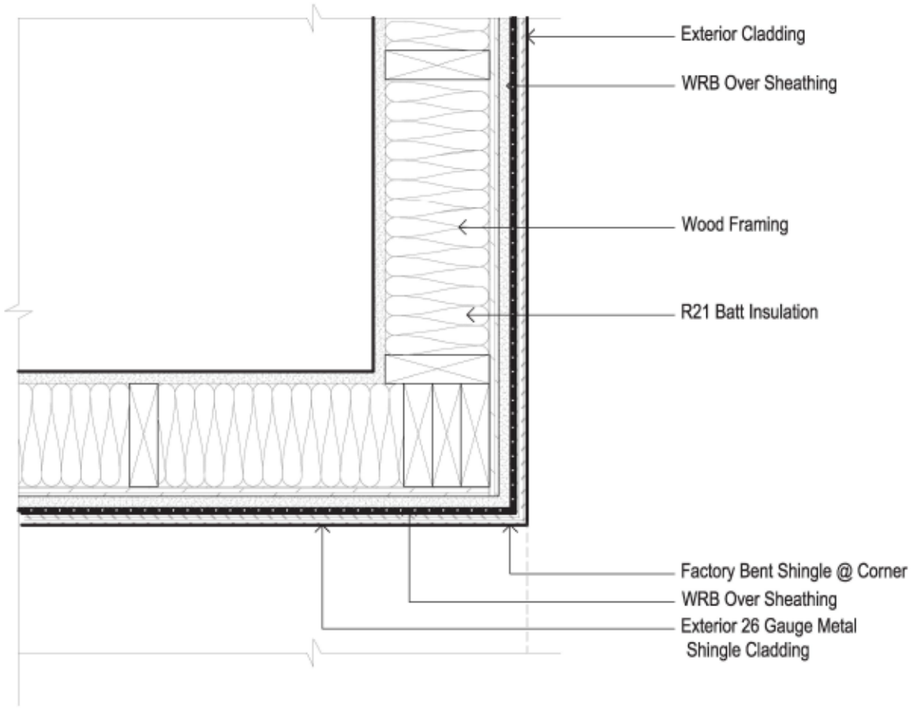
View of Ground Level Garage Entrance - W 9th Ave



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

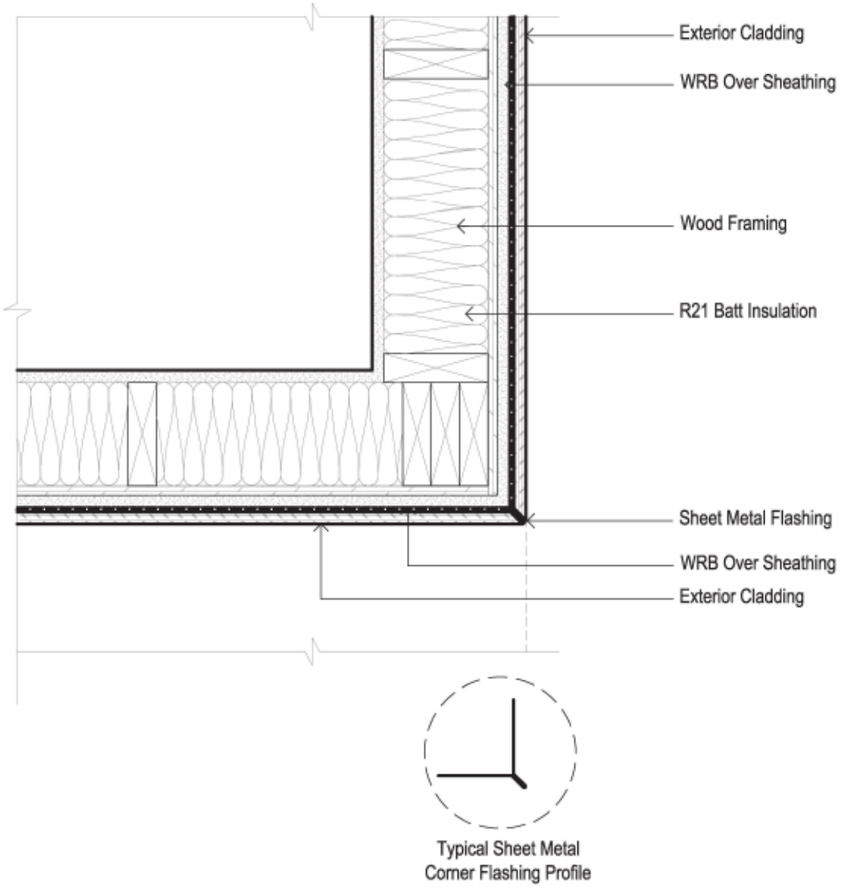
Material Key
1. Exterior Shingle Cladding
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Backed Infill Panel
6. Backed Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass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

Enlarged Details



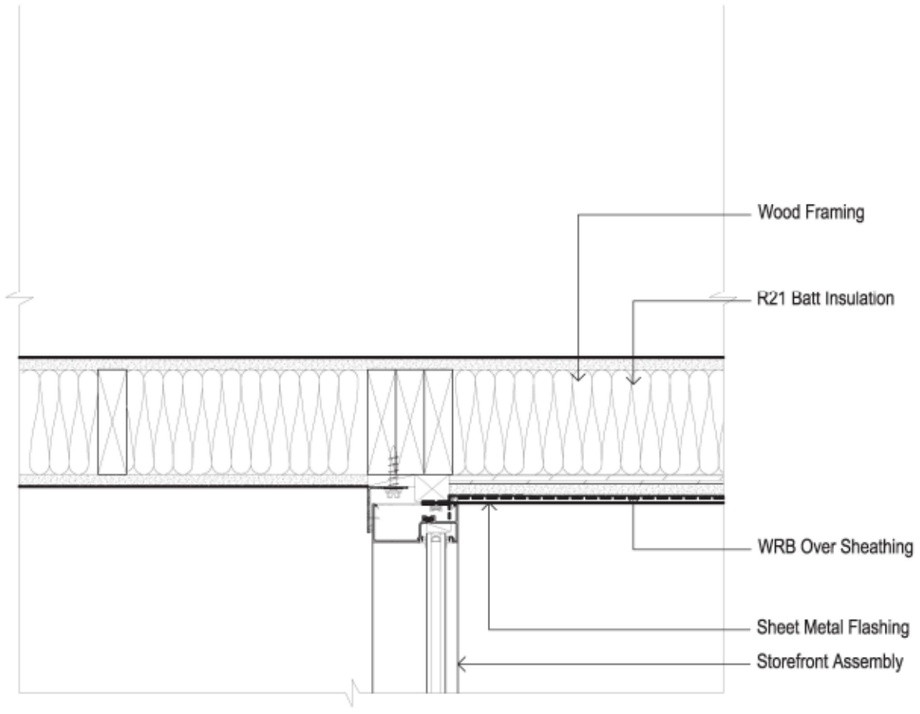
3 / a5.01 — ALTERNATE Typical Corner Detail @ Metal Shingle — plan detail

3"=1'-0"



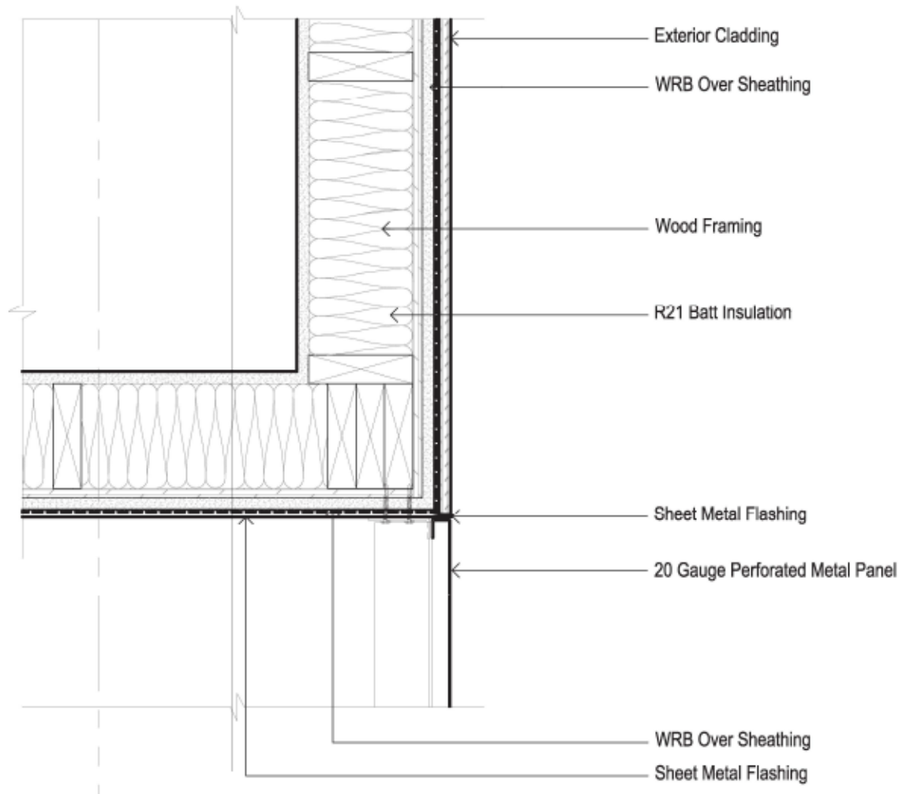
3 / a5.01 — Typical Corner Flashing Detail @ Ext Sheathing — plan detail

1-1/2"=1'-0"



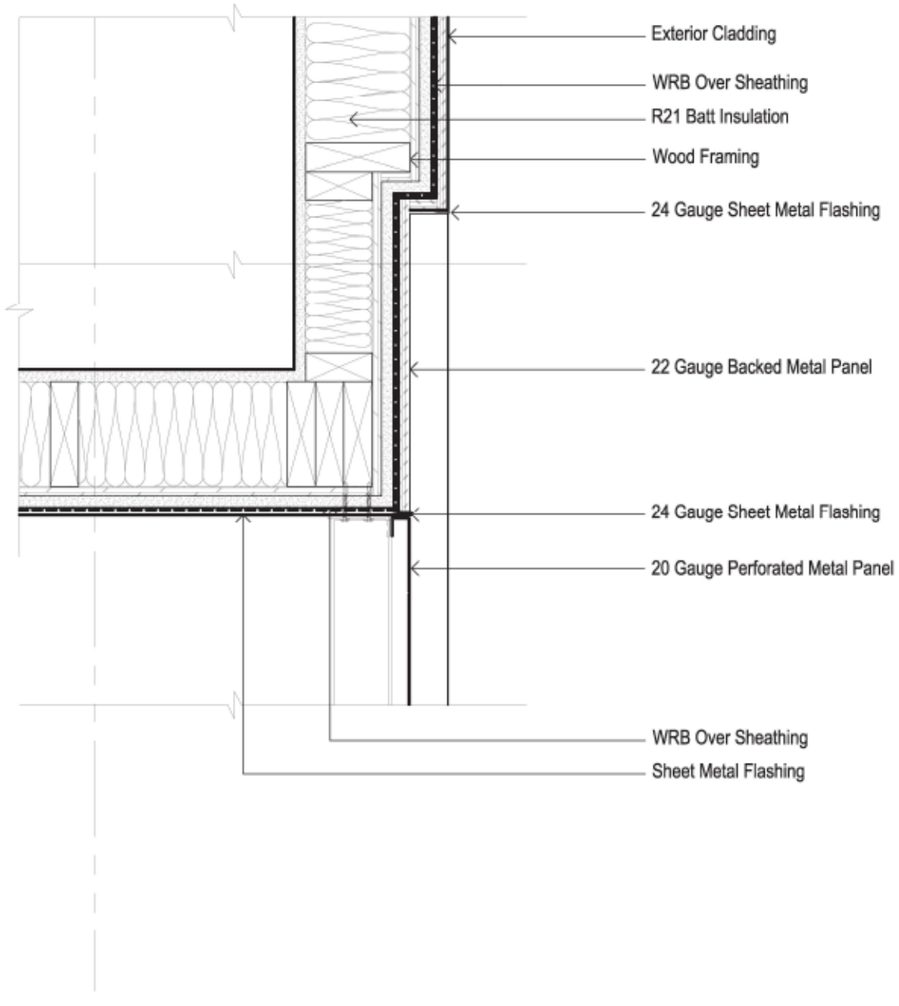
5 a5.01 **Window Detail @ Perforated Screen** plan detail

1-1/2"=1'-0"



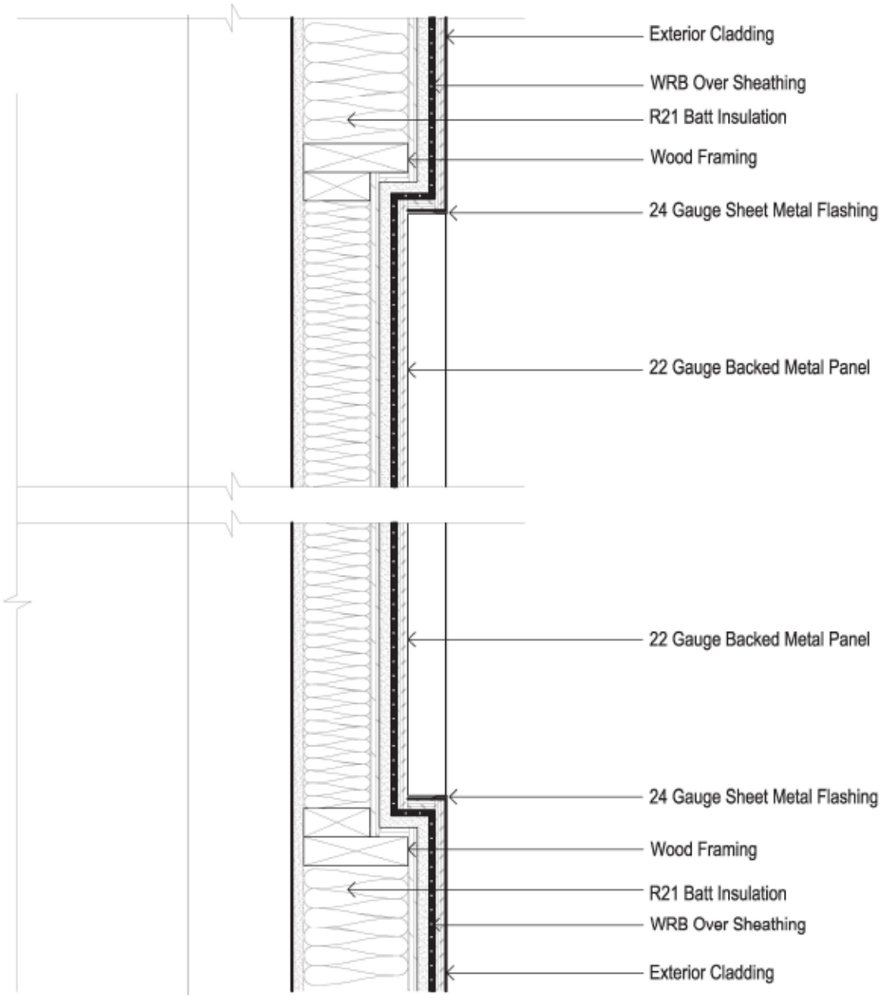
2 a5.01 **Perforated Screen Detail** plan detail

1-1/2"=1'-0"



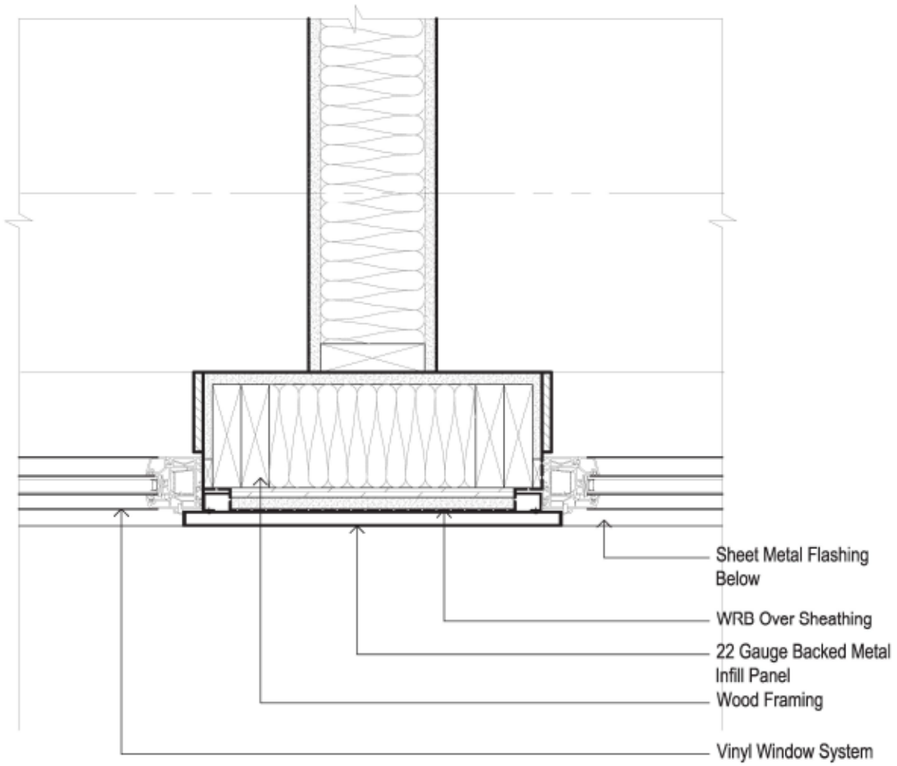
8 a5.01 Perforated Screen Detail @ Metal Infill Panel plan detail

1-1/2"=1'-0"



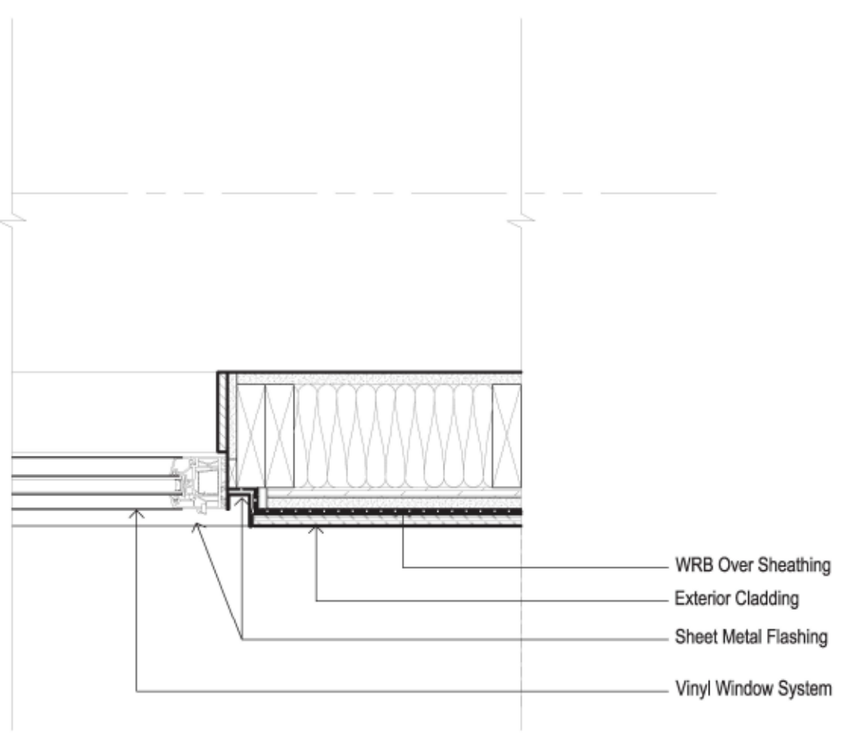
7 a5.01 Typical Solid Metal Infill Panel Detail plan detail

1-1/2"=1'-0"



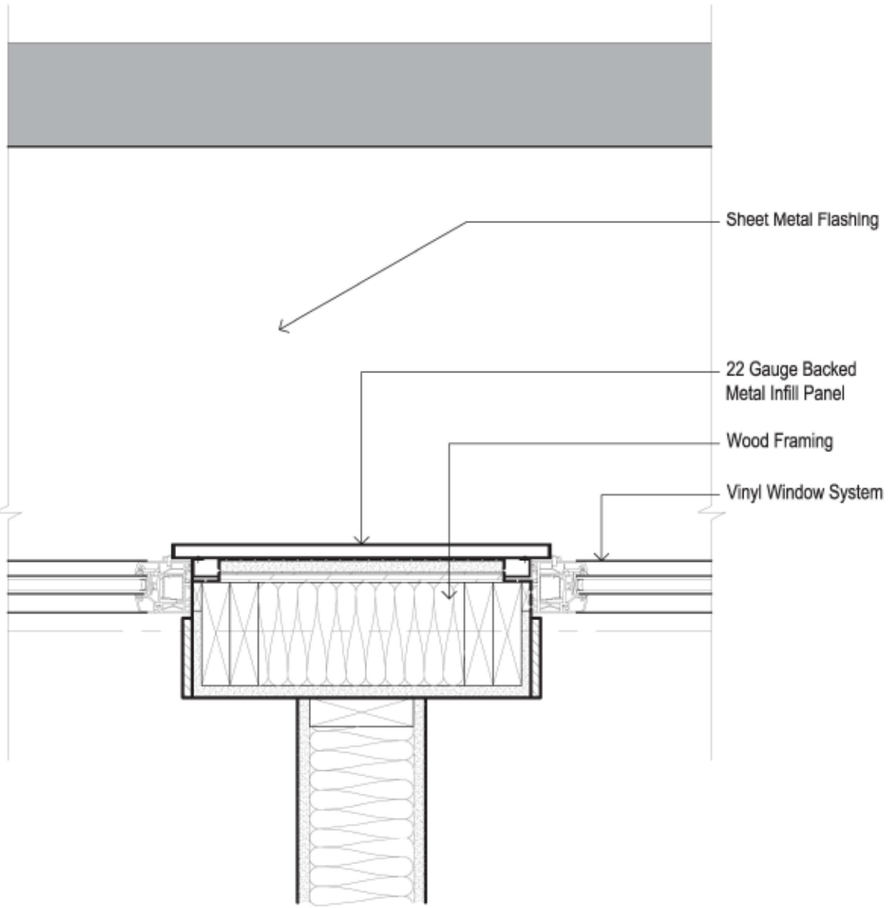
9 / a5.01 — Typical Window Jamb Detail @ Infill Panel — plan detail

1-1/2"=1'-0"



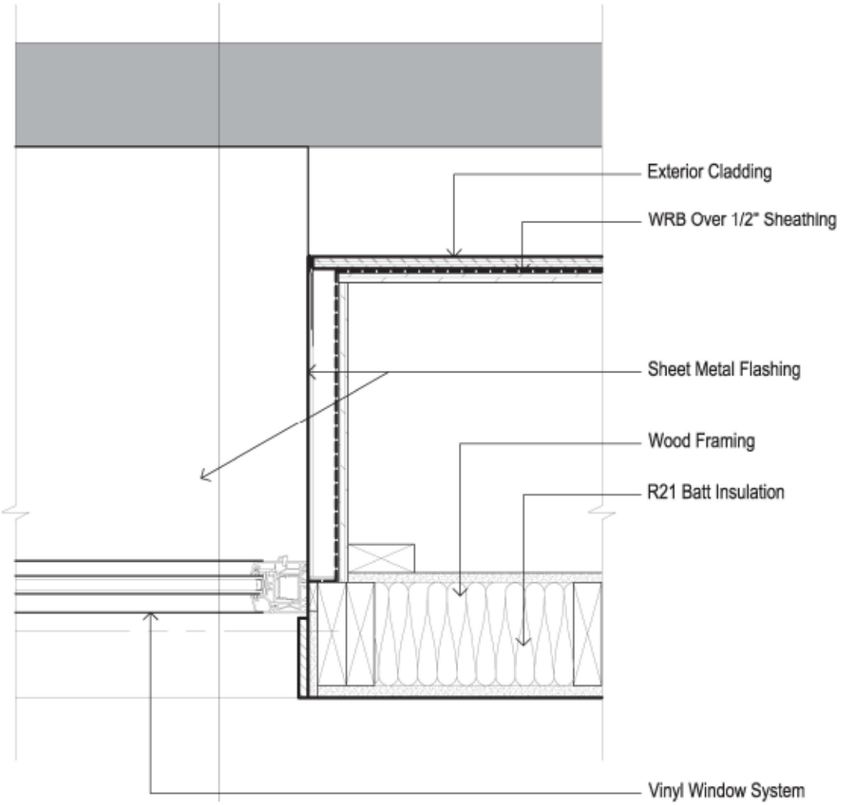
6 / a5.01 — Typical Window Jamb Detail — plan detail

1-1/2"=1'-0"



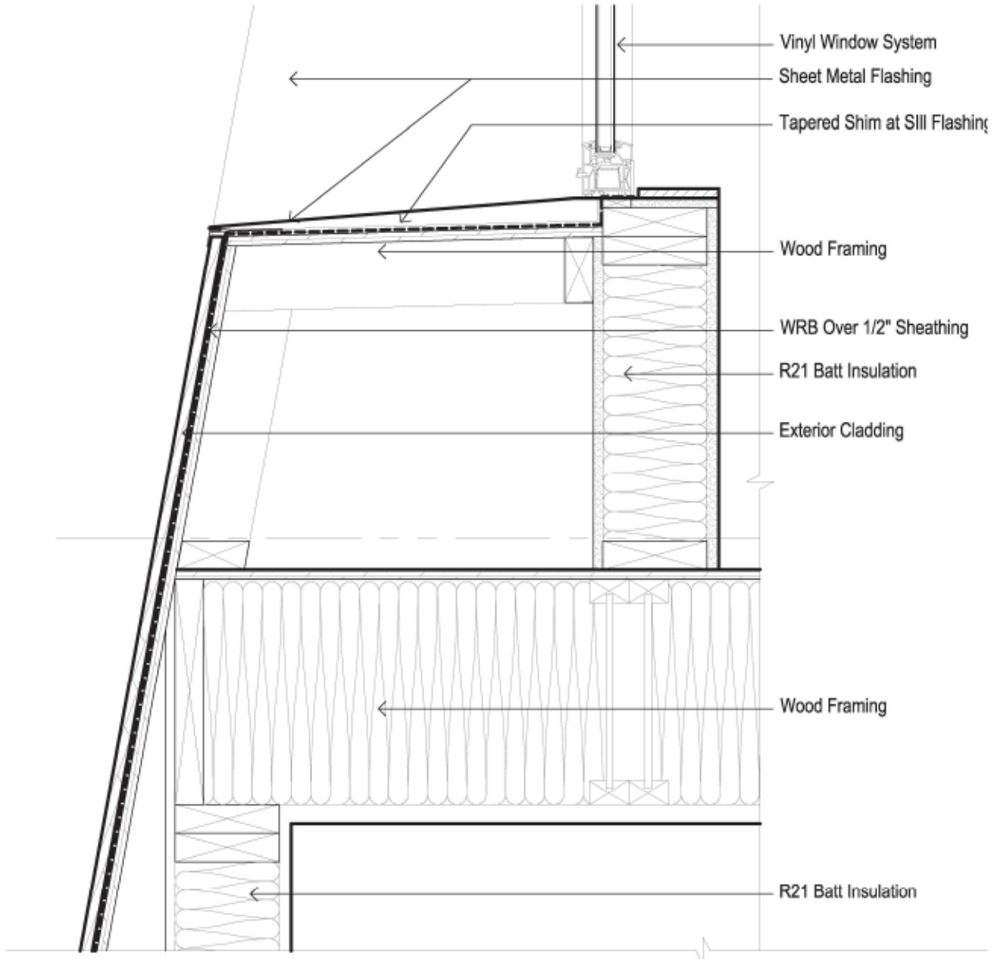
4 a5.01 **Typical Window Jamb Detail @ Infill Panel** plan detail

1-1/2"=1'-0"



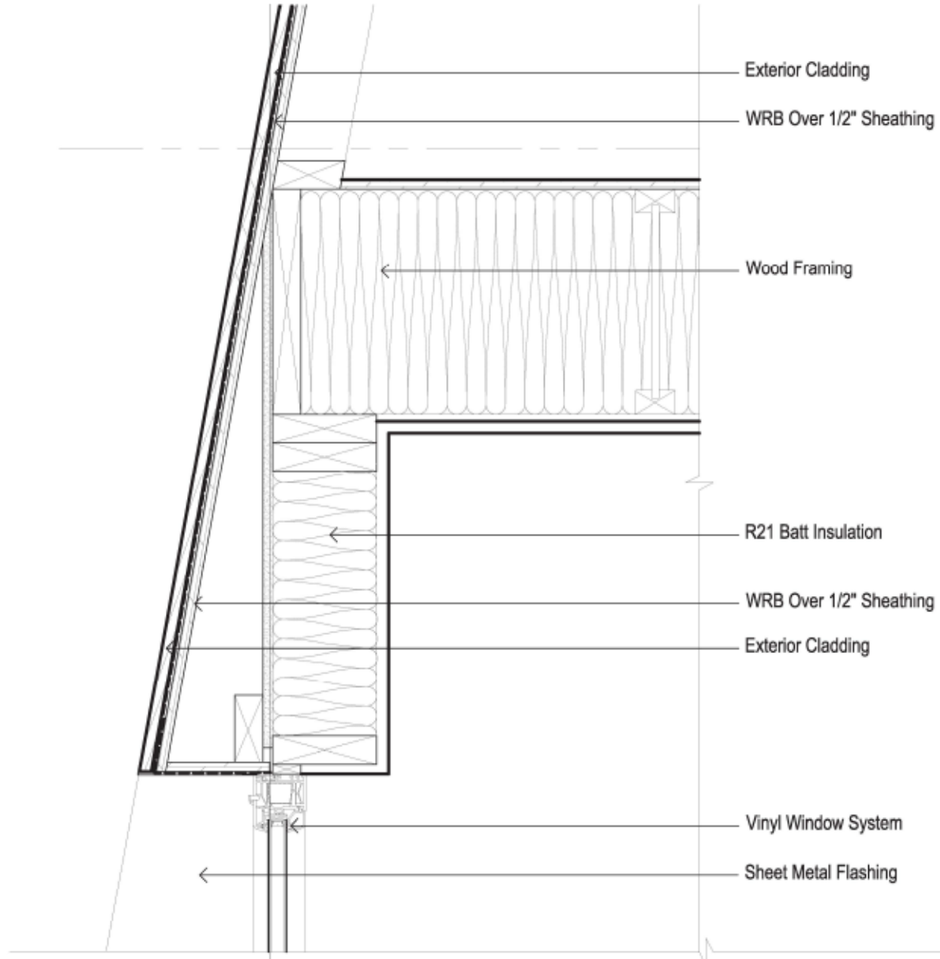
1 a5.01 **Typical Window Jamb Detail** plan detail

1-1/2"=1'-0"



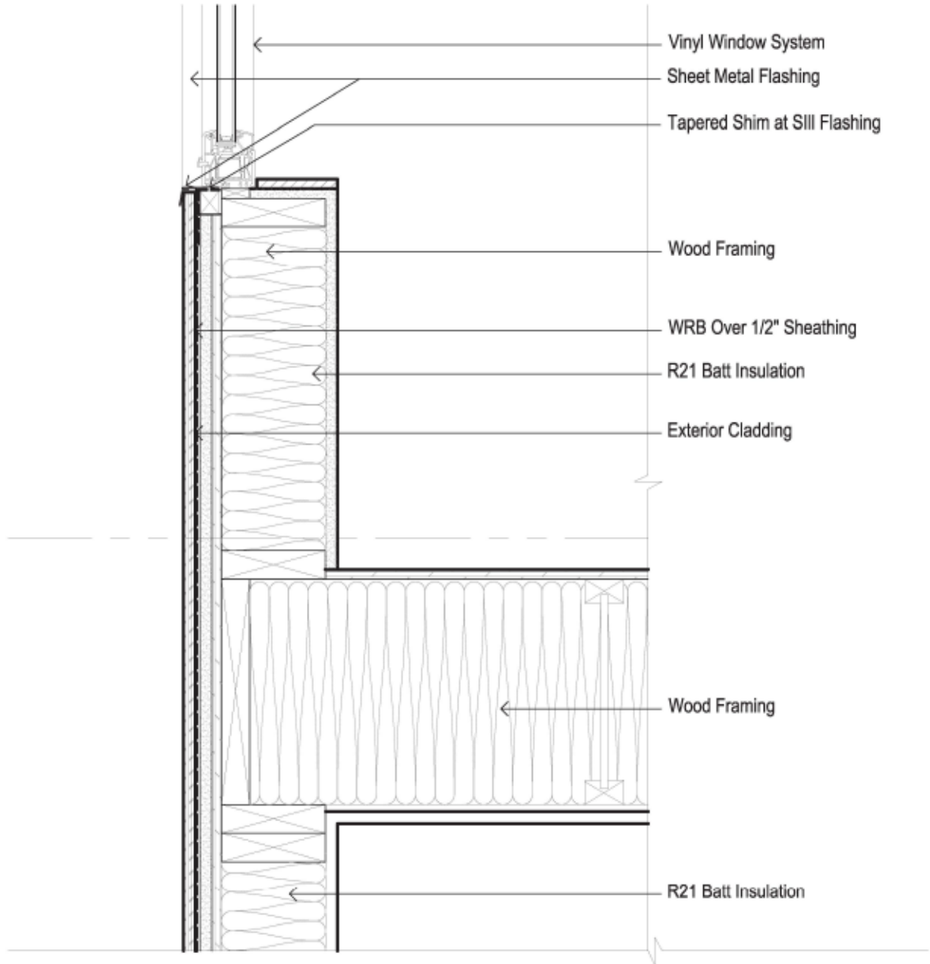
3 a5.03 Typical Window Sill Detail @ Facet Wall section detail

1 1/2"=1'-0"



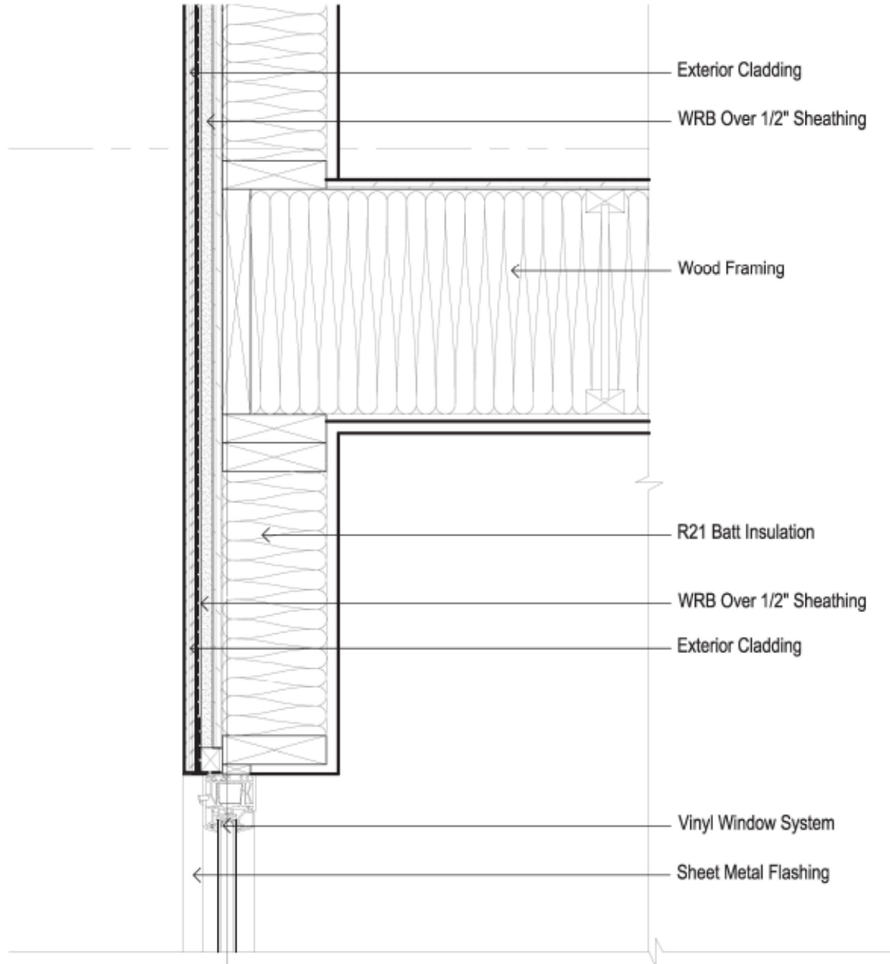
2 a5.03 Typical Window Head Detail @ Facet Wall section detail

1 1/2"=1'-0"



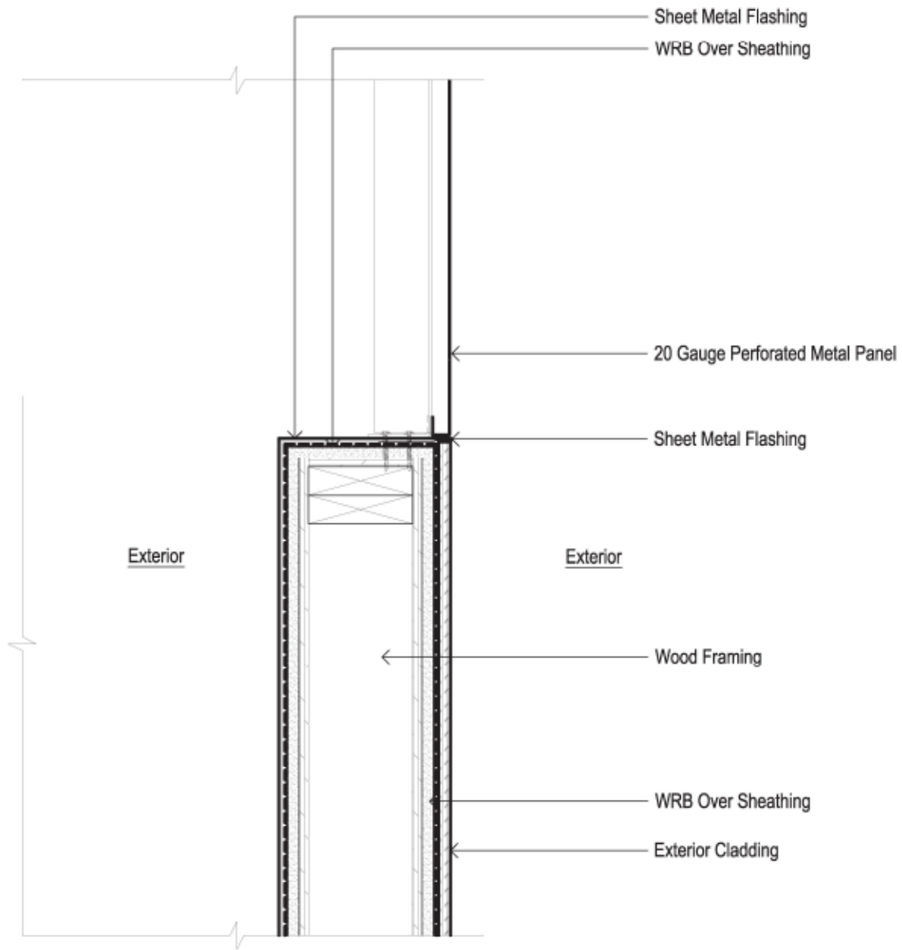
6 a5.03 Typical Window Sill Detail @ Vertical Wall section detail

1 1/2"=1'-0"



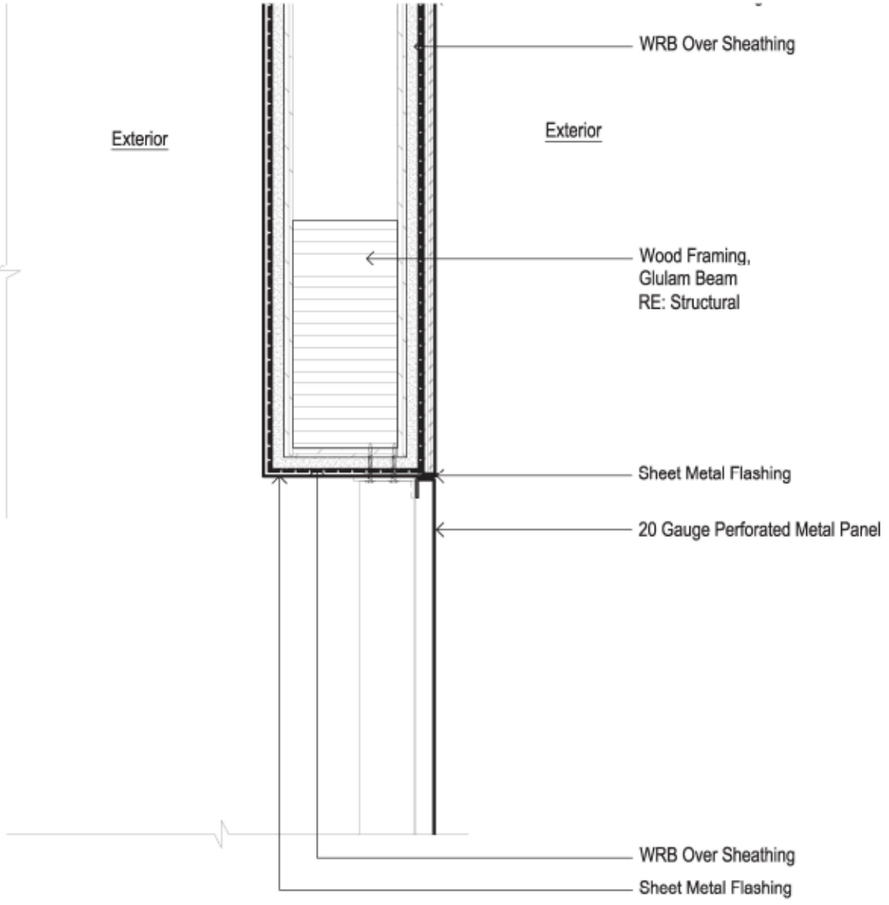
5 a5.03 Typical Window Head Detail @ Vertical Wall section detail

1 1/2"=1'-0"



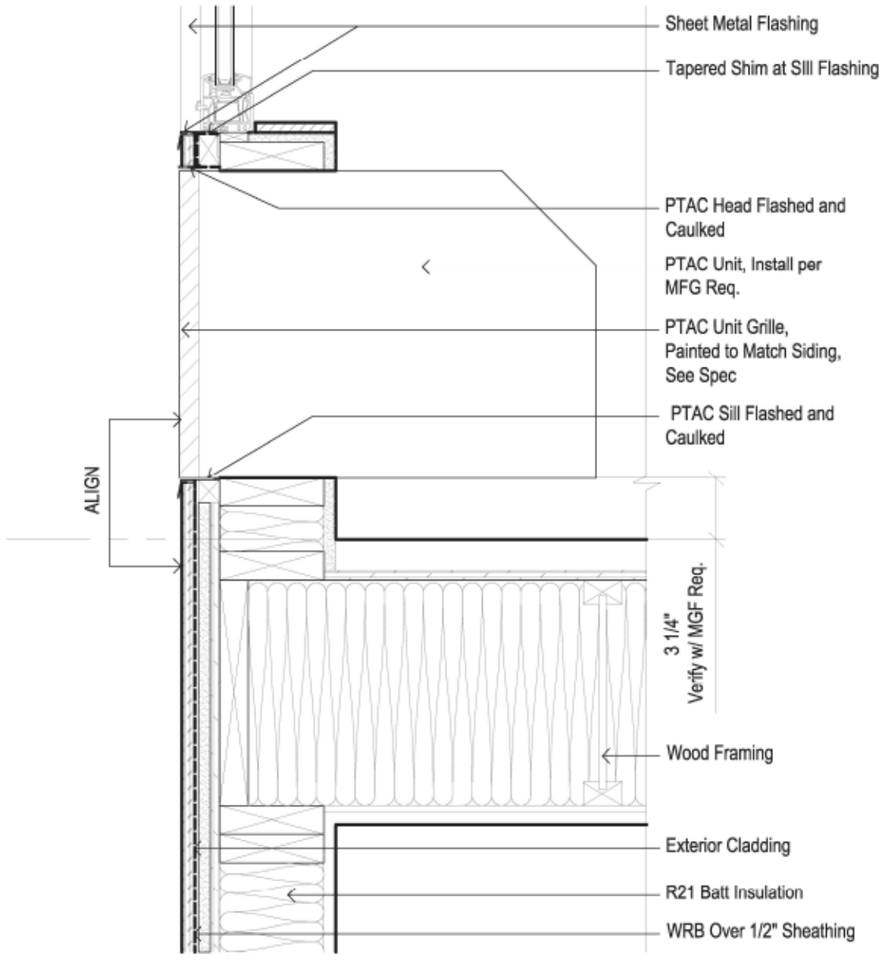
8 a5.03 **Perforated Screen Panel Detail @ Sill** section detail

3"=1'-0"



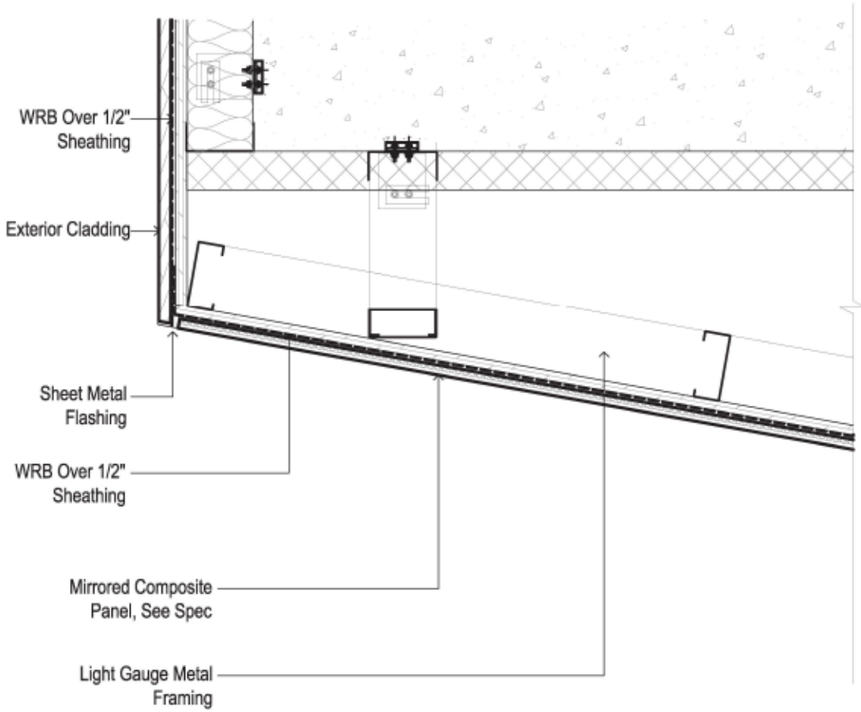
7 a5.03 **Perforated Screen Panel Detail @ Head** section detail

3"=1'-0"



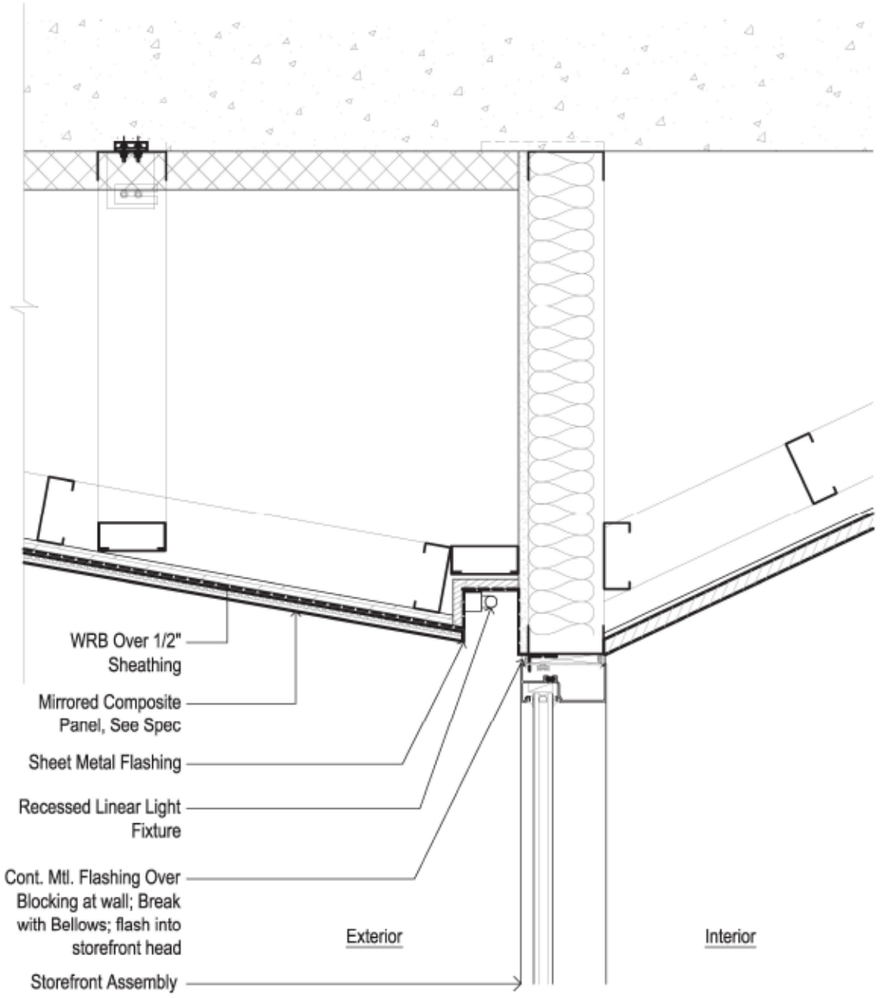
9 / a5.03 — Typical Window Sill Detail @ PTAC Unit — section detail

1 1/2"=1'-0"



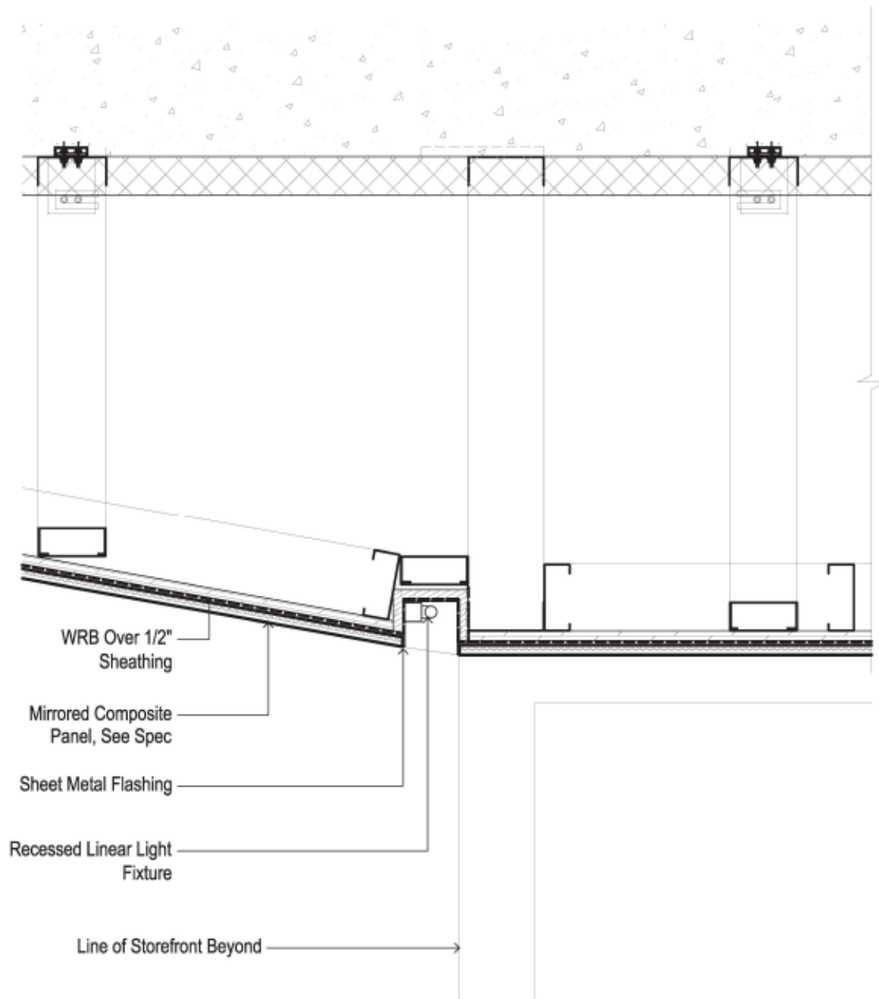
4 a5.04 Typical Mirrored Soffit Detail @ Corner section detail

1 1/2"=1'-0"



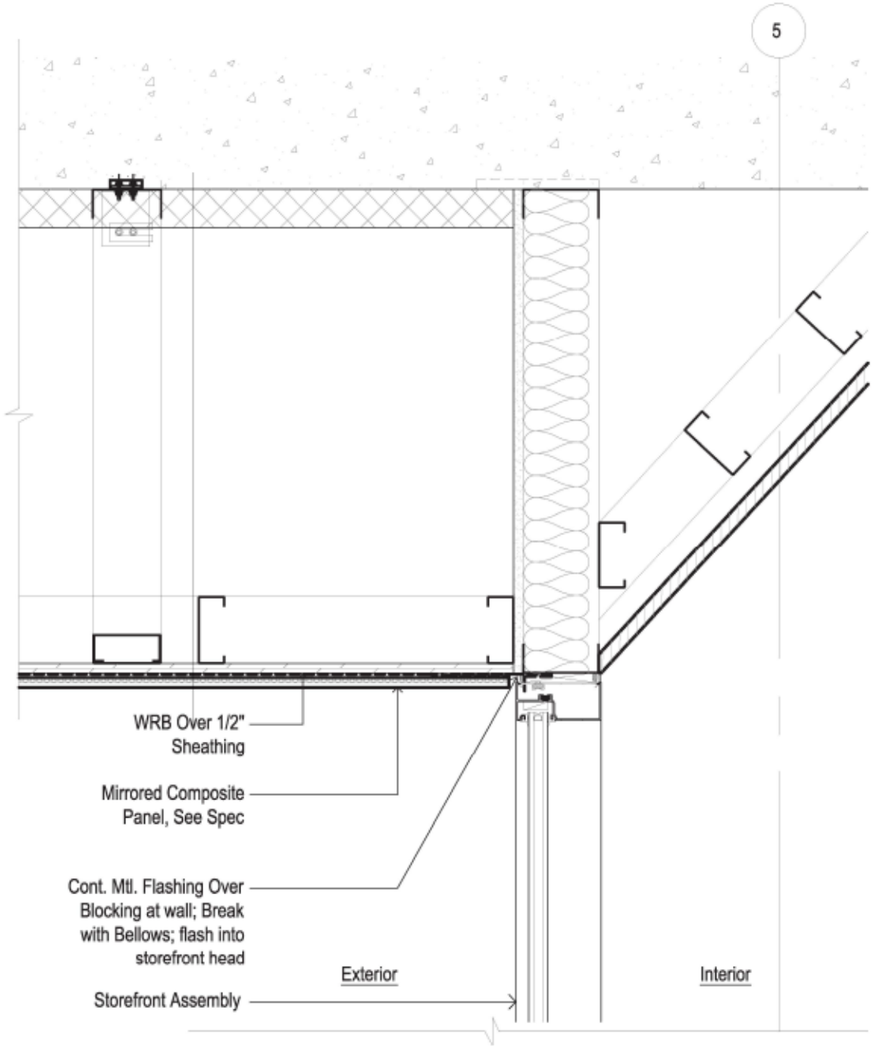
1 a5.04 Storefront Head Detail @ Mirrored Soffit - Light Cove section detail

1 1/2"=1'-0"



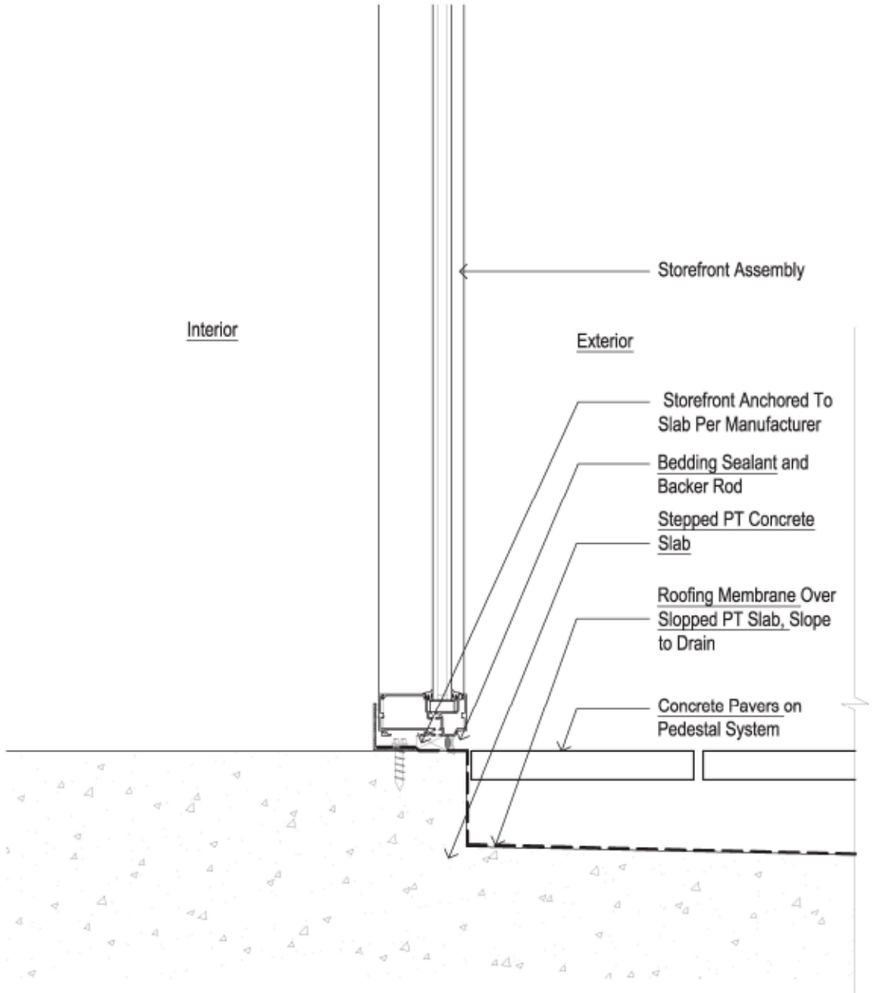
5 / a5.04 — Mirrored Soffit Detail @ Light Cove Transition — section detail

1 1/2"=1'-0"



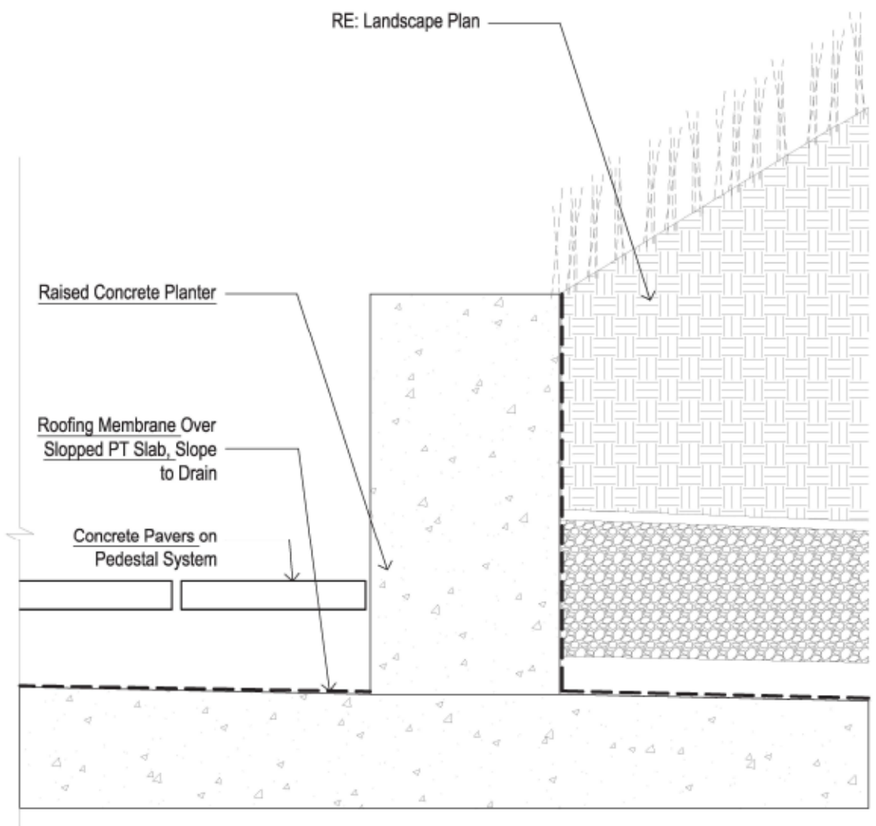
2 / a5.04 — Storefront Head Detail @ Mirrored Soffit — section detail

1 1/2"=1'-0"



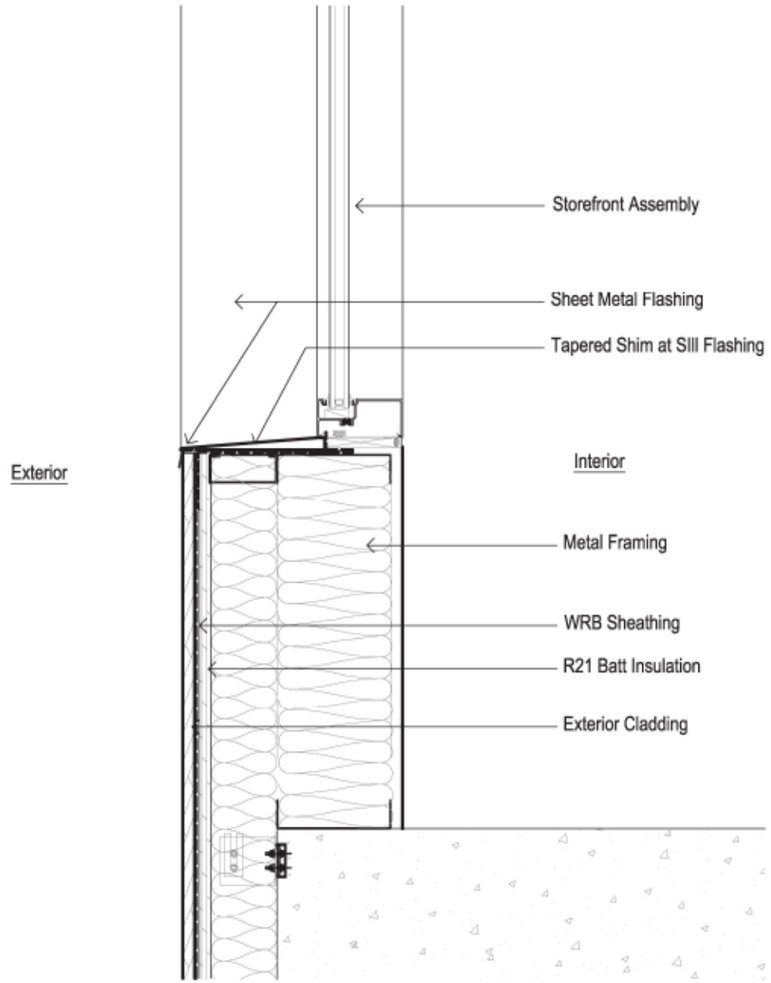
9 a5.04 Typical Storefront Detail @ Recessed Slab — section detail

1 1/2"=1'-0"



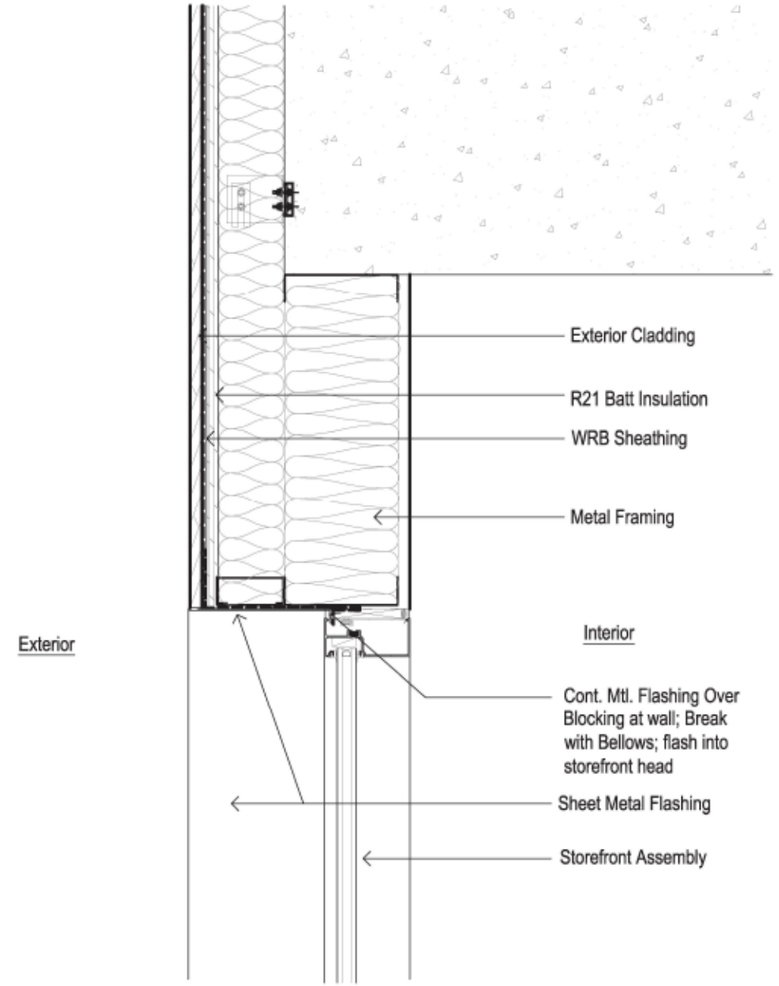
6 a5.04 Curb Detail @ Raised Concrete Planter — section detail

1 1/2"=1'-0"



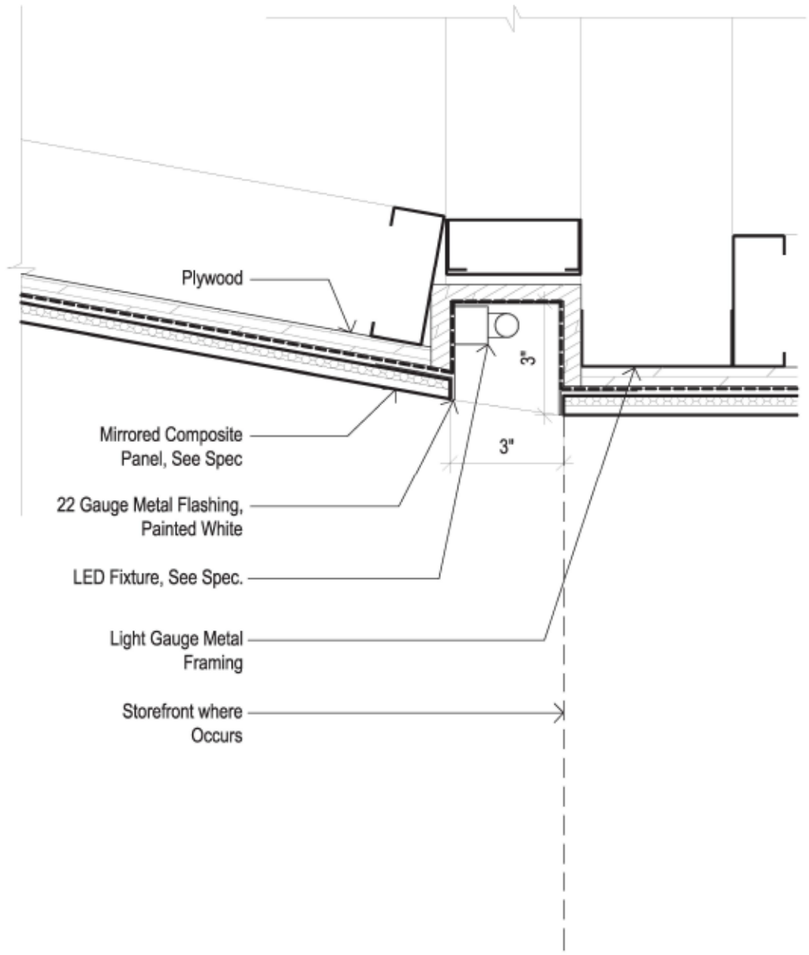
11 a5.04 **Typical Storefront Sill Detail @ Level 2** section detail

1 1/2"=1'-0"



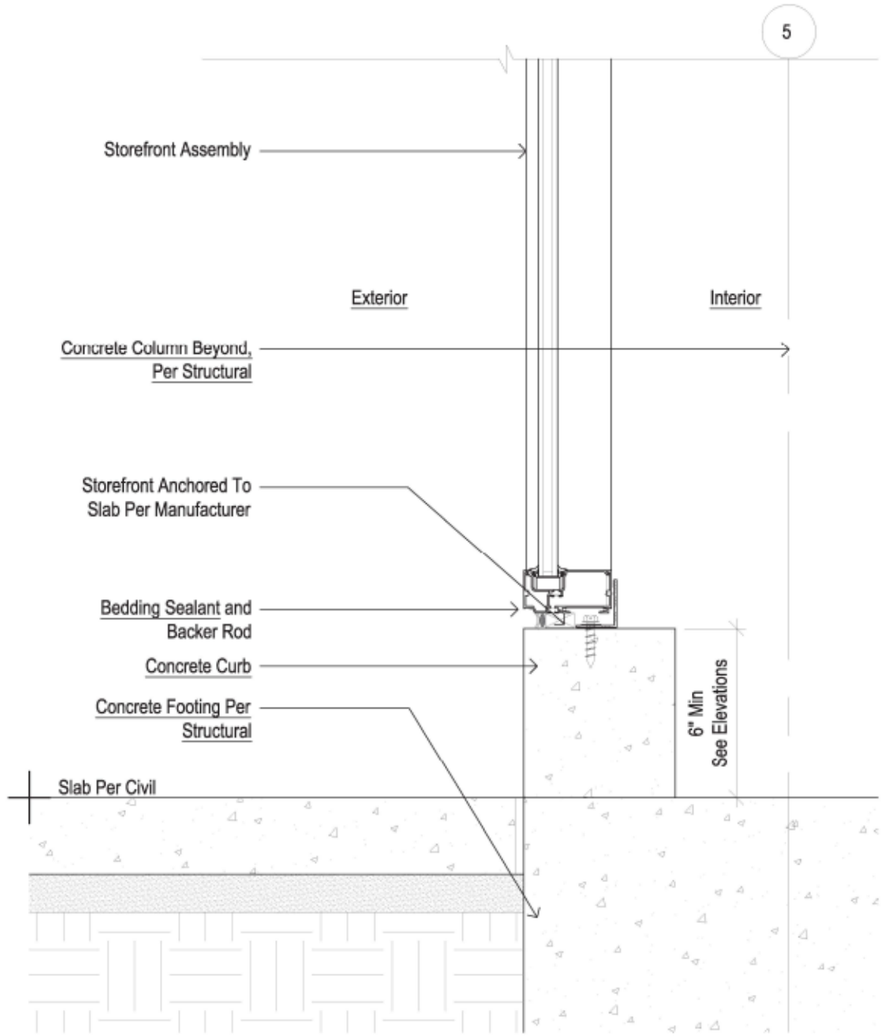
10 a5.04 **Typical Storefront Head Detail @ Level 2** section detail

1 1/2"=1'-0"



1 a5.06 **Light Cove Detail** section detail

3"=1'-0"



3 a5.04 **Typical Storefront Detail @ Curb** section detail

1 1/2"=1'-0"

(a5.04-a5.06) Typical Curb and Light Cove Detail

ROW Encroachment and Modifications

910 E Burnside Street
R150414

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

Definitions, Guidelines & Complinace
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:
I) 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.*

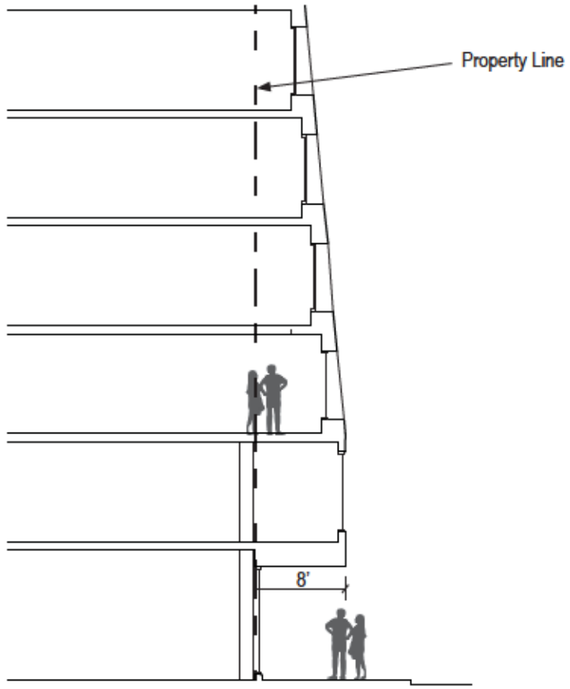
PBOT Encroachments in the Public Right-of-Way, Section D.3 IBC Section 3202.3 Encroachments over 8' above grade
3202.3.2 – *Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical 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.

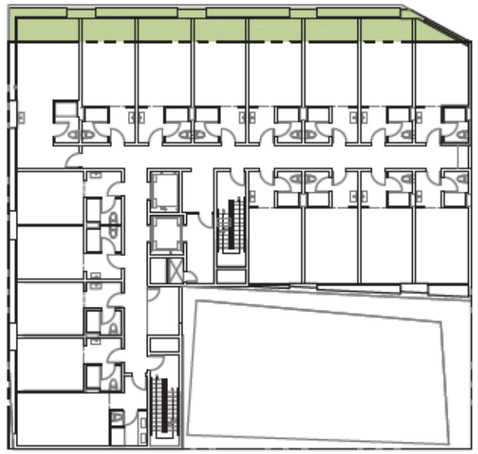
Compliance with Design Criteria
From the Special Design Guidelines, in reference to "arcades"
"They provide protection to the pedestrian in an auto-oriented environment. In addition, they help narrow the width of East Burnside, which is a physical and pyschological obstacle to pedestrian movement."

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

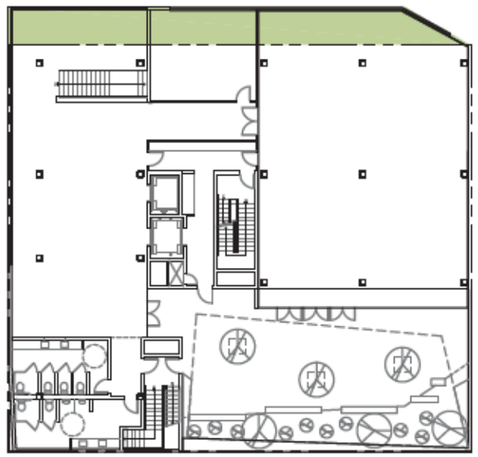


Burnside Proposed ROW Encroachment



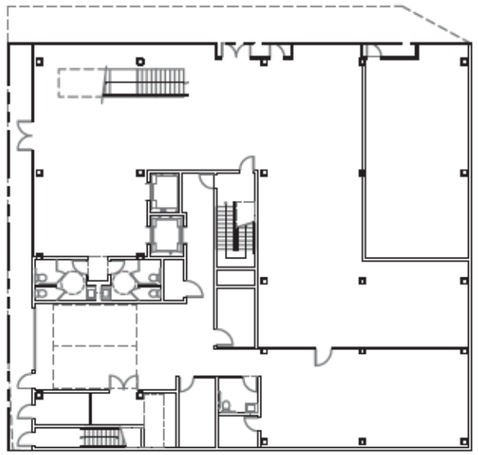
Third Floor

Sixth Floor



Second Floor

Fifth Floor

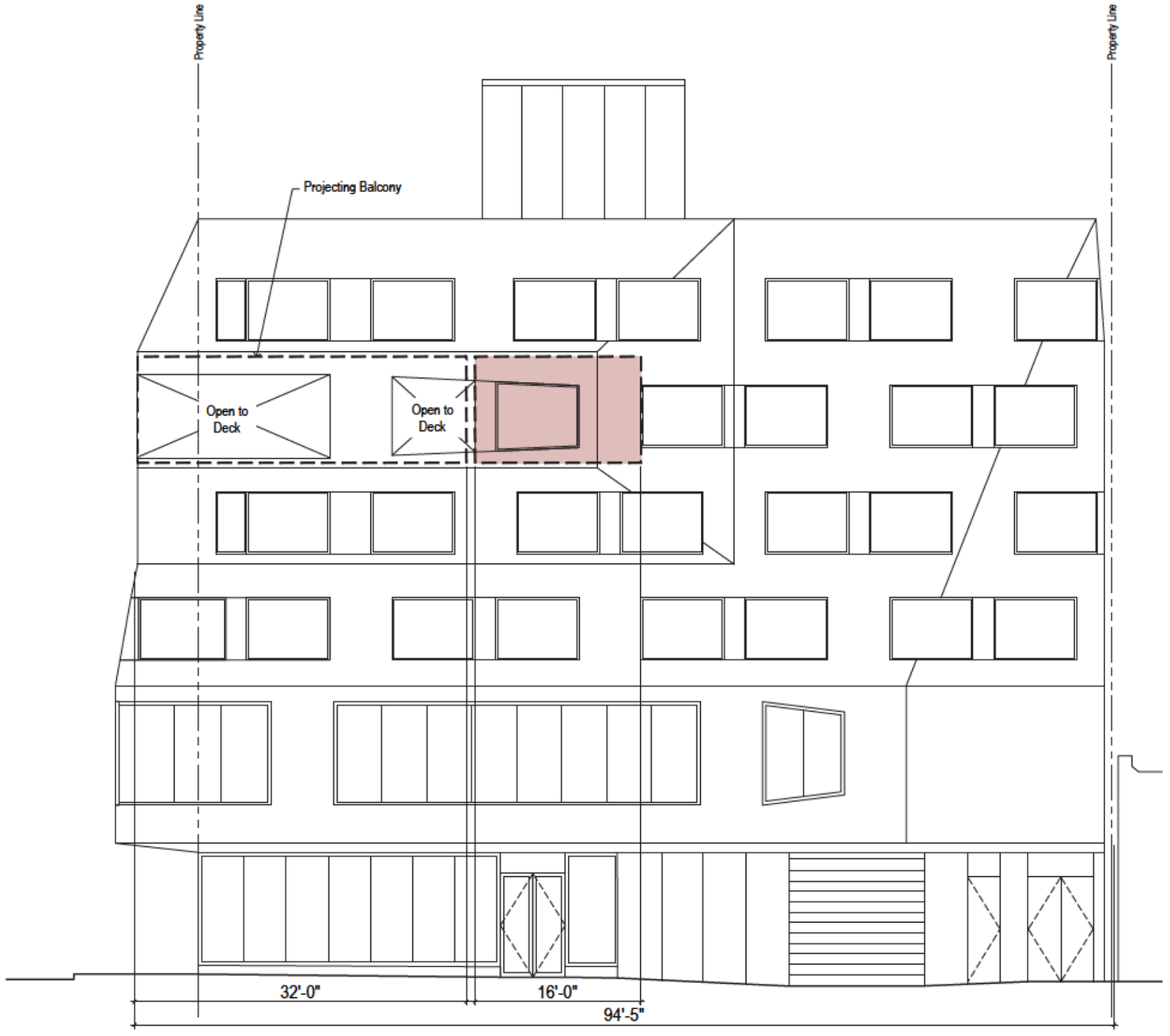


First Floor

Fourth Floor

Oriel Window Standard along 9th Avenue

Major Encroachment along Burnside Street



9th Avenue Oriel Window Diagram

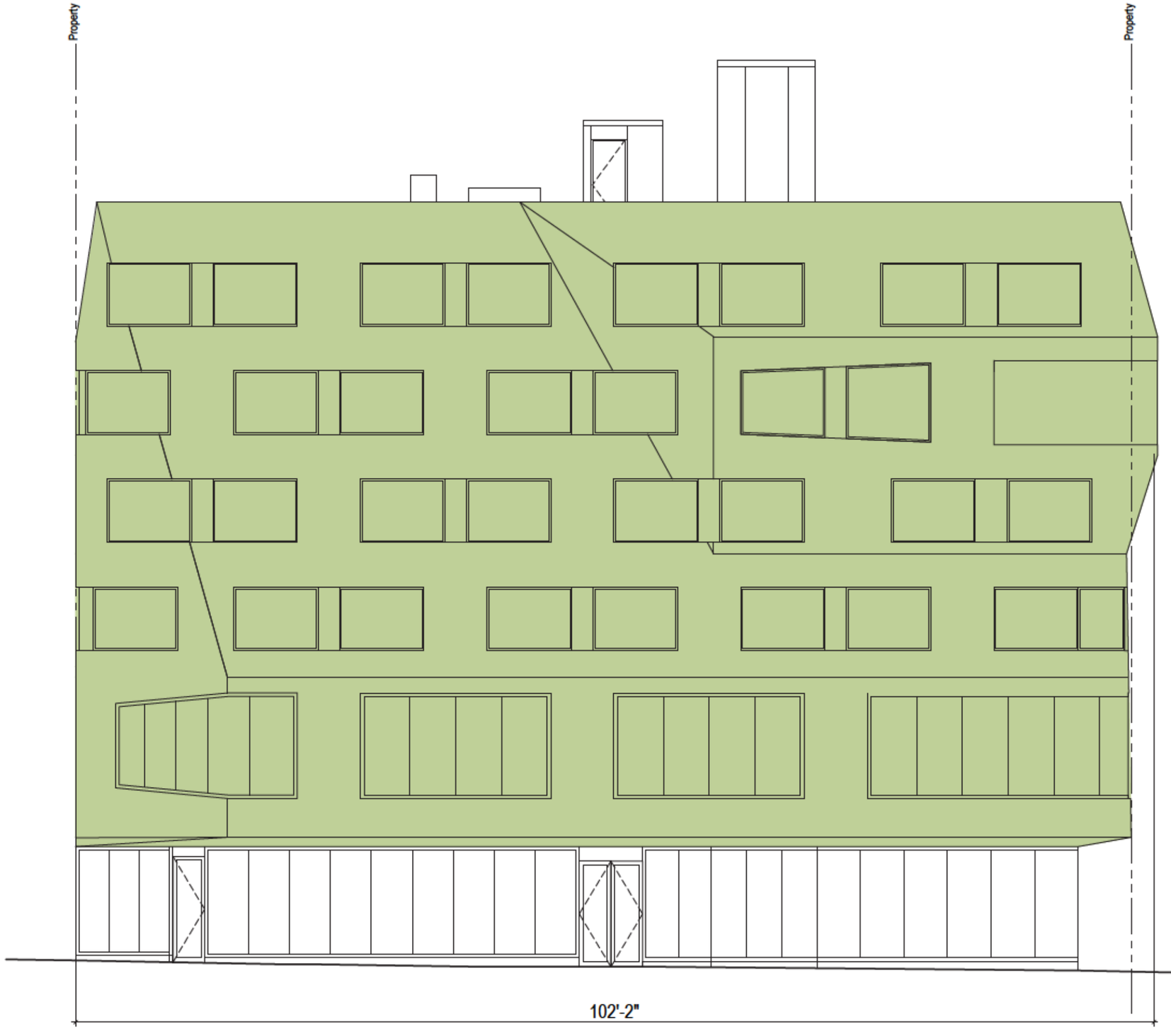
Building Wall Area = 6,566 sq.ft.
Projection Area = 164 sq.ft.

Projections = 2.5% of Total Area

Length of Building Wall = 94.4 ft.
Lengh of Largest Projection = 16 ft.

Projection = 16.9% 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