



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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MEMORANDUM

Date: September 30, 2013
To: Portland Design Commission
From: Chris Caruso, City Planner II – Urban Design
503-823-5747, Chris.Caruso@portlandoregon.gov
Re: October 10, 2013 - Design Advice Request
EA 13-186674 DA – 419 E Burnside Apartments

Design Commissioners:

Please find enclosed drawings and other information for the October 10th Design Advice Request for a mixed-use development project on East Burnside in the Central Eastside Plan District. The proposal is for a 6 story apartment building with 121 units including 3 live/work units on the ground floor, ground level retail spaces, and 19 tuck-under parking spaces accessed from NE Grand Ave (this is PBOT's preference).

The proposal may require a Modification to Parking Lot Landscaping if there are 10 or more spaces exposed from behind the building overhang. No other Modifications or Adjustments are requested by the applicant at this time but there may be an Oriel Window Modification for some of the bays depending on their sizes

Possible areas for feedback include:

1. Overall building massing with its variety of forms around every elevation.
2. Curved top plane and canopies vs. flat top planes and canopies.
3. Numerous window/balcony/projecting bay patterns around the building.
4. Narrow residential entry from Burnside.
5. Interior light well for upper units. Is this too narrow? Are these decks offering anything?
6. Vent integration.
7. Metal panel system detailing strategies.
8. Rooftop equipment screening.
9. Parking lot landscaping Modification – supportable if required?
10. Oriel window Modification – supportable if required?

Please contact me with any questions or concerns.

Chris Caruso

Att: Applicant's Drawings and Narrative