



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

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MEMORANDUM

Date: March 10, 2014
To: Portland Design Commission
From: Chris Caruso, City Planner II – Urban Design
503-823-5747, Chris.Caruso@portlandoregon.gov
Re: March 20, 2014 - Design Advice Request #2
EA 13-186674 DA – 419 E Burnside Apartments

Design Commissioners:

Please find enclosed, drawings, memo, design guidelines, and summary notes for the March 20th Design Advice Request for a mixed-use development project on East Burnside, in the Central Eastside Plan District. This is the 2nd DA for this proposal. It is a 6 story apartment building with 152 units, ground level retail spaces, and 78 parking spaces, some of which are being developed for the neighboring Central City Concern staff, and are accessed from NE Grand Ave.

The original proposal has been significantly revised since the October 2013 DA meeting with the Commission. The changes include:

1. The site has expanded to include another 1/4 block to the north that is currently used as parking and drop-off for Central City Concern.
2. An arcade is being proposed along more than 50% of the E Burnside frontage.
3. The design aesthetic has changed from curving shapes and multiple projecting boxes & balconies to a more streamlined look with exposed steel framing, weathering steel, and repeating boxed planes.
4. The number of materials has been reduced.
5. The parking is completely internalized and covered by building or patio area.
6. Central City Concern will be attached to the new building by a second floor outdoor terrace and ground level loading and emergency vehicle access structure. Staff is checking with the building code officials regarding this.
7. Decks and amenity spaces have been added to the roof.
8. The multiple projecting bays along NE Grand and NE Couch have been consolidated into one wider oriel projection along each façade.

Possible areas for Commission feedback include:

1. Overall building massing and separation of forms into layers of planes and frames. See Page 16 of the applicant's drawings for an explanation of their concept.
2. The steel frame feature for the arcade and the length of the arcade.
3. Material quality and variety, and how they are used around the building.
4. Location and degree of prominence of the residential entry on E Burnside.
5. Degree of design prominence of the SW corner facing the Burnside Bridge.
6. Oriel window Exception request for oriel projections that are much wider than 12 feet along NE Grand and NE Couch.
7. Are balconies desired around all sides of the building?
8. Rooftop deck spaces and community room penthouse design.

9. The open grille garage door & the perforated metal solar shading fins.
10. Providing a sidewalk-level transformer room if it cannot be located under the sidewalk along E Burnside. See Page 25 of applicant's drawings for the alternate location inside the building. The other option for this portion of the façade is a bicycle room.

Please contact me with any questions or concerns.

Chris Caruso

Att: Applicant's Drawings and Narrative
DA #1 Summary Memo
Copy of Design Guidelines