

CENTRAL CITY DISTRICT
CENTRAL EASTSIDE INDUSTRIAL SUBDISTRICT





PREVIOUS DESIGN



PREVIOUS DESIGN









PREVIOUS DESIGN



TREAD PLATE COLOR UPDATED

MIDNITE HOUR

WINDOW/BALCONY
COLOR UPDATED

FALL HARVEST

BALCONY GUARDRAIL DESIGN
UPDATED

CANOPY AT BURNSIDE & SANDY
EXTENDED 2'
(NOW 8' OF COVERAGE)

CURRENT DESIGN



PREVIOUS DESIGN



CURRENT DESIGN

OVERHANG EXTENDED TO PROVIDE INCREASED WEATHER PROTECTION AT AMENITY DECK, FURTHERING YEAR-ROUND USAGE

CORNER EXTENDED 4' TO INCREASE PROMINANCE OF RETAIL CORNER AT 11TH & BURNSIDE

OPAQUE PANNELLING AT LEVEL 1 RESIDENTIAL UNITS FOR INCREASED PRIVACY

LOBBY EXTENDED TO INCREASE % OF GROUND FLOOR WINDOWS & ACTIVE SPACE

OPERABLE STOREFRONT CORNER AT BASEMENT RETAIL

CANOPY EXTENDED 8' OVER BURNSIDE

BALCONIES EXTENDED 4' OVER BURNSIDE



PREVIOUS DESIGN

- BALCONIES EXTENDED
4' OVER BURNSIDE
- OVERHANGING CANOPY
INCREASED 2' ALONG
BURNSIDE & SANDY
- 4' SIDEWALK DEDICATION
ALONG BURNSIDE
- CANOPY AT 11th EXTENDED
8' OVER BURNSIDE
- OPERABLE STOREFRONT
ACTIVATES RETAIL CORNER



CURRENT DESIGN



PREVIOUS DESIGN



CURRENT DESIGN

TREAD PLATE COLOR UPDATED

MIDNITE HOUR

WINDOW/BALCONY
COLOR UPDATED

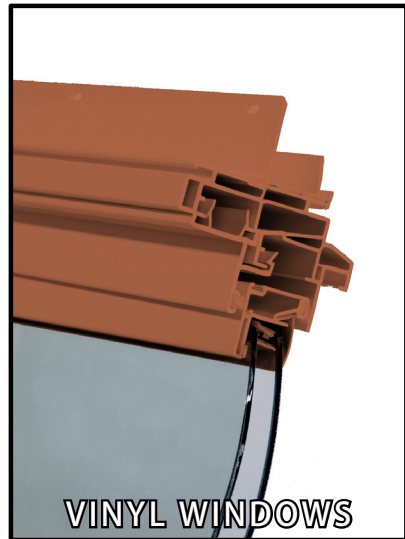
FALL HARVEST

WINDOW SIZE REDUCED PER CODE
APPEAL #12873

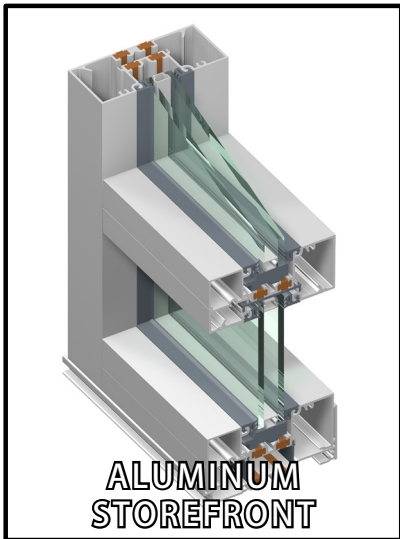
CORNER EXTENDED 4' TO INCREASE
PROMINANCE OF RETAIL CORNER
AT 11TH & BURNSIDE



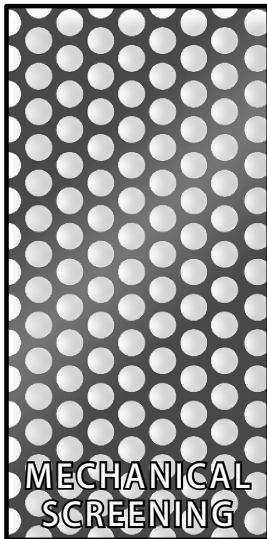
3/16" TREAD PLATE
- SHOP PAINT W/ KYNAR FINISH
- TOUCH-UP IN FIELD AS REQUIRED



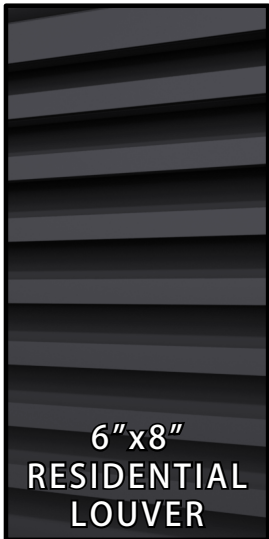
VINYL WINDOWS



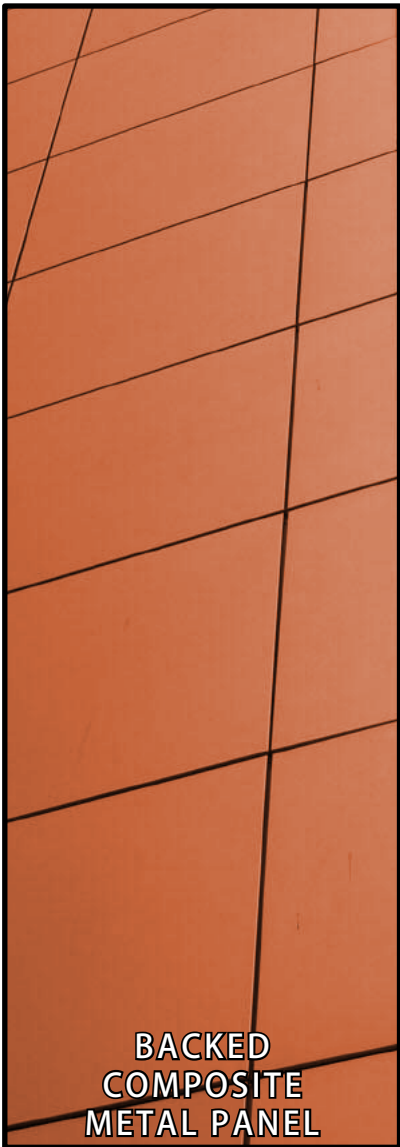
ALUMINUM
STOREFRONT



MECHANICAL
SCREENING



6"x8"
RESIDENTIAL
LOUVER



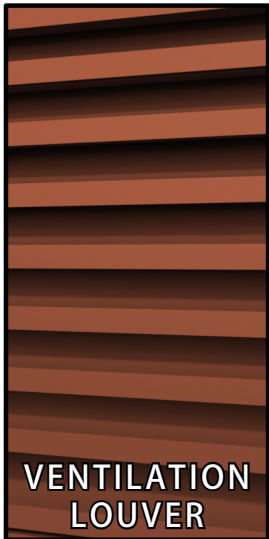
BACKED
COMPOSITE
METAL PANEL



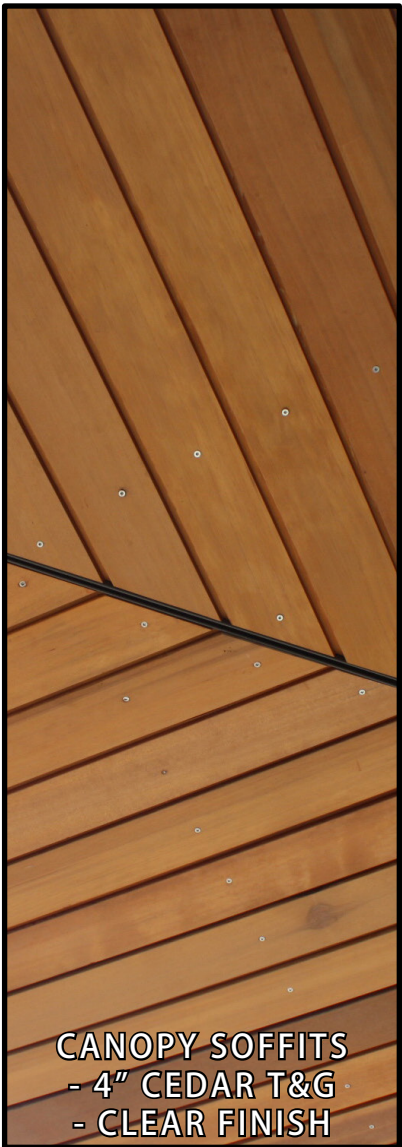
CONCRETE
PEDESTAL PAVERS



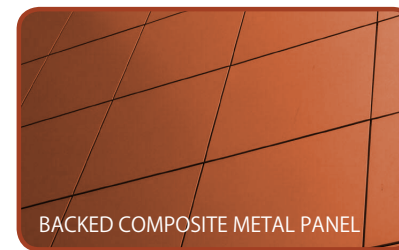
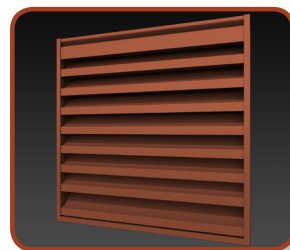
CAST
-IN-
PLACE
CONCRETE



VENTILATION
LOUVER

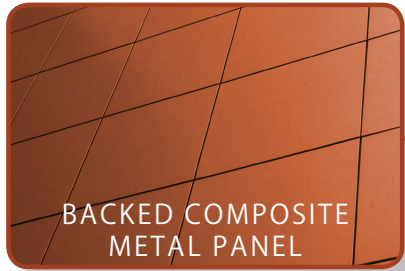


CANOPY SOFFITS
- 4" CEDAR T&G
- CLEAR FINISH

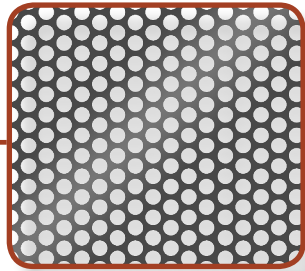


OVERHANGING CANOPY EXTENDS
8' OVER EAST BURNSIDE

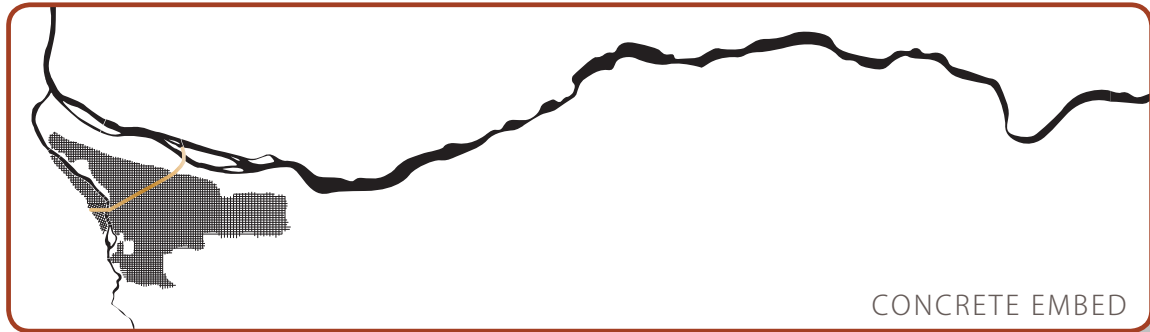
OVERHANGING CANOPY EXTENDS
8' OVER EAST BURNSIDE



BACKED COMPOSITE
METAL PANEL



ROOFTOP MECHANICAL
SCREENING



CONCRETE EMBED



A/C VENT



CANOPY / PROW
BALCONY SOFFITS
CEDAR T&G
W/ CLEAR FINISH

AMENITY DECK
& CLUB ROOM

EXCEPTION 02
Oriel Windows

MODIFICATION 05
Transit Street Main Entrance

EXCEPTION 01
Garage door location

MODIFICATION 03
Ground floor windows

GARAGE ENTRY





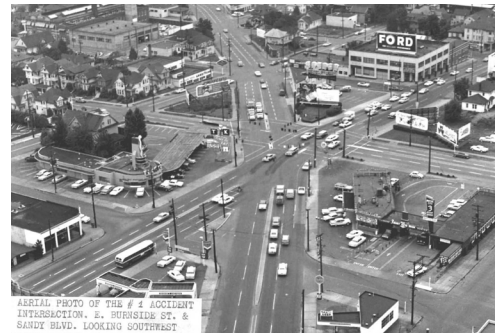
1926



1939



1948



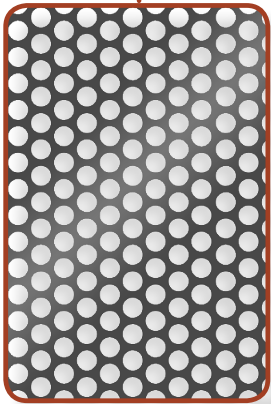
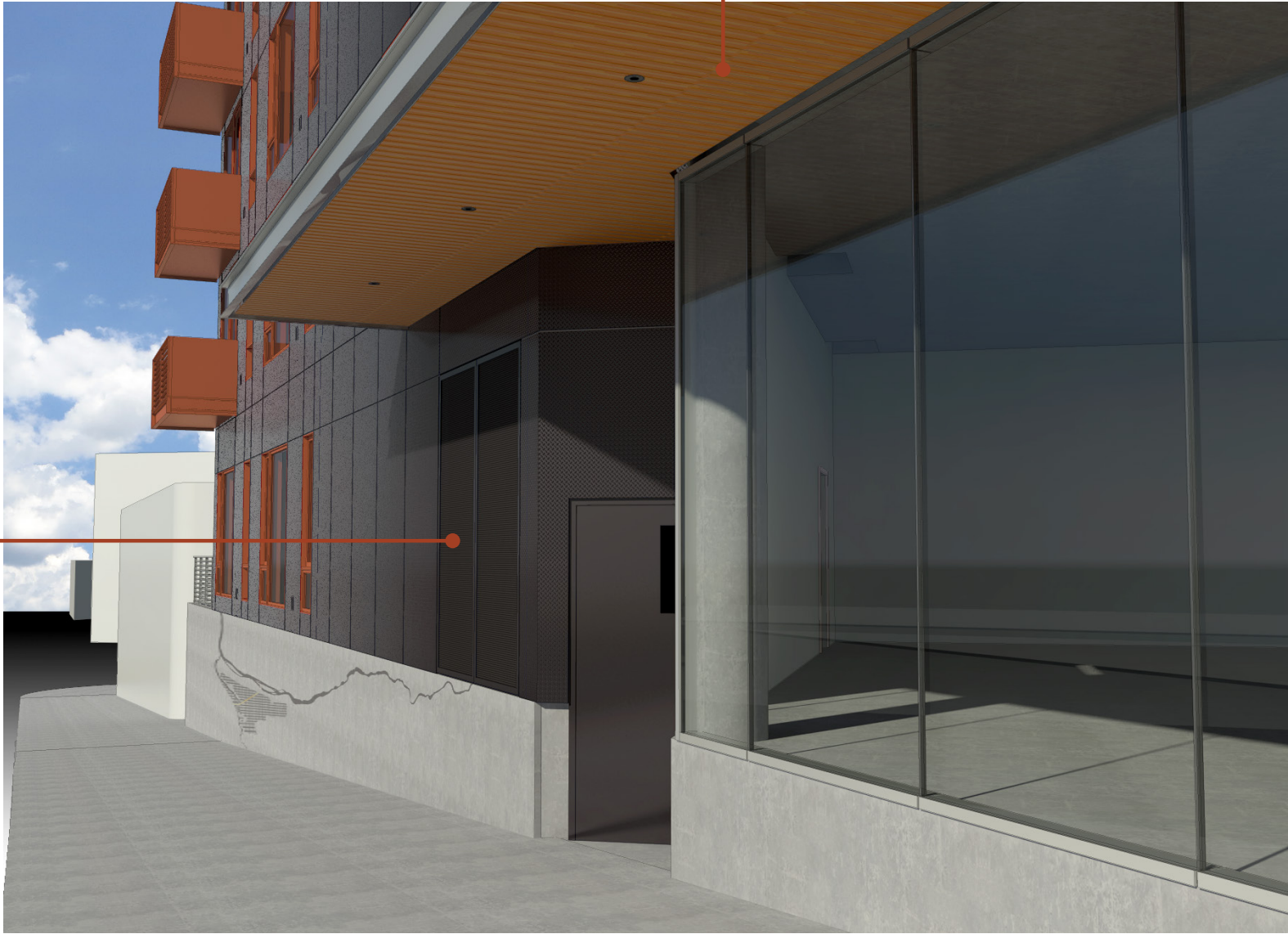
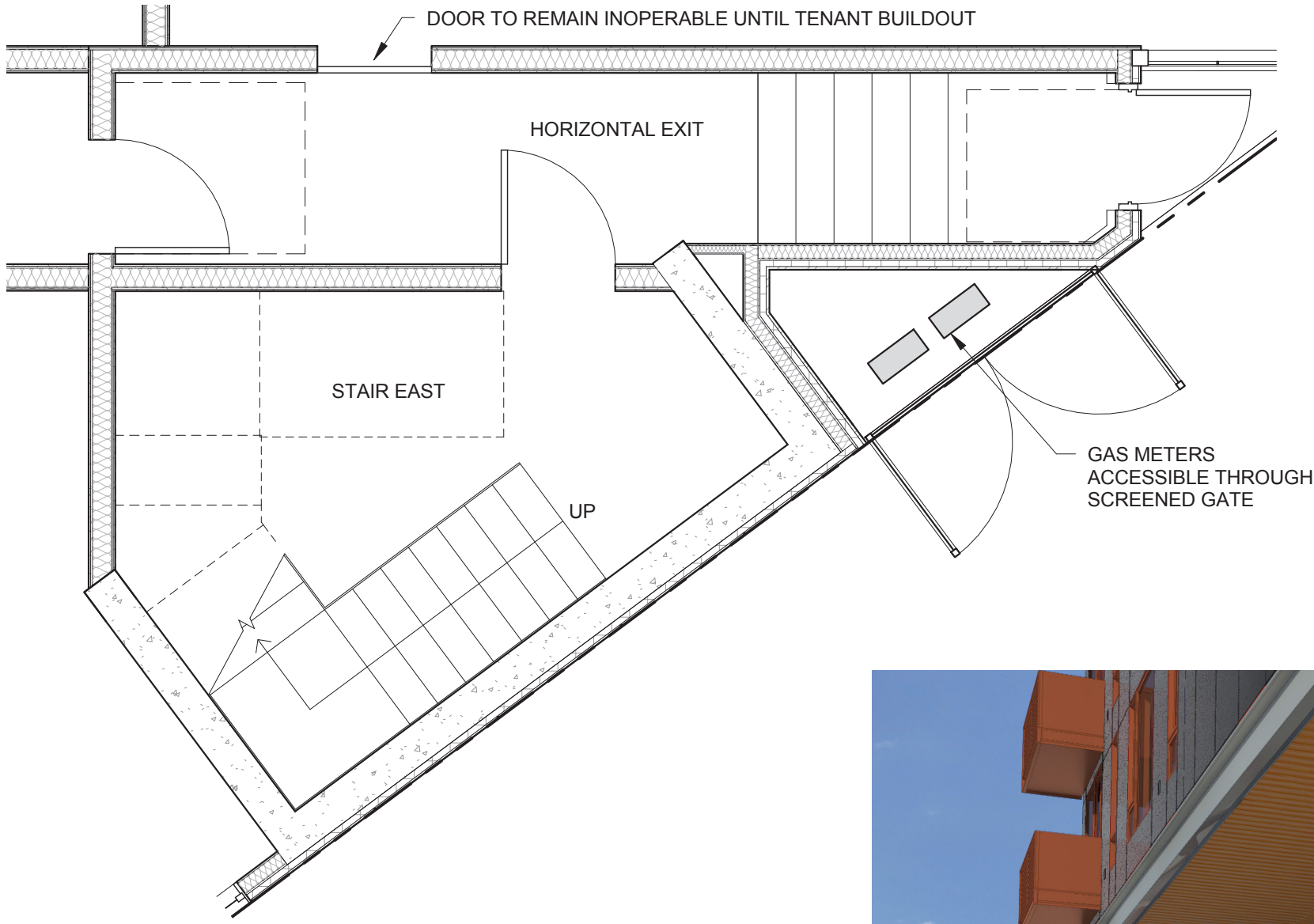
1958

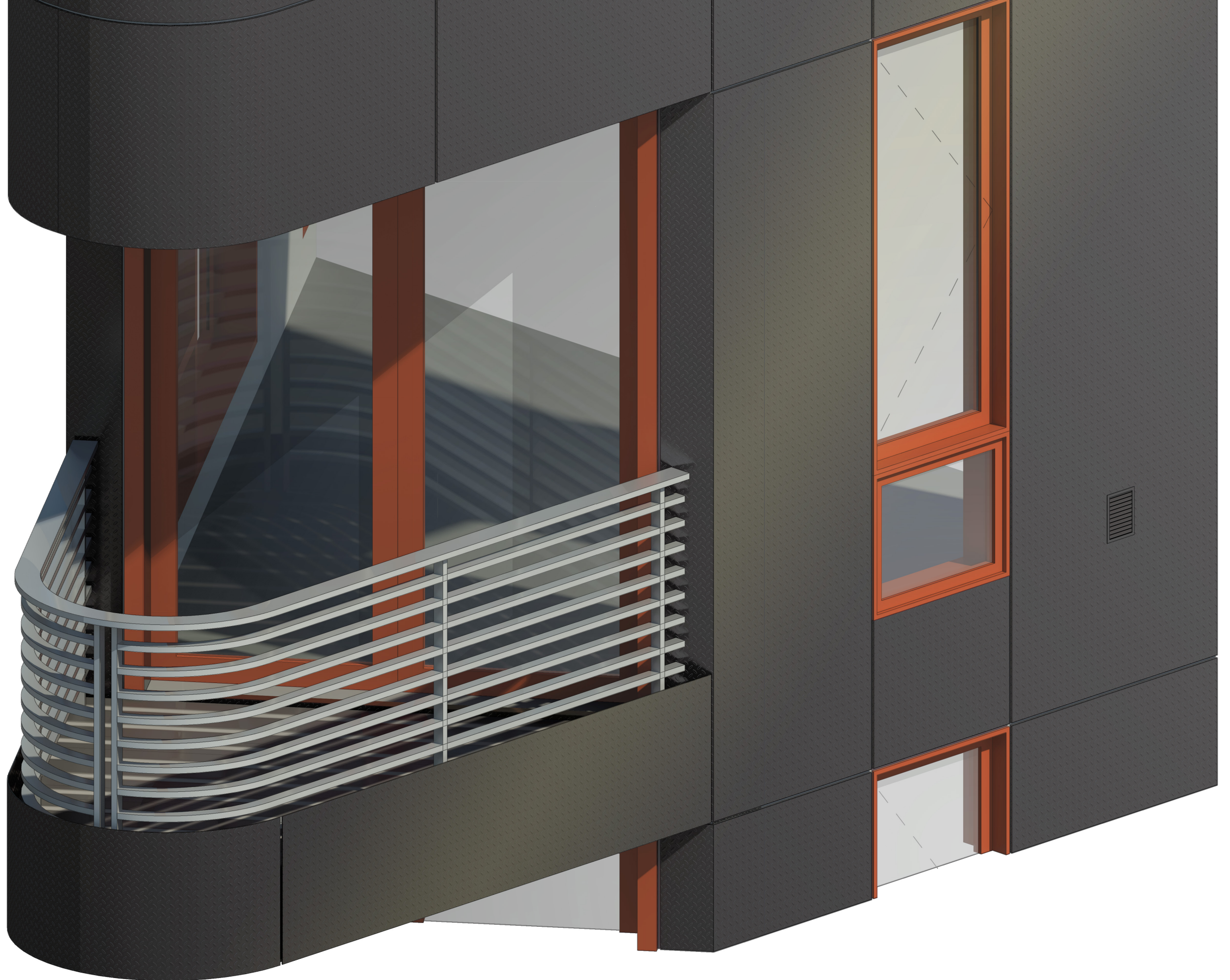


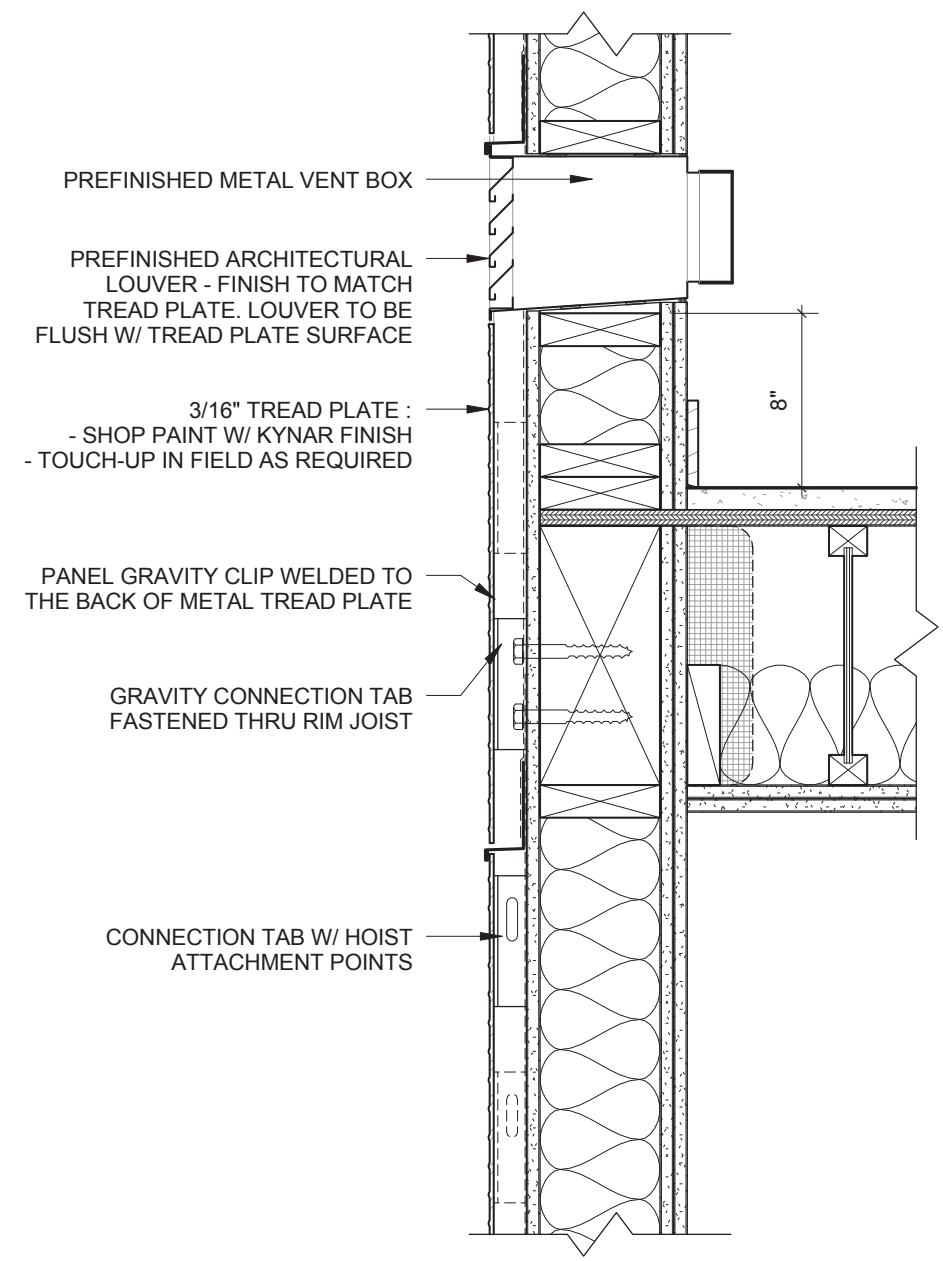
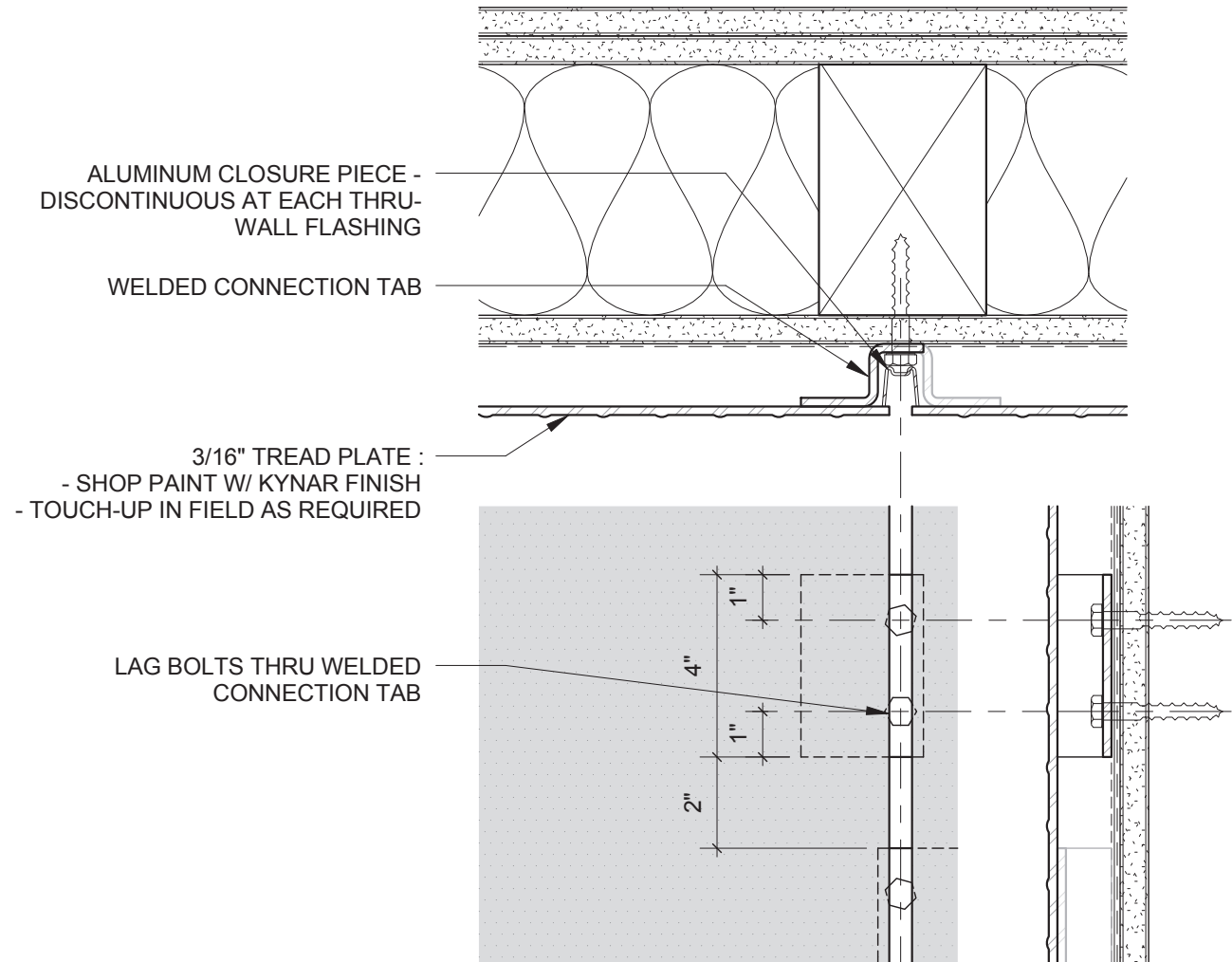
1965

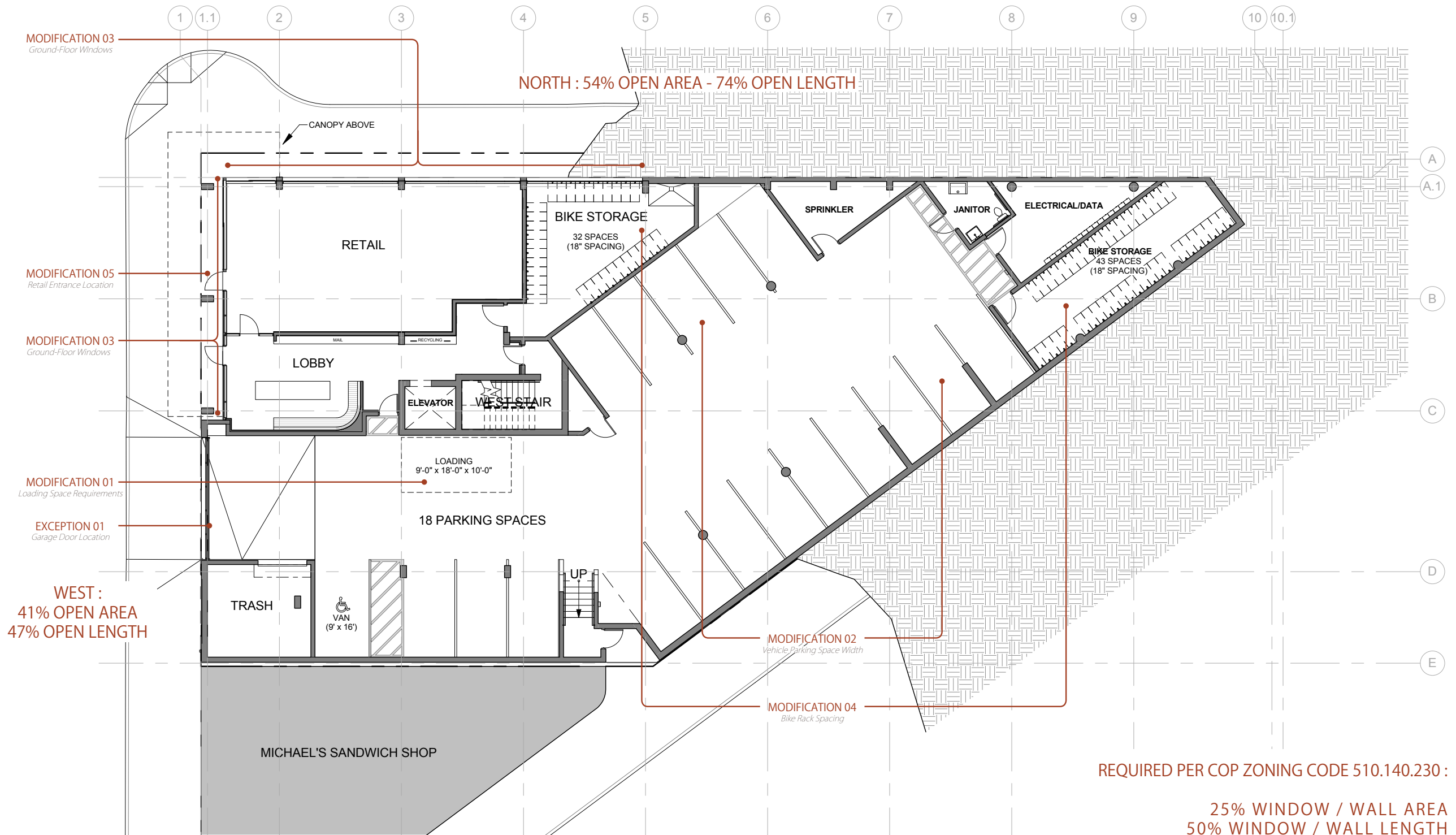
HISTORICAL PHOTOGRAPHS SHOWING BURNSIDE, SANDY, & THE CENTRAL EASTSIDE

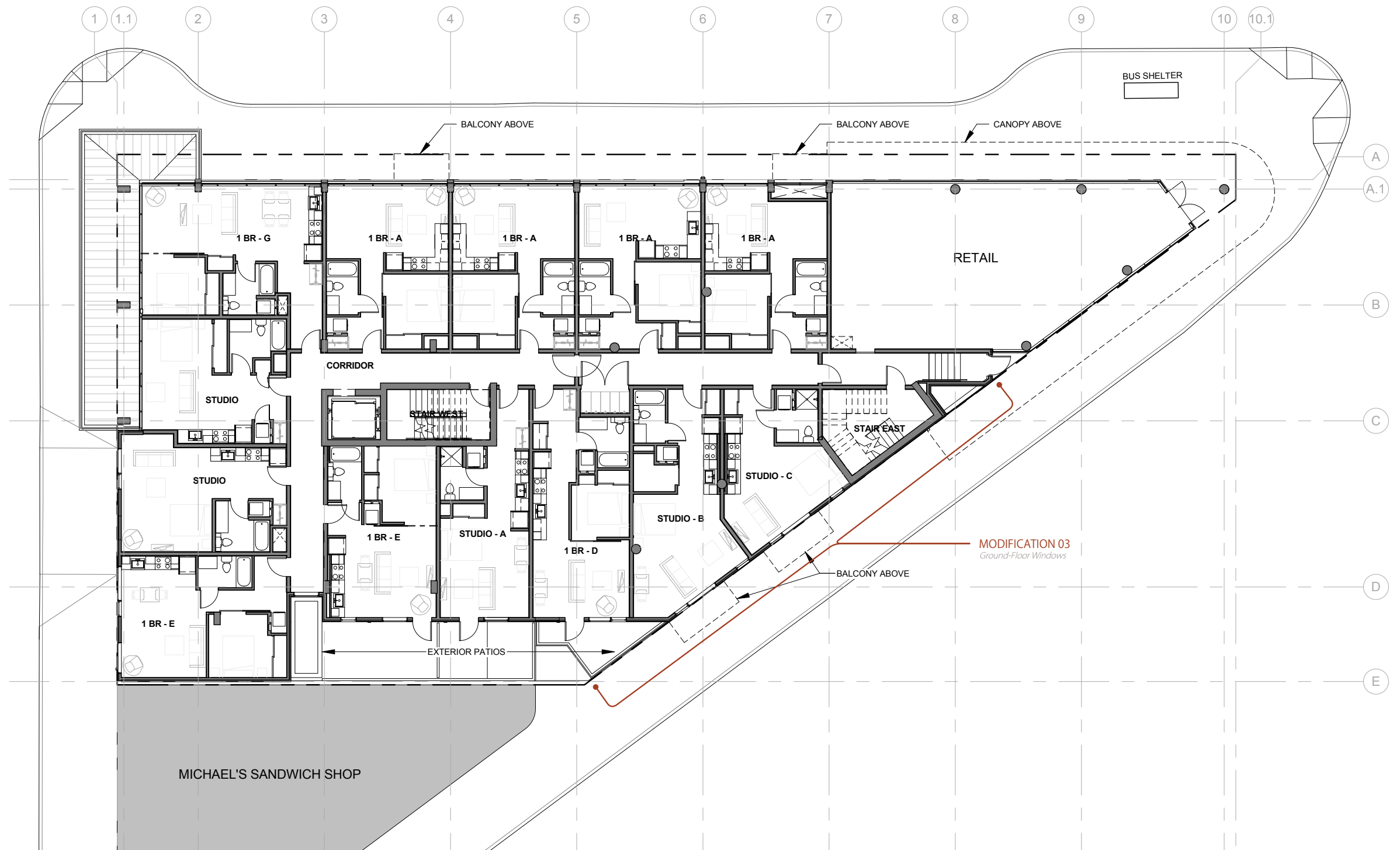


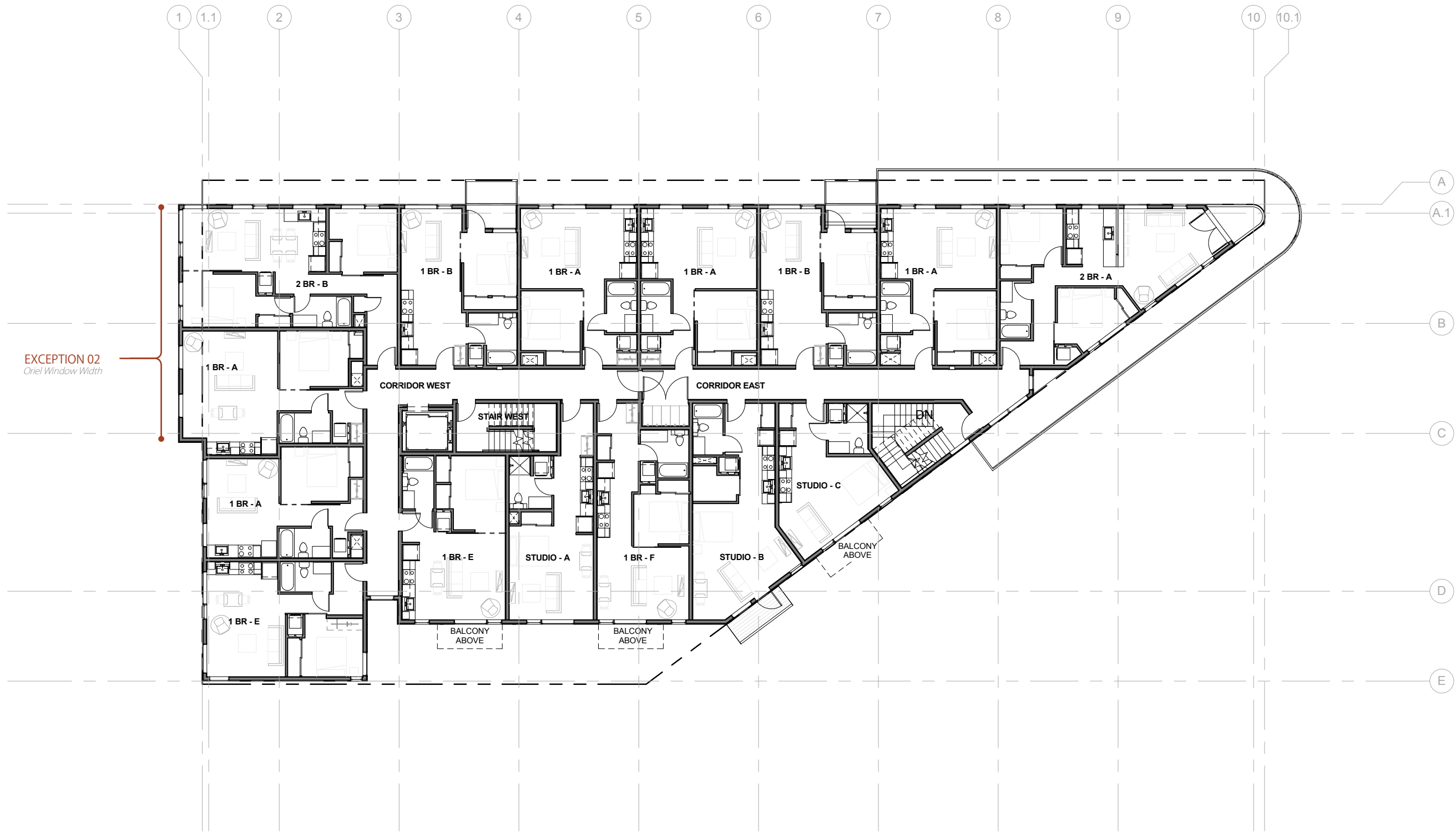




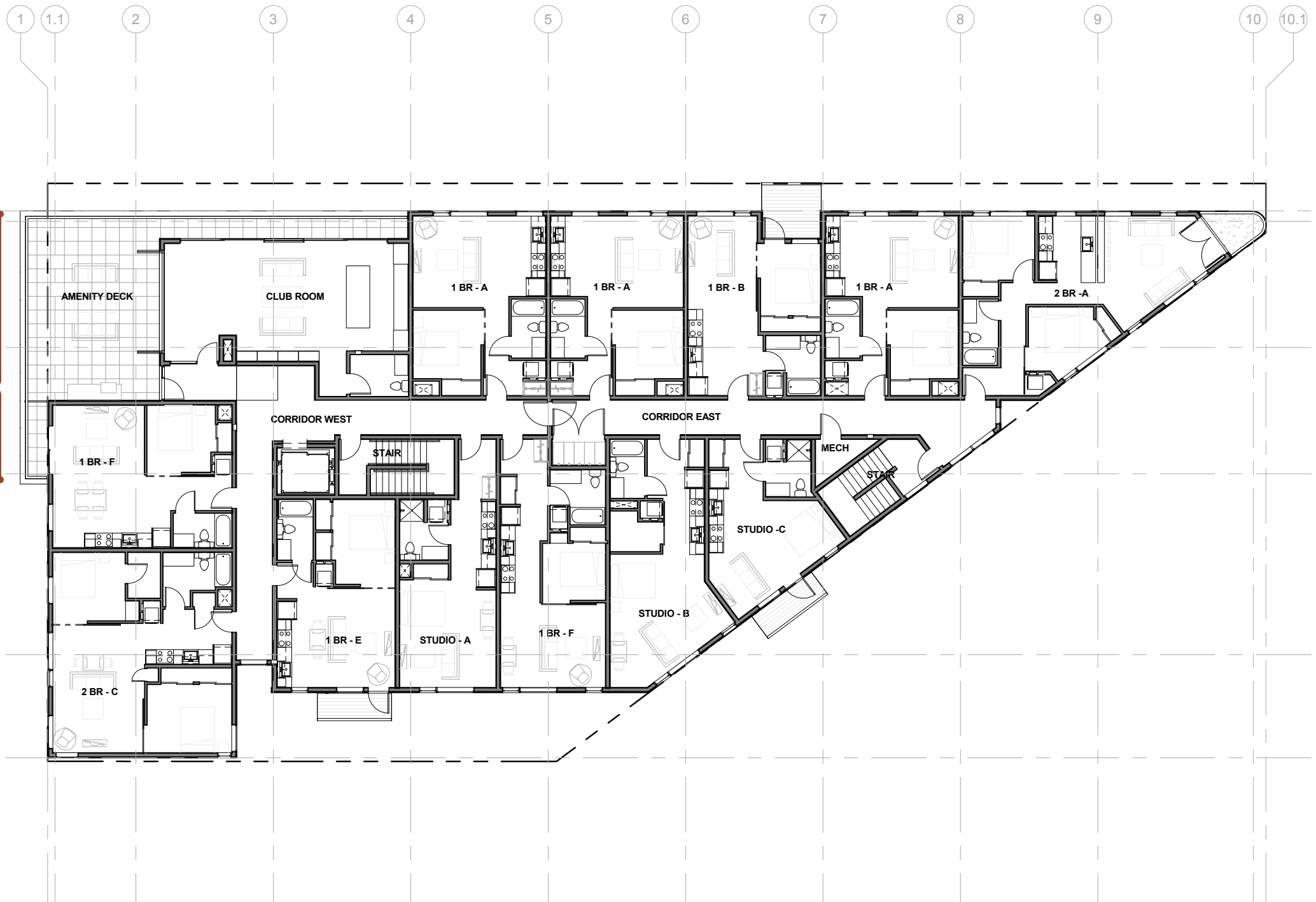








EXCEPTION 02
Oriel Window Width









LOWER BURNSIDE LOFTS

ARC

5.25%
SLOPE

5.25% SLOPE

20'-0"

SE 11TH & BURNSIDE

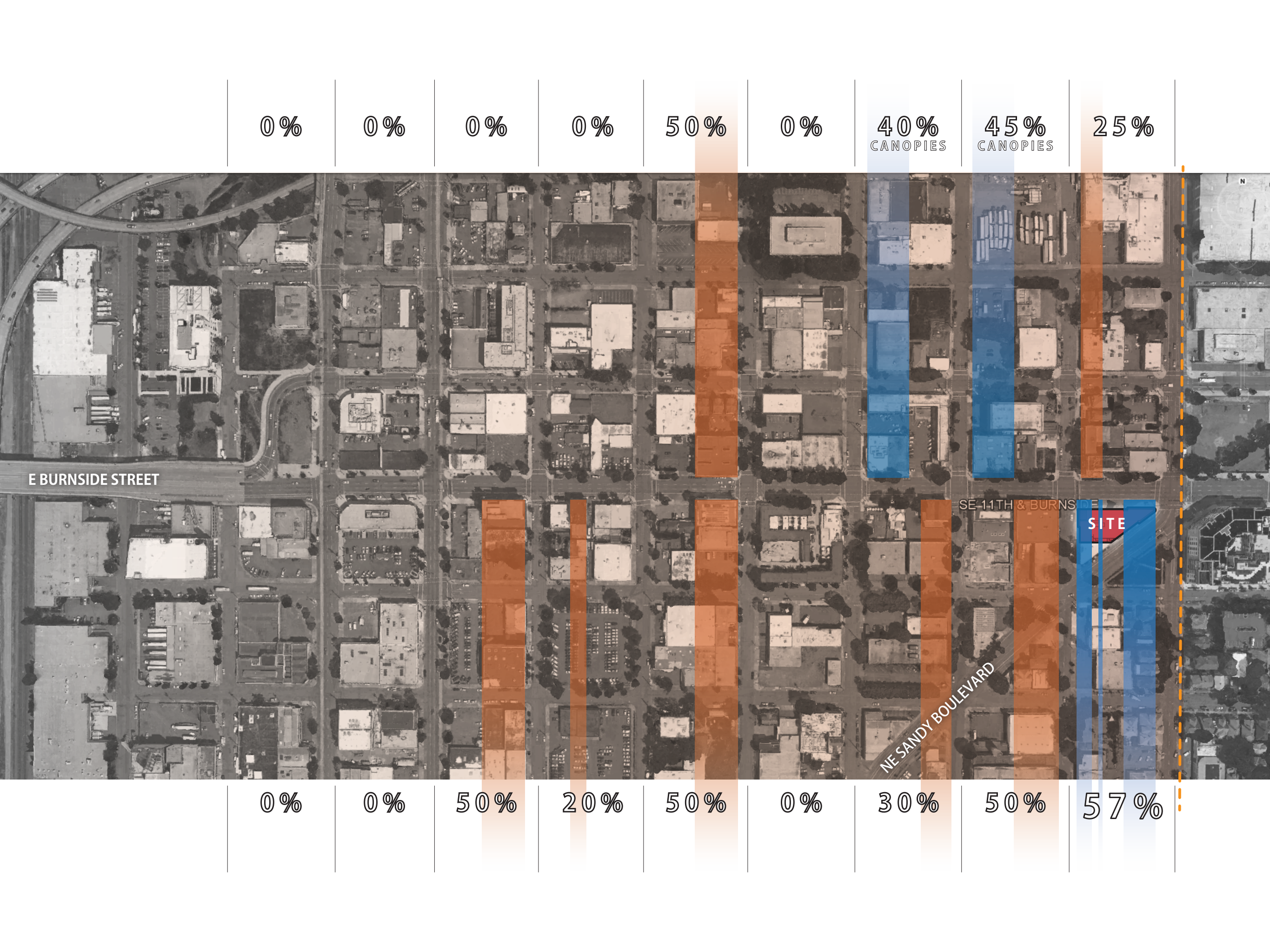
8.75% SLOPE

BUS

E Burnside St

8.75% SLOPE

PARK MY SONG
COUNTRY MUSIC





Blvd
LANES

12'-0"

4'-0"

8'-0"

8'-0"

8'-0"

CEDAR T&G SOFFITS

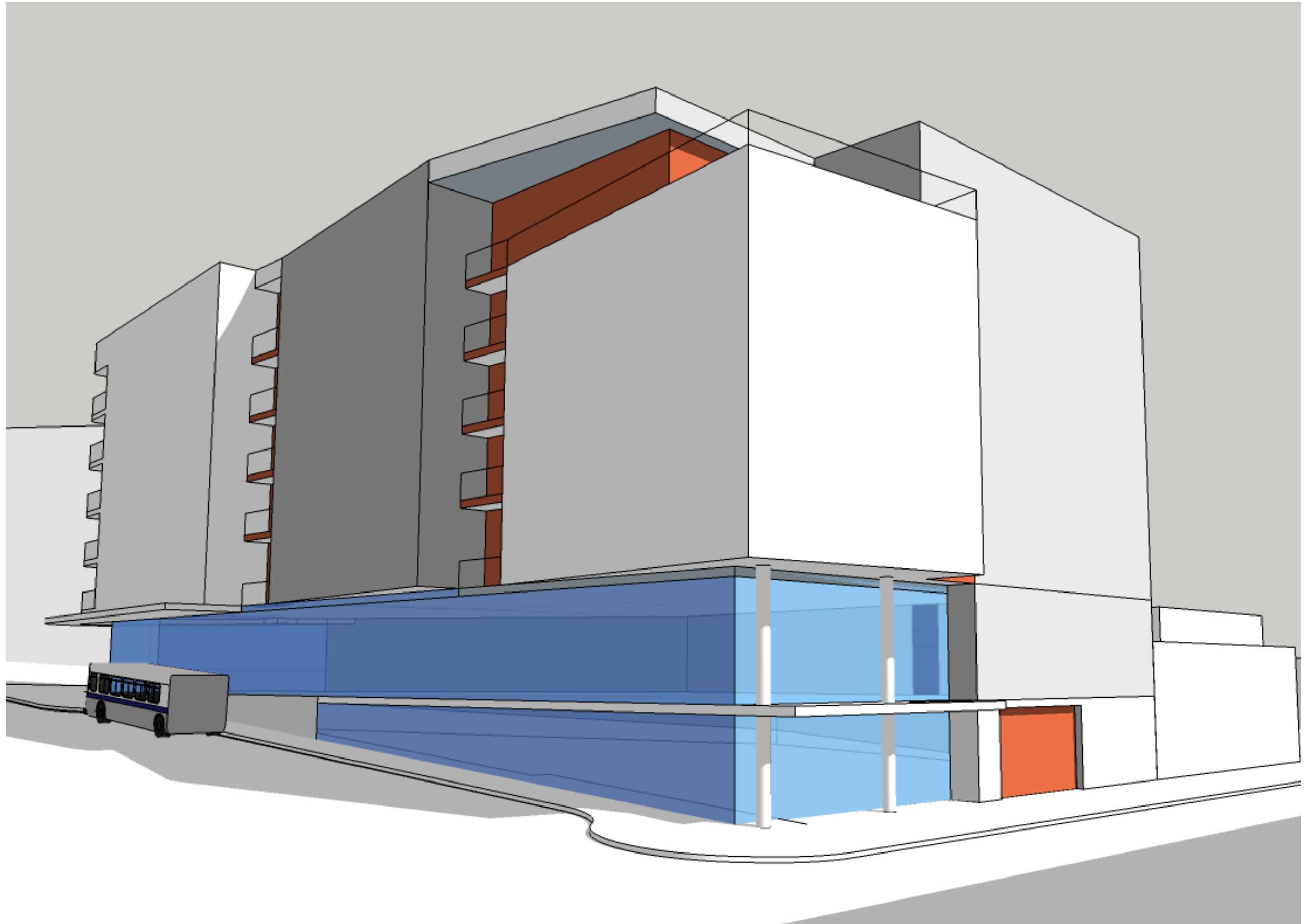
OPERABLE RETAIL
STOREFRONT CORNER

9'-0"

10'-6"



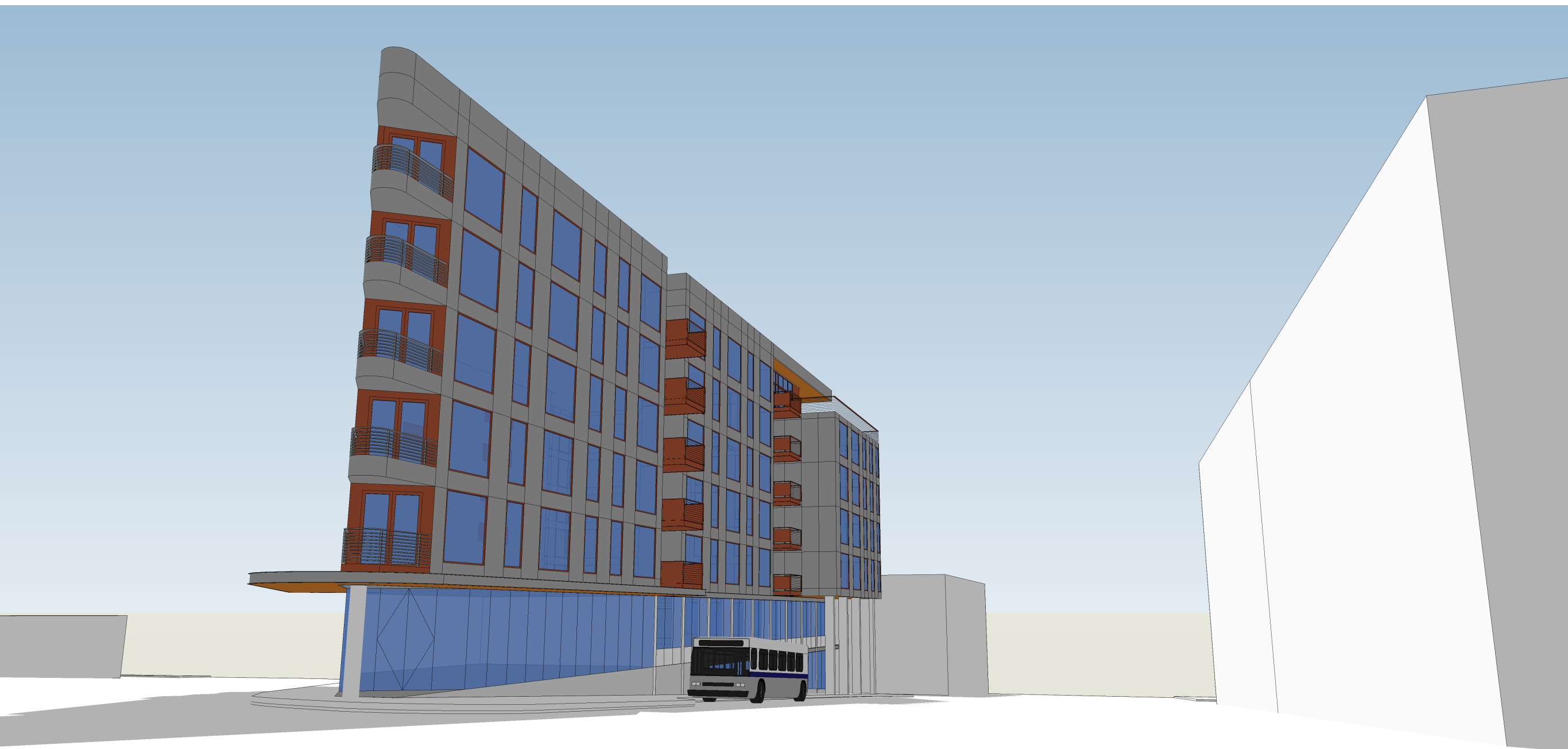




- MASSES EXTENDED AT ANGLE OVER BURNSIDE



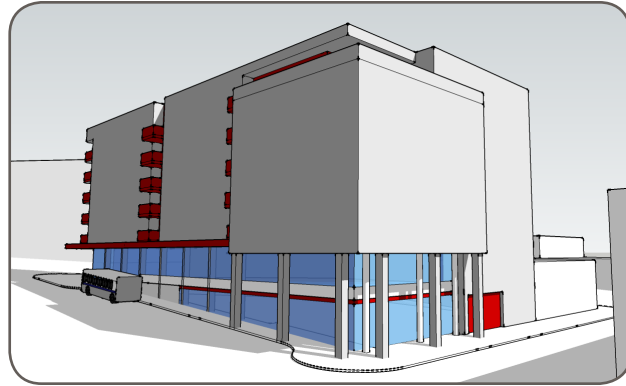
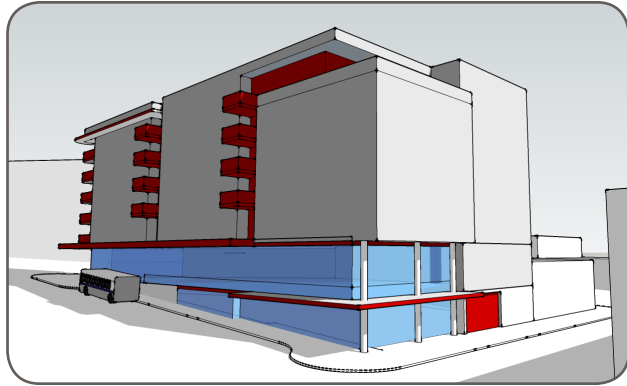
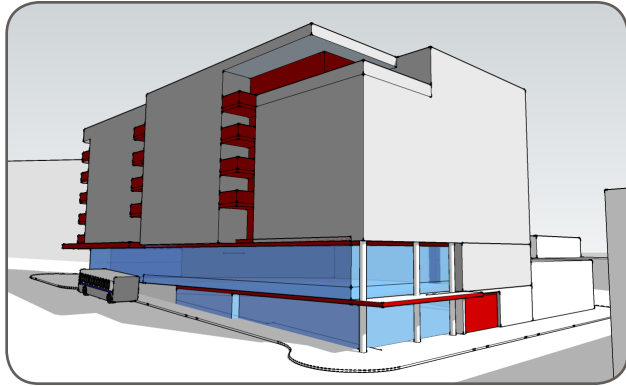
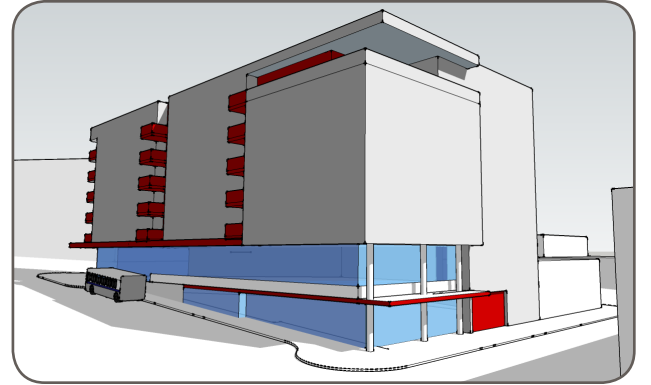
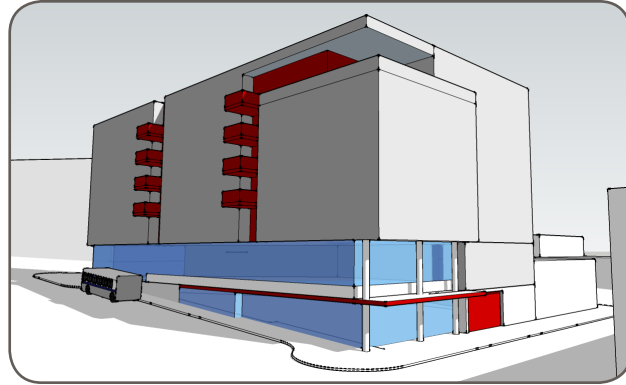
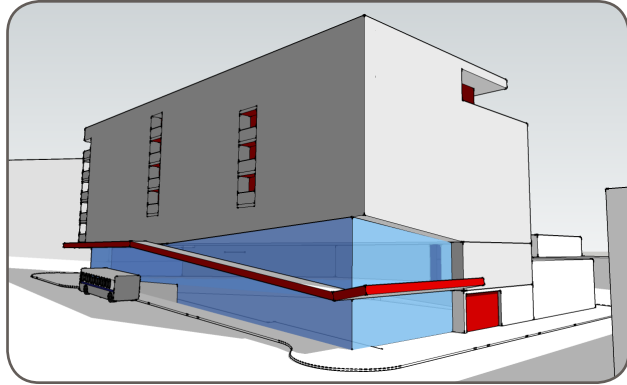
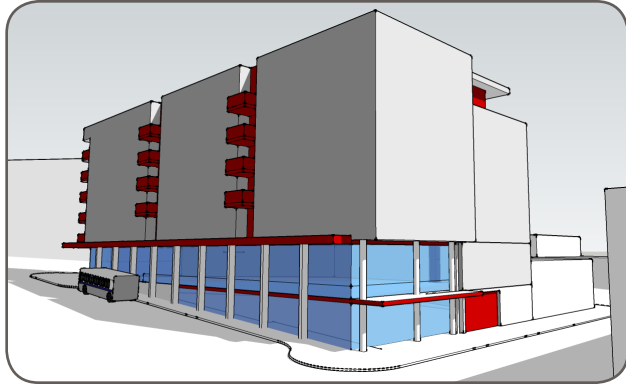
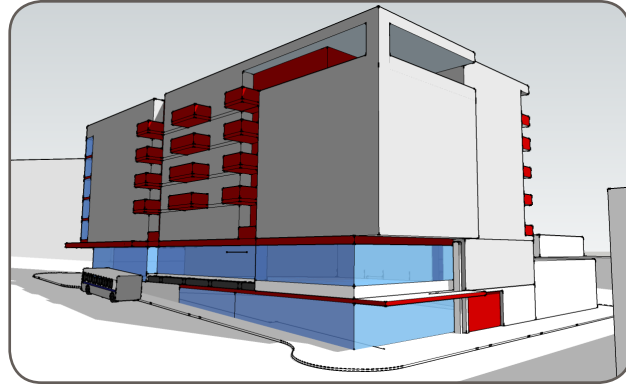
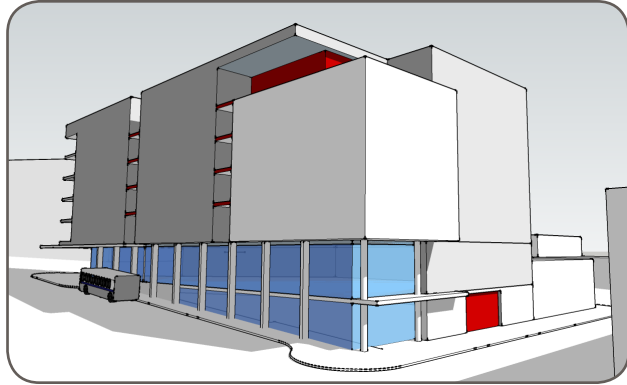
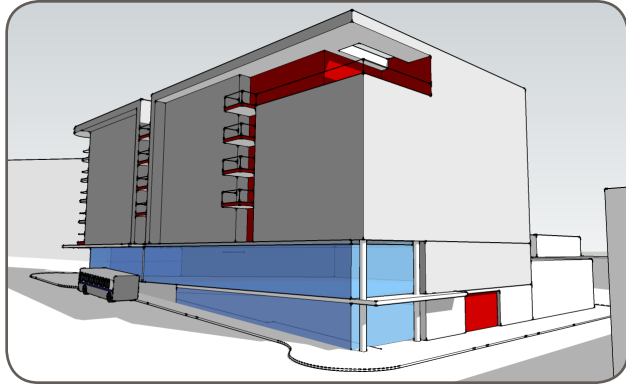
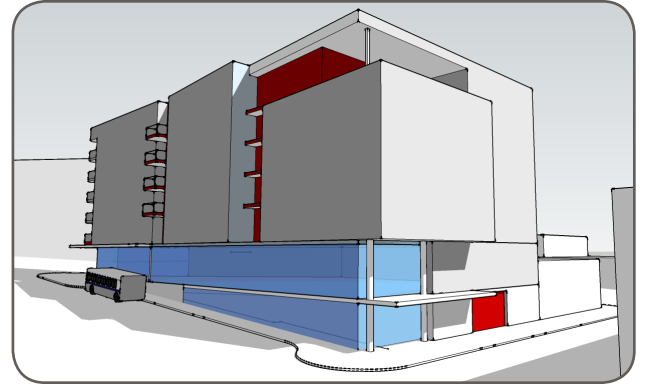
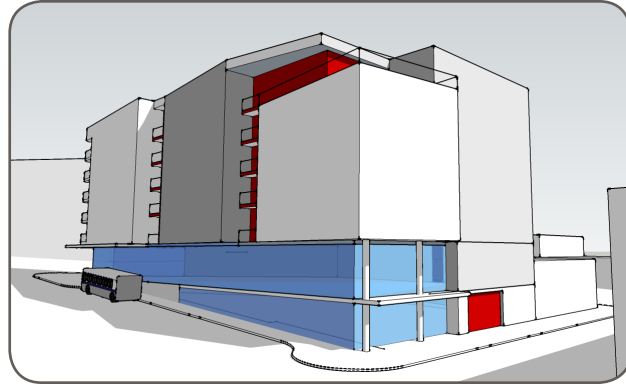
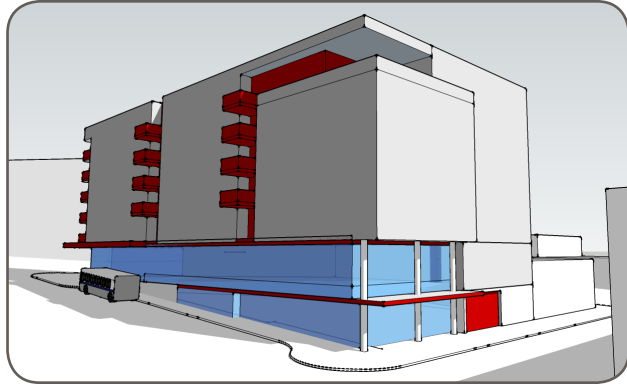
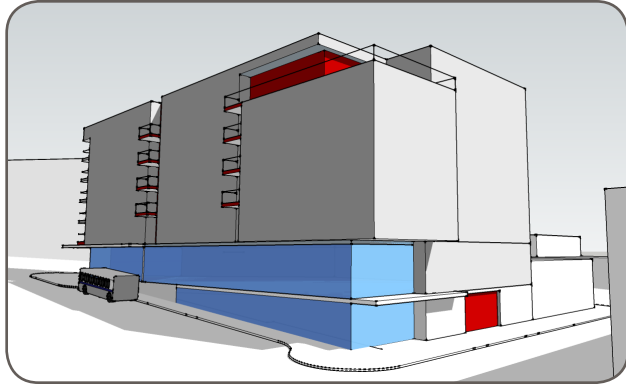
- WEST MASSING EXTENDED 8' OVER BURNSIDE



12'-0" EXTENSION OF WEST MASS



8'-0" EXTENSION OF CENTER MASS



189'-5 5/8"



57%
107'-7 5/8" COVERED

43%
81'-10" UN-COVERED

8' EXTENSION OF MID-BLOCK BUILDING MASS



8' EXTENSION OF WEST BUILDING MASS



12' EXTENSION OF WEST BUILDING MASS





RENDERING W/ ORIGINAL RED



