CITY OF PORTLAND, OREGON



Bureau of Development Services FROM CONCEPT Services

Staff Presentation to the Portland Design Commission

Land Use Review Hearing LU 15-259840 DZM BURNSIDE DELTA

> April 14, 2016 DR#1: February 4, 2016 DAR: September 10, 2015

	MATERIAL TAKTL Ultra High Performance Concrete MAXIMUM SHEET DIMENSION 48" x 120" [1,220 x 3,050 mm] STANDARD COLORS Graphite, Titanium, Platinum, White, Bone, Dune, Flax, Terracotta, Root CUSTOM COLOR: Please call our Technical Support Team for meter information. PROFILE 5/8" [15.9 mm] min
3/16" STEEL TREAD PLATE -SHOP PAINT W/ KYNAR FINISH - TOUCH-UP IN FIELD AS REQUIRED	SWATCH 6"X 6" (150 X 150MM)

DESIGN RESPONSE

ISSUE #1: Cladding Material Guideline C2 *Quality and Permanence*

Guideline C5 *Coherency*

ISSUE #2: Arcade Guideline 5-1 *Reinforce Arcade*

Guideline C10 Integrate Encroachments

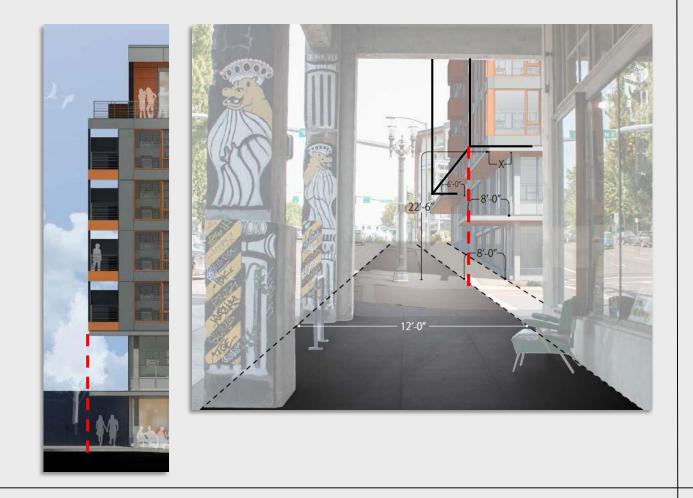
ISSUE #3: Transformer Vault Guideline 5-3 *Underground Utilities*

PRIMARY CLADDING MATERIAL (please refer to sample)

Replace Tread Plate Metal with (Taktil) Concrete Panel – blind fastened.

Staff Supports as meeting guidelines for quality and permanence C2 Quality & Permanence and C5 Coherency.





DESIGN RESPONSE

ISSUE #1: Cladding Material Guideline C2 *Quality and Permanence* Guideline C5 *Coherency*

ISSUE #2: Arcade Guideline 5-1 *Reinforce Arcade* Guideline C10 *Integrate Encroachments*

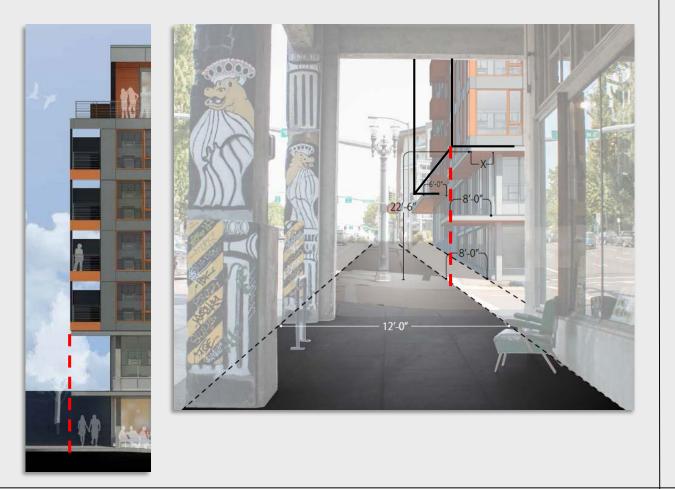
ISSUE #3: Transformer Vault Guideline 5-3 *Underground Utilities*

ARCADE + ENCROACHMENTS (please refer to handouts)

Staff Report Condition of Approval: The amount of building mass projection shall be a minimum of 8' along western most one-third of the E Burnside frontage (approximately 60').

Staff Supports as meeting guidelines A5-1 Arcades and C10 Encroachments.





DESIGN RESPONSE

ISSUE #1: Cladding Material Guideline C2 *Quality and Permanence* Guideline C5 *Coherency*

ISSUE #2: Arcade Guideline 5-1 Reinforce Arcade

Guideline C10 Integrate Encroachments

ISSUE #3: Transformer Vault Guideline 5-3 *Underground Utilities*

TRANSFORMER LOCATION – SE 11th Ave Vault

(please refer to handout - Utility Plan)

Condition of Approval: If the transformer cannot be subterranean pursuant to PBOT and/or PGE standards, its location shall be subject to a future Type II Land Use Review. That Type II Land Use Review, if required, must be approved prior to issuance of any building permit

Staff Supports as meeting guidelines A5-1 Arcades and C10 Encroachments.





Staff Recommendation

As outlined in the Staff Report:

DESIGN REVIEW APPROVAL with CONDITIONS

7-Story market rate housing project citing findings that the project complies all Approval Criteria.

(Others at Design Commission Discretion)





questions

