

CITY OF PORTLAND, OREGON



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

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 more information.

PROFILE
5/8" (15.9 mm) min



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.





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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.





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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



**approval
with Conditions**

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

