

EASTBANK AT BURNSIDE

LOWER EAST BURNSIDE REDEVELOPMENT PLAN

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PORTLAND DEVELOPMENT COMMISSION

LOWER EAST BURNSIDE REDEVELOPMENT PLAN

February 10, 1999

Adopted by the Portland Development Commission, February 17, 1999
Resolution No. 5228

Adopted by City Council, April 8, 1999
Resolution No. 35784

GUIDELINES

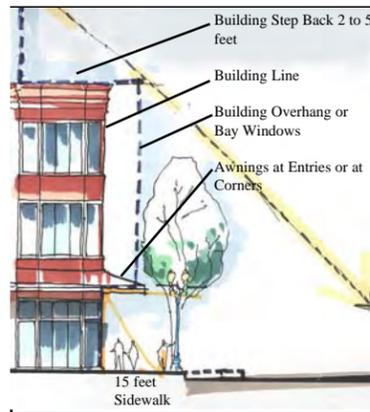
Special design guidelines for the Central Eastside District are part of the *Central City Plan* and *The Central City's Fundamental Design Guidelines*. This Plan and Vision are consistent with the adopted *Special Design Guidelines* for the Design Zone of the *Central Eastside District* of the *Central City Plan* with two exceptions.

The *Eastbank at Burnside Redevelopment Plan* would change the emphasis of “A5-1 REINFORCE THE EFFECT OF ARCADED BUILDINGS FRONTING ON EAST BURNSIDE STREET.” The Vision and supportive building design guidelines ask that a continuous building line along both sides of Burnside be created. Ground-level floor to ceiling heights shall be 15 feet minimum.

Because of restricted on-street parking on Burnside and lack of public parking along the corridor, Special Design Guidelines “B3-1 REDUCE WIDTH OF PEDESTRIAN CROSSINGS”, should be applied on a case-by-case basis.

The top priority for the Eastbank at Burnside Redevelopment Plan is to attract commercial and employment uses to new developments and rehabilitated existing buildings. An ideal first phase redevelopment project would have a corporate signature building on Block 76 with other complementary adjacent developments on blocks 67 and 106. The redevelopment strategy also includes rehabilitation and expansion of blocks 66 and 67. Support uses include ground floor retail and market rate housing.

The concept sketch of development on Block 76, shown in the foreground, illustrates the effect of new development on Burnside and Martin Luther King Jr. Boulevard. New development and rehabilitation on adjacent blocks will add to the vitality and help change the character of the area.



Proposed design guidelines.



Building lighting in storefronts and on facades helps enliven the night and implies that people are present.

Building step-backs set the main shaft of multi story buildings back from the building line above the second or third floor. By stepping the building, the building scale is preserved which maintains the human scale of the street. It also allows sunlight at the ground level and reduces the “canyon” effect.

Bay windows and overhangs are encouraged to extend over the sidewalk area up to 5 feet. New developments are required to provide a 15 foot wide sidewalk measured from the face of curb. Bay windows and overhangs above the ground floor level allow greater developable gross square footage and provide weather protection.

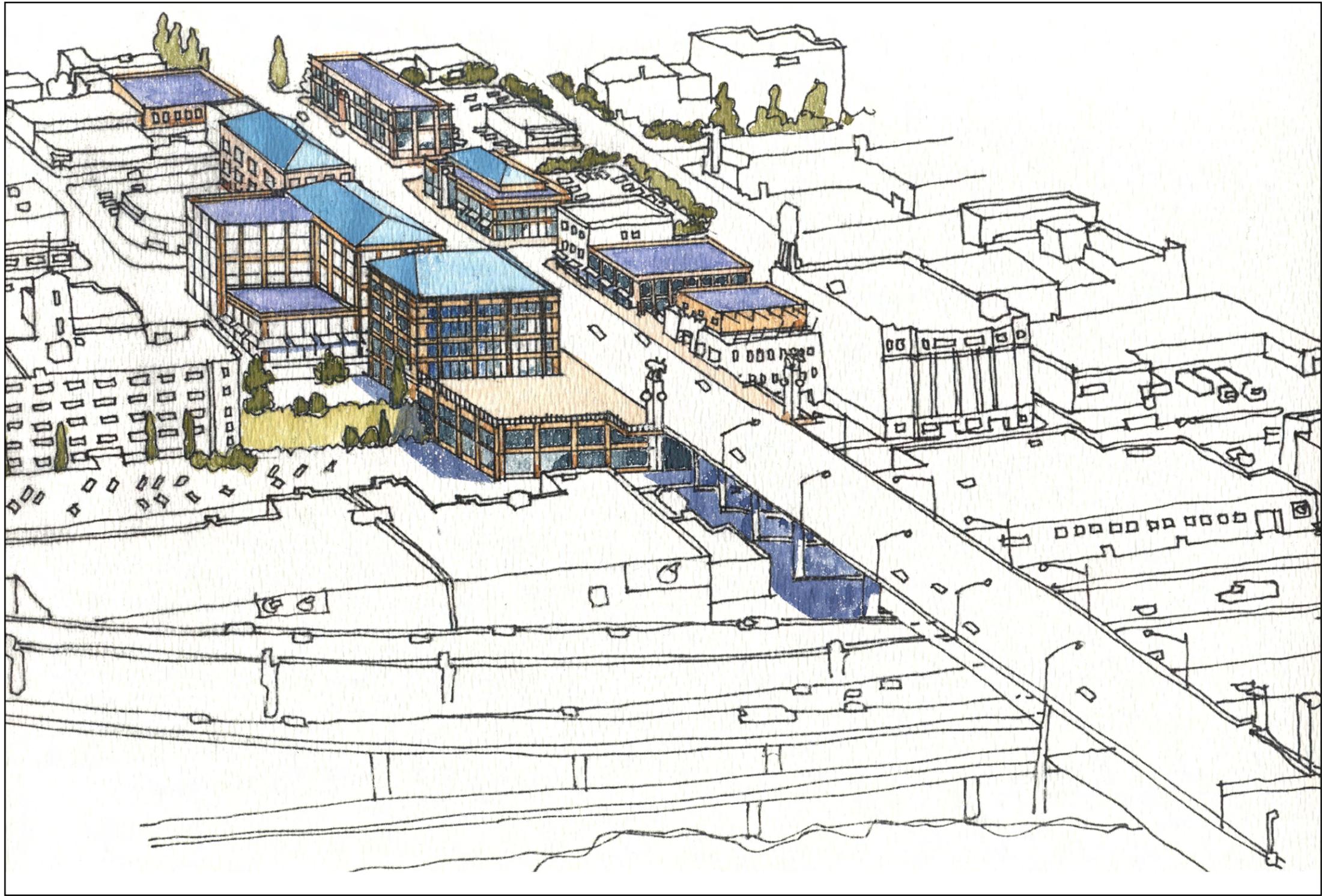
Awnings are encouraged at building entries and corners. Continuous awnings are not required; however, weather protection should be integrated into the building architecture.

Building façade lighting is encouraged and should highlight or accent architectural features such as pilasters, columns, cornices and entry porticos. Window display lighting enlivens the street level and pedestrian environment. Specialty display lighting is encouraged at all storefront locations.

It is desired that building materials should include steel, glass and brick. Brick should be used as an element of continuity, reflecting the history of Burnside while allowing flexibility for design creativity.



Concept sketch showing the west gateway at night.



West gateway concept sketch.