

2002 AIA/IDP CHARETTE

CONTEXT

Visions

In the mid-1960s, a couplet on West Burnside and NW Couch was proposed from the bridge to NW 23rd to alleviate traffic congestion. While the couplet was not built, a vestige of this concept remains in the extra overpass at I-405 and Couch. On the east side, a proposal called the Fowler Plan recommended a grade-separated intersection at Burnside, 12th and Sandy. While this idea was never fulfilled, the issue of traffic congestion at this intersection has been studied several times over the intervening decades.

Today the historic district area is sited in the inner city are know as the Central Eastside Industrial District (CEID). The historic district occupies a prominent location between two major new regional projects: the Convention Center to the north and the Oregon Museum of Science and Industry to the south. Directly across and on the west side of the Willamette River is Portland's Downtown. On the east side of the river and immediately to the west of the district is the heart of Portland's east side industrial area.

As the city's population and traffic have increased, Burnside has continued to play an important role in the city's transportation network. Increased interest in several of the districts and neighborhoods adjoining Burnside has raised issues about Burnside and its role. Plans and redevelopment projects in Old Town/Chinatown, the West End, Lower East Burnside Redevelopment, the Civic Stadium and Goose Hollow Area, NW 23rd, the Pearl District and the Brewery Blocks all impact the uses and needs for Burnside, and paint their own picture about the street's future.



Floor Area Ratios



Building Heights

The steering committee envisions a corporate employment center with signature office buildings near the Burnside Bridge and on Martin Luther King Jr. Boulevard and Grand Avenue. They also envision a distinct cultural identity that reflects the character of the central east side creating a strong retail street along Burnside that would serve visitors and employees while setting the tone for the entire area. A mix of housing types would support corporate employers and downtown businesses. The following are the committee's vision statements: "Create a distinct cultural identity that reflects the character of the central east side and serves the people and employers of the area by attracting Portlanders as well as major corporate investors, and is supported by a mix of uses including retail, commercial, housing, transit, leisure and culture." Do not simply create an identity, change the entire identity.

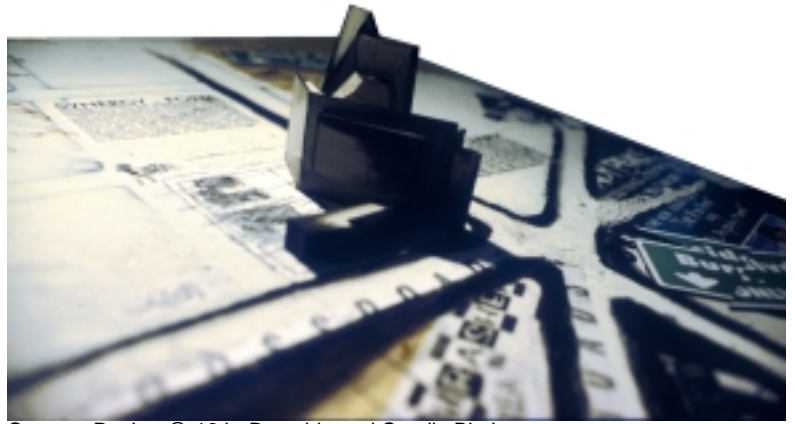


Sketch Looking East with Burnside at Center, Lloyd Lindley, ASLA





Concept Design @ 12th, Burnside and Sandy Blvd.
Matt Janssen, Fletcher Farr Ayotte p.c., 1999.



Concept Design @ 12th, Burnside and Sandy Blvd.
Fredrick H. Zal, Atelier Z, 1999.

Land Use

The Central City Plan designates Lower Burnside as a Central City Gateway and the Burnside Bridge head as a District Gateway. The 1991 Special Design Guidelines for the Central City's Central Eastside District describe the qualitative aspects of new and redevelopment projects. This means that all new projects are subject to design review by the Portland Design Commission. The Central City Plan includes a Comprehensive Plan amendment that created an Employment zone (EXd) between SE Ankeny and NE Couch from mid-block between 2nd and 3rd Avenues to 12th. This zone requires an emphasis on employment uses while allowing other uses such as retail and housing.

The Portland Office of Transportation shall be hosting an open house / workshop on 21 March 2002 to review alternatives for the Transportation and Urban Design Plan of Burnside and Options for East 12th and Sandy. This is not officially connected, but relative to the reality of this project's scope. Presentation shall be @ Scottish Rite Center, 1512 SW Morrison Street, Dining Room: 7PM. <<http://www.burnsideplan.org>>



Burnside Plan Area

Do not simply create an identity;
change the entire identity.

Capture the unrealized potential of
lower Burnside.

Information Sources:

http://members.tripod.com/cgs-mthood/shanghai_tunnels.htm

http://www.planning.ci.portland.or.us/pdf/dg_central_eastside.pdf

http://www.planning.ci.portland.or.us/pdf/dg_east_pdx_grand_ave.pdf

<http://www.portlandtransportation.org/projects/burnside/>

"Eastbank at Burnside: Lower East Burnside Redevelopment Plan", Lloyd D. Lindley, ASLA

"Crossroads: 12th + Burnside", AIA/IDP Charette, 1999, Brett Keith Laurila

