

Transit-oriented development

Project Profile

bSide6

Portland, Oregon



bSide6 is one of only two office buildings built with no parking located outside the historic central business district of Portland. Located on a 3,800 square foot lot, the building contains 27,000 square feet of restaurant, retail and creative office space. Work spaces have operable windows and are filled with natural light. Units range from 692 square feet to 3,640 square feet, including exterior balconies with incredible cityscape views.

In response to the physical constraints imposed by the sites' very narrow 32 x 100 foot floor plate, the project architects, Works Partnership, introduced a unique exposed folded plate, post-tensioned concrete structural framework. This effectively maximizes the leasable area and open space on each floor, offers more flexibility when subdividing the area for multiple tenants, and allows for the consolidation of common areas, stairwells/elevators, and restrooms, to be consolidated in one area of the building.

The building structure creates "street rooms" that project over the sidewalk. These rooms give the building façade articulation and makes for a visually striking frontage on Burnside, and an architecturally distinct gateway to the eastside as one crosses the Burnside Bridge. The street rooms extend views out onto the street and floor to ceiling windows maximize natural light. The

cantilevered rooms also pay homage to the arcades of many historical buildings in the East Burnside area. Attractive ground floor retail and restaurant spaces nestled within the arcade provide a sense of enclosure from the busy street, and contribute to the pedestrian scale of the rest of the district. The rooms create the perception of narrowing on the wide Burnside arterial, and also suggest the creative, playful, and engaging character of the building and its inhabitants.

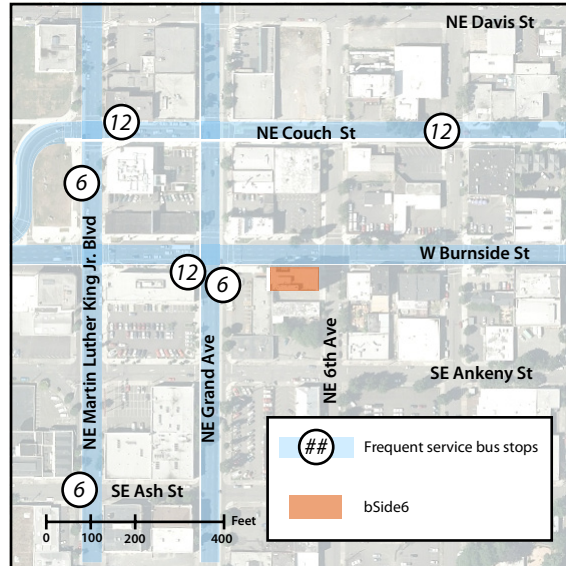
AT A GLANCE

- Location** 524 East Burnside St., Portland
- Status** Completed 2009
- Total development cost** \$4.1 Million
- TOD program funding** \$250,000
- Mixed uses** 27,000 square feet of restaurant, retail and office space
- Building** Seven stories
- Parking** None
- Site** 0.09 acres
- FAR** 7.0
- Increased transit ridership** 20,329 annual trips



Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



Highlights.

- No on-site parking
- Innovative post-tensioned structural framework
- 7.0 floor area ratio
- Floor-to-ceiling windows allow maximum natural light
- Building extends over the right of way, providing additional interior space and sense of enclosure from the roadway and elements for pedestrians
- Visually-striking modern architecture pays tribute to historical character of district

Private partners

Developer Marris & Faherty

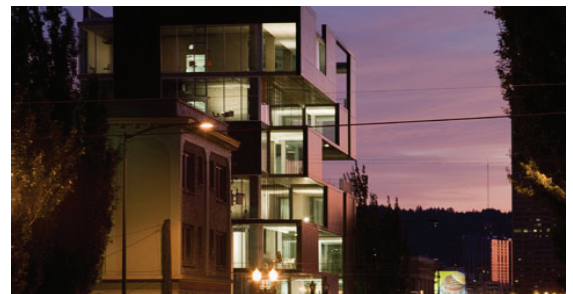
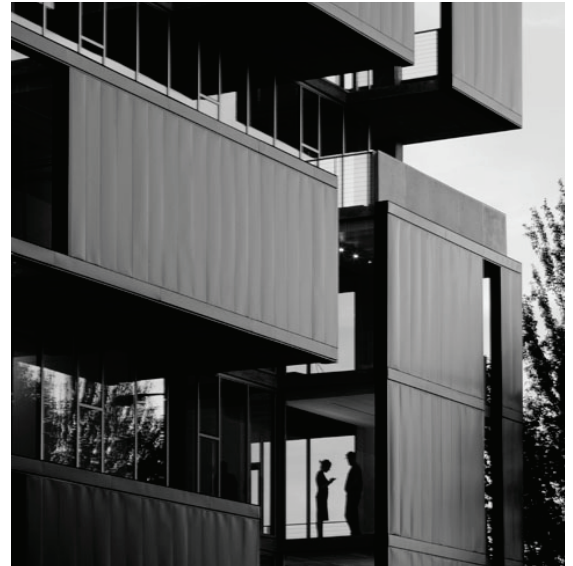
Architects Works Partnership Architects

Contractor Caruana

Lender Bank of the West

Public partners

Metro TOD program funding



For more information,
call 503-797-1756 or visit
www.oregonmetro.gov/tod