



STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 15-208454 DZM
 PC # 14-238261
 SE Stark St between SE 11th Ave and 12th Ave

REVIEW BY: Design Commission

WHEN: November 12, 2015, 1:30 pm

WHERE: 1900 SW Fourth Ave., Room 2500A
 Portland, OR 97201

Bureau of Development Services Staff: Jeff Mitchem 503-823-7011 /
Jeffrey.Mitchem@portlandoregon.gov

GENERAL INFORMATION

Applicant: Bill Lanning | MWA Architects
 70 NW Couch St #401
 Portland, OR 97209

April Berg | Home Forward
 135 SW Ash St
 Suite 500
 Portland, OR 97204

Beverly Bookin | The Bookin Group LLC
 813 SW Alder St Ste 320
 Portland, OR 97205

Owner: Trell Anderson | St Francis Park L.P.
 2740 SE Powell Blvd
 Portland OR, 97202

Site Address: SE Stark St between SE 11th Ave and 12th Ave

Legal Description: BLOCK 241 INC PT VAC ST LOT 1 LOT 2-6 LOT 7 EXC S 11' OF E 1/2; INC PT VAC ST-W 50' OF LOT 8, EAST PORTLAND; BLOCK 241 S 11' OF E 1/2 OF LOT 7, EAST PORTLAND; BLOCK 241 INC PT VAC ST-E 1/2 OF LOT 8, EAST PORTLAND

Tax Account No.: R226516070, R226516140, R226516160

State ID No.: 1N1E35CD 11700, 1N1E35CD 11500, 1N1E35CD 11600

Quarter Section: 3031

Neighborhood: Buckman, contact Matthew Kirkpatrick at 503-236-6350.

Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-2744.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: Central City - Central Eastside

Zoning: EXd, Central Employment with a Design Overlay

Case Type: DZM, Design Review with Modifications
Procedure: Type III, with a public hearing before the Design Commission.
 The decision of the Design Commission can be appealed to City Council.

Proposal:

Design review for the St Francis Apartments, a 106-unit affordable housing project on a 1-acre site presently occupied by St Francis Park on SE Stark St between SE 11th and 12th Ave. The 52-foot tall building will result in a total of 73,000 gross square feet and feature apartments over ground floor active use (community room, office, lobby, etc.) on SE Stark St. The U-shaped building will partially surround a 6,300 SF multi-use plaza oriented northward toward the vacated SE Oak St ROW.

Some of the residents for the project will be women transitioning from homelessness and victims of domestic and sexual violence. Fundamental to the mission of serving this type of user group is to ensure the safety and protection of residents so they are able to consider their home as a “safe harbor.” A secure building including heightened perimeter security and a single point of entry is critical to achieving that mission for several reasons:

- So residents feel safe – having suffered previously from mental, emotional and/or physical abuse
- To regulate and monitor strangers visiting the property a) as a deterrent; and b) if anything bad were to happen we have some video or documentation of who came and went
- To encourage any illicit activity by any resident and/or their guests to take place off the premises
- To reduce the risk of people’s bikes, laundry, parcel packages, or other personal belongings from being stolen
- Amenities of the building are for residents only – bike storage and repair bench, laundry rooms, lounges, library/computer nook, front porch, gardening plots, natural/quiet outdoor space

The primary components of the proposal are summarized as follows

Floor Area Ratio (FAR) – 33.510.200 / 33.510.210.C.1.a.(1)

Allowed: Base FAR 3:1 + Housing Bonus 1.6:1 = 4.6:1

Proposed: Approximately 2:1

Height – 33.510.205 / 33.510.210.D. General Bonus Heights

Allowed: Base Height 50’ + Housing Bonus 15’ = 65’

Proposed: Approximately 52’

Bike Parking – 33.266.200

Required: Long-term – 159 spaces; Short-term – 6 spaces

Proposed: Long-term – 159 spaces; Short-term – 6 spaces

Loading – 33.266.310

Required: Two (2) Standard B spaces – 18’x9’x10’

Proposed: Two (2) Standard B spaces – 18’x9’x10’

Parking – 33.266.110, Table 266-1

Required: none

Proposed: none

Superblock – 33.293.030

Required: 5% of total superblock (92,000 SF) in plaza = 4,600 SF

Proposed: 6,300 SF plaza, design compliant w/ 33.292.030 A and B

Tree Preservation

Required: Title 11 exemption for EX zone.

Proposed: Partial preservation (7 Douglas Fir in NE corner), new plantings in plaza and street trees.

Modifications**Modification #1: 33.140.215 Setbacks.**

Required: SE 12th Ave 100% of building façade no more than 10’.

SE Stark St 50% of building façade no more than 10’.

Proposed: SE 12th Ave 94% of building façade no more than 10’.

SE Stark St 55% of the building façade setback 12'-15' to accommodate stormwater and elevated porch with seating.

Modification #2: 33.140.230 Ground Floor Windows.

Required: 50% wall length and 25% wall area (non-residential).

Proposed: SE 12th Ave: 34% length and 25% area (meets area)

SE 11th Ave: 22% length and 10 % area

SE Stark St: 43% length and 25% area (meets area)

SE Oak St: 15% length and 10% area

Design review is required because the proposal is for new construction within a Design Overlay Zone.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Central Eastside
- Modification Criteria (33.825.040)

ANALYSIS

Site and Vicinity: St Francis Park LP, with Catholic Charities (a private non-profit organization) serving as general partner, proposes to build a 106-unit affordable housing project on a site now occupied by St Francis Park. The 1.06-acre site fronts SE Stark St to the south, SE 11th Ave to the west, SE 12th Ave to the east and the vacated SE Oak St to the north. The site’s topography places the project on the higher end of a transitional slope that drops significantly (approximately 14’) from the vacated SE Oak St ROW to SE Stark St. The site is within the north east quadrant of the Central Eastside Industrial District and connects to the heart of Industrial Sanctuary via SE Stark St. The St Francis of Assisi Catholic Church and two related free-standing structures occupy the block across the vacated SE Oak St to the north. The church has a long history of providing outreach to the poor and marginalized populations. In 2006 the former Parish House, formerly the Rectory, was renovated with additional floor area for a chapel, meeting areas, reception area and offices.

While the Industrial Sanctuary defines the district character with primarily industrial uses housed in c1920s warehouses, the surrounding area is comprised of a mix of uses including retail, office, institutional, residential and light industry. Local restaurants, bars and a variety of retail activate the area through an extended range time. The adjacent area is also populated by a variety of building types from older one and two story concrete commercial warehouses to masonry apartments. Zoning code changes over the last decade have offered expanded opportunities for the upgrade and adaptation of these older warehouses for new creative industrial office uses which have

helped to sustain employment levels in the district. The most significant infill development is the “Goat Blocks” (approximately 110,000 square feet of retail, 247 apartments and 339 parking stalls), presently under construction approximately 5 blocks south of the project site.

Zoning: The Central Employment (EX) base zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the city with predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Request for Response” was mailed **August 31, 2015**. The following Bureaus have responded with no issue or concerns:

- **Bureau of Environmental Services**
- **Urban Forestry**
- **Water Bureau**
- **Fire Bureau**
- **Life Safety**
- **Site Development**
- **Portland Bureau of Transportation**

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on **September 29, 2015**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Testimony from October 22, 2015 Hearing. The following testimony was received in support of the proposed project:

- Tracey Hoffman, Dr Tracey Hoffman Associates PC, 1210 SE Oak St.
- Trell Aderson, Caritas Housing & Catholic Charities, 2440 SE Powell Blvd.
- Barbara Shaw, Portland Housing
- Cathy Hansen, 1605 NE Clackamas

The following testimony was received in opposition to the project:

- Rick Johnson, 1414 SE Oak St

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

33.825.010 Purpose

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;

- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body conducting design review may waive individual guidelines for specific projects should they find that one or more fundamental design guidelines is not applicable to the circumstances of the particular project being reviewed.

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood within Portland's Central City. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as emergent segments of SE Sandy Blvd and Stark St.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful

pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

PORTLAND PERSONALITY

A1. Integrate the River. Orient architectural and landscape elements including lobbies, entries, balconies, terraces and outdoor areas to the Willamette River and Greenway.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as

Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

Findings for A1, A2 and A2-1: The project site is approximately 12 blocks from the Willamette River. All of the south and west-facing units in the project will have views towards the river and Tualatin Mts. The active floor area and communal front porch along the SE Stark St frontage will enhance general pedestrian connectivity by providing a missing access link between the core of the Buckman Neighborhood to the east and the Eastside Esplanade to the west.

Additional south and westward views toward the river will be available from the ground floor plaza space.

The project will emphasize Portland themes through the use of extensive wood framing elements, visually capturing the flavor of the surrounding area as well as incorporating a material pallet germane to the industrial character of the central Eastside. Though transportation is not explicitly incorporated as a development theme, long- and short-term bike parking is provided at the perimeter of the project with direct access to SE Stark St (a local service bikeway). Connection to the environment was a theme of inspiration for St Francis Park that the new building will emphasize through extensive outdoor space design including a woodland garden and community gardens with reclaimed elements from St Francis Park.

Therefore, these guidelines are met.

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Findings: The project respects the block structures by maintaining a strong alignment to the city block pattern and street grid. The building's form and massing maintain a parallel relationship to the surrounding streets and standard Portland block. The vacated portion of SE Oak St provides an opportunity for an urban plaza oriented to the north of the site. The plaza design aligns pedestrian connectivity from the interior of the project northward in multiple locations reinforced with landscaped edge conditions. These treatments serve to connect SE Stark St to the vacated SE Oak St at mid-block and enhance the pedestrian environment at the site's edges with terraced landscaping and integrated seating.

Therefore, this guideline is met.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

Findings: The pending re-design of the vacated Oak St ROW will play a significant role in unifying the public realm and the proposed courtyard. Through the use of a simple materials palette (metal, wood and Nichiha panel), and patterns of repetition and variation through the window framing, the project achieves architectural unification. The building's primary cladding materials (24 gage profile Morin Metal Panel, Alucabond Metal Composite, wood decking and galvanized metal railing) as well as the accent materials (Cumaru wood tongue and groove and Nichiha panel) are emblematic of the industrial character in the surrounding area. The aluminum windows and doors are common in the area and used throughout the project. The project's overhead coiling garage door, and recessed main entries and integrated composite metal canopies are also found throughout the Central Eastside.

Therefore, this guideline is met.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local

character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-2 Acknowledge the Sandy River Wagon Road. Acknowledge the historical significance to of the Sandy River Wagon Rd (Sandy Blvd) From East Burnside to 7th Ave.

Findings A5 and A5-2: The project incorporates a pattern of cladding expressed as a collection of simple metal boxes resting on a concrete base with wood and Nichiha panel accents. The primary role of this pattern is to mimic the industrial context of the Central Eastside while transitioning at the ground level to more tactile materials including landscaping, cast-in-place concrete, glazing and Cumaru T&G wood accents.

Additionally, the building massing in relation to SE Stark St orients an active public space in the form of an elevated public porch directly to the street frontage that will enhance human-scaled form and multi-modality as well as provide mid-block access to the central plaza. As the plaza design responds to the historical alignment of the vacated SE Oak St on the north, the building erosion at mid-block creates a shared activity center as a welcoming front porch feature oriented to SE Stark St on the south.

The project acknowledges the Sandy River Wagon Road by creating an urban porch fronting SE Stark St. In so doing, the project provides an additional element to the open space linkage that punctuates the length of the bisecting boulevard three blocks west.

Therefore, these guidelines are met.

A5-3. Plan for or Incorporate Underground Utility Service. Plan for or Incorporate Underground Utility Service to development projects.

Findings: The PGE transformer is proposed to be located within the building adjacent to the loading bay accessed via the SE 11th Ave ROW. At the October 22, 2015 Design Commission Hearing, the Applicant presented optional underground locations for the transformer including within the SE 11th Ave ROW, the 12th Ave ROW and within the vacated SE Oak St ROW. All of these locations were determined to be significantly constrained due the presence of utilities and restricted easements and grade.

Considering these contextual constraints the Design Commission determined that, with adjacent landscaping and additional glazing (similar to the storefront system proposed on the west elevation of the adjacent Community Room) the transformer door could serve as an edge treatment complimentary to this elevation.

Therefore, this guideline is met.

A5-4. Incorporate Works of Art. Incorporate works of art into development projects.

Findings: The project will incorporate works of art through the use of common spaces within the project as informal galleries, internally in the lobby and landings at upper floors, and externally with salvaged art sculpture as part of the plaza space adjacent to the east and north elevations.

Therefore, this guideline is met.

A5-5. Incorporate Water Features. Enhance the quality of public spaces by incorporating water features.

Findings: The project will feature water as part of the on-site stormwater management including roof water collection and channeling via landscaped detention features integrated into the plaza on the north sides of both the east and west buildings.

Therefore, this guideline is met.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A7-1 Maintain a Sense of Urban Enclosure When Single-Story Buildings are Set Back. Maintain a sense of urban enclosure, through the use of landscaping and other means, when single story buildings are set back from the property line.

Findings for A7 and A7-1: The project establishes and maintains urban enclosure through the massing orientation directly to abutting rights-of-way. The orientation of the plaza featuring vertical buffering elements helps to frame the vacated SE Oak St frontage. The SE Stark St frontage features a large front porch element, a mid-block pass-through space, ground floor windows and entries. All combined, these features will help maintain a sense of pedestrian scale and enclosure while layering public space connectivity between internal and external site program. The project reinforces a sense of urban enclosure by establishing active circulation and visual connections to active floor area at the ground level along the SE Stark St frontage.

Therefore, these guidelines are met.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings: The project enhances streetscape vibrancy by providing a buffered and accessible open area connecting the plaza oriented to SE Oak St and a communal front porch element oriented to SE Stark St mid-block. In addition, a bike room, lobby and office entries are oriented to the communal front porch which will further activate this elevated porch feature. Activity is reinforced through expansive ground floor glazing along this frontage, and through circulation generated by uses of the community room and other active ground floor area.

Therefore, this guideline is met.

A9 Strengthen Gateways. Develop and/or strengthen gateway locations.

Findings: Though not designated a "Gateway" per the Central City Plan, through its massing, formal aesthetic and terraced landscaping, the building strengthens this visually prominent grade-accentuated intersection.

Therefore, this guideline is met.

PEDESTRIAN EMPHASIS

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings for B1 and B2: With an integrated street frontage, including new sidewalks, pedestrian access at all street and curb transitions, set back entrances, integrated canopies and façade erosions at the ground level, the project reinforces and enhances the pedestrian system and experience.

Generally, the project protects the pedestrian through the use of new curb extensions (SE Stark St and SE Oak St at SE 11th and 12th Aves) and integrated street frontage that includes landscaping and plaza elements that buffer the pedestrian from street traffic. At SE Stark St, glazed openings with integrated canopies at recessed entries at the ground level provides high visibility for extended time periods thereby enhancing safety.

Additionally, design details in the ground floor frontage zone – building setback variations featuring terraced landscaping, overhanging building elements and integrated seating – serve to mitigate ground floor window Modifications on SE Stark St, SE 11th Ave and SE 12th Ave. The communal front porch element on SE Stark St serves to reinforce the building frontage zone with a cantilevered building mass, integrated canopies and a pass-through connection to the central plaza.

Therefore, these guidelines are met.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B3-1. Reduce width of Pedestrian Crossings.

- a. Where possible, extend sidewalk curbs at street intersections to narrow pedestrian crossings for a safer pedestrian environment.
- b. Maintain large service vehicle turning radii where necessary.

Findings for B3 and B3-1: The new frontages developed for the project will provide continuous accessible surfaces for movement across the site, sidewalks and into the building. Curb extensions with the new frontage improvements for the project will reduce the width of pedestrian crossings at SE 11th and 12th Aves and SE Stark St.

Therefore, these guidelines are met.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

Findings: With recessed canopied entries, the communal front porch including seating, the central plaza and the adjacent vacated Oak St plaza, the project provides a rich layering of places to stop, view, socialize and rest. The plaza provides a dedicated socialization amenity, including space to pause and gather, and staging of events related to building uses.

Therefore, this guideline is met.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings: With the integration of a diversely programmed central plaza (water features, gathering space, gardens, passive areas, etc.), the large communal front porch, integrated canopies and recessed building entries, the project will support active circulation both northward to the vacated SE Oak St ROW and southward through the plaza and front porch to SE Stark St.

Therefore, this guideline is met.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B6 and B6-1: The project's use of integrated canopies, recessed building entries and overhanging building masses that will perform like environmental mediators, allowing ample access to sunlight while minimizing shadow, glare, reflections, and the effects of wind and rain. The project protects all entrances with projecting building elements and/or integrated canopies, creating transition spaces for pedestrians out of the rain. Variations in building setback along SE 11th Ave, SE 12th Ave and SE Stark St feature partially covered terraced landscaping with integrated seating walls.

Therefore, this guideline is met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: The proposed design is fully ADA accessible, including all site development, building floors and entrances at grade.

Therefore, this guideline is met.

PROJECT DESIGN

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings: The project orients windows, entrances, the communal front porch and other building elements to surrounding points of interest and activity for the majority of the project – eastward views toward the Buckman neighborhood, south and westward toward the river and internally to the central plaza and gardens. Through the use of these layered building components and windows on the north elevation overlooking the vacated Oak St ROW the project will provide eyes on the street and enhance viewing opportunities at multiple elevations throughout the project.

Therefore, this guideline is met.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for C2, C3-1 and C4: The project employs high performance and durable (commercial / industrial) materials and incorporates them with thorough detailing that will ensure longevity and minimize weathering over time. To respect the architectural integrity of the district, the project uses the repetition and variation of simple systems found locally in commercial industrial buildings such as exposed concrete, metal panels and exterior wood siding. Each material ties to a specific location and performance throughout the building.

Existing themes of commerce and industrial design are inherently tied to functionality and efficiency in the project's building systems. Building on these existing themes, the project will incorporate street level openings at the communal front porch along SE Stark St supporting the active ground floor use and bike room components of the program. Profile metal plane, framed massing (NE and SE corners), colored Nichiha panel accents and wood accents and exposed structure help relieve the relentlessness of the 12th Ave elevation and reinforce local themes of industrial construction.

The project complements the context of the existing buildings through the use of common local building elements, such as large ground level openings on SE Stark St, repeating metal frames at upper level glazing, and ground floor concrete. Through the use of locally prevalent building materials and applications that expose their usage and performance, the building will complement the performance and material context of existing buildings.

Therefore, these guidelines are met.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as

window, door, sign, and lighting systems, to achieve a coherent composition.

Findings: The project incorporates a simplified three-part massing organization as the building steps down with topography. Building systems are well integrated within a constrained material pallet and simple concept language predicated on subtle void framing, symmetry and vertical skin patterning.

Through the interplay of both repeated and varied window and profile metal skin, framed massing (NE and SE corners) elements and colored Nichiha panel accents the building establishes a pattern of subtle variation and distinction that define the exterior elevations. Incorporating wood siding accents, profile metal panels, clear ground floor glazing, and cove entry and landscape lighting at the ground level, the project employs subtle attributes of scale and finishes to differentiate communal spaces, loading entrance, lobby entrance, and office entrances. Maintaining a refined material palette and repetitive construction assemblies, the project is defined by a coherent deployment of building systems that react to programmatic and site specific requirements.

Therefore, this guideline is met.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings: The project incorporates a series of transition spaces moving from the public right of way along the SE Stark St frontage and the central plaza spaces within the site and into the building. Recessed entries well protected with integrated canopies will serve to concentrate and funnel circulation and provide areas to pause before entering primary circulation routes connecting the interior of the project. Oriented to the public plaza and the vacated Oak St ROW, the building incorporates unit windows, landscape and programmable amenities such as seating, gardens, water features, art and staging areas to support ground level gathering and controlled pass-through between the vacated SE Oak St and SE Stark St ROW. Combined, these features serve to amply connect the interior of the building with the adjacent public realm.

Therefore, this guideline is met.

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings: The building's primary frontage of SE Stark St utilizes large ground level glazing to promote transparency and connections of activity from inside to outside. The building's SW and SE corners feature the project's most active ground floor program (community room and lobby) opening both onto the sidewalk and the communal front porch ensuring visible active space. The SW corner lobby/mail room opens directly to SE 12th Ave thereby wrapping the SE Stark St ground floor frontage in activity.

Additionally, design details at the corners along SE Stark St and SE 11th and 12th Ave – building setback variations featuring terraced landscaping, overhanging building elements and integrated seating – serve to mitigate ground floor window Modifications. And, the communal front porch element on SE Stark St serves to reinforce the building frontage zone with a cantilevered building mass, integrated canopies and a pass-through connection to the central plaza.

Though not activated by entries (due to security requirements), the building's NE and NW corners are internalized to the vacated SE Oak St ROW and plaza, and feature building mass erosions, fenestration variety, and extensive landscaping. The over-story residential units and ample glazing will provide visual connection between inside and out enhancing safety. Additionally, the façade plane at this corner features a unique treatment (extruded full-height perimeter framing element) which is reflected at the SE corner as well. Combined, these treatments adequately highlight the building's corners.

Therefore, this guideline is met.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for C8 and C9: The sidewalk level of the building is differentiated through a number of elements including the use of landscaping, cast-in-place concrete, wood siding, inset canopied entrances, and active floor area. These elements work in combination to provide a layered pedestrian scale experience that at the SE Oak St and Stark St is well connected between the interior and exterior of the block. With the addition of the central plaza, the ground level of the building extends visibility and activity to the public sidewalks on SE Stark St and the vacated SE Oak St, incorporating street scale circulation into building activity in these locations.

The programmed and transition spaces at the ground level are designed for flexibility with a focus on maximizing natural light, clear glazing, usable areas, and multiple points of entry and pass-through. The project's repetition of framed glazing units and well canopied entrances at the ground level provide inherently flexible spaces that are integrated with ground level circulation and activity.

Therefore, these guidelines are met.

C8-1 Allow for Loading and Staging Areas on Sidewalks. On local service streets, adjacent businesses may use the sidewalk area for temporary loading and staging as long as pedestrian access through it is maintained.

Findings: The project incorporates two types of areas for loading and staging on sidewalks – one type adjacent to the entries on SE Stark St (local service street) in the form of the communal front porch that could serve as an informal staging area for move-ins/outs and the other standard loading entry (2 Std B stalls) on SE 11th Ave.

Therefore, this guideline is met.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: The project approaches exterior lighting in two ways. First, with allocations of glazing at the ground level communal spaces and upper floors (especially the double height glazed corridor over the central passageway and deck), interior lighting will serve to highlight building elements and provide ambient lighting to the building surrounding and streetscape at night. Secondly, the recessed lighting integrated into the building frames and canopies at the ground level will provide additional light at the building entries and within the landscaping elements at along the SE 11th and 12 Ave frontages and within the central plaza creating tiers of light intensities differentiating programmed spaces and common spaces.

Therefore, this guideline is met.

(2) MODIFICATION REQUESTS (33.825)

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following modifications are requested:

Modification #1: 33.140.215 Setbacks (Required on SE 11th Ave and SE Stark St).

| | | |
|-----------|-------------------------|---|
| Required: | SE 12 th Ave | 100% of building façade no more than 10'. |
| | SE Stark St | 50% of building façade no more than 10'. |
| Proposed: | SE 12 th Ave | 94% of building façade no more than 10'. |
| | SE Stark St | 55% of the building façade setback 12'-15' to accommodate stormwater and elevated porch with seating. |

Modification #2: 33.140.230 Ground Floor Windows.

| | |
|-----------|---|
| Required: | 50% wall length and 25% wall area (non-residential). |
| Proposed: | SE 12 th Ave: 34% length and 25% area (meets area) |
| | SE 11 th Ave: 22% length and 10 % area |
| | SE Stark St: 43% length and 25% area (meets area) |
| | SE Oak St: 15% length and 10% area |

Criterion A: Better meets design guidelines. *The resulting development will better meet the applicable design guidelines.*

Findings for Modification – 33.140.215 Setbacks: The placement and orientation of the proposed building as a “U” configured footprint provides an opportunity to fill the remainder of the site (approximately 6,300 square feet) with open space amenities (central plaza and landscaped seating areas within frontage setbacks) to enhance streetscape vibrancy, reinforce the pedestrian system and provide places for people to socialize. The project embraces that opportunity with multiple access points and a centralized pass-through connection between the vacated SE Oak St ROW and SE Stark St at the communal front porch due to the increased building set-back (approximately 12’-6”). The multi-programmed sequence of spaces connecting the plaza and the communal front porch and along the street edges will be significant enhancements to the public green infrastructure that pre-date the project.

This amount of useable, pedestrian-friendly open space enhances the building, the adjacent vacated SE Oak St ROW, and the St Francis Church and the community it serves. These features will more than offset conditions induced by increase setbacks along segments of the required setback frontages – SE 12th Ave and SE Stark St.

As such, the proposal better meets the following guidelines:

A 8: Contribute to a Vibrant Streetscape

- *Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.*
- *Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks.*
- *Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.*

B1: Reinforce and Enhance the Pedestrian System

- *Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.*

B4: Provide Stopping and Viewing Places

- *Provide safe, comfortable places where people can stop, view, socialize, and rest.*

B5: Make Plazas, Parks and Open Space Successful

- *Orient building elements to face public plazas.*

The design of the plaza on the northern half of the site is a function of the multi-use programming and optimized building relationship. In this case, the design features a four-story building volume with a two and a half sided containment of around the plaza. The multi-faceted design with unit views into the space and complex program of the space itself will compensate for the fact that the building’s facades do not extend all the way to SE 11th Ave and the vacated SE Oak St ROW. Complex and diverse in function and design – from internalized and contemplative to productive and urban – the resulting development will better meet the applicable design guidelines, in this case, Guidelines A8, B1 and B4.

This approval criterion is met.

Criterion B: Purpose of the standard. *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: Per Section 33.140.215, the purpose of the Setback standard states *The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in developments in the employment zones. They ensure a direct*

pedestrian connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.

Despite the significant grade challenges associated with the site (southerly drop of 14' toward SE Stark St), the proposed design is consistent with these standards on multiple levels:

- providing a communal front porch with controlled mid-block pedestrian access between SE Stark St and the vacated SE Oak St through the central plaza ;
- ensuring visual access from the communal front porch, the residential lobby and community room to the streetscape;
- providing a pass-through to the diversely programmed plaza;
- reinforcing the local community's need for a protected, yet well connected sequence of public spaces;
- allowing penetration of natural light and air into interior public, semi-private and private spaces; and,
- providing increased setbacks with terraced landscaped seating areas and lighting along the public frontages.

Considering these features, the proposal is consistent with the overall intent of the Setback standard.

This approval criterion is met.

Findings for Modification 2 – 33.140.230 Ground Floor Windows: This Modification applies to the following elevations: SE 12th Ave: 34% length and 25% area (meets); SE 11th Ave: 22% length and 10 % area; SE Stark St: 43% length and 25% area (meets); SE Oak St: 15% length and 10% area.

Due to the at-risk population the project serves, there is a fundamental programmatic need for centralized and secure entrances. Additionally, the site faces significant grade challenges along SE 12th Ave and 11th Ave. These circumstances limit opportunities for direct sidewalk access and ground level fenestration. Therefore, more viable design interventions to better meet guidelines are discussed below by frontage segment:

SE 12th Ave – 34% length, meets area. The majority of the 195' of frontage is dedicated to residential units which are exempt from the standard. Of the remaining 43', 17' is glazed (4.5' short of the 21.5' required.) Design features along this frontage intended to better meet guidelines are: increased setbacks (approximately 7'), over-story residential units with ample glazing, terraced landscaping with integrated seating and short-term bike parking near the lobby entrance at the corner of SE Stark and 12th Ave. These criteria are met at SE Oak St and 12th Ave.

SE 11th Ave – 22% length and 10 % area. The building wall along this frontage is limited to 119' (54% of the block face), while the balance is dedicated to the central plaza. As approximately 27' is glazed, an additional 32' would be needed to meet the standard. Given that the entirety of the remaining ground floor program is non-active floor area (loading 26', electrical room 10', crawl space 38') additional glazing into these spaces would not meet the standard. Design features along this frontage intended to better meet guidelines are: increased setbacks (approximately 7'), translucent loading/transformer room doors, stand-off metal grid with integrated landscaping, terraced planting beds with integrated seating and an overhung building mass with integrated lighting. These criteria are met at SE 11th Ave.

SE Stark St – 43% length, meets area. The balance of this frontage would meet the standard except for the minimum sill height requirement of 4' above sidewalk grade – the elevated communal front porch is above the SE Stark St grade by between 4' and 8'. Design features along this frontage intended to better meet guidelines are: setbacks (approximately 12') with overhung building massing with recessed lighting, the communal front porch with seating, active floor area (community room and lobby) and the plaza pass-through.

SE Oak St – 15% length and 10% area. The building's "U" configuration orients the end-walls of the north-south bars of the "U" to the vacated SE Oak St plaza. As such, these elevations have limited glazing due to vertical circulation and inactive floor area. Design features along this frontage intended to better meet guidelines are: landscaped setbacks (between 7'-12') between the building wall and the vacated SE Oak St plaza, integrated seating near oriented to public space and stormwater feature with reclaimed art components and building-integrated lighting. These criteria are met at SE Oak St and 12th Ave.

Combined, design features of the proposal better meet the following guidelines:

- C6. Develop Transitions between Buildings and Public Spaces.
 - *Transitions between private development and public open space.*
 - *Movement zones, landscape elements, gathering places, and seating opportunities*
- C9. Develop Flexible Sidewalk-Level Spaces.
 - *Flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.*
- B4: Provide Stopping and Viewing Places
 - *Provide safe, comfortable places where people can stop, view, socialize, and rest.*
- B5: Make Plazas, Parks and Open Space Successful
 - *Orient building elements to face public plazas.*

Considering these features, the proposal is consistent with the overall intent of the Ground Floor Windows standard.

This approval criterion is met.

Criterion B: Purpose of the standard. *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: *Among the purposes of the required ground floor window standard are to provide a diverse pedestrian experience, encourage surveillance opportunities by restricting fortress-like facades at street level, and to avoid a monotonous pedestrian environment.*

By providing a well-glazed residential entry on SE Stark St, a well-glazed SE corner, an active communal front porch frontage on SE Stark St, visual access from the residential lobby and community room to the streetscape, and by providing set-back planting areas with integrated seating, many of the stated purposes are accomplished. Taking into account the desires of the resident population and immediate community for passive gathering and seating along the projects frontages within a secure environment, the proposal is consistent with the overall intent of the ground floor window standard.

This approval criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The applicant has addressed all major concerns expressed by staff and designed a building that embodies the spirit intended by the applicable design guidelines, and responds well to the natural, cultural and built context. The proposal meets, and in some cases exceeds the applicable design guidelines and Modification criteria and therefore warrants approval with conditions.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends **approval with conditions** of design review for the 73,000 SF St Francis Apartments in the Southeast Industrial District, a 106-unit affordable 52' tall housing project on a 1-acre site presently occupied by St Francis Park on SE Stark St between SE 11th and 12th Ave including a 6,300 SF multi-use plaza oriented northward toward the vacated SE Oak St ROW.

Approval of the following two (2) Modifications:

Modification #1: 33.140.215 Setbacks.

- Required: SE 12th Ave – 100% of building façade no more than 10’.
- SE Stark St – 50% of building façade no more than 10’.
- Proposed: SE 12th Ave – 94% of building façade no more than 10’.
- SE Stark St – 55% of the building façade setback 12'-15'to accommodate stormwater and elevated porch with seating.

Modification #2: 33.140.230 Ground Floor Windows.

- Required: 50% wall length and 25% wall area (non-residential).
- Proposed: SE 12th Ave – 34% length, meets area.
- SE 11th Ave – 22% length and 10% area.
- SE Stark St – 43% length, meets area.
- SE Oak St – 15% length and 10% area.

Condition of Approval:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.49. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-208454 DZM. No field changes allowed."

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Procedural Information. The application for this land use review was submitted on July 28, 2015, and was determined to be complete August 26, 2015.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on July 28, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant extended the 120-day review period from October 22, 2015 to November 12, 2015. Unless further extended by the applicant, **the 120 days will expire on January 14, 2015.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000 will be charged.**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the

appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.

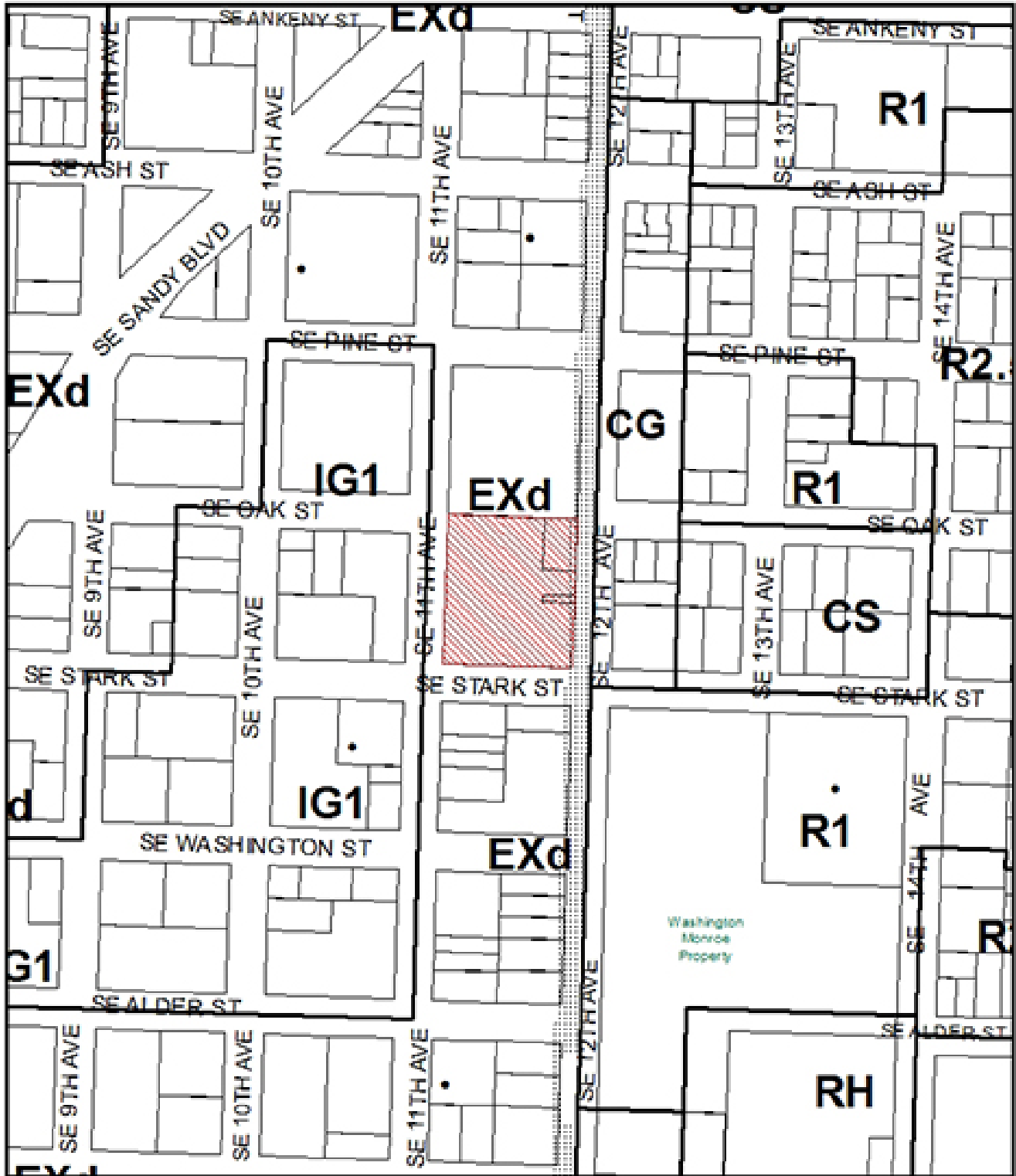
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Jeff Mitchem
November 10, 2015

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Design Review Drawing Set
 - 2. Sheet III-1, Proposed Site Plan (attached)
 - 3. Sheet III-2F, Proposed Enlarged Plaza Landscape Plan (attached)
 - 4. Sheet III-2H, Proposed Exterior Elevations (attached)
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant’s statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:
 - 1. Site Development Review Section of BDS
 - 2. Life Safety Division
 - 3. Bureau of Environmental Services
 - 4. Bureau of Parks, Forestry Division
 - 5. Water Bureau
 - 6. Fire Bureau
- F. Letters
NONE
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter
- H. Design Commission Hearing



ZONING

- Site
- Historical Landmarks



This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

| | |
|-------------|-------------------|
| File No. | LU 15-208454 DZM |
| 1/4 Section | 3031 |
| Scale | 1 inch = 200 feet |
| State Id | 1N1E35CD 11700 |
| Exhibit | B (Jul 30, 2015) |



SITE PLAN

ST. FRANCIS PARK APARTMENTS 1136 SE STARK STREET, PORTLAND OREGON DESIGN REVIEW APPLICATION 07/24/15

ligngo, hansen

ARCHITECTS ASSOCIATES PC



RENDERING - OAK STREET

ST. FRANCIS PARK APARTMENTS 1136 SE STARK STREET, PORTLAND OREGON DESIGN REVIEW APPLICATION 07/24/15



mwa architects

III-2F



CURRENT DESIGN

- Introduce textural changes with white frame and birch/ha end panels
- New ground floor window in Mail Room
- Introduce larger panels of a 3rd pattern shift in zinc colored metal panels
- New corner element on 12th and Oak

RENDERING - 12TH AND STARK