



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** July 28, 2022  
**To:** HOLST ARCHITECTURE | Kristina Hauri  
**From:** Arthur Graves, Design Review  
503.865.6517, [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)  
**Re:** EA 22-123934 DA – 61 Unit Housing Development  
Design Advice Request Summary Memo July 7, 2022

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the July 07, 2022, Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: [Efiles - EA 22-123934 DA – New building including 61 units of supportiveaffordable housing - HEARING RECORDING \(22/ED/67764\) \(portlandoregon.gov\)](#)

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on July 07, 2022. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type II or Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Note: Per Table 825-1 this proposal could be submitted as a Type III Land Use Review, however, (per Table 825-1, footnote 2) this submittal could instead be submitted as a Type II Land Use Review.

Please continue to coordinate with me as you prepare your Type II or Type III Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

## **Executive Summary.**

- *The Commission agreed a greater response to area context was necessary.*
- *The Commission agreed the building should respond more to both SE 11<sup>th</sup> Ave., and to the vacated SE Oak Street to the south, stating that both street frontages are very important.*
- *The Commission agreed the current recessed entry location is not successful.*
- *The Commission agreed the current ground floor programming is not sufficiently activating the elevations facing SE 11<sup>th</sup> Ave., and the vacated SE Oak Street to the south and that the following Guidelines are not being met: A8, B1, B5, B6, B6.1, C6, C7, C8.1, and C9.*
- *The Commission agreed the current material palette requires additional refinement and detailing.*

**Commissioners Present:** Vice Chair Commissioner Robinson, Commissioner Livingston, Commissioner McCarter, and Commissioner Vallaster.

**Commissioners Absent:** Chair Commissioner Rodriguez, Commissioner Molinar, and Commissioner Santner.

**Summary of Comments.** Following is a general summary of Commission comments by design tenet.

## **CONTEXT and QUALITY & PERMANENCE**

- 1. Response to Context;**
- 2. Materials and skin expression;**
- 3. Balconies.**

- The Commission agreed the “L-shaped” plan and overall mass of the building was appropriate.
- Commission agreed the ground floor program included too much back-of-house use along SE 11<sup>th</sup> Ave and too little activation along both of the primary elevations: west and south.
- The Commission agreed the design is responding disproportionately to the north portion of the superblock (what they called the “campus”) and not sufficiently to the surrounding neighborhood area context. In addition, the Commission commented that the proposed design is also taking a similarly disproportionate number of architectural queues from the church to the north and neglecting the greater surrounding architectural area context. Commissioners commented the building lacked an urban feel.
- Commission supported the gable roof forms but advised for greater continuity and a reduction in blank wall area, i.e., the window to wall ratio should be increased.
- Commissioners agreed the ground floor was too squat and not physically and visually substantial enough to support the mass of the upper floors. One Commissioner suggested the ground floor be increased by 2-feet in height to achieve a more successful “civic scale” to the ground floor of the building.
- Commissioners agreed the transition from the ground floor to the upper floors requires additional attention and refinement.

- Commission supported the use of brick at the ground floor but agreed the use of cementitious siding on the upper floors was problematic due to the proposed long runs of the material.
- Commission agreed the proposed narrow-tall-vertical windows are not consistent with typical Central Eastside windows, which are large and rectangular, and requires further study.
- Commission agreed that although balconies may not be appropriate for this design in this location due to the prescribed residents, additional outdoor area should be provided on site for the residents. To accomplish this Commission suggested a community outdoor area be installed in one of the upper levels of the building.
- Commission agreed the lone ground floor studio apartment on the west elevation was not a successful location and should be relocated to be with other apartments.

## **PUBLIC REALM**

### **4. Main Entries;**

### **5. Building Frontages and Activation;**

### **6. Modifications.**

- Commissioners supported a stronger corner (SE 11<sup>th</sup> and vacated SE Oak St.) design than what was presented.
- Commissioners agreed the entrance should not be recessed but rather should be pulled out to the corner (SE 11<sup>th</sup> and vacated SE Oak St.) to provide increased visibility, access, and prominence.
- Commissioners agreed a canopy wrapping the corner at the entrance should be included in future schemes for weather protection, and increased visibility, access, and prominence.
- Commissioners had concerns with the proposed primary ground floor frontages (SE 11<sup>th</sup> and vacated SE Oak St.) regarding a lack of activation, texture, richness, and connection with the adjacent rights-of-way.
- One Commissioner suggested raising the building to allow for additional architectural texture and an increased pedestrian experience at the pedestrian level. Surrounding buildings with raised ground floors were mentioned as successful precedents in the area.
- One Commissioner suggested pulling the south elevation's ground floor back from the property line to allow a landscape buffer between the vacated street and proposed residential units.
- Commissioners supported the stormwater/rain garden concept as potentially meeting Guideline A5-5 *Incorporate Water Features* but stressed that additional design focus, detailing, and increased planting is necessary so that it clearly reads as an amenity.
- Commissioners noted Guideline A5-4 *Incorporate Works of Art* should be prominent and benefit both the residents and the community. Commissioners suggested it be located at the primary corner: SE 11<sup>th</sup> and vacated SE Oak St.
- Commissioners agreed the proposed loading was not well located and well utilized.
- Commissioners agreed the proposed Modification to *Transit Street Main Entrances* (33.140.242.C.3) to allow for a recessed entrance, is not approvable.

## Exhibit List

- A. Applicant's Narrative & Drawings
  - 1. March 22, 2022, Initial Submittal
  - 2. April 07, 2022, Revised Drawings
  - 3. May 19, 2022, Revised Drawings
  - 4. June 16, 2022, Revised Drawings
  - 5. June 23, 2022, Final Plan Set
- B. Zoning Map
- C. Drawings
  - 1. Cover
  - 2. Sheet Index
  - 3. Project Summary
  - 4. Team Information
  - 5. Development Program
  - 6. Context Study
  - 7. Zoning Summary
  - 8. Urban Context
  - 9. Site Context
  - 10. Concept Design
  - 11. Massing Studies
  - 12. Proposed Site Plan
  - 13. Anticipated Modifications
  - 14. Ground Floor Plan
  - 15. Typical Floor Plan
  - 16. Project Images
  - 17. Material Concept
- D. Notification
  - 1. Posting instructions sent to applicant, includes general information on DAR process
  - 2. Posting notice as sent to applicant: April 28, 2022, meeting date.
  - 3. Applicant's statement certifying posting: April 28, 2022, meeting date.
  - 4. Posting notice as sent to applicant: July 07, 2022, meeting date.
  - 5. Applicant's statement certifying posting: July 07, 2022, meeting date.
- E. Service Bureau Comments
  - 1. Bureau of Transportation: April 14, 2022.
- F. Public Comment:
  - 1. April 14, 2022: Malinda Carlson, Director of Independent Living Oregon Commission for the Blind, with concerns regarding impacts of construction, noise, and sidewalk access.
- G. Other
  - 1. Application Form: March 22, 2022.
  - 2. June 27, 2022, Design Commission Memo and Attachments
- H. Meeting July 07, 2022
  - 1. Staff PPT Presentation



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



## Early Assistance Application

File Number: \_\_\_\_\_

Appt Date/Time: \_\_\_\_\_

### FOR INTAKE, STAFF USE ONLY

Date Rec \_\_\_\_\_ by \_\_\_\_\_

LU Reviews Expected \_\_\_\_\_

Required  Optional

- Y N Unincorporated MC
- Y N Flood Hazard Area (LD & PD only)
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI

Qtr Sec Map(s) \_\_\_\_\_ Zoning \_\_\_\_\_

Plan District \_\_\_\_\_

Historic and/or Design District \_\_\_\_\_

Neighborhood \_\_\_\_\_

District Coalition \_\_\_\_\_

Business Assoc \_\_\_\_\_

Neighborhood within 400/1000 ft \_\_\_\_\_

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.  
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

### Development Site

Address \_\_\_\_\_ Cross Street \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Tax account number(s) R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

### Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

**Design & Historic Review** (New development: give project valuation. Renovation: give exterior alteration value) \$ \_\_\_\_\_

**APPLICANT:** Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided <sup>1</sup>	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference<sup>2</sup></b> required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> <b>Design Advice Request<sup>2</sup></b> Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b> (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

<sup>1</sup>Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: [www.portland.gov/bds/documents/land-use-services-fees-schedule](http://www.portland.gov/bds/documents/land-use-services-fees-schedule).

<sup>2</sup>Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

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**Applicant Information** For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

**PRIMARY CONTACT, check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Please submit this application via email with the following materials to**

**LandUseIntake@portlandoregon.gov:**

- Written project description
- Site plans drawn to a measurable scale, with scale and scale bar identified
- Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

**Questions to be discussed:**

Please include on a separate sheet of paper all questions you wish to be addressed.

**Note:**

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting ([www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.

H O L S T

16 March 2022

HOLST ARCHITECTURE  
Francis + Clare

PORTLAND, OR

*Design Advice Request*



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# PROJECT DESCRIPTION

## TEAM INFO

### APPLICANT

HOLST ARCHITECTURE

123 NE 3rd Ave Suite 310, Portland, OR 97232

[503] 233-9856

Contact: Kristina Hauri

khauri@holstarc.com

## DEVELOPMENT PROGRAM

### PROPOSAL

The proposed building is a 4-story structure of approximately 37,000 square feet with 61 units, 51 studios and 10 1-bedrooms, of permanent supportive housing. Amenities will include resident courtyard, on-site parking, classrooms, laundry lounge, on-site supportive services, and property management.



EA 22-123934 DA

# ZONING SUMMARY

1131 SE OAK ST

## ZONING ANALYSIS

BASE ZONE: EX

OVERLAYS: DESIGN OVERLAY ZONE

PLAN DISTRICT: HOLLYWOOD PLAN DISTRICT

ALLOWABLE USES: Household Living, Group Living, Retail Sales and Service, Office, Vehicle Repair, Commercial Parking, Commercial Outdoor Recreation, Manufacturing and Production, Warehouse and Freight Movement, Wholesale Sales, Industrial Services

GROUND FLOOR ACTIVE USE: NONE

MAX FAR: 3:1

BONUS FAR: 3:1 (6:1 TOTAL)

MAX HEIGHT: 50 FT

BONUS HEIGHT: 75 FT [125 FT TOTAL]

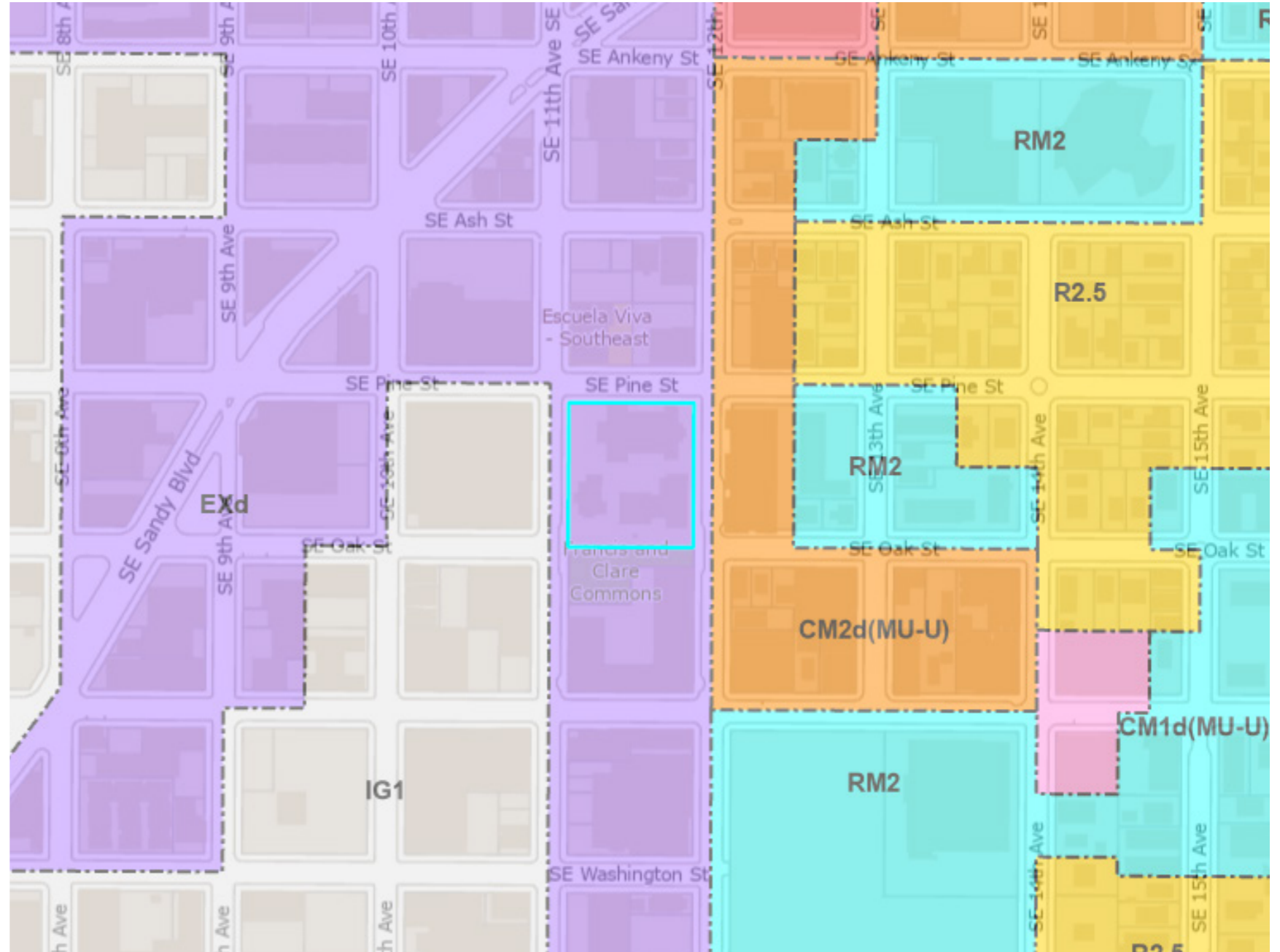
BLDG SETBACKS: NONE

MAX BUILDING SITE COVERAGE: 100%

MIN LANDSCAPED SITE AREA: NONE

MIN/MAX PARKING: 0 [PER IH REQ 33.245]

GROUND FLOOR WINDOW STANDARDS APPLY



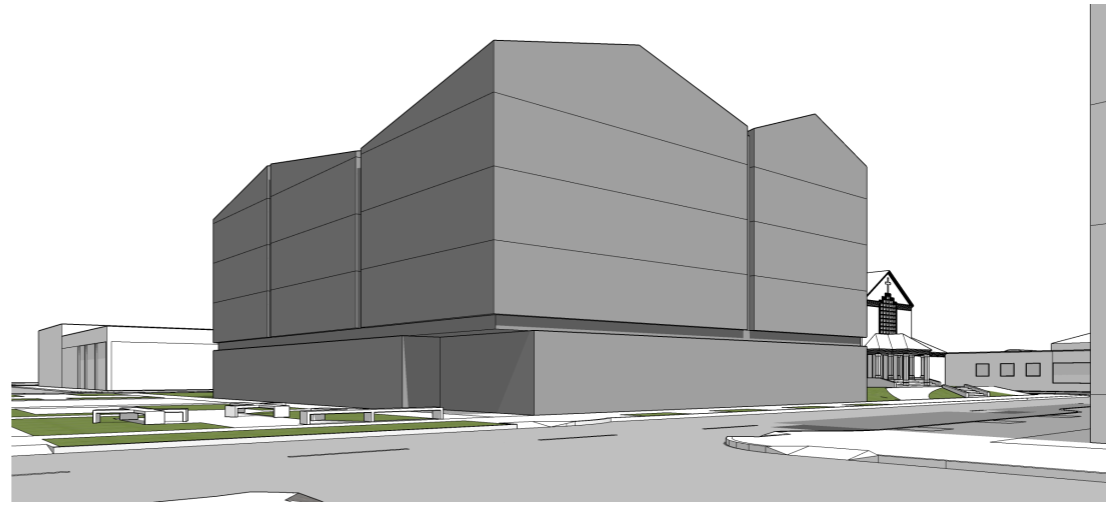
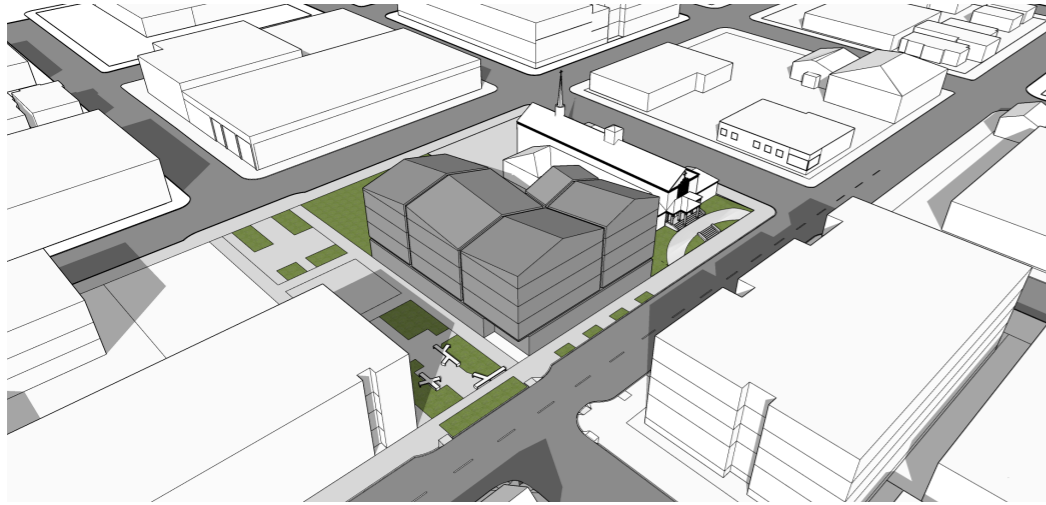
# PROPOSED SITE PLAN

1131 SE OAK ST

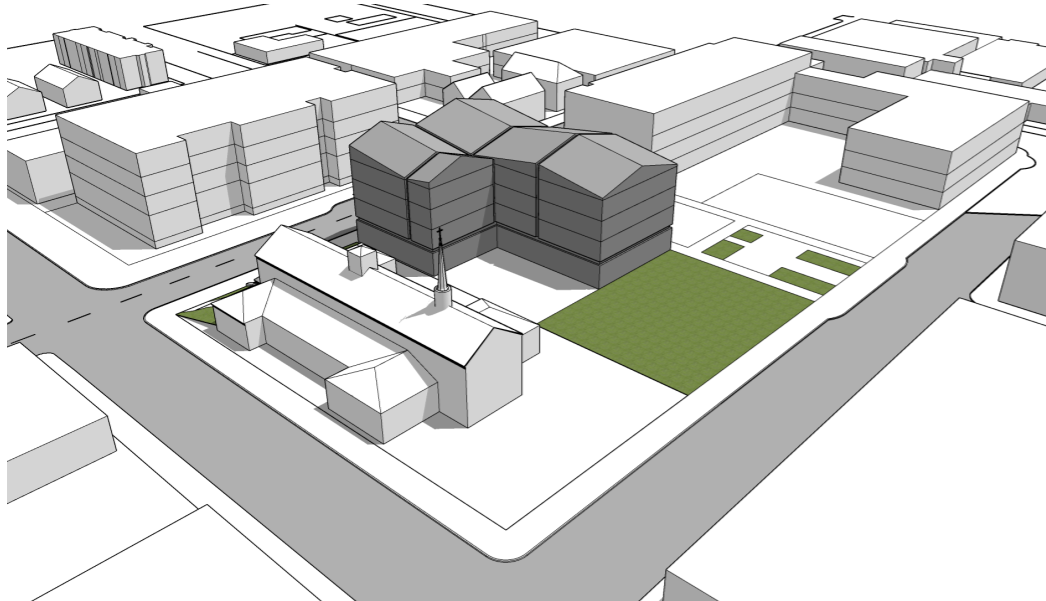
ANTICIPATED MODIFICATIONS: NONE



# PROJECT IMAGES



Proposed building massing viewed from SE



Proposed building massing viewed from NW

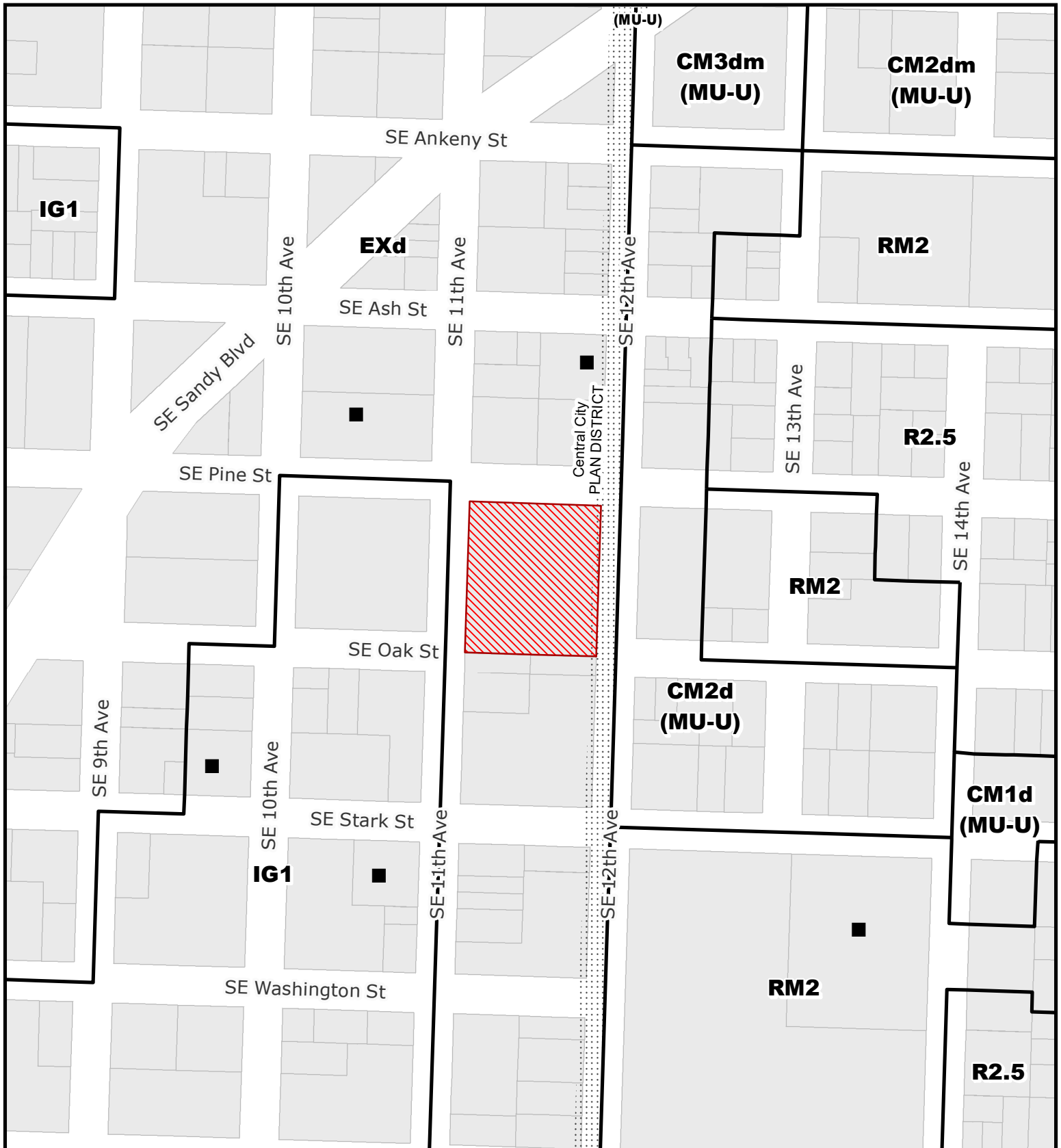
Proposed building massing viewed from SE looking NW



Proposed building massing viewed from NE looking SW

H O L S T

THANK YOU



# ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT  
CENTRAL EASTSIDE SUB DISTRICT



Site



Historic Landmark

File No.	EA 22 - 123934 DA
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 9100
Exhibit	B Mar 23, 2022

H O L S T

07 April 2022

CATHOLIC CHARITIES  
Francis + Clare Place

PORTLAND, OR

*EA 22-119892 DA*



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# PROJECT SUMMARY

## TEAM INFO

### APPLICANT

HOLST ARCHITECTURE

123 NE 3rd Ave Suite 310, Portland, OR 97232

[503] 233-9856

Contact: Kristina Hauri

khauri@holstarc.com

## DEVELOPMENT PROGRAM

### PROPOSAL

The proposed building is a 4-story structure of approximately 36,000 square feet with 61 units, 51 studios and 10 1-bedrooms, of permanent supportive housing. Amenities will include on-site parking, classrooms, laundry lounge, on-site supportive services, and property management.



# CONTEXT STUDY

# ZONING SUMMARY

1131 SE OAK ST

## ZONING ANALYSIS

BASE ZONE: EX

OVERLAYS: DESIGN OVERLAY ZONE

PLAN DISTRICT: CENTRAL CITY PLAN DISTRICT

ALLOWABLE USES: Household Living, Group Living, Retail Sales and Service, Office, Vehicle Repair, Commercial Parking, Commercial Outdoor Recreation, Manufacturing and Production, Warehouse and Freight Movement, Wholesale Sales, Industrial Services

GROUND FLOOR ACTIVE USE: NONE

MAX FAR: 3:1

BONUS FAR: 3:1 [6:1 TOTAL]

MAX HEIGHT: 50 FT

BONUS HEIGHT: 75 FT [125 FT TOTAL]

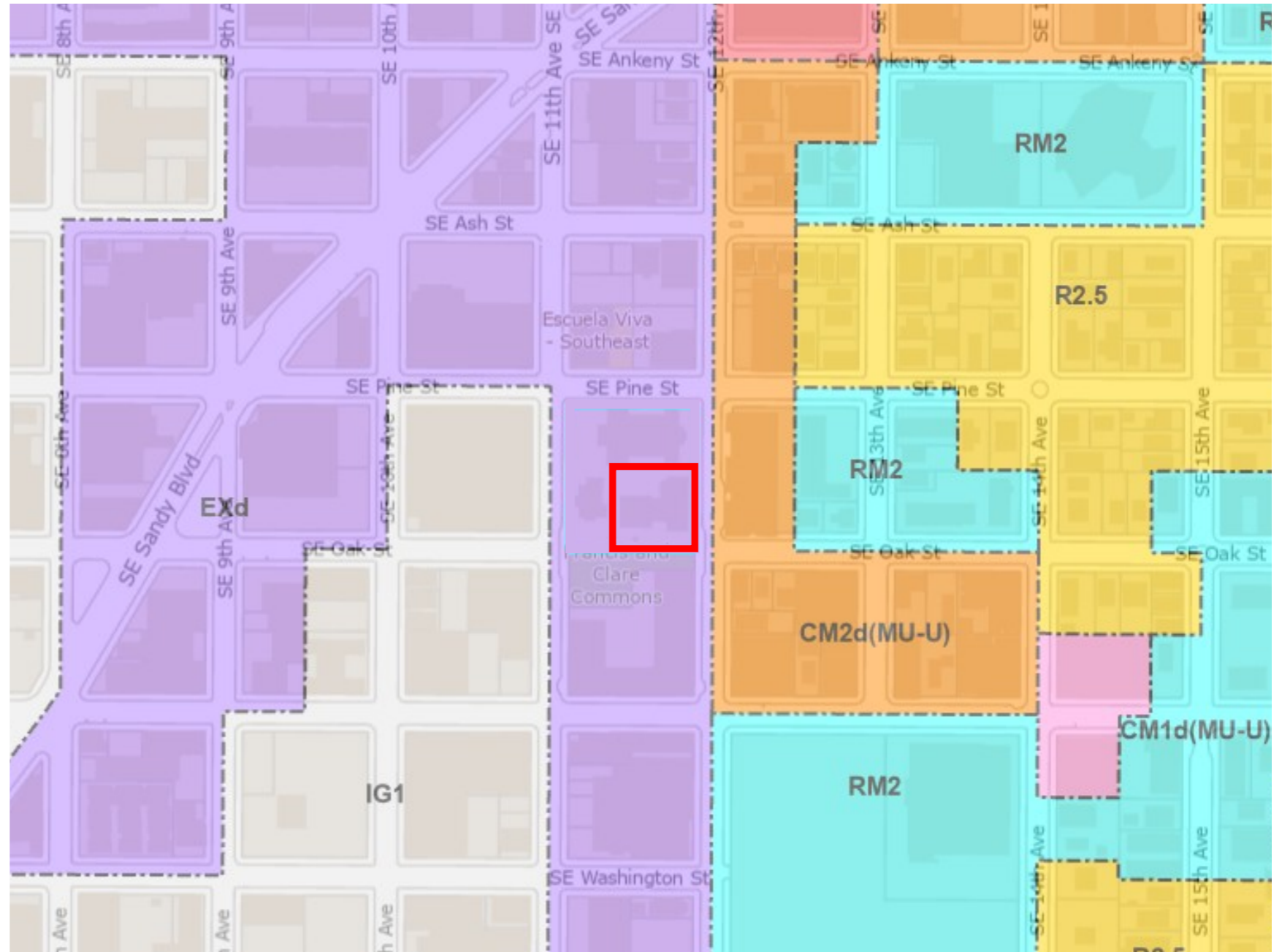
BLDG SETBACKS: NONE

MAX BUILDING SITE COVERAGE: 100%

MIN LANDSCAPED SITE AREA: NONE

MIN/MAX PARKING: 0 [PER IH REQ 33.245]

GROUND FLOOR WINDOW STANDARDS APPLY



# URBAN CONTEXT

## PEDESTRIAN, TRANSIT, AND VEHICLE SITE ACCESS

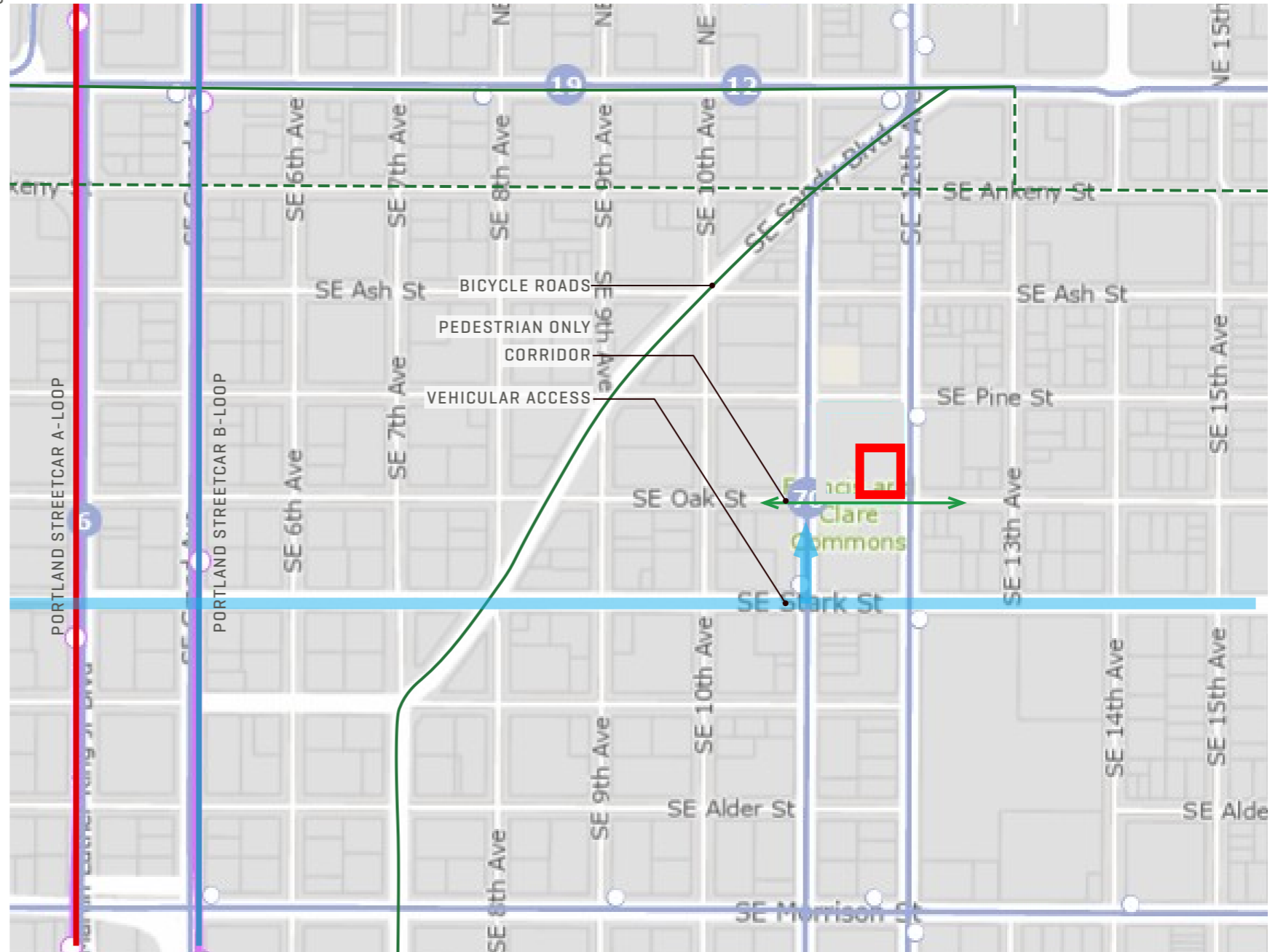
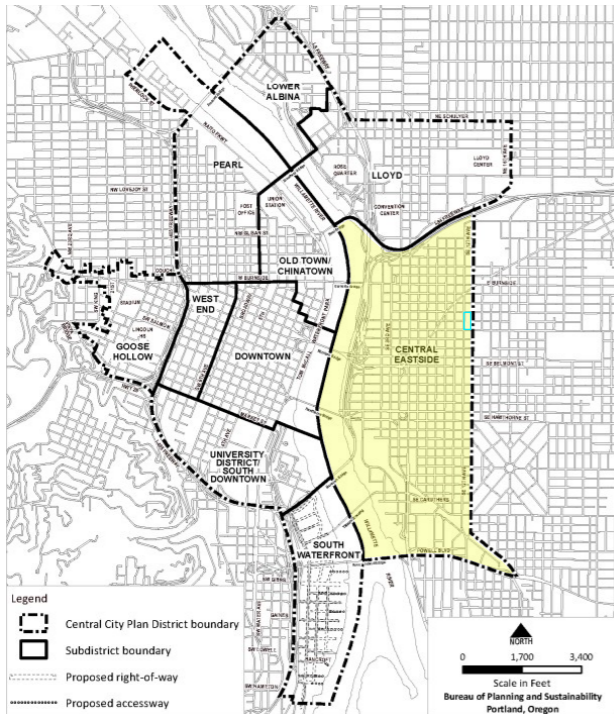
### MULTI-MODAL CIRCULATION

- BUS LINE 70, 12, 19, 6, 15
- PORTLAND STREET CAR A & B LOOP

### PEDESTRIAN & VEHICLE ACCESS POINTS

- PEDESTRIAN ACCESS ON SE OAK & SE 11TH OR SE OAK AND SE 12TH
- VEHICLE ACCESS: SE OAK AND SE 11TH AVE
- BICYCLE ACCESS : DEDICATED BIKE LANE ON SE SANDY AND SE 12TH; BICYCLE-FRIENDLY ROAD ON SE ANKENY ST.

### MAP 510-1 CENTRAL CITY PLAN DISTRICT AND SUBDISTRICTS



# URBAN CONTEXT

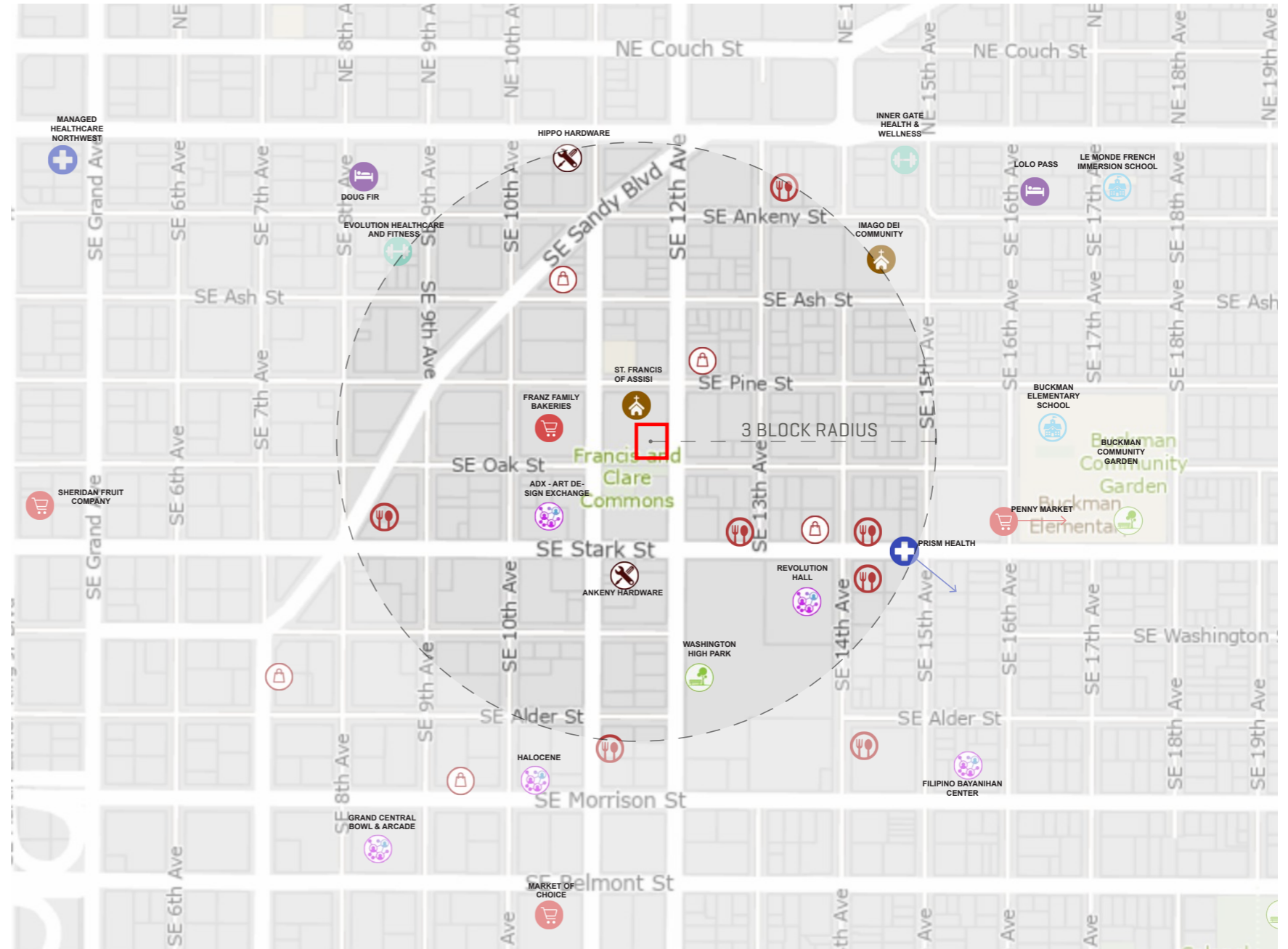
## PUBLIC AMENITIES & OPEN SPACE

### PUBLIC AMENITIES

- GROCERIES: MARKET OF CHOICE, FRANZ FAMILY BAKERIES, PENNY MARKET, SHERIDAN FRUIT COMPANY
- HEALTHCARE: MANAGED HEALTHCARE NORTHWEST, PRISM HEALTH
- LEISURE/WELLNESS: EVOLUTION HEALTHCARE & FITNESS, BRIDGETOWN FITNESS, WHOLE BODY FITNESS
- COMMUNITY: FILIPINO BAYANIHAN CENTER, ADX - ART DESIGN XCHANGE, REVOLUTION HALL
- PUBLIC SCHOOLS
- BUCKMAN COMMUNITY NEIGHBORHOOD

### OPEN SPACE

- FRANCIS AND CLARE COMMONS - ADJACENT TO SITE
- WASHINGTON HIGH SCHOOL DOG PARK, 0.1 MILES FROM SITE
- BUCKMAN COMMUNITY GARDEN, 0.4 MILES FROM SITE



# SITE CONTEXT

## EXISTING CONDITIONS

### EXISTING CONDITIONS PLAN

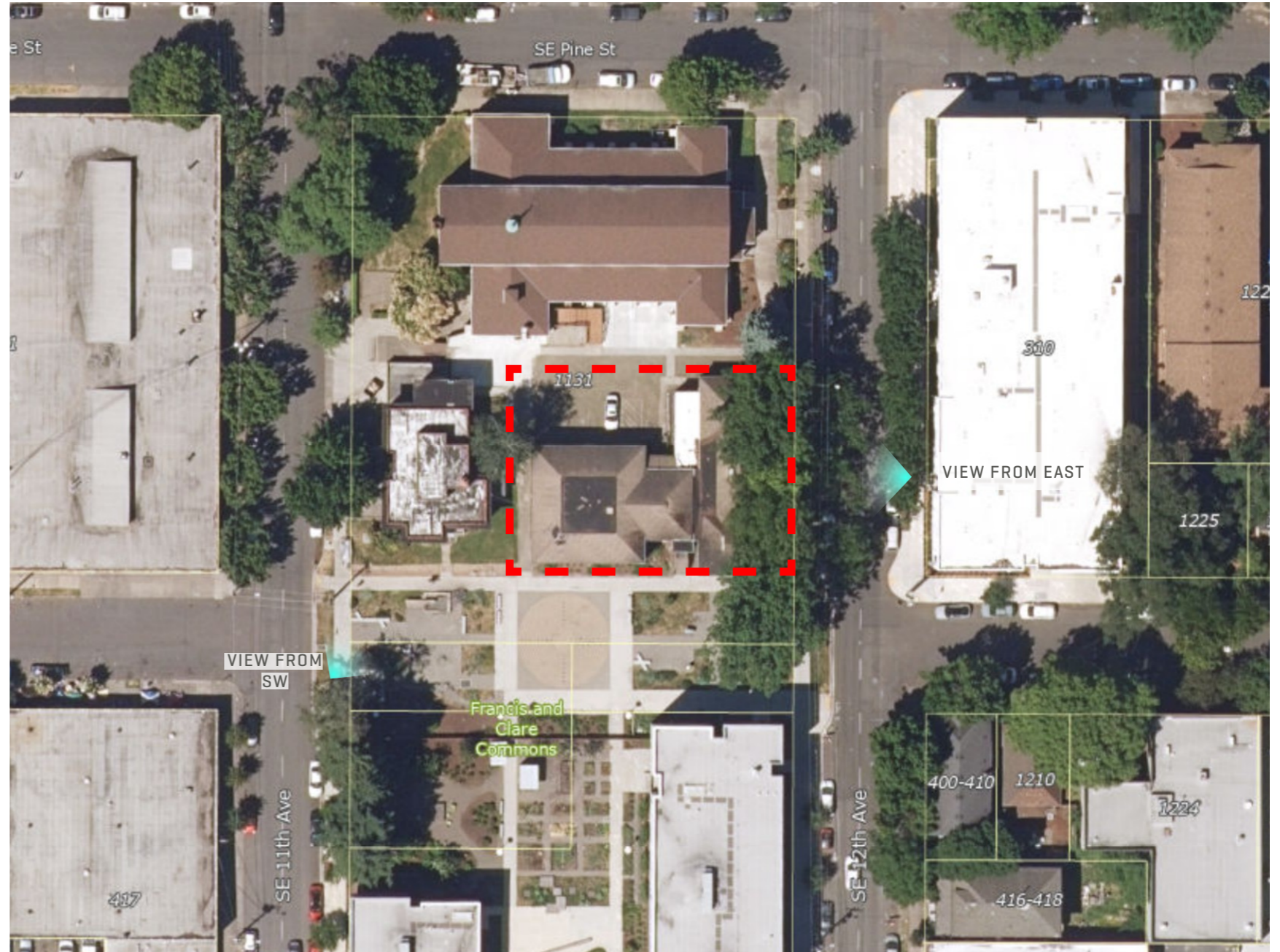
- ST. FRANCIS OF ASSISI CATHOLIC CHURCH - CHURCH BUILDING TO REMAIN
- 2 EXISTING BUILDINGS TO THE SOUTH OF THE CHURCH TO BE DEMOLISHED
- PEDESTRIAN PATH AND PARK CONNECTING 11TH AND 12TH STREET, FRANCIS AND CLARE COMMONS
- PORTLAND LOO - PUBLIC RESTROOM



View of Site from east looking west



View of site and plaza from southwest looking northeast.



# SITE CONTEXT

## SITE & VICINITY PHOTOS



Aerial view from SW looking NE



View of site from park corner



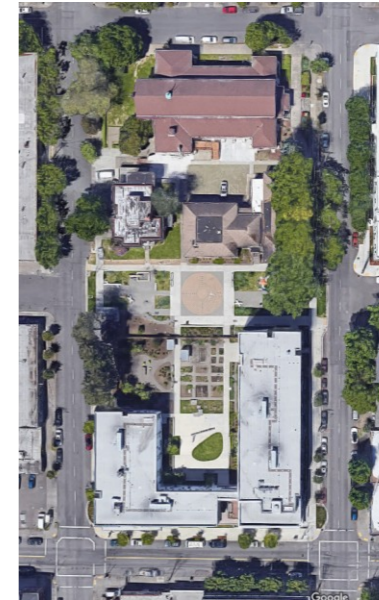
View of site from SE corner



Aerial view from NE looking SW



View of pedestrian connection to church



View of complete block

# SITE CONTEXT UTILITIES

## GARBAGE & RECYCLING

Heiberg Garbage Services  
 Phone: 503-794-8212  
 Collection day: Tuesday

## SEWER & ENVIRONMENTAL

Bureau of Environmental Services  
 Phone: 503-823-7740  
 1120 SW 5th Ave. #613, Portland, OR 97204  
 Watershed: Willamette River  
 Clean River Rewards eligible

## WATER

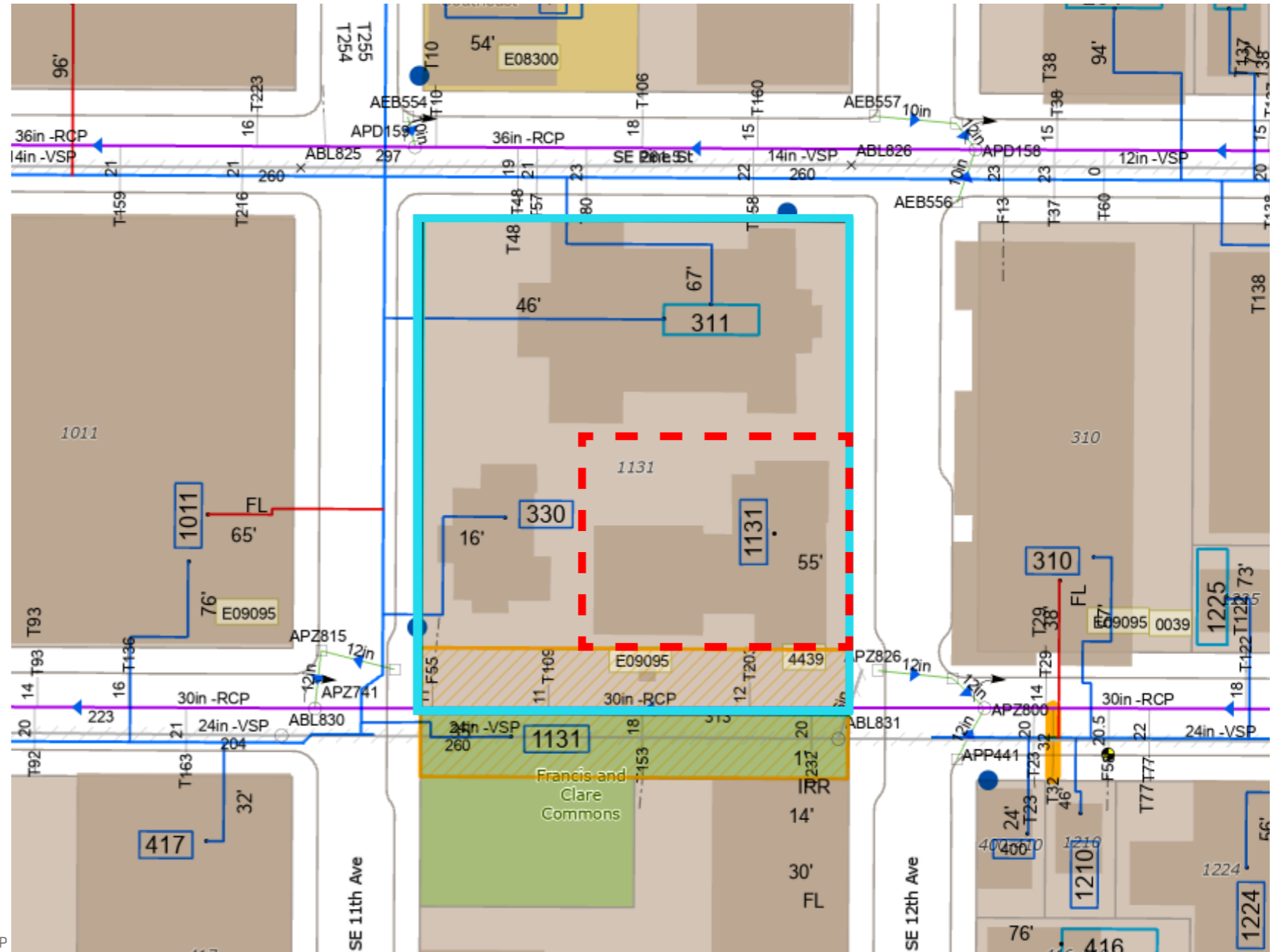
Portland Water Bureau  
 Phone: 503-823-7770  
 1120 SW 5th Ave. #405, Portland, OR 97204

## POWER

Pacific Power (PacifiCorp)  
 Phone: 888-221-7070

## GAS

NW Natural  
 Phone: 800-422-4012



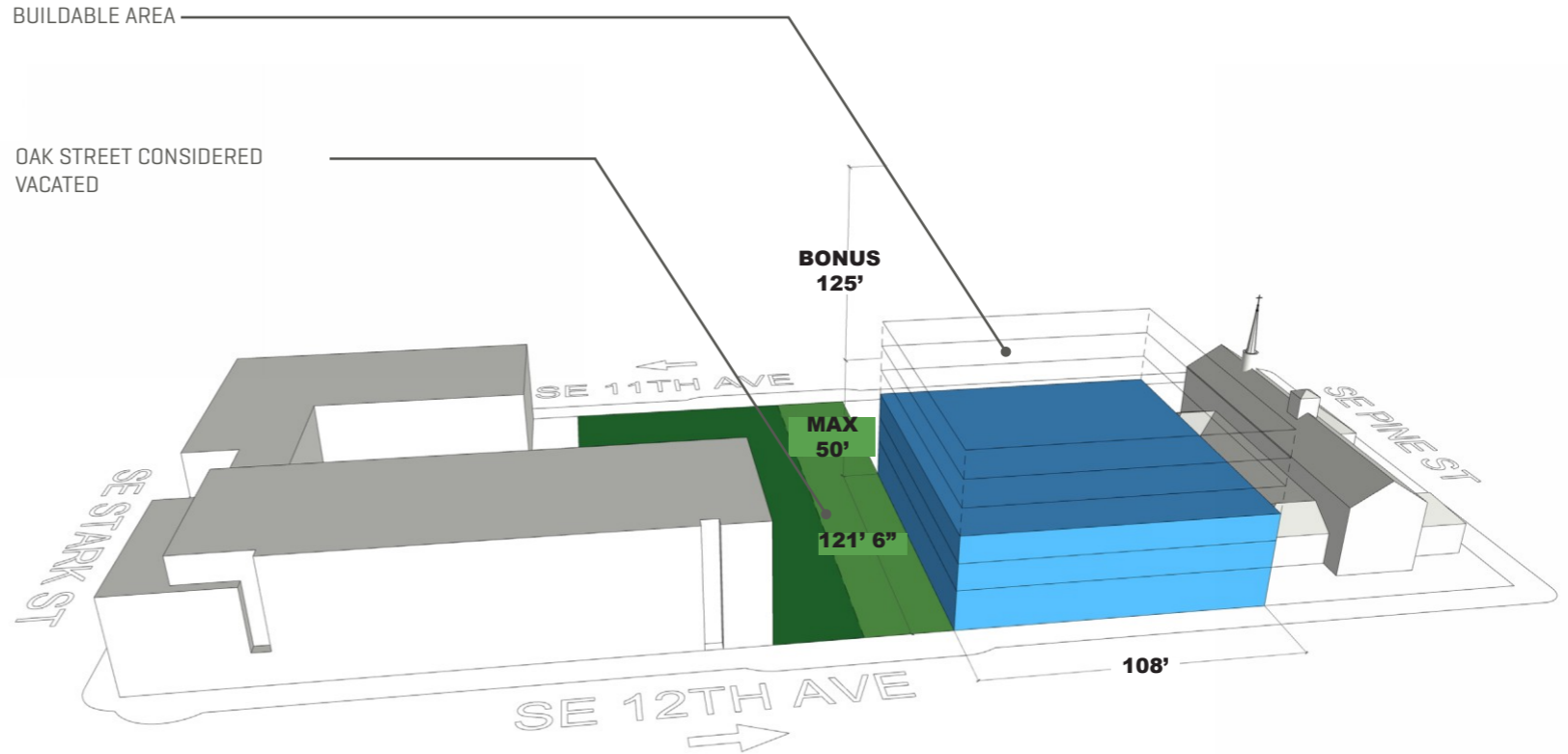
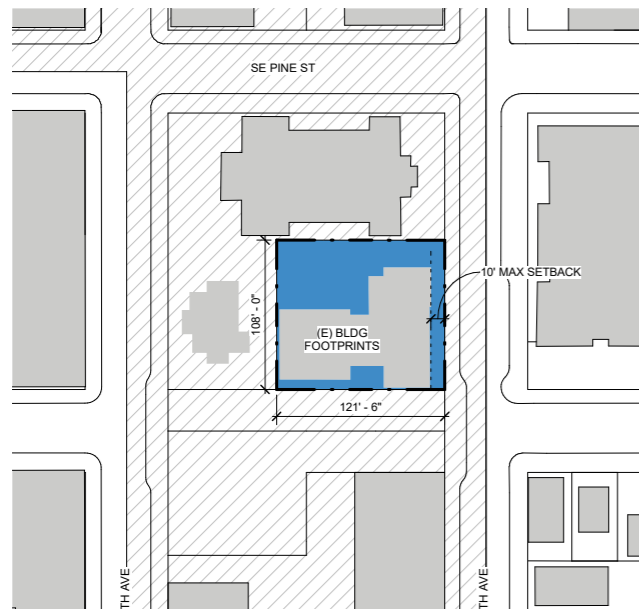


# SITE CONTEXT

## SITE CONSTRAINTS

### CONSTRAINTS & OPPORTUNITIES

- CENTRAL EMPLOYMENT ZONING W/ DESIGN OVERLAY.
- CENTRAL CITY PLAN DISTRICT
- OAK STREET BETWEEN 11TH & 12 ST IS A VACATED STREET
- FRANCIS AND CLARE COMMONS ADJACENT TO THE SOUTH OF SITE
- SUPERBLOCK

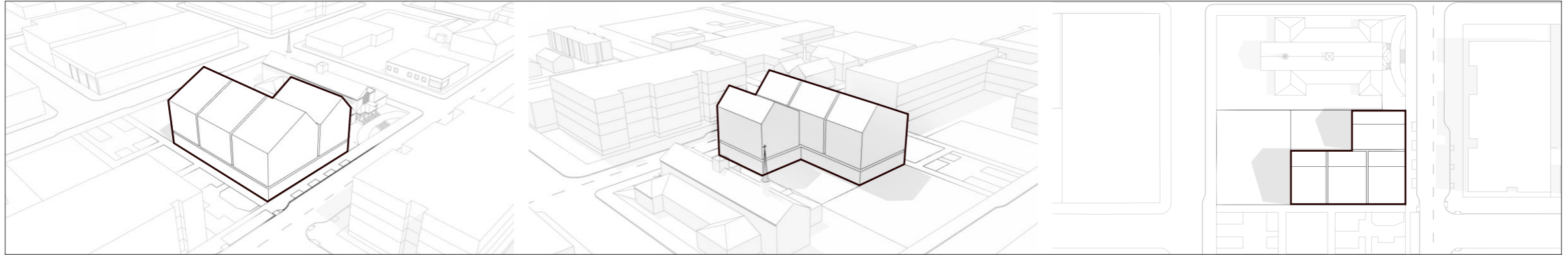


- MAX FAR [3:1] = 39,366 GSF
- MAX FAR W/ BONUS [5:1] = 65,610 GSF
- ST. FRANCIS OWNED R.O.W.
- HOME FORWARD OWNED R.O.W.

# CONCEPT DESIGN

# SUMMARY OF MASSING STUDIES

## V1

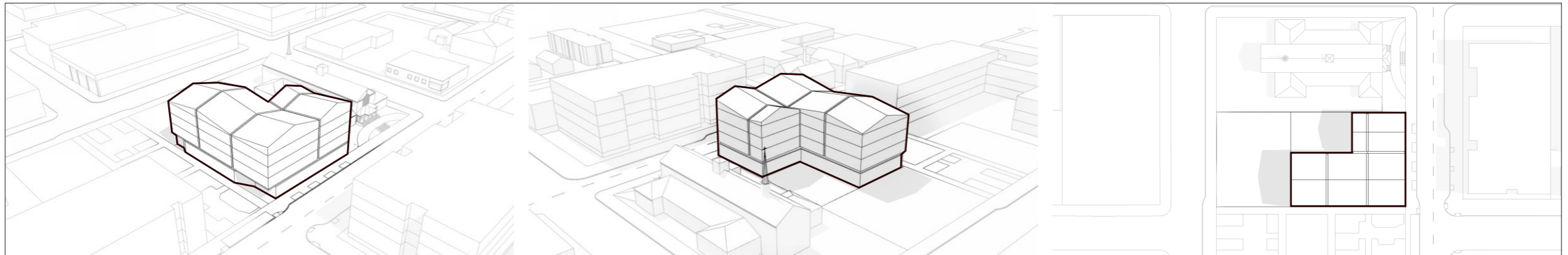


Aerial view from SE looking NW

Aerial view from NW looking SE

Plan view of site and adjacent buildings

## V2 [preferred]



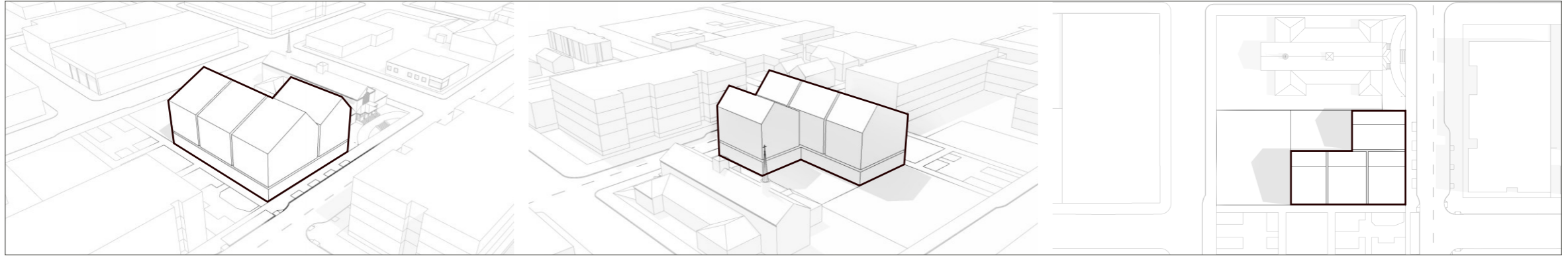
Aerial view from SE looking NW

Aerial view from NW looking SE

Plan view of site and adjacent buildings

# MASSING STUDY 1

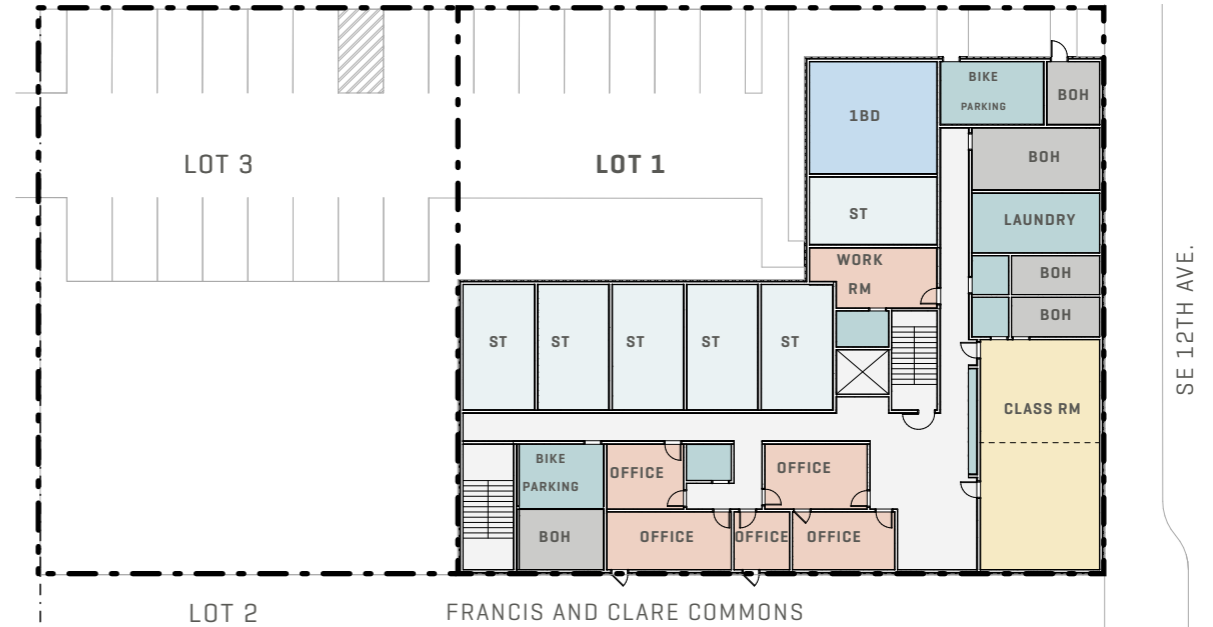
V1



Aerial view from SE looking NW

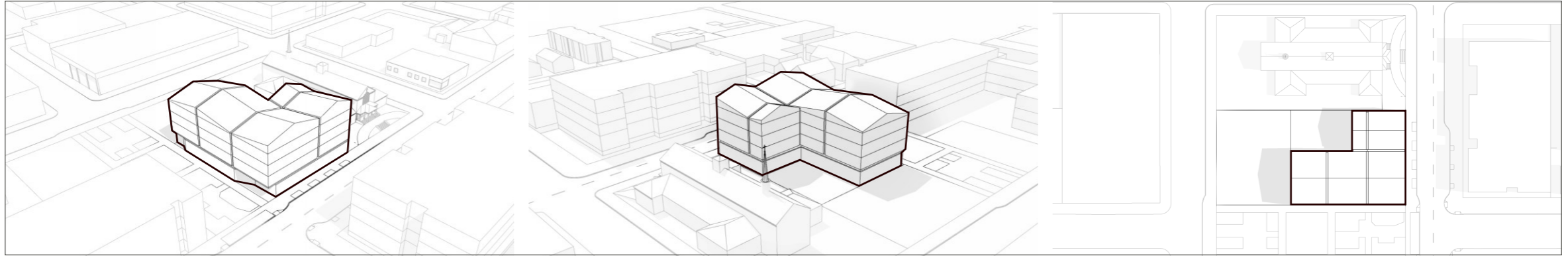
Aerial view from NW looking SE

Plan view of site and adjacent buildings



# MASSING STUDY 2

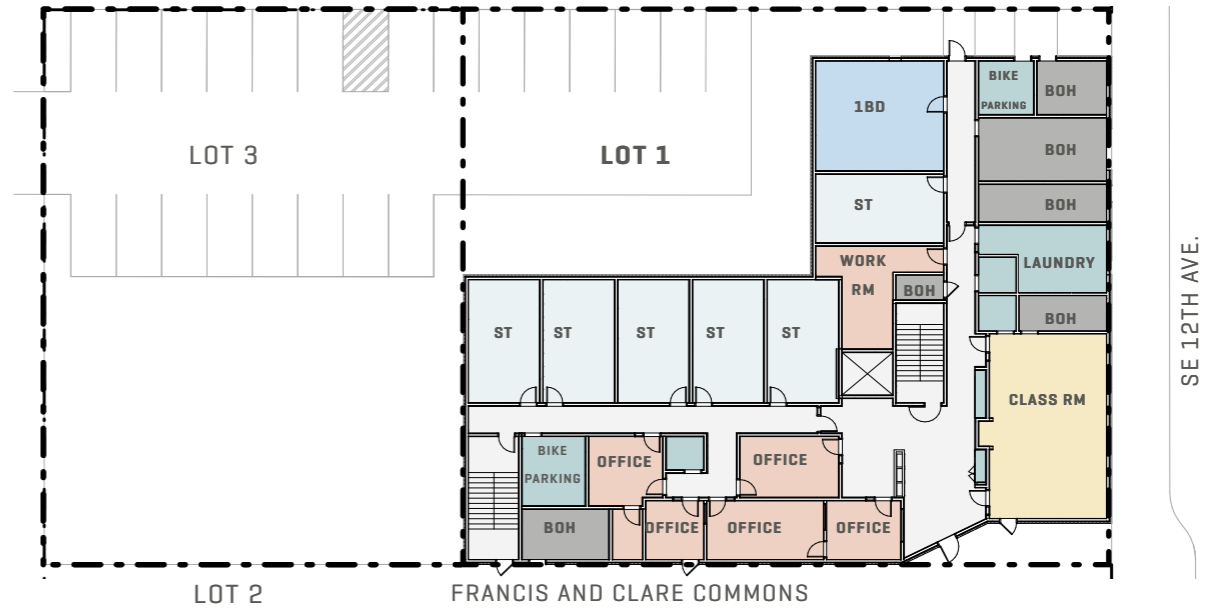
V2 [preferred]



Aerial view from SE looking NW

Aerial view from NW looking SE

Plan view of site and adjacent buildings

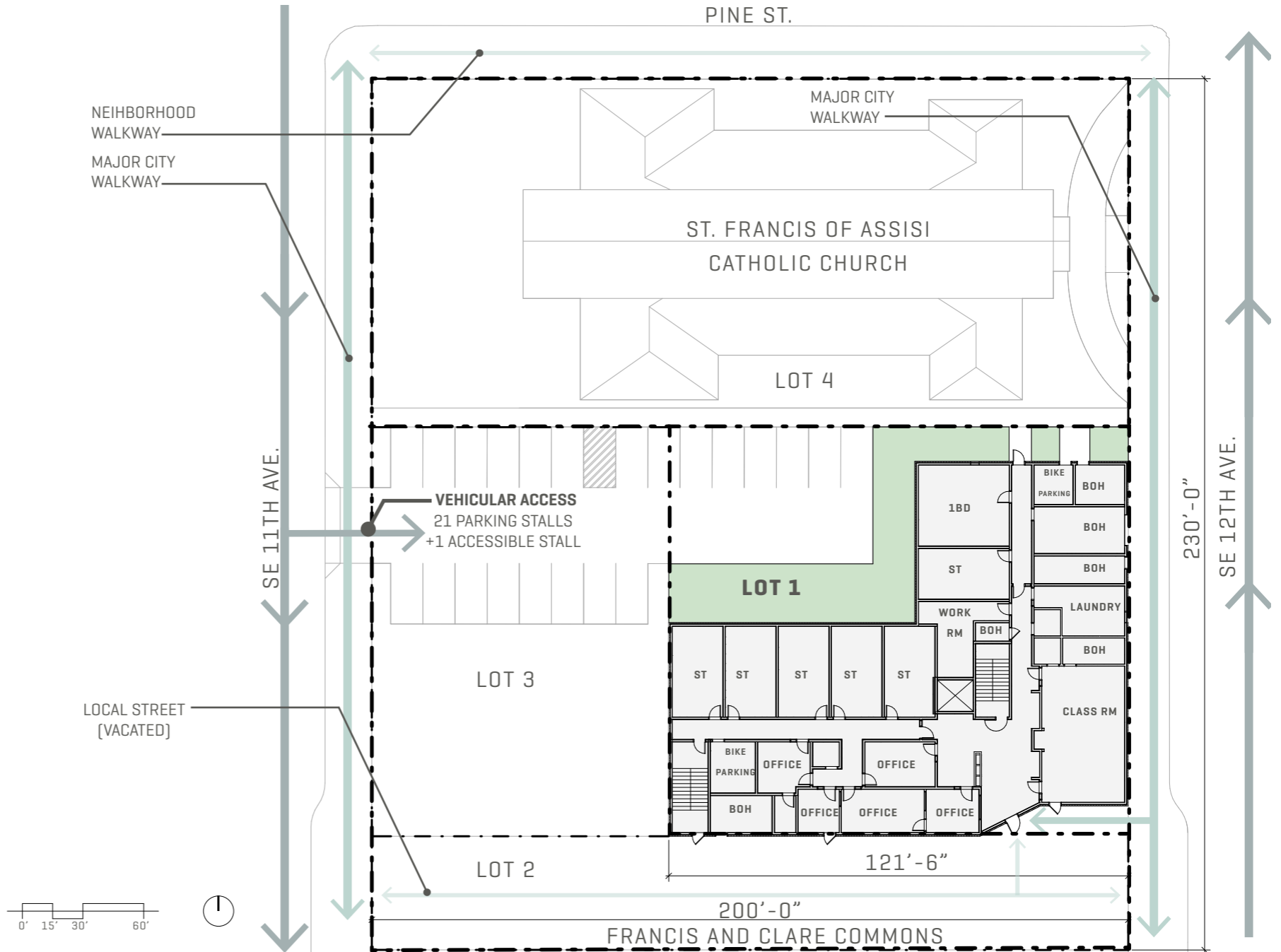


# PROPOSED SITE PLAN

1131 SE OAK ST

## ANTICIPATED MODIFICATIONS/ADJUSTMENTS

- BUILDING ENTRY LOCATION OFF OF COMMONS  
[MODIFICATION WILL BE REQUESTED]
- PARKING ENTRANCE OFF SE 11TH AVE  
[MODIFICATION WILL BE REQUESTED]



# GROUND FLOOR PLAN

LEVEL 1

BUILDING [36,200 GSF]

LEVEL 1 [9,000 GSF]

LOBBY - 609 SF

OFFICE - 582 SF

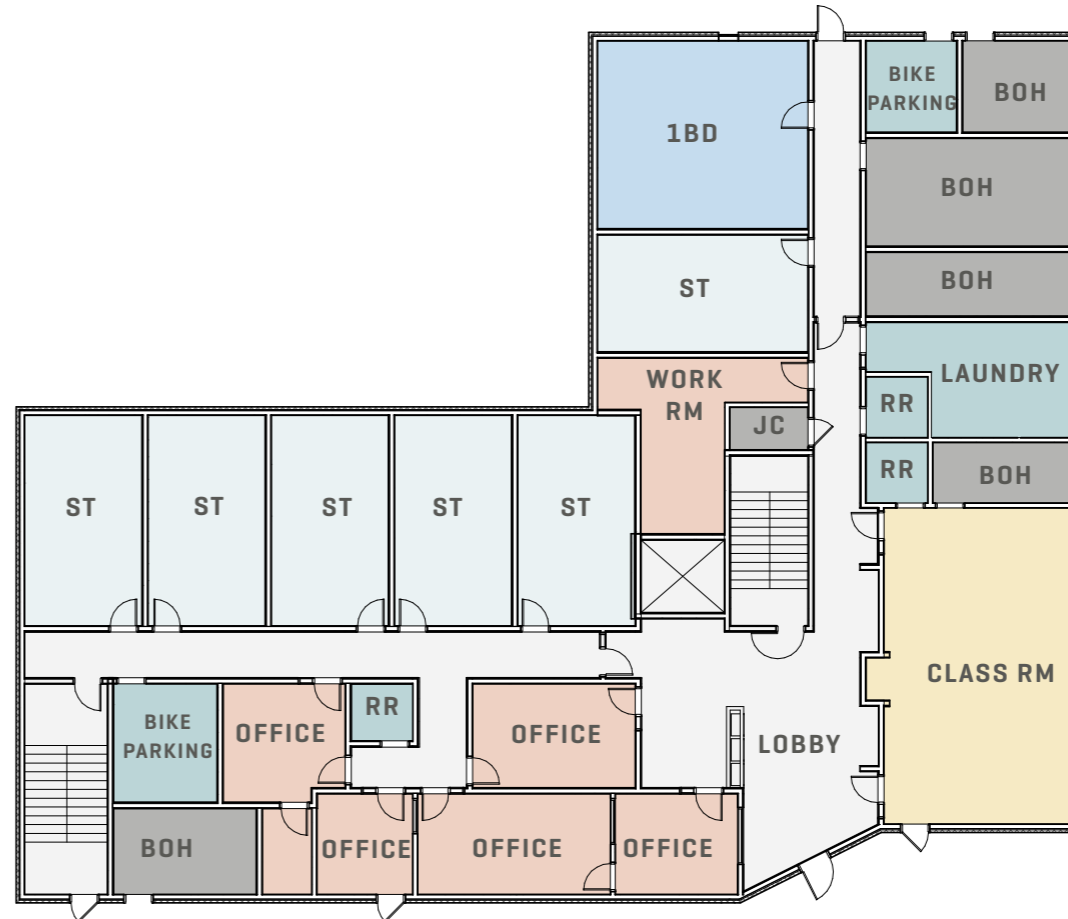
CLASSROOM - 1,600 SF

1 BED - 1

STUDIO - 6

B.O.H. - 1,935 SF

CIRC - 1,346 SF



# TYPICAL FLOOR PLAN

LEVEL 2-4

BUILDING [36,200 GSF]

LEVELS 2-4 [27,200 GSF]

1 BED - 9

STUDIO - 45

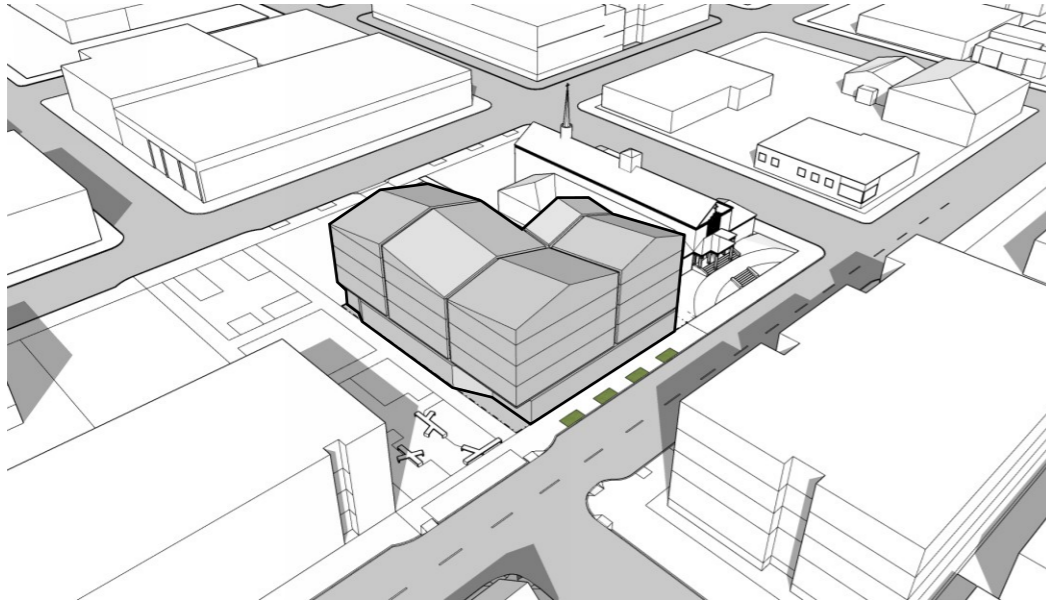
B.O.H. - 1,329 SF

CIRC - 4,311 SF

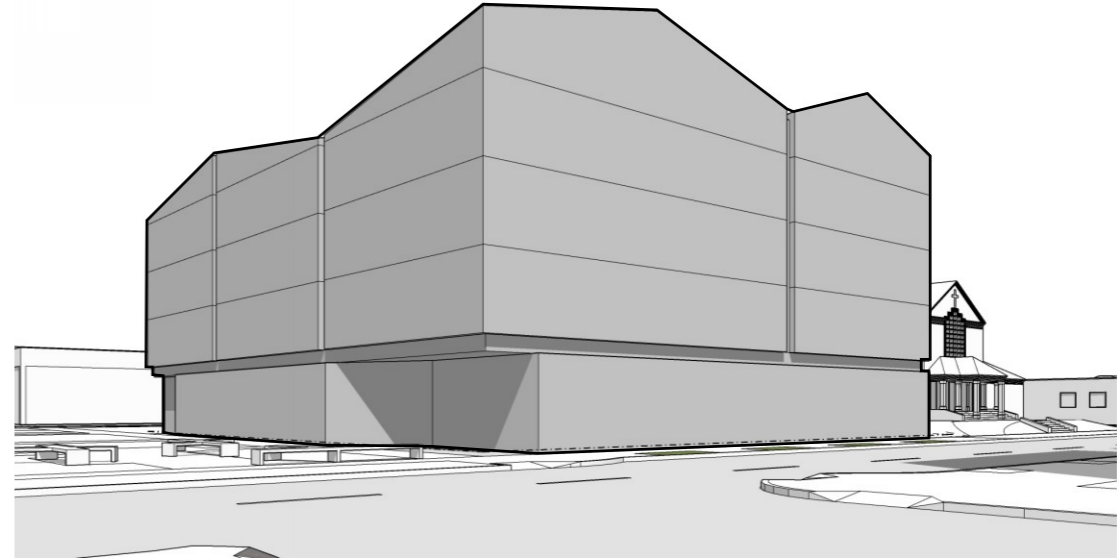




# PROJECT IMAGES



Proposed building massing viewed from SE



Proposed building massing viewed from SE looking NW



Proposed building massing viewed from NW



Proposed building massing viewed from NE looking SW

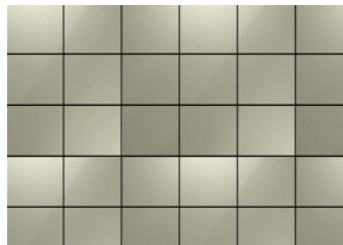
# MATERIAL CONCEPT



1. COMPOSITE SHINGLE ROOF



2. HARDIE PLANK LAP SIDING



3. COMPOSITE METAL PANEL



4. BRICK VENEER

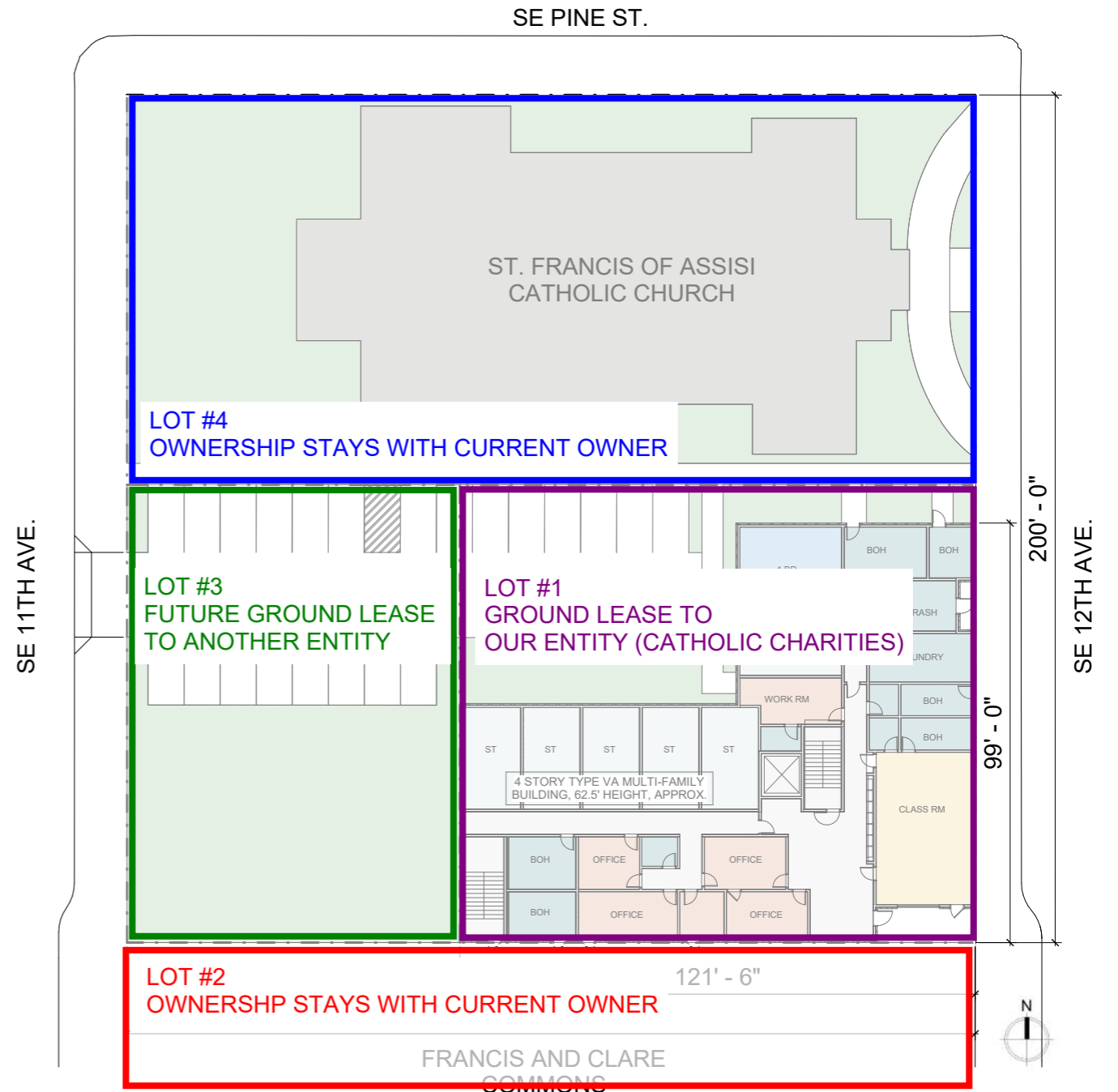


H O L S T

THANK YOU

# PROPOSED SITE PLAN

1131 SE OAK ST



H O L S T

19 March 2022

HOLST ARCHITECTURE  
Francis + Clare

PORTLAND, OR

*Design Advice Request - EA 22-123934 DA*



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# PROJECT DESCRIPTION

## TEAM INFO

### APPLICANT

HOLST ARCHITECTURE

123 NE 3rd Ave Suite 310, Portland, OR 97232

[503] 233-9856

Contact: Kristina Hauri

khauri@holstarc.com

## DEVELOPMENT PROGRAM

### PROPOSAL

The proposed building is a 4-story structure of approximately 37,000 square feet with 61 units, 54 studios and 7 1-bedrooms, of permanent supportive housing. Amenities will include classrooms, on-site supportive services, and property management.



# ZONING SUMMARY

1131 SE OAK ST

## ZONING ANALYSIS

BASE ZONE: EX

OVERLAYS: DESIGN OVERLAY ZONE

PLAN DISTRICT: HOLLYWOOD PLAN DISTRICT

ALLOWABLE USES: Household Living, Group Living, Retail Sales and Service, Office, Vehicle Repair, Commercial Parking, Commercial Outdoor Recreation, Manufacturing and Production, Warehouse and Freight Movement, Wholesale Sales, Industrial Services

GROUND FLOOR ACTIVE USE: NONE

MAX FAR: 3:1

BONUS FAR: 3:1 (6:1 TOTAL)

MAX HEIGHT: 50 FT

BONUS HEIGHT: 75 FT [125 FT TOTAL]

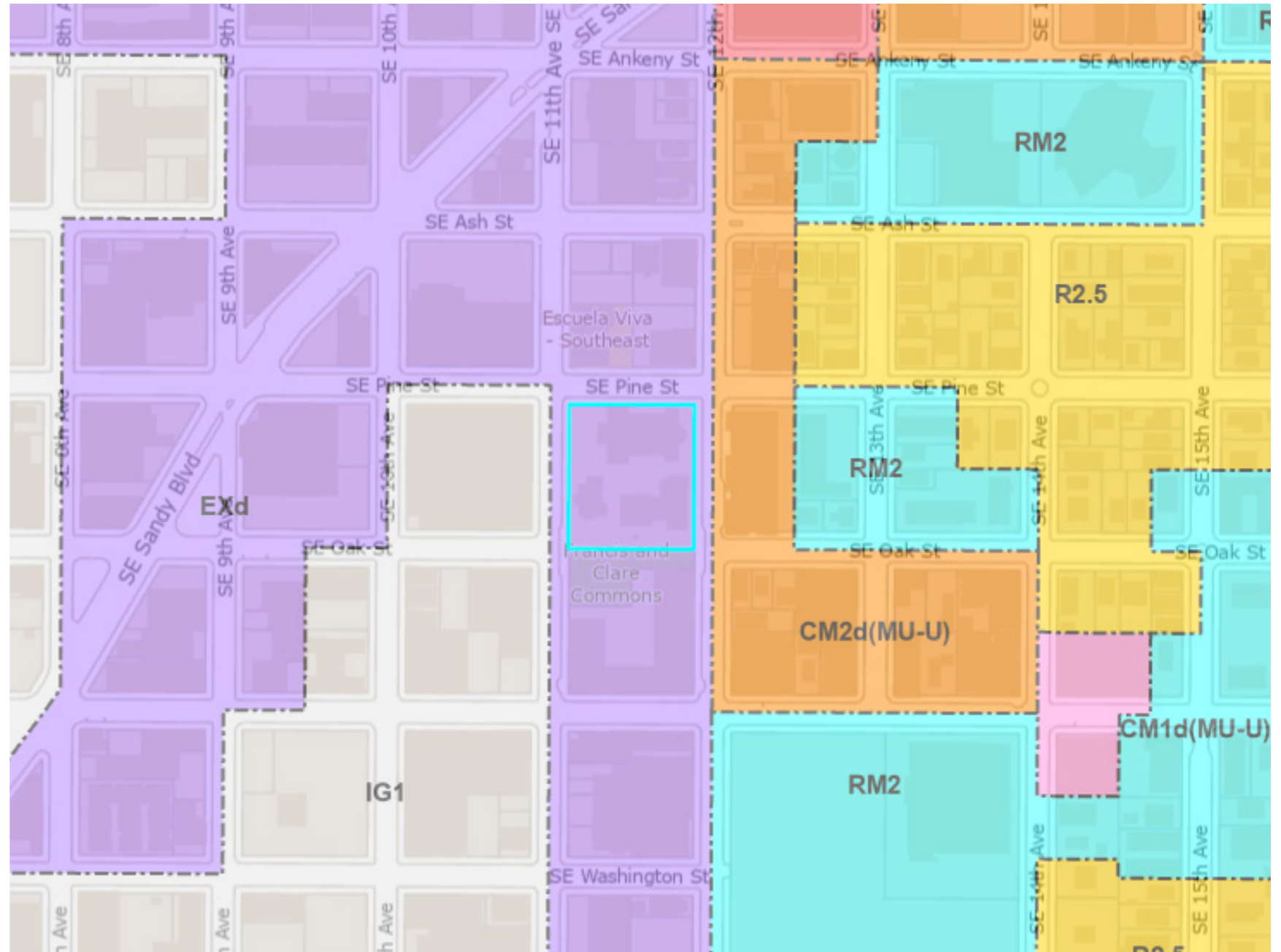
BLDG SETBACKS: NONE

MAX BUILDING SITE COVERAGE: 100%

MIN LANDSCAPED SITE AREA: NONE

MIN/MAX PARKING: 0 [PER IH REQ 33.245]

GROUND FLOOR WINDOW STANDARDS APPLY

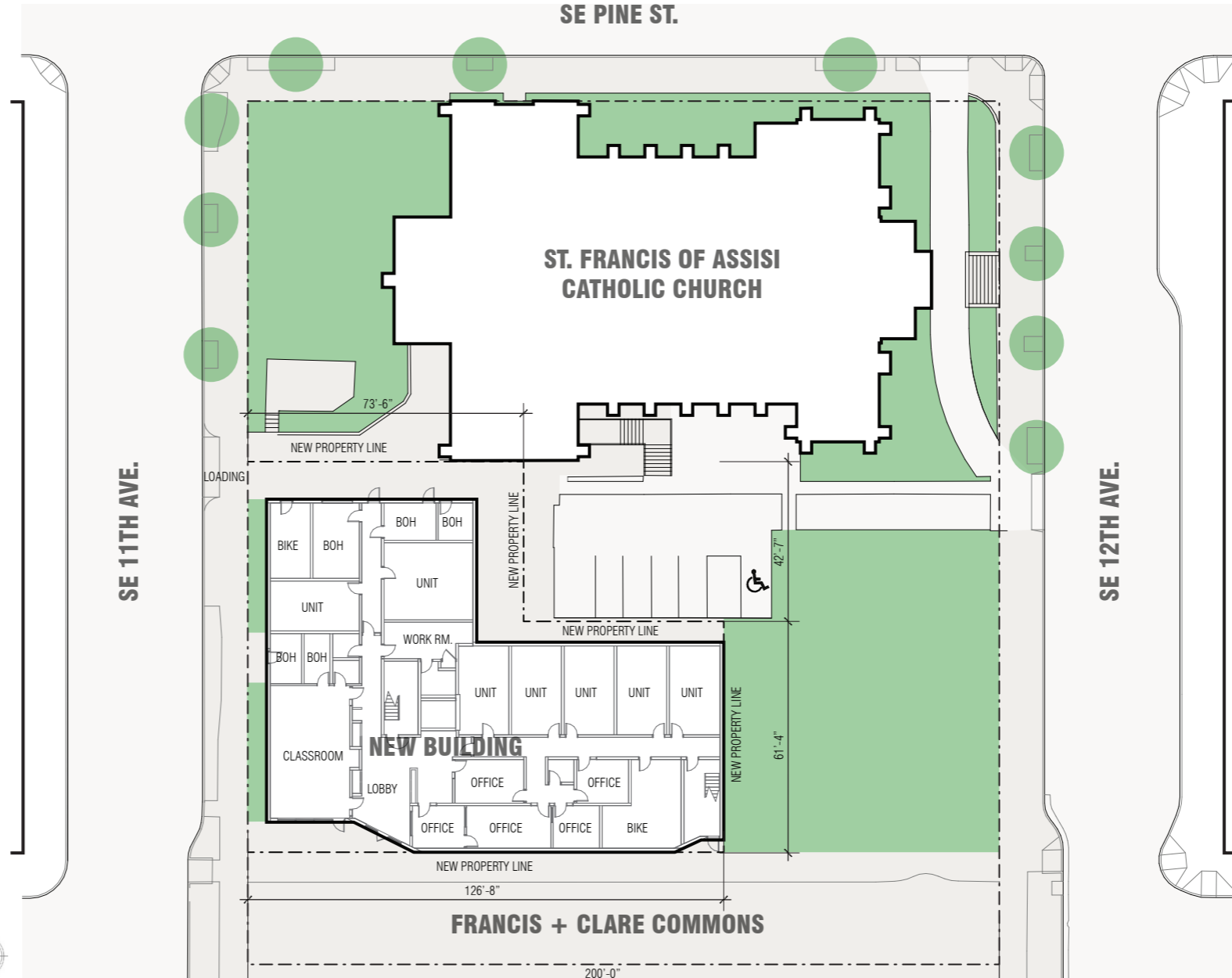




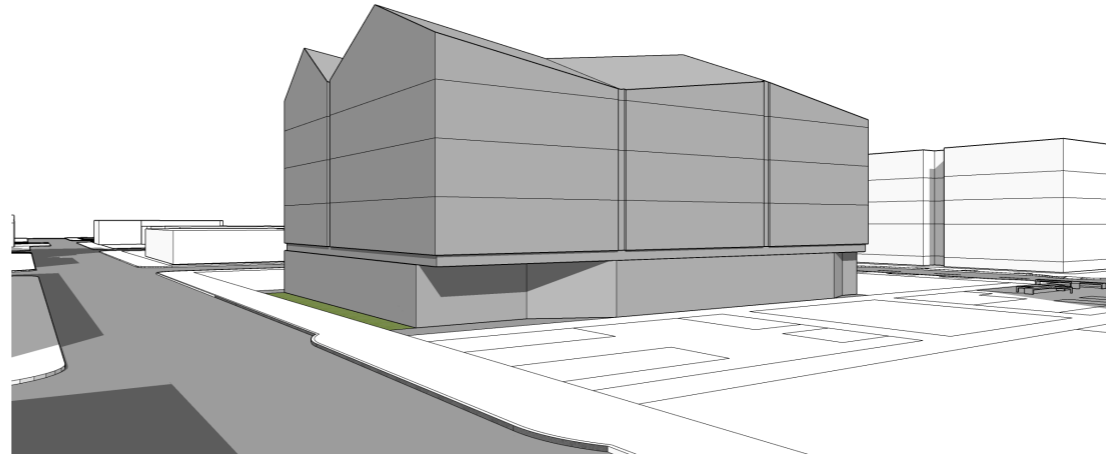
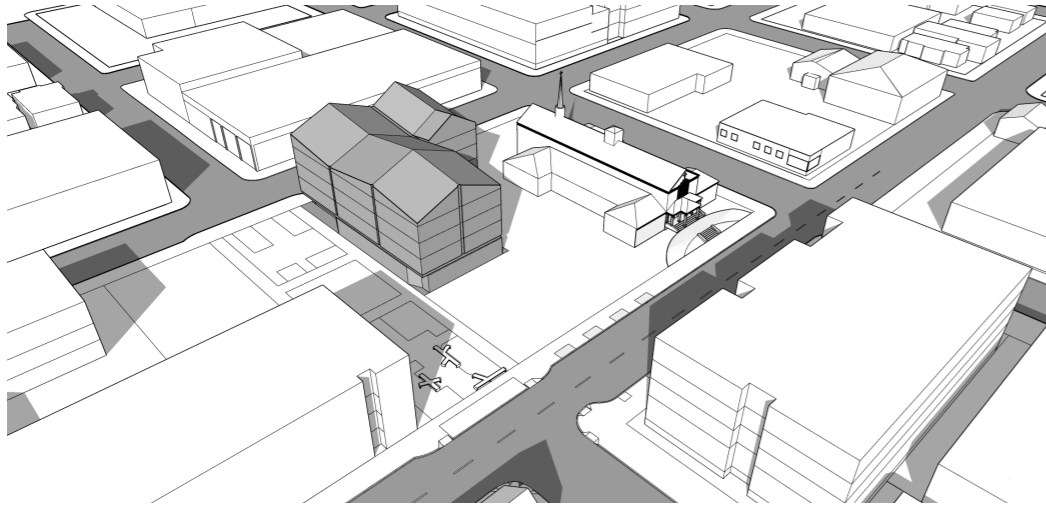
# PROPOSED SITE PLAN

1131 SE OAK ST

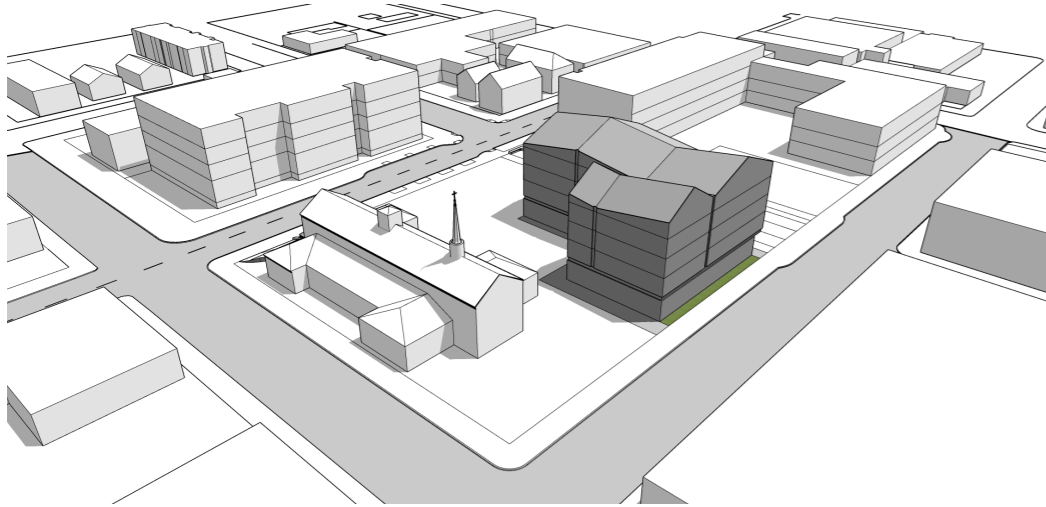
ANTICIPATED MODIFICATIONS: NONE



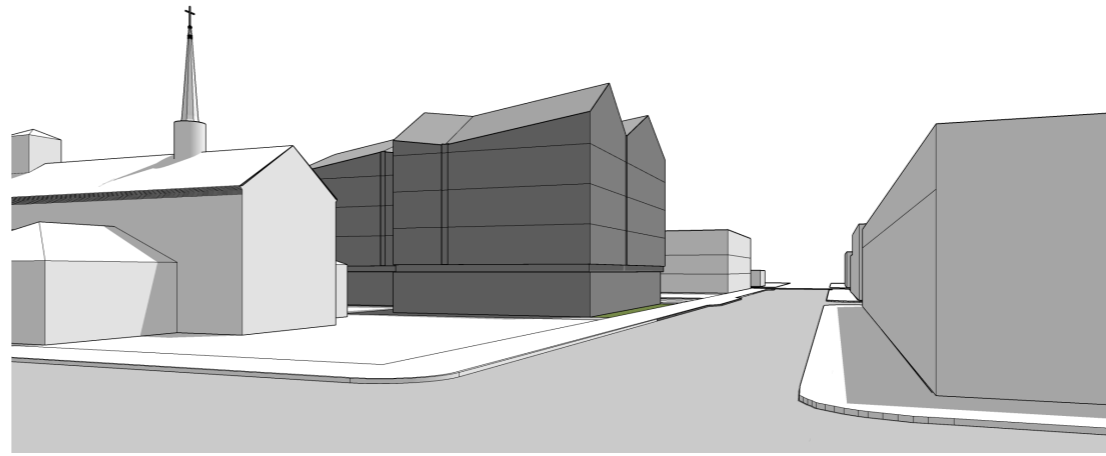
# PROJECT IMAGES



Proposed building massing viewed from SE



Proposed building massing viewed from SW looking NE



Proposed building massing viewed from NW

Proposed building massing viewed from NW looking SE

H O L S T

THANK YOU

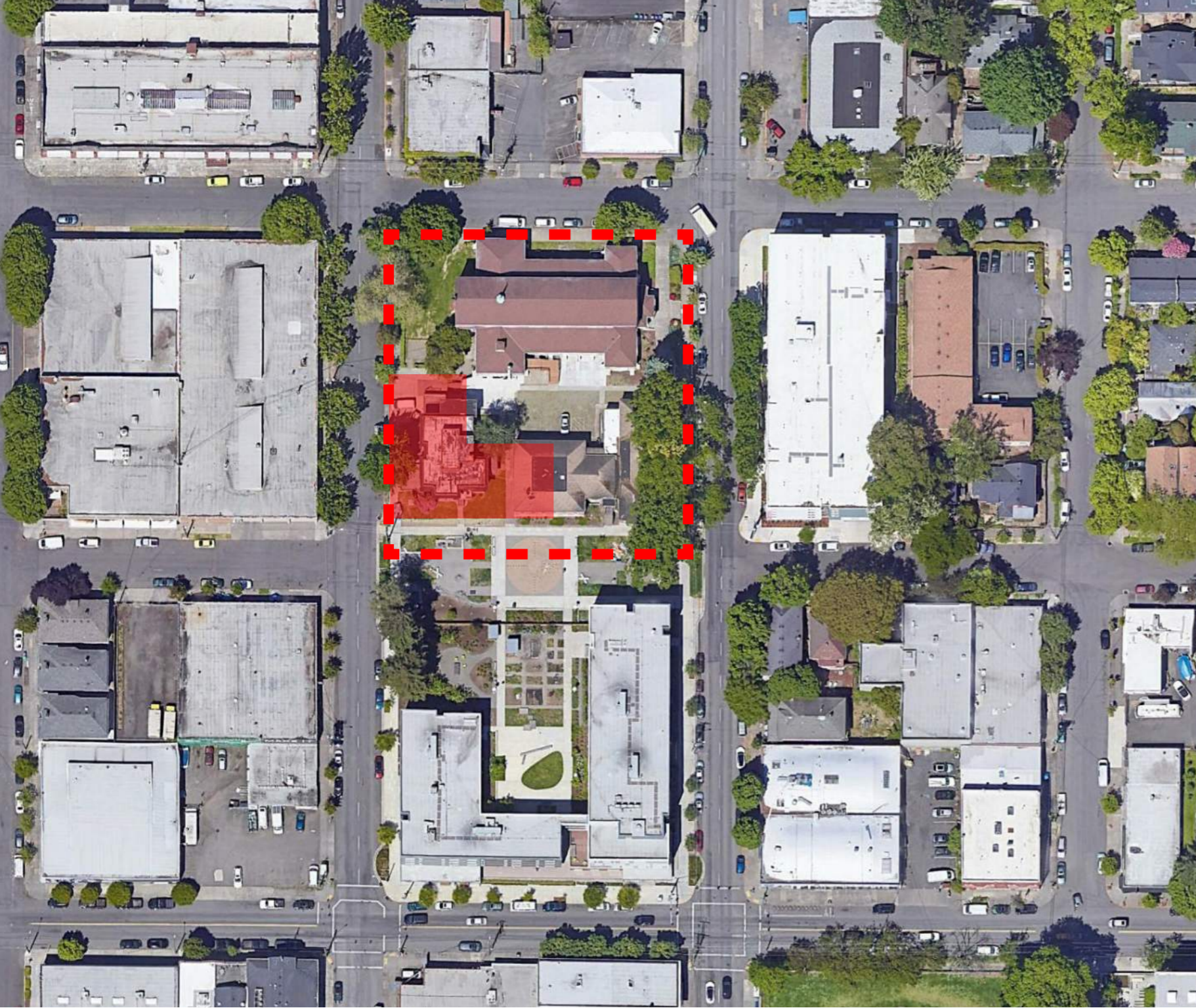
H O L S T

16 June 2022

CATHOLIC CHARITIES  
Francis + Clare Place

PORTLAND, OR

*EA 22-119892 DA*



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# PROJECT SUMMARY

## TEAM INFO

### APPLICANT

HOLST ARCHITECTURE

123 NE 3rd Ave Suite 310, Portland, OR 97232

[503] 233-9856

Contact: Kristina Hauri

khauri@holstarc.com

## DEVELOPMENT PROGRAM

### PROPOSAL

The proposed building is a 4-story structure of approximately 37,000 square feet with 61 units, 54 studios and 7 1-bedrooms, of permanent supportive housing. Amenities will include classrooms, on-site supportive services, and property management.



# CONTEXT STUDY

# ZONING SUMMARY

1131 SE OAK ST

## ZONING ANALYSIS

BASE ZONE: EX

OVERLAYS: DESIGN OVERLAY ZONE

PLAN DISTRICT: CENTRAL CITY PLAN DISTRICT

ALLOWABLE USES: Household Living, Group Living, Retail Sales and Service, Office, Vehicle Repair, Commercial Parking, Commercial Outdoor Recreation, Manufacturing and Production, Warehouse and Freight Movement, Wholesale Sales, Industrial Services

GROUND FLOOR ACTIVE USE: NONE

MAX FAR: 3:1

BONUS FAR: 3:1 (6:1 TOTAL)

MAX HEIGHT: 50 FT

BONUS HEIGHT: 75 FT [125 FT TOTAL]

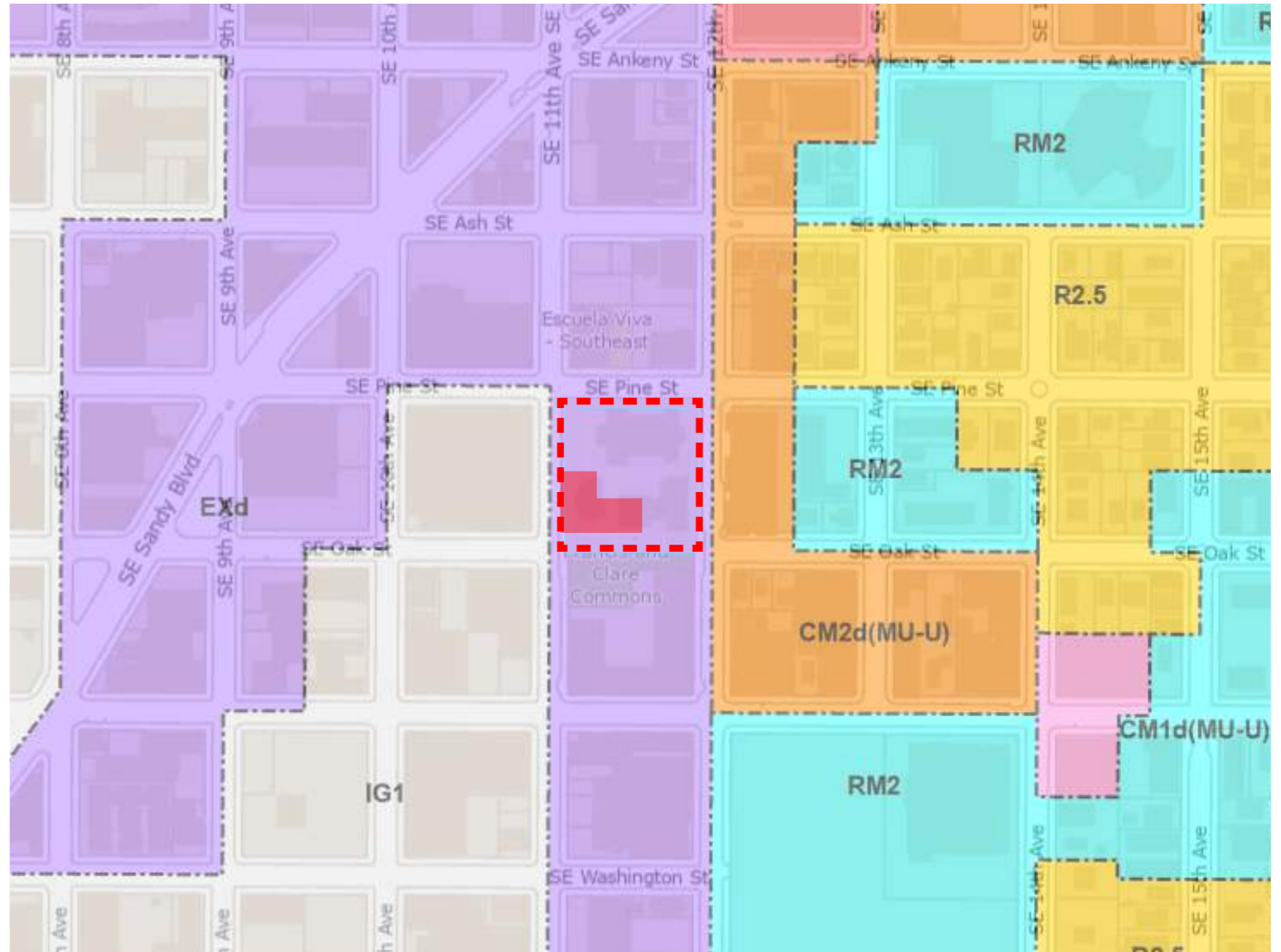
BLDG SETBACKS: NONE

MAX BUILDING SITE COVERAGE: 100%

MIN LANDSCAPED SITE AREA: NONE

MIN/MAX PARKING: 0 [PER IH REQ 33.245]

GROUND FLOOR WINDOW STANDARDS APPLY





# URBAN CONTEXT

## PEDESTRIAN, TRANSIT, AND VEHICLE SITE ACCESS

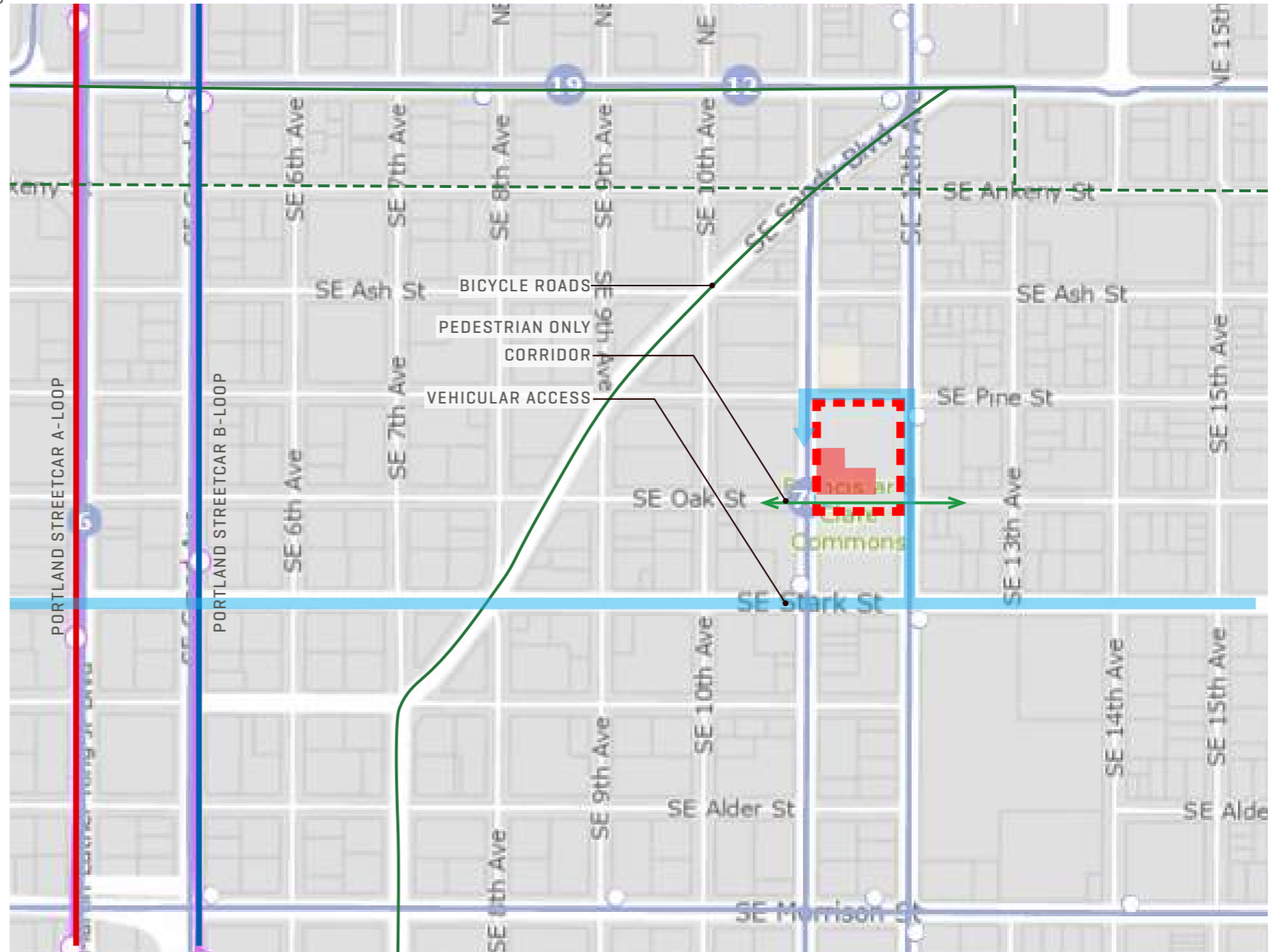
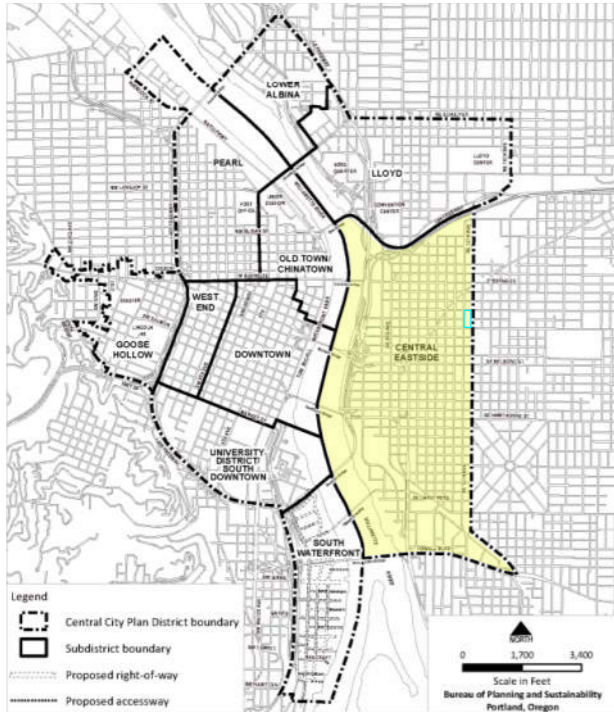
### MULTI-MODAL CIRCULATION

- BUS LINE 70, 12, 19, 6, 15
- PORTLAND STREET CAR A & B LOOP

### PEDESTRIAN & VEHICLE ACCESS POINTS

- PEDESTRIAN ACCESS ON SE OAK & SE 11TH OR SE OAK AND SE 12TH
- VEHICLE ACCESS: SE OAK AND SE 11TH AVE
- BICYCLE ACCESS : DEDICATED BIKE LANE ON SE SANDY AND SE 12TH; BICYCLE-FRIENDLY ROAD ON SE ANKENY ST.

### MAP 510-1 CENTRAL CITY PLAN DISTRICT AND SUBDISTRICTS



# URBAN CONTEXT

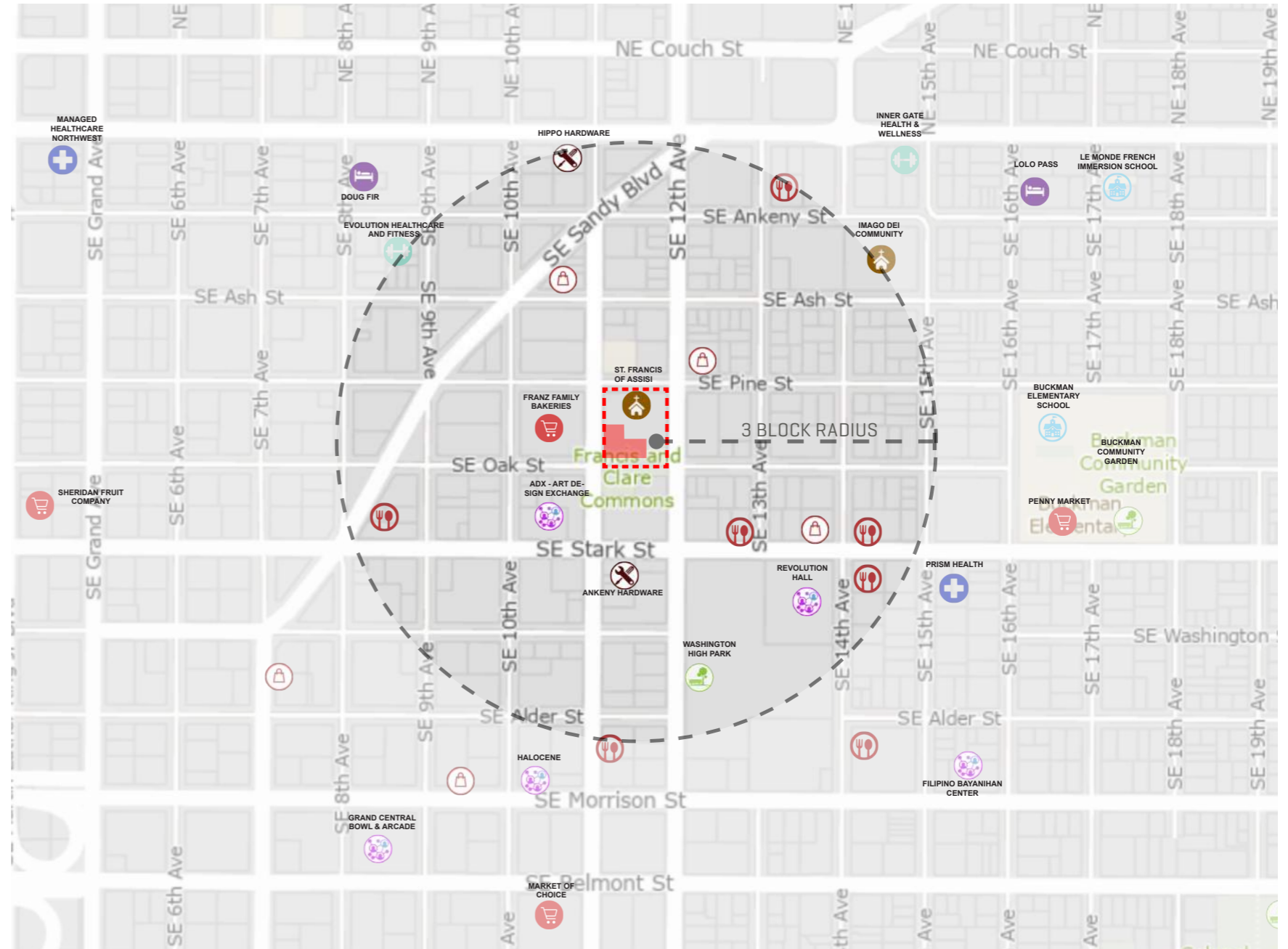
## PUBLIC AMENITIES & OPEN SPACE

### PUBLIC AMENITIES

- GROCERIES: MARKET OF CHOICE, FRANZ FAMILY BAKERIES, PENNY MARKET, SHERIDAN FRUIT COMPANY
- HEALTHCARE: MANAGED HEALTHCARE NORTHWEST, PRISM HEALTH
- LEISURE/WELLNESS: EVOLUTION HEALTHCARE & FITNESS, BRIDGETOWN FITNESS, WHOLE BODY FITNESS
- COMMUNITY: FILIPINO BAYANIHAN CENTER, ADX - ART DESIGN XCHANGE, REVOLUTION HALL
- PUBLIC SCHOOLS
- BUCKMAN COMMUNITY NEIGHBORHOOD

### OPEN SPACE

- FRANCIS AND CLARE COMMONS - ADJACENT TO SITE
- WASHINGTON HIGH SCHOOL DOG PARK, 0.1 MILES FROM SITE
- BUCKMAN COMMUNITY GARDEN, 0.4 MILES FROM SITE



# SITE CONTEXT

## EXISTING CONDITIONS

### EXISTING CONDITIONS PLAN

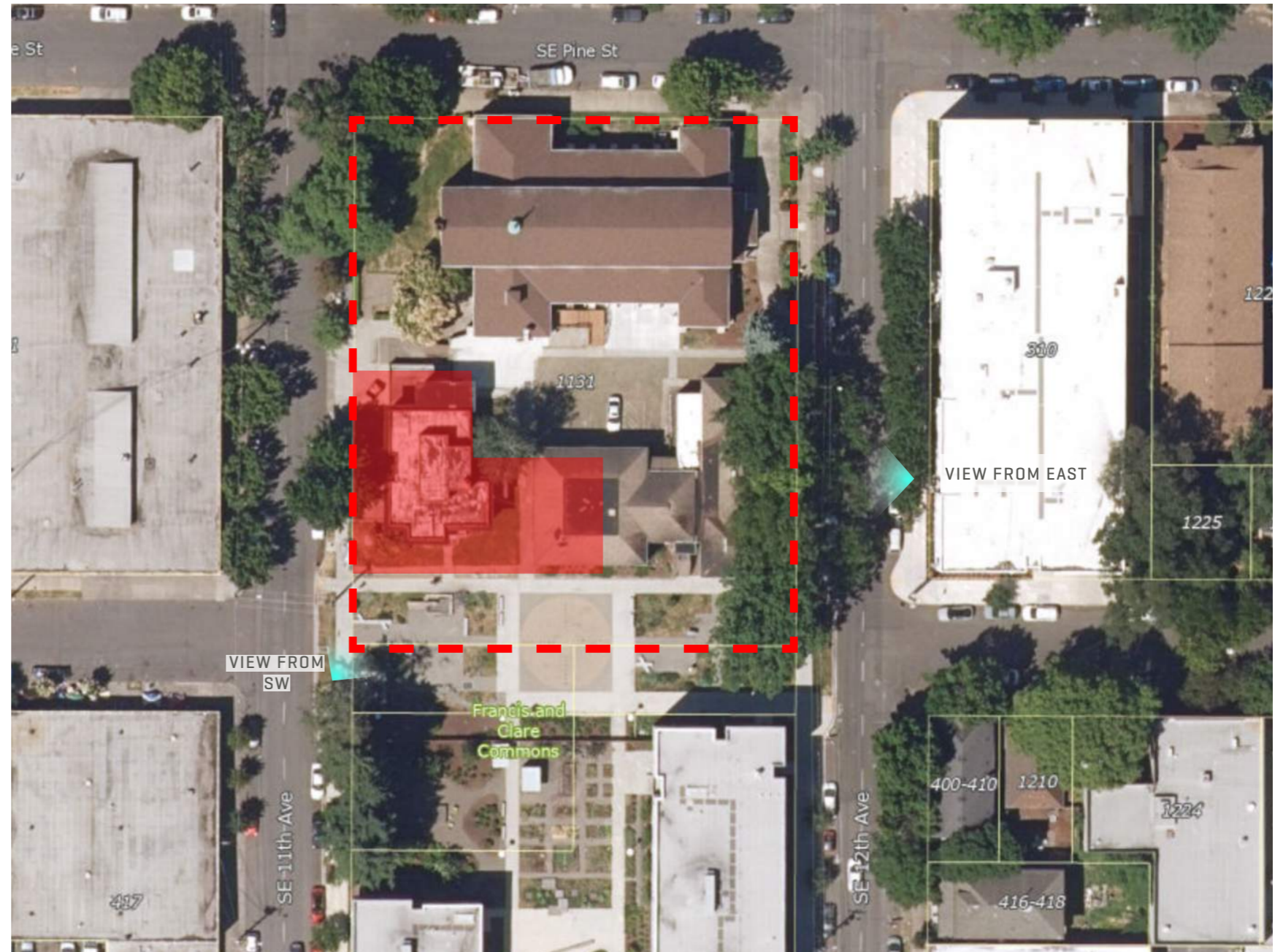
- ST. FRANCIS OF ASSISI CATHOLIC CHURCH - CHURCH BUILDING TO REMAIN
- 2 EXISTING BUILDINGS TO THE SOUTH OF THE CHURCH TO BE DEMOLISHED
- PEDESTRIAN PATH AND PARK CONNECTING 11TH AND 12TH STREET, FRANCIS AND CLARE COMMONS
- PORTLAND LOO - PUBLIC RESTROOM



View of Site from east looking west



View of site and plaza from southwest looking northeast.



# SITE CONTEXT

## SITE & VICINITY PHOTOS



Aerial view from SW looking NE



View of site from park corner



View of site from SE corner



Aerial view from NE looking SW



View of pedestrian connection to church



View of complete block

SITE CONTEXT  
UTILITIES

**GARBAGE & RECYCLING**

Heiberg Garbage Services  
Phone: 503-794-8212  
Collection day: Tuesday

**SEWER & ENVIRONMENTAL**

Bureau of Environmental Services  
Phone: 503-823-7740  
1120 SW 5th Ave. #613, Portland, OR 97204  
Watershed: Willamette River  
Clean River Rewards eligible

**WATER**

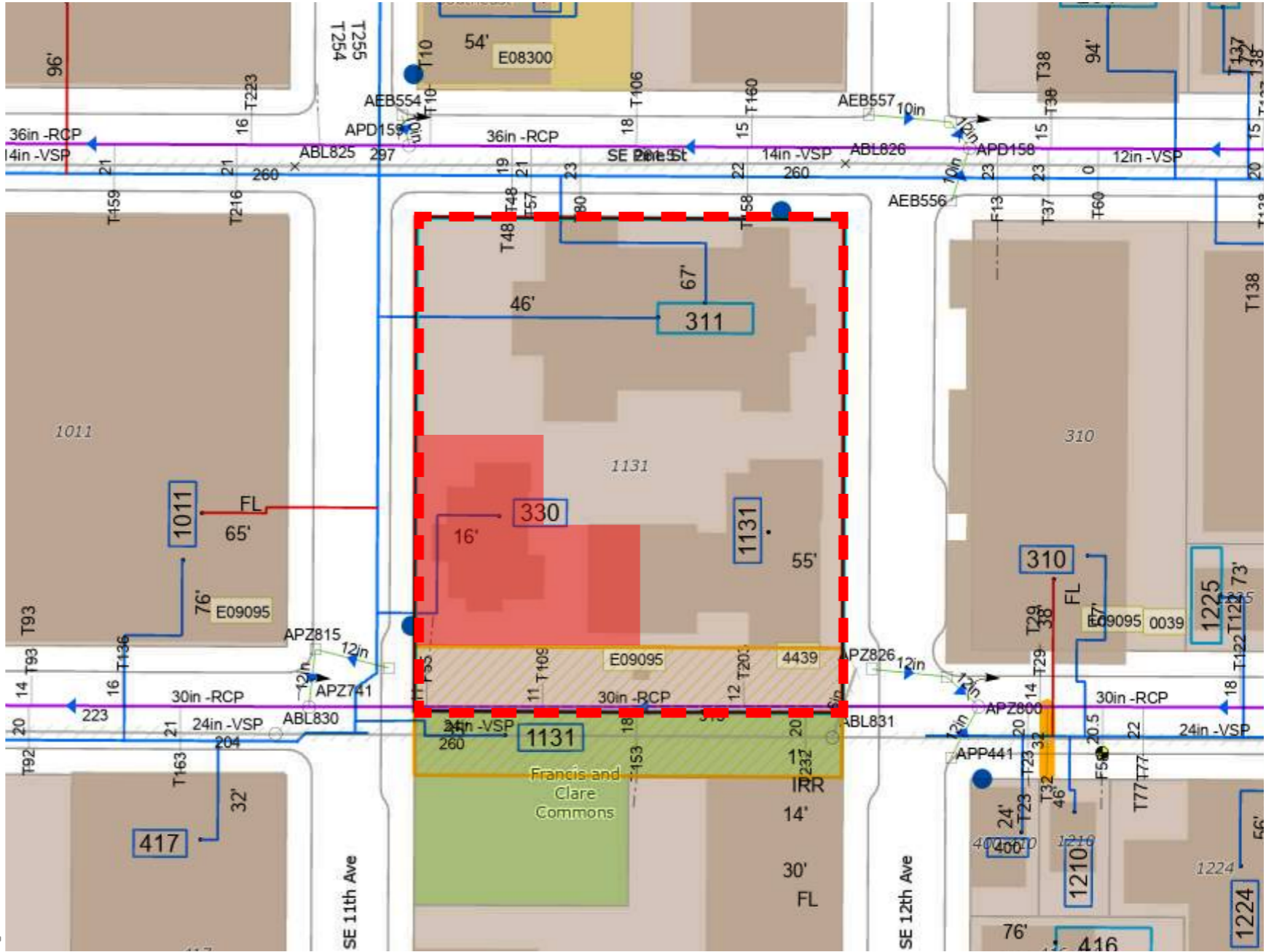
Portland Water Bureau  
Phone: 503-823-7770  
1120 SW 5th Ave. #405, Portland, OR 97204

**POWER**

Pacific Power (PacifiCorp)  
Phone: 888-221-7070

**GAS**

NW Natural  
Phone: 800-422-4012



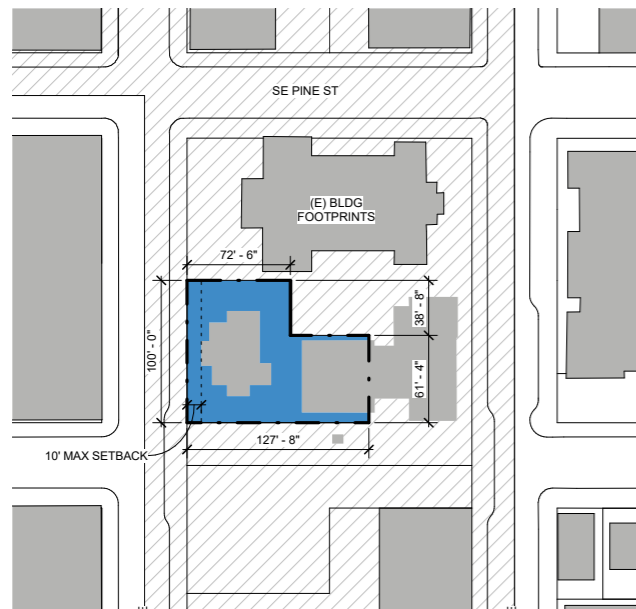
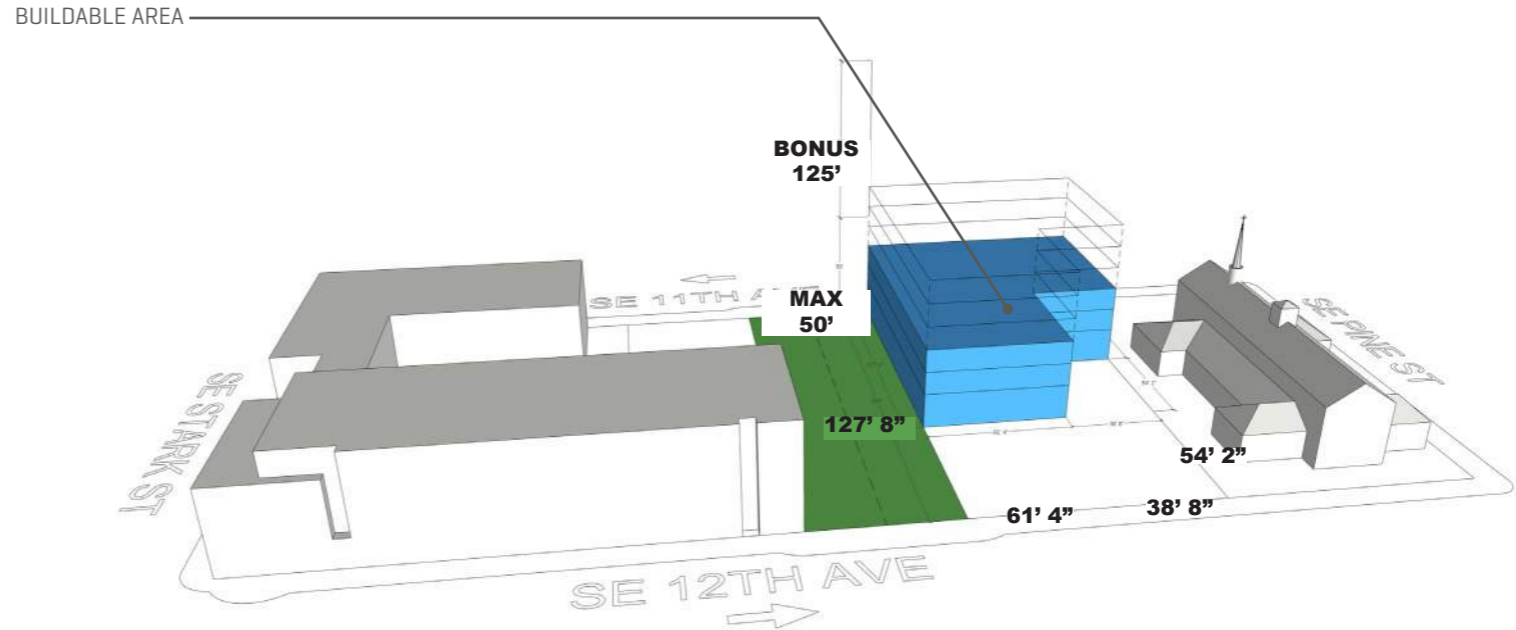
WATER ASSET / SEWER ASSET MAP

# SITE CONTEXT

## SITE CONSTRAINTS

### CONSTRAINTS & OPPORTUNITIES

- CENTRAL EMPLOYMENT ZONING W/ DESIGN OVERLAY
- CENTRAL CITY PLAN DISTRICT
- OAK STREET BETWEEN 11TH & 12 ST IS A VACATED STREET
- FRANCIS AND CLARE COMMONS ADJACENT TO THE SOUTH OF SITE
- SUPERBLOCK

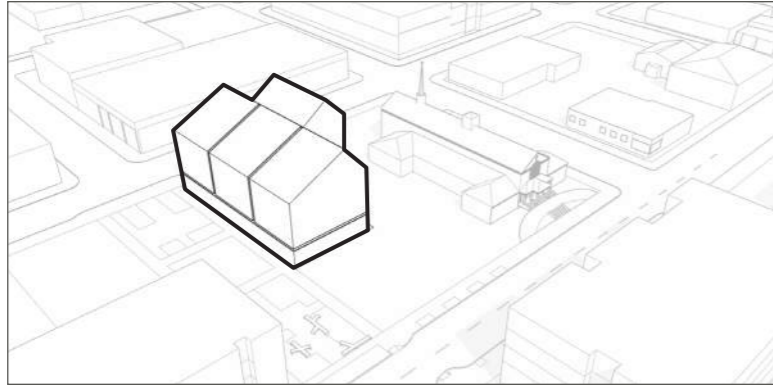


- MAX FAR [3:1] = 32,015 GSF
- MAX FAR W/ BONUS [5:1] = 53,360 GSF
- VACATED OAK STREET

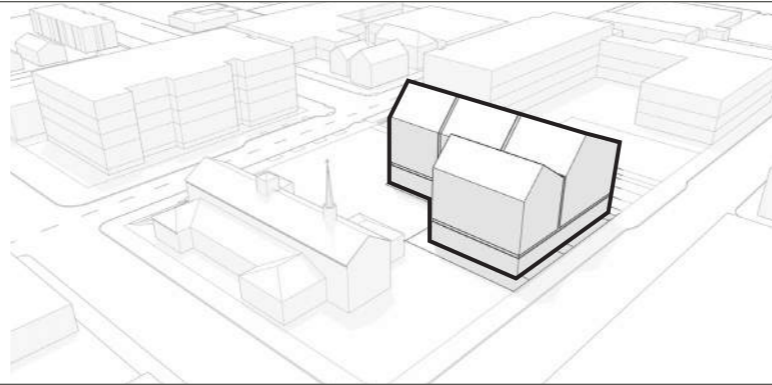
# CONCEPT DESIGN

# SUMMARY OF MASSING STUDIES

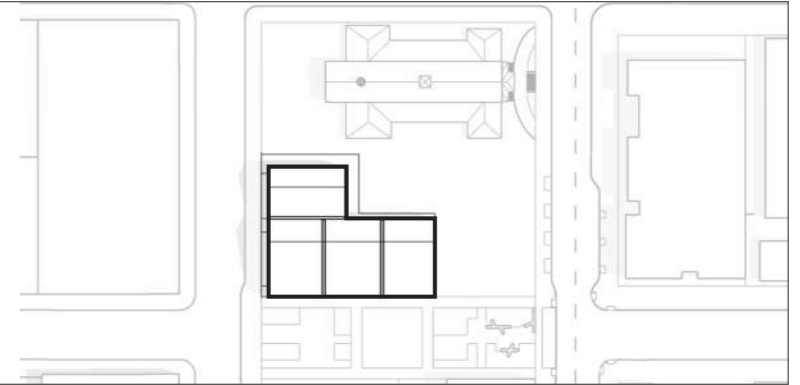
## V1



Aerial view from SE looking NW

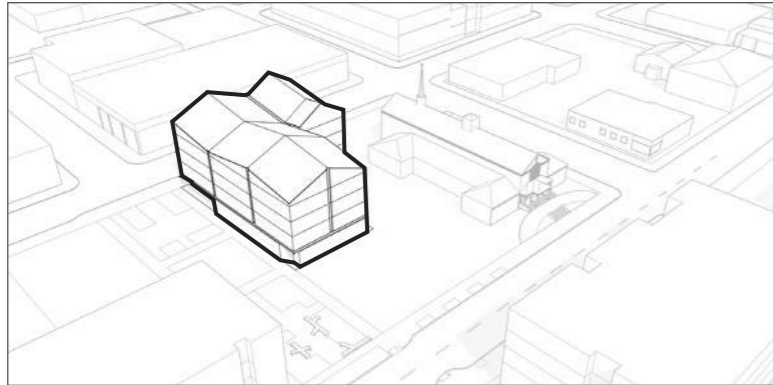


Aerial view from NW looking SE

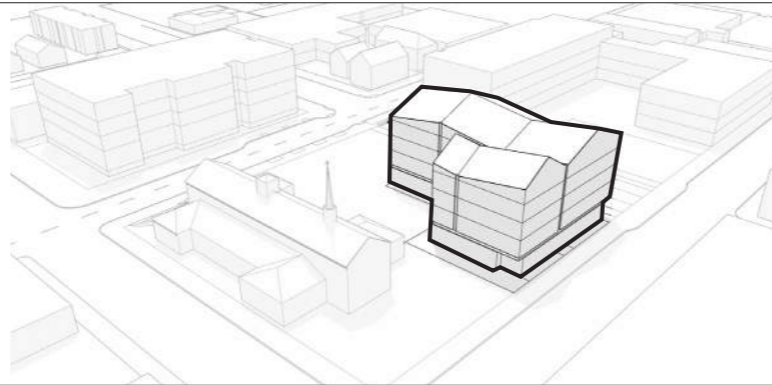


Plan view of site and adjacent buildings

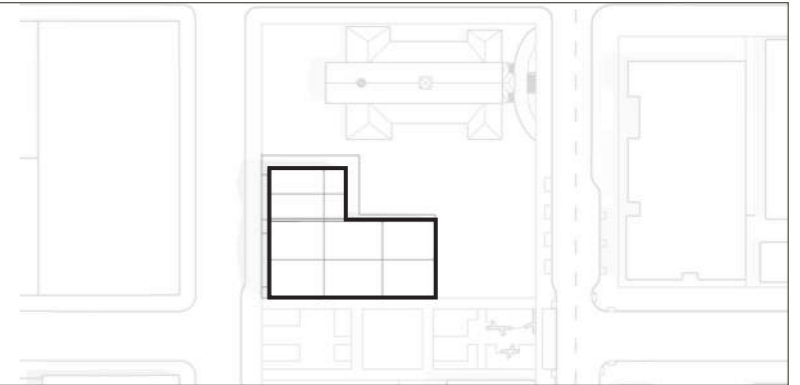
## V2 [preferred]



Aerial view from SE looking NW



Aerial view from NW looking SE

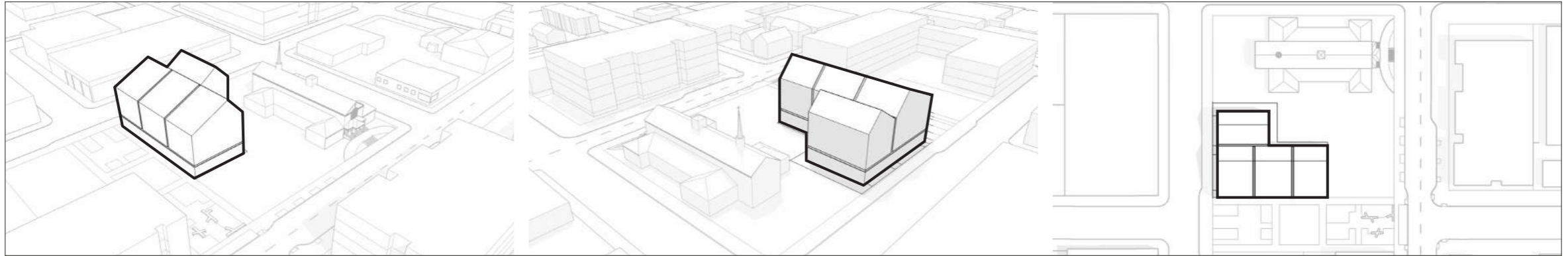


Plan view of site and adjacent buildings



# MASSING STUDY 1

V1



Aerial view from SE looking NW

Aerial view from NW looking SE

Plan view of site and adjacent buildings



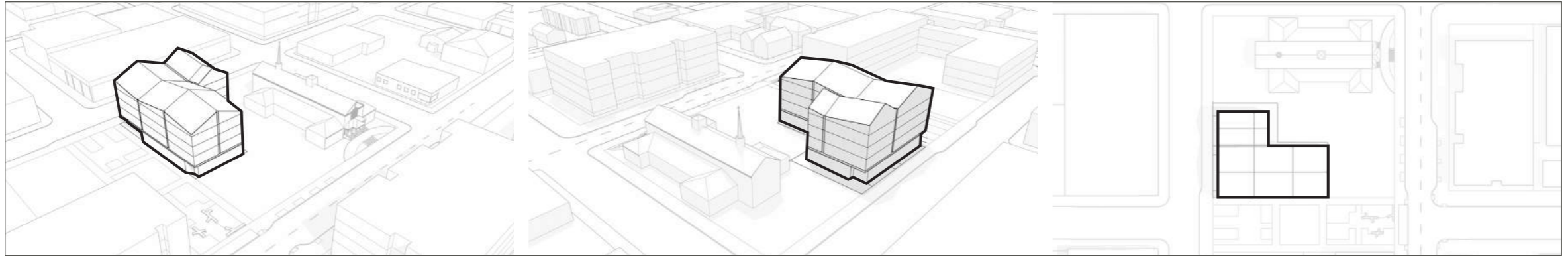
Google Earth



FRANCIS AND CLARE COMMONS

# MASSING STUDY 2

V2 [preferred]



Aerial view from SE looking NW

Aerial view from NW looking SE

Plan view of site and adjacent buildings



SE 11TH AVE.



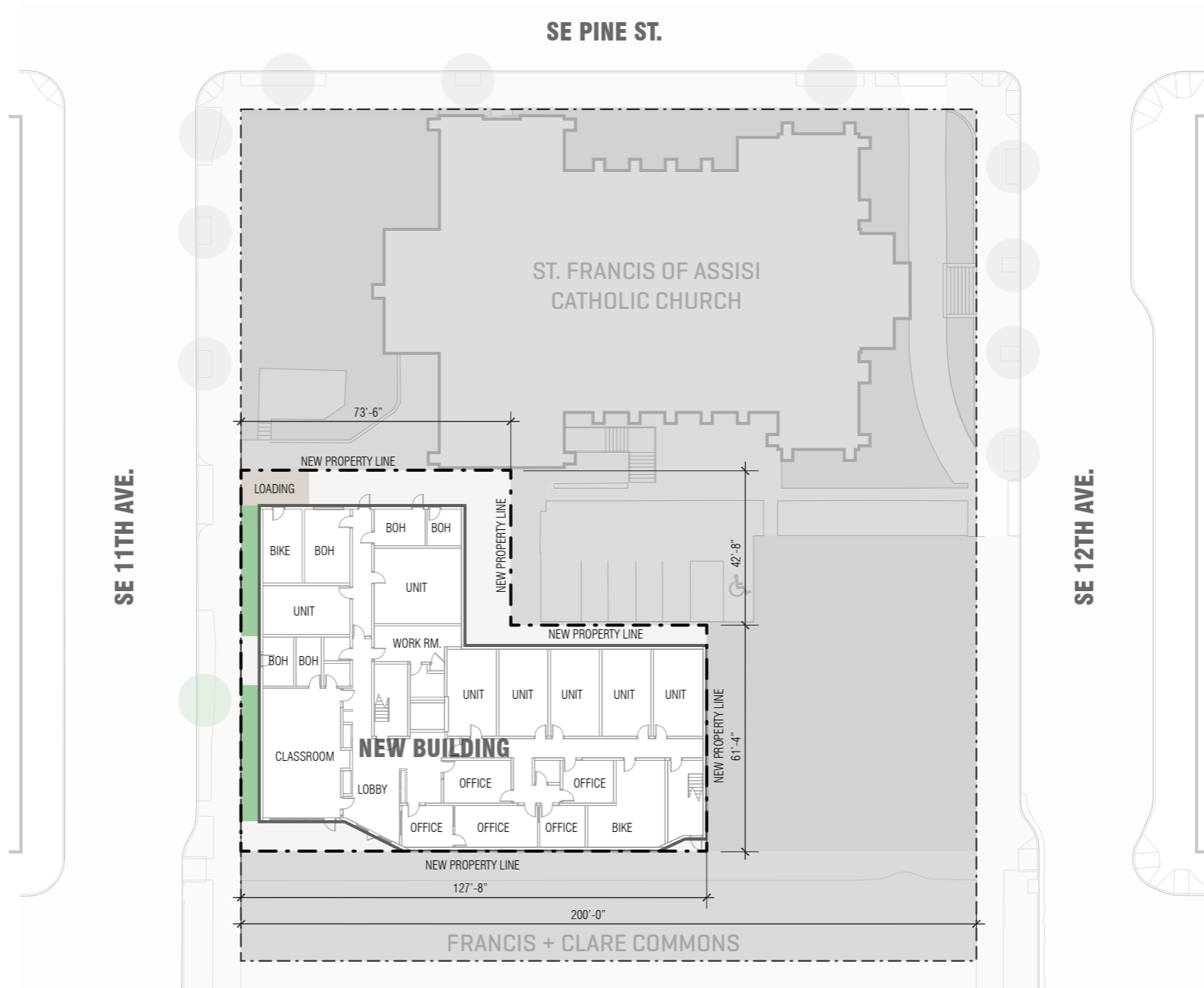
FRANCIS AND CLARE COMMONS

# PROPOSED SITE PLAN

1131 SE OAK ST

## ANTICIPATED MODIFICATIONS/ADJUSTMENTS

- BUILDING ENTRY LOCATION OFF OF COMMONS  
[MODIFICATION WILL BE REQUESTED]
- POTENTIAL LOADING ENTRANCE OFF SE 11TH AVE  
[MODIFICATION WILL BE REQUESTED]
- REMOVAL OF LANDSCAPE BUFFER AT LOADING  
[MODIFICATION WILL BE REQUESTED]



# GROUND FLOOR PLAN

LEVEL 1

BUILDING [35,435 GSF]

LEVEL 1 [8,655 GSF]

LOBBY - 425 SF

OFFICE - 1,115 SF

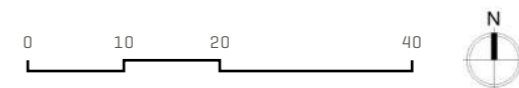
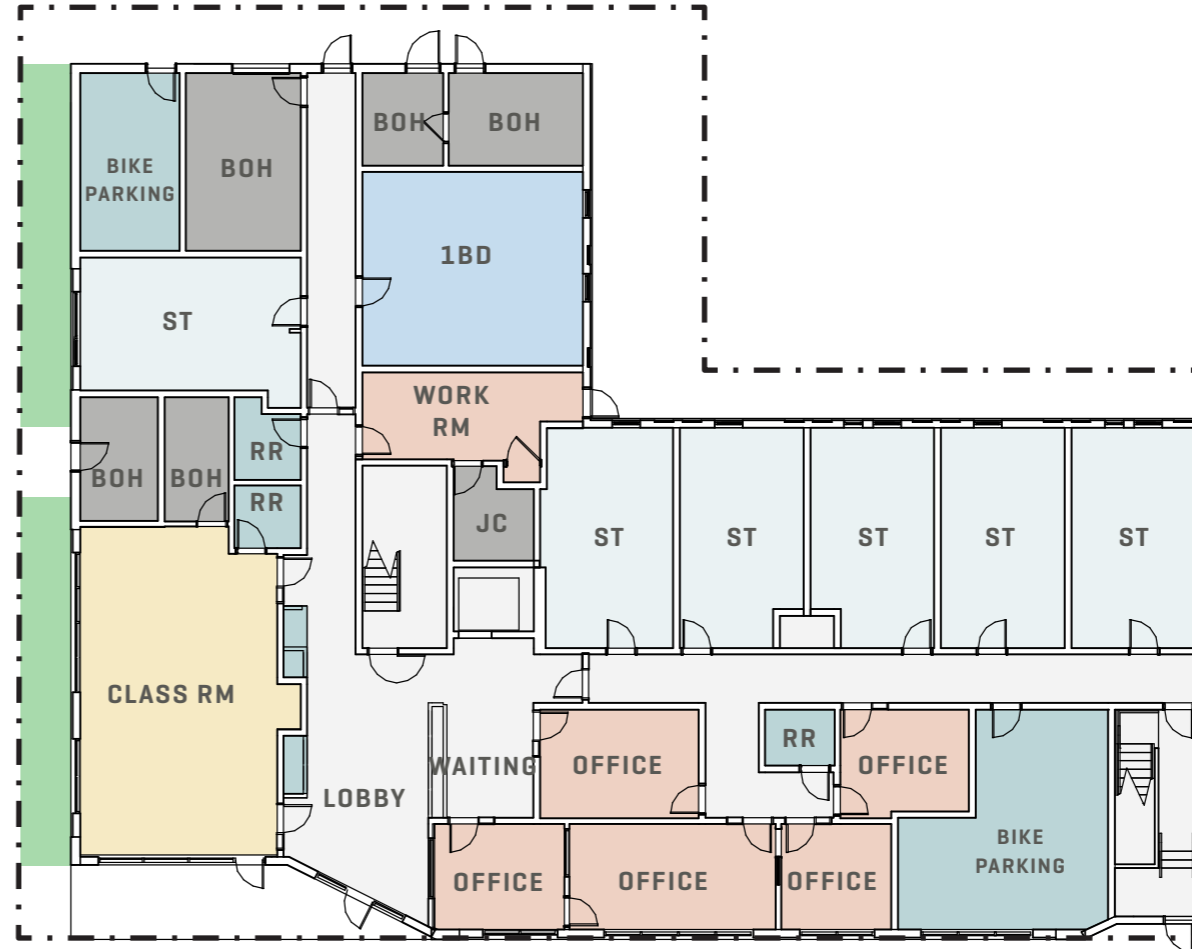
CLASSROOM - 740 SF

1 BED - 1

STUDIO - 6

B.O.H. - 738 SF

CIRC - 1,400 SF



# TYPICAL FLOOR PLAN

LEVEL 2-4

BUILDING [35,435 GSF]

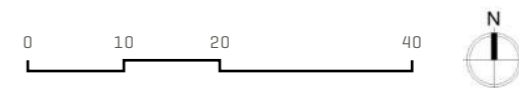
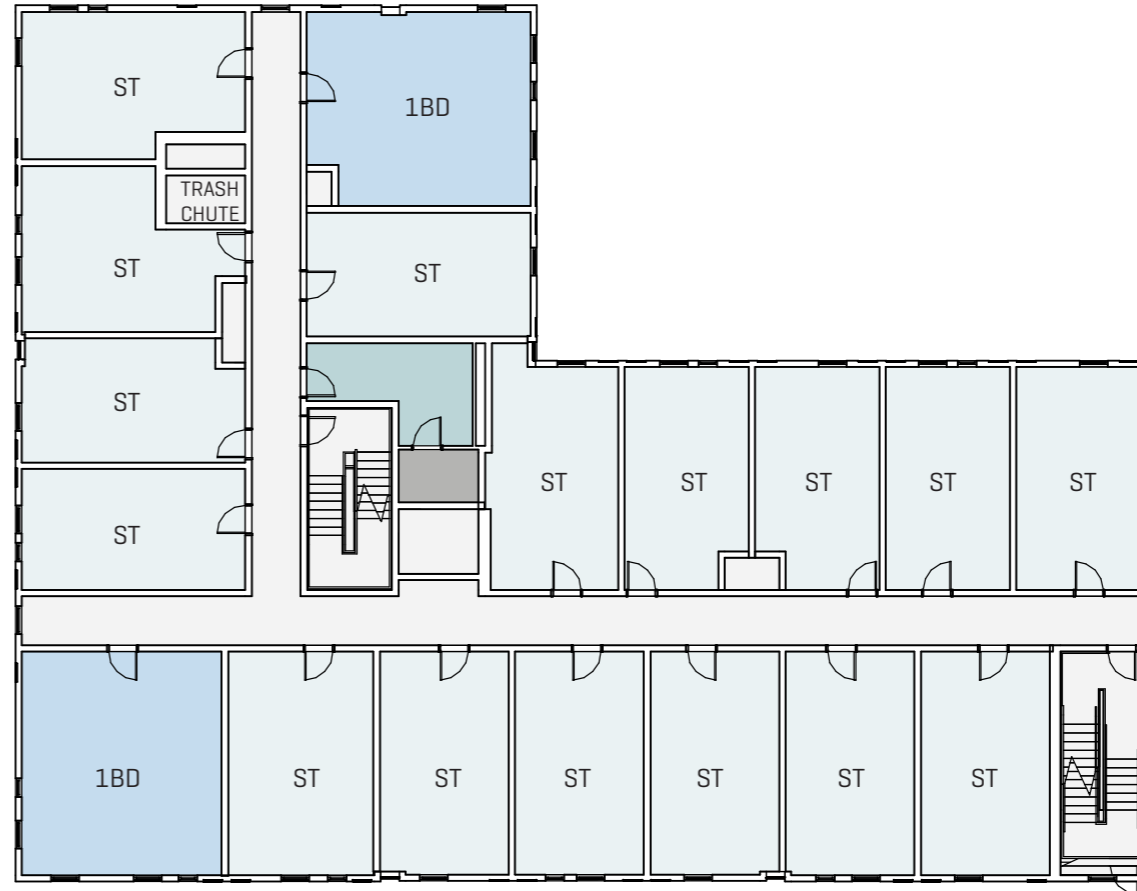
LEVELS 2-4 [26,780 GSF]

1 BED - 6

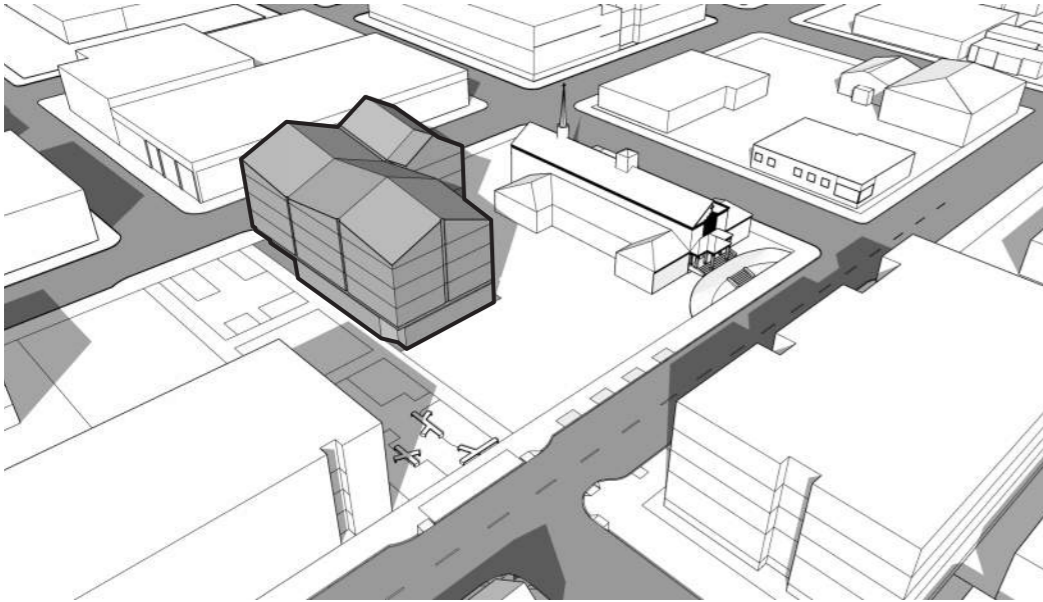
STUDIO - 48

B.O.H. - 144 SF

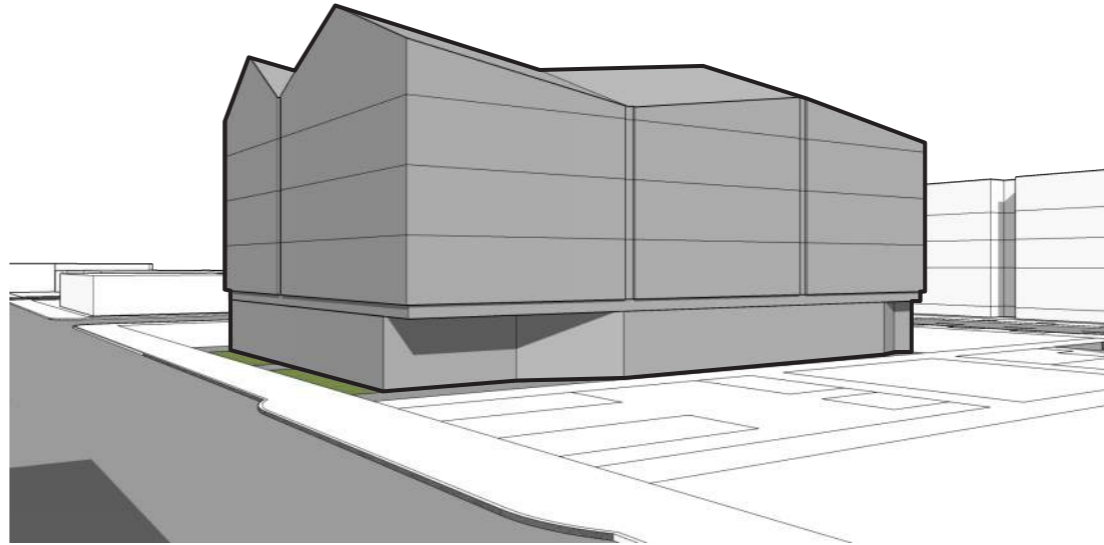
CIRC - 4,248 SF



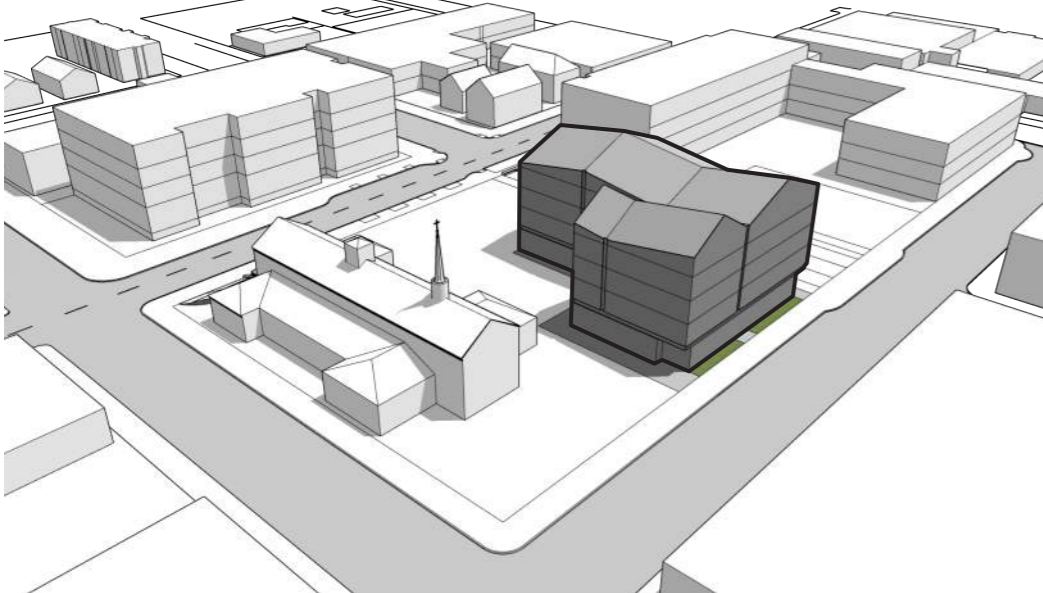
# PROJECT IMAGES



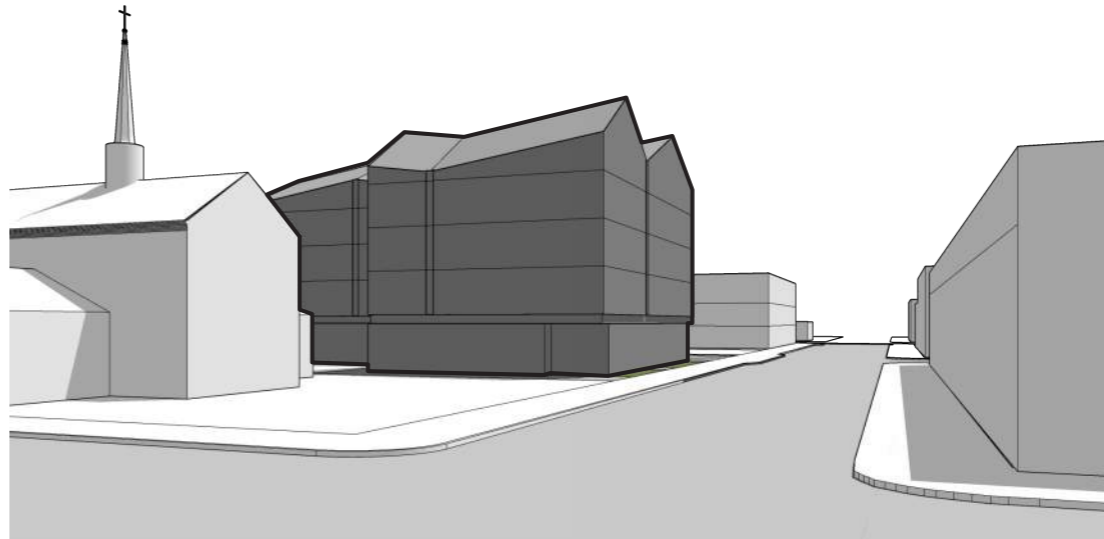
Proposed building massing viewed from SE



Proposed building massing viewed from SW looking NE



Proposed building massing viewed from NW



Proposed building massing viewed from NW looking SE

# MATERIAL CONCEPT



1. BRICK VENEER



2. COMPOSITE METAL PANEL



3. HARDIE PLANK LAP SIDING



4. COMPOSITE SHINGLE ROOF



H O L S T

THANK YOU



HOLST ARCHITECTURE \*KRISTINA HAURI\*  
123 NE 3RD, STE 310 PORTLAND OR 97232

DATE: 6/16/22

TO: Arthur Graves  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

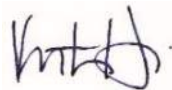
**Case File EA 22-123934 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **July 07, 2022** at 1:30pm (not time certain), and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 6/15/22 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **June 23, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **June 16, 2022**, or return this form by **June 23, 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



\_\_\_\_\_  
Signature

Kristina Hauri

\_\_\_\_\_  
Print Name

123 NE 3rd Ave, Ste 310

\_\_\_\_\_  
Address

Portland, OR 97232

\_\_\_\_\_  
City/State/Zip Code

# NOTICE OF PUBLIC HEARING



**Design Advice Request**  
**Block 240: Francis & Clare**

**CASE FILE** EA 22-123934 Design Advice Request

**WHEN** THURSDAY, July 07, 2022 @ 1:30 PM (not live stream)

**WHERE** ONLINE: Link to drawings is available at [www.purdueindiana.gov](https://www.purdueindiana.gov)

**HOW** TO COMMENT: Follow instructions on the Design Commission agenda @ [atd@purdueindiana.gov](mailto:atd@purdueindiana.gov)

**REVIEW BY** DESIGN COMMISSION

**PROPOSAL** The applicant is requesting a Design Advice Request (DAR) for a proposed multi-story building located at the intersection of Francis and Clare streets. The building is a four-story structure with a dark facade and large windows. The applicant is requesting a Design Advice Request (DAR) for the proposed building. The applicant is requesting a Design Advice Request (DAR) for the proposed building. The applicant is requesting a Design Advice Request (DAR) for the proposed building.

**REVISION** 1.00

**DATE** 7/1/2022

**PROJECT** Block 240: Francis & Clare

**ADDRESS** 2111 26th Street

**OWNER** K&M - Central Development Group, LLC with George Christy - Central City Plan District

**ARCHITECT** Central City Plan District

**FOR MORE INFO** Please contact the Planning Department at [atd@purdueindiana.gov](mailto:atd@purdueindiana.gov) or call 317-492-2200.

**CONTACT** [atd@purdueindiana.gov](mailto:atd@purdueindiana.gov) or call 317-492-2200.

**NOTICE OF PUBLIC HEARING**



**State of Maryland**  
**Department of General Services**  
**Office of the State Architect**

**Project:** [Illegible]  
**Location:** [Illegible]  
**Architect:** [Illegible]

**Public Hearing:** [Illegible]  
**Date:** [Illegible]  
**Time:** [Illegible]

**Comments:** [Illegible]

**NOTICE OF PUBLIC HEARING**



**Public Hearing Information**

**Project Name:** [Illegible]

**Project Location:** [Illegible]

**Project Description:** [Illegible]

**Public Hearing Date:** [Illegible]

**Public Hearing Time:** [Illegible]

**Public Hearing Location:** [Illegible]

**Project Lead:** [Illegible]

**Contact Information:** [Illegible]



**NOTICE OF PUBLIC HEARING**



Public Hearing Notice

Project Name: [Illegible]

Project Location: [Illegible]

Project Description: [Illegible]

Public Hearing Date: [Illegible]

Public Hearing Time: [Illegible]

Public Hearing Location: [Illegible]

For more information, please contact: [Illegible]

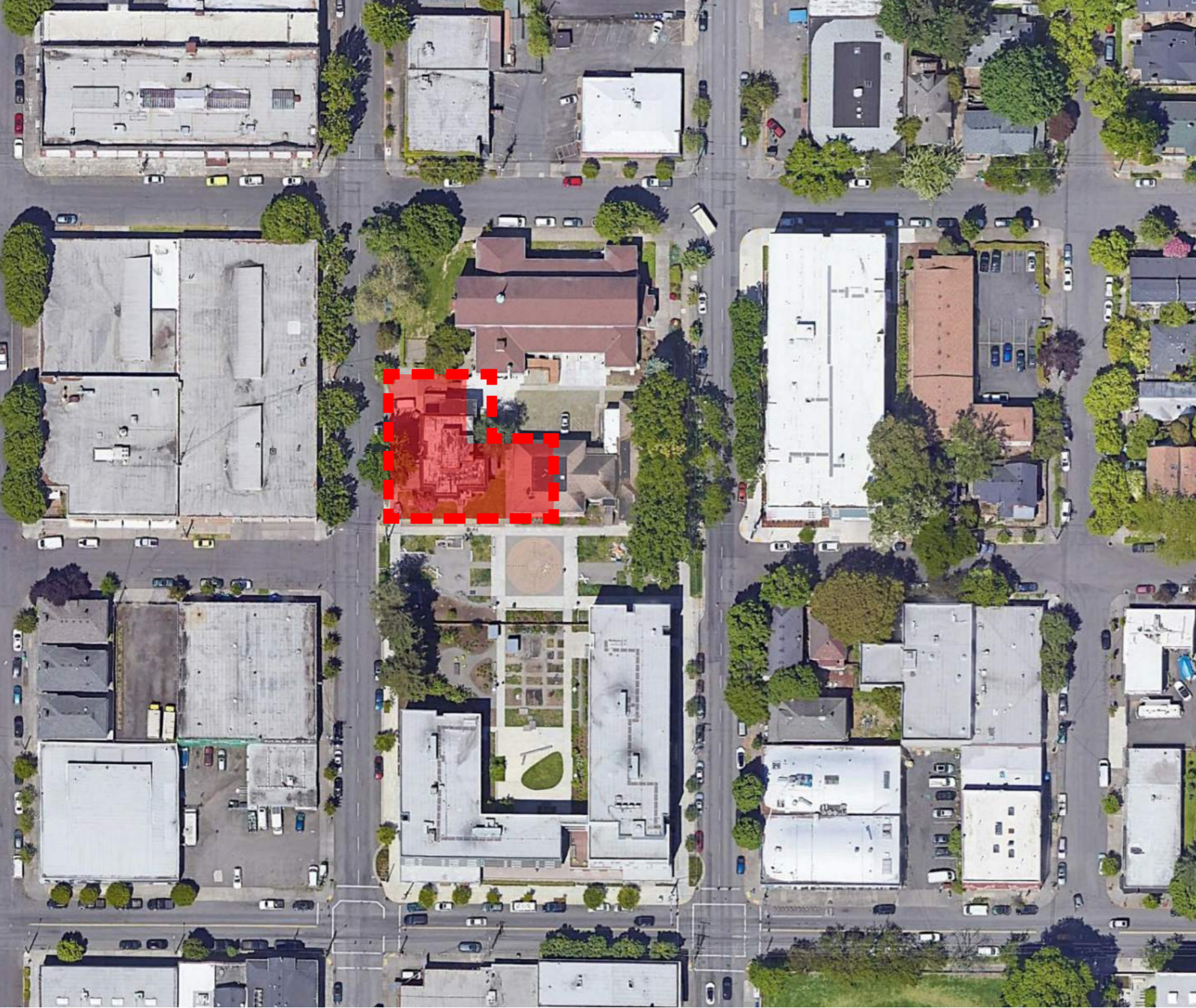
H O L S T

23 June 2022

CATHOLIC CHARITIES  
Francis + Clare Place

PORTLAND, OR

*EA 22-123934 DA*



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### CONCEPT DESIGN

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MATERIAL CONCEPT .....	20

# PROJECT SUMMARY

## TEAM INFO

### APPLICANT

HOLST ARCHITECTURE

123 NE 3rd Ave Suite 310, Portland, OR 97232

[503] 233-9856

Contact: Kristina Hauri

khauri@holstarc.com

## DEVELOPMENT PROGRAM

### PROPOSAL

The proposed building is a 4-story structure of approximately 37,000 square feet with 61 units, 54 studios and 7 1-bedrooms, of permanent supportive housing. Amenities will include classroom, on-site supportive services, resident services, and property management.





# CONTEXT STUDY

# ZONING SUMMARY

1131 SE OAK ST

## ZONING ANALYSIS

BASE ZONE: EX

OVERLAYS: DESIGN OVERLAY ZONE

PLAN DISTRICT: CENTRAL CITY PLAN DISTRICT

ALLOWABLE USES: Household Living, Group Living, Retail Sales and Service, Office, Vehicle Repair, Commercial Parking, Commercial Outdoor Recreation, Manufacturing and Production, Warehouse and Freight Movement, Wholesale Sales, Industrial Services

GROUND FLOOR ACTIVE USE: NONE

MAX FAR: 3:1

BONUS FAR: 3:1 (6:1 TOTAL)

· PROPOSED FAR: 3.3:1

MAX HEIGHT: 50 FT

BONUS HEIGHT: 75 FT [125 FT TOTAL]

· PROPOSED HEIGHT: 61 FT

REQ'D BLDG SETBACKS: NONE

· PROPOSED: 6' ON SE 11TH AVE

0' ON FRANCIS + CLARE COMMONS

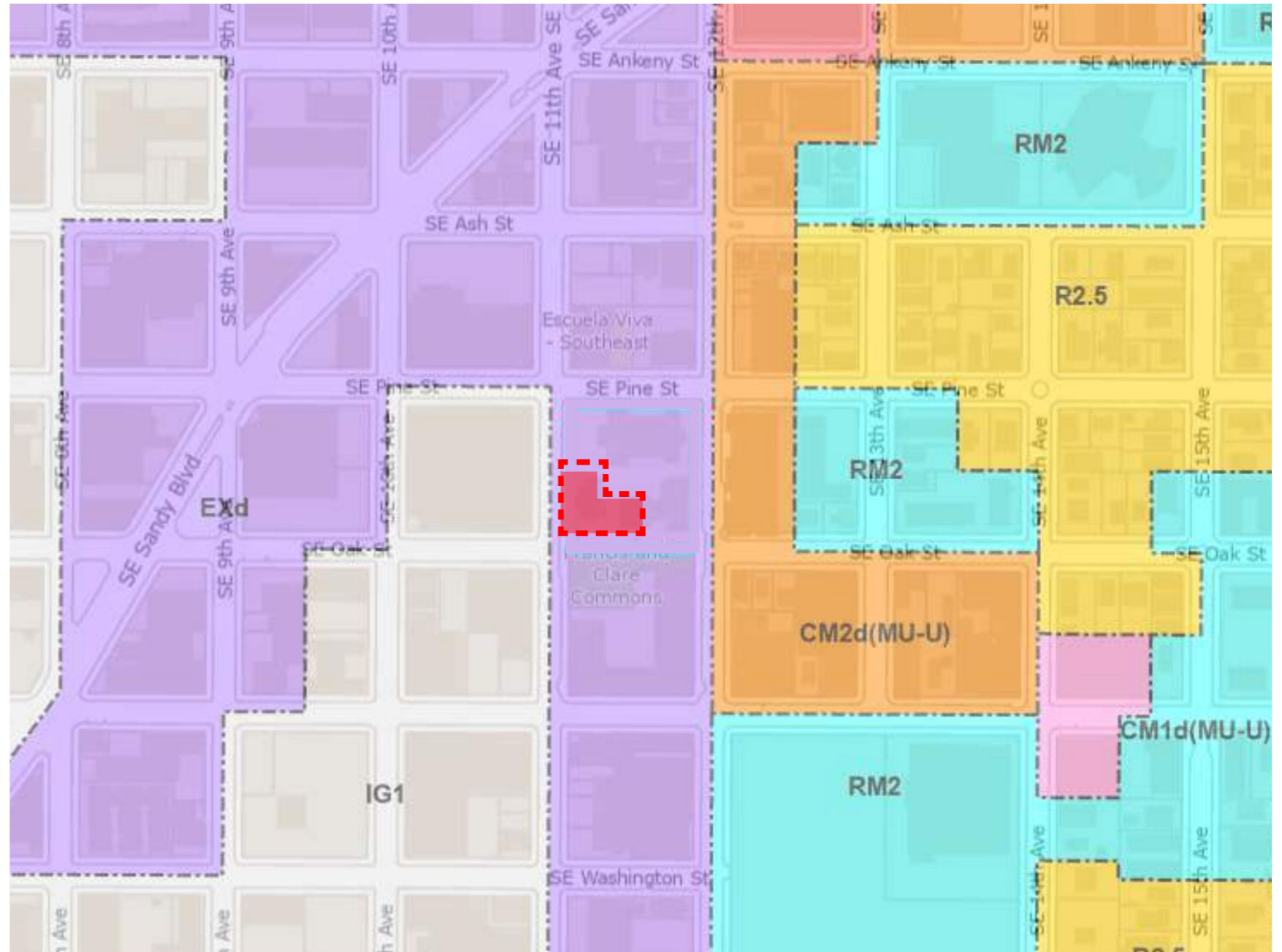
MAX BUILDING SITE COVERAGE: 100%

· PROPOSED SITE COVERAGE: 81%

MIN LANDSCAPED SITE AREA: NONE

MIN/MAX PARKING: 0 [PER IH REQ 33.245]

GROUND FLOOR WINDOW STANDARDS APPLY



# URBAN CONTEXT

## PEDESTRIAN, TRANSIT, AND VEHICLE SITE ACCESS

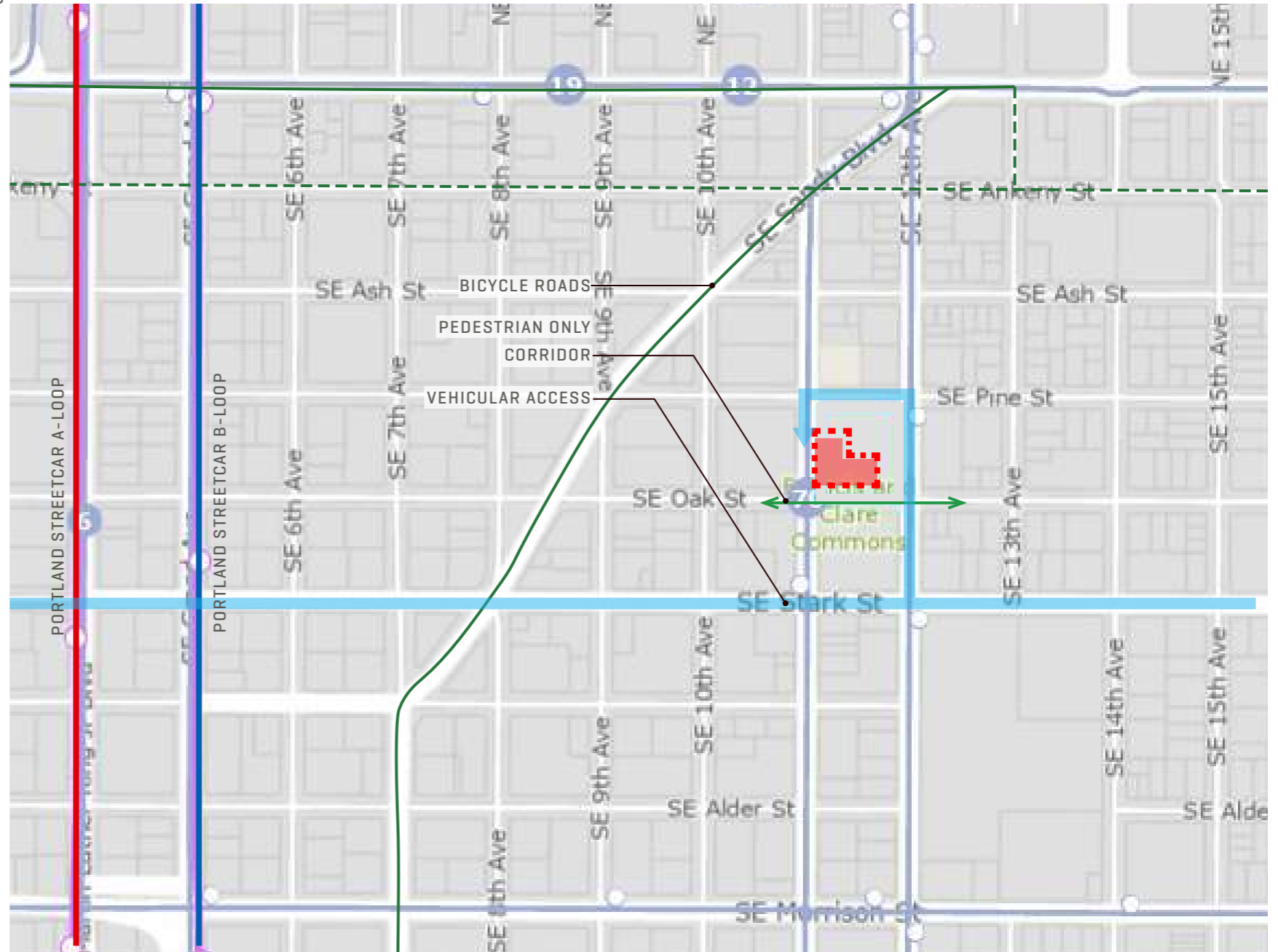
### MULTI-MODAL CIRCULATION

- BUS LINE 70, 12, 19, 6, 15
- PORTLAND STREET CAR A & B LOOP

### PEDESTRIAN & VEHICLE ACCESS POINTS

- PEDESTRIAN ACCESS ON SE OAK & SE 11TH OR SE OAK AND SE 12TH
- VEHICLE ACCESS: SE OAK AND SE 11TH AVE
- BICYCLE ACCESS : DEDICATED BIKE LANE ON SE SANDY AND SE 12TH; BICYCLE-FRIENDLY ROAD ON SE ANKENY ST.

### MAP 510-1 CENTRAL CITY PLAN DISTRICT AND SUBDISTRICTS



# URBAN CONTEXT

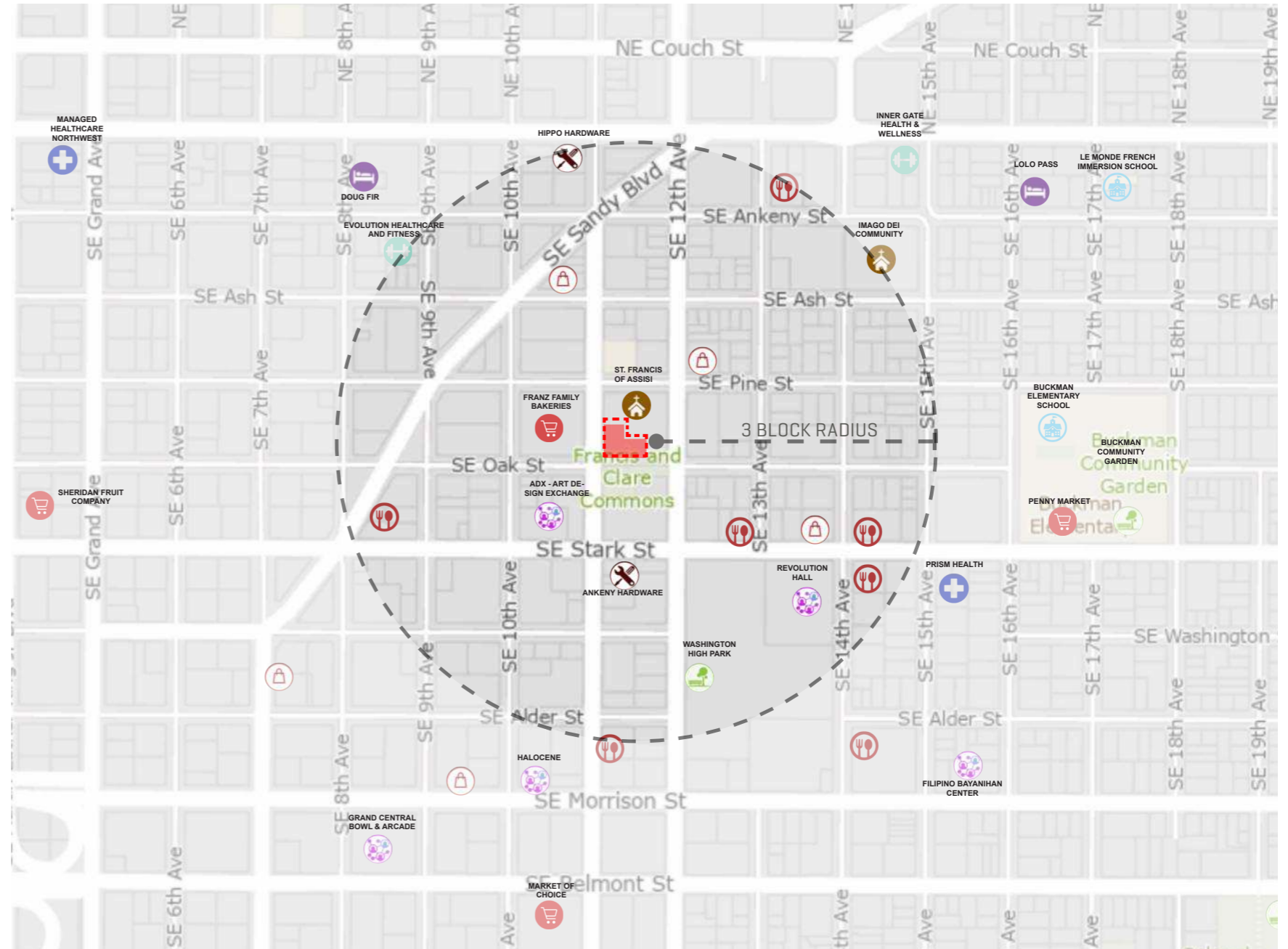
## PUBLIC AMENITIES & OPEN SPACE

### PUBLIC AMENITIES

- GROCERIES: MARKET OF CHOICE, FRANZ FAMILY BAKERIES, PENNY MARKET, SHERIDAN FRUIT COMPANY
- HEALTHCARE: MANAGED HEALTHCARE NORTHWEST, PRISM HEALTH
- LEISURE/WELLNESS: EVOLUTION HEALTHCARE & FITNESS, BRIDGETOWN FITNESS, WHOLE BODY FITNESS
- COMMUNITY: FILIPINO BAYANIHAN CENTER, ADX - ART DESIGN XCHANGE, REVOLUTION HALL
- PUBLIC SCHOOLS
- BUCKMAN COMMUNITY NEIGHBORHOOD

### OPEN SPACE

- FRANCIS AND CLARE COMMONS - ADJACENT TO SITE
- WASHINGTON HIGH SCHOOL DOG PARK, 0.1 MILES FROM SITE
- BUCKMAN COMMUNITY GARDEN, 0.4 MILES FROM SITE



# SITE CONTEXT

## EXISTING CONDITIONS

### EXISTING CONDITIONS PLAN

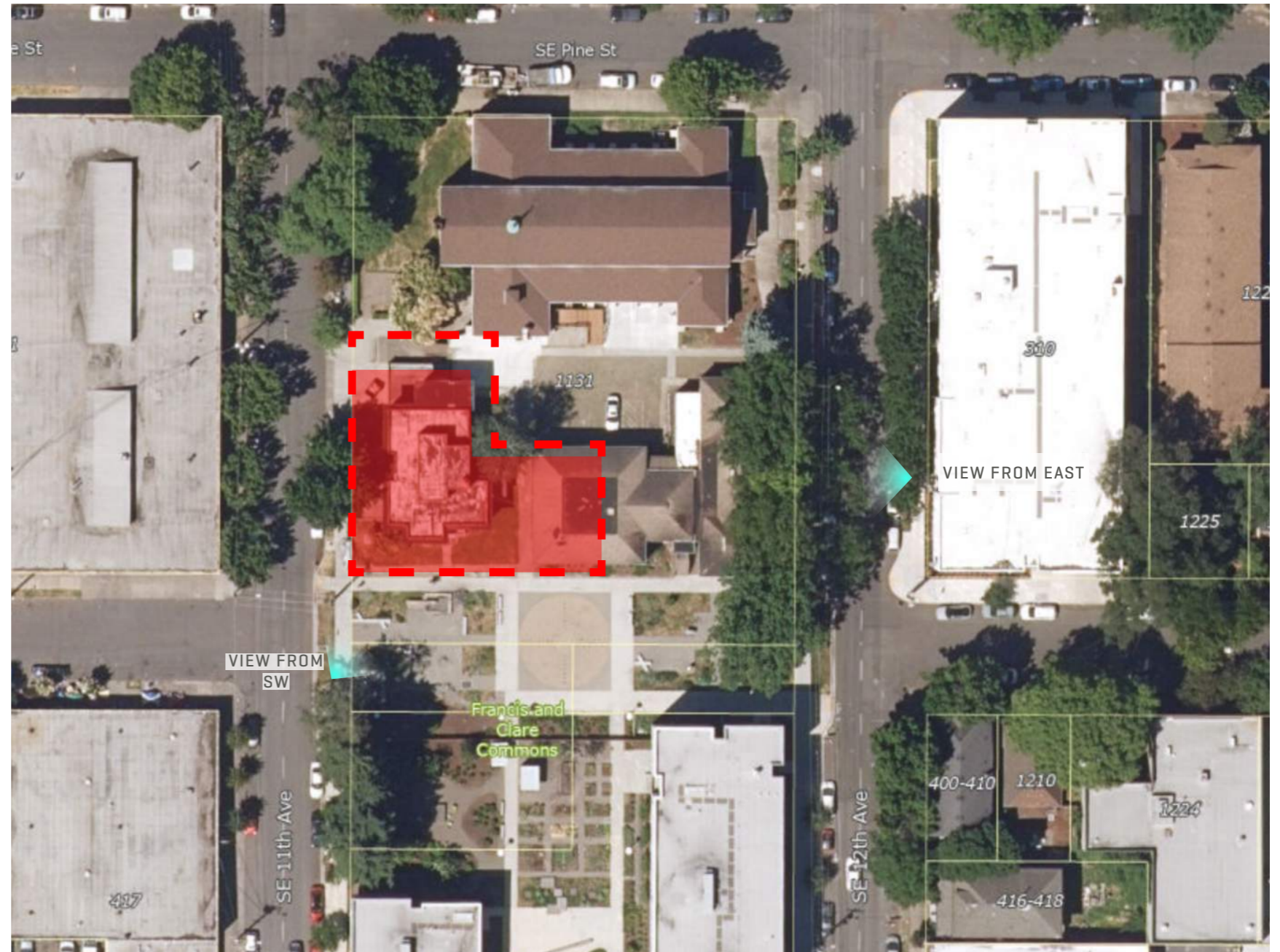
- ST. FRANCIS OF ASSISI CATHOLIC CHURCH - CHURCH BUILDING TO REMAIN
- 2 EXISTING BUILDINGS TO THE SOUTH OF THE CHURCH TO BE DEMOLISHED
- PEDESTRIAN PATH AND PARK CONNECTING 11TH AND 12TH STREET, FRANCIS AND CLARE COMMONS
- PORTLAND LOO - PUBLIC RESTROOM



View of Site from east looking west



View of site and plaza from southwest looking northeast.



# SITE CONTEXT

## SITE & VICINITY PHOTOS



Aerial view from SW looking NE



View of site from park corner



View of site from SE corner



Aerial view from NE looking SW



View of pedestrian connection to church



View of complete block

# SITE CONTEXT UTILITIES

## GARBAGE & RECYCLING

Heiberg Garbage Services  
 Phone: 503-794-8212  
 Collection day: Tuesday

## SEWER & ENVIRONMENTAL

Bureau of Environmental Services  
 Phone: 503-823-7740  
 1120 SW 5th Ave. #613, Portland, OR 97204  
 Watershed: Willamette River  
 Clean River Rewards eligible

## WATER

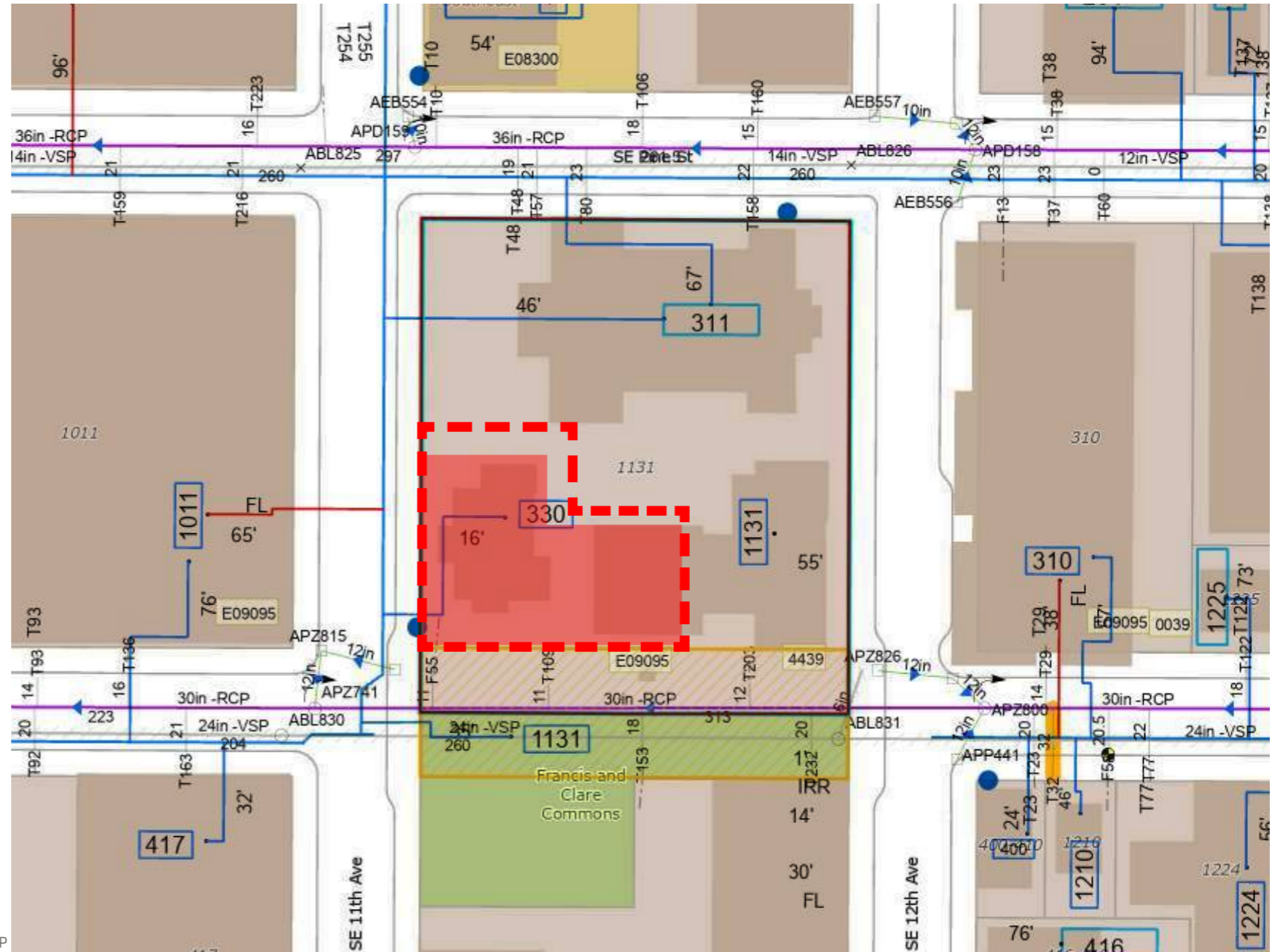
Portland Water Bureau  
 Phone: 503-823-7770  
 1120 SW 5th Ave. #405, Portland, OR 97204

## POWER

Pacific Power (PacifiCorp)  
 Phone: 888-221-7070

## GAS

NW Natural  
 Phone: 800-422-4012

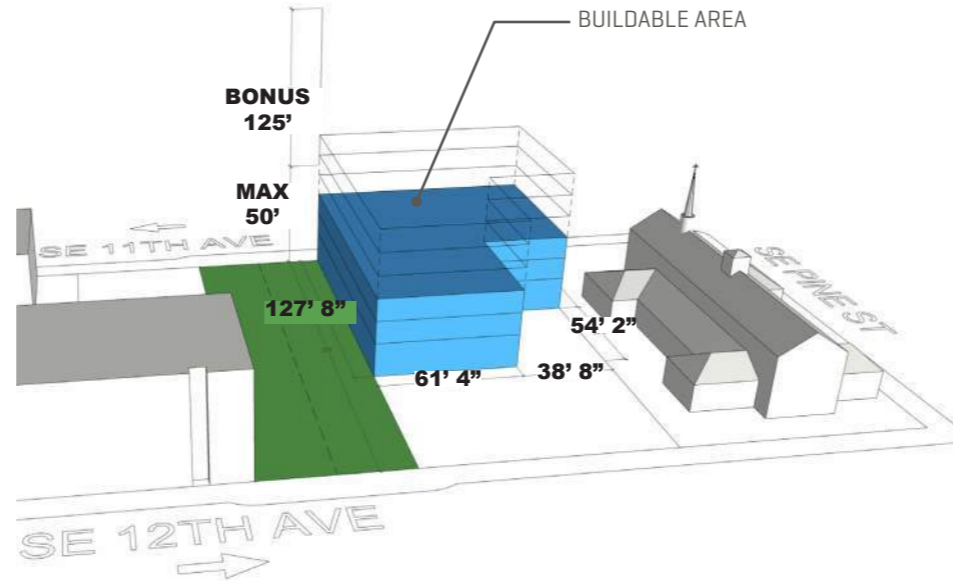


# SITE CONTEXT

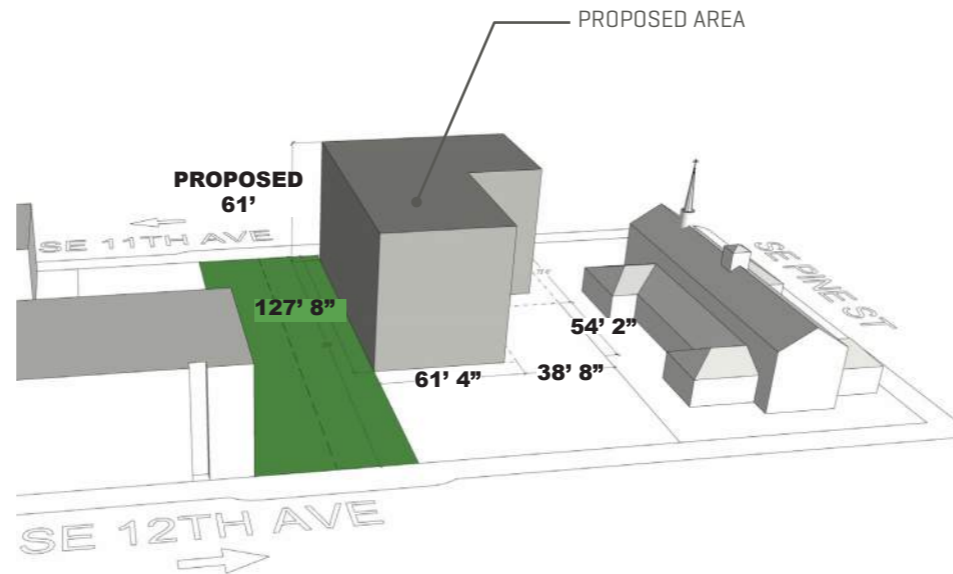
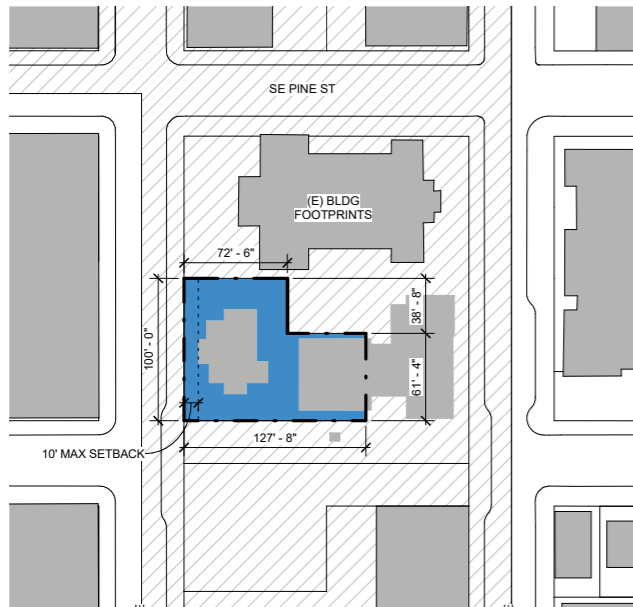
## SITE CONSTRAINTS

### CONSTRAINTS & OPPORTUNITIES

- CENTRAL EMPLOYMENT ZONING W/ DESIGN OVERLAY
- CENTRAL CITY PLAN DISTRICT
- OAK STREET BETWEEN 11TH & 12 ST IS A VACATED STREET
- FRANCIS AND CLARE COMMONS ADJACENT TO THE SOUTH OF SITE
- SUPERBLOCK



- MAX FAR [3:1] = 32,015 GSF
- MAX FAR W/ BONUS [5:1] = 53,360 GSF
- VACATED OAK STREET



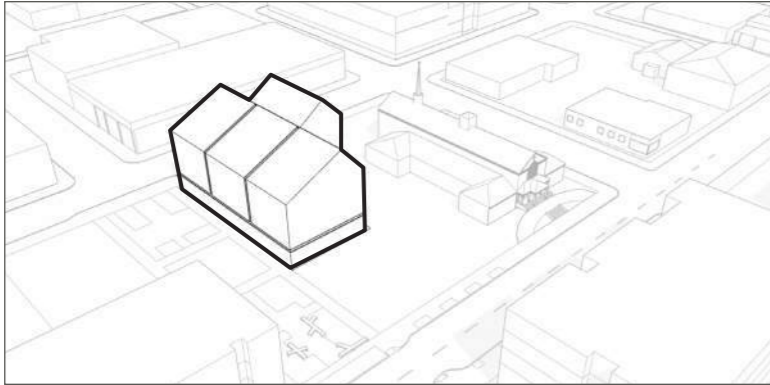
- PROPOSED FAR [3.3:1] = 35,435 GSF
- VACATED OAK STREET



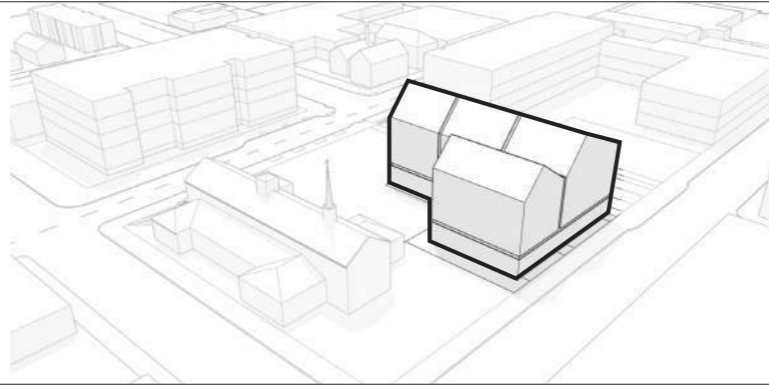
# CONCEPT DESIGN

# SUMMARY OF MASSING STUDIES

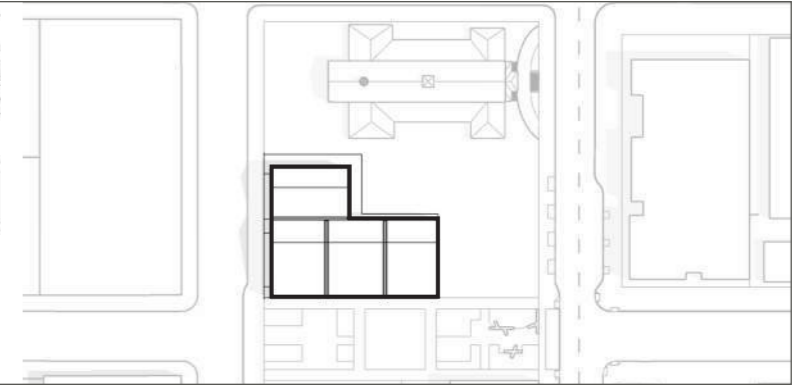
## V1



Aerial view from SE looking NW

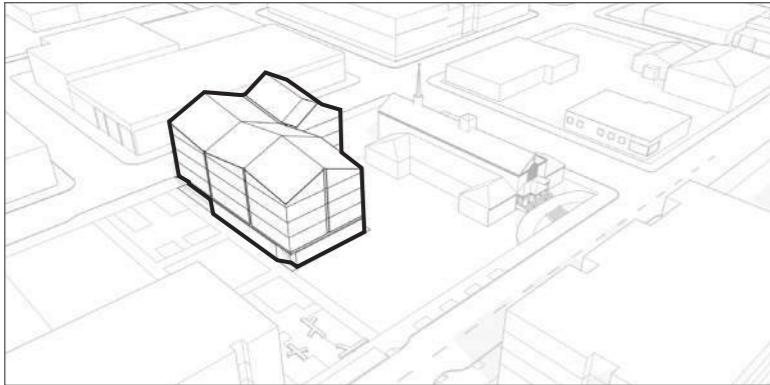


Aerial view from NW looking SE

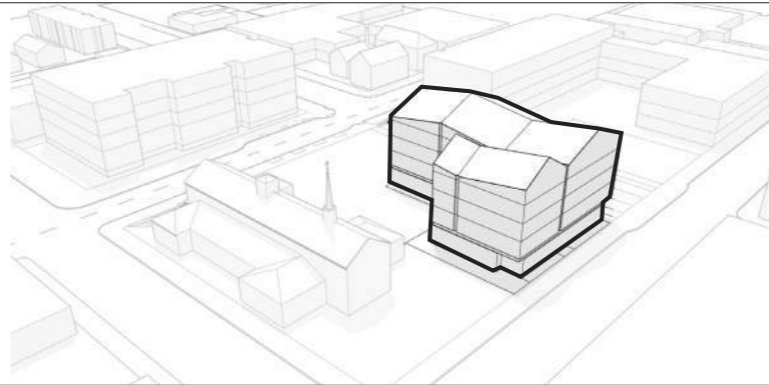


Plan view of site and adjacent buildings

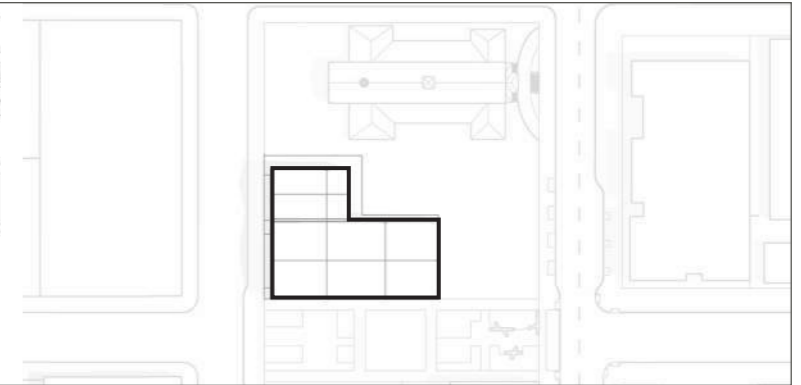
## V2 [preferred]



Aerial view from SE looking NW



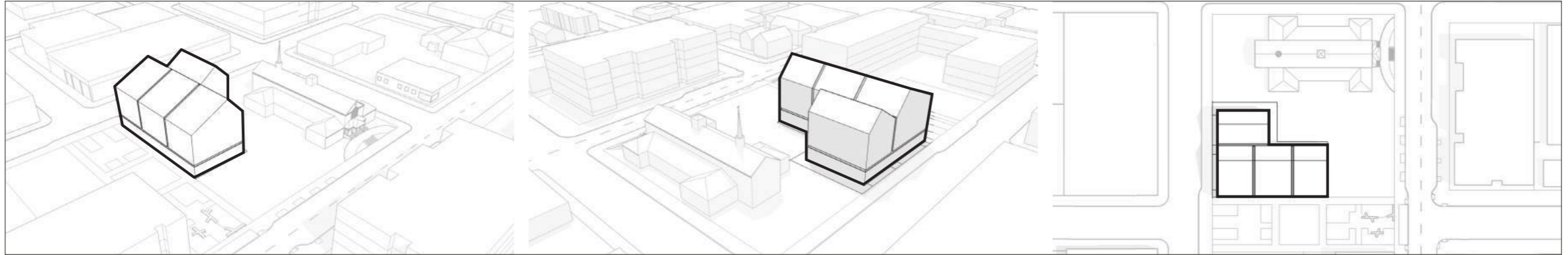
Aerial view from NW looking SE



Plan view of site and adjacent buildings

# MASSING STUDY 1

V1



Aerial view from SE looking NW

Aerial view from NW looking SE

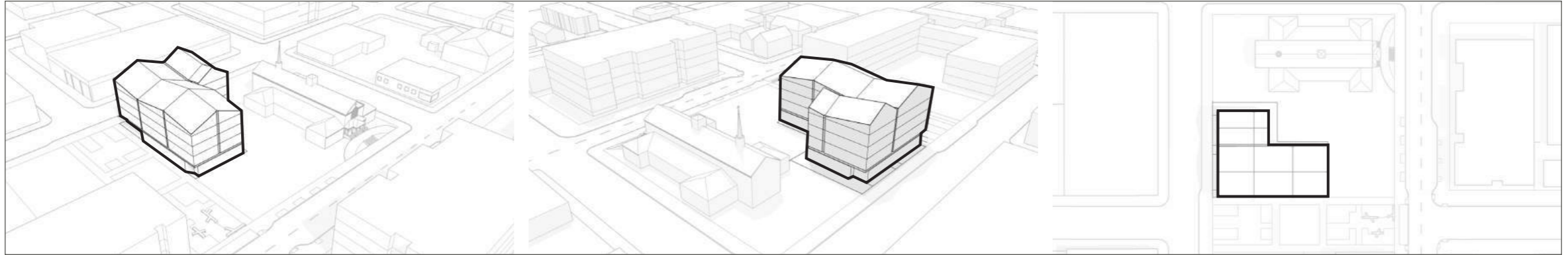
Plan view of site and adjacent buildings



FRANCIS AND CLARE COMMONS

# MASSING STUDY 2

V2 [preferred]



Aerial view from SE looking NW

Aerial view from NW looking SE

Plan view of site and adjacent buildings



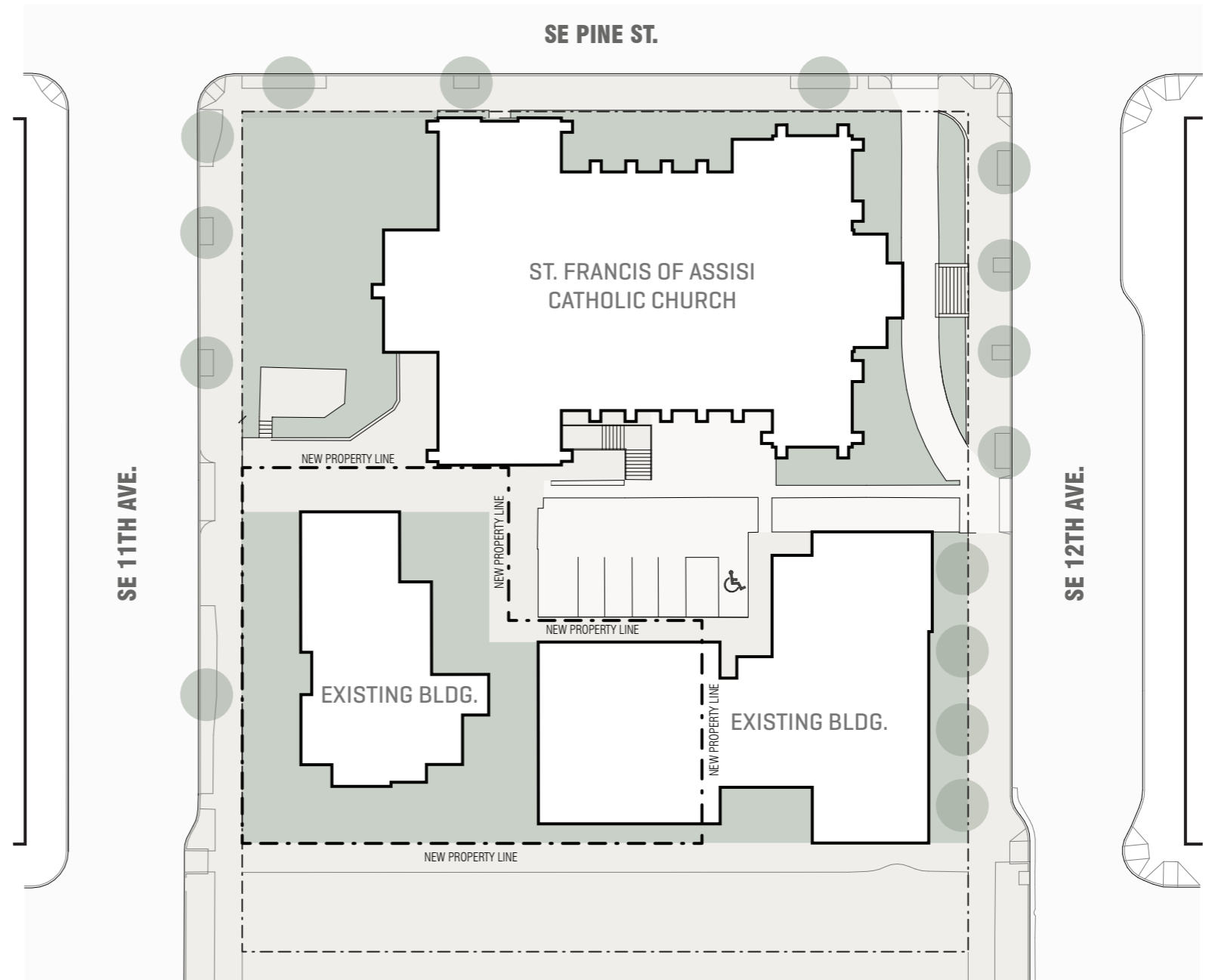
Google Earth



FRANCIS AND CLARE COMMONS

# EXISTING SITE CONDITIONS

1131 SE OAK ST

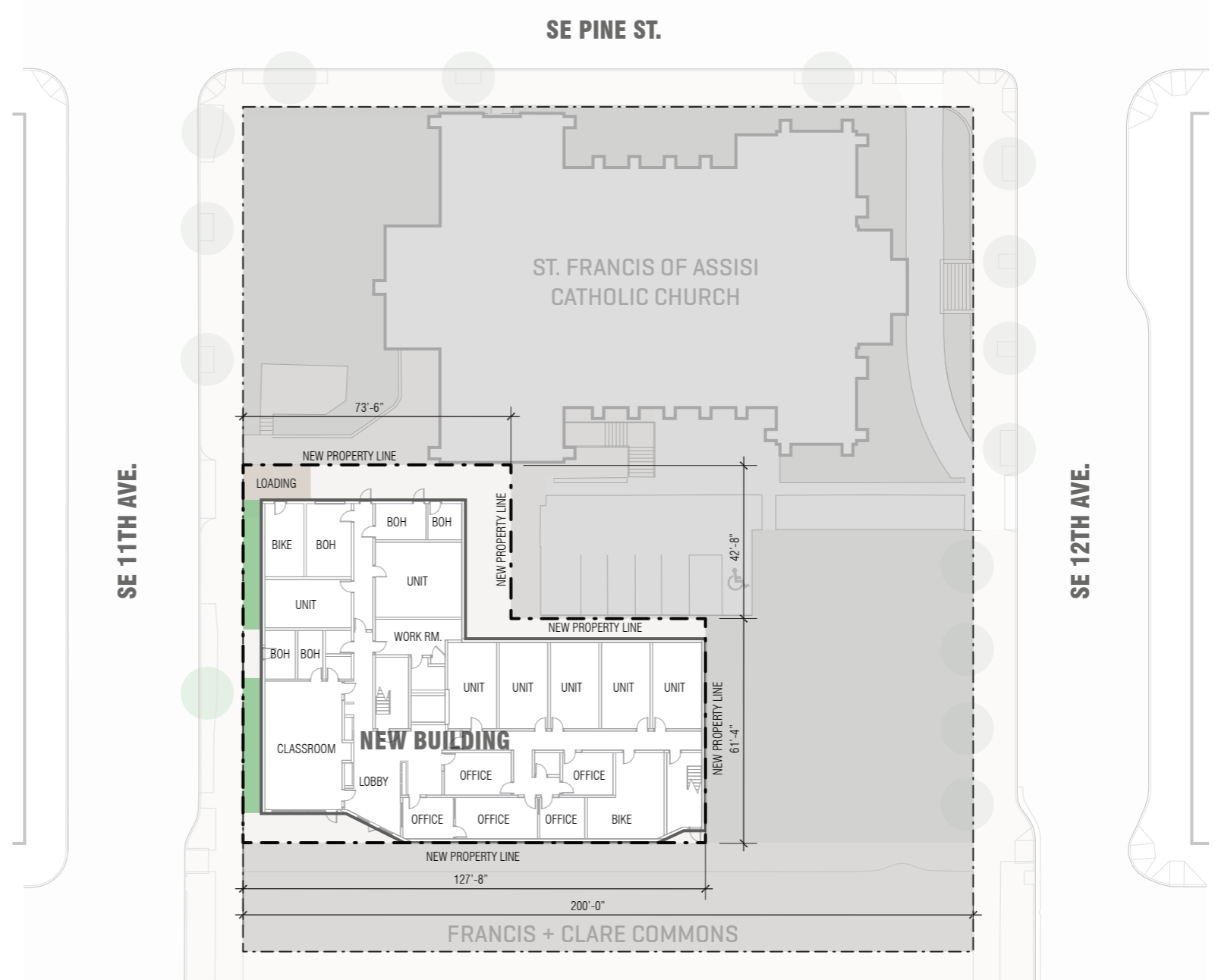


# PROPOSED SITE PLAN

1131 SE OAK ST

## ANTICIPATED MODIFICATIONS/ADJUSTMENTS

- BUILDING ENTRY LOCATION OFF OF COMMONS  
[MODIFICATION WILL BE REQUESTED]
- POTENTIAL LOADING ENTRANCE OFF SE 11TH AVE  
[MODIFICATION WILL BE REQUESTED]
- REMOVAL OF LANDSCAPE BUFFER AT LOADING  
[MODIFICATION WILL BE REQUESTED]



# GROUND FLOOR PLAN

LEVEL 1

BUILDING [35,435 GSF]

LEVEL 1 [8,655 GSF]

LOBBY - 425 SF

OFFICE - 1,115 SF

CLASSROOM - 740 SF

1 BED - 1

STUDIO - 6

B.O.H. - 738 SF

CIRC - 1,400 SF



# TYPICAL FLOOR PLAN

LEVEL 2-4

BUILDING [35,435 GSF]

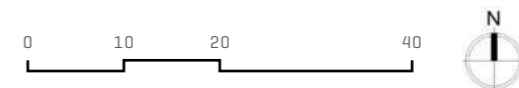
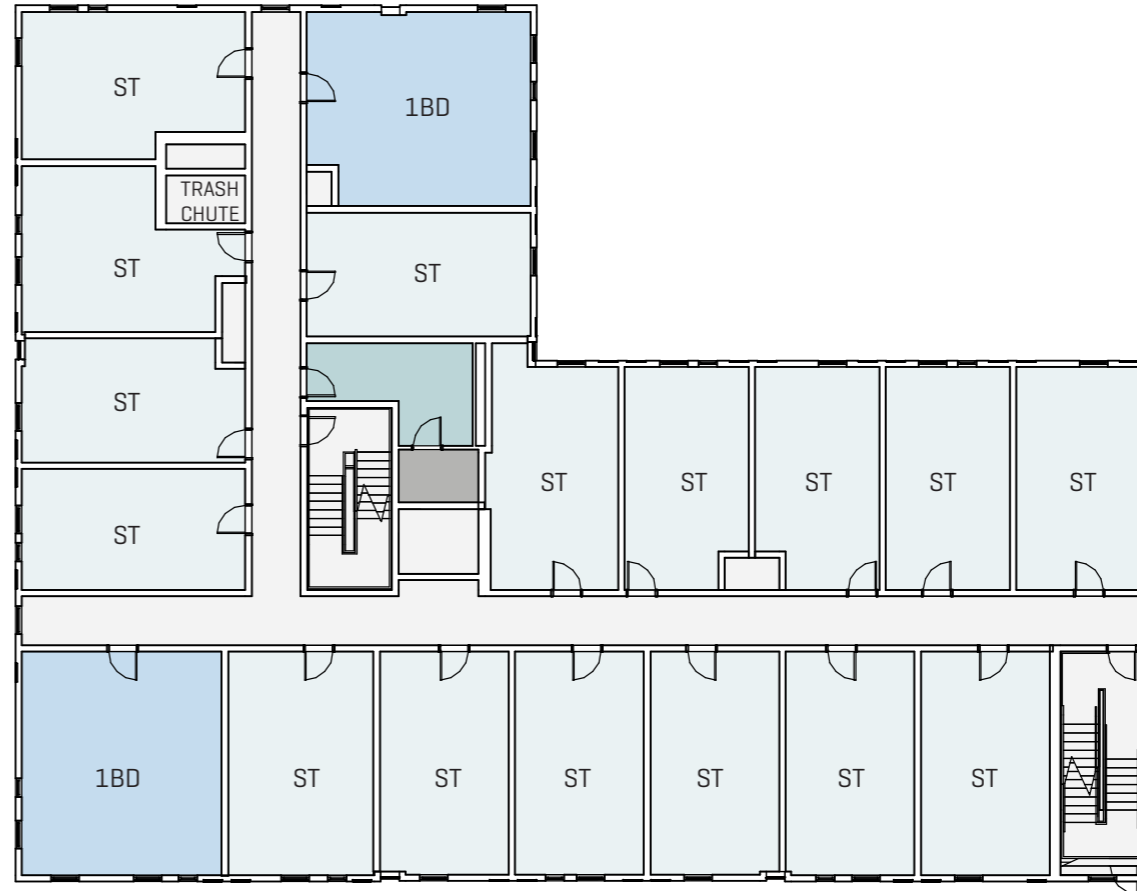
LEVELS 2-4 [26,780 GSF]

1 BED - 6

STUDIO - 48

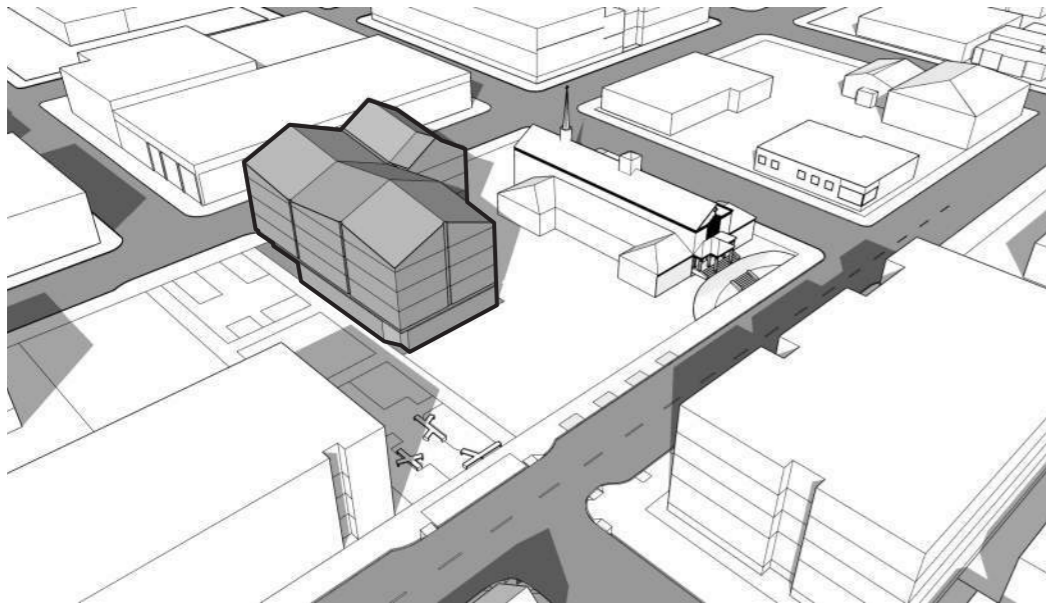
B.O.H. - 144 SF

CIRC - 4,248 SF

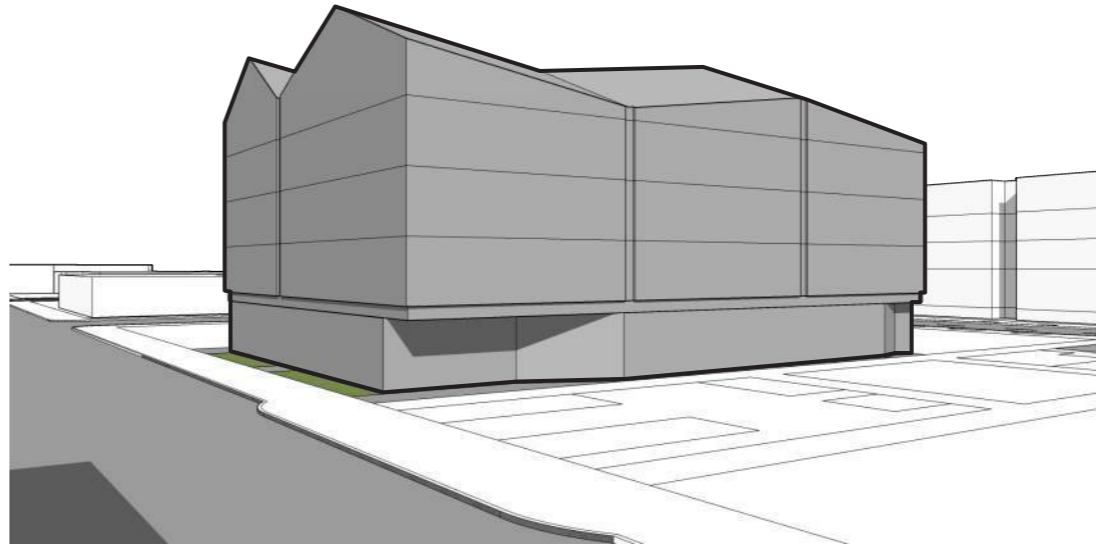




# PROJECT IMAGES



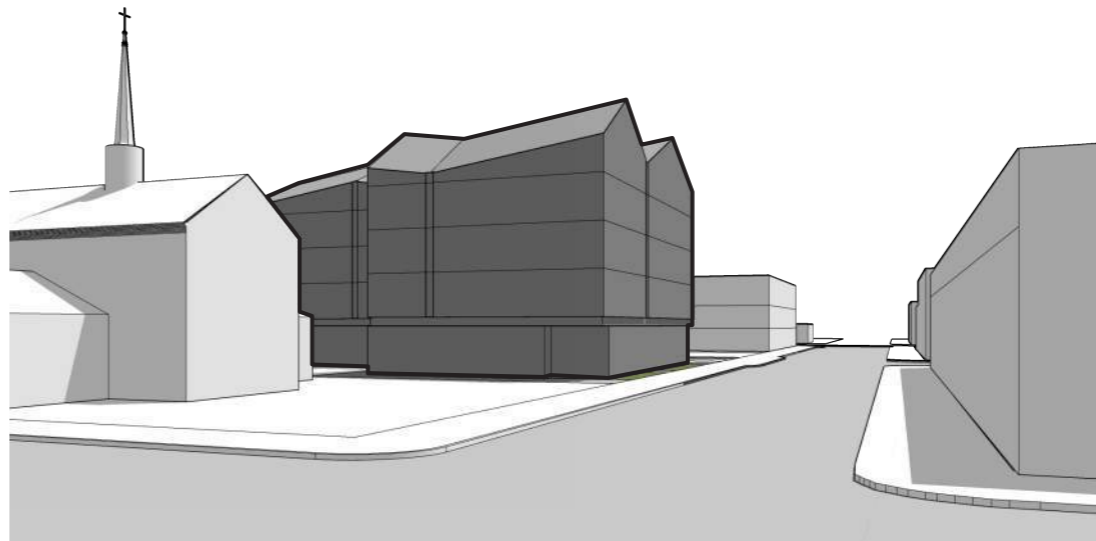
Proposed building massing viewed from SE



Proposed building massing viewed from SW looking NE



Proposed building massing viewed from NW



Proposed building massing viewed from NW looking SE

# MATERIAL CONCEPT

## WEST FACADE



1. BRICK VENEER



2. COMPOSITE METAL PANEL



3. HARDIE PLANK LAP SIDING



4. COMPOSITE SHINGLE ROOF



# MATERIAL CONCEPT

## SOUTH FACADE



1. BRICK VENEER



2. COMPOSITE METAL PANEL



3. HARDIE PLANK LAP SIDING



4. COMPOSITE SHINGLE ROOF



# DAR DISCUSSION TOPICS

## CONTEXT/QUALITY & RESILIENCE - APPLICABLE PORTLAND CITYWIDE DESIGN GUIDELINES: 01-03, 07-09

### SITE

#### 1. SITE DEVELOPMENT/PUBLIC CONTEXT:

- BUILDING ENTRY POINTS

### BUILDING

#### 2. MASSING AND ARTICULATION

- MASSING OPPORTUNITIES, [V2]

## PUBLIC REALM - APPLICABLE PORTLAND CITYWIDE DESIGN GUIDELINES: 04-06

### SITE

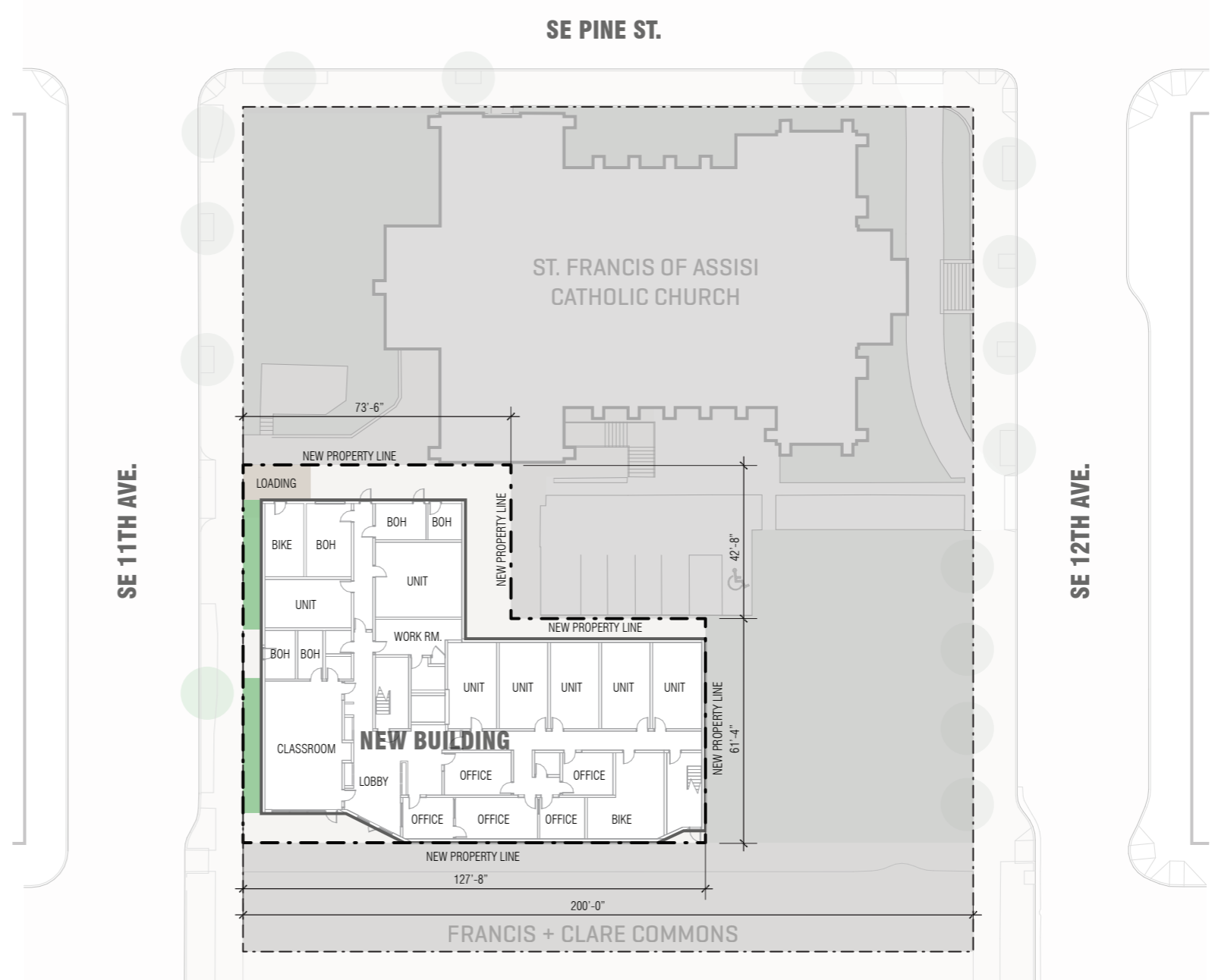
#### 3. SITE CIRCULATION/INFRASTRUCTURE ELEMENTS

- SEPARATION OF SIDEWALK AND BUILDING THROUGH USE OF STORMWATER PLANTER ON 11TH

### BUILDING

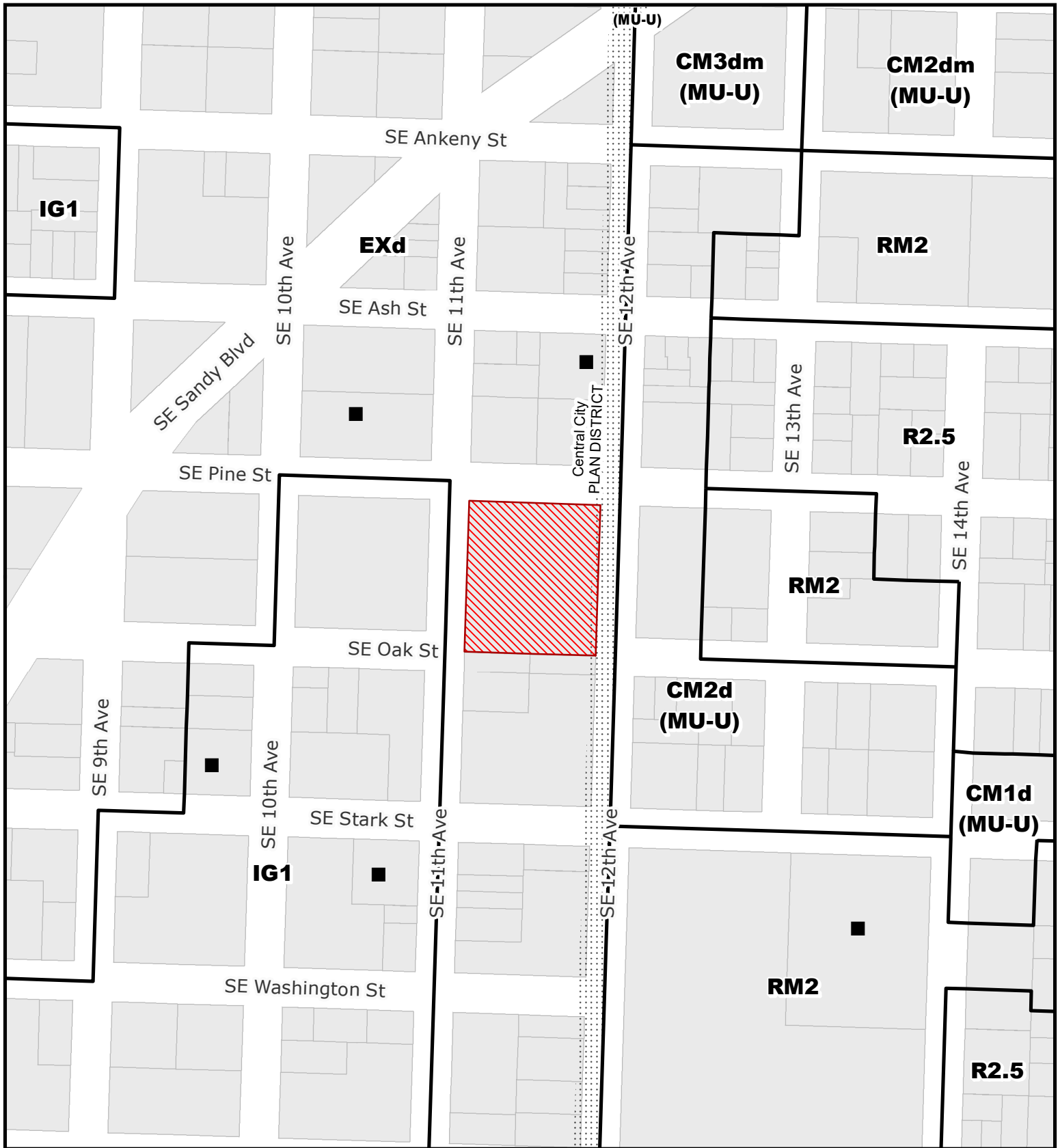
#### 4. GROUND FLOOR ACTIVATION & PLACEMAKING/PUBLIC REALM: EYES ON THE SPACES

- FRONTAGES ON SE 11TH AVE AND FRANCIS + CLARE COMMONS



H O L S T

THANK YOU



# ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT  
CENTRAL EASTSIDE SUB DISTRICT



Site



Historic Landmark

File No.	EA 22 - 123934 DA
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 9100
Exhibit	B Mar 23, 2022

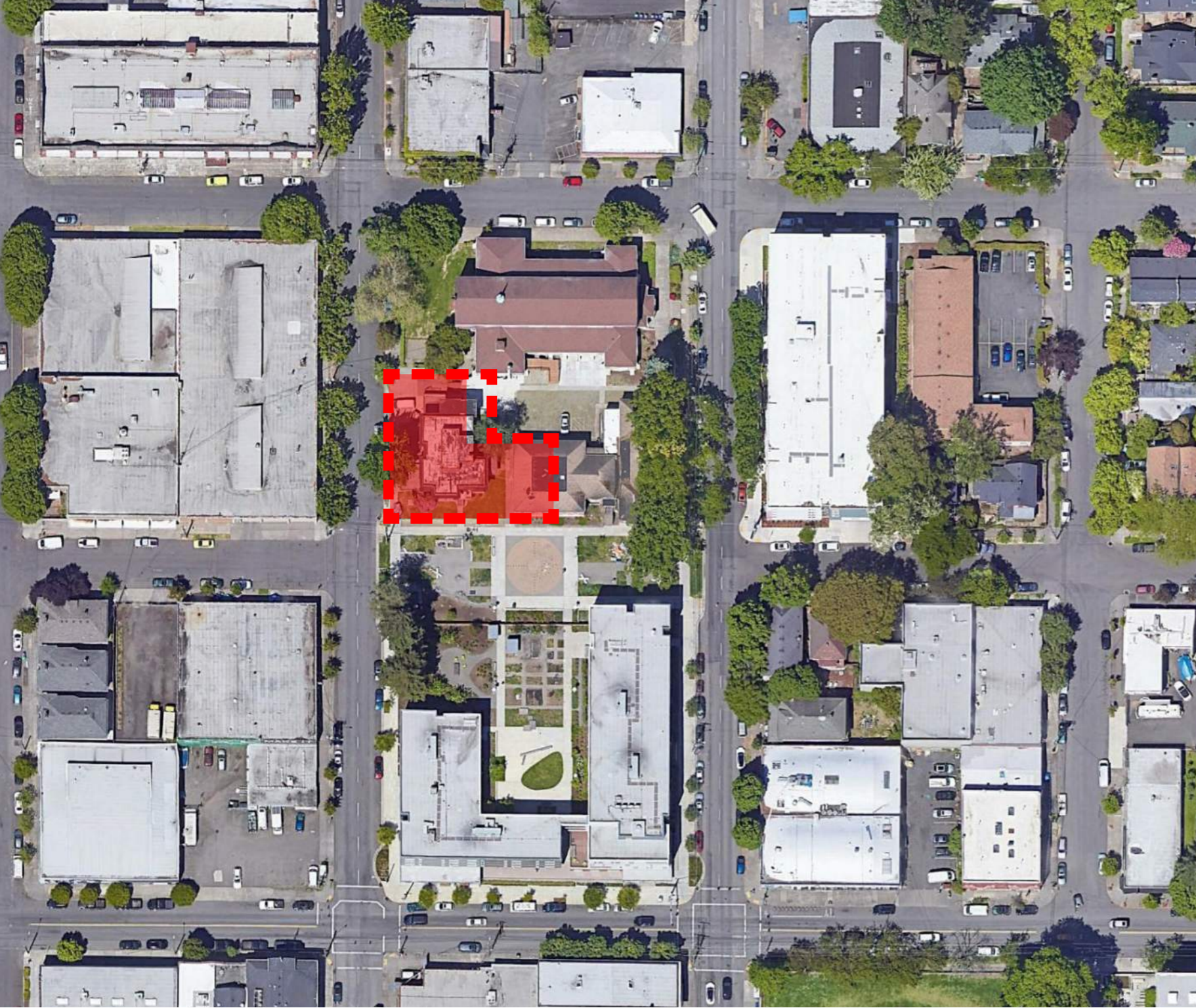
H O L S T

23 June 2022

CATHOLIC CHARITIES  
Francis + Clare Place

PORTLAND, OR

*EA 22-123934 DA*



## SHEET INDEX

### PROJECT SUMMARY

TEAM INFORMATION .....	3
DEVELOPMENT PROGRAM .....	3

### CONTEXT STUDY

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URBAN CONTEXT .....	6
SITE CONTEXT .....	8

### CONCEPT DESIGN

MASSING STUDIES .....	13
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ANTICIPATED MODIFICATIONS .....	16
GROUND FLOOR PLAN .....	17
TYPICAL FLOOR PLAN .....	18
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MATERIAL CONCEPT .....	20



# PROJECT SUMMARY

## TEAM INFO

### APPLICANT

HOLST ARCHITECTURE

123 NE 3rd Ave Suite 310, Portland, OR 97232

[503] 233-9856

Contact: Kristina Hauri

khauri@holstarc.com

## DEVELOPMENT PROGRAM

### PROPOSAL

The proposed building is a 4-story structure of approximately 37,000 square feet with 61 units, 54 studios and 7 1-bedrooms, of permanent supportive housing. Amenities will include classroom, on-site supportive services, resident services, and property management.



# CONTEXT STUDY

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1131 SE OAK ST

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· PROPOSED FAR: 3.3:1

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0' ON FRANCIS + CLARE COMMONS

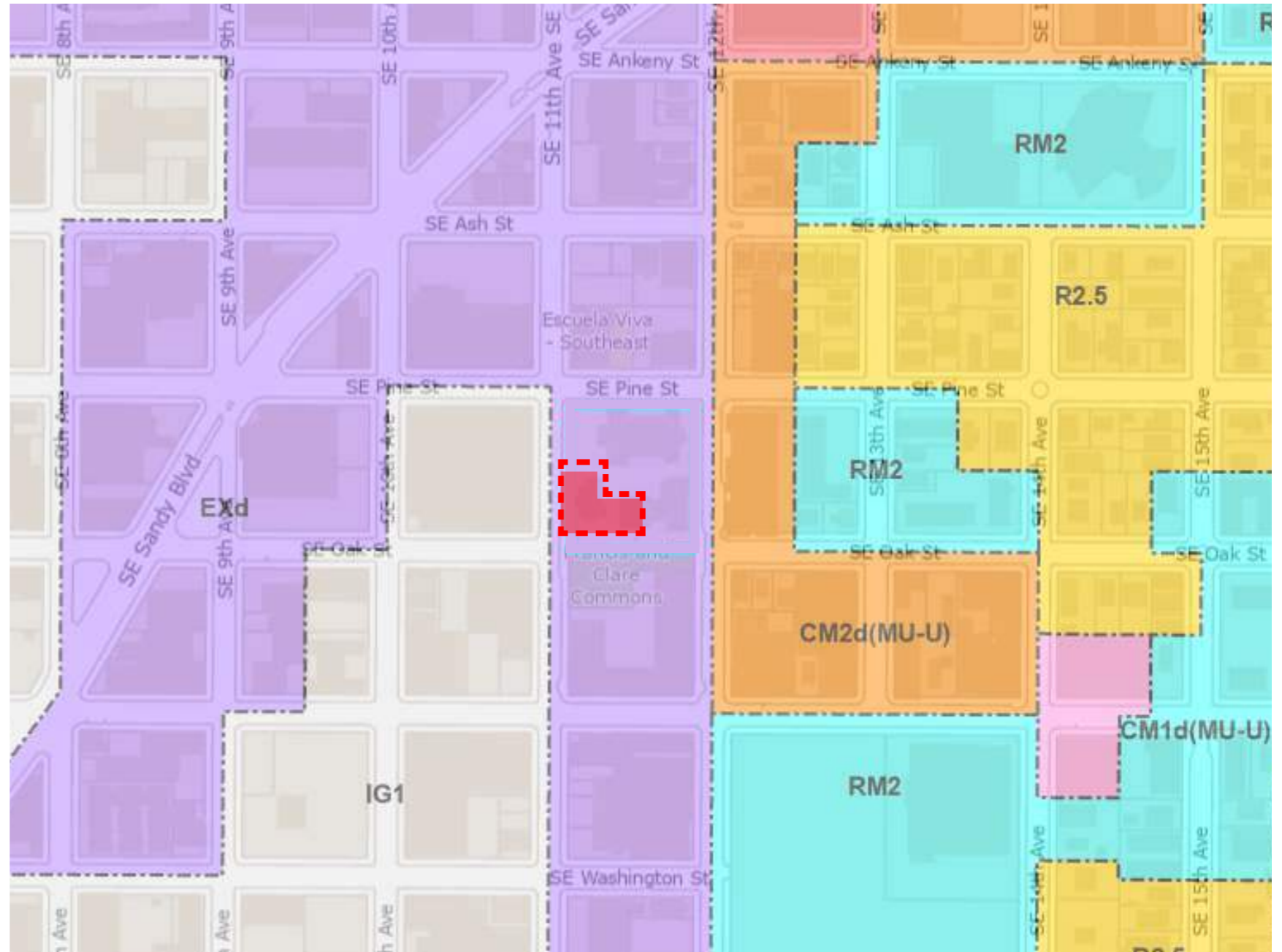
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GROUND FLOOR WINDOW STANDARDS APPLY



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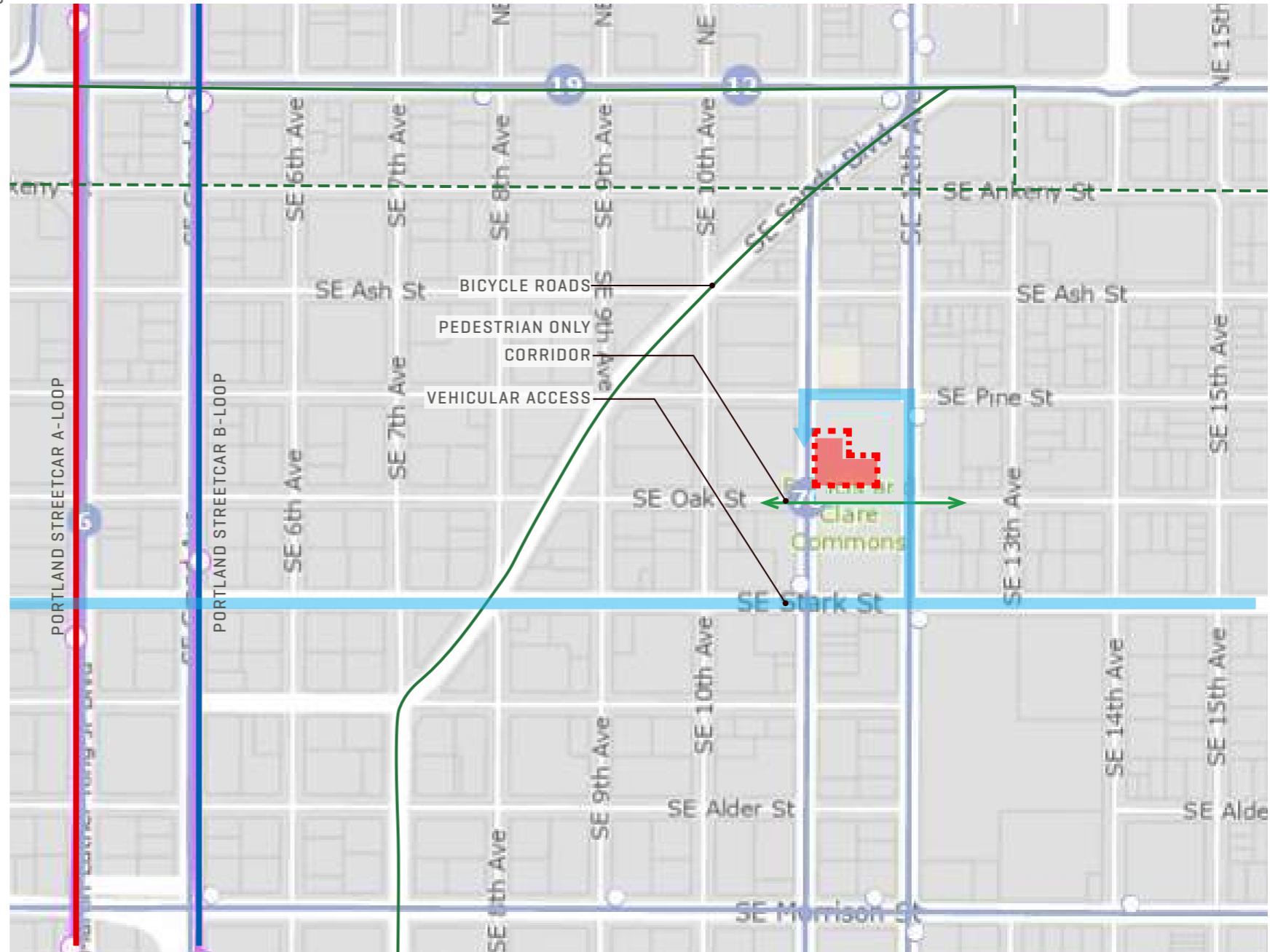
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### MAP 510-1 CENTRAL CITY PLAN DISTRICT AND SUBDISTRICTS



# URBAN CONTEXT

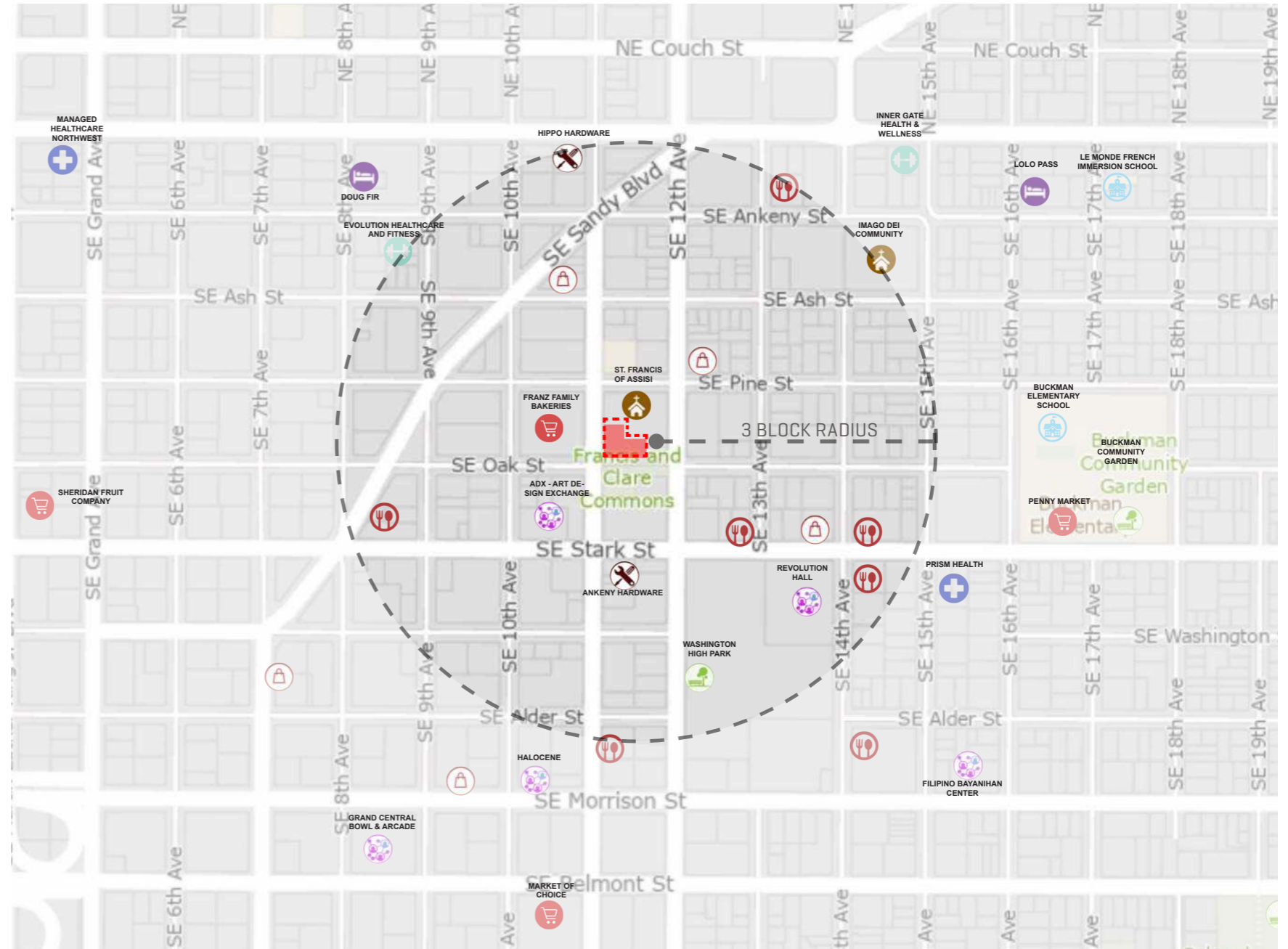
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# SITE CONTEXT

## EXISTING CONDITIONS

### EXISTING CONDITIONS PLAN

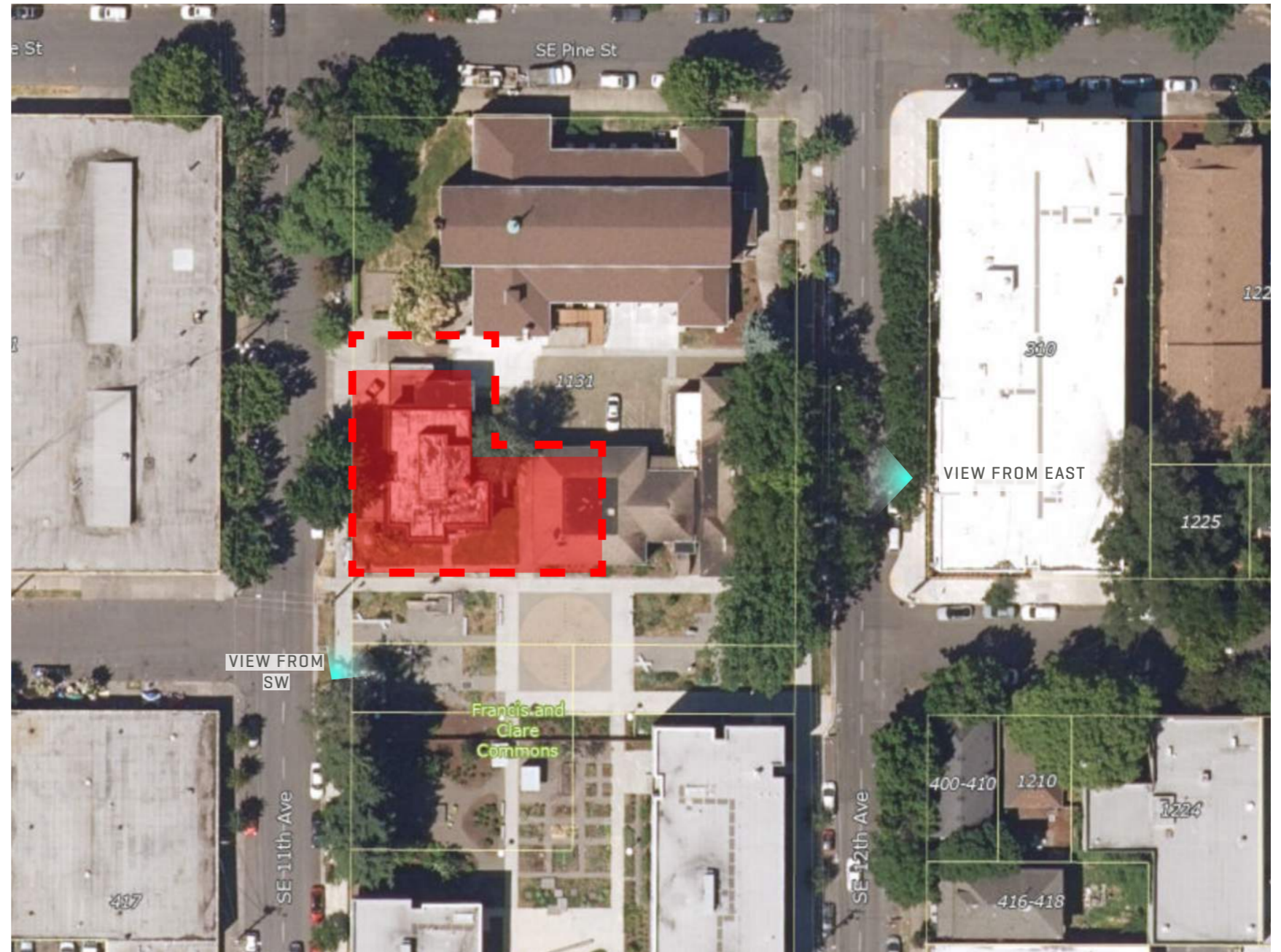
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View of Site from east looking west



View of site and plaza from southwest looking northeast.



# SITE CONTEXT

## SITE & VICINITY PHOTOS



Aerial view from SW looking NE



View of site from park corner



View of site from SE corner



Aerial view from NE looking SW



View of pedestrian connection to church



View of complete block

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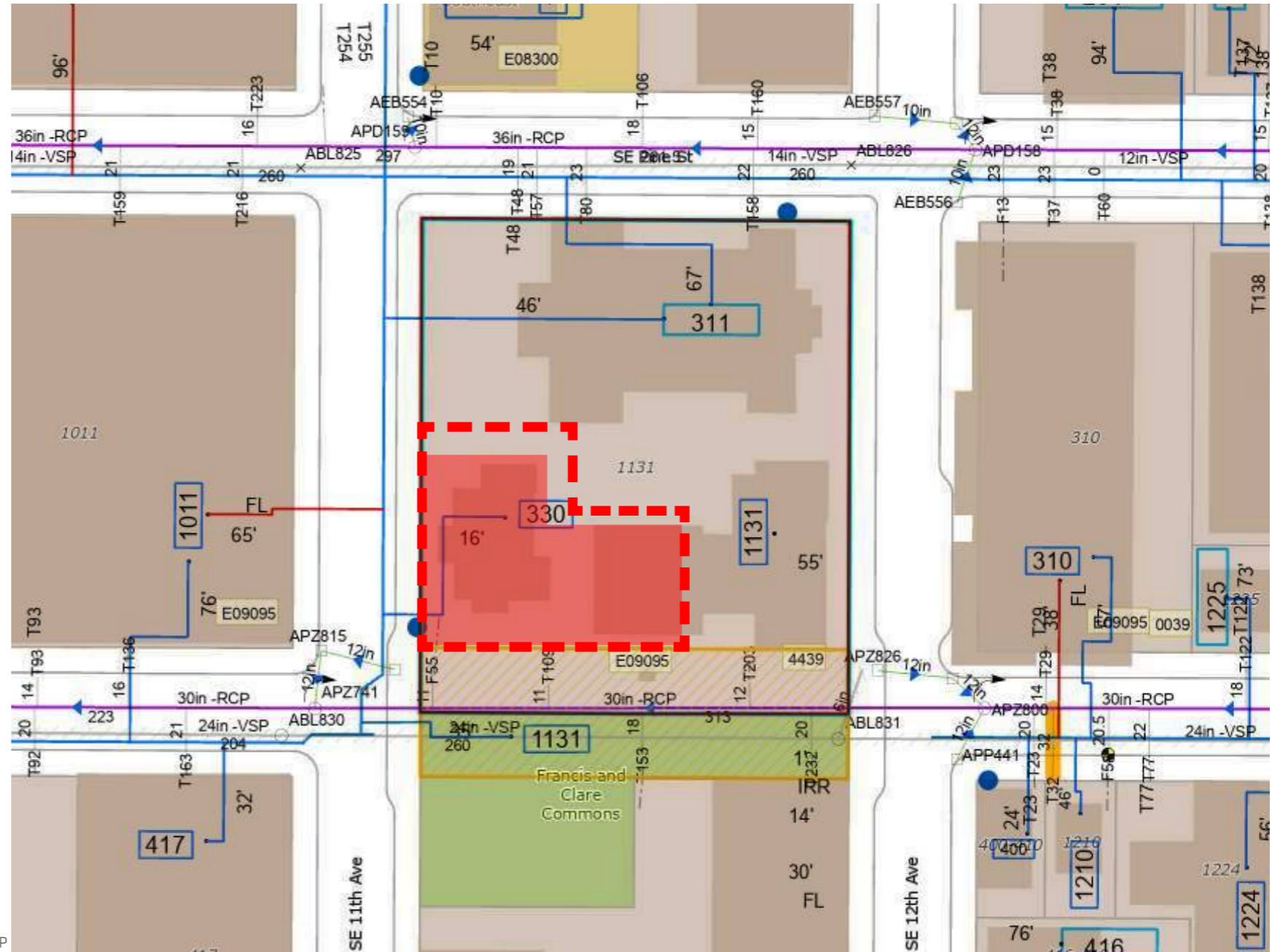
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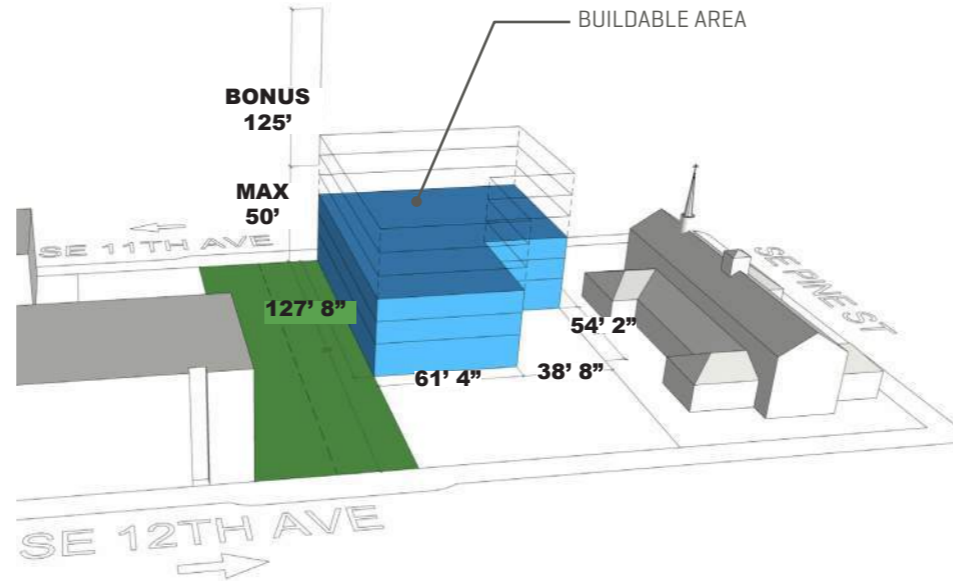


# SITE CONTEXT

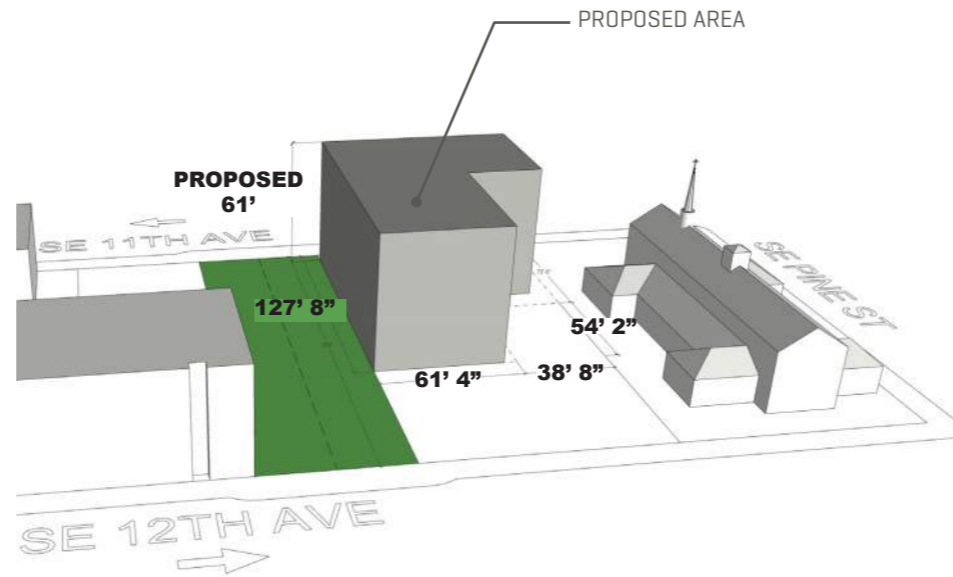
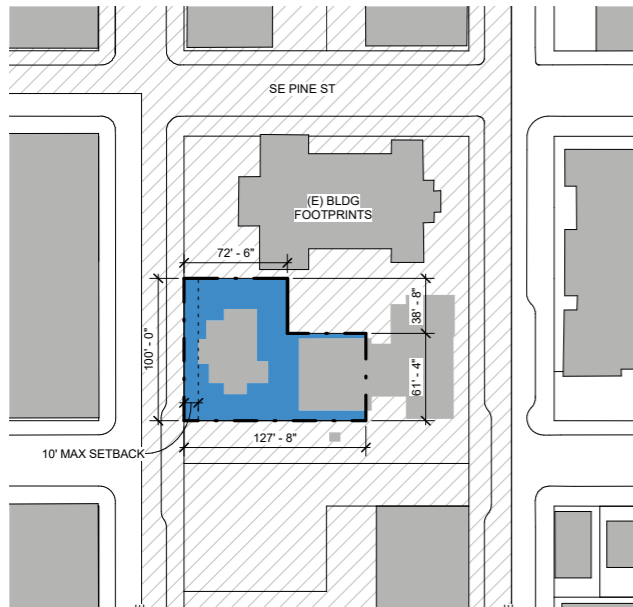
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### CONSTRAINTS & OPPORTUNITIES

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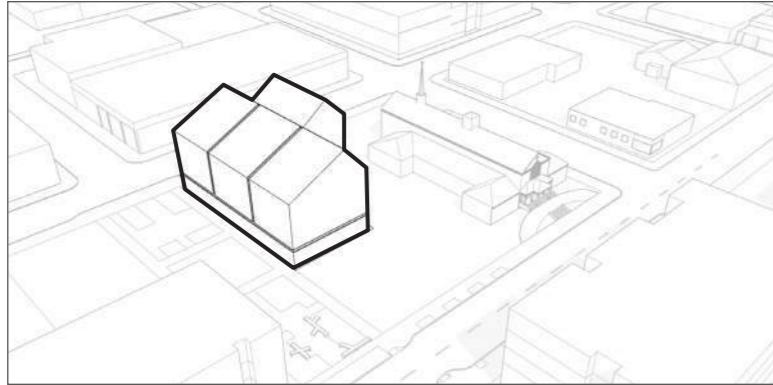


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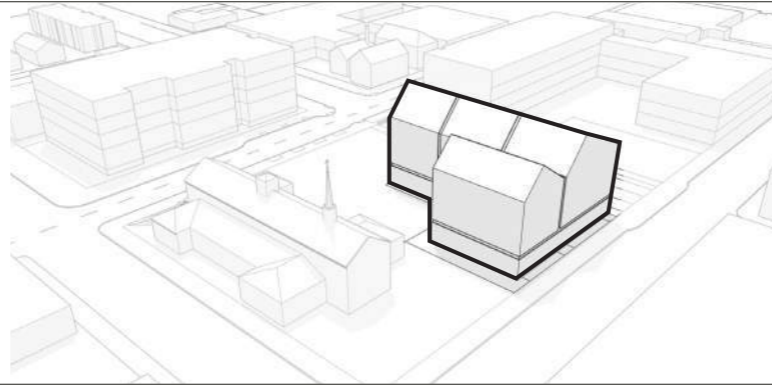
# CONCEPT DESIGN

# SUMMARY OF MASSING STUDIES

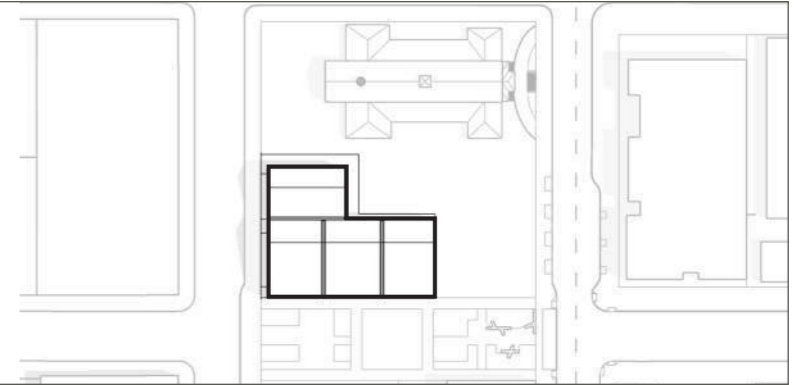
## V1



Aerial view from SE looking NW

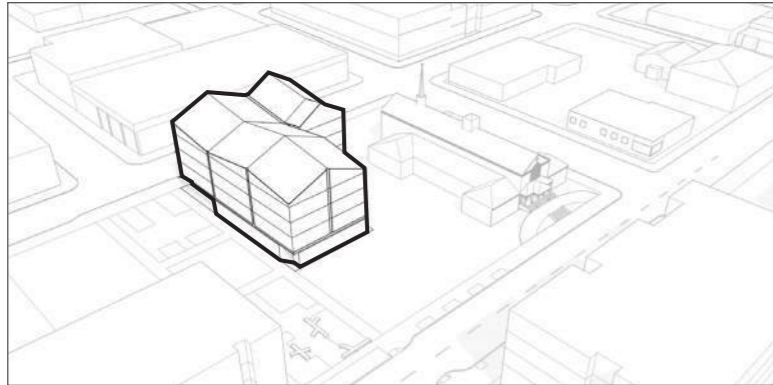


Aerial view from NW looking SE

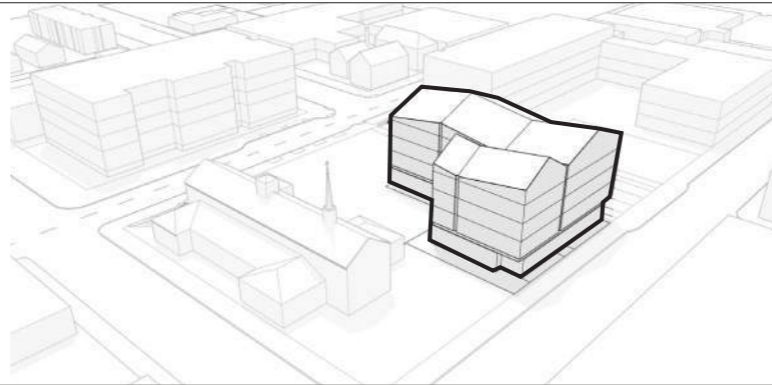


Plan view of site and adjacent buildings

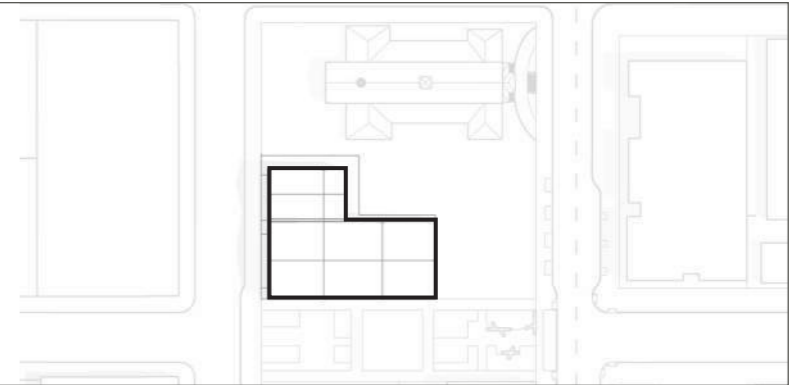
## V2 [preferred]



Aerial view from SE looking NW



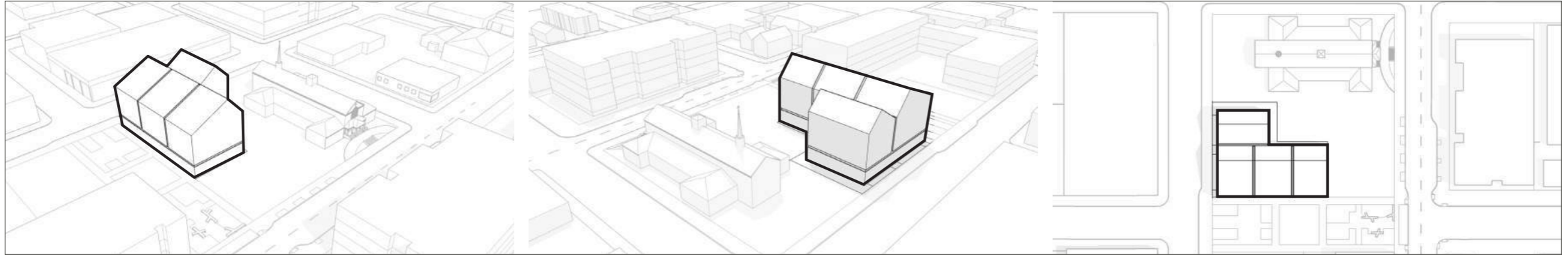
Aerial view from NW looking SE



Plan view of site and adjacent buildings

# MASSING STUDY 1

V1



Aerial view from SE looking NW

Aerial view from NW looking SE

Plan view of site and adjacent buildings



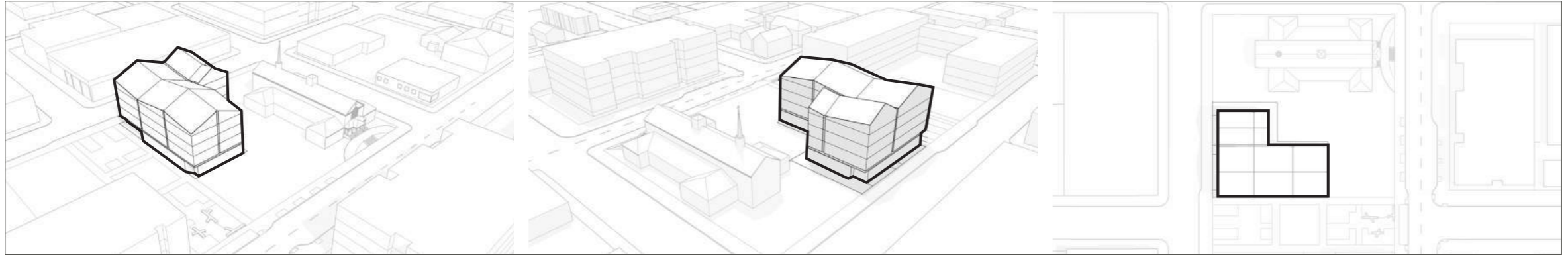
SE 11TH AVE.



FRANCIS AND CLARE COMMONS

# MASSING STUDY 2

V2 [preferred]



Aerial view from SE looking NW

Aerial view from NW looking SE

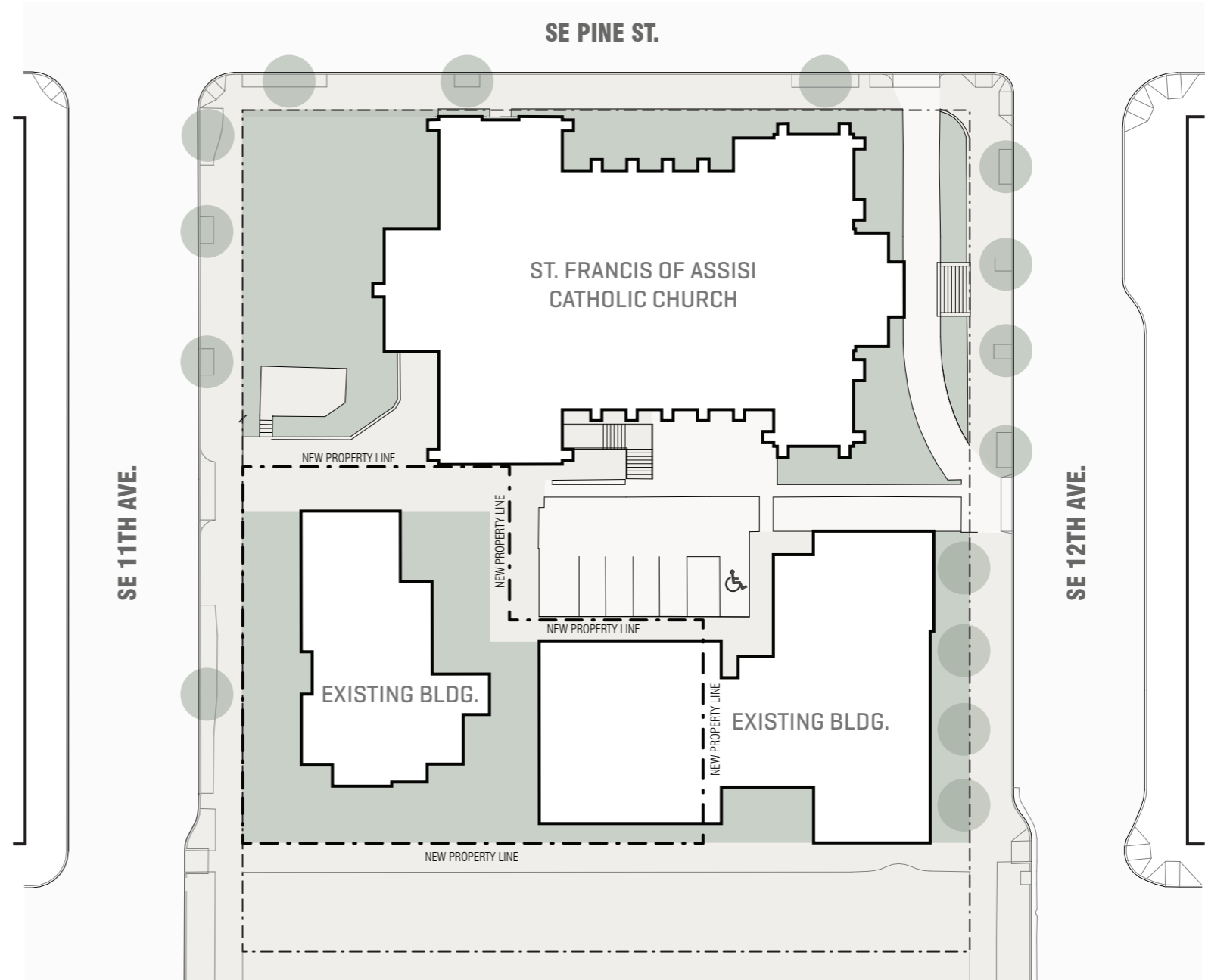
Plan view of site and adjacent buildings



FRANCIS AND CLARE COMMONS

# EXISTING SITE CONDITIONS

1131 SE OAK ST

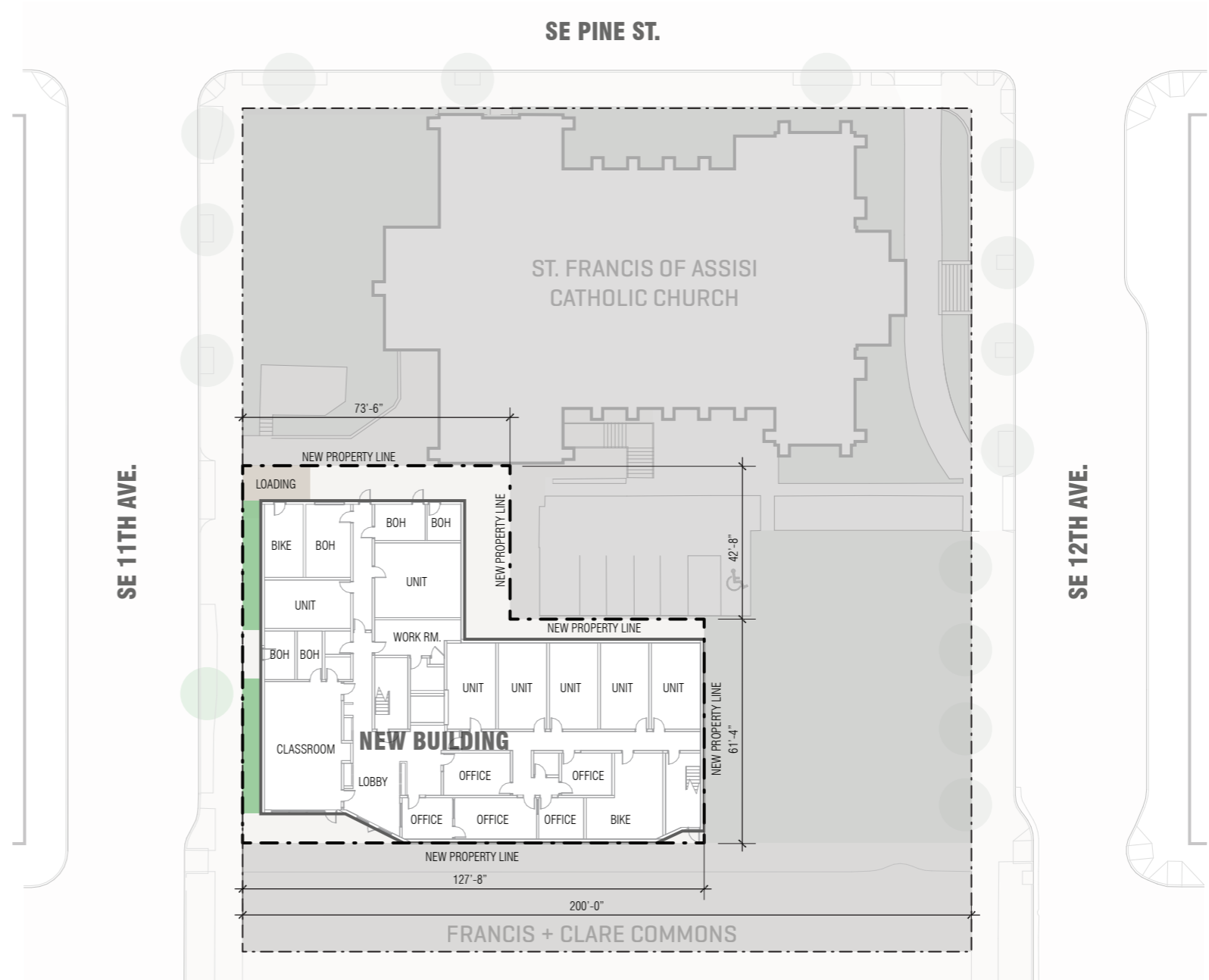


# PROPOSED SITE PLAN

1131 SE OAK ST

## ANTICIPATED MODIFICATIONS/ADJUSTMENTS

- BUILDING ENTRY LOCATION OFF OF COMMONS  
[MODIFICATION WILL BE REQUESTED]
- POTENTIAL LOADING ENTRANCE OFF SE 11TH AVE  
[MODIFICATION WILL BE REQUESTED]
- REMOVAL OF LANDSCAPE BUFFER AT LOADING  
[MODIFICATION WILL BE REQUESTED]



# GROUND FLOOR PLAN

LEVEL 1

BUILDING [35,435 GSF]

LEVEL 1 [8,655 GSF]

LOBBY - 425 SF

OFFICE - 1,115 SF

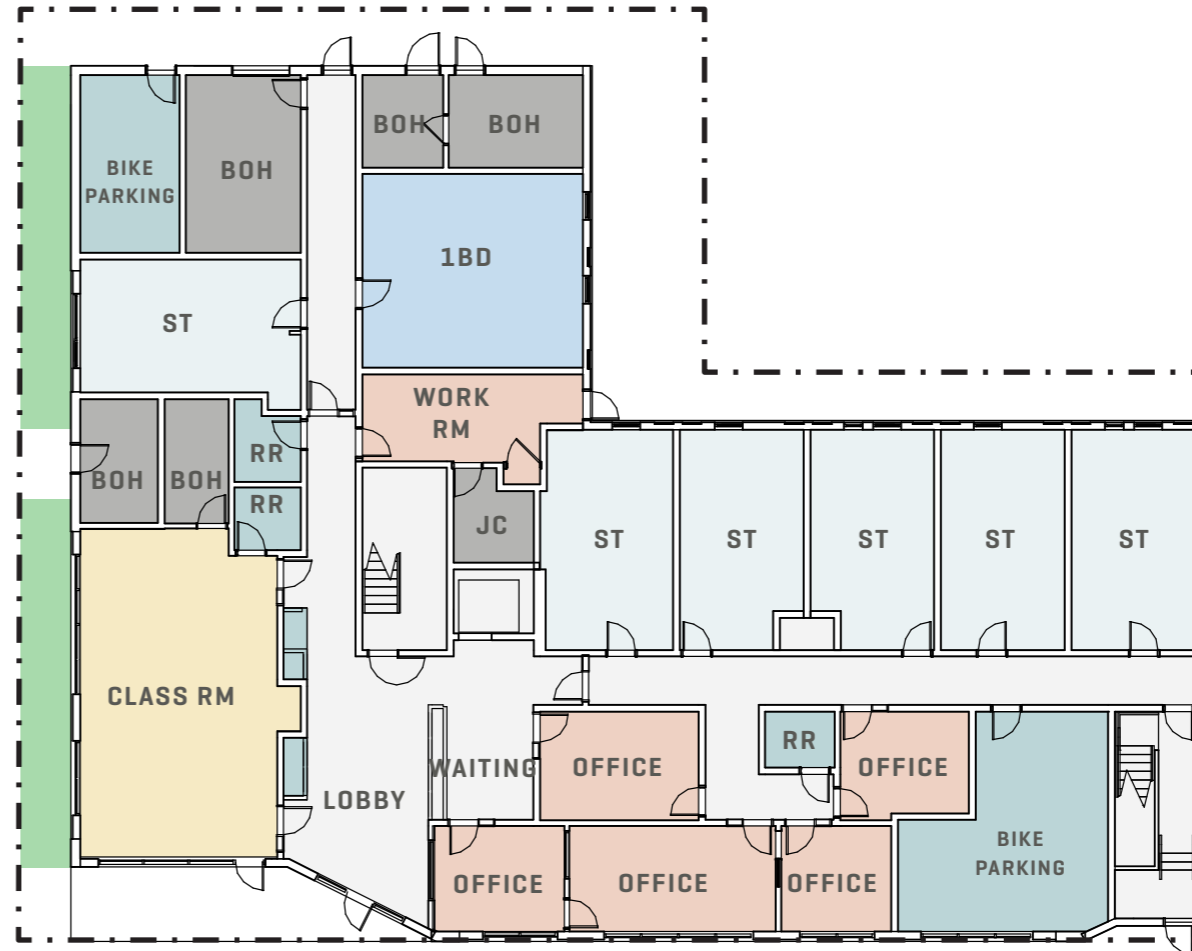
CLASSROOM - 740 SF

1 BED - 1

STUDIO - 6

B.O.H. - 738 SF

CIRC - 1,400 SF





# TYPICAL FLOOR PLAN

LEVEL 2-4

BUILDING [35,435 GSF]

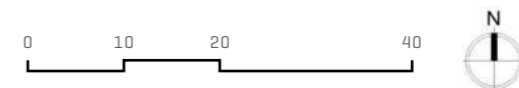
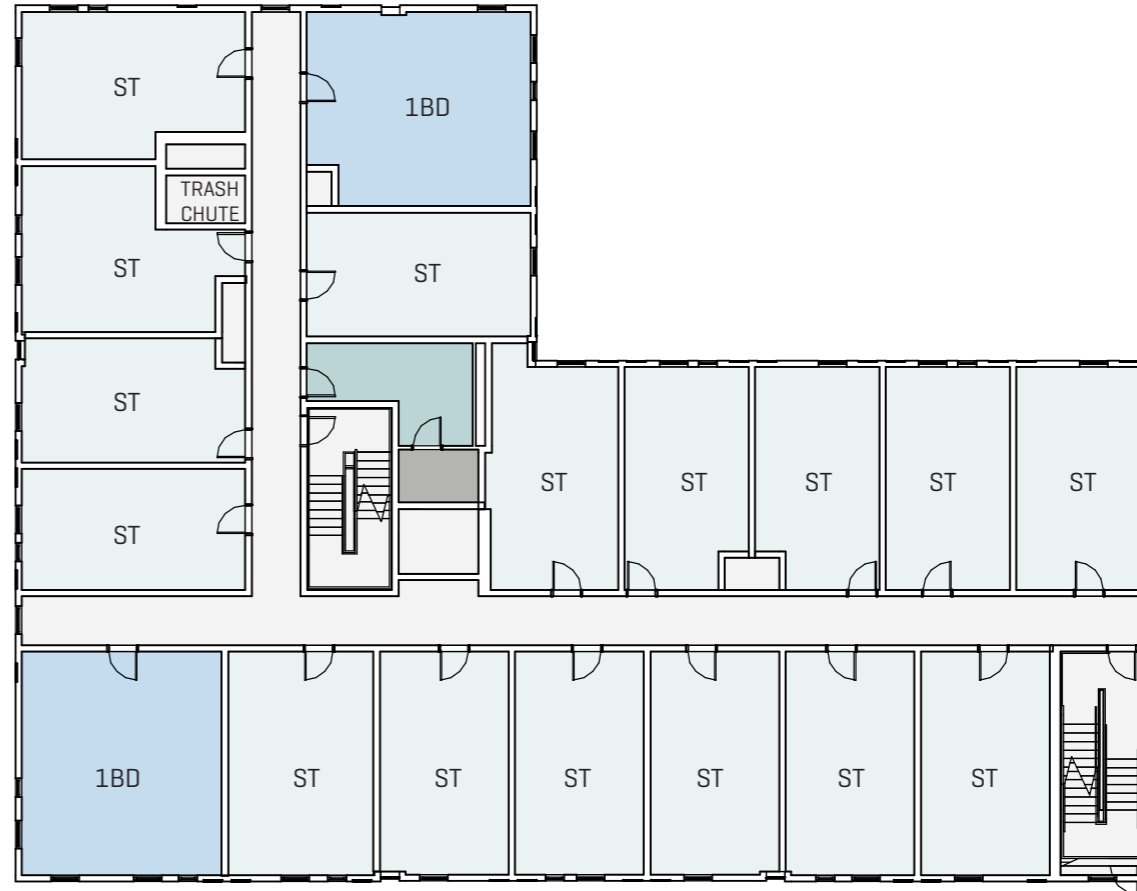
LEVELS 2-4 [26,780 GSF]

1 BED - 6

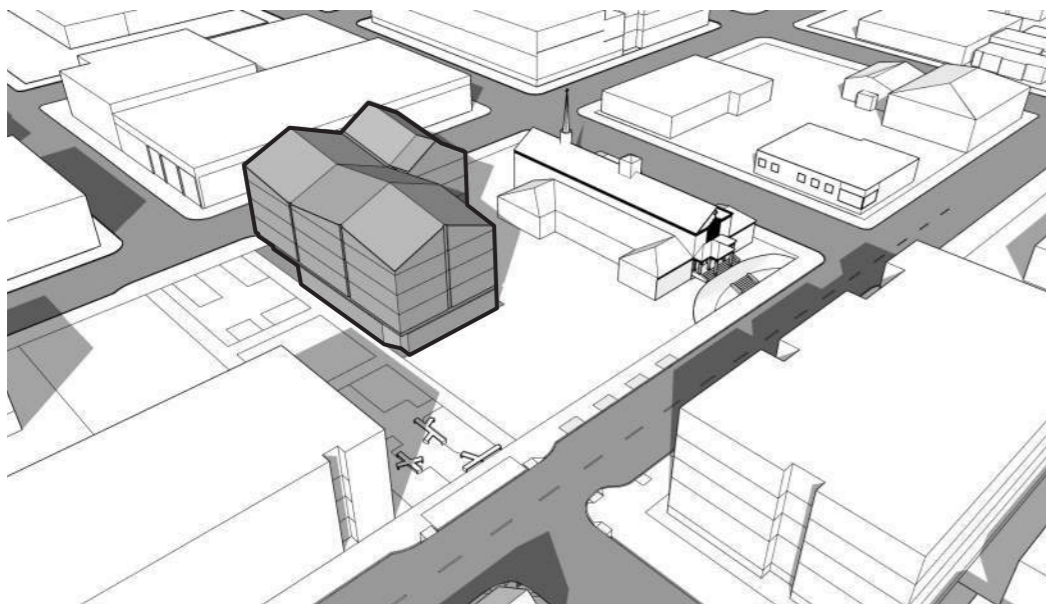
STUDIO - 48

B.O.H. - 144 SF

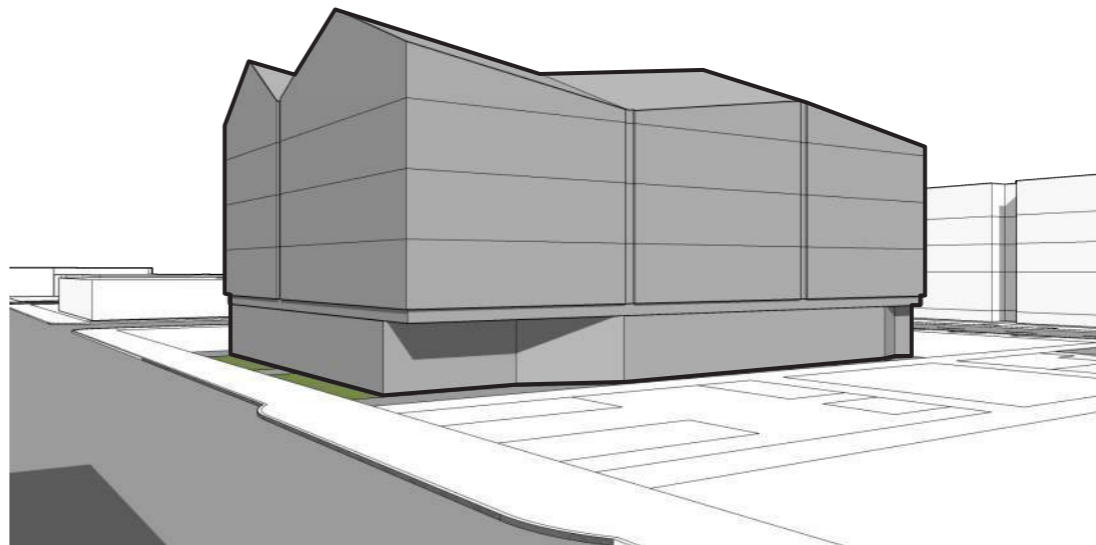
CIRC - 4,248 SF



# PROJECT IMAGES



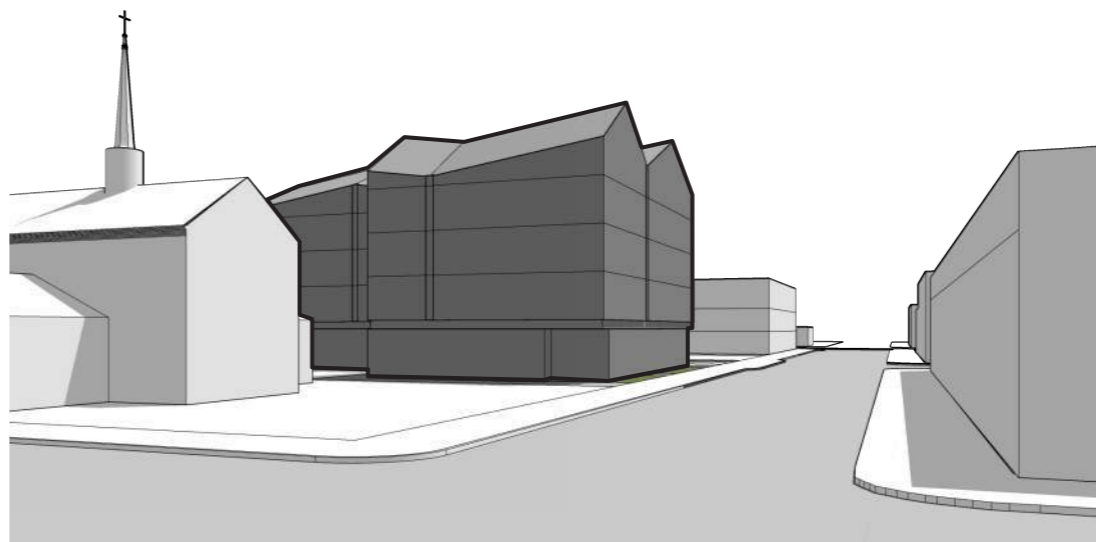
Proposed building massing viewed from SE



Proposed building massing viewed from SW looking NE



Proposed building massing viewed from NW



Proposed building massing viewed from NW looking SE

# MATERIAL CONCEPT

## WEST FACADE



1. BRICK VENEER



2. COMPOSITE METAL PANEL



3. HARDIE PLANK LAP SIDING



4. COMPOSITE SHINGLE ROOF



# MATERIAL CONCEPT

## SOUTH FACADE



1. BRICK VENEER



2. COMPOSITE METAL PANEL



3. HARDIE PLANK LAP SIDING



4. COMPOSITE SHINGLE ROOF



# DAR DISCUSSION TOPICS

## CONTEXT/QUALITY & RESILIENCE - APPLICABLE PORTLAND CITYWIDE DESIGN GUIDELINES: 01-03, 07-09

### SITE

1. SITE DEVELOPMENT/PUBLIC CONTEXT:
  - BUILDING ENTRY POINTS

### BUILDING

2. MASSING AND ARTICULATION
  - MASSING OPPORTUNITIES, [V2]

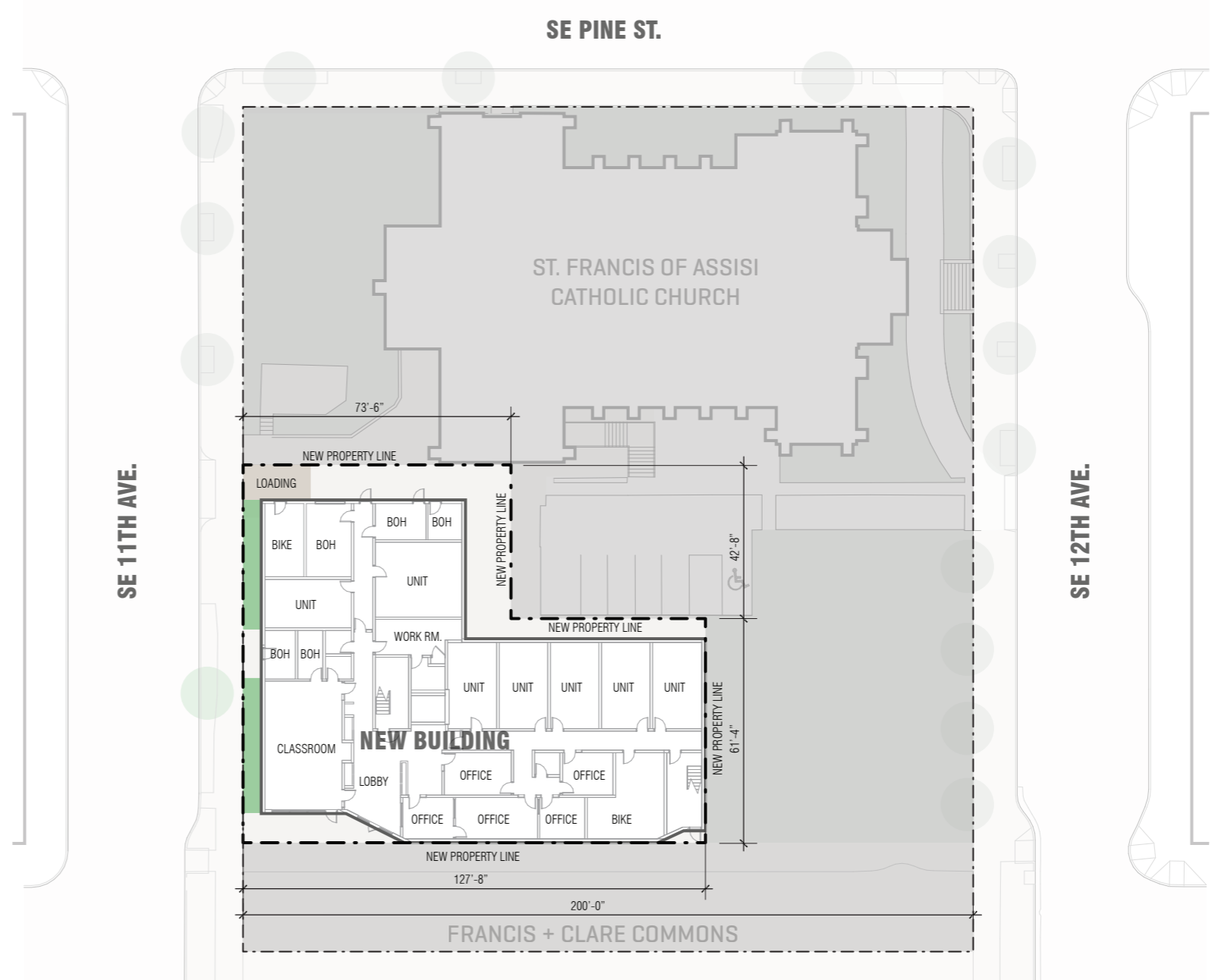
## PUBLIC REALM - APPLICABLE PORTLAND CITYWIDE DESIGN GUIDELINES: 04-06

### SITE

3. SITE CIRCULATION/INFRASTRUCTURE ELEMENTS
  - SEPARATION OF SIDEWALK AND BUILDING THROUGH USE OF STORMWATER PLANTER ON 11TH

### BUILDING

4. GROUND FLOOR ACTIVATION & PLACEMAKING/PUBLIC REALM: EYES ON THE SPACES
  - FRONTAGES ON SE 11TH AVE AND FRANCIS + CLARE COMMONS



H O L S T

THANK YOU



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
**FROM CONCEPT TO CONSTRUCTION**

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

Date: April 4, 2022

To: HOLST ARCHITECTURE \*KRISTINA HAURI\*

From: Arthur Graves, Land Use Services, [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)

RE: Design Advice Request posting for EA 22-123934 DA

Dear HOLST ARCHITECTURE \*KRISTINA HAURI\*:

I have received your application for a Design Advice Request (DA) at 1131 SE OAK ST. Your case number is given above. The first meeting with the Design Commission is scheduled for **April 28, 2022**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to generate the posting boards and post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. I am enclosing instructions on how to generate the posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. **4 signs must be posted: One sign on SE 11<sup>th</sup> Ave; One sign on SE Pine Street; One sign on SE 12<sup>th</sup> Ave; One sign along the south frontage adjacent to the vacated street.**
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **April 28, 2022**, you must post the notice by **April 7, 2022**, 21 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by **April 14, 2022**, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice  
Statement Certifying Posting

cc: Application Case File

HOLST ARCHITECTURE \*KRISTINA HAURI\*  
123 NE 3RD, STE 310 PORTLAND OR 97232

DATE: \_\_\_\_\_

TO: Arthur Graves  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

**Case File EA 22-123934 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **April 28, 2022** at 1:30pm (not time certain), and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on \_\_\_\_\_(date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **April 14, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **April 7, 2022**, or return this form by **April 14, 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip Code



## **GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS**

### **Purpose of a Design Advice Request**

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

### **Process**

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

*33.730.050 F. Other pre-application advice.*

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

### **Opportunity for Public Comment**


The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

### **Design Advice Request Results**

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

# Design Advice Request

## Block 240: *Francis & Clare*

CASE FILE	EA 22-123934 Design Advice Request
WHEN	<b>THURSDAY, April 28, 2022 @ 1:30 PM</b> (not time certain) <i>(Due to the public health emergency, there will be no in-person meeting for this DAR.)</i>
WHERE	 <b>ONLINE: Link to drawings is available at</b> <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a>
HOW	<b>TO COMMENT:</b> Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:Arthur.Graves@portlandoregon.gov">Arthur.Graves@portlandoregon.gov</a>
REVIEW BY	<b>DESIGN COMMISSION</b>
PROCESS	A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review
PROPOSAL	Design Advice Request for a new 4-story building including 61 units of supportive/affordable housing, site improvements, and surface parking for 22 vehicles in the Central City Plan District, Central Eastside Sub-District. <ul style="list-style-type: none"><li>• Ground floor uses include offices, classrooms, trash room, laundry room, residential unit, and lobby.</li><li>• No Modifications or Adjustments are currently proposed.</li></ul>
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines, and Central Eastside SubDistrict Design Guidelines
SITE ADDRESS	<b>1131 SE Oak Street</b>
ZONING/ DESIGNATION	<b>EXd</b> – Central Employment Base Zone with Design Overlay. <b>Central City Plan District, Central Eastside SubDistrict</b>
FURTHER INFO	Available online at <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a> or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	<b>Arthur Graves, City Planner</b> <b>(503) 865.6517 / <a href="mailto:Arthur.Graves@PortlandOregon.gov">Arthur.Graves@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ  
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711

HOLST ARCHITECTURE \*KRISTINA HAURI\*  
123 NE 3RD, STE 310 PORTLAND OR 97232

DATE: 6/16/22

TO: Arthur Graves  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

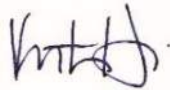
**Case File EA 22-123934 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **July 07, 2022** at 1:30pm (not time certain), and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 6/15/22 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **June 23, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **June 16, 2022**, or return this form by **June 23, 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



\_\_\_\_\_  
Signature

Kristina Hauri

\_\_\_\_\_  
Print Name

123 NE 3rd Ave, Ste 310

\_\_\_\_\_  
Address

Portland, OR 97232

\_\_\_\_\_  
City/State/Zip Code

# NOTICE OF PUBLIC HEARING



**Design Advice Request**  
**Block 240: Francis & Clare**

**CASE FILE** EA 22-123934 Design Advice Request

**WHEN** THURSDAY, July 07, 2022 @ 1:30 PM (not live stream)

**WHERE** ONLINE: Link to drawings is available at [www.pdx.gov/development](https://www.pdx.gov/development)

**HOW** TO COMMENT: Follow instructions on the Design Commission agenda @ [atd@pdx.gov](mailto:atd@pdx.gov)

**REVIEW BY** DESIGN COMMISSION

**PROPOSAL** This is a preliminary design proposal for a 10-story, 150,000 sq ft building. The building will be located on the corner of Francis and Clare streets. The building will have a dark facade and large windows. The building will be a mix of residential and commercial space. The building will be a mix of residential and commercial space.

**RESPONSE** The Design Commission will review the proposal and provide feedback. The Design Commission will review the proposal and provide feedback.

**REVIEW** The Design Commission will review the proposal and provide feedback. The Design Commission will review the proposal and provide feedback.

**CONTACT** 503-944-1313



**NOTICE OF PUBLIC HEARING**



**Public Hearing Information**

**Project Name:** [Illegible]

**Project Location:** [Illegible]

**Project Description:** [Illegible]

**Public Hearing Date:** [Illegible]

**Public Hearing Time:** [Illegible]

**Public Hearing Location:** [Illegible]

**Project Sponsor:** [Illegible]

**Project Contact:** [Illegible]

**Project Website:** [Illegible]

**Project Phone:** [Illegible]

**Project Email:** [Illegible]



**NOTICE OF PUBLIC HEARING**



**Public Hearing Notice**

**Project Name:** [Illegible]

**Project Location:** [Illegible]

**Project Description:** [Illegible]

**Public Hearing Date:** [Illegible]

**Public Hearing Time:** [Illegible]


**Public Hearing Location:** [Illegible]

**Project Lead:** [Illegible]

**Contact Information:** [Illegible]

# Design Advice Request

## Block 240: *Francis & Clare*

CASE FILE	EA 22-123934 Design Advice Request
WHEN	<b>THURSDAY, July 07, 2022 @ 1:30 PM</b> (not time certain) <i>(Due to the public health emergency, there will be no in-person meeting for this DAR.)</i>
WHERE	 <b>ONLINE: Link to drawings is available at</b> <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a>
HOW	<b>TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:Arthur.Graves@portlandoregon.gov">Arthur.Graves@portlandoregon.gov</a></b>
REVIEW BY	<b>DESIGN COMMISSION</b>
PROCESS	A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review
PROPOSAL	Design Advice Request for a new 4-story building including 61 units of supportive/affordable housing, site improvements, and surface parking for 22 vehicles in the Central City Plan District, Central Eastside Sub-District. <ul style="list-style-type: none"><li>• Ground floor uses include offices, classrooms, trash room, laundry room, residential unit, and lobby.</li><li>• No Modifications or Adjustments are currently proposed.</li></ul>
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines, and Central Eastside SubDistrict Design Guidelines
SITE ADDRESS	<b>1131 SE Oak Street</b>
ZONING/ DESIGNATION	<b>EXd – Central Employment Base Zone with Design Overlay. Central City Plan District, Central Eastside SubDistrict</b>
FURTHER INFO	Available online at <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a> or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	<b>Arthur Graves, City Planner</b> <b>(503) 865.6517 / <a href="mailto:Arthur.Graves@PortlandOregon.gov">Arthur.Graves@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ  
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711





**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
**FROM CONCEPT TO CONSTRUCTION**

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

Date: April 4, 2022

To: HOLST ARCHITECTURE \*KRISTINA HAURI\*

From: Arthur Graves, Land Use Services, [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)

RE: Design Advice Request posting for EA 22-123934 DA

Dear HOLST ARCHITECTURE \*KRISTINA HAURI\*:

I have received your application for a Design Advice Request (DA) at 1131 SE OAK ST. Your case number is given above. The first meeting with the Design Commission is scheduled for **April 28, 2022**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to generate the posting boards and post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. I am enclosing instructions on how to generate the posting boards and the notice that should be placed on the signs.

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Encls: Posting Notice  
Statement Certifying Posting

cc: Application Case File

HOLST ARCHITECTURE \*KRISTINA HAURI\*  
123 NE 3RD, STE 310 PORTLAND OR 97232

DATE: 4/12/22

TO: Arthur Graves  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**


**Case File EA 22-123934 DA**

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\_\_\_\_\_  
Signature

KRISTINA HAURI  
\_\_\_\_\_  
Print Name

123 NE 3RD AVE STE 310  
\_\_\_\_\_  
Address

Portland OR 97232  
\_\_\_\_\_  
City/State/Zip Code



PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185  
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

Jo Ann Hardesty Commissioner Chris Warner Director

# PBOT – Development Review

## Early Assistance Appointment Response (Design Advice Request)

**Date:** April 14, 2022

**To:** Arthur Graves, BDS Land Use Services  
503-865-6517, Arthur.Graves@portlandoregon.gov

**From:** Tammy Boren-King, PBOT Development Review  
503-823-2948, Tammy.Boren-King@portlandoregon.gov

**Case File:** EA 22-123934

**Location:** 1131 SE OAK ST

**R#:** R150542, R150542, R150542, R150542

**Proposal:** DZ HEARING - Permanent supportive housing development with 61 units and associated site improvements located in the EX zone with design overlay. Stormwater will be managed on site in accordance w/ BES standards. Note: The project is subject to a Type 3 DZ, but the applicant is choosing a Type 2 per footnote 2 Table 825-1.

Portland Transportation/Development Review staff has reviewed the pre-application conference materials to identify potential issues and requirements.

- A. Key Issues and Submittal Requirements**
- B. Approval Criteria**
- C. Required Public Improvements, Dedication, and Driveways**
- D. Public Works Permit Process**
- E. Building Permit Information**
- F. Appeals (Public Works Alternative Review Information)**

### A. Key Issues and Requirements

1. New surface parking lots are prohibited in the Central City plan district except for certain industrial uses in industrial zones per [33.510.261.I.3](#). When the zoning code prohibits something, this means there is no appeal path per 33.700.050.D.2. e. which reads as follows:

*e. "Prohibited" means that an adjustment, conditional use, or other land use review may not be requested in order to allow an exception to the regulation in question. This does not preclude requests for zone changes or Comprehensive Plan map amendments.*

If parking is desired, it will need to be designed to meet the requirements of 33.510.261 in addition to 33.266.

2. If the applicant pursues vehicle parking, the only frontage where a driveway is allowed by right is SE Pine St. Placing a driveway on 11<sup>th</sup> or 12<sup>th</sup> will require both a Driveway Design Exception and a zoning code Adjustment Review. In the Central City Plan District, 33.510.263.B.2 does not allow vehicular access to any street designated as a Major City Truck Street or Major City Walkway. Both 11<sup>th</sup> and 12<sup>th</sup> are designated as Major City Truck Streets and Major City Walkways.

The adjustment approval criteria are in 33.805.040 and will need to be individually addressed in writing. Please include a discussion of the purpose of providing parking when none is required

3. Since the building has more than 40-units, on-site loading is required per 33.266.310. At least 1 Standard B is required. Standard B spaces must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet. The zoning code loading standards allow for loading areas to have rearward motion in the Central City Plan District. (33.266.310.F) Please note the driveway code (TRN 10.40.D.4) requires forward motion ingress and egress for any access onto 11<sup>th</sup> or 12<sup>th</sup>. A loading space which backs out would require a Driveway Design Exception, for which there is no guarantee of approval. If the plans change to not have parking and you would like to discuss a loading only space, please feel free to give me a call. 503-823-2948.
4. From the submitted plans, it was not clear how bicycle parking is being provided. Please note only half of the required long-term racks can be provided in units under the current code. There are also now requirements for larger spaces, some horizontal racks, and some bicycle parking with electrical outlets when more than 20 long-term bicycle parking spaces are required on the site. Please review the requirements of 33.266.310.
5. No dedications appear needed based on City GIS. The applicant must provide a current survey to document that there is a minimum of 12-ft of right-of-way (ROW) measured from the face of the curb to the property line. If there is less than 12-ft, dedications shall be required to achieve 12-feet from face of curb to property line.
6. All three frontages must be reconstructed to current City standards including ADA corner ramps as a condition of building permit approval. The required sidewalk configuration for SE Pine, SE 11<sup>th</sup>, and SE 12<sup>th</sup> is for a 12-ft corridor with a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and 1.5-ft frontage zone. Current standards require the entire corridor to be hard surfaced. Please note the Pedestrian Design Guide is being updated and, if adopted as written, would allow a landscaped furnishing zone on SE Pine St. Street trees and street lighting as needed shall be required. The mid-block crossings of SE 11<sup>th</sup> and SE 12<sup>th</sup> were constructed with curb extensions as part of the previous project south of SE Oak. The curb extensions should be retained. TRN 1.28 recommends curb extensions into SE 11<sup>th</sup> and SE 12<sup>th</sup> at the intersections with SE Pine St. With that said, these are major truck streets, meaning the turning radius for the corners may not be able to accommodate the curb extension. This will be evaluated through the public works permit process. Should your engineering team wish to discuss ahead of permit submittal, feel free to have them contact me at 503-823-2948.
7. A public works permit will be required. Concept approval and public financial guarantee will be required prior to PBOT approval of the building permit, but is not needed prior to land use approval.
8. If the applicant wants to propose alternative frontage improvements, they may submit for a Public Works Alternative Review. Additional information is below in Section G.

9. Given that the site will continue to have open areas, any private utility vaults needed for the proposal should be located on private property, not within the right-of-way. If the project can meet the applicable design guidelines, the vault locations within the building must be explored.

**B. Approval Criteria and Land Use Submittal Requirements**

The applicant shall submit a written narrative adequately addressing the applicable zoning code approval criteria listed below for the required reviews:

Title 33 Approval Criteria	Code Citation and Link	Staff Notes
Adjustment Review	<a href="#">33.805.040</a>	Narrative Required individually addressing each evaluation factor
Parking and Loading	<a href="#">33.266</a>	Includes vehicle parking standards, loading requirements, and bicycle parking standards.
Central City Parking and Loading Access	<a href="#">33.510.263</a>	Must be met in addition to the requirements of 33.266
Central City Parking and Built After July 9, 2018	<a href="#">33.510.261</a>	Must be met in addition to the requirements of 33.266

Additional City Code Requirements	Code Citation and Link	Staff Notes
For Buildings and Planning Actions	<a href="#">17.88.020</a>	Establishes the two triggers for when public improvements are required associated with a building permit or land use decision.
PBOT Development Review Manual to Creating Public Streets and Connections.	<a href="#">TRN 1.09</a>	Street width and sidewalk configuration standards.
Pedestrian Design Guide	<a href="#">Pedestrian Design Guidelines (portlandoregon.gov)</a>	Standards for pedestrian facilities including sidewalk corridors.  Please note this is currently being updated. The draft is available at <a href="https://www.portland.gov/transportation/planning/pedestrian-design-guide-update">https://www.portland.gov/transportation/planning/pedestrian-design-guide-update</a> .
Sidewalk Standards for Furnishing Zone and Tree Wells	<a href="#">TRN 10.17</a>	See Sections II.F and II.G of this policy for furnishing zone requirements.  Please note this will be replaced by Table B4 of the updated Pedestrian Design Guide Table

Additional City Code Requirements	Code Citation and Link	Staff Notes
		when adopted.
Curb Extensions for Buildings and Planning Actions	<a href="#">TRN 1.28</a>	Establishes when curb extensions are required.
Utility Vaults	<a href="#">TRN-8.13 - Utility Vault or Structure for the Benefit of the Adjacent Property Owner Review Approval Process   Portland.gov</a>	TRN-8.13 – Utility Vault or Structure for the Benefit of the Adjacent Property Owner Review Approval Process. See Attachment B for more information.
Driveway Standards	<a href="#">17.28.110</a> and <a href="#">TRN 10.40</a>	Standards are applied at the time of building permit
Driveway Design Exceptions		Application materials available at <a href="https://www.portland.gov/transportation/development/driveway-design-exceptions">https://www.portland.gov/transportation/development/driveway-design-exceptions</a> .
Street Lighting	<a href="#">714407 (portlandoregon.gov)</a> .	PBOT Lighting Level Guidelines
Central Location for PBOT Design Standards	<a href="https://www.portlandoregon.gov/transportation/79363">https://www.portlandoregon.gov/transportation/79363</a>	Links to multiple PBOT design guidelines here.

**C. Required Public Improvements, Dedication, and Driveways**

TSP Classifications: At this location, the City’s Transportation System Plan (TSP) classifies the abutting street(s) as follows:

The site IS within a Pedestrian District.

Street Name	Traffic	Transit	Bicycle	Pedestrian	Freight	Design
SE 11 <sup>th</sup> Ave	Traffic Access Street	Transit Access Street	City Bikeway	Major City Walkway	Major Truck Street	Neighborhood Corridor
SE 12 <sup>th</sup> Ave	Traffic Access Street	Transit Access Street	City Bikeway	Major City Walkway	Major Truck Street	Neighborhood Corridor

SE Pine St	Local Service	Local Service	Local Service	Neighborhood Walkway	Local Service	Local Street
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Existing Improvements: At this location, according to the City’s GIS data, the site’s abutting rights-of-way are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
SE 11 <sup>th</sup> Ave	60-ft	36-ft paved	0.5-ft	3.5-ft	8-ft	--
SE 12 <sup>th</sup> Ave	60-ft	36-ft paved	0.5-ft	4-ft	6-ft	1.5-ft
SE Pine St	60-ft	36-ft paved	0.5-ft	3.5-ft	8-ft	--

*\* The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. It is the applicant’s responsibility to provide a current survey to document the location of the abutting rights-of-way and to confirm or challenge any anticipated dedication amount.*

There are two triggers in Title 17 for when public ROW improvements are required. If a project is a “significant alteration” as defined in 17.88.010.C, then frontage improvements are required within the existing right-of-way. “Significant Alteration” is defined as changes to property that are 35 percent or greater than the assessed value of all improvements on the site. Mandatory improvements for fire, life safety, and accessibility do not count toward the threshold.” The second trigger is an increase in trips. Per 17.88.020, alterations which increase the number of occupants of a site are required to provide a standard full width improvement, including sidewalks, and may require dedication to allow the full width improvement to be constructed. For PBOT purposes, occupancy is determined based on trips rates from the *Institute of Transportation Engineers Trips Generation Manual, 10<sup>th</sup> Edition*. Standard improvements are based on the requirements of [PBOT Development Review Manual to Creating Public Streets and Connections](#) and the [Portland Pedestrian Design Guide](#).

In this case, the creation of an apartment building will result in an increase in trips. As such, a full width standard improvement is required to the satisfaction of the City Engineer, including dedication to accommodate that improvement, if necessary.

The required improvements will trigger a Public Works Permit. A chart describing which situations qualify for Minor Improvement Permits and which situations require Public Works Permits is available at <https://www.portlandoregon.gov/article/688387>

Standard ROW Improvements:

Street Name	Curb Location	Pedestrian Corridor Width	Pedestrian Corridor Configuration				Estimated Dedication
			Curb	Furnishing/ Stormwater	Sidewalk	Frontage	
SE 11 <sup>th</sup> Ave	No change	12-feet	0.5-ft	4-ft	6-ft	1.5-ft	None
SE 12 <sup>th</sup> Ave	No change	12-feet	0.5-ft	4-ft	6-ft	1.5-ft	None
SE Pine St	No change	12-feet	0.5-ft	4-ft	6-ft	1.5-ft	None

*The estimated dedication amount is based on the information available to City Staff. **A site specific survey is necessary to determine the final dedication amount, which will be determined via the Public Works Permit process.***

**Commercial Sidewalk Standards** require the entire sidewalk corridor to be hardscaped with tree wells. See TRN 10.17 Section II.F.2 at [TRN-10.17 - Sidewalk and Driveway Permits \(including Asphalt Approaches\) | Portland.gov](#).

**ADA Compliant Corner or Mid-Block Ramps:** The Americans with Disabilities Act (ADA) requires projects which construct a new pedestrian facility (e.g. a new sidewalk or ped-push button), resurface a portion of the street, or otherwise alter the street to provide ADA compliant curb ramps along the route as part of the project. The corner is required to be reconstructed to meet current City and Federal ADA standards. Information regarding ADA curb ramp design and construction criteria can be found at <https://www.portlandoregon.gov/transportation/article/727351>. A public works permit will be triggered.

**Curb Extension:** The site meets the qualifying conditions specified in [TRN 1.28](#) for when curb extensions are required. The mid-block crossing should retain the existing curb extensions. A single curb extension is required to be built into both SE 12<sup>th</sup> Ave. and SE 11<sup>th</sup> Ave. at their intersections with SE Pine St. With that said, both are major truck streets, meaning the turning radius for the corners may not be able to accommodate the curb extensions. This will be evaluated through the public works permit process

**Street Trees:** The applicant is advised to contact the City’s Urban Forester at 503-823-TREE (8733) for specific information on the quantity and type of street trees that will be required. For additional information on street tree requirements, the applicant is advised to visit [Trees and Development | Portland.gov](#).

**Street Lighting:** The following comments were provided by \_\_\_\_\_, PBOT Signals and Street Lighting:

**Driveways:** Please see items A2. Both a zoning code adjustment review and a driveway design exception will be needed to provide a driveway connection to either SE 11<sup>th</sup> Ave. or SE 12<sup>th</sup> Ave.

**D. Public Works Permit Process**

The Right-of-Way improvements will need to be designed by an Oregon licensed civil engineer and constructed under a Public Works Permit, which is separate from the Building Permit that will be necessary for construction of the proposed project.



Concept Development Phase plans must be submitted to Public Works Permitting in order to verify the type of PW Permit that is required and to determine the required performance guarantee amount.

PW Design Review will determine specific design elements including stormwater management, bus stop, curb-cuts, landscaping, location of signage, location of utility poles and street lights, as well as other design requirements.

The applicant is therefore encouraged to contact Public Works at (503) 823-1987 or at [pwp@portlandoregon.gov](mailto:pwp@portlandoregon.gov) to familiarize themselves with the process and initiate the appropriate meetings/process. Additional information on the City's Public Works Permitting process can be found at the following link: <http://www.portlandoregon.gov/publicworks>. It is important for the applicant to understand the Public Works process and timeline to avoid any conflicts with the Land Use Review and Building Permit process.

Concept Development approval (30% design) including plans, fees, the signed application for permit, and a performance guarantee for the estimated value of the improvement must be submitted prior to Building Permit approval. The performance guarantee may be in the form of a surety bond, irrevocable letter of credit, set-aside account, or cash deposit. Applicant should contact Public Works at (503) 823-1987 for appropriate forms and additional information.

#### **E. Building Permit Information**

At the time of building permit review you should be aware of the following:

1. There are overhead power lines adjacent to your site. There are clearance requirements which you should be aware of when designing a zero setback building especially if you are planning on any projections like balconies or bay windows. Please contact the appropriate utility service company to assure the proposed design meets the requirements for separation distances of structures and utility services.
2. When proposed development will prohibit use of an area of within the public right-of-way, a separate Temporary Street Closure permit will be required. Additionally, closures that do not allow safe passage and unobstructed flow of normal public use in a partially open area or lane, will also require a City approved Traffic Control Plan. For information on obtaining a separate Temporary Street Closure permit, please contact: [www.tsup.info](http://www.tsup.info) (503-823-7611).
3. System Development Charges (SDCs) may be assessed for this development. To receive an estimate of the SDC amount, the applicant is advised to leave a voicemail message to include the case file number, at (503) 823-7002, Option 2. Additional information about PBOT SDCs can be found at: [Transportation System Development Charges | Portland.gov](http://Transportation System Development Charges | Portland.gov).

#### **F. Appeals (Public Works Alternative Review)**

Per TRN 1.27, an applicant may request the Public Works Alternative Review Committee (ARC) consider alternatives to the requirements identified in this document. The applicant is encouraged to provide sufficient detail in the request to enable the Committee to make a qualified decision. The Committee may seek additional information from the applicant, provide advice to the applicant, seek additional information from other City Bureaus, or complete additional reviews before a final decision is rendered. Any proposed alternative frontage improvements must be approved through the alternative review process prior to PBOT making a recommendation on an associated land use review or building permit.

PWA decisions are valid for one year from the date of approval and are the first step in the Public Works Appeal Process. Additional information on the Public Works Alternative Review Process, fees, and application materials can be found at <https://www.portland.gov/transportation/development/public-works-alternative-review-process>.



# Oregon

Kate Brown, Governor

## Commission for the Blind

535 SE 12th Avenue

Portland, OR 97214

(971) 673-1588

1 (888) 202-5463

[Oregon.gov/blind](http://Oregon.gov/blind)



April 14, 2022

City of Portland  
Re: design advice  
case EA 22-123934

To:  
The Design Commission  
PBOT  
Office of Community and Civic Life,

We at the Oregon Commission for the Blind are grateful to have the opportunity to respond to The Design Commission's Process Overview by providing some feedback on development proposal case EA 22-123934 prior to the required land use review.

We are close neighbors, residing at 535 SE 12<sup>th</sup> which is 1 block south of the proposed building development. We house a training center for Oregonians who experience vision loss. We have Oregonians who are blind that live in apartments in the neighborhood and learn to navigate using long canes on the sidewalks in this area. We would encourage your commission/agency/office to consider this fact, when reviewing this proposal.

We support increasing supportive/affordable housing by adding 61 units to our neighborhood which experiences many houseless individuals who could use housing assistance. It is unclear what the total number of units will be. Please consider the current parking shortage. There is a new apartment building project across 11<sup>th</sup> to the west of this location.

Below is a list of complications for our clients and staff that often arise when construction has come to the neighborhood in the past.

1. Closed sidewalks cut off routes, impair getting to bus stops and present hazards. Barricades need to go to the ground so that someone using a cane would find it as opposed to tape that is draped 1-2' above the sidewalk.
2. Noise of machinery decreases the ability to hear other traffic sounds needed to judge a safe time to cross the street.
3. Insufficient monitoring of dynamic situations that intersect the sidewalks.

Thank you for your request to comment. Please feel free to contact us at any time if you have further questions.

Malinda Carlson  
Director of Independent Living  
Oregon Commission for the Blind



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



## Early Assistance Application

File Number: \_\_\_\_\_

Appt Date/Time: \_\_\_\_\_

### FOR INTAKE, STAFF USE ONLY

Date Rec \_\_\_\_\_ by \_\_\_\_\_

LU Reviews Expected \_\_\_\_\_

Required  Optional

- Y N Unincorporated MC
- Y N Flood Hazard Area (LD & PD only)
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI

Qtr Sec Map(s) \_\_\_\_\_ Zoning \_\_\_\_\_

Plan District \_\_\_\_\_

Historic and/or Design District \_\_\_\_\_

Neighborhood \_\_\_\_\_

District Coalition \_\_\_\_\_

Business Assoc \_\_\_\_\_

Neighborhood within 400/1000 ft \_\_\_\_\_

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.  
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

### Development Site

Address \_\_\_\_\_ Cross Street \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Tax account number(s) R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

### Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

**Design & Historic Review** (New development: give project valuation. Renovation: give exterior alteration value) \$ \_\_\_\_\_

**APPLICANT:** Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided <sup>1</sup>	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference<sup>2</sup></b> required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> <b>Design Advice Request<sup>2</sup></b> Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b> (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

<sup>1</sup>Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: [www.portland.gov/bds/documents/land-use-services-fees-schedule](http://www.portland.gov/bds/documents/land-use-services-fees-schedule).

<sup>2</sup>Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

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**Applicant Information** For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

**PRIMARY CONTACT, check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Please submit this application via email with the following materials to**

**LandUseIntake@portlandoregon.gov:**

- Written project description
- Site plans drawn to a measurable scale, with scale and scale bar identified
- Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

**Questions to be discussed:**

Please include on a separate sheet of paper all questions you wish to be addressed.

**Note:**

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting ([www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.



## Design Advice Request

### DISCUSSION MEMO

**Date:** June 27, 2022  
**To:** Portland Design Commission  
**From:** Arthur Graves, Design Review  
503.865.6517, [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)  
**Re:** EA 22-123934 DAR – New 4-story apartment building with 61 units, amenities include classroom, on-site supportive services, resident services, and property management. Design Advice Request Memo – July 07, 2022

This memo is regarding the upcoming DAR on **July 07, 2022** for a new 4-story supportive housing development with 61 units and amenities. The following supporting documents are available as follows:

- Drawings – accessed here:  
<https://efiles.portlandoregon.gov/Record/15008942/>  
Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix (see efiles link):  
<https://efiles.portlandoregon.gov/Record/15008942/>

#### I. PROGRAM OVERVIEW

Design Advice Request for a new 4-story building, approximately 37,000 square feet in size, with 61 units, 54 studios and 7 1-bedrooms of permanent supportive housing. Amenities will include classroom, on-site supportive services, resident services, and property management. The affordable housing development will be located on a new lot under different ownership created via a lot confirmation and property line adjustment process. A second lot for a possible subsequent development will be created concurrently via the same process as the affordable housing development. No parking is proposed.

Modifications are proposed to Transit Street Main Entrances, Vehicle Access (from SE 11<sup>th</sup> Ave), and Loading Setback and Landscaping.

#### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	Kristina Hauri   Holst Architecture
<b>Owner's Representative</b>	Mac Cunningham   Catholic Charities of Oregon
<b>Project Valuation</b>	\$13,200,000.

#### III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: (see attached matrix)

- *Central City Fundamental Design Guidelines*
- *Central Eastside Design Guidelines*

#### IV. SITE INFORMATION

1. **Policy.** The following summarizes key policy context as it applies to the subject site.

a. **Development Standards:** EX - Central Employment (Base Zone); d - Design (Overlay); Central City - Plan District, Central Eastside - Sub-District.

1. **Issues to note:**

- The site is a new lot going through a property line adjustment land use process which is dividing up the previously single lot north of the vacated street (SE Oak St) to the south. This will create three separate lots, each with different ownership, of which this site and project is located on one.
- The site is a part of a Superblock with SE Oak Street (to the south) being vacated between SE 11<sup>th</sup> Ave and SE 12<sup>th</sup> Ave as a commons area.
- Two existing houses are proposed to be demolished for this proposal.

b. **Transportation:**

• **Streets:**

- **SE 11<sup>th</sup> Ave:** Transit Access Traffic Street; Transit Access Street; City Bikeway; Major Truck Freight
- **SE Pine St:** Local Service Transit Street; Local Service Traffic Street; Local Service Bikeway; Freight District Street
- **SE 12<sup>th</sup> Ave:** Transit Access Traffic Street; Transit Access Street; City Bikeway; Major Truck Freight
- **SE Oak St:** Vacated between SE 11<sup>th</sup> Ave and SE 12<sup>th</sup> Ave
- **Transit:** The 70 bus runs adjacent to the site on SE 11<sup>th</sup> Ave and SE 12<sup>th</sup> Ave. Bus stops are located a block south of the site on SE Stark St. bus stop is located north of the site on SW Hall St. and east of the site on SW 4<sup>th</sup> Ave.
- **Pedestrian District:** The Central City Pedestrian District.
- **Bicycle:** SE 11<sup>th</sup> Ave and SE 12<sup>th</sup> Ave are both City Bikeways. SE Pine St and SE Oak are Local Service Bikeways.

2. **Natural.**

a. **Slope:** The site has a slight N/S slope to the south.

b. **Trees:** There is a mature street-tree canopy along SE 11<sup>th</sup> Ave.

3. **Context Background:**

**Characteristics of the Central City Plan District (PZC 33.510.010).**

The Central City plan district implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river

**Characteristics of the Central Employment Zone (PZC 33.140.030.B).**

The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have 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 development standards are intended to allow new development which is similar in character to existing development.

**V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS.** Staff recommends you consider the following six topics among your discussion items:

## CONTEXT | QUALITY & PERMANENCE

Relevant Guidelines: *Central City Fundamental Design Guidelines: A2 – Emphasize Portland Themes, A4 – Use Unifying Elements, A5 – Enhance, Embellish and Identify Areas, A8 – Contribute to a Vibrant Streetscape, B1. Reinforce and Enhance the Pedestrian System; B4 – Provide Stopping and Viewing Places, C6 – Develop Transitions between Buildings and Public Spaces, C8. Differentiate the Sidewalk-Level of Buildings.*

### 1. Response to Context:

- The site is located in the Central City Plan District and Central Eastside Sub-District. The site is transitional with industrial zoning immediately to the west, and commercial and residential zoning to the east. The residential development on the south portion of the superblock, south of the vacated SE Oak St., is approximately 6 years old. Two massing schemes are proposed for the development which address varying aspects of the surrounding context.
  - ***Staff requests comments on the contextuality of the proposed building and building form as the project addresses the existing neighborhood context(s). Issues to focus on can include: the building’s design, massing, orientation, and physical and visual connections to the neighborhood and vacated street.***

### 2. Materials and skin expression:

- Metal panel and brick veneer are proposed at the ground floor. Cementitious lap siding is proposed on the upper floors.
- Windows are narrow and strongly vertical.
  - ***Staff requests comments on the proposed material palette.***

### 3. Balconies:

- No balconies are proposed for the 61 units.
  - ***Staff is concerned with the lack of balconies primarily as outdoor amenities to the residents, but also as architectural features which help to break down the mass of the building on all frontages.***

## PUBLIC REALM

Relevant Guidelines: *Central City Fundamental Design Guidelines: A4 – Use Unifying Elements, A8 – Contribute to a Vibrant Streetscape, B1 – Reinforce and Enhance the Pedestrian System, B2 – Protect the Pedestrian, B6 – Develop Weather Protection, C6 – Develop Transitions between*



*Buildings and Public Spaces, C8 – Differentiate the Sidewalk-Level of Buildings, C9 – Develop Flexible Sidewalk-Level Spaces.*

**4. Main entries:**

- Main entry: The lobby is located at the south-west corner of the building facing the vacated street but pulled in from the corner of the building (and so requiring a Modification to the Transit Street Main Entrance Standard).
  - **Staff requests comments on the proposed entry and entry sequence regarding location, clarity and/or hierarchy.**

**5. Building Frontages and activation:**

- The proposed development fronts SE 11<sup>th</sup> Ave to the west and vacated SE Oak St. to the south. Ground floor programming does not currently address and activate these frontages but proposes offices along the vacated street and back-of-house functions along SE 11<sup>th</sup> Ave.
  - **Staff requests comments on the proposed activation of the ground floor along both of these frontages.**

**6. Modifications:**

- The proposed development requires four Modifications:
  - a. Vehicle Access (from SE 11<sup>th</sup> Ave): 33.510.263:  
SE 11<sup>th</sup> Ave is a “Major Truck Street” which does not allow access to parking or loading. The proposal includes access to loading from SE 11<sup>th</sup> Ave.
  - b. Transit Street Main Entrances: 33.140.242.C.3:  
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- **Staff requests comments on the potential approvability of the proposed Modifications.**

*Attachments:*

Drawing set dated June 23, 2022  
Zone Map

*Central City Fundamental Design Guidelines and Central Eastside Design Guidelines Matrix*



City of Portland

Design Commission

## Design Advice Request

EA 22-123934 DAR

# **1131 SE Oak Street** ***Apartments***

July 07, 2022

Staff Presentation

**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

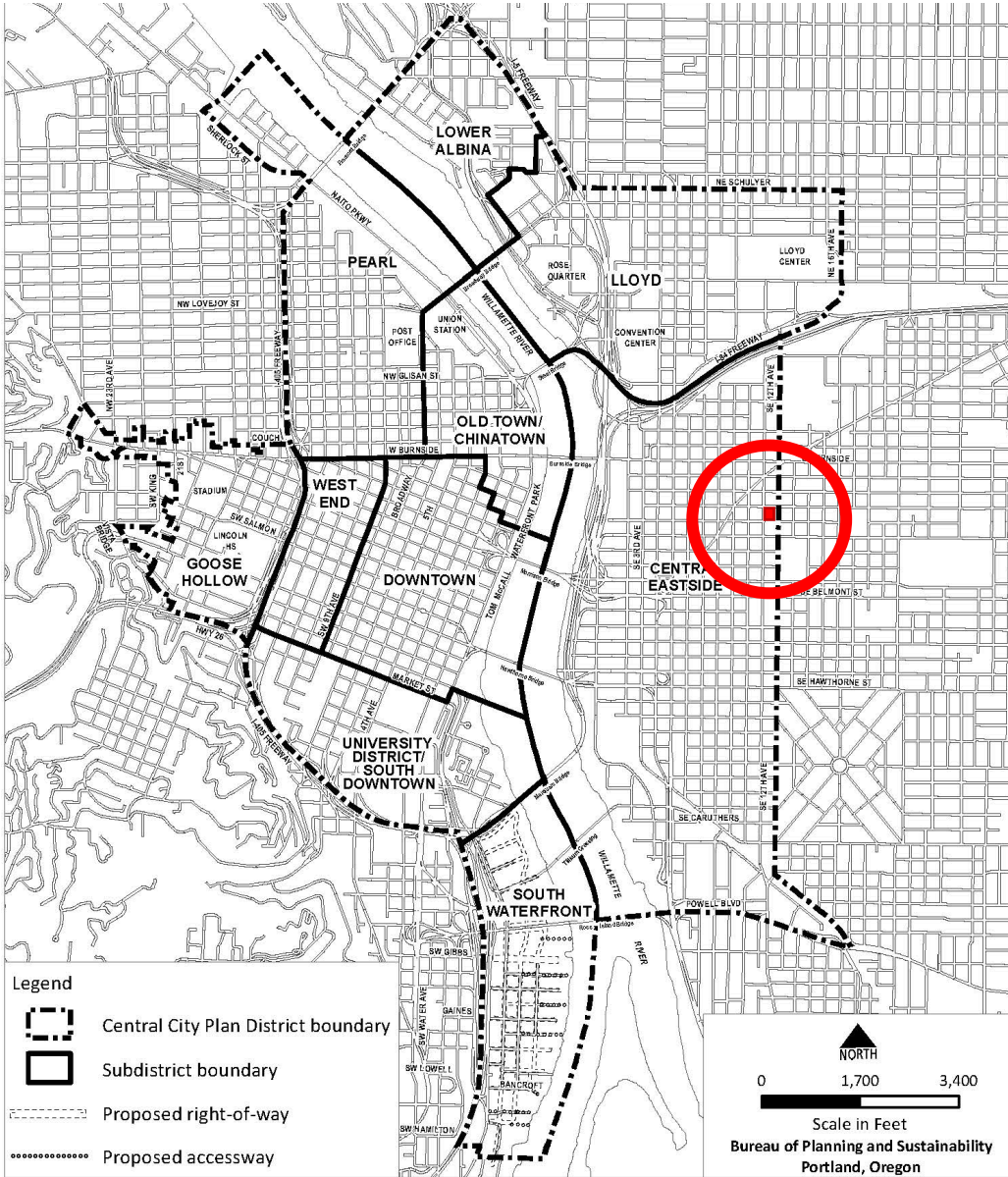
**Commission Conversation**

# Location

## Central City Plan District, Central Eastside University Sub-District, Central Employment Base Zone:

Characteristics of the Central City Plan District (PZC 33.510.010). The Central City plan district implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region’s premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river

Characteristics of the Central Employment Zone (PZC 33.140.030.B). The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have 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 development standards are intended to allow new development which is similar in character to existing development.

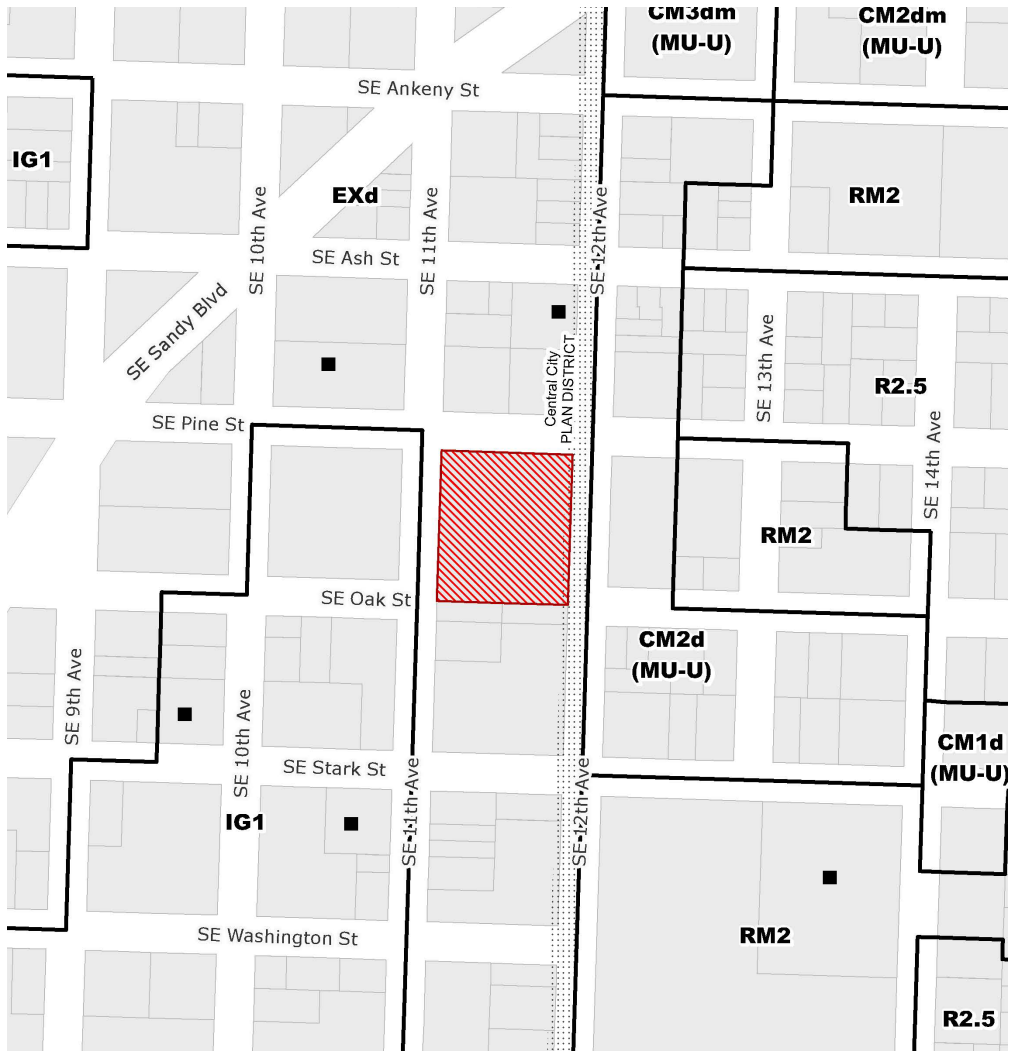
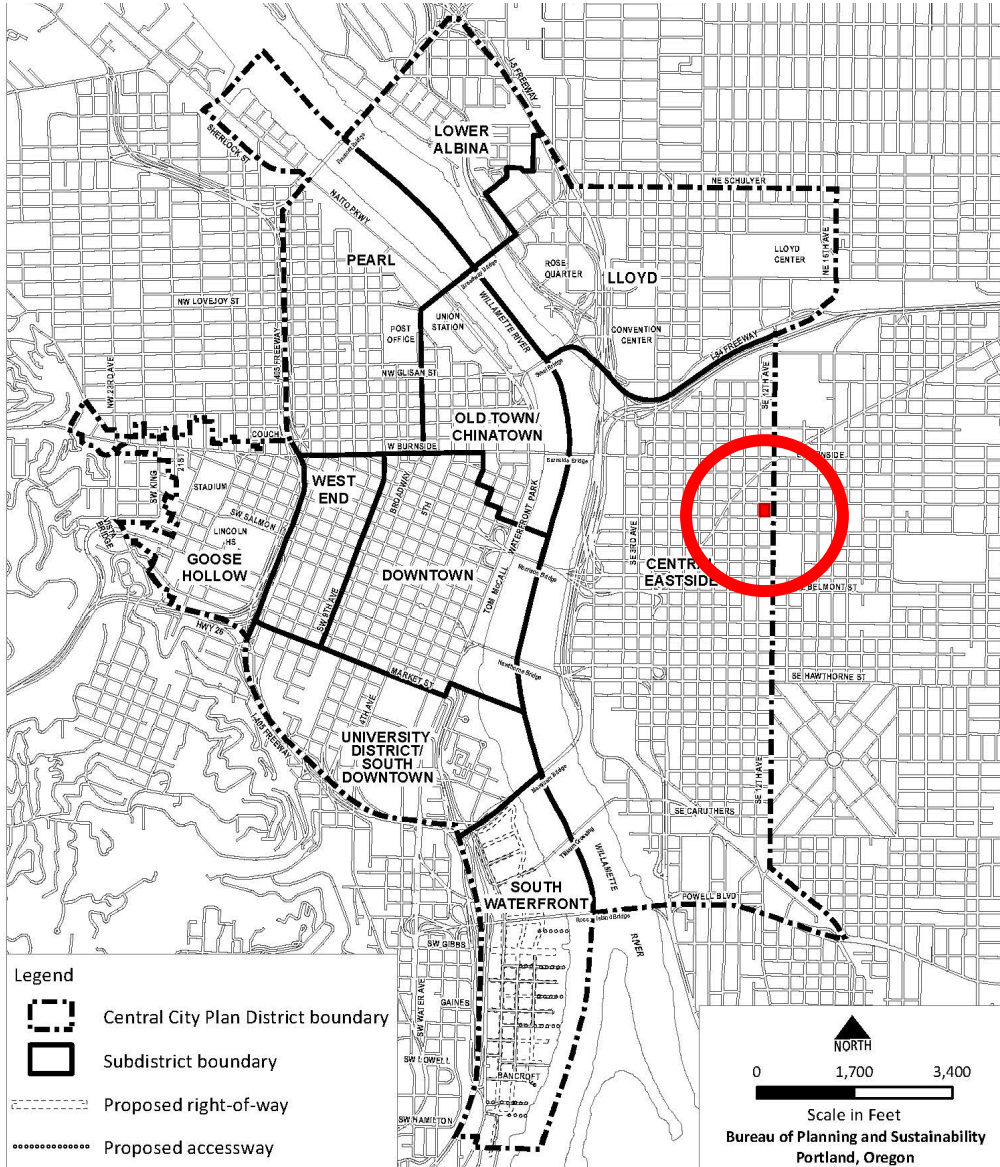


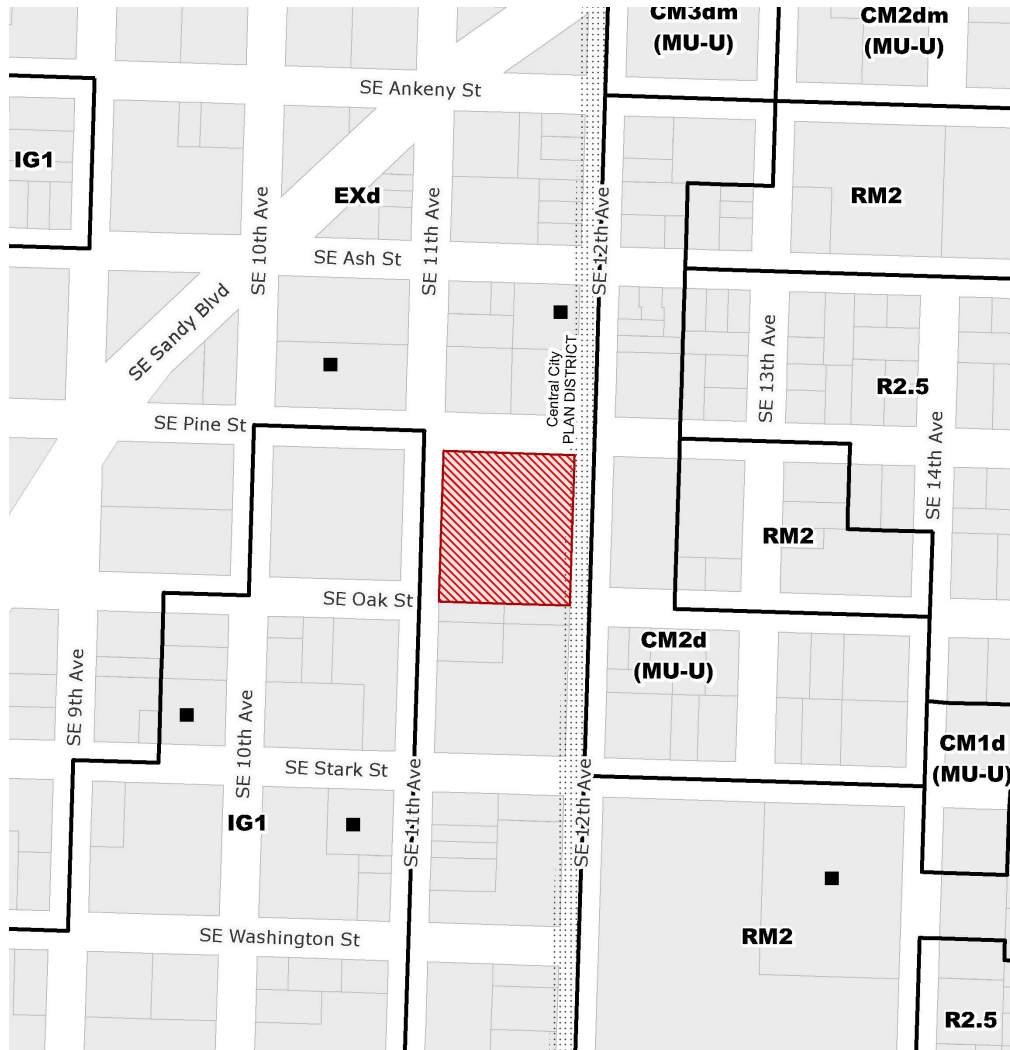
# Project Scope



**New 4-story building, approximately 37,000 square feet in size, with 61 units: 54 studios and 7 1-bedrooms of permanent supportive housing. Amenities will include classroom, on-site supportive services, resident services, and property management. No parking is proposed.**

# Location





**Plan District:**

Central City, Central Eastside (Sub-District)

**Base Zone:** EXd, Central Employment, Design Overlay

**Approval Criteria:**

- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- 33.825.040 Modifications That Will Better Meet Design Review Requirements

**Streets:**

- **SE 11<sup>th</sup> Ave:** Transit Access Street, City Bikeway, Major City Walkway
- **SE Pine St:** Local Service Street, Local Service Bikeway, Neighborhood Walkway
- **SE 12<sup>th</sup> Ave:** Transit Access Street, City Bikeway, Major City Walkway
- **SE Oak St:** Vacated (Local Service: Street, Bikeway, Walkway)

**Pedestrian District:**

Central City

**Height:**

50' base (125' w/ bonus)  
61' proposed

**Floor Area Ratio:**

3:1 base (6:1 w/ bonus)  
3.3:1 proposed

**Parking:**

No parking proposed

**Loading:**

One Standard B Loading Space

# Location









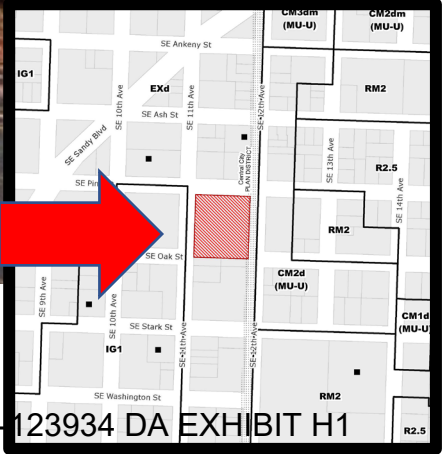
**SW Corner: SE 11<sup>th</sup> and SE Oak Street - Facing NE**



EA 22-123934 DA EXHIBIT H1



West: SE 11<sup>th</sup> - Facing East



EA 22-123934 DA EXHIBIT H1



**NW Corner: SE 11<sup>th</sup> and SE Pine Street - Facing SE**



EA 22-123934 DA EXHIBIT H1



**NORTH: SE Pine Street - Facing SOUTH**



EA 22-123934 DA EXHIBIT H1



**NE Corner: SE 12<sup>th</sup> and SE Pine Street - Facing SW**



EA 22-123934 DA EXHIBIT H1



**EAST: SE 12<sup>th</sup> Ave - Facing WEST**



EA 22-123934 DA EXHIBIT H1



**SE Corner: SE 12<sup>th</sup> and SE Oak Street - Facing NW**

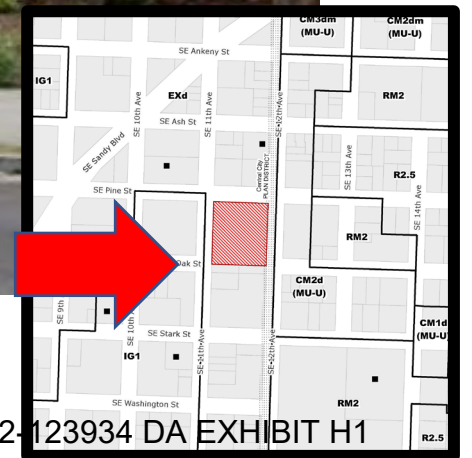


EA 22-123934 DA EXHIBIT H1





**SE Oak St. VACATED STREET - Facing EAST**



EA 22-123934 DA EXHIBIT H1



**SE Oak St. VACATED STREET - Facing WEST**



EA 22-123934 DA EXHIBIT H1

# Surrounding Context: West



1



2



# Surrounding Context: North



# Surrounding Context: East



1



4



2



3



# Surrounding Context: South



1



4



EA 22-123934 DA EXHIBIT H1

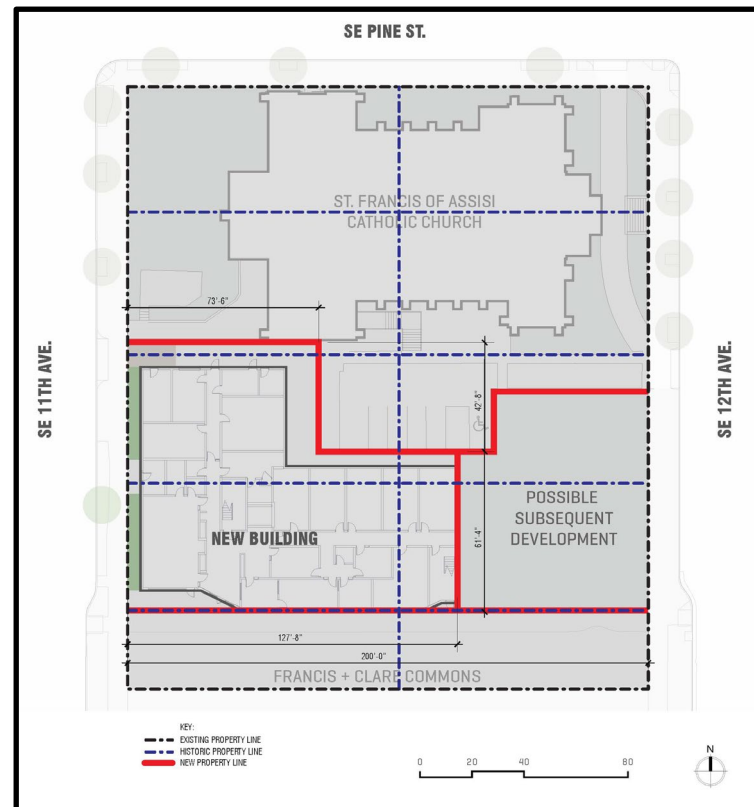
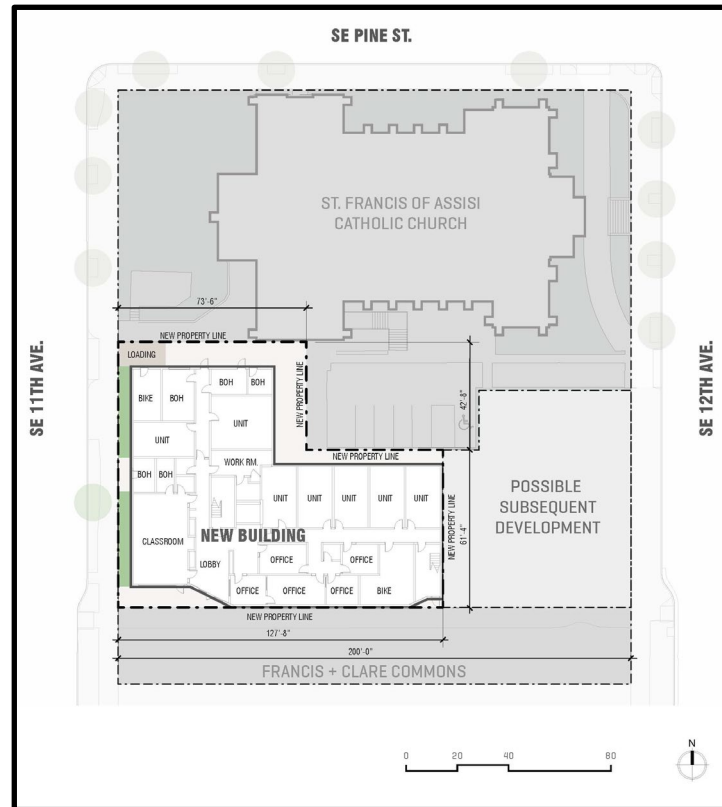


2



3

# Site: Existing and Proposed



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## CONTEXT | QUALITY & PERMANENCE

**Relevant Guidelines:** *Central City Fundament Design Guidelines: A2 – Emphasize Portland Themes, A4 – Use Unifying Elements, A5 – Enhance, Embellish and Identify Areas, A8 – Contribute to a Vibrant Streetscape, B1. Reinforce and Enhance the Pedestrian System; B4 – Provide Stopping and Viewing Places, C6 – Develop Transitions between Buildings and Public Spaces, C8. Differentiate the Sidewalk-Level of Buildings.*

### 1. Response to Context:

- The site is located in the Central City Plan District and Central Eastside Sub-District. The site is transitional with industrial zoning immediately to the west, and commercial and residential zoning to the east. The residential development on the south portion of the superblock, south of the vacated SE Oak St., is approximately 6 years old. Two massing schemes are proposed for the development which address varying aspects of the surrounding context.
  - **Staff requests comments on the contextuality of the proposed building and building form as the project addresses the existing neighborhood context(s). Issues to focus on can include: the building’s design, massing, orientation, and physical and visual connections to the neighborhood and vacated street.**

### 2. Materials and skin expression:

- Metal panel and brick veneer are proposed at the ground floor. Cementitious lap siding is proposed on the upper floors.
- Windows are narrow and strongly vertical.
  - **Staff requests comments on the proposed material palette.**

### 3. Balconies:

- No balconies are proposed for the 61 units.
  - **Staff is concerned with the lack of balconies primarily as outdoor amenities to the residents, but also as architectural features which help to break down the mass of the building on all frontages.**

### MATERIAL CONCEPT WEST FACADE



21 FRANCIS + CLARE | CATHOLIC CHARITIES | HOLST

### MATERIAL CONCEPT SOUTH FACADE



22 FRANCIS + CLARE | CATHOLIC CHARITIES | HOLST

## PUBLIC REALM

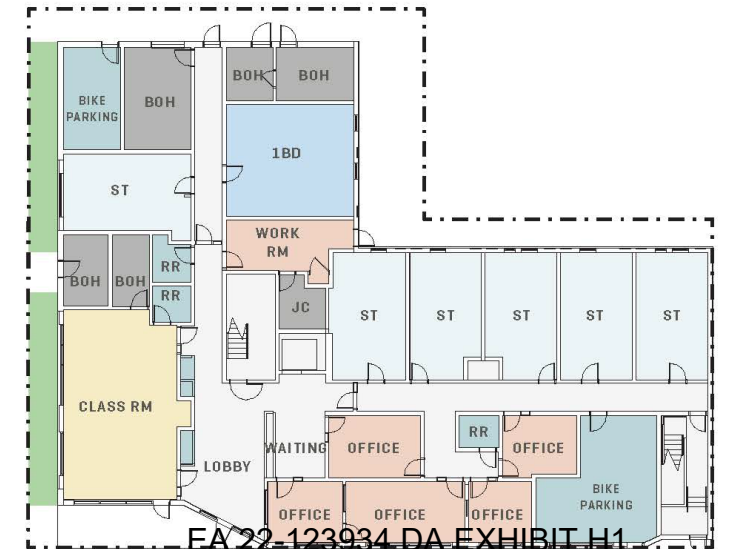
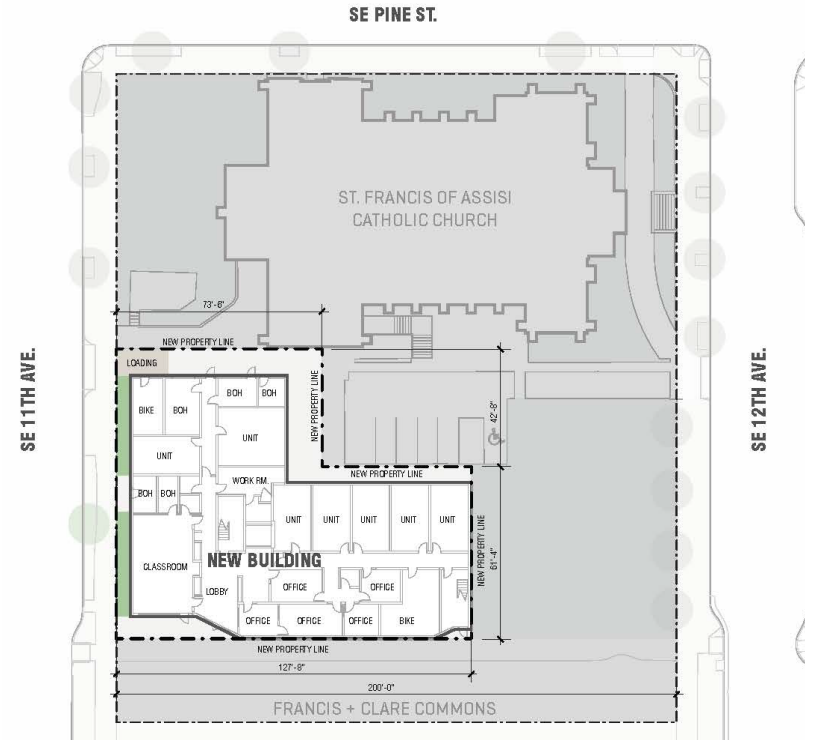
**Relevant Guidelines:** *Central City Fundamental Design Guidelines: A4 – Use Unifying Elements, A8 – Contribute to a Vibrant Streetscape, B1 – Reinforce and Enhance the Pedestrian System, B2 – Protect the Pedestrian, B6 – Develop Weather Protection, C6 – Develop Transitions between Buildings and Public Spaces, C8 – Differentiate the Sidewalk-Level of Buildings, C9 – Develop Flexible Sidewalk-Level Spaces.*

### 4. Main entries:

- Main entry: The lobby is located at the south-west corner of the building facing the vacated street but pulled in from the corner of the building (and so requiring a Modification to the Transit Street Main Entrance Standard).
  - **Staff requests comments on the proposed entry and entry sequence regarding location, clarity and/or hierarchy.**

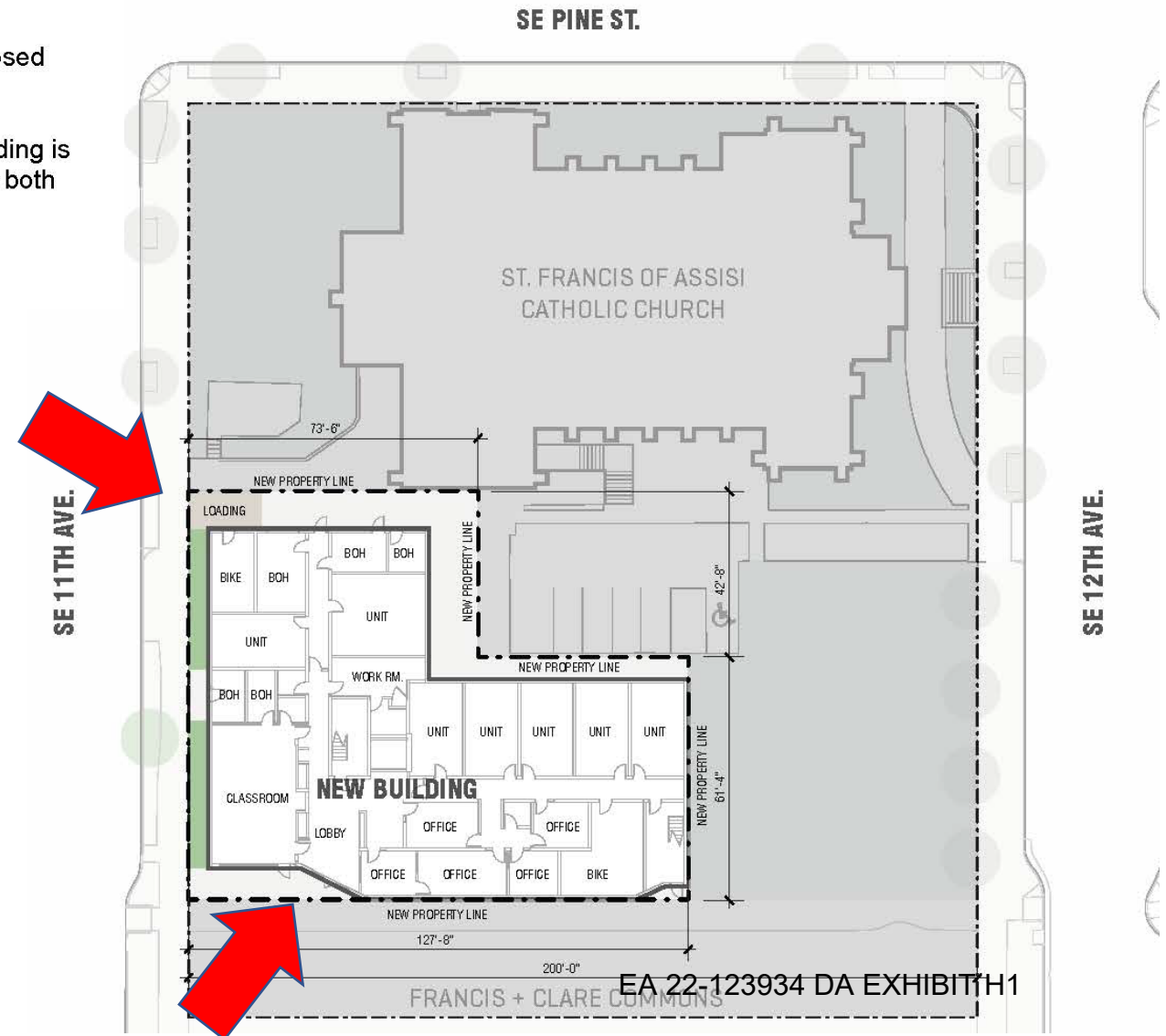
### 5. Building Frontages and activation:

- The proposed development fronts SE 11<sup>th</sup> Ave to the west and vacated SE Oak St. to the south. Ground floor programming does not currently address and activate these frontages but proposes offices along the vacated street and back-of-house functions along SE 11<sup>th</sup> Ave.
  - **Staff requests comments on the proposed activation of the ground floor along both of these frontages.**



## 6. Modifications:

- The proposed development requires four Modifications:
  - a. Vehicle Access (from SE 11<sup>th</sup> Ave): 33.510.263:  
SE 11<sup>th</sup> Ave is a "Major Truck Street" which does not allow access to parking or loading. The proposal includes access to loading from SE 11<sup>th</sup> Ave.
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