



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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MEMORANDUM

Date: July 31, 2012
To: Portland Design Commission
From: Chris Caruso, City Planner II – Urban Design
503-823-5747, Chris.Caruso@portlandoregon.gov
Re: August 9, 2012 Design Advice Request
EA 12-152628 DA – 12th & Jefferson

Dear Design Commissioners:

Please find exhibits attached for the Design Advice Request for a new student housing and retail mixed-use residential development at SW 11th & Jefferson. The applicant seeks design advice for the development of 368 housing units in an 18 story (plus mezzanine) tower. The applicant is requesting an additional 1.38:1 FAR above the total allowable 12:1 on the site. This will require a Central City Master Plan review. The most recent CCMP approval was for the PSU housing tower and required that the courtyard be accessible by the public, that additional landscaping be added to the adjacent Tri-Met site, and that RACC art be provided on of one building corner.

Areas staff and the applicants would like feedback on include:

- The approvability of a CCMP for this project as shown OR for an even taller (14:1 FAR) version not shown. Possible public benefits include daytime public access to the courtyard and a more artful Tri-Met/Streetcar stop structure. The courtyard access is not guaranteed by the developer and would be secured at night.
- Overall building composition and mix of materials.

In this case, the design review criteria are the Central City Fundamental Design Guidelines and the Policy Objectives of the Central City Plan.

Please contact me with any questions or concerns.