



City of Portland
Bureau of Development Services

Staff Presentation to the **Portland Design Commission**

EA 14-218332 DA
St. Francis Park Apartments

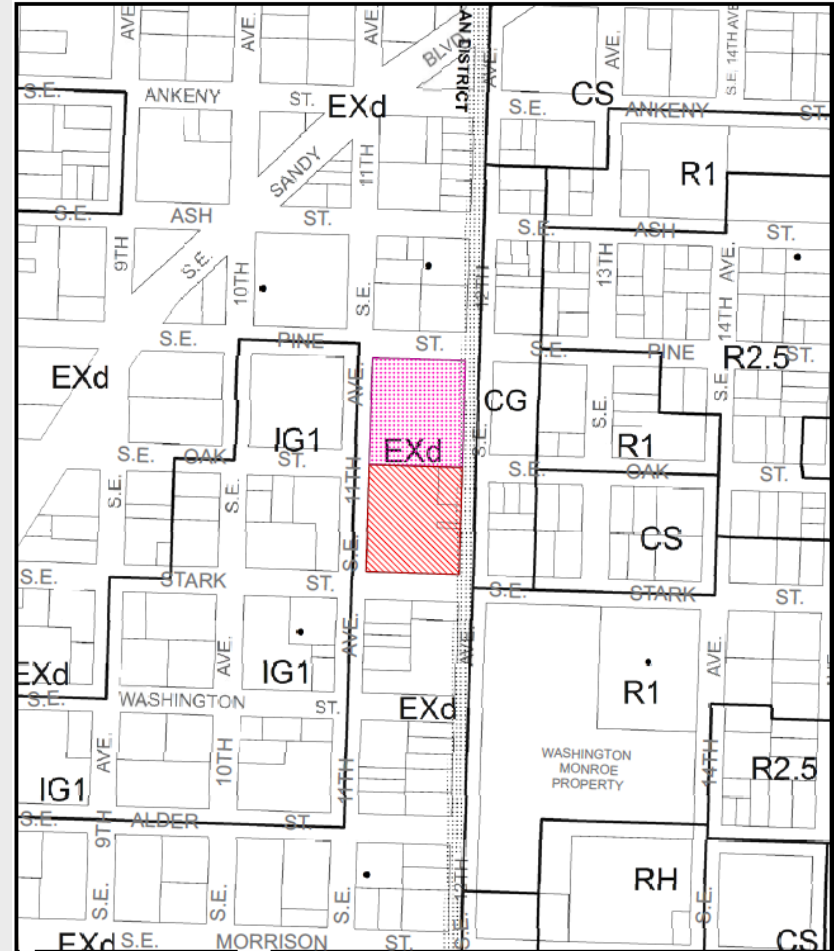
December 11, 2014

Proposal Summary

- 4-story building – 52' height achieved by residential FAR bonus
- 102 affordable residential units
- Community room at SW corner for residents & neighborhood
- Partially below-grade parking - 1 level, 34 parking & 2 loading spaces accessed off SE 11th
- Central courtyard and garden area with planter beds atop 1st level
- Potential alterations to vacated SE Oak to meet Superblock requirements
- Exterior finishes – fiber cement board (majority w/battens) & concrete known at this time

Zoning

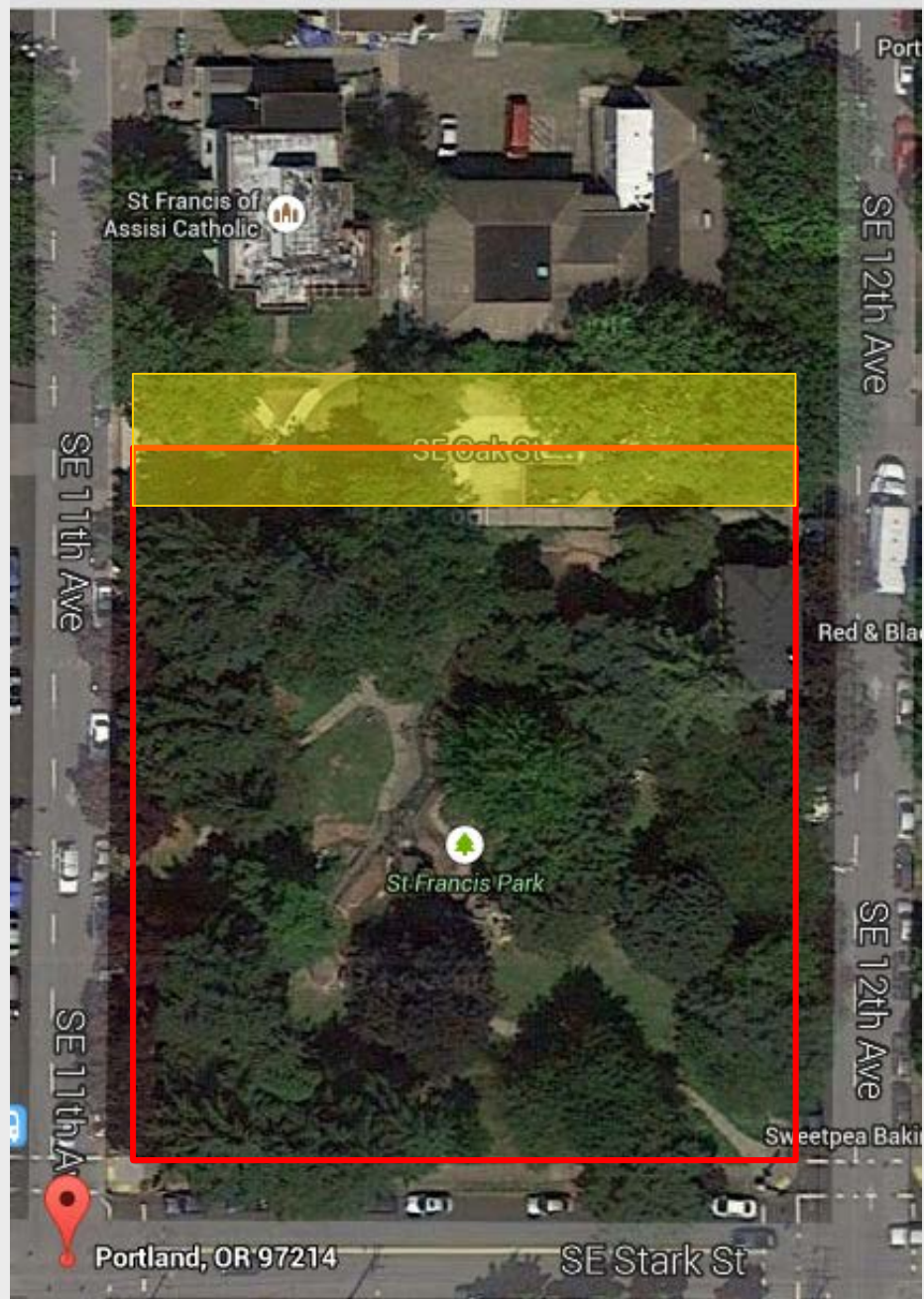
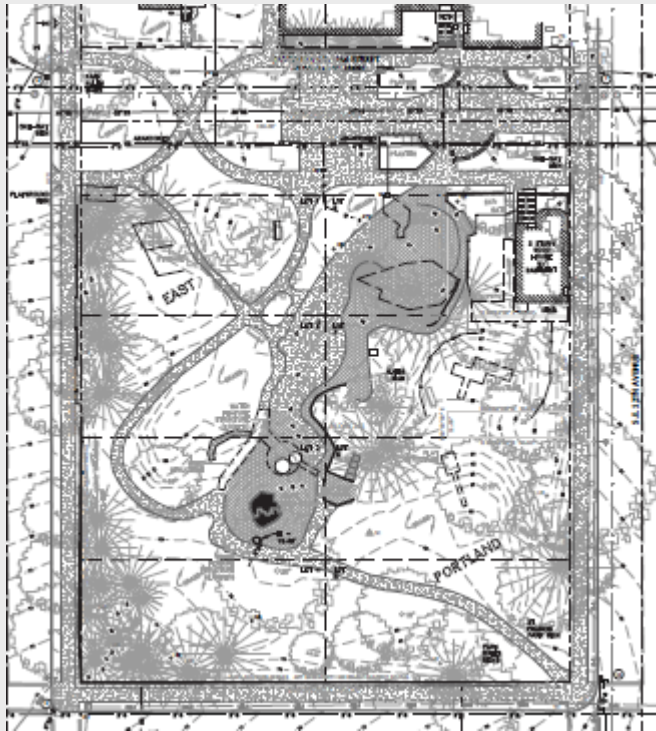
- EXd - Central Employment zone w/ Design Overlay
- Central City Plan District
 - Central Eastside sub district
- 3:1 FAR
 - up to 3:1 additional w/bonuses
- 50' height
 - Up to 45' additional w/ FAR bonuses
- Superblock site
- Not in Pedestrian District
- SE 11th & 12th-Transit Access streets w/ 70 bus line
- SE Stark – Local Service street



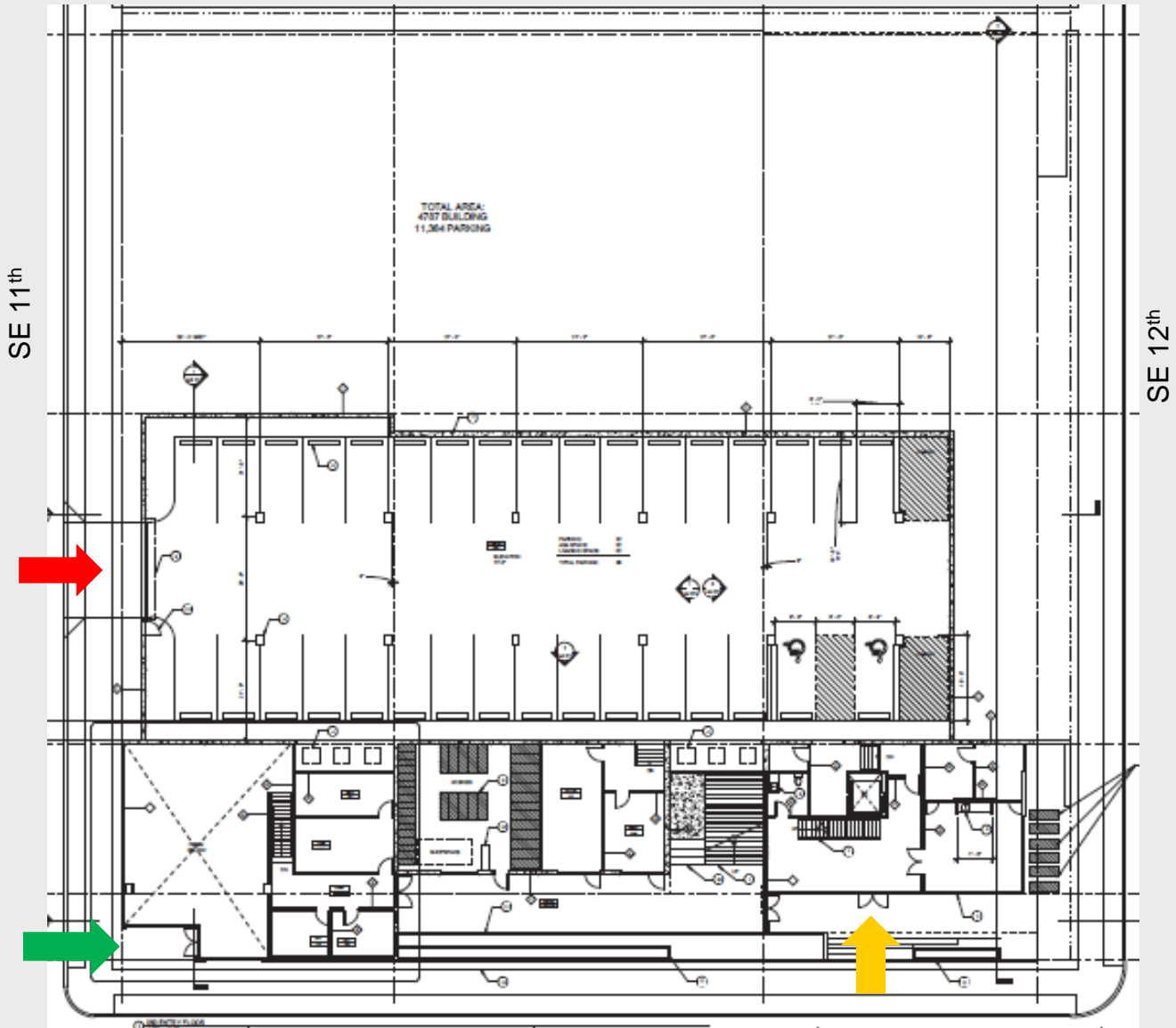
Land Use Reviews

- **Project value (\$11.7 million) triggers Type III Design Review**
- **Approval Criteria:**
 - Central City Fundamental Design Guidelines
 - Central Eastside Design Guidelines
 - Modification Approval Criteria – Section 33.825.040
- **Potential Modifications:**
 - Ground Floor Windows (potentially on all facades)
 - Maximum building setback – along SE Stark
 - Superblock plaza and walkway requirements

Site



Ground Level

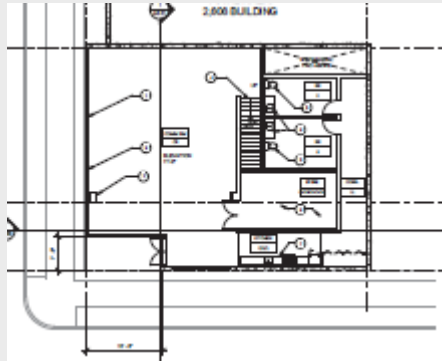


garage entry

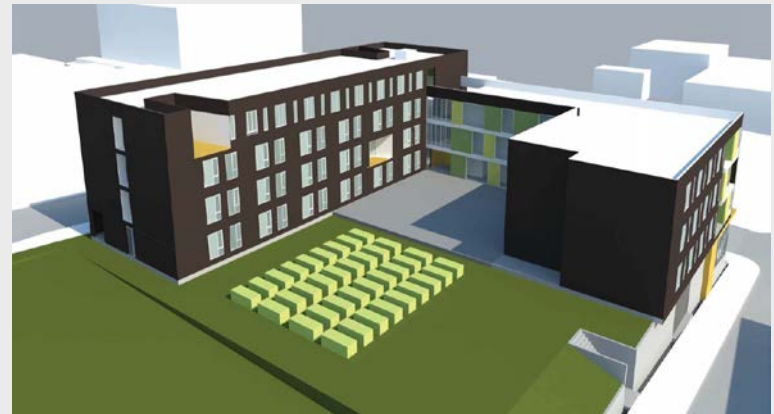
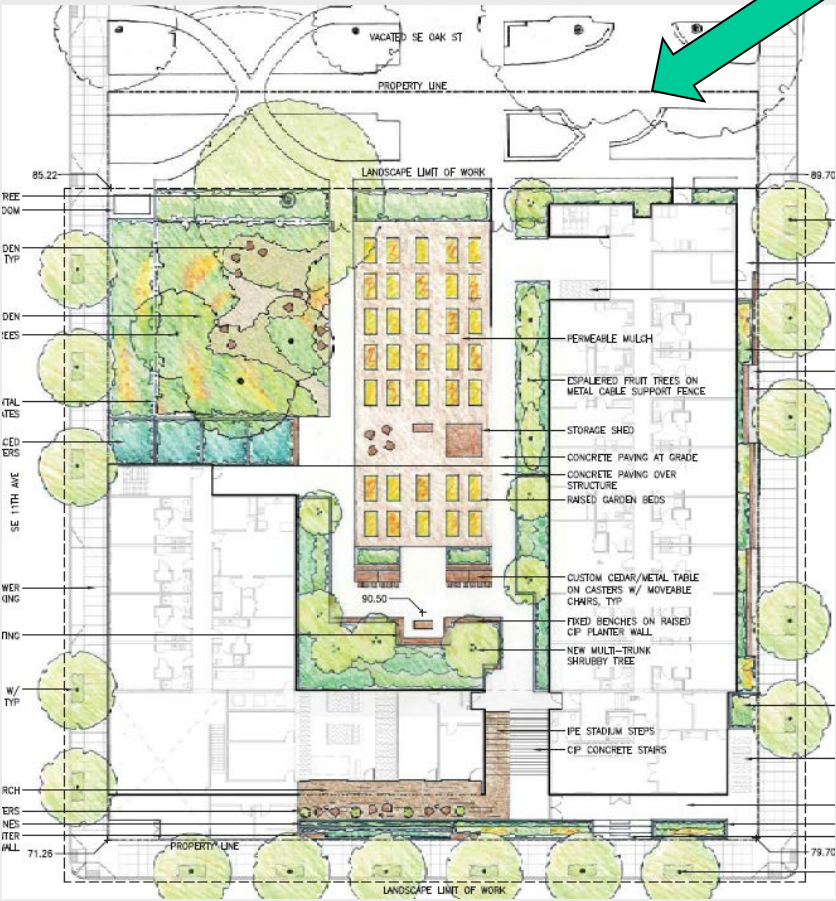
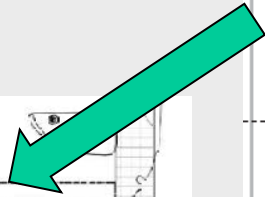
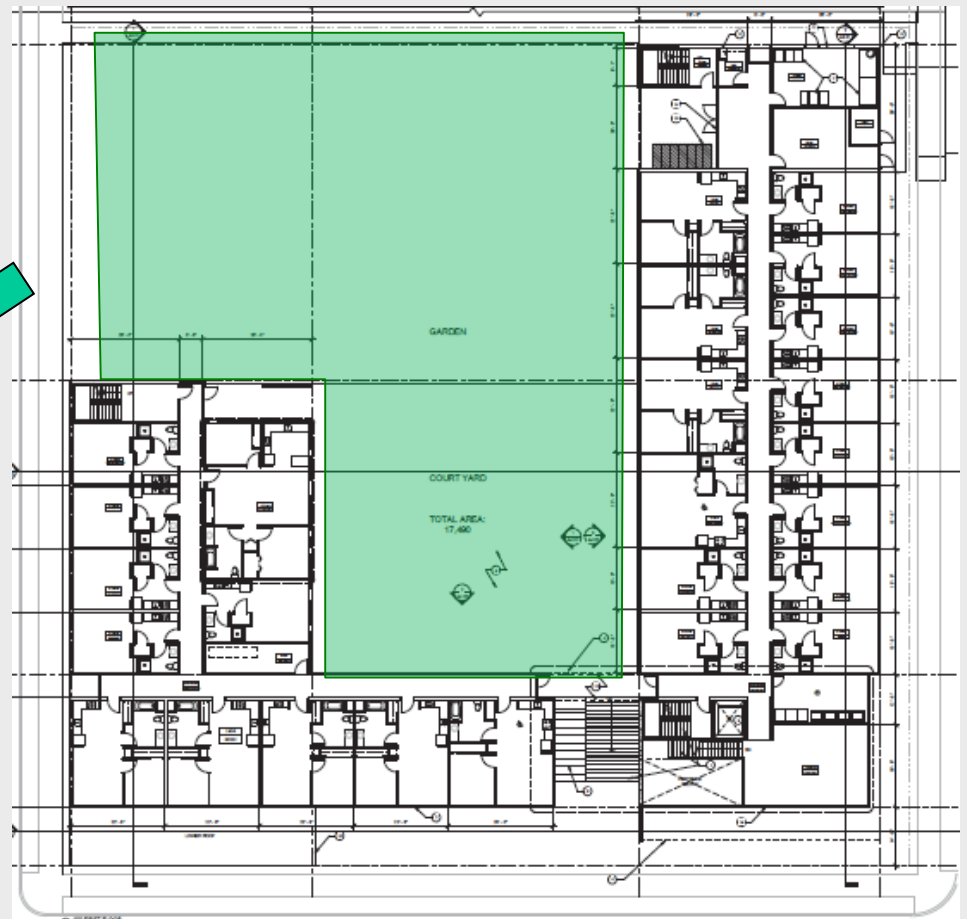
Community Space entry

SE Stark

residential lobby entry

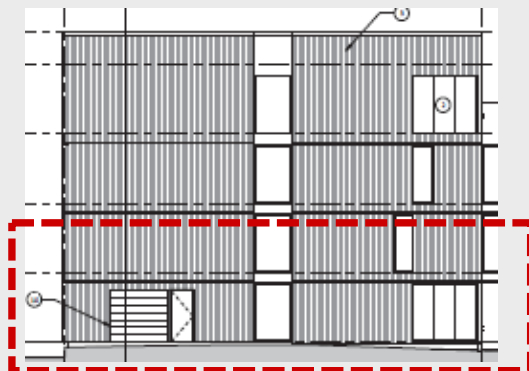


Upper levels





Building



Superblock



PARISH BUILDING



ACCESS TO PARISH



LARGE MAPLE AT ENTRANCE



EXISTING CONCRETE



LARGE OAK



UTILITIES



WEST ENTRY



EAST ENTRY



PORTABLE RESTROOMS



GRASS PAVERS



LARGE OAK



MOSAIC



ROSE GARDEN



GARDEN BEDS

SE OAK ST VACATION - EXISTING CONDITIONS

DAR Discussion Items

1. **Activation of the ground level** on all 4 frontages (including feedback on potential modifications to ground floor windows & maximum setback)
2. **Overall building scale & composition**
3. **Material quality** concerns with FCB system (w/ and w/out battens) as a primary exterior finish
4. **Extent of Superblock improvements within SE Oak** - if retaining existing improvements on southern half are adequate
5. **Any other items at the Commission's discretion.**

end of staff presentation