



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

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MEMORANDUM

Date: December 1, 2014
To: Portland Design Commission
From: Staci Monroe, City Planner – Urban Design
503-823-0624, staci.monroe@portlandoregon.gov
Re: December 11, 2014 Design Advice Request
EA 14-218332 DA – St Francis Park Apartments

Please find exhibits attached for the Design Advice Request (DAR) for a potential residential development in the Central Eastside Sub District of Central City. The project is a partnership between Home Forward and Catholic Charities with involvement from St Francis Parish and would provide affordable housing.

For this proposal, the design review criteria are the *Central City Fundamental Design Guidelines and Central Eastside Design Guidelines* (copies attached).

PROPOSAL - The proposal, on a 46,000 SF site at the intersections of SE Stark, 11th and 12th, includes the following:

- 4-story building with a 52' height that is achieved via residential floor area bonus.
- 102 affordable residential units on the upper floors.
- Community room for the residents and neighborhood at the southwest corner of the site.
- Partially below-grade garage (34 parking & 2 loading spaces) accessed off SE 11th.
- Central courtyard and garden area with planter beds atop the 1st floor level.
- Potential alterations to the existing improvements within the southern portion of SE Oak, which was vacated in 1972, to meet the Superblock regulations.
- Building's exterior would consist primarily of a fiber cement board panelized system with battens above the first floor and concrete.
- Potential Modifications may be requested for ground floor windows, maximum building setback and Superblock regulations.

DAR DISCUSSION ITEMS - Staff has identified the following potential areas of discussion for the December 11th DAR:

1. **Activation of the ground level** on all four frontages, which should include feedback on the potential Modifications to maximum building setback and ground floor windows.
2. **Overall building scale and composition.**
3. **Material quality** concerns with a fiber cement board panel system with and without battens and other materials.
4. **Extent of the Superblock improvements within SE Oak** and if the existing improvements are adequate.
5. **Any other items at the Commission's discretion.**

Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Applicable Design Guidelines