



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

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## MEMORANDUM

**Date:** September 30, 2016  
**To:** Portland Design Commission  
**From:** Grace Jeffreys, Development Review  
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**Re:** LU16-184524 DZM – 1122 SE Ankeny

### **Proposal:**

Please find attached a proposal for a new 6-story, seventeen (17) unit apartment building in the Central Eastside Subdistrict of the Central City Plan District. Located on an “L” shaped, 5,380 SF site, the ground floor contains retail and parking ingress off SE Ankeny and lobby and parking egress off SE 12<sup>th</sup>. Three (3) car parking and fifteen (15) long-term bike parking spaces are proposed in garage; remaining bike spaces will be located in units. Proposed materials include: honed CMU, steel plate, flat-lock metal panels, board-on-board cedar, cable mesh, wood and aluminum-clad windows, metal doors, and solar panels. Additional reviews are also requested:

#### Modification request (PZC 33.825.040):

1. *Long-term Bike Parking Space width* (33.266.220) - to reduce the required 2'-0" bike parking spacing to be stacked and staggered at 18" on center.

#### Exception request (OSSC/32/#1):

1. *Window Projections into the Right-of-Way* (OSSC/32/#1) - to increase the maximum width of the oriel projections from 12' to 15'-9.5" on SE Ankeny and 14'-8" on SE 12<sup>th</sup>.

The relevant approval criteria are the *Central City Fundamental Design Guidelines* and the *Special Design Guidelines for the Design Zone of the Central Eastside District*.

### **Staff report:**

At this time, the Staff Report recommends denial. As noted in the attached Staff Report, "*Design Review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.*" While care has been taken to provide active frontages and a contextual response within the constraints of the stated program, in this case, the program, and especially the ground floor parking, appears too large for this small site. Staff has identified three **Areas of Concern** as well as outstanding **Items to be Resolved**, where approval criteria and standards are not yet met.

#### **Area of Concern #1: Massing and compatibility** (Height and mass, extruded design, side walls)

*Design Guidelines not met:*

- A3. Respect the Portland Block Structures.
- A4. Use Unifying Elements.
- A5. Enhance, Embellish, and Identify Areas.
- C3-1. Design to Enhance Existing Themes in the District.
- C3-2. Respect Adjacent Residential Neighborhoods.
- C4. Complement the Context of Existing Buildings.
- C5. Design for Coherency.

**Area of Concern #2: Ground floor activation** (Ground floor parking, elevator access, storefronts)

*Design Guidelines not met:*

- A1. Integrate the River.
- A2. Emphasize Portland Themes.
- A2-1. Recognize Transportation, Produce, and Commerce as Primary Themes of E. Portland.
- A5-2. Acknowledge the Sandy River Wagon Road (Sandy Boulevard).
- A5-5. Incorporate Water Features.
- A8. Contribute to a Vibrant Streetscape.
- B1. Reinforce and Enhance the Pedestrian System.
- B2. Protect the Pedestrian.
- B3. Bridge Pedestrian Obstacles.
- B4. Provide Stopping and Viewing Places.
- B5. Make Plazas, Parks and Open Space Successful.
- B7. Integrate Barrier-Free Design.
- C1-1. Integrate Parking.
- C5. Design for Coherency.
- C6. Develop Transitions between Buildings and Public Spaces.
- C8. Differentiate the Sidewalk-Level of Buildings.
- C9. Develop Flexible Sidewalk-Level Spaces.

**Area of Concern #3: Quality and permanence** (CMU, wood cladding, s/s mesh, solar panels)

*Design Guidelines not met:*

- C2. Promote Quality and Permanence in Development.

**Items to be Resolved:**

- PBOT noted Driveway Design Exception (DDE) for the garage entry gate required.
- Locations of all external mechanical equipment, venting, and louvers to be shown.
- Indication that the LED lighting strips are not exposed.
- Indication that Bike parking meets all standards not being modified.

Please call or email me with any questions. Thank you.

**Attachments:**

*Drawing set, dated September 21, 2016*

*Staff report, Dated September 30, 2016*

*Design Guidelines chart*

*2 letters of concern:*

- *Jeff Burns, 9/18/16, stating concerns with the proposal, including: Zero lot-line setbacks on all sides, height and massing in relation to adjacent houses, quality of the visible side walls, safety of driveway access on both streets, activeness of frontages, concern with solar panel cladding, and the lack of applicant's engagement with neighbors and neighborhood association.*
- *Mary Roberts and Michael J. Beglan, 9/27/16, Stating concerns regarding the relation to the adjacent neighborhood and context, the scale of the proposal, and the safety of pedestrians on adjacent sidewalks (Exhibit F.2).*