



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

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**FINAL FINDINGS AND DECISION BY THE DESIGN
COMMISSION RENDERED ON February 2, 2017**

The Design Commission has **denied** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 16-184524 DZM
PC # 16-106400

Ankeny Apartments

BUREAU OF DEVELOPMENT SERVICES STAFF: Grace Jeffreys 503-823-7840 /
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GENERAL INFORMATION

Applicant: Brian Durban, YGH Architecture
707 SW Washington St., Suite 1200, Portland OR 97205

Owner: Landon K Crowell
1122 SE Ankeny St., Portland, OR 97214

Site Address: **1122 SE ANKENY ST**

Legal Description: BLOCK 238 W 34' OF LOT 7&8, EAST PORTLAND; BLOCK 238 S 30' OF E 66' OF LOT 7, EAST PORTLAND

Tax Account No.: R226515860, R226515880

State ID No.: 1N1E35CD 03600, 1N1E35CD 03900

Quarter Section: 3031

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside

Zoning: **EXd**, Central Employment (EX) with Design (d) overlay

Case Type: **DZM**, Design Review (DZ) with Modification (M) requests

Procedure: **Type III**, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

PROPOSAL:

The applicant seeks Design Review approval for a new 5- to 6-story, approximately 70' tall, seventeen (17) unit apartment building in the Central Eastside Subdistrict of the Central City Plan District. Located on a unique "L" shaped, 5,380 SF site, the ground floor contains retail

and service spaces fronting SE Ankeny, and a residential unit fronting SE 12th. Fifteen (15) long-term bike parking spaces are proposed in two secure rooms on the ground floor; the remaining thirteen (13) required long-term bike spaces will be located within the units. Flow-through stormwater planters are proposed at ground and second levels. Proposed materials include: white textured plaster skim coat and steel panels at the ground floor, flat-lock zinc panels in two sizes and 3-coat plaster render above, stainless steel cable mesh, aluminum-clad windows, and solar panels. Additional reviews are requested:

A Modification is requested to *Long-term Bike Parking Standards* (33.266.220):

- To reduce the required bike parking spacing from 2'-0" to 1'-6" for 11 vertically hung spaces in the ground floor secure rooms; and,
- To reduce the rack requirement of a high security, U-shaped shackle lock spanning the frame and one wheel, to allow the u-lock to reach just one wheel for the in-unit racks.

An Exception is requested to *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 12th.

Design review is necessary because the project proposes new development within a design overlay zone, per section 33.420.041 of the Portland Zoning Code.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33 of the Portland Zoning Code. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District
- Modifications Through Design Review, 33.825.040

ANALYSIS

Site and Vicinity:

The proposal is located on a 5,380 SF square foot, "L" shaped site located in the Central City Plan District, within the Central Eastside Subdistrict. The site is comprised of two mid-block lots with abutting rear lot lines. The lot fronting SE Ankeny contains a one and one-half story house constructed in 1903 which is proposed to be demolished. The lot fronting SE 12th currently sits vacant.

The site wraps two lots on the corner not owned by the applicant, both of which contain houses constructed in 1904. The remaining 3 lots south of the site along SE 12th contain houses that have been identified as having potential historical and architectural significance, and are listed on the City of Portland's Historic Resource Inventory (HRI). 135, 127 and 121 SE 12th were all built in 1894 & 1895, and were constructed in the Queen Anne Vernacular style.

The site is bordered by SE 12th Avenue [Transit Access Street, Traffic Access Street, City Bikeway, City Walkway, and Community Corridor] and SE Ankeny Street [City Bikeway and Local Service for other modes of transport], and is not located in a pedestrian district. The site is conveniently located close to bus routes along SE 11th and SE 12th, and N Burnside and NE Couch. Ankeny Street and 12th Avenue both begin to drop in elevation as they head West or South; however, they do so at a relatively equal rate, creating similar elevations for both mid-block street elevations of the site.

This site has excellent mass transit proximity. Three bus lines run east along Burnside and inversely west on Couch, just one and two blocks away respectively. A bus line also runs north

on 12th Avenue with a stop one block away, and south on 11th Avenue with a stop less than a block away. The streetcars on Grand and MLK are also only six and seven blocks to the west.

The area around the site contains a mix of residential building types, from long existing single-family dwellings (some of which have been converted into business uses), to newer multi-story mixed-use housing buildings. The latter has become the dominant new development in the immediate area as the housing demand in Portland increases and available land decreases, with four new multi-unit residential buildings a block away. The site is a block south of the Burnside and Sandy intersection, an area with a revitalized and lively commercial presence that continues west along both Burnside and Couch.

Zoning:

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 “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. *In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.*

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Central Eastside Subdistrict of this plan district.

Land Use History: No prior land use reviews were found.

Agency Review: A “Request for Response” was mailed **August 10, 2016**. The following Bureaus have responded with no issues or concerns:

- **Fire Bureau** (Exhibit E.1)
- **Site Development Section of BDS** (Exhibit E.2)
- **Life Safety Section of BDS** (Exhibit E.3)
- **Water Bureau** (Exhibit E.4)
- **Bureau of Environmental Services** (Exhibit E.5a and E.5b)

The **Bureau of Parks-Forestry Division** responded with the following comments related to permitting (Please see Exhibit E-6 for additional details):

Proposed Street Tree Removal and Required Mitigation (11.50.040). Based on the proposed development it appears that a pear tree adjacent to 113 SE 12th Ave is proposed for removal. Since this tree is partially or wholly adjacent to 113SE 12th Ave, written permission from this properties’ owner is needed to permit removal. Due to the species and condition of the tree no mitigation will be required if the tree is permitted to be removed.

Land Use Staff note: *The revised proposal has been revised to preserve this Pear tree.*

The Bureau of Transportation Engineering responded twice, culminating with the following comments (Please see Exhibit E.7a and E.7b for additional details):

Oriel Window: The project includes window projections along/over the site's SE Ankeny and SE 12th Ave frontages. These projections must be review pursuant to the BDS Code Guide – Window Projections into Public Right-of-Way (OSSC/32/# 1). The applicant has submitted adequate information for the City's review of the projections – all dimensional limitations are satisfied except one; the applicant is seeking an exception to the 12-ft wide maximum width limitation. The proposed 15'-9.5" projection over SE Ankeny and the proposed 14'-8" projection over SE 12th Ave are acceptable to PBOT – given the angled projection of both windows, the overall impact of the additional widths is minimized.

Utility Vault Location: The applicant has indicated early communications with PGE about the proposed building's power needs. PGE is generally supportive of a pole-mounted transformer, in this case. Accordingly, no below grade transformer vault is necessary and no further review from PBOT is warranted.

PBOT has no objections to the proposed (design review for this) project.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 8, 2016. A total of two written responses were initially received from either the Neighborhood Association or notified property owners in response to the proposal:

- Jeff Burns, 9/18/16, stating concerns with the proposal, including: Zero lot-line setbacks on all sides, 50+ 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 (Exhibit F.1).
- 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).
- At the 1st hearing on October 6, 2016, seven (7) neighbors signed up for public testimony noting opposition to the proposal, and three (3) people signed up for public testimony noting support of the proposal, including the owner, his construction manager, and a person living at NE 155th. (Exhibit H.6). Additional written testimony was received from Mary Roberts in the form of a Street elevation of SE 12th (Exhibit H.6).
- At the 2nd hearing on December 1, 2016, three (3) neighbors testified in opposition to the proposal, and two (2) people testified in support of the proposal, including the owner and his construction manager (Exhibit H.17).
- At the 3rd hearing on January 5, 2017, five (5) neighbors testified in opposition to the proposal, and two (2) people testified in support of the proposal, including the owner and his construction manager (Exhibit H.25).
- At the 4th hearing on January 19, 2017, one (1) neighbor testified in opposition to the proposal (Exhibit H.31).

Procedural History:

The first Design Review (DZ) hearing was held on October 6, 2016. The Design Commission advised that a Design Advice Request hearing prior to submitting for Design Review would have been very helpful given the unusual shape and size of the site, as well as the extreme juxtaposition with the existing context. The Commission commended the ambitious goal of Net Zero energy; however, they had major concerns that numerous aspects of the proposal did not yet meet the design guidelines, including:

1. *Design Guidelines A3, A4, A5, C3, C3-1, C3-2, C4, C5, Massing, compatibility, and coherency* – With the large 6-story height and massing tight to the property lines, there is

too much bulk for the small “L” shaped site, and with numerous, competing angled elements, the composition needs simplification.

2. *Design Guidelines A1, A2, A2-1, A5-2, A5-5, A8, B1, B2, B3, B4, B5, B7, C1-1, C5, C6, C8, C9, Ground floor activation* – With the ground floor compromised by the parking, it is not active enough to contribute to the streetscape.
3. *Design Guideline C2, Quality and permanence* – With the exposed Concrete Masonry Units (CMU) and wood siding, the cladding does not meet quality and permanence requirements.

After the first hearing on October 6, 2016, changes made included: increase of active use on the ground floor by removing the parking, removal of one story from the SE 12th Avenue tower; addition of notches to the sidewalls to help reduce bulk; and replacement of wood and CMU materials with more permanent materials, including stucco.

The second Design Review (DZ) hearing was held on December 1, 2016. The Design Commission once again commended the ambitious goal of Net Zero energy. The Commission supported the replacement of the ground floor parking with more active uses and the replacement of the wood and exposed CMU with more durable and quality materials. However, the Commission felt the following aspects of the proposal still did not yet meet all the design guidelines, including:

1. *Design Guidelines A4, A5, C3-1, C3-2, C4, C5, Massing, compatibility, coherency* - There was a lot of discussion regarding height, massing, scale and bulk. The Commission was split as to whether with compositional changes the proposed height might be reasonable. However, all Commissioners had concerns with the bulk, scale, and massing of the proposal:
 - a. The 12th Avenue facade needed to be a better neighbor to the immediately adjacent residential scale of the block.
 - b. The oriel windows were generally supported, but the configuration must better relate to the context. Considering a broader, bigger move for the oriels.
 - c. The bulk of the massive side walls need to be mitigated on-site rather than on adjacent property (landscaping mitigation currently shown on neighbor's property).
 - d. The non-street frontage walls can't be the side/back walls that they are currently designed as.
 - e. The open stairwell will have significant impact on neighbors, especially the lighting. Design for subtlety and low-wattage.
2. *Design Guideline C5, Coherency* - Consider a quieter building which provides a background to the context, rather than highlighting itself.
 - a. The street elevation on 12th needed further resolution.
 - b. The oriels were too much of a departure to relate to existing context, and appear to be arbitrary/ random. The Commission would like the design to be more consistent with the neighborhood. It's a stretch to say that that the asymmetric steeply pitched wall of the solar panels corresponds to the adjacent Queen Ann homes.
 - c. The sidewalls need further resolution and mitigation, as they are very visible.
 - d. The small inset balconies are deep and appear dark. Consider Juliette's which would provide more light into the spaces and better views.
3. *Design Guideline C2, Quality and permanence* – The shiny metal cladding will have a negative impact on neighbors.

After the second hearing on December 1, 2016, changes made included: setting back the wall face on SE 12th Avenue 4 feet and widening and lowering the oriel window projection one level (Exhibit C9); change of some material on the side wall elevations (Exhibit C.13); replacement of the clear anodized metal panels with zinc; and revision of the long-term bike parking strategy.

However, no significant changes were made to reduce the scale, bulk and massing of the large side walls, which constitute most of the proposal.

The third Design Review (DZ) hearing was held on January 5, 2017. The Commission reiterated that DAR would have been a great opportunity to inform the scheme before carrying on so far with the Design Review process. The Commission found that due to the lack of substantive changes to the massing, scale and bulk of the sidewalls; the open stairwells; and the extent of metal cladding, this proposal still did not yet meet *Design Guidelines C2, C3-2, C4, and C.5*. Following the hearing, staff also found that some aspects of *Design Guidelines A4, A5, and C3-1* were also not yet met due to the massing, scale and bulk, as well as the metal panel cladding.

The applicant chose to not make any additional changes requested by the Design Commission in order to meet the design guidelines, and requested a decision of denial with the stated intent to appeal a denial to City Council.

The fourth Design Review (DZ) hearing was held on January 19, 2017. The Commission found that due to the lack of substantive changes to the massing, scale and bulk of the sidewalls; the open stairwells; and the extent of metal cladding, this proposal did not yet meet *Design Guidelines A4, A5, C2, C3-1, C3-2, C4, and C.5*.

At this hearing, the applicant asked for an additional hearing to investigate further design changes.

The fifth Design Review (DZ) hearing was held on February 2, 2017. The applicant presented more design options, however, after further discussion, they decided to not to further pursue these, and called for a vote.

The Commission found that due to the lack of substantive changes to the massing, scale and bulk of the sidewalls; the open stairwells; and the extent of metal cladding, this proposal still did not meet *Design Guidelines A4, A5, C2, C3-1, C3-2, C4, and C.5*.

ZONING CODE APPROVAL CRITERIA

(1) Design Review (33.825)

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

The Design Commission has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

Findings for A2 and A2-1: The project uses sustainable features, the heavy steel plate at the ground level and stucco above, and an active frontage to emphasize Portland and East Portland Themes described in the Central Eastside Design Goals:

- Energy and sustainability are common themes in Portland. The goal of this project is to be a Net-Zero energy building, supporting an important Portland value of sustainability. The proposal includes a highly insulated and air-tight building envelope, efficient energy recovery ventilation (HRV) system with a hot water heat pump, and LED lighting throughout. Photovoltaic panels are proposed to offset remaining electrical load.
- To provide continuity between the Central Eastside and downtown, smooth and textured stucco, storefront glazing, and heavy steel at the ground level are proposed, all durable materials used in the Central City. The ground level consists of a vertical textured plaster render along with storefront glazing to activate the sidewalk, and champagne steel panel for durability at the pedestrian level.
- This project is located with great mass transit proximity. Although the frontages are narrow, the glazed retail space provided on Ankeny will encourage pedestrian activation and engagement with local transit opportunities, and enhance the safety, convenience, pleasure, and comfort of pedestrians.

These guidelines are met.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

Findings for A4, A5, and C3-1: The applicant intends this proposal to act as a bridging element between the large-scale housing developments of the Central East Side and the more residential neighborhoods to the east through several gestures:

- The stucco and heavy steel plate at ground level (see Findings for A2 above); and
- The preservation of the residential lot size and street frontage width.

These compositional and material elements help integrate and unify the proposal with SE 12th and the surrounding area.

For these aspects of the proposal, these guidelines are met.

However, the massing, bulk and scale of the side walls, the open stairwells, and the metal paneling are not compatible with the local character of this site, including the residential structures that the proposal envelops and flanks. For example, if the end walls included additional massing shifts, windows, and materials such as stucco or other non-metallic siding to better respond to the immediate lower scaled, residential context, and the stairwells were further enclosed to reduce their impact in the immediate neighbors, these guidelines could be fully met.

Therefore, due to concerns about the massing, bulk and scale of the side walls, the open stairwells, and the compatibility of the metal paneling, these guidelines are not yet met.

A5-3. Plan for or Incorporate Underground Utility Service. Plan for or Incorporate Underground Utility Service to development projects.

Findings for A5-3: The utility transformer and service for this small site are not proposed to be underground, but to be pole mounted, and routed underground to the electrical room via buried conduit. The applicant has indicated early communications with PGE about the proposed building's power needs, and advised that PGE is generally supportive of a pole-mounted transformer, in this case. Accordingly, per PBOT, no below grade transformer vault is necessary and no further review from PBOT is warranted. Because PGE will accept a pole mounted transformer for this proposal and no transformer is proposed at the ground floor of the building, active frontages on both streets are maintained. *This guideline is met.*

A5-5. Incorporate Water Features. Enhance the quality of public spaces by incorporating water features.

Findings for A5 and A5-5: Although the very narrow frontages allow little room for the incorporation of water features, stormwater planters are incorporated into the base of the internal courtyards at the base of each stair. *This guideline is met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Findings for A7: In general, the massing of the building is placed at the property line on SE Ankeny, and set back slightly along SE 12th Avenue. Additionally, it is set back at the ground level to provide room for the entries, and projects out above ground level in the form of oriel windows. The slightly recessed glazed main entry doors covered with canopies will define and extend the public sidewalk, create a sense of urban enclosure, and provide weather protection at the entries. New street trees proposed will enhance the street and pedestrian sidewalk. *This guideline is met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings: The sidewalk level is designed to create stopping and viewing places protected from sun and rain by canopies and building projections. Building setbacks on both street frontages are provided at the main entries to allow flexible pedestrian movement and provide sheltered space for building users. Areas of glazing and transparency are provided where possible to allow visual connections between interior and exterior activities. The main entry door to the retail space on Ankeny is glazed and placed alongside large picture windows with views into the commercial space. The lobby entry doors on Ankeny and 12th are also recessed and glazed with sidelights. The entry into the residential unit on SE 12th is via a porch raised from the street level by 4 steps and separated by a planter. The building will provide light and visibility at night, providing a sense of security and encouraging pedestrian activity after dark. *This guideline is met.*

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

Findings: The building street frontage maintains, reinforces and enhances the existing right-of-way pedestrian access in several ways. The recessed main entrances allow the sidewalk to remain clear for through pedestrian traffic, the overhead canopies provide weather protection, and the street trees enhance the pedestrian experience. The different street zones will be developed in accordance with the right-of-way standards. Street trees will be added in the furniture zone. The movement zone will remain free of obstruction and the building frontage has been articulated with glazing, entry points and a porch and planter on 12th. *This guideline is met.*

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings: Street trees within the planting strip help protect the pedestrian sidewalk from vehicles on the street. The building entries will all be lit with wall mounted scones integrated into the building design. No mechanical exhaust will be on the street frontage. *This guideline is met.*

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B3-1. Reduce width of Pedestrian Crossings.

- a. Where possible, extend sidewalk curbs at street intersections to narrow pedestrian crossings for a safer pedestrian environment.
- b. Maintain large service vehicle turning radii where necessary.

Findings for B3 and B3-1: The narrow, mid-block site has limited street frontage; however, the pedestrian movement system is enhanced by the recessed ground level spaces as well as canopy overhangs on the sidewalk, and is supported by standard right-of-way improvements. *These guidelines are met.*

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings for B4 and B5: The main building entrances are recessed to allow a space for socialization, rest and collecting one's self before entering away from the pedestrian through zone. This recess allows the sidewalk to remain clear of obstruction. Additional pedestrian protection is provided on the form of low level canopies, as well as higher level oriel windows which overhang the rights-of-way. Wall mounted scones are proposed at each entry ensuring these stopping and viewing spaces are safely lit. *These guidelines are met.*

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B6 and B6-1: Recessed ground floor areas as well as building overhangs and canopies have been integrated into the design to enhance the sidewalk experience and provide weather protection along both street frontages. *These guidelines are met.*

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: All three main building entrances are accessible. Additionally, although the residential unit facing SE 12th is not fully accessible, the other residential units appear to be accessible via the internal circulation. *This guideline is met.*

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings: With a mere 34' of frontage on Ankeny and an even smaller 30' of frontage on 12th Avenue, attention has been given to the design and articulation of the street-facing facades. The ground level frontages have been revised to provide active spaces. The oriel window projections on the street frontages project into the ROW, capturing oblique views down both streets. In addition to the oriel windows, which constitute the 'big' architectural moves, a high-level balcony is provided over the building step-backs on each elevation. The 6th floor balcony on Ankeny is placed to take advantage of views north towards the open space across the street, and west towards the river. The 5th floor balcony on 12th Avenue is oriented north towards the open space and east towards the residential neighborhoods. The light wells and circulation system of the building allow natural daylight and ventilation into units and provide varying views of the city while moving vertically throughout the building. These moves all contribute towards creating many different types of visual connections to the public spaces and enhance views into and out of the proposal. *This guideline is met.*

C1-2. Integrate Signs.

- a. Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.
- b. Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.
- c. Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/ architect. Submit a Master Signage Program as a part of the project's application for a design review.

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for C1-2 and C13: The applicant has advised that signage will be integrated into the design but is not proposed as part of this review. If not exempt, exterior building signage will be a separate design review at a later date. *These guidelines are therefore not applicable.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

Findings: The applicant has stated that the project is being developed by an owner that intends to retain ownership of the building for many years to come. This is illustrated in the Net-Zero energy goals for this project, which will continue to produce benefits with each additional year of building life. The proposed well-insulated, rain-screen façade system with triple pane windows is intended to provide a low-energy use building, and is coupled with a substantial photovoltaic solar panel system.

At the January 5, 2017 hearing, the proposed cladding materials included flat-lock zinc metal panels, stucco, and heavy metal plate at the ground level. The 1.0 mm thick (about 18 gauge) flat-lock zinc metal panels were proposed to replace the clear anodized panels.

- The Commission found that the stucco and the heavy metal plate at the ground level were permanent and quality options. However, the zinc panels, while less reflective than the previously proposed metal panels, are being used in the same amount and layout as the previous metal cladding, so while they are less reflective, the overall extent of metal being used as a cladding material was found to be too imposing, especially on these approximately 70' tall, sheer sidewalls built right to the property lines.
- The approximately 70' tall sidewalls are proposed right on the property lines. The Commission has concerns with how these large, exposed sidewalls will be constructed without largely impacting the neighbors during construction. The Commission has additional concerns about how this lot-line cladding will be maintained in the future. As the applicant stated, they do not have maintenance agreements in place with the neighbor to ensure long-term access to the proposed zero-property line exterior cladding, therefore, long-term care and maintenance of these prominent walls remains questionable and unresolved at this time.

Therefore, due to concerns with the compatibility of the metal paneling and the construction and maintenance of the cladding at party walls, this guideline is not yet met.

C3 Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

Findings for C3: This is a new proposal; therefore, this guideline does not apply.

C3-2. Respect Adjacent Residential Neighborhoods. Respect the architectural character and development patterns of adjacent residential neighborhoods.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C3-2, C4, and C5: The Purpose Statement for the Design Overlay Zone states in the Portland Zoning Code 33.420.010: "*Design Review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area*". The Central Eastside District has a variety of building types and styles, from larger, full block, multi-story structures on the western side of the district closer to the river, to smaller, 1-2 story, 1/4-block industrial buildings and small-lot, single-family residential buildings at the eastern edge of the district, especially along SE 12th. A significant number of multi-unit buildings have been built, are planned and are being constructed in the immediate vicinity (Lower Burnside Lofts, Burnside Delta, and 1208 Ankeny), radically changing the scale from a single-family residential or 1 and 2 story industrial area to larger, multi-story (5 or 6 levels) structures.

However, this proposal site sits at the very edge of the Central City, in a transition zone amidst a very strong, lower density immediate context. The site wraps two lots on the corner that are not owned by the applicant, both of which contain residential structures constructed in 1904. The remaining 3 lots south of the site along SE 12th contain residential structures that have been identified as having potential historical and architectural significance, and are listed on the City of Portland's Historic Resource Inventory (HRI). 135, 127 and 121 SE 12th were all built in 1894 & 1895, and were constructed in the Queen Anne Vernacular style.

Over the course of the four Design Commission hearing requested by the applicant, the Commission found that while some revisions were made to the 12th Avenue façade to reduce the scale along that streetscape, there was a lack of substantive changes to the massing, scale and bulk of the sidewalls, which comprise the majority of the proposal, as well as the configuration of the open stairwells. The Commission made several specific points related to these approval criteria:

- The reduced scale at the street-facing facades on 12th and Ankeny need further design changes to better respond to the architectural character and development patterns of the adjacent area.
- There is a substantial excess of sidewalls, leaving a building that is mostly blank walls at highly visible locations. A typical corner lot situation may have about half of the wall area as blank side walls. In this case, there are limited street frontages of 30' on SW 12th and 34' on SW Ankeny. Therefore, out of a total of 400' of site property lines, there is 64' of street frontage and 336' of sidewall, which equals 16% street frontage and 84% sidewall. That means that only 16% of the walls are active street frontage walls with windows, and the remaining 84% of the walls side property line walls, leaving a building that is mostly blank walls.
- The greatest challenge may be in the unusual site: it is relatively small, it is located within the block, it is a unique "L" shape; and the adjacent context is small scaled. All of these factors create additional challenges to larger-scaled development of the site.
- The modest size and the unusual shape of the lot combined with a building constructed to the internal property line walls will have an unacceptable impact on the surrounding context. Because this is a small, narrow site, there is little scope within its own boundaries to provide the needed buffers to adjacent, lower-scaled development, particularly to the house directly to the south and to the two to the north.
- While the adjacent parcels may be redeveloped at some point in the future, for now these lots are currently developed with smaller residential structures under multiple ownerships. That means the walls at the interior property lines are as visible as, or even more visible, than the front elevations, and most likely will remain so into the future. And, while building to the property line and extruding up has been acceptable in many circumstances in the Central City, these walls are likely to remain visible for the foreseeable future and there is a greater responsibility to be sensitive to the context in designing them.
- Other existing and new developments in the area are located on larger, more regular shaped sites with substantial street frontages, which do not require architectural gymnastics to make an "L" shaped development work.
- Given the residential nature of the immediately adjacent context, and the fact that there is a desire in Portland to preserve the character of residential areas, the height, the sheerness, and the lack of articulation of the side walls do not complement the context or respect the existing immediate architectural character.
- The development team recognizes the context and the three historic houses to the south by locating solar panels on the south elevation. However, the design isn't responding to this context in a way that is compatible, because the south wall is built

to the property lines, putting an approximately 65' high wall about 3' from the southern house.

- In addition to the scale and location of the sidewalls on the property lines, the Commission has concerns about the impact on adjacent neighbors of lighting and noise from the mid-block open stairwells.

Therefore, due to the massing, scale and bulk of the extensive sidewalls, and the configuration of the open stairwells, these guidelines are not met.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings: On the street frontages, the sidewalk-level façade elements pull away from the property line creating recessed transition spaces of various depths between the sidewalk and the building. Building setbacks on both street frontages at the main entries allow flexible pedestrian movement and provide sheltered space for building users. Areas of glazing and transparency allow visual connections between interior and exterior activities. The main entry door to the retail space on Ankeny is glazed and placed alongside large picture windows with views into the commercial space. The main lobby entry doors on Ankeny and 12th are also recessed and glazed with sidelights. The entry into the residential unit on SE 12th is via a porch raised from the street level by 4 steps and separated by a planter. *This guideline is met.*

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings: The sidewalk level is differentiated from the building above by articulation and materials. At the ground floor, the massing of the building is stepped back from the property lines to provide protected entry transition areas and extensions of the sidewalks. Canopies at the ground level add an additional level of protection for the pedestrian through zone at the ground floor. The street level materials consist of large commercial style windows with champagne colored steel plate. The same steel is also used for sidewalk covering canopies. *This guideline is met.*

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings: Due to the small area of the site that contains street frontage, the amount of adjacent sidewalk space is quite limited. At the street level on Ankeny, a small commercial shop intended to replace the owner's existing commercial space is proposed, as well as a glazed residential entry and a narrow service space. At the street level on SE 12th Avenue, which is a more residential street, a residential unit with a covered and raised porch area is proposed. *This guideline is met.*

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

C8-1. Allow for Loading and Staging Areas on Sidewalks. On local service streets, adjacent businesses may use the sidewalk area for temporary loading and staging as long as pedestrian access through it is maintained.

Findings for C10 and C8-1: Building projections into the ROW create physical and visual shelters, visual keys, and enhanced visual sidewalk interest. The ground level canopies are minimal encroachments, mark entrances, and provide shelter for the sidewalk pedestrian realm. The oriel window encroachments above are used to create oblique city views from within the building and provide architectural interest and articulation on the exterior façade. An Exception is requested to the length of the oriel windows, refer to findings below. The oriel windows will enhance the building's integration within the Central City and the Central Eastside District by incorporating a common theme and providing design variation. This project does not anticipate the need for loading and staging on the sidewalks. *These guidelines are met.*

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings: On the ground level and the second level podium, integrated stormwater planters provide green spaces within the semi-public circulation areas. On the roof, the mechanical equipment has been grouped at the roof edges to allow for a maximized area of solar PV panels. These units are indicated to be lower than the level of the parapets. According to the applicant, parapets have been integrated into the form of the façade to minimize visual clutter, and the shape of the roof is articulated to maximize the amount and efficiency of the solar panels, expressing the design intent of the building as a Net-Zero energy building. *This guideline is met.*

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: At the ground level, exterior wall sconces adjacent to the entries will illuminate the areas adjacent to the building entrances, while limiting light pollution. At the mid-block, open stair wells, strip LED lighting is proposed underneath the stair treads (Exhibit C.41). The stairwells are enclosed with a light stainless steel cable mesh, therefore they are visibly open, and any lighting within them will also be very visible.

As discussed at the second hearing, since the stairwell courtyards are located within the block, they will be very visible to their rear windows and yards of the adjacent free-standing residential structures. The Commission was concerned with how the lighting in these will affect the quality of the side and rear areas of the adjacent houses.

Since the second hearing, the applicant added returns to better control the direction of the lighting (Exhibit C41) to help reduce impact on the neighbor's rear yards. *This guideline is met.*

(2) Modification Requests (33.825)

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design

review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Modification request: 33.266.220.C.3.b, *Standards for all bicycle parking:*

The project includes 28 long-term bicycle parking spaces; 12 spaces within the ground floor secured bike room, 3 spaces within the ground floor bike closet, and the remaining 13 spaces with-in units.

Spacing: For the 11 vertically hung spaces on the ground floor (8 in the ground floor bike room and 3 in the bike closet), the proposal is to reduce the spacing width from 2'-0" to 1'-6"; and, Racks: For the 13 in-unit spaces, the proposal is to reduce the rack requirement from requiring a U-shaped shackle lock to span the frame and one wheel, to allow a U-shaped shackle lock to span only one wheel.

Standards.

Spacing: A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

Racks: The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.

A. *The resulting development will better meet the applicable design guidelines.*

Findings:

Spacing. Accommodating these bicycle parking spaces in a horizontal rack would consume considerable floor area in the bike room. Relying upon a vertical/stacked bike rack is an efficient use of space, and is identical to the parking system recently approved in numerous Design Reviews throughout Central City. The proposed functional and space efficient system eases floor plan demands and results in additional opportunities for active uses at the street, such as lobby space and retail tenant spaces which contributes to the project better meeting Guidelines *A8 Contribute to a Vibrant Streetscape* and *B1 Reinforce and Enhance the Pedestrian System*. *Therefore this criterion is met.*

Racks: For the in-unit racks, to reduce the rack requirement from requiring a U-shaped shackle lock to span the frame and one wheel, to allow a U-shaped shackle lock to span only one wheel is supportable because there is already a level of security within the individual unit, and this will ease floor plan demands on the ground floor, resulting in additional opportunities for active uses at the street, such as lobby space and retail tenant spaces which contributes to the project better meeting Guidelines *A8 Contribute to a Vibrant Streetscape* and *B1 Reinforce and Enhance the Pedestrian System*. *Therefore this criterion is met.*

B. *On Balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings:

Spacing. The primary purpose of the standard is to ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and damage. The proposed vertical bike rack system in the bike room can be fixed to stack bikes vertically to allow the handle bars to overlap, ensuring ease of use, efficient use of space, and providing secure storage of bikes. *Therefore this criterion is met.*

Racks: For the in-unit racks, the reduced requirement of a high security, U-shaped shackle lock spanning just one wheel rather than the required frame and one wheel is reasonable,

given the secure location of the bike rack within an individual unit. *Therefore this criterion is met.*

Therefore, this approval criterion has been met.

(3) Exception Requests (33.825)

Exception request [OSSC/32/#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 12th.

Findings. Windows that project into the public right-of-way have a maximum width of 12'. When approved through design review, the width may vary. The project includes window projections along/over the site's SE Ankeny and SE 12th Ave frontages. These projections must be review pursuant to the BDS Code Guide – Window Projections into Public Right-of-Way (OSSC/32/#1). The applicant has submitted adequate information for the City's review of the projections – all dimensional limitations are satisfied except one; the applicant is seeking an exception to the 12-ft wide maximum width limitation. The proposed 15'-9.5" projection over SE Ankeny and the proposed 14'-8" projection over SE 12th Ave are acceptable to PBOT – given the angled projection of both windows, the overall impact of the additional widths are minimized (Exhibit E.7).

Standards for windows allowed to project into public right-of-way.

A. Projection. Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.

Findings. The maximum projection of both oriels is 4'-0". *This criterion is met.*

B. Clearance. Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2014 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)

Findings. The maximum projection is 4'-0" for both oriels. Although not identified on drawings, the applicant has advised the minimum clearance above grade will be at a minimum the required 12'.
This criterion is met.

C. Area. Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.

Findings. The projecting wall areas are below the maximum 40% allowed as follows: SE Ankeny Façade 31%, SE 12th Façade 24%. *This criterion is met.*

D. Wall Length. Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.

Findings. The projecting wall length is under the maximum allowed 50% width of any single window is as follows: SE Ankeny: 47%, SE 12th: 50%. *This criterion is met.*

E. Window Area. Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides, and required side windows must be a minimum of 10% of side walls. When approved through design review, the window requirement for side walls may vary. Side windows must meet the requirements of Table 705.8 of the current Oregon Structural Specialty Code, maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The separation distance is measured from the continuation of the property line. No openings will be allowed within 3 feet of the property line continuation.

Findings. The oriel projections are both 4'-0", therefore the projections must meet both the minimum 30% front-wall glazing as well as the minimum 10% side-wall glazing.

- SE Ankeny projection has: 38% front-wall glazing and over 10% side wall glazing.
- SE 12th projection has: 47% front-wall glazing and over 10% side wall glazing.

This criterion is met.

F. Width. Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

Findings. The proposed projections are under 40% of the wall areas and do not exceed 50% of the building wall lengths as noted above.

Proposed projections are over the 12' maximum width allowed:

- SE Ankeny: 15'-9.5"
- SE 12th: 14'-8"

This Criterion is not met but is approvable with (1) compliance with standards C and D, and (2) a favorable recommendation through Design Review. Standards C and D are met.

With regard to Design Review consideration, the modification will allow articulated massing above the main building entrances, which may help reduce apparent overall massing of proposal. The proposed oriel projections function as follows:

- Identify the main entrances, and
- Strengthen the differentiation between street level, bay, and building above.

This criterion is met.

G. Separation. Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

Findings. There is only one window projection proposed on each elevation. *This criterion is met.*

This approval criterion has been met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. Design Review also ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

While there are aspects of the proposal that are admirable, such as the net zero goals, and meet some of the required design guidelines, fundamental challenges of scale, massing and compatibility have not been successfully addressed. While the applicant pursued some significant changes such as eliminating ground floor parking, the remaining changes were far too modest for the proposal to ultimately meet the approval criteria.

Therefore, due to the massing, scale and bulk of the sidewalls, the open stairwells, and the extent of metal cladding, the Commission found that the following guidelines are not met:

- 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.*

Given the fundamental challenges of this high density development on an extremely restrictive lot size and unusual, mid-block “L” shape, a Design Advice Request would have been extremely beneficial to the process and the timeline for this development, as was advised by Staff at the beginning of the process, and by the Design Commission at subsequent hearings.

At the final hearing on January 19, 2017, the applicant chose not to make additional changes in order to meet the approval criteria, and requested a decision of denial with the intent of appealing to City Council.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to **deny** Design Review for a new 5- to 6-story, seventeen (17) unit apartment building in the Central Eastside Subdistrict of the Central City Plan District, with ground floor retail, service spaces, and a residential unit fronting SE 12th.

By: _____



David Wark, Design Commission Chair

Application Filed: June 7, 2016
Decision Filed: February 3, 2107

Decision Rendered: February 2, 2017
Decision Mailed: February 17, 2017

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 7, 2016, and was determined to be complete on **August 5, 2016.**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the

application is complete at the time of submittal or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on **June 7, 2016**.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period as stated with Exhibit A.2. Unless further extended by the applicant, **the 120 days will expire on: August 5, 2017.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on **March 3, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000.00 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., and First

Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **March 6, 2017 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

Grace Jeffreys
February 16, 2017

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
 - 1. Initial application, narratives, drawings, 6/7/16
 - 2. 120-day waiver
 - 3. Revised application, narratives, drawings, 8/5/16
 - 4. Revised drawings and appendix with context, diagrams, renderings, 9/28/16
- B. Zoning Map (attached):
 - 1. Zoning map
- C. Plans & Drawings:
 - 1. Site Plan (attached)
 - 2. Through C.7 Floor Plans
 - 8. Through C.13 Elevations, color
 - 14. Through C.19 Elevations, b/w, (attached)
 - 20. Through C.21 Building Sections
 - 22. Wall Sections
 - 23. Through C.25 Enlarged Elevations
 - 26. Through C.28 Details
 - 29. Through C.34 Materials
 - 35. Through C.39 Landscape
 - 40. Through C.41 Lighting
 - 42. Through C.43 Civil
 - 44. Through C.54 Cutsheets
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailing list
 - 6. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Site Development Review Section of Bureau of Development Services
 - 3. Life Safety Review Section of Bureau of Development Services
 - 4. Water Bureau
 - 5a. Bureau of Environmental Services
 - 5b. Bureau of Environmental Services, addendum
 - 6. Bureau of Parks, Forestry Division
 - 7a. Bureau of Transportation Engineering and Development Review
 - 7b. Bureau of Transportation Engineering and Development Review, addendum
- F. Letters:
 - 1. Jeff Burns, 9/18/16, stating concerns with the proposal and lack of neighborhood interaction.
 - 2. Mary Roberts and Michael J. Beglan, 9/27/16, stating concerns regarding contextual response, massing and scale, and pedestrian safety.
- G. Other:
 - 1. Original LUR Application
 - 2. Site images
 - 3. Pre-Application Conference notes, 3/2/16
 - 4. RFC, 6/13/16
 - 5. Incomplete letter, 7/6/16
- H. **(Received before the 1st hearing on October 6, 2016)**
 - 1. Staff Report, 9/30/16
 - 2. Staff Memo, 9/30/16
 - 3. HRI for three adjacent structures on SE 12th

(Received at the 1st hearing on October 6, 2016)

4. Staff PPT, 10/6/16
5. Applicant PPT, 10/6/16
6. Public Testimony, 9/22/16
7. 12th Avenue Elevation (from M. Roberts)

(Received before the 2nd hearing on December 1, 2016)

8. Staff notes from hearing, 10/14/16
9. Decibels chart
10. Revised drawings, car parking removed, 10/28/16
11. Revised drawings and narrative, 11/17/16
12. Revised Staff Report, 11/22/16
13. Revised Staff Memo, 11/22/16
14. Letter from Mary Roberts, stating concerns regarding the proposal meeting GL's A4, A5, and C12 -contextual response, massing, and scale.

(Received at the 2nd hearing December 1, 2016)

15. Staff PPT, 12/1/16
16. Applicant PPT, 12/1/16
17. Public Testimony, 12/1/16
18. Letter from Michael J. Beglan, 12/1/16, stating concerns with proposal meeting design review requirements, noted in 33.420.

(Received before the 3rd hearing on January 5, 2017)

19. Staff notes from hearing, 12/6/16
20. Revised narrative and drawings, 12/22/16
21. Revised Staff Report, 12/30/16
22. Revised Staff Memo, 12/30/16
23. Letter from Mary Roberts, stating concerns with the proposal, 1/4/17.

(Received at the 3rd hearing on January 5, 2017)

24. Applicant PPT, 1/5/17
25. Public Testimony, 1/5/17
26. Letter from Michael Belgin, stating concerns regarding the proposal meeting GL's C3-2 and C4 -contextual response, massing, and scale, 1/4/17.
27. Letter from Damian Crowder, PDC, stating support of the proposal, 1/5/17, 1:41 PM.

(Received before the 4th hearing on January 19, 2017)

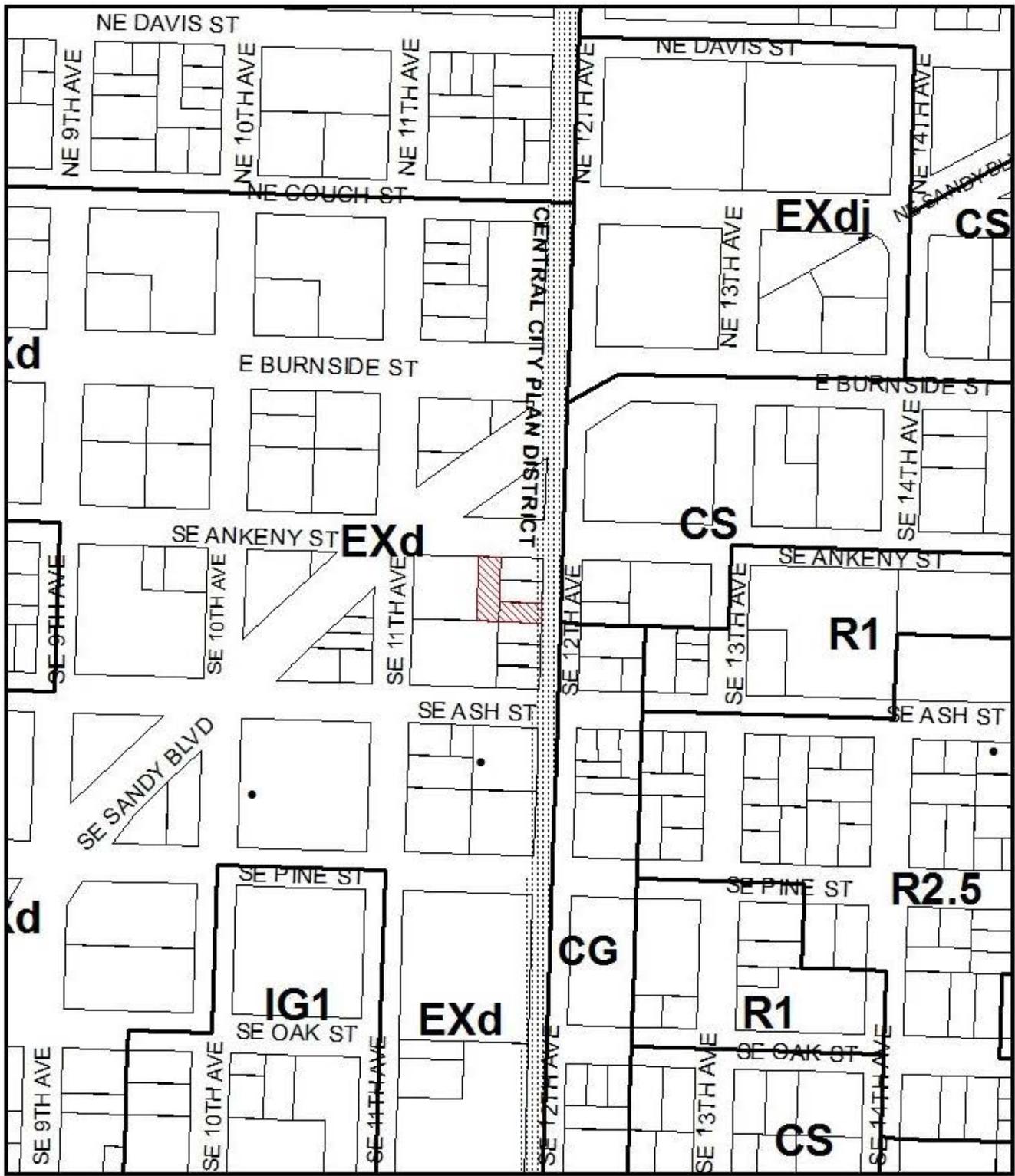
28. Revised Staff Report, 1/18/17
29. Revised Staff Memo, 1/18/17

(Received at the 4th hearing on January 19, 2017)

30. Letter from Christe White representing applicant, offering to continue to develop proposal, 1/19/17
31. Public Testimony, 1/19/17

(Received at the 5th hearing on February 2, 2017)

32. Applicant PPT, 1/2/17
33. Letter from Cary Novotny representing M. Belgin, noting M. Belgin will not consider grating easement for construction nor future maintenance along common property line 1/30/17.



ZONING

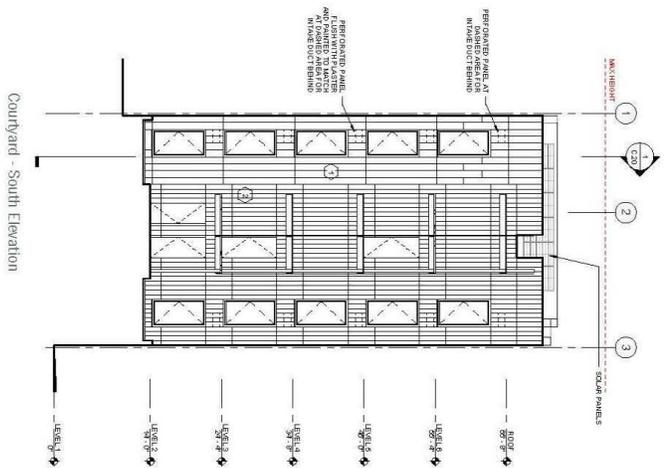
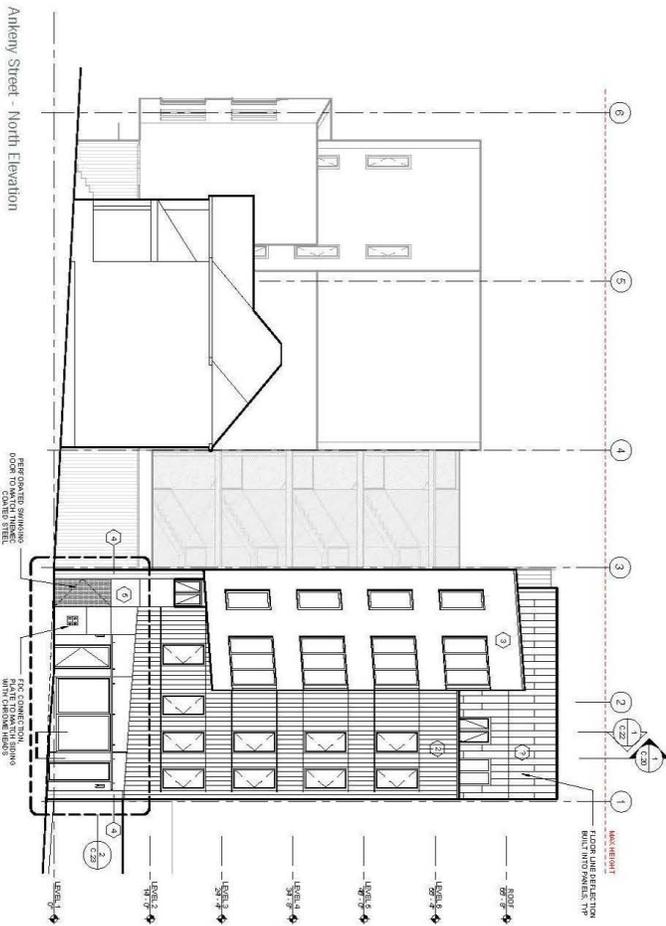
- Site
- Historic Landmark

This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT



File No.	LU 16-184524 DZM
1/4 Section	3031
Scale	1 inch = 200 feet
State_Id	1N1E35CD 3600
Exhibit	B (Aug 08, 2016)

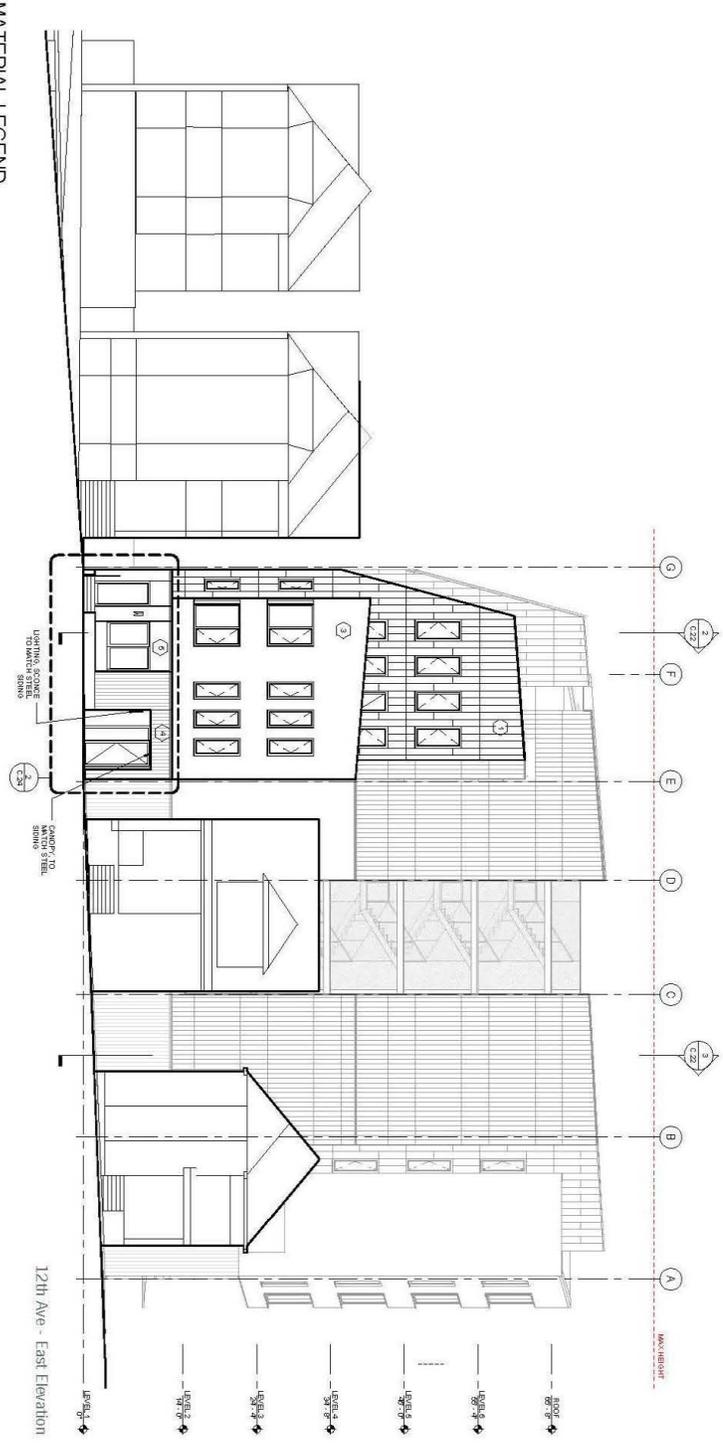
Building Elevations
1/16" = 1'-0"



MATERIAL LEGEND

- 1 PANEL CLAMP AND ACCESSORY (EXTERIOR EDGING FINISH)
- 2 WHITE PLASTER FINISH
- 3 WHITE TEXTURED PLASTER
- 4 VERTICAL ORIENTATION
- 5 STAINLESS STEEL CORAL FINISH
- 6 STAINLESS STEEL CORAL FINISH
- 7 STAINLESS STEEL CORAL FINISH
- 8 STAINLESS STEEL CORAL FINISH
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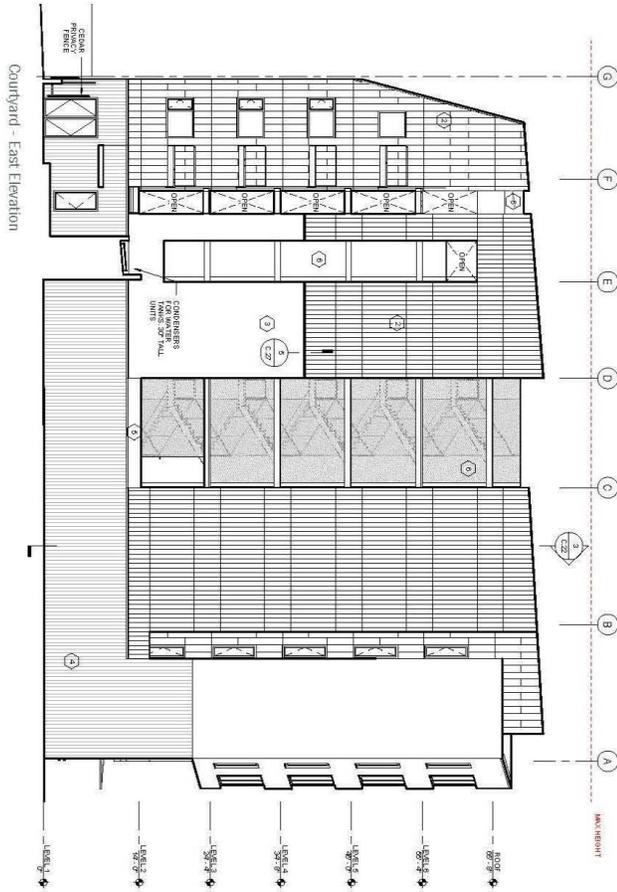
Building Elevations
1/16" = 1'-0"



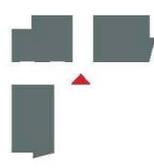
MATERIAL LEGEND

	MATERIAL 1: 2" MIN. GALVALUM METAL EXTERIOR AND SIDING TO MATCH EXTERIOR SIDING FINISH		WHITE PLASTER INTERIOR		THINNET CONCRETE STEEL SINK-GLOSS CHAMPAGNE
	MATERIAL 4: 2" MIN. GALVALUM METAL WINDOW SASH AND SIDING TO MATCH EXTERIOR SIDING FINISH		WHITE RECURVED PLASTER VERTICAL ORIENTATION		STAINLESS STEEL COMB MESH

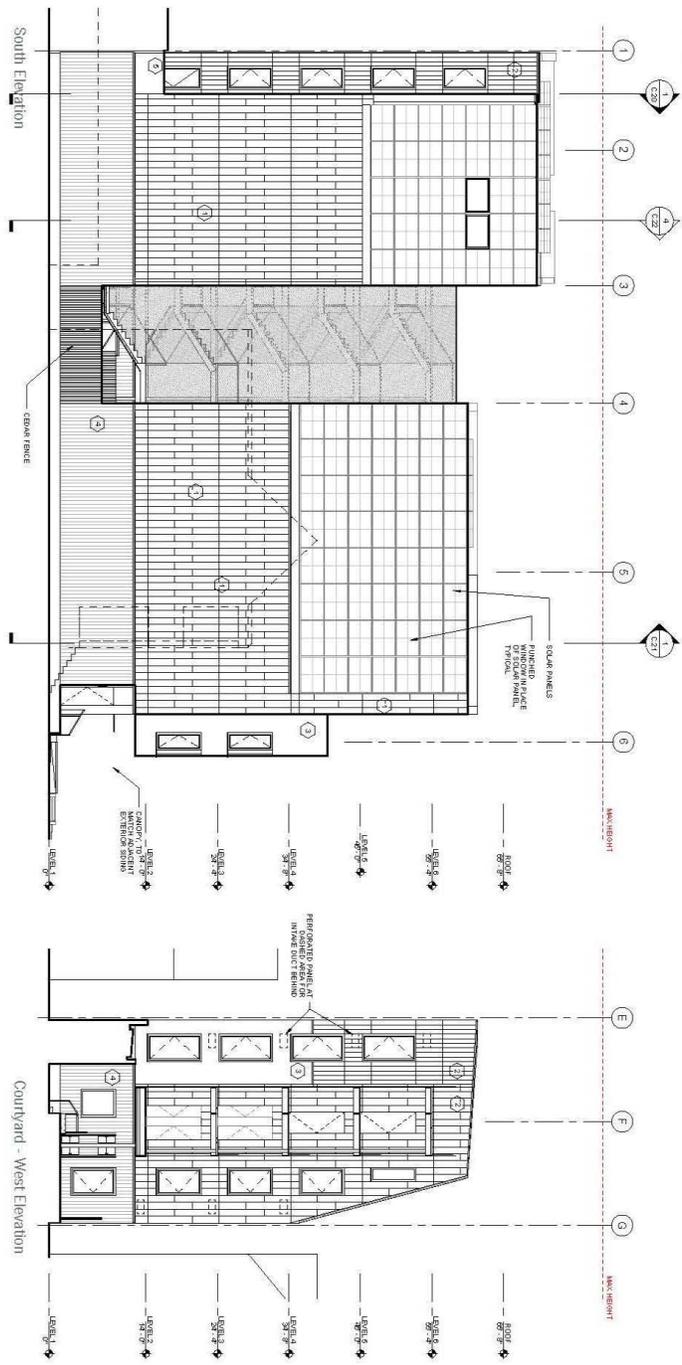
Building Elevations
1/16" = 1'-0"



- MATERIAL LEGEND**
- ① WHITE PLASTER RENDER (EXTENSION SOUNDS FINISH)
 - ② WHITE PLASTER RENDER (EXTENSION SOUNDS FINISH)
 - ③ WHITE PLASTER RENDER (EXTENSION SOUNDS FINISH)
 - ④ WHITE PLASTER RENDER (EXTENSION SOUNDS FINISH)
 - ⑤ THIN SET CONCRETE STEEL BEAM/SLABS CHAMFERED
 - ⑥ THIN SET CONCRETE STEEL BEAM/SLABS CHAMFERED
 - ⑦ THIN SET CONCRETE STEEL BEAM/SLABS CHAMFERED
 - ⑧ THIN SET CONCRETE STEEL BEAM/SLABS CHAMFERED
 - ⑨ THIN SET CONCRETE STEEL BEAM/SLABS CHAMFERED
 - ⑩ THIN SET CONCRETE STEEL BEAM/SLABS CHAMFERED
 - ⑪ THIN SET CONCRETE STEEL BEAM/SLABS CHAMFERED
 - ⑫ THIN SET CONCRETE STEEL BEAM/SLABS CHAMFERED
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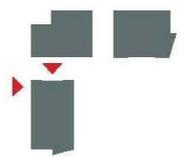


Building Elevations
1/16" = 1'-0"

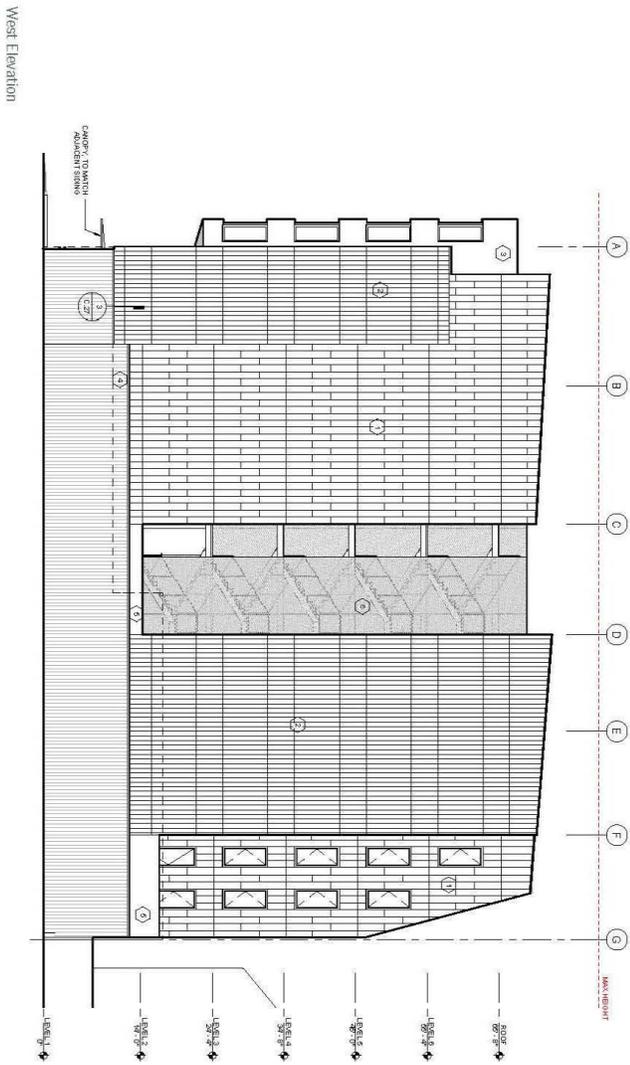


MATERIAL LEGEND

	1. 1/2\"/>		
	2. 1/2\"/>		
	3. WHITE PLASTER FINISH		6. BRASS PLASTER FINISH
	4. WHITE SCRUBBED PLASTER		7. BRASS PLASTER FINISH
	5. VERTICAL CREMATION		8. STAINLESS STEEL CABLE MESH

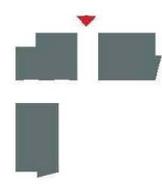


Building Elevations
 1/16" = 1'-0"

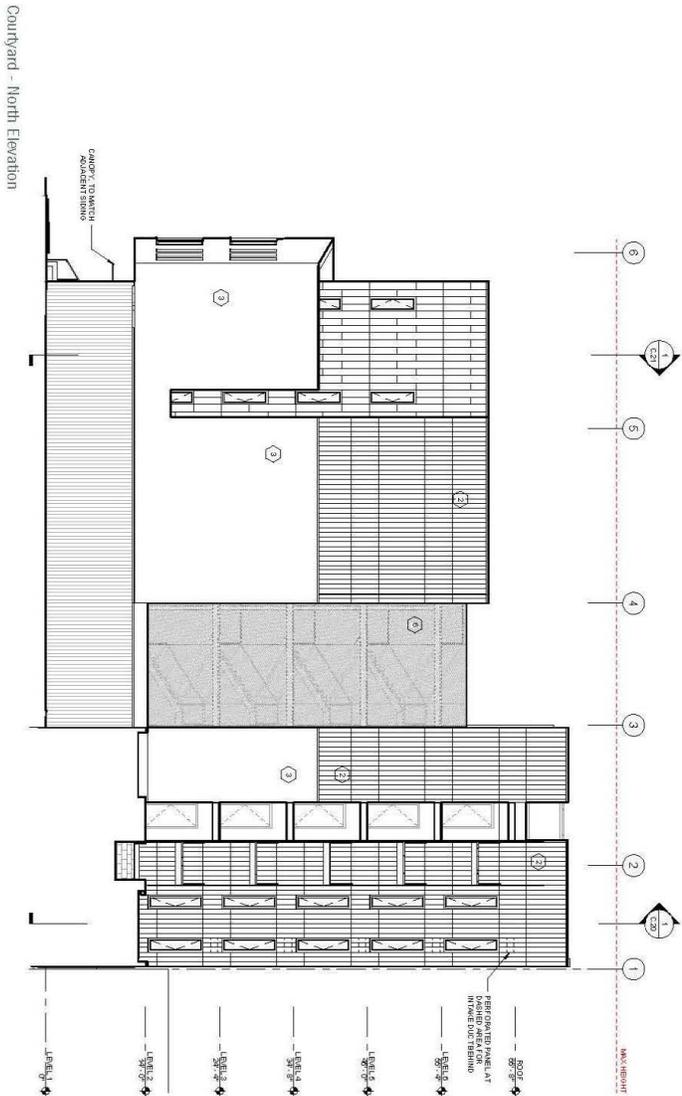


MATERIAL LEGEND

- 1 METAL CLADDING (ALUMINUM OR GALVALUM) WITH VERTICAL CORRUGATION
- 2 METAL CLADDING (ALUMINUM OR GALVALUM) WITH HORIZONTAL CORRUGATION
- 3 WHITE PLASTER RENDER
- 4 WHITE TRUSSER PLASTER VERTICAL ORIENTATION
- 5 FINISH CONCRETE WITH STAINLESS STEEL CLADDING
- 6 STAINLESS STEEL CLADDING
- 7 METAL CLADDING (ALUMINUM OR GALVALUM) WITH VERTICAL CORRUGATION
- 8 METAL CLADDING (ALUMINUM OR GALVALUM) WITH HORIZONTAL CORRUGATION
- 9 WHITE TRUSSER PLASTER VERTICAL ORIENTATION
- 10 STAINLESS STEEL CLADDING



Building Elevations
1/16" = 1'-0"



MATERIAL LEGEND

	M-1, 2 WIDE PLATE METAL GUTTER AND COOPER TO MATCH EXTERIOR SIDING FINISH		WHITE PLASTER RENDER		NICKEL COATED STEEL, SEMI-GLOSS CHAMPAGNE
	M-2 WIDE PLATE LOCK METAL GUTTERS AND COOPER TO MATCH EXTERIOR SIDING FINISH		VERTICAL ORIENTED PLASTER		STAINLESS STEEL CABLE MESH

