

CITY OF PORTLAND, OREGON



Land Use Review Appeal to
Portland City Council

Appeal of Design Commission Decision
LU 16-184524 DZM

1122 SE Ankeny

3rd Return Hearing, June 21, 2017

OVERVIEW

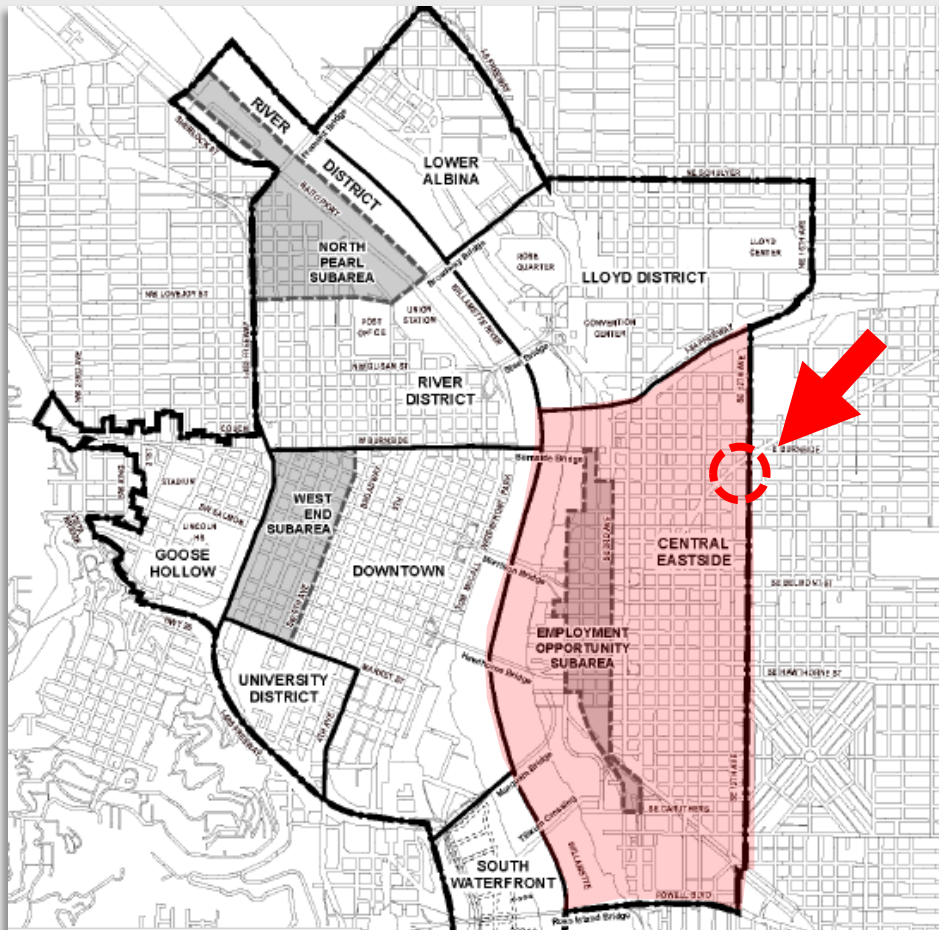


Presentation

1. *Context*
2. *Proposal*
3. *Process*
4. *Decision*
5. *Appeal*



CONTEXT

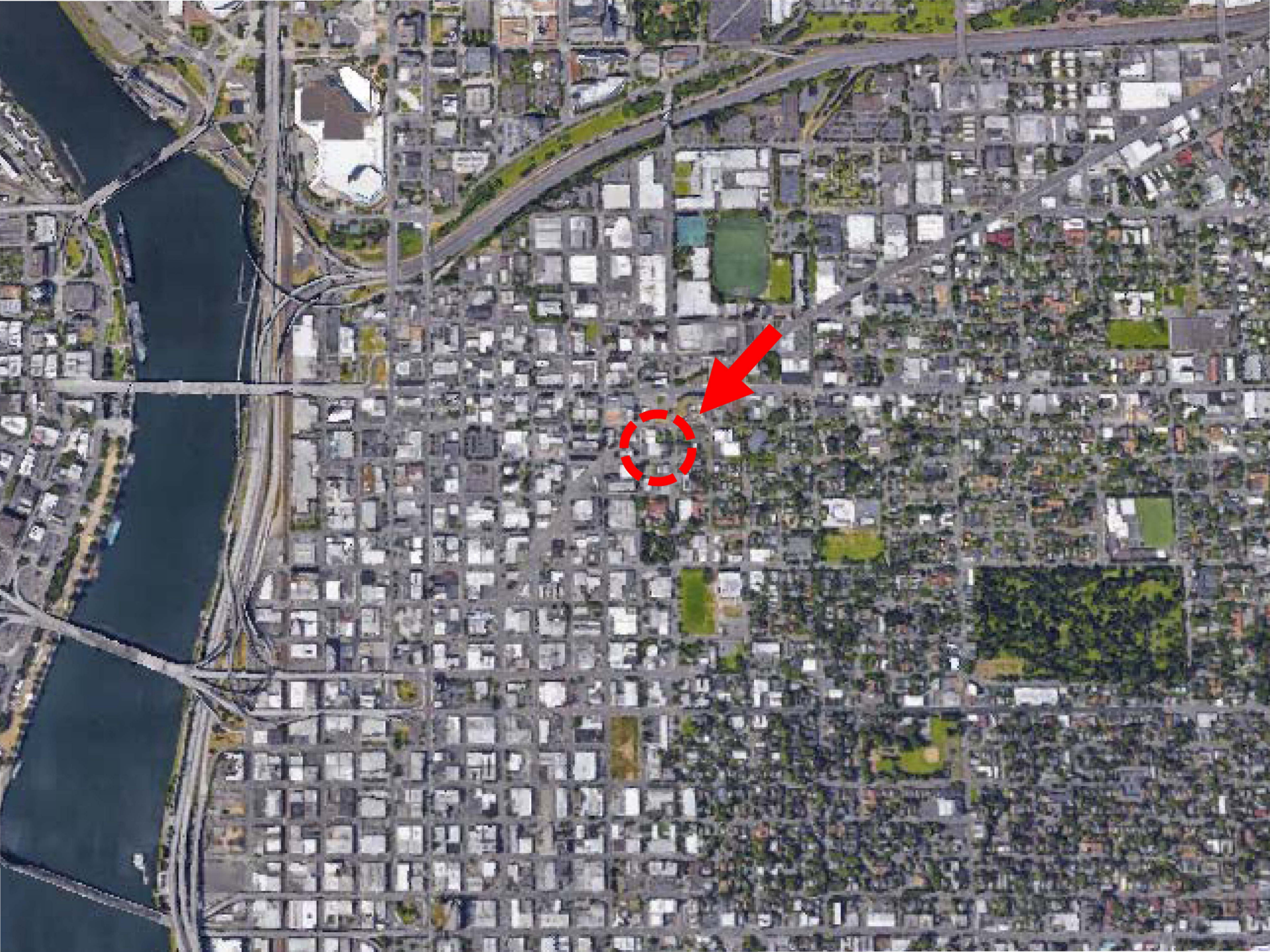


Plan District Approval Criteria

Central City Plan District / Central Eastside Subdistrict

- *Central City Fundamental Design Guidelines*
- *Special Design Guidelines for the Design Zone of the Central Eastside District*

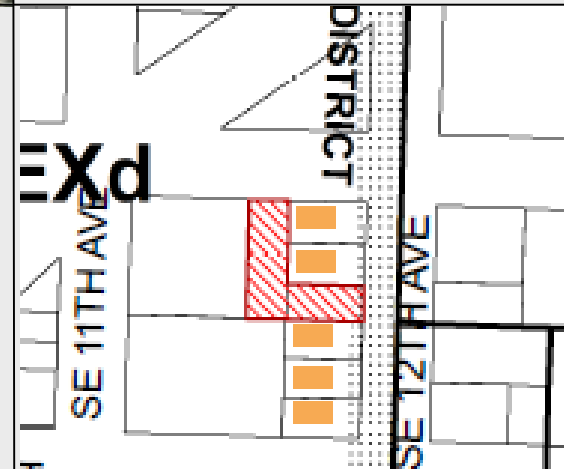






CONTEXT

The Site



CONTEXT



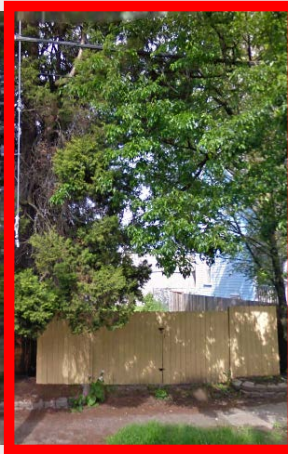
135 SE 12th



127 SE 12th



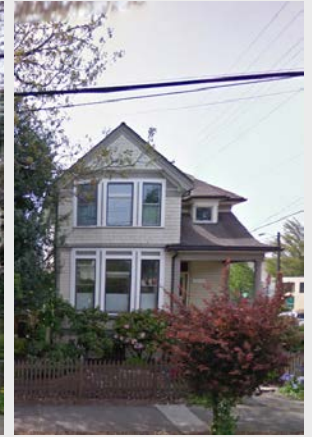
121 SE 12th



SITE

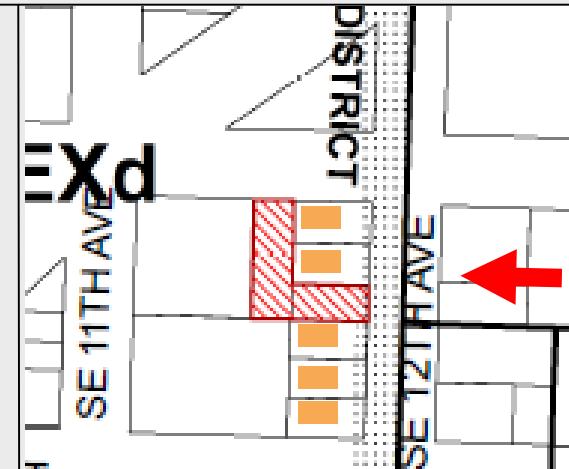


113 SE 12th

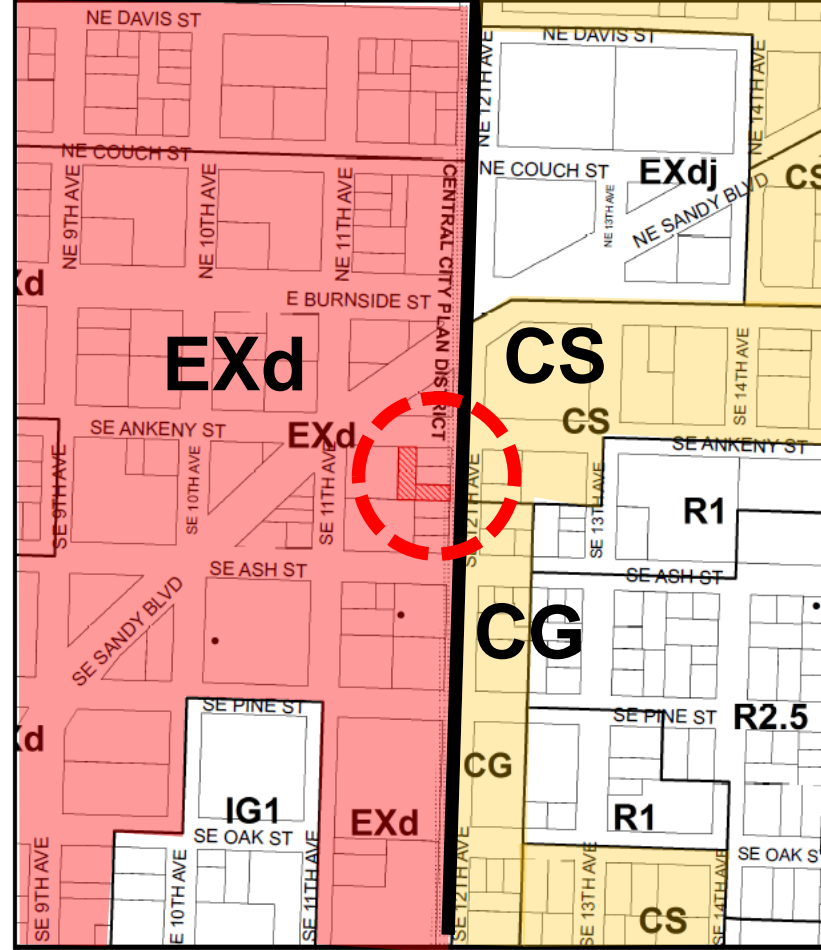


101 SE 12th

SE 12TH frontage



CONTEXT



		EXd	CS/CG
FAR	Base allowance	3:1 max	3:1 max
	Residential bonus	3:1 max	NA
Height	Base allowance	50' max	45' max
	General bonus	45' max	NA



PROPOSAL



PROGRAM

- 6 stories, 17 market rate units, retail on Ankeny, no parking or loading

FAR

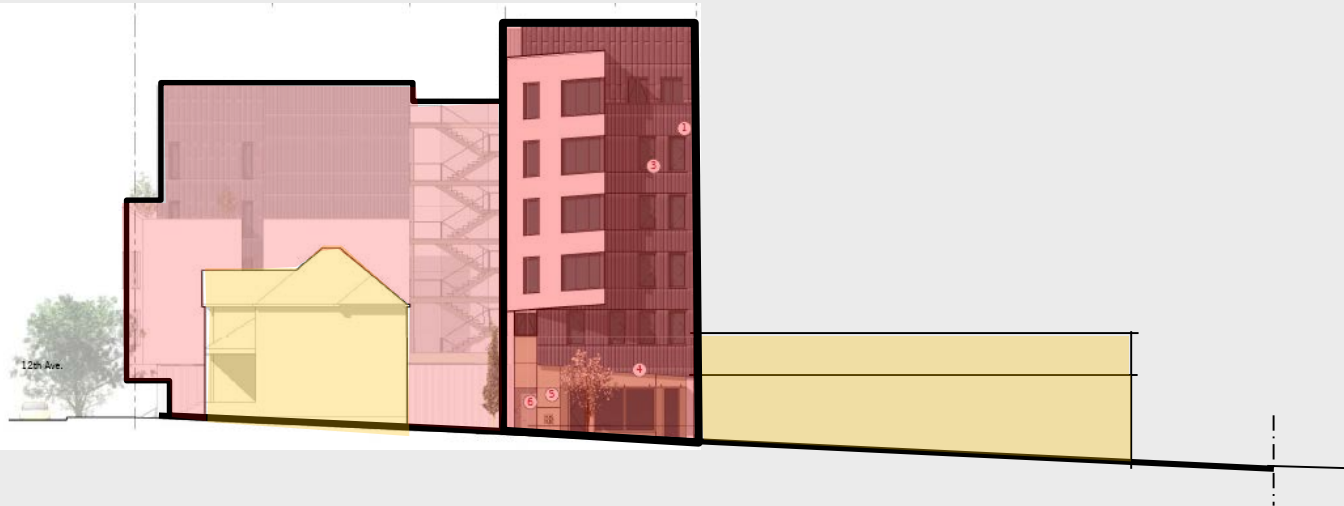
- 4.93:1 proposed

HEIGHT

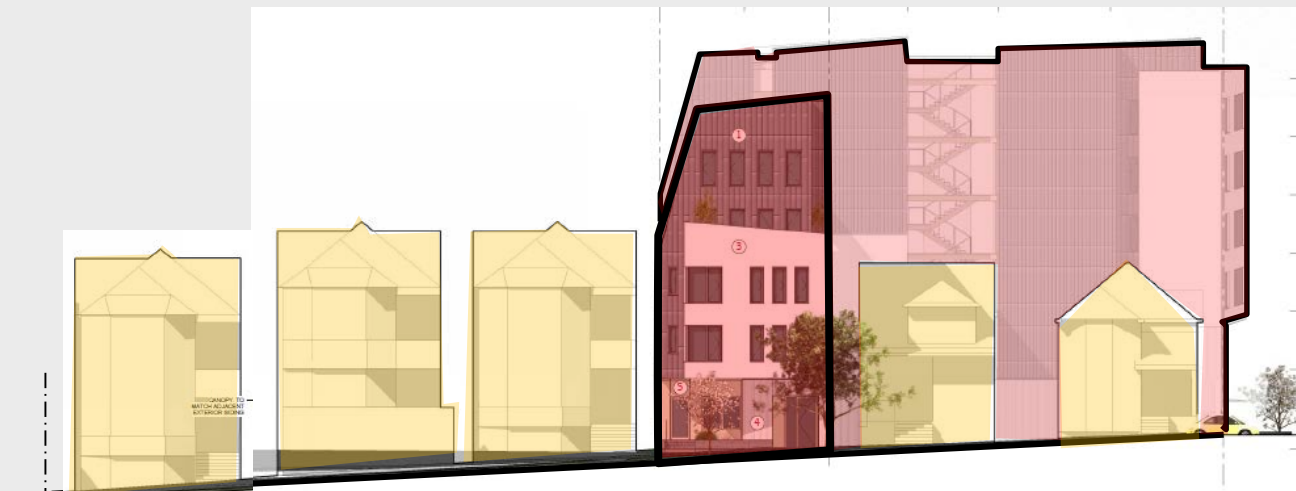
- Approx. 78' T.O.P.



PROPOSAL



SE Ankeny Street Elevation



SE 12th Avenue Elevation



PRE-APPLICATION

- **Pre-Application Conference**, held April 7, 2016

DESIGN REVIEW

Submitted June 7, 2017, deemed complete August 5, 2016

- **1st -5th Design Review hearings**
 - *October 6, 2016 - February 2, 2017*

APPEAL

Received March 2, 2017

- **1st City Council hearing**, April 12, 2017
 - *Neighborhood Association Meeting, April 20, 2017*
- **2nd City Council hearing**, May 11, 2017
 - *Adjacent Neighbor Meeting, May 18, 2017*
- **3rd City Council hearing**, June 21, 2017

PROCESS



DESIGN EVOLUTION:

DR #1

DR #2

DR #3, DR #4 & #5 - No changes

PROCESS



DECISION

The Design Commission found that the approval criteria were not yet met, therefore, the request was denied.

Design Guidelines not met:

- *A4. Use Unifying Elements*
- *A5. Enhance, Embellish and Identify Areas*
- *C2. Promote Quality and Permanence in Development*
- *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.*

This decision of denial is being appealed.

DECISION



CITY COUNCIL ALTERNATIVES

Deny the appeal, and uphold the Design Commission's decision to deny the proposal.

- *Three votes and a return date for final vote and findings needed.*

Grant the appeal, and overturn the Design Commission's decision to deny the proposal, thereby approving the proposal.

- *Three votes and a return date for final vote and findings needed.*
- *Applicant must submit at hearing a full set of drawings illustrating how proposal meets design guidelines so written findings can be made and the building permit submissions can be fully evaluated for compliance with the design review approval.*

Continue the hearing, and request design revisions to be reviewed at a return council hearing.

- *At least one return date to review drawings and another for final vote and findings needed.*
- *This option may require a waiver of the 120-day clock, as the 120 day review period for this case expires on August 5, 2017.*

APPEAL





The End

