

CITY OF PORTLAND, OREGON



Land Use Review Appeal to
Portland City Council

Appeal of Design Commission Decision
LU 16-184524 DZM

1122 SE Ankeny

4th Return Hearing, August 9, 2017

LAND USE REVIEW PROCESS

PRE-APPLICATION

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

DESIGN REVIEW - Submitted June 7, 2017, deemed complete August 5, 2016

- **1st Design Review hearing**, October 6, 2016
- **2nd Design Review hearing**, December 1, 2016
- **3rd Design Review hearing**, January 5, 2017
- **4th Design Review hearing**, January 5, 2017
- **5th Design Review hearing**, February 19, 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
- **4th City Council hearing**, August 9, 2017 – *Revised scheme submitted to BDS, July 19, 2017*



DECISION

The Design Commission found that seven approval criteria were not yet met, therefore, the request was denied. This decision of denial is being appealed.

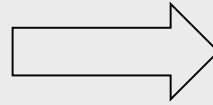
7 Design Guidelines not met:

- *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.*

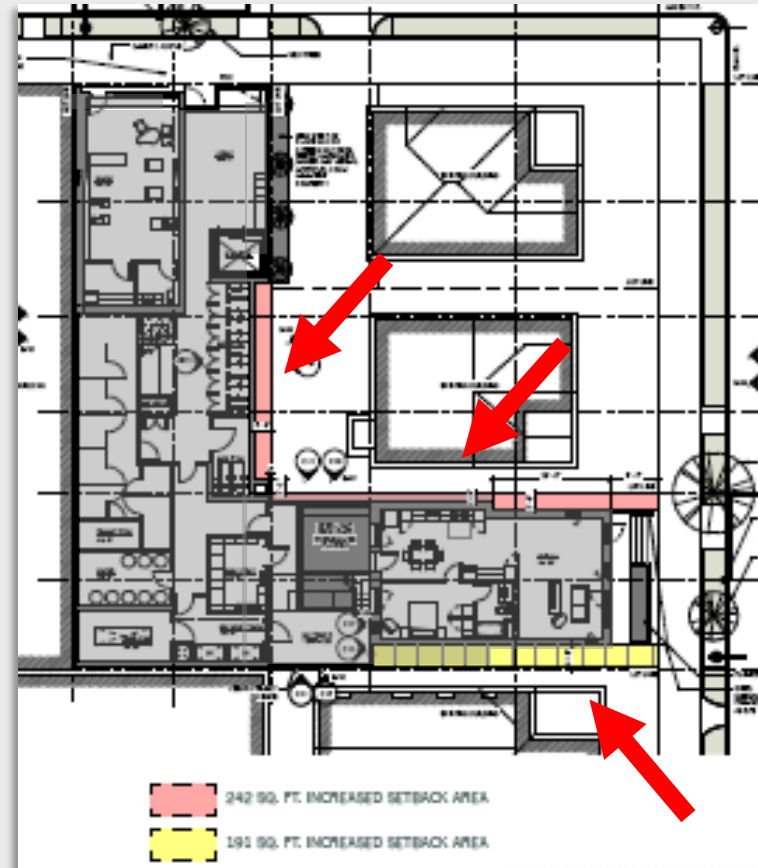
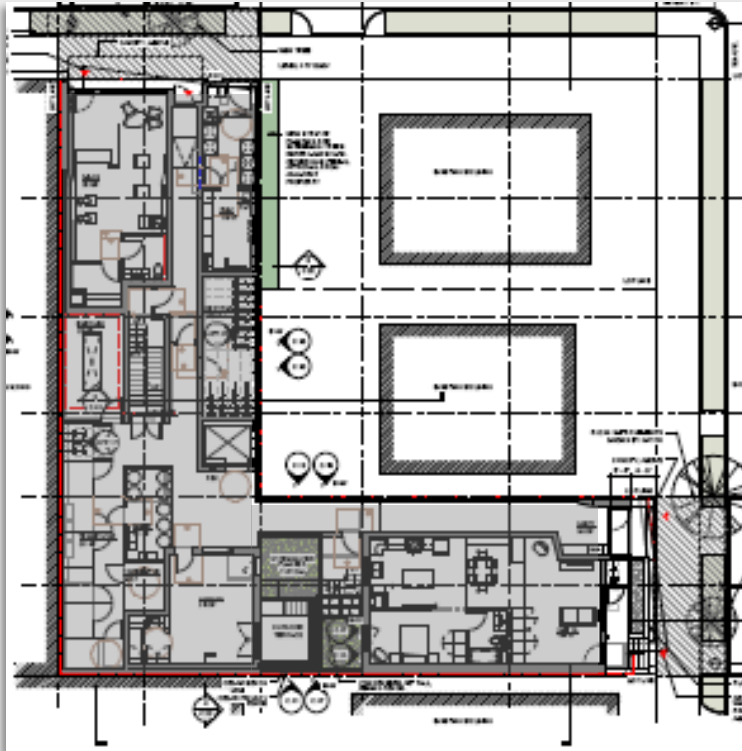


DESIGN EVOLUTION - Plan

2nd DR Hearing

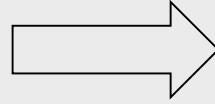


4th CC Hearing



DESIGN EVOLUTION - Massing

2nd DR Hearing



4th CC Hearing



CITY COUNCIL ALTERNATIVES

Three votes and a final vote return date for findings are needed

- **Deny the appeal**, and uphold the Design Commission's decision to deny the proposal.
- **Grant the appeal**, and overturn the Design Commission's decision to deny the request, thereby approving the appellant's proposal.
- **Grant the appeal**, and overturn the Design Commission's decision to deny the request, **with conditions of approval and/or further design revisions**, thereby approving a revised proposal.

