



City of Portland
Bureau of Development Services

Staff Presentation to the
Portland Design Commission

LU 14-220722 DZ
Tess O'Brien Apartments

December 4, 2014

Project History:

- November 6th first hearing - Staff Report recommending approval.
- Commission expressed concerns - materials & composition, ground level, lack of response to the different frontages, and courtyard elements.
- Tentative vote of denial by Design Commission to be completed November 20th.
 - non-binding & record held open to allow Staff to revise original report of *approval* to *denial* to support the Commission findings.
- Applicant requested an extension to review process & continuation of November 20th hearing to today to revise project to address Commission concerns.
- Changes are very responsive the Commission's concerns.

Conclusions

As revised, Staff concludes approval criteria have been met:

- Community Design Guidelines
- Adjustment Approval Criteria – Section 33.805.040

Staff recommends approval of the revised project:

- Adjustment – to not provide a small loading for each building
- Additional revisions & details for Commission's consideration

end of staff presentation