



City of Portland  
Bureau of Development Services

Staff Presentation to the  
**Portland Design Commission**

**LU 14-220722 DZ**  
**Tess O'Brien Apartments**

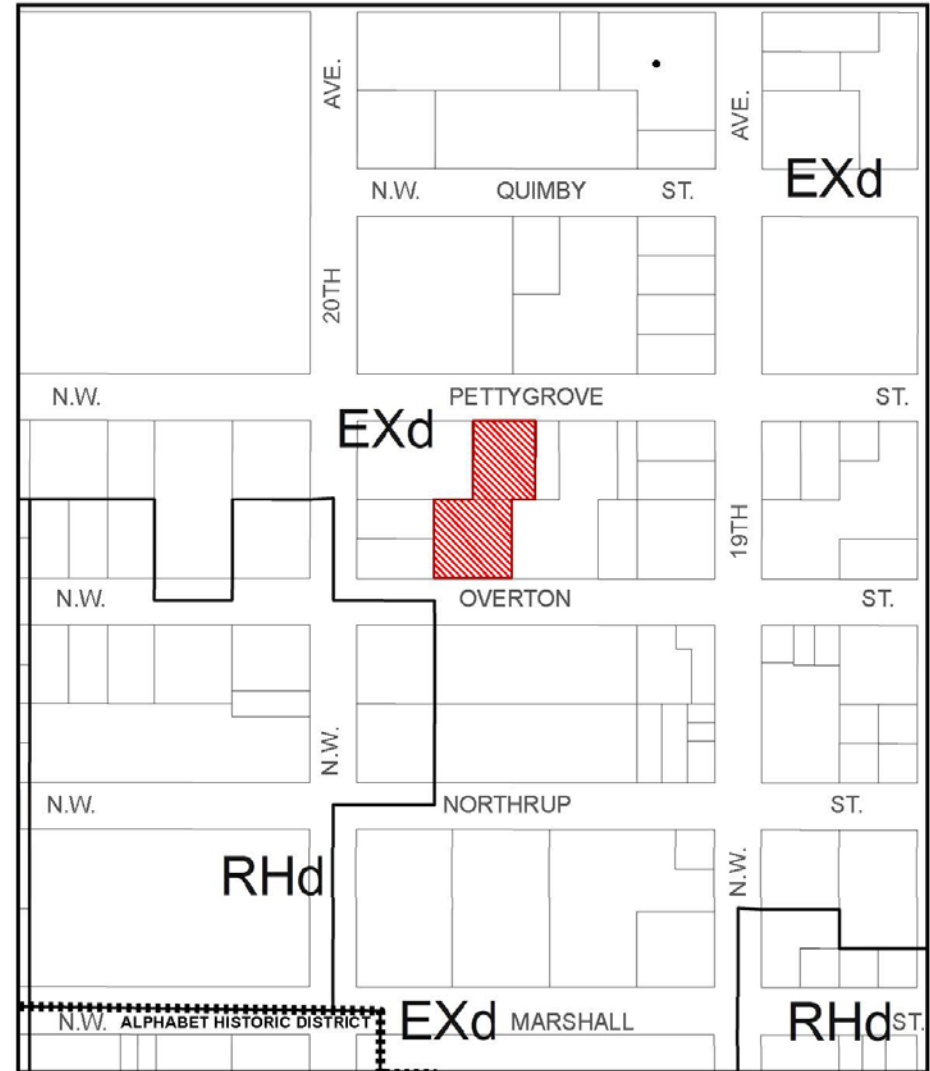
November 6, 2014

# Summary of the Proposal

- Two, 6-story (67') buildings
- 126 residential units (52 in north & 74 in south)
- Ground floor – lobbies, apt units, trash/recycling areas
- Large outdoor courtyard between buildings
- 138 bike spaces for residents – building & courtyard
- Building materials:
  - Brick veneer
  - Fiber cement horizontal lap siding
  - Precast concrete veneer
  - Black aluminum storefront/overhead doors & vinyl windows
  - Steel canopies & metal Juliet balconies

# Zoning

- EXd – Central Employment zone with Design overlay
- Northwest Plan District
- 75'-0" height maximum
  - Bonus Area A of NWPD
  - >50% GFA in residential
  - Allows increase from 45'
- 5:1 Maximum FAR
  - Bonus Area A of NWPD
  - Site bwtm 10,000 – 20,000 SF
  - Earn additional 1:1 FAR
  - 50% GFA in residential
- Northwest Pedestrian District
- Frontage on local service streets



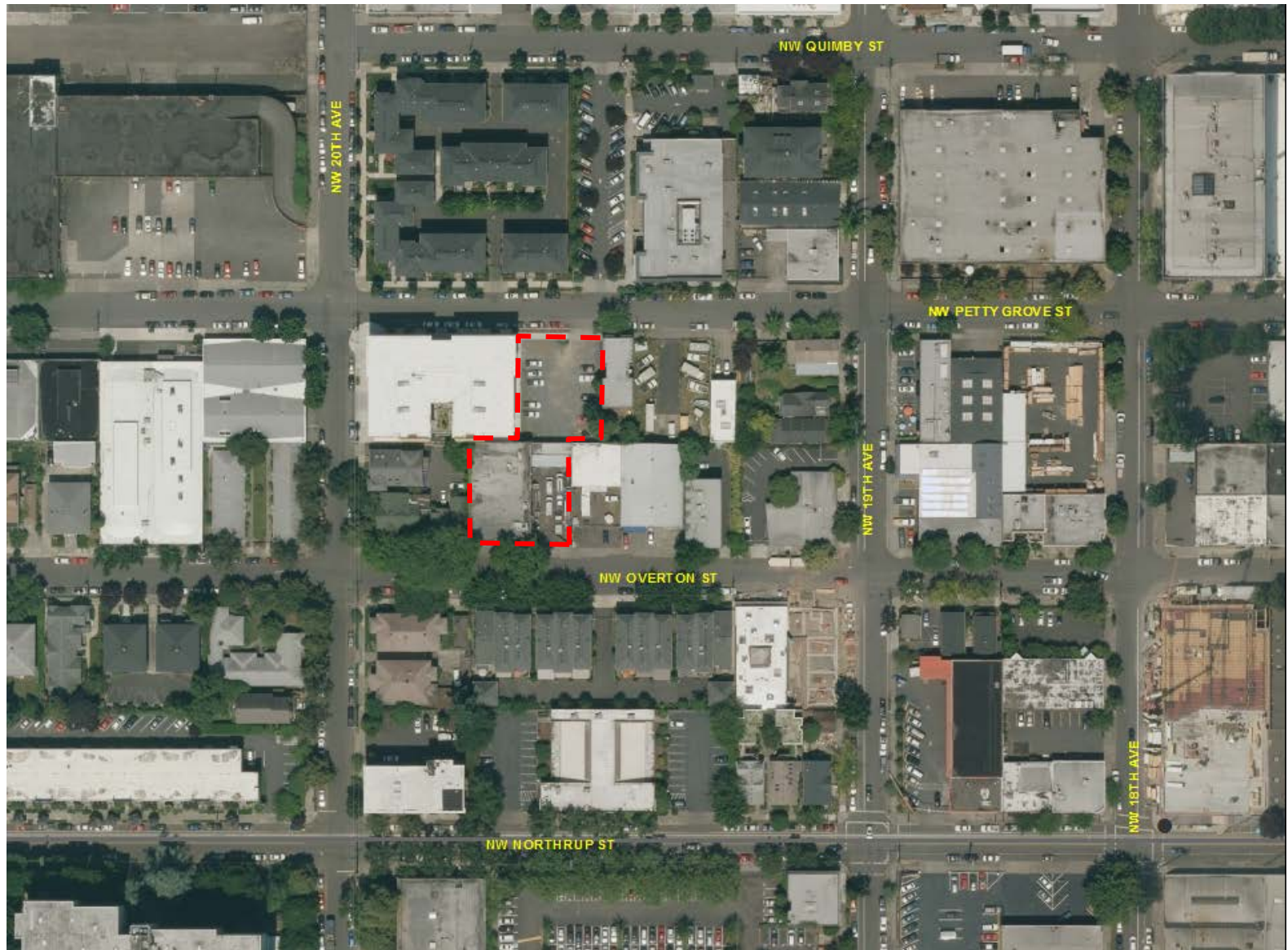


# Land Use Reviews

- Project value triggers Type III Design Review
- Approval Criteria for Design Review are:
  - Community Design Guidelines
  - Adjustment Section 33.805.040
- Adjustment requested:
  - Not provide two required 9'x18' loading spaces



# Vicinity Plan





# Aerial of Site

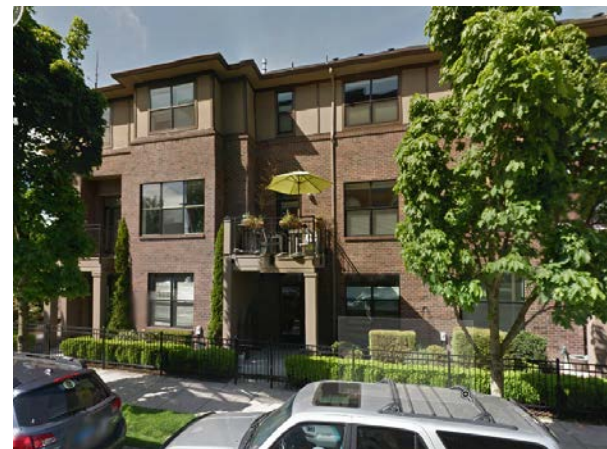
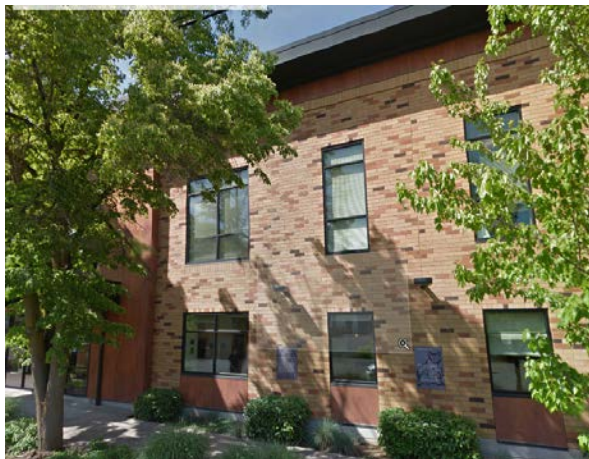
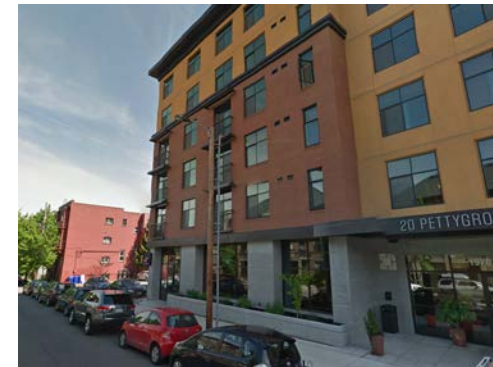


# Site & Context Photos

## Pettygrove



Portion of site on Pettygrove

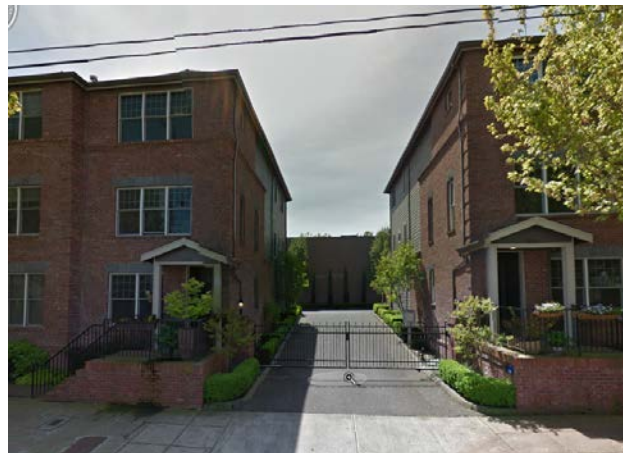


# Site & Context Photos

Overton



Portion of site on Overton







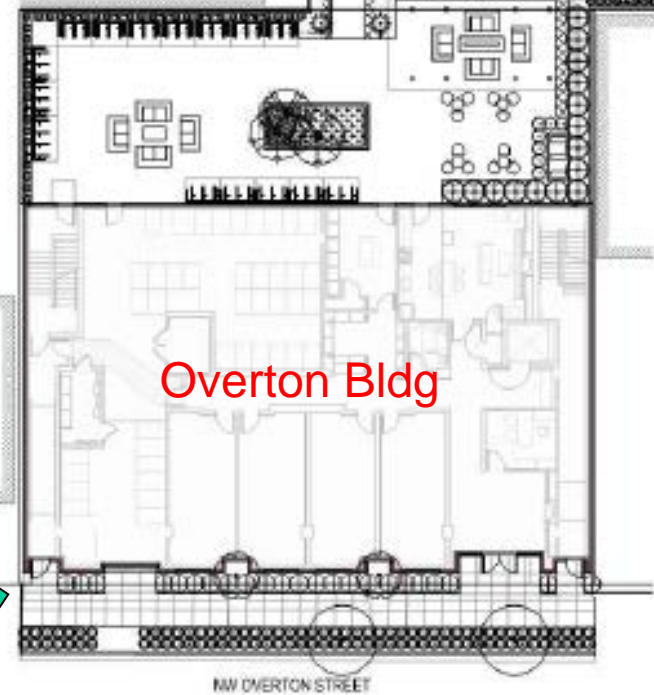
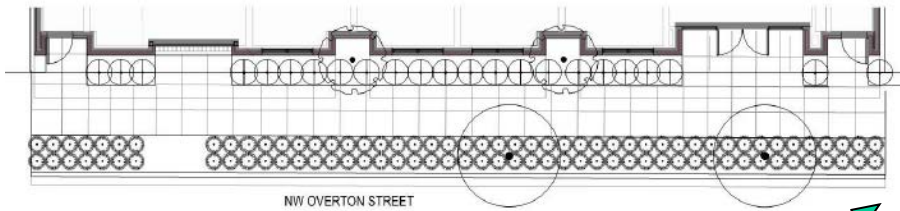
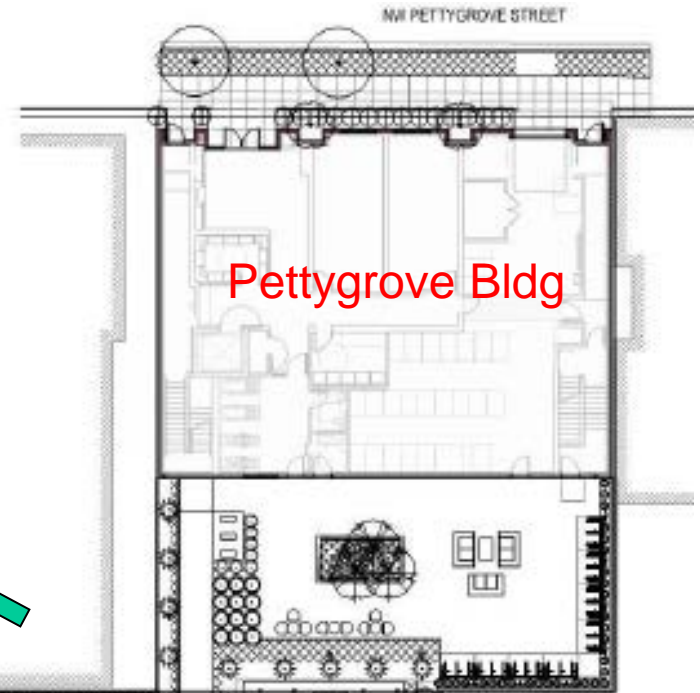
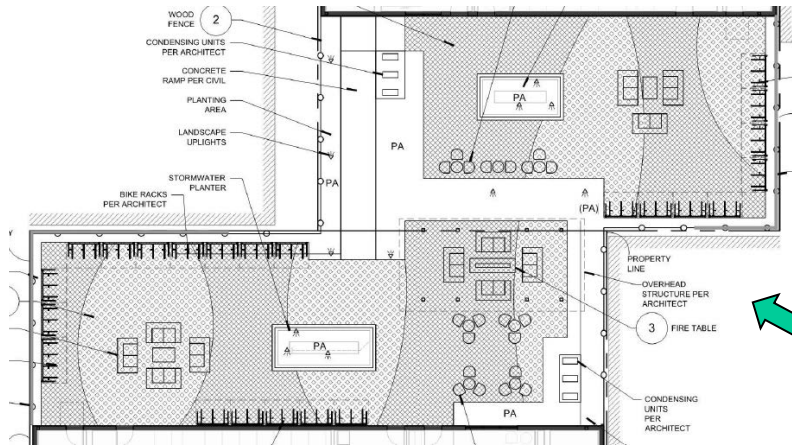
# Building Elevations

Overton Building



Pettygrove Building

# Site Plan



# Street Ground Level Facades

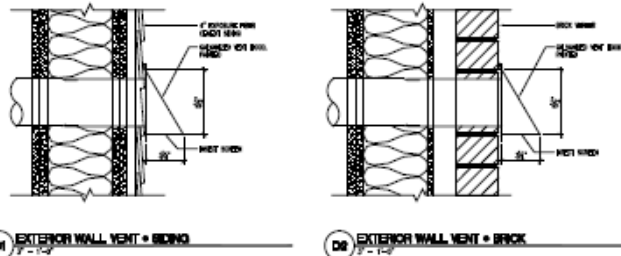


Pettygrove ground level

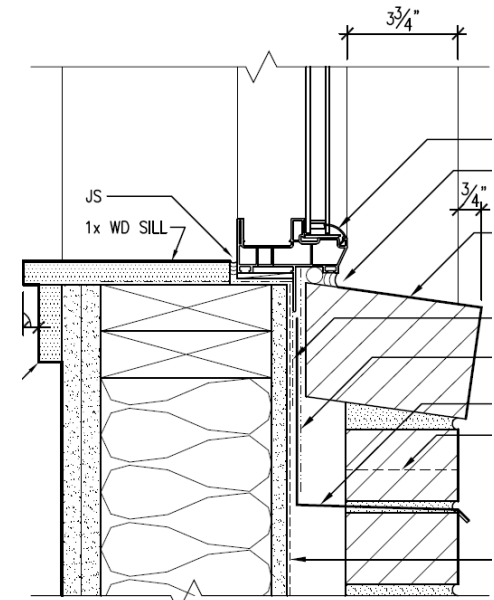


Overton ground level

# Details

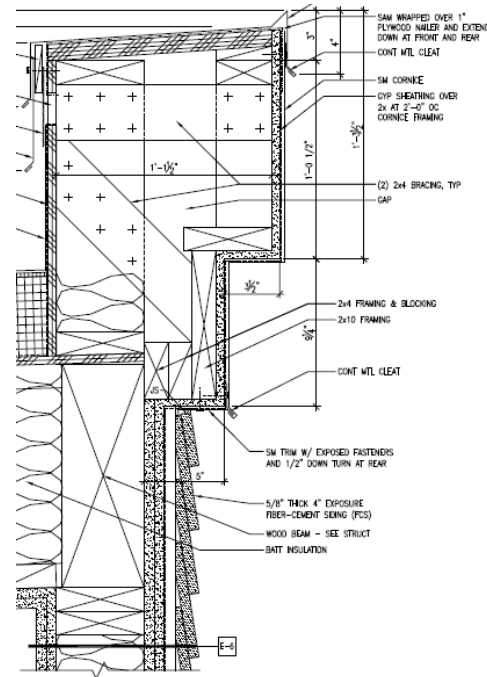


Majority vents in bldg. recess & not in brick

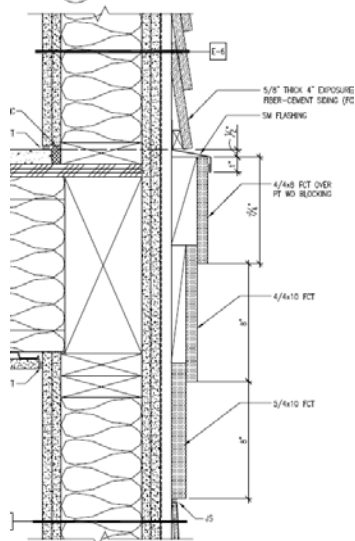
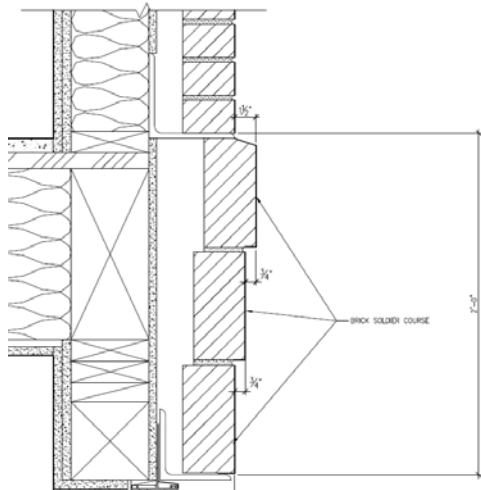
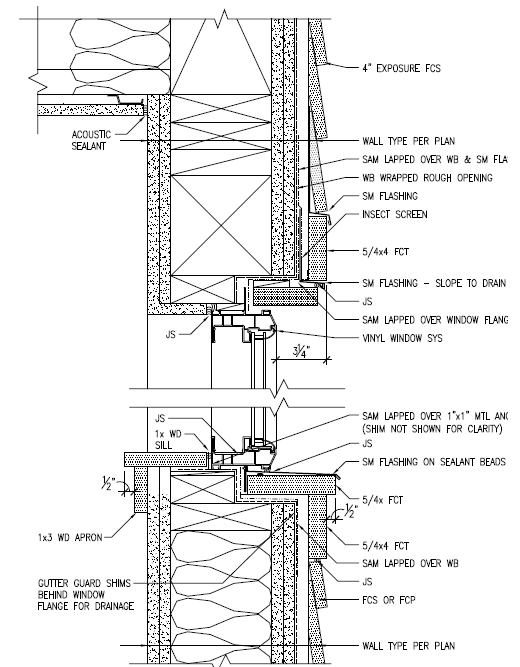


Punched windows

Cornice above 2<sup>nd</sup> & at roof



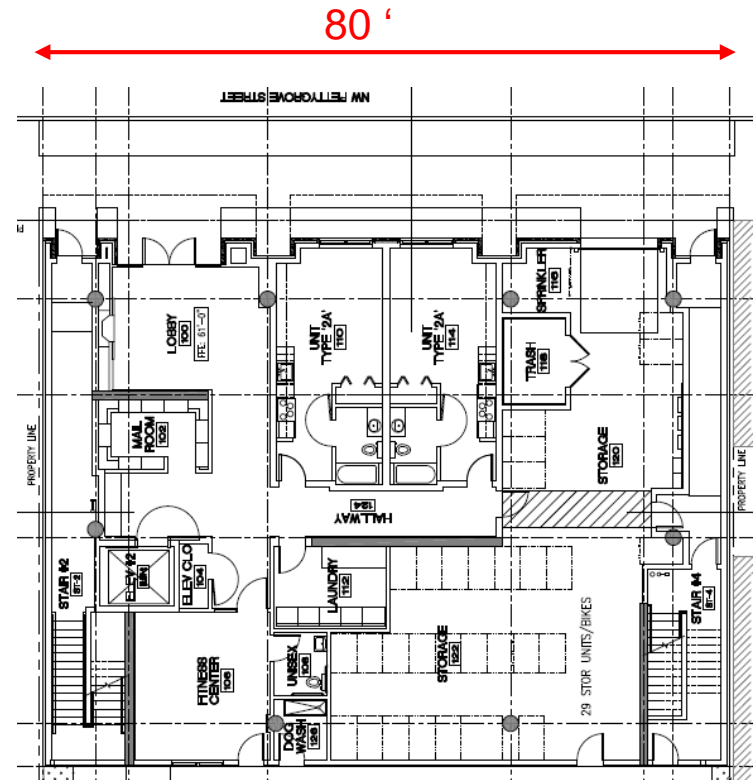
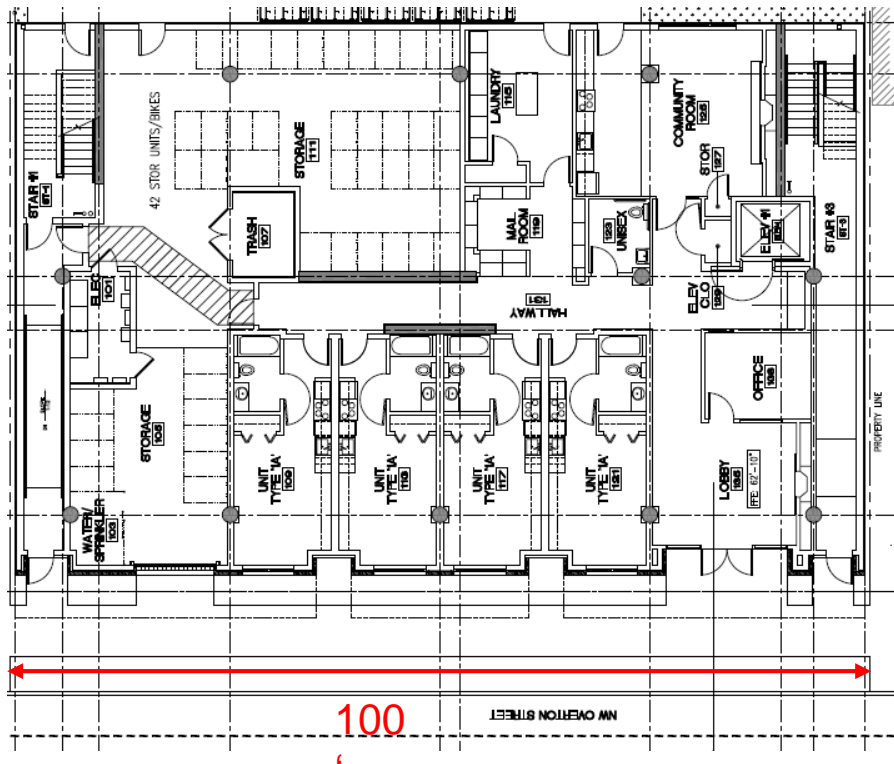
5/8" thick FCB lap siding, 4" exposure



# Adjustment

loading

- 1 small 9'x18' space each building required
- Residential – low loading frequency
- Temporary on-street loading permits available
- Provides approx. 7 on street parking spaces
- Eliminates pedestrian/vehicle conflicts on sidewalk



# Conclusions

## **Staff concludes approval criteria have been met:**

- Community Design Guidelines
- Adjustment criteria Section 33.805.040

## **Staff recommends approval of the project:**

- Including Adjustment for no on-site loading.

End of Presentation