



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

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## MEMORANDUM

**DATE:** August 2, 2013  
**TO:** Design Commissioners  
**FROM:** Mark Walhood, 503.823.7806, [mark.walhood@portlandoregon.gov](mailto:mark.walhood@portlandoregon.gov)  
**RE:** **LU 13-147922 DZM AD, Janey II Apartments:** *Staff*  
*Recommendation for continued hearing on August 15, 2013*

In response to Design Commission concerns raised at the first hearing, the applicant has made the following changes as shown in your updated/attached plan set (received August 1, 2013):

- Two circular metal 'ring' bike racks have been added back to the NW 11<sup>th</sup> Avenue right-of-way as nonstandard improvements;
- New tree count and location along NW Everett (FYI only – subject to Urban Forestry discretion at time of building permit review);
- Landscape at the street-facing edge of the north-side second floor terrace has been revised to include a raised planter along NW 11<sup>th</sup> Avenue, to be planted with vine maple shrubs and groundcover plantings;
- Dark metal panel has replaced brick at the 8<sup>th</sup> floor of the north façade;
- Reconfiguration of the 11<sup>th</sup> Avenue façade, through extending the canopy an additional 14'-0" to the north, substituting dark metal panel for brick skin around a newly dark-colored coiling garage door, addition of a second window into the garage below the louver north of the garage door, and use of clear glazing on both windows adjacent to the garage door;
- The bay containing the garage door, and the louver with new window below north of the door, have been recessed from the building façade by 1'-0" to create depth and a shadow line;
- The plan of the garage has been revised to put bike parking immediately behind both windows looking in from the street, with motorcycle parking moved further to the interior;
- The applicant has included notes about interior garage lighting, showing distinct lighting 'zones' for the bike parking versus driveway and vehicle parking in the garage, with written notes that lights are tied to occupancy sensors in multiple zones;
- The street wall, sidewalls and soffit material at the stair exit vestibule facing NW 11<sup>th</sup> Avenue has been changed from dark metal panel to a ruddy orange metal panel, matching the material and color used at the roof of all street-level canopies; and
- Reduced the vertical dimension of the primary building canopy fascia from 3 metal panels to 2, matching the adjacent vertical trim element on the Janey (I) building.

While the staff report recommends full approval, it also identifies four possible areas of refinement/discussion in areas of boxed text. You will find all four areas summarized in one boxed section immediately following the tentative staff recommendation on page 18 of the report (attached). Thanks!