



City of Portland
Bureau of Development Services
Land Use Services Division

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MEMORANDUM

Date: July 2, 2012
To: Portland Design Commission
From: Chris Caruso, City Planner II Urban Design
503-823-5747, Chris.Caruso@portlandoregon.gov
Re: July 12, 2012 - Design Commission Hearing
LU 12-112033 DZM - The Parker Apartments

Design Commissioners:

Please find a Summary Memo from the DAR, Exhibits and a Staff Report recommending approval for The Parker Apartments project.

The applicant has made a number of changes since the Design Advice Request, including:

- Adding brick to all the courtyard walls and making the central courtyard façade symmetrical.
- Locating the loading and parking entries next to each other on NW 13th to meet the flood protection and Pettygrove Greenstreet restrictions.
- Better illustrating and integrating the white vents into the building design.
- Expanding the loading dock public area and extended the planters.

There are two areas that may need additional work during the building permit phase:

1. Oriel Windows - We are currently working with other agency staff to seek resolution of the oriel window requirement for side windows in the projecting bays that extend more than 2'-6" over the property lines. However, this requirement may stay in place, in which case a Condition of Approval has been added to the staff report requiring all projecting bays be pulled back to 2'-6". This Condition can be struck out of the report at the hearing if side windows will not be required by PBOT. If side windows are required and the applicant refuses to pull the bays back, then a follow-up Type II review could be processed OR today's decision can be delayed until the new design is ready for review with this application.
2. Flood Elevation - Site Development will be requiring that all door thresholds meet the flood height. The Loading Dock door is currently 3" below this height. Options include raising the floor height inside this area of the building or raising the sidewalk up to this height at the doorway. The resolution of this issue will not affect the approved design of the building.

Please contact me with any questions or concerns.