



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: July 15, 2016
To: Portland Design Commission
From: Tim Heron, Senior City Planner
503-823-7726, tim.heron@portlandoregon.gov
Re: July 21, 2016 Design Commission Agenda Item
LU 16-129367 DZM, 2211 SW 4th Avenue Apartments

Please find attached the 11x17 drawings for the 2211 SW 4th Avenue Apartment; a Staff Report Recommendation of *approval* will be provided early next week electronically, and hard copies provided at the hearing.

In the interest of brevity and the Commission's preference, the drawing package attached focuses on before/after comparison of areas of concern only. A full revised set is available on-line [the Commission Clerk will forward the link in our usual email notification of packages delivered] and hard copies will be made available at the hearing.

In response to Design Commission feedback from the June 16, 2016 Land Use Hearing, and comments included in the Bureau of Development Services Staff Report, the team has worked to resolved the four issues remaining for this development proposal.

Issue 1: Massing and I-405 frontage - *Metal corners, tall concrete foundation, acoustics*

Issue 2: Building skin contextual response and coherency - *Corrugated metal panel area*

- The brick material and windows have been wrapped around both the SW and SE corners of the building, which have been activated with residential balconies at both corners.
- The south façade concrete base has been reduced to allow a bike ramp up from the SW corner entrance to a second level podium long-term bike parking area towards the SE corner of the building.
- Board formed concrete is proposed throughout the building base.
- An additional level of two-story loft units have been added to the design, adding 5' in height to the building.

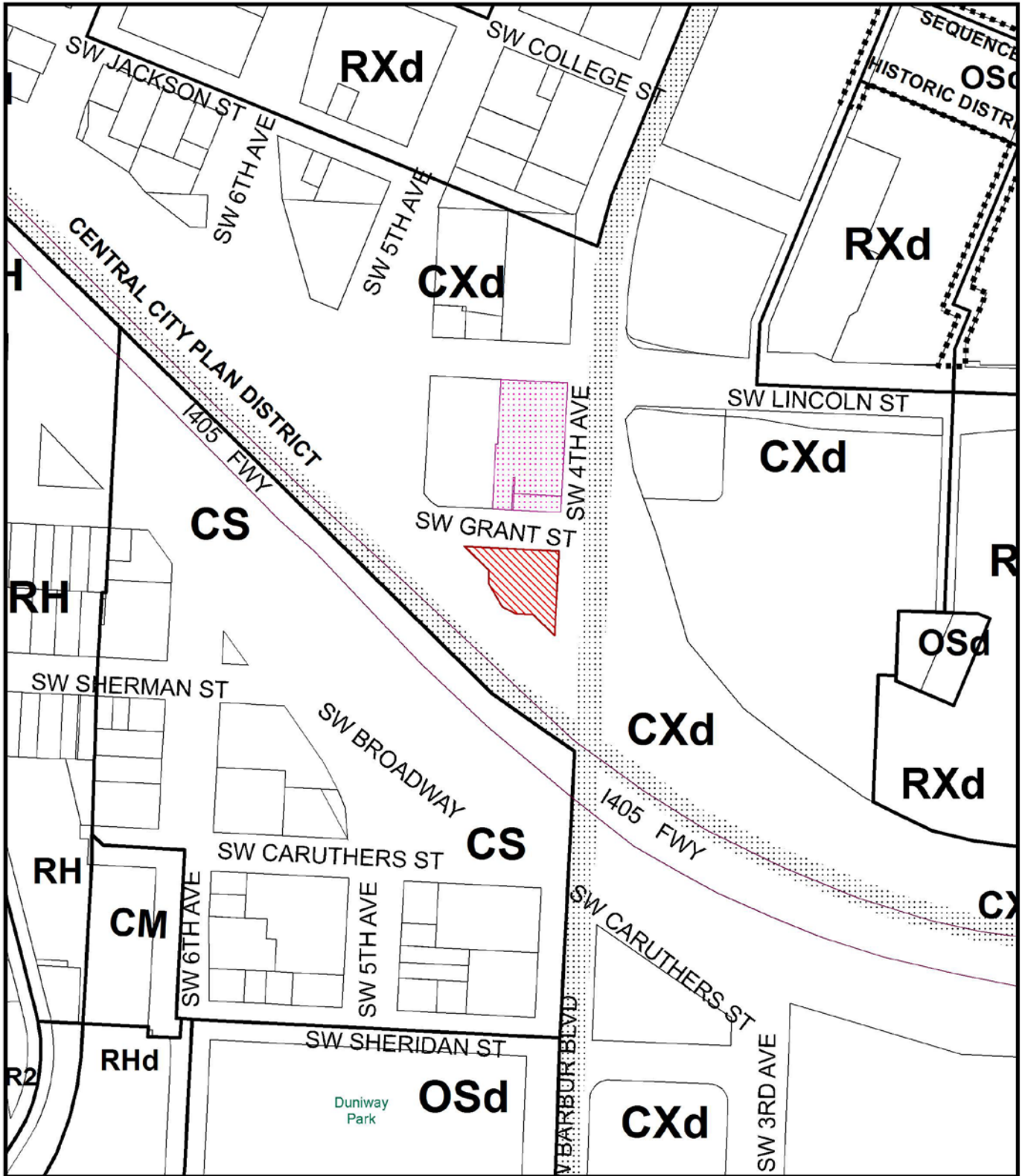
Issue 3: Ground floor activation - *Shallow ground level spaces, corner stair tower, narrow main lobby, narrow bike lobby*

- A new bike parking access and ramp from the SW corner of the building to the second floor bike parking has replaced the bike lobby and elevator originally proposed at the SE corner.
- A new 700 SF commercial space has been added to the SE corner of the building.

Issue 4: Permanence and quality of materials - *Material samples, specs and sections needed*

- Materials have been presented and will be brought to the Design Commission Hearing.
- Additional drawings and details necessary to evaluate the proposal against the Design Guidelines have been provided.

Attachments: 11x17 drawings "Abridged Revision Packet" dated July 21, 2016



ZONING

-  Site
-  Also Owned Parcels



This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH DOWNTOWN/UNIVERSITY SUBDISTRICT

File No.	<u>LU 16-129367 DZM</u>
1/4 Section	<u>3228</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E04DD 1100</u>
Exhibit	<u>B</u> (Jun 07, 2016)