



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

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MEMORANDUM

Date: July 29, 2016
To: Portland Design Commission
From: Tim Heron, Senior City Planner
503-823-7726, tim.heron@portlandoregon.gov
Re: August 4, 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 July 21, 2016 Land Use Hearing, and comments included in the Bureau of Development Services Staff Report, the team has worked to resolved the six issues remaining for this development proposal.

Issue 1: Brick corners need further refinement. Bring studies; columns or more dynamic w/o a column.

Response: The applicant has designed three options: Option 1: refined brick corner, Option 2: wrapped balcony corner, and Option 3: cantilevered corner. Option 2 is preferred.

Issue 2: Polycarbonate panel at bike room. Expand on the detailing and whether additional visual glazing would be appropriate.

Response: The applicant has provided additional detailing for the system.

Issue 3: Bike Courtyard landscape plan. This area needs to be designed.

Response: The courtyard has be designed with additional stormwater management planting area and "porch" area of entering and exiting bicyclists from the adjacent bike room.

Issue 4: Bike entrances and ramp. The gate entry could benefit from additional height for security.

Response: Additional fencing has been provided.

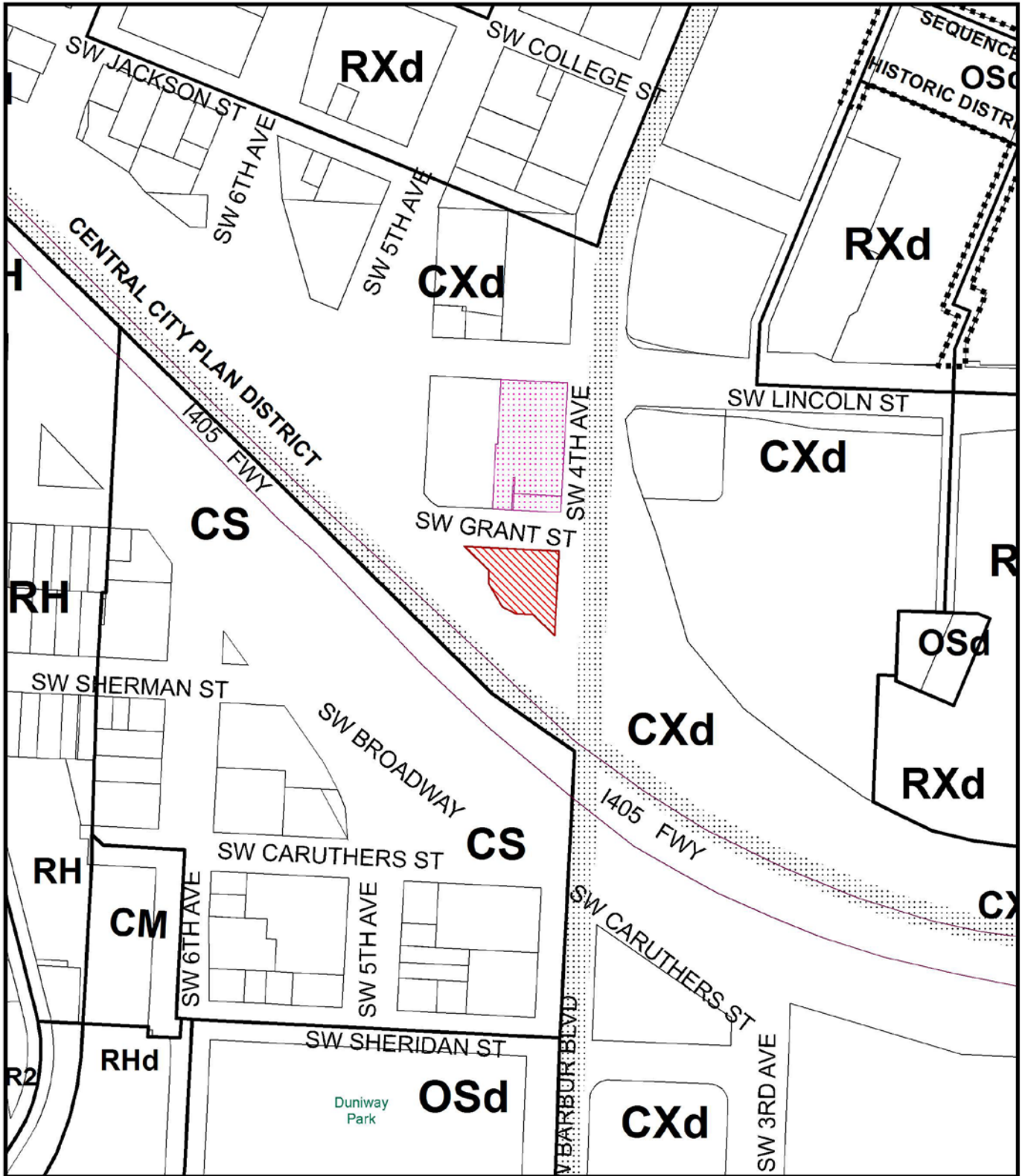
Issue 5: Space between 2nd and third floor at NW corner above bike entrance.

Response: Additional detailing has been provided.

Issue 6: Pull brick down to grade at SE corner south facing foundation.

Response: Additional brick has been provided.

Attachments: 11x17 drawings "Abridged Revision Packet" dated August 4, 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)