

Design Advice Request

1500 SW Taylor Apartments

WHEN FEBRUARY 21, 2019 @ 1:30 PM
(meeting start time –see Design Commission agenda for estimated project start time)

WHERE 1900 SW 4TH Avenue, Room 2500 B, Portland, OR 97201



REVIEW BY	DESIGN COMMISSION	CASE FILE	EA 19-111774 DA (EA 18-242546 PC)
MEETING TYPE	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review.		
PROPOSAL	<p>Design Advice Request meeting for a proposed 7-story mixed-use apartment building in the Goose Hollow Subdistrict of the Central City Plan District.</p> <ul style="list-style-type: none"> • 107 market rate and affordable residential units • 782 SF of ground floor retail at the corner of SW Taylor St and SW 15th Ave • Structured parking accessed from SW Taylor St • Two (2) potential Modifications may be requested to reduce the width of parking spaces and to reduce the spacing of long-term bicycle parking spaces. • Design Exceptions to the Window Projections into the Right-of-Way Standards (Oriel Window Standards) may be requested 		
PROJECT INFO	www.portlandoregon.gov/bds/dcagenda		
SITE LOCATION	1500 SW Taylor St		
ZONING/ DESIGNATION	CXd – Central Employment with Design Overlay Central City Plan District / Goose Hollow Subdistrict		
QUESTIONS? BDS CONTACT	Megan Sita Walker, Planner (503) 823-7294 / MeganSita.Walker@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.