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1500 SW Taylor Apartments



NE Corner Perspective

PROJECT VALUATION:

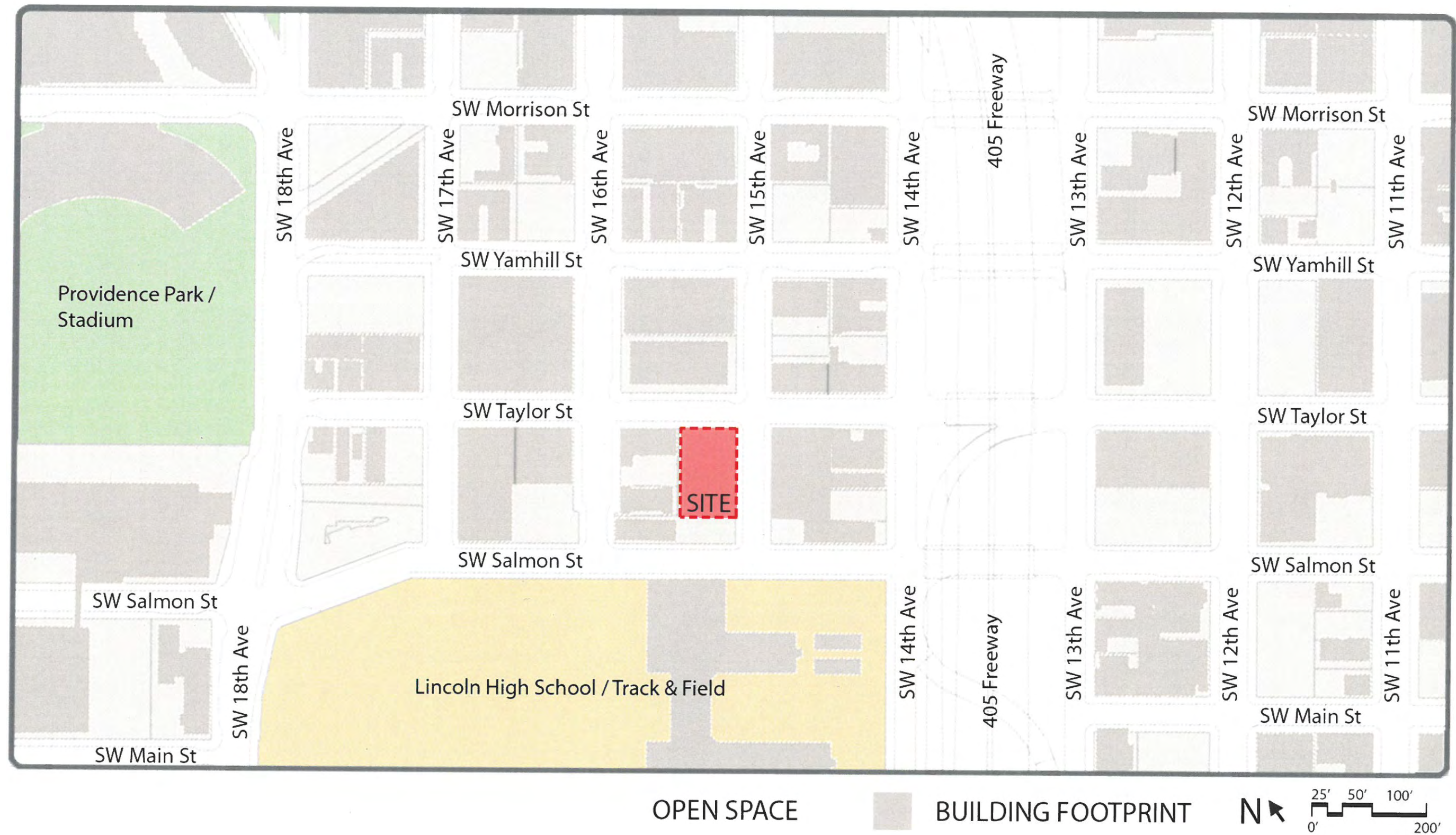
\$11,700,000.00

TEAM INFORMATION:

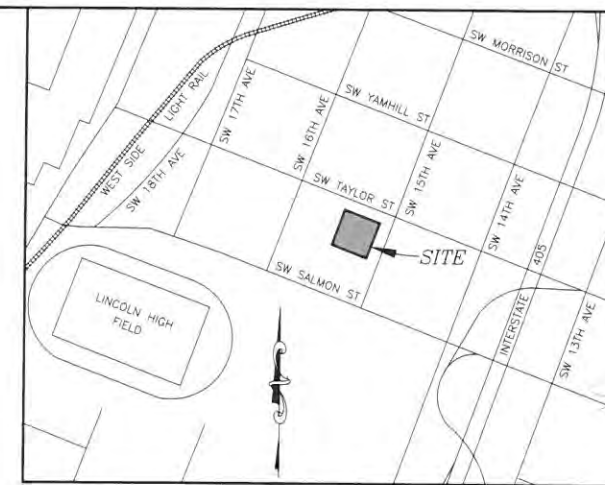
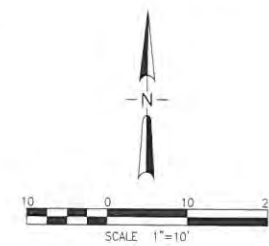
Architect	Leeb Architects
Owner	Shelter Holdings LLC
Landscape	Shapiro Didway LLC
Civil	Standridge Design, Inc.



1500 SW TAYLOR APARTMENTS



1500 SW TAYLOR APARTMENTS



VICINITY MAP
NOT TO SCALE

RLH 12-29-2015
Field
JMY 1-04-2016
Calculations
MDR 12-30-2015
Drawn
RLH 1-07-2016
Checked
REVISED:
UPDATED PER COMMENTS
AND MODIFIED
BOUNDARY AT SE
CORNER 1-25-2016
REVISED:
ADDED UTILITY DATA
2-1-2016
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 12, 2002
JOHN YAMASHITA
53730LS
RENEW: 6/30/16

EXCEPTIONS:

PER CHICAGO TITLE INSURANCE COMPANY OF OREGON PRELIMINARY REPORT, ORDER NUMBER 472515529839JL-CT50,
DATED DECEMBER 22, 2015

NO.	DESCRIPTION	DOCUMENT	COMMENTS
GENERAL EXCEPTIONS:			
1.	TAXES OR ASSESSMENTS, WHICH ARE NOT SHOWN		NOT SURVEY RELATED
2.	FACTS, RIGHT, INTERESTS OR CLAIMS WHICH		NONE OBSERVED
3.	EASEMENTS, OR CLAIMS OR EASEMENT, NOT SHOWN		NONE OBSERVED
4.	ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION		NONE OBSERVED
5.	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES		NOT SURVEY RELATED
SPECIAL EXCEPTIONS:			
6.	UNPAID PROPERTY TAXES, WITH PARTIAL PAYMENT		NOT SURVEY RELATED
7.	UNPAID PROPERTY TAXES, WITH PARTIAL PAYMENT		NOT SURVEY RELATED
8.	CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF		NOT PLOTTABLE
9.	A TRUST DEED, ASSIGNMENT OF LEASES AND RENTS	DEED OF TRUST DOC. NO. 2008-098564	NOT SURVEY RELATED

NOTES:

1. ADDRESS(ES)-1500 SW TAYLOR STREET, PORTLAND, OR 97205
2. FLOOD ZONE - THE PROPERTY AREA IS IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD). FIRM MAP 4101830090E, EFFECTIVE DATE OCTOBER 19, 2004, NOT PRINTED.
3. THE GROSS LAND AREA OF PARCEL I IS 10,000 SQUARE FEET. THE GROSS LAND AREA OF PARCEL II IS 5,168 SQUARE FEET. THE GROSS LAND AREA OF THE PARCELS SURVEYED IS 15,168 SQUARE FEET.
4. PARCELS I AND II ARE IN THE RX (CENTRAL RESIDENTIAL) ZONE, ZONING MAP 3028.
5. THERE ARE 30 REQUIRED PARKING SPACES AND 1 HANDICAPPED PARKING SPACE ON PARCELS I AND II.
6. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTHWORK, OR BUILDING CONSTRUCTION
7. THERE WAS NO OBSERVED EVIDENCE OF ROAD OR SIDEWALK CONSTRUCTION.
8. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP.
9. THERE IS ONE ENCROACHMENT NOTED ON THE WEST LINE OF PARCEL II.
10. THE BUILDING ON PARCEL I IS 1,899 SQUARE FEET, MEASURED AT THE OUTSIDE PERIMETER, STREET LEVEL.

PARCEL AREA:		
PARCEL I	10,000	SQFT
PARCEL II	5,168	SQFT
TOTAL	15,168	SQFT

PARKING SPACES:

STANDARD	30 SPACES
HANDICAP	1 SPACES
<hr/>	
TOTAL	31 SPACES

DESCRIPTION:

PARCEL I:
LOTS 1 AND 2, BLOCK 319, CITY OF PORTLAND, IN THE CITY OF PORTLAND,
COUNTY OF MULTNOMAH AND STATE OF OREGON.
PARCEL II:
LOT 3, BLOCK 319, CITY OF PORTLAND, AND THAT STRIP OF LAND IN SECTION
33, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE
CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON,
DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF S.W. 15TH AVENUE, AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE W.W. CHAPMAN DONATION LAND CLAIM, WITH THE WEST LINE OF S.W. 15TH AVENUE, SAID POINT BEING NORTH 48.18 FEET MEASURED ALONG THE WEST LINE OF S.W. 15TH AVENUE FROM THE WEST LINE OF S.W. 15TH AVENUE TO THE POINT OF INTERSECTION OF THE WEST LINE OF S.W. 15TH AVENUE TO THE NORTHEAST CORNER OF THE WEST 1/2 SECTION 36, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE AND SOUTHERLY CURVED THEREOF OF SAID LOT 3 TO AN INTERSECTION WITH A LINE DRAWN NORTH 43.32 FEET OF AND PARALLEL TO THE NORTH LINE OF SAID SALMON STREET; THENCE EAST ALONG SAID LINE, WHICH IS 48.32 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF S.W. SALMON STREET TO AN INTERSECTION WITH THE NORTH LINE OF THE W.W. CHAPMAN DONATION LAND CLAIM; THENCE EAST ALONG THE NORTH LINE OF THE CHAPMAN DONATION LAND CLAIM TO THE PLACE OF BEGINNING.

SURVEYOR'S CERTIFICATE:

TO: LANGLEY INVESTMENT PROPERTIES, INC., AND CHICAGO TITLE INSURANCE COMPANY OF OREGON. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(o), 7(b), 8, 9, 11(a), 13, 16, 17, and 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 29, 2015.

EXECUTED THIS 7TH DAY OF JANUARY, 2016

SIGNED: _____
OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 53760

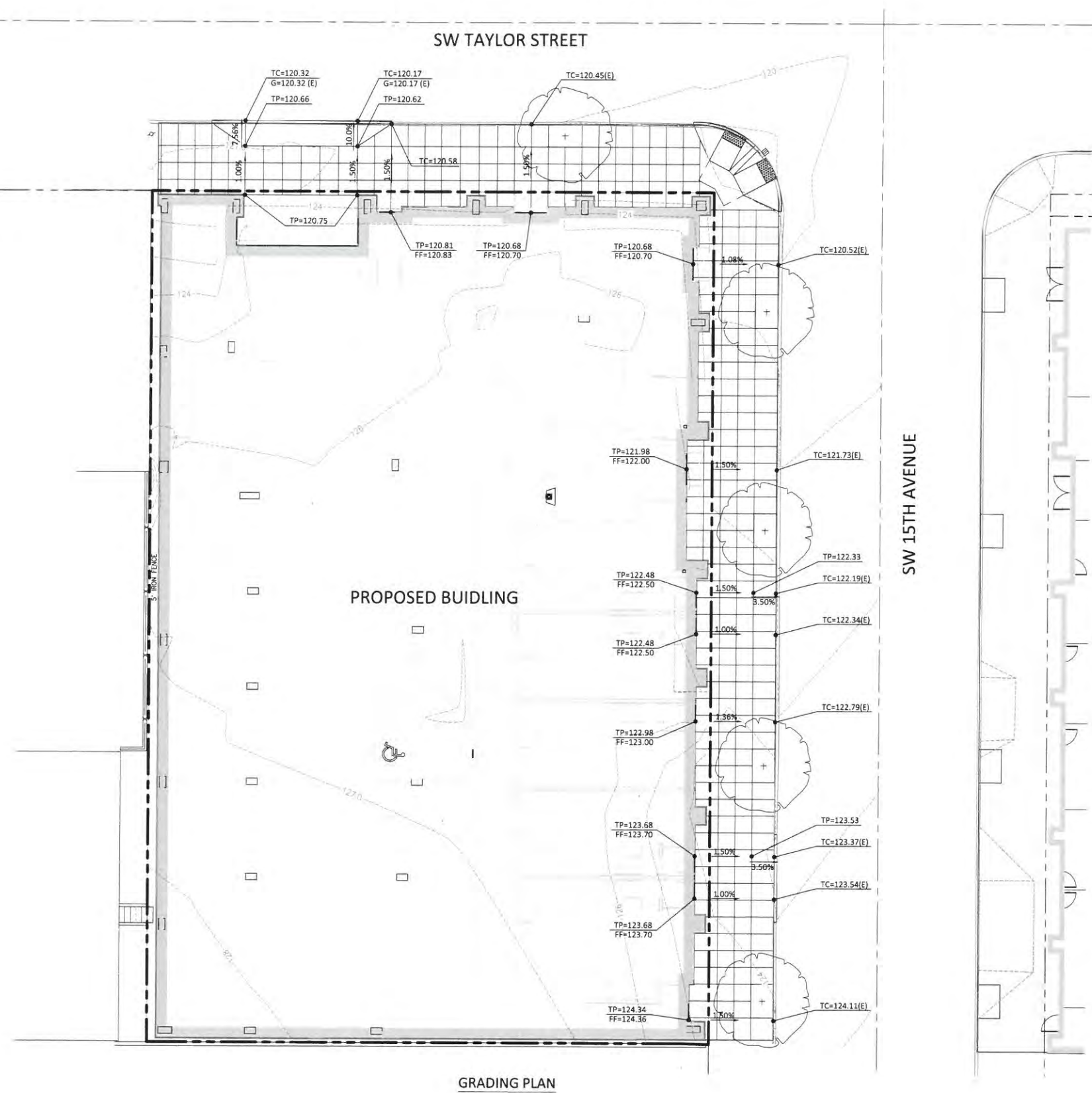
ALTA/ACSM LAND TITLE SURVEY

1500 SW TAYLOR, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

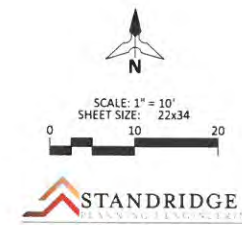


808 SW Third Ave, Suite 300
Portland, Oregon 97204
Phone: (503) 287-6825
FAX: (503) 415-2304

17898
Project No.
S17898A140
File No.
1 OF 1
Sheet No.



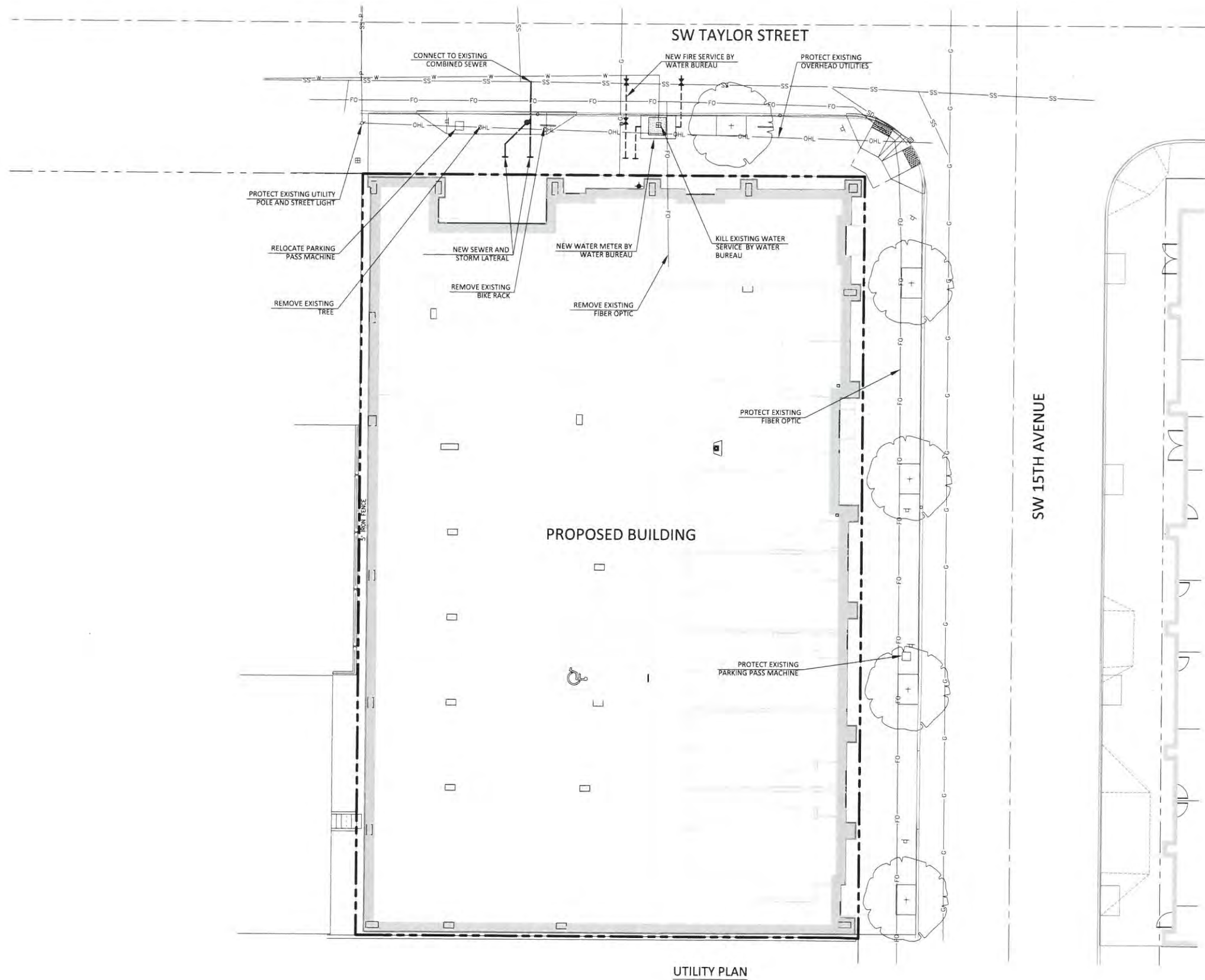
GRADING PLAN



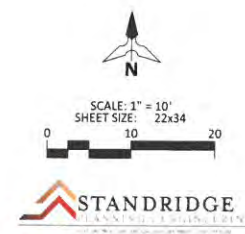
STORMWATER NARRATIVE

PUBLIC IMPROVEMENTS
 THE WIDENING OF THE SIDEWALK ON TAYLOR DOES NOT TRIGGER STORMWATER REQUIREMENTS. NO ADDITIONAL IMPROVEMENTS ARE REQUIRED ON 15TH.

PRIVATE IMPROVEMENTS
 THE NEW BUILDING WILL COVER THE ENTIRE SITE AND WILL HAVE AN ECO-ROOF WHICH WILL PROVIDE TREATMENT FOR THE PROJECT. A SECOND FLOOR COURTYARD WILL CREATE 988 SF OF IMPERVIOUS AREA, WHICH WILL BE MITIGATED BY THE ECO-ROOF. THE SITE IS SERVED BY A 12" COMBINED SEWER IN TAYLOR.

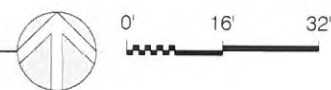


UTILITY PLAN





SITE PLAN



1500 SW TAYLOR APARTMENTS

Leeb Architects

308 SW First Avenue
Suite 200
Portland, OR 97204
Phone: 503.228.2843
Fax: 503.228.2907
web: leeb.com

SHELTER HOLDINGS LLC
07 FEBRUARY 2019

Site Plan
Architectural

EA19-111774DA

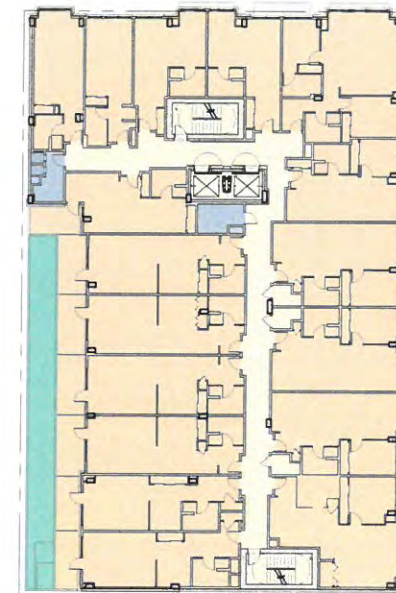
EXHIBIT
C7



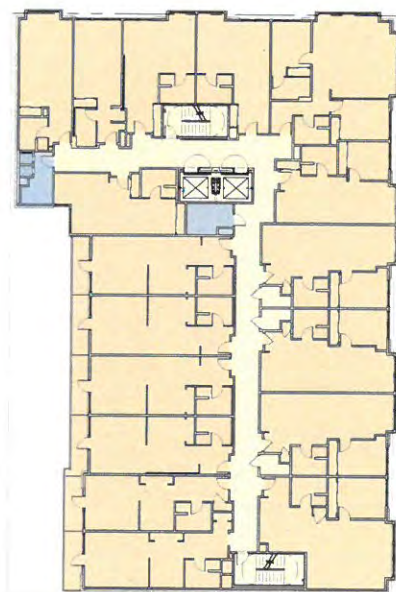
1 LEVEL 1



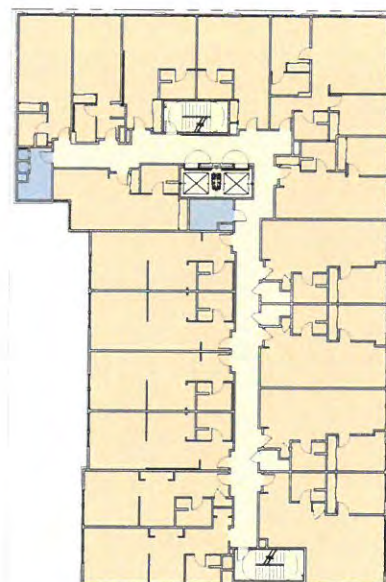
2 MEZZANINE



3 LEVEL 2



4 LEVELS 3-4

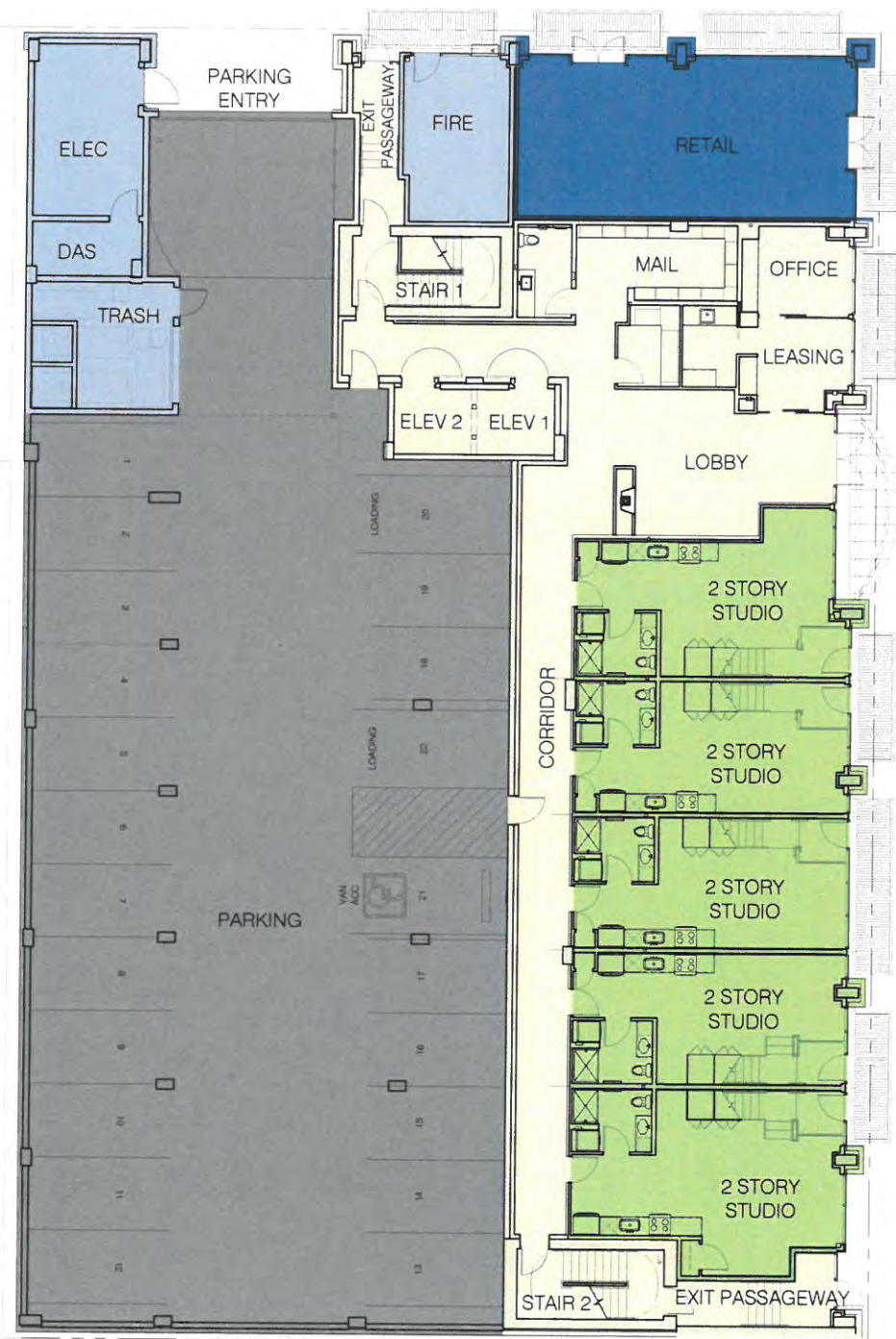


5 LEVELS 6-7



6 ROOF LEVEL

TOTAL GROSS AREA	
2,058 SF	ROOF
12,889 SF	LEVEL 7
12,889 SF	LEVEL 6
13,086 SF	LEVEL 5
13,086 SF	LEVEL 4
13,086 SF	LEVEL 3
13,417 SF	LEVEL 2
4,420 SF	MEZZANINE
14,094 SF	LEVEL 1
<hr/>	
99,025 SF	TOTAL GROSS BUILDING AREA
15,175 SF	SITE AREA
91,050 SF	ALLOWABLE PER 6:1 F.A.R.



1 LEVEL 1
SCALE:



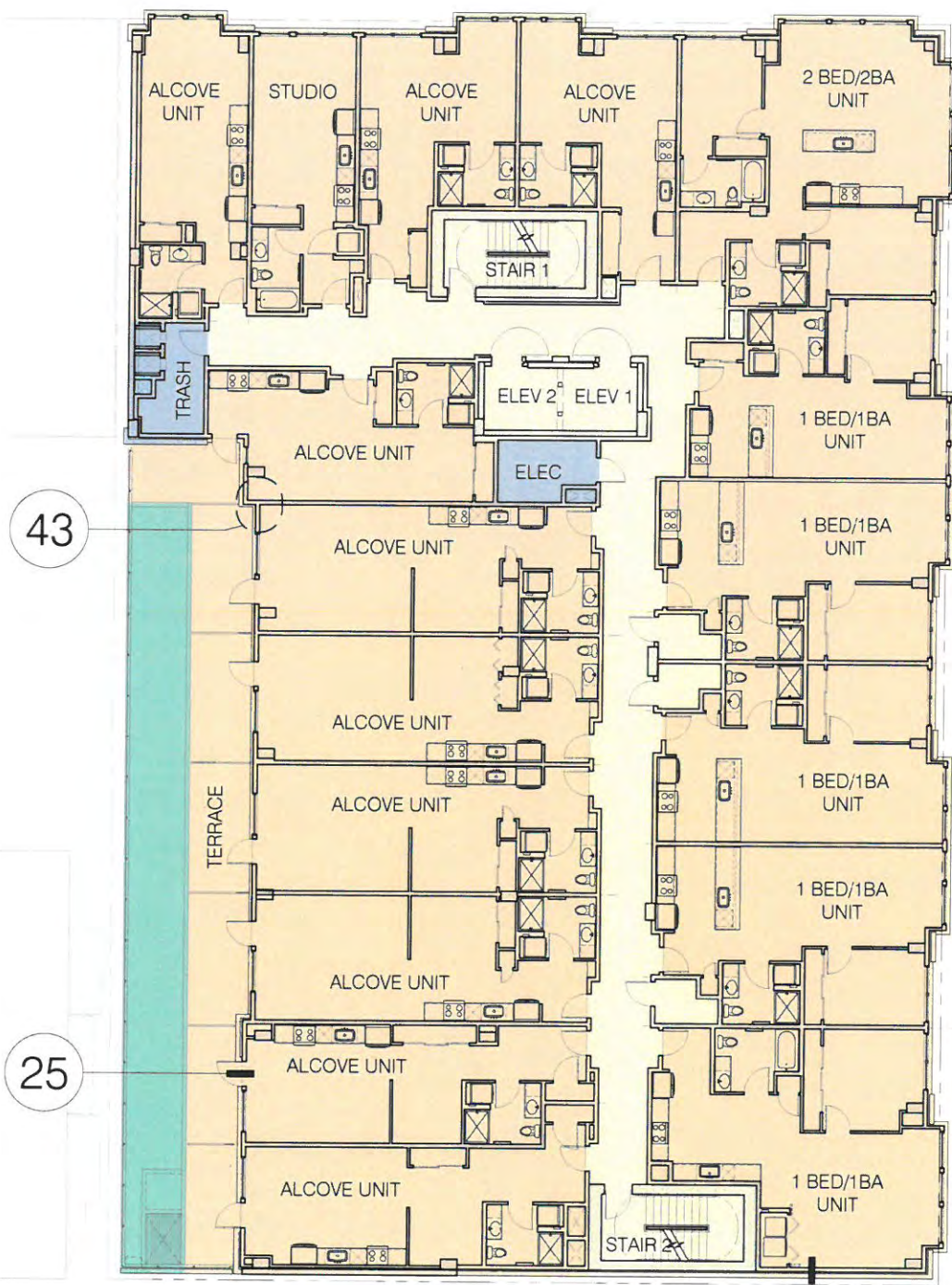
0' 10' 20'



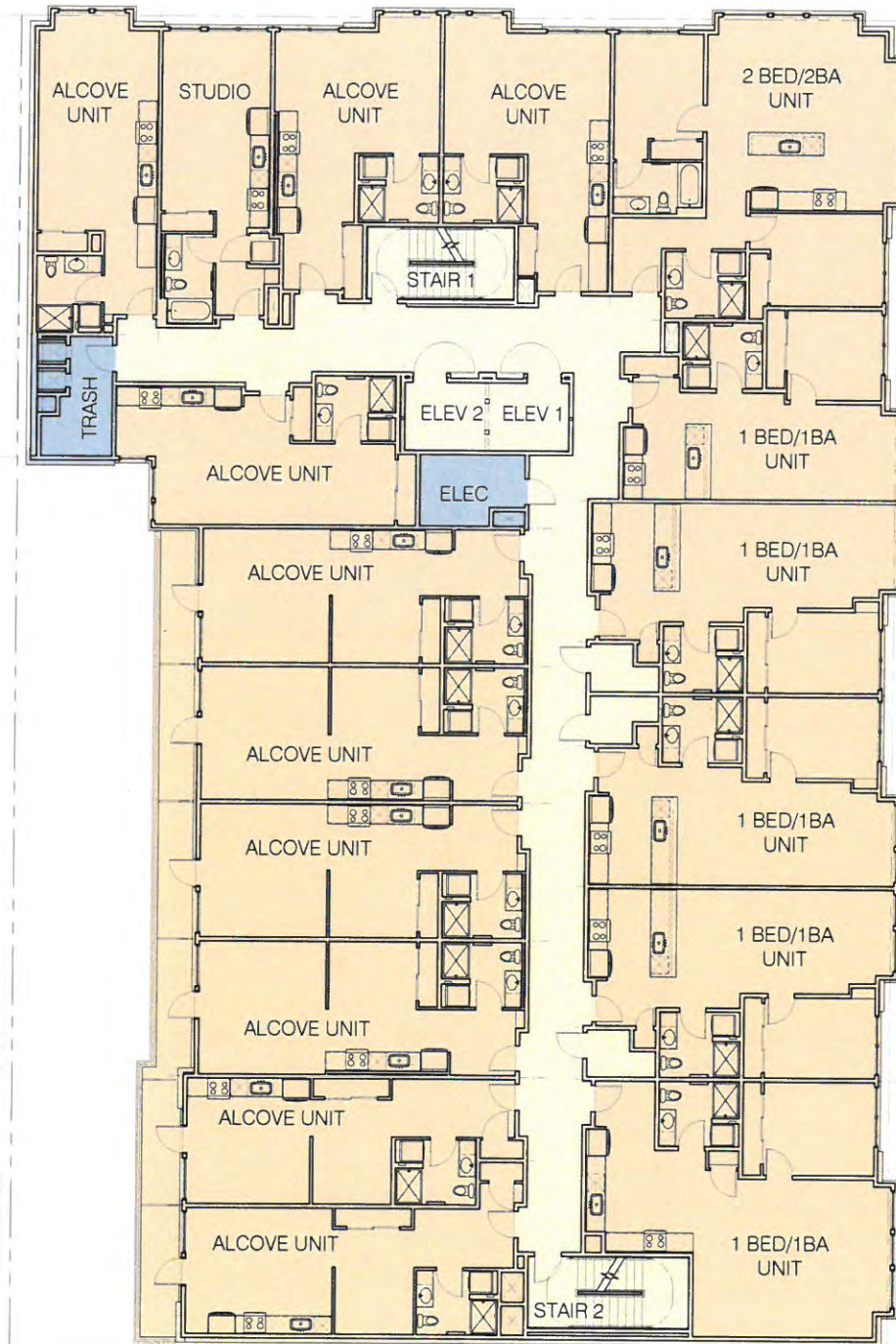
2 MEZZANINE LEVEL
SCALE:



0' 10' 20'

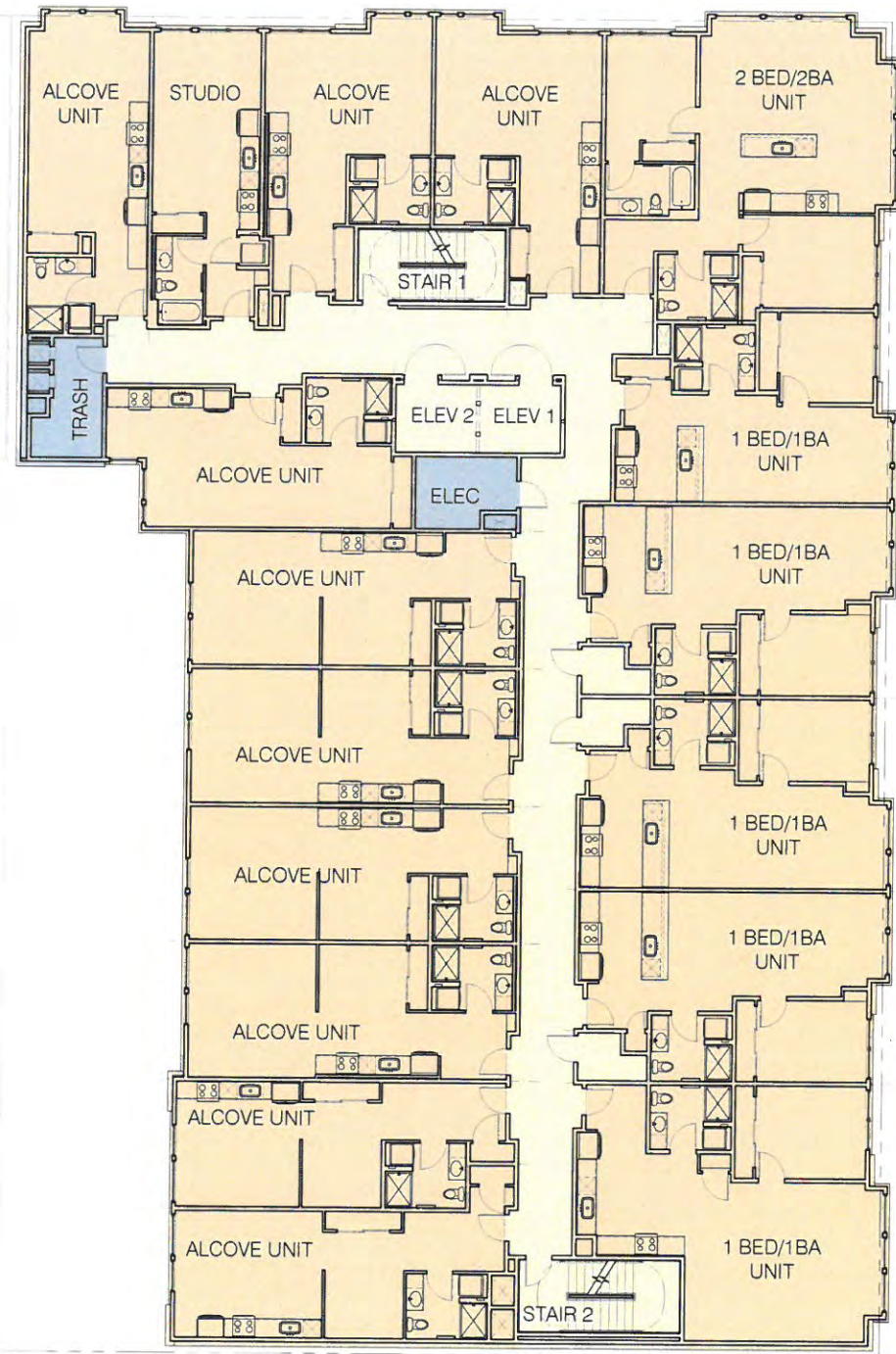


1 LEVEL 2
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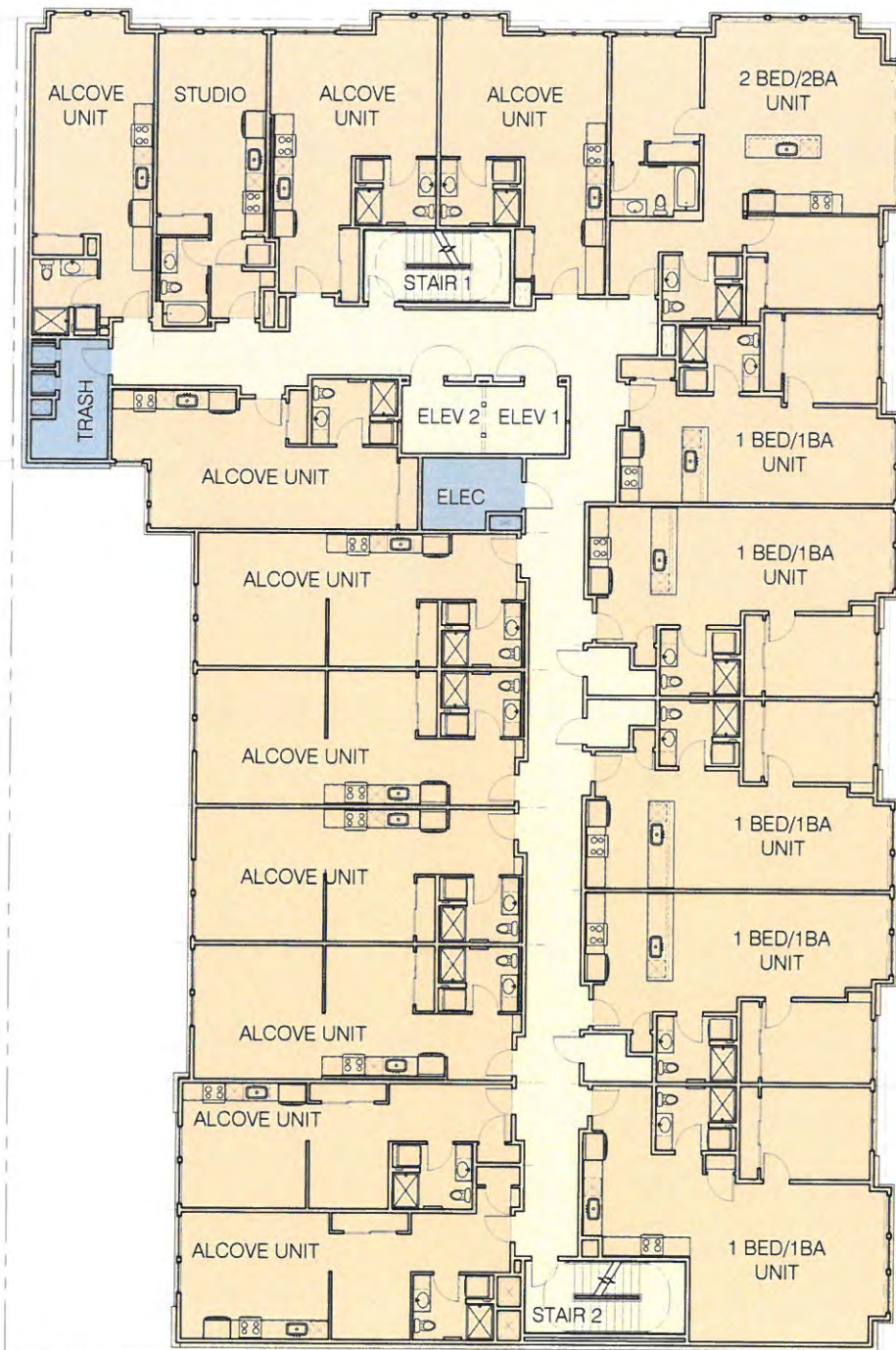
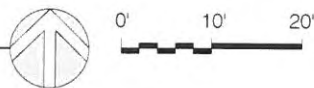


2 LEVEL 3
SCALE: 0' 10' 20'

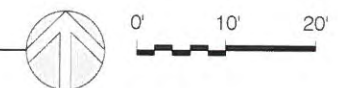
1500 SW TAYLOR APARTMENTS



1 LEVEL 4
SCALE:



2 LEVEL 5
SCALE:



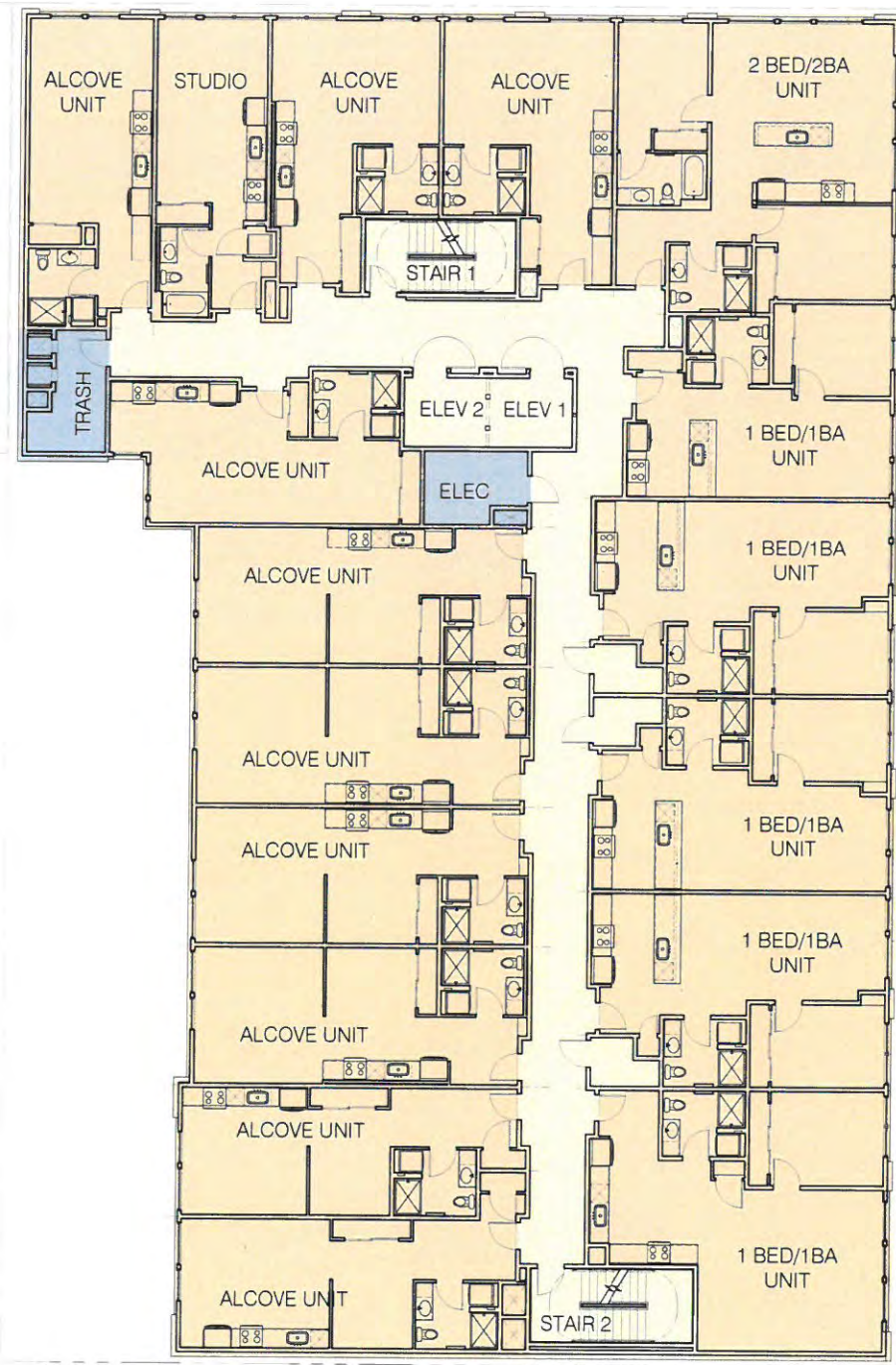
1500 SW TAYLOR APARTMENTS

SHELTER HOLDINGS LLC
07 FEBRUARY 2019

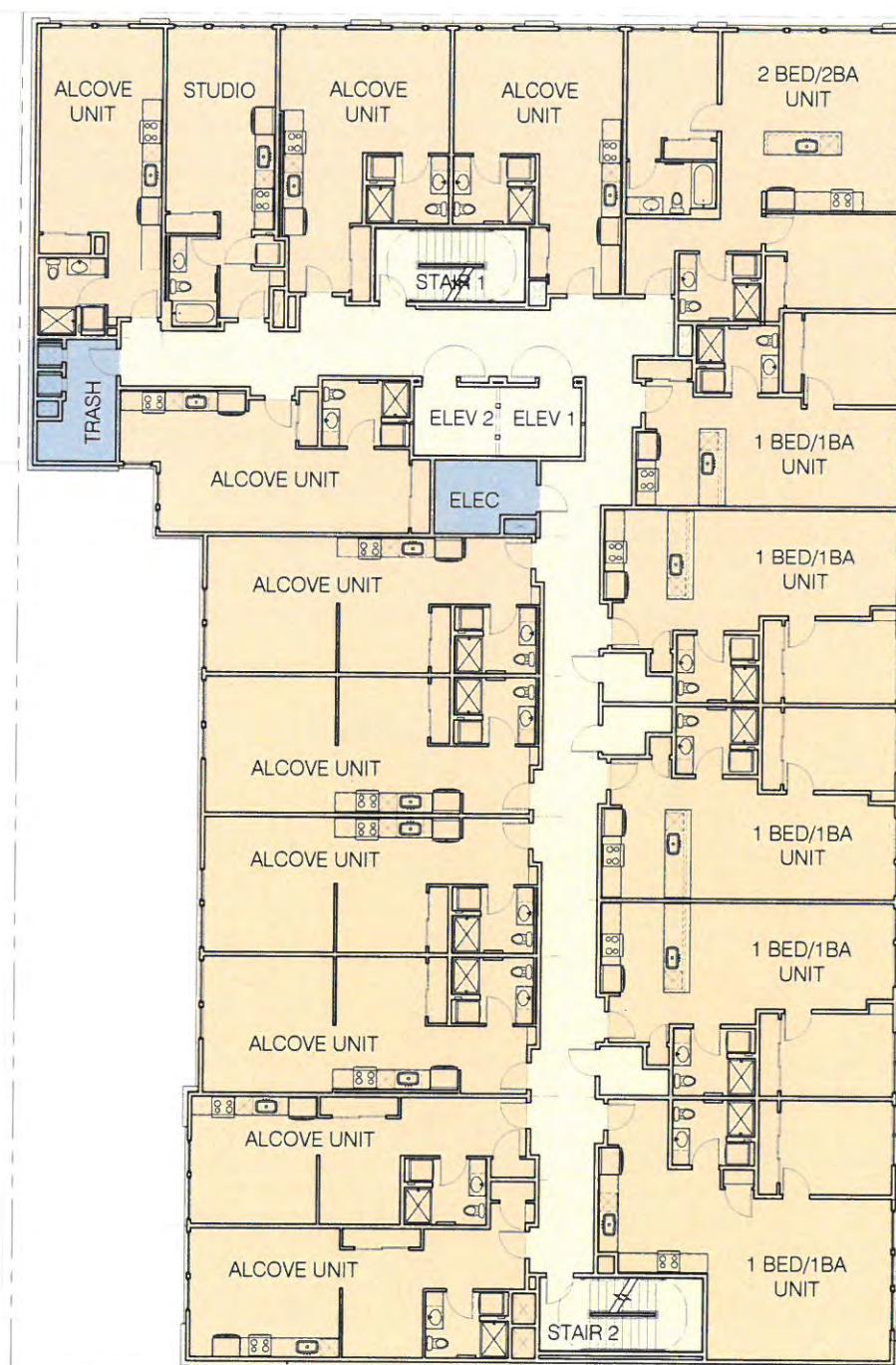
Floor Plans
Level 4 + 5

EA19-111774DA

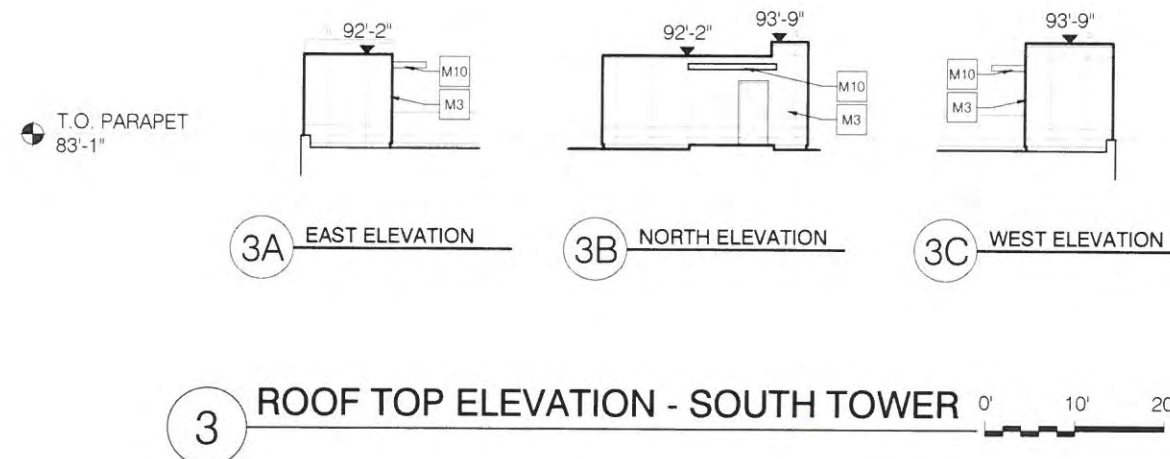
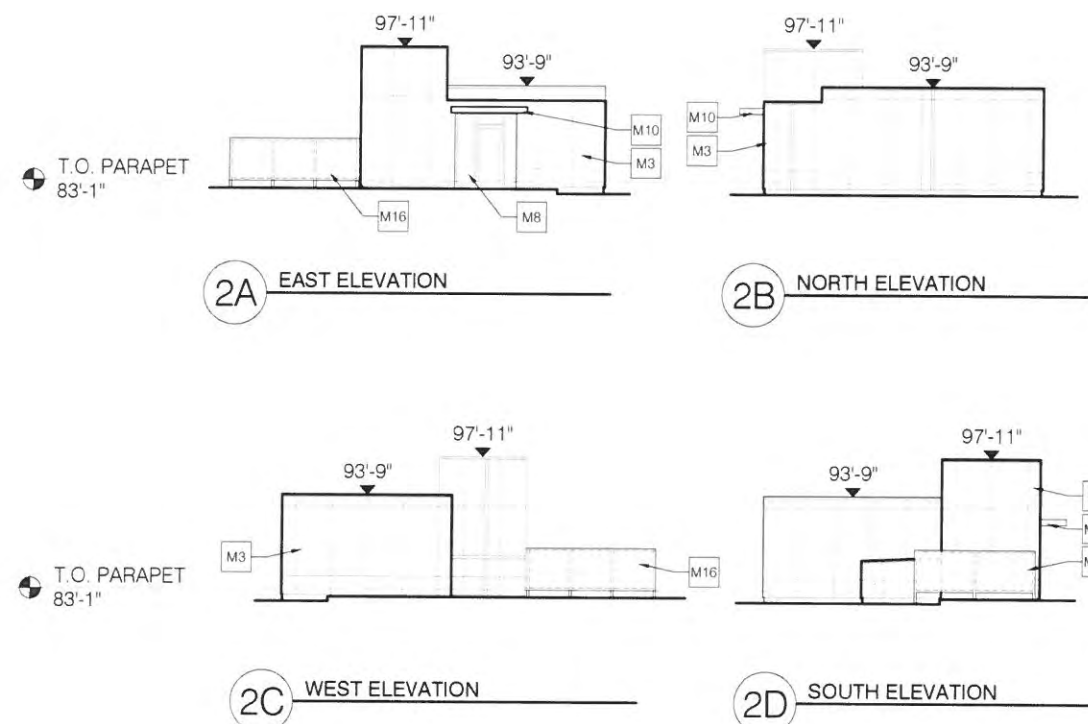
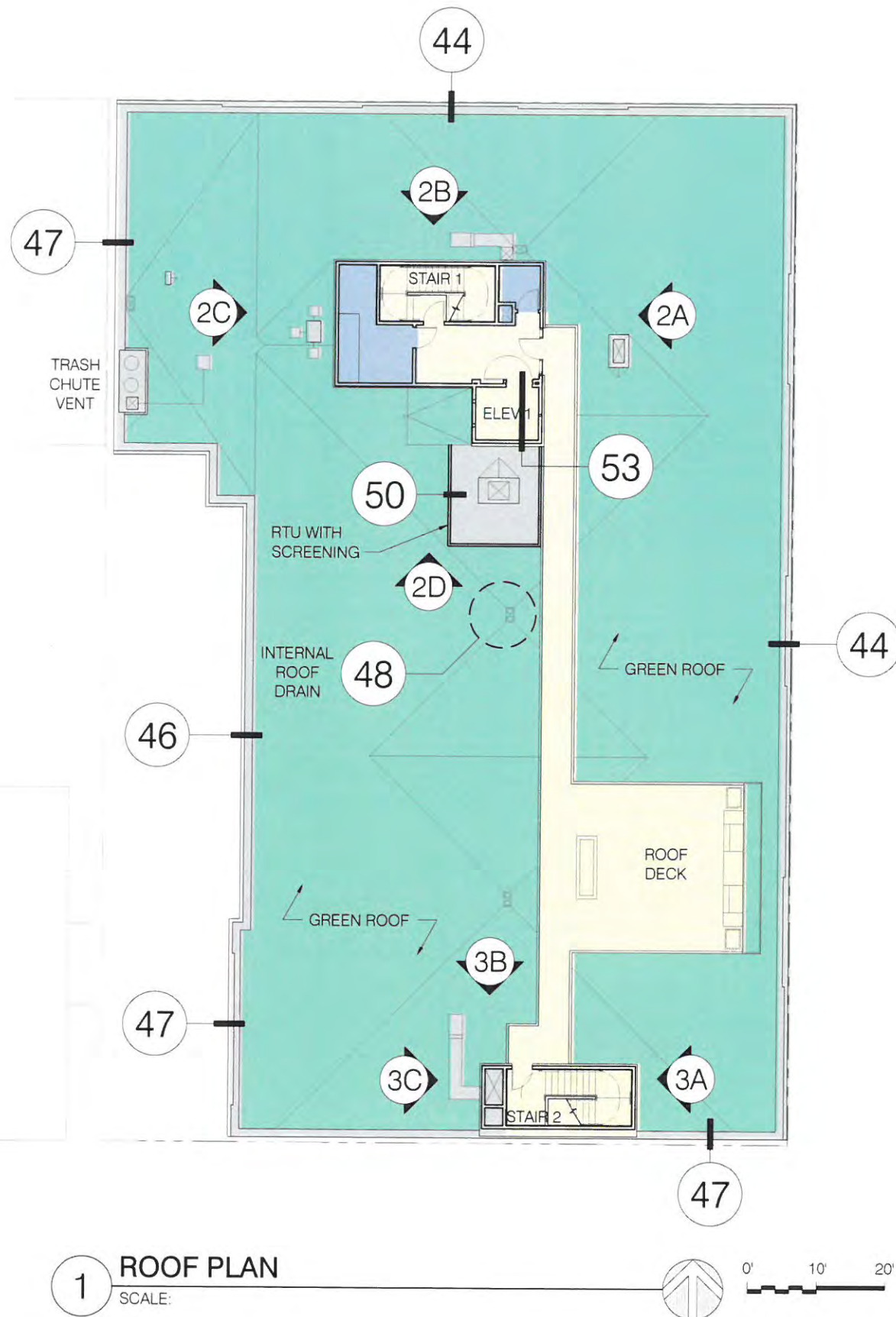
EXHIBIT
CII



1 LEVEL 6
SCALE: 0' 10' 20'

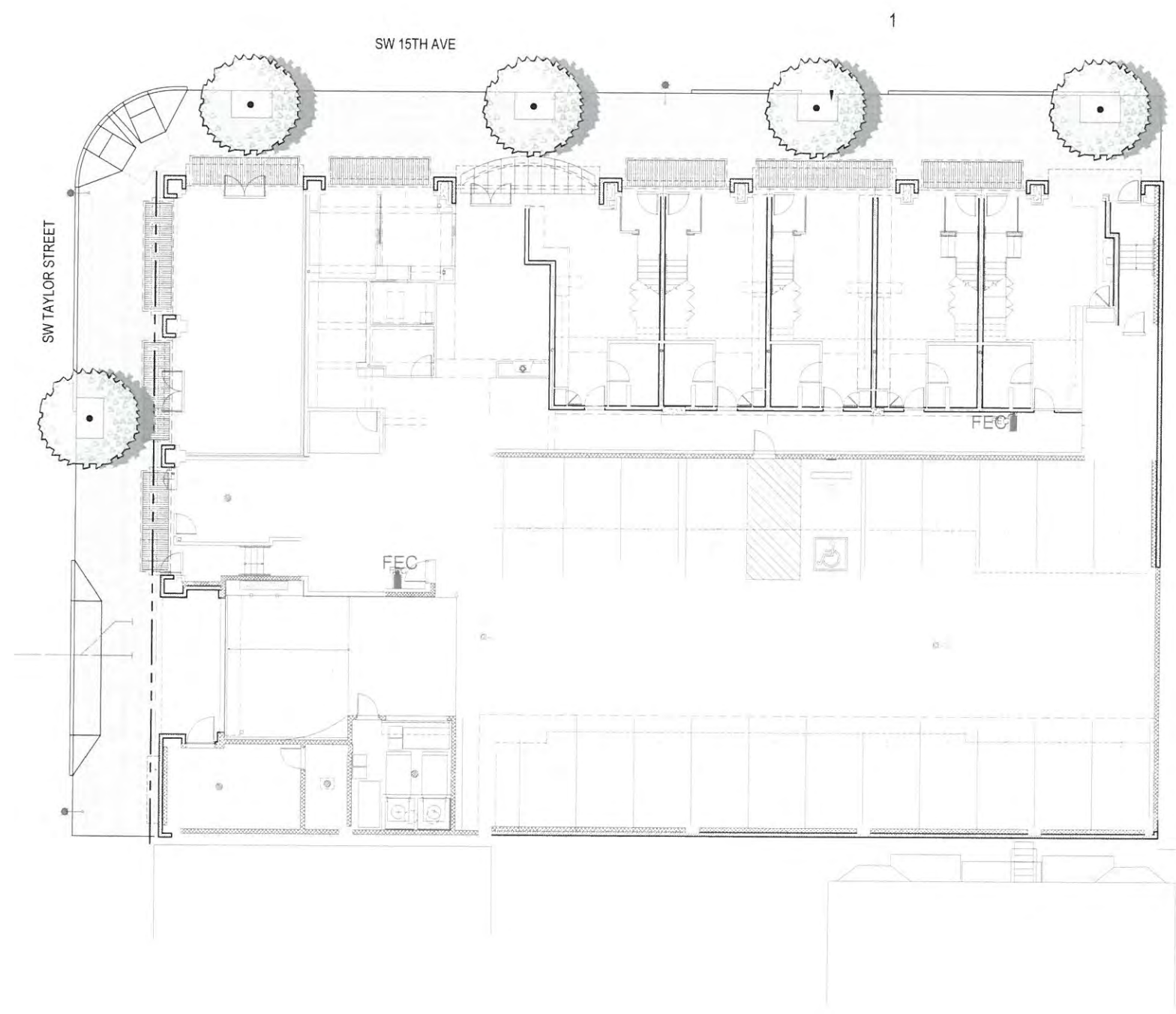


2 LEVEL 7
SCALE: 0' 10' 20'




MATERIAL KEYNOTES

- M1 BRICK, NORMAN 1/3 RUNNING BOND
PRIMARY COLOR: AUTUMN BLEND
- M2 BRICK, NORMAN 1/3 RUNNING BOND
SECONDARY COLOR: COAL CREEK
- M3 FIBER CEMENT PANEL
SMOOTH FINISH
COLOR: GRAY
- M4 CMU BLOCK, SEALED
- M5 EXPOSED SMOOTH CONCRETE
- M6 INTEGRAL METAL VENT LOUVER
- M7 COMMERCIAL GRADE VINYL WINDOWS
- M8 STOREFRONT GLAZING SYSTEM: TRANSPARENT
- M9 GLASS AND STEEL CANOPY
- M10 STEEL CHANNEL CANOPY WITH WOOD SOFFIT, TYP.
- M11 SHAPED METAL COPING, SEE DETAILS 44 AND 45
- M12 ALUMINUM OPAQUE GLAZING INFILL PANEL
- M13 BRAKE METAL PANEL
- M14 HIGH SPEED COILING DOOR
- M15 GALVANIZED STEEL RAILING SYSTEM WITH WIRE METAL INFILL PANELS
- M16 LOUVERED MECHANICAL SCREEN, PAINTED
- M17 INTEGRATED PTAC VENT
- M18 LINE OF ADJACENT BUILDING



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CK	CORNUS KOUSA 'EDDIE'S WHITE WONDER' KOUSA DOGWOOD	B & B	2.5' CAL	5

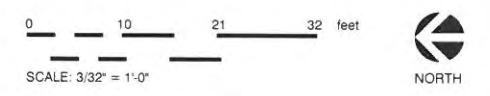


CK - EDDIES WHITE WONDER DOGWOOD



1 - DECOMPOSED GRANITE

1 GROUND FLOOR LANDSCAPE PLAN





1 LEVEL 2 LANDSCAPE PLAN

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ACM	ACANTHUS MOLLIS 'OAK LEAF' BEAR'S BREECH	1 GAL	26
	FAR	FARGESIA ROBUSTA 'GREEN SCREEN' GREEN SCREEN BAMBOO	15 GAL	9
	HOF	HOSTA FORTUNEI 'ALBO-MARGINATA' PLANTAIN LILY	1 GAL	14
	TAB	TAXUS BACCATA 'FASTIGATA' FASTIGA ENGLISH YEWE	5 GAL	19



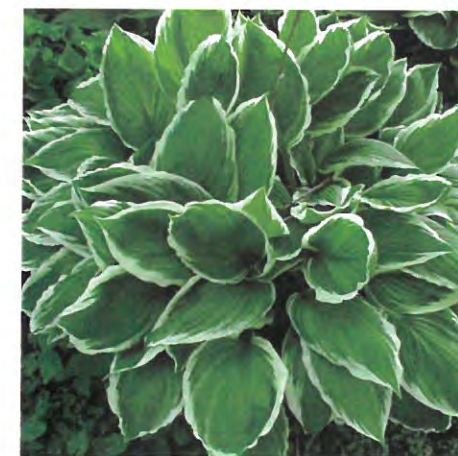
1 - CONCRETE PAVERS



ACM - BEARS BREECH



FAR - GREEN SCREEN BAMBOO



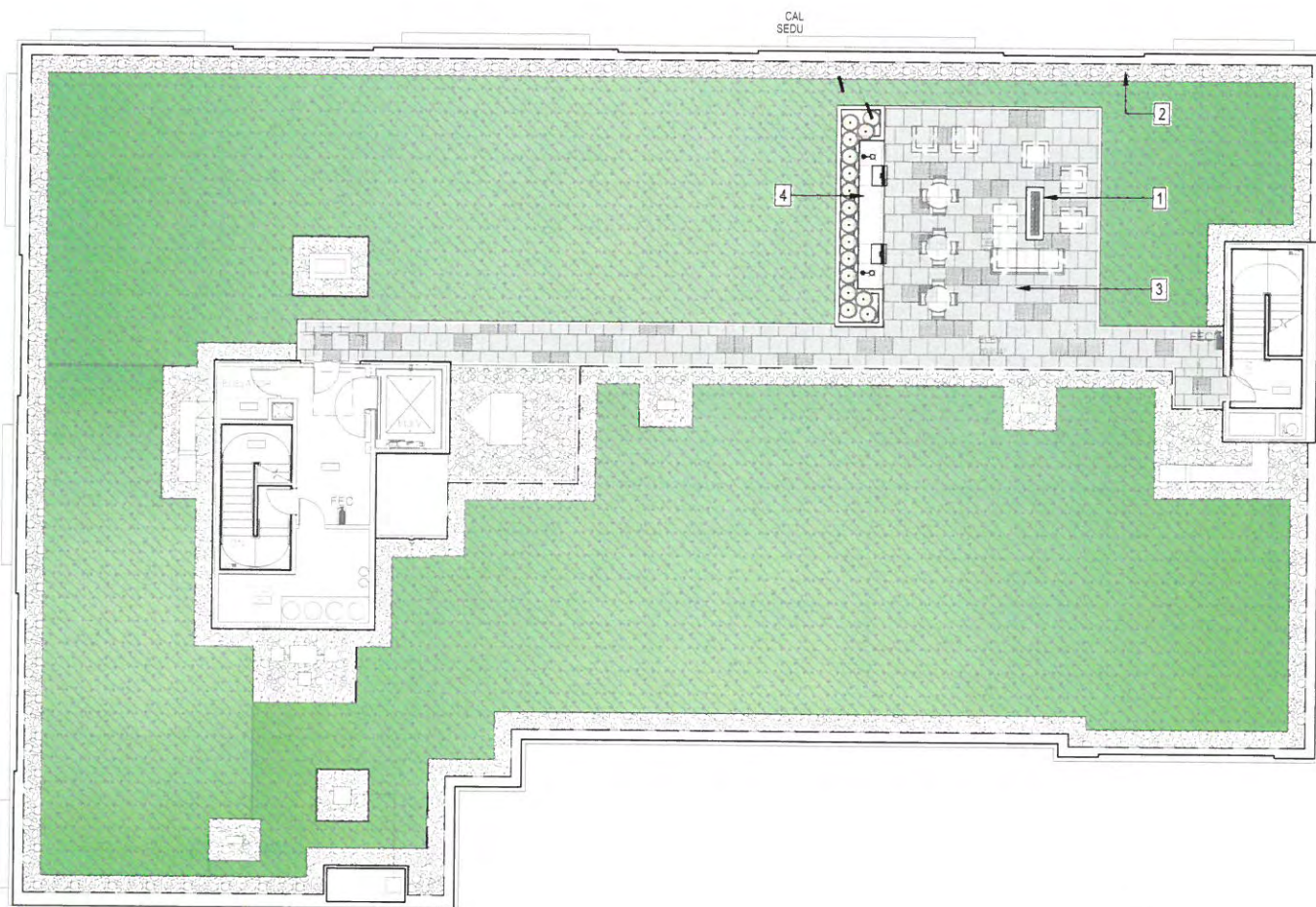
HOF - HOSTA ALBOMARGNATA





TAB - FASTIGA YEWE

0 10 21 32 feet
SCALE: 3/32" = 1'-0"



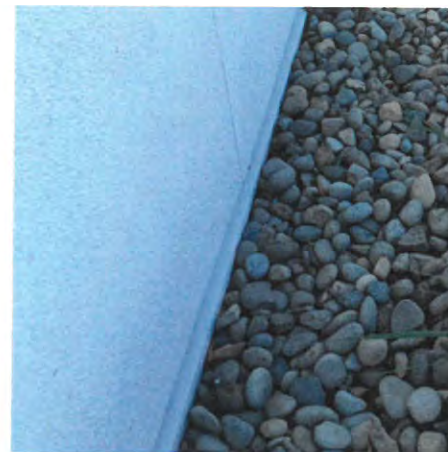


PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	16	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	SEDU	SEDUM TILE VARIOUS ETERA - ALL SEASONS TILE SEDUM TILE	SOD		7,893 SF



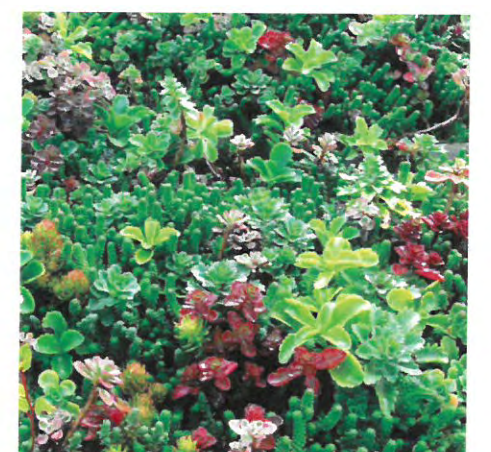
1 - FIRE TABLE AND SEATING



2 - STONE BALLAST



3 - CONCRETE PAVER



SEDU - SEDUM MATS



4 - STONE BALLAST



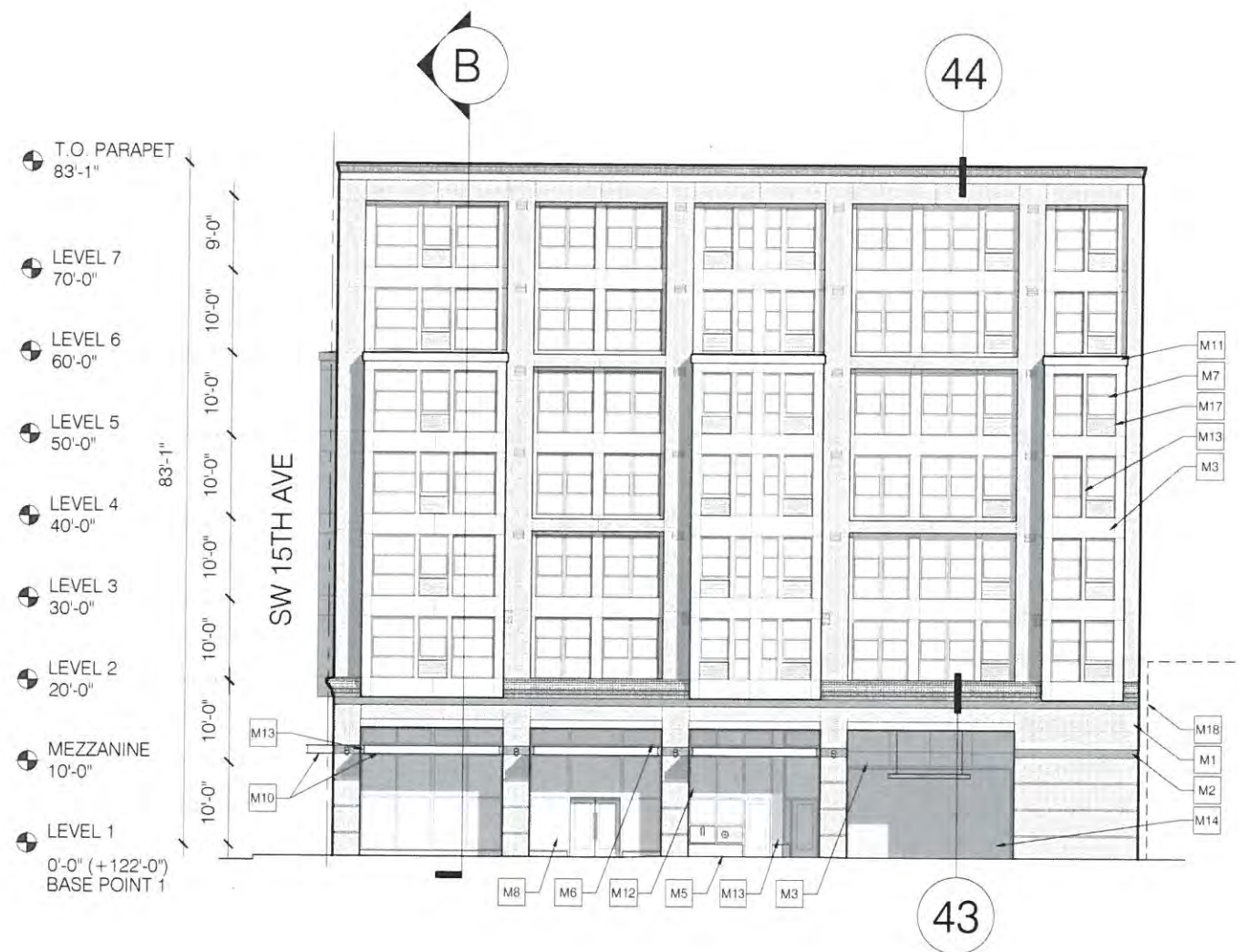
CAL - FEATHER REED GRASS

1 ROOF DECK LANDSCAPE PLAN

0 10 21 32 feet
SCALE: 3/32" = 1'-0"



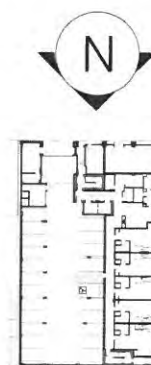


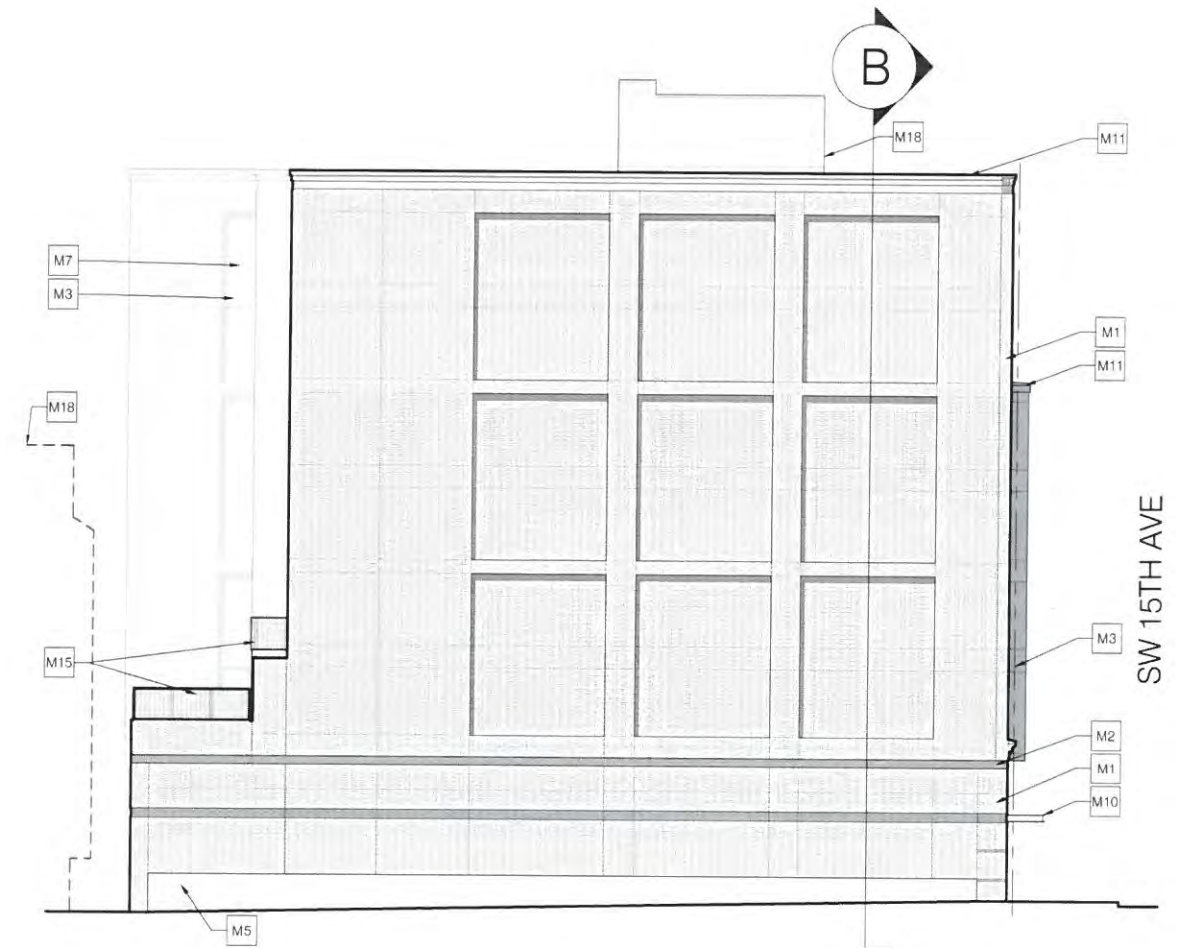


N NORTH ELEVATION

MATERIAL KEYNOTES

M1	BRICK, NORMAN 1/3 RUNNING BOND PRIMARY COLOR: AUTUMN BLEND	M3	FIBER CEMENT PANEL SMOOTH FINISH COLOR: GRAY	M6	INTEGRAL METAL VENT LOUVER	M10	STEEL CHANNEL CANOPY WITH WOOD SOFFIT, TYP.	M14	HIGH SPEED COILING DOOR	M18	LINE OF ADJACENT BUILDING
M2	BRICK, NORMAN 1/3 RUNNING BOND SECONDARY COLOR: COAL CREEK	M4	CMU BLOCK, SEALED	M7	COMMERCIAL GRADE VINYL WINDOWS	M11	SHAPED METAL COPING, SEE DETAILS 44 AND 45	M15	GALVANIZED STEEL RAILING SYSTEM WITH WIRE METAL INFILL PANELS		
		M5	EXPOSED SMOOTH CONCRETE	M8	STOREFRONT GLAZING SYSTEM: TRANSPARENT	M12	ALUMINUM OPAQUE GLAZING INFILL PANEL	M16	LOUVERED MECHANICAL SCREEN, PAINTED		
				M9	GLASS AND STEEL CANOPY	M13	BRAKE METAL PANEL	M17	INTEGRATED PTAC VENT		

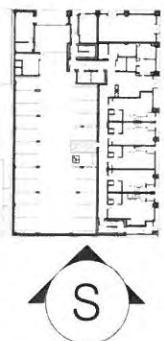


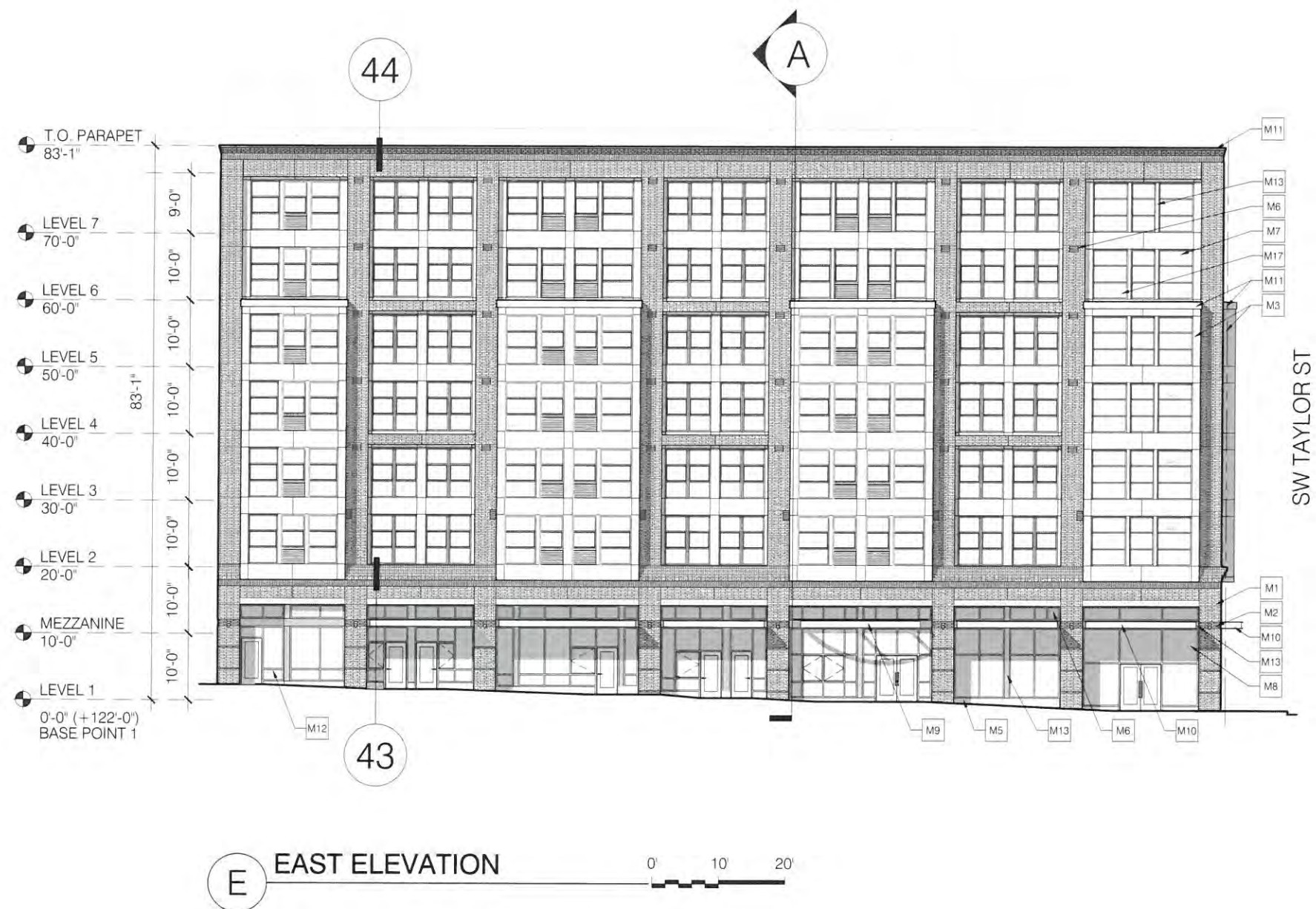


S SOUTH ELEVATION

MATERIAL KEYNOTES

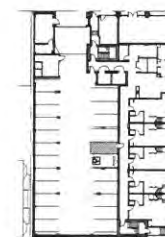
M1 BRICK, NORMAN 1/3 RUNNING BOND PRIMARY COLOR: AUTUMN BLEND	M3 FIBER CEMENT PANEL SMOOTH FINISH COLOR: GRAY	M6 INTEGRAL METAL VENT LOUVER	M10 STEEL CHANNEL CANOPY WITH WOOD SOFFIT, TYP.	M14 HIGH SPEED COILING DOOR	M18 LINE OF ADJACENT BUILDING
M2 BRICK, NORMAN 1/3 RUNNING BOND SECONDARY COLOR: COAL CREEK	M4 CMU BLOCK, SEALED	M7 COMMERCIAL GRADE VINYL WINDOWS	M11 SHAPED METAL COPING, SEE DETAILS 44 AND 45	M15 GALVANIZED STEEL RAILING SYSTEM WITH WIRE METAL INFILL PANELS	
	M5 EXPOSED SMOOTH CONCRETE	M8 STOREFRONT GLAZING SYSTEM: TRANSPARENT	M12 ALUMINUM OPAQUE GLAZING INFILL PANEL	M16 LOUVERED MECHANICAL SCREEN, PAINTED	
		M9 GLASS AND STEEL CANOPY	M13 BRAKE METAL PANEL	M17 INTEGRATED PTAC VENT	

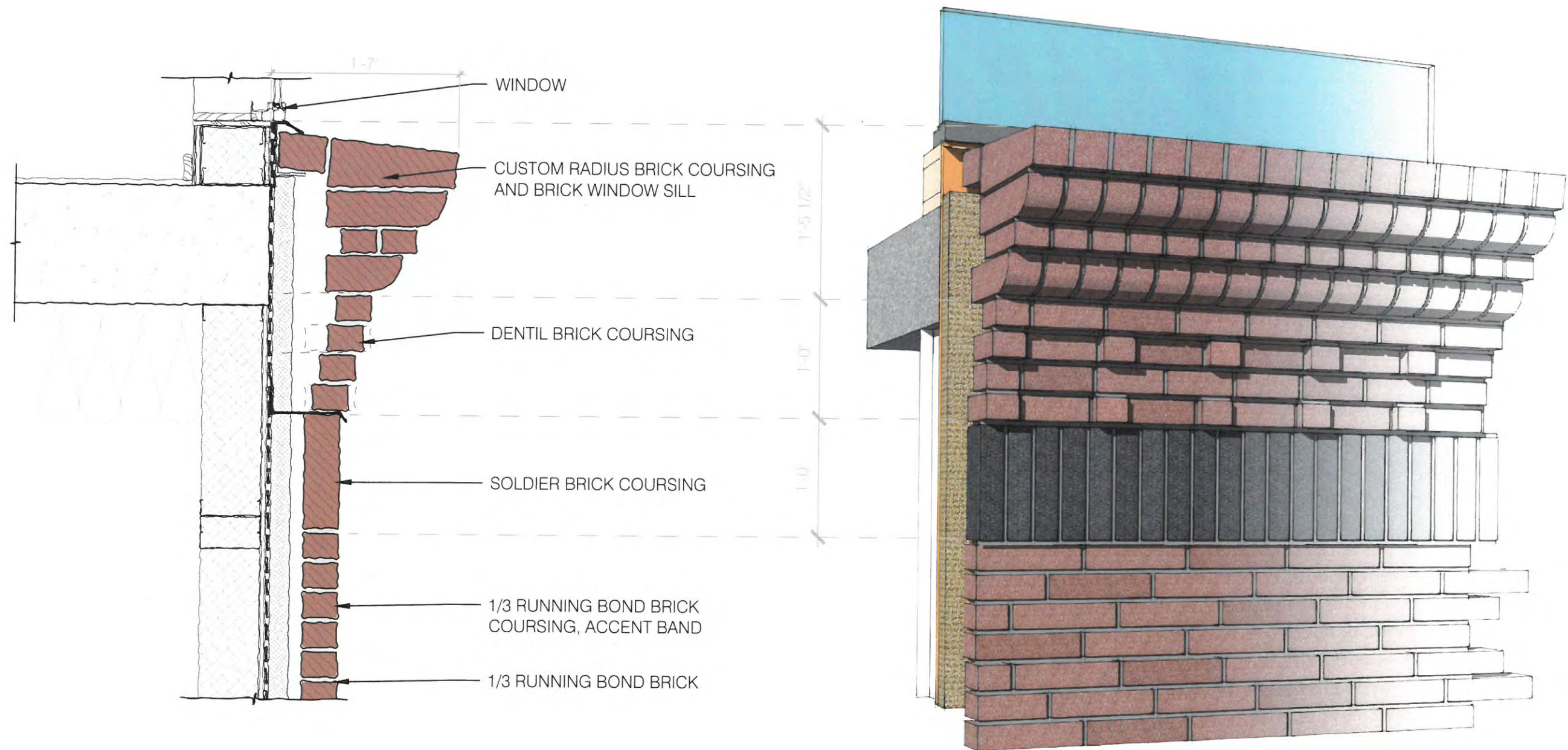




MATERIAL KEYNOTES

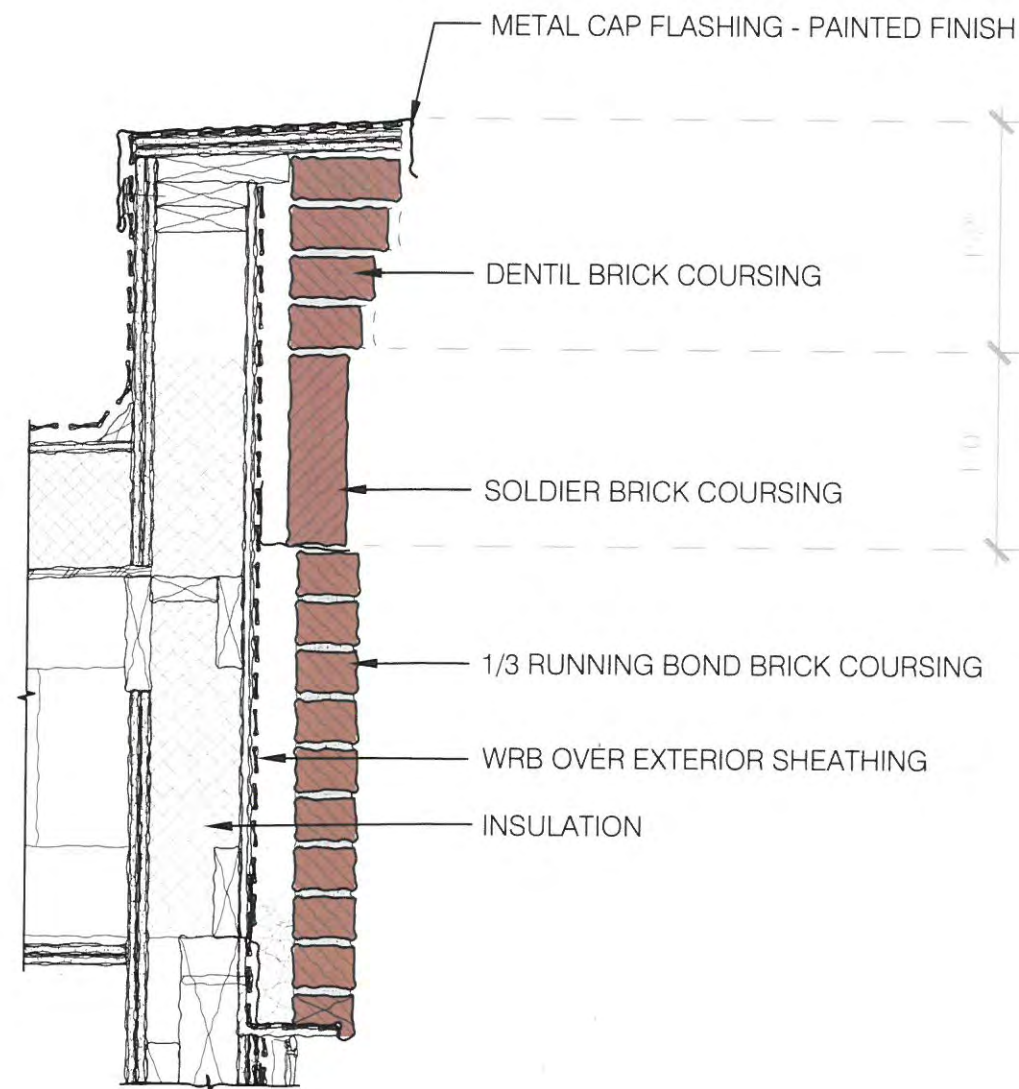
M1 BRICK, NORMAN 1/3 RUNNING BOND PRIMARY COLOR: AUTUMN BLEND	M3 FIBER CEMENT PANEL SMOOTH FINISH COLOR: GRAY	M6 INTEGRAL METAL VENT LOUVER	M10 STEEL CHANNEL CANOPY WITH WOOD SOFFIT, TYP.	M14 HIGH SPEED COILING DOOR	M18 LINE OF ADJACENT BUILDING
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	M5 EXPOSED SMOOTH CONCRETE	M8 STOREFRONT GLAZING SYSTEM: TRANSPARENT	M12 ALUMINUM OPAQUE GLAZING INFILL PANEL	M16 LOUVERED MECHANICAL SCREEN, PAINTED	
		M9 GLASS AND STEEL CANOPY	M13 BRAKE METAL PANEL	M17 INTEGRATED PTAC VENT	





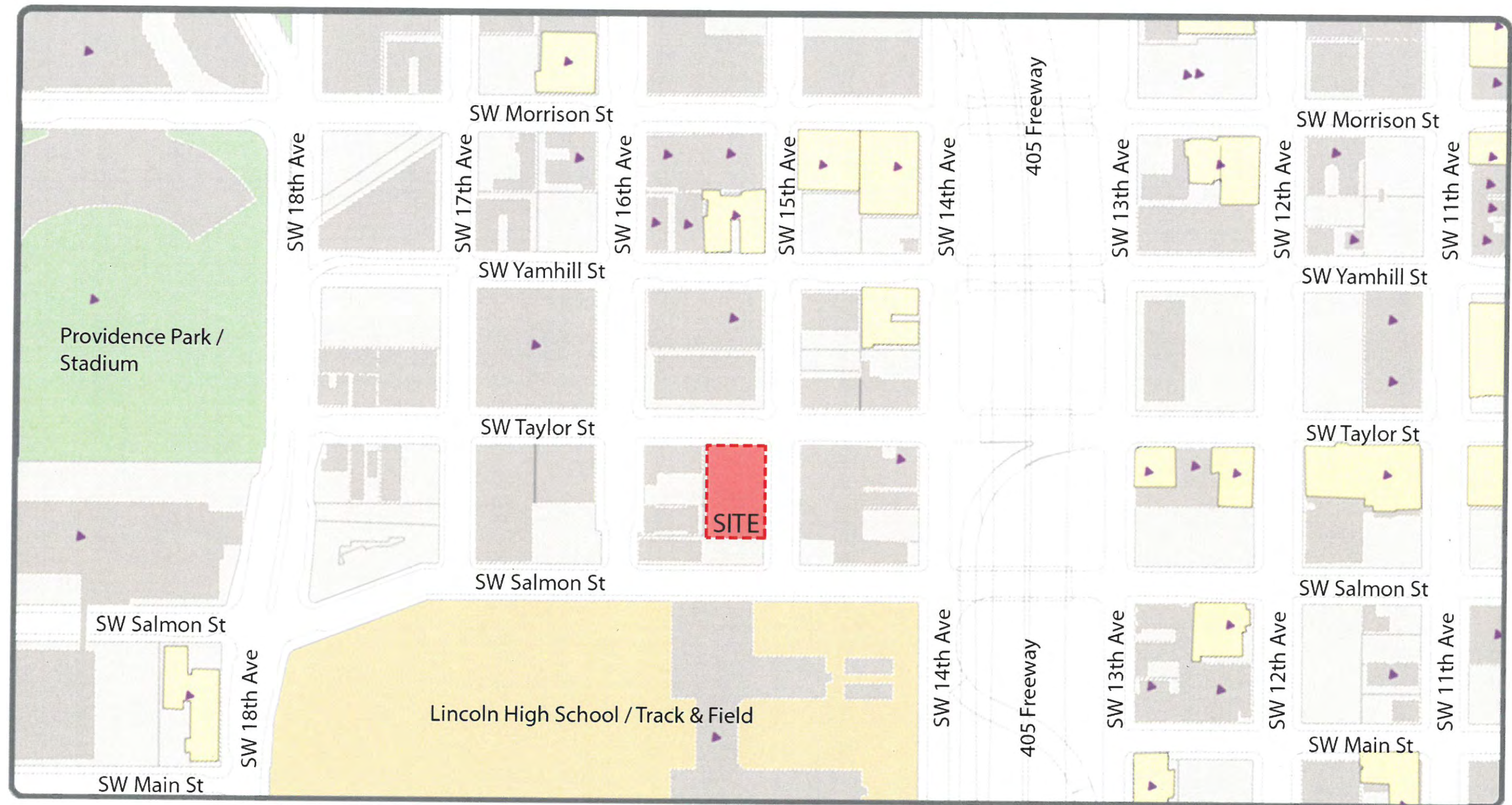
43 BRICK CORNICE ACCENT BAND





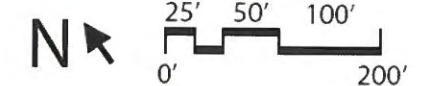
44 BRICK CLADDING AT TYPICAL PARAPET



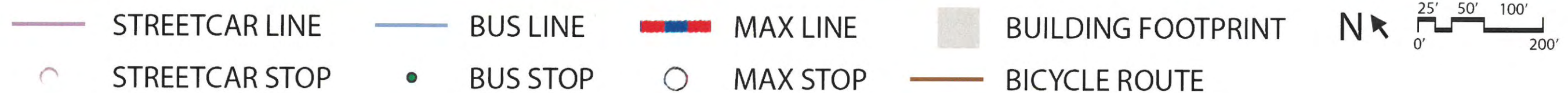
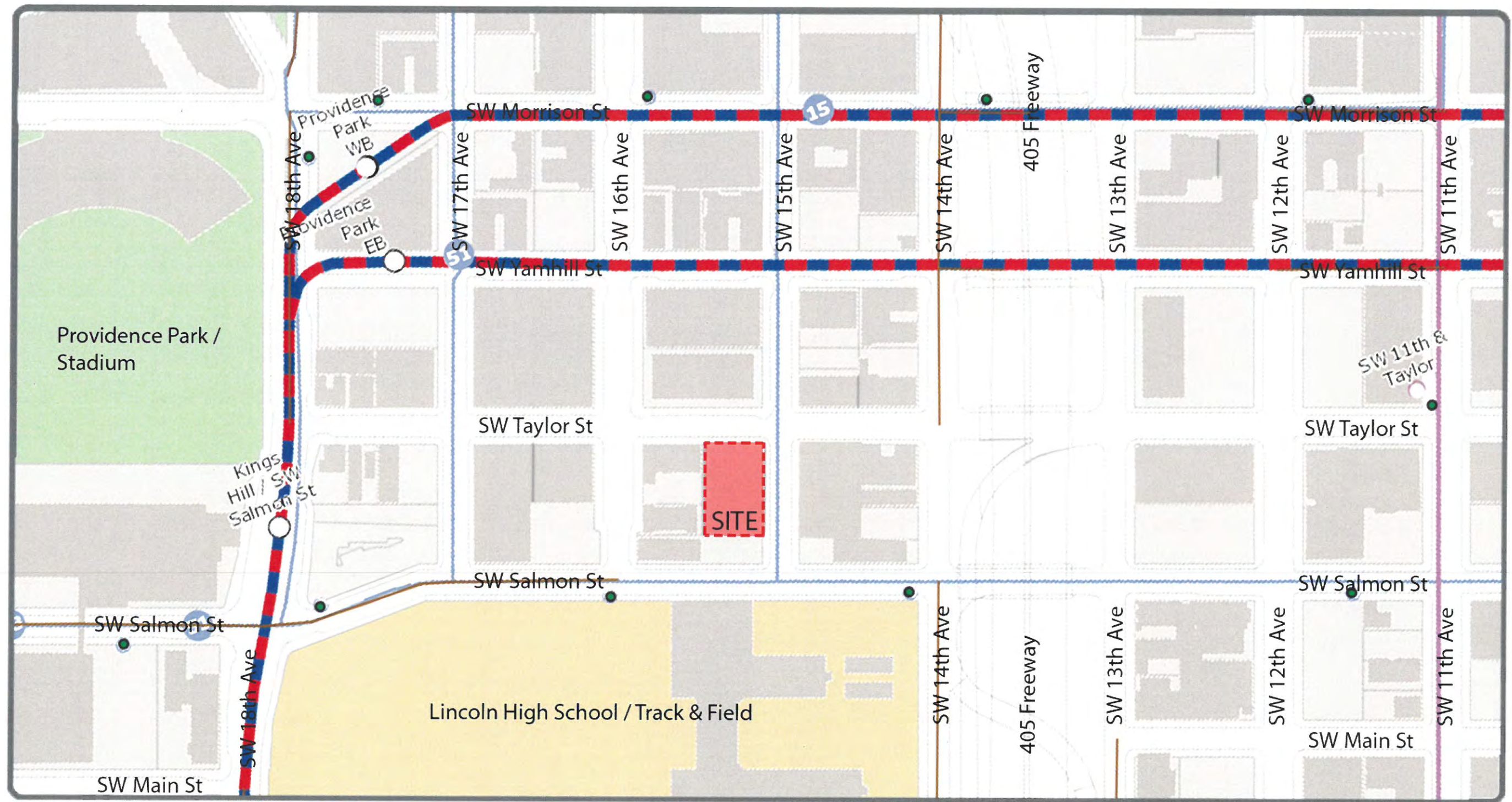


▶ HISTORIC RESOURCE INVENTORY

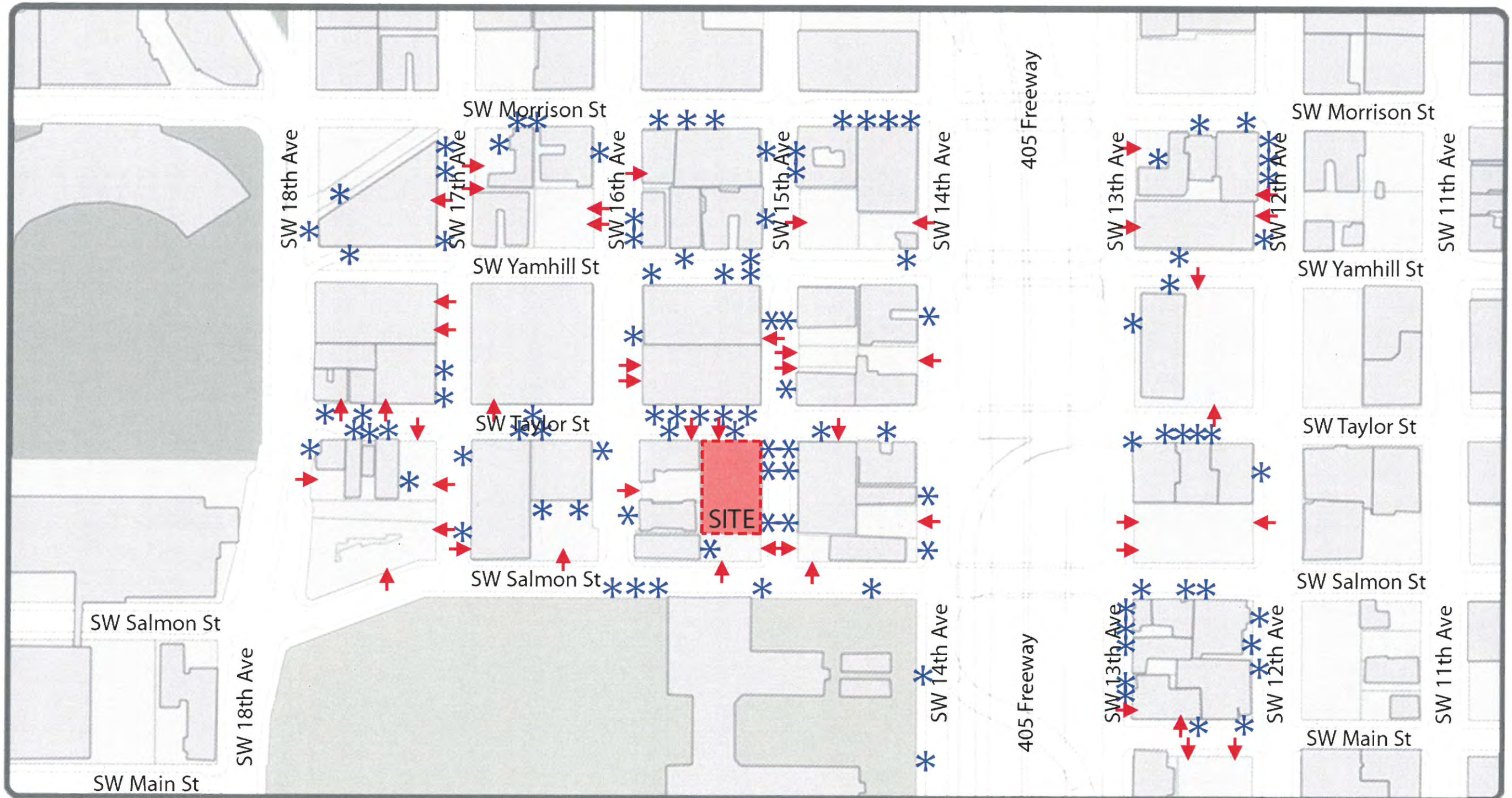
■ BUILDING FOOTPRINT



■ COMBINED HISTORIC LANDMARKS & DISTRICTS



1500 SW TAYLOR APARTMENTS



* PEDESTRIAN ACCESS ↑ VEHICULAR ACCESS ■ BUILDING FOOTPRINT N 0' 25' 50' 100' 200'



Building Site from 15th and Taylor (looking Southwest)



Building Site from 15th and Salmon (looking Northwest)



14th and Yamhill - One block north of Site



SW 16th and Morrison - Three blocks north of Site



14th and Taylor - Adjoins Site



SW 16th and Salmon - One block west of Site



King's Hill - West of Site



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07 FEBRUARY 2019

Neighborhood Context Images

EA19-111774DA

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Story of The Project Evolution

Two years ago, we proposed a building at the corner of SW 15th and SW Taylor. This Building was known at the time as the 1440 SW Taylor Building.

We did an analysis of the surrounding buildings to understand the Historic and nature and character of the immediate neighborhood. The 1440 Building was designed to be a traditional expression compatible with the historic character of this eclectic part of the Goose Hollow neighborhood. This approved building is 7-stories tall and is expressed as a masonry box with punched windows (approximately 5.5" from face of brick to face of sash and 3.5" from face of cladding to sash within window bays) paired vertically separated by dark cementitious spandrel (Equitone). The primary exterior material is brick in two colors (coal creek and autumn blend), similar to several other buildings in the vicinity, including the Lafayette and Commodore apartment buildings, as well as the Lowndale across SW 15th Avenue and the recently constructed North Hollow Apartment across NW Taylor St.

The traditional expression takes cues from nearby apartment buildings as well as the brick clad pavilion structure part of the soon-to-be-developed Press Blocks two blocks west (currently under review – LU16-273094 DZM). In addition, the two-level work-live units fronting SW 15th Ave will further embellish the streetscape with ground-level program that is both active and evocative of traditional residential character.

In plan, the building is configured as an L-shape orienting building walls and entries to the adjacent public streets, with a rooftop private courtyard. The main entries to the building (residential lobby and retail) emphasize the corner of SW 15th Ave and Taylor St, and are identifiable by full-height windows and continuous glass entry canopy. Additional flexibly active uses – two-level work/ live units (5) – are oriented to the abutting SW 15th Ave public right-of-way. The configuration of these work-live units – open ground-level floor area (between approximately 400-600 sf) with bedroom and kitchen above – will maximize the flexibility of the ground level to function as commercial space thereby activating the streetscape.

The building is designed as a traditional tri-partite expression – a well glazed storefront base, a series of bay expressions accenting the main body of the building, and upper two levels subtly accented with pairs of recessed window planes. Overall, the building presents a coherent composition to the streetscape and will serve as a traditionally inspired infill development within this rapidly developing neighborhood featuring a mix of classically-ordered historic buildings, mid-century commercial buildings, emerging contemporary mixed-use development and surface parking lots. Generally, the proposed building features quality materials, including masonry, cementitious panel (Equitone), aluminum storefront, and commercial-grade vinyl windows.

The storefront bays are accented with deep recesses (2'-4') framed by brick column bases. Windows in the main body of the building are arranged in vertical pairs, with varied recess (approximately 5.5" from face of brick to face of sash and 3.5" within window bays). The resulting effect (punched double-height glazing volumes) will create sufficient shadow lines and help to lighten the building's overall mass, especially the 150'-long west elevation.

At the time of our Neighborhood Presentation for the 1440 Building, SERA Architects were presenting a tower on the site of the 1500 Building. This Building was approved on February 9th, 2017. For whatever reasons the project did not go ahead and the site was offered up for sale in 2018. Our client, Shelter Holdings purchase the site. They are our clients for the 1440 SW Taylor Building. The site of the 1500 Building is within inches of being the same size as the 1440 site.

In our discussion with our client, it was determined that the same program, i.e. the same number of units the same floor plates and the same unit plans would be used.

In reviewing the criteria and zoning and review the goals of the neighborhood we proceeded to our Pre-Application Conference with a package showing a sister building across from the 1440 Building. See attached.

This study showed our intent for a similar building typology. The program and construction type helped determine the mass of the building. We proposed an L-shaped building fronting on both SW 15th and SW Taylor. The Height of the building would be the same as the 1440.

The Program intent was to have our main entrance on 15th, the quieter of the two streets and our garage entrance again on SW Taylor. We proposed to place the retail on the corner of SW Taylor and SW 15th which would supplement the corner across the street.

In looking at the Façades of the Building we felt that the Design of the 1440 was very strong and had a strong relationship to the Goose Hollow Neighborhood. We proposed to have the same brick and the same bay rhythm.

At the Pre-application Conference the Planning Staff was very supportive of this concept and we proceeded to Prepare our Design Review Package.

During this time, we worked on numerous schemes as shown. There was a lot of discussion in our office on what should be the same and what should be different.

We felt strongly that the criteria for 1440 was not arbitrary. That the strength of the Brick and the Bays was very important to the design and the neighborhood fabric. Using this as a design given we proceed to look at options that included window design, Brick color, and Brick detailing.

With consensus we selected one of the options that we felt created a differential but was sympathetic to the 1440 Building. This was Concept H in the packet. This design had Black brick, terra cotta colored spandrels and windows with larger mullion spacing. We met with the Neighborhood on December 5th, 2018. The reaction was not positive. They did not understand why we deviated from the original design. They had comments like, " this building could be anywhere", why don't you use the same windows" They felt it had no relationship to the Goose Hollow Neighborhood.

After the meeting, our design team met and looked at what we felt was important about this opportunity. Going back to our original concept of creating a couplet using similar materials we felt that this was the best way to go. Our proposed design now as shown in Concept "J", uses the same brick as 1440 but with a lighter spandrel color and a highly detailed cornice and accent bands. We also are reproducing the window pattern from 1440.

We felt it had the advantage of creating the strongest streetscape. One that would be fairly unique but not unprecedented. See the example in the Pearl District of two Historical Railroad Buildings repurposed into townhomes. Our pair of buildings, we feel would now create a feeling of an urban courtyard. With an active street frontage on both sides of the street in balance. Having our live/work facing one another with the retail at the corner creates an opportunity where the whole becomes stronger because of these two similar parts. The view from SW Taylor would be of two similar buildings with 100 ft of frontage each separated by a 60' ROW. The amount of similarity would be the same amount of building elevation as any 200' building, e.g. the North Hollow Apartments across the street from the 1500 Building. See the attached example. The plan now is for both of our two buildings to be constructed at the same time in tandem.

On December 21, 2018, we sent the new design back to the neighborhood for their comments. On January 11th we received this email comment from Scott Schaffer, GHFL Planning Co-chair;

"I shared your new drawings with the Board and sent them out to all GHFL members as an attachment to the Planning Meeting invite. There was a lot of positive response, and we thank you for taking feedback from the neighborhood seriously. It's nice to know that we can make a difference."

Consequently, on the same day we received the letter of incompleteness from Megan Walker of BDS. We were surprised that the Design had been reviewed in a negative manner based on our original discussion with Jeff Mitchem at our Pre-application Conference. We were also surprised that a DAR was now recommended again based on our discussions with Jeff Mitchem.

Based on the email we received, I called Scott Schaffer and let him know the status of the design. He suggested that we come to their full board Meeting January 17th, 2019. At that meeting we presented the Proposed Design that was submitted for Design Review in December (LU 18-281556 DZM)

That night we met with the Board and showed them the Design we had sent their Planning Committee in December and asked for their support for our design as proposed in our Design Review Package. They were very supportive of the design and we asked if they would send a letter of support. See their letter dated January 22, 2019, from Michael Mehaffy, President of the GHFL, included with this packet.

At this time, we are asking that the Design Commission support our Design as proposed in our Design Review Package (LU 18-281556 DZM).



GOOSE HOLLOW FOOTHILLS LEAGUE
2257 NW RALEIGH STREET PORTLAND, OR 97210 503-823-4288

January 22, 2019

Robert Leeb
Leeb Architects
308 SW First Ave. #200
Portland, Oregon 97204

Dear Robert,

RE: Neighborhood association support for project at 1500 SW Taylor

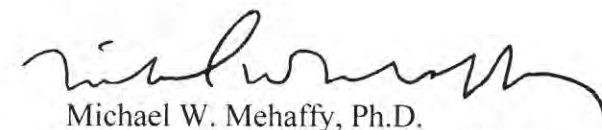
Thank you very much for taking the time to come to our Board meeting last Thursday, January 17th, and to present your latest design proposal for the above-referenced site. Thank you even more so for listening to our earlier comments and concerns, and promptly and efficiently producing refinements that seem to be in everyone's best interest.

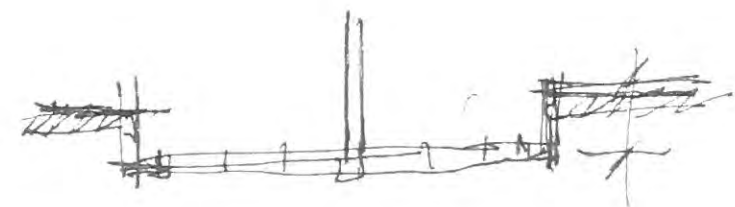
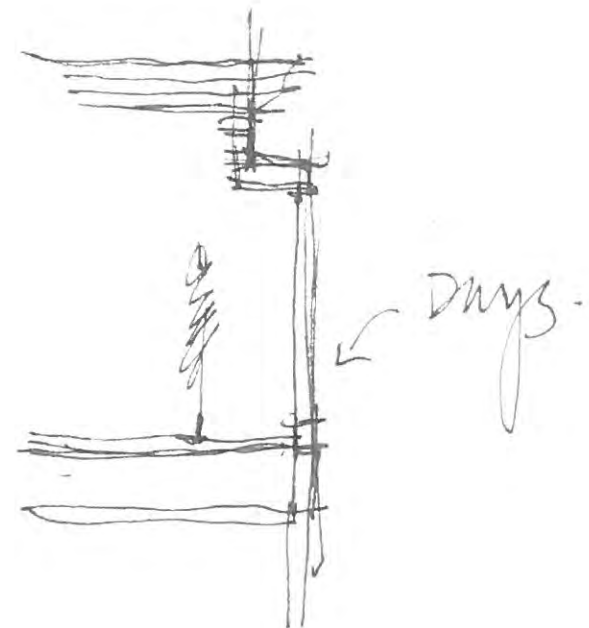
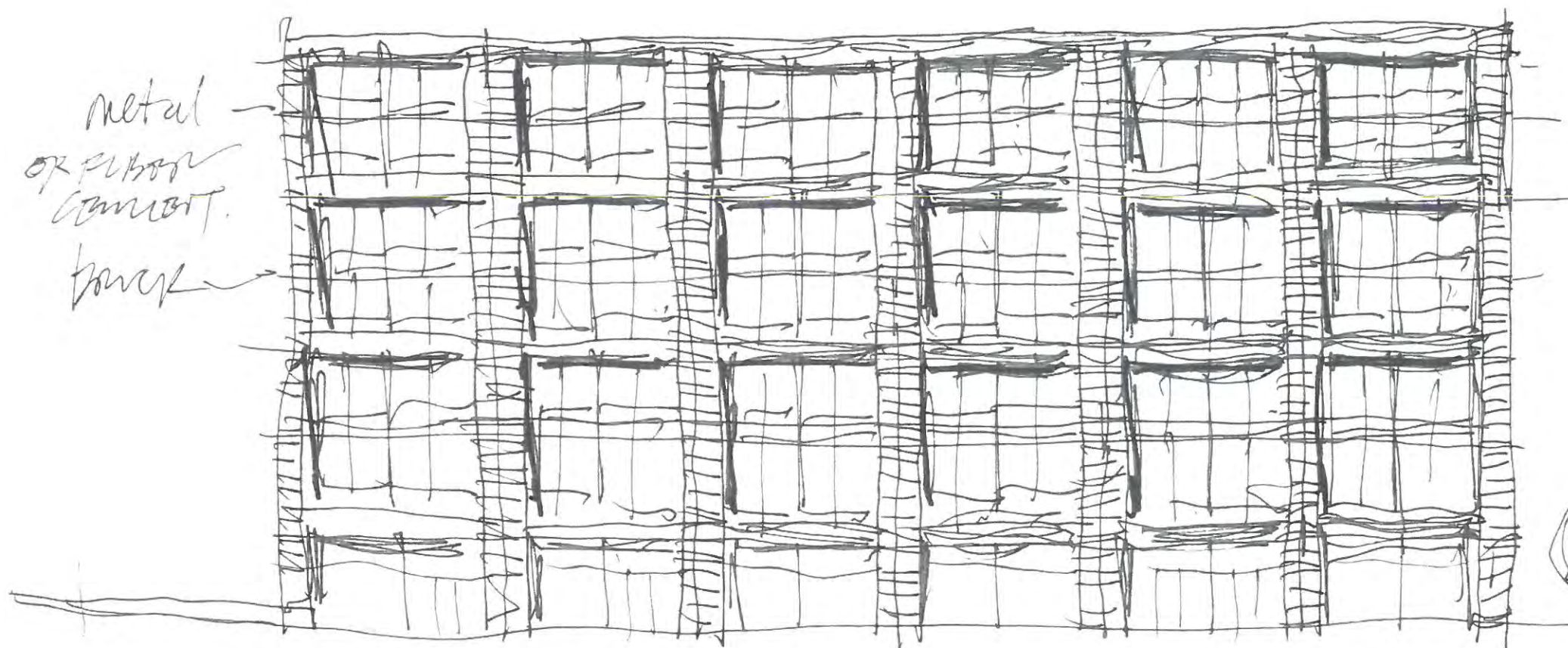
The Goose Hollow Foothills League board voted unanimously to express its support for your proposal.

Among the comments made was an expression of support for the concept that this building is compatible with the building at 1440 SW Taylor (also your design). It also seems to be fully consistent with the neighborhood scale and character, and will likely be a real asset for the neighborhood.

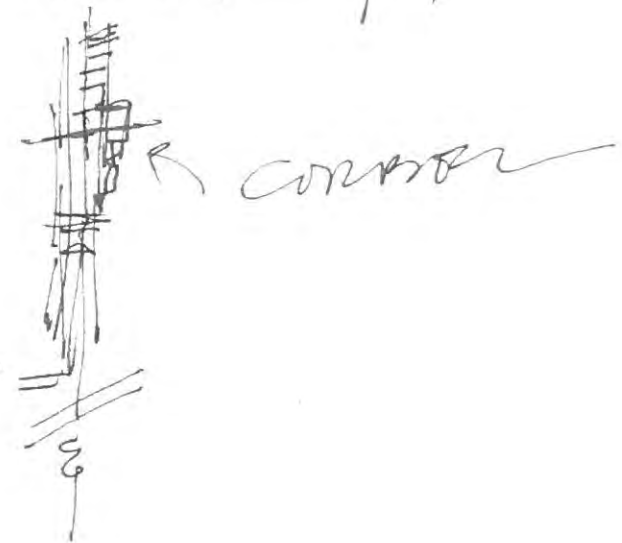
May I say on a personal note, but suspecting that I speak for the entire Board, that I greatly appreciate your responsive and win-win approach to the neighborhood's concerns. Your project could be a model of how developers, architects, neighborhood associations and the city could work together to streamline the development process, increase affordability, and produce quality neighborhood housing that we need and want.

Sincerely,


Michael W. Mehaffy, Ph.D.
President, Goose Hollow Foothills League



braces, brays,



SW 15th and Taylor

Leeb Architects



NW Corner Perspective
(Type III Design Review December 9, 2016)



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1500 SW TAYLOR APARTMENTS

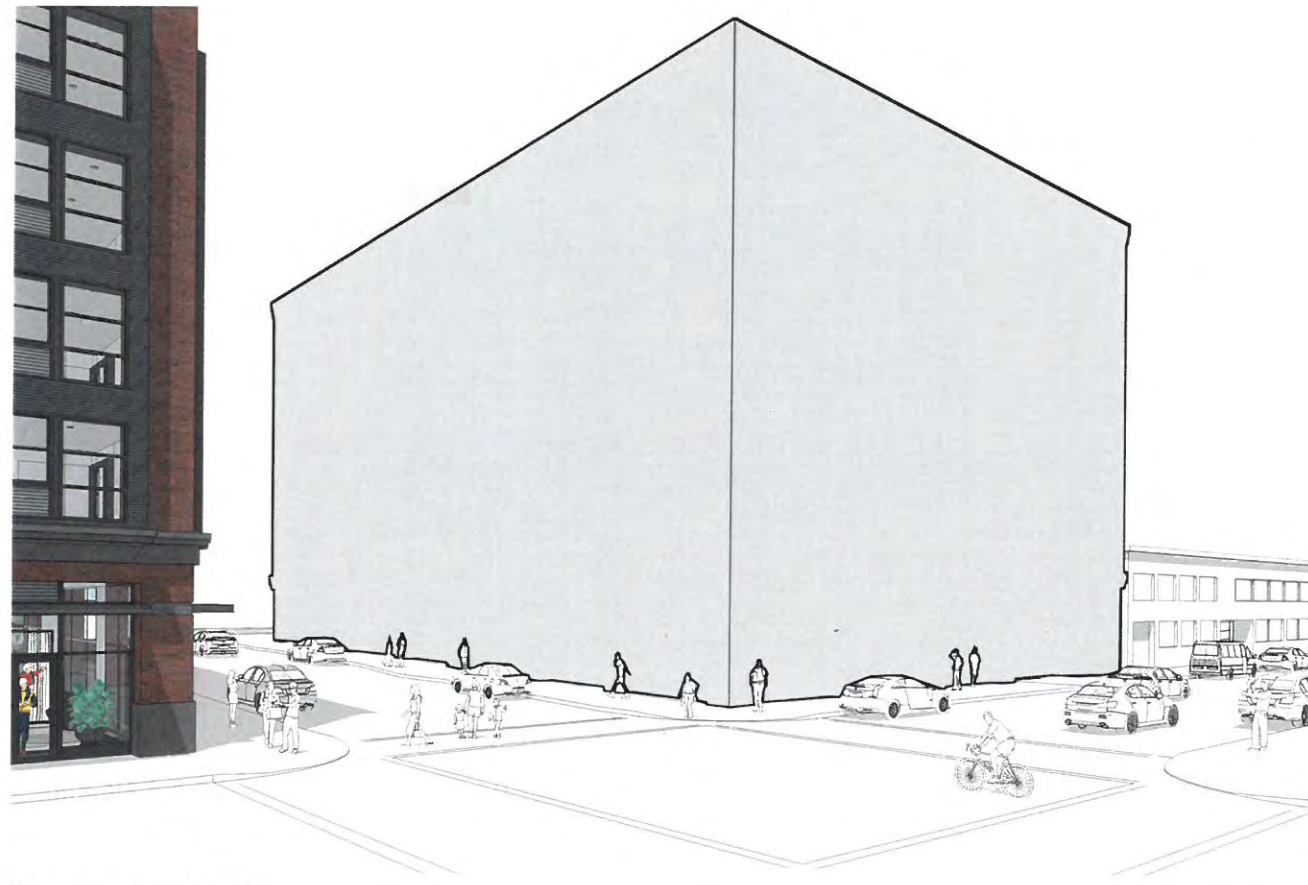
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1440 SW Taylor Apartments
Building Precedent
EA19-111774DA

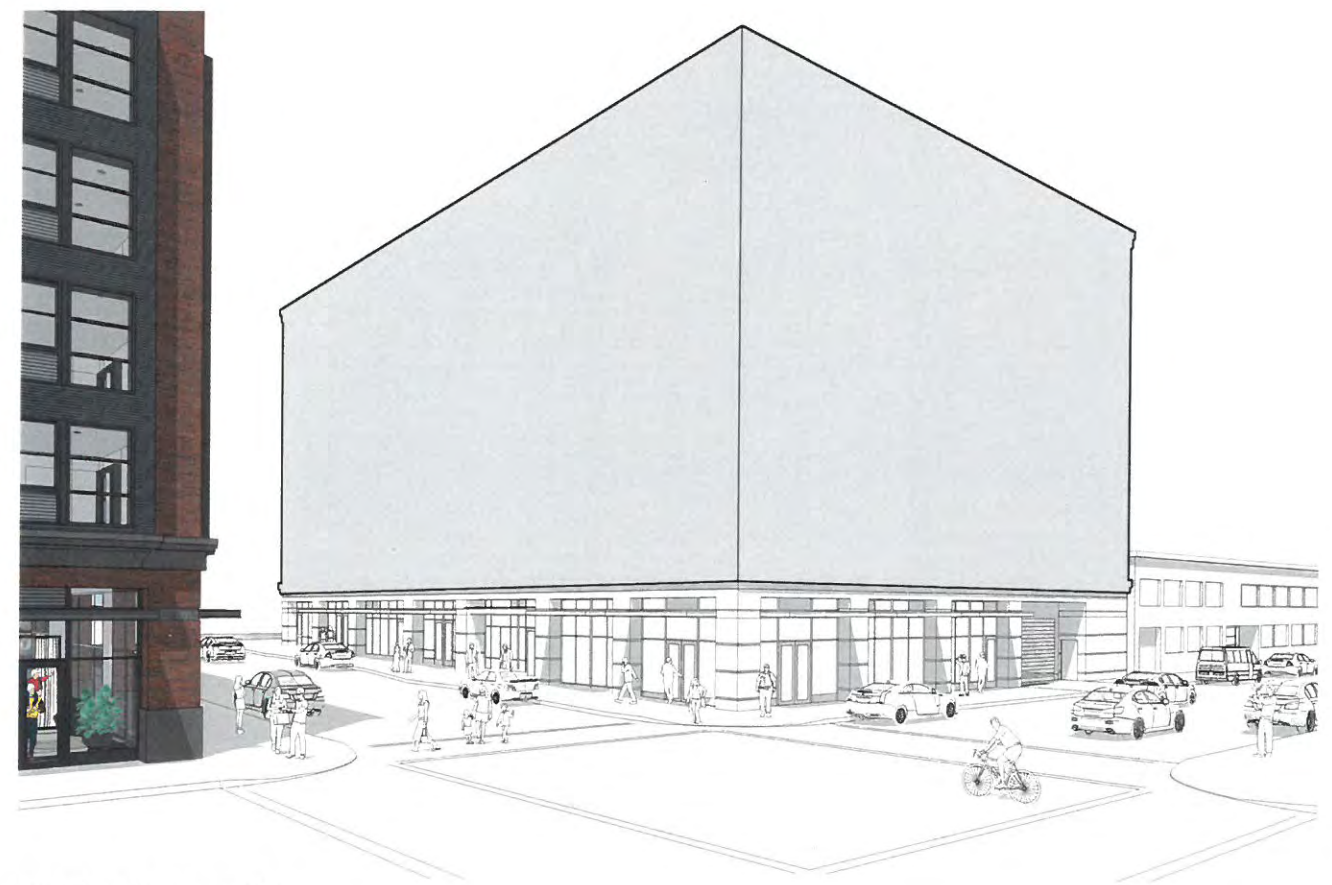
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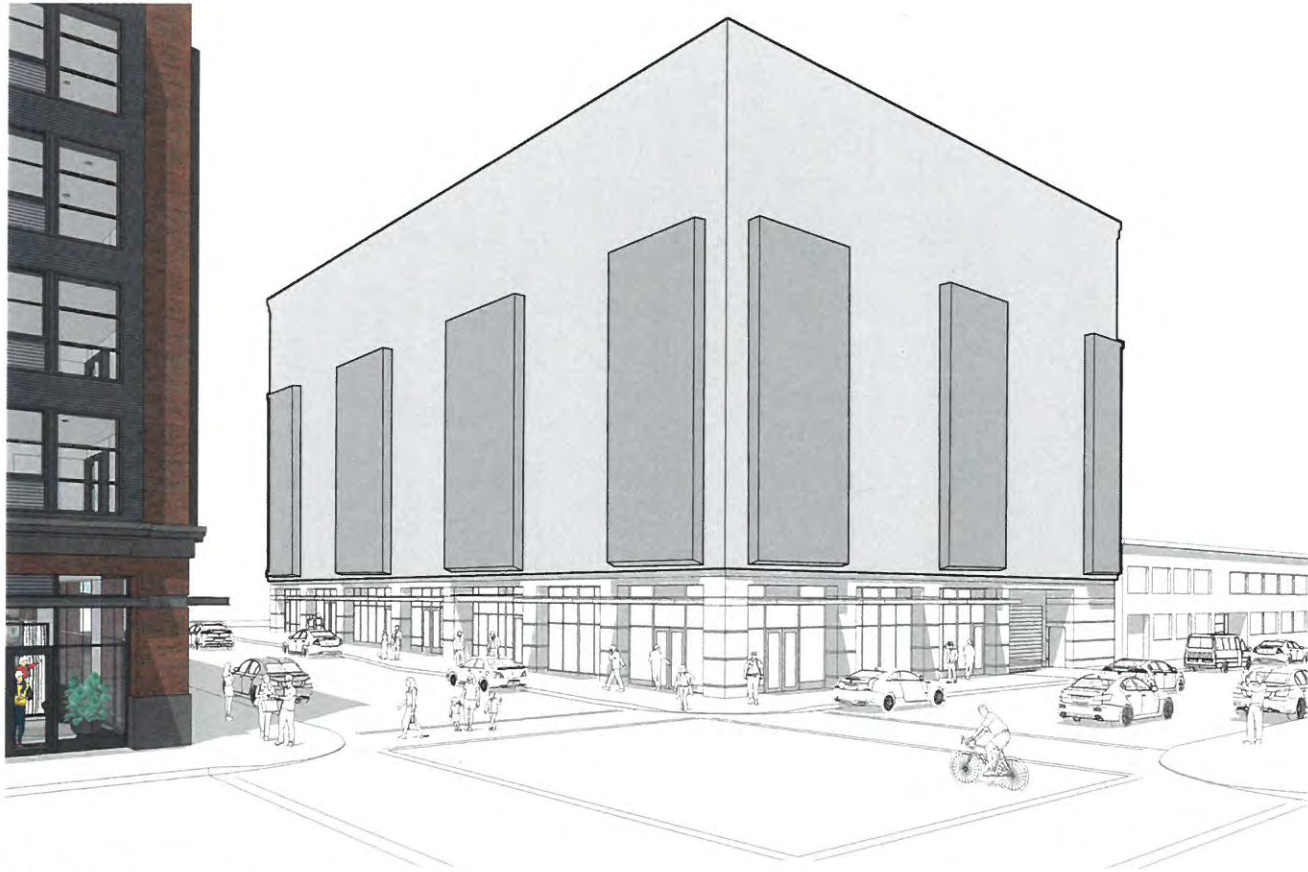
(Pre-Application Submittal September 24, 2018)



Massing Concept 01



Massing Concept 02



Massing Concept 03



Massing Concept 04



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Massing & Design Concepts

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Massing Concept 05 - With Popout Bays



Massing Concept 06 - With Inset Bays



Massing Concept - Cladding Option A



Massing Concept - Cladding Option B

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Massing Concept - Cladding Option C



Massing Concept - Cladding Option D



Massing Concept - Cladding Option E



Massing Concept - Cladding Option F



Massing Concept - Cladding Option G



Massing Concept - Cladding Option H
(Neighborhood Meeting December 05, 2018)



Massing Concept - Cladding Option J (**PREFERRED MASSING & DESIGN CONCEPT**)
(Neighborhood Package Emailed December 21, 2018)
(Second Neighborhood Meeting January 17, 2019)



Massing Concept 03 - Cladding Option J (With Site Context)



Design Precedent Photo - Portland, OR



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Perspective Rendering
NE Corner
EA19-111774DA

EXHIBIT
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1500 SW TAYLOR APARTMENTS





1500 SW TAYLOR APARTMENTS

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Perspective Rendering
SE Corner
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Perspective Rendering
SE Corner
EA19-111774DA

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