



City of Portland Design Commission

Design Advice Request

DISCUSSION MEMO

Date: February 14, 2019
To: Design Commission
From: Megan Sita Walker, Design Review
503-823-7294 | MeganSita.Walker@portlandoregon.gov
Re: EA 19-111774 DA – 1500 SW Taylor Apartments
Design Advice Request Memo – February 21, 2019

Attached is a drawing set for the Design Advice Request meeting scheduled on February 21, 2019. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

A new 7-story mixed-use apartment building with 107 market rate and affordable units, structured parking (approximately 22 stalls and 2 loading space), 163 long-term bike spaces, a rooftop amenity deck and eco-roof, and 782 SF of retail oriented to the corner of SW Taylor Street and SW 15th Avenue. The project as proposed will achieve a total FAR of 6.51:1 (99,025 SF). Allowed FAR is a base of 6:1 with up to an additional 3:1 available in bonuses (136,755 SF).

II. DEVELOPMENT TEAM BIO

Architect	Robert Leeb Leeb Architects
Owner's Representative	Eric Evans Shelter Holdings LLC
Project Valuation	\$ 11.7 Million

III. FUTURE APPROVAL CRITERIA: *Central City Fundamental Design Guidelines, Goose Hollow District Design Guidelines, and 33.825.040 Modifications That Will Better Meet Design Review Requirements* (see attached matrix).

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on February 21, 2019:

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Plan – 2035 Comprehensive Plan / Goose Hollow Station Community Plan (1996).**
 - b. **Development Standards – Central Commercial (CX) / Goose Hollow Subdistrict of the Central City Plan District.** Though early in the design process, the proposal appears generally compliant with zoning code standards (allowed use, maximum setbacks, parking, loading, landscaping, windows, etc.). Anticipated modifications include:

Modification 1 – Size of Parking Spaces. Modify the space width dimension from 8.5' to 7'-10" due to structural column encroachment.

Modification 2 – Size of Bicycle Racks. Modify the rack spacing from 24" on center to 18" on center.

- c. **Streets – TSP Designations.** SW 15th Avenue and SW Taylor Street are both a City Bikeway, City Walkway, and Local Service Transit Street. Yamhill, one block north, is a City Walkway and Regional Transitway and Major Transit Priority Street. SW Salmon Street, one block south, is a City Walkway, City Bikeway, and Major Transit Priority Street.

2. Built.

Consider the following CONTEXT discussion topics (Guidelines A5, A5-1, C4)

- a. Appropriateness of a “sister building”. The proposed building is proposed to be a “sister building” to the development approved by the Design Commission, directly across SW 15th Avenue, on February 16, 2017 (LU 16-284073 DZM). This area of Central City, the Goose Hollow Plan District, exhibits a high degree of architectural diversity which greatly contributes to the identity of the area. This is noted in the background of the guidelines and in the Goose Hollow Station Community Plan. As such, staff finds the proposal does not support the architectural diversity of the area. Commission feedback on whether or not the proposal for a near mirror building directly across the street from a previously approved design is supportable as an adequate response to context.

It should be noted, an 11-story mixed-use apartment building on the subject site was approved by the Design Commission on February 9, 2017 (LU 16-250411 DZM). The primary materials included two colors of Norman brick frames, infill metal panel with concealed fasteners as accent material at window spandrels, and integrated steel and glass balconies. Staff finds the façade treatment in this previously approved design does support the architectural diversity of the area. Commission feedback on the use of these materials and the use of balconies as an alternative approach to the mirrored cladding currently proposed is encouraged.

PUBLIC REALM

1. **Site organization.** Generally, staff finds the site organization supportable.

Consider the following PUBLIC REALM discussion topics (Guidelines A8, C6, C-7, C7-1, C9)

2. **Ground floor along SW 15th.** The proposed building includes a 20' tall ground floor that allows for “2-story studios” (with a mezzanine) at the ground floor along SW 15th Avenue. The “sister building” across the street was approved with “Live/Work” units at the ground floor along SW 15th. Staff finds, that given the lack of transition (proximity to the property line and at grade), that ground floor residential studios would not contribute to the public realm and are therefore not supportable, and that a true Live/Work option should be further explored. Commission feedback regarding the ground floor treatment along this frontage is encouraged.

QUALITY & PERMANENCE

Consider the following QUALITY discussion topics (Guidelines C2, C5)

1. **Exterior materials.** Generally, the material pallet is supportable with brick as a primary material with fiber cement accents. Staff finds that brick or stucco as a primary material would be supportable as these materials are evident in the area and therefore responsive to context. Also, limited quantities of high quality metal panel were previously approved on this site as an accent material and could be supportable.

2. **Coherency.** The oriels are organized within the brick frames and serve to break up the façade. Staff finds that other elements such as integrated balconies would also serve to break up the façade and would contribute to the residential character of the upper stories. Utilizing integrated balconies would also serve to differentiate the proposed building from the building approved across the street. Commission feedback on the use of integrated balconies rather than oriel windows to break up the façade is encouraged.

Enclosed: 11x 17 Drawing set
Design Guidelines Cheat Sheet