



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 26, 2019  
**To:** Interested Person  
**From:** Megan Sita Walker, Land Use Services  
503-823-7294 / [MeganSita.Walker@portlandoregon.gov](mailto:MeganSita.Walker@portlandoregon.gov)

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL  
IN YOUR NEIGHBORHOOD**

**CASE FILE:** LU 18-281556 DZM – 1500 SW Taylor Apartments  
PC # 18-242546  
**REVIEW BY:** Design Commission  
**WHEN:** May 16, 2019 @ 1:30 PM  
**WHERE:** 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

**Applicant:** Robert Leeb | Leeb Architects  
308 SW First Ave #200, Portland, OR 97204

**Owner:** Eric Evans | Shelter Holdings  
11624 SE 5th St Suite 210, Bellevue, WA 98005

OPC 1500 Taylor Street LLC  
1211 SW 5th Ave #2230, Portland, OR 97204

**Site Address:** 1500 SW TAYLOR ST

**Legal Description:** BLOCK 319 LOT 1&2, PORTLAND; BLOCK 319 LOT 3 TL 4600,  
PORTLAND

**Tax Account No.:** R667733710, R667733730  
**State ID No.:** 1N1E33DC 04700, 1N1E33DC 04600  
**Quarter Section:** 3028

**Neighborhood:** Goose Hollow, contact [planning@goosehollow.org](mailto:planning@goosehollow.org).

**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at [Tina.wyszynski@gmail.com](mailto:Tina.wyszynski@gmail.com)

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Goose Hollow

**Zoning:** CXd - Central Commercial with the Design Overlay

**Case Type:** DZM – Design Review with Modifications

**Procedure:** Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

**Proposal:**

The applicant seeks Design Review approval for a new 7-story mixed-use apartment building with 107 market rate and affordable units, structured parking (approximately 22 stalls and 2 loading spaces), 163 long-term bike spaces, a rooftop amenity deck and eco-roof, and 782 SF of retail oriented to the corner of SW Taylor St and 15th Ave. Exterior materials include Norman brick, aluminum storefront, concrete bulkheads, and steel and glass canopies the ground floor, and Norman brick, fiber cement panel, brake metal panel, with metal louvers, and commercial grade vinyl windows on upper floors.

One (1) **Design Exception** is requested:

1. **Window Projections into the Right-of-Way (OSSC/32/#1)** to increase the maximum width of the oriel window projections (Standard 'F') from the maximum 12' to:
  - 17'-4" and 16'-0" for two (2) bays along SW Taylor (North Elevation); and
  - 15'-8", 21'-4", 21'-4", and 18'-4" for four (4) bays along SW 15<sup>th</sup> (East Elevation).

Three (3) **Modifications** are requested as follows:

**Modification 1 – Size of parking spaces; 33.266.130F.** Table 266-4. Proposal to modify the space dimension from 8.5' x 16' to 7'-10" x 16' due to structural column encroachment.

**Modification 2 – Size of Bicycle Rack spacing; 33.266.220.C3.b.** Proposal is to modify the rack spacing from 24" on center to 18" on center.

**Modification 3 – Eco Roof; 33.510.243.B.1.** Proposal is to modify the Eco Roof standard on the 2nd-level and 3rd-level roof terrace from 100% eco roof coverage to approximately 42% eco roof coverage to allow for private access to the terrace via individual units.

Design Review is necessary as the project proposes new development within a design overlay zone.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- *Central City Fundamental Design Guidelines*
- *Goose Hollow District Design Guidelines*
- *33.825.040 Modifications That Will Better Meet Design Review Requirements*
- *Oregon Statewide Planning Goals*

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on December 21, 2018 and determined to be complete on March 29, 2019.

**DECISION MAKING PROCESS**

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at [www.portlandonline.com](http://www.portlandonline.com). On the left side of the page use the search box to find Development Services, then click on the

Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. Please note that all correspondence and testimony received will become part of the public record. The applicant and Bureau of Development Services staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

#### **APPEAL PROCESS**

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to

respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

**HEARING CANCELLATION**

This public hearing will be cancelled due the inclement weather or other similar emergency.

- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website ([www.portlandoregon.gov](http://www.portlandoregon.gov)) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

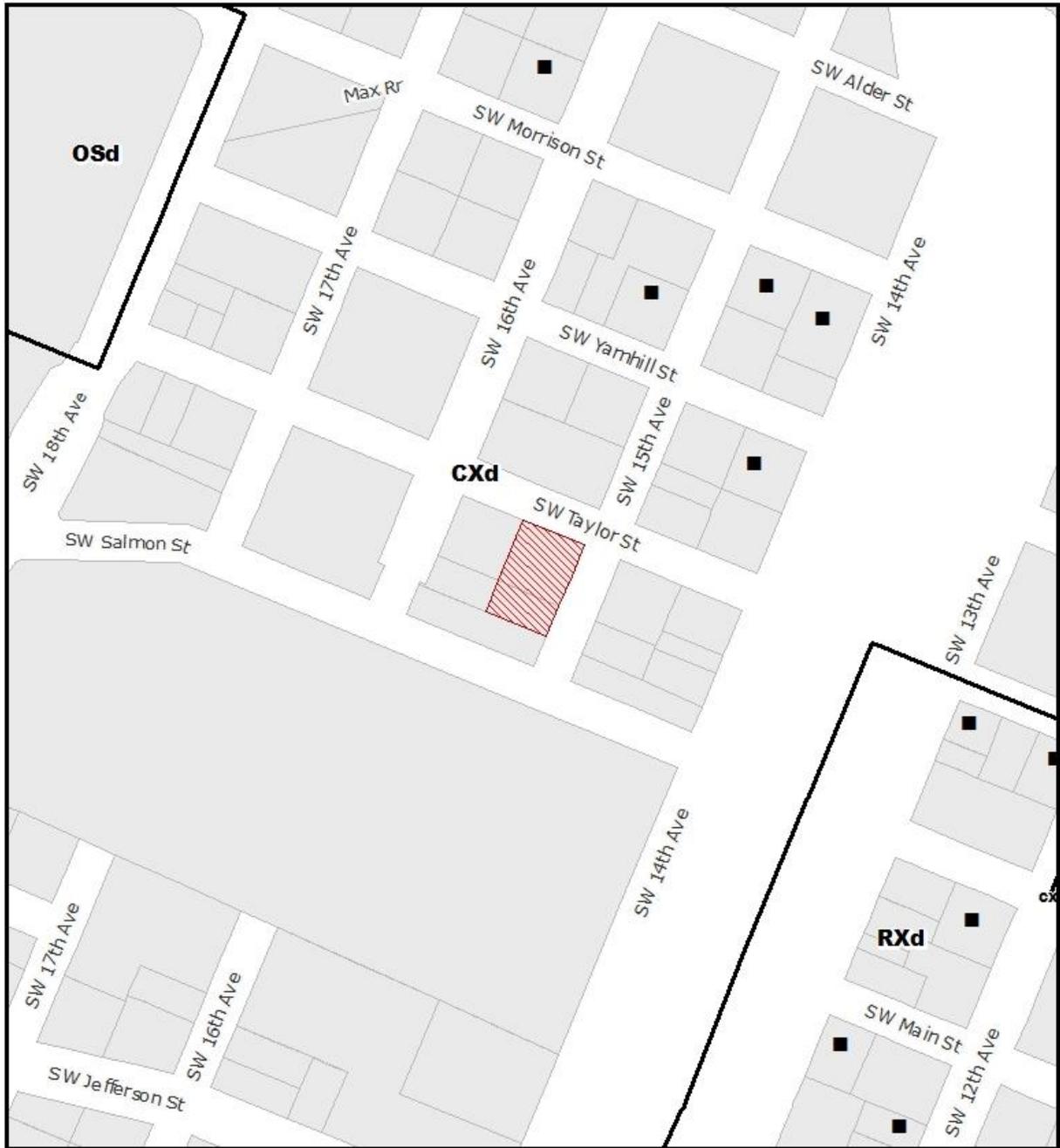
The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or [www.trimet.org](http://www.trimet.org)) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning Map  
Site Plan  
Ground Floor Plan  
Elevations



**ZONING**   
 NORTH  
 THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 GOOSE HOLLOW SUBDISTRICT

 Site  
 Historic Landmark

File No.	LU 18-281556 DZM
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DC 4700
Exhibit	B Dec 26, 2018



Site Plan  
Architectural  
LAND USE REVIEW #LU18-281556 DZM

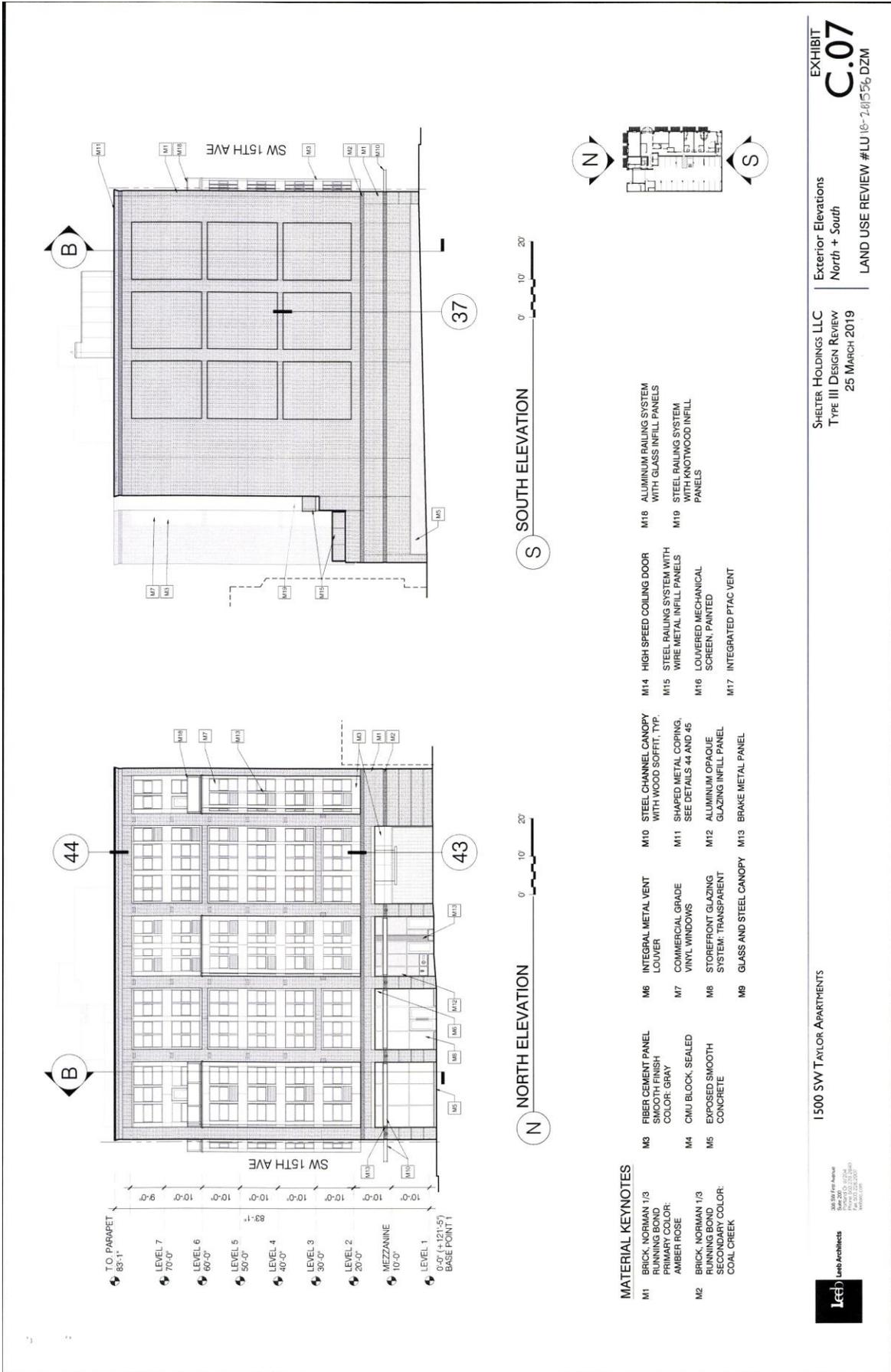
SHELTER HOLDINGS LLC  
TYPE III DESIGN REVIEW  
25 MARCH 2019

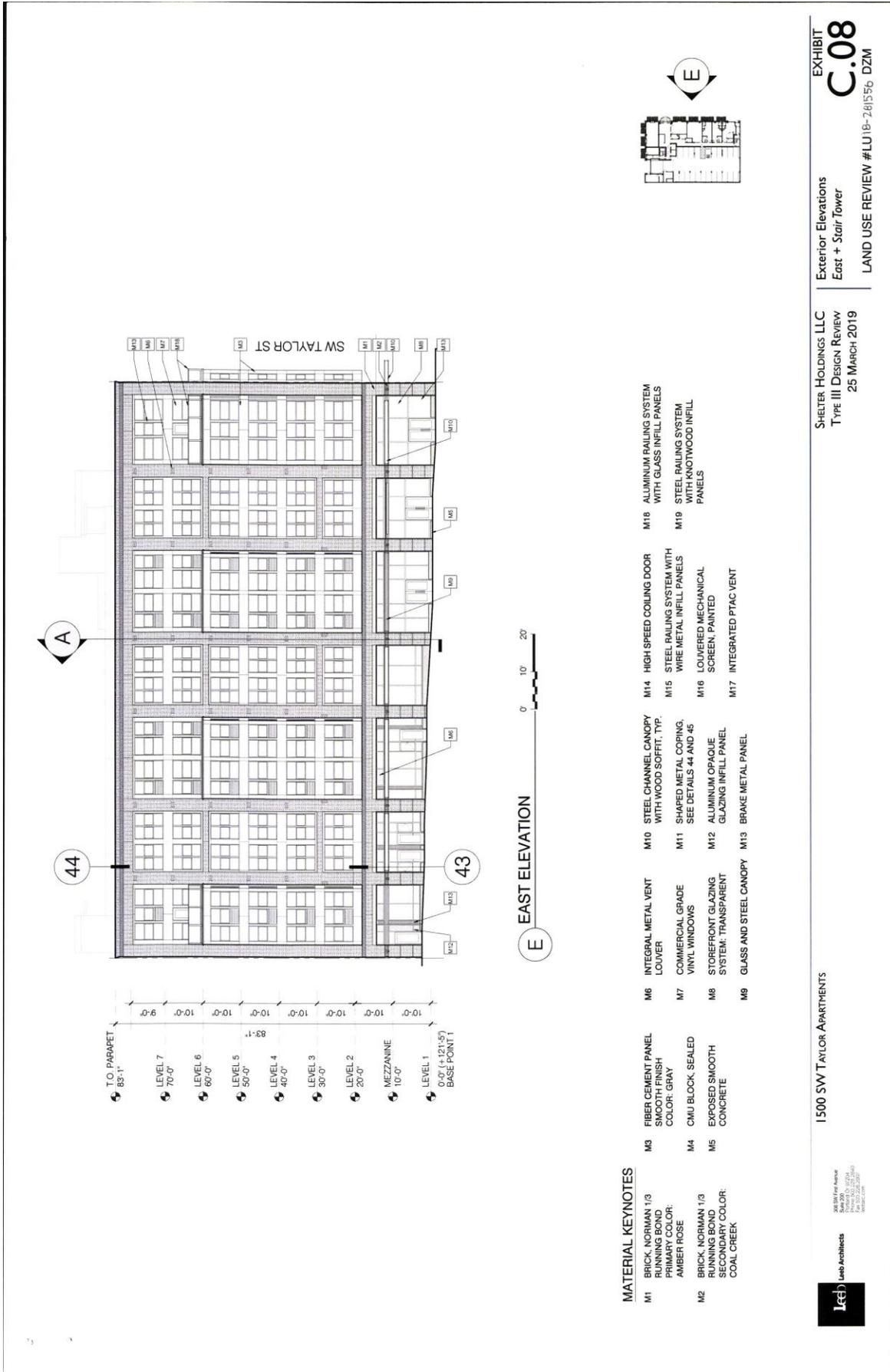
1500 SW TAYLOR APARTMENTS

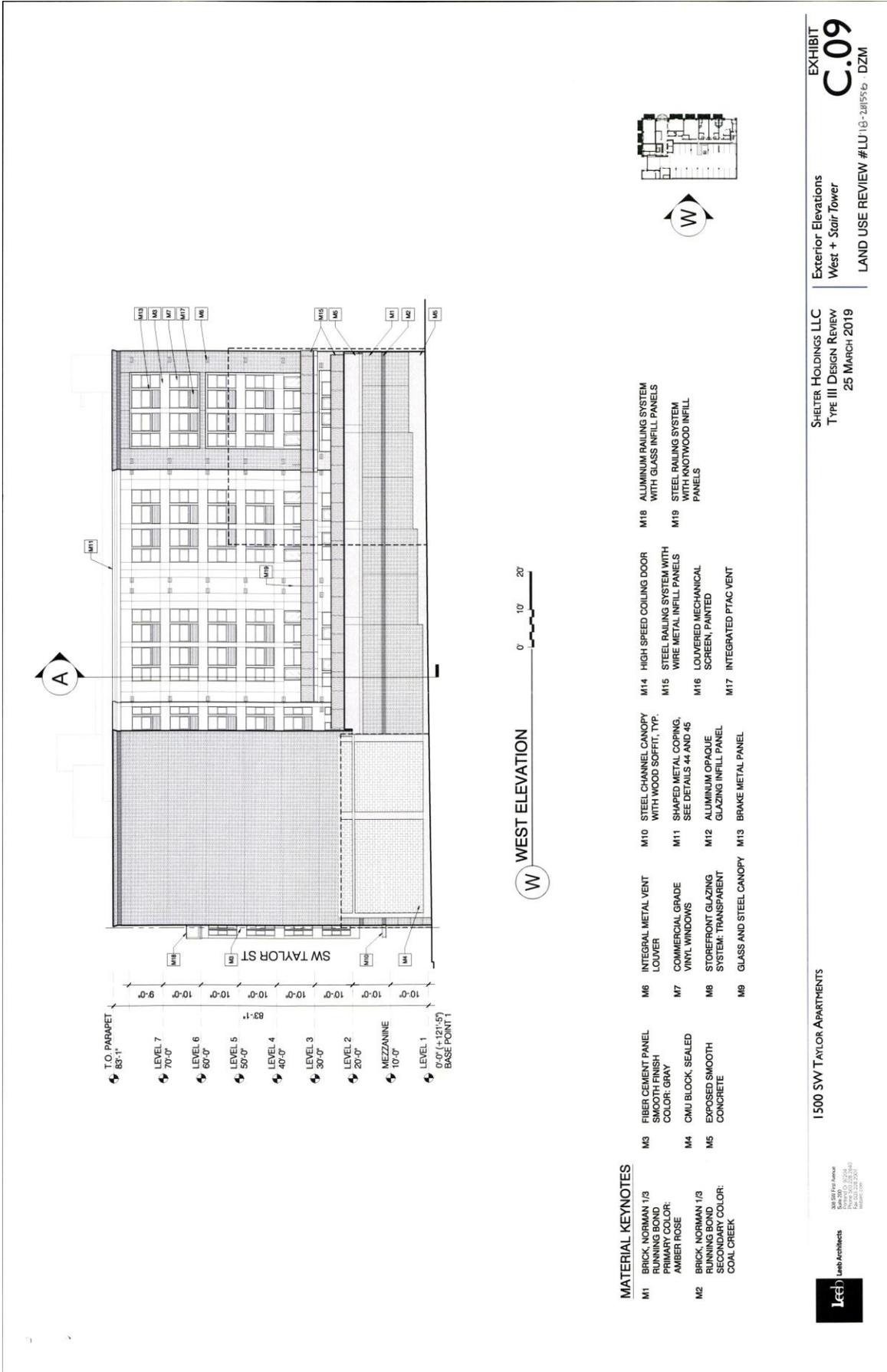
200 SW 1st Avenue  
Portland, OR 97204  
Tel: 503.222.2222



EXHIBIT  
**C.01**







WEST ELEVATION

0 10 20

MATERIAL KEYNOTES

- M1 BRICK, NORMAN 1/3  
COLOR:  
PRIMARY COLOR:  
AMBER ROSE
- 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, TP.
- 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 STEEL RAILING SYSTEM WITH  
WIRE METAL INFILL PANELS
- M16 LOUVERED MECHANICAL  
SCREEN, PAINTED
- M17 INTEGRATED PTAC VENT
- M18 ALUMINUM RAILING SYSTEM  
WITH GLASS INFILL PANELS
- M19 STEEL RAILING SYSTEM  
WITH KNOTWOOD INFILL  
PANELS

1500 SW TAYLOR APARTMENTS

300 SW First Avenue  
Portland, OR 97204  
Tel: 503.228.2222  
Fax: 503.228.2222



SHELTER HOLDINGS LLC  
Type III Design Review  
25 MARCH 2019

Exterior Elevations  
West + Stair Tower

EXHIBIT  
C.09  
LAND USE REVIEW #LU18-281556 DZM