



City of Portland Design Commission

Type III Land Use Review

MEMORANDUM

Date: May 9, 2019
To: Design Commission
From: Megan Sita Walker, Design / Historic Review Team
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Re: LU 18-281556 DZM – 1500 SW Taylor Apartments
 Type III Design Review– May 16, 2019

Attached is a drawing set for the Type III Design Review scheduled on May 16, 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. DESIGN REVIEW 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).

III. MODIFICATIONS

Subject to the following approval criteria:

- A. The resulting development will better meet the applicable design guidelines; and
- B. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested

Modifications requested:

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.

Modification 3 – Ecoroof Coverage on 2nd and 3rd level terraces. Modify the coverage requirements on 2nd and 3rd level terraces to allow for private terraces from 100% coverage to 42% on the 2nd level terrace and 0% on the 3rd level terrace.

Design Exception – Window Projections into the Right-of-Way (OSSC/32/#1). Requested exception 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 15th (East Elevation).

IV. STAFF RECOMMENDATION

Staff found that with the recommended conditions of approval, the proposal with modifications meets the applicable Design Review criteria and modification criteria, therefore, the Staff Report recommends approval. Additionally, staff found that the current proposal has successfully responded to issues raised at the Design Advice Request regrading differentiation from the recently approved building across SW 15th Avenue and adding depth and variation to the facades.

V. CONDITIONS OF APPROVAL

The standard three conditions of approval have been added. In addition to the standard conditions, staff is recommending the following three (3) conditions of approval with relevant guidelines noted:

- D. A revised response from the Bureau of Environmental Services supporting the proposal shall be provided prior to the hearing on May 16th, 2019.*

Note: Staff is recommending this condition to support the approval of the Modification to the Ecoroof standard, as the proposed design with the requested modification better meets CCFDGs: A2, C1, and C11.

- E. All windows set within the fiber cement panels shall be inset so that the face of the outer sash is a minimum of 3 ¼” from the face of exterior cladding as shown on drawing “11a” on Exhibit C-16.*

Note: Staff is recommending this condition to ensure adequate window punch within all fields of cladding. As proposed, the windows set within the fiber cement cladding that are not located in the oriel bays are only recessed 1 ¼” from face of sash to face of cladding. This recommended condition is to ensure that all windows within fiber cement cladding are recessed the same distance as windows within fiber cement cladding at the oriel bays. Ensuring adequate depth of window punch allows the punched double-height glazing volumes to create sufficient shadow lines and help to lighten the building’s overall mass. This condition serves to meet CCFDGs: C2, C5, B1-1, and C8.

- F. A powder coated steel fin with a minimum thickness of 1/8” shall be added to conceal the area where the proposed fiber cement panels meet at the acute angle along the outward facing edge of each oriel bay.*

Note: Staff is recommending this condition to ensure that the leading edge of these primary angled bays (clad in field cut fiber cement panels) form a crisp angle for the full 4-story length. This condition serves to meet CCFDGs: C2, C5, B1-1, and C8.

