



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

Date: April 26, 2019
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / 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.

Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at 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 15th (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. 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) 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.

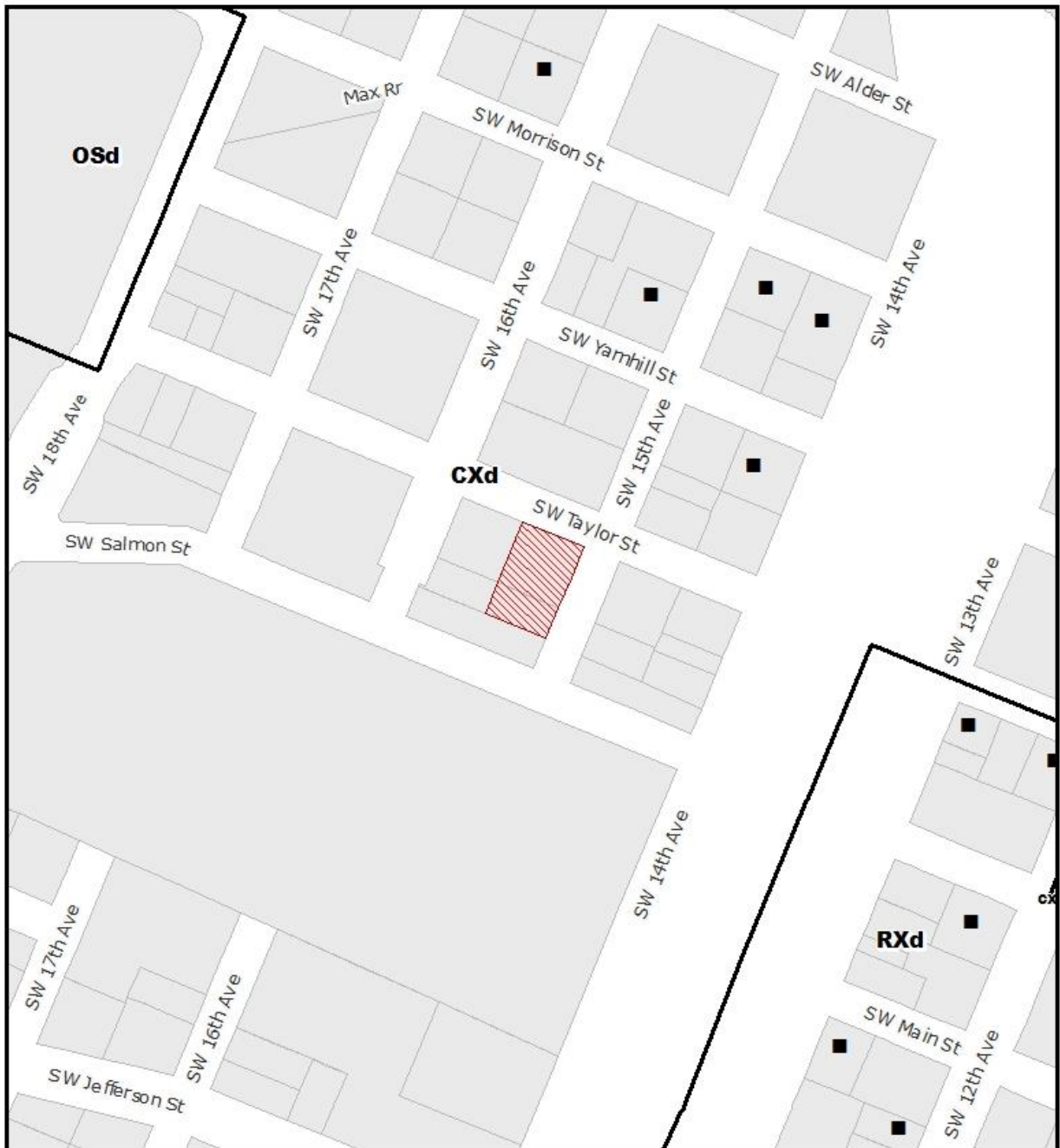
The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

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) 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

1500 SW TAYLOR APARTMENTS

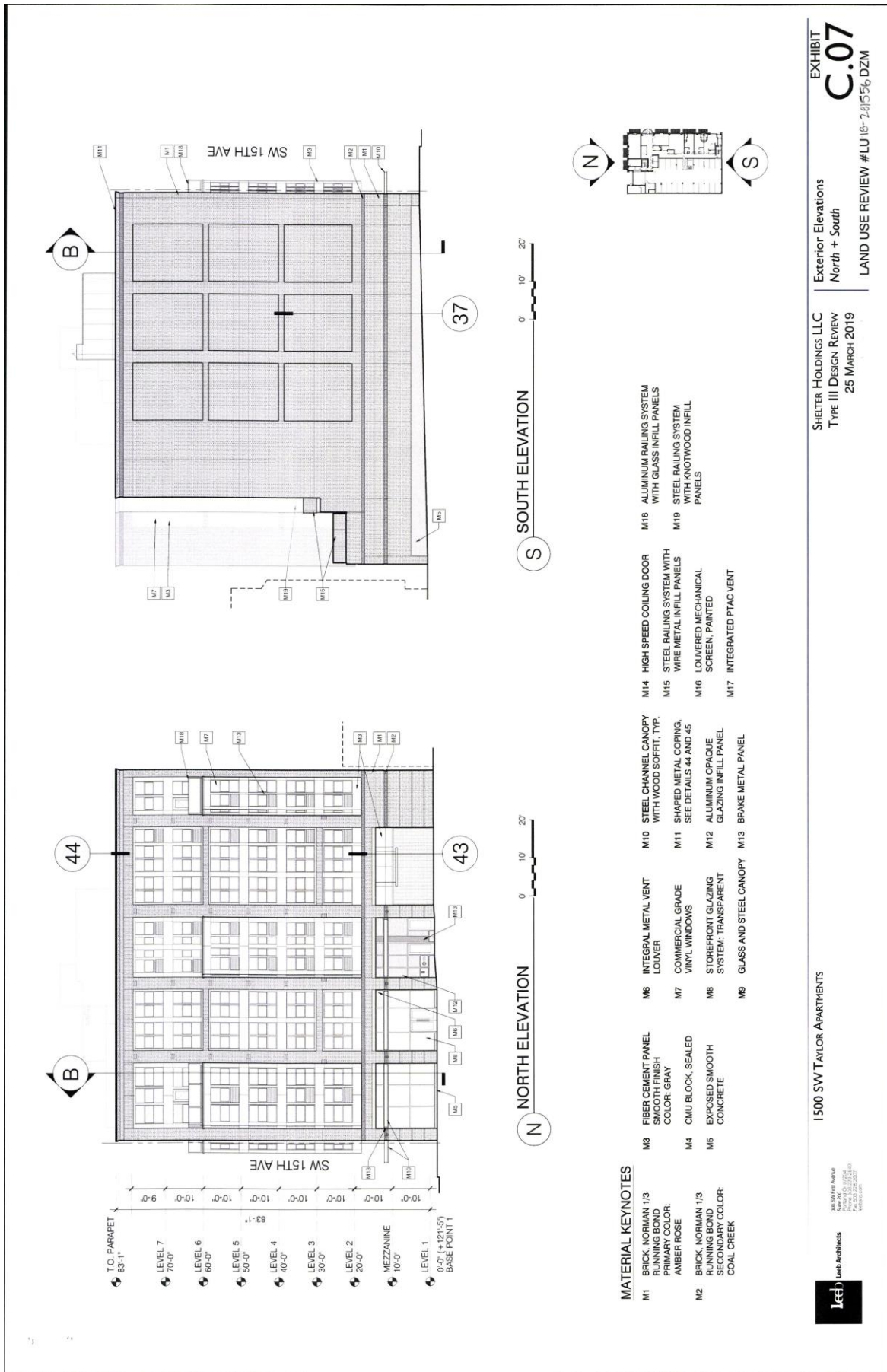
SHELTER HOLDINGS LLC
TYPE III DESIGN REVIEW
25 MARCH 2019

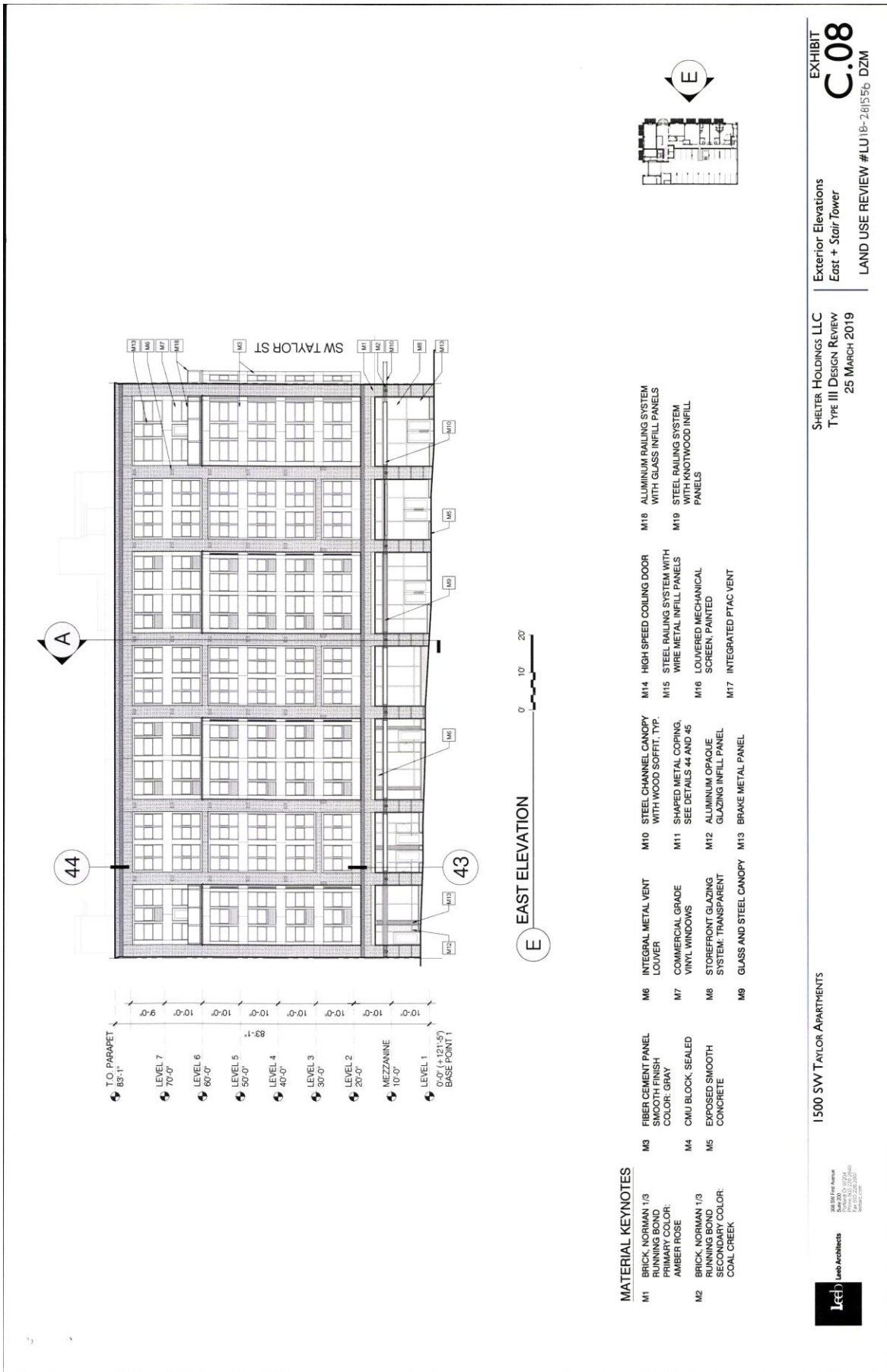
Site Plan
Architectural

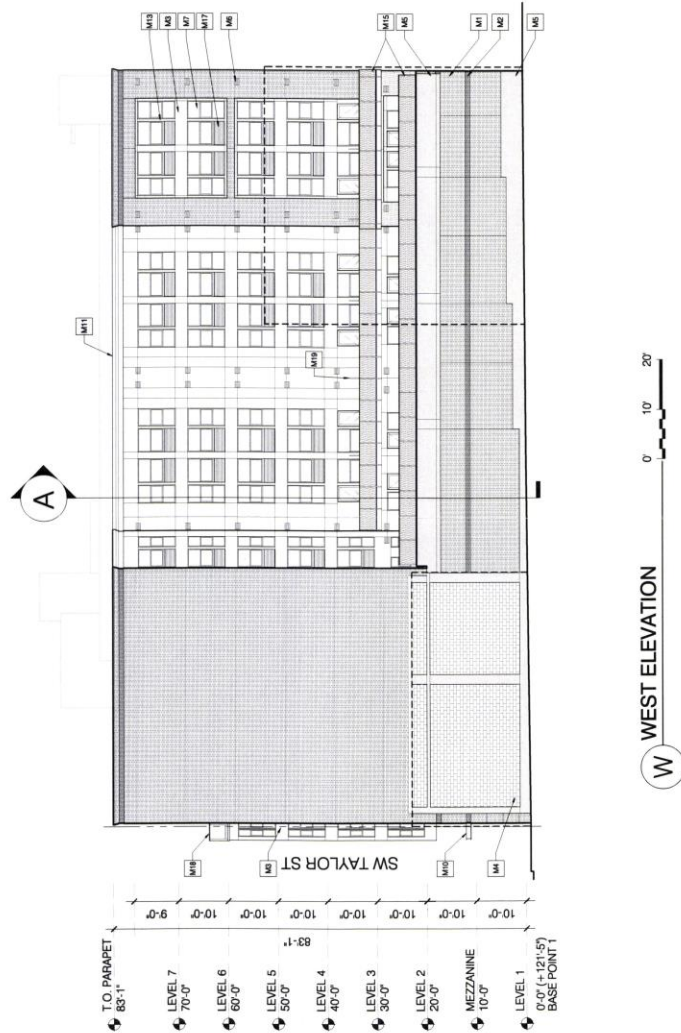
EXHIBIT
C.01
LAND USE REVIEW #LU18-281556 DZM

248 SW 1st Avenue
Portland, OR 97204
Phone: 503.222.2222
Fax: 503.222.2222
www.leedarchitects.com

leed architects

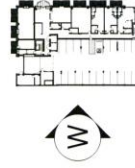






MATERIAL KEYNOTES

- | | | | | | | | | | | | |
|----|---|----|--|----|--|-----|---|-----|---|-----|---|
| M1 | BRICK, NORMAN 1/3 RUNNING BOND; PRIMARY COLOR: AMBER ROSE | M3 | FIBER CEMENT PANEL WITH SMOOTH FINISH; COLOR: GRAY | M6 | INTEGRAL METAL VENT LOUVER | M10 | STEEL CHANNEL CANOPY WITH WOOD SOFFIT, TYP. | M14 | HIGH SPEED COILING DOOR | M18 | ALUMINUM RAILING SYSTEMS WITH GLASS INFILL PANELS |
| 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 | STEEL RAILING SYSTEM WITH METAL INFILL PANELS | M19 | STEEL RAILING SYSTEM WITH PLYWOOD INFILL PANELS |
| | | M5 | EXPOSED SMOOTH CONCRETE | M8 | STOREFRONT GLAZING SYSTEM, TRANSPARENT | M12 | ALUMINUM OPAQUE GLAZING INFILL PANEL | M16 | LOWERED MECHANICAL SCREEN, PAINTED | | |
| | | | | M9 | GLASS AND STEEL CANOPY | M13 | BRAKE METAL PANEL | M17 | INTEGRATED PTAC VENT | | |



1500 SW TAYLOR APARTMENTS

**SHELTER HOLDINGS LLC
TYPE III DESIGN REVIEW
25 MARCH 2019**

Exterior Elevations West + Stair Tower

EXHIBIT
C.09
556 · DZM

308 SW First Avenue
Suite 200
Portland, OR 97204
Phone: 503.228.2643
Fax: 503.228.2507
info@wcc.com

