



CENTRAL CITY FDG (2003) + GOOSE HOLLOW (1996)			PROJECT NAME: 1500 SW Taylor Apartments		CASE NUMBER: LU 18-281556 DZM; EA 19-111774 DA	
DATE: 5/9/2019			PROJECT ARCHITECT: Robert Leeb			PROJECT VALUE: \$11.7 million
CONTEXT			STAFF		COMMISSION	
			+ / -	Comments	+ / -	Comments
A1: Integrate the River			N/A			
A2: Emphasize Portland Themes			+	An eco roof and 2nd story terrace allowing resident access to outdoors/ views.		
	A2-1: Recognize and emphasize connection with Tanner Creek	+	N/A - Site is less than 20, 000SF			
A3: Respect the Portland Block Structures			+	The 15,195SF site respects the Portland Block structure.		
A5: Enhance, Embellish & Identify Areas			+	The proposed building is designed to be a traditional expression compatible with the historic character of this eclectic part of the Goose Hollow neighborhood.		
	A5-1: Strengthen identity of Civic Stadium station area	+	The proposal adds to the station area character by reflecting successful elements of nearby historic and new development while differentiating and adding interested with the proposed angled oriel bays.			
	A5-2: Strengthen identity of Jefferson Street station area	+	N/A			
	A5-3: Enhance W. Burnside St. by improving pedestrian environment west of Park Blocks	+	N/A			
	A5-4: Enhance SW Jefferson St. as a boulevard connecting Washington Park to Park Blocks	+	N/A			
	A5-5: Incorporate water features or water themes to enhance Goose Hollow District	+	No water features are currently proposed. While Tanner Creek now runs in a channel deep below SW 16th avenue, the historic course was actually a few blocks south and west. Portland themes will primarily be integrated through the eco roof and the integration of a rooftop patio which will allow residents access to the outdoors.			
	A5-6: Incorporate art or special design features in the District	+	No works of art are currently proposed. The proposal includes highly detailed brick at the base of the building which adds human scale and dimension, and the base of the building includes significant clear glazing into active areas which allow the opportunity for art to be located on the interior of the building as the building is built out to the property lines.			
A6: Re-use, Rehabilitate, Restore Buildings			N/A	N/A - new construction		
A9: Strengthen Gateways			N/A	The site is not adjacent to a gateway.		
	A9-1: When developing at gateway, provide a sense of entry that relates to the area	N/A	The site is not adjacent to gateways identified in the GHDDGs			
C1: Enhance View Opportunities			+	Well-glazed upper floors and rooftop outdoor amenity deck/ terraces will provide significant opportunity for views.		
	C1-1: Design parking exteriors to visually integrate with their surroundings	+	Concentration of access to structured parking and loading to the west end of the SW Taylor (N) frontage limits conflicts with pedestrians.			

	C1-2: Integrate signs and awnings that complement & respect a building's architecture	+	No signage over 32sf currently proposed.		
	C4: Complement the Context of Existing Buildings	+	The brick as a primary material is supportable, limited amounts of fiber cement and break metal panel as an accent material is generally supportable.		
PUBLIC REALM		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
	A4: Use Unifying Elements	+	The traditional expression takes cues from nearby apartment building.		
	A7: Establish and Maintain a Sense of Urban Enclosure	+	Building built to the property lines.		
	A8: Contribute to a Vibrant Streetscape	+	Retail is proposed at the corner and amenity spaces are located along SW 15th. Additionally, the two-level live/work units fronting SW 15th Ave will further enhance the streetscape with ground-level program that brings activity to the street while referencing the residential character of the area.		
	B1: Reinforce and Enhance the Pedestrian System	+	The ground floor program supports pedestrian and transit orientation with active uses and two-level live/work units that allow more flexibility for active uses along SW 15th.		
	B1-1: Provide human scale to buildings along sidewalks	+	Sidewalks will be reconstructed to City standards with street trees on each frontage		
	B1-2: Orient building entries at points that connect pedestrians with transit services	+	Retail and lobby location near the only corner of the site is supportable.		
	B2: Protect the Pedestrian	+	Ample canopies and lighting are proposed along both frontages.		
	B3: Bridge Pedestrian Obstacles	+	As the building is proposed to be built out to the property lines, all entries will be connected to/ supported by the off-site pedestrian system.		
	B4: Provide Stopping and Viewing Places	+	Retail and lobby oriented to the only corner of the site provided stopping and viewing places.		
	B5: Make Plazas, Parks & Open Space Successful	N/A	The proposed building is designed to be built out to the property lines. No plazas or at grade open spaces are proposed.		
	B5-1: Design pocket parks with experiences that encourage year-round use	N/A			
	B6: Develop Weather Protection	+	Ample canopies are proposed along both frontages.		
	B6-1: Provide outdoor lighting at human scale to encourage evening activity	+	Ample canopies and lighting are proposed along both frontages.		
	B7: Integrate Barrier-Free Design	+	The proposal appears to include barrier free access to all units including ground floor.		
	C3: Respect Architectural Integrity	+	N/A - new construction		
	C6: Develop Transitions Between Buildings & Public Spaces	+	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 glass entry canopies. Additional flexible active uses – including three (3) two-level live/work units– are oriented to SW 15th Avenue. The configuration of these live/work units allow the flexibility of the ground level to function as commercial space thereby activating the streetscape.		

C7: Design Corners that Build Active Intersections		+	<i>Retail anchors the only corner of the site.</i>		
C8: Differentiate the Sidewalk Level of Buildings		+	<i>The building as designed employs elements of 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.</i>		
C9: Develop Flexible Sidewalk Level Spaces		+	<i>The proposal includes retail at the only corner, and amenity space and at-grade live/work units along SW 15th. The treatment and configuration of ground floor programing supports flexible spaces at the sidewalk level.</i>		
	C7-1: Reduce car impacts by locating garage access on alleys and ground floor active spaces on ground floor	+	<i>Garage/ loading access is consolidated to the west end of the Northern frontage along SW Taylor.</i>		
C10: Integrate Encroachments		+	<i>The proposed bays add pedestrian scale , interest, and additional weather protection, thus supporting the pedestrian realm.</i>		
C11: Integrate Roofs and Use Rooftops		+	<i>Traditionally expressed with well-glazed upper floors and a rooftop outdoor amenity deck, the building will provide significant views to the surrounding landscape.</i>		
C12: Integrate Exterior Lighting		+	<i>Lighting along the project's public frontage is shown to be incorporated as recessed soffit within the continuous canopy and wall-mounted downlights emphasizing entries and illuminate at pedestrian scale.</i>		
C13: Integrate Signs		N/A	<i>No signage over 32sf currently proposed.</i>		
QUALITY AND PERMANENCE		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
C2: Promote Permanence & Quality in Design		+	<i>The brick as a primary material is supportable, limited amounts of fiber cement and break metal panel as accent materials are generally supportable.</i>		
	C3-1: Locate & shape buildings to provide for future infill development on parking areas	+	<i>This is met.</i>		
C5: Design for Coherency		+	<i>Overall, the building presents a coherent composition to the streetscape and will serve as a traditionally inspired infill development. Specifically, the proposed bays serve to provide human scale and interest to the facades with the strong angled expression referencing tradition bay window typology common in the area. The changes to differentiate the proposed bays support the overall coherency of the proposal.</i>		