



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: April 15, 2019
To: Robert Leeb, Leeb Architects
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

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the February 21, 2019 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/12730756/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on February 21, 2019. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with Design team staff as you prepare your Type III Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on February 21, 2019.

Commissioners Present on February 21, 2019.

Chair Livingston, Vice-Chair Molinar, Commissioner Clarke, Commissioner McCarter, Commissioner Rodriguez, Commissioner Santner, and Commissioner Vallaster were present.

Summary of Comments. Following is a summary of Commission comments:

1. General Comments.

- The Commission found the site organization and ground level floor plan remained strong as shown with the clarification that Live/ Work continues to be proposed along SW 15th Avenue.

2. Context.

- The majority of the Commission agreed that moderate differentiation from the previously approved building across the street would adequately respond to the context of the area. Moderate differentiation was discussed in the following ways:
 - Look to ways to improve upon the previous design (that remains successful);
 - Utilize changes to the bays to differentiate in – height, placement on the façade, depth, etc. Explore balconies as another method to differentiate;
 - Change color/ palate; and
 - Differentiation with ornamentation and detailing.

3. Public Realm.

- General support for public realm response as shown with a few Commissioners noting that the retention of the Live/Work units on SW 15th would complement the Live/Work units across the street.
- A few Commissioners noted that deeper canopies (minimum of 5-6') would be needed to support the response to the pedestrian realm with attention to where the dripline falls.

4. Quality & Permanence.

- The Commission supported the material palette and encouraged exploring different colors to differentiate the building.

5. Design Exception & Modifications.

Design Exception to Oriel Window Standards – Bay Width:

- A majority of Commissioners noted that changing the design of the bays would moderately differentiate the proposed building from the previously approved building across SW 15th, and that an exception to width could be supported.
- Commissioners noted that window bays are common features in the area.
- Bays are one way to articulate the facades – balconies could also be integrated.
- Overall, the bays were intermittent/ not looming, the width responding to and coherently placed within the brick frames
- A few Commissioners noted that the bays could be more successful if they were deeper – adding more depth to the facades.

Modification #1 – Size of Parking Spaces (33.266.130.F):

- No concerns were raised with this request.

Modification #2 – Spacing of Long Term Bicycle Parking (33.266.220.C.3.b):

- No concerns were raised with this request.

Modification #3 – Ecoroof on 2nd Level Terrace with Private Access (33.510.243.B.1):

- Majority of Commission expressed support noting that the modification to the Eco Roof standard (to allow for private access to the 2nd level roof terrace) could be supported as the standard is met on the upper/ main roof, and the design better meets guidelines by utilizing rooftops including lower-level roof tops.

Exhibit List

- A. Applicant's Submittals
 - 1. Initial Drawing Packet, January 24, 2019
 - 4. Email Confirmation of the DAR, January 30, 2019
- B. Zoning Map
- C. Drawings
 - 1. Drawing Packet pages 1-43, February 7, 2019
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant
 - 3. Applicant's statement certifying posting
 - 4. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments:
 - 1. Bureau of Environmental Services
 - 2. Portland Bureau of Transportation, refer to Pre-Application EA 18-242546 PC comments
- F. Public Testimony
 - 1. Testifier Sheet, February 21, 2019, one testifier in support
- G. Other
 - 1. Application form
 - 2. Pre-Application Conference Summary notes, held October 22, 2018
 - 3. Staff Memo to Design Commission, dated February 14, 2019
 - 4. CCFDG and Goose Hollow Guidelines Cheat Sheet, February 14, 2019
 - 5. Staff Presentation, February 21, 2019
 - 6. Applicant Presentation, February 21, 2019
 - 7. DAR Summary, April 15, 2019