



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

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**NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL ON AN APPEAL OF THE
PORTLAND DESIGN COMMISSION**

CASE FILE: LU 16-274094 DZM AD (The Press Blocks)
WHEN: AUGUST 10, 2017, 2 pm
WHERE: COUNCIL CHAMBERS, 1221 SW FOURTH AVENUE

Date: June 2, 2017
To: Interested Person
From: Jeff Mitchem, Land Use Services, 503-823-7011

The Review Body decision of **approval** has been appealed by **The Goose Hollow Foothills League**.

A public hearing will be held to consider an appeal of the Portland Design Commission's decision to approve a three-building development on two parcels on 1.5 blocks in the Central City – Goose Hollow Plan District at 817 SW 17th Ave. The Design Commission decision of approval with conditions has been appealed by Goose Hollow Foothills League. At the hearing, City Council will consider the appeal. You are invited to testify at the hearing.

This will be an On-the-Record hearing, one in which new evidence cannot be submitted to the City Council. For a general explanation of the City Council hearing process please refer to the last page of this notice.

Applicant: Krista Bailey | Urban Renaissance Group
720 SW Washington St, #630
Portland, OR 97205

Oregonian Publishing Co
1621 SW Taylor St
Portland, OR 97201

Representative: Michelle Schulz | GBD Architects, Inc
1120 NW Couch, Suite 300
Portland, OR 97209

Site Address: 817 SW 17TH AVE

Legal Description: BLOCK 321 LOT 1-8 LAND & IMPS SEE R646215 (R667733891) FOR MACH & EQUIP, PORTLAND; BLOCK 328 LOT 1&2&7&8 LAND & IMPS SEE R646216 (R667734621) FOR MACH & EQUIP, PORTLAND; BLOCK 321 LOT 1-8 MACH & EQUIP SEE R246773 (R667733890) FOR LAND & IMPS, PORTLAND

Tax Account No.: R667733890, R667734620, R667733891

State ID No.: 1N1E33DC 03600, 1N1E33DC 03000, 1N1E33DC 03600A1

Quarter Section: 3028

Neighborhood: Goose Hollow, contact Jerry Powell at 503-222-7173

Business District: planning@goosehollow.org. Stadium Business District, contact Tina Wyszynski at Tina.wyszynski@gmail.com
Goose Hollow Business Association, contact Angela Crawford 503-223-6376.

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

Plan District: Central City - Goose Hollow

Zoning: CXd, Central Employment with a Design Overlay

Case Type: DZM AD, Design Review with Modifications and an Adjustment

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 proposal is for a 3-building development on two parcels under common ownership on 1.5 blocks in the Central City – Goose Hollow Plan District identified as follows (quantities are approximate):

- **Full Block** (site area: 40,000 sf) – 1621 SW Taylor St, bound by SW Taylor St (south), SW Yamhill St (north), SW 16th Ave (east) and SW 17th Ave (west). Two buildings: *Residential Tower Building* and *Plaza Building*.
- **Half Block** (site area: 19,800 SF) – 817 SW 17th Ave, bound by SW Yamhill St (north), SW 17th Ave (east) and SW 18th Ave (west). One building: *Office Building*.

Full Block. The *Residential Tower Building* (344,351 SF, apartments over commercial/amenity space, 250' in height) on SW 16th Avenue and the *Plaza Building* (41,500 GSF, 22,000 SF office over 9,000 SF retail, 53' in height) along SW 17th Avenue are located over a below-grade, shared parking garage, with a new mid-block pedestrian connector above the garage between the buildings. The garage below the full block site will accommodate approximately ±469 cars, and will be accessed from SW 16th Avenue. A bicycle mezzanine is included at the top level of the below grade garage and includes ±582 bike parking spaces and other bike related services, which are directly linked to a bike club amenity space at ground level, activating the street.

Half Block. The half block *Office Building* development consists of a single 8-story mixed-use office building of approximately 152,349 SF and 136'-6" in height (including the 13'-9" additional height for the rooftop amenity and mechanical screen enclosure.) The ground floor will consist of a combination of retail/commercial lease space (8,870 square feet) and general access/support services for the office building, including a bike storage and locker room for about 124 bicycles. The below grade structure will include one floor of parking with approximately 40 vehicular parking stalls, with a smaller second level below grade which will provide access to the tunnel that runs eastward to the Full Block below-grade parking. The upper office will include seven floors of speculative office that will allow for future single occupant tenants, or multi-tenant configurations. The rooftop will be utilized as an office amenity floor with a community room and outdoor roof deck, in addition to the screened in mechanical system area. The project's design goals and concept are:

Modifications. Three (3) Modifications to Portland Zoning Code standards (Title 33) are requested:

1. **Ground Floor Windows in the CX Zone (33.130.230).** Required – 50% of ground floor wall length must contain windows with views into working areas. Proposed – the east elevation of the half block building proposes windows on approximately 43'-9" (approximately 44%) of the ground floor length.
2. **Ground Floor Active Use (33.510.225).** Required – 50% of the ground floor wall length must contain active uses. Proposed – the east elevation of the half block building proposes active use for 39'-6" (approximately 40%) of the ground floor wall.

3. **Bike Parking Stall Width (33.266.220.C3).** Required – a space 24” x 6’ must be provided for each required bicycle parking space. Proposed – 18” spacing for hung racks with a 6” vertical stagger.

Adjustments. One (1) Adjustment to Portland Zoning Code standards (Title 33) is requested:

- **Quantity of Loading Spaces (33.266.310.C.)** Two on-site loading spaces meeting Standard A are required for the Office Building on the half block site. The project proposes one Standard A loading space abutting SW 17th Ave. *Loading/Queuing Analysis approved by PBOT.*

Design Exception. One (1) Design Exception (DE) is requested:

- Garage Door Setback – 20’ required, 4’-6’ proposed. *DE approved by PBOT.*

Central City Parking Review (CCPR). A concurrent CCPR is underway for the proposed location of loading access within 75’ of a light rail alignment pursuant to Portland Zoning Code Chapter 33.510.265.F.6. The CCPR consists of the following scope of work

- Turning movements associated with truck ingress/egress and the potential effect a circulating truck may have on pedestrians, cyclists and the light rail operations.
- Assessment of adequacy of services as well as other general CCPR criteria including intersection capacity at all abutting intersections.

In order to ensure compatible review, the following Conditions of Approval to this subject Land Use Review will be necessary

- *The CCPR shall be approved prior to the issuance of any building permit.*
- *If complying with CCPR requirements necessitates changes to the design that do not conform substantially with this subject Land Use Review, a follow up Land Use Review will be required.*

Design Review is necessary because the proposal is for new construction within a Design Overlay Zone.

Approval Criteria:

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

- Central City Fundamental Design Guidelines
- 33.825.040 Modification Review
- Goose Hollow Design Guidelines
- 33.825 Design Review
- 33.805 Adjustments

Summary of Key Standards:

Floor Area Ratio (33.510.200). Both parcels have a base FAR of 6:1 + bonus maximum of 3:1 for a total allowable FAR of 9:1, or 538,200 SF for all three buildings. The proposed FAR for all three buildings is 538,200 SF.

Height (33.510.205). Both parcels have a Base Height of 250’, with an additional 45’ of General Bonus Height and 30’ of Housing Bonus Height, for a total allowed height of 325’. All three buildings are proposed within the allocated base zoning height requirements – Building 1 at 250’; Building 2 at 53’; Building 3 at 120’.

Parking and Loading (33.510.265.E.2). There is no minimum ratio for residential parking within the Goose Hollow Subdistrict. Approximately 500 parking spaces will be provided below grade utilizing the existing 1621 SW Taylor building basement to provide a portion of the underground parking. An existing tunnel under SW 17th Ave connects the below grade levels of both parcels which will be maintained as a pedestrian connection between the two blocks. Loading spaces required for full block – 2 Standard A spaces, proposed – 2 Standard A spaces.

Bicycle Parking (33.266.220). Long-term bicycle spaces required – 531 spaces, proposed – 701 spaces. Short-term bicycle spaces required – 26 spaces, proposed – 34 spaces.

Central City Parking Review (33.510.265.F.6). A concurrent Central City Parking Review (CCPR) is required to allow motor vehicle access within 75' of a Light Rail Alignment. At the time of the publication of this Staff Report, the scope of work had been approved by PBOT and the analysis was underway. In the event that CCPR recommendations impact the design of this subject proposal, the following Conditions of Approval are required:

- *The Central City Parking Review shall be approved prior to the issuance of any building permits.*
- *Should the Central City Parking Review require changes to the design of the proposal, a follow-up Type II LUR shall be required.*

REVIEW BODY DECISION

It is the decision of the Design Commission to approve Design Review for a 3-building development on two parcels under common ownership on one and a half blocks in the Central City – Goose Hollow Plan District identified as follows

- **Full Block** – 1621 SW Taylor St, bound by SW Taylor St (south), SW Yamhill St (north), SW 16th Ave (east) and SW 17th Ave (west). Two buildings: the **Residential Tower Building** – approximately 344,000 gross square feet, 250' in height, including 337 residential units of varying sizes, three (3) additional work/live units reside along the Mid-block Connector; and, the **Plaza Building** – approximately 41,500 gross square feet, 55' in height, including approximately 9,000 net square feet of retail space and two levels of office space above (totaling approximately 22,000 gross square feet.)
- **Half Block** – 817 SW 17th Ave, bound by SW Yamhill St (north), SW 17th Ave (east) and SW 18th Ave (west). The **Office Building** – approximately 152,349 gross square feet, 8-story, 136' in height, mixed-use office building.

Approval of the following Modification requests:

1. **Ground Floor Windows in the CX Zone (33.130.230).** Required – 50% of ground floor wall length must contain windows with views into working areas. Proposed – the east elevation of the half block building proposes windows on approximately 43'-9" (approximately 44%) of the ground floor length.
2. **Ground Floor Active Use (33.510.225).** Required – 50% of the ground floor wall length must contain active uses. Proposed – the east elevation of the half block building proposes active use for 39'-6" (approximately 40%) of the ground floor wall.
3. **Bike Parking Stall Width (33.266.220.C3).** Required – a space 24" x 6' must be provided for each required bicycle parking space. Proposed – 18" spacing for hung racks with a 6" vertical stagger.

Approval of the following Adjustment requests:

1. **Quantity of Loading Spaces (33.266.310.C.).** Two on-site loading spaces meeting Standard A are required for the project. The project proposes one Standard A loading space on site – adjacent to the drive aisle opposite the at-grade mechanical parking.

Approvals per Exhibits C.1-C-173, signed, stamped, and dated May 12, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 16-273094 DZM AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. The Central City Parking Review shall be approved prior to the issuance of any building permits.
- E. Should the Central City Parking Review require changes to the design of the proposal, a follow-up Type II LUR shall be required.

APPEAL

The Design Commission's decision of an approval with conditions has been appealed by the Goose Hollow Foothills League. According to the appellants' statement, the appeal of the Design Commission decision is based on arguments that:

The proposal fails to support Goose Hollow Design Goal #4 as embodied in Guidelines A5-1, B-1, B-6 and C4. The Final design approval also ignores Guidelines A-2 and C-2".

Review of the case file: The Design Commission decision and all evidence on this case are now available for review at the Bureau of Development Services, 1900 SW 4th Avenue, Suite 5000, Portland, OR 97201. Copies of the information in the file can be obtained for a fee equal to the City's cost for providing those copies. I can provide some of the information over the phone.

We are seeking your comments on this proposal. The hearing will be held before the City Council. To comment, you may write a letter in advance, or testify at the hearing. In your comments, you should address the approval criteria, as stated above. Please refer to the file number when seeking information or submitting testimony. Written comments **must be received by the end of the hearing** and should include the case file number and the name and address of the submitter. It must be given to the Council Clerk, in person, or mailed to 1221 SW Fourth Avenue, Room 140, Portland, OR 97204. A description of the City Council Hearing process is attached.

If you choose to provide testimony by electronic mail, please direct it to the Council Clerk at karla.Moore-Love@portlandoregon.gov. Due to legal and practical reasons, City Council members cannot accept electronic mail on cases under consideration by the Council. Any electronic mail on this matter must be received no less than one hour prior to the time and date of the scheduled public hearing. The Council Clerk will ensure that all City Council members receive copies of your communication.

City Council's decision is final. Any further appeal must be filed with the Oregon Land Use Board of Appeals (LUBA). Failure to raise an issue in a hearing, in person or by letter, by the close of the record or at the final hearing on the case or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the City Council, they may not be able to respond to the issue you are trying to raise. For more information, call the Auditor's Office at (503) 823-4086.

If you have a disability and need accommodations, please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.