



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

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## MEMORANDUM

**Date:** October 14, 2016  
**To:** Portland Design Commission  
**From:** Tim Heron, Design & Historic Resource Review  
503-823-7726, [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** EA 16-186585 DA – The Press Blocks; DAR #2

Attached is a REVISED drawing set for the Design Advice Request of a proposed development of The Press Blocks. The applicant has requested to return to more fully discuss two remaining issues:

Areas for discussion on October 20, 2016:

- 1. Building height & massing**
  - a. 250' residential tower at full block
- 2. Tower Orientation**
  - a. Analysis of North-South vs. East-West
  - b. Conclusion of North-South direction

The Press Blocks project includes the demolition of the two existing Oregonian Publishing buildings, and the corresponding redevelopment of the two parcels. Both of the parcels in this multi-block development will be owned by a single development entity. Both parcels have a base height of 250', with 75' additional bonus height up to 325'. Adjustments to reduce loading and allow parking access within 75' of the light rail alignment are requested. Modifications are also requested to rooftop mechanical equipment coverage, bicycle and automobile parking dimensions.

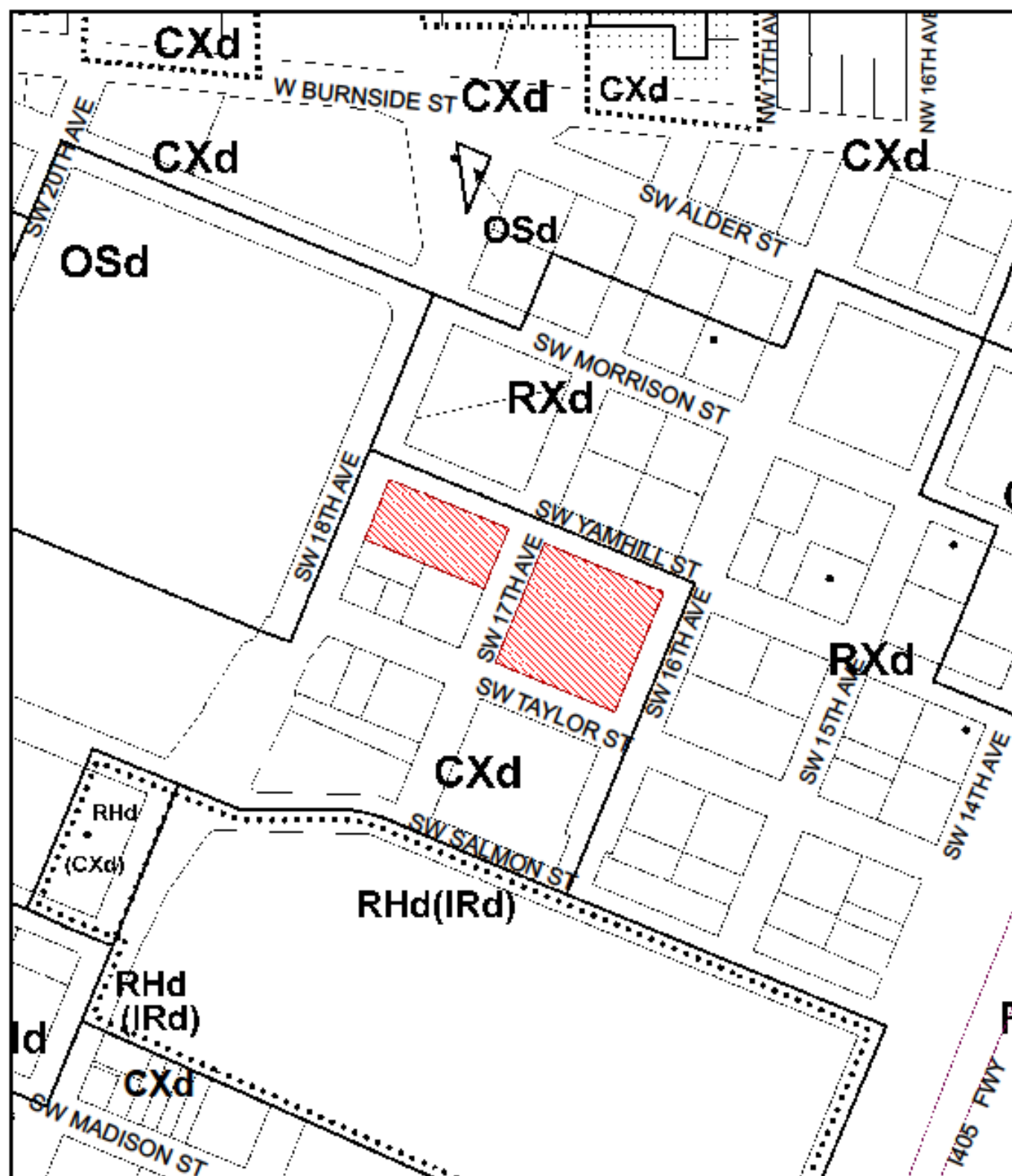
### DEVELOPMENT TEAM BIO

**Architect** Michelle Schulz, GBD Architects, Portland & Bert Gregory, Mithun, Seattle  
**Owner** Krista Bailey, Urban Renaissance Group & Michael Nanney, Security Properties  
**Valuation** unknown

The Zoning is Central Employment (CX) base zone with Design (d) overlay zone, in the Central City Plan District and the Goose Hollow sub District. 6:1 FAR is allowed, with a potential 3:1 Bonus FAR available; the allowed height is 250', plus an additional 75' in bonus height. The approval criteria of Title 33, Portland Zoning Code are the *Central City Fundamental Design Guidelines* and the *Goose Hollow District Design Guidelines*.

Please contact me with any questions or concerns.

Encl: Zone Map  
October 10, 2016 11x17 drawings  
September 30, 2016 DAR #1 Summary Memorandum  
Current and Proposed CC 2035 Height Map for Goose Hollow Sub district of the CCPD



## ZONING

- Site
- Historic Landmark



This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
GOOSE HOLLOW SUBDISTRICT

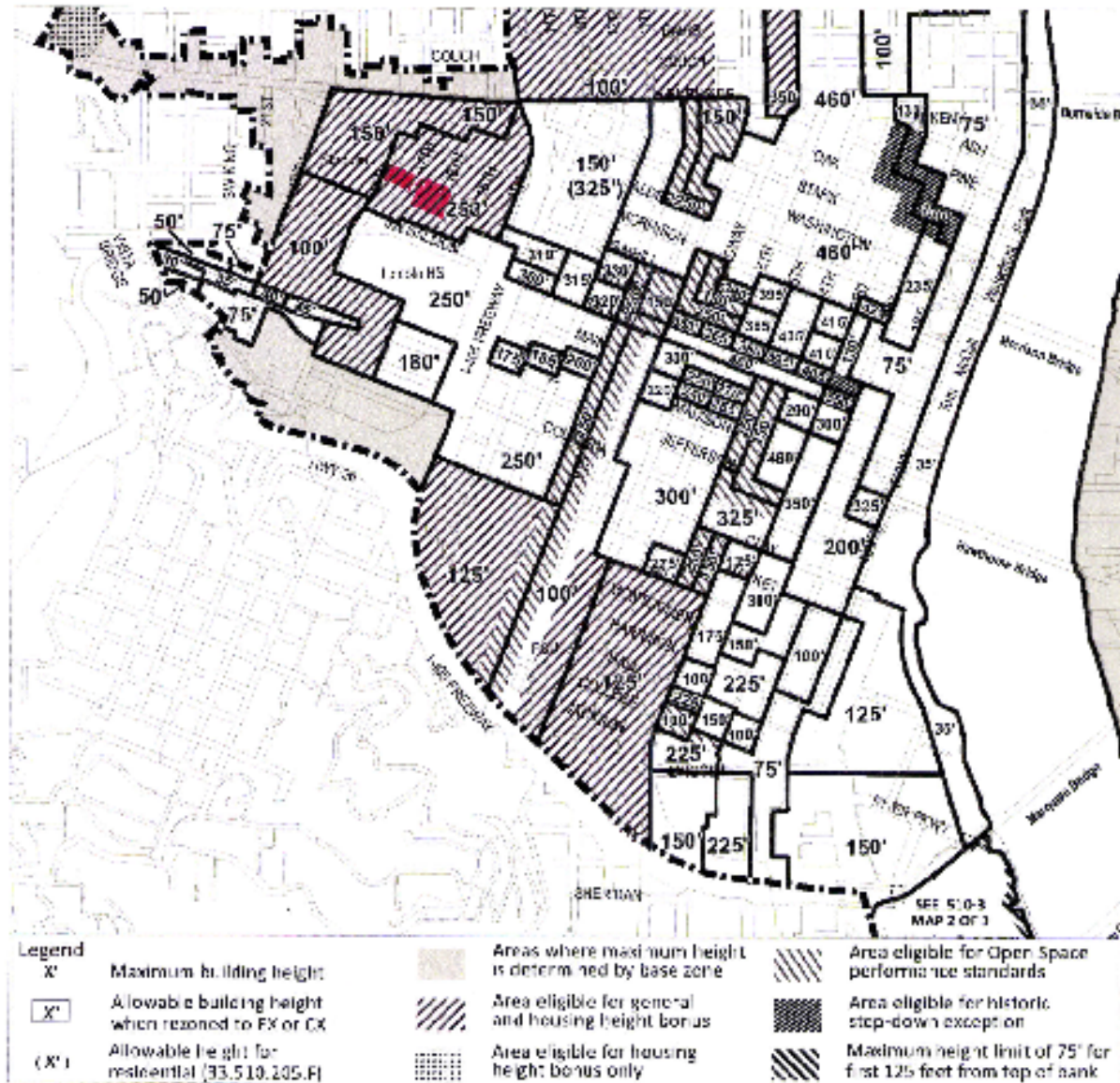
File No.	EA 16-186585 DA
1/4 Section	3028
Scale	1 inch = 200 feet
State Id	1N1E33DC 3000
Exhibit	B (Jun 14, 2016)

# CURRENT Maximum Heights

## Map 510-3

Map 3 of 3

Map Revised July 8, 2016





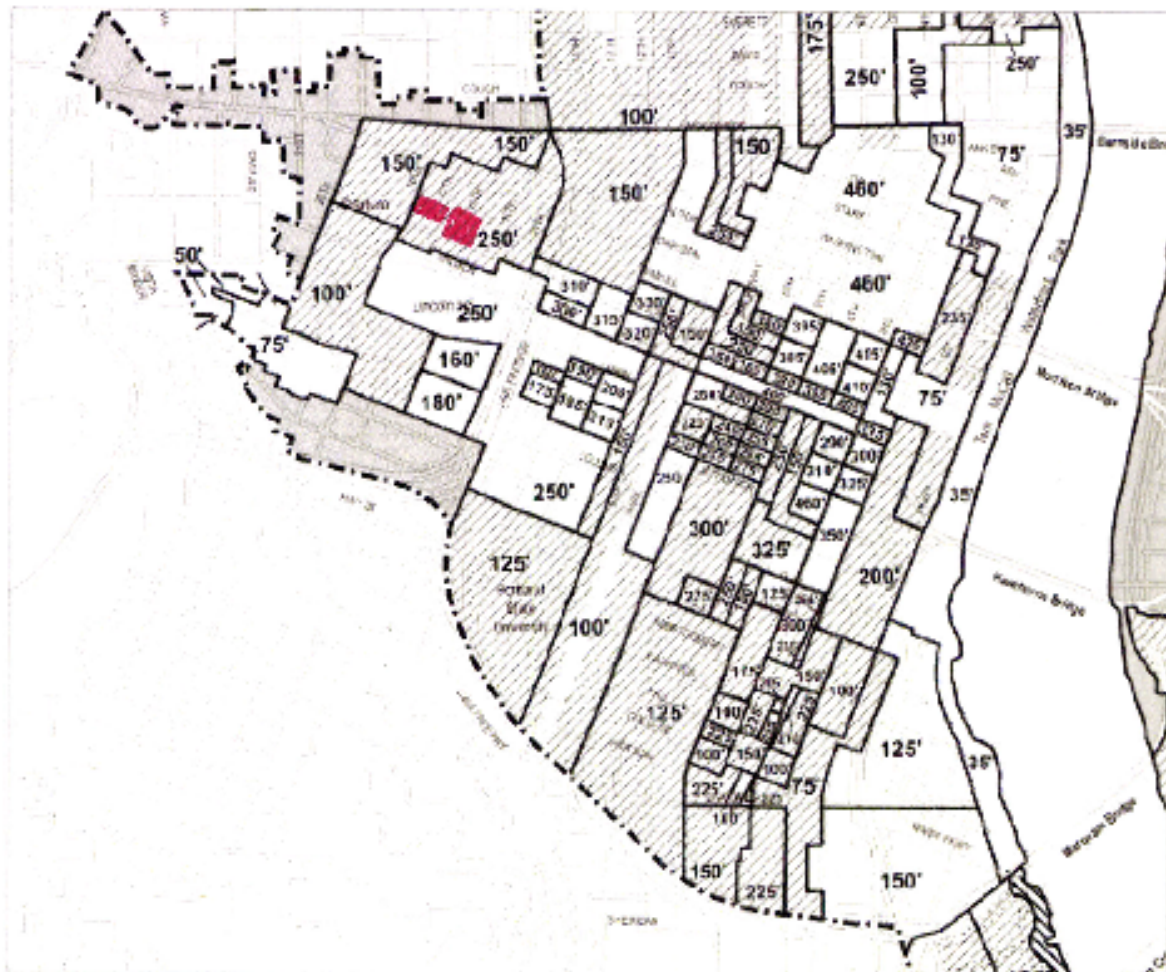
# CC 2035 PROPOSED

## Draft Maximum Heights

## Map 510-3

Map 3 of 3

Map Revised XXXX XX, 201X



### Legend



Central City Plan District boundary



Maximum building height



Areas where maximum height is determined by base zone



Area eligible for height increase



Maximum height limit of 75 feet for first 125 feet from top of bank

Proposed right-of-way

Proposed accessways



Scale in Feet

Bureau of Planning and Sustainability  
Portland, Oregon

2/8/2016

Discussion Draft Central City 2035 Plan  
Chapter 33.510, Central City Plan District

CC2035 DISCUSSION DRAFT | 351