



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Early Assistance Application

File Number: 16-186585 PA
Appt Date/Time:

FOR INTAKE, STAFF USE ONLY

Date Rec 6/10/16 by AP

LU Reviews Expected DT

☐ Required ☒ Optional

[Y] ☒ Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

A PJ 16-142463

C PC 16-128329

Qtr Sec Map(s) 3028 Zoning Cxd

Plan District CC - Goose Hollow

Historic and/or Design District CC - Goose Hollow

Neighborhood Goose Hollow

District Coalition NHWW

Business Assoc Goose Hollow & Stadium District

Neighborhood within 400/1000 ft Northwest District, Portland Downtown

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address 817 SW 17th Ave & 1621 SW Taylor St. Cross Street SW Yamhill & SW 16th Site Size/Area 20,000 SF & 40,000 SF

Tax account number(s) R 246802 R 246773 R _____

Adjacent property in same ownership R 246773 R 246802 R _____

Project Description - include proposed stormwater disposal methods. Attach additional sheets if needed.

See attached sheet for project description information

Demolition of two Oregonian Publishing Bldgs. New construction on both lots

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ value yet to be determined

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	Meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Design Advice Request² presentation at Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: <http://www.portlandoregon.gov/bds/34184>.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information

PRIMARY CONTACT, check all that apply ☒ Applicant ☐ Owner ☐ Other _____

Name Michelle Schulz Company GBD Architects

Mailing Address 1120 NW Couch Street, Suite 300

City Portland State Oregon Zip Code 97209

Day Phone (503) 224-9656 FAX _____ email michelles@gbdarchitects.com

Check all that apply ☐ Applicant ☐ Owner ☒ Other developer

Name Krista Bailey Company Urban Renaissance Group

Mailing Address 720 SW Washington Street, Suite 630

City Portland State Oregon Zip Code 97205

Day Phone (503) 241-3345 FAX _____ email kristab@urbanrengroup.com

Check all that apply ☐ Applicant ☐ Owner ☒ Other developer

Name John Marasco Company Security Properties

Mailing Address 701 Fifth Ave., Suite 5700

City Seattle State Washtington Zip Code 98104

Day Phone (206) 628-8016 FAX _____ email johnm@securityproperties.com

Submit the following:

- ☒ Fee
- ☒ Written project description
- ☒ Site plans drawn to a measurable scale (1 copy)
- ☒ Site plan drawn on 8.5x11 paper (1 copy)
- ☒ Building elevations drawn to a measurable scale (if appropriate) (1 copy)

NOTE:

1. Please note that for some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
2. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
3. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

Questions to be discussed:

See attached sheet for list of questions to be discussed

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐

Oregonian Publishing Blocks

Early Assistance Application – Design Advice Request Submittal

Overall Development Narrative:

The Oregonian Publishing Blocks are located at the heart of the Goose Hollow neighborhood, at a dynamic nexus of residential, commercial and entertainment that creates an ideal location for Portlanders to live, work and play. Positioned directly adjacent to the area's light rail line further enhances the link of Goose Hollow to downtown and the surrounding areas. Our team is excited to bring this synergistic two block development to the area as a catalyst for continued redevelopment of the neighborhood.

The Oregonian Publishing Blocks project includes the demolition of the two existing Oregonian Publishing buildings, and the corresponding redevelopment of the two parcels. The site location is identified in our DAR submittal booklet; the two parcel addresses are;

1. Half Block = 817 SW 17th Avenue
2. Full Block = 1621 SW Taylor Street

The overall project development is still in an early stage of development, and the development team is still considering alternative design options for the overall development. We are continuing to review building massing, building height, and ground floor usage. All of the development options under consideration are allowed within the Zoning criteria applicable to these site.

Both of the parcels in this multi-block development will be owned by a single development entity. As such, the development concepts being used will utilize shared development synergies between the two adjacent parcels. The shared development strategies that will be recognized will include;

- Overall combined FAR distribution, including bonus FAR for residential development;
 - Allowable FAR @ half block = 20,000 SF @ 9:1 FAR (6:1 + 3:1) = 180,000 SF
 - Allowable FAR @ full block = 40,000 SF @ 9:1 FAR (6:1 + 3:1) = 360,000 SF
 - **TOTAL Development FAR = 540,000 SF**
- Combined allocation of Required Residential development;
 - Residential Bonus @ half block = 1 unit/2,900 SF = 20,000/2,900 SF = 7 residential units
 - Residential Bonus @ full block = 1 unit/2,900 SF = 40,000/2,900 SF = 14 residential units
 - **TOTAL Required Residential for development = 21 residential units**

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Both parcels have a base height of 250', with 75' additional bonus height up to 325'. All proposed development options stay within the allocated zoning height requirements.

Parking for the development will be accommodated within the building envelope, quantities and configuration of the parking is still under development. The development will utilize the existing 1621 SW Taylor building below grade basement space to provide a portion of the underground parking.

The existing full block basement currently includes two areas that are built out beyond the property lines, under the sidewalks along SW Yamhill and SW Taylor, which will be maintained as usable area in the new building basement.

An existing tunnel under SW 17th Ave connects the below grade levels of both parcels. The future development will maintain the existing tunnel as a shared pedestrian connection between the two blocks.

Final stormwater disposal methods are still under consideration but treatment and detention on site with eco-roofs, bio-planters, and/or on-site water features will be used. Storm water disposal methods will be developed in accordance with the current BES Storm Water Management Manual for both water quality and quantity. Possible stormwater re-use for toilet flushing and irrigation are also being investigated and considered.

Half and Full Block Development Narrative

The intent of the development is to create a synergistic combination of uses to contribute to the Goose Hollow neighborhood, including careful attention to the synergy of active uses and design of the ground level of both parcels. Parking will be shared between the blocks. The parcels will be designed by two different architects, to ensure design diversity within the fabric of the neighborhood.

Half Block Development Narrative:

The half block development at 817 SW 17th Avenue will be an 8-story mixed-use office building. The ground floor will consist of a combination of retail/commercial lease space and general access/support services for the office building. The upper office will include 7 floors of spec office that will allow for future single occupant tenants, or multi-tenant configurations. The overall building height will be around 115'-0".

SW Yamhill Street, at the North face of this parcel, is designated as a MAX Light Rail station location, with non-vehicular pedestrian sidewalks. The design/development team will work closely with Metro to develop any public right of way development/improvements in this area.

Parking Narrative:

The half block parcel will include below grade parking that will be accessed from SW 17th Ave. The underground parking will provide parking for both cars and bike stalls. The design will allow for continued use/access of the existing tunnel under SW 17th Avenue. The tunnel will be maintained as a pedestrian only connection between the two parcels to allow for shared parking efficiencies between the two blocks.

The full block parcel's auto and bicycle parking configuration is still being determined. The podium scheme may include vehicle parking above and below grade, while the two alternate schemes provide all vehicle parking below grade. Parking and service access will be from SW 16th and/or SW 17th Ave.

Full Block Narrative Statement:

The full block development at 1621 SW Taylor Street, the former Oregonian Publishing printing plant, is proposed to be redeveloped into a mixed use building including residential apartments. The ground floor will consist of active uses in a yet to be determined combination of retail/commercial lease space, live/work space, residential townhouses, and general access/support services.

Building massing, approach to the development's configuration, and site planning options are still being studied. Studies include a podium option and two options without a podium. Option 1 includes two full block podium stories with ground floor active uses, and an elevated exterior courtyard between an approximately 240' highrise and a 65' low rise building. Parking may be included in the podium. Option 2 places parking fully underground, with ground floor active uses and pedestrian spaces at street grade with an approximately 270' highrise and an approximately 50' low rise building. Option 3 places parking

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fully underground, with ground floor active uses and pedestrian spaces at street grade with an approximately 325' highrise and an approximately 50' low rise building.

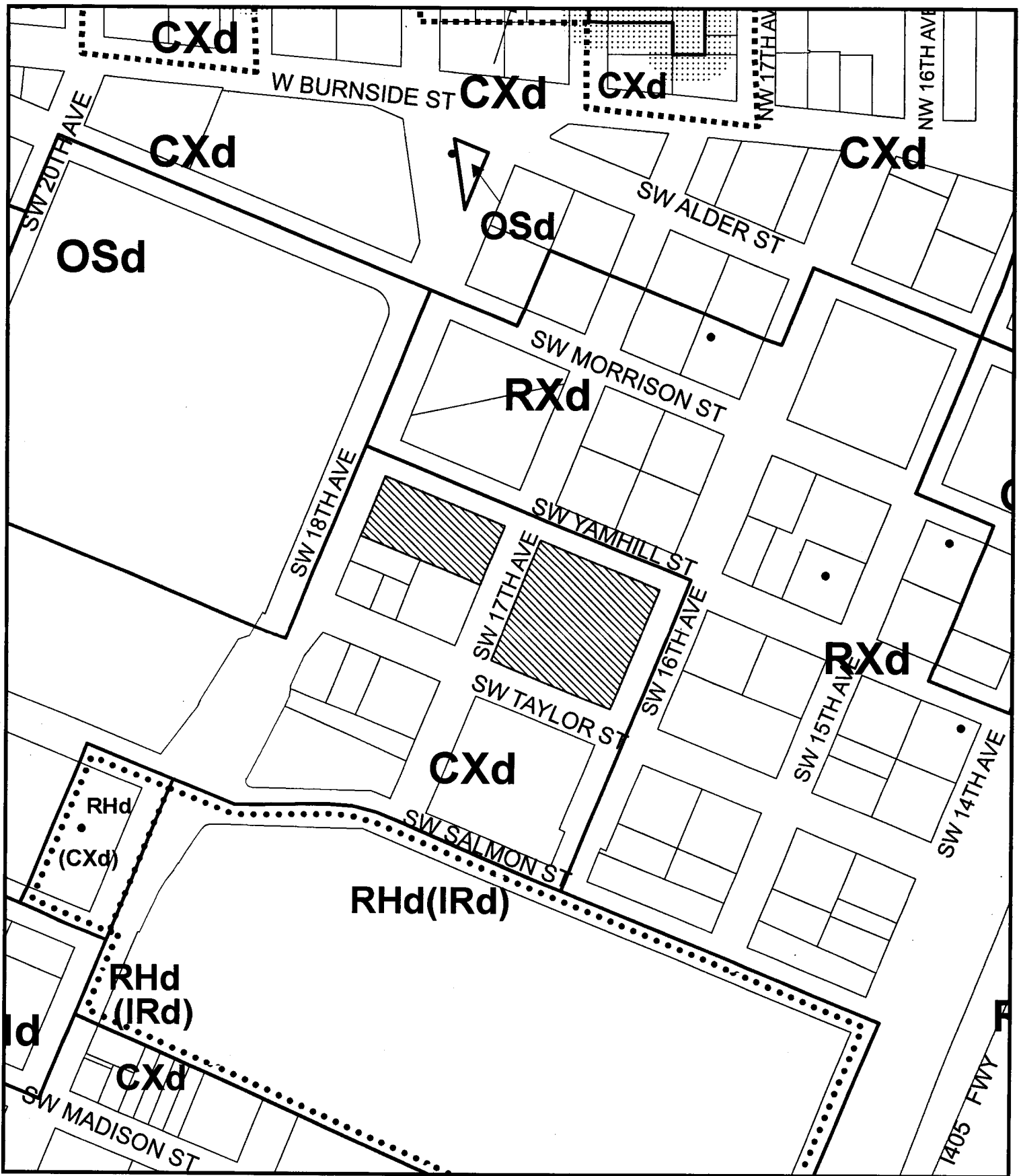
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Design Advice Request
Items for Discussion for the **Oregonian Publishing Blocks**

It is our team's intention to focus this DAR hearing around the urban design, building massing, and site specific features of this project development, so that our future Design Review hearings can focus on the design of our buildings.

1. Multi-Block Development
 - a. Combined overall FAR
 - b. Required Residential
 - c. Residential Bonus
2. Site Design Concepts
 - a. Podium vs No Podium
 - b. Potential internal pedestrian mews at ground floor, and open space.
 - c. Townhouse, Live/work units
 - d. SW 17th & SW Yamhill
3. Parking allocation
 - a. Combined parking allocation between both blocks
 - b. Tunnel – pedestrian connection
 - c. Parking and service access
4. Building height/massing/scale
 - a. Residential bonus height
 - b. Full block height options – approximately 240', 270' or 325'
 - c. Half block height – approximately 115'
5. Active Use at the ground floor
 - a. Ground Floor units
 - b. Retail

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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)

OREGONIAN PUBLISHING BLOCKS

Design Advice Request Submittal
June 10, 2016

PREPARED FOR:



URBAN RENAISSANCE GROUP



SECURITY PROPERTIES

EA 16-186585 DA

MITHŪN GBD

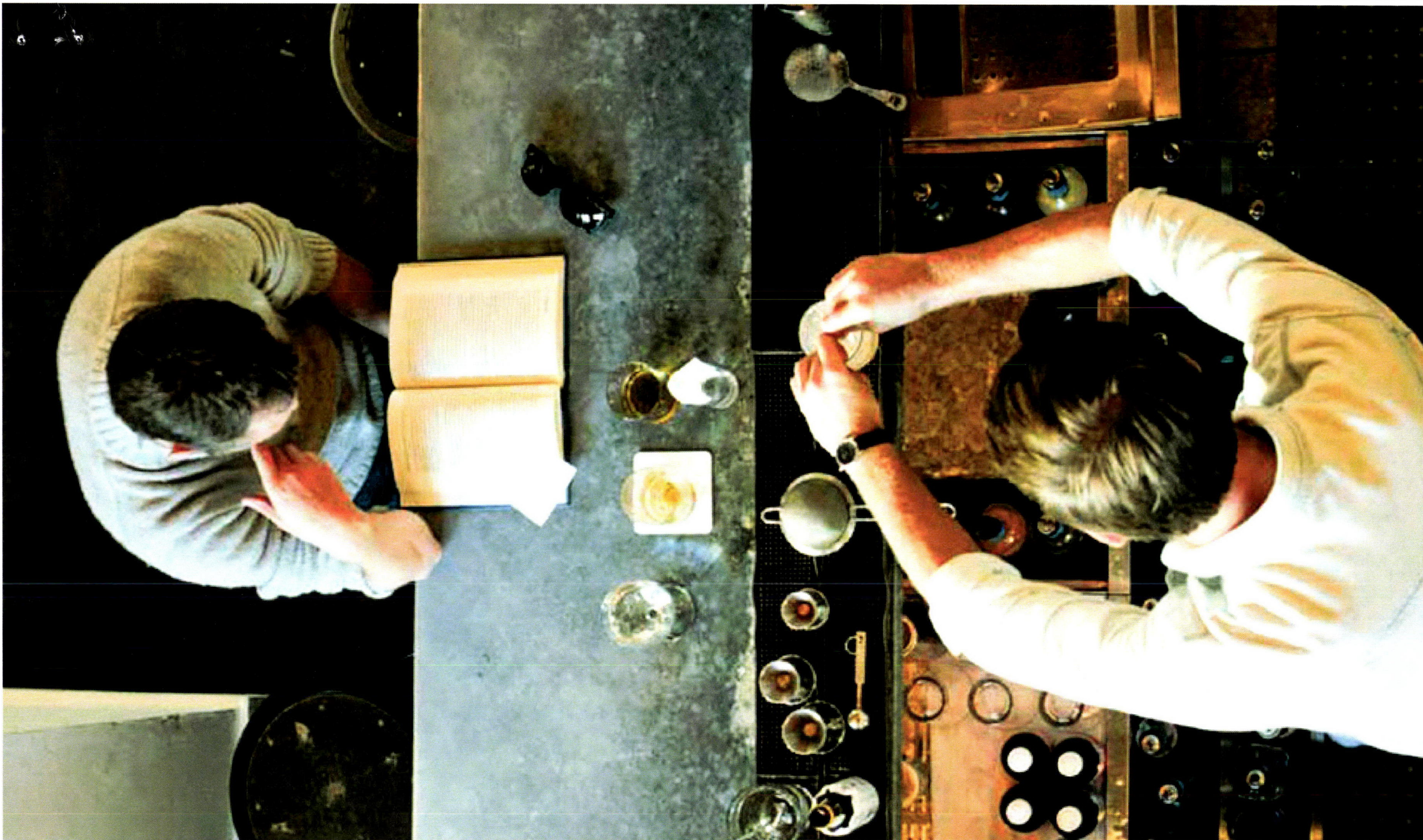


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TEAM MEMBERS

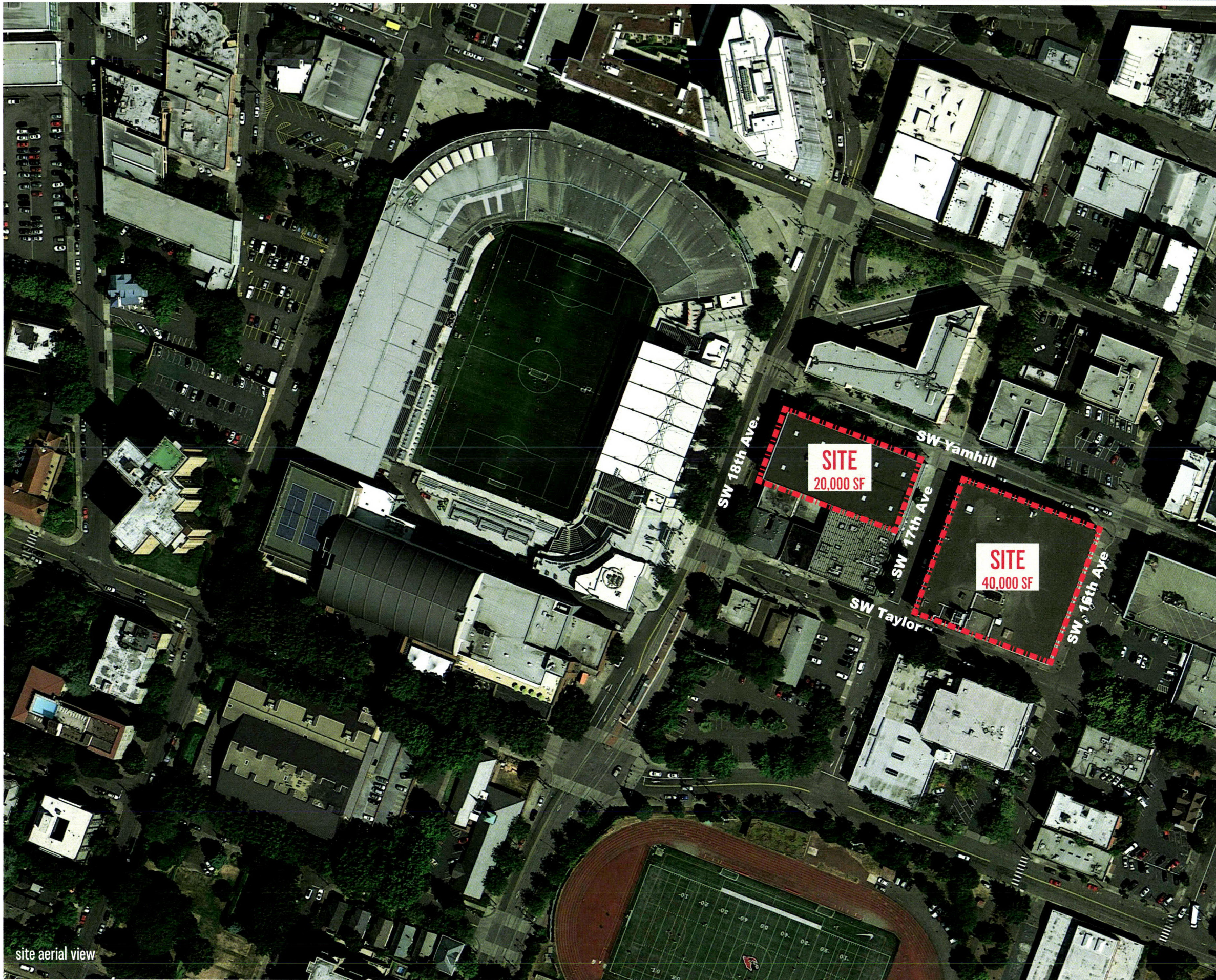
OWNERSHIP GROUP:
URBAN RENAISSANCE GROUP
SECURITY PROPERTIES

ARCHITECT:
MITHUN / FULL BLOCK
GBD ARCHITECTS / HALF BLOCK

LANDSCAPE ARCHITECT:
MITHUN

PORTLAND DISTRICT IMAGERY





site aerial view

FULL DEVELOPMENT ZONING SUMMARY

Site Area: 60,000 sf
 Zoning: CXd (Central Commercial)
 Plan District: Goose Hollow
 Base FAR: 6:1 - 360,000 GSF
 Max FAR: 9:1 - 540,000 GSF
 Base Height: 250' (Map 510-3A)
 Max Height: 325'

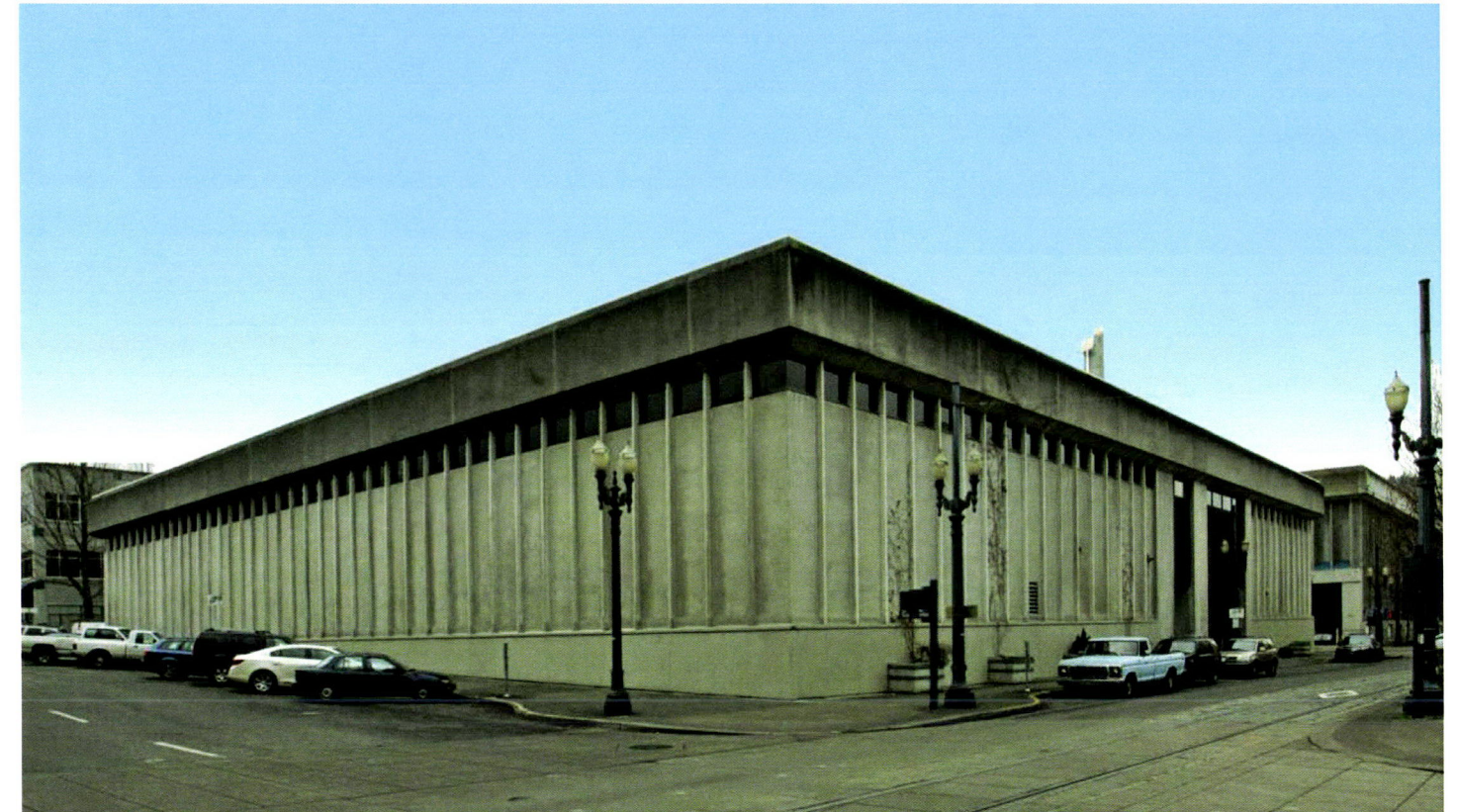
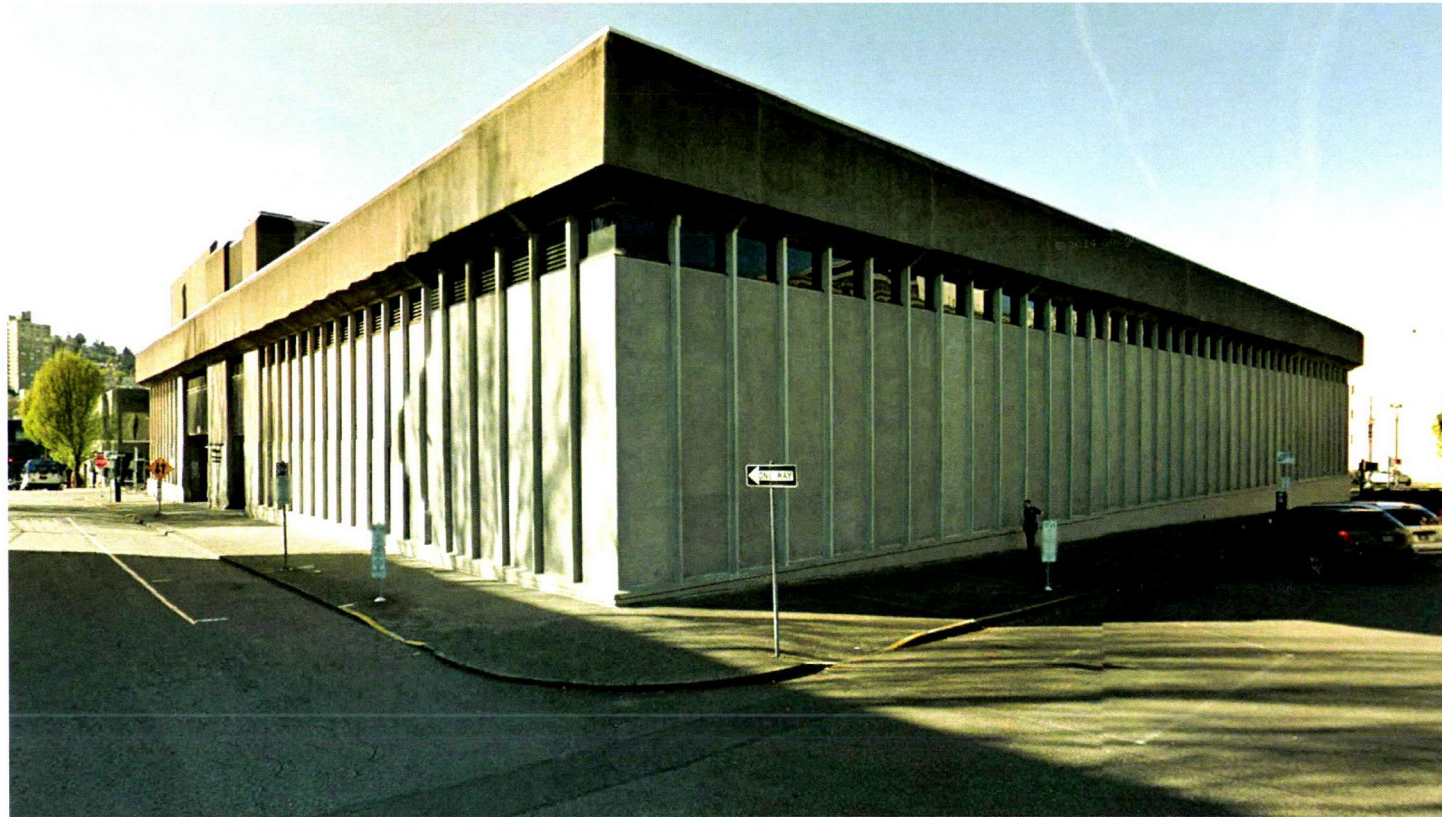
FULL BLOCK ZONING SUMMARY

Address: 1621 SW Taylor Street
 Site Area: 40,000 sf
 Zoning: CXd (Central Commercial)
 Plan District: Goose Hollow
 Base FAR: 6:1 (Map 510-2)
 Max FAR: 9:1
 Base Height: 250' (Map 510-3A)
 Max Height: 325'

HALF BLOCK ZONING SUMMARY

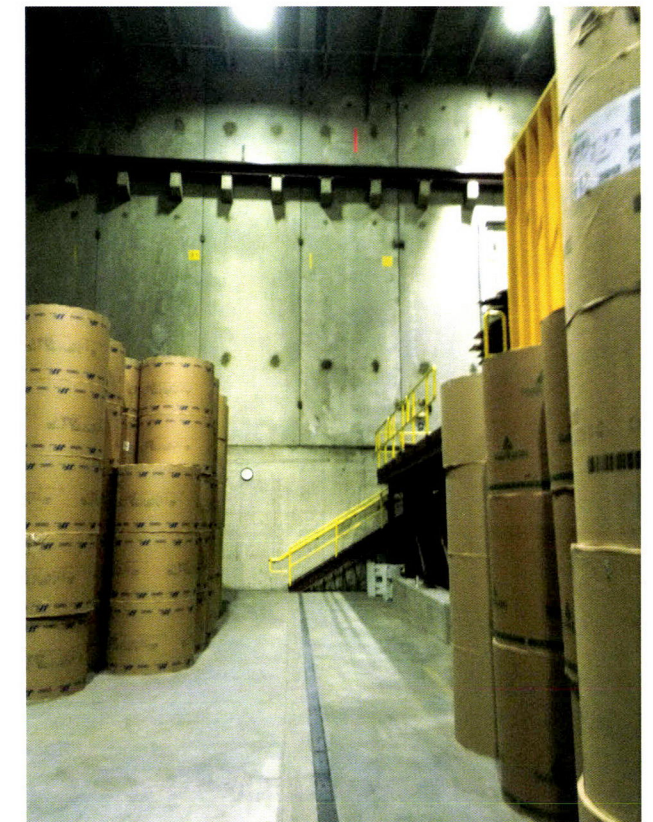
Address: 817 SW 17th Avenue
 Site Area: 20,000 sf
 Zoning: CXd (Central Commercial)
 Plan District: Goose Hollow
 Base FAR: 6:1 (Map 510-2)
 Max FAR: 9:1
 Base Height: 250' (Map 510-3A)
 Max Height: 325'

EXISTING BUILDING IMAGES FULL BLOCK



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EXISTING BUILDING IMAGES HALF BLOCK



EA 16-186585 DA

PROJECT NARRATIVE

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PROJECT NARRATIVE - CONTINUED

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b. Required Residential

c. Residential Bonus
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c. Townhouse, Live/work units

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b. Tunnel – pedestrian connection

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4. Building height/massing/scale
- a. Residential bonus height

b. Full block height options – approximately 240', 270' or 325'

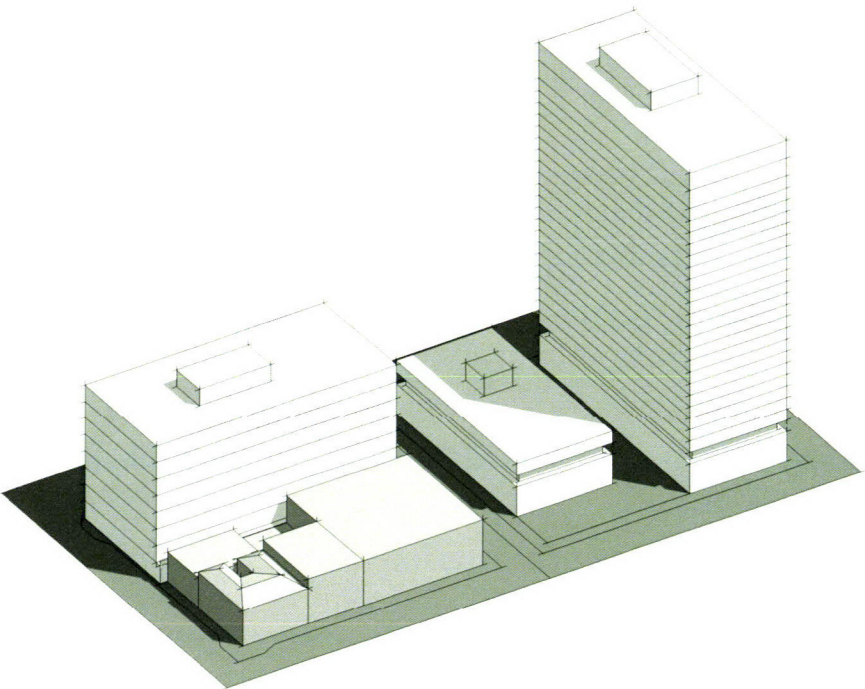
c. Half block height – approximately 115'
5. Active Use at the ground floor
- a. Ground Floor units

b. Retail

OREGONIAN PUBLISHING BLOCKS DEVELOPMENT SUMMARY

HALF BLOCK

- 8 stories + Roof deck
- 115' tall (325' max allowed)
- 153,000 GSF Approx.



FULL BLOCK

- 21-29 stories + Roof deck
- 245-325' tall (325' max allowed)
- 386,000 GSF Approx.

PARKING

- 400-550 total vehicular parking stalls
- 2/1,000 parking ratio for commercial
- Residential parking

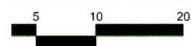
FAR

- Combined FAR 9:1
- 539,000 total Approx.GSF

VICINITY PLAN

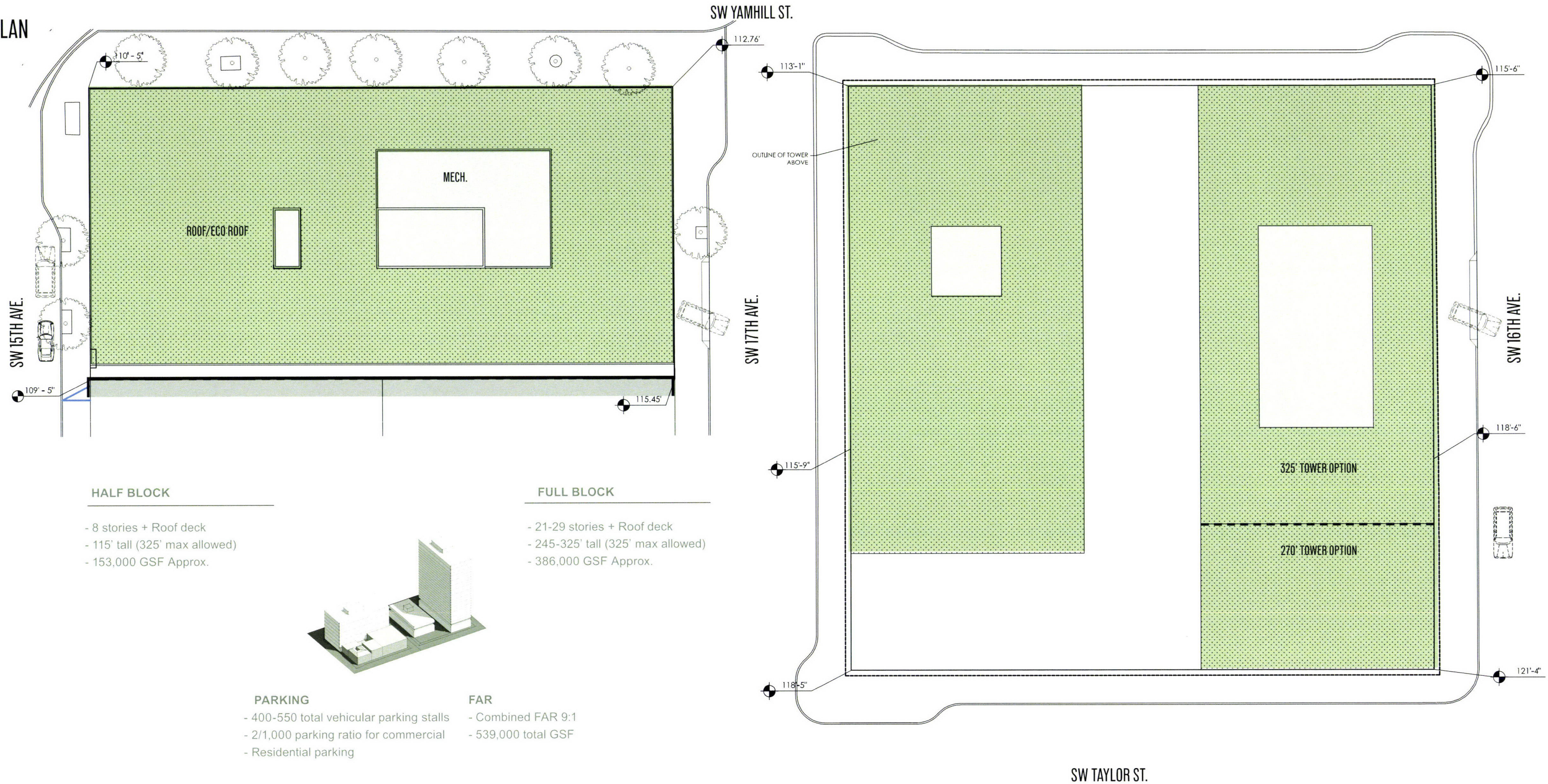


CONTEXT SITE PLAN



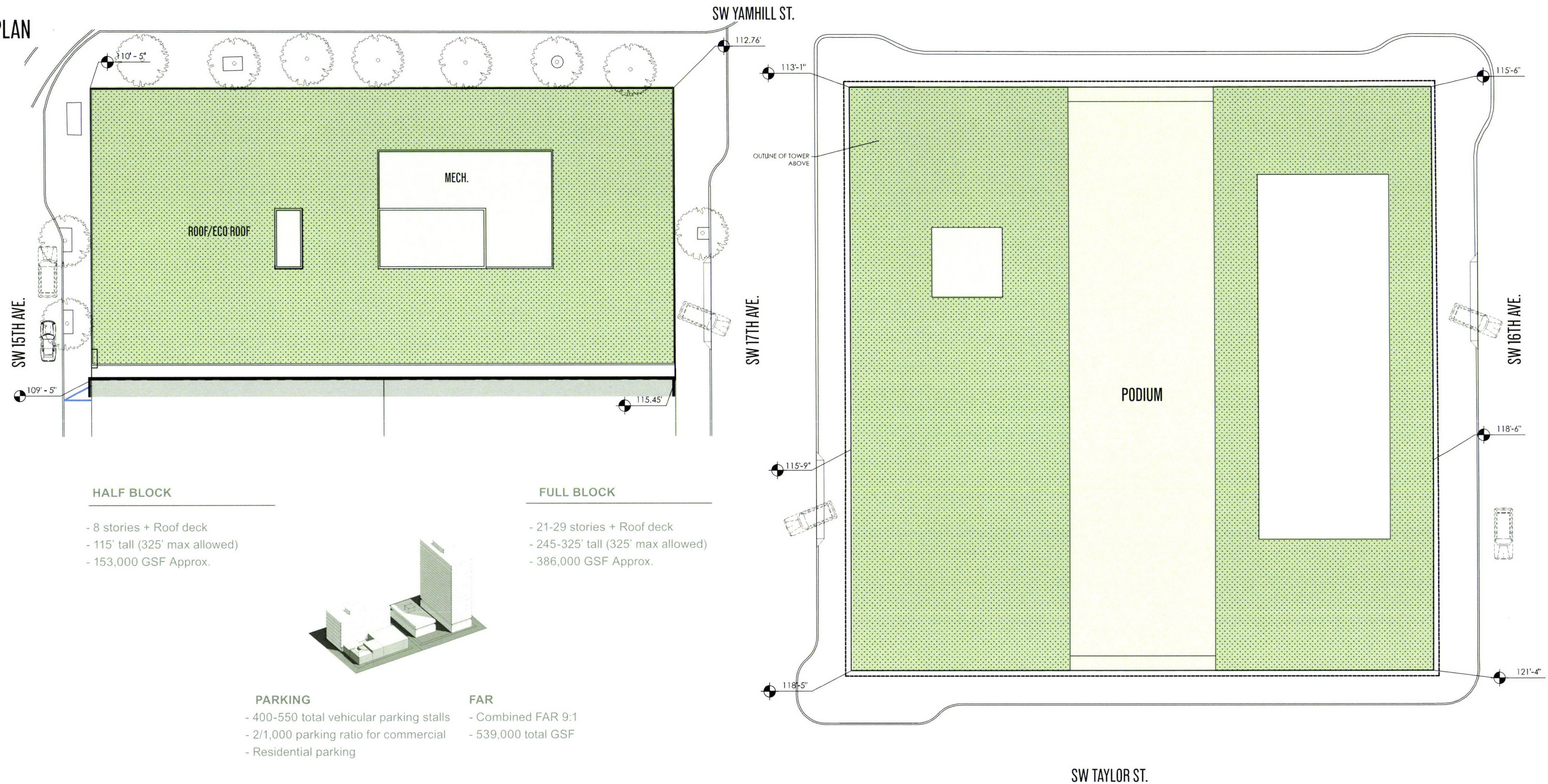
EA 16-186585 DA

PLAN



SITE/ ROOF PLAN - STREET LEVEL PLAZA OPTION

PLAN



SITE/ ROOF PLAN - PODIUM COURTYARD OPTION

5 10 20



EA 16-186585 DA

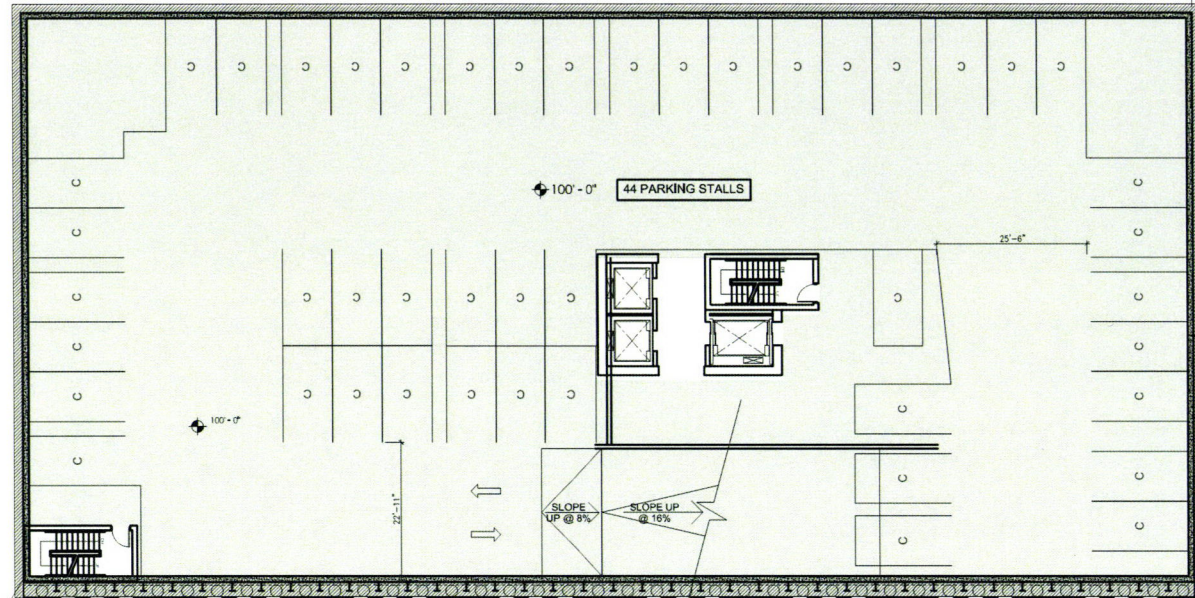
TYPICAL PARKING PLANS

SW YAMHILL ST.

60'-0"
RIGHT OF WAY

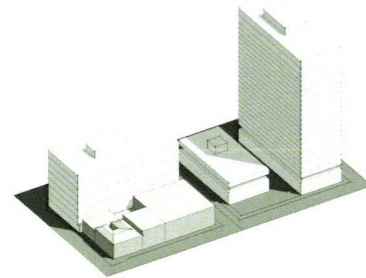
SW 15TH AVE.

PROPERTY LINE



HALF BLOCK

- 8 stories + Roof deck
- 115' tall (325' max allowed)
- 153,000 GSF Approx.



PARKING

- 400-550 total vehicular parking stalls
- 2/1,000 parking ratio for commercial
- Residential parking

FAR

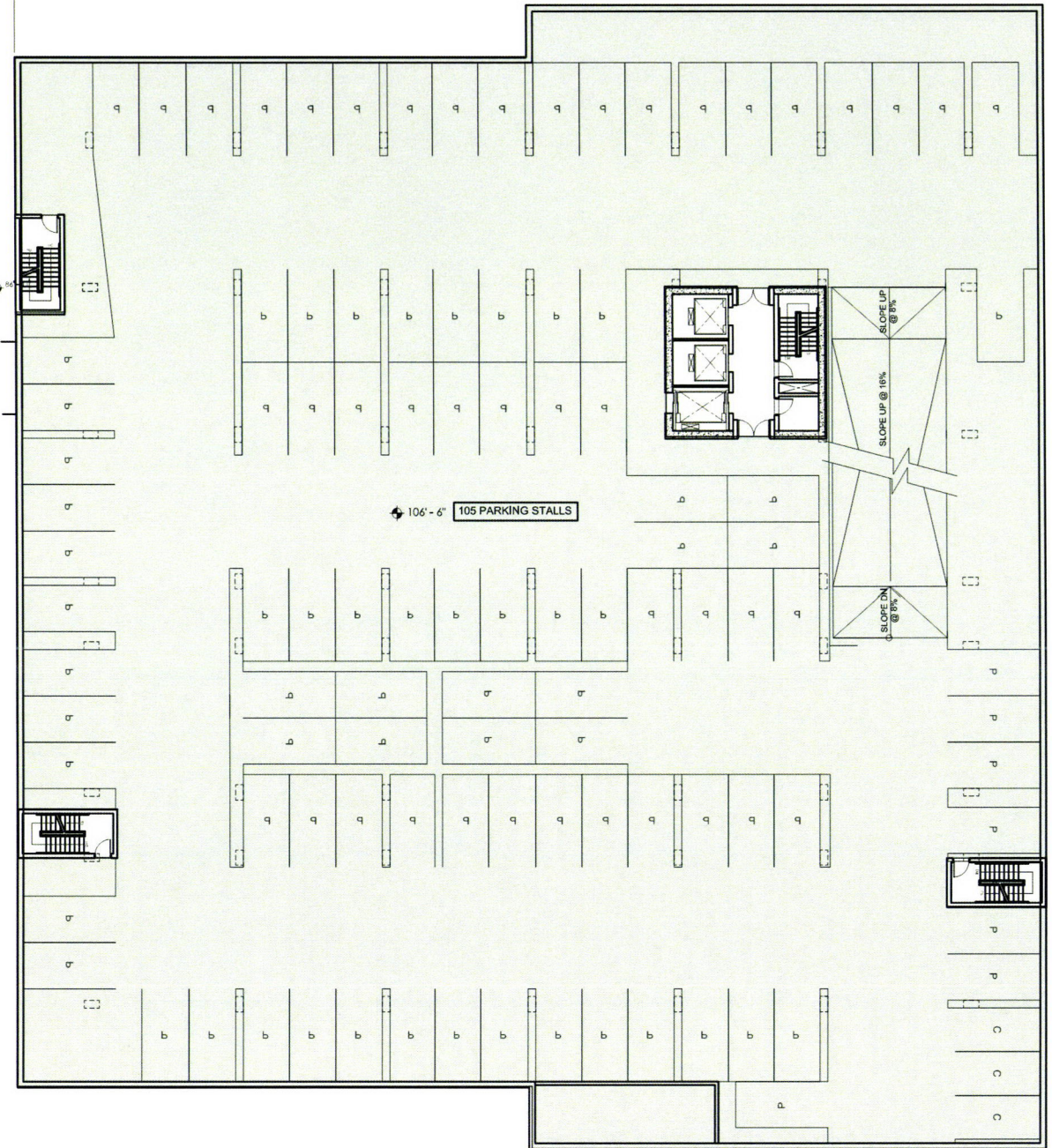
- Combined FAR 9:1
- 539,000 total GSF

FULL BLOCK

- 21-29 stories + Roof deck
- 245-325' tall (325' max allowed)
- 386,000 GSF Approx.

MAINTAIN EXISTING
PEDESTRIAN TUNNEL
CONNECTION BELOW

SW 17TH AVE.



SW 16TH AVE.

SW TAYLOR ST.

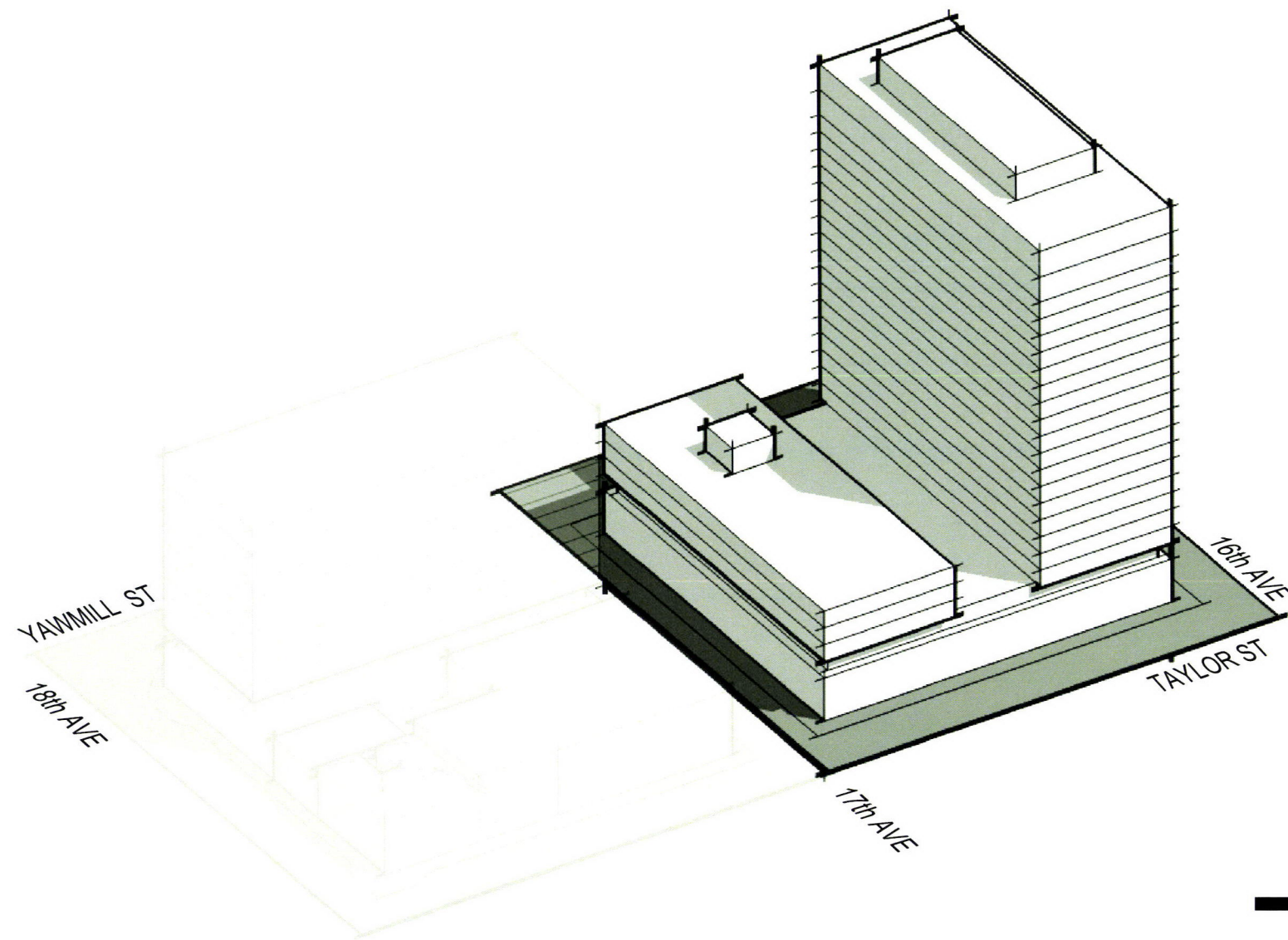
TYPICAL PARKING PLANS



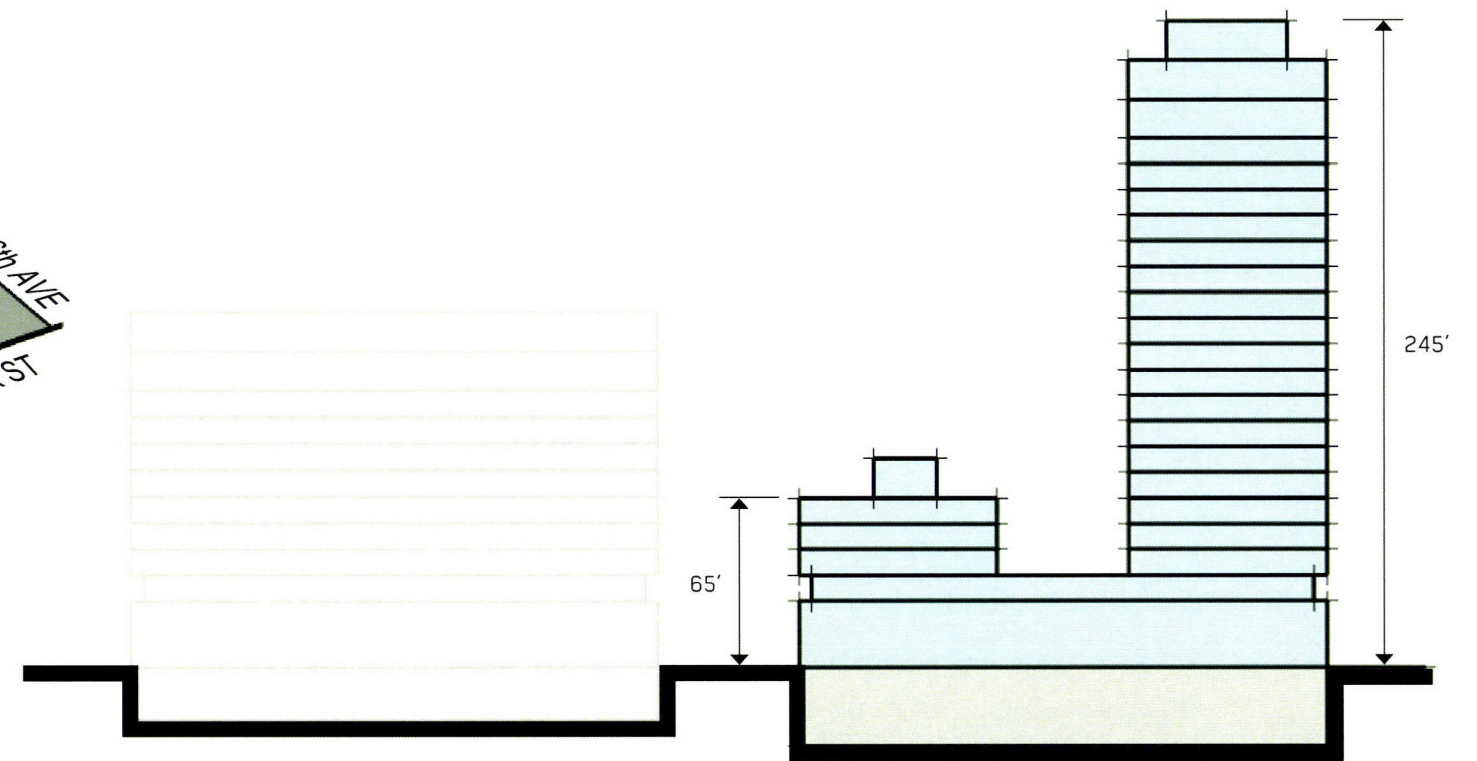
EA 16-186585 DA

FULL BLOCK - 245' WITH PODIUM

GROUND FLOOR **40,000** GSF APPROX.
AVG. RESIDENTIAL FLOOR **15,500** GSF APPROX.
TOTAL GSF **386,000** GSF APPROX.
HEIGHT **245'** APPROX.



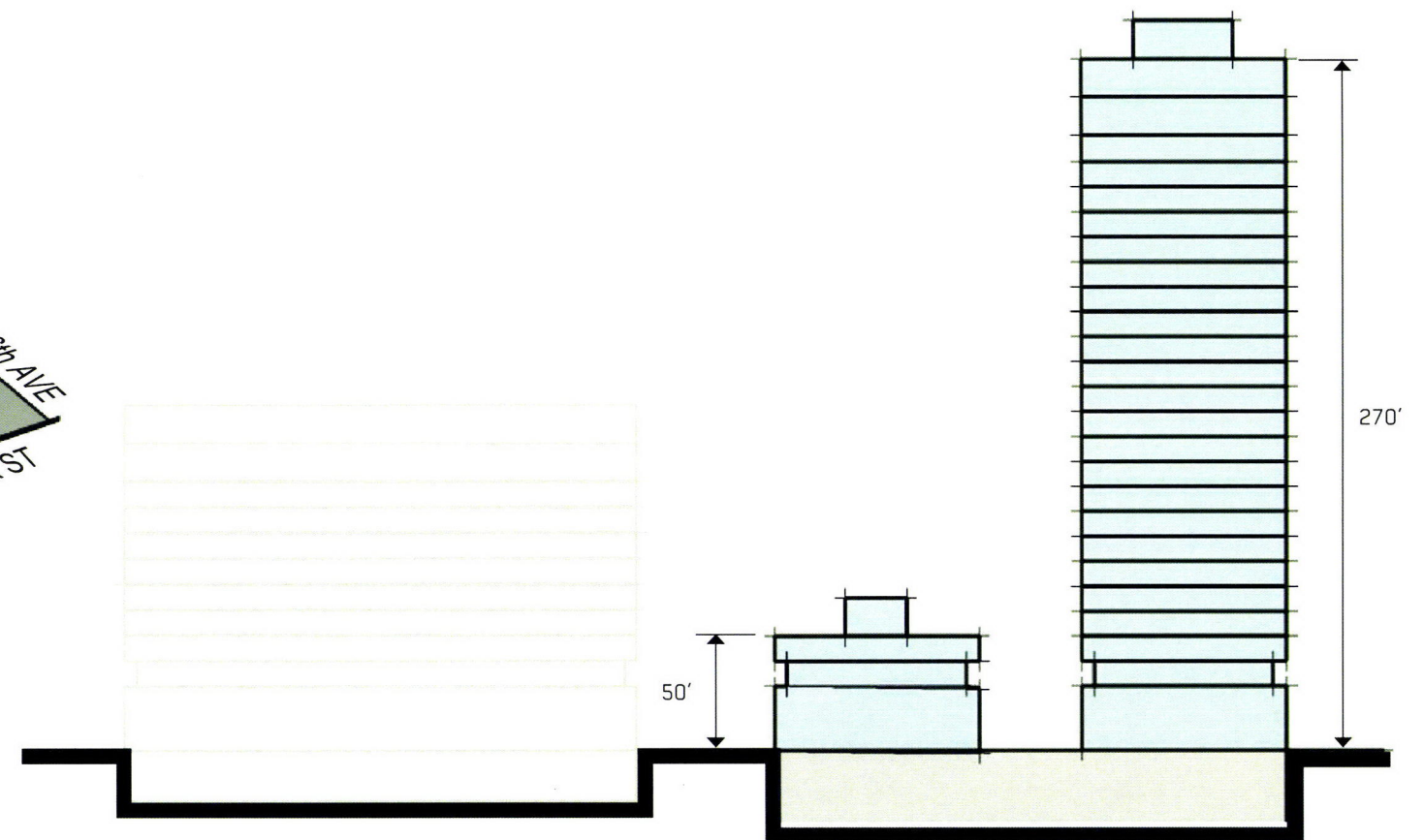
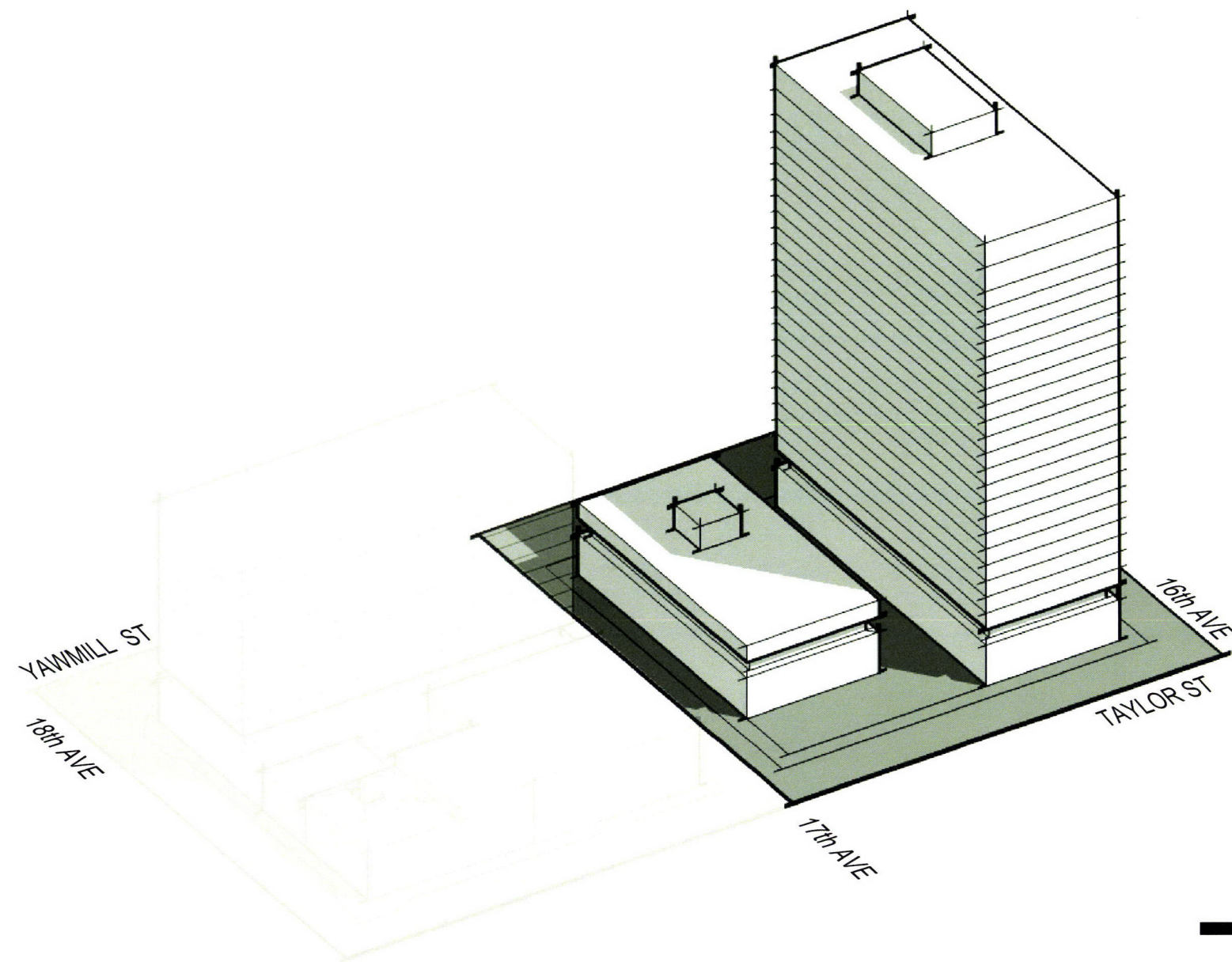
AXON LOOKING NORTHEAST



EA 16-186585 DA

FULL BLOCK - 270'

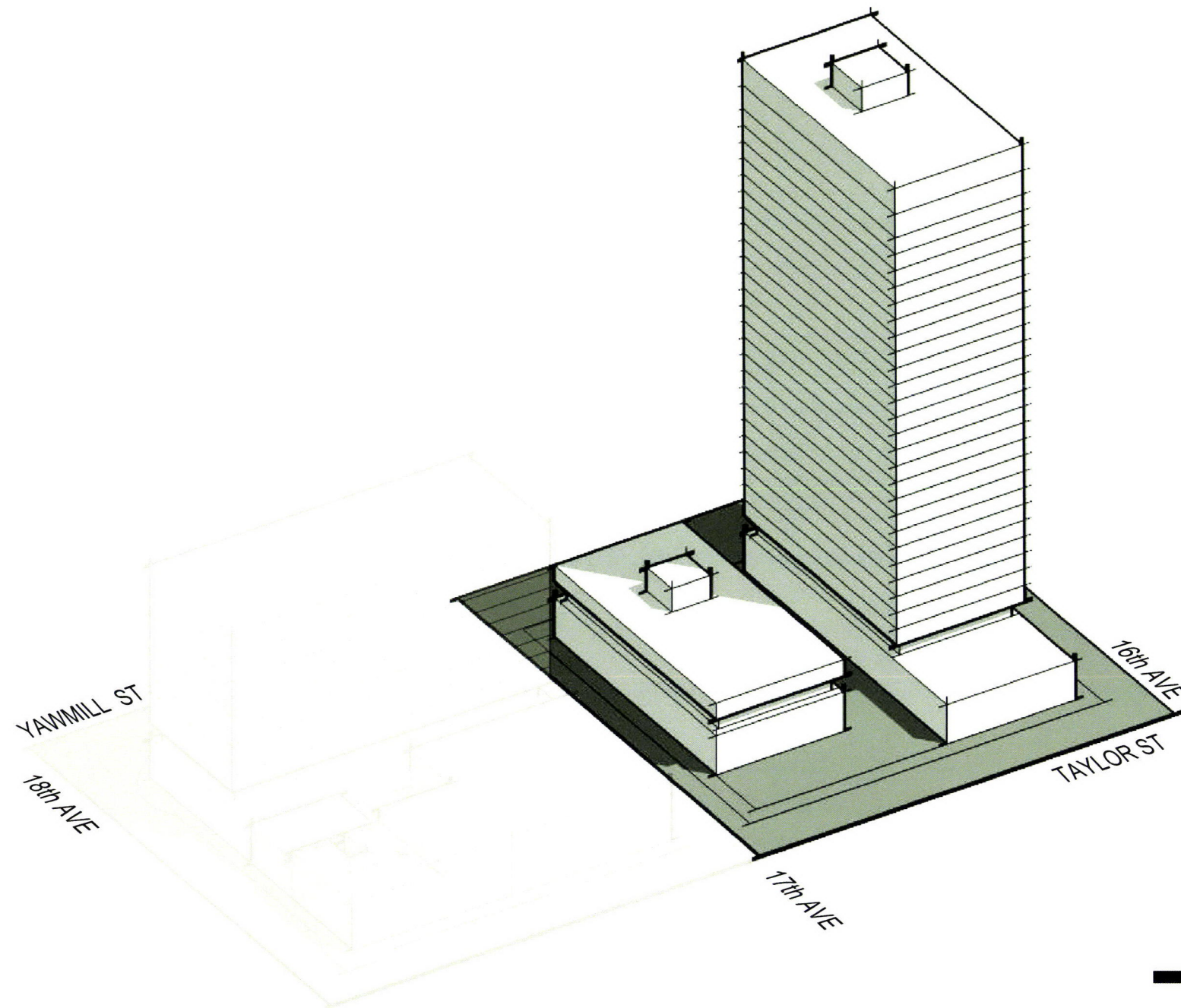
GROUND FLOOR **28,000** GSF APPROX.
 AVG. RESIDENTIAL FLOOR **16,000** GSF APPROX.
 TOTAL GSF **386,000** GSF APPROX.
 HEIGHT **270'** APPROX.



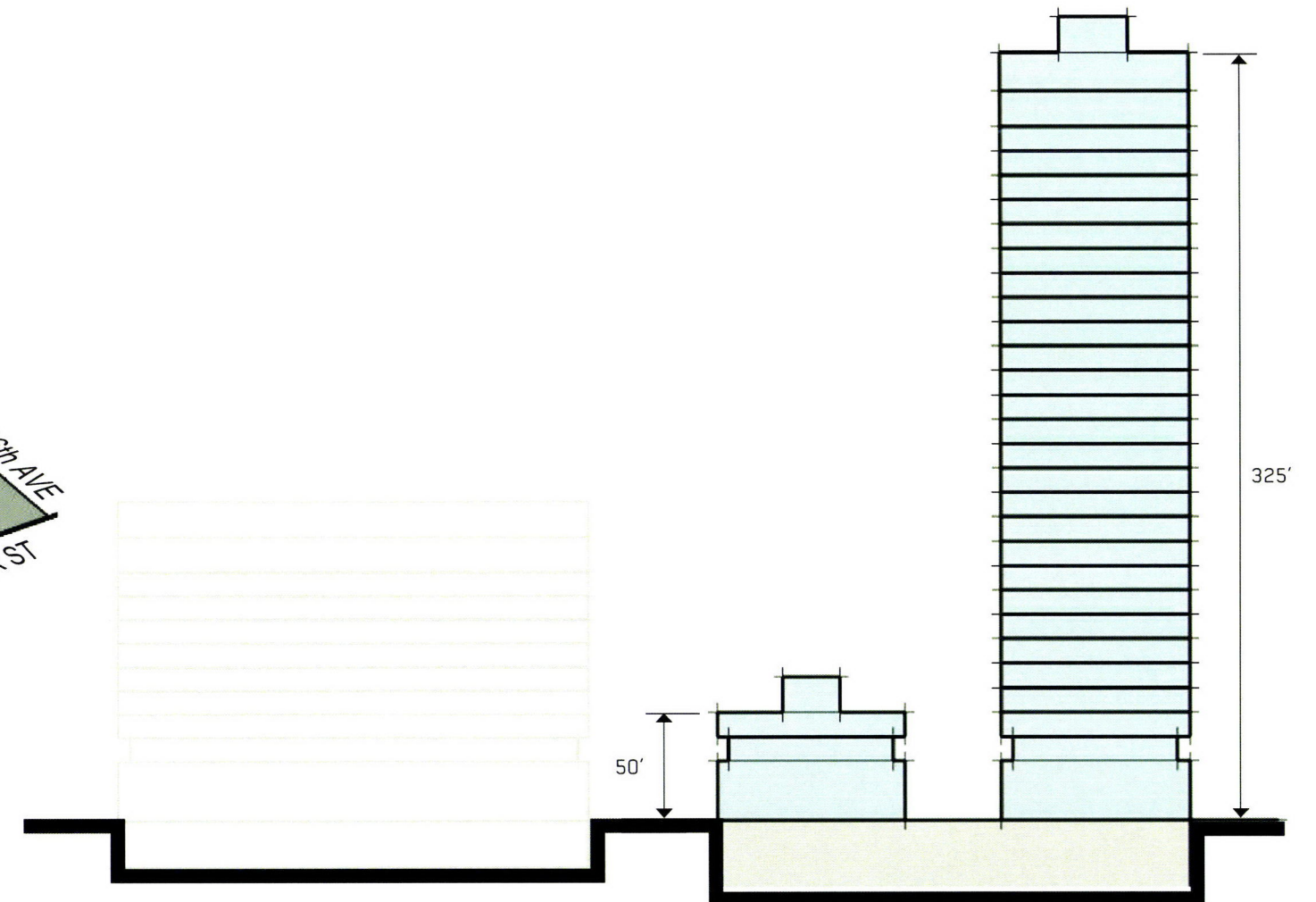
AXON LOOKING NORTHEAST

FULL BLOCK - 325'

GROUND FLOOR **28,800** GSF APPROX.
AVG. RESIDENTIAL FLOOR **12,000** GSF APPROX.
TOTAL GSF **386,000** GSF APPROX.
HEIGHT **325'** APPROX.



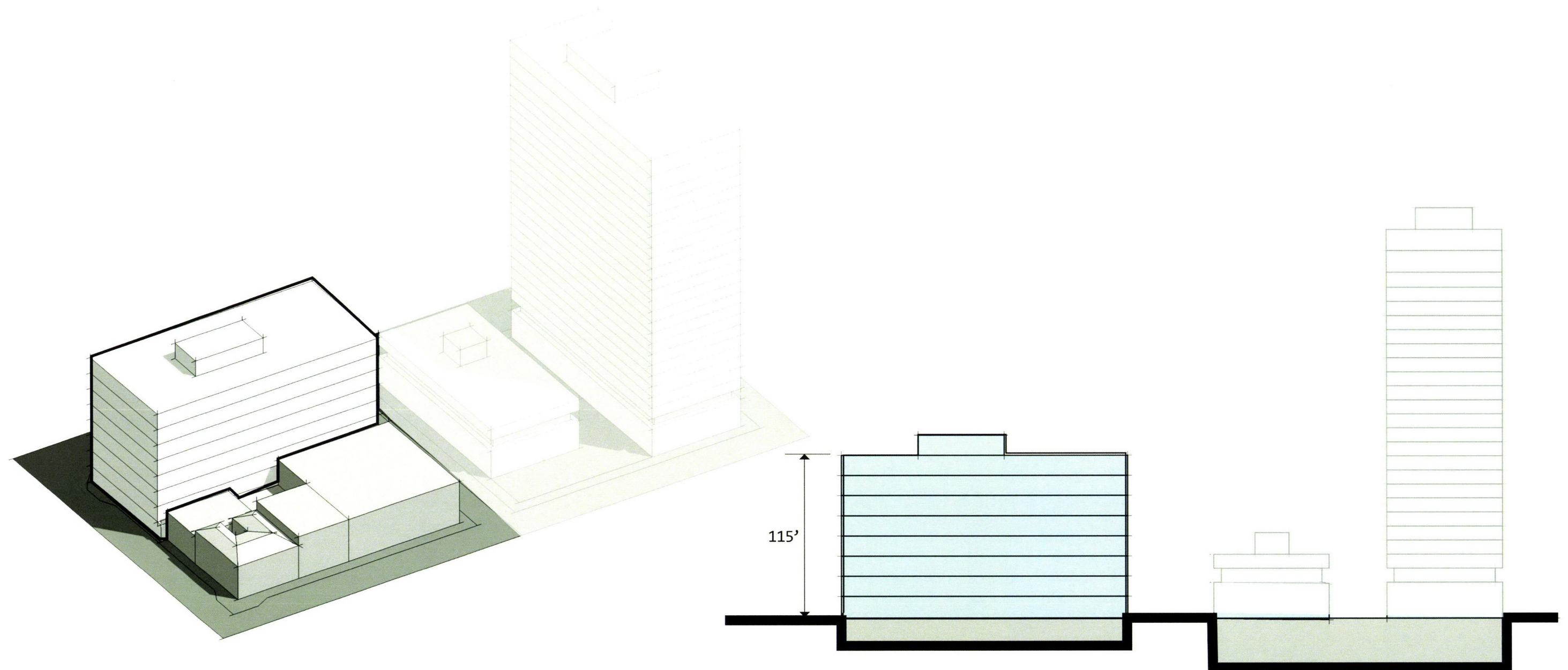
AXON LOOKING NORTHEAST



EA 16-186585 DA

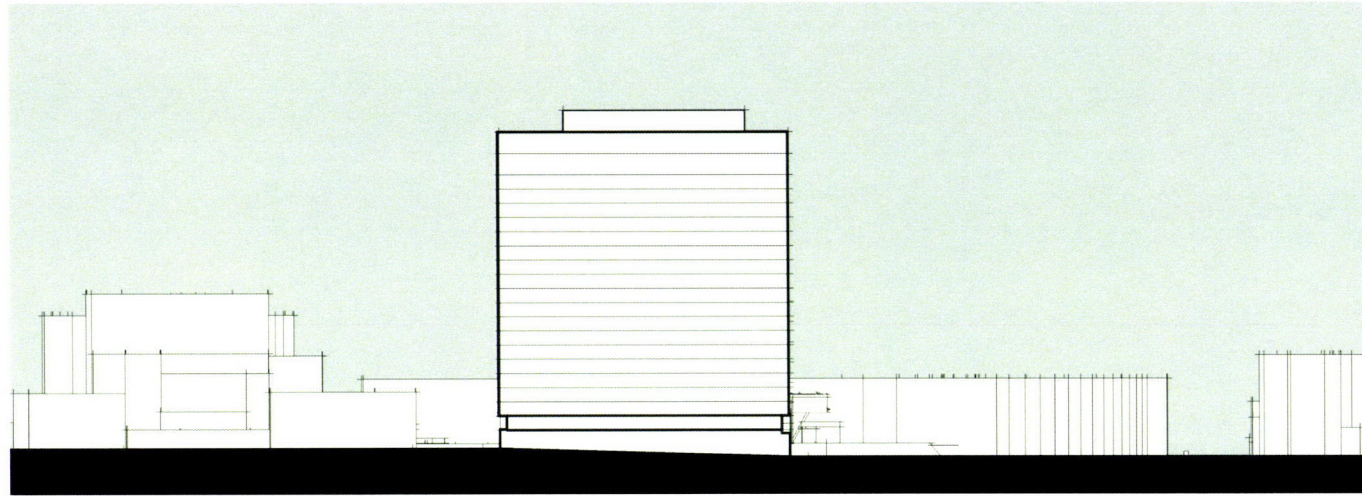
HALF BLOCK - OFFICE

GROUND FLOOR **20,000** GDF APPROX.
AVG. OFFICE FLOOR **19,000** GSF APPROX.
TOTAL GSF ABOVE GRADE **153,000** GSF APPROX
HEIGHT **115'** APPROX.

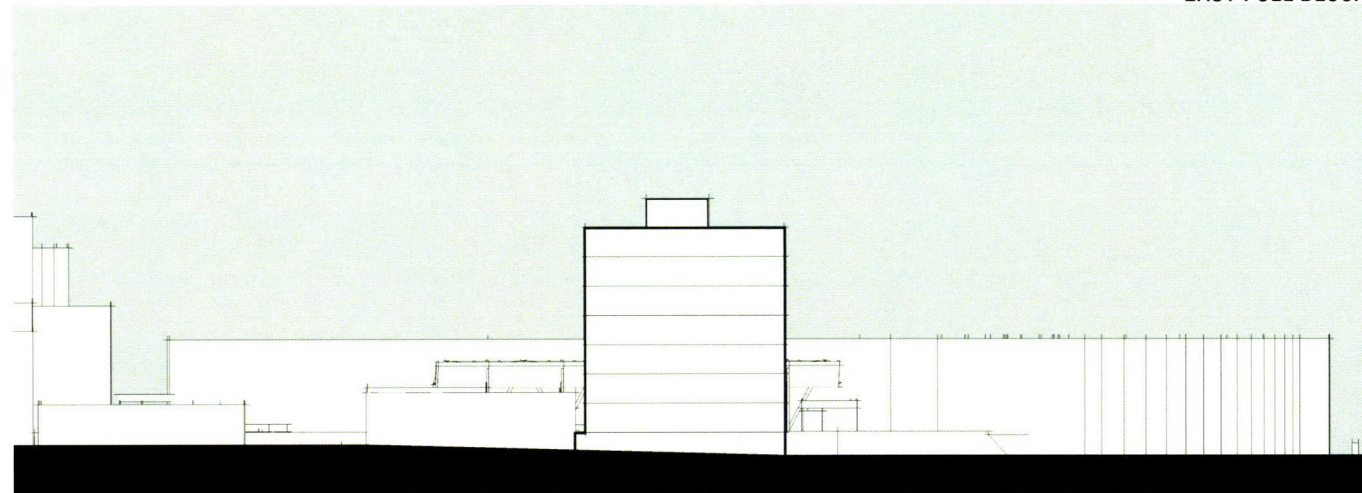


EA 16-186585 DA

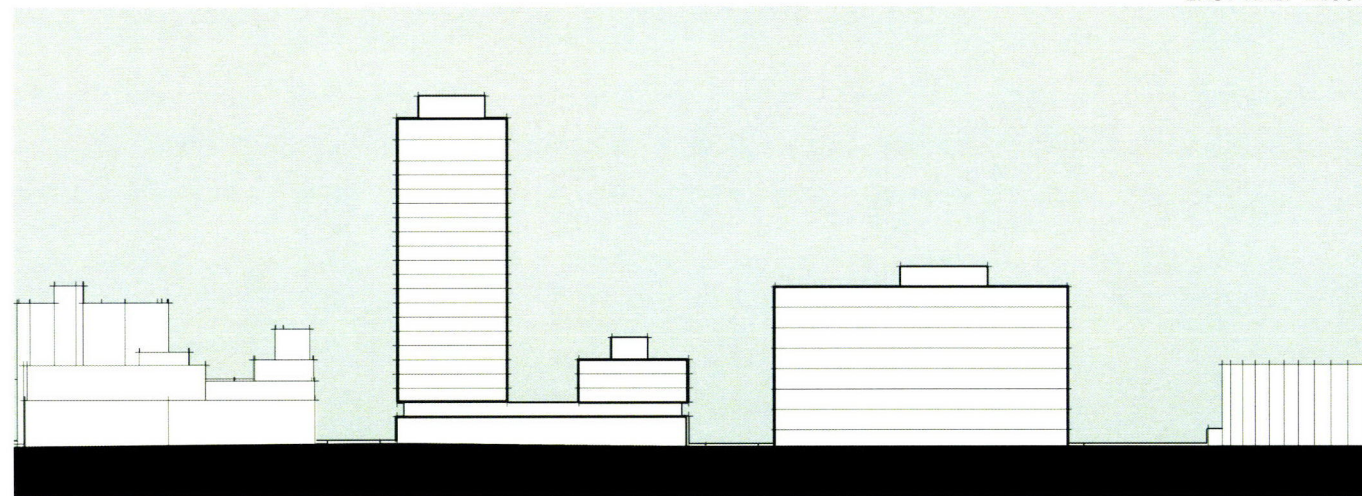
CONTEXT ELEVATIONS - APPROX. 245' WITH PODIUM



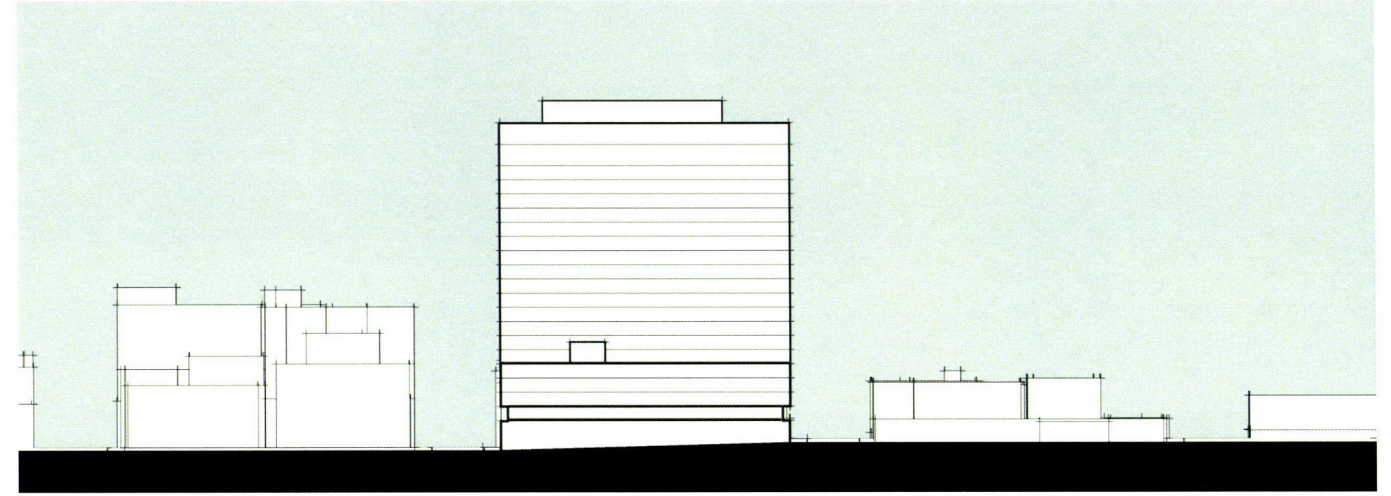
EAST FULL BLOCK



EAST HALF BLOCK



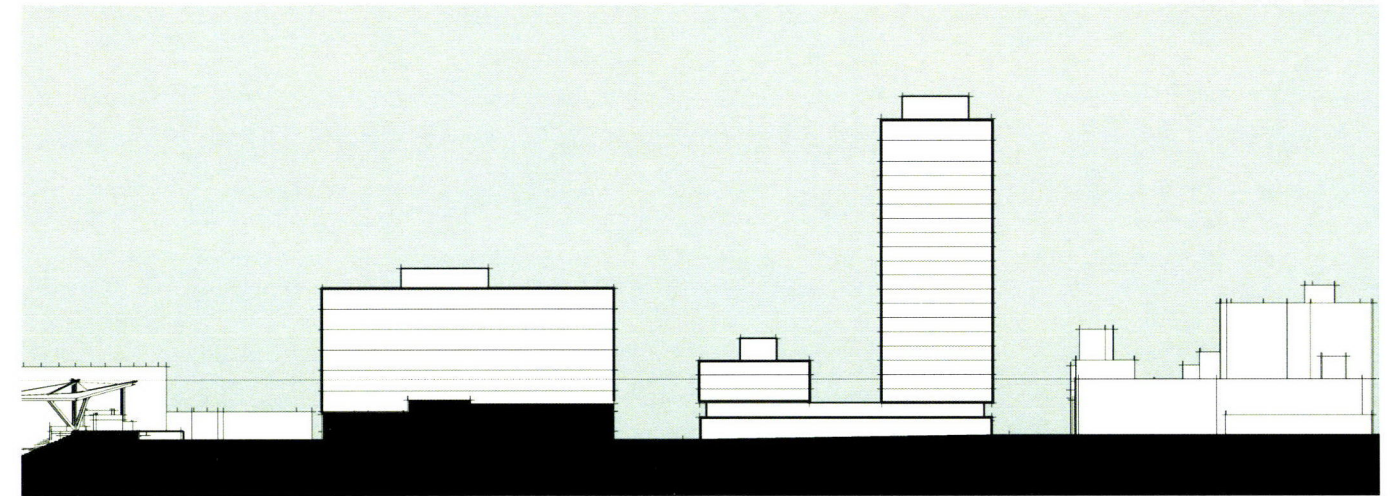
NORTH



WEST FULL BLOCK



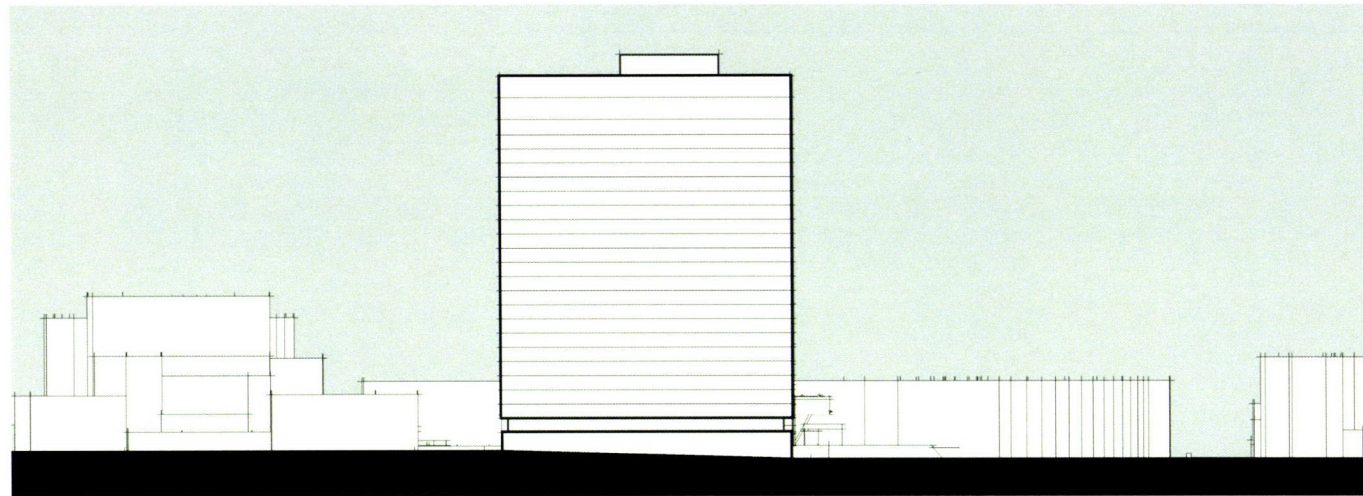
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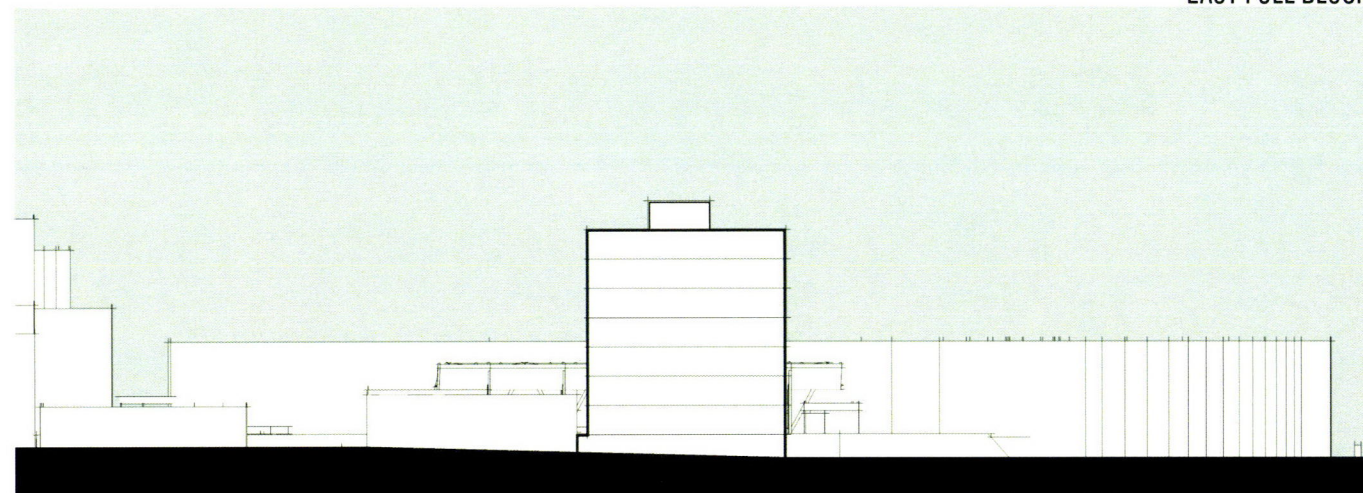
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EA 16-186585 DA

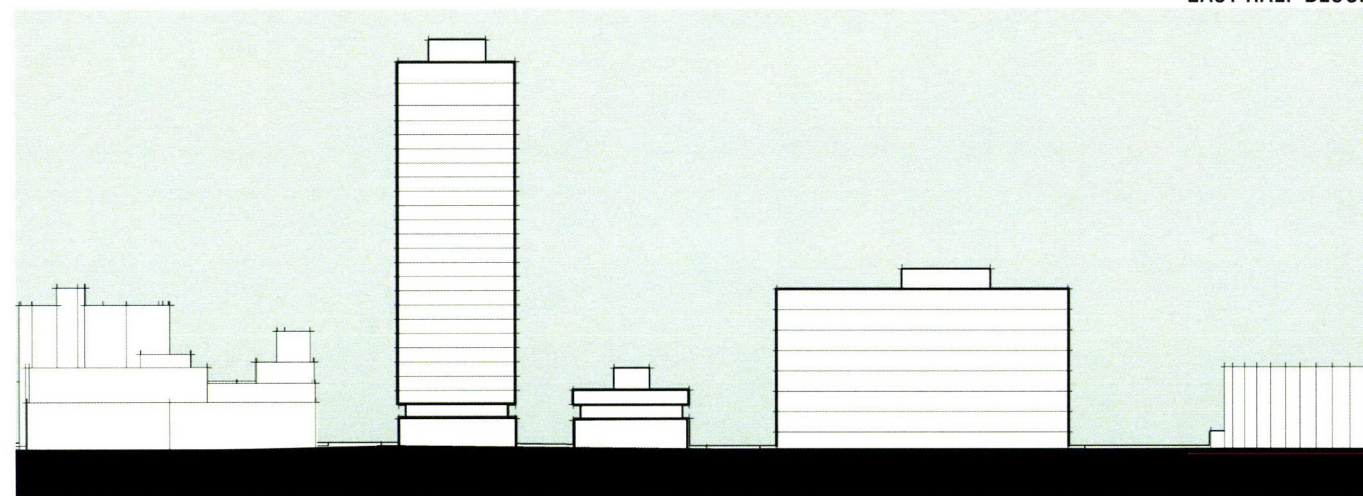
CONTEXT ELEVATIONS - APPROX. 270'



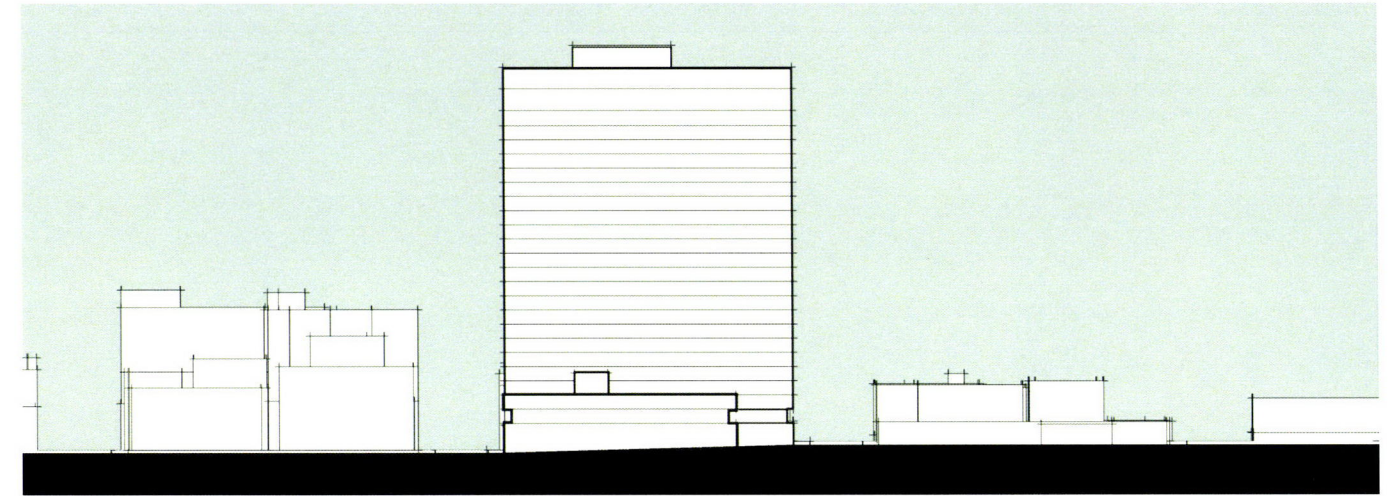
EAST FULL BLOCK



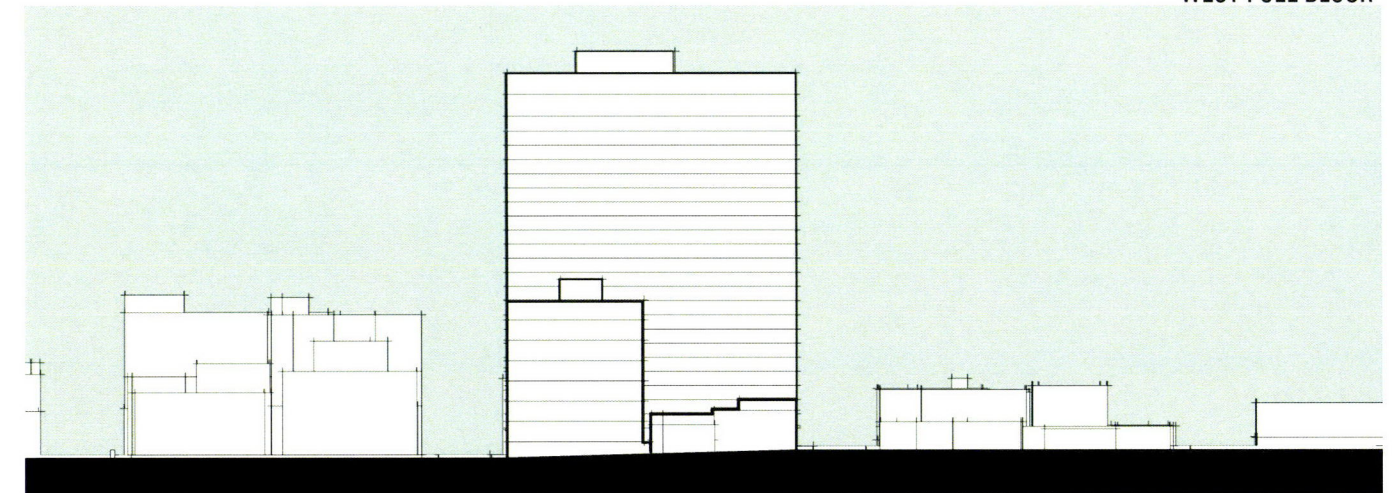
EAST HALF BLOCK



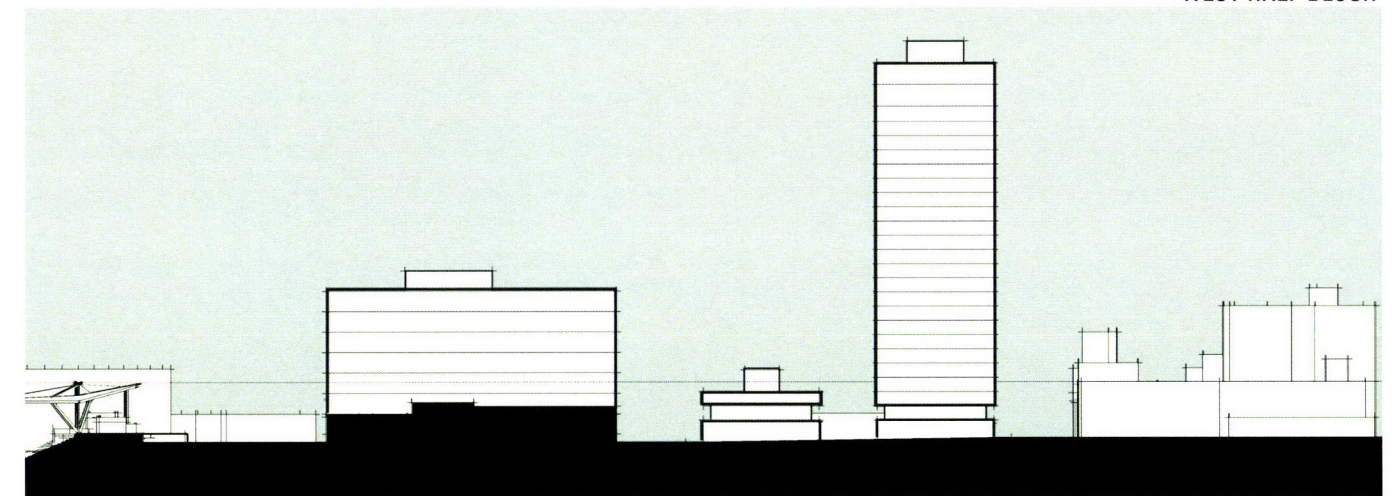
NORTH



WEST FULL BLOCK

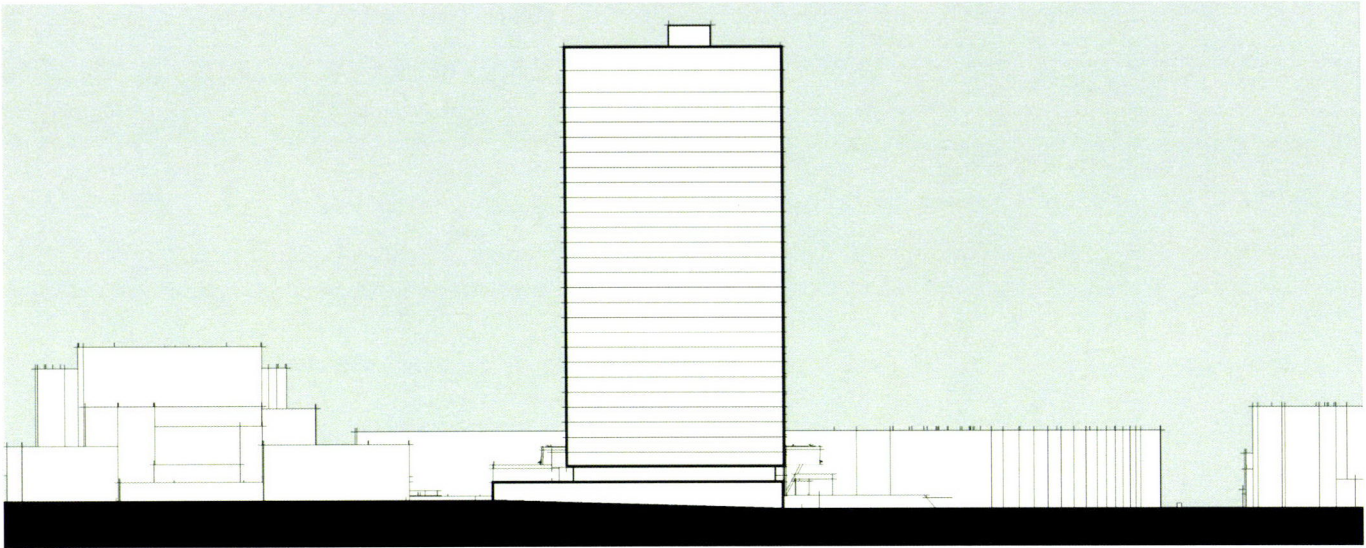


WEST HALF BLOCK

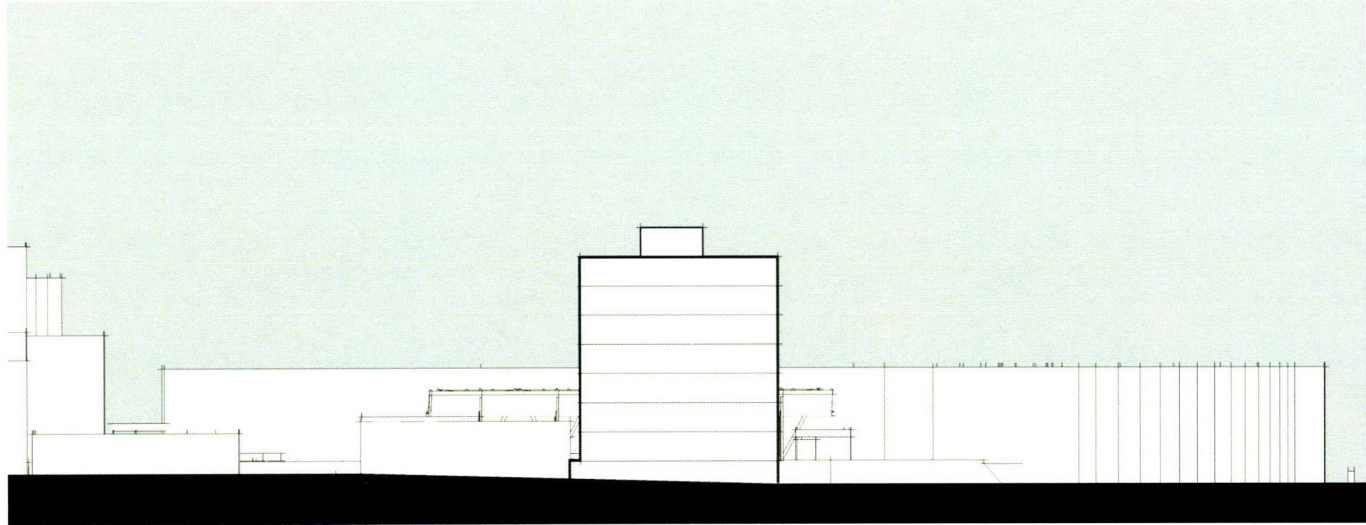


SOUTH

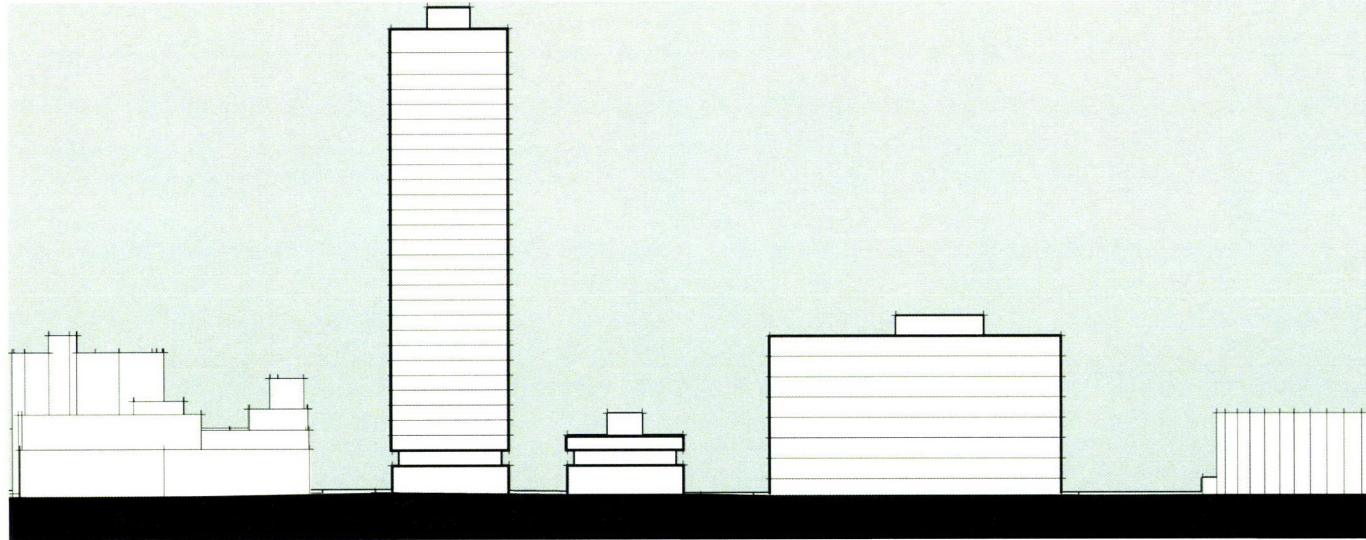
CONTEXT ELEVATIONS - APPROX. 325'



EAST FULL BLOCK



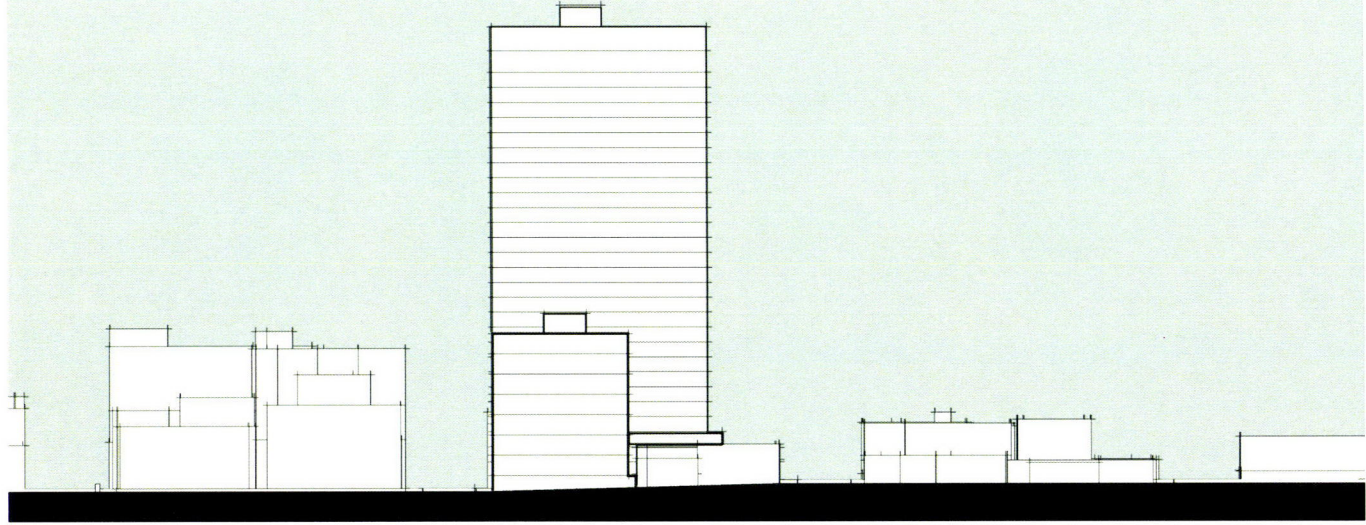
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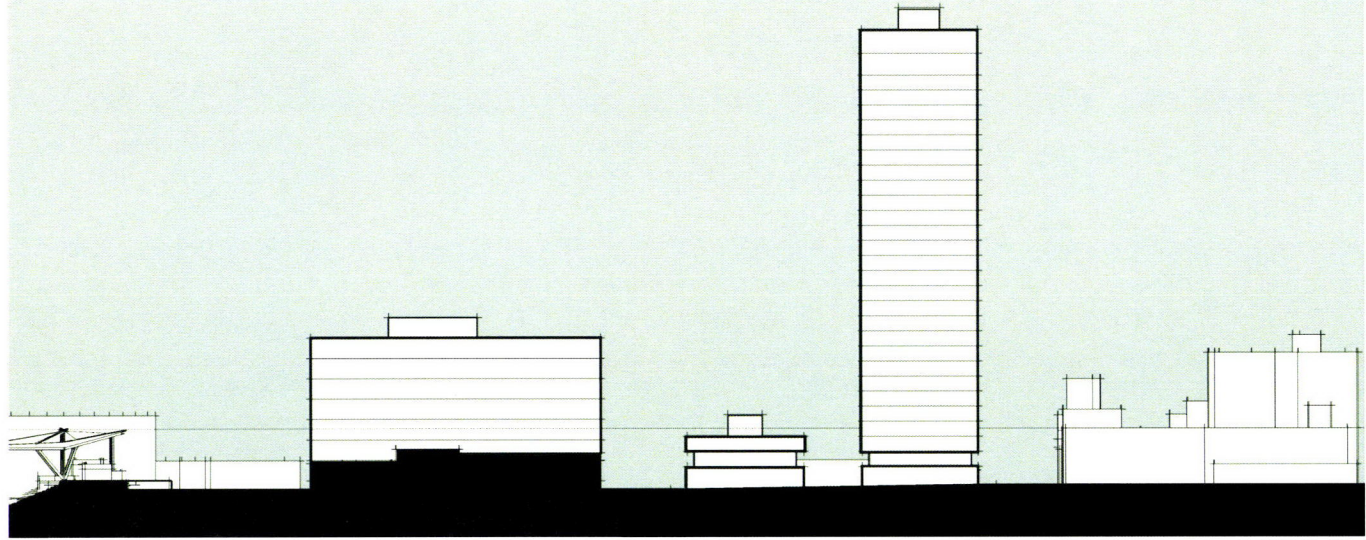
NORTH



WEST FULL BLOCK



WEST HALF BLOCK



SOUTH

EA 16-186585 DA