



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

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## MEMORANDUM

**Date:** August 18, 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

Attached is a drawing set for the Design Advice Request of a proposed development of The Press Blocks. 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*.

### Areas for discussion on August 25, 2016:

#### 1. Building height & massing

- Full Block 250' residential tower at full block + approx. 60' low rise office building
- Half Block approx. 120' office tower
- Mechanical penthouse setback

#### 2. Tower Orientation

- Analysis of North-South vs. East-West
- Conclusion of North-South direction

#### 3. Site Design Concepts – Traffic & Loading

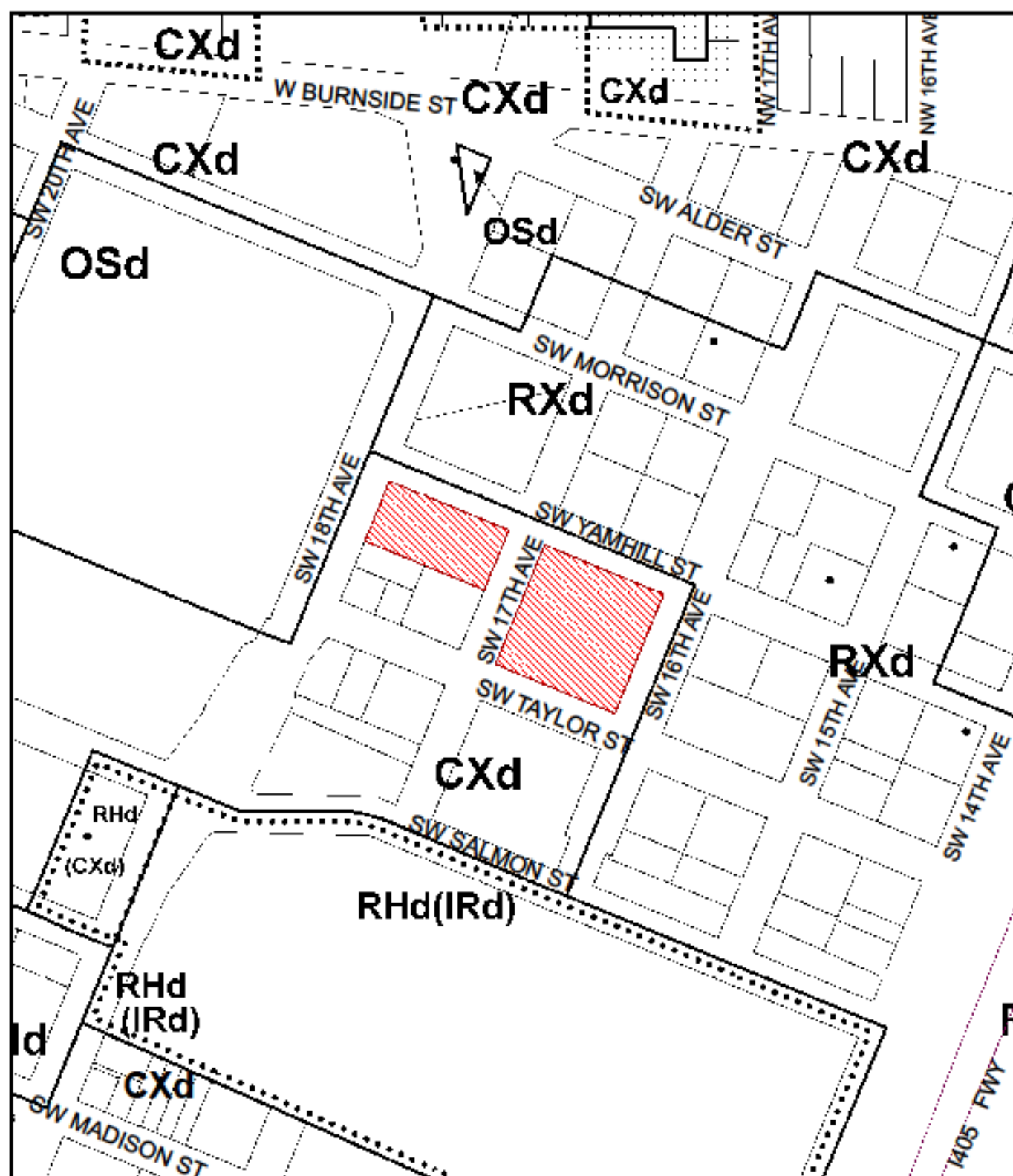
- SW 17th & SW Yamhill intersection redevelopment
- Active uses [Bike Club and Parking entry & Loading locations]
- Pedestrian through block connector
- Open space

#### 4. Materials and exterior character

- Elevation studies
- Materials concepts and quality

Please contact me with any questions or concerns.

Encl: Zone Map  
11x17 Drawing set  
Design Guidelines Cheat Sheet



## 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)