

CITY OF PORTLAND, OREGON



Bureau of
Development
Services
FROM CONCEPT
TO CONSTRUCTION

Land Use Review Appeal to
Portland City Council

Appeal of Design Commission Decision of Approval

LU 16-273094 DZM AD

THE PRESS BLOCKS

AUGUST 10, 2017

CITY OF PORTLAND, OREGON



Bureau of
Development
Services
FROM CONCEPT
TO CONSTRUCTION

Land Use Review Appeal to
Portland City Council

Appeal of Design Commission Decision of Approval

LU 16-273094 DZM AD

STAFF PRESENTATION

AUGUST 10, 2017

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

Approval Criteria (FOUND TO BE MET/EXCEEDED)

- **Central City Fundamental Design Guidelines**
- **Goose Hollow Design Guidelines**
- **Modification Criteria (33.825.040)**

Ground Floor Windows (33.130.230)

Ground Floor Active Use (33.510.225)

Bike Parking Stall Width (33.266.220.C)

- **Adjustments (33.805)**

Quantity of Loading Spaces (33.266.310.C) – 2 Std A required, 1 Std A proposed.

Council must find a nexus between the appeal findings and these Approval Criteria.

Concurrent Central City Parking Review Approval:

(to allow motor vehicle access within 75' of a light rail alignment)

- **Rendered – June 16, 2017 (H.O.)**

Type III Design Review

+

MODIFICATIONS

+

ADJUSTMENT

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

Procedural History

- **DAR #1 – 8/25/2016**
 - BUILDING HEIGHT & MASSING – OPTIONS
 - TOWER ORIENTATION – OPTIONS
 - SITE DESIGN CONCEPTS
 - ARCHITECTURAL CHARACTER
 - **DAR #2 – 10/20/2016**
 - BUILDING **HEIGHT & MASSING** – CONFIRMED
 - TOWER ORIENTATION – CONFIRMED
 - OPEN SPACE – PUBLIC PASS-THROUGH
 - SW ORIENTED PLAZA
-
- **LUR #1 – 3/23/2017**
 - **TOWER ORIENTATION** – N-S AFFIRMED
 - ARCHITECTURAL DESIGN DETAILS
 - OPEN SPACE DESIGN DETAILS
 - **LUR #2 – 5/4/2017 (rendered)**
 - UNANIMOUS APPROVAL

CLOSED RECORD

ON THE RECORD

Type III Design Review

+

DESIGN ADVICE
REQUEST (x2)

+

LUR HEARINGS (x2)

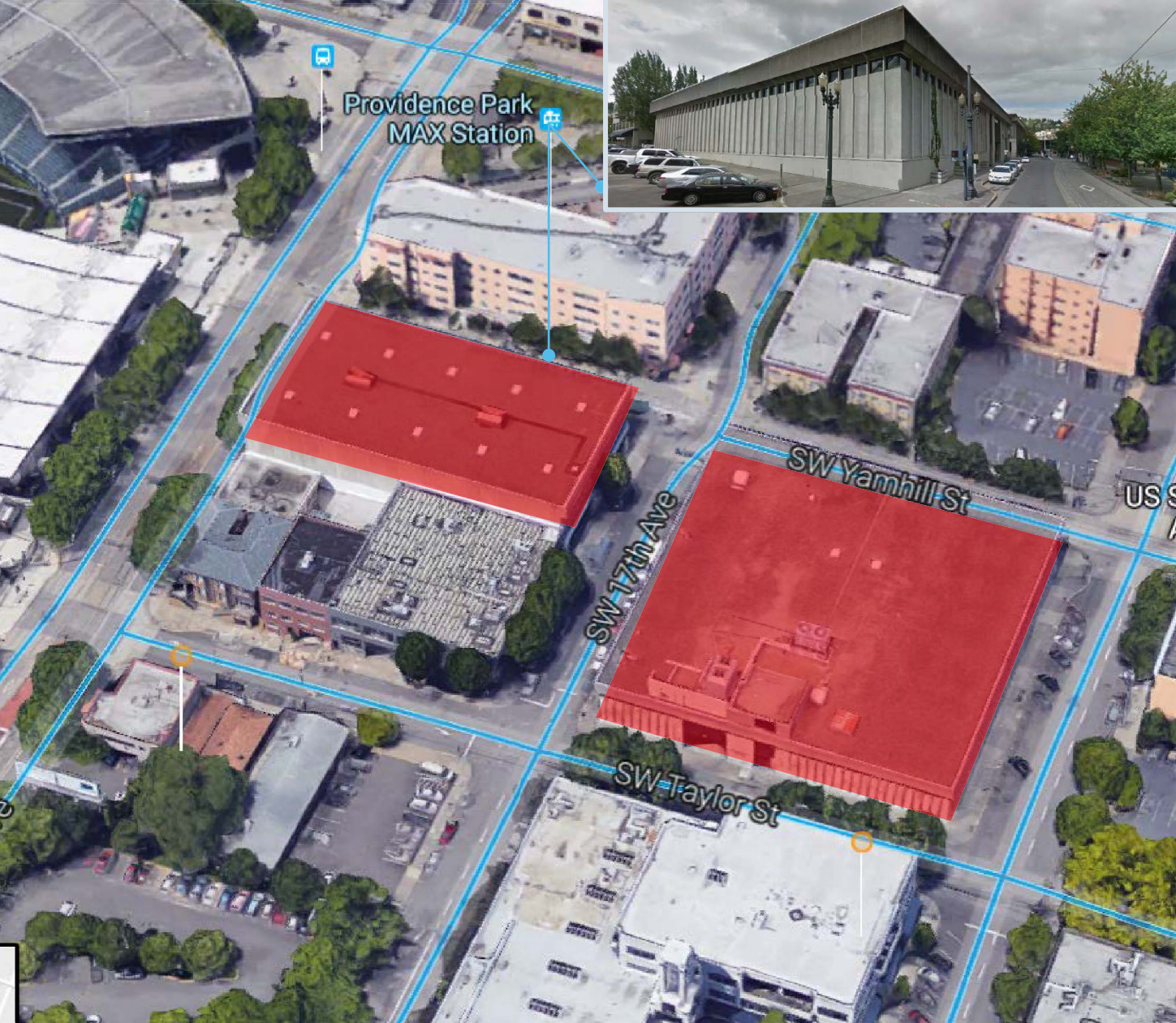
REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



Site of Proposal

(QTY APPROXIMATE)

SITE AREA
60,000 SF

DISPOSITION
8' N

EXISTING CONDITION
Oregonian Blds – demo
(underground parking to remain)

STREET FRONTAGES

Full Block –
SW 16th Ave
SW 17th Ave
SW Yamhill St
SW Taylor St

½-Block –
SW 18th Ave
SW 17th Ave
SW Yamhill St

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



3 Building Mixed-Use Development

(QTY APPROXIMATE)

RESIDENTIAL TOWER

250'

PLAZA BUILDING

55'

OFFICE TOWER

136'

PUBLIC PLAZA

6,000 SF

&

THROUGH-BLOCK
PUBLIC CONNECTION

4,500 SF

PARKING

500 CARS / 700 BIKES

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



3 Building Mixed-Use Development

(QTY APPROXIMATE)

RESIDENTIAL TOWER

250'

PLAZA BUILDING

55'

OFFICE TOWER

136'

PUBLIC PLAZA

6,000 SF

&

THROUGH-BLOCK PUBLIC CONNECTION

4,500 SF

PARKING

500 CARS / 700 BIKES

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



3 Building Mixed-Use Development

(QTY APPROXIMATE)

RESIDENTIAL TOWER

250'

PLAZA BUILDING

55'

OFFICE TOWER

136'

PUBLIC PLAZA

6,000 SF

&

THROUGH-BLOCK PUBLIC CONNECTION

4,500 SF

PARKING

500 CARS / 700 BIKES

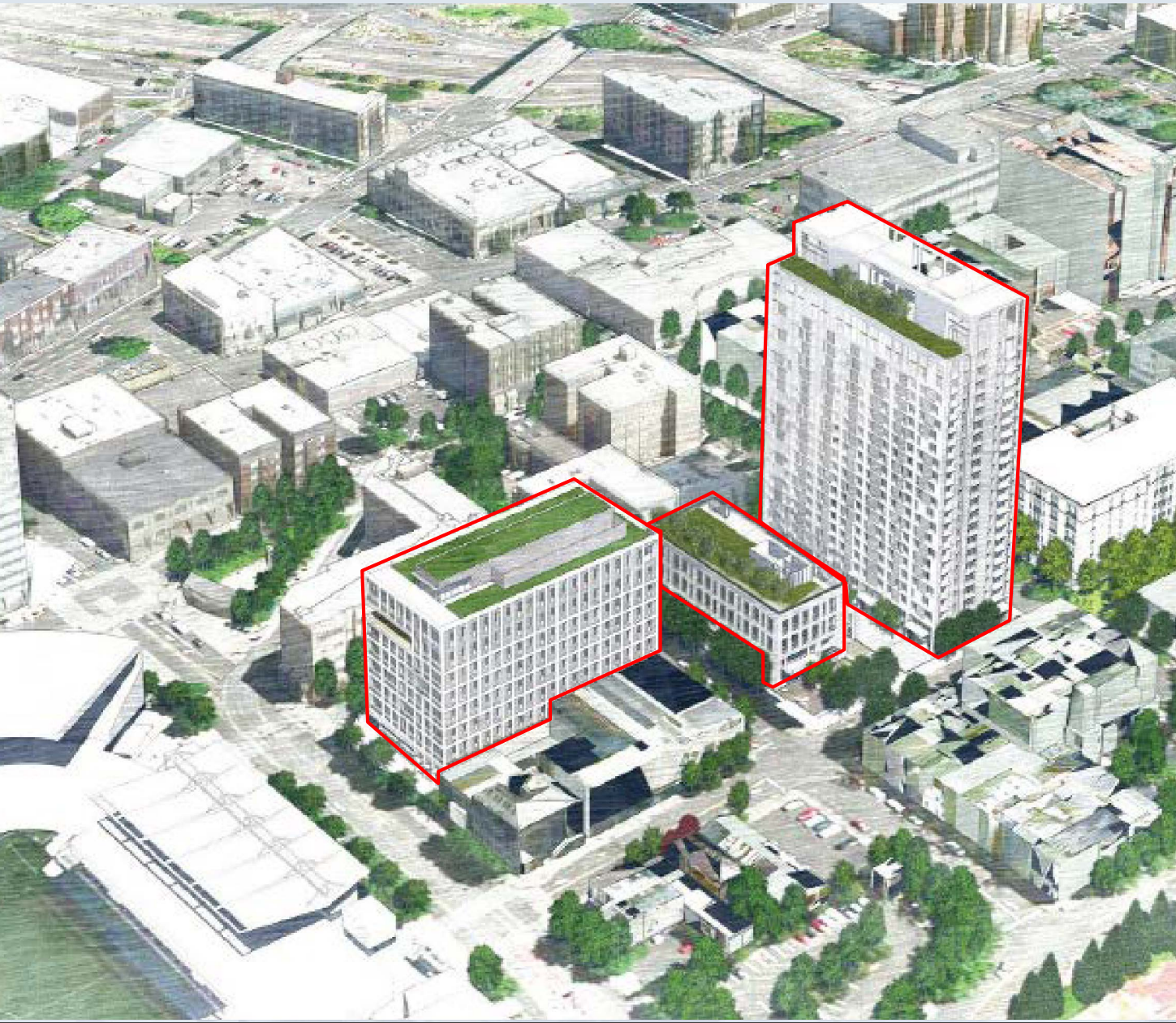
REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



3 Building Mixed-Use Development

(QTY APPROXIMATE)

RESIDENTIAL TOWER

250'

PLAZA BUILDING

55'

OFFICE TOWER

136'

PUBLIC PLAZA

6,000 SF

&

THROUGH-BLOCK PUBLIC CONNECTION

4,500 SF

PARKING

500 CARS / 700 BIKES

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



3 Building Mixed-Use Development

(QTY APPROXIMATE)

RESIDENTIAL TOWER

250'

PLAZA BUILDING

55'

OFFICE TOWER

136'

PUBLIC PLAZA

6,000 SF

&

THROUGH-BLOCK PUBLIC CONNECTION

4,500 SF

PARKING

500 CARS / 700 BIKES

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



3 Building Mixed-Use Development

(QTY APPROXIMATE)

RESIDENTIAL TOWER

250'

PLAZA BUILDING

55'

OFFICE TOWER

136'

PUBLIC PLAZA

6,000 SF

&

THROUGH-BLOCK PUBLIC CONNECTION

4,500 SF

PARKING

500 CARS / 700 BIKES

REGULATORY
FRAMEWORK

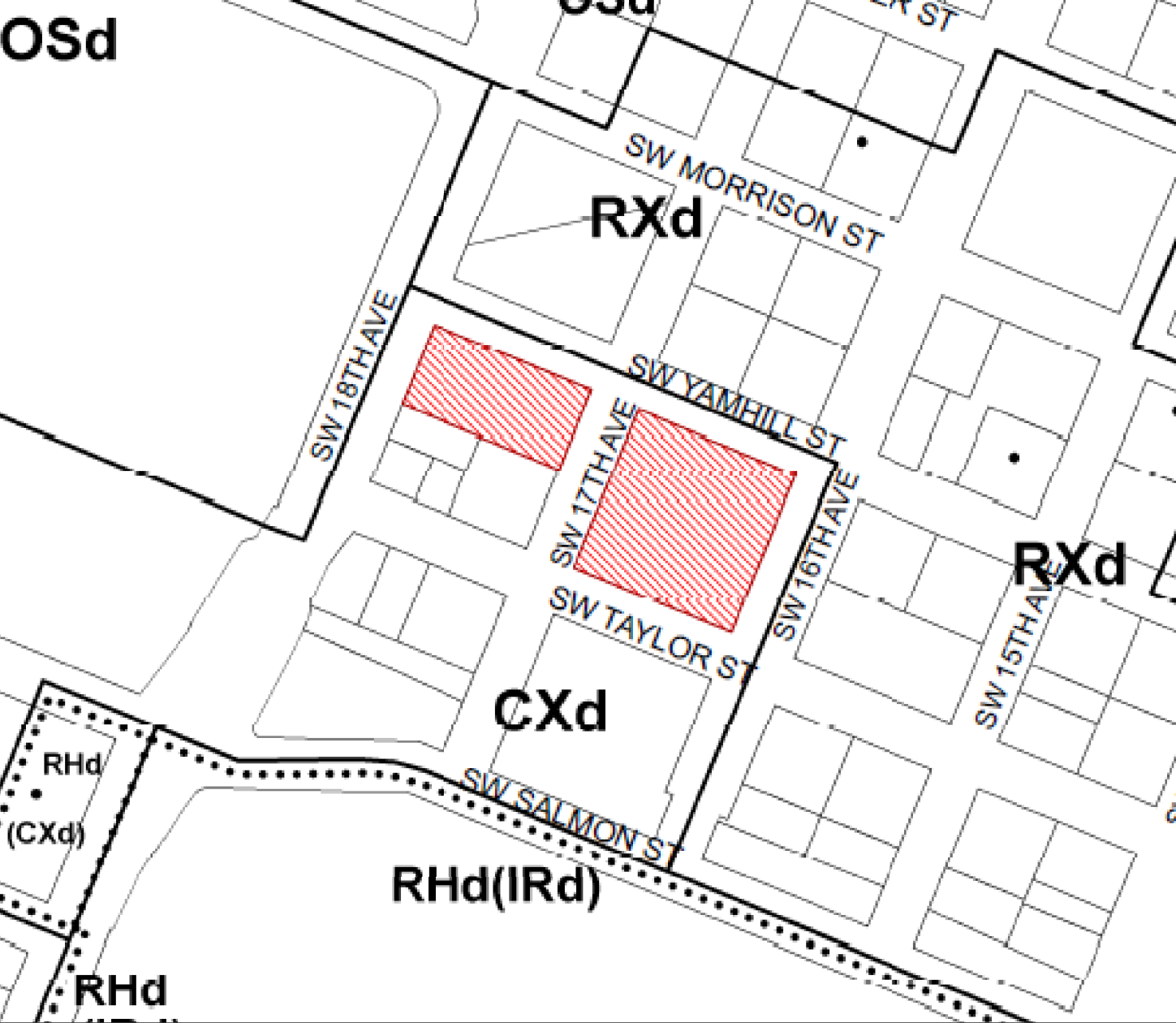
PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

OSd



Portland Zoning Code

ZONING

FLOOR AREA RATIO

HEIGHT

CXd, Central Commercial
w/ Design Overlay

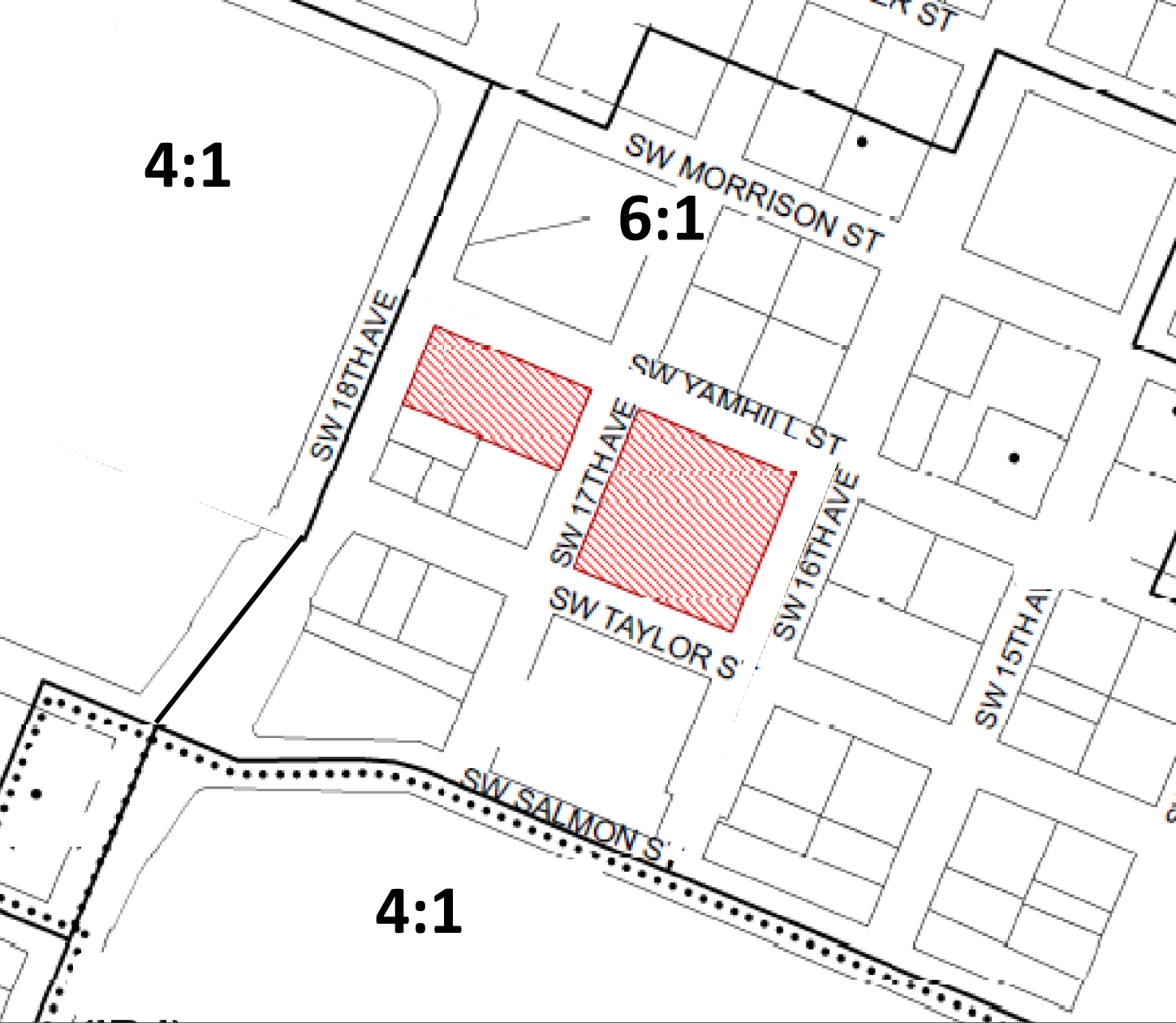
REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



Portland Zoning Code

ZONING

FLOOR AREA RATIO

HEIGHT

Base	6:1
Bonus	3:1
(33.510.210.C.1 Residential Bonus)	

MAX 9:1

Proposed FAR 9:1

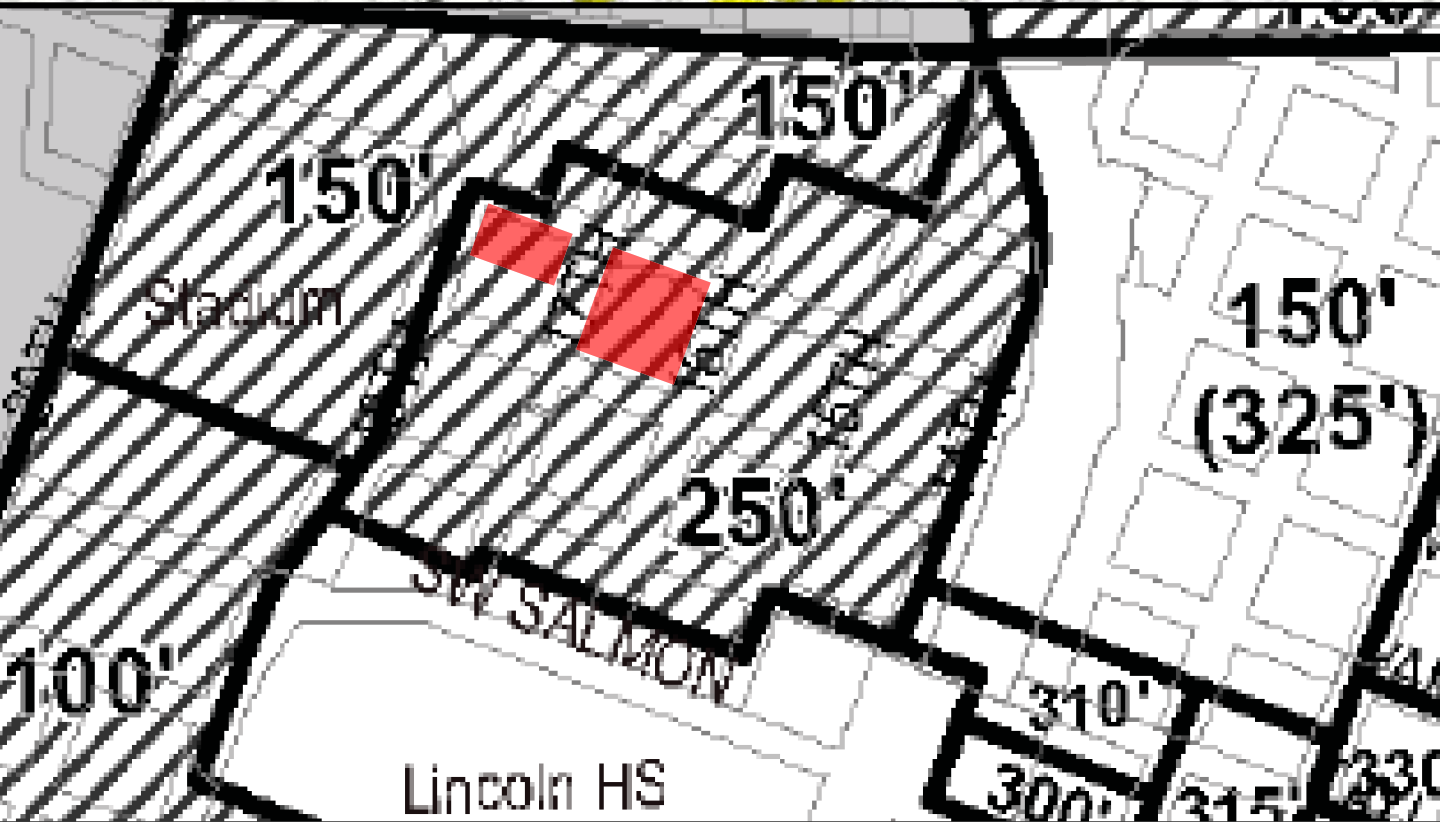
REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



Portland Zoning Code

ZONING

FLOOR AREA RATIO

HEIGHT

Base	250'
Bonus	75'
(33.510.210.D & E General & Housing)	

MAX 325'

Proposed 250'

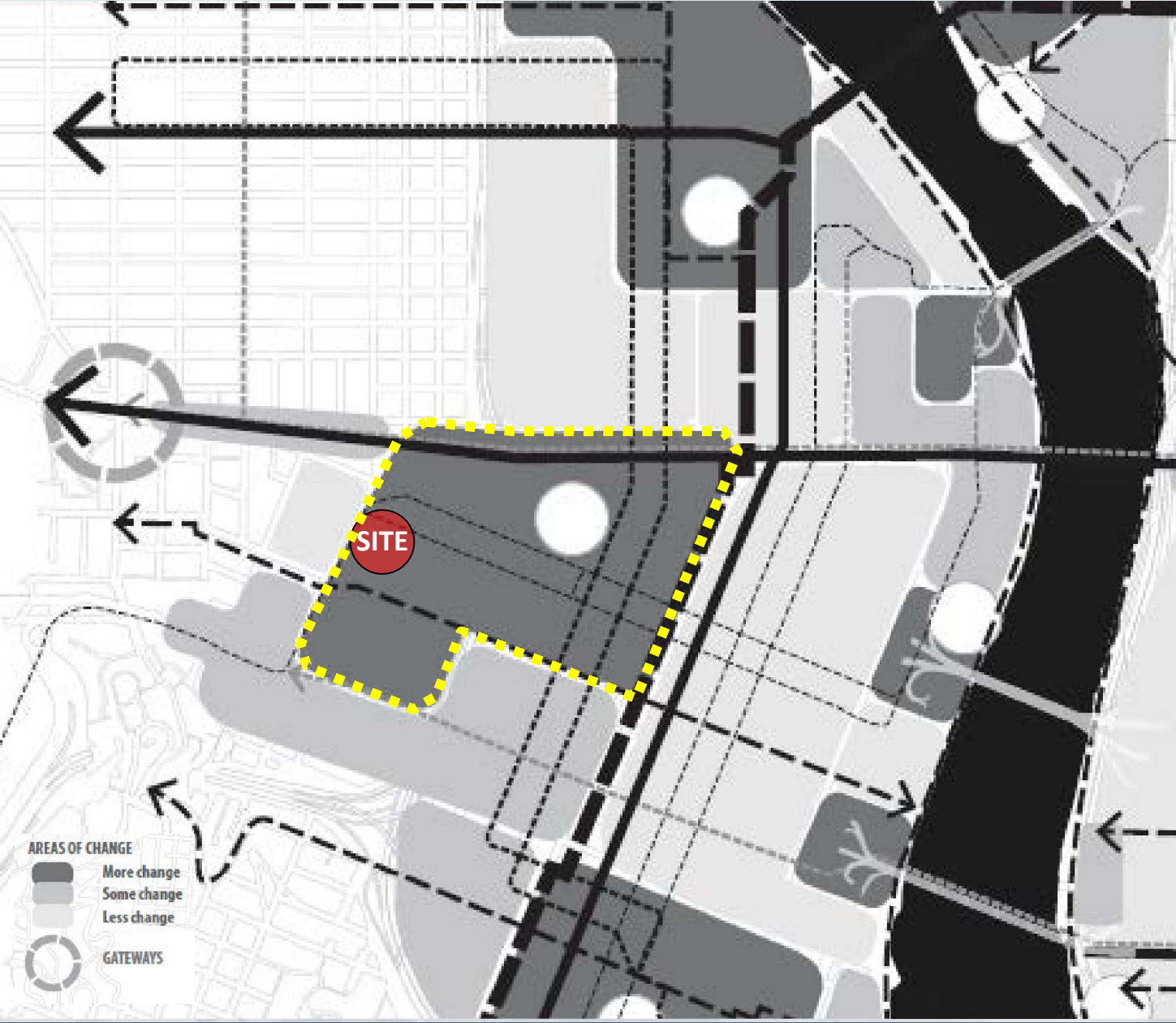
REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



Portland Zoning Code

ZONING

FLOOR AREA RATIO

HEIGHT

**2035 Central City
Concept Plan**
Area of "More Change"

**REGULATORY
FRAMEWORK**

**PROPOSAL
SUMMARY**

**PROJECT
CONTEXT**

**APPEAL
SUMMARY**

**APPEAL
RESPONSE**

1

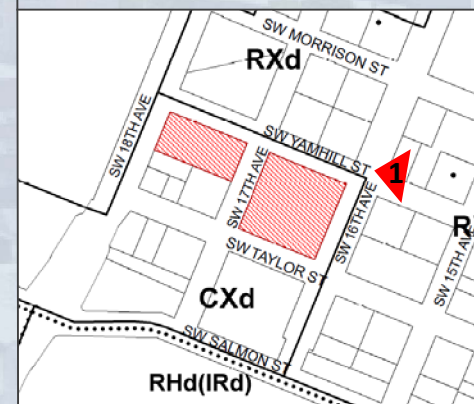


Views of Site

SW Yamhill St
@ SW 16th Ave

SW Yamhill St
@ SW 17th Ave

SW Yamhill St
@ SW 18th Ave



REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

1



2

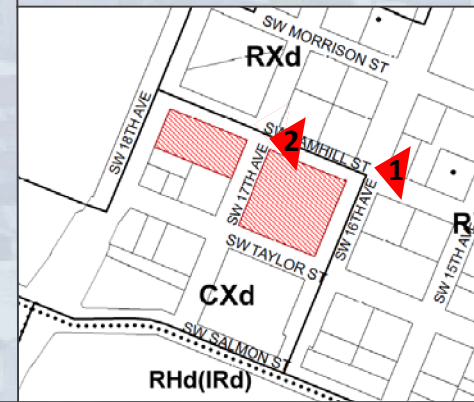


Views of Site

SW Yamhill St
@ SW 16th Ave

SW Yamhill St
@ SW 17th Ave

SW Yamhill St
@ SW 18th Ave



REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

1



2



3

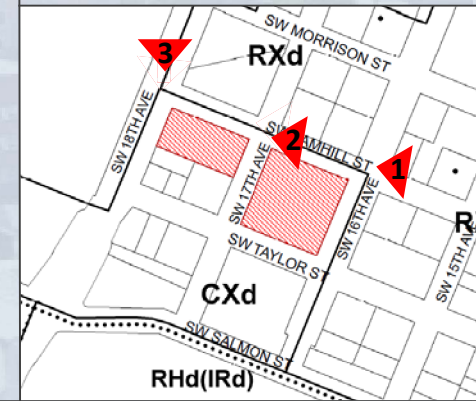


Views of Site

SW Yamhill St
@ SW 16th Ave

SW Yamhill St
@ SW 17th Ave

SW Yamhill St
@ SW 18th Ave



REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Type III Decision Appeal Form

LU Number: LU 16-273094 OZMA

FOR INTAKE, STAFF USE ONLY

Date/Time Received 5/30/17 1:36 pm ☐ Action Attached _____
Received By Ross Jorde/Elizabeth Duncan/Bryan Tierney Fee Amount _____
Appeal Deadline Date 5/31/17 ☒ [Y] [N] Fee Waived _____
☐ Entered in Appeal Log _____ Bill # _____
☐ Notice to Auditor _____ [Y] [N] Unincorporated MC _____
☐ Notice to Dev. Review _____

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 817 SW 17th, Portland DEADLINE OF APPEAL 4:30 PM 5/31/17
Name Goose Hollow Foothills League (by Jerald M. Powell, planning chairman)
Address 2252 NW Raleigh St City Portland State/Zip Code OR 97210
Day Phone 503 823 4288 Email info@goosehollow.org Fax _____
Interest in proposal (applicant, neighbor, etc.) Neighborhood Association

Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33. 420 . OS1 Zoning Code Section 33. _____ . _____
Zoning Code Section 33. 425 . OS5 , Zoning Code Section 33. _____ . _____

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

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 A2 and C2.

Appellant's Signature [Signature]

**Appellant Asserts
Approval Criteria
Not Met:**

Guideline A-2

Guideline A 5-1

Guideline B-1

Guideline B-6

Guideline C-2

Guideline C-4

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

A-2. Emphasize Portland Themes

When provided, integrated Portland-related themes with the development's overall design concept.

A2-1. Recognize the Historic Tanner Creek Theme

Recognize the course of the historic Tanner Creek.

Final Findings & Decision (page 13):

Emphasize Portland Themes. Portland themes will primarily be integrated through the fundamental concept (design metaphor) for the project – “Press + Paper”, relating to site’s former use as the printing operation of the Oregonian newspaper.

- **Architectural Character.** The tower conveys the complexity of newspaper pages – the north and south elevations mimicking the lightness and verticality of pages, while the east and west elevations convey the proportions of the print page with type-face and inset pictures.
- **Materials.** Concrete, steel, wood.
- **Tanner Creek Theme.** Water features within the mid-block pass-through and the plaza.



Appellant Asserts Approval Criteria Not Met:

Guideline A-2

Guideline A 5-1

Guideline B-1

Guideline B-6

Guideline C-2

Guideline C-4

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

A5-1. Strengthen the Identity of Civic Station Area

The scale and character of new mixed-use and residential development should respect the mid- to high-rise scale of existing buildings within the station area.

- *Strengthen focal points – pedestrian-friendly ground levels and orientation of entries.*
- *Architectural character and materials – consistency with existing and add character.*

Final Findings & Decision (page 15):

Massing Variety. *The project's massing variety, scaling shifting, pervasive ground-level active uses, eroded corners, focal points and pedestrian amenities enhance local character, and strengthen station area identity and artistic expression in the following ways:*

- **Height Variety** – low-rise 55'; mid-rise 156'; high-rise 250'
- **Well-connected open space** – plaza, pass-through, Providence park and MAX platform.
- **Character & Materials** – richly detailed generally, materials found in district.

Appellant Asserts Approval Criteria Not Met:

Guideline A-2

Guideline A 5-1

Guideline B-1

Guideline B-6

Guideline C-2

Guideline C-4



REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

B-1. Reinforce and Enhance the Pedestrian System

Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.

- Reinforce public sidewalk zones.
- Provide access routes.

Final Findings & Decision (page 18):

- **Sidewalk Improvements.** *Dedicating 2' on SW 18th Ave. All standard PBOT required frontage improvements to be made.*
- **Access Routes.** *Provision of dedicated public pass-through and public plaza.*

**Appellant Asserts
Approval Criteria
Not Met:**

Guideline A-2

Guideline A 5-1

Guideline B-1

Guideline B-6

Guideline C-2

Guideline C-4



REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

B-6. Develop Weather Protection

Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection and sunlight on the pedestrian environment.

Final Findings & Decision (page 21):

- **Integrated Canopies.** *The project includes well-integrated all-weather protection at multiple points around the sidewalk-level of all buildings.*

Appellant Asserts Approval Criteria Not Met:

Guideline A-2

Guideline A 5-1

Guideline B-1

Guideline B-6

Guideline C-2

Guideline C-4



REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

C-2. Promote Quality and Permanence in Development

Use design principles and building materials that promote quality and permanence.

Final Findings & Decision (page 23):

- **High Quality Materials.** *The project proposes a high quality palette of materials to provide a range of visual experiences with materials of permanence – primary materials: brick and cement panel; accent materials: aluminum storefront, steel, stone, wood.*

Appellant Asserts Approval Criteria Not Met:

Guideline A-2

Guideline A 5-1

Guideline B-1

Guideline B-6

Guideline C-2

Guideline C-4



REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

C-4. Complement the Context of Existing Buildings

Complement the context of existing buildings by using and adding to the local design vocabulary.

Final Findings & Decision (page 14):

- **Focal Point.** *The Goose Hollow District Design Guidelines are clear in describing an Urban Design Vision for the future of the “Civic Stadium Station” as a main neighborhood focal point.*
- **Variety.** *Design response should reference variety of contextual form – differing building heights, types and ground level variety (active uses and public amenity).*
- **Design Detail.** *The project’s overall design vocabulary is sufficiently detailed referencing Goose Hollow’s fine-grained design features.*



**Appellant Asserts
Approval Criteria
Not Met:**

Guideline A-2

Guideline A 5-1

Guideline B-1

Guideline B-6

Guideline C-2

Guideline C-4

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE

1. **Deny the appeal, and uphold the Design Commission’s decision to approve** the requested Press Blocks Design Review (DZ) and Modifications (M) and an Adjustment (AD), case file #16-273094 DZM AD.
2. **Deny the appeal, and uphold the Design Commission’s decision to approve with conditions added (evidence on the record only)** the requested Press Blocks Design Review (DZ) and Modifications (M) and an Adjustment (AD), case file #16-273094 DZM AD.
3. **Grant the appeal, and overturn the Design Commission’s decision to approve** the requested Press Blocks Design Review (DZ) and Modifications (M) and an Adjustment (AD), case file #16-273094 DZM AD, **thereby denying the project.**

City Council Alternatives

REGULATORY
FRAMEWORK

PROPOSAL
SUMMARY

PROJECT
CONTEXT

APPEAL
SUMMARY

APPEAL
RESPONSE



End of Staff Presentation

**REGULATORY
FRAMEWORK**

**PROPOSAL
SUMMARY**

**PROJECT
CONTEXT**

**APPEAL
SUMMARY**

**APPEAL
RESPONSE**