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Portland City Auditor



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LU 16-273094
GOOSE HOLLOW

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KRISTA BAILEY
URBAN RENAISSANCE GROUP
1211 SW 5TH AVE STE 2230
PORTLAND OR 97204

OREGONIAN PUBLISHING CO
1621 SW TAYLOR ST
PORTLAND OR 97201

BUREAU OF DEVELOPMENT SVCS
CASE FILE JEFF MITCHEM
1900 SW 4TH AVE #5000
PORTLAND OR 97201

TEAM OREGONIAN
1500 SW 1ST AVE STE 400
PORTLAND OR 97201-5828

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GBD ARCHITECTS INC
1120 NW COUCH SUITE 300
PORTLAND OR 97209

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KAISER GROUP
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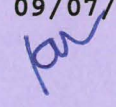
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Lauren King, Maja Haium, BDS Hearings
Clerk; Tim Heron, Douglas Morgan,
Kurt Krueger, Dawn Krantz, Robert
Haley, Dawn Uchiyama, Elisabeth Reese
Cadigan, Mari Moore, Sara Drake,
Meghaan Davis, Toni Anderson

LU 16-273094 DZM AD
ORDER MAILED: 09/07/17





Portland City Auditor
Council Clerk/Contracts Division

Auditor Mary Hull Caballero
Council Clerk Karla Moore-Love

September 7, 2017

Krista Bailey
Urban Renaissance Group
1211 SW 5th Ave, Suite 2230
Portland, OR 97204

Oregonian Publishing Co.
1621 SW Taylor St
Portland, OR 97201

RE: LU 16-273094 DZM AD

Appeal of Goose Hollow Foothills League against Design Commission's decision of approval for design review of a 3-building development on two parcels under common ownership on 1.5 blocks in the Central City at 817 SW 17th Avenue and 1621 SW Taylor Street (Hearing; LU 16-273094 DZM AD)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 16-273094 DZM AD. This Order must be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check for \$61.00 made payable to the Multnomah County Recorder, indicating the file number on your check and SEND TO: The City of Portland, Office of the City Auditor, 1221 SW 4th Ave. Room 130, Portland, OR 97204-1900**

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland
By:

Karla Moore-Love, Council Clerk

Cc Michelle Schulz, GBD Architects, Inc.
Encl.



City of Portland
1221 SW 4th Avenue, Room 130 | Portland, OR 97204 | (503) 823-4086



NOTICE OF FINAL DECISION

TO: All Interested Persons
DATE: September 5, 2017
RE: LU 16-273094 DZM AD

Appeal of Goose Hollow Foothills League against Design Commission's decision of approval for design review of a 3-building development on two parcels under common ownership on 1.5 blocks in the Central City at 817 SW 17th Avenue and 1621 SW Taylor Street (Hearing; LU 16-273094 DZM AD)

Enclosed is a copy of the Order of Council on LU 16-273094 DZM AD to deny the appeal of the Goose Hollow Foothills League and uphold Design Commission's decision 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. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: Karla.Moore-Love@portlandoregon.gov or at (503) 823-4086.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Encl.



APPEAL OF THE GOOSE HOLLOW FOOTHILLS LEAGUE AGAINST DESIGN COMMISSION'S DECISION OF APPROVAL FOR DESIGN REVIEW OF A 3-BUILDING DEVELOPMENT ON TWO PARCELS UNDER COMMON OWNERSHIP ON 1.5 BLOCKS IN THE CENTRAL CITY AT 817 SW 17TH AVENUE AND 1621 SW TAYLOR STREET (LAND USE CASE NO.: 16-273094 DZM AD)

Applicant: Krista Bailey | Urban Renaissance Group
1211 SW Fifth Ave, Suite 2230
Portland, OR 97204

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

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 was appealed to City Council.

Original 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 ±471 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 ±538 bike parking

- **Design Concept.** The design concept manifests as a reference to the site's historic communication related use (printing operations for the Oregonian Newspaper) as a means of connecting people and place as it relates to dissemination of information. The concept is rooted in the idea of communication – between people, place and history – as the basis of the design by integrating those three elements as a cultural nexus between the immediate Goose Hollow culture, the greater Portland area and beyond. That nexus is expressed through the building's exterior cladding (pre-cast concrete panel in two colors accented with honeycomb-back metal panel) represented as a frame pattern with large window openings, using the break of the standard frame rhythm to reveal larger windows. Similar to how a newspaper announces the content of its articles with large headlines and graphic images that connect the reader to the story, and the story connecting the reader to the place. The shifting of these larger openings aims to emulate the front page of a newspaper, while at the same time, serving as a connection between the interior spaces to the surrounding neighborhood and city beyond.

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 136'-6". **Parking and Loading (33.510.265.E.2).** There is no minimum ratio for residential parking within the Goose Hollow Subdistrict. Approximately 511 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 – 643 spaces. Short-term bicycle spaces required – 27 spaces, proposed – 28 spaces. **Central City Parking Review (33.510.265.F.6).** A concurrent Central City Parking Review (CCPR) was undertaken in Case LU 16-273139 PR 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 was approved on June 16, 2017.

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:

1. **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.*

spaces and other bike related services, which are directly linked to a bike club amenity space at ground level, activating the street.

- **Design Concept.** Conceptually, the building designs are inspired by the site's newspaper publishing history and form a contrasting, yet subtly unified relationship with one another and immediate context. A 'press and paper' metaphor is the primary basis for the expression of the overall project. The materiality of the two buildings recalls the materials used throughout Goose Hollow—brick, stucco/cementitious, and steel elements. The ground level of each building consists of retail, work/live, lobby entrances, and active uses to form a vibrant, active culture along the adjacent streets and open spaces internal to the block.
 - **Residential Tower Building.** As a metaphor for a published newspaper, this slender, vertical residential building features façade patterns abstracting the printed faces (west and east elevations) and edges (north and south elevations) of newsprint. This building will be a concrete structure primarily clad in window wall and a combination of textured and smooth cementitious panels. As a contrast to the brick used on the Plaza Building, the Residential Building recalls the stucco and cementitious buildings in the Goose Hollow neighborhood. The building will include approximately 2,000 SF of retail on the south end of the ground level and 337 residential units of varying sizes, plus three (3) additional work/live units reside along the Mid-block Connector. The residential use is intended for market-rate apartment housing and includes shared amenity spaces at the lower levels, as well as a rooftop view-level with amenity spaces, and rooftop deck with small trees, social spaces and gardens.
 - **Plaza Building.** As a metaphor for a mechanical printing press, and in response to the brick buildings of Goose Hollow, this mixed-use building is envisioned as a modern interpretation of an industrial edifice. The building will be a steel and wood-framed structure clad in brick with large ground-level storefronts and punched windows on the upper office floors. Approximately 9,000 net square feet of retail space will occur on sidewalk levels. Retail and office areas will be designed to a core and shell level of completion. Three (3) two-story work/live units form the eastern edge of this building, to provide additional form and scale diversity, and to activate the mid-block connection; they contain separate living spaces above shell space below.
 - **Mid-block Connector.** A mid-block pedestrian connector allows accessible passage in the north-south direction and features program complexity in order to unify the two buildings – retail spill-out spaces at retail and the ground-levels of the work/live spaces, raised planters (treating stormwater from the Residential Tower Building), pedestrian paving areas, and a diverse planting palette.
 - **Public Plaza (The Hollow).** The south end of the Plaza Building pulls back from SW Taylor Street by approximately 48' to form a southwest oriented plaza (approximately 5,500 SF) that is well activated through site programming and adjacent active use. Retail / restaurant uses will be allowed to spill-out from the Plaza Building at grade and on a mezzanine-level balcony, as well as from the retail space at the south end of Residential Tower Building on the east. Included in the plaza are a water-themed art feature recalling the legacy of Tanner Creek, a grove of trees in a moiré pattern (within storm planters and in tree grates to maximize flexibility), short term bike parking, and built-in and flexible seating.

Half Block – Office Building. The half block development consists of a single 8-story mixed-use office building of approximately 152,349 SF and 136'-6" in height (including 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 133 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 space that will allow for single occupant 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:

The City Council appeal hearing was opened in the Council Chambers, 1221 SW 4th Avenue on August 10, 2017 at approximately 2:00 p.m. After hearing public testimony and considering the evidence in the record, Council tentatively voted 3-0 to deny the appeal of the Goose Hollow Foothills League and uphold Design Commission's decision and ordered final findings to be prepared for Council consideration and adoption on August 31, 2017 at 3:05 p.m. On August 31, 2017 at approximately 3:05 p.m. Council voted 3-0 to deny the appeal and uphold Design Commission's decision and adopt findings for a 3-building development on two parcels under common ownership on one and a half blocks in the Central City at 817 SW 17th Avenue and 1621 SW Taylor Street – Goose Hollow Plan District.

DECISION

Based on evidence in the record and adoption of the Council's Findings and Decision in **Case File LU 16-273094 DZM AD** and by this reference made a part of this Order, **it is the decision of Council** to: deny the appeal and 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. *The Project is approved with one Standard A on-site loading space.*

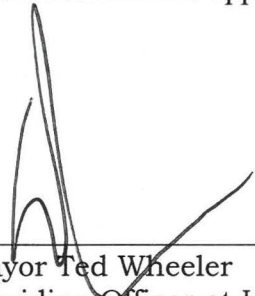
Approvals per Exhibits C.1-C-173, signed, stamped, and dated May 12, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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.

IT IS SO ORDERED:

SEP 07 2017

Date



Mayor Ted Wheeler
Presiding Officer at Hearing of
August 31, 2017
3:00 p.m. Session