

IMPACT STATEMENT

Proposal: The request is not for a legislative action, but instead is an appeal of a Type III Land Use Review decision (quasi-judicial action).

Contact name: Jeff Mitchem, City Planner II, Land Use Services

Contact phone: 503-823-7011

Presenter name: Jeff Mitchem

Purpose of proposal and background information:

This is a quasi-judicial action. The Goose Hollow Foothills League is requesting appeal of a Type III Land Use Review decision (quasi-judicial action). Title 33, Zoning Code Section 33.730.030.F provides that Type III Land Use Review decisions may be appealed to City Council.

Financial and budgetary impacts:

This is not a legislative action, but rather an appeal of a Type III quasi-judicial land use review. The decision will not solely or substantially impact City revenues.

Generally, Land Use Reviews are fee supported. However, no appeal fees are charged to Recognized Organizations per Portland Zoning Code Chapter 33.910. In this case, because the Goose Hollow Foothills League is such an organization, no appeal fee was charged. There are no additional costs to the City associated with this appeal.

Community impacts and community involvement:

The notification procedures for this Type III land use application followed the public involvement requirements contained within the Portland Zoning Code, as reviewed and adopted by the Portland City Council.

For Type III Land Use Reviews, the Zoning Code requires public notice be mailed to recognized neighborhood and business associations that are within 1,000 feet of the site. For this site, the Goose Hollow Foothills League (neighborhood association), the Goose Hollow Business Association, the Goose Hollow Retail Council, the Downtown Retail Council, the Stadium District Business Group, the Nob Hill Business Association, the Northwest District Association, the Pearl District Neighborhood Association and Pioneer Courthouse Square all received notice. In addition, all property owners within the 400 feet of the site are also mailed notice of the public hearing and the site is posted with notice boards. City Bureaus, Tri-Met, and the AIA Urban Design Committee are also mailed notice. Interested persons were encouraged to write and/or testify at the first public hearing conducted before the Design Commission.

A written Notice of Proposal was sent to the above-referenced entities notifying them of the proposal and seeking their comments. Comments from the public were received by city staff or the Design Commission during the review process.

The outcome of the appeal will not be known until the City Council makes its final decision. Once the City Council has made its decision on this land use appeal, there is no more opportunity

for public involvement at the City level, per Zoning Code Section 33.730.030.H.9. However, the City Council's decision on this quasi-judicial land use review may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Budgetary Impact Worksheet

Does this action change appropriations?

- ☐ YES: Please complete the information below.
☒ NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

MOTIONS

- 897** **TIME CERTAIN: 2:00 PM** – 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 of 1.5 blocks in the Central City, at 817 SW 17th Ave and 1621 SW Taylor St (Hearing introduced by Commissioner Eudaly; LU 16-273094 DZM AD)

Motion 8-10-17

Motion to tentatively deny the appeal and uphold Design Commission's decision:

Moved by Fish and seconded by Fritz.

COMMISSIONERS VOTED AS FOLLOWS:

YEAS: Fish, Fritz, Wheeler

ABSENT: Eudaly, Saltzman

Disposition

**TENTATIVELY DENY APPEAL AND UPHOLD DESIGN COMMISSION DECISION;
PREPARE FINDINGS FOR AUGUST 31, 2017 AT 3:05 PM TIME CERTAIN**

975

Motion 8-31-17

Motion to deny the appeal and uphold Design Commission's decision and adopt findings: Moved by Fritz and seconded by Eudaly.

COMMISSIONERS VOTED AS FOLLOWS:

YEAS: Eudaly, Fritz, Wheeler.

Saltzman and Fish absent.

Disposition

FINDINGS ADOPTED



City of Portland, Oregon
Bureau of Development Services
Office of the Director
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7308
Fax: (503) 823-7250
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

August 10, 2017

To: Mayor Ted Wheeler
Commissioner Chloe Eudaly
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Dan Saltzman

From: Rebecca Esau, Interim Director
Bureau of Development Services

Rebecca Esau

Subject: City Council hearing on LU 16-273094 DZM AD, The Press Blocks

The purpose of this memorandum is to provide a summary and brief description of the land use review decision that has been appealed and will be presented to you in public hearing on August 10, 2017 at 2 PM, time certain.

Site Address: 817 SW 17th Ave & 1621 SW Taylor St

BDS Representative: Jeff Mitchem, City Planner II
503-823-7011, jeffrey.mitchem@portlandoregon.gov

1. Land Use Reviews Requested: Type III Design Review (DZ) with Modification (M) and Adjustment (AD) requests.

2. Key Elements of Proposal:

Applicant: Michelle Schultz, GBD Architects, Inc.

Owner: Oregonian Publishing Co

Site Location: 817 SW 17th Ave & 1621 SW Taylor St

Site Size: 60,000 SF

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)
 - **Building 1: Residential Tower Building** (344,351 SF, apartments over commercial/amenity space, 250' in height)
 - **Building 2: Plaza Building** (41,500 GSF, 22,000 SF office over 9,000 SF retail, 53' in height)

- **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).
 - **Building 3: Office Building** (152,349 GSF, 130,285 SF office over 8,870SF retail, 136' in height)
- **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 120'.
 - **Parking and Loading (33.510.265.E.2).** There is no minimum ratio for residential parking within the Goose Hollow Subdistrict. Approximately 500 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 – 701 spaces. Short-term bicycle spaces required – 26 spaces, proposed – 34 spaces.
 - **Central City Parking Review (33.510.265.F.6).** A concurrent Central City Parking Review (CCPR) is required to allow motor vehicle access within 75' of a Light Rail Alignment.
- **Modifications / Adjustments.**
 - **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 review is necessary because the project proposes new development within a design overlay zone, per section 33.420.041 of the Portland Zoning Code.

- 3. Final Decision:** The Design Commission found that all applicable approval criteria were met; therefore, they approved the requests.

4. Alternatives Facing Council:

- Deny the appeal, and uphold the Design Commission's decision to approve the proposal.
- Grant the appeal, and overturn the Design Commission's decision to approve the request, thereby denying the proposal.
- Grant the appeal, and overturn the Design Commission's decision to approve the request, with conditions of approval and/or design revisions, thereby approving a revised proposal. Because this case is On the Record, no new evidence may be introduced into the record to formulate conditions of approval.