



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

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www.portlandoregon.gov/bds

Date: February 15, 2013
To: Interested Person
From: Mark Walhood, City Planner
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**NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE
DEVELOPMENT IN YOUR NEIGHBORHOOD**

FILE: **13-105388 DA, DESIGN ADVICE REQUEST**
Riverplace Hyatt House
REVIEW BY: Design Commission
WHEN: Thursday, March 14, 2013 at 1:30 pm
WHERE: 1900 SW Fourth Ave, Ste. 2500A Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Jon Mcauley (503) 445-7330 / SERA Architects
338 NW 5th Avenue / Portland, OR 97209

Developer: Trevor Rowe / Riverplace Hotel Investors LLC
1308 NW Everett St. / Portland, OR 97209

Owner: City of Portland (Portland Development Commission)
222 NW 5th Ave. / Portland, OR 97209-3812

Site Address: (Unaddressed) NE corner of SW River Drive and SW River Parkway

Legal Description: LOT 2 TL 200, PARTITION PLAT 1994-55
Tax Account No.: R649742180
State ID No.: 1S1E03CD 00200
Quarter Section: 3229
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
Business District: None
Zoning: **CXdg** (Central Commercial base zone with Design and River General Greenway overlay zones), **Central City plan district/Downtown subdistrict DA**, Design Advice Request

Case Type: **DA**, Design Advice Request
Procedure: A public meeting with the Design Commission to provide informal, advisory response for the applicants/owners to consider in preparation of a potential future land use review application.

Proposal: The applicant seeks design advice on the development of a six-story hotel on a vacant lot in the Riverplace neighborhood of downtown Portland. The hotel is proposed for a vacant lot at the northeast corner of the intersection of SW River Drive and SW River Parkway, directly south of the

Strand condominium towers, and directly west of the David Evans & Associates office building. The building would accommodate 57 valet parking spaces and a loading dock under cover at the first floor with access on the east side of the building (private drive in alignment with SW Moody Ave.).

The building includes a first floor that covers the majority of the site, except where pulled back along SW River Drive to allow room for proposed parallel street parking spaces, and along the north and east edges where the lot line is located near the center of existing private driveways (labeled SW Hall and SW Moody on the attached plans). The five upper stories of the building are arranged in a U-shaped plan that creates an east- or river-facing second floor courtyard, which will be provided with a guest gathering area featuring seating, landscaping, and a flow-through stormwater (water quality) planter. The main entrance of the hotel would face west onto SW River Drive, with active hotel lobby and guest spaces, a pool and exercise room, and small conference facilities abutting the sidewalk-facing windows on SW River Drive and SW River Parkway. The north and east facades abut private driveways that allow for vehicular and pedestrian movement, and include more 'back-of-house' and employee functions, as well as the coiling doors to the parking area and loading dock.

The ground floor is treated with a unified material palette of clear glass and aluminum storefront window and door systems, with metal spandrel panels in an earthy brown-green color. The five upper stories include two kinds of metal panel cladding, with horizontally-ribbed earth tone metal panel and off-white smooth metal panel alternately applied to façade areas that have planar offsets from one another. A metal panel tower element is provided at the main exterior corner of the façade, abutting the SW River Drive & River Parkway intersection.

The project will require approval through a Type III Design Review process before beginning construction. Also, because of the River General Greenway overlay zoning, the project will require a Type II Greenway Review. As presented in the design advice drawing package, the proposal would also require the following additional reviews:

- A Modification through Design Review to reduce the length of the ground floor façade that provides windows into active spaces along the east (SW Moody private drive) elevation from 50% to 35% of the ground floor area (Ground Floor Windows, 33.130.230);
- A Modification through Design Review to allow the main entry doors to face SW River Drive instead of SW River Parkway, since River Parkway is the only abutting transit street (Transit Street Main Entrance, 33.130.242);
- A Modification through Design Review to allow the entire building wall along SW River Drive to be more than 10'-0" from the street lot line, as it is shown at 10'-3" (Maximum Transit Street Setback, 33.130.215.C.2.e). NOTE: this Modification will be unnecessary if the River Drive setback area is dedicated to the City as a public street extension; and
- An Adjustment to waive one of the two required 'A' loading spaces, since only one is proposed (Loading, 33.266.310.C.2).

Approval Criteria: If a formal land use review application is submitted in the future for this project, it will be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code. As currently proposed, the approval criteria include the following:

- The *Central City Fundamental Design Guidelines*;
- **33.440.350.A-H**, Greenway Review Approval Criteria, which incorporate by reference the *Willamette Greenway Design Guidelines (Willamette Greenway Plan, 1988)*;
- **33.825.040.A-B**, Modifications through Design Review; and
- **33.805.040.A-F**, Adjustment Approval Criteria.

The project will also have to meet the applicable development standards in the Zoning Code from the base zone (33.130, Commercial Zones), the plan district (33.510, Central City plan district), and regulations related to parking and landscaping (33.266, Parking and Loading, 33.248, Landscaping and Screening).

This application was submitted on January 16, 2013.

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Historic Landmarks Commission or Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Historic Landmarks Commission or Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process.

At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association, listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The public meeting with the Historical Landmarks Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Historical Landmarks Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.ci.portland.or.us.

Design Advice Request Results

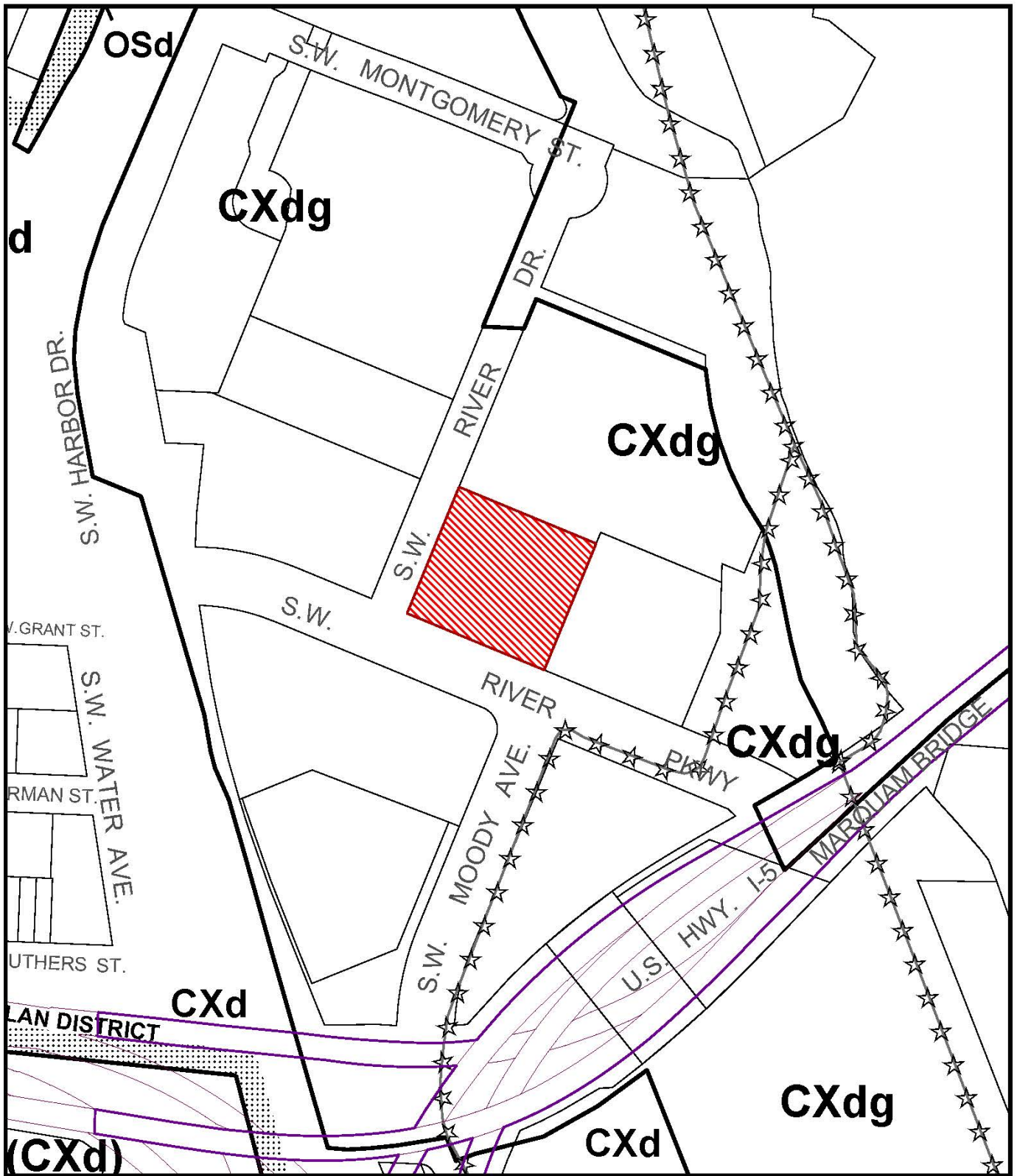
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Meeting Cancellation

This public meeting will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The meeting will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for immediate information regarding cancellations or rescheduling. To attend the meeting, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.tri-met.org/routes_times.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map, Ground Floor/Site Plan, Second Floor/Courtyard/Tower Plan, South and West Elevations, East and North Elevations



ZONING



Site



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. EA 13-105388 DAR

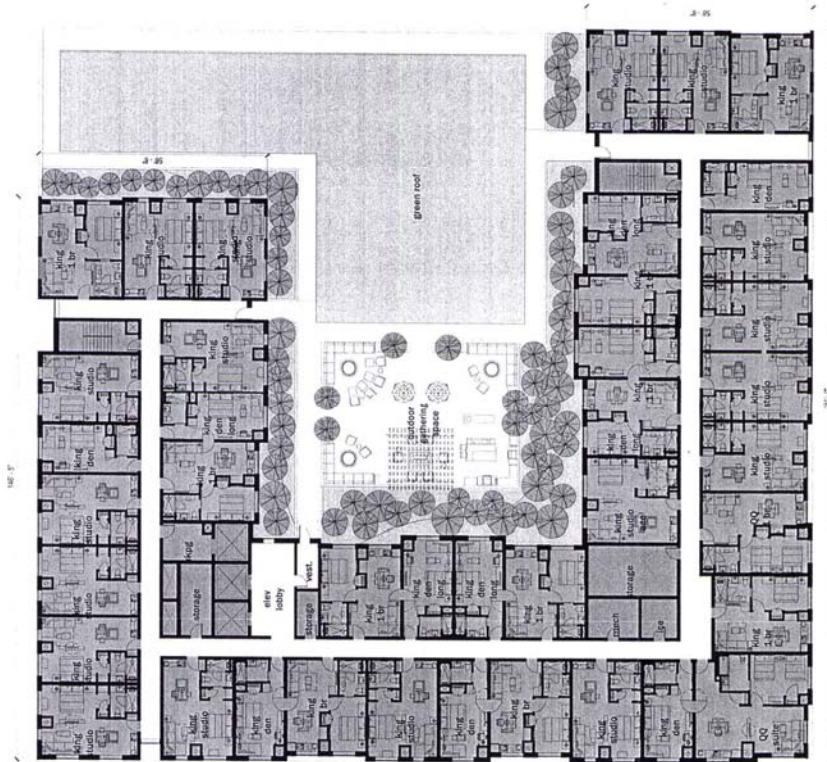
1/4 Section 3229

Scale 1 inch = 200 feet

State_Id 1S1E03CD 200

Exhibit B (Jan 16, 2013)

SW HALL STREET



DAVID EVANS AND ASSOCIATES

SW MOODY AVE

SW RIVER PARKWAY

LEVEL 2 FLOOR PLAN

0' 5' 15' 30'

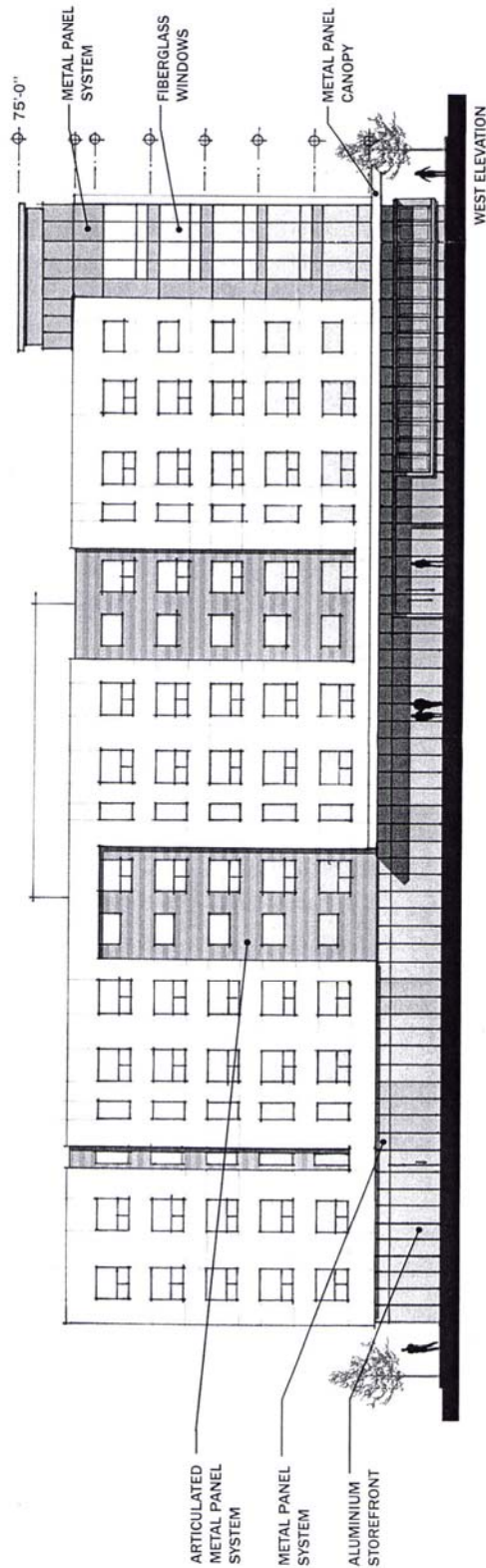
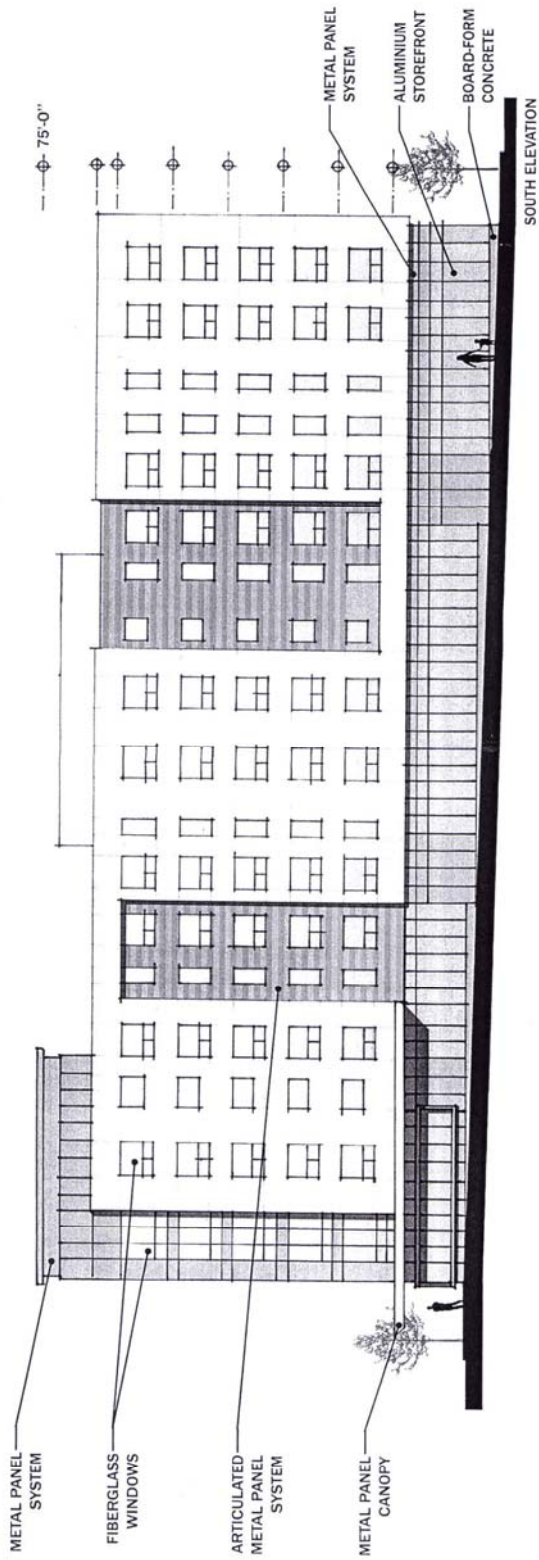
DESIGN ADVICE REQUEST

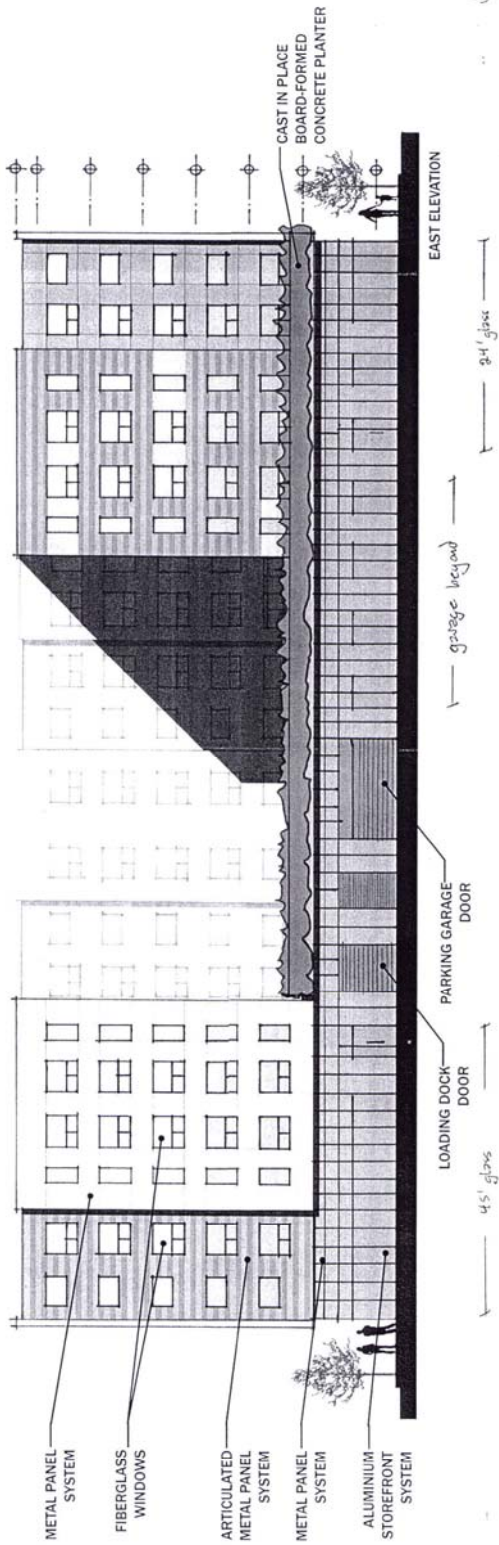
C9

HYATT HOUSE SW RiverDrive & SW River Parkway RiverPlace Partners II 1.15.2013

EA 13- 105388 DA







$144' \times 24' = 3456 \text{ sq ft}$
 $144' \times 45' = 6480 \text{ sq ft}$
 $3456 + 6480 = 9936 \text{ sq ft}$



DESIGN SERVICE REQUEST C12
 EA 13-105388 DAR

ELEVATIONS

HYATT HOUSE SW River Drive & SW River Parkway
 115.2013



EA 13-105388 0A