



City of Portland Design Commission

Design Advice Request

DISCUSSION MEMO

Date: December 06, 2018
To: Portland Design Commission
From: Arthur Graves, Design Review
 503.823.7803 | Arthur.Graves@portlandoregon.gov
 Bureau of Development Services | Portland, Oregon
Re: EA 18-210300 DA – Hotel/Residential Development
 Design Advice Request #2 Memo: December 13, 2018

Attached is a drawing set for the Design Advice Request meeting scheduled on December 13, 2018. The future review criteria will be the Community Design Guidelines (see the matrix included with this memo). Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

The concept proposal is for a 250', 23-story building including 11 stories for a new Hyatt Place brand hotel with ground floor public uses and 12 stories for a nef7w residential apartment community (approximately 120 residential units total). The proposed site is a quarter block on the southeast corner of NW 12th Avenue and NW Flanders.

II. DEVELOPMENT TEAM BIO

Architect	Gary Larson & Josh Guerra Otak, Inc.
Owner’s Representative	James Wong Vibrant Cities
Project Valuation	> \$ 2,300,000

III. RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on December 13, 2018:

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Plan – 2035 Comprehensive Plan.** The concept proposal reflects the new the 2035 Comprehensive Plan. Bike and pedestrian infrastructure improvements along NW Flanders (from NW 1st Ave to NW 24th Ave) are planned as part of a PBOT long range Capital Improvement Project.
 - b. **Standards – EXd, Central Employment Zone | Central City Plan District, Pearl Subdistrict.** Though early in the design process, the proposal appears generally compliant with zoning code standards (allowed use, maximum setbacks, parking, loading, landscaping, windows, etc.) and would likely not require Adjustments or Modifications.

- c. **Streets – TSP Designation.** The site is located in the Northwest Triangle Pedestrian District. Both NW 12th Avenue and NW Flanders are City Walkways, Local Service Transit Streets, and Local Service Traffic Streets. NW Flanders is a Major City Bikeway, while NW 12th Avenue is a City Bikeway.
2. **Natural.** A single large silver maple (*Acer saccharinum*) tree is currently located on the northwest corner of the site. This tree is still proposed to be removed as part of the concept proposal. The site slopes slightly to the northeast.
3. **Built:** Given the height of the concept proposal, the massing and articulation of the design remains critical in integrating the proposal with the surrounding urban fabric. The project's location adjacent to the 13th Avenue Historic District and the 11th Avenue streetcar alignment should factor into the project's design. Please consider the following discussion topics related to massing and the built context of the site.
 - a. The massing and façade articulation has improved from the first DAR. However, there are still a number of architectural “moves” on each façade (including the top of the tower) that could be further simplified, regarding the mass, articulation, and materials.
 - b. Balconies have been further incorporated, but could be integrated more as a way to strengthen the proposal, such as to anchor corners of the building,
 - c. Some articulation and glazing are provided on the proposed east facing end wall. Clarification is needed on how glazing will work abutting a property line. The treatment of this end wall will be critical in the project's design approval.
 - d. The future approval criteria for the proposal require that projects integrate the river, and link the community to the river (A1, A1-1). This has not been fully addressed. Is there an opportunity at the conceptual, massing level for this proposal to respond to this guideline?
 - e. Utility location/information has not been provided.

PUBLIC REALM

1. **Site organization:** Generally, the concept proposal is a good starting point for the design of an active and pedestrian-friendly public realm. The continued generous use of canopies and large percentage of ground level glazing strengthens the proposal. Consider the following topics related to ground floor organization:
 - a. The current design has removed a number of the inactive uses, including stair towers, offices, and mechanical shafts away from exterior walls. Entrances and active uses are more clearly defined. However, the location of the residential entrance on the west façade, adjacent to the loading, looks unresolved. Would locating the residential entrance to the north elevation provide an improved benefit and experience for the residents?
 - b. In the current proposal the office location is undefined. This should be further moved away from exterior walls.
 - c. The proposed “Idea 2” is a stronger response to the ground level public realm in that it appears less heavy and is more resolved than “Idea 1”. However, the corners and transition on NW 12th Ave is busy and unresolved.
 - d. The future approval criteria require the incorporation of water features and works of art (A5-3, A5-4). This has not been fully addressed. Consideration should be given to how the project can meet these guidelines.

2. Circulation System.

- a. The two Type A loading spaces have been relocated from NW Flanders St. to NW 12th Ave. With this, NW 12th Ave. is providing loading, hotel valet parking, as well as being the location of the main entrance to the hotel lobby and the main entrance to the residential lobby. Is this circulation system arrangement successful?
- b. Bicycle parking is unclear, and not shown at the ground floor.

QUALITY & PERMANENCE

1. **Exterior materials.** Noting the eclectic nature of the Pearl District, the Commission was supportive of materials other than brick or masonry. The following materials are proposed: Textured metal panels (at major window facades), textured fibrous cement panels (at the solid walls), “special cladding panels” (on the south and east elevations) a “special glazing or lighting feature” (vertically on the west facade) and sculptured cast concrete (at the base). Consideration should be given to reducing the number of materials and/or simplifying the materials both to better respond to the area context and for building coherency. Please comment on the proposed materials and the proportion of glazing to non-glazing and the nature and quality of the materials selected.

IV. FUTURE APPROVAL CRITERIA: *Central City Fundamental Design Guidelines, River District Design Guidelines*

V. PUBLIC COMMENTS

- Staff received comments from the Pearl District Neighborhood Association (dated September 28, 2018). The comments (enclosed) include concern with the height and FAR, context, and proximity to the proposed Flanders Greenway.
- Prior to DAR #1, staff had received three public comments (two written, one by phone). The comments include concern with the lack of on-site parking provided, potential traffic congestion, and potential shading of nearby apartments. One commenter supports the height of the development. One commenter opposes the removal of the tree.

ATTACHMENTS

DAR #1 Discussion Memo and Summary Memo
Drawings
Public Comments
Future Approval Criteria Matrix