

HYATT PLACE | DESIGN ADVICE REQUEST 2

NOVEMBER 26, 2018 | PROJECT 18177 | EA 18-181375 DA

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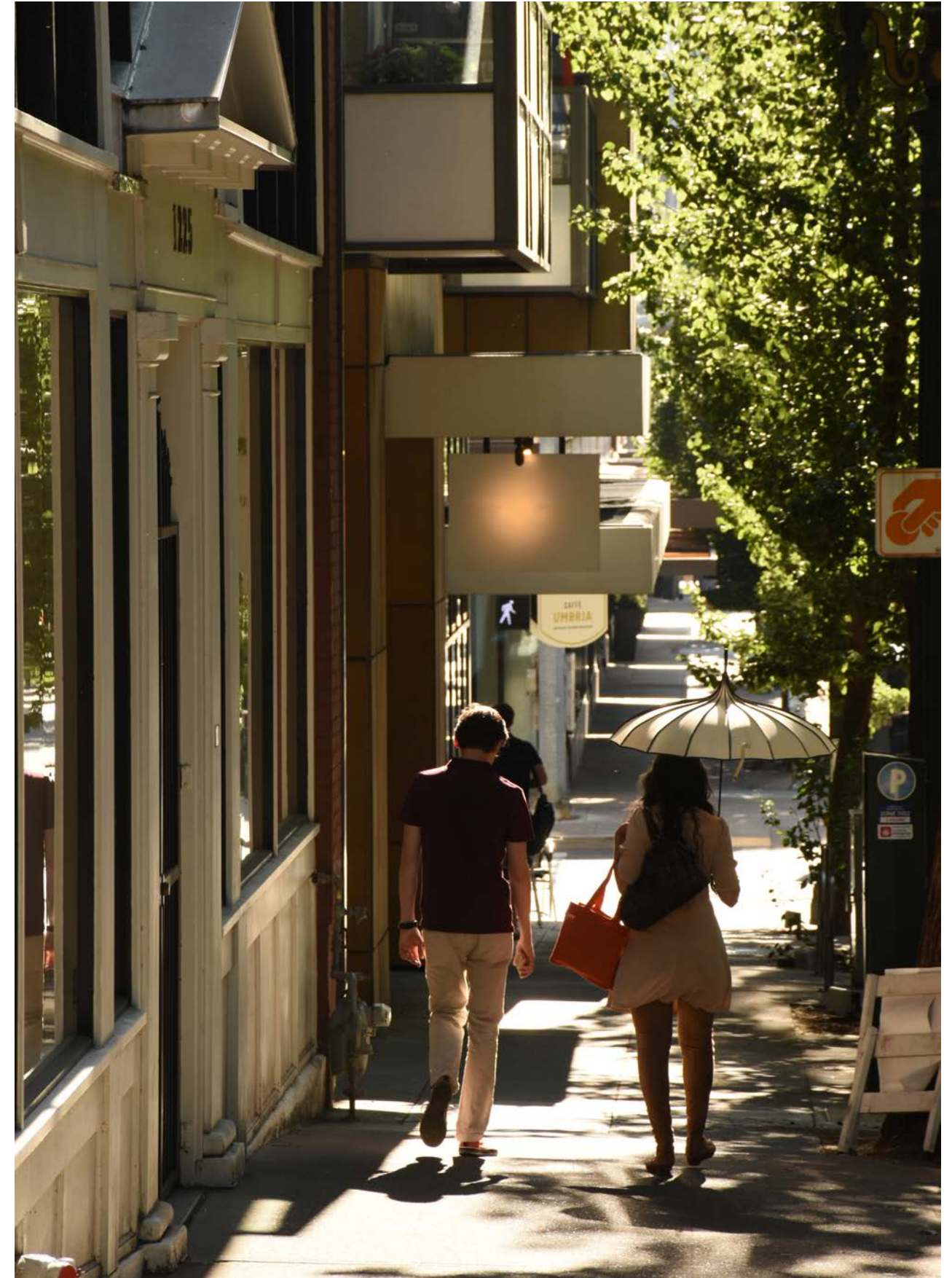


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NARRATIVE

Comments by staff and the Design Commission from DAR #1 focused on issues and opportunities given below. This submittal provides further development of the architectural solution including design moves at several scales to further articulate the design relative to context as well as constraints and opportunities of the site, material selections and our reasoning leading to these choices. We offer our thinking about the public realm - the ground level plan solution, the articulation of the ground level including structure, material and glazing choices and how the building comes to the ground. We also address opportunities for active street response and ideas for incorporating Portland themes through the architecture, landscaping and incorporating art all on a quarter-block site.

Zoning & Constraints

The new zoning code permits a 250 foot inclusive building height. FAR on a site may be increased by bringing FAR acquired from Sector 1 sites to reach the height limit. This project proposes the 6:1 given FAR plus a 3:1 increase for inclusionary housing and a transfer to the site of FAR acquired within Sector 1, preferably the River District. With this proposed approach, the constraints are:

1. The 10,000 SF quarter-block site
2. A sales agreement requirement for a building setback of 10 feet from the south property line above a height of 25 feet (to achieve a 40 foot separation of the Oakwood north building face from the south face of the proposed project).
3. Limitations on providing windows along the east property line. A three to five foot setback allows an area of 15% unprotected glazing.
4. Loading dock location (suggested by the Design Commission during DAR #1).

Context

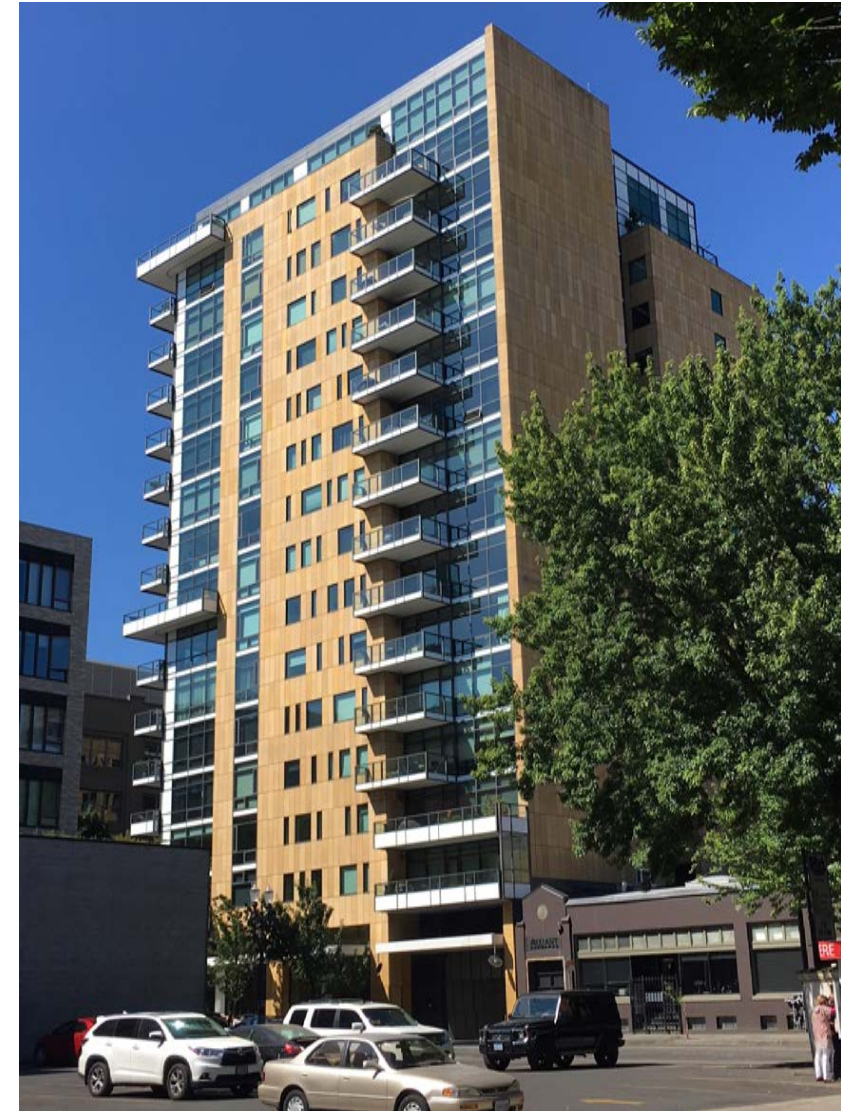
1. Massing of tower to create more carving of form and articulation of mass including (page 07)
 - Balconies - size, placement, integration of balconies and building (pages 09-10)
 - End Walls - solutions for articulating more solid east wall abutting east property line (pages 11-12)
 - Top of Tower - further articulation at top, relation to river (pages 13-15)
2. Precedent setting - relationship to neighborhood context (pages 03-04)
3. Importance of the ground floor - achieving active street, relating to immediate architectural context, incorporating Portland themes (pages 17-25)

Quality and Permanence

1. Exterior Materials (page 16)

Public Realm

1. Loading location - move loading from NW Flanders St. to NW 12th Ave. (page 17)
2. Landscape - street and building (pages 13-16, 19)
3. Inactive areas - move inactive program features away from the ground level glass wall (page 17)
4. Art and water features - possibilities in context of a small but demanding site (pages 11-13, 19)



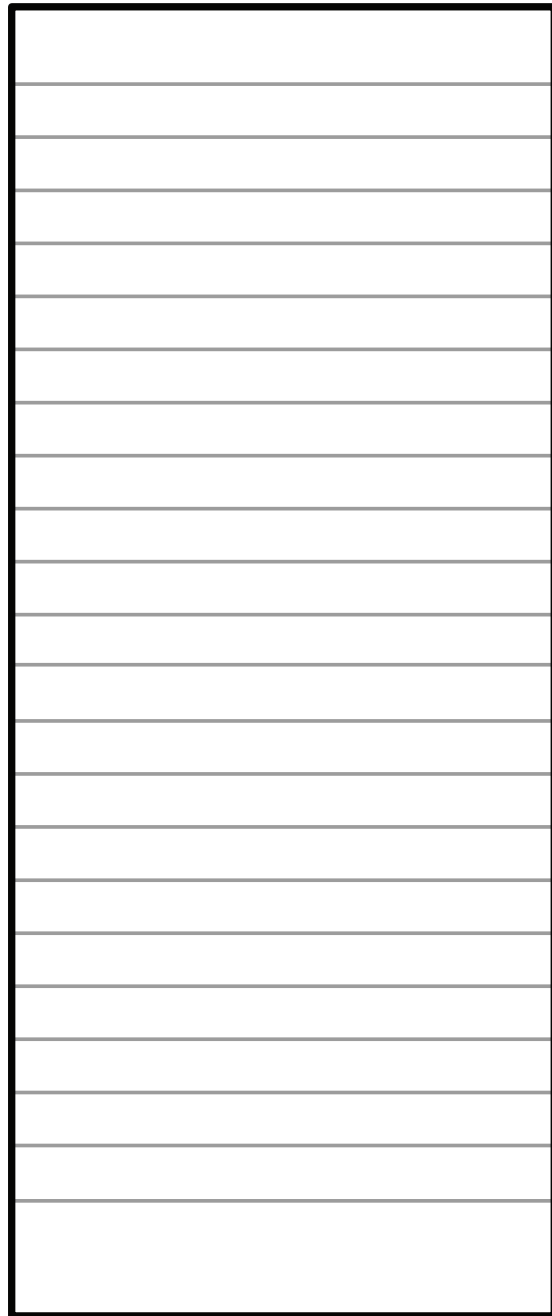
HYATT PLACE | DESIGN ADVICE REQUEST 2 | SITE CONTEXT - NEIGHBORHOOD BUILDINGS

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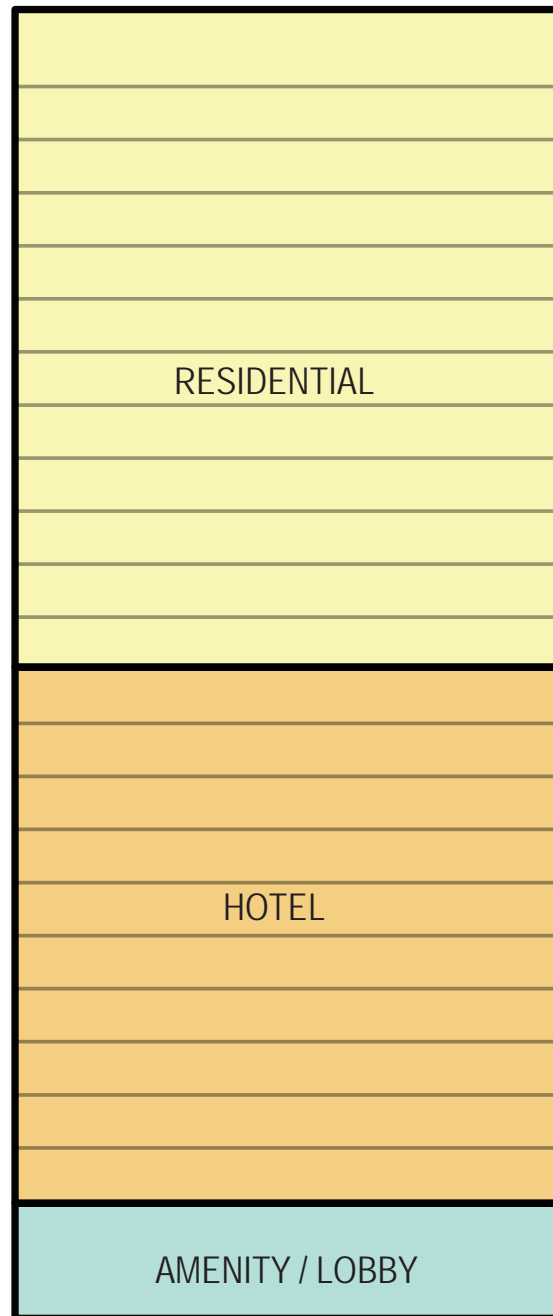


HYATT PLACE | DESIGN ADVICE REQUEST 2 | SITE CONTEXT - PRECEDENT

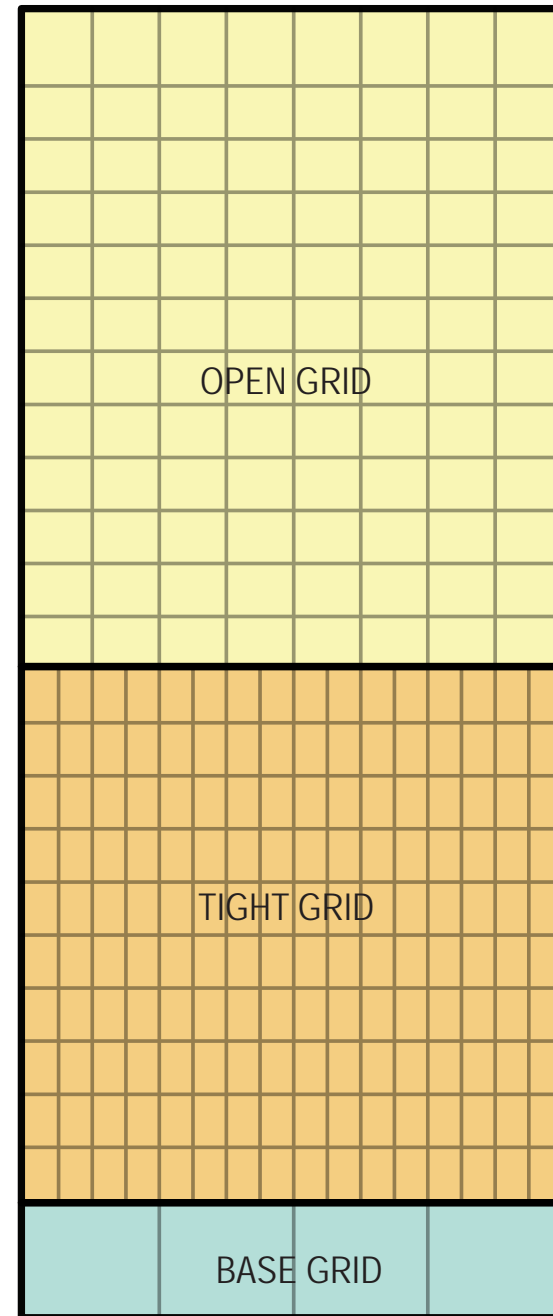
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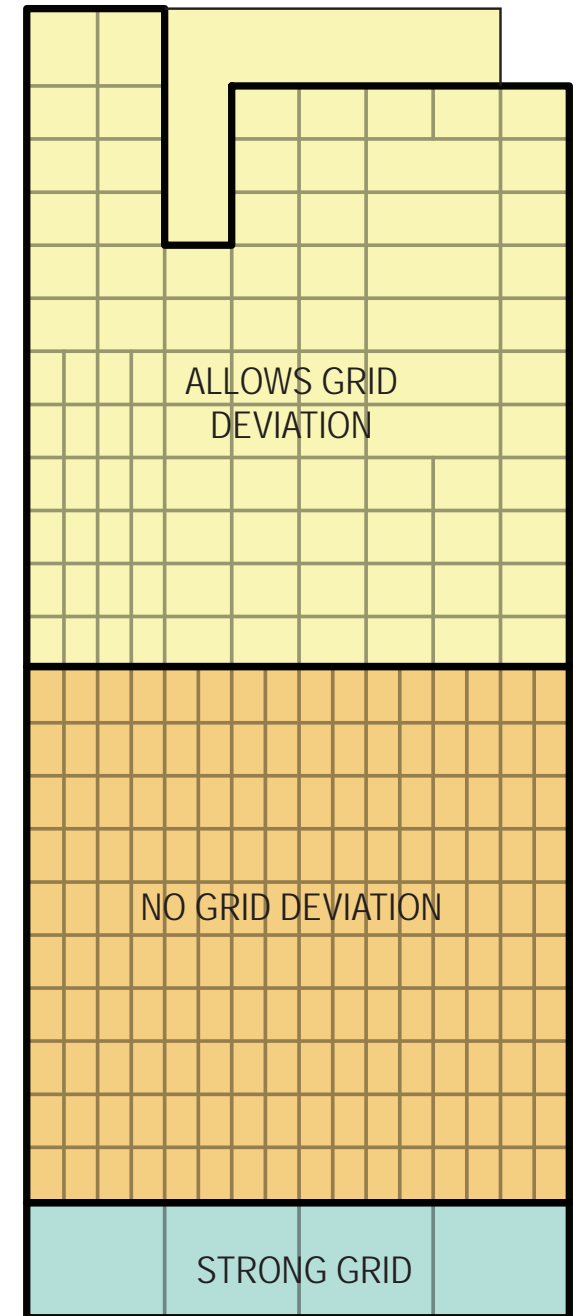
01 FLOOR LEVELS



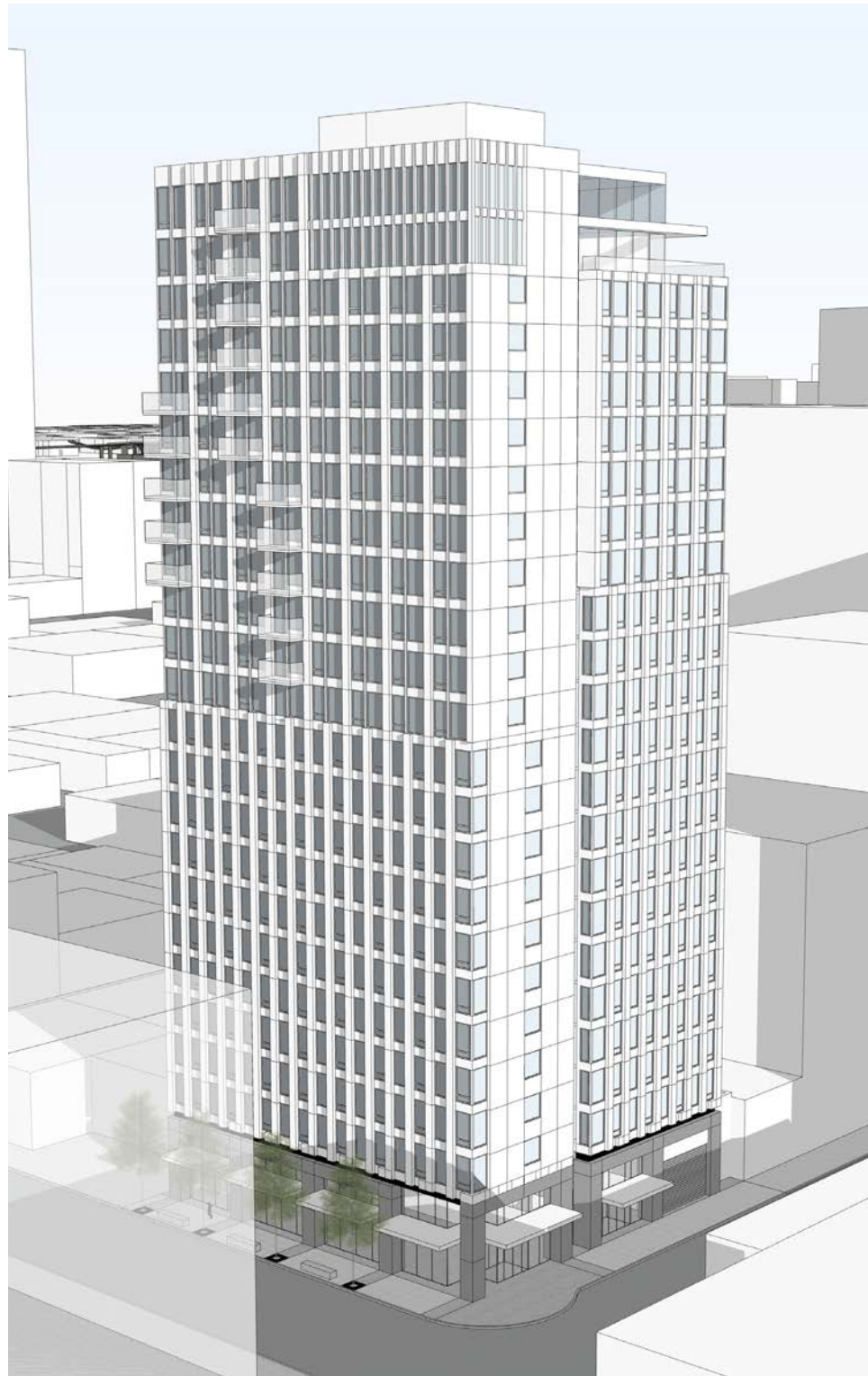
02 PROGRAM



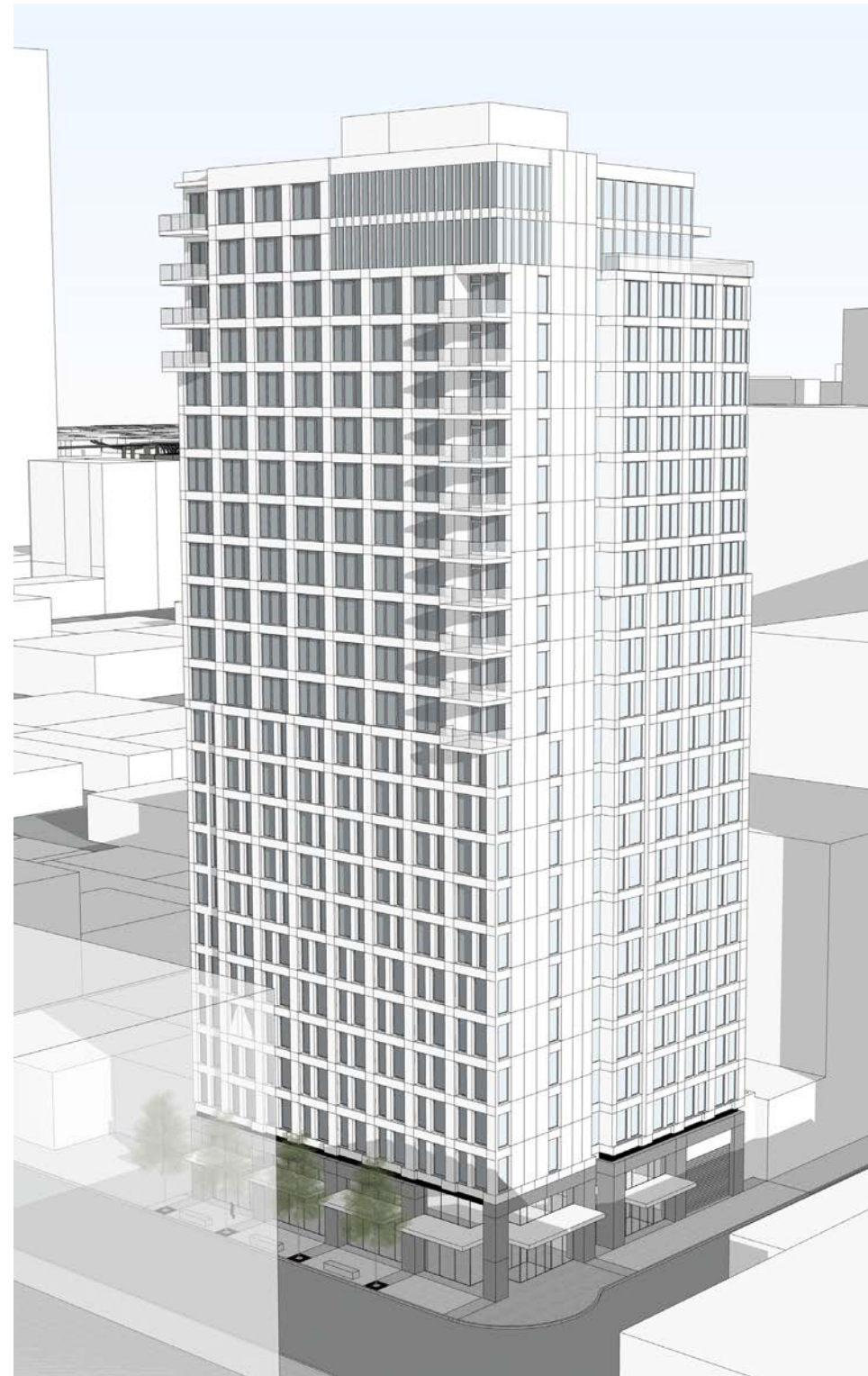
03 GRID INTRODUCTION



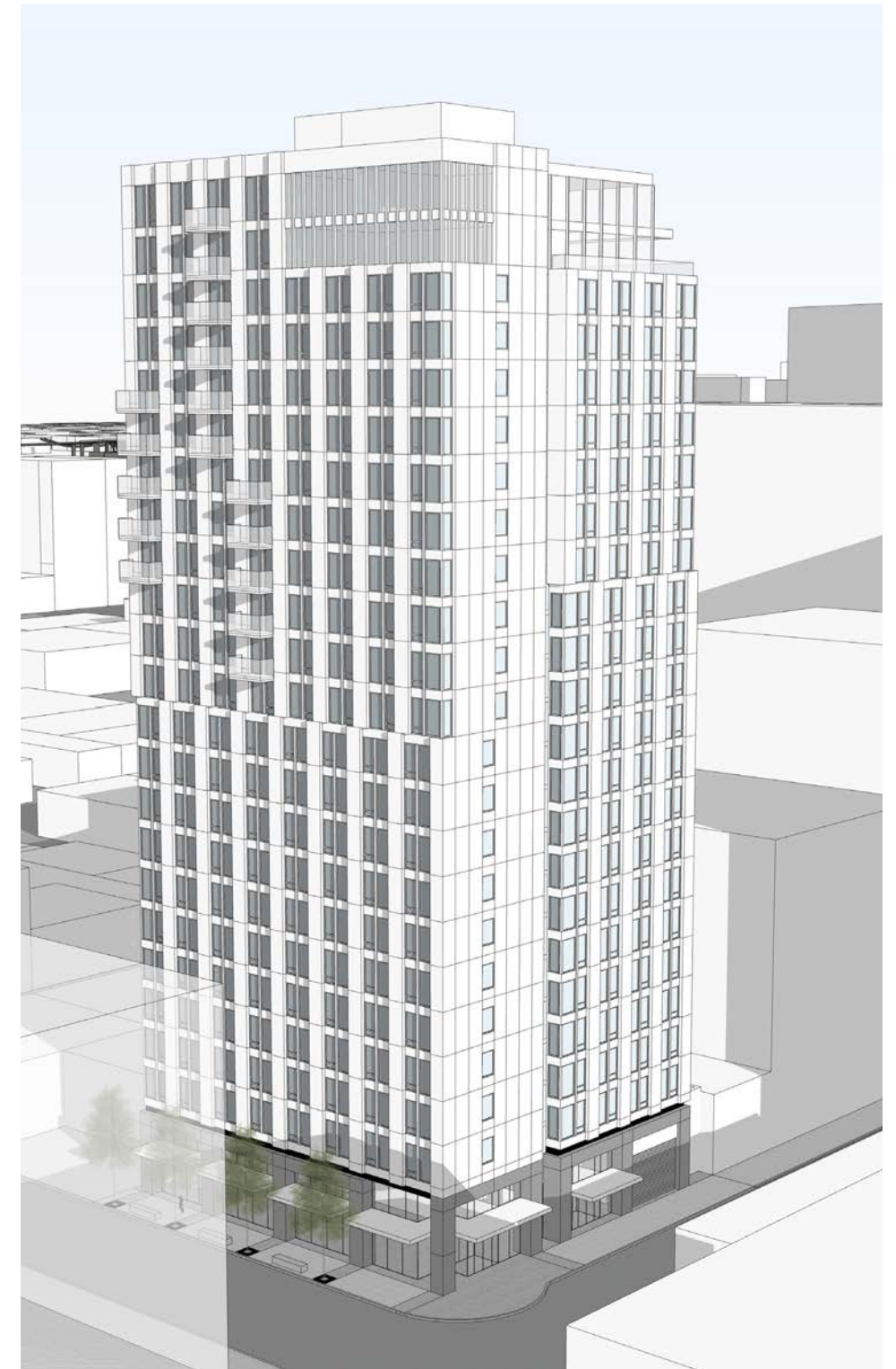
04 GRID MANIPULATION



01 SCHEME A

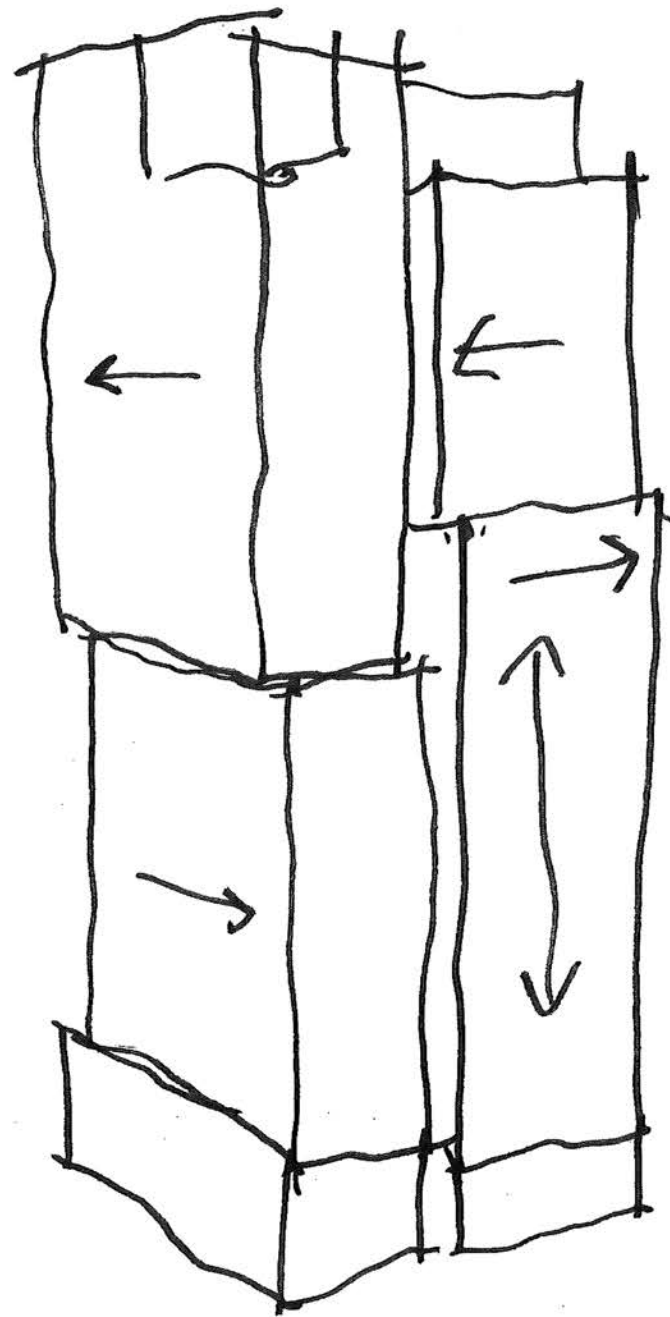


02 SCHEME B



03 SCHEME C

Three variations of grid expressing room and unit dimensions. Schemes A and B are too delicate in scale for neighborhood context. Scheme C is more robust and allows more opportunity for mid-scale moves.

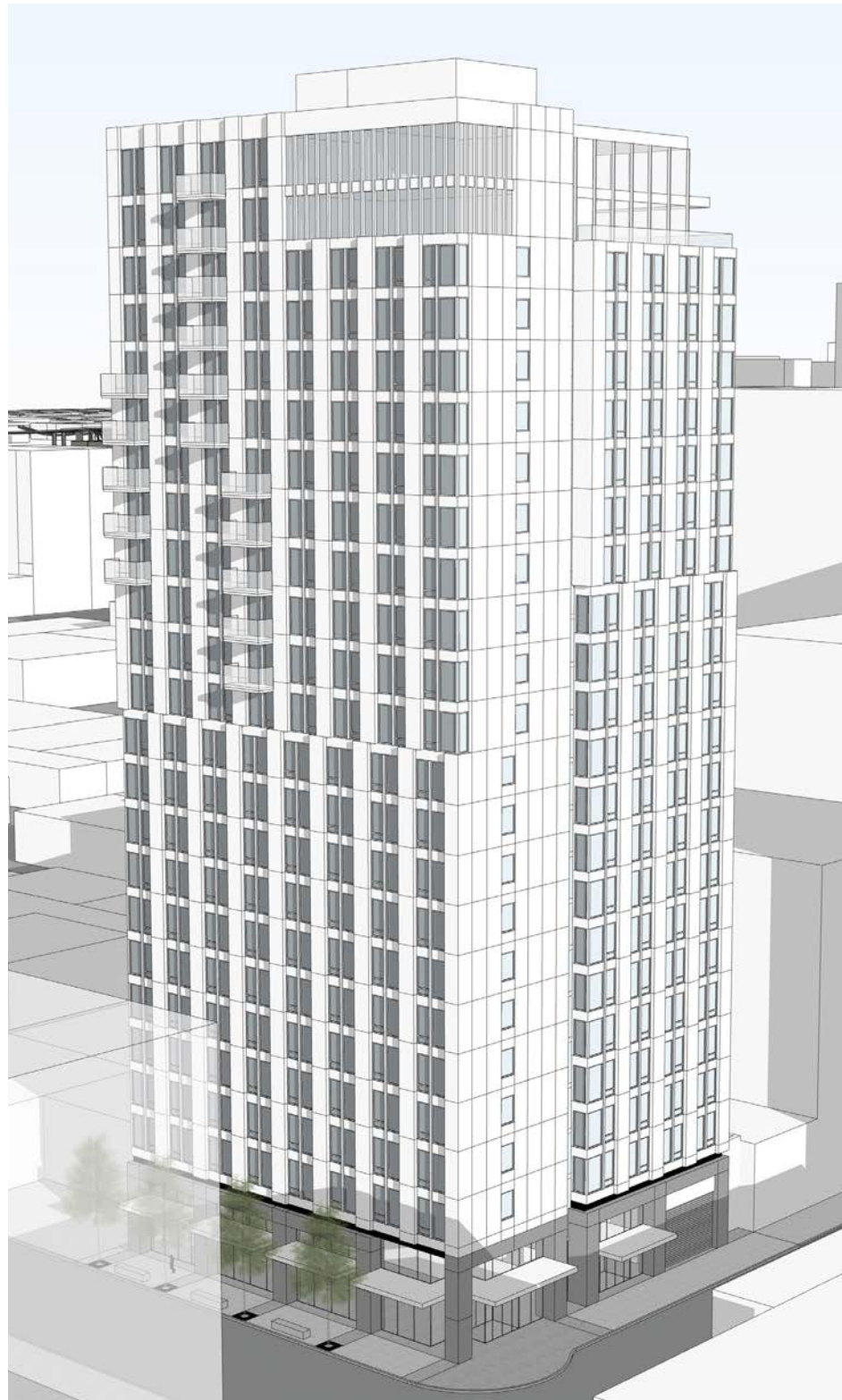


01 MASSING DIAGRAM



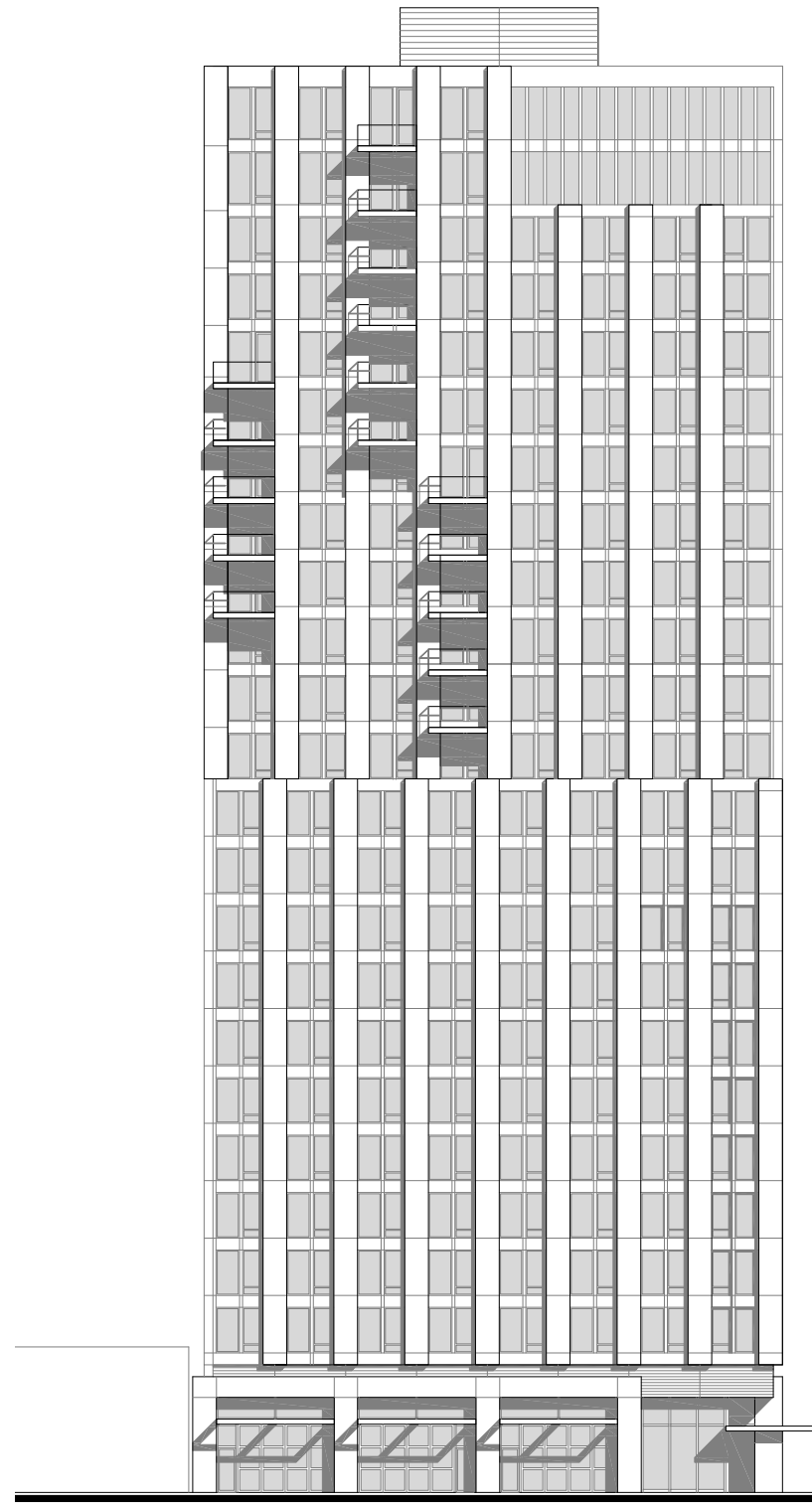
02 NORTHWEST PERSPECTIVE

Mid-scale masses, comprising program elements (ground level, hotel, residences and top), are shifted visually to break the building into parts that better respond to context scale. Masses can also be shifted vertically.

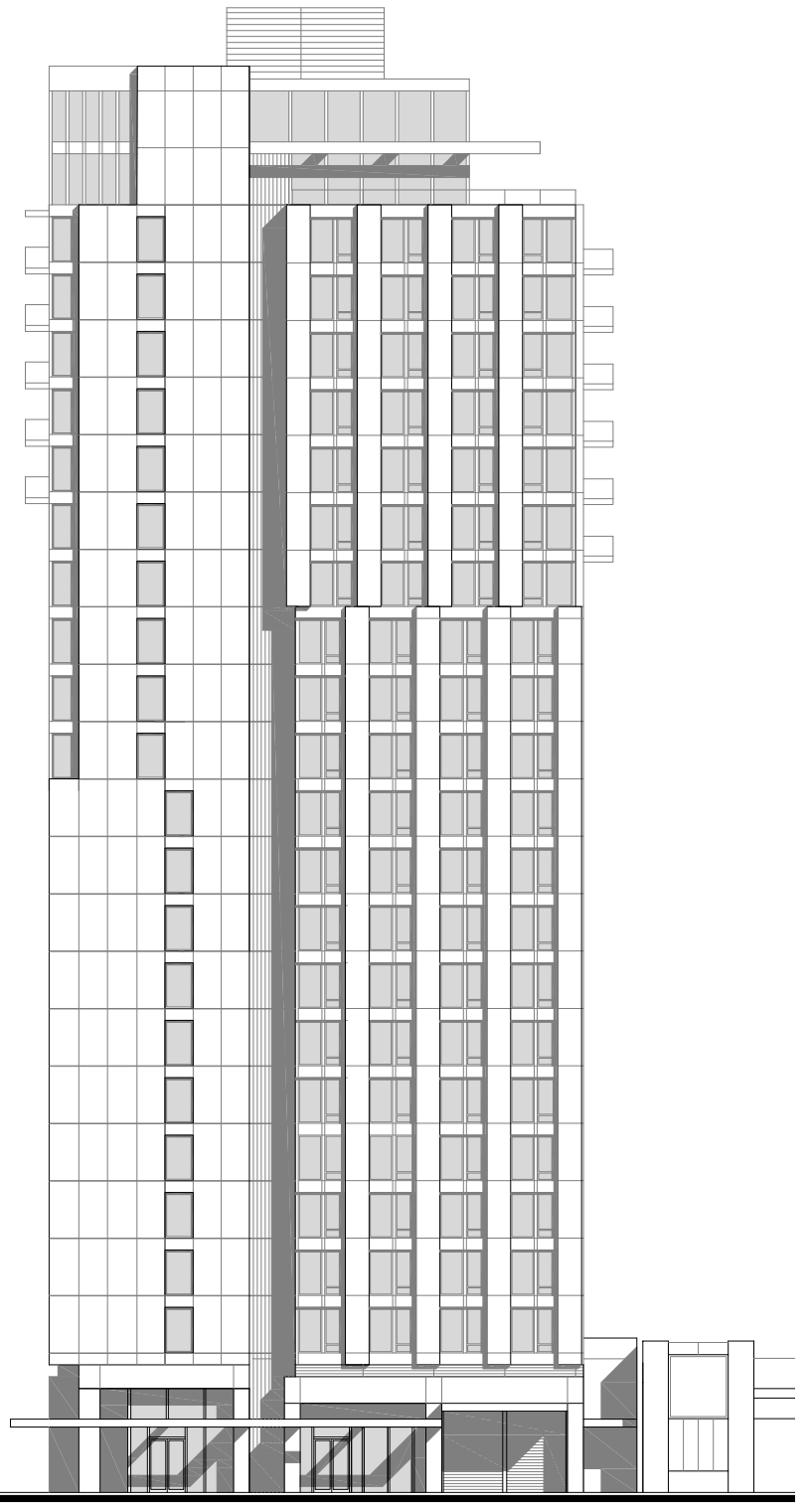


01 NORTHWEST PERSPECTIVE

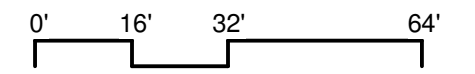
Mid-scale facade shifts are illustrated here.



02 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



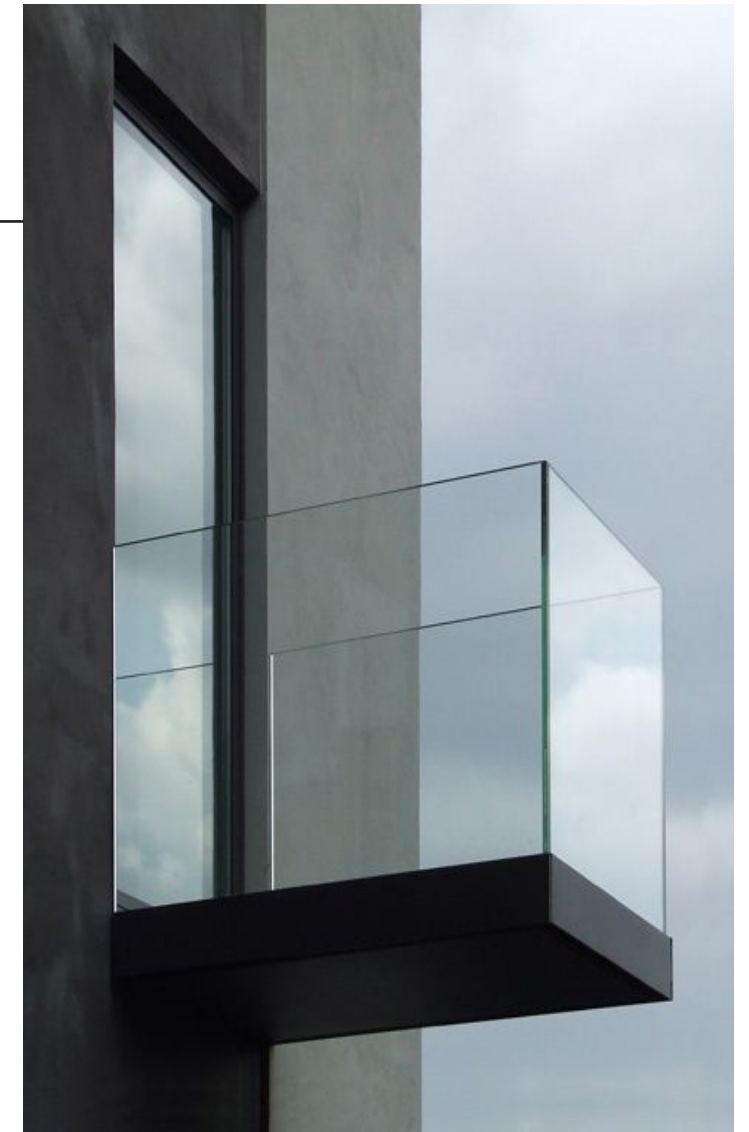
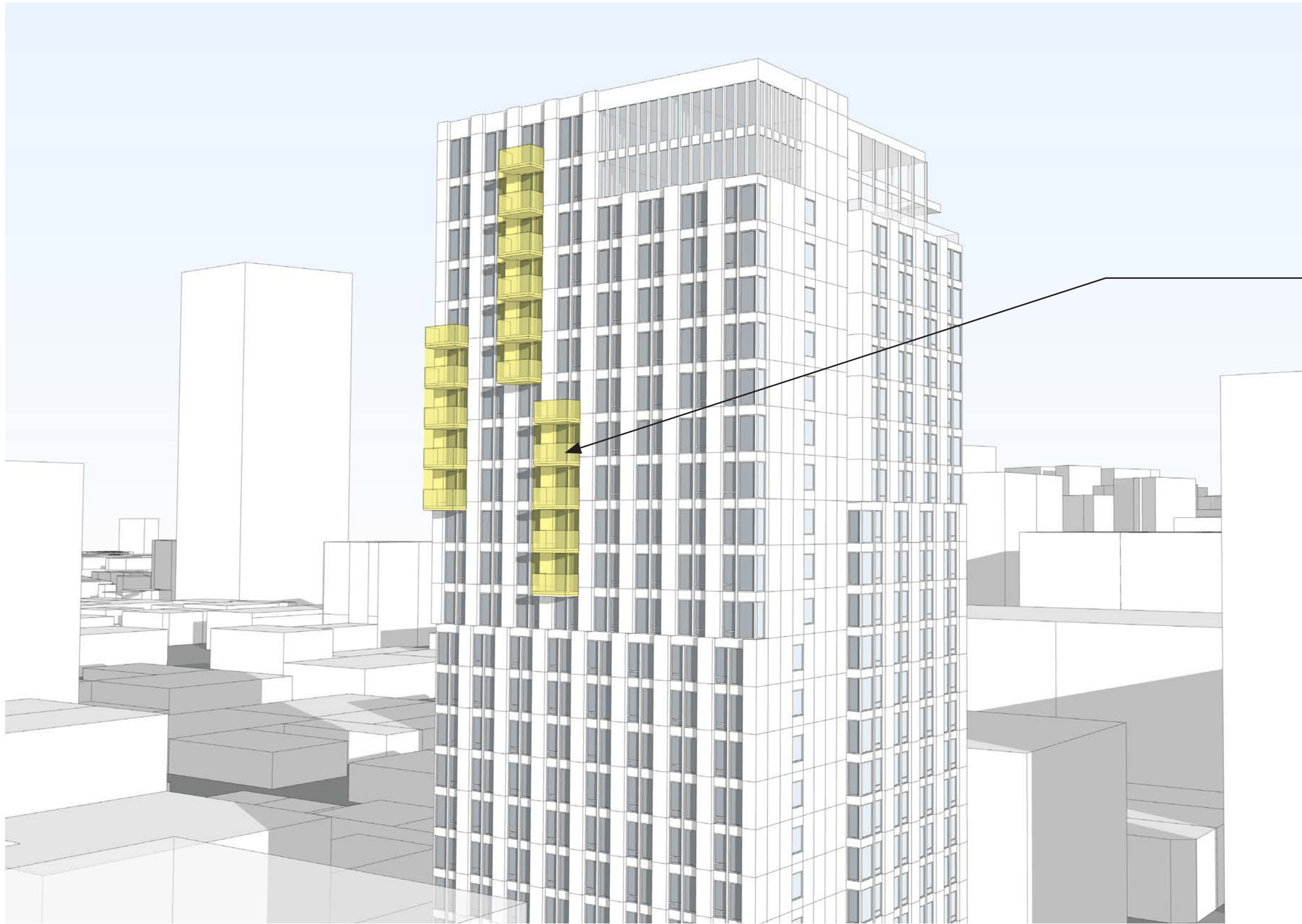
03 WEST ELEVATION
SCALE: 1/32" = 1'-0"



HYATT PLACE | DESIGN ADVICE REQUEST 2 | ELEVATIONS

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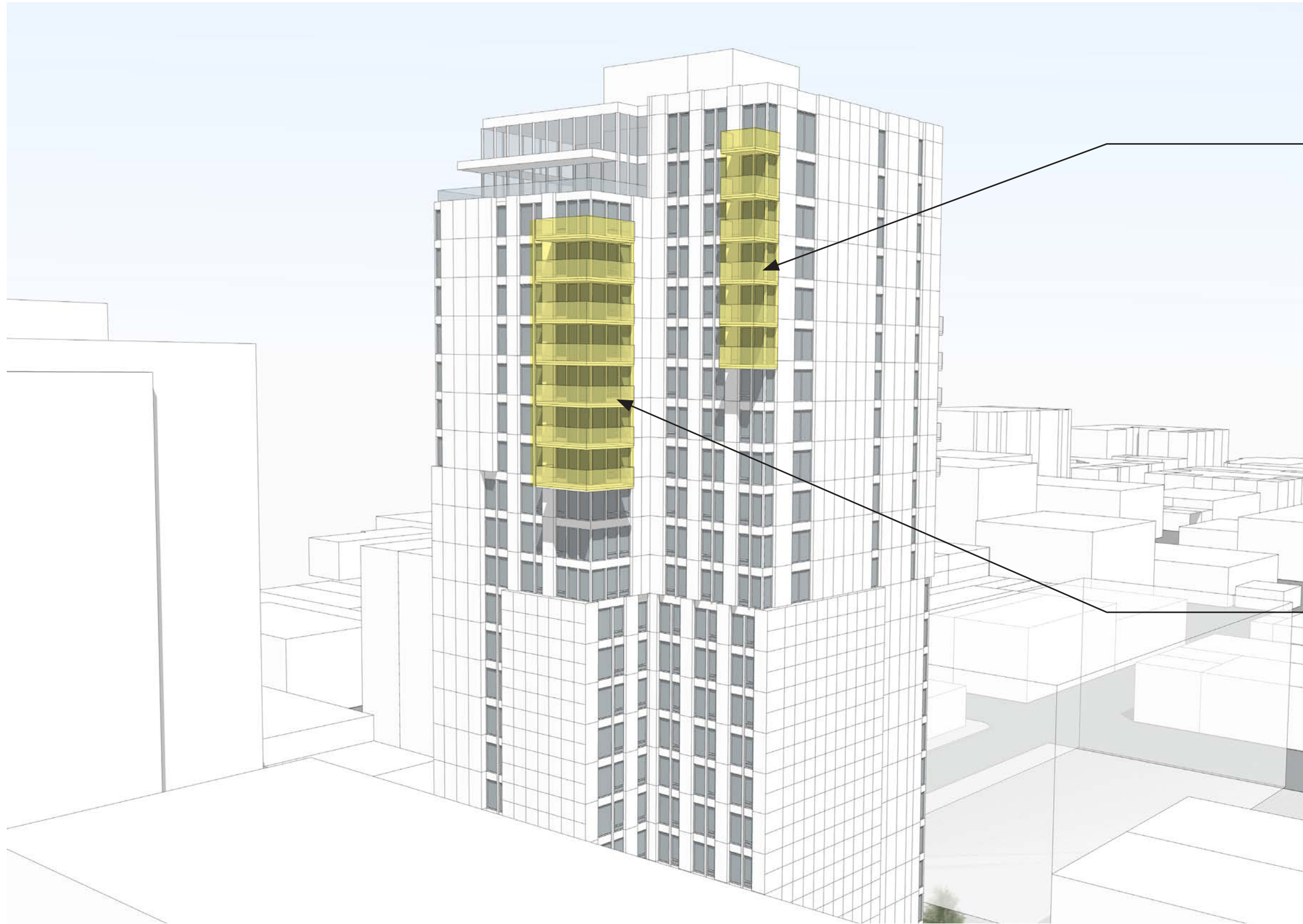




Balconies are extended slabs with glass railings. Balconies are located strategically to give detail and residential identity to upper facade.

HYATT PLACE | DESIGN ADVICE REQUEST 2 | BALCONIES

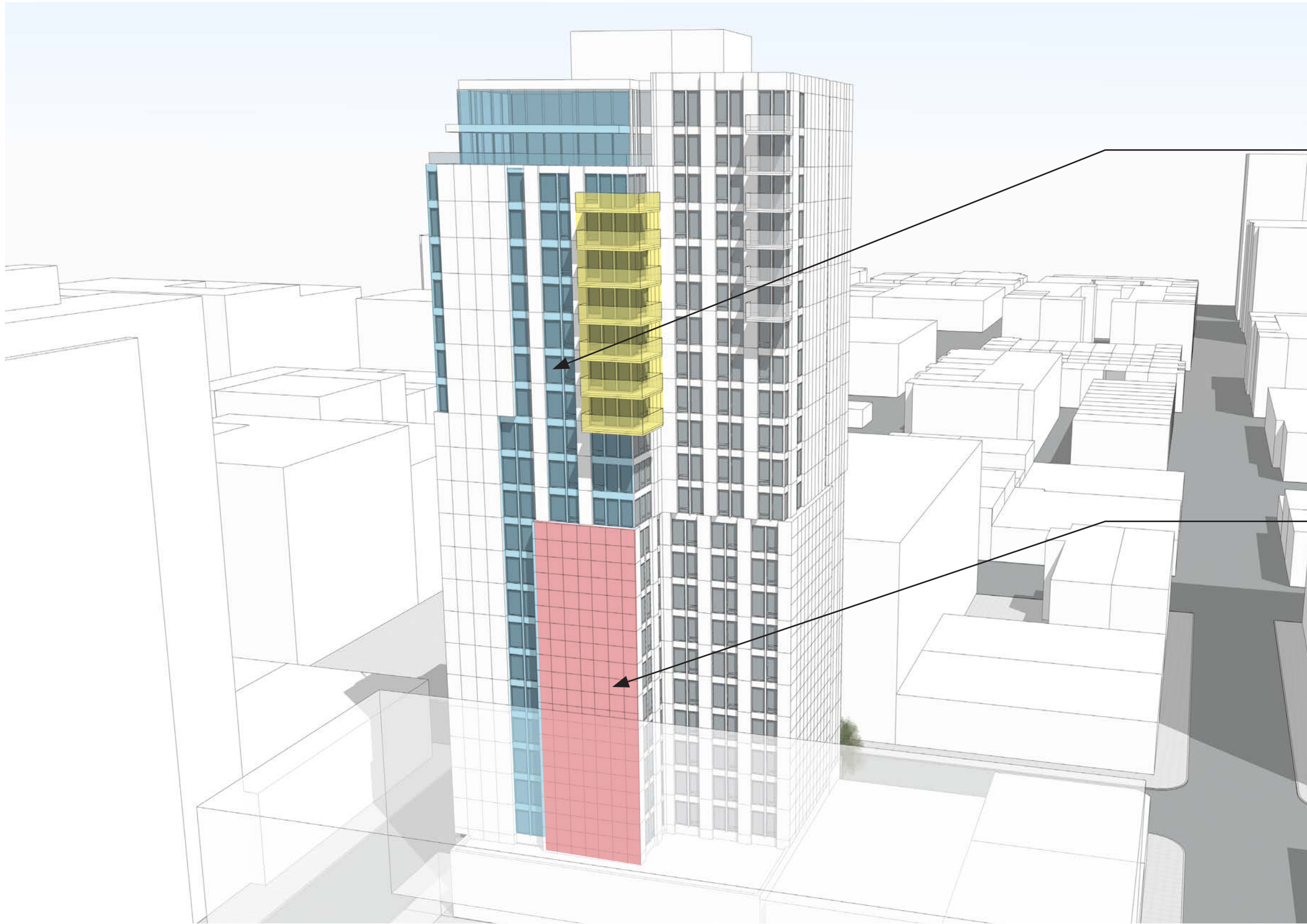
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Balconies are placed strategically. Amenity space has been increased to two stories creating more carving at top of tower which provides dramatic interior space with view to the river.

HYATT PLACE | DESIGN ADVICE REQUEST 2 | BALCONIES

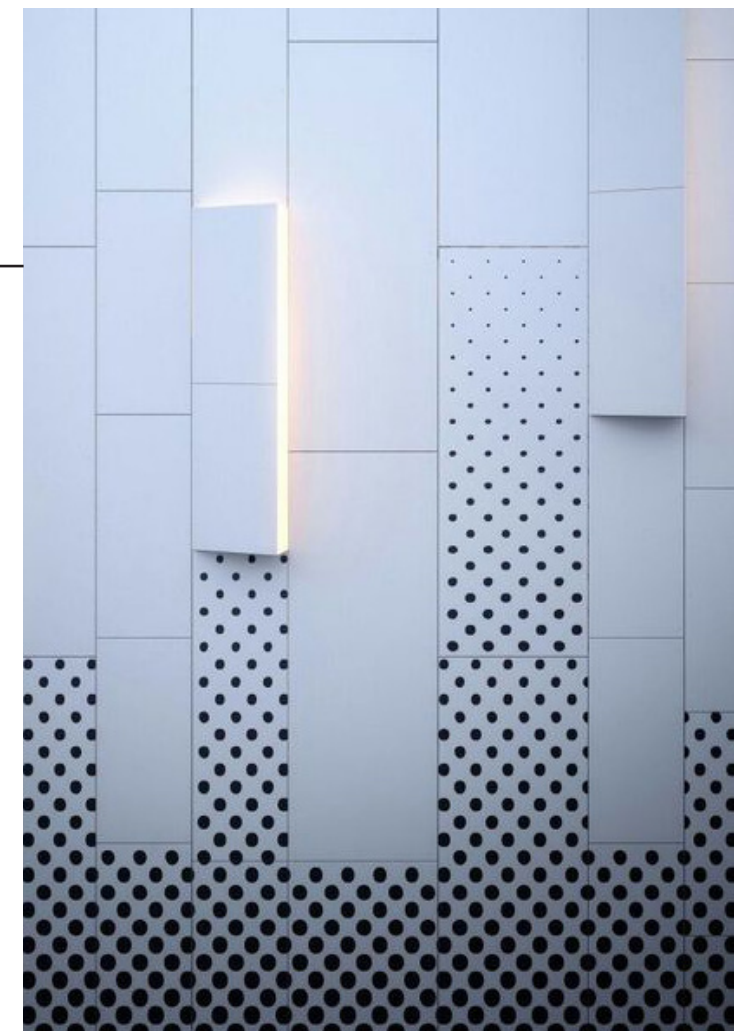
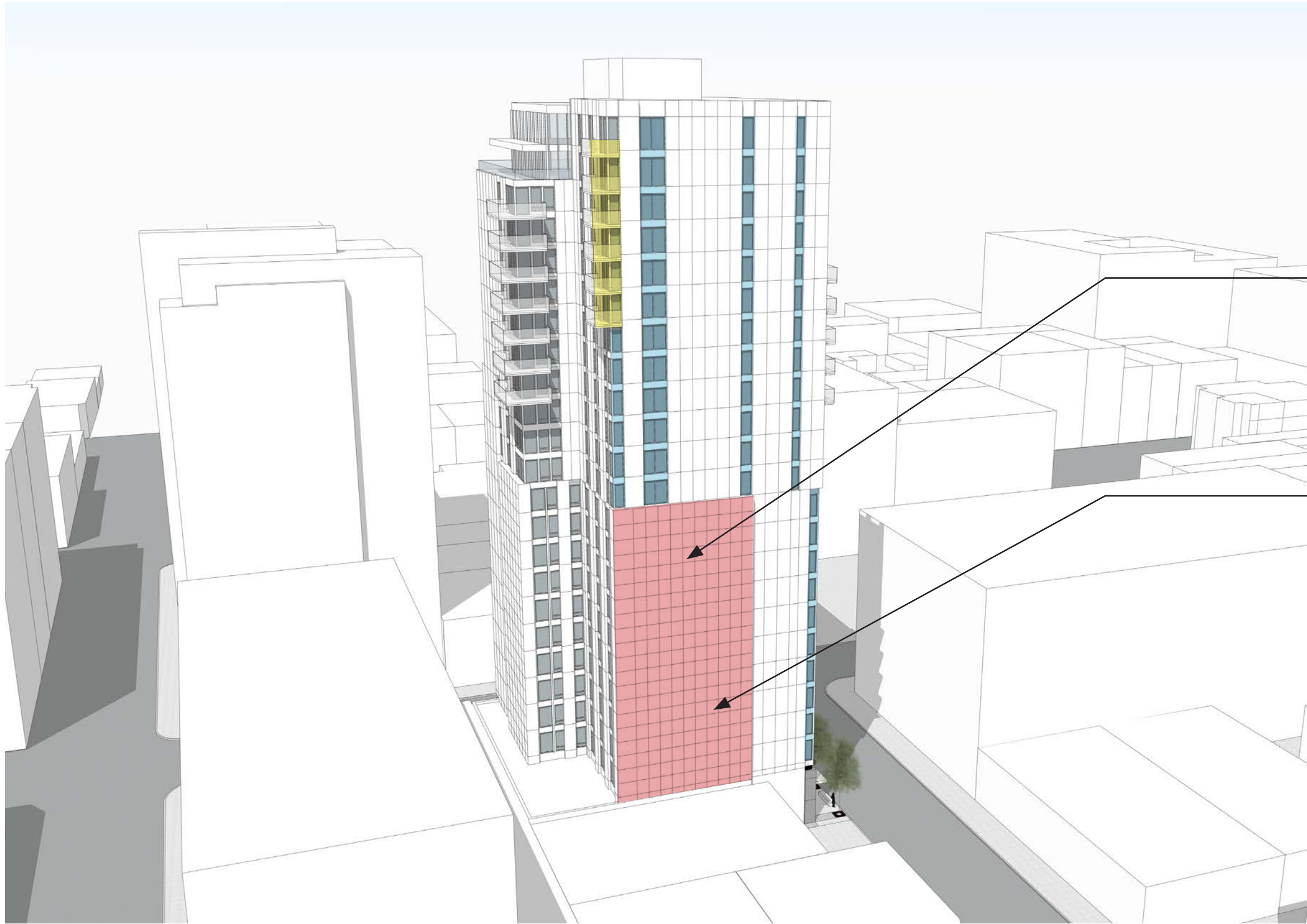
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Glass has been increased on south facade. The solid side wall can be a site for special cladding panels.

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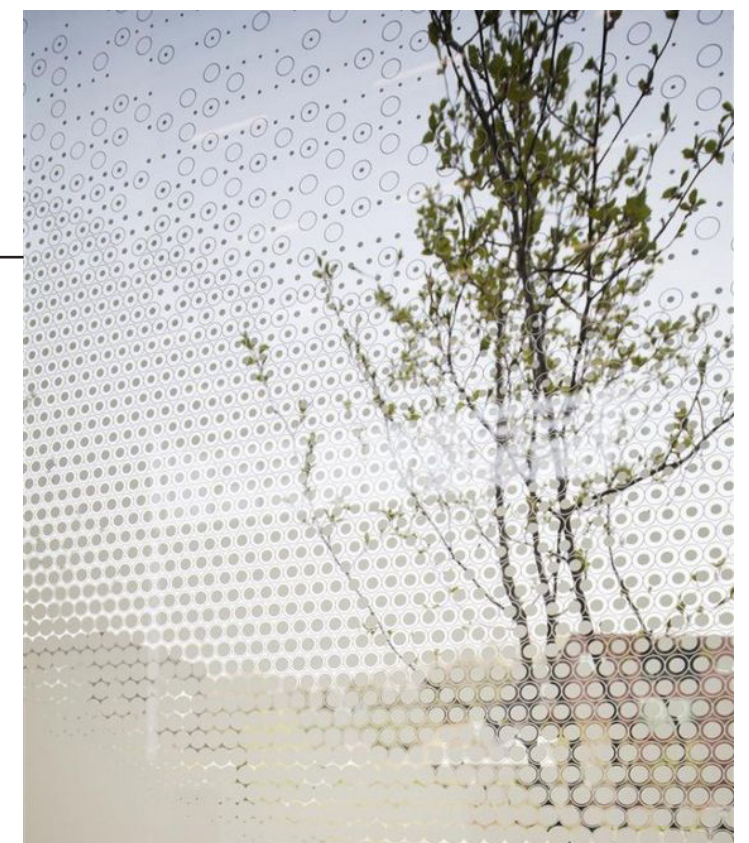
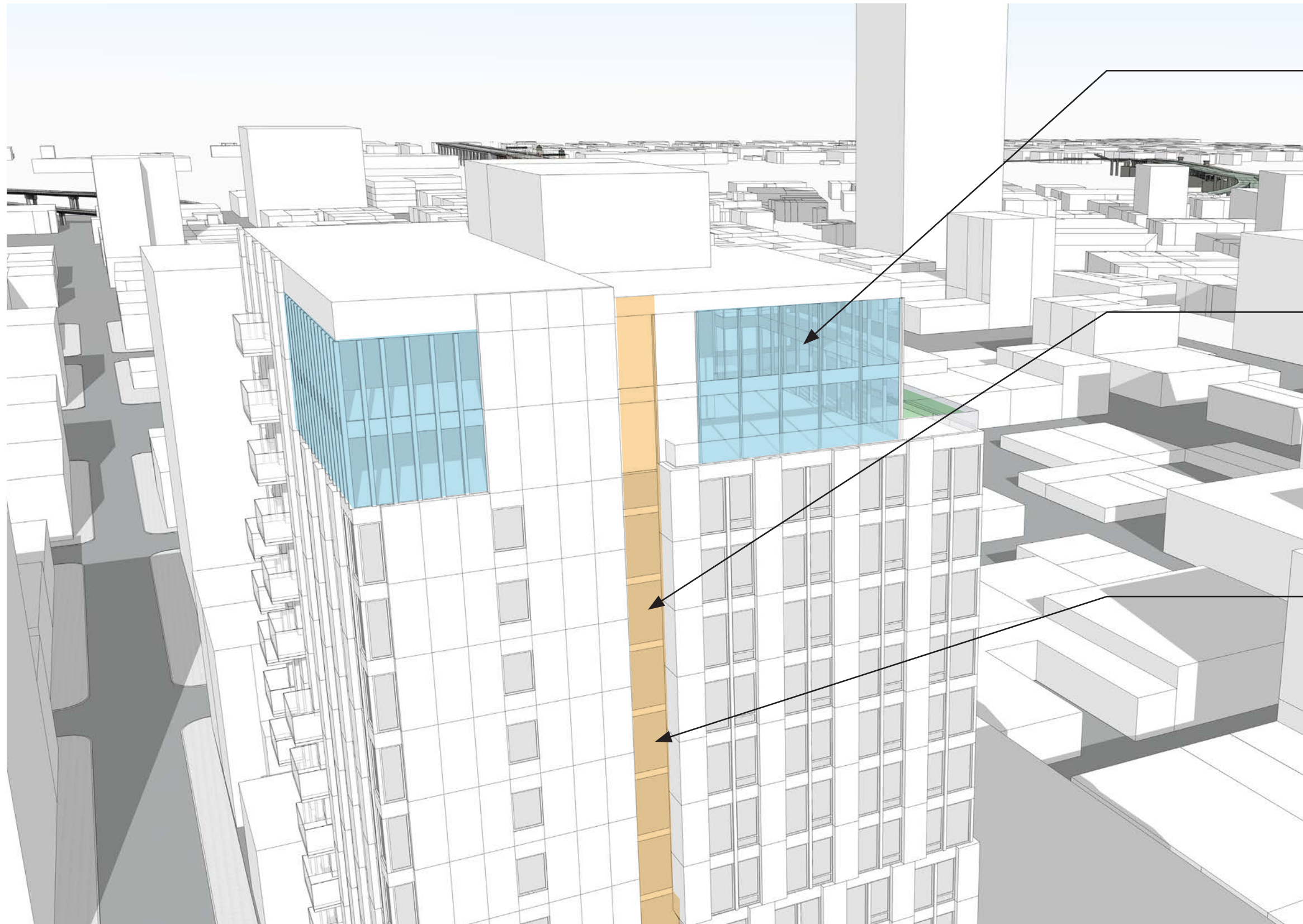
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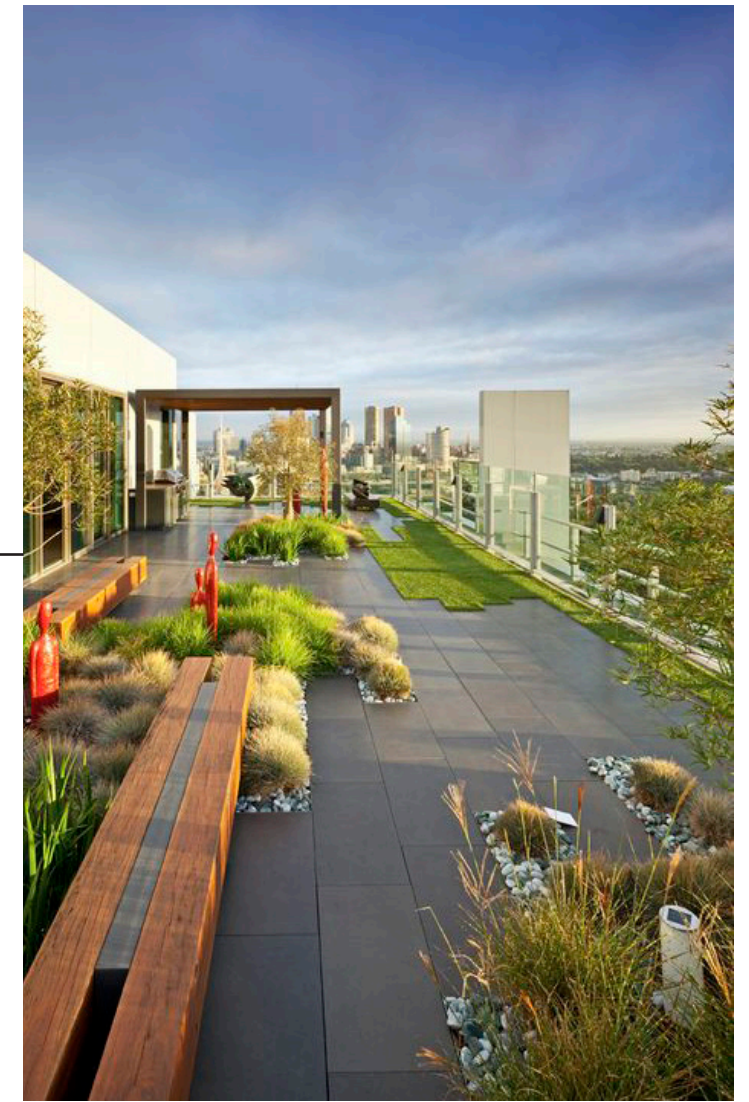
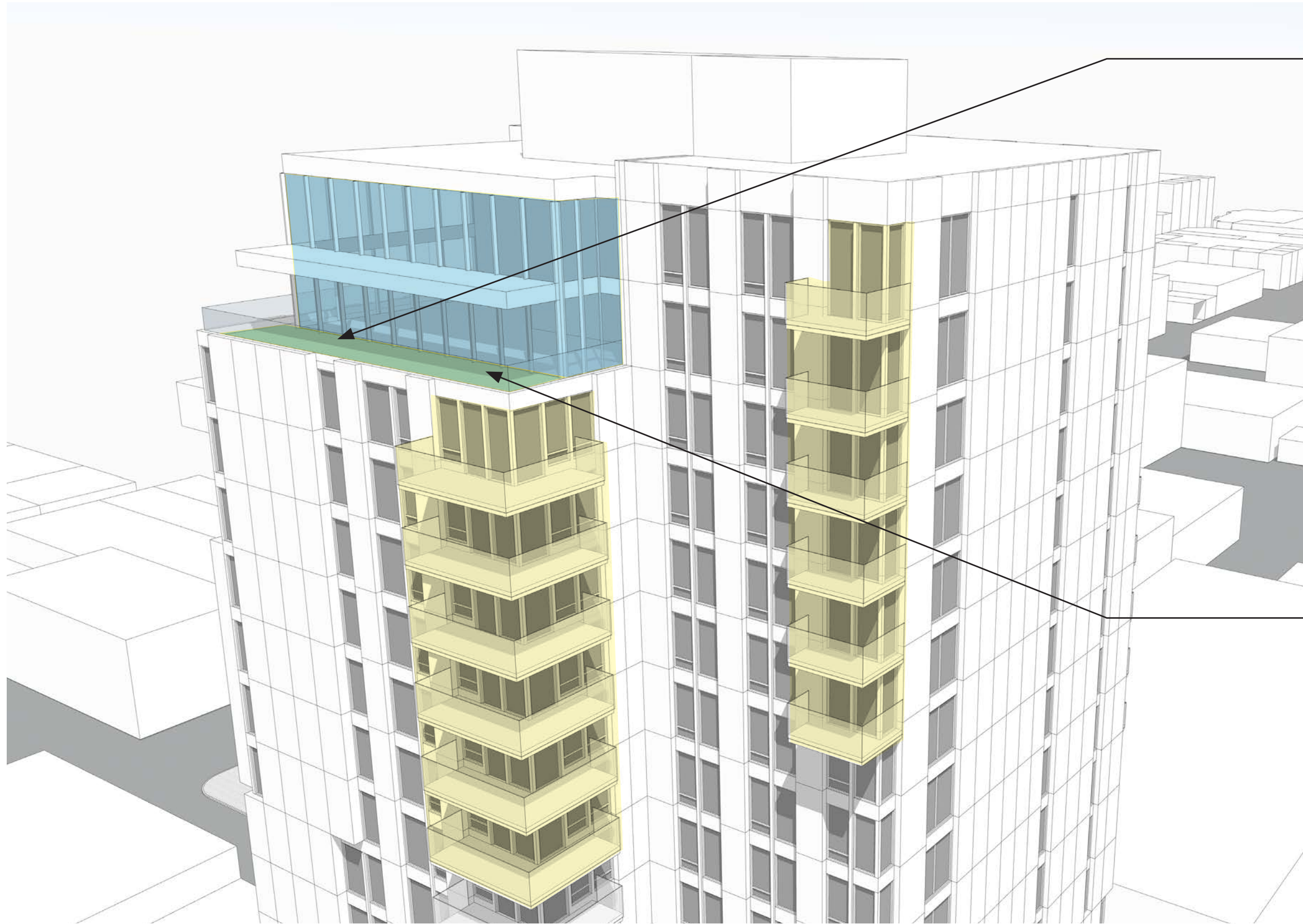
Facade insets at east and west exit stairs, extending top to ground, further articulate the building mass. Solid side wall can be a site for special cladding panels. Glazing allowed up to 15% of wall surface.

HYATT PLACE | DESIGN ADVICE REQUEST 2 | END WALL - EAST ELEVATION

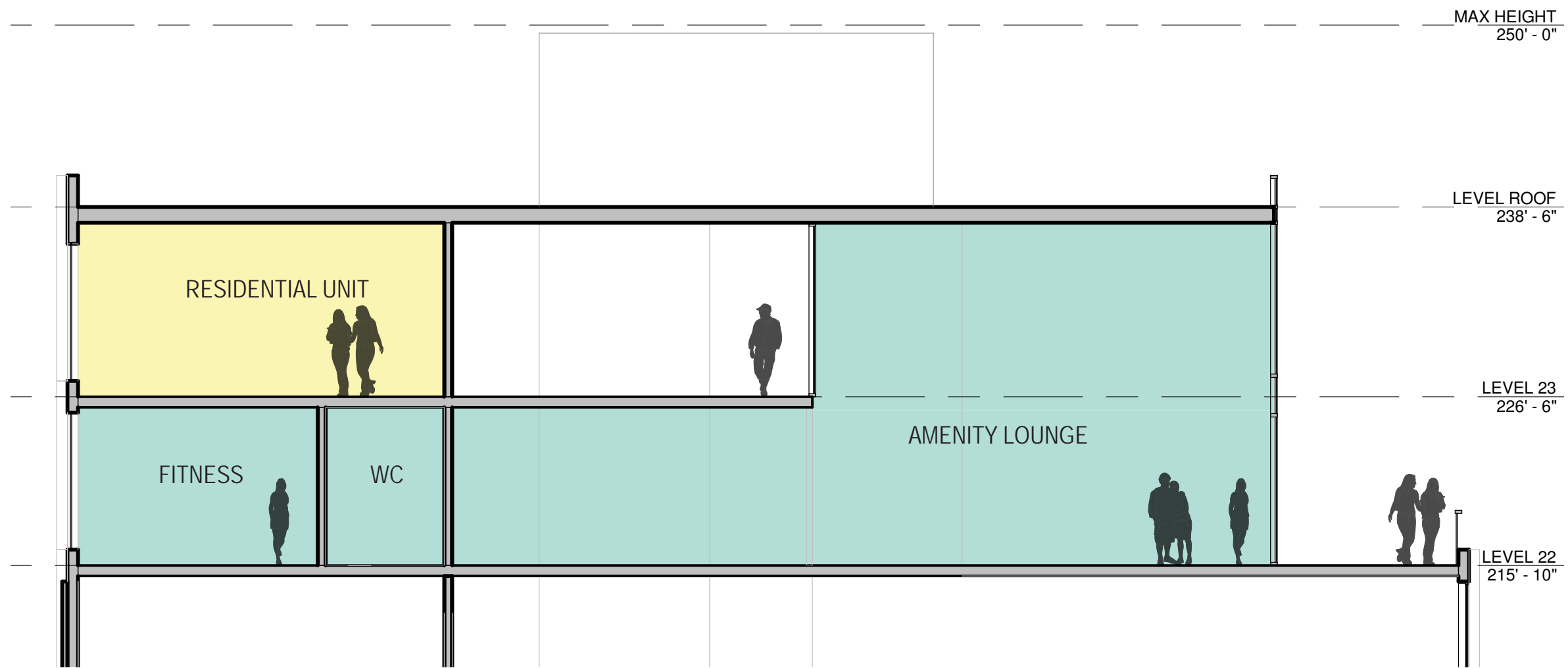
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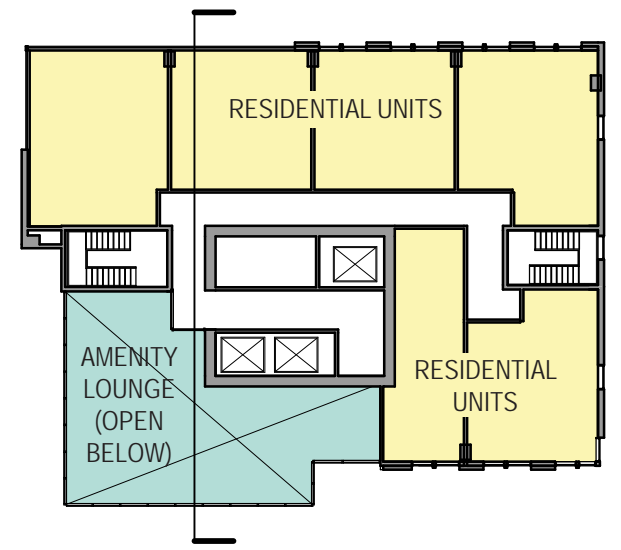
Building top at amenity areas provided with expanses of glazing. Facade inset at exit stair extends top to ground. The opportunity exists for special glazing or lighting feature.



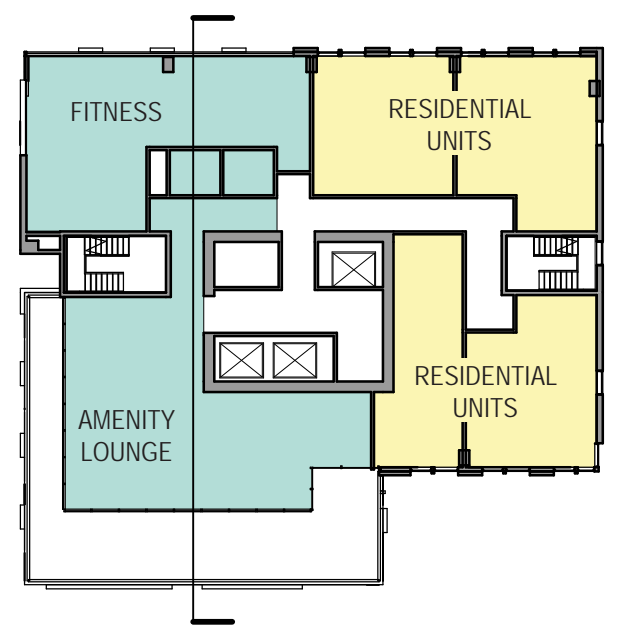
Top of tower amenity space and outdoor terrace provide views to the south, east and west.



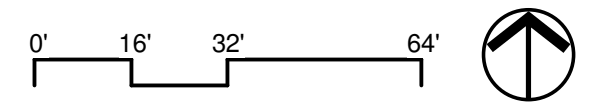
03 LEVEL 22 & 23 SECTION
SCALE: 1/8" = 1'-0"



01 FLOOR PLAN LEVEL 23
SCALE: 1/32" = 1'-0"

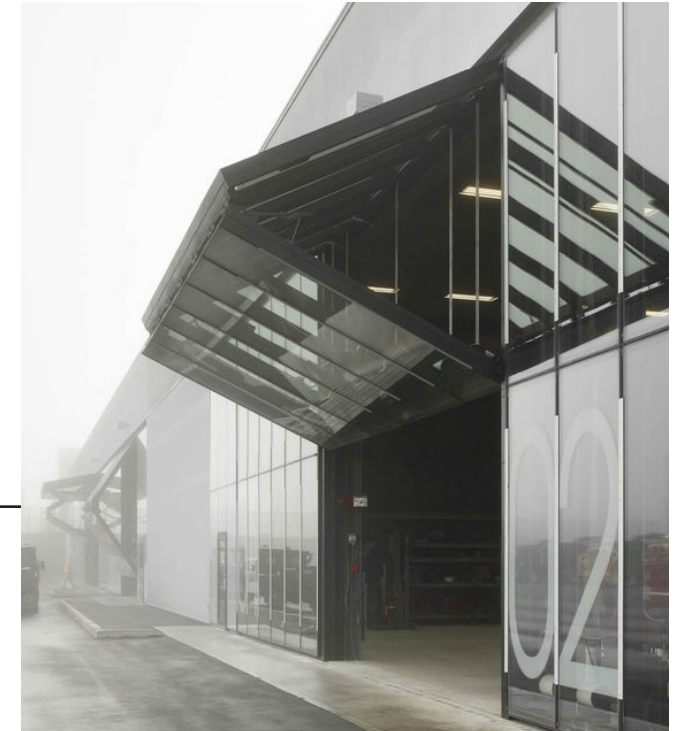
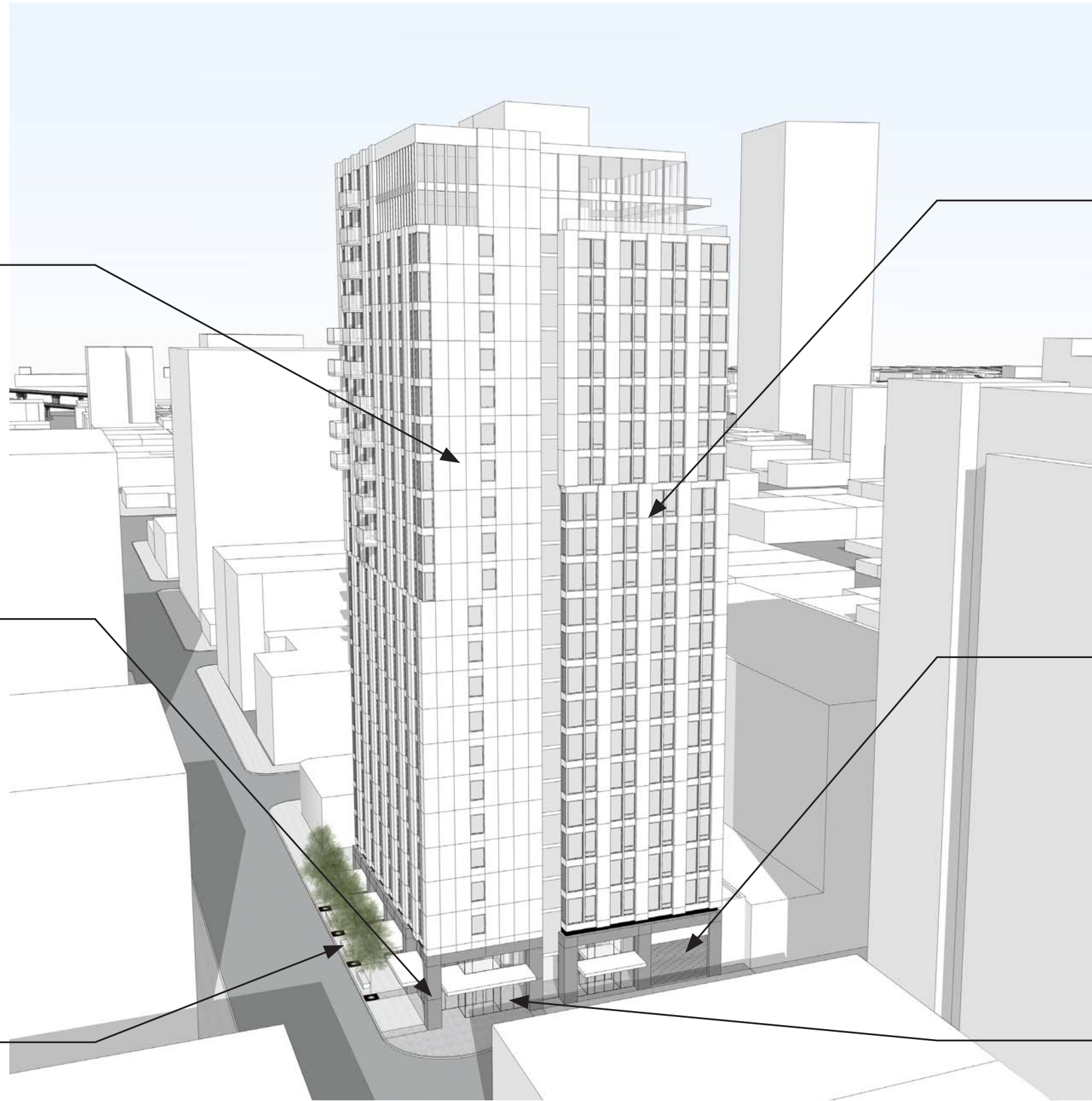
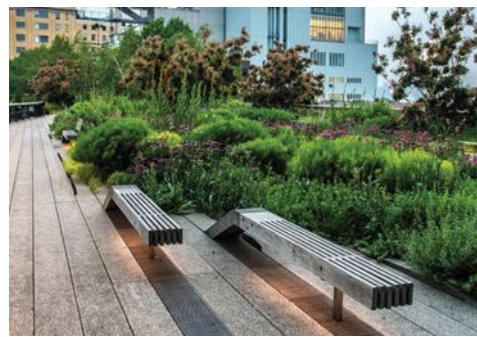
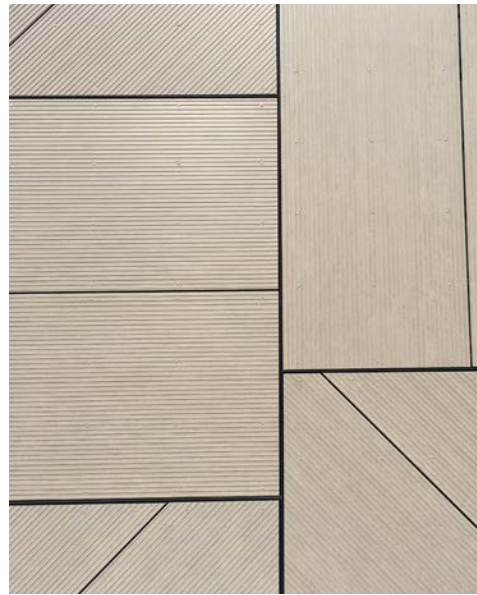


02 FLOOR PLAN LEVEL 22
SCALE: 1/32" = 1'-0"



HYATT PLACE | DESIGN ADVICE REQUEST 2 | TOP OF TOWER - INTERIOR

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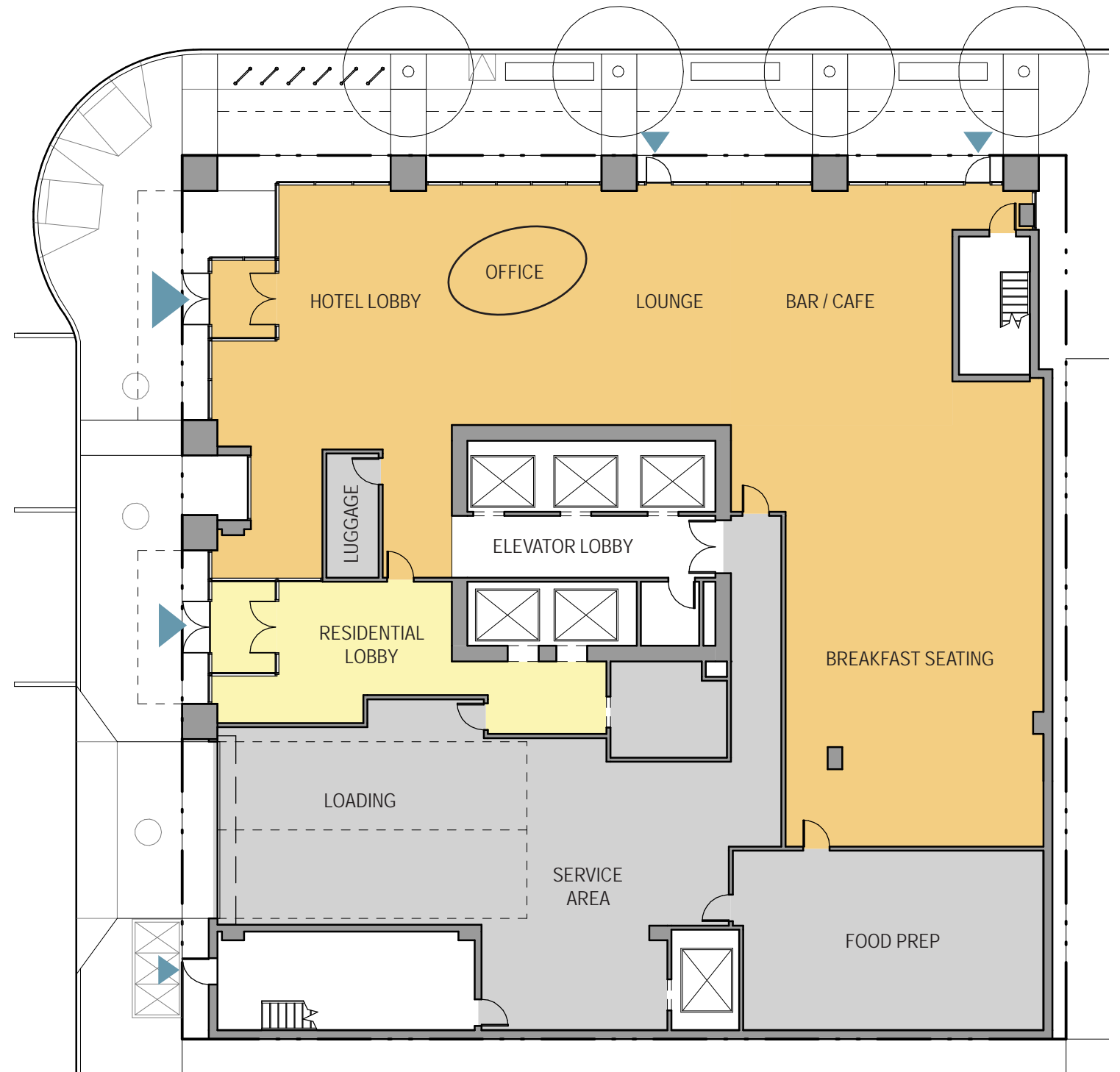
Shaped, textured metal panels for major window facades. Textured fibrous cement panels for more solid walls. Further differentiation will be made using color variation.



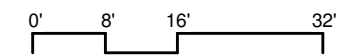
01 LEVEL 01 PLAN (DAR #1)
SCALE: 1/16" = 1'-0"

PROGRAM

- HOTEL
- AMENITY
- RESIDENTIAL
- BACK OF HOUSE

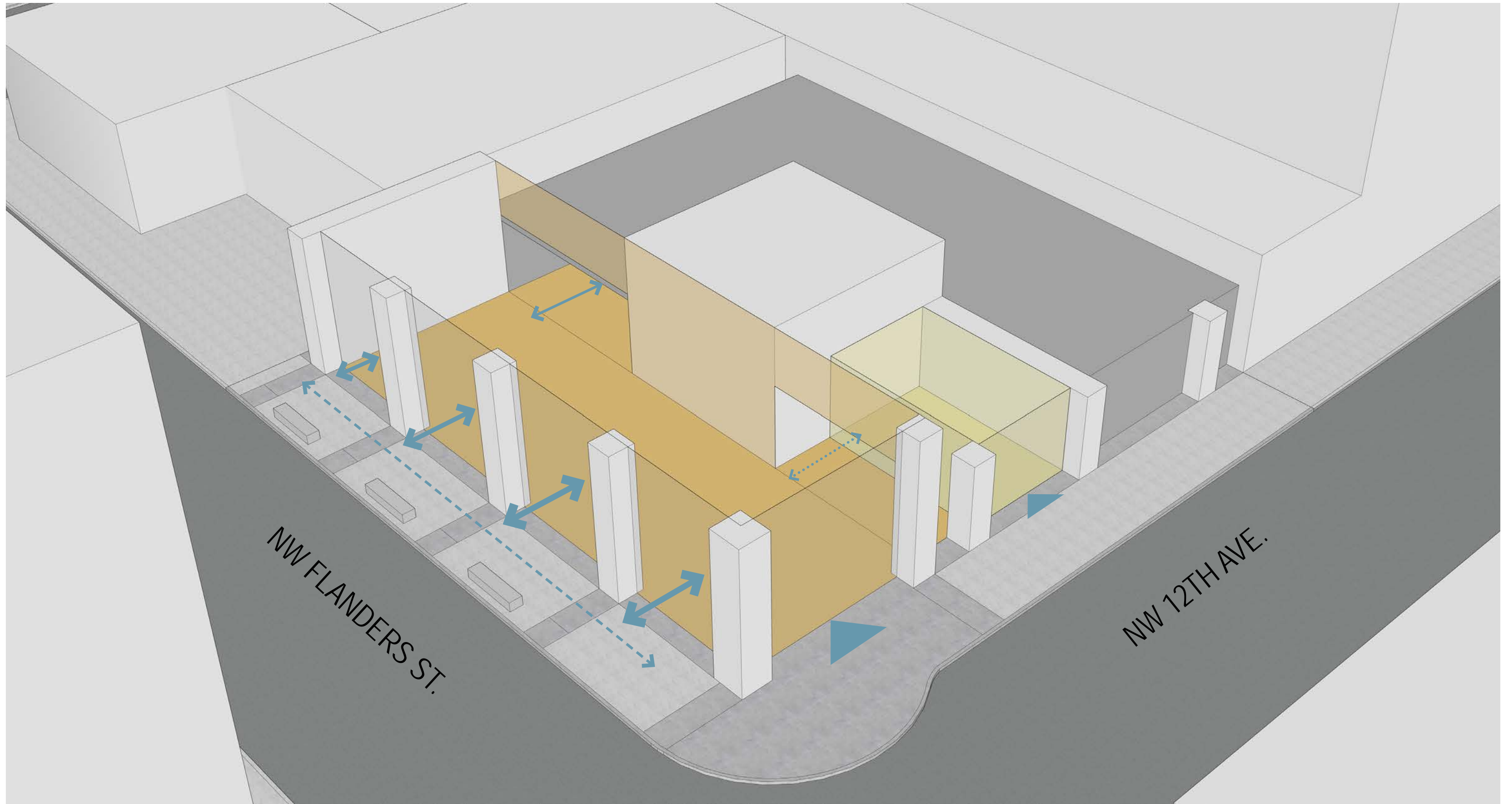


02 LEVEL 01 PLAN (CURRENT)
SCALE: 1/16" = 1'-0"



HYATT PLACE | DESIGN ADVICE REQUEST 2 | LEVEL 01 - PLAN

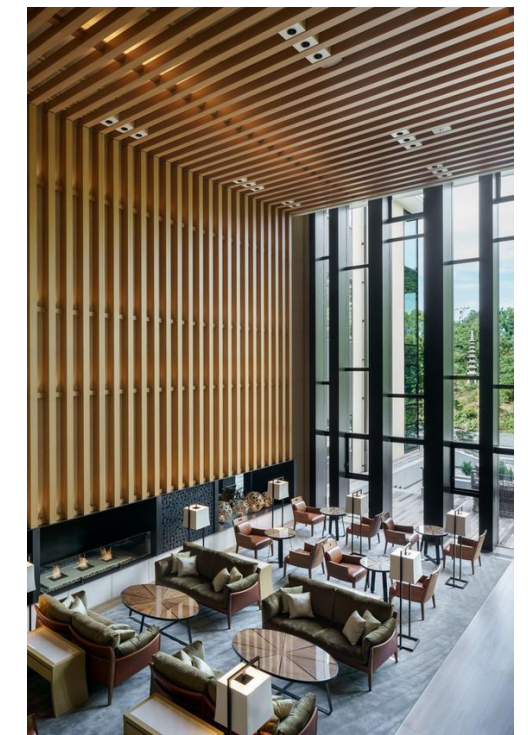
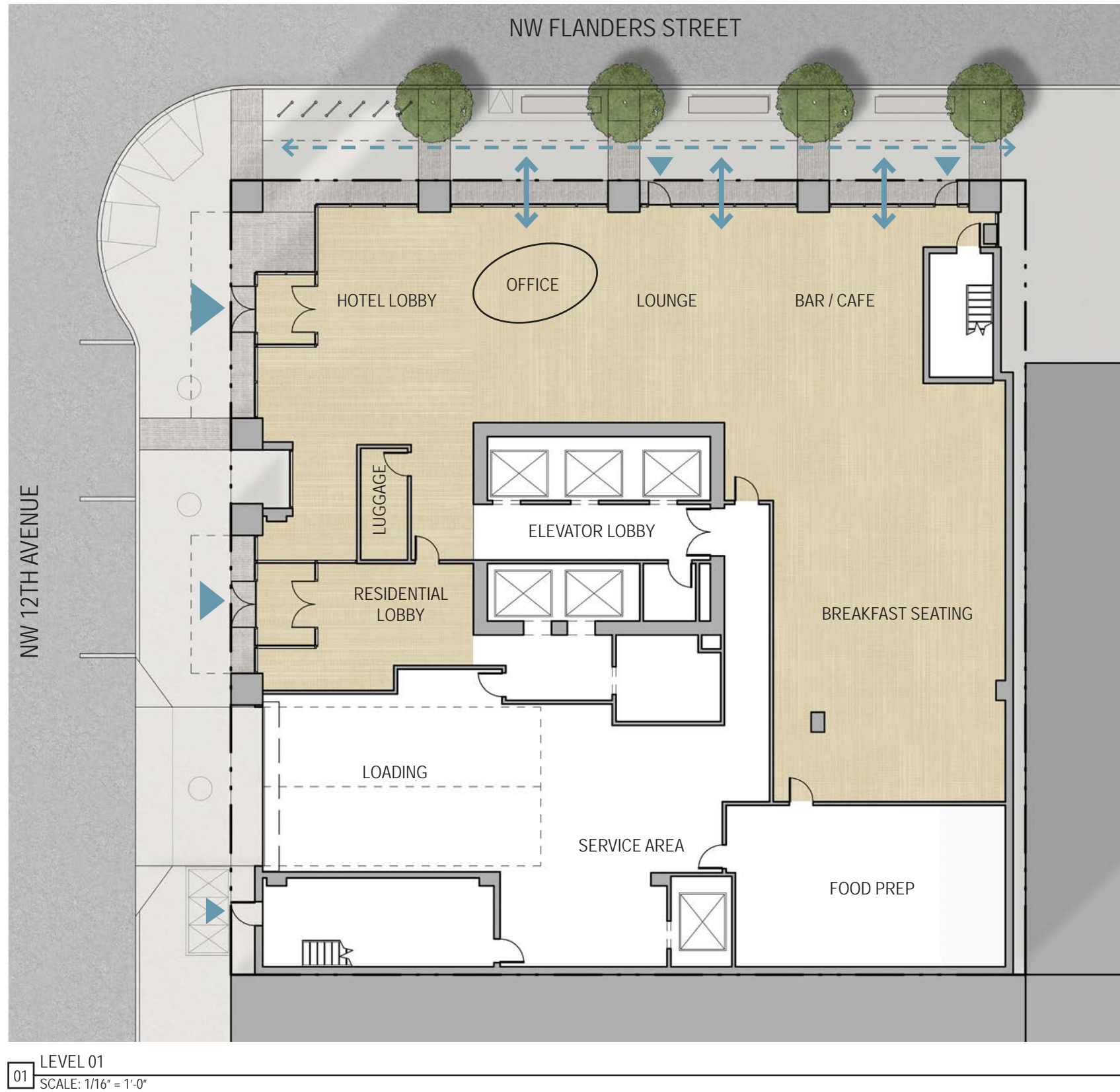
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Main hotel active space: 100' x 28' x 22'. Opens to NW Flanders St. with retractable glazing. Large interior walls visible from street can be potential art sites. Residential entry: residential scale. Special sidewalk patterning, sculptural furniture zone, constrained landscape opportunity, develop connection to bikeway.

HYATT PLACE | DESIGN ADVICE REQUEST 2 | LEVEL 01 - VOLUME

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Hotel activity fronts on NW Flanders St. Major City Bikeway. Hotel entry and adjacent valet parking as well as residential entry located on NW 12th Ave. Public realm opportunities include special sidewalk patterning, sculptural furniture zone, connection to bikeway and interior and exterior sites possible for public art.

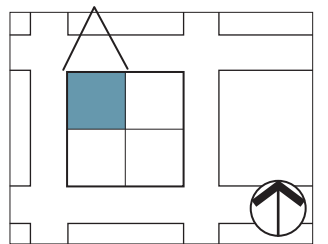
HYATT PLACE | DESIGN ADVICE REQUEST 2 | LEVEL 01 - PUBLIC REALM

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01 NORTH ELEVATION - IDEA ONE

Sculptural cast concrete structure celebrates industrial context. Window/door framing intended to be robust in scale. Hotel activity fronts NW Flanders St. Major City Bikeway - opens to street with glazed opening walls.



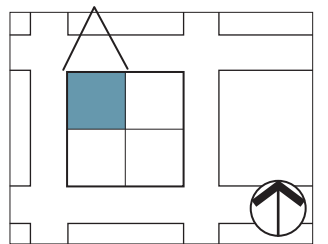
HYATT PLACE | DESIGN ADVICE REQUEST 2 | GROUND FLOOR - PERSPECTIVE

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01 NORTH ELEVATION - IDEA TWO

Use of less sculptural and simpler cast concrete columns. Window/door framing intended to be robust in scale. Hotel activity fronts NW Flanders St. Major City Bikeway - opens to street with glazed opening walls.



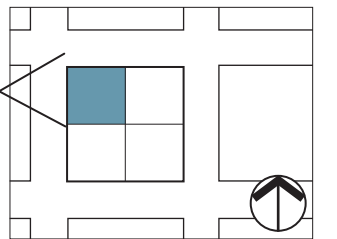
HYATT PLACE | DESIGN ADVICE REQUEST 2 | GROUND FLOOR - PERSPECTIVE

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01 WEST ELEVATION - IDEA ONE

Sculptural cast concrete structure celebrates industrial context. Hotel entry to be dominant. Residential entry to be quieter and smaller in scale.



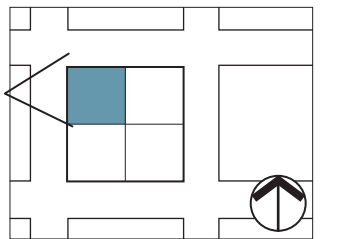
HYATT PLACE | DESIGN ADVICE REQUEST 2 | GROUND FLOOR - PERSPECTIVE

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01 WEST ELEVATION - IDEA TWO

Maximum exposure of hotel interior volume. Facade is lowered above residential entry for quieter and smaller scale entry.

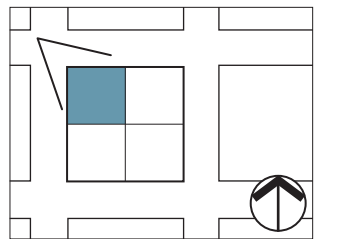


HYATT PLACE | DESIGN ADVICE REQUEST 2 | GROUND FLOOR - PERSPECTIVE

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01 NORTHWEST CORNER - IDEA ONE

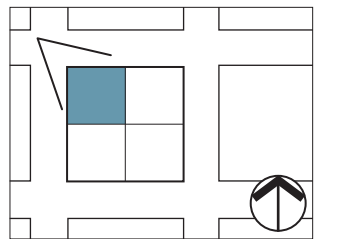


HYATT PLACE | DESIGN ADVICE REQUEST 2 | GROUND FLOOR - PERSPECTIVE

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01 NORTHWEST CORNER - IDEA TWO

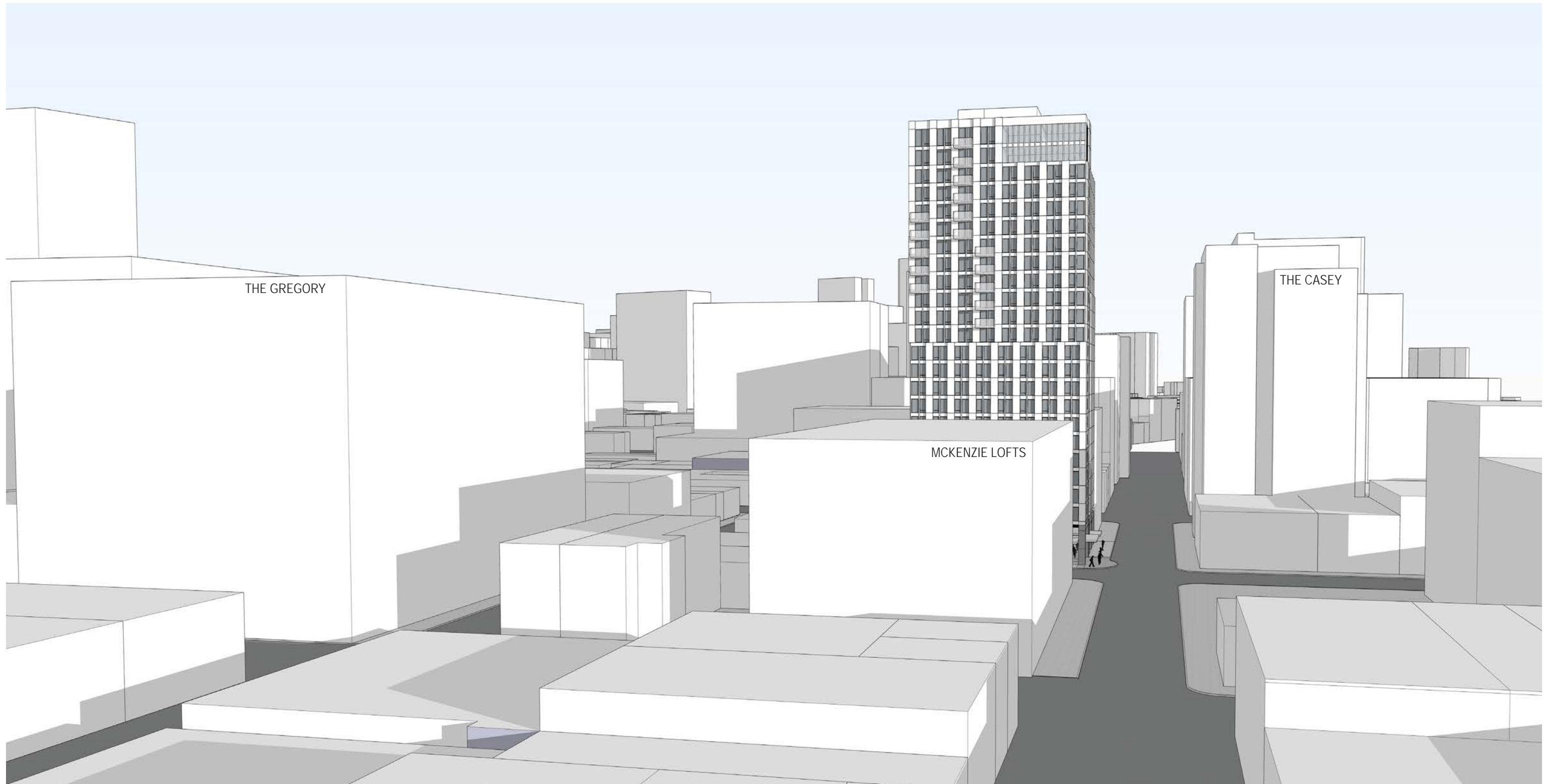


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01 VIEW LOOKING EAST ON NW FLANDERS ST. - MCKENZIE LOFTS ON THE LEFT, THE CASEY ON THE RIGHT



01 VIEW LOOKING SOUTH ON NW 12TH AVE.



01 VIEW LOOKING WEST ON NW FLANDERS ST. - THE GREGORY IN THE FOREGROUND



01 NORTHWEST CORNER IN CONTEXT OF IMMEDIATE NEIGHBORHOOD

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