



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** January 18, 2019  
**To:** Li Alligood, Otak, Inc.  
**From:** Arthur Graves, Design Review  
503.823.7803 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)  
Bureau of Development Services | Portland, Oregon  
**Re:** EA 18-210300 DA – 350 NW 12<sup>th</sup> Avenue | Hyatt Place  
Design Advice Request Commission Summary Memo – January 03, 2019

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the January 03, 2019 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/12123710/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on January 03, 2019. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with staff as you prepare your Type III Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

**Executive Summary - DAR #1.** The commission was generally supportive of the project concept and scale but would like to see additional development of the project's massing and tower design. Commission supported moving the loading access to NW 12<sup>th</sup> Avenue. Commission was open to a variety of exterior materials if they are of high quality and well detailed.

**Executive Summary - DAR #2.** The commission continues to be generally supportive of the project concept and scale but would like to see additional development of the project's massing and tower design to better reflect the quarter block site. Commission continues to support locating the loading on to NW 12<sup>th</sup> Avenue. Commission continues to be open to a variety of exterior materials provided they are of high quality and well detailed.

**Commissioners Present.** Commissioner Clarke, Commissioner Molinar - Vice Chair, Commissioner Rodriguez, Commissioner Santner, Commissioner Vallaster, Commissioner McCarter (only for DAR #2), (Commissioner Livingston – Chair, abstaining)

**Summary of Comments (for DAR #2).** Following is a general summary of Commission comments by design tenet.

## CONTEXT

1. **Massing:** The Commission requested further study and development of the massing and sculpting of the proposal. The Commission agreed that further architectural response to the surrounding context and Historic District is needed. One Commissioner stated an alternative to eroding the mass of the building as the sculptural move and instead suggested that the sculptural move could be accomplished with one decisive move, the example of the Cayan Tower ("twisting tower") was mentioned. One Commissioner stated that the current design was very "blocky" and suggested that through increased integration of the balconies the articulation and sculpting of the building would appear thinner and less massive.
  - a. **Balconies.** The Commission continues to support the incorporation of balconies in the proposal. In addition, the Commission felt that further development of balconies through: recessing them, increasing their size, locating them more at the corners, etc. the differentiation of uses, i.e. hotel and residential, could be better articulated and activated.
  - b. **Top of tower.** The Commission agreed that the top of the tower should have increased sculpting, articulation and a clear termination to be a more complete composition. Commissioners agreed that the proposed lantern effect is consistent with the district. One Commissioner requested that the tower as it is designed on the southwest corner be brought around to the other elevations.
  - c. **End wall.** The Commission felt that the end walls were successful and more dynamic than the current street facing facades. Commissioners stated that the end walls should include as much glazing as is feasible. One Commissioner stated that the end walls were not cohesive regarding current upper story and lower story design.
2. **NW Corner:** Several Commissioners supported increasing the design prominence, including transparency and openness for the NW corner (NW 12<sup>th</sup> Ave. and NW Flanders St.).

## PUBLIC REALM

1. **Loading location:** The Commission supported locating the loading off NW 12<sup>th</sup> Avenue.

2. **Landscape:** Commissioners agreed that more landscaping should be integrated into the site for increased continuity and texture. Commissioners were also specific about providing additional street trees on NW 12<sup>th</sup> Ave.
3. **Entrances and Hierarchy:** The Commission generally supported the proposed first floor organization. Several Commissioners noted that the proposed entrances needed additional study: hotel access off NW Flanders Street, residential access off NW 12<sup>th</sup> Ave, etc. Commissioners agreed that this refinement would help to provide an improved hierarchy to the ground floor. Commissioners supported the proposed canopies but requested additional refinement in their location for continuity and hierarchy to ground floor use.
4. **Bicycle Access:** The Commission agreed that the current bicycle access is problematic in size and location.
5. **Art and water features:** A response to the design guidelines related to public art, water features, and the incorporation of Portland themes, must be responded to. The Commissioners requested that these elements be architecturally integrated. As stated in the first DAR, several Commissioners stated that the thoughtful incorporation of these elements could help the project provide a contextual response to the neighborhood.

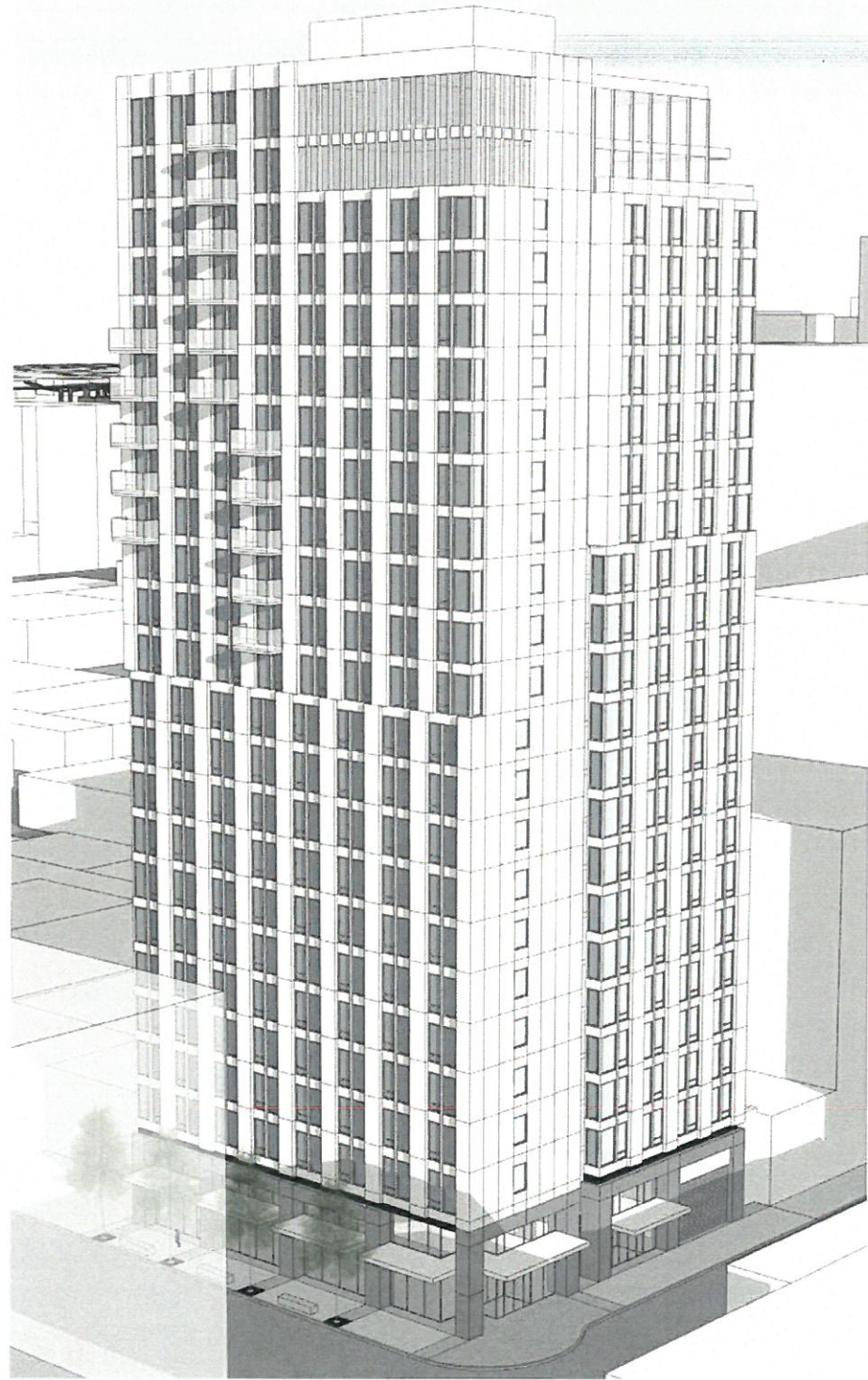
## QUALITY & PERMANENCE

1. **Exterior materials:** Commissioners continued to note the eclectic character and diverse context of the Pearl District and so remained supportive of the materials proposed. One Commissioner requested that additional materials be considered in place of those proposed: i.e. concrete panels in place of fiber reinforced concrete panels, etc. Commissioners continued to agree that the emphasis for the cladding should be on quality and design rather than material type.

## Exhibit List

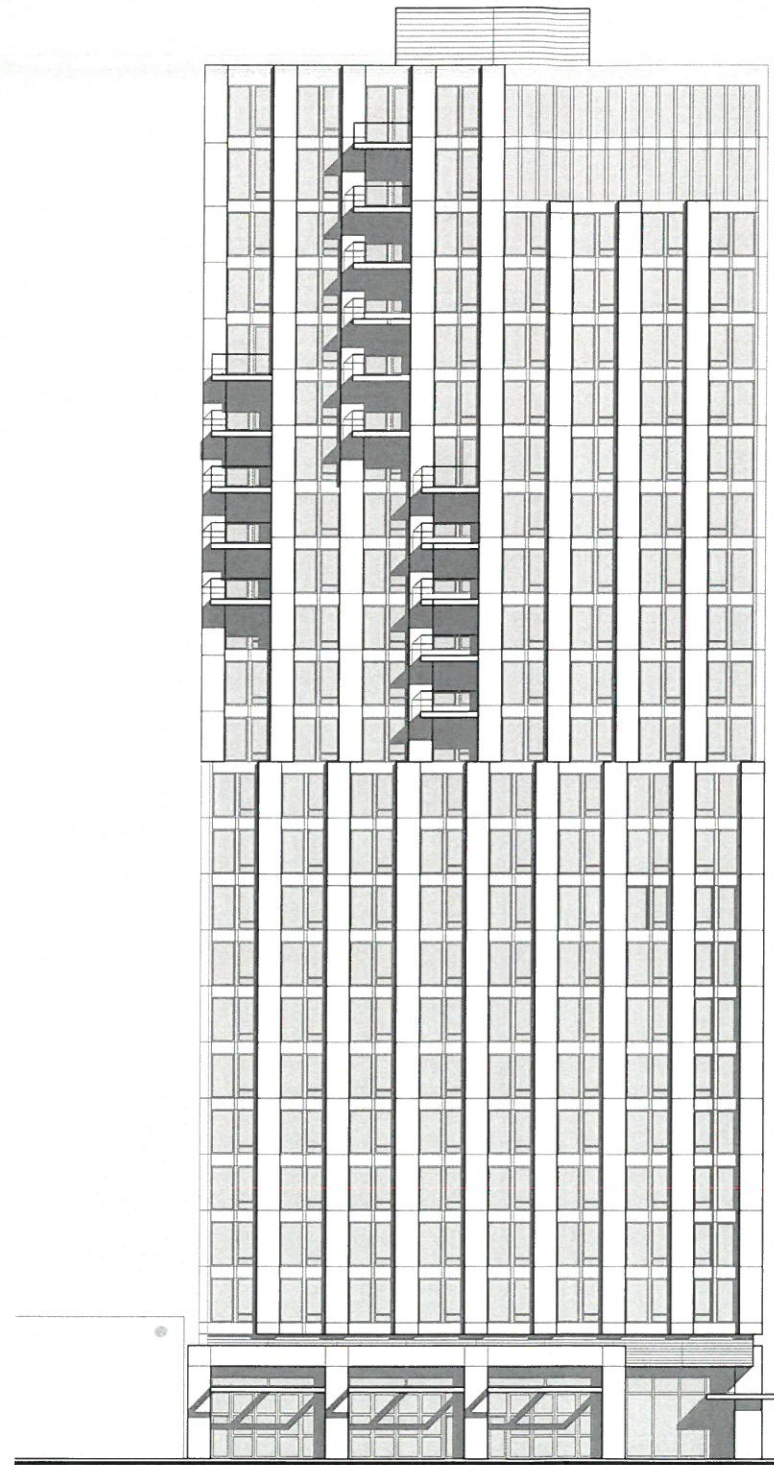
- A. Applicant's Submittal
  - DAR #1
    1. Original Drawings/DAR Submittal Package
    2. Revised Drawings/DAR Submittal Package, received 8/7/18
    3. Basement and Mezzanine Draft Plans, received 8/8/18
    4. Revised Drawings/DAR Submittal Package, received 9/18/18
    5. Final Drawings/DAR Submittal Package, 9/24/18
    6. Applicant Presentation to the Commission, 10/4/18
  - DAR #2
    7. Initial Drawings/DAR Submittal Package: 10.22.2018
    8. Revised Drawings/DAR Submittal Package: 11.05.2018
    9. Final Drawings/DAR Submittal Package: 11.26.2018
    10. Applicant Presentation to the Commission: 01.03.2019
- B. Zoning Map (attached)
- C. Drawings
  - DAR #1
    1. 1-34. See Exhibit A.5 (Exhibits C.27 & C.33 originally attached)
  - DAR #2
    2. 1-29. See Exhibit A.9 (Exhibits C.08 & C.17 attached)
- D. Notification
  - DAR #1
    1. Posting instructions sent to applicant

2. Posting notice as sent to applicant
  3. Applicant's statement certifying posting
  4. Revised posting instructions sent to applicant
  5. Revised posting notice as sent to applicant
  6. Applicant's statement certifying posting (re-notice)
  7. General information on DAR process included with e-mailed posting/notice  
DAR #2
  8. Posting instructions sent to applicant (for 12.13.18 meeting)
  9. Posting notice as sent to applicant (for 12.13.18 meeting)
  10. Applicant's statement certifying posting (for 12.13.18 meeting)
  11. General information on DAR process included with e-mailed posting/notice
  12. Revised posting instructions sent to applicant (for 01.03.19 meeting)
  13. Revised posting notice as sent to applicant (for 01.03.19 meeting)
  14. Applicant's statement certifying posting (re-notice) (for 01.03.19 meeting)
  15. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments
1. Bureau of Environmental Services
  2. Bureau of Transportation
- \* no additional comments were submitted for DAR #2.
- F. Public Comments
- DAR #1
1. Comment sign-in sheet from 10/4/18
  2. Elizabeth Hawthorne, 9/6/18, concerns with proposal
  3. Marc Bellerive, 9/8/18, concerns with proposal
  4. Pearl District Neighborhood Association, 9/28/18, comments on proposal
- DAR #2
5. Pearl District Neighborhood Association, 12.03.18, comments on proposal
  6. Comment sign-in sheet from 01.03.2019
  7. Patricia Cliff, 01.08.19, comments on proposal
- G. Other
1. Application Form
  2. Email Correspondence
  3. Staff Memo to the Design Commission (DAR #1)
  4. Staff Presentation to the Design Commission, 10/4/18
  5. Summary Memo (DAR #1)
  6. Staff Memo to the Design Commission (DAR #2)
  7. Staff Presentation to the Design Commission, 01.03.2019
  8. Summary Memo (DAR #2) – **WAITING FOR COMMENTS BACK FROM COMMISSIONERS**

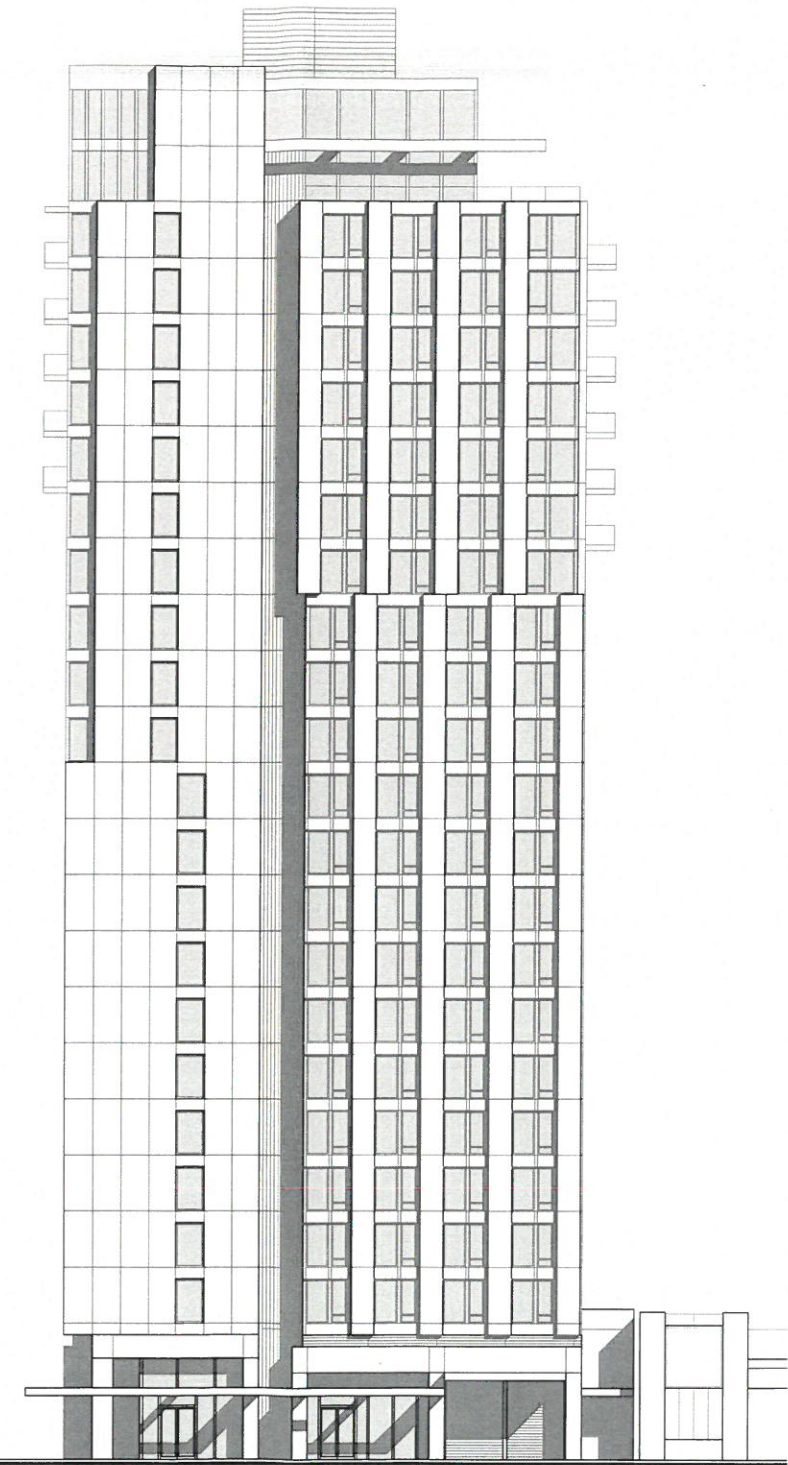


01 NORTHWEST PERSPECTIVE

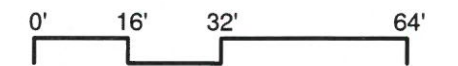
Mid-scale facade shifts are illustrated here.



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

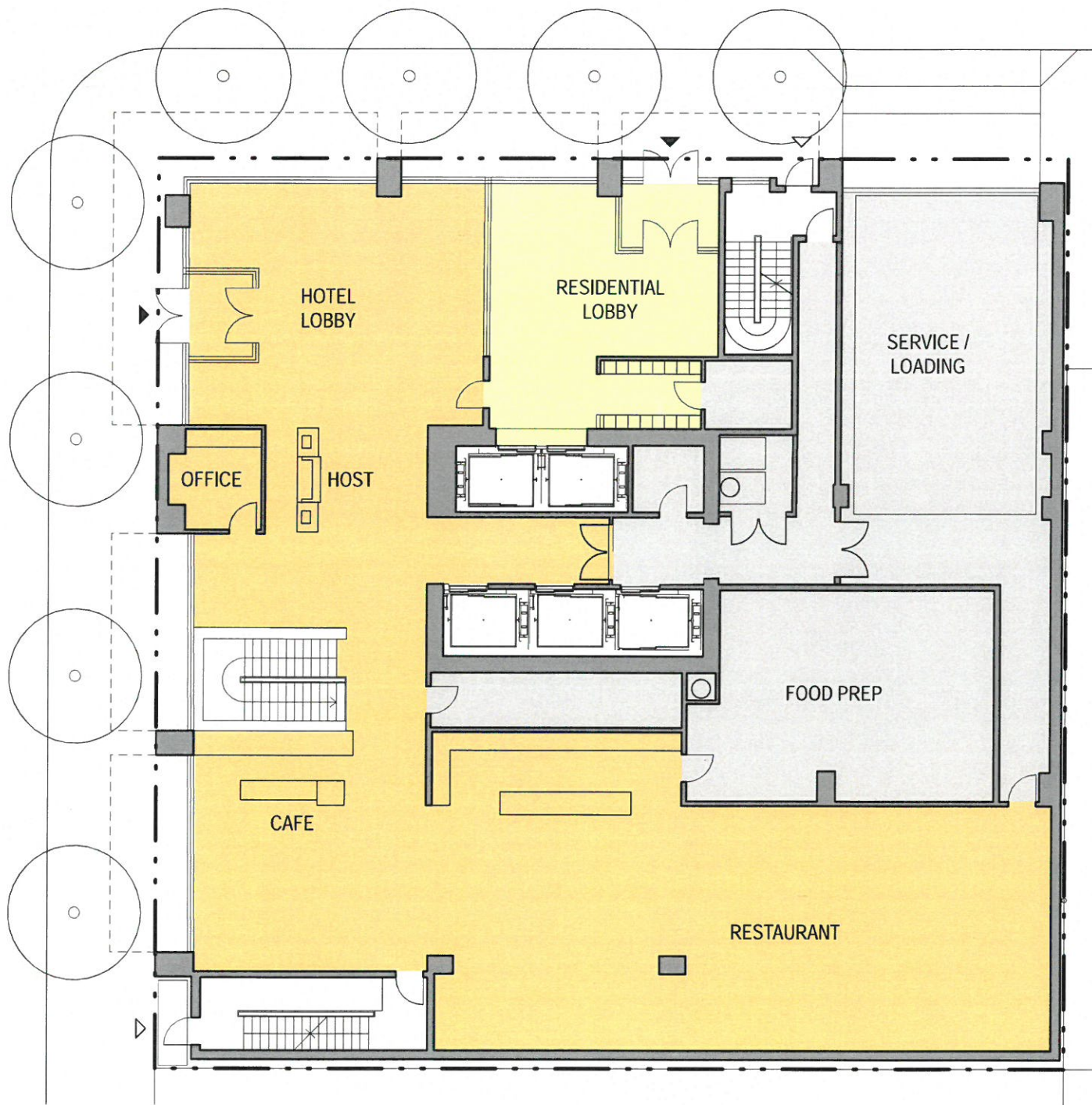


03 WEST ELEVATION  
SCALE: 1/32" = 1'-0"



# HYATT PLACE | DESIGN ADVICE REQUEST 2 | ELEVATIONS

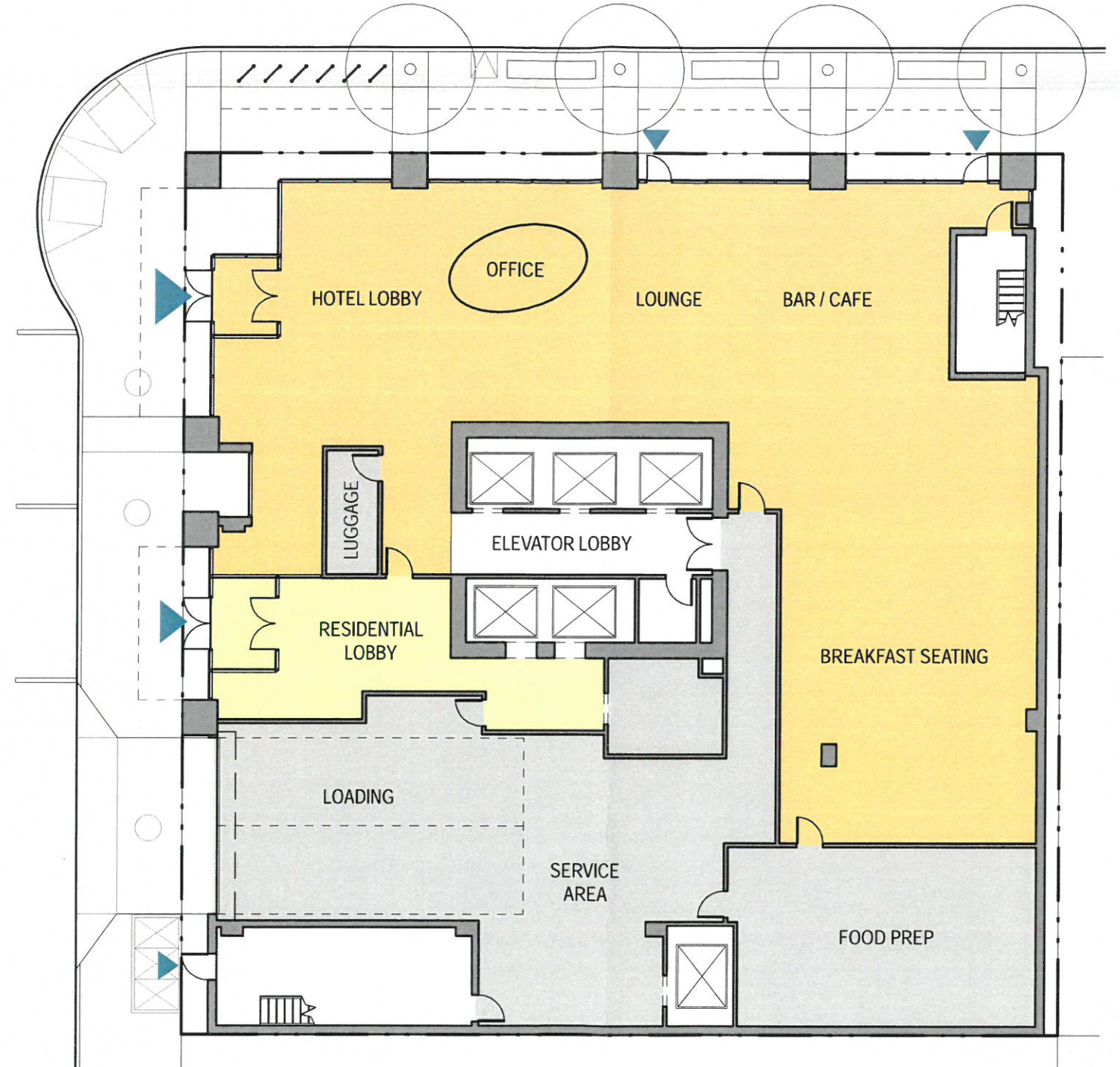
NOVEMBER 26, 2018 | PROJECT 18177 | EA 18-181375 DA



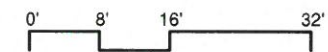
01 LEVEL 01 PLAN (DAR #1)  
SCALE: 1/16" = 1'-0"

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

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