



**City of Portland, Oregon**  
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**Land Use Services**

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## MEMORANDUM

**Date:** July 11, 2019  
**To:** Portland Design Commission  
**From:** Arthur Graves, City Planner  
503-823-7803, [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)  
**Re:** July 18, 2019, Design Commission Agenda Item  
LU 19-145295 DZM – Hyatt Place

Please find attached drawings and revised staff report *recommending denial* for the Hyatt Place proposal located at 350 NW 12<sup>th</sup> Avenue in the River District Subdistrict of the Central City Plan District. Two DARs were held: the first on October 04, 2018; the second on January 03, 2019. Summaries of both DARs are attached.

The project can be summarized as:

- 23-story, 250'-0" tall building – The mixed-use building has a base height of 100 feet. The site is eligible for height bonuses up to 250 feet.
- 18.7:1 FAR proposed – Base FAR is 6:1, an additional 3:1 is proposed through inclusionary housing bonuses, addition FAR is intended to be transferred to the site. There is no limit to the amount of FAR that can be transferred to the site.
- No parking is proposed.
- Levels 1 includes – hotel lobby, café, lounge, residential entry, long-term bicycle parking entry and loading. An art/water feature is proposed on the exterior of the west elevation.
- Levels 2 – 11 include 170 hotel rooms and support spaces.
- Levels 12 – 23 include 110 one bedroom and studio units. Balconies are provided at these levels. Hotel guests and residents have access to the event/lounge space, fitness facility and roof terrace, on the 22<sup>nd</sup> floor.
- Bike parking – 174 long-term spaces are proposed at the mezzanine. No short-term parking is proposed.
- Building exterior finishes – The building is primarily clad in aluminum composite metal (ACM) panel systems, in light gray, with window wall systems. Additional dark gray colored aluminum spandrel serves as an accent and cladding to the building. The ground floor is composed of cast-in-place concrete, clear-glazed aluminum storefront systems, and clear-glazed folding window wall. Steel and glass canopies are proposed at varying heights on the north and west elevations.
- Roof terrace – This is located on the southern side of the 22<sup>nd</sup> floor.
- Modifications - To reduce the width of required long-term bike parking from 24" to 18"  
(33.266.220.C.3.b)
- Unresolved issues – Staff has *recommended denial* primarily due to four issues: the tower base, the top of the tower, the art/water feature, and lighting.

- The Base of the Tower: The overall mass and “moves” of the tower have been more clearly articulated from previous iterations (see DAR #1 and DAR #2). However, the base of the tower remains unresolved and lacks strength. Factors in this include: the base lacks integration with the body of the tower (regarding the “moves” of the rest of the tower in terms of materials, organization, alignment and hierarchy), an unclear hierarchy of materials at the base (regarding location of cast-in-place concrete, metal panel and metal louvers), lack of consistency in the storefront systems (regarding dimension and function), varying canopy heights (creating an unclear hierarchy and impacting the continuity of the storefront systems), and lack of integration of the proposed art/water feature (regarding design, size and location). Guidelines not met: *C2. Promote Quality and Permanence in Development, C4. Complement the Context of Existing Buildings, C5. Design for Coherency, C8. Differentiate the Sidewalk-Level of Buildings, C9. Develop Flexible Sidewalk-Level Spaces, C9-1. Reduce the Impact of Residential Unit Garages on Pedestrians.*
- The Art/Water Feature: As mentioned previously, the proposed feature, which is intending to meet the following three separate design Guidelines, lacks integration with the rest of the building. This is partially due to the feature’s location on the building (the west elevation) and the size of the feature (approximately 7 feet wide and 20 feet in height) in contrast to the specific location of the feature on the building: within a recess at the base of a 23-story column of dark metal panel. This is exacerbated (and may be eventually resolved) by the current lack of clarity in the base of the building (this is particularly evident in this location of the base of the building, where metal panel extends into the band of metal louvers, the vertical column of metal panel does not clearly terminate, and the bay proportion is unique and defined by cast-in-place columns of varying height). Guidelines not met: *A2. Emphasize Portland Themes, A5-3. Incorporate Water Features, and A5-4. Integrate Works of Art.*
- The Top of the Tower: The top of the tower, particularly on the street facing facades, lacks a clear termination. Guidelines not met: *C2. Promote Quality and Permanence in Development, C4. Complement the Context of Existing Buildings, C5. Design for Coherency*
- Lighting: Lighting is called out on the building but is not clearly provided in drawings. Guidelines not met: *C5. Design for Coherency, C12 Integrate Exterior Lighting*

**Development Team:**

Architect  Applicant	Li Alligood   Otak Architects, Inc.
Owner	Parq on 12 <sup>th</sup> , LLC
Project Valuation	\$66 million

The project has been evaluated against approval criteria of the *Central City Fundamental Design Guidelines*, the *River District Design Guidelines*, and Section 33.825.040 (Modifications). Please contact me at 503.823.7803 with any questions or concerns.

Attachments:	Revised Staff Report dated July 10, 2019
	Drawing Package dated June 27, 2019
	Design Advice Request #1 Summary Memo: October 18, 2018
	Design Advice Request #2 Summary Memo: January 18, 2019
	Community Comments
	<a href="#">Central City Fundamental Design Guidelines</a> , and
	<a href="#">River District Design Guidelines</a>