



City of Portland Design Commission

Design Advice Request

DISCUSSION MEMO

Date: July 29, 2019
To: Portland Design Commission
From: Tim Heron, Design Review
53-823-7726, tim.heron@portlandoregon.gov
Re: EA 19-176793 DA – Everett Hotel, 234 NW 14th Avenue
Design Advice Request Memo – August 8, 2019

Attached is a drawing set for the Design Advice Request meeting scheduled on August 8, 2019. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Design Advice Request for a new 12-story, 131' tall, ¼-block hotel. Ground floor uses include lobby, meeting room, restaurant, loading and services. Loading and valet drop-off/ pick-up are proposed along NW Everett Street. One Adjustment is requested to reduce the required two loading stalls to one.

II. DEVELOPMENT TEAM BIO

Architect/ Developer Elness Swenson Graham Architects [ESG]/ Mortenson Construction
Project Valuation \$ 50,000,000

III. FUTURE APPROVAL CRITERIA (see attached matrix)

Central City Fundamental Design Guidelines, River District Design Guidelines

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

- **Development Standards – EXd / Central City Plan District.** Though early in the design process, the proposal appears generally compliant with zoning code standards (allowed use, maximum setbacks, parking, loading, landscaping, windows, etc.). Anticipated modifications and/or adjustments include reducing the two required loading stalls to one.
- **Streets** – NW Everett Street is a transit street, NW 14th Avenue is a bikeway street.

Staff recommends you consider the following among your discussion items:

CONTEXT / QUALITY & PERMANENCE

1. Emerging NW 14th Avenue and Existing 13th Avenue Historic District Context.
 - Metal skin proposed, but a predominantly masonry, concrete and/or composite clad [Glass Fiber Reinforced Concrete] buildings surround the site.

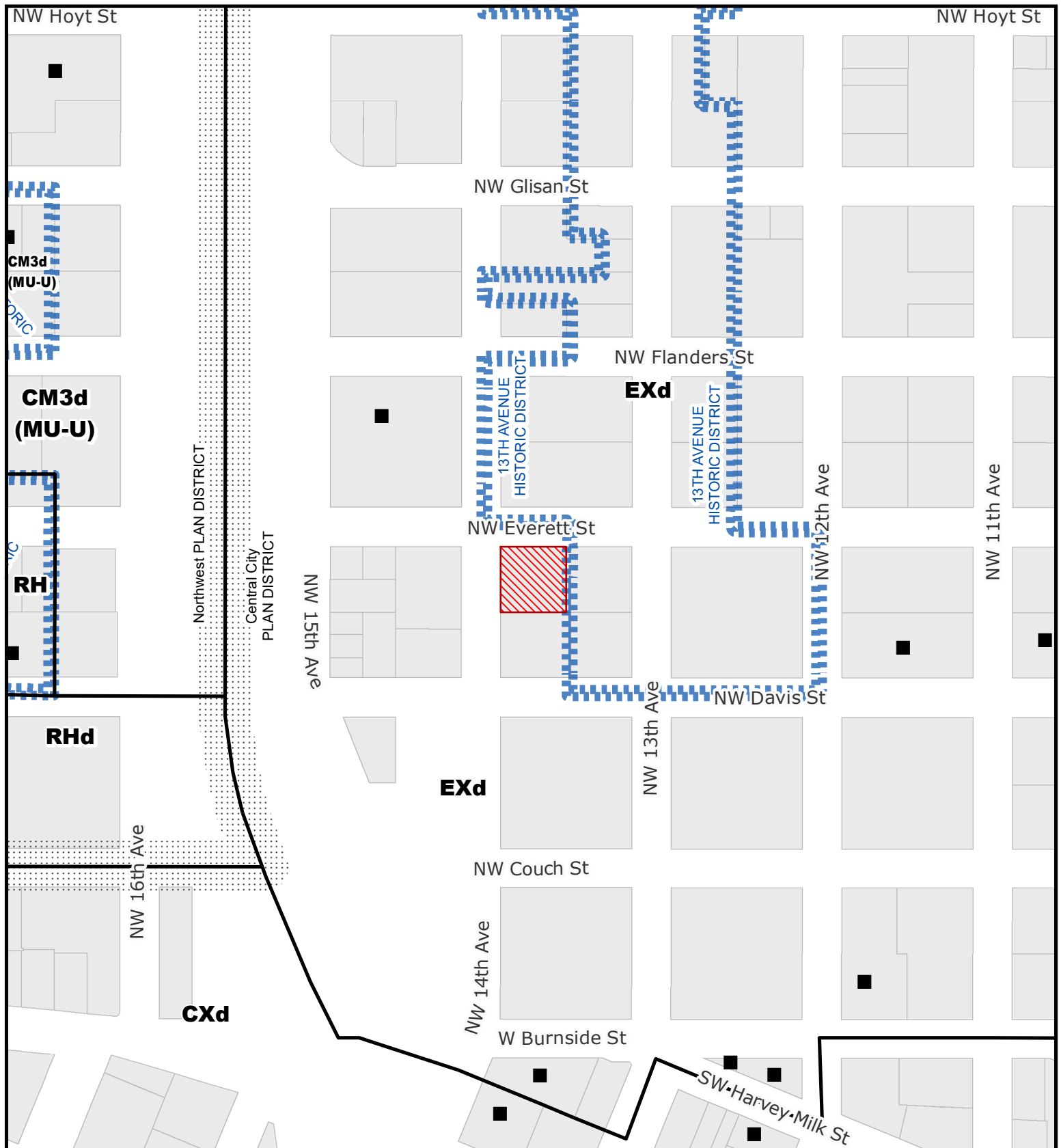
- High quality, durable building materials (building skin, storefronts, windows, doors, canopies, signs, etc.), that respond to the context of the surrounding area/district, are expected.
- 2. Building Form and Articulation.
 - Proposed design appears flat, and not expressing a strong base or top.
 - Additional massing shifts and/or setbacks should be considered.
- 3. End walls.
 - The east facing end-wall will be a permanent addition to the neighborhood [facing the historic district] and the south facing end-wall is a gateway to the Pearl District [via the I405 off-ramp].
 - The Casey Condominiums, two blocks east, also a ¼ block, and also fronting the NW 13th Avenue Historic District, articulates its end walls with balconies, recessed massing, windows and wrapping the street facing materials and details.

PUBLIC REALM

- 4. Height of Ground Floor.
 - Staff notes that minimum 15' clear [sidewalk grade to bottom of first floor structure] is a base zone requirement [not to second floor as shown].
 - As currently designed, the building's ground floor feels compressed and needs more than compositional refinements, but a physical increase in ground floor height from sidewalk to underside of second floor structure is critical.
- 5. Loading and hotel drop off.
 - PBOT has significant concerns of any vehicular access along NW 14th Avenue, which will compound loading and hotel valet aspects should these be consolidated along NW Everett Street.
 - The Applicant has already been advised to coordinate with PBOT before submitting a Land Use Review.

Attachments:

11x17 Drawing Set dated July 22, 2019
Zone Map
Guidelines Matrix
NW 13th Avenue Historic District Design Guidelines [for reference purposes]



ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
PEARL SUBDISTRICT



Site



Historic Landmark

File No.	EA 19-176793 DA
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DA 3400
Exhibit	B Jun 13, 2019