



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** August 20, 2019  
**To:** Shuma Tei, Toyoko Inn Architect Co., Ltd  
**From:** Benjamin Nielsen, Design Review  
(503) 823-7812  
**Re:** EA 19-174414 DA – Toyoko Inn  
Design Advice Request Commission Summary Memo – August 1, 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 August 1, 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/13141524/>.

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 August 1, 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 me as you prepare your Type III Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

## **Executive Summary.**

- Many of the Commission’s comments focused on the proposed design’s poor response to the site’s historic context—in its massing, scaling, proportion, materiality, and detailing.
- Commissioners expressed serious concerns about the viability and safety of the proposed plaza area.
- If a second DAR is to be pursued, Commissioners requested to see several design alternatives that explore how to successfully integrate a large hotel within the area’s historic context.

**Commissioners Present.** Julie Livingston (chair), Brian McCarter, Jessica Molinar, Chandra Robinson, Sam Rodriguez (vice-chair).

**Summary of Comments.** Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept’s response to future approval criteria.

## **CONTEXT**

1. Commissioners stated that the building was not responding to the site’s context yet and that it needs to respond to the scale, proportion, and detail of nearby landmark buildings.
  - a. Scale, proportions, and detailing on the lowest floors, in particular, should respond better to the those of nearby landmark buildings, and in particular to the landmark Police Block building.
    - i. Commissioners noted that there is no need to imitate historic details, but reiterated that the building needs to respond to its historic context, particularly at the ground floors, as a building that reads from a distance as “a rich and interesting building in the cityscape.”
    - ii. One commissioner said that the ground floor height and transparency are good, but the proportions, detailing, and the lack of canopies are not meeting the Portland scale well.
    - iii. One commissioner noted that a 20-foot tall loading door seemed very out of scale for the area and the Central City, as a whole.
  - b. Commissioners said that the proportion of window openings to wall area on the tower were too low should be higher to better complement the context of existing buildings, which tend to have more window area on the upper stories. Commissioners also said the windows on the proposed hotel tower are too small as compared to windows on nearby buildings.
    - i. One commissioner proposed that a podium massing could handle most of the response to the historic context with a tower that could be “something different and spectacular”. Other commissioners cautioned against that approach, but encouraged the development team to propose several options for consideration.
2. **Materials.**
  - a. Commissioners said that the proposed polished granite is the wrong material for the historic context of the area.
3. **Site layout and massing.**
  - a. Commissioners generally agreed that the proposed plaza on the east side of the hotel tower was not a contextual response.

- b. Some commissioners thought that a podium and tower massing solution could provide the best contextual response. Others thought that there was some flexibility in how to appropriately respond. Ultimately, different design options should be evaluated and presented for discussion at a future DAR.
4. Commissioners stated that the blank north elevation end wall was not a contextual design response and called it a “non-starter.”

## **PUBLIC REALM**

1. Commissioners agreed that the ground floor needs weather protection (i.e., cover from rain and sun) over the sidewalks along both street frontages.
2. **Site organization.**
  - a. Commissioners overwhelmingly said that the proposed plaza on the east side of the site would not be successful, due to lack of activating ground floor programming on all three sides of the space. Most believe that it would be a dangerous space, and most questioned how a modification to the Required Building Lines standard (33.510.215) could be justified.
    - i. That being said, commissioners also said they appreciated that the proposal was giving some space to the Police Block building to the east, and some thought that a building proposal that had a smaller setback from the Police Block may be a feasible solution, as long as the space between the two was well-activated.
3. **Ground floor activation.**
  - a. Commissioners said that the amount of glazing and active use spaces inside the building along the street-facing ground floor facades were generally very good.
    - i. Commissioners said they do not support blank walls with no windows and doors facing a plaza space or any of the street frontages.
  - b. One commissioner noted that the ground floor would be better activated and more open to the lobby if the ground floor plate were larger. This would allow an opportunity to push the elevators farther towards the middle of the block to create more space at the street edges.
4. **Entry location.**
  - a. Commissioners discussed the proposed corner entry and said that the existing, deep recess was not successfully activating the corner. They agreed that a recessed corner is neither the right design solution to create an active corner nor the right response to the historic landmark context of surrounding buildings.
    - i. Commissioners also noted that, historically, the corner of the building would be occupied by a retail/commercial space with the hotel entry located towards midblock. Commissioners also noted that, if a good corner entry solution is proposed that they could support it.
    - ii. Regarding the wall along the Business Counter, commissioners said that it is important that the wall be glazed rather than opaque to better activate the sidewalk and the entry.
    - iii. Commissioners referenced The Moxy Hotel, to be built at the corner of SW 10<sup>th</sup> Ave & Alder St, as having a well-designed corner entry.

## QUALITY & PERMANENCE

### 1. Exterior materials.

- a. Commissioners thought that the proposed materials would be of a high, long-lasting quality; however, they said that the proposed materials were not the right material choices for this particular area in Downtown (as noted above).

### 2. Coherency.

- a. The Commission said that they are looking for design excellence in the proposal—a compelling design and “something that knocks us out a bit.”
- b. Commissioners said that there was not yet enough detail to determine how cohesive the overall building design was, but most thought that the upper stories generally had a level of design coherency.
  - i. Commissioners also noted some “quirks”, such as missing windows, the mechanical balconies, etc, that are not well-resolved.
- c. Commissioners stated that the ground floor was not yet cohesive in its proportions, proposed material, and overall relation to the tower.
- d. If a podium and tower massing are to be proposed, commissioners cautioned that, despite whatever differences there may be between the two, they still need to be cohesive and well-integrated with each other. One commissioner thought this type of design would present an “incredible opportunity...to do something spectacular.”

## POTENTIAL MODIFICATIONS & ADJUSTMENTS

1. **Loading.** The Commission was not concerned about a potential Adjustment to reduce loading from 2 Standard A spaces to 1 Standard A space, particularly since there is no restaurant proposed and pending a recommendation of approval from PBOT.
2. **Long-term bike parking.** Commissioners indicated that they would be willing to support a reduction in the dimensions of long-term bike parking spaces, but they do not think an Adjustment to reduce the number of spaces provided is supportable.
3. **Ecoroof.** There is not yet enough information for the Commission to provide advice on a potential Modification to the Ecoroofs standard, though commissioners said that the standard should be met on any podium level roof.
4. **Ground floor windows.** The Commission said they were not likely to support a Modification to the ground floor windows standard for the wall facing the proposed plaza. They would also not support a Modification to the standard on walls facing either SW 3<sup>rd</sup> Ave or SW Oak St.
5. **Required building lines.** The Commission indicated they were unlikely to support a potential Modification to this standard on either street frontage.

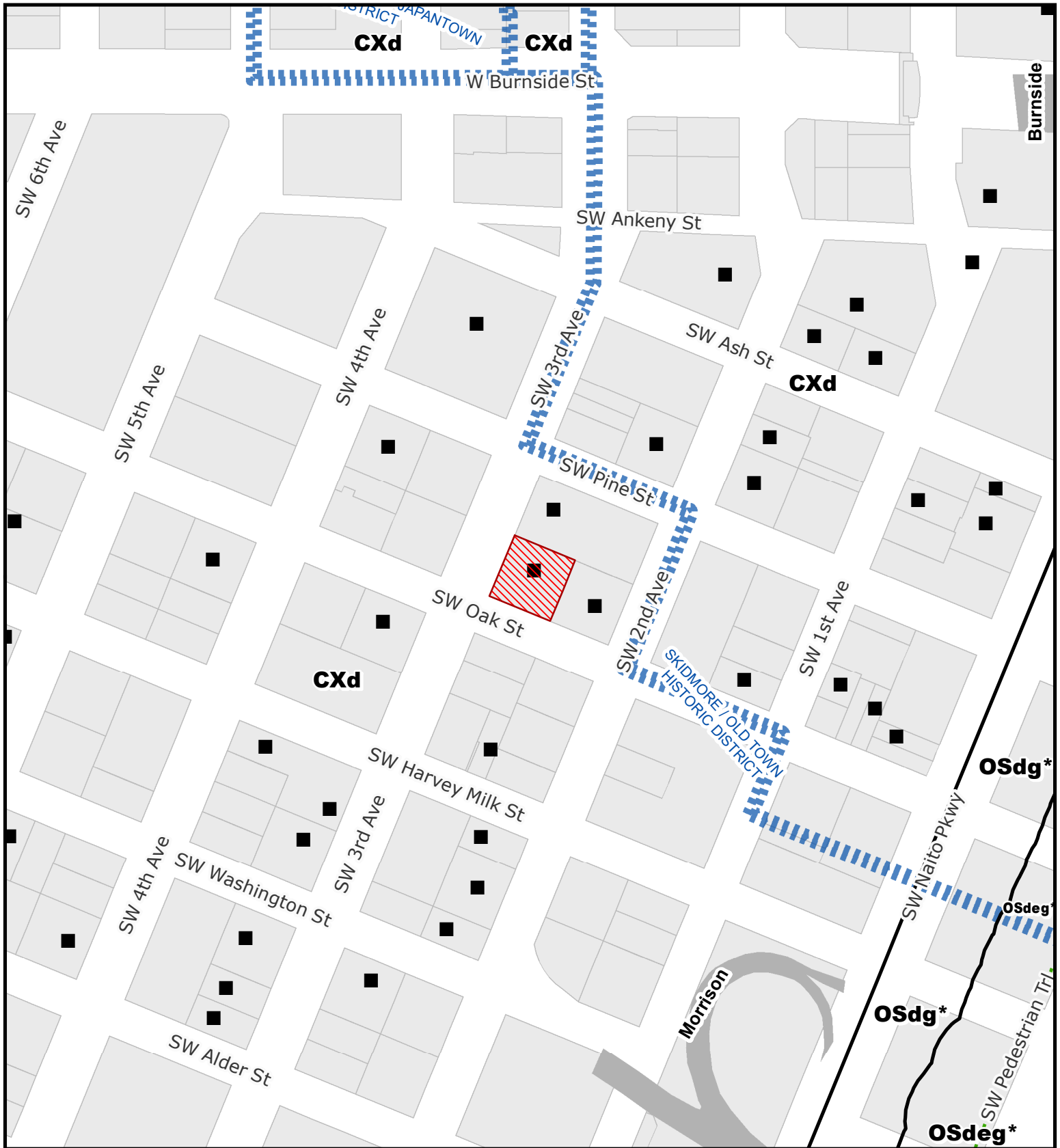
## FOR POTENTIAL FUTURE DAR:

1. Provide several design alternatives that respond to the site’s context, other issues noted above, and that are site-specific—geared toward the city’s and site’s context and not to a corporate standard.

- a. The Commission indicated that you may continue to explore a plaza option as long as it is a private plaza with a good street wall that meets the ground floor windows standard between it and the sidewalk.
- b. The Commission also said to be sure to study and bring options that also occupy most or all of the street frontages.

### Exhibit List

- A. Applicant's Submittals
  1. Initial Drawing Set
  2. Questions to be discussed
  3. Revised Drawing Set for presentation to the Design Commission, received 07/16/2019
  4. Toyoko Inn Company Information, received 08/01/2019
  5. Applicants' Presentation to Design Commission, 08/01/2019
- B. Zoning Map (attached)
- C. Drawings
  1. Site plan
  2. 3<sup>rd</sup> AVE. Elevation (attached)
  3. OAK ST. Elevation (attached)
  4. East Elevation
  5. North Elevation
  6. BASEMENT PLAN
  7. 1<sup>st</sup> FLOOR PLAN (attached)
  8. 2<sup>nd</sup> FLOOR PLAN
  9. 3<sup>rd</sup> ~ 6<sup>th</sup> FLOOR PLAN
  10. 7<sup>th</sup> ~ 32<sup>th</sup> FLOOR PLAN
- D. Notification
  1. Posting instructions sent to applicant
  2. Posting notice as sent to applicant
    1. Applicant's statement certifying posting
    2. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments
  1. Portland Bureau of Transportation – Development Review
- F. Public Testimony
  1. Michael Van Kleek, 07/18/2019, letter in opposition to proposal
  2. Design Advice Request – Testifier Sheet
- G. Other
  1. Application form
  2. Email thread between Wendy Rahm & John Czarnecki, representing the Downtown Neighborhood Association Land Use Committee, and BDS staff re: project information and neighborhood contact, 06/12 – 06/19/2019
  3. Email thread between John Czarnecki and BDS staff re: drawing set and pre-application conference requirements, 06/21 – 06/24/2019
  4. Preliminary staff comments on the design proposal, 07/09/2019
  5. Email thread between applicants and BDS staff re: contacting the adjacent property owner, 07/15 – 07/18/2019
  6. Email from applicants re: attempt to contact adjacent property owner, 07/24/2019
  7. Staff memo to Design Commission, 07/25/2019
  8. Staff Presentation to Design Commission, 08/01/2019



# ZONING

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

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	EA 19-174414 DA
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 3601
Exhibit	B Jun 11, 2019



株式会社 東横インアーキテクト

TOYOKO INN ARCHITECT CO., LTD.  
一級建築士事務所 東京都知事登録第52057号  
THE REGISTERED FIRST CLASS ARCHITECT OFFICE

PROJECT TITLE:  
**TOYOKO INN PORTLAND PROJECT**

DWG TITLE:  
**3rd AVE. Elevation**

DEVELOPMENT:  
**K. MUKUMOTO S. TAKEMURA**

APPROVED BY:  
**S.TEI**

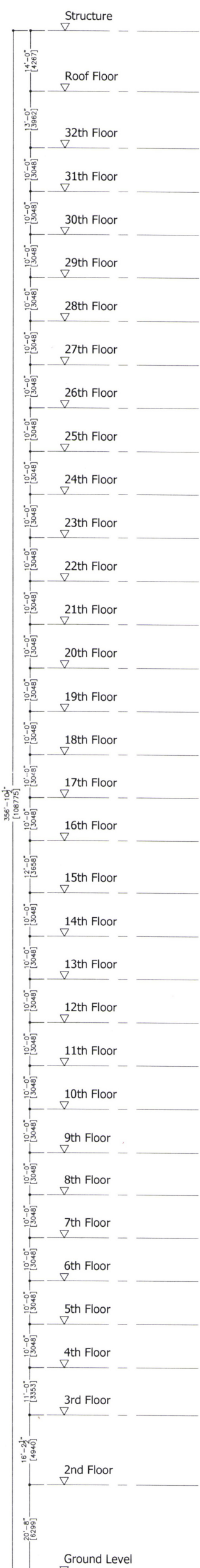
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**S.TEI**

REVISION DATE:

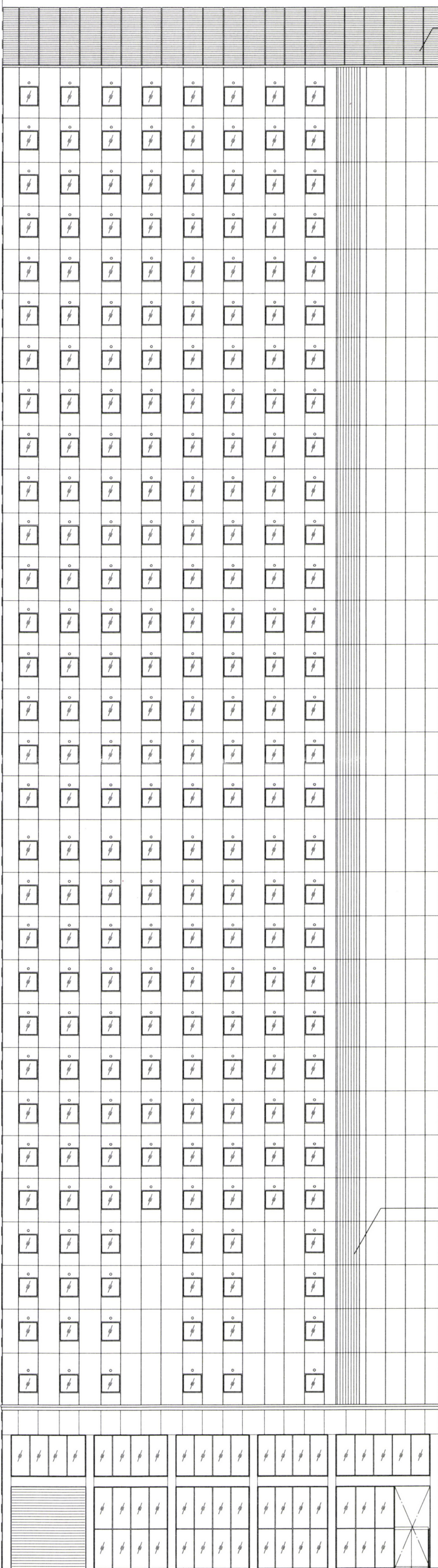
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ISSUE DATE:  
**July. 17 2019**

DWG NO.  
**A-03**



△ PROPERTY LINE



MECHANICAL SPACE SCREEN

MECHANICAL SPACE SCREEN

OAK STREET

3RD AVENUE ELEVATION

LOADING DOCK

MAIN ENTRANCE



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 THE REGISTERED FIRST CLASS ARCHITECT OFFICE

PROJECT TITLE:  
**TOYOKO INN PORTLAND PROJECT**

DWG TITLE:  
**OAK ST. Elevation**

DEVELOPMENT: APPROVED BY:  
 K. MUKUMOTO S. TAKEMURA

ARCHITECT:  
 S. TEI

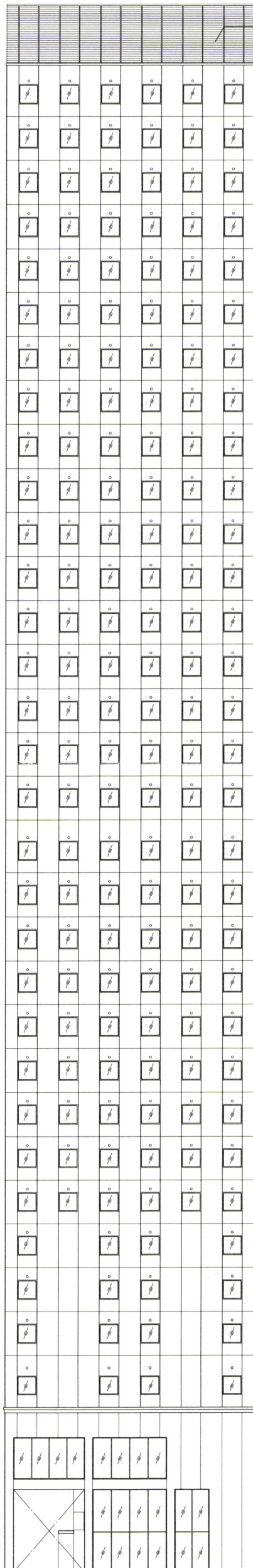
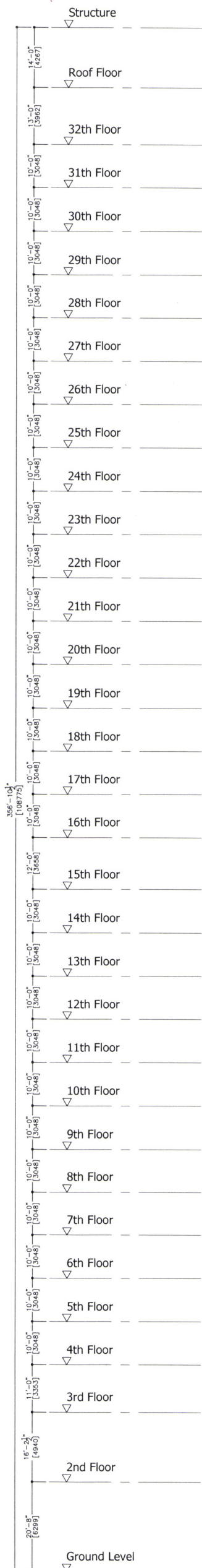
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ISSUE DATE:  
 July. 17 2019

DWG NO.:  
**A-04**

OAK STREET ELEVATION



MECHANICAL SPACE SCREEN

△ PROPERTY LINE

PUBLIC PLAZA

3rd AVENUE

Ground Level

EA 19-174414 DA  
 C. 3





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 一級建築士事務所 東京都知事登録第5205号  
 THE REGISTERED FIRST CLASS ARCHITECT OFFICE

PROJECT TITLE:  
**TOYOKO INN PORTLAND PROJECT**

DWG TITLE:  
**1st FLOOR PLAN**

DEVELOPMENT:  
 APPROVED BY: K. MUKUMOTO S. TAKEMURA

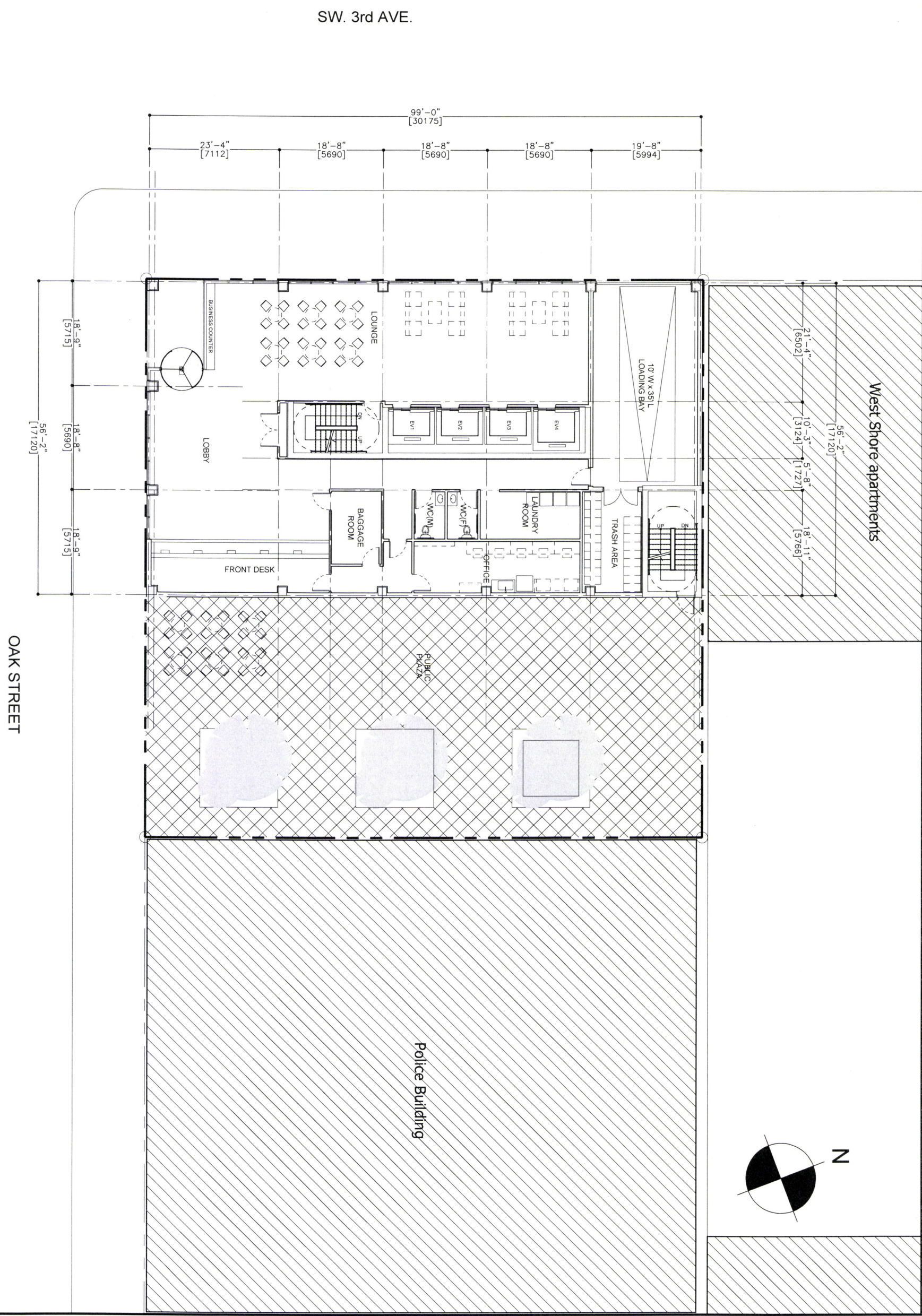
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ISSUE DATE:  
 July. 17 2019

DWG NO.  
**A-09**



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