



# City of Portland Design Commission

## Type III Land Use Review

### MEMORANDUM

**Date:** November 14, 2019  
**To:** Design Commission  
**From:** Arthur Graves, Design Review Team  
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**Re:** LU 19-145295 DZ – Hyatt Place  
 Type III Design Review– November 21, 2019

Attached is a drawing set for the Type III Design Review scheduled on November 21, 2019. Please contact me with any questions or concerns.

#### I. PROGRAM OVERVIEW

The applicant is seeking Design Review approval for a 23-story mixed use corner building, which includes hotel and residential uses, in the Pearl Sub-District of the Central City Plan District. The proposed height of the quarter-block building is 250' with 197,118 square feet of floor area. 170 hotel rooms and 110 dwelling units are proposed. No on-site parking is proposed. Exterior materials include ribbed and flat metal paneling, aluminum windows, glass guardrails, steel canopies, concrete piers and aluminum storefronts.

#### II. DEVELOPMENT TEAM BIO

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

**III. DESIGN REVIEW APPROVAL CRITERIA:** *Central City Fundamental Design Guidelines, and the River District Design Guidelines.*

**III. MODIFICATIONS:** The previously requested modification to long-term bicycle parking dimensions has been met and withdrawn.

#### IV. STAFF RECOMMENDATION

Staff found that the proposal meets the applicable Design Review criteria, therefore, the Staff Report recommends approval with conditions for that approval. From the Staff Report conclusion:

The building includes a clear base, middle and top to the tower that also steps back at each of these designations to help break down the mass of the building. The northwest corner is articulated with clear glass from the top of the tower continuing down to the base/corner entrance. The ground floor and pedestrian realm are simplified and well-organized including canopies, large storefront systems and a folding wall system. The corner is strengthened through the previously

mentioned use of glass as well as the high wrap-around canopy, large storefront systems and twin fountains.

## V. CONDITIONS OF APPROVAL

In addition to the three standard conditions of approval, four additional conditions have been added.

- C. An additional folding storefront system be added to the building's ground floor, on the north elevation, to the bay immediately east of the bay already proposing a folding storefront system.
- D. The corner canopy be constructed to match the other canopies on the building, regarding glass construction and transparency.
- E. The 2<sup>nd</sup> level mechanical equipment be screened in the similar manner, with similar materials (folded metal panel), to the 22<sup>nd</sup> floor mechanical screening.
- F. The applicant provides accurate drawings, details and renderings at the November 2019 hearing that clearly illustrating the "slight variation of color" that is mentioned regarding the top of tower.
- G. The applicant provides additional clarifying lighting drawings, details and cut sheets at the November 21, 2019 hearing, which further meet the Guidelines and minimize all skyline lighting.

Each of these conditions may be struck if the applicant provides adequate responses to these conditions at the November 21<sup>st</sup> hearing.

## VI. PROCEDURAL NOTES

- The subject proposal was heard before at a voluntary Design Advice Requests (DAR) meeting, held on October 04, 2018 and January 03, 2019. See the attached summary of Commission comments.
- The application was deemed complete on April 30, 2019.

Attachments: Revised Staff Report dated November 14, 2019  
Drawing Package dated November 07, 2019  
Design Advice Request #1 Summary Memo: October 18, 2018  
Design Advice Request #2 Summary Memo: January 18, 2019  
Community Comments  
[Central City Fundamental Design Guidelines](#), and  
[River District Design Guidelines](#)