



Memorandum

To: Art Graves, Senior Planner, City of Portland
From: Li Alligood, AICP, Senior Planner
Copies: File
Date: December 5, 2019
Subject: Hyatt Place and Lawson Residences revised materials
Project No.: 18177

The design team has submitted revised materials within the 14-day public comment period to respond to Design Commission requests and discussion at the November 21, 2019 Design Review hearing. The revisions are outlined below. In addition, the Main Package and Appendices submitted with this memo indicate new and revised details with a red stripe and notes in the lower right-hand corner of the sheet.

Recommended Conditions of Approval

Staff recommended 8 conditions of approval in the November 14, 2019 Design Commission staff report; recommended conditions of approval C-G were related to the design of the building:

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.

Response: An additional folding storefront system has been added to the north elevation to the second/middle bay of the façade. See Sheets C.06, C.11, C.16, C.36 and Sheets APP.13, APP.14, APP.16, APP.21, APP.22, APP.24, APP.25, and APP.33 for details.

D. The corner canopy be constructed to match the other canopies on the building, regarding glass construction and transparency.

Response: The Design Commission preferred the proposed metal canopy. This material treatment has been retained and glass canopy details have been removed from the submittal. See Sheet C.21 and C.50.

E. The 2nd level mechanical equipment be screened in the similar manner, with similar materials (folded metal panel), to the 22nd floor mechanical screening.

Response: Screening has been added to the 2nd level mechanical equipment. See Sheet C.45.

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.

Response: The applicant provided a materials mock-up at the November 21, 2019 hearing that demonstrated the materials proposed for the top of the 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.

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Response: The applicant provided additional lighting drawings, details and cut sheets at the November 21, 2019 hearing, which were distributed to the Commission and are included in this submittal. Lighting details have been added to Sheets C.51, C.59, and C.60 and additional narrative description has been added to the Design Guideline findings in the written narrative.

Design Commission Direction

In addition to staff's recommended revisions, the Commission requested the following revisions during discussion:

1. *Explore ways to detail the GFRC base to prevent damage at the ground level.*

Response: Per the manufacturer, the panels require 24" OC aluminum furring frames attached to 16-gauge metal studs. In order to provide more resistance to potential deflection from impact at ground level, aluminum furring frames will be at 16" OC maximum. See Sheets C.18 and C.19.

2. *Raise the water feature to the joint line for visual consistency.*

Response: The art and water features have been raised to the joint line. See Sheets C.24 and APP.20.

3. *Consider a "warmer" color to better respond to the context of the site.*

Response: The proposed ACM panels are treated with custom colors selected from Benjamin Moore. The applicant has provided a revised preferred color choice for Commission consideration. See Sheets C.38 and C.39, C.40, C.41, C.42, and C.43. Sheet C.38 shows a digital representation of the color approach. This submittal also includes one duplicate sheet C.38, mounted on foam core, that contains real samples of each paint color. Large samples of each paint color have also been submitted to staff.