



Hyatt Place & The Lawson Residences

350 NW 12th Ave, Portland, Oregon

Request for
Design Review Approval

Prepared for:
Parq On 12th, LLC
606 Maynard Ave S #251
Seattle, WA 981104

December 5, 2019

Prepared By:
Otak, Inc.
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Project No. 18177



SITE INFORMATION

ADDRESS: 350 NW 12th Avenue
LOCATION: SE corner of NW 12th and NW Flanders
STATE ID: 1N1E33DA 2700
ASSESSOR ID: R140647
SIZE: 10,000 sf (0.23 ac)
PROJECT VALUE: ~\$66,000,000

APPLICANT/PROPERTY OWNER

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I. Requests

Design Review approval is requested for development of a new 23-story tower containing 160 hotel rooms and 113 dwelling units.

The subject site is located at the southeast corner of NW Flanders St and NW 12th Ave in the Pearl District. It is zoned EX Central Employment with the d Design overlay (EXd) and is located within the River District subarea of the Central City Plan District. New development in this district with a valuation of more than \$2,297,050 is subject to Type III Design Review. The proposed development is estimated to have a valuation of \$66,000,000 and is subject to Type III review.

The site is currently developed as a surface parking lot, and a small storage structure is located on the northwest corner. The properties to the west, north, east, and south are also zoned EXd. The site to the east is developed with a warehouse building; and the site to the south is developed with the Oakwood Apartments (formerly the Janey).

II. Project Description

The project proposes a 23-story mixed use building consisting of hotel/hospitality and residential uses. Levels 2 to 11 feature 160 hotel rooms and support spaces. The first floor provides all hotel hospitality services including a prominent corner entrance, lobby, check-in and hospitality offerings including a bar/coffee bar, seating for bar and café service for guests and the public and a breakfast area. The residential entrance and lobby are also located on the first floor as is a two-bay loading area for building services.

The upper floors from 12 to 23 provide 113 one-bedroom and studio dwelling units. Separate elevator banks serve the two functions independently. Hotel guests and residents will have access to a shared event/lounge space on the 22nd floor. The event space provides a large terrace for outdoor uses. The space and terrace offer views of downtown, connection to the Willamette river and views to the north-east, east and south as well as the west. A shared fitness facility is located on the mezzanine floor overlooking NW 12th Avenue.

The building is organized into three distinct parts - base, middle and top. The three-story base anchors the tower and is strongly responsive to the neighborhood context. The middle and top of the tower are set back from each other and the base in a simple form that culminates in a simple termination at the top. The building offers outdoor decks in strategic locations for both the residential and hotel portions of the tower to articulate the architectural form and provide enhanced views in key view locations. The ground floor provides a tall space with large street level windows (approximately 20 ft. above grade) to connect the activity of the ground level functions with the street. The proposed development does not provide vehicular parking.

The proposed FAR and height will require FAR transfer from Sector 1. The applicant is currently in discussions with various potential FAR providers and is focusing efforts on purchasing FAR from within the Pearl District as requested by the Pearl District Neighborhood Association (PDNA) Planning and Transportation Committee. The FAR transfer will be finalized once entitlements are approved.

The project has registered with the Green Globes Building Rating system (see Appendix B). Sustainable features include a highly efficient HVAC system, innovative in-slab ducts, and low energy light fixtures. At least 60 percent of the roof surfaces of the building will utilize an ecoroof system to assist with mitigating the heat island effect of the urban environment, while also providing stormwater management support and insect and bird habitat. Bird safe glazing will be installed on lower-level windows to protect avian populations in the area.

III. Project Background

The design has been refined and advanced in response to comments received from the Design Commission and City of Portland staff. As requested by City staff, the comments received, and design responses are summarized below. The project team also attended two meetings of the Pearl District Neighborhood Association Planning and Transportation Committee to introduce the project and to share revised designs.

Early Assistance Meetings

The project team attended two early assistance meetings with the City of Portland.

Early Assistance Meeting #1 – July 11, 2018

At the time of this meeting, the project was an 11-story hotel with a FAR of 9:1.

Staff Notes on Specific Design Review Issues

Staff noted that the design should respond to the area context including the 13th Avenue Historic District and the 11th Avenue Streetcar alignment. Staff encouraged the team to continue locating active uses at the street facing façades with storefronts and overhead canopies. They also noted that utilities, loading and other back of house functions should be carefully planned so they have a minimal impact on the street facing façade. Staff noted that materials should be high-quality, durable components that complement the existing character of the neighborhood. They encouraged venting vertically to minimize the impact of vents on the façade. End walls should be designed with other elements of the building and signage should complement the building architecture.

Current Design Response

At the ground floor, the building continues to have a strong presence for the pedestrian realm and the high foot traffic which is indicative of this area. The articulation of the storefront bays, coupled with the canopy projections, convey a human scale that blends historic architectural vocabulary with modern material use and texture. Loading bays have been moved to the 12th avenue side and most back of house functions are programmed for below grade or away from the street-face of the building. A strong base material of concrete and storefront glazing sets the standard for quality and permanent materials. In the upper stories, Aluminum Composite Panels are composed with a refined Aluminum window wall system. Unit venting is horizontal, but is minimized by in-slab ducting, balcony vents, and inconspicuous reveals in the window wall system. The south end wall is articulated with a window that terminates the hotel corridor. Window corners are wrapped at strategic instances in the tower to bring the articulation of the façade to a complete resolution. Signage is under 32 sf for each façade, and announces the hotel use in a subdued, but hierarchical fashion with a prominent location at the Northwest corner canopy.

Early Assistance Meeting #2 (Preapplication Conference) - August 21, 2018

At the time of this meeting, the project was a 23-story hotel/apartment with a FAR of 18:1.

Staff Notes on Specific Design Review Issues

In addition to notes from the Early Assistance meeting Staff had additional comments in response to the change in program and height increase. Staff noted, given the new height of the building, the massing and design should respond to the surrounding urban fabric. The proposed configuration of loading spaces to an exit stair creates a wide section of inactive ground floor façade area.

Current Design Response

The composition of the tower is expressed through shifting masses which reflect the interior programs expressing thoughtful articulation which resolves in an architectural expression that is unified and complete. The tower is reduced to major elements using a consistent façade language and material, while also expressing depth and interest through strategic pushing and pulling of façade surfaces. The upper stories are pulled away from the south façade to introduce a rooftop terrace with views to the Willamette River, downtown Portland, and the West Hills. The roof amenity mass is connected to the ground floor at a deliberate vertical “slot” along the West façade which features the integrated public art that represents Portland and water themes. At the ground floor along 12th Avenue, the loading bay overhead door is flanked by the residential entrance to the north and the bicycle user entrance to the south. Storefront glazing has been added at the bicycle user entrance to illuminate the space and provide transparency at this informal arrival point. Translucent glass panels on the overhead door will allow light to be emitted at the loading bay, while concealing any back of house functions.

Design Advice Review Meetings

The project has been reviewed by the Design Commission at two DARs on October 4 and December 3, 2018. The following is a summary of the advice received and how the team responded to address the comments and suggestions made.

Design Advice Review #1: October 4, 2018

The team presented a preliminary concept to the Design Commission for discussion (see APP.20 for the design presented at this meeting).

Design Commission comments and design responses are listed below. A summary of the Design Commission comments is in *italics*.

Massing: *further sculpting and articulation of the tower form was requested. Proposed balconies were supported but required further integration into the façade architecture. A single-story event space with terrace was proposed at the top of the tower and supported by the Commission as an important element at the top of the building. The suggestion was to make more of this element with further articulation.*

Response: Adjustments included creating a two-story glazed event space giving much more emphasis of the top of the tower. Massing was refined by dividing the tower into two forms. The two masses are separated by a recessed “slot” that extends from bottom to top on both the west and east elevations. The slot was integrated with the building crown. The number and extent of balconies were increased giving emphasis to mid-scale texture and capturing significant views.

Transparency: *The lot line wall (East elevation) was acknowledged as important to provide as much glass as possible to bring interest to this lot line elevation.*

Response: Portions of the east elevation were moved back from the property line to permit the addition of more glass to the façade. The upper level Northeast corner is wrapped in glazing to further emphasize the building vocabulary. Level 22-23 are moved further away from the East property line to allow for a higher percentage of glazing. The south elevation was developed with more windows and articulation of the façade elements.

Ground Floor: *The Commission suggested the ground floor is the most important part of the design in responding to context. They supported the direction offered for the ground floor.*

Response: The ground floor continued to develop as a powerful street-facing solution for creating contextual response and an active street.

Loading: *The Commission suggested moving the loading bays from NW Flanders to NW 12th Avenue to get all loading off the Bikeway proposed for NW Flanders. Inactive areas within the ground floors were suggested to be moved away from street walls.*

Response: The loading bays were moved from NW Flanders Street to NW 12th Avenue.

Quality and Permanence: *The Commission noted that the emphasis on building cladding should be for quality and design rather than material type.*

Response: The team continued to develop the building cladding solution and considered a series of shaped metal panels that flank each of the hotel and residential windows. To further articulate the tower expression, panels were shifted one-half panel at key locations such as the change from hotel to residential. Flat areas of the façade were proposed as fiber cement panels. The ground level materials (concrete columns, large window openings, robust window framing and canopy details and materials) were selected for their quality and longevity.

Design Advice Review #2: December 3, 2018

The team presented a refined preliminary concept to the Design Commission for discussion and made revisions to the formal June 2019 Design Review submittal to respond.

Design Commission comments and design responses are listed below. The Design Commission comments are in *italics*.

CONTEXT

1. **Massing:** *The Commission requested further study and development of the massing and sculpting of the proposal. The Commission agreed that further architectural response to the surrounding context and Historic District is needed. One Commissioner stated an alternative to eroding the mass of the building as the sculptural move and instead suggested that the sculptural move could be accomplished with one decisive move, the example of the Cayan Tower (“twisting tower”) was mentioned. One Commissioner stated that the current design was very “blocky” and suggested that through increased integration of the balconies the articulation and sculpting of the building would appear thinner and less massive.*

Response: Massing was further refined by moving the fitness center from the NW corner of the building to the SE corner. This creates a single, glazed, two-story crown for the tower that is much more coherent and focuses the architecture of the crown into a more powerful statement. The slots are further integrated with the crown articulating the paired tower forms of the building. Windows at balconies have been inset some 8 inches to better integrate balconies in the façade. Panels at balconies have been modified to permit more window opening to deck and further integrating balconies. The east wall has added windows to the maximum allowed by building code (15%). The prominent vertical articulation of ACM panels and window walls create a singular expression that is integrated and complete.

a. **Balconies.** *The Commission continues to support the incorporation of balconies in the proposal. In addition, the Commission felt that further development of balconies through: recessing them, increasing their size, locating them more at the corners, etc. the differentiation of uses, i.e. hotel and residential, could be better articulated and activated.*

Response: Several more series of balconies have been added to the building design. In particular, the balconies at the Northwest corner are set into the building to reveal more carving and articulation of the tower mass as it ascends. Large balconies have been added to the West and South facades as well. As balconies are added, the ACM panel width is decreased, and more window wall area is added. This has a significantly positive effect on the massing character of the tower.

b. **Top of tower.** *The Commission agreed that the top of the tower should have increased sculpting, articulation and a clear termination to be a more complete composition. Commissioners agreed that the proposed lantern effect is consistent with the district. One Commissioner requested that the tower as it is designed on the southwest corner be brought around to the other elevations.*

Response: The top of tower has been refined to express a more resolved massing for the amenity spaces on the upper floors. Connection to the (2) inset slots on the East and West facades has been fully established through material and geometry. The window wall of the upper floors is expressed as a coherent mass which is pushed in from the North tower mass and the lower South mass. The upper (2) floors also feature spandrel glazing which will further unify the amenity fenestration with the residential North facing portions of the tower. The net effect of the upper level design adjustments supports the design intent for the top of to, as a beacon, lantern, and viewing position for the downtown skyline.

- c. **End wall.** *The Commission felt that the end walls were successful and more dynamic than the current street facing facades. Commissioners stated that the end walls should include as much glazing as is feasible. One Commissioner stated that the end walls were not cohesive regarding current upper story and lower story design.*

Response: Both the East and South end wall designs have been refined. The East wall has simplified the ACM panel expression and maximized the allowable amount of glazing allowed by the OSSC. The South wall has increased glazing and has integrated the architectural language of the North and West facades. Balconies have been added to the South elevation as well to further unify the massing of the building into a cohesive expression.

2. **NW Corner:** *Several Commissioners supported increasing the design prominence, including transparency and openness for the NW corner (NW 12th Ave. and NW Flanders St.).*

Response: The NW corner of the building has been revised with large windows at both the hotel and residential levels. The residential units have balconies on the West facade that are set into the building mass and reveal larger glazing on the upper floors. Windows now wrap the corner of the tower units. The supporting concrete column on the ground floor aligns and supports the ACM panel expression for the full height of the building. This greatly enriches response to the corner making it active and adding to the texture and interest of the corner at the intersection.

PUBLIC REALM

1. **Loading location:** *The Commission supported locating the loading off NW 12th Avenue.*

Response: The ground floor continues to show the loading bays off of NW 12th. The overhead doors will match the color and expression of the ground floor materials and components, and the glazing will be translucent to allow light transmission.

2. **Landscape:** *Commissioners agreed that more landscaping should be integrated into the site for increased continuity and texture. Commissioners were also specific about providing additional street trees on NW 12th Ave.*

Response: Landscaping is proposed per the River District Right-of-Way Standards. Unfortunately, the design team cannot provide more trees on 12th Avenue, as city ROW standards, limited street frontage, and utility locations, make this technically infeasible. Landscape improvements have been added to the residential entrance on 12th avenue to further increase continuity and texture.

3. **Entrances and Hierarchy:** *The Commission generally supported the proposed first floor organization. Several Commissioners noted that the proposed entrances needed additional study: hotel access off NW Flanders Street, residential access off NW 12th Ave, etc. Commissioners agreed that this refinement would help to provide an improved hierarchy to the ground floor. Commissioners supported the proposed canopies but requested additional refinement in their location for continuity and hierarchy to ground floor use.*

Response: The ground floor program has generally remained the same, but the architectural expression of hierarchy and entry access has been improved. Concrete frame elements highlight the active uses of the ground floor. Glass canopies allow for natural light on both the public sidewalk and the interior spaces. The hotel entrance now has access via a vestibule from both the North and West. Along 12th avenue, a textured Art and Water installation is an arresting, but acoustically pleasant feature of the public realm. The residential entry utilizes similar architectural language. Signage and landscape elements signal this entry as residential and personal. The loading bay has an overhead door with matching color to the storefront, and translucent glazing. The bicycle entry has been enhanced with storefront glazing, a canopy, and is positioned closer to the public sidewalk. The adjustments to the ground floor entries now contribute to an active relationship with the Pearl District's urban character.

4. Bicycle Access: *The Commission agreed that the current bicycle access is problematic in size and location.*

Response: The design for the bicycle entrance has received several adjustments. The exterior wall facing 12th avenue has moved closer to the sidewalk, to increase visibility. Storefront glazing, lighting, and a new awning also enhance the engagement point for bicyclists. A new canopy has been added to further provide protection from the elements for bicyclists who are accessing this entry point.

5. Art and water features: *A response to the design guidelines related to public art, water features, and the incorporation of Portland themes, must be responded to. The Commissioners requested that these elements be architecturally integrated. As stated in the first DAR, several Commissioners stated that the thoughtful incorporation of these elements could help the project provide a contextual response to the neighborhood.*

Response: A new art and water feature has been included in the design of the building at the ground floor between the hotel and residential entries. The result will be an integrated piece that combines Art, Water, and Portland themes into one exciting result. The primary component of the feature is the stylized map of Tanner Creek as a relief in the panel. Water cascading down the relief panel will further express the nature of this connecting element to the City of Portland. The water wall is seamlessly integrated into the inset slot portion of the building which extends from the base and corresponds with the public amenity mass at the top of the building.

QUALITY & PERMANENCE

1. Exterior materials: *Commissioners continued to note the eclectic character and diverse context of the Pearl District and so remained supportive of the materials proposed. One Commissioner requested that additional materials be considered in place of those proposed: i.e. concrete panels in place of fiber reinforced concrete panels, etc. Commissioners continued to agree that the emphasis for the cladding should be on quality and design rather than material type.*

Response: The material and detail systems for the façade have been refined to greatly increase the coherence of the design. Panels are now all Aluminum Composite Material (ACM) panels. Strong concrete frames at the ground level pay homage to the industrial past of the Pearl district. Modern materials like the ACM panels, metal louvers, and glazing look to the future of the district. In particular, the ACM panels are of exceptional quality and permanence. Components have clear relationship to one another defining use or position in the façade and extend from Level 2 to the top of the building in one coherent architectural expression. Spandrel glass is used in strategic locations to enhance the lightness of the building mass. Balconies are concrete cantilevers with metal facias and glass guardrails. The building crown is now a single revealed mass which greatly adds to the clarity of the building top and provides a lantern like evening experience bringing the building to a strong conclusion.

GENERAL DESIGN ADJUSTMENTS IN RESPONSE TO DAR COMMENTS

The design submitted on June 27, 2019 responded to DAR comments in a number of ways, as described below.

Massing: The primary response to massing and cohesive articulation of the tower was the move to unite the major masses in deliberate vertical architectural language. The vertical metal panels provided strong visual “columns” which were been simplified to unite the major masses. Massing was further refined by moving the fitness center from the NW corner of the building to the SE corner. This created a single, glazed two-story crown for the tower that was much more coherent and focused the architecture of the crown into a more powerful statement. The slots were further integrated with the crown articulating the paired tower forms of the building. Windows at balconies were inset some 8 inches to better integrate balconies in the façade. As the window walls ascend the tower, panels at balconies were reduced in width to permit larger window expression and more integrated balconies. The east wall had added windows to the maximum allowed by building code (15%).

Northwest Corner: The NW corner of the building was revised to add large balconies in the west wall at the residential units and 2 additional large windows in each of the hotel rooms. This greatly enriched the active response of the building to the urban setting and provided great visual connections for both occupants and the public.

Public Realm: Landscaping was proposed per the River District Right-of-Way Standards. The hierarchy of the two primary entrances – hotel and residences – was reinforced. The hotel entrance was prominently located on the northwest corner of the site, with a large glass vestibule that opened to both the north and the west. The height of the canopy and solid corner column, coupled with the signage, further emphasized the hotel entrance prominence. The residential entrance had a consistent architectural expression, but with a more personal entrance signaling the distinct program of the residential lobby. Landscape elements at this location further reinforced the residential nature of this entrance. The bike entrance was made more open and welcoming with storefront glazing. Additionally, the bike entrance was moved closer to the sidewalk and given a full canopy for both visual prominence and protection from the elements. The lighting design further promoted transparency, safety, and activity for this entrance. The art and water feature was architecturally integrated into the building in the design of the fountain element which sits in the slot space on the west façade between the hotel and residential entrances. The building began to give way in the metal panel relief and moved along the lower levels of the slot façade giving way to the water source which cascaded down a textured surface into a pool at the ground level. The feature paid homage to the city of Portland’s strong connection to rain, streams, rivers and in particular to Tanner creek, which once traversed much of downtown including this project site.

The design has continued to evolve with feedback from the Design Commission and interaction with City staff planners and the Pearl District Neighborhood Association Land Use and Transportation Committee.

IV. Compliance with Title 33 Zoning Ordinance

Zoning Summary

Base zone	EX – Central Employment
Overlay Zone	d - Design
Historic District	NA
Conservation District	NA
Plan District	Central City Plan District
Plan Subdistrict	River District

A. 33.140 Employment and Industrial Zones

General

33.140.100 Primary Uses

Response: The subject site is in the EX Central Employment zone. Table 140-1 identifies permitted uses in the EX zone. The proposed uses are multifamily residential and hotel; multifamily residential is a “Household Living” use and is permitted outright in the EX zone, and a hotel is a “Retail Sales and Service” use, which is also permitted outright in the EX zone.

These standards are met.

Development Standards

Response: The site is located within the Central City Plan District, and the standards of Chapter 33.510 supersede the standards of this section. Compliance with the standards of Chapter 33.510 is addressed in Section III.E of this narrative.

B. 33.245 Inclusionary Housing

33.245.020 Where These Regulations Apply

The regulations of this chapter apply to the following:

- A. *New buildings with 20 or more dwelling units; and*
- B. *Alterations to existing buildings that add 20 or more dwelling units.*

Response: The proposed building contains more than 20 dwelling units and is subject to the regulations of this chapter.

33.245.040 Inclusionary Housing Standards

Affordable dwelling units must be provided as follows, or a fee-in-lieu of providing affordable dwelling units must be paid. Adjustments are prohibited:

- A. *On-site affordable dwelling units. When the affordable dwelling units will be located on-site, affordable dwelling units must be provided at one of the following rates. For the purpose of this Section, affordable dwelling units located within the boundaries of a Central City Master Plan are considered to be on-site:*
 - 1. *Central City and Gateway plan districts. Inside the Central City and Gateway plan districts, affordable dwelling units must be provided at one of the following rates:*
 - a. *10 percent of the total number of dwelling units in the new building or the alteration must be affordable to those earning no more than 60 percent of the area median family income; or*
 - b. *20 percent of the total number of dwelling units in the new building or the alteration must be affordable to those earning no more than 80 percent of the area median family income; or*
- [...]

Response: The proposed building includes 113 dwelling units. The applicant intends to provide the affordable dwelling units on site. See Appendix D for a Letter of Intent.

C. 33.266 Parking, Loading, and Transportation and Parking Demand Management

Motor Vehicle Parking

33.266.110 Minimum Required Parking Spaces

Response: The site is located within the Central City Plan District, and the standards of Chapter 33.510 supersede the standards of this section. Compliance with the standards of Chapter 33.510 is addressed in Section III.E of this narrative.

Bicycle Parking

33.266.210 Required Bicycle Parking

A. *Number of spaces required.*

1. *The required minimum number of bicycle parking spaces for each use category is shown on Table 266-6. No bicycle parking is required for uses not listed.*
2. *The required minimum number of bicycle parking spaces is based on the primary uses on a site. There are no bicycle parking requirements for accessory uses. However, if the required number of spaces for the primary uses is based on net building area, the net building area of accessory uses is included with the primary uses in the calculation. For example, a Manufacturing and Production use of 45,000 square feet with 15,000 square feet of accessory Office use would have a bicycle parking requirement of 4 spaces, based on 60,000 square feet of net building area. If the primary use is not listed in Table 266-6, no bicycle parking is required for the accessory use.*
3. *When there are two or more separate primary uses on a site, the required bicycle parking for the site is the sum of the required parking for the individual primary uses.*

[...]

Response: There are two separate primary uses on the site: a temporary lodging/hotel use and a multifamily residential use. Compliance with Table 266-6 is addressed below.

33.266.220 Bicycle Parking Standards

A. *Short-term bicycle parking.*

[...]

2. *Standards. Required short-term bicycle parking must meet the following standards:*
 - a. *Short-term bicycle parking must be provided in lockers or racks that meet the standards of Subsection 33.266.220.C.*
 - b. *Location. Short-term bicycle parking must be:*
 - (1) *Outside a building;*
 - (2) *At the same grade as the sidewalk or at a location that can be reached by an accessible route; and*
 - (3) *Within the following distances of the main entrance:*
 - *Building with one main entrance. For a building with one main entrance, the bicycle parking must be within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route. See Figure 266-8;*
 - *Building with more than one main entrance. For a building with more than one main entrance, the bicycle parking must be along all façades with a main entrance, and within 50 feet of at least one main entrance on each façade that has a main entrance, as measured along the most direct pedestrian access route. See Figure 266-9;*
 - c. *Bicycle Parking Fund.*
 - (1) *This option may be used only if it is not possible to provide all of the required short-term bicycle parking on site in a way that complies with all of the standards in A.2.b. This option may not be used if:*

- There are surface parking areas, plazas, exterior courtyards, or other open areas on the site, other than required landscaping;
 - Those open areas are large enough, separately or in combination, to accommodate all required short-term bicycle parking; and
 - The open areas meet the locational requirements of A.2.b.
- (2) *Fund use and administration. The Bicycle Parking Fund is collected and administered by the Office of Transportation. The funds collected will be used to install bicycle parking and associated improvements in the right-of-way.*
- (3) *This option may not be used if any required short-term bicycle parking is provided on site.*

Response: As shown in Table 1 below, 14 short-term bicycle parking spaces are required, none are proposed.

Table 1 – Short-Term Bicycle Parking Spaces

Use Category	# of Units	Short-Term Spaces		Comments
		Required	Provided	
Household Living – Multi-Dwelling	113	1 per 20 units=6	0	Bicycle Parking Fund option requested.
Retail Sales and Service – Temporary Lodging	160	1 per 20 rentable rooms = 8	0	Bicycle Parking Fund option requested.
Total	273	14	0	<i>Bicycle Parking Fund option requested.</i>

The site is a quarter block in area, and the standards of 33.210.215 require that 75% of each building façade be located at the property line, or within 12 ft. of the property line with active uses. If the building is set back from the sidewalk between 0 ft. and 12 ft., 33.210.215.1.b requires that the space between the building and the street lot line be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places."

As shown in Table 3, 100% of the building is set back between 0 and 3 ft. from the property lines. The minimum depth of a bicycle parking space is 2 ft. x 6 ft. As shown in Sheet APP.35, there are no locations on site that would accommodate bicycle parking. Typically, bicycle racks would not be located within sidewalk cafes or other "stopping places" as they would provide a conflict with the other activities taking place. These requirements eliminate opportunities to provide short-term bicycle parking on-site and outside of the building. There is opportunity to provide short-term bicycle parking within the public right-of-way, which can be installed through the Bicycle Parking Fund.

There are no surface parking areas, plazas, exterior courtyards, or other open areas on the ground floor of the site that would provide adequate space for bicycle parking. The applicant requests payment into the bicycle parking fund in lieu of providing short-term bicycle parking on-site.

B. Long-term bicycle parking.

[...]

2. *Standards. Required long-term bicycle parking must meet the following standards:*
 - a. *Long-term bicycle parking must be provided in racks or lockers that meet the standards of Subsection 33.266.220.C;*

- b. *Location. Long-term bicycle parking must be located on the site or in an area where the closest point is within 300 feet of the site;*
- c. *Covered Spaces. At least 50 percent of required long-term bicycle parking must be covered and meet the standards of Paragraph 33.266.220.C.5, Covered Bicycle Parking; and*
- d. *Security. To provide security, long-term bicycle parking must be in at least one of the following locations:*
 - (1) *In a locked room;*
 - (2) *In an area that is enclosed by a fence with a locked gate. The fence must be either 8 feet high, or be floor-to-ceiling;*
 - (3) *Within view of an attendant or security guard;*
 - (4) *Within 100 feet of an attendant or security guard;*
 - (5) *In an area that is monitored by a security camera; or*
 - (6) *In an area that is visible from employee work areas.*

Response: Long-term bicycle parking is located on site, on Level B1 which is accessed via elevators. This is a covered, secure (locked) area that is accessible to building residents and employees. See Sheet C.05 for details of the racks and dimensions.

Table 266-6 Minimum Required Bicycle Parking Spaces

Response: Table 266-6 identifies the requirements for long-term and short-term bicycle parking spaces. Table 1 below demonstrates compliance with these requirements. The applicant has requested a payment in lieu of providing short-term bicycle parking. See Sheet C.05 for location and dimensional details. Long-term spaces are provided within each unit and the remaining 65 spaces are provided on Level B1.

Table 2 – Long-Term Bicycle Parking Spaces

Use Category	# of Units	Long-Term Spaces		Comments
		Required	Provided	
Household Living – Multi-Dwelling	113	1.5 per unit = 170	170	Meets requirement.
Retail Sales and Service – Temporary Lodging	160	1 per 20 rentable rooms = 8	8	Meets requirement.
Total	273	178	178	Meets requirement.

Loading

33.266.310 Loading Standards

[...]

C. *Number of loading spaces.*

[...]

- 2. *Buildings where any of the floor area is in uses other than Household Living must meet the standards of this Paragraph.*
 - a. *Buildings with any amount of net building area in Household Living and with less than 20,000 square feet of floor area in uses other than Household Living are subject to the standards in C.1. above.*
 - b. *One loading space meeting Standard A is required for buildings with at least 20,000 and up to 50,000 square feet of net building area in uses other than Household Living.*
 - c. *Two loading spaces meeting Standard A are required for buildings with more than 50,000 square feet of net building area in uses other than Household Living.*

Response: Over 100,00 sf of the floor area is in Temporary Lodging/Hotel use, and Two Standard A loading spaces are required.

- D. Size of loading spaces. Required loading spaces must meet the standards of this subsection.*
- 1. Standard A: the loading space must be at least 35 feet long, 10 feet wide, and have a clearance of 13 feet.*
 - 2. Standard B: The loading space must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet.*

Response: Two Standard A loading spaces meeting the above dimensional requirements are provided on the ground floor of the building. These spaces are accessed from 12th Ave as required by 33.510.263. See Sheet C.04.

- E. Placement, setbacks and landscaping. Loading areas must comply with the setback and perimeter landscaping standards stated in Table 266-7 below. When parking areas are prohibited or not allowed between a building and a street, loading areas are also prohibited or not allowed.*

Response: The loading area is within the building, and no landscaping is required.

- F. Forward motion.*

[...]

- 2. In the Central City plan district. In the Central City plan district, loading facilities that abut a light rail or streetcar alignment must be designed so that vehicles enter and exit the site in a forward motion*

- G. Paving. In order to control dust and mud, all loading areas must be paved.*

Response: The site is located within the Central City Plan district and is not adjacent to a light rail or streetcar alignment. Vehicles can enter and exit the site in either a forward or a rear motion.

Transportation and Parking Demand Management

33.266.410 Transportation and Parking Demand Management

- B. Transportation and parking demand management in the commercial/mixed use zones. In the commercial/mixed use zones, a TDM plan is required when new development includes more than 10 dwelling units, or an alteration to existing development includes the addition of more than 10 dwelling units. Sites in the Central City plan district, and sites that are located far from transit, as described in Paragraph 33.266.110.B.2, are exempt from this requirement.*
- [...]*

Response: The site is in the Central City plan district and is exempt from TDM plan requirements.

D. 33.420 Design Overlay Zone

33.420.025 Where These Regulations Apply

The regulations of this chapter apply to all design overlay zones. Design review may also be a requirement of a plan district, other overlay zone, or as a condition of approval of a quasi-judicial decision.

Response: The site is located within the d Design Overlay Zone and is subject to the regulations of this section.

33.420.041 When Design Review is Required

Unless exempted by Section 33.420.045, Exempt From Design Review, design review is required for the following:

A. *New development;*

[...]

Response: The proposal is for new development within the d Design overlay, and design review is required.

33.420.051 Design Guidelines

Guidelines specific to a design district have been adopted for the areas shown on maps 420-1 through 420-3 and 420-5 through 420-6 at the end of this chapter. All other areas within the design Overlay Zone use the Community Design Guidelines.

Response: Per Map 420-1, the subject site is located within the Central City Plan District and the River District Design Subdistrict, and development of the site is subject to both the Central City Fundamental Design Guidelines and the River District Design Guidelines. Conformance with the applicable Design Guidelines is addressed in Section V of this narrative.

33.420.060 When Community Design Standards May Not Be Used

The Community Design Standards may not be used as an alternative to design review as follows:

A. *In the Central City plan district. See Map 420-1;*

[...]

Response: The subject site is located within the Central City plan district, and the proposed development is not eligible to use the Community Design Standards.

E. 33.510 Central City Plan District

General

33.510.020 Where the Regulations Apply

The regulations of this chapter apply to the Central City plan district. The boundaries of the plan district and its subdistricts are shown on Map 510-1 at the end of this chapter, and on the Official Zoning Maps. For other regulations, in cases of conflict the most restrictive regulation controls. The information depicted on Maps 510-1 through 510-23 is part of the plan district regulations and is subject to the same amendment procedures as amendments to the text of this chapter.

Response: Per Map 510-1, the subject site is located within the Central City Plan District and the River District Design Subdistrict, and development on the site is subject to the standards of this section.

Development Standards

Response: Table 3 illustrates compliance with 33.510.200-221 and 225. Additional detail is provided below.

Table 3 – Conformance with Development Standards

Standard	Central City Plan District	Proposed	Finding
Maximum FAR	6:1	18.9:1	Additional FAR achieved through inclusionary housing bonus and FAR transfer. Complies with standard.
Maximum FAR with Inclusionary Housing bonus	9:1		
Maximum FAR Transfer	No limit		
Base Height	100 ft.	250 ft.	Complies with standard. (C.11-14)
Height with FAR bonus	250 ft.		
Required Building Lines	<ul style="list-style-type: none"> ▪ 75% of building at 0 ft ▪ 75% of building within 12 ft. and active use 	<ul style="list-style-type: none"> ▪ 12th Ave: 94% ▪ Flanders St: 93% 	Complies with standard. (C.05)
Ground Floor Windows	40% transparency between 2 and 10 ft	<ul style="list-style-type: none"> ▪ 12th Ave: 46.1% ▪ Flanders St: 77.5% 	Complies with standard. (APP.23)
Windows Above Ground Floor	15% transparency above 10 ft.	<ul style="list-style-type: none"> ▪ 12th Ave: 44% ▪ Flanders St: 53% 	Complies with standard. (C.11,12)
Ground Floor Active Uses	50% of ground floor: <ul style="list-style-type: none"> ▪ 12 ft. clear height ▪ 25 ft. deep 	<ul style="list-style-type: none"> ▪ 12th Ave: 51.1% ▪ Flanders St: 87.8% 	Complies with standard. (APP.26)

33.510.205 Floor Area Bonus and Transfer Options

[...]

B. *Priorities for the use of bonus and transfer options. When FAR will be increased using bonuses or transfers, the following regulations specify which bonus and transfer options must be used before other bonus or transfer options:*

1. *Unless otherwise specified in Subparagraph B.2. the first 3 to 1 of any increase in FAR on a site must be earned or gained through use of one of the following options:*

a. *The inclusionary housing bonus option described in Subparagraph C.2.a;*

[...]

C. *Floor area bonus options. Additional development potential in the form of floor area is earned for a project when the project includes any of the specified features listed below. The bonus floor area amounts are additions to the maximum floor area ratios shown on Map 510-2.*

[...]

2. *Bonus floor area options.*

a. *Inclusionary housing bonus option. Projects that include buildings that trigger 33.245, Inclusionary Housing, receive bonus floor area. The amount of bonus floor area earned is an amount equal to the net building area of the building that triggers 33.245, up to a maximum increase of 3 to 1 FAR on the site.*

[...]

Response: The proposed development triggers 33.245 Inclusionary Housing. The net building area of the building that triggers 33.245 is 187,161 sf, and 3:1 inclusionary housing bonus FAR is available.

D. *Floor area transfer options. Transferring floor area from one site to another is allowed as follows. The transferred floor area is in addition to the maximum floor area ratio shown on Map 510-2. There is no limit to the amount of floor area that can be transferred to a site.*

Transferring floor area is only allowed in situations where stated. Adjustments to the floor area transfer requirements are prohibited. When FAR is transferred from one site to another, the sending site must retain an amount equal to the minimum FAR required by 33.510.200.C., or an amount equal to the total surface parking area on the site multiplied by the maximum floor area ratio allowed shown on Map 510-2, whichever is more.

[...]

2. *Transfer of floor area within a floor area transfer sector. In the RX, CX, EX, and OS zones, floor area, including bonus floor area and bonus floor area earned through a bonus that no longer exists in the zoning code, may be transferred between sites. The sites are not required to be abutting, however both the sending site and the receiving site must be located within the same floor area transfer sector shown on Map 510-23. In addition, floor area transfers are subject to the following requirements:*
 - a. *The sending site must not be a Historic or Conservation landmark or a contributing resource in a historic or a conservation district;*
 - b. *If bonus floor area is included in the transfer, the public benefit to be provided in exchange for the bonus floor area must be completed in advance or at the time of issuing any occupancy permit on the receiving site taking advantage of the bonus floor area; and*
 - c. *The property owner(s) must execute a covenant for both sites. The covenants must comply with the regulations of 33.700.060, must be recorded with the deeds for each site, and must reflect the existing floor area on each site and the respective increase and decrease of potential floor area.*

Response: The applicant is in discussions with property owners in Sector 1 to transfer 9.7:1 FAR to the site under option D.2 above. The property owner(s) will execute the required covenants and documentation once the transfer has been completed.

33.510.210 Height

B. Base height.

1. *Base heights are shown on Map 510-3. Heights greater than shown on Map 510-3 are allowed through the bonus height or height transfer options specified in Subsections D. and E. Adjustments to height limits shown on Map 510-3 are prohibited.*

[...]

Response: Map 510-3 shows a base height of 100 ft. for the subject site. The proposed height is 250 ft., per D below.

C. Shadow study. Sites shown on Map 510-3 as requiring a shadow analysis [...].

Response: Per Map 510-3, no shadow study is required.

D. Bonus height options. Bonus height can be achieved through the following options:

[...]

3. *Bonus height earned through an FAR bonus or transfer. Except for sites in the South Waterfront height opportunity area, the bonus heights shown on Map 510-4, or allowed by Subparagraph D.3.e, are allowed when the following are met. Projections above the height limits shown on Map 510-4, or allowed by Subparagraph D.3.e are prohibited:*
 - a. *The site must be shown on Map 510-3 as eligible for a height increase;*
 - b. *The proposal must earn an additional FAR of at least 1 to 1 through use of one of the following FAR bonus or transfer options. The site shown on Map 510-4 as requiring residential is only allowed to earn the additional 1 to 1 through the bonus option listed in D.3.b (1):*
 - (1) *The inclusionary housing bonus option of Subparagraph 33.510.205.C.2.a;*
 - (2) *The Affordable Housing Fund bonus option of Subparagraph 33.510.205.C.2.b; or*

(3) *The historic resource transfer of Paragraph 33.510.205.D.1.*

- c. *Limit shadow. The following additional shadow standard and approval criterion are intended to limit the effects of shadow cast by buildings using bonus height. The shadow study standard applies to sites shown on Map 510-4 as requiring a shadow study. The shadow approval criterion applies to sites within 500 feet of a residential zone located outside of the Central City when more than 75 feet of bonus height is proposed: [...]*

Response: Per Map 510-4, the allowable bonus height for the site is 250 ft. The development has earned an additional FAR of 3:1 through the inclusionary housing bonus option of 33.510.205.C.2.a and will achieve the remaining bonus height through FAR transfers within Sector 1. See Appendix D for a Letter of Intent.

See Sheets C.10-13 for details of the building height and projections.

33.510.215 Required Building Lines

[...]

B. *Required building line standards.*

1. *General Standards. Unless otherwise specified in Paragraphs B.2. through B.5., new development and major remodels in the RX, CX and EX zones must meet one of the following standards. Exterior walls of buildings designed to meet the requirements of this Paragraph must be at least 15 feet high measured from the finished sidewalk at the building's edge:*
 - a. *The building must extend to the street lot line along at least 75 percent of the lot line; or*
 - b. *The building must extend to within 12 feet of the street lot line along at least 75 percent of the length of the street lot line. The space between the building and the street lot line must be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places."*

Response: The proposed development is within the EX zone and subject to these standards.

The 12th Ave frontage of the building is located within 12 ft. (between 0 ft. and 3 ft.) from the lot line for 94% percent of the length of the street lot line per b. above. The space between the building and the lot line is intended to be used as an extension of the interior space and allow sidewalk seating and other active uses.

The Flanders St frontage of the building is located within 12 ft. (between 0 ft. and 3 ft.) from the lot line for 93% percent of the length of the street lot line, per b. above.

See Table 3 and Sheet C.05 for details.

33.510.220 Ground Floor Windows

B. *Ground floor windows. The following ground floor window standards apply in the RX, CX and EX zones. The standards of B.1 and B.2 apply to new development and major remodeling projects. B.3. only applies to major remodeling projects. To meet the standards, ground floor windows must be windows that allow views into work areas or lobbies, or be windows in pedestrian entrances. Windows into storage areas, vehicle parking areas, garbage and recycling areas, mechanical and utility areas and display cases attached to outside walls do not qualify. Windows into bicycle parking areas are allowed to qualify for up to 25 percent of the ground floor windows coverage requirement. The bottom of the windows of nonresidential spaces must be no more than 4 feet above the finished grade:*

1. *Ground level façades that face a street or open area shown on Map 510-8 [...]*

2. *All other ground level façades that face a street lot line, sidewalk, plaza, or other publicly accessible open area or right-of-way must have windows that cover at least 40 percent of the ground level wall area. For street facing façades of dwelling units the regulations of 33.130.230.B.4 apply. For the purposes of this standard, ground level wall area includes all exterior wall area from 2 feet to 10 feet above the finished grade.*

Response: The proposed development is within the EX zone and is new development and is not within an area shown on Map 510-8. The standards of B.2 are applicable.

The ground level façade facing 12th Ave has windows that cover 46.1% of the ground level wall area between 2 and 10 ft. above the finished grade. The ground level façade facing Flanders St has windows that cover 77.5% of the ground level area between 2 and 10 ft. above the finished grade. These windows provide views into the residential and hotel lobbies and the café area of the hotel. See Sheet APP.23 and Table 2 for details.

3.510.221 Windows Above the Ground Floor

[...]

- B. *Where this regulation applies. The regulation of this section applies to sites near the streetcar alignment shown on Map 510-13 as follows:*

[...]

3. *In all other subdistricts, the standard in Subsection C. applies to the portion of a site within 200 feet of a streetcar alignment.*
- C. *Standard. Windows must cover at least 15 percent of the area of street-facing façades above the ground level wall areas. This requirement is in addition to any required ground floor windows. Ground level wall areas include all exterior wall areas up to 10 feet above the finished grade.*

Response: The site is located within 200 ft. of the 11th Ave streetcar alignment and is subject to these standards. Windows cover 53% of the area of Flanders St façade above 10 ft., and windows cover 44% of the area of the 12th Ave façade above 10 ft.

See Sheet C.11, C.12 and Table 2 for details.

33.510.223 Bird-Safe Exterior Glazing

[...]

- B. *Development subject to the bird-safe exterior glazing standards. The bird-safe glazing standards apply to new buildings and major remodeling projects. For new buildings, the standards apply per façade when the façade has 30 percent or more glazing within the first 60 feet measured from the grade adjacent to the façade. [...]*
- C. *Bird-safe exterior glazing standards. At least 90 percent of the windows and glazing on the following portions of each façade must choose treatment patterns and application techniques from the Portland Bird Safe Windows List:*
 1. *Windows and glazing, including glazed balcony railings, located within the first 60 feet of the building measured from the grade adjacent to the façade;*
 2. *Windows and glazing located within the first 15 feet of the building above an adjacent ecoroof, roof garden, or other vegetated or landscaped roof area; and*
 3. *The glazed portions of sky bridges or fences.*

Response: The proposed development is a new building and has more than 30% glazing within the first 60 ft. of the building measured from the adjacent grade. Therefore, the proposed development is subject to these standards within the first 60 ft. of the building on 12th Ave and Flanders St, as well as the first 15 ft. of the building above the 2nd-level ecoroof.

100% of the windows and glazing within 60 ft. of the building grade and 100% of the windows and glazing located within 15 ft. of the 2nd- level ecoroof will be treated with bird-safe exterior glazing.

The treatment has been selected from the Portland Bird Safe Windows list and is a Walker Textures Clear Glass pattern 215 for Low-E windows.

See Sheet APP.24 and APP.25 for details.

33.510.225 Ground Floor Active Uses

[...]

- B. *Sites and development subject to the ground floor active use standard. The ground floor active use standards apply to new development and major remodels on sites with frontage on a street shown on Map 510-9.*
- C. *Ground floor active use standards.*
 - 1. *Dwelling units are prohibited on the ground floor.*
 - 2. *Buildings must be designed and constructed to accommodate uses such as those listed in Subsection A. Areas designed to accommodate these uses must be developed at the time of construction. This standard must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open space. Areas designed to accommodate active uses must meet the following standards:*
 - a. *The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;*
 - b. *The area must be at least 25 feet deep, measured from the street-facing façade;*
 - c. *The area may be designed to accommodate a single tenant or multiple tenants. In either case, the area must meet the standards of the Accessibility Chapter of the State of Oregon Structural Specialty Code. This code is administered by BDS; and*
 - d. *The street-facing façade must include windows and doors.*
 - 3. *In the Pearl District and West End subdistricts, on the portion of a site within 100 feet of a streetcar alignment shown on Map 510-13, parking is not allowed in the portions of a building that meet the ground floor active use standard of Paragraph C.*

Response: Map 510-9 indicates that the site is subject to these standards on both the Flanders St and 12th Ave frontages. The proposed ground floor uses include residential and hotel lobby and associated café uses.

51.1% of the 12th Ave façade is at least 12 ft. in interior height and 25 ft. in depth. 87.8% of the Flanders St façade is at least 12 ft. in interior height and 25 ft. in depth. No parking is provided on-site.

See Sheet APP.26 and Table 2 for details.

33.510.243 Ecoroofs

- B. *Ecoroof standard. In the CX, EX, RX, and IG1 zones, new buildings with a net building area of 20,000 square feet or more must have an ecoroof that meets the following standards:*
 - 1. *The ecoroofs, including required firebreaks between ecoroofs areas, must cover 100 percent of the building roof area, except that up to 40 percent of the building roof area can be covered with a combination of the following. Roof top parking does not count as roof area. Roof area that has a slope greater than 25% does not count as roof area:*
 - a. *Mechanical equipment, housing for mechanical equipment, and required access to, or clearance from, mechanical equipment;*
 - b. *Areas used for fire evacuation routes;*
 - c. *Stairwell and elevator enclosures;*
 - d. *Skylights;*
 - e. *Solar panels;*

- f. *Wind turbines;*
 - g. *Equipment, such as pipes and pre-filtering equipment, used for capturing or directing rainwater to a rainwater harvesting system; or*
 - h. *Uncovered common outdoor areas. Common outdoor areas must be accessible through a shared entrance.*
2. *The ecoroof must be approved by the Bureau of Environmental Services as meeting the Stormwater Management Manual's Ecoroof Facility Design Criteria.*

Response: The site is located within the EX zone and the proposed building exceeds 20,000 sq. ft. The proposed development is subject to these standards.

An ecoroof covering approximately 60 percent of the building roof area is proposed. The remaining 40 percent of the building roof area is covered with architectural roof coverings, mechanical equipment, and amenity deck pavers.

The ecoroof meets the SWMM's Ecoroof Facility Design Criteria as demonstrated in Appendix C and Sheets C.10, C.45-47

33.510.244 Low-Carbon Buildings

[...]

- B. *Low-carbon building standard. New development with a net building area of at least 50,000 square feet, and alterations to existing development that increase net building area by at least 50,000 square feet must provide a letter from the Bureau of Planning and Sustainability that verifies that the project has registered for a green building certification program, approved by the Bureau of Planning and Sustainability, and has prepared a preliminary description of how the building can achieve the certification.*

Response: The proposed development exceeds 50,000 sq. ft. in net building area and is subject to this standard. The development has been registered with the Green Globes program. The registration and preliminary description of how the building can achieve the certification is included as Appendix B.

33.510.263 Parking and Loading Access

The regulations of this section apply to all parking and loading access.

[...]

- B. *Parking and loading access standards.*
- 1. *Motor vehicle access to or from any parking area, loading area, or parking structure is prohibited on or along the following streets unless the street listed is the site's only frontage, in which case access is not allowed: [...]*
 - 2. *Unless addressed by Paragraph B.1., motor vehicle access to any parking area, loading area, or parking structure is not allowed in the following situations:*
 - a. *To or from any of the following streets:*
 - (1) *Major City bikeway;*

[...]

Response: The site is located on NW Flanders St, which has been recently classified as a Major City Bikeway. At the request of the PDNA Land Use and Transportation Committee and the Design Commission, and to meet these requirements, the loading access was relocated from NW Flanders St to NW 12th Ave. This standard is met. See Sheet C.05 for details.

F. 33.825 Design Review

33.825.025 Review Procedures

This section lists procedures for design review for proposals in design overlay zones. These

procedures also apply where design review is required by the regulations of a plan district or overlay zone, or as a condition of approval of a quasi-judicial decision.

The procedures stated in this section supersede procedural and threshold statements in the City's adopted design guidelines documents.

A. *Procedures for design review. Procedures for design review vary with the type of proposal being reviewed and the design district in which the site is located. Design review in some design districts requires an additional procedural step, the Neighborhood Contact requirement, as set out in Section 33.700.025, Neighborhood Contact. Some proposals in the Central City plan district must provide a model of the approved proposal, as set out in Paragraph A.4. When determining procedure type for exterior alterations based on project valuation, the dollar amount refers to the value of the exterior changes and any new floor area only. It does not include interior or subgrade alterations.*

Response: The proposed development is not subject to Section 33.700.025, Neighborhood Contact. However, the design team attended two meetings of the Pearl District Neighborhood Association Planning and Transportation Committee prior to the initial land use submittal to provide updates and request input and attended a third meeting of the committee prior to the second Design Commission hearing.

1. *Proposals subject to design review are reviewed according to the procedure type listed in Table 825-1. When a proposal is subject to more than one procedure type, the higher procedure type applies. For example, a proposal located in the Central City Plan District may not exceed the dollar threshold for a Type II procedure, but because it is also in the Downtown Design District and it exceeds the square footage threshold for a Type II procedure, the proposal would be subject to a Type III procedure.*

Response: The proposed development is valued at more than \$2,297,050. Per Table 825-1, it is subject to Type III review.

[...]

4. *Models of proposals in the Central City plan district. For proposals located in the Central City plan district shown on Map 510-1, a three dimensional digital model of the proposal is required with an application for Design Review. This requirement applies only to new developments or changes in the bulk of existing buildings. Before a building permit is issued, a three dimensional digital model of the proposal as approved must be submitted to the Bureau of Planning and Sustainability. The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate digital model.*

Response: A three-dimensional model of the proposal has been submitted with this application. See the electronic submittal files.

33.825.065 Design Guidelines

- A. *Purpose. Design guidelines are the approval criteria used to review new development and modifications to existing development. They ensure the conservation and enhancement of the special characteristics of each design district.*
- B. *Design guidelines. Guidelines specific to a design district have been adopted for the areas shown on maps 420-1 through 420-3 and 420-5 through 420-6. Where two of the design districts shown on those maps overlap, both sets of guidelines apply. All other areas within the Design Overlay Zone or proposals subject to design review use the Community Design Guidelines. A district's design guidelines are mandatory approval criteria used in design review procedures. The design guidelines may consist of a common set of design guidelines for the whole district and special design guidelines for subdistricts. Where subdistrict guidelines conflict with the district guidelines, the subdistrict guidelines control.*

C. *Waiver of design guidelines. If a design district's design guidelines document includes goals for the design district, the review body may waive one or more of the guidelines as part of the design review procedure.*

Response: The subject site is located within the Central City and within the River District and is subject conformance with the Central City Design Guidelines and the River District Design Guidelines. Table 4 in Section V below addresses applicable design guidelines and how they are met.

V. Conformance with Applicable Design Guidelines

The subject site is located within the Central City and within the River District and is subject conformance with the Central City Design Guidelines and the River District Design Guidelines. Table 4 below addresses applicable design guidelines and how they are met. River District guidelines are indicated in [blue](#).

Table 4 – Conformance with Central City and River District Design Guidelines

Design Guidelines	Comments
A1 Integrate the River	
<p>Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway.</p> <p>Develop accessways for pedestrians that provide connections to the Willamette River and greenway.</p>	<p>The building design provides views in all directions especially for upper levels. The design integrates the river by providing strategically located balconies at upper levels, particularly at corners, looking North, East, South, and West that connect to the river. The building has an event/lounge space on Level 22 available to the public, hotel guests, and building residents. This amenity space will have views of the river and city looking East and South to integrate the river in the user experience. The event/lounge area provides an outdoor terrace from which these same views are seen.</p> <p>See Sheet APP.30 for illustration of the view corridors.</p>
A2 Emphasize Portland Themes	
<p>When provided, integrate Portland-related themes with the development's overall design concept.</p>	<p>The immediate neighborhood was once an industrial and working area supported by tough, simply designed structures that exhibited this character through the materials, details, and scale of the structures and streets. The building design responds to this history by providing a three-story base that reflects a familiar building height consistent throughout the neighborhood. The base is composed of a series of large-scale GFRG columns and beams which relate to the neighborhood character. Protective canopies and windows also utilize robustly scaled framing to recall the industrial character of the neighborhood.</p>

Design Guidelines	Comments
	<p>The proposed Art and Water feature of the project consists of a pair of fountains that flank the hotel entrance which are integrated into the adjacent concrete columns. Water will cascade down a sloped textured surface into a narrow basin at the bottom. The fountains pay homage to Portland's connection to rain, streams, and rivers. The fountains will celebrate Tanner Creek, which once ran through downtown Portland and the Pearl District. The route of Tanner Creek crossed the project site.</p> <p>See Sheet C.24 and APP.22 for details.</p>
A3 Respect the Portland Block Structure	
	<p>The site is a ¼ block infill site. This guideline is not applicable.</p>
A4 Use Unifying Elements	
<p>Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.</p>	<p>River District Right-of-Way Standards will be applied at the site to unify the public realm with the neighborhood. Similarly, historic light fixtures and street tree requirements will be incorporated per City of Portland standards.</p> <p>The ground level materials, including large scale concrete columns (GFRC) framing the three-story building base, and robust window and canopy detailing, are intended to respond to similar features found in this post-industrial area. Similar uses of large-scale concrete columns and concrete walls are found across the street and within two blocks of the site.</p> <p>See Sheet C.44 for the River District ROW Standards. See Sheet C.18 - 24 for ground level elements. See Sheet APP.34 for precedent of material.</p>
A5 Enhance, Embellish, and Identify Areas	
<p>Enhance an area by reflecting the local character within the right-of-way.</p> <p>Embellish an area by integrating elements in new development that build on the area's character.</p>	<p>The proposed use of River District Right-of-Way Standards will enhance and extend the unity of the area public realm. See Sheet C.44.</p> <p>The 13th Avenue historic district is one block from the site. Its special features include long</p>

Design Guidelines	Comments
<p>Identify an area’s special features or qualities by integrating them into new development.</p>	<p>canopies, raised docks and a mix of scales and materials. Immediately adjacent to the site the mix of features, materials, scales and details are more eclectic but still reflect the industrial past of the area. The project takes cues from this scale and texture in the design on the three-story base and the ground level.</p> <p>The materials at the base, including large-scale concrete columns and robust window and canopy detailing, are intended to respond to similar features found in this post-industrial area. Similar uses of large-scale concrete columns and concrete walls at the ground are found across the street and throughout the neighborhood.</p> <p>The integrated art and water feature also enhance, embellishes, and identifies this location within the neighborhood.</p> <p>See Sheet C.18 - 24 for ground floor architectural elements. See sheets APP.27 for site specific context diagrams.</p>
<p>A5-1-1 Reinforce the Identity of the Pearl District Neighborhood</p>	
	<p>In the immediate neighborhood context, building level uses are an eclectic mix of residential and office building entries, coffee shops, retail outlets, and art galleries. The art and water features proposed at the Northwest building corner will support the creative character present in the immediate neighborhood.</p> <p>Along NW Everett Street there a several small restaurants and cafes with outdoor seating that engage the sidewalk. The hotel bar/cafe in the project contributes to this mix by offering outdoor café table service with one bay of fully opened glass doors to the north which connect the interior to the street.</p> <p>The identity of the neighborhood is reinforced with the introduction of a three-story base for the building. The base of the building creates a proportional relationship between building base, middle, and top. The base utilizes large-scale columns and beams to create a robust series of frames following the example of neighborhood buildings.</p> <p>Materials include large scale concrete columns (GFRC) and robust window and canopy detailing.</p>

Design Guidelines	Comments
	<p>Both are intended to reinforce the urban warehouse character of the Pearl District. Similar uses of large-scale, ground level openings and glazing areas recall warehouse service bays found within the adjacent 13th Avenue historic district.</p> <p>Typical canopies are approximately 10 feet above the sidewalk to create a human scale at the residential entry and along the hotel activity on NW Flanders Street. Glazing is also set back from the property line to provide human scaled resting spaces. The hotel entry canopy is higher than adjacent canopies, providing a strong sense of arrival at the northwest corner.</p> <p>The metal panel material palette for the building middle and top joins other recent structures to express the architectural language of the area. Combined with the concrete, steel, and glass of the project, the building enriches the diverse material palette of the neighborhood.</p> <p>See sheet APP.27-29 and APP.31-34 for examples neighborhood context and material palettes.</p>
A5-3 Incorporate Water Features	
<p>Incorporate water features or water design themes that enhance the quality, character, and image of the River District.</p>	<p>The proposed integrated art and water design features a pair of cascading water walls set into concrete columns that flank the hotel entrance. In each fountain water will cascade over a textured panel of concrete into a collecting basin. the fountains will be illuminated from above. Each fountain will feature a stylized map incised into the stone depicting the path once taken by Tanner Creek as it flowed through downtown Portland.</p> <p>The basin will be a simple rectangular form at the bottom of each fountain. As the water cascades down the panel it will produce a pattern of ripples as it runs over the textured surface enhanced by the lighting from the top of the cascade. The fountains will be visually arresting and acoustically soothing. These qualities will provide visual interest, the calming sound of water, and an homage to the history of Portland.</p> <p>See sheet C.24 and APP.22 for the Art and Water Feature design.</p>

Design Guidelines	Comments
A5-4 Integrate Works of Art	
	<p>The requirement to integrate works of art is achieved by the cascading fountains described above.</p> <p>The cascading fountains will be an integrated experience that combines Art, Water, and Portland themes into one exciting result. The primary component reflecting Portland Themes is the stylized map of Tanner Creek incised into each fountain face. Water cascading down the panel will dramatize this element of Portland's past.</p> <p>A precedent which illustrates the impact of this concept is the fountain near the main entrance of the Portland Federal Courthouse on SW Third Street. A similarly sized sloped cascading fountain provides a gentle cascade of water into a basin. This modest feature has the arresting effect of the sound and movement of water far stronger than its physical size and simply asks passers-by to stop and enjoy.</p> <p>See sheet C.24 and APP.22 for the Art and Water Feature design.</p>
A6 Reuse/Rehabilitate/Restore Buildings	
Where practical, reuse, rehabilitate, and restore buildings and/or building elements.	No reusable buildings exist on site. This guideline is not applicable.
A7 Establish and Maintain a Sense of Urban Enclosure	
Define public rights-of-way by creating and maintaining a sense of urban enclosure.	<p>A prime focus of the design is to establish a strong sense of urban enclosure by defining the public right-of-way that forms two of the site boundaries. The building comes to the property line on 12th Ave and Flanders St. The public realm is clearly defined by the ground level columns of the three-story building base. The large street level storefront windows are set back from the façade in important locations to allow enhanced sidewalk seating. Entries and access points are clearly defined and provide a hierarchy to enhance positive wayfinding.</p> <p>The concrete columns of the building base on both street frontages frame the active uses which occur on Level 1. These concrete forms also communicate the hierarchy of uses drawing</p>

Design Guidelines	Comments
	<p>distinction between the public and private access points of the building.</p> <p>The public realm is further defined by the treatment of the sidewalk areas defined by the River District Right-of-Way Standards including three sidewalk zones (building frontage zone, pedestrian zone, and a furniture zone) and a 3-foot setback between columns along NW 12th Ave and NW Flanders Street to provide expanded café seating and resting and stopping points.</p> <p>See Sheets C.04, C.06, and C.44.</p>
A8 Contribute to a Vibrant Streetscape	
<p>Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.</p> <p>Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks.</p> <p>Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.</p>	<p>The design for the three-story building base uses large scale concrete columns, robust detail elements for canopies and building glazing, large window openings providing views deep into the building interior and a clear hierarchy of scales, building lighting, canopy heights and entry features for understandable use by the public. The length of active ground level glazing areas meets or exceed requirements.</p> <p>The hotel lobby and hospitality amenities occupy the whole street frontage along NW Flanders with an operable wall in one bay for further connection to the public realm and a full view of the hotel activities.</p> <p>To increase space for public use, the building walls along NW Flanders and part of NW 12th Avenue are set back approximately 3 feet to provide space for outdoor tables for hotel-provided café service as well as space to simply step out of the traffic area to rest or view the building interiors. Hotel and residential entries are differentiated for clear understanding by the public.</p> <p>See Sheets C.04, C.06, C.44 and APP.23.</p>
A8-1 Design Fences, Walls, and Gateways to be Seen Over	
<p>Design fences, walls and gateways located between a building and the sidewalk to be seen over to allow for social interaction.</p>	<p>No fences, walls, or gateways are proposed. This guideline is not applicable.</p>
A9 Strengthen Gateways	

Design Guidelines	Comments
<p>Develop and/or strengthen gateway locations.</p>	<p>This site is not an identified gateway. This guideline is not applicable.</p>
<p>B1 Reinforce and Enhance the Pedestrian System</p>	
<p>Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.</p> <p>Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb.</p> <p>Develop pedestrian access routes to supplement the public right-of-way system through superblocs or other large blocks.</p>	<p>The project utilizes the River District Right-of-Way Standards in the development of the sidewalk and public realm. The standards require a clearly defined path bordered on the curb side by a furniture zone which may include street furniture, planting areas and tree areas.</p> <p>The design also provides a 3-foot setback along a dominant portion of the street frontage to provide more room at the sidewalk for stopping, resting, more space for café sidewalk tables and chairs to bring active use outside and looking into active spaces.</p> <p>The design incorporates a full-length operable wall in one of the column bays along NW Flanders. Entries are clearly delineated and located for ease of access and direct wayfinding.</p> <p>See Sheets C.04, C.06, and C.44.</p>
<p>B1-1 Provide Human Scale to Buildings along Walkways</p>	
<p>Provide human scale and interest to buildings along sidewalks and walkways.</p>	<p>The design provides an active street presence for most of the length of the street façades. Large windows framed by concrete columns (GFRC) that are part of the building three-story base promote vision far into the building interior bringing the life of the interior to the street.</p> <p>Scale elements such as canopies are located at specific heights to modulate vertical scale: lower for seating and sidewalk cafe areas, and higher at the hotel entrance for clear definition and enhancement of the active intersection. The lower canopies are set approximately 10 feet from the sidewalk level – consistent with most of the canopies in the neighborhood. This height offers ample protection from weather at a comfortable human scale. The windows are large and afford views into the building. Window height is modulated where canopies interrupt the full window height and assure comfortable scale at the sidewalk.</p> <p>The concrete columns become the organizer of the window spaces. They are used to separate</p>

Design Guidelines	Comments
	<p>and define uses such as the two primary entrances and the internal zones of the hotel as they relate to the street. The Northwest corner brings the facade of the tower mass to the ground that creates a strong upward sweep at this vital corner and reinforces the clarity of the hotel entrance.</p> <p>Gathering space and street furniture are provided in appropriate zones to further respond to human scale.</p> <p>Street trees provide additional texture, color and a softening of the urban edge.</p> <p>See Sheets See Sheets C.04, C.06, C.44, APP.17-18.</p>
B2 Protect the Pedestrian	
<p>Protect the pedestrian environment from vehicular movement.</p> <p>Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian.</p> <p>Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.</p>	<p>The emerging design for the proposed Northwest Flanders Neighborhood Greenway proposes a row of parked cars at the curb along NW Flanders as well as a shared bike lane. These boundary elements will offer protection to pedestrians. NW 12th Avenue also has parallel parking spots adjacent to the sidewalk. A curb cut will be located at the South end of the building to accommodate a two-bay loading zone.</p> <p>On both streets a furniture and planting zone lies next to the curb offering further pedestrian protection. Three trees line NW Flanders Street and one tree will be planted on NW 12th.</p> <p>Exhaust and intake vents will be located behind a continuous louver system that is located immediately below the level two floor slab high above the ground. The vents extend fully along the length of the north and west elevations. The generator fuel station will be enclosed within the loading area. The generator exhaust pipe occurs at level two facing south and is not visible from the street. The gas meter is also located within the loading area.</p> <p>The required FDC (Fire Department Connection) is located on the wall adjacent to the Southwest service door. No other equipment will be visible from the street and all rooftop equipment at building top and Level 2 will be screened from view.</p>

Design Guidelines	Comments
	<p>The building canopies are approximately 10 feet above the sidewalk level for most of the length of the street façades and 14 feet at the hotel entrance to provide ample protection from rain and weather. These canopies offer excellent cover for the walking zone next to the building property line as well as café seating areas.</p> <p>A ground-level lighting system mounted to the back of the canopies will provide linear down and up-lighting at each bay for pedestrian safety and architectural feature lighting. The hotel entry canopy will be illuminated by a unique field of LED lights that will diffuse through a perforated metal screen surface. The affect will further reinforce the hierarchy of public entry to the building and establish the building corner.</p> <p>The main entrance will have signage consisting of individual backlit letters demarking the Hyatt Place entry located above the leading edge of the two entry canopies. Signage for the project is minimal. Hyatt requires only the canopy signs for identification. The residence is identified by logo and residence name applied to the entrance doors.</p> <p>See sheets C.21, C.44, C.48 and C.49.</p>
B3 Bridge Pedestrian Obstacles	
<p>Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.</p>	<p>There are no existing or proposed pedestrian obstacles. This guideline is not applicable.</p>
B4 Provide Stopping and Viewing Places	
<p>Provide safe, comfortable places where people can stop, view, socialize, and rest.</p> <p>Ensure that these places do not conflict with other sidewalk uses.</p>	<p>The project provides stopping and viewing places along all of NW Flanders and a portion of NW 12th Avenue.</p> <p>The residential entrance will feature plantings within the 3-foot setback adjacent to the property line. Pedestrians can view the active interior uses along this entire length.</p> <p>The Art and Water feature flanks both sides of the hotel entrance and offers a visually and</p>

Design Guidelines	Comments
	<p>acoustically arresting experience for all passers-by.</p> <p>The street realm provides a 12-ft. sidewalk with adequate room for café table seating, benches for resting and out-of-the traffic way stopping and viewing places within a 3-foot setback.</p> <p>These areas are protected by canopies that cover the walking zone and areas for table and occasional seating. Trees along the street add to the viewing and stopping ambiance of the street.</p> <p>See Sheet C.04, C.06, and APP.13-15.</p>
B5 Make Plazas, Parks, and Open Space Successful	
<p>Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces.</p> <p>Where provided, integrate water features and/or public art to enhance the public open space.</p> <p>Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.</p>	<p>The site is not adjacent to and does not contain plazas, parks, or public open space.</p> <p>While not a public park, the proposed Flanders Greenway with its protected bike lane and reduced traffic on Flanders offers a special scene to be experienced by building occupants and well as pedestrians. The building opens significantly to this opportunity with its large ground level windows connecting the hotel lounge and lobby to the street.</p>
B6 Develop Weather Protection	
<p>Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.</p>	<p>The design provides canopy weather protection along the majority of the building street frontage. All building entrances and access points are provided with protection by the canopies.</p> <p>See Sheet C.18-24.</p>
B7 Integrate Barrier-Free Design	
<p>Integrate access systems for all people with the building's overall design concept.</p>	<p>All areas of the project offer barrier-free design and comply with universal access standards.</p> <p>At the street level, clearly-defined entrances and understandable wayfinding contribute to a highly legible design.</p> <p>See Sheet C.44.</p>
C1 Enhance View Opportunities	

Design Guidelines	Comments
<p>Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity.</p> <p>Size and place new buildings to protect existing views and view corridors.</p> <p>Develop building façades that create visual connections to adjacent public spaces.</p>	<p>The Level 22 of the tower provides an Event/Lounge space for hotel guests, residents and occasional public events. Large areas of glazing for these functions provide primary views to the river, the mountains, the city's unique bridges, the city East, West and South, the West Hills and views East to the buttes.</p> <p>The site is situated a half block north of the Casey Tower. Primary views from that building are protected for direct east and south views and views North and West. Other buildings to the West will be unaffected by the proposed tower.</p> <p>The Event/Lounge space opens to a South-facing terrace with further enhanced views. Upper floors of the tower provide views in all directions and decks in selected locations further enhance the views.</p> <p>Adjacent public spaces are limited to the public rights-of-way. The 3-story base creates a strong connection to adjacent sidewalks and streets.</p> <p>The integrated art and water features provide an active street level experience for the public.</p> <p>See Sheet APP.16 and APP.30.</p>
<p>C1-1 Increase River View Opportunities</p>	
<p>Increase river view opportunities to emphasize the River District Ambiance.</p>	<p>The project maintains connection to the Willamette river from upper story units on the East façade. Hotel guests and residents will also have access to the roof amenity terrace with excellent views to the Willamette river.</p> <p>See Sheet APP.30.</p>
<p>C2 Promote Quality and Permanence in Development</p>	
<p>Use design principles and building materials that promote quality and permanence.</p>	<p>The building has been designed using quality materials selected for their aesthetic beauty, and permanence. The design solution follows principles that promote quality and permanence but also serve to knit the building into the very particular urban neighborhood that is the Pearl.</p> <p>The design creates a strong and direct massing scheme organized into a base, middle and top. These are articulated with appropriate sculpting of the mass utilizing setbacks of 2-feet from the</p>

Design Guidelines	Comments
	<p>property line for the tower middle and 5-feet for the top for North, West and East elevations. The upper tower rests on a three-story base that references a common datum line for neighboring buildings. The base features a series of boldly scaled concrete columns capped by a horizontal lintel. The concrete elements frame large windows that open into the active spaces of the hotel lobby and lounge, and the residential entry.</p> <p>At the ground level the design uses a robust storefront glazing system of high quality to respond to neighborhood context. Similarly, canopies and entrances use quality materials and robust detailing to achieve correct human scale as well as giving emphasis to entries.</p> <p>The middle and top of the tower utilize a series of components that can be applied uniformly over all elevations accommodating a variety of conditions to achieve a coherent design. The exterior wall is composed of ACM metal panels, both shaped and flat, in conjunction with a window wall glazing system. The window wall system includes vision glazing, non-vision glazing, metal spandrel panels, framing, and venting components.</p> <p>The top of the tower is differentiated from the middle in the following manner.</p> <ul style="list-style-type: none"> ▪ The top facade is set back from the middle facades by 3 feet. ▪ The middle metal panels arranged vertically are approximately 4-feet wide. ▪ The panels for the top are approximately 2-feet wide. ▪ Spandrels for middle are metal <p>Balconies are proposed on the tower in a mid-scale move to bring additional interest and texture to building facades. Balconies are located on the middle portion of the tower and not the top to add further differentiation. The Northwest corner contains balconies to further celebrate the importance of the continuous tower form. Balconies are placed at both hotel room and residences to promote a uniform texture. Balconies are placed strategically at corners to take advantage of view possibilities. At balcony locations the vertical panels are reduced to 2-feet to provide a wider balcony and a subtle variation in the middle tower facade texture.</p>

Design Guidelines	Comments
	<p>The top of tower rises in a rectilinear four-sided form. The glass spandrels will be differentiated from the vision glass by a slight variation of color. All mechanical equipment will be fully screened by both the tall parapet of the tower top itself and screen walls on the roof components themselves. These screen walls will be clad with metal panels with a horizontal small-scale box section.</p> <p>Please refer to the cut sheets (Sheets C.54-C.62) for further detail and information.</p>
C3 Respect Architectural Integrity	
<p>Respect the original character of an existing building when modifying its exterior.</p> <p>Develop vertical and horizontal additions, that are compatible with the existing building, to enhance the overall proposal's architectural integrity.</p>	<p>The proposed development is new construction. This guideline is not applicable.</p>
C3-1 Integrate Parking	
<p>Design parking garage exteriors to visually integrate with their surroundings.</p>	<p>No parking is proposed on site. This guideline is not applicable.</p>
C4 Complement the Context of Existing Buildings	
<p>Complement the context of existing buildings by using and adding to the local design vocabulary.</p>	<p>The 3-story, approximately 50' base of the project proposes concrete columns (GFRC), robust canopy detailing and the large and tall window openings as a direct reflection of the context of existing buildings including the industrial features found in the 13th Avenue Historic District.</p> <p>The building base is intended to capture the bold scale and texture of the district as a primary response to the existing context. The Mackenzie Lofts directly across NW Flanders uses cast concrete as the primary material for the ground floor. The newer Louisa Apartments two blocks away uses a similar system of robust concrete columns to define a ground floor of large windows opening to interesting active spaces.</p> <p>The base of the project is set at a height that matches the context of the neighborhood bases. The Louisa, The Gregory, Brewery Blocks and The Elizabeth all have a larger building that sits on a base of roughly 40'-60' tall. The base of this</p>

Design Guidelines	Comments
	<p>building is at roughly 50' tall to match the existing context. See page APP.25 for more information.</p> <p>The project proposes a high-quality ACM panel and window wall system for the tower façades above the base. Metal panels are found in other buildings of the area, particularly newer projects, such as the Canopy Hotel located at NW 9th and NW Glisan. Proportions of panels and panel sizes in general are responsive to the neighboring context, such as the Casey across the street. The design solution for the tower middle and top is intended to extend the architectural language of the district but with respect to the diversity and variety of the neighborhood.</p> <p>See Sheets C.18-24, C.36-37, APP.27, and APP.31-34.</p>
C5 Design for Coherency	
<p>Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.</p>	<p>The proposed design for the building is organized into three elements – base, middle and top. The base of the tower is a 3-story element of concrete columns and beams, coupled with robust canopies, window framing and detailing that draw significantly on other existing buildings in the Pearl.</p> <p>The building base at 3 stories and approximately 50' provides the visual strength and scale necessary to successfully support the upper tower. The details of the base deliver a consistent and suitably scaled approach to both north and west street elevations. This is expressed in terms of window openings, window framing, canopies, and the integration of the cascading fountains in a prominent location at both sides of the hotel entrance.</p> <p>Entrances are appropriately differentiated, with the public entry of the hotel at the corner expressed in a high-profile canopy lighting design, as well as integration of the art and water features. The residential entry is also publicly prominent along 12th Avenue but more subtle. Lighting and signage are carefully integrated into the canopy and window detailing.</p> <p>The upper tower is made of ACM metal panels and a cleanly designed window wall system. The panels are organized vertically in a simple upward</p>

Design Guidelines	Comments
	<p>motion to the to the top of the tower. Tower facades are differentiated by being set back from each other, the middle 2 feet from the base and the top 3 feet from the middle in a strong effort to give this building on a quarter block site a continuity and coherency of form. Panel widths also vary between the tower middle and top – 4 feet for the middle and 2 feet at the top. Spandrels are differentiated between the differing building masses as well.</p> <p>Balconies are placed strategically on the middle portion of the tower on both hotel and residential spaces. At balconies the vertical panels are reduced to 2 feet to better integrate the balcony and add additional variety to the façade.</p> <p>The rhythm of the tower façade of alternating shaped vertical panels and window openings has been applied to all elevations with more window openings added to the West and a better organization of window openings on the South facade. This same rhythm has been applied to the property line east façade in the form of shaped panels and flat panels where windows would normally be used on other elevations. With limits on the amount of glazing permitted on the property line façade, this approach provides a continuity with the other elevations and a richer texture on the windowless areas of the east elevation.</p> <p>The top of the tower clearly set back from lower portions of the tower rises as a simple rectangular form reaching a clear termination at the top in a 6-foot parapet.</p> <p>See Sheet APP.13-21.</p>
C6 Develop Transitions between Buildings and Public Spaces	
<p>Develop transitions between private development and public open space.</p> <p>Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.</p>	<p>Additional space available to the public realm is provided by the 3-foot set back of the ground level facade. This gives opportunity for seating, resting areas, and outside café table service. The building frontage zone, while already part of the public realm, augments the extra space provided by the 3-foot setback and provides an ample viewing platform for activity on the new bikeway.</p>

Design Guidelines	Comments
	<p>Planters with decorative landscape materials mark the entry to the residential lobby and further soften the transition to the public realm.</p> <p>The ample canopies extend the influence of the building into the public sidewalk and provide protection from the elements for pedestrians.</p> <p>See Sheets C.04 and C.06.</p>
C7 Design Corners that Build Active Intersections	
<p>Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners.</p> <p>Locate flexible sidewalk-level retail opportunities at building corners.</p> <p>Locate stairs, elevators, and other upper floor building access points toward the middle of the block.</p>	<p>The design specifically addresses the active intersection of Northwest Flanders St and 12th Ave by locating the busy hotel entrance at the corner at the intersection. The hotel entry is accessed by a large glazed entry vestibule with doors to both streets.</p> <p>The design of the tower massing further emphasizes the corner with a defined base, middle and top. The tower top is set back from the property line five feet for both the North and West facades and drops directly to the ground at the corner. This move provides an additional five feet of space for the public realm and emphasizes the active corner. The hotel entrance canopy is higher at 14 feet than the adjacent canopies for additional emphasis. The hotel signage is located atop the hotel canopy adding to the importance of the corner.</p> <p>Large ground level windows set back 3-feet from the property line with views deep into the building. These design moves support the increased focus at the corner.</p> <p>Windows and balconies for both hotel and residences have been added to the West facade bringing coherence to the North and West elevations and intensifying the texture and architectural interest of the corner.</p> <p>Exit stairs have been located away from the active intersection as they open to the street. The elevator core, too, is located at the middle of the block well away from the street façades. This provides a flexible design opportunity at the intersection corner to build a strong and expressive solution celebrating an active street corner.</p>

Design Guidelines	Comments
	See Sheet C.04, C.06, C.21, APP.13. APP.20.
C8 Differentiate the Sidewalk Level of Buildings	
<p>Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.</p>	<p>The design for the building's 3-story base provides a differentiated sidewalk level response, in both material and scale, to the middle and the top of the tower.</p> <p>The robust concrete columns and beam system of the base define the street realm and provide a frame for large street level window fenestration and deep views into the active spaces of the ground floor.</p> <p>Metal framed canopies enhance and protect the street realm and additional street level space is provided with a 3-foot setback for ground level windows.</p> <p>The strong base and ground level provide a suitable base for the upper levels of the tower middle and top. Clad with ACM panels in combination with a window wall system these elements are scaled to the individual hotel and residential spaces.</p> <p>See Sheet C.11, C.12, C.18 – C.24, APP.13, APP.15.</p>
C9 Develop Flexible Sidewalk-Level Spaces	
<p>Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.</p>	<p>The sidewalk level interior spaces are defined from the street with the large-scale concrete columns that create bays suitable for future internal division of floor space.</p> <p>The hotel interior is delineated with a large corner entrance and lounge and café spaces located along SW Flanders. The bays also differentiate the residential entrance and service bays, while using the same unified architectural language.</p> <p>A 3-foot setback of ground level windows also enhances use flexibility particularly at the exterior café seating area. Generous canopies protect the sidewalk realm.</p>

Design Guidelines	Comments
	See Sheet C.04, C.06, APP.17, APP.18.
C9-1 Reduce the Impact of Residential Unit Garages on Pedestrians	
<p>Reduce the impact on pedestrians from cars entering and exiting residential unit garages by locating garage access on alleys, and active spaces on ground floors that abut streets.</p>	<p>No residential unit garages are proposed. This guideline is not applicable.</p>
C10 Integrate Encroachments	
<p>Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment.</p> <p>Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.</p>	<p>The ground level canopies enhance and protect the right of way. Balconies featured in the middle portion of the tower are integrated into a cohesive array complementing building corners and enhancing views.</p> <p>See Sheet APP.13, APP.15, APP.20.</p>
C11 Integrate Roofs and Use Rooftops	
<p>Integrate roof function, shape, surface materials, and colors with the building's overall design concept.</p> <p>Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points.</p> <p>Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.</p>	<p>The design features a generous terrace outside the public amenity at level 22. Rooftop mechanical equipment will be set behind screen walls and will not be visible from the street or adjacent buildings.</p> <p>An ecoroof covers the roof aside from standing mechanical equipment and service paths. The remainder of the rooftop, and roofs over enclosed mechanical spaces, including the Level 2 rooftop, will also be an ecoroof. All ecoroof areas are a key part of the water management strategy for the building. A flow-through planter is located on the Level 2 rooftop as an integral part of the stormwater management system.</p> <p>See Sheets C.45, C.46, C.47, and APP.19.</p>
C12 Integrate Exterior Lighting	
<p>Integrate exterior lighting and its staging or structural components with the building's overall design concept.</p> <p>Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.</p>	<p>Exterior lighting will be focused at the street level of the building, highlighting architectural features, specifically the concrete frame of the 3-story base and public way lighting of the ground path.</p> <p>Light fixtures will be integrated into the ground floor canopies to control exposed light sources:</p>

Design Guidelines	Comments
	<ul style="list-style-type: none"> ▪ Canopies for the building occur along three structural bays of the north elevation and the residence entry on the west. ▪ Rectangular LED fixtures will be mounted at the back of the canopy and will extend the length of each canopy element. Two fixtures will be used in each location, one shining up and the other down. ▪ The down fixture will provide light from the face of the building into the public realm ensuring adequate illumination for evening outside use by hotel guests and safety for pedestrians. ▪ The up fixture will cast light up the sides of the (GFRC) concrete columns of each bay and the overhanging soffit above. The light source will not be visible from the street. <p>See Sheets C.18 and C.19 for details.</p> <p>The hotel entry canopy is designed with a unique field of LED lights that will permeate a holed metal ceiling, creating a dynamic and memorable entry experience:</p> <ul style="list-style-type: none"> ▪ The canopy is proposed as an opaque soffit of laser-cut metal plate mounted directly over a translucent glass or plastic surface. ▪ LED lighting will be mounted in the cavity above the two planer surfaces that will provide an even distribution of light over the glass/plastic surface below. ▪ The metal soffit will be laser-cut using a regular pattern of circles closely spaced with a uniform diameter of 2 to 4 inches. ▪ The expected effect is a uniformly lighted soffit giving providing visual emphasis to the hotel entrance experience and casting an even glow on the ground plane and public realm at the hotel entrance. This approach creates a suitable contrast to the lighting effects proposed for other ground level areas. <p>See Sheets C.20 and C.21 for details.</p> <p>Lighting at the event space terrace on Level 22 is proposed as follows:</p> <ul style="list-style-type: none"> ▪ Lighting is proposed at the hand rail surrounding three sides of the terrace. ▪ Small ribbons of LED lighting will be integrated into the handrail cap on the terrace side of the glass rail system. This lighting system is baffled to cast a soft glow along the inside perimeter of the terrace. <p>No exterior lighting is proposed to highlight the building top. The glow of lighting from within the</p>

Design Guidelines	Comments
	<p>top of tower spaces will produce a subtle emphasis for the top of the building. The end result will be a luminous crown that enhances the city skyline. See Sheets C.33 and C.34 for event space lighting details.</p> <p>The proposed art and water features will be lighted for an evening viewing experience.</p> <p>See Sheets C.48-C.51 for general lighting details.</p>
C13 Integrate Signs	
<p>Integrate signs and their associated structural components with the building's overall design concept.</p> <p>Size, place, design, and light signs to not dominate the skyline.</p> <p>Signs should have only a minimal presence in the Portland skyline.</p>	<p>A backlit standing letter sign announcing Hyatt Place will be mounted on the leading street facing edge of each of the two hotel entrance canopies. Each sign will be approximately 18 inches tall and 20 ft. wide (30 sq. ft.). No building sign or identification is proposed for the top of the building.</p> <p>See Sheet C.21.</p>

VI. Compliance with Other Applicable Standards

A. 11.50 Trees in Development Situations

11.50.020 When a Tree Plan is Required.

(Amended by Ordinance No. 188816, effective March 16, 2018.) A tree plan is required in conjunction with all development permits, unless there are no Private Trees 12 inches or more in diameter, no City Trees 6 inches or more in diameter, and/or no Street Trees 3 inches or more in diameter, and the site or activity is exempt from Section 11.50.050 On-Site Tree Density Standards; and Section 11.50.060 Street Tree Planting Standards. If multiple development permits are required for a development proposal, including demolitions and subsequent construction, the same Tree Plan shall be included with each permit. For tree removal when no development permit is required, following completion of the development permit, or when tree preservation does not apply per Subsection 11.50.040 A.1., see Chapter 11.40.

Response: There are no trees on site. There is a 56-in. DBH street tree, a Silver Maple, at the SE corner of Flanders and 12th Ave adjacent to the site. There are no street trees on the Flanders St frontage. A Tree Plan is required.

See Sheet C. 44 - Landscape/Tree Plan - Level 01.

11.50.040 Tree Preservation Standards.

A. Where these regulations apply.

1. This Section applies to trees within the City of Portland and trees on sites within the County Urban Pocket Areas in the following situations. On sites where these regulations do not apply, tree removal is subject to the requirements of Chapter 11.40, Tree Permit Requirements.
 - a. On sites. Development activities with ground disturbance or a construction staging area greater than 100 square feet on unpaved portions of the site within the root protection zone, as defined in Subsection 11.60.030 C.1.a., of one or more Private Trees 12 or more inches in diameter and/or one or more City Trees 6 or more inches in diameter.
 - b. In streets. Development activities with ground disturbance or construction staging not limited to existing paved surfaces where there are one or more Street Trees 3 or more inches in diameter.

[...]

Response: Development activities on the site and street frontages will require removal the removal of the existing street tree. The regulations of this section apply.

- C. Tree Preservation Requirement. Any trees preserved shall be protected in accordance with the specifications in Section 11.60.030. The regulations for Private Trees in Subsection 11.50.040 C.1. sunset after December 31, 2019. After December 31, 2019 the regulations in effect will be those in effect on January 1, 2015.

[...]

2. City and Street Trees.

- a. Retention. For development on City owned or managed sites, new public streets, or improvements to existing streets, applicants are required to consult with the City Forester at the preliminary project design phase if City or Street Tree removal is likely to occur to complete the project. The purpose of this consultation is to identify potential impacts and opportunities to retain existing trees, as well as any measures required to protect trees on site, on adjacent sites, or in the street.
- b. Mitigation. Any required mitigation specified below shall occur on the site, in the street planter strip, or in the same watershed either by planting or a payment into the

Tree Planting and Preservation Fund. The City Forester may reduce or waive the following mitigation requirements.

- (1) Approved Street Tree removal in conjunction with improvements to partially or fully unimproved streets. Each tree at least 12 inches in diameter that is allowed to be removed shall be replaced with at least one tree. Trees planted to meet Street Tree Planting Standards will be credited toward meeting this requirement.*
- (2) Any other Street or City Tree allowed to be removed that is 6 or more inches in diameter shall be replaced with at least one tree in addition to trees required to meet required tree density or Street Tree planting standards.*

Response: The applicant consulted with the City Forester during two early assistance meetings with the City. The City Forester indicated that full development of the site could be significantly affected by preservation of the tree and determined that 2 trees must be planted to mitigate the removal of the tree. These trees are in addition to trees required to meet the Street Tree Planting Standards, below. If there is not adequate space to plant mitigation trees, payment of \$812.50 per tree may be paid into the Tree Planting and Preservation fund.

11.50.050 On-Site Tree Density Standards

- A. *Where these Regulations Apply. This Section applies to sites within the City of Portland and the County Urban Pocket Areas. Unless exempted in Subsection 11.50.050 B., the following are subject to the On-Site Tree Density Standards:*
 1. *New Development;*
 2. *Exterior alterations to existing development with a project valuation that is more than the threshold stated in Subsection 33.258.070 D.2.a.B. Exemptions.*
 1. *The following development activities are exempt from the on-site tree density standards:*
 - c. *On portions of sites located within an IH, IG1, EX, or CX zone.*

Response: The site is located in the EX zone and is exempt from the standards of this section.

11.50.060 Street Tree Planting Standards.

- A. *Where these Regulations Apply.*
 1. *This Section applies to projects within or fronting on any City-owned or -managed streets.*
 2. *For alterations where the project value is more than \$25,000, the cost of required Street Tree improvements is limited to 10 percent of the value of the proposed development.*

Response: The site fronts two City-owned streets, Flanders St and 12th Ave, and these regulations are applicable.

[...]

- C. *Street Tree Planting Requirement. Any proposed change in width in a public street right-of-way or any other proposed street improvement, including the development of new public streets, shall include areas for tree and landscape planting where practical. Utility connections and specifications for planting such areas shall be integrated into the site plan. Specific locations and species will be determined by the Responsible Engineer and City Forester. Planting in public streets shall meet the specifications in Chapter 11.60 and the following:*
 1. *One Street Tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. When the required number of trees cannot be planted, a fee in lieu of planting may be required. For City projects, required trees that cannot be planted within the improvement area may be planted elsewhere in the same watershed, instead of paying a fee in lieu of planting.*

[...]

Response: The site has approximately 100 ft. of street frontage along 12th Ave and approximately 100 ft. of street frontage along Flanders St. Each frontage would require 4 streets to meet the standards of C.1 above. One street tree is proposed along 12th Ave, and 3 trees are proposed along Flanders St, for 4 trees total.

The required number of street trees cannot be planted due to a number of conflicting spacing and utility requirements.

- 12th Ave: There is a street light at the south property line, and there cannot be a tree planted within 20 feet of a street light per River District Guidelines section 2.8.4 Mixed Layer Street Trees. There is a driveway located north of the southern property line. City of Portland Street Tree Planting Standards 3.b.ix states that street trees should not be located at building entrances, so trees are not proposed there. There is a stop sign at the corner of 12th Ave, and trees cannot be planted within 20 feet of signage per City of Portland Street Tree Planting Standards – Appendix A: Street tree spacing diagram. There is only room for one tree to be planted on the 12th Ave. Streetscape.
- Flanders St: As part of the “mixed street” layout, a new street light will be installed on the west side of the Flanders street frontage. The first street tree will be 20 feet from that street light. The locations of the three trees that are planted on the Flanders frontage have been coordinated with underground vaults to maximize tree numbers. There is a driveway on the neighboring property to the east.

Therefore, the applicant requests payment in lieu of planting for 4 street trees. With the addition of the two mitigation trees required for removal of the existing street tree per 11.50.040.C.2.b above, payment in lieu of planting is requested for 6 trees total in the amount of \$4,875 (6 trees x \$812.50 = \$4,875). The applicant also proposes to provide landscaping on the site adjacent to the residential building entry to off-set the reduction in street trees.

See Sheet C.44 - Landscape/Tree Plan - Level 01.

11.50.070 Tree Plan Submittal Requirements.

(Amended by Ordinance Nos. 188278 and 188816, effective March 16, 2018.) A tree plan submittal shall include the following information. The tree plan information may be combined with other relevant plan sheets. The submittal shall include:

- A. *Site Plan Requirements. The site plan shall include the following information with sufficient detail to show that the proposal complies with this Title.*
 - 1. *Existing improvements;*
 - 2. *Any construction staging areas on site;*
 - 3. *Proposed alterations including structures, impervious area, grading, and utilities;*
 - 4. *Existing trees:*
 - a. *Trees on the site. Indicate the location and the diameter size of: [...]*
 - b. *Trees in the street. For the street area adjacent to the development site or development impact area, indicate the location and the diameter size of:*
 - (1) *Any Heritage Trees and trees required to be preserved as part of a condition of land use approval*
 - (2) *All trees within the adjacent street that are at least 3 inches in diameter.*
 - 5. *Proposed tree activity:*
 - a. *Indicate trees to be retained and proposed tree protection measures meeting the specifications in Chapter 11.60. Trees that are retained but are not protected in accordance with the protection requirements in Chapter 11.60 may not be used to meet preservation or density standards.*

- b. *Indicate trees to be removed. It is the applicant's responsibility to obtain the appropriate consent from the adjacent property owner for tree removal when the tree is only partially on the site.*
- c. *Show location, species, planting size and number of trees proposed to be planted. Trees to be planted shall meet the specifications in Chapter 11.60.*

Response: A Tree Plan meeting these requirements has been submitted. See Sheet C.44 - Landscape/Tree Plan - Level 01.

B. Narrative requirements.

- 1. *If alternative tree protection measures are proposed, documentation addressing the requirements in Section 11.60.030, Tree Protection Specifications, shall be included.*
- 2. *If a tree is to be exempted from tree preservation standards based on poor tree health or condition, supporting documentation from an arborist shall be included.*
- 3. *If a tree is to be exempted from tree preservation standards based on it being listed on the Nuisance Plants List, supporting documentation from a landscape professional or an arborist shall be included.*

Response: No alternative tree protection measures or exemptions are proposed. These requirements are not applicable.

VI. Conclusion

The requested Design Review approval has been shown to be consistent with the applicable standards of Title 33 Zoning, the Central City and River District Design Guidelines, and other applicable standards. The applicant respectfully requests approval of the application.