



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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**REVISED STAFF REPORT AND RECOMMENDATION TO
THE DESIGN COMMISSION**

CASE FILE: LU 21-100992 DZM AD
PC # 21-058331
Choice Cambria Hotel
REVIEW BY: Design Commission
WHEN: January 27, 2022 @ 1:30pm

REMOTE ACCESS: Design Commission Agenda:

<https://www.portland.gov/bds/design-commission>

Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

Bureau of Development Services Staff: Benjamin Nielsen 503-865-6519 /
Benjamin.Nielsen@portlandoregon.gov

Revisions to the original January 20, 2022 staff report are highlighted with boxed text.

GENERAL INFORMATION

**Applicant/
Representative:**

Gary Golla, SERA Design Architecture, LLC
338 NW 5th Ave, Portland, OR 97209
(503) 445-7372, garyg@seradesign.com

**Construction
Management:**

Casey Gemunder, Choice Hotels International
1 Choice Hotels Circle, Rockville, MD 20850

Civil Engineer:

Ellesse Desmarteau, Highside Development, LLC
4100 E Mississippi Ave, Denver, CO 80246

Civil Engineer:

Martha Williamson, Vega Civil Engineering, LLC
1300 SE Stark St #207, Portland, OR 97214

**Owner on File
(135 NW Park Ave):**

Smithco Properties Inc
230 NW 10th Ave, Portland, OR 97209

**Owner on File
(105 NW Park Ave):**

Richard Hass
PO Box 64142, St Paul, MN 55164

Site Address: 105 & 135 NW PARK AVE

Legal Description: BLOCK 57 LOT 1&4, COUCHS ADD; BLOCK 57 LOT 5, COUCHS ADD;
BLOCK 57 LOT 8, COUCHS ADD

Tax Account No.: R180204970, R180204990, R180205010

State ID No.: 1N1E34CB 08600, 1N1E34CB 08700, 1N1E34CB 08800

Quarter Section: 3029

Neighborhood: Pearl District, contact planning@pearldistrict.org.

Business District: Downtown Retail Council, contact at info@portlandalliance.com & Pearl District Business Association, contact at info@explorethepearl.com

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Pearl District

Zoning: CXd – Central Commercial with Design Overlay

Case Type: DZM AD – Design Review with Modification and concurrent Adjustment Review

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant requests Design Review for a new, approximately 69-foot tall, six story hotel with 178 guest units. A large lobby/reception area and combined lounge/restaurant/bar area are found at the central portion of the ground floor facing NW Park Ave. A 1,700 square foot retail space at the ground floor anchors the corner of NW Park Ave and Couch St. A 1,400 square foot lobby lounge/multi-use room will be located at the corner of NW Park Ave and Davis St. The proposed building will be clad in two colors of brick on its street-facing elevations: a dark ebony color at the ground level and the full height of the recessed courtyard-façade and red brick at the upper stories of the north and south wing of the building. The west elevation will be clad with red colored stucco. A mechanical screen composed of cementitious panels will enclose the building's mechanical units on the roof. Two alternative window details are proposed at the upper stories: the first is a bullnose brick sill that projects 4" beyond the face of the brick, and the second is a pre-finished sheet metal window surround that projects 2" beyond the face of the brick.

The applicant requests one Modification to zoning code development standards:

- 1) 33.510.215.B.5, Required Building Lines, Standards for the Park Blocks.
 - The applicant requests to provide an approximately 14'-6" deep setback in the middle of the block on the NW Park Ave frontage for approximately 49% of the block length (which equals 98'-0") instead of the required minimum 12'-0" deep setback for 75% block length (which equals 175'-0"). (Note that the current plans show a setback area of approximately 48.7% of the block length [or about 97'-3].)
 - The applicant also requests to provide approximately 530 square feet of landscaped area, though drawings show only approximately 453.5 square feet of landscaped area, which is less than the 710.5 square feet that would be required for a setback area as large as proposed. The standard requires a minimum of 50% of the setback area to be landscaped with ground cover and shrubs.

The applicant also requests one Adjustment to zoning code development standards:

- 1) 33.266.310.C, Number of loading spaces. The standard requires two Standard A loading spaces for a development with more than 50,000 square feet of net building area in uses other than Household Living. The applicant proposes to provide one Standard A loading space, with access from NW Davis St.

Design Review is required for proposed new development in the design overlay zones of the Central City Plan District. Adjustment Review is required for development that does not meet use-related zoning code

standards. Modifications to site-related zoning code standards may be requested with Design Review in lieu of using the Adjustment Review process.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code.

The applicable approval criteria for the Design Review with Modification are:

- ☐ Central City Fundamental Design Guidelines
- ☐ River District Design Guidelines
- ☐ PZC 33.825.040, Modifications That Will Better Meet Design Review Requirements

The applicable approval criteria for the Adjustment Review are:

- ☐ PZC 33.805.040, [Adjustment] Approval Criteria

ANALYSIS

Site and Vicinity: The subject site is a half-block parcel consisting of two lots that lie long NW Park Ave between NW Couch St and NW Davis St in the Pearl Subdistrict of the Central City Plan District. The site is currently developed with a 2-story masonry building on the southern half of the site, while the northern half contains a surface parking lot and a 5-story masonry building. While both buildings are old, neither have historic protections.

The subject site lies directly across from the North Park Blocks, and specifically the block that hosts the park's playground. Mixed-use development varying in height from one story to eleven stories lines the North Park Blocks on either side of the strip of blocks. The Green Loop is identified to run along NW Park Ave past the site and will serve to connect the North Park Blocks with the South Park Blocks and create a linear park encircling much of the Central City.

The city's Transportation System Plan classifies the site's adjacent streets as follows:

- ☐ NW Davis St is classified as a Neighborhood Walkway and City Bikeway, with local service for all other transportation modes.
- ☐ NW Park Ave is classified as a Major City Walkway and Major City Bikeway, with local service for all other transportation modes.
- ☐ NW Couch St is classified as a Neighborhood Walkway and Traffic Access Street, with local service for all other transportation modes.
- ☐ The subject site also lies within the Pearl Bicycle District and Central City Pedestrian District.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- ☐ Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- ☐ Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- ☐ Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the Pearl Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include the following:

- DZ 61-88: Design Review approval for a storefront remodel.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed. The following Bureaus have responded with no issue or concerns:

- Water Bureau

The Bureau of Environmental Services responded with no objections and with information about sanitary service and stormwater management requirements at the time of permit. Please see Exhibit E.1 for additional details.

The Bureau of Transportation Engineering responded with no objections to approval and with findings for Adjustment approval criterion A. Please see Exhibit E.2 for additional details.

The Fire Bureau responded with comments noting that all applicable Fire Code requirements will apply at the time of permit. Please see Exhibit E.3 for additional details.

The Bureau of Parks—Urban Forestry Division responded with a recommendation against approval and requested additional information on how the two existing Hornbeam trees along the NW Couch St frontage, which are proposed to remain during and after construction, can be safely preserved without damage. The Urban Forestry Division recommended the following condition: "Urban Forestry does not recommend approval at this time. Urban Forestry would like to see additional technical analysis of construction design and methodology for NW Couch St side of building prior to approval. Applicant should demonstrate if and how south side of building and proposed canopy over right-of-way can be constructed with minimal impacts to the two existing Hornbeam street trees which were required to be preserved and protected through Urban Forestry's response for EA 21-058331, provided on 7/11/2021 [sic]." Please see Exhibit E.4 for additional details.

The development team provided additional information to the Urban Forestry Division to address the concerns cited in their initial response. (See Exhibit G.18.) In response, Urban Forestry and the development team agreed upon a revised condition of approval that would allow for pruning of up to 25% of the Hornbeams' canopies and would require additional consultation with Urban Forestry Division staff if additional pruning is found to be necessary (See Exhibit G.21).

The Urban Forestry Division subsequently issued a revised response on January 26, 2022, with no objections to approval and with two recommended conditions of approval—the first requiring preservation of the two eastern Hornbeam trees along NW Couch St and the second requiring that no more than 25% of the canopy can be removed from either without further consultation with Urban Forestry. See Exhibit F.8.

Staff has added these conditions of approval, with minor edits to the language, to the conditions of approval at the end of this report.

The Site Development Section of BDS responded with no objections and information about site conditions, geotechnical engineering requirements, and erosion control requirements. Please see Exhibit E.5 for additional details.

The Life Safety Review Section of BDS responded with general life safety comments. Please see Exhibit E.6 for additional details.

The Regional Arts & Culture Council has responded with comments indicating that they intend to work with the development team to develop a combined work of public art and water feature on the subject site in the area indicated in the courtyard. See Exhibit E.7 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 5, 2022. Four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- 1) Dasha Peterman, ASG, 3301 Matrix Dr, Richardson TX 75082, 01/07/2022. Letter indicating that Verizon has no facilities in the area. See Exhibit F.1 for details.
- 2) David Dysert, Pearl District Neighborhood Association (PDNA) Vice President and Planning & Transportation Co-Chair, 01/12/2021. Letter indicating insufficient notice to provide a response. See Exhibit F.2 for details.

Staff notes that in addition to the Notice of a Public Hearing on a Proposal in Your Neighborhood, which was mailed on January 5, 2022 to the PDNA, a Request for Response notice was also sent on December 9, 2021, which provided similar information about the proposal and the scheduled hearing date. Posting notices were also placed at the subject site—one on each of the site's three street frontages, on December 28, 2021. Staff is hopeful that the PDNA can submit and/or present testimony prior to or at the hearing.

- 3) Linda Berry, 1001 NW Lovejoy St, Unit 806, Portland, OR 97209, 01/21/2022. Letter in opposition to the Modification request questioning benefits to the community. See Exhibit F.3 for details.
- 4) David Dysert, Vice President/Planning & Transportation Co-Chair, Pearl District Neighborhood Association, 01/25/2022, letter in opposition to the proposal, citing a lack of commensurate response to the context of the site and requesting the opportunity to engage further with the applicant. See Exhibit F.4 for details.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines and River District Guidelines.

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region's population growth. This area emphasizes the joy of the river, connections to it, and creates

a strong sense of community. The goals frame the urban design direction for Central City and River District development.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Guidelines have also been arranged below to align with three primary tenets of Design Review: context, public realm, and quality and permanence.

Context

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop access ways for pedestrians that provide connections to the Willamette River and Greenway.

A1-1. Link the River to the Community. Link the Willamette River to the community reinforcing the river's significance. This guideline may be accomplished by:

- 1) Organizing land areas and groupings of buildings to visually define the river's linkage to the community.
- 2) Focusing and articulating roadways and pedestrianways to emphasize the river.
- 3) Developing projects that celebrate the river and contribute to creating centers of interest and activity that focuses on the Willamette.
- 4) Connecting the internal areas of the District to the Willamette Greenway Trail.

Findings for A1 & A1-1: The proposal meets these guidelines in the following ways:

- ☐ The building's main lobby entry faces the North Park Blocks which forms a segment of the Green Loop and will eventually connect the subject site directly to the Broadway Bridge to the north of the subject site.
- ☐ Large and numerous windows on the upper floors of the building's east façade are oriented towards both the North Park Blocks and the

Willamette River, nine blocks to the east.

- ☐ The building extends to the property line along both NW Couch and NW Davis Streets, with active ground floor uses facing each street. These streets provide convenient and direct linkage between the Pearl Subdistrict and the Willamette River to the east for pedestrians and bicyclists.

Therefore, these guidelines are met.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

Findings: The proposal meets this guideline in the following ways:

- ☐ The hotel builds on the materialism of the Pearl District and its history as a railroad warehouse district and the prominent use of brick—and particularly red brick—which will be the dominant material across the building's exterior. Additionally, the black brick base references the design of the historic Armory building, not far to the west, while also serving to delineate the base of the building in keeping with the context of development in the area.
- ☐ The building's articulation incorporates simple massing with punched openings in a modern expression of many of the surrounding buildings along the North Park Blocks and within the greater Pearl Subdistrict.
- ☐ The pronounced architectural "gateway" into the building's courtyard serves to build on and reinterpret an enclosed courtyard pattern created by the US Custom House across the North Park Blocks, which is an uncommon urban design or architectural element in Portland's Central City.

Therefore, this guideline is met.

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

A3-1. Provide Convenient Pedestrian Linkages. Provide convenient linkages throughout the River District that facilitate movement for pedestrians to and from the river, and to and from adjacent neighborhoods. This guideline may be accomplished by:

- 1) Using visual and physical cues within the design of the building and building entries to express connections to the river and to adjacent neighborhoods.
- 2) Orienting integrated open spaces and trails that physically and visually link the river and/or surrounding neighborhoods.
- 3) Reusing or retaining cobblestone within the design of new development.
- 4) Encouraging flexibility and creativity along streets enhancing their historic or cultural role.
- 5) Creating visual and physical links across major corridors such as I-405, Burnside, and Front/Naito to strengthen connections to the river and other neighborhoods.

Findings for A3 & A3-1: The proposal meets these guidelines in the following ways:

- ☐ The proposal maintains the existing 200-foot block pattern already established on the subject site. No superblocks exist on this site.
- ☐ Convenient pedestrian linkages will remain along the sidewalks of NW Couch St, NW Davis St, and NW Park Ave to facilitate pedestrian movement to and from the river to the east, as well as movement within the Pearl Subdistrict, and movement between other subdistricts in the Central City.
- ☐ The proposal includes an approximately 98-foot wide courtyard facing east toward the North Park Blocks which helps to integrate and link that large open space into the smaller scale of the proposed development.

Therefore, these guidelines are met.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-1. Reinforce Special Areas. Enhance the qualities that make each area distinctive within the River District, using the following "Special Area Design Guidelines" (A5-1-1 – A5-1-5).

A5-1-2. Reinforce the Identity of the North Park Blocks Area. This guideline may be accomplished by:

- 1) Creating a sense of enclosure for the North Park Blocks with buildings which are at least two or preferably more stories in height.
- 2) Locating garage entrances and driveways away from Park Block facades.
- 3) Using neon, or indirectly-lit signs, rather than internally-lit signs.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A4, A5, A5-1, A5-1-2, and C4: The proposal meets these guidelines in the following ways:

- ☐ Brick masonry buildings are common in the North Park Blocks, and the proposed new brick building will add to this context.
- ☐ The building's overall scale is consistent with other buildings in the North Park Blocks. The building's massing references that of the US Custom House, which extends to the street corner with multistory wings and steps back mid-block to create a courtyard.
- ☐ Regularized fenestration is typical in the warehouse buildings which define the historic context of the Pearl District and North Park Blocks. A similar fenestration pattern is used in the proposed building.
- ☐ The primary entrance for the building faces the North Park Blocks, which helps to both reinforce the Park Blocks and complements the context of other buildings along the North Park Blocks.
- ☐ The proposed building helps to fill out the street wall that defines the west edge of the North Park Blocks.
- ☐ The building's loading entry is located as far from the Park Blocks as possible, which helps to reinforce this special area in the Central City.
- ☐ The proposal's central courtyard/setback area is likely the most contextual way to integrate the Green Loop building line standard requirements into development on the North Park Blocks, as it draws inspiration from the central courtyard organization of the historic US Custom House.
- ☐ Proposed landscaping in the courtyard will create varying layers of landscaping that will complement and embellish the green character of the North Park Blocks while also providing color through flowers and autumn foliage.

Therefore, these guidelines are met.

A5-1-1. Reinforce the Identity of the Pearl District Neighborhood. This guideline may be accomplished by:

- 1) Recognizing the urban warehouse character of the Pearl District when altering existing buildings and when designing new ones.
- 2) Recognizing the urban warehouse character of the Pearl District within the design of the site and open spaces.
- 3) Designing buildings which provide a unified, monolithic tripartite composition (base/middle/top), with distinct cornice lines to acknowledge the historic building fabric.
- 4) Adding buildings which diversify the architectural language and palette of materials.
- 5) Celebrating and encouraging the concentration of art and art galleries and studios with design features that contribute to the Pearl District's "arts" ambiance. Consider features that provide connectivity and continuity such as awnings, street banners, special graphics, and streetscape color coordination, which link shops, galleries, entrances, display windows and buildings. Active ground level retail that opens onto and/or uses the sidewalk can contribute to the attraction of the "arts" concentration.

Findings: While the subject site is located within the Pearl Subdistrict of the Central City Plan District, is not located in the "Pearl District Neighborhood" area shown on the "Special Areas Within the River District" map on page 7 of the *River District Design Guidelines*. Rather, it is located within the area identified as the "North Park Blocks Area" and is subsequently subject to Guideline A5-1-2 in the *River District Design Guidelines* rather than Guideline A5-1-1.

Therefore, this guideline does not apply.

A5-3. Incorporate Water Features. Incorporate water features or water design themes that enhance the quality, character, and image of the River District. This guideline may be accomplished by:

- 1) Using water features as a focal point for integrated open spaces.
- 2) Taking cues from the river, bridges, and historic industrial character in the design of structures and/or open space.
- 3) Integrating stormwater management into the development.

A5-4. Integrate Works of Art. Integrate works of art or other special design features that increase the public enjoyment of the District. This guideline may be accomplished by:

- 1) Integrating art into open spaces or along pathways.
- 2) Incorporating art within the structure of the building.
- 3) Using "found objects" that are remnants from the area's history.

Findings for A5-3 and A5-4: The applicants intend to meet these guidelines with a combined work of art and water feature that will be approved through a separate process with the Regional Arts and Culture Council (RACC). A representative from RACC has indicated that their organization anticipates they will be able to work with the development team to create a suitable piece of public art (as defined by PCC chapter 5.74) for the proposed location, which will exempt it from Design Review approval (zoning code section 33.420.045.B.10).

To ensure that these guidelines are met, this process must be completed before the building permit is issued, and should RACC decline at a future date to approve the proposed public art work, the work of art and water feature will need to be evaluated through a follow-up Design Review to ensure that both of these guidelines are met. Conditions of approval encompassing these two issues are needed to ensure these guidelines are fully met.

With the following condition of approval, these guidelines will be met:

- ☐ *The proposed combined work of public art and water feature must be approved by RACC before the building permit may be issued. If RACC does not approve the proposed combined work of public art and water feature, the combined work of art and water feature must receive approval of a follow-up Design Review before the building permit may be issued.*

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

C1-1. Increase River View Opportunities. Increase river view opportunities to emphasize the River District ambiance. This guideline may be accomplished by:

- 1) Designing and locating development projects to visually link their views to the river.
- 2) Providing public stopping and viewing places which take advantage of views of River District activities and features.
- 3) Designing and orienting open space and landscape areas to emphasize views of the river.

Findings for C1 & C1-1: The proposal meets these guidelines in the following ways:

- ☐ Storefront windows and glazed overhead doors provide opportunities for views to and from the surrounding streets and North Park Blocks and the

building's active interior spaces, including the lobby, restaurant/bar, lobby lounge, fitness room, and the separate retail space.

- ☐ Large windows on the upper levels of the building are oriented to the North Park Blocks and the surrounding Pearl District neighborhood.
- ☐ No existing protected view corridors lie on or cross the site.
- ☐ Although there are likely very few views to the river from this site, the corner windows on the upper stories of the building will provide opportunities for views down NW Davis and Couch Streets, which connect to the river. The building's primary façade also faces towards the river, providing additional opportunities for river views where they exist.

Therefore, these guidelines are met.

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

Findings: The proposal meets this guideline in the following ways:

- ☐ The building's lobby, restaurant/bar, lobby lounge, and main lobby entrance is oriented towards the North Park Blocks. Large windows at the ground level and upper stories face the Park Blocks. A large outdoor courtyard also faces towards the North Park Blocks, extending landscaping and the sense of activity within the park onto the subject site.
- ☐ The proposed development will serve to help connect the Pearl District to the New China/Japantown area to the east by providing active ground floor uses along NW Couch St and NW Davis St (which serve as primary corridors connecting both areas), strengthening the pedestrian environment along both sidewalks.

Therefore, this guideline is met.

Public Realm

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Findings: The proposal meets this guideline in the following ways:

- ☐ The ground level is articulated with "corduroy" brick detailing, slightly recessed storefronts, canopies, and planters, seating and tables, and overhead doors at the central courtyard.
- ☐ A sense of enclosure is established along NW Couch and Davis Streets, and the intersection of NW Park Ave with those streets, with building walls built to the edge of the sidewalk, deep canopies, and recessed retail entries at the corner of NW Couch and Park.
- ☐ The setback courtyard area along NW Park Ave contains trees and planters that will provide a sense of enclosure at this courtyard. The sidewalk along NW Park Ave will feel particularly well-enclosed with a short allée of trees planted on either side of the sidewalk.

Therefore, this guideline is met.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

A8-1. Design Fences, Walls and Gateways to be Seen Over. Design fences, walls and gateways located between a building and the sidewalk to be seen over to allow for social interaction. This guideline may be accomplished by:

- 1) Elevating building entries higher than the public sidewalk or path.
- 2) Creating a low fence or wall to visually separate but not hide semi-private spaces.
- 3) Using a low or stepped-down planting area or terraces to separate private development from a public sidewalk.

Findings for A8 & A8-1: The proposal meets these guidelines in the following ways:

- ☐ Active ground floor uses—including the building’s lobby, restaurant/bar, lobby lounge, fitness room, and separate retail space—with storefront windows and doors and/or glazed overhead doors looking into each of these spaces, line the majority of all three street frontages. The storefront windows and doors and glazed overhead doors allow for visual and physical connections into the building’s active interior spaces from adjacent sidewalks. Back of house uses are pushed towards the interior lot line of the building.
- ☐ Raised planters along NW Park Ave separate the proposed courtyard from the public sidewalk and are low enough to be seen over but still help to create a semi-private exterior courtyard space for the use of hotel and restaurant guests.
- ☐ Plant species proposed to be used in the courtyard planters include a range of ground covers, shrubs, and trees that will provide a variety of colors—and particularly seasonal color with flowering plants and foliage that changes in the fall—scents, and textures. These plants will help to enliven both the courtyard and the adjacent sidewalk and will help to create a sense of being surrounded by the park along this portion of NW Park Ave.
- ☐ The courtyard space itself will contribute to activating the sidewalk along NW Park Ave with opportunities for hotel and restaurant guests to sit outside and eat, drink, and work.
- ☐ The building’s main entrance is demarcated by a large brick frame and deep canopy, which reveals the importance of this space and the entry relative to other elements on the building’s exterior.
- ☐ Proposed storefront glazing is identified as Solarban 60, which generally provides for a high amount of visible light transmittance between the building’s interior and the sidewalk and a low level of reflectance, which promotes better views between these zones. However, the specific type of Solarban 60 glazing is not clearly indicated in the documents provided. Since there is such a wide range of variables that impact visual connections between the interior and exterior, it is important to specify limits for both of these values, which can be accomplished through a condition of approval. To maximize visual connections to the building’s interior, the visible light transmittance (VLT) shall not be less than 61, and the exterior reflectance value shall not exceed 11%.

With the following condition of approval, these guidelines will be met:

- ☐ *The storefront glazing and glazing in the overhead doors at the courtyard shall have a visible light transmittance (VLT) of no less than 61 and an exterior reflectance of no more than 11%.*

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

- 1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
- 2) Providing stoops, windows, and balconies within the ground floors of residential buildings.

Findings for B1 & B1-1: The proposal meets these guidelines in the following ways:

- ☐ The proposal helps to define the different zones of the sidewalk with street trees in the furnishing zone and canopies extending over the frontage

zone along much of the site's street frontage.

- ☐ The distinct ground level, storefront windows and doors, glazed overhead doors, planters and trees, canopies, and the "corduroy" brick detailing at the ground level help to create human scale along the sidewalks adjacent to the site.
- ☐ Ground level lighting is provided under the building's canopies and at the building's courtyard, which helps to reinforce the human scale of these elements.

Therefore, these guidelines are met.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings: The proposal meets this guideline in the following ways:

- ☐ The building's mechanical units are located on the building's roofs. Venting for hotel rooms happens through the roof. Additional venting on the south elevation is located above pedestrian height.
- ☐ Sidewalk-oriented night lighting is proposed at regular intervals underneath the building's canopies. Additional architectural and landscape lighting is proposed at the building's courtyard, which increases safety and nighttime interest at this location on the site.
- ☐ Only one loading space is proposed for the building, which limits the area and amount of conflict with passing pedestrians and bicyclists.

Therefore, this guideline is met.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. 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.

Findings for B4 & C6: The proposal meets these guidelines in the following ways:

- ☐ A large paved area is proposed in the courtyard along the North Park Blocks frontage of the for guest use, socializing, viewing the North Park Blocks, and resting. The area is separated from the sidewalk by a raised planter area, which helps to establish a transition zone between the public sidewalk and the courtyard and which will help to ensure that these activities do not conflict with sidewalk uses.
- ☐ The large paved area in front of the main lobby entrance, with benches along either side of the walkway, will create a good stopping and gathering place and transition zone between the sidewalk and lobby for guests and visitors.
- ☐ Entries into the corner retail space and a secondary entry into the hotel from NW Davis St are recessed, providing small transition areas for people to stop and briefly socialize while entering or exiting the building.

Therefore, these guidelines are met.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings: The proposal meets this guideline in the following ways:

- ☐ The proposed development is oriented towards the North Park Blocks. Its main lobby entry is accessed from a large entry “gateway” feature accessed from NW Park Ave, facing the Park Blocks.
- ☐ Storefront windows and doors, glazed overhead doors at the courtyard, and large windows on the upper stories of the building face the North Park Blocks.
- ☐ A central courtyard area extending along NW Park Ave is proposed as part of the development. In addition to providing space for the building’s guests to use, the courtyard also serves to extend the Park Block’s character into subject site with additional trees, shrubs, and ground cover.

Therefore, this guideline is met.

B6. Develop Weather Protection. 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.

Findings: The proposal meets this guideline in the following ways:

- ☐ 5’-6” deep wrap-around canopies are proposed at the north and south wings of the proposed building. Both extend significant distances along either NW Couch or NW Davis Streets beyond their respective corners of NW Park Ave.
- ☐ A large canopy is proposed at the main entrance, and it provides weather protection over both the public sidewalk and the primary walkway to the main lobby.

Therefore, this guideline is met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building’s overall design concept.

Findings: The proposed building has at-grade access from the public sidewalks surrounding the site to the building’s interior. An accessible gate also provides for secondary access/egress from the proposed courtyard on the building’s east side.

Therefore, this guideline is met.

C7. Design Corners that Build Active Intersections. 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. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings: The proposal meets this guideline in the following ways:

- ☐ The proposed building’s massing includes two wings at the north and south ends of the site that reach out and anchor both corners, extending up to the street lot lines at both intersections, and recessing back in the middle of the block along the building’s eastern frontage to create a courtyard area.
- ☐ A retail space anchors the building’s southeast corner, creating a small retail node at that intersection with the existing retail space across NW Couch St.
- ☐ A lounge space, connected to the main lobby, lies at the northeast corner of the building. This space is designed to be flexible and accommodate a

variety of uses.

- ☐ Storefront windows at the ground level of both intersections and large windows at the corners of the upper stories help to emphasize the corners at both intersections.
- ☐ Stairwells and elevators are located toward the middle of the building and block and well away from the building's street frontages.

Therefore, this guideline is met.

C8. Differentiate the Sidewalk-Level of Buildings. 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.

Findings: The proposal meets this guideline in the following ways:

- ☐ The sidewalk level of the building is defined by the use of brick with a dark color and “corduroy” patterning that differentiates the sidewalk level from the upper floors of the building and gives it added texture.
- ☐ Large storefront windows and doors, glazed overhead doors, and canopies provide further differentiation between the sidewalk level of the building and the upper stories.

Therefore, this guideline is met.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings: The proposal meets this guideline in the following ways:

- ☐ A retail space, restaurant/lounge, lobby, and lobby lounge space are located along the building's sidewalks. These spaces are flexible in their ultimate configurations and can be periodically redesigned to accommodate a variety of active uses.
- ☐ Back of house uses are located mostly along the interior lot line at the west end of the site, resulting in very little inactive frontage along NW Couch and Davis Streets and no inactive frontage along NW Park Ave.

Therefore, this guideline is met.

Quality & Permanence

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

Findings: The proposal meets this guideline in the following ways:

- ☐ Brick serves as the primary cladding material for the building, and this is a traditional and resilient material.
- ☐ Stucco is limited to the rear façade of the building and is proposed as a three-coat stucco system which is also a traditional and quality material that has historically been used along similar interior lot lines on otherwise brick-clad buildings.
- ☐ Proposed commercial-grade vinyl windows are of high quality and are used frequently on building projects in Portland, as is the aluminum storefront system.
- ☐ The proposed mechanical screening system on the rooftop uses 7/16” Hardie fiber cement panels, which are stronger and more resistant to warping than thinner fiber cement panels of similar density and which are of sufficient quality for use in this application in the Central City.

- ☐ Proposed details generally show that the building will be constructed to ensure quality and permanence by using construction methods that are typical and tested in contemporary construction. Because the proposed building is so straightforward and modern in its composition and detailing, however, exposed metal flashings and copings will be highly visible and must be resistant to oil-canning and warping. Since the materials provided do not indicate the proposed gauge of these materials, a condition of approval requiring them to be 22-gauge or thicker is needed to ensure that they will be sturdy and resistant to these issues.
- ☐ Proposed plants are suited to the Portland climate and should thrive in the partially-shaded conditions of the North Park Blocks. Planters are open to the ground, which will allow roots to grow deeper into the soil, strengthening the plants against drought and periods of heavy rain. No irrigation system is indicated in the drawings or other material provided, however, and an irrigation system is needed to ensure that plants both survive and thrive in Portland's increasingly hot and dry summers. A condition of approval requiring an irrigation system will ensure that this is the case.
- ☐ Proposed weathering steel at the planters is designed to endure in wet situations. Although this material is generally not desirable at the sidewalk level due to concerns about staining, the weathering steel planters in the building's courtyard are both relatively low in height and sufficiently set back from the sidewalk edge, with a strip of "cobble edging" between the sidewalk and the planter that will provide a space for the steel to weather without discoloring the sidewalk and that will provide a visual and textural guard between the steel and sidewalk edge.

With the following conditions of approval, this guideline will be met:

- ☐ *Exposed metal flashings and copings shall be 22-gauge or thicker.*
- ☐ *An irrigation system shall be installed in the courtyard planters.*

C5. Design for Coherency. 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.

Findings: The proposal meets this guideline in the following ways:

- ☐ The proposed building has logical, straightforward massing concept, regular fenestration pattern, and consistent and rational (and contextual) use of cladding materials, that leads to the creation of a cohesive overall composition.
- ☐ Proposed brick detailing and the two colors of brick proposed together lead to the creation of a simple tripartite scheme on the building's street-facing facades.
- ☐ The entry gateway adds prominence to the building's entry facing the North Park Blocks, visually extending it out to the sidewalk, and it integrates well into the overall composition of the building by utilizing the same brick color and detailing of the ground floor and matching the height datum of the transition between the ground and second floors of the building.
- ☐ Upper story windows are simply detailed with a 4" bullnose brick sill, though this detail adds shadow and a middle layer of detail that helps to enrich the building's street-facing facades.
- ☐ An alternative detail for the upper story windows replaces the bullnose sill with a sheet metal frame around the windows. This detail, too, creates additional shadow on the façade and a middle layer of detailing that helps to enrich the building's street-facing facades. Either alternative for the windows is acceptable and meets this guideline.

Therefore, this guideline is met.

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: The proposal meets this guideline in the following ways:

- Proposed canopies over the public sidewalks are well-integrated with the building's architecture, with simple, straightforward designs that complement the simplicity of the building's overall design concept.
- The electrical utility vault is located on the building's north side. Its vents are located in the sidewalk furnishing zone rather than the movement zone, which helps to reduce potential conflicts with passing pedestrians.

Therefore, this guideline is met.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. 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. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: The proposal meets this guideline in the following ways:

- Mechanical equipment on the roof will be concealed by a simple mechanical screen that integrates well with the building's overall design concept. The equipment will be arranged to minimize the required screened in area and combined with the elevator overrun.
- The second level roof will also contain mechanical equipment, which will be screened from view primarily by the building itself.
- Notably, all hotel room ventilation will be exhausted through rooftop subduct vents, making best use of the rooftop and resulting in a traditional brick building expression on the building's facades. Numerous mini-split condensers located behind the mechanical screens will provide cool air for the guest rooms rather than PTAC or VTAC units through the walls.
- Both the main roof and second level roof will also be utilized for an extensive ecoroof, integrating stormwater management onto the remaining roof surface.

Therefore, this guideline is met.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: The proposal meets this guideline in the following ways:

- Exterior lighting is well integrated with the building's canopies and will be used to demarcate entries and exits, as well as illuminating the sidewalk around the building. Electrical conduits and junction boxes will be concealed by the proposed cedar soffits. The main entry canopy will have additional architectural lighting to differentiate it from the other entries.
- Wall-mounted spots at the building's courtyard will illuminate the plants from above and create an ambient lighting effect for the outdoor lounge. The art/water feature (to be approved through a separate RACC process—see Findings for A5-3 & A5-4 above) will be similarly illuminated to highlight this work of art.
- All uses of exterior lighting will be shining generally downward and will have little to no impact on the skyline at night.

Therefore, this guideline is met.

(2) MODIFICATION REQUESTS (33.825)

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. The review body may not consider modifications to standards for which adjustments are prohibited. Modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
- C. **Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

Modification #1: 33.510.215.B.5, Required Building Lines, Standards for the Park Blocks.

- The applicant requests to provide an approximately 14'-6" deep setback in the middle of the block on the NW Park Ave frontage for approximately 49% of the block length (which equals 98'-0") instead of the required minimum 12'-0" deep setback for 75% block length (which equals 175'-0") . (Note that the current plans show a setback area of approximately 48.7% of the block length [or about 97'-3].)
- The applicant also requests to provide approximately 530 square feet of landscaped area, though drawings show only approximately 453.5 square feet of landscaped area, which is less than the 710.5 square feet that would be required for a setback area as large as proposed. The standard requires a minimum of 50% of the setback area to be landscaped with ground cover and shrubs.

Purpose Statement: The required building line standards ensure that buildings in certain parts of the Central City are built to the sidewalk's edge unless landscaping or an extension of the sidewalk is provided. The standards support the street and development character objectives of the Central City 2035 Plan by creating diverse street character, promoting active uses, pedestrian movement, and opportunities for stopping and gathering. Extensions of the sidewalk may incorporate trees, landscape planters, groundcover, and areas for stormwater management between the building and the sidewalk.

Standard: 33.510.215.B.5, Standards for the Park Blocks. On sites with frontage on a street shown on Map 510- 22, and on sites that are adjacent to an open area shown on Map 510-22, buildings must be set back at least 12 feet from the street or adjacent lot line along at least 75 percent of the length of the lot line. At least 50 percent of the space between the building and the street or adjacent lot line must be landscaped with ground cover plants and shrubs, and contain one tree per 400 square feet. All plants must be selected from the Portland Tree and Landscaping Manual. This standard applies to new development. 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. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and

Findings: The Modification to reduce the length of setback area allows for the creation of a building with a central courtyard that better integrates into the context of existing development along the North Park Blocks. The two wings of the building help to retain the existing street wall which defines the western side of the North Park Blocks, where all other existing development is built up to the street lot

line. The central courtyard also references and interprets a similar design used at the US Custom House building on the east side of the North Park Blocks, further integrating the new development into the context of the North Park Blocks. These characteristics allow the proposal to better meet guidelines related to the site's context, including *Guidelines A5-1-2 – Reinforce the Identity of the North Park Blocks Area*, *C4 – Complement the Context of existing Buildings*, and *D1 – Park Blocks*.

The proposed reduction in planted area allows for greater use of this courtyard space by the building's guests and will help to add vibrancy to the sidewalk along NW Park Ave, facing the North Park Blocks, better meeting Guideline *A8 – Contribute to a Vibrant Streetscape*.

- B. Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: The purpose of the standard is to create “diverse street character, promoting active uses, pedestrian movement, and opportunities for stopping and gathering”, which the proposed central courtyard will do. Proposed landscape planters at the courtyard will have a diverse variety of plants, textures, and colors, and the planters will help to separate stationary users of the courtyard from passing pedestrians on the sidewalk. The courtyard space itself will be activated by the building's users and provide opportunities for gathering outside.

The purpose of the standard is also to “incorporate trees, landscape planters, groundcover, and areas for stormwater management between the building and the sidewalk,” which the proposed planters in the central courtyard area will also accomplish. Additionally, it should be noted that, while the overall landscape area is being reduced, the number of trees provided will exceed the minimum requirements of the standard.

- C. Mitigation of impacts.** *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: Negative impacts from the proposed modification appear to be minimal or negligible. While the total length of setback area devoted to landscaping and pedestrian areas is reduced, the depth of the area provided is increased to 14.5 feet from the minimum of 12 feet. Additionally, a proposal that met the standard would be required to provide 3 trees. The proposal instead includes 6 trees total in the landscaping area provided, doubling the minimum required by the standard.

Therefore this Modification merits approval.

(3) ADJUSTMENT REQUESTS (33.805)

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply citywide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

The following adjustment is requested:

1. 33.266.310.C, Number of loading spaces. The standard requires two Standard A loading spaces for a development with more than 50,000 square feet of net building area in uses other than Household Living. The applicant proposes to provide one Standard A loading space, with access from NW Davis St.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F have been met:

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified.

Findings: The purpose statement for 33.266.310.C reads: “A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way.”

The applicant submitted a Loading Demand Study (LDS) prepared by a professional traffic consultant to address this matter. PBOT has reviewed the study via 21-110689 TR and finds the following:

- The LDS is consistent with PBOT’s scoping approval and includes industry standard/acceptable references, calculations, practices, assumptions and analysis.
- The proposed hotel is expected to generate only three deliveries, on average, per day. The majority of the expected deliveries will be shorter duration loadings with an average dwell time for all loadings of 7-minutes. The total dwell time is expected on average to be 21 minutes per day. This demand can be accommodated by the single Standard A space proposed.
- Deliveries are expected to be scheduled to avoid any overlap/demand conflict for the on-site loading space.
- Laundry facilities are located on-site so there will not be a need for laundry deliveries (a typical hotel need and loading demand).
- Permitting a narrower curb-cut/driveway for only one on-site loading space will maximize more curb length for much needed on-street parking opportunities. In this area of the City, there are many special events held within the North Park Blocks (adjacent to the subject site) – preserving as much on-street parking as possible will help support these continued events.
- The proposed passenger pick-up/drop-off zone along the site’s NW Park frontage can be used to assist in supporting product unloading/loading (per PBOT Parking Control), if necessary. *NOTE that the passenger pick-up/drop-off zone matter is not land use related and will not be a part of this recommendation.*

Given the findings noted above, “***granting the Adjustment will equally or better meet the purpose of the regulation to be modified***”, the proposed Adjustment has been shown to meet the purpose of the standard which requires that a minimum number of loading spaces are provided for larger developments, and that the proposed reduction in loading spaces will not have a negative effect on traffic safety or other transportation functions of the abutting right-of-way, PBOT is supportive of the Adjustment request to allow the proposed building to be served by one on-site Standard A loading space.

For these stated reasons, the approval criterion is met.

B. If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area.

Findings: The desired character of an area is defined in zoning code chapter 33.910:

Desired Character. The preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area.

The characteristics of the “CX” Central Commercial zone are defined by zoning code section 33.130.030.F:

Central Commercial zone. The Central Commercial (CX) zone is intended to provide for commercial and mixed use development within Portland's most urban and intense areas, specifically the Central City and the Gateway Regional Center. A broad range of uses are allowed to reflect Portland's role as a commercial, cultural, residential, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape. The Design overlay zone is applied to this zone.

The purpose statement of the “d” Design Overlay zone is defined by zoning code section 33.420.010, Purpose:

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The purpose statement for the Central City Plan District is defined by zoning code section 33.510.010, Purpose:

The Central City plan district implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit- supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river.

The character and purpose statements listed above all share in common the idea of promoting an urban environment that is focused on people and pedestrians to create “a vibrant public realm” and “people's daily experience” as opposed to focusing on vehicles and vehicular traffic. Reduction of the number of loading spaces to one Standard A will leave additional space in the building available for active ground level uses which will help to bring opportunities for activity and vibrancy within the building to the public realm along NW Davis St. Furthermore, the additional activity along the sidewalk edge here, along with a reduction in the size of the driveway required to serve only one loading space, results in a safer pedestrian environment.

The purpose for the Design Overlay zone also identifies building on “context” as an important consideration in new development. A small, single garage to one loading space is more in keeping with the context of development in this area of the Pearl Subdistrict and the North Park Blocks, specifically, where buildings are generally oriented to the sidewalk with ground floor windows and active interior uses, rather than providing for parking or loading.

The city's Transportation System Plan classifies the site's adjacent streets as follows:

- NW Davis St is classified as a Neighborhood Walkway and City Bikeway, with local service for all other transportation modes.
- NW Park Ave is classified as a Major City Walkway and Major City Bikeway, with local service for all other transportation modes.
- NW Couch St is classified as a Neighborhood Walkway and Traffic Access Street, with local service for all other transportation modes.
- The subject site also lies within the Pearl Bicycle District and Central City Pedestrian District.

The city's Transportation System Plan characterizes the following street and district types as follows:

- Pedestrian Districts are intended to give priority to pedestrian access in areas where high levels of pedestrian activity exist or are planned, including the Central City, Gateway Regional Center, town centers, neighborhood centers, and transit station areas.
- Major City Walkways are intended to provide safe, convenient, and attractive pedestrian access along major streets and trails with a high level of pedestrian activity supported by current and planned land uses. These include Civic and Neighborhood Corridors, Civic and Neighborhood Main Streets, frequent transit lines, high-demand off-street trails, and streets in areas with a high density of pedestrian-oriented uses.
- City Walkways are intended to provide safe, convenient, and attractive pedestrian access along major streets and trails with moderate level of pedestrian activity supported by current and planned land uses. These includes Community and Regional Corridors, non-frequent transit lines, and moderate-demand off-street trails.
- Neighborhood Walkways are intended to provide safe and convenient connections from residential neighborhoods to Major City Walkways, City Walkways, and nearby destinations such as schools, parks, transit stops, and commercial areas, primarily using routes that have low levels of motor vehicle traffic or do not allow motor vehicle traffic.
- Major City Bikeways form the backbone of the city's bikeway network and are intended to serve high volumes of bicycle traffic and provide direct, seamless, efficient travel across and between transportation districts.
- City Bikeways are intended to establish direct and convenient bicycle access to significant destinations, to provide convenient access to Major City Bikeways and to provide coverage within three city blocks of any given point.
- Bicycle Districts are areas with a dense concentration of commercial, cultural, institutional and/or recreational destinations where the City intends to make bicycle travel more attractive than driving.
- Traffic Access Streets are intended to provide access to Central City destinations, distribute traffic within a Central City sub-district, provide connections between Central City subdistricts, and distribute traffic from Regional Trafficways and Major City Traffic Streets for access within the district. Traffic Access Streets are not intended for through-traffic with no trip ends in the district.

Similarly to the desired character of the area, the classifications of the adjacent streets support the concept of creating a transportation system that is safe for and emphasizes pedestrian and bicycle movement and activities over that of automotive vehicles. The reduction in the number of loading spaces reinforces that goal by reducing the width of motor vehicular conflicts with pedestrians on the sidewalk and bicycling past the subject site.

For these stated reasons, the approval criterion is met.

- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone.

Findings: Only one adjustment is requested.

This criterion does not apply.

- D.** City-designated scenic resources and historic resources are preserved.

Findings: No city-designated scenic resources lie within or near the subject site. No historic resources are damaged or removed.

This criterion does not apply.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: Based on PBOT's findings under Criterion A, no impacts are anticipated.

For these stated reasons, the approval criterion is met.

- F.** If in an environmental zone, the proposal has a few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The subject site is not located in an environmental zone.

This criterion does not apply.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. The proposal meets the applicable design guidelines, Modification criteria, and Adjustment approval criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends approval of the Design Review for a new, approximately 69-foot tall, six story hotel with 178 guest units.

Staff recommends approval of one Modification:

1. 33.510.215.B.5, Required Building Lines, Standards for the Park Blocks.
 - The applicant requests to provide an approximately 14'-6" deep setback in the middle of the block on the NW Park Ave frontage for approximately 49% of the block length (which equals 98'-0") instead of the required minimum 12'-0" deep setback for 75% block length (which equals 175'-0"). (Note that the current plans show a setback area of approximately 48.7% of the block length [or about 97'-3].)
 - The applicant also requests to provide approximately 530 square feet of landscaped area, though drawings show only approximately 453.5 square feet of landscaped area, which is

less than the 710.5 square feet that would be required for a setback area as large as proposed. The standard requires a minimum of 50% of the setback area to be landscaped with ground cover and shrubs.

Staff recommends approval of one Adjustment:

1. 33.266.310.C. Number of loading spaces. The standard requires two Standard A loading spaces for a development with more than 50,000 square feet of net building area in uses other than Household Living. The applicant proposes to provide one Standard A loading space, with access from NW Davis St.

Staff recommends the following conditions of approval:

- A. As part of the building permit application submittal, the following development-related conditions (B through I) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 21-100992 DZM AD". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. The proposed combined work of public art and water feature must be approved by RACC before the building permit may be issued. If RACC does not approve the proposed combined work of public art and water feature, the combined work of art and water feature must receive approval of a follow-up Design Review before the building permit may be issued.
- E. The storefront glazing and glazing in the overhead doors at the courtyard shall have a visible light transmittance (VLT) of no less than 61 and an exterior reflectance of no more than 11%.
- F. Exposed metal flashings and copings shall be 22-gauge or thicker.
- G. An irrigation system shall be installed in the courtyard planters.
- H. The two eastern Hornbeam street trees along NW Couch St shall be preserved and protected throughout all phases of construction.
- I. No more than 25% of the canopy shall be removed from either eastern Hornbeam street tree along NW Couch St without additional consultation with Urban Forestry.

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Procedural Information. The application for this land use review was submitted on October 28, 2021, and was determined to be complete on December 6, 2021.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on October 28, 2021.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the

request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit G.3. Unless further extended by the applicant, **the 120 days will expire on: December 6, 2022.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Any new written testimony should be emailed to **Benjamin Nielsen** at Benjamin.Nielsen@portlandoregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Design Commission can be mailed c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

If you are interested in viewing information in the file, please contact the planner listed on this decision. The planner can provide information over the phone or via email. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandoregon.gov/zoningcode>.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant.

Appeals must be filed within 14 days of the decision. An appeal fee of \$5,513.00 will be charged (one-half of the BDS LUS application fee for this case, up to a maximum of \$5,513.00).

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: <https://www.portlandoregon.gov/bds/article/411635>. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair

person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- ☐ All conditions imposed here.
- ☐ All applicable development standards, unless specifically exempted as part of this land use review.
- ☐ All requirements of the building code.
- ☐ All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Benjamin Nielsen
January 20, 2022

Revised January 27, 2022

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
1. Original Drawing Set
 2. Neighborhood Contact Information
 3. Low Carbon Compliance Letter
 4. UVE Conceptual Approval (21-093652 TR)
 5. Revised Drawing Set, dated 11/18/2021 and received 11/19/2021
 6. Narrative, dated 11/18/2021 and received 11/19/2021
 7. Revised Drawing Set, dated 12/02/2021 and received 12/03/2021

8. Revised Narrative, dated 12/02/2021 and received 12/03/2021
9. Window and Entry Options studies, 12/20/2021
10. Potential Fountain & Artwork location information, 12/21/2021
11. Revised Drawing Set, dated and received 12/27/2021
12. Revised Narrative, dated and received 12/27/2021
13. Revised Drawing Set, dated 01/17/2022 and received 01/14/2022
14. Revised Narrative, dated 01/17/2022 and received 01/14/2022

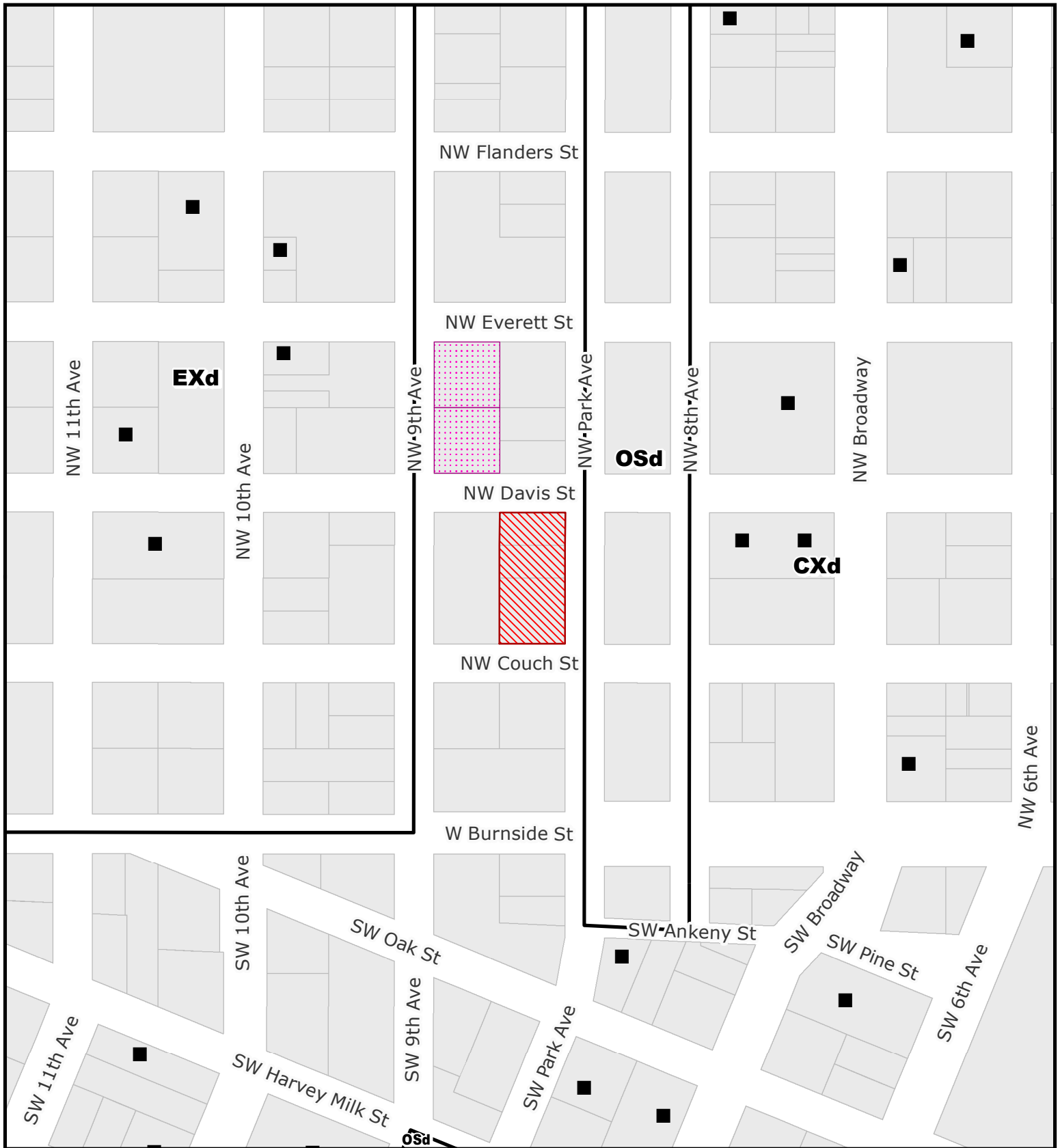
15. Response to Exhibit E.4, 01/24/2022
16. Site Plans and Tree Protection Plans, 01/24/2022

B. Zoning Map (attached)

C. Plan & Drawings

- 1-9. *Not used.*
10. Site Plan (attached)
11. Ground Floor Plan
12. Typical Upper Floor Plan
13. Roof Plan
14. North Elevation - NW Davis St. (attached)
- 14.1. North Return Elevation
15. East Elevation - Park Ave. (attached)
16. South Elevation - NW Couch St. (attached)
- 16.1. South Return Elevation
17. West Elevation (attached)
18. North Elevation (Black & White)
- 18.1. North Return Elevation (Black & White)
19. East Elevation (Black & White)
20. South Elevation (Black & White)
- 20.1. South Return Elevation (Black & White)
21. West Elevation (Black & White)
22. Building Section - East/West
23. Building Section - North/South
24. Street View - Sightline Diagram
25. Ground Floor Active Use Diagram
- 25.1. Lobby Lounge Concept
26. Ground Floor Window %
27. Ground Floor Window %
28. Bird Safe Glazing - East & South
29. Bird Safe Glazing - West & North
31. Park Ave.
32. Building Materials
33. Landscape- Siteworks Plan
34. Landscape - Planting Plan
- 34.1. Existing Tree Plan
35. Landscape - Rendering
36. Lighting Plan
37. Site Utility Plan
- 38-69. *Not used.*
70. Window/Louver Details
71. Storefront Details
72. Roof Details
73. Details
74. Details
75. Loading Doors
76. Entry
77. Landscaping Details
78. Alternate Window Surround

79. Alternate Window Surround Details
- D. Notification information:
1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Fire Bureau
 4. Bureau of Parks, Forestry Division
 5. Site Development Review Section of BDS
 6. Life Safety Review Section of BDS
 7. Regional Arts and Culture Council
 8. Bureau of Parks, Forestry Division - revision
- F. Letters
1. Dasha Peterman, 01/07/2022, letter with information about Verizon facilities
 2. David Dysert, 01/12/2022, letter asking for information
 3. Linda Berry, 01/21/2022, letter in opposition
 3. David Dysert, PDNA, 01/25/2022, letter in opposition
- G. Other
1. Original LUR Application
 2. Email thread between applicants and staff re: works of art and water features, 11/18/2021.
 3. Signed Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days, received 11/18/2021
 4. Incomplete Application Letter, sent 11/26/2021
 5. Email thread between applicant and staff re: Incomplete Application Letter, 11/26 – 12/02/2021
 6. Email from applicant re: response to Incomplete Application Letter, 12/03/2021
 7. PBOT RFC Response, 12/03/2021
 8. Email from applicant re: massing model, 12/05/2021
 9. Email from applicant re: request to deem application complete, 12/06/2021
 10. Email thread between PBOT, development team, and BDS staff re: loading demand analysis, 12/15 – 12/16/2021
 11. Email from applicant re: contact with RACC, 12/17/2021
 12. Email thread between applicant and staff re: drawing revisions, 12/21/2021
 13. Email from applicant re: Exhibits A.11 and A.12, 12/27/2021
 14. Email from Kristin Calhoun, Director of Public Art, RACC, 12/28/2021
 15. Email from applicant re: Exhibits A.13 and A.14, 01/14/2022
 16. Email from applicant re: PBOT engineering findings re: loading adjustment, 01/14/2022
 17. Email thread between development team and staff re: public art, 01/18/2022
 18. Email thread between staff and development team re: Exhibit E.4 (see also Exhibits A.15 and A.16, 01/20 – 1/26/2022
 19. Initial Staff Report, 01/20/2022
 20. Staff Memo to Design Commission, 01/22/2022
 21. Email thread between BDS and Urban Forestry staff re: Exhibit E.4, 01/26/2022
- H.



ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
PEARL SUB DISTRICT



Site



Also Owned Parcels



Historic Landmark


File No. LU 21 - 100992 DZM AD


1/4 Section 3029

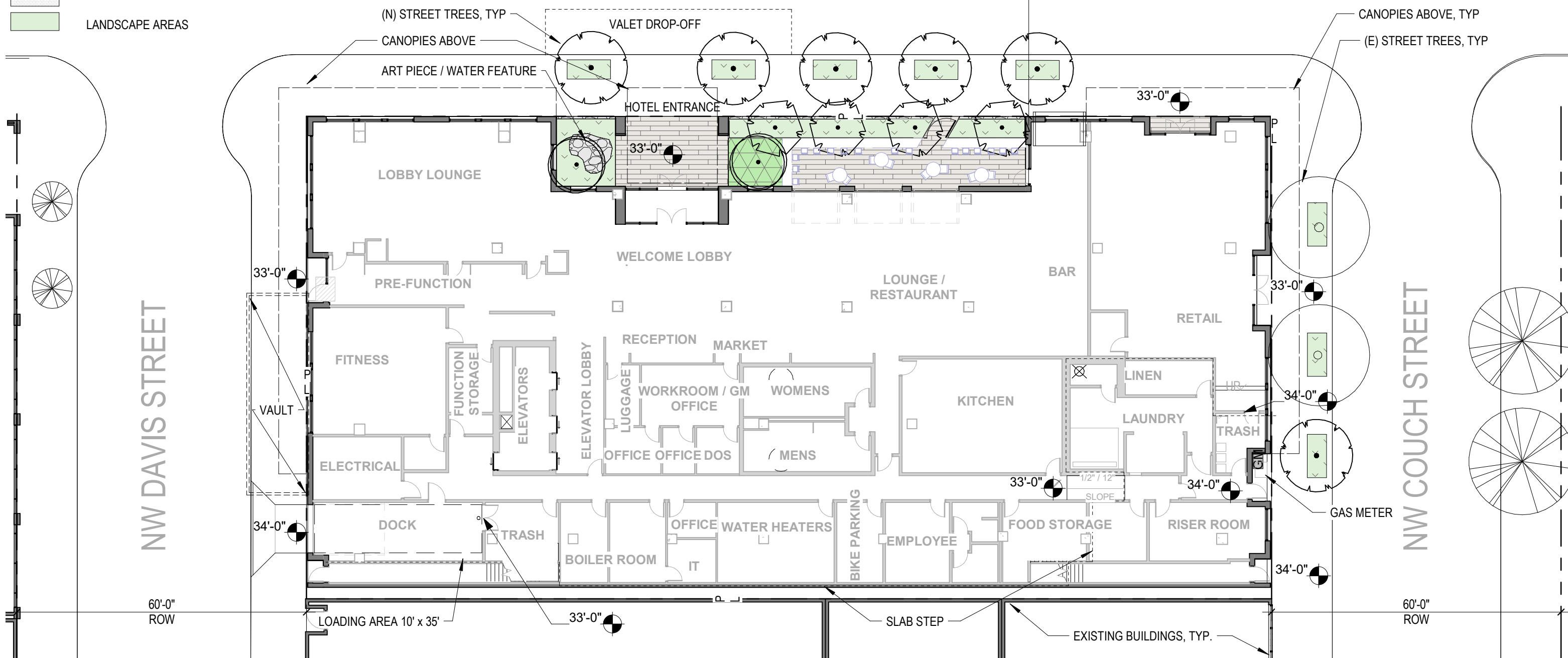
Scale 1 inch = 200 feet

State ID 1N1E34CB 8800

Exhibit B Dec 03, 2021

 HARDSCAPE PAVERS

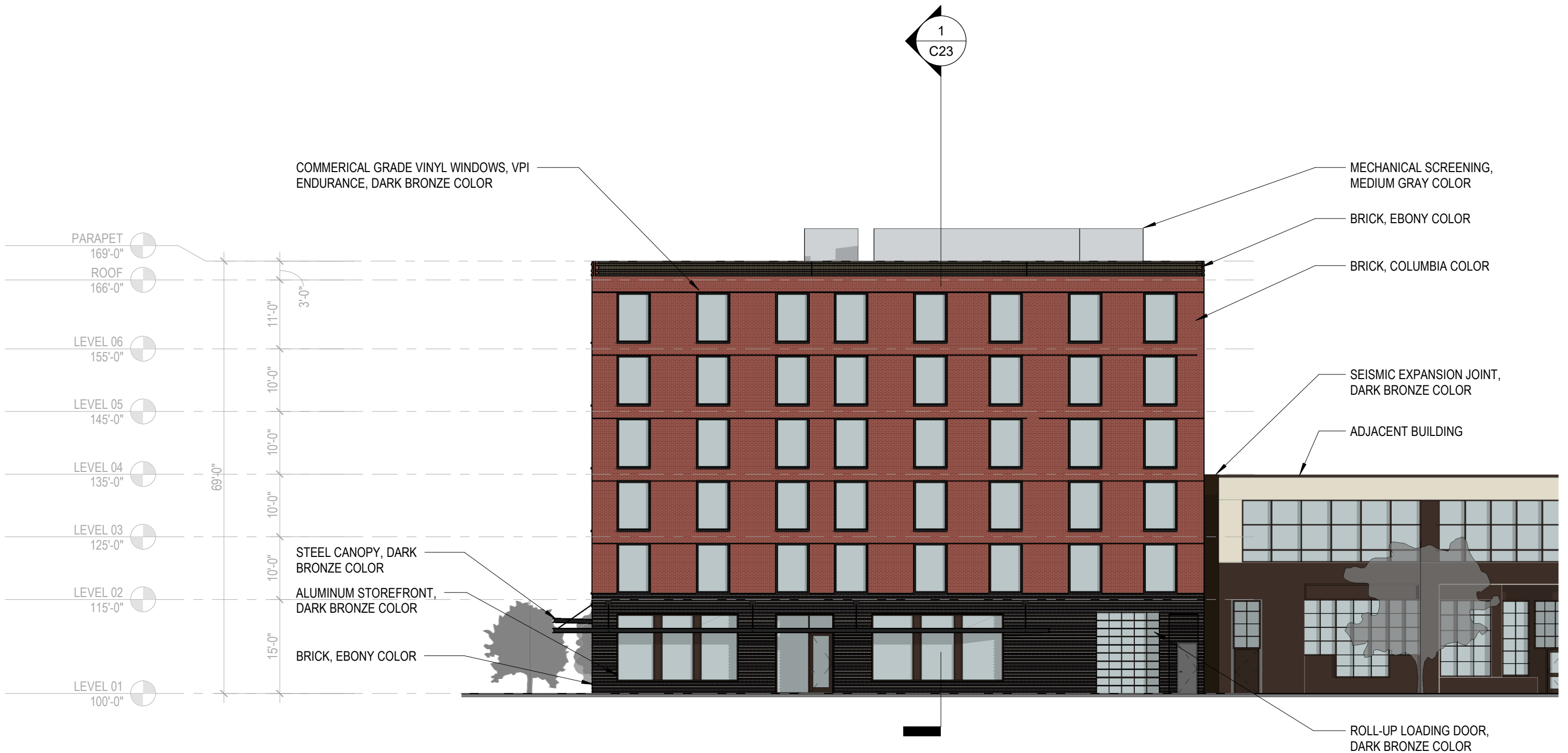
 LANDSCAPE AREAS



1" = 20'-0"

LU 21 -100992 DZM

SITE PLAN C10

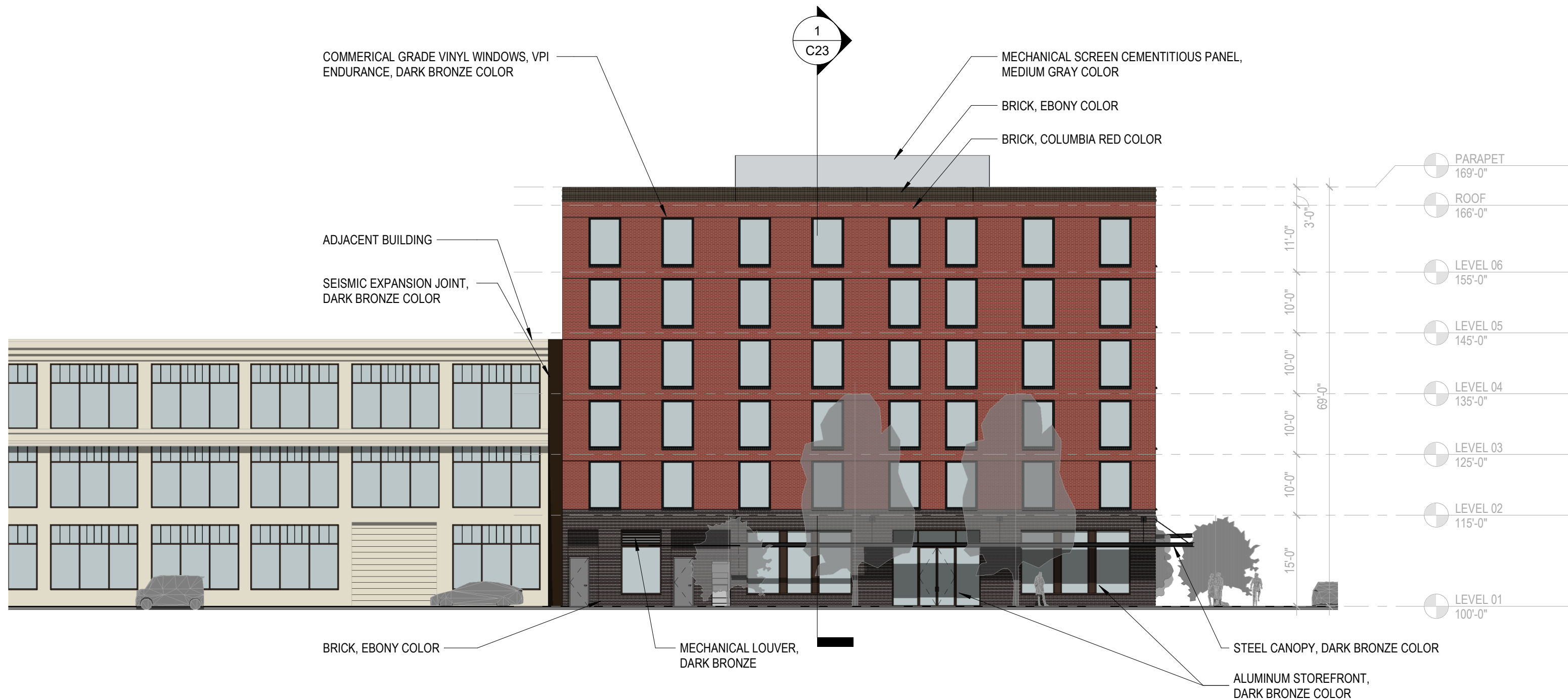




1/16" = 1'-0"

LU 21 -100992 DZM

EAST ELEVATION - PARK AVE. C15



1/16" = 1'-0"

LU 21 -100992 DZM

SOUTH ELEVATION - NW COUCH ST. C16

