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RE: Type III Design Review Hearing Summary Notes
LU 14-162150 DZM GW – Riverplace Hyatt House
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The following notes are a final summary of Design Commission comments at the October 2, 2014 hearing for Riverplace Hyatt House. This was Hearing #2. Please send me any corrections or comments by the morning of Thursday October 9th so I may include them in the notes sent to the applicant.

Commissioners present: Gwen Millius, David Wark, Tad Savinar, Ben Kaiser.

The Commission made the following comments at this second hearing:

1. Building Concept & Materials

- a) The progress made on refining the design between the first hearing and today's hearing is very good. The design has reached an overall good rigor and quality. The comments made today are encouraging that last level of design coherency that makes the difference between a good building and a great building. Don't remove the joy or specialness of the building or of the travel experience guests will have when they arrive at this location. Do keep some drama in this project.
- b) The courtyard walls can quiet down a bit. Stay true to the material and massing moves established around the outside of the building. If there is not a recess, do not apply the materials used on other recesses. More brick could be used in the courtyard. Once Commissioner did not agree and like the current material pattern.
- c) Pulling the slate all the way up to the roof is much better and more cohesive.
- d) One Commissioner expressed concern about how the slate will stand up to sidewalk uses over time. Look for ways to protect the slate that is not behind planters.

2. Southwest Corner and Valet Entry

- a) All Commissioners agreed that the canopies need more coherency. There are three types and there should only be one or two types at most. There could also be a hierarchy of canopies with one very large one at the corner entry that then wraps around to engage the valet entry, then morphs into the long west canopy.
- b) Make the SW corner somehow connect both entries. Think of it as the "Hyatt corner". This could be a composition of the corner and the identity would then be stronger. A more celebratory canopy could work at this corner and not necessarily a completely new move like the shadow box. Don't let standard unit layouts design the outside of the building.
- c) One Commissioner would like the trees at the SW corner to be more lacy and less of a graphic representation of an entry or there could also be very large planters which would contain some kind of seasonal color to mark the entry. The entry area should be welcoming.

3. East Facade

- a) Put more windows along the east wall near the Retail corner, even if they are spandrel or translucent glass to make this portion of the building feel less solid.
- b) See if there is a way to add an additional strip of planting at the curb line between the intersections.

- c) It was stated that guideline *A5 Embellish, Enhance, and Identify Areas* is not yet met to mitigate for the ground floor window Modification request. The spaces between the glass ends should be seen as an entire composition. The garage door should be part of the whole design aesthetic as well, not just another vertical break in a series of vertical breaks.
- d) A suggestion was made that the water feature could perhaps flip and let the energy of it move from the retail corner down toward the garage door. Slide the top bar over the NE corner and not the garage door. The NE corner has lost all of its energy and now you look at the garage door. Get the attention onto the NE corner. The retail corner is the real focal point at this intersection.
- e) If water is a feature of the design, it should be constant, not seasonal. Seasonal water will be too little water.
- f) Look at the experience of walking along this block. Is there a way a person walks through a landscape to a special place? How can you make this the side of the street people want to walk along instead of the other side?
- g) One Commissioner has the opinion that water may not even be necessary to create a special moment. Really want this to be a wonderful moment along this wall. The Commissioner feels that you are just stretching the architecture across this façade as the materials and colors are the same as the body of the building. Black metal, slate, and gray metal is continued instead of doing something new, something special. It feels heavy. Other colors and materials could be used here in place of steel and slate.

4. Ground Floor Activity

- a) While this is not a deal-breaker from the Commission, keep looking for active uses on the inside of the building that could be located against the windows. Employee active areas like the kitchen or back bar are interesting active spaces that could be a better option along the ground level than pre-function rooms and meeting areas that may be dark a lot of the time.
- b) The Commission likes to see proposed signage so that the full concept of a building is understood. Often façade areas that seem blank can be enhanced with a well designed sign. Signs could help punctuate the entries and be really interesting on the façade.