



City of Portland, Oregon
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MEMORANDUM

Date: June 30, 2015
To: Portland Design Commission
From: Staci Monroe, City Planner
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Kara Fioravanti, City Planner
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Re: July 9, 2015, Second Design Advice Request
EA 14-194555 DA – Oregon Convention Center Hotel

Please find *revised* exhibits attached for the 3rd Design Advice Request for a potential headquarters hotel for the Oregon Convention Center, including a related public parking garage for the properties bounded by NE 2nd, Holladay, MLK Jr. and Multnomah. The proposal includes the following:

- Hotel with 600 guest rooms, ballrooms plus conference areas and related back-of-house spaces. Service areas are accessed off of NE 2nd.
- Parking garage structure with approximately 385 spaces and commercial ground level uses and a potential future office tower addition along NE Multnomah on Block 49. Garage access proposed off NE 2nd.

The prior two DARs for this project occurred on September 18, 2014 and March 19, 2015. Summaries of these hearings have been attached and some comments from the more recent DAR hearing highlighted for ease. Several significant issues raised in these prior hearings remain. New information on the garage has been provided as well as on the architecture of upper hotel tower.

Staff recommends the following areas of discussion for the July 9th DAR:

1. Past Issues

- a. Plaza and Holladay Frontage – need for art, clarify the entries, blending of public and private spaces, entire Holladay frontage as an important linear connection that should be activated, more inviting Loggia design and abutting retail rather than office use (see pages 12-21).
- b. Porte Cochere – similar to previous design that was not supported by the Commission (information regarding alternate designs studied provided on pages 47-53), need for continuous sidewalk at drop-off area, concerns with turning movements.
- c. Ground Level – need for active uses and transparency, entries and rain protection.

2. Hotel

- a. Architecture – Not much detail has been provided, therefore, Staff recommends the Commission begin discussions on the expectations of the overall quality, materials and details unless a 4th DAR is sought by the applicant.

3. Garage (pages 22-42)

- a. Architecture – appears as an applied skin that exposes large areas of the garage interior, should tie into the hotel materials, colors, etc.

- b. Potential Office Tower – No guarantee that it will happen, therefore, need to ensure the north end is an acceptable design without it (pages 41-42).
- c. Ground Floor – appears complicated – especially at bike areas, extensive area along 2nd dedicated to vehicle and loading access.

Given that the Commission has seen this project a couple of times and is familiar with the context of the site and the reoccurring issues, Staff will not prepare a presentation at the upcoming hearing on July 9th.

In this case, the design review criteria are the *Central City Fundamental Design Guidelines and Lloyd District Design Guidelines* (see attachment). Please contact me at 503.823.0624 with any questions or concerns.

Attachments: 1st DAR Summary dated 9/29/14
2nd DAR Commission Memo dated 3/13/15
2nd DAR Summary dated 4/10/15