



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: November 9, 2015
To: Portland Design Commission
From: Hillary Adam, Development Review
503-823-3581
Re: 15-229299 DA – SW 3rd & Taylor
Design Advice Request Summary Memo November 19, 2015

Attached is a drawing set for the Design Advice Request of two new buildings comprising 7/8 of the block, to include one hotel with a 4-story podium and 20-story point tower and a ½-block 10-story office building. The adjacent Auditorium Building is a historic landmark, separately owned, and is not included within this proposal. The existing Lotus Cardroom & Café and the Ancient Order of United Workers building, both of which were listed on the City's Historic Resources Inventory until November 5, 2015, are proposed to be demolished. Proposed exterior materials for the new buildings are as-yet unidentified. An Adjustment is expected to be requested to reduce the total number of required loading spaces on the entire block from four Standard A spaces to one Standard A space; no loading is proposed on the site of the office building.

The review criteria are the [Central City fundamental Design Guidelines](#) and [33.805.040 \[Adjustment\] Approval Criteria](#) (copies of the guidelines are included with this memo).

Areas for discussion on November 19, 2015:

- **AOUW Building.** When this proposal was first discussed with City staff, the applicant proposed demolition of the Lotus Cardroom and Café and retention of the AOUW Building. The new office building was proposed to rise from the northwest corner of the block and extend over the AOUW Building. While staff was initially resistant to this idea, it became apparent that such a proposal could serve to rehabilitate the structure and could potentially, with some additional changes, result in a bold and dynamic architectural intervention as yet unseen in Portland. Unfortunately, the latest drawings show that the AOUW Building is now proposed to be demolished. Staff appreciates the Commission's comments regarding the currently proposed design versus the previously proposed design.



Previous Design

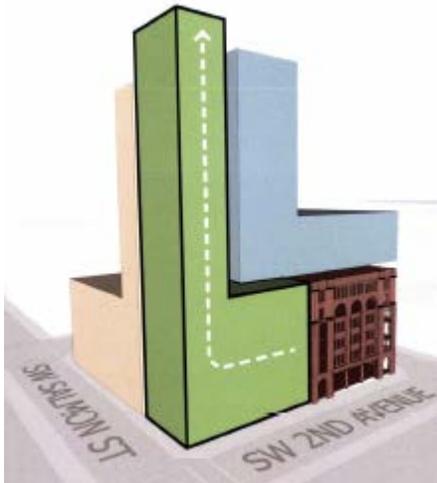


Current Design

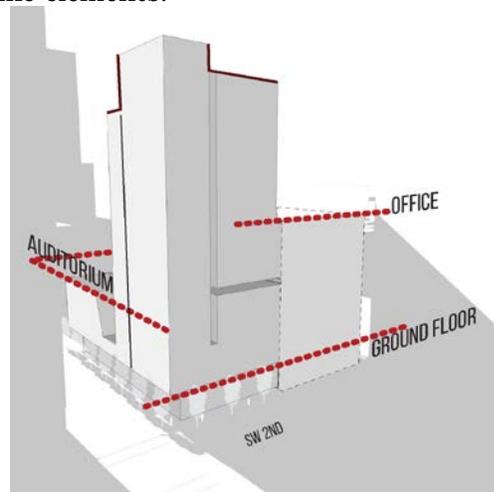
- **Office Building.** The Central City Plan District limits the height of buildings on the north (office) half of the block to 130'; as such, the applicant has designed the building to be 130' in height for the length of the building. However, the Central City Plan District allows the potential for a building up to 250' high provided that the portion of the building directly across from the Yamhill Historic District does not exceed 75 feet in height within 25 feet of the street lot line. The Yamhill Historic District lies across from this property only along the northeastern edge for a distance of 95 feet. Staff raises this as an issue for the sole purpose of noting that additional height could help result in a potentially more dynamic design than what is currently shown.

Compared to the previous design, the current design seems relatively tame. Staff also notes that, unfortunately, the plans and renderings do not appear to match, and complete elevations were not provided, making it difficult to understand the designer's vision for this building; however, the renderings appear to show some articulation. Materials appear to be primarily glass and metal.

- **Hotel Building.** Staff notes that some aspects of the hotel building design appear to be remnants from the previous design, and no longer make sense with regard to the cohesiveness of the design; this is particularly true on the east façade. Staff notes that the design may be stronger if the darker portion of the east façade was more integrated with the design or if the datums aligned as in the previous version; currently, the changes in the façade articulation seem relatively arbitrary. It is also unclear what the proposed materials are for this building or the quality of the ground level treatment, including the canopy-like elements.



Previous Design



Current Design

- **Loading Adjustment.** When staff first considered the proposal, the two buildings were connected and one loading space was proposed. PBOT noted that a loading demand analysis would be required in order to consider the request. The buildings are now shown to not be connected are therefore two building, each of which require two Standard A loading spaces; however only one loading space is shown on the hotel site and zero spaces shown for the office site. Staff notes that there will be a higher burden to demonstrate that one on-site loading space is sufficient. Therefore, the Commission may want to consider the possibility that loading may have to be accommodated within the office building.

Please contact me with any questions or concerns.