



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

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MEMORANDUM

Date: January 21, 2016
To: Portland Design Commission
From: Benjamin Nielsen, Land Use Review, 503-823-7812
Re: 15-252476 DA – Marriott City Center Addition
Design Advice Request Summary Memo January 28, 2016 hearing

Please find the exhibits attached for the Design Advice Request for **a new four (or possibly only two) story addition** to the existing Marriott City Center Hotel in the Downtown Subdistrict of the Central City Plan District.

Project Summary – The subject site occupies $\frac{3}{4}$ of the block bounded by SW Washington, SW Alder, SW Broadway, and SW 6th Ave. The proposed addition will be located atop the existing parking structure on the east half of that block, facing SW 6th Ave. It includes the following:

- **Zoning.** CXd – Central Commercial with Design Overlay.
- **Height.** Allowed = 460 feet. Proposed = approx. 210 feet.
- **FAR.** Allowed = 15.0:1. Existing FAR = approx. 13.3:1 based on city records or approx. 12.7:1 based on the applicants' calculations.
 - City staff and the applicants will work to resolve this discrepancy before the design review hearing. The applicants have proposed transferring in additional FAR from a landmark building in Old Town, since their 4-story design options will place them over the site's maximum allowed FAR.
- Either **2 or 4 stories of new hotel rooms above the existing parking garage.** The drawing packet includes two options at 4 stories; however, the applicant has verbally indicated that 2 stories may be all that the parking garage is capable of supporting structurally.
- The addition will be supported by large steel pylons and cross beams, with a separation between the top of the garage and the base of the addition.
- **Materials.** Metal panel (Omega-1-Piece), standing seam metal, stucco (on stair wells), profile metal panel (mechanical screening), and fiberglass windows.
- **Three options.** The applicant has presented three design options – one which incorporates a grid pattern of larger windows at four stories, one which incorporates a shifting pattern of smaller windows at four stories, and a final option which incorporates the same grid pattern of larger windows at two stories instead of four.
- **No modifications or adjustments** have been identified at this time.

DAR Discussion Items – Staff has identified the following potential areas of discussion for the January 28th DAR hearing:

1. **Composition.** Both the Marriott Hotel and the existing parking structure incorporate traditional massing and articulation patterns, including a tripartite design of base (approximately 2 stories, clad in concrete), middle (brick), and top (varies). Both buildings also incorporate vertical structural piers which are expressed on the façade, though this expression is much stronger on the parking structure. Both buildings also reference traditional punched openings, though on the Marriott Hotel, these openings aren't so much punched as they are simply glazed. In contrast, on the parking structure, though there is no glazing, the punched openings read as being quite deep even though the large bays themselves, together with the piers, seem to reference the landmark Commonwealth

(Equitable) Building across the street more than the more-numerous traditional commercial buildings nearby. The proposed windows and façade patterning seem to have little relation to either the parking structure below or the Marriott Hotel to the west. Please provide guidance on whether a break in the established patterns is acceptable, and consider on how successful these two options are.

- 2. Materials.** The existing hotel is clad in brick with a concrete base, as is the parking garage, which was built later and required to be clad in brick on the upper stories as a condition of its design review, though it has a considerable amount of concrete on its upper stories as well. The proposed metal panel provides a distinct break in the pattern. Stucco is used to clad the stairwells running down from the addition through the parking garage. Though it is set inside of the parking garage walls, it still appears visible and adds another material to the palette. Please provide guidance on material choices.
- 3. Exposed structural system.** The structure supporting the proposed addition is exposed, leaving a large gap between the existing parking garage and the new structure, and the structure itself is quite prominent and expressive. Please provide guidance on whether this area should be open or enclosed, and if it should be enclosed, please discuss material possibilities.

Approval Criteria

The design review approval criteria are the Central City Fundamental Design Guidelines.

Please contact me with any questions or concerns.

Attachments: Applicable Design Guidelines
Applicants' Drawings