



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## MEMORANDUM

**Date:** October 9, 2017  
**To:** DLR GROUP \*PETE MILLER\* & GRAVES HOSPITALITY \*MATTHEW MERING\*  
**From:** Hannah Bryant, City Planner  
[Hannah.bryant@portlandoregon.gov](mailto:Hannah.bryant@portlandoregon.gov) | 503-823-5353  
**Re:** 17-172442 DA – Boutique Lifestyle Hotel  
Design Advice Request Summary Memo, October 5, 2017

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the October 5, 2017 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit:  
[http://efiles.portlandoregon.gov/webdrawer/search/rec?sm\\_class=uri\\_7547&count&rows=50](http://efiles.portlandoregon.gov/webdrawer/search/rec?sm_class=uri_7547&count&rows=50)

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on October 5, 2017. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your formal land use application, or if you desire another Design Advice Request meeting with the Commission.

*Encl:*  
Summary Memo

*Cc:* Design Commission

This memo summarizes **Design Commission** design direction provided on **October 5, 2017**.

**October 5, 2017:** Julie Livingston, Andrew Clarke, Sam Rodriguez, Jessica Molinar.

### **Executive Summary:**

The Commission celebrated the strong response to previous comments at the first DAR. Conversation focused on the strategies to engage with the street despite the sloping site. Commission was pleased with the more dynamic façade, the well-integrated glass penthouse and the active ground floor.

### **Entrance Locations**

- When Commission understood that locating the primary entrance off SW Alder would require a Modification to Transit Street Main Entrance Standards (33.130.242), it was unanimous that locating the Main Entrance off SW Alder would **not** meet the Modification approval criteria. The Main Entrance must face SW 10<sup>th</sup> Avenue. It felt that an entrance off SW 10<sup>th</sup> is a better urban condition.

### **Ground Floor Height on SW 10<sup>th</sup> Frontage**

- Commission felt the Main Entrance needs to be at grade with the adjacent sidewalk, and elevation changes need to be resolved internally. It did not mind the wide stair seating separating the loading area from the lobby, as presented at the first DAR.

### **Materials and Façade Articulation**

- Commissioners agreed that the success of the façade will depend on a deep punch to the windows.
- The vertical fin appears too thick. Its scale is critical to the success of this element. Commission and applicants discussed a thinner, possibly tapered, fin. The details of the fin are critical to it being a high quality and successful piece of architecture.
- Canopies, as currently proposed, are great and appreciated by Commission.
- The glass penthouse is well-integrated. Future design evolution should consider its glazing and design to ensure that it has the desired lantern-like effect without over-illuminating the skyline.

### **Loading | Food Stalls**

- Commissioners are generally supportive of the concept, but feel that to be a successful public space, the loading must be designed as a public space, with patio-type hardscape material, so it doesn't feel like a loading zone. One Commissioner expressed that he prefers the loading area vertically separated from the lobby by stairs. Without clarity on whether the PBOT loading Adjustment will be granted, all agreed that the architecture and concept need to work even if the Adjustment is denied and food stalls are not feasible.

### **Next Steps**

- PBOT Required Loading Analysis – If you have not already contracted with a traffic engineer to conduct a loading analysis to support the Adjustment request, please do so as soon as possible. Clarity regarding the Adjustment approval is necessary prior to Design Review approval.
- OLCC Policy on Sidewalk Alcohol service – Please verify the approvability of the walk-up bar, as shown on the proposal, prior to the next submission. Staff experience indicates that this is not a legal configuration. If this is not approvable, it may impact ground floor active use at this bay.

**Exhibit List**

- A. Applicant's Submittals
  - 1. Original drawing set
  - 2. DAR #1 drawing submittal
  - 3. Applicant's DAR #1 presentation
  - 4. DAR #2 drawings submittal
  - 5. Applicant's DAR #2 presentation
- B. Zoning Map
- C. Drawings
  - 1. Floor Plans (4 pages)
  - 2. South & East Elevation
  - 3. North & West Elevation
  - 4. Building Section
  - 5. Wall Assembly
  - 6. Bike Rack Modification
  - 7. Loading Space Adjustment
- D. Notification
  - 1. Posting instructions sent to applicant
  - 2. Posting notice as sent to applicant
  - 6. Applicant's statement certifying posting
  - 7. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments: None
- F. Public Testimony: None
- G. Other
  - 1. Application form
  - 2. EA Notes
  - 3. DAR #1 Memo to the Commission, dated August 9, 2017
  - 4. Staff Presentation at DAR #1
  - 5. DAR #1 Hearing Summary, dated August 30, 2017
  - 6. DAR #2 Memo to the Commission, dated September 28, 2017
  - 7. Staff Presentation at DAR #2