



City of Portland
City Council

Type III Land Use Review

LU 19-145295 DZ

Hyatt Place
350 NW 12th Ave.

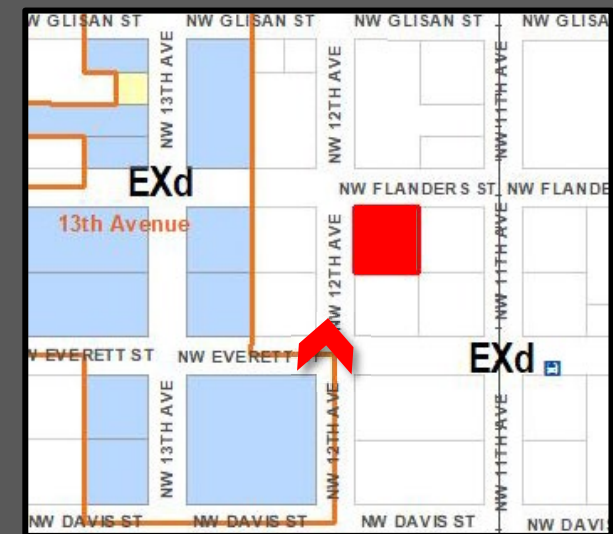
August 20, 2020: City Council Appeal Hearing

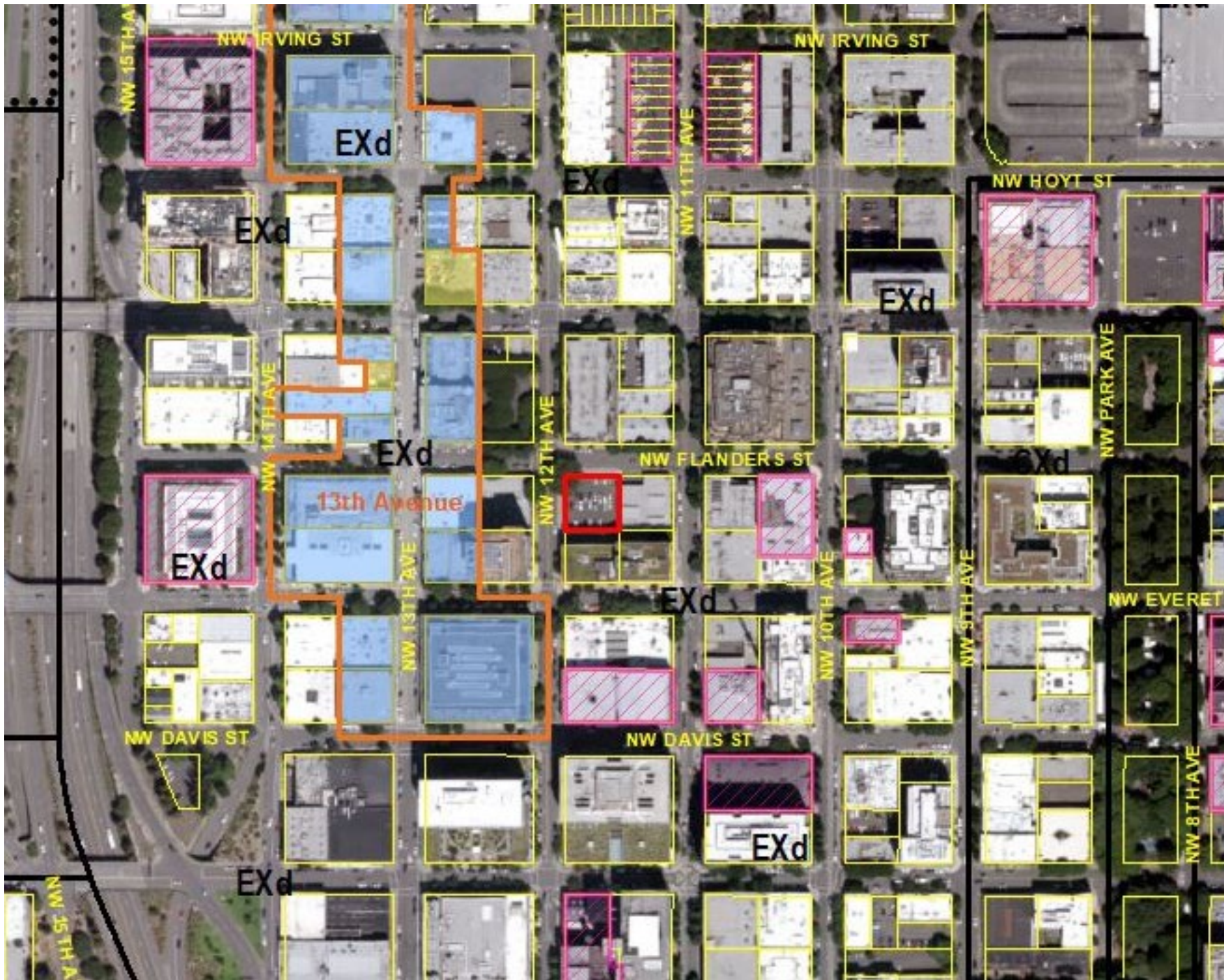
Staff Presentation



Program Overview

- 23-story, 250' tall (including rooftop elements) mixed-use building on a quarter block
- Ground floor hotel and residential entry, hotel lobby and café/lounge area
- Levels 2-11: 160 hotel rooms and support spaces.
- Levels 12-23: 113 one-bedroom and studio units with balconies.
- Level 22: Shared amenity spaces.





Site

- Central City Plan District
- Pearl Sub-District
- Adjacent to:
 - 13th Avenue Historic District
 - North Park Blocks
- NW Flanders St:
 - Local Service Street;
 - Flanders Bikeway Project
 - (Major City Bikeway;)
 - Major City Walkway
- NW 12th Ave:
 - Local Service Street;
 - City Bikeway;
 - Major City Walkway
- Pearl District Bicycle District
- Central City Pedestrian District

Zoning

Base Zone:

EX – Central Employment

Overlay:

d - Design Overlay

Floor Area Ratio:

6:1 base, 3:1 bonus possible
and unlimited FAR transfers
(approx. 18.7:1 proposed)

Height:

100' base, 250' bonus
(250' proposed)



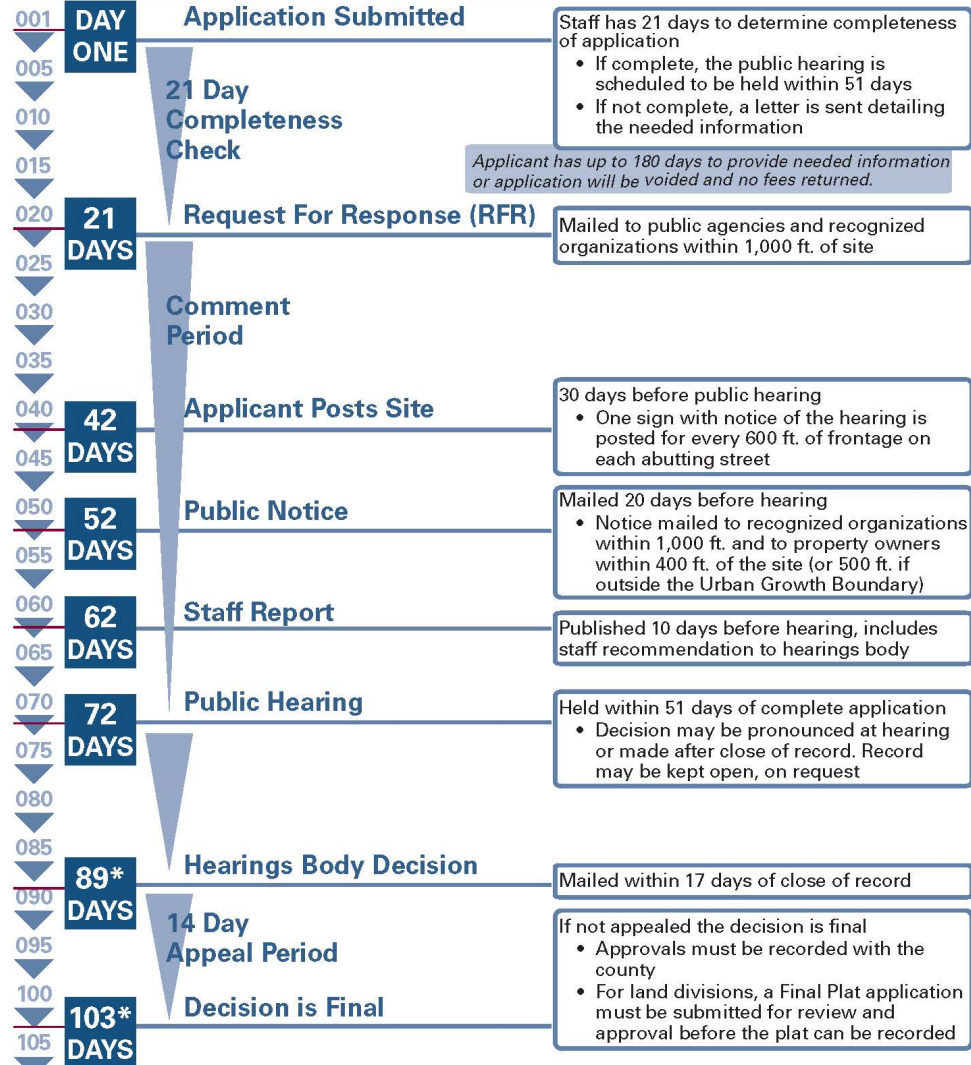
Oregon Statewide Planning Goals





Type III Land Use Review Procedure

Pre-Application Conference is required for all Type III Procedures, valid for one year • Neighborhood contact and contact documentation is required for Type III Land Divisions and some other Type III Reviews



*Timeline reflects Portland City Code requirements in 33.730.030. Oregon State law requires a final local decision within 120 days of complete application. Applicants always retain the right to postpone the decision. As noted above, requests to keep the record open may cause the timing of the decision to vary. Comprehensive Plan Map Amendments and Goal exceptions require a second hearing before City Council and are not subject to the 120 Day Rule.

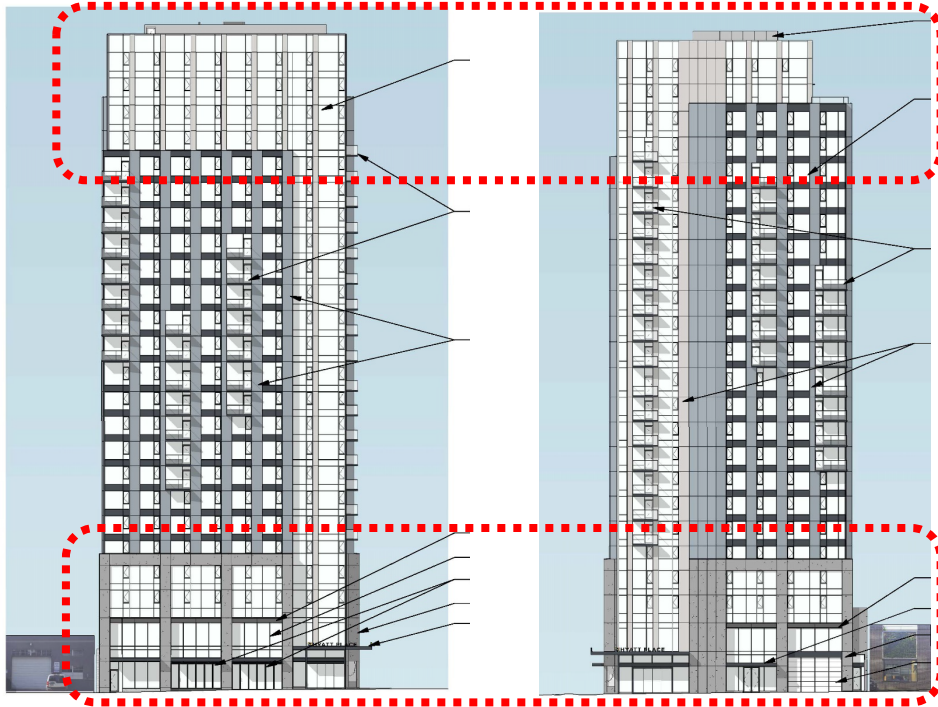
Type III Design Review

Procedural History:

- **April 09, 2019: Land Use Application Submitted**
- April 30 , 2019: Application deemed complete
- July 18, 2019: Design Commission Hearing #1
- November 21, 2019: Design Commission Hearing #2: Concluding with PNID requesting the Record being held open as follows:
 - December 06, 2019: 14 days for New Evidence – 97 responses received.
 - December 20, 2019: 14 days for a Response to New Evidence – 1 response received.
 - January 03, 2020: 14 days for applicant's Final Statement deadline – Final Statement received.
- January 09, 2020: Design Commission Hearing #3 Closed Record Hearing, Commission tentative approval
- January 16, 2020: Design Commission Hearing #4 procedural final vote of the adoption of Final Findings for approval.
- February 18, 2020: Appeal Form Submitted
- February 24, 2020: Notice mailed for City Council appeal hearing on March 19, 2020
- March 12, 2020: Due to COVID, Re-Notice for change of Council hearing from March 19, 2020 to June 04, 2020
- May 29, 2020: Due to CC2035 Remand, Re-Notice for change of Council hearing from June 04, 2020 to August 20, 2020
- June 23, 2020: Re-Notice mailed for City Council appeal hearing clarifying appellant as PNID
- August 20, 2020: Appeal Hearing before City Council

Design Commission Issues

- Base of Tower
- Art / Water Feature
- Top of Tower
- Lighting
- Coloration

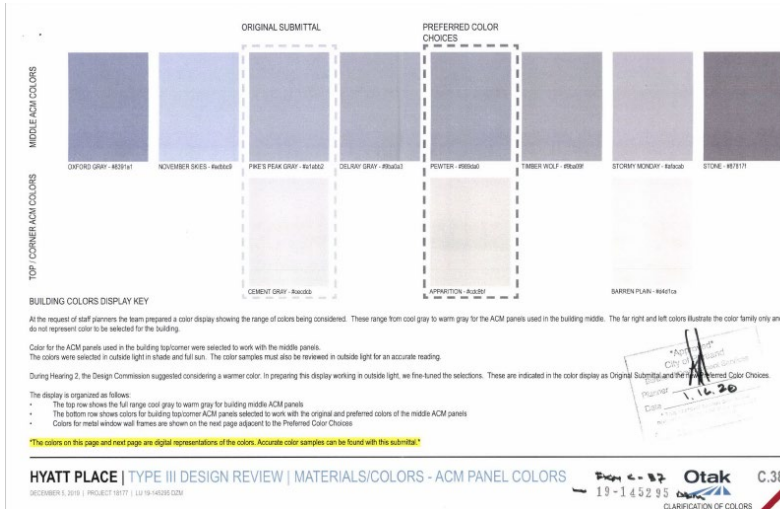
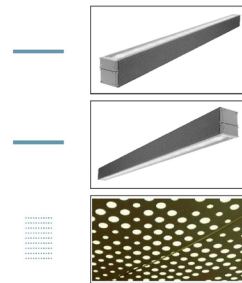
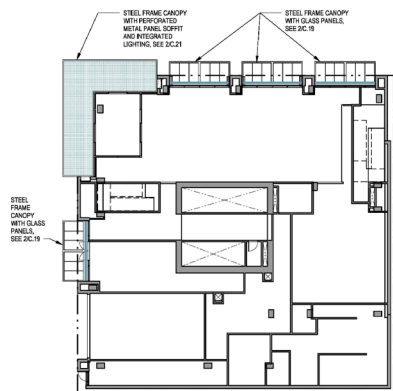


Base of Tower

Top of Tower

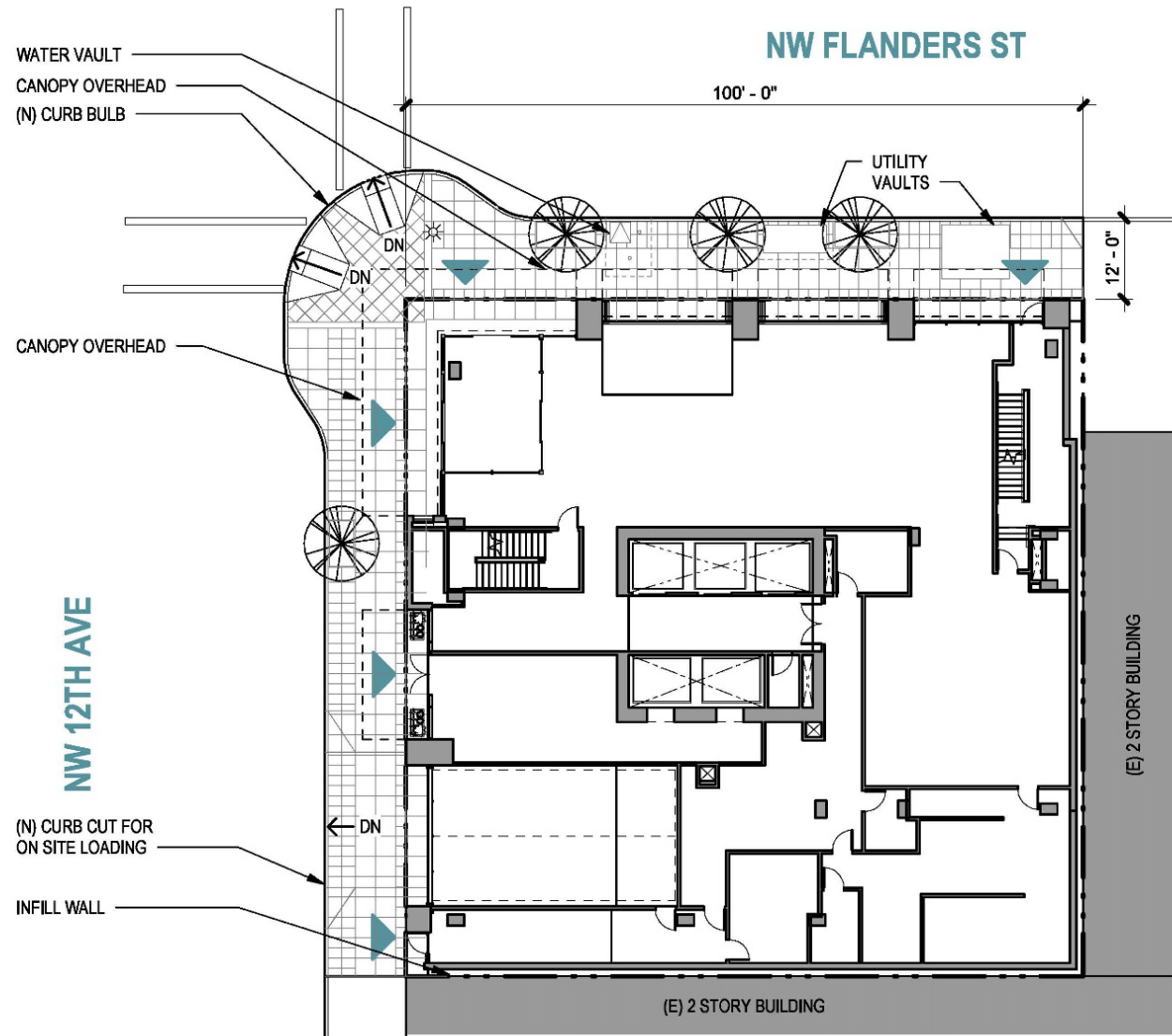


Art / Water Feature



Lighting

Coloration



1 SITE PLAN
1" = 20'-0"

Appellant's Appeal Issues:

Traffic Impacts:

- Bullet Points #1, 3, 10, 11, and 13

Compatibility, Context, and Intensity:

- Bullet Point #2, 4, 5, 6, 7, 8, 12, 14, and 15

Tree:

- Bullet Point #9

Traffic Impacts:

- ## Compatibility, Context, and Intensity:

- ## Tree:

- EA Douglas (IGD Tech Services)/BPO Tech Services Team
 ga/projects/District_Lakeview/OrlandoCity_District/maps/12027_South_Peak_bldg_heights_2001

Appellant's Appeal Issues:

Traffic Impacts:

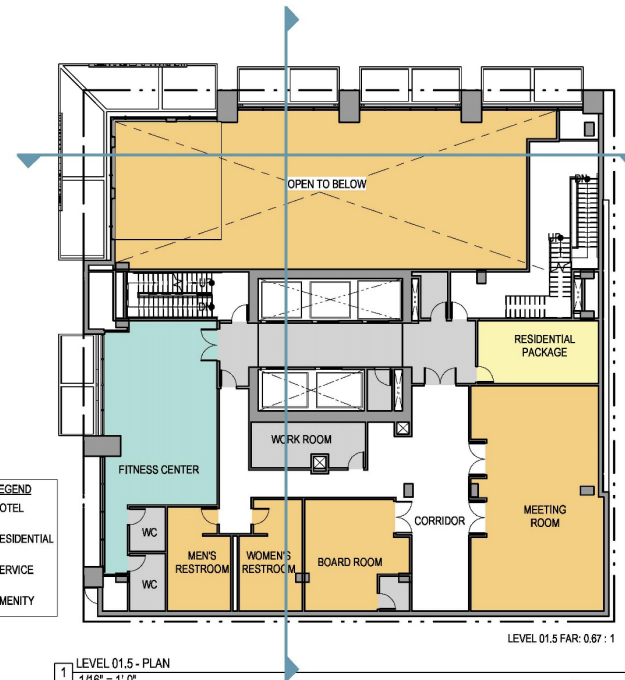
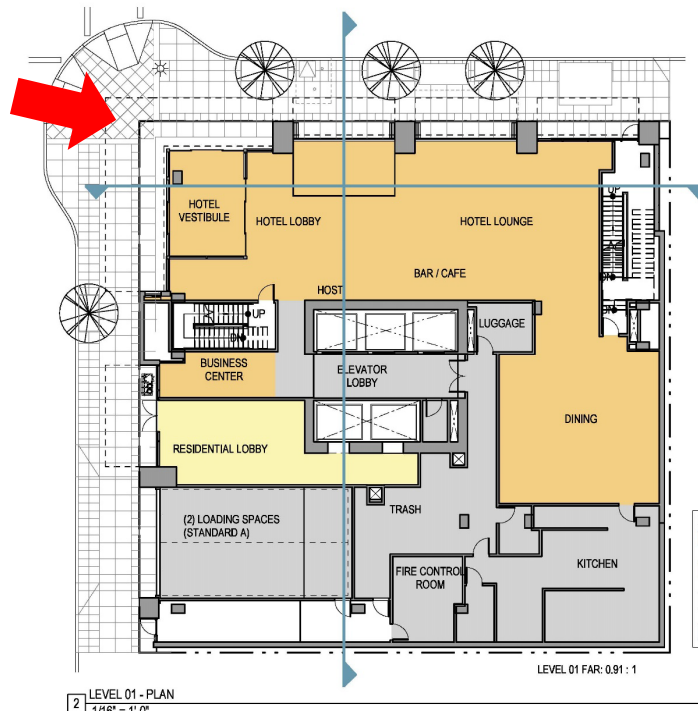
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Compatibility, Context, and Intensity:

- Bullet Point #2, 4, 5, 6, 7, 8, 12, 14, and 15

Tree:

- Bullet Point #9



Alternatives Facing Council

When you are ready to take a vote, these are the alternatives facing Council:

Deny the appeal and uphold the Design Commission's findings and conditions of approval.

Deny the appeal and uphold the Design Commission's findings and conditions of approval, but with revisions to the proposal that require modified findings or conditions.

Grant the appeal and modify the Design Commission's findings and conditions.

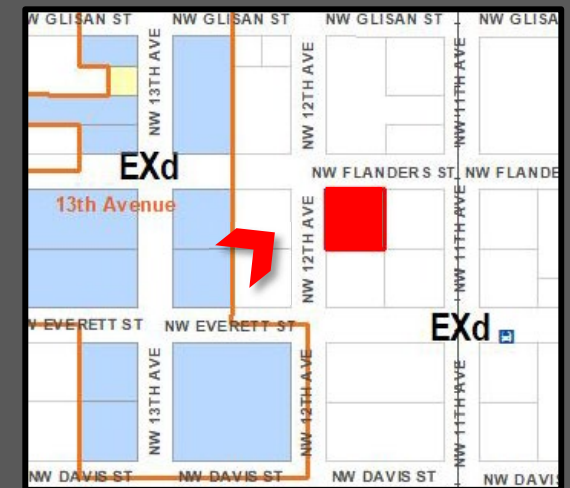
Area Context

- Looking North on NW 12th Ave.



Area Context

- View of the site from NW 12th Ave.



Area Context

- Looking east on NW Flanders



Area Context

- Looking south on NW 12th Ave.



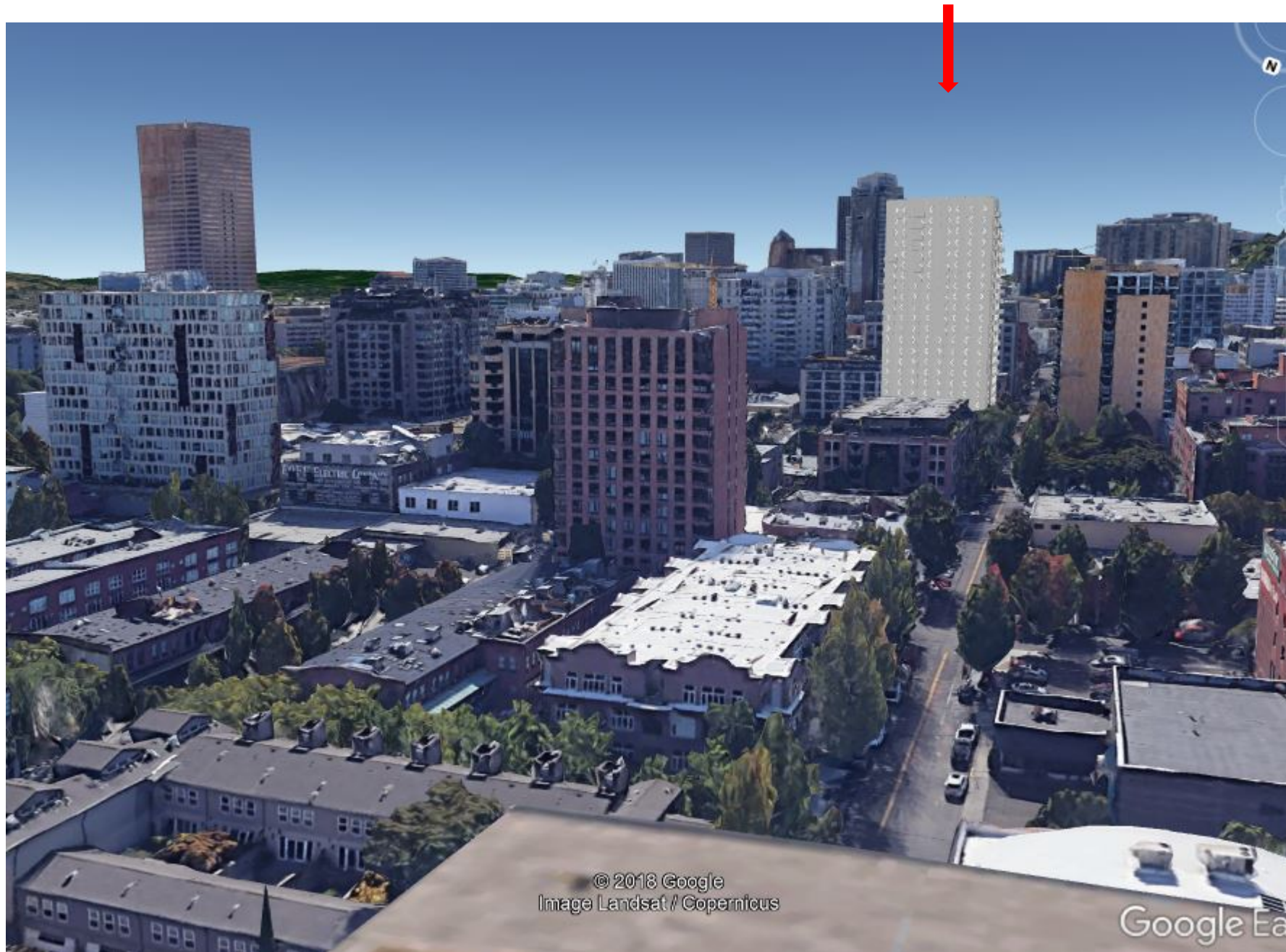
- Looking west on NW Flanders



Area Context

- View from 13th Ave
Historic District





Area Context

- Aerial view of site

Area Context

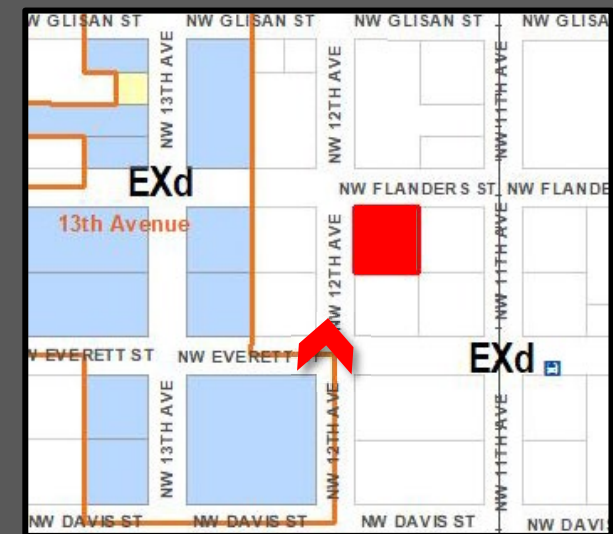
- Flanders Greenway



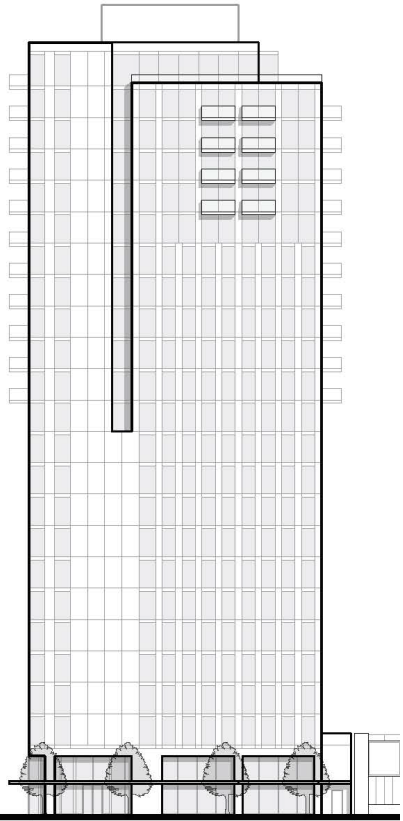


Program Overview

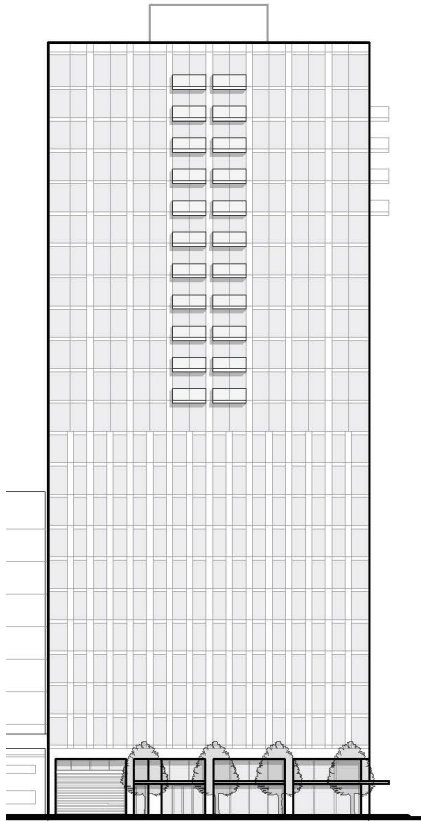
- Two standard A loading spaces are accessed from NW 12th Ave
- Metal ACM panel, window wall systems, cast-in-place concrete, aluminum storefront systems.
- ~~Modification: To long-term bicycle parking, reducing the width from 24" to 18".~~



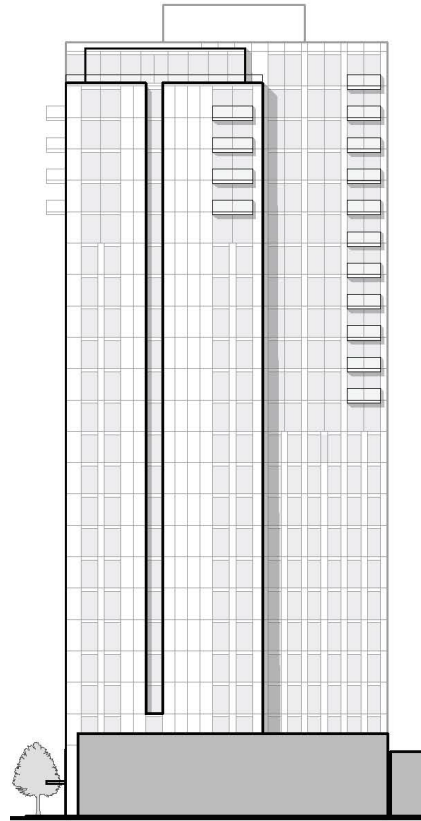
DAR #1



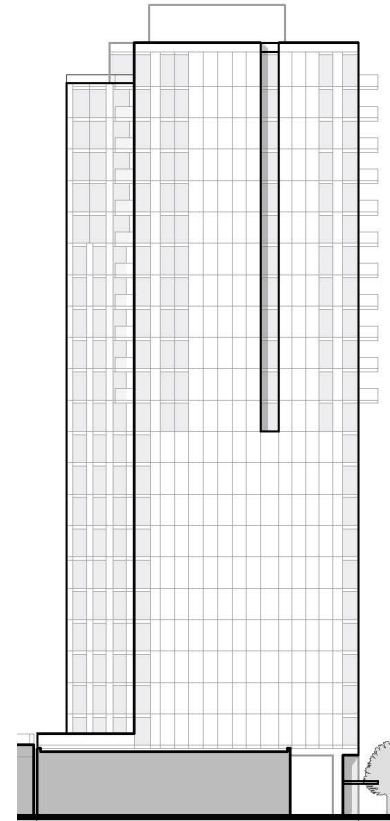
West



North



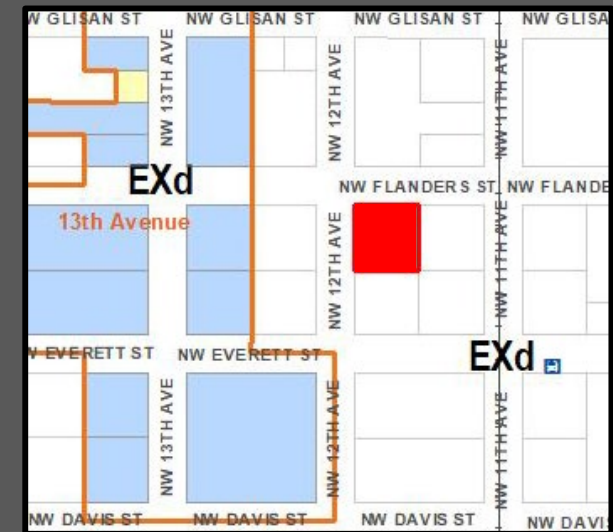
South



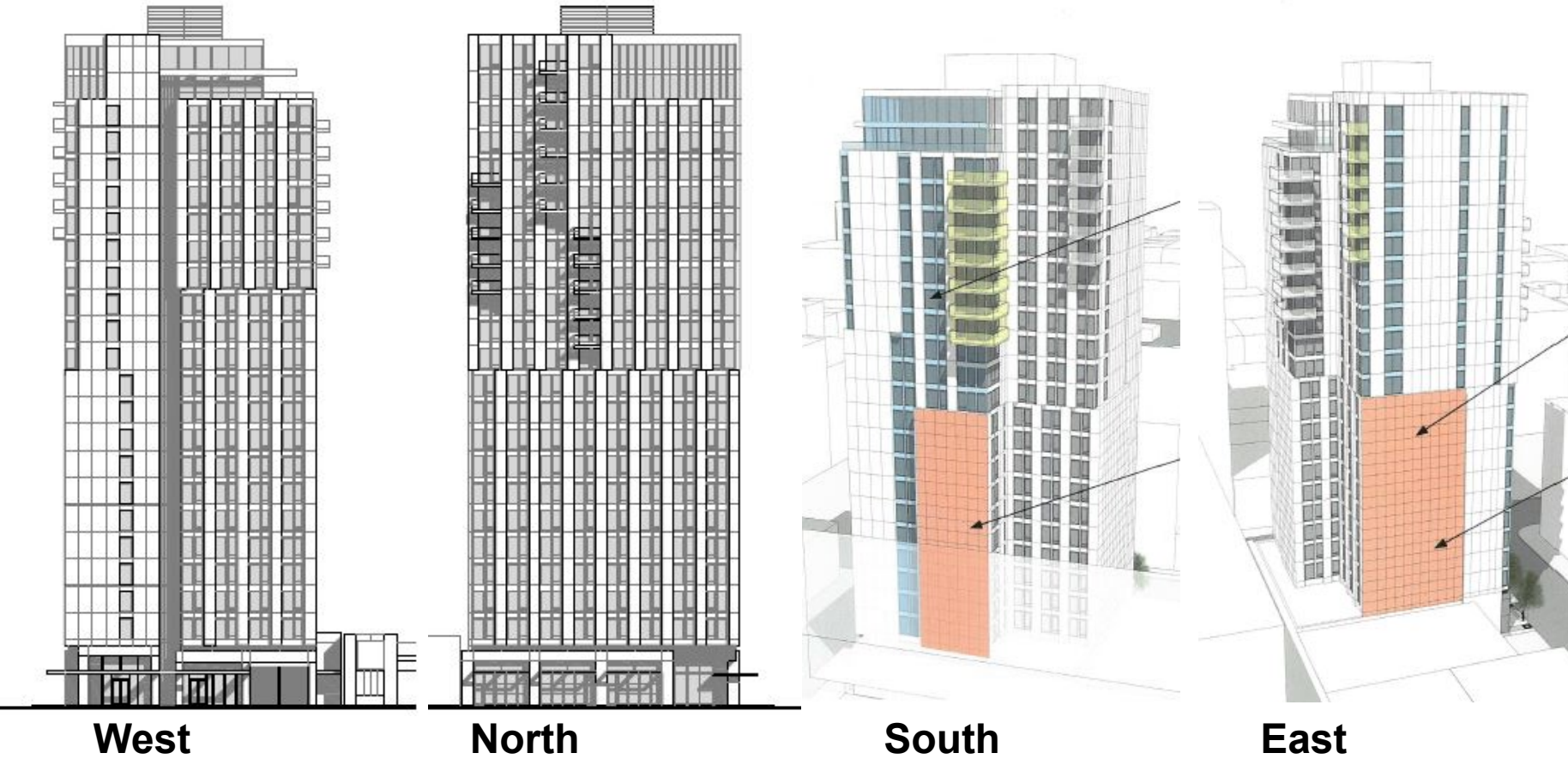
East

Project History

- Pre-App
- 2 DARs
- Hearing #1: July 18, 2019

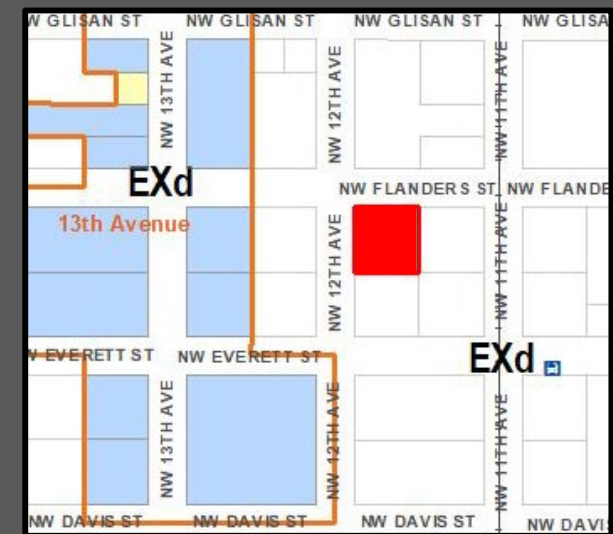


DAR #2

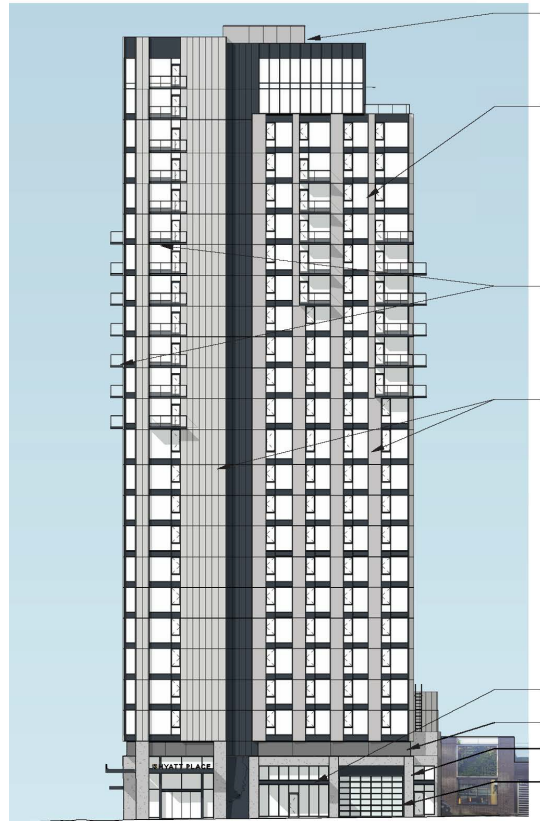


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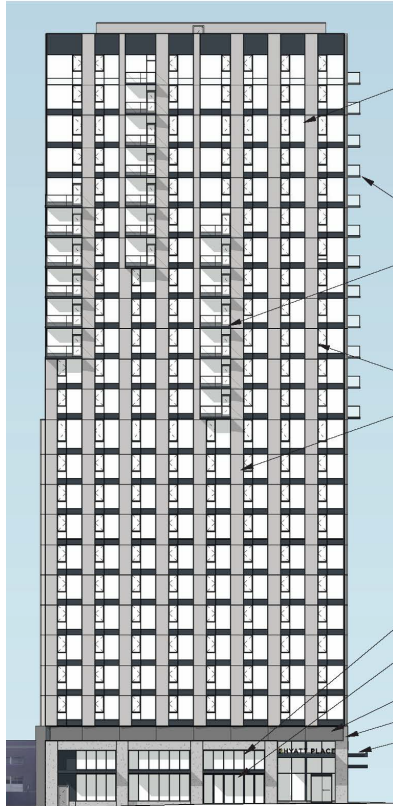
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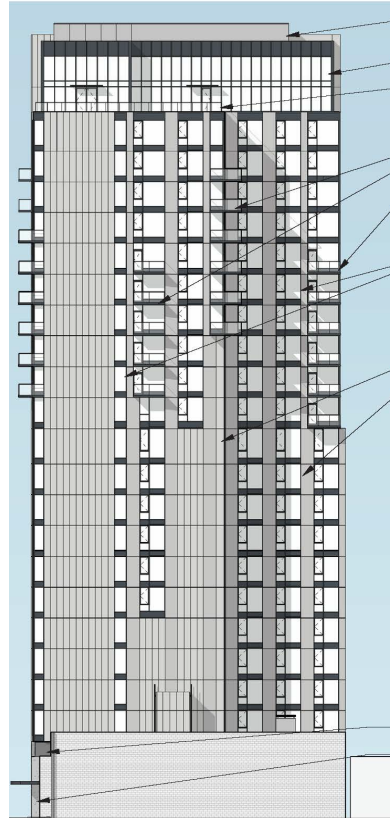
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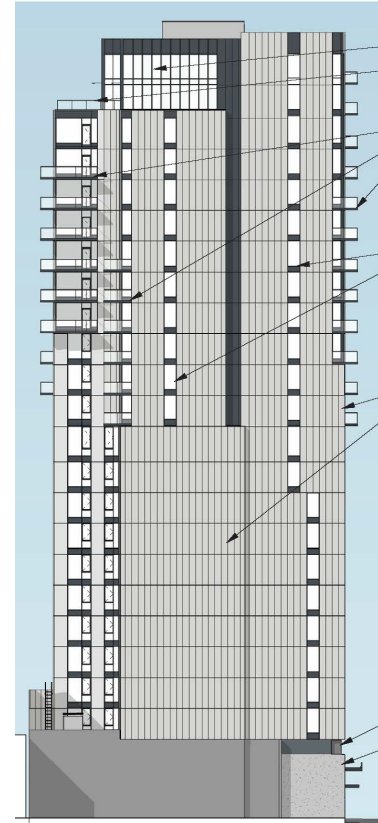
West



North



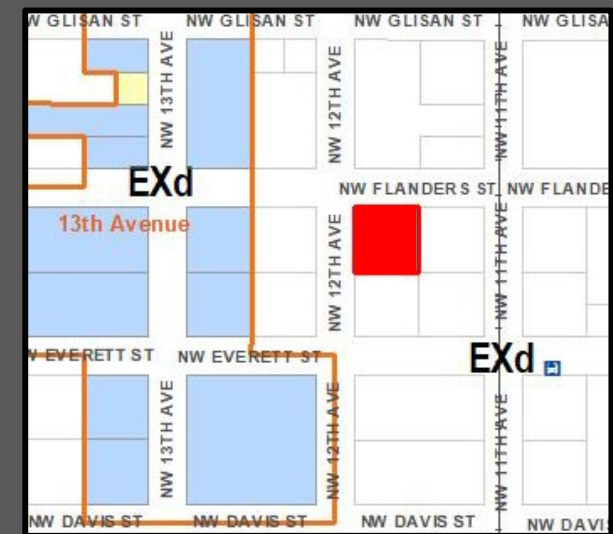
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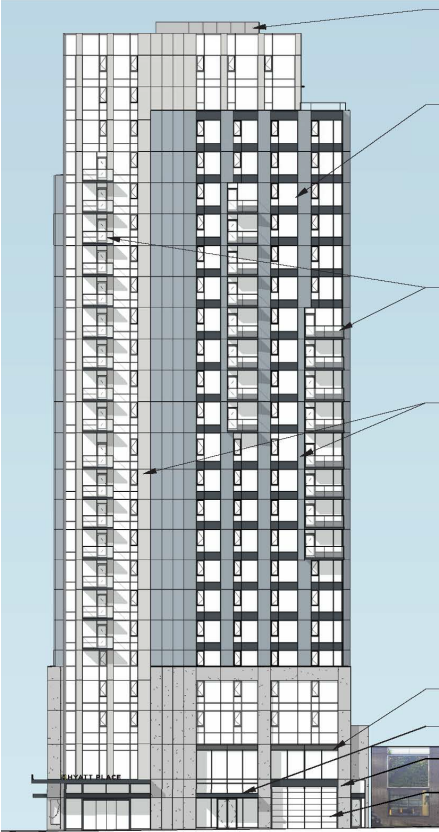
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Project History

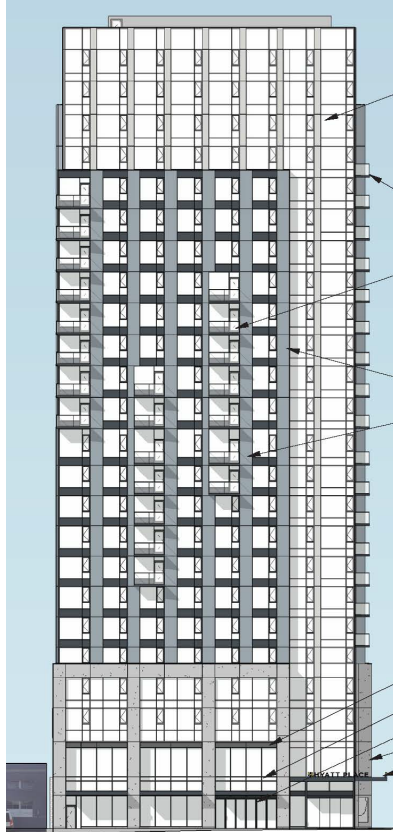
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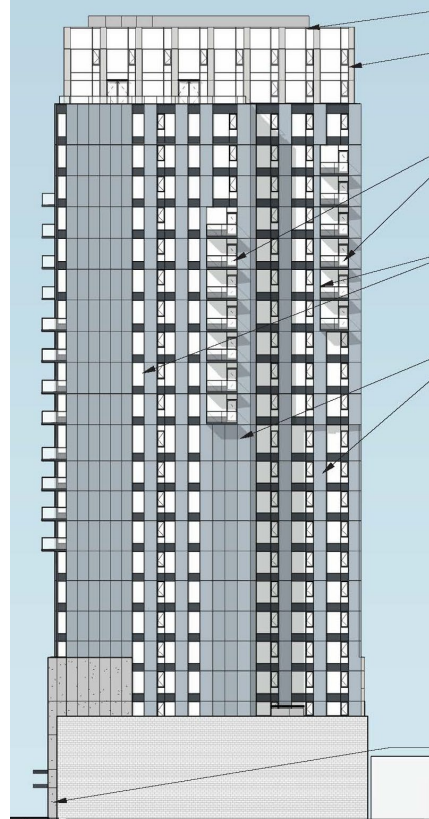
Hearing #2: November 21, 2019



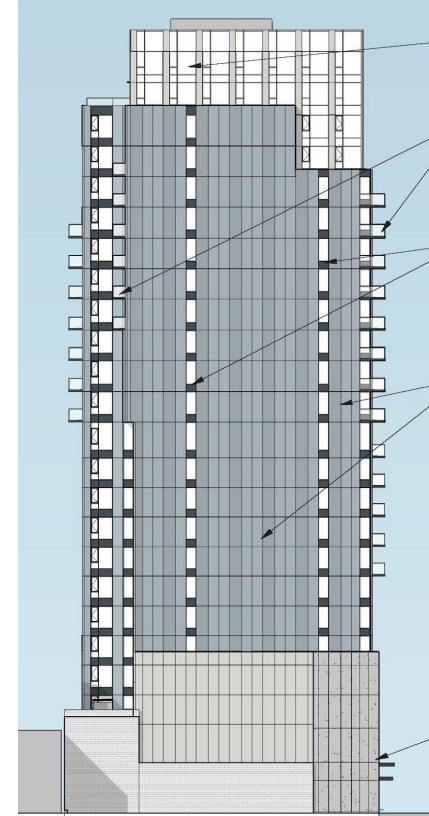
West



North



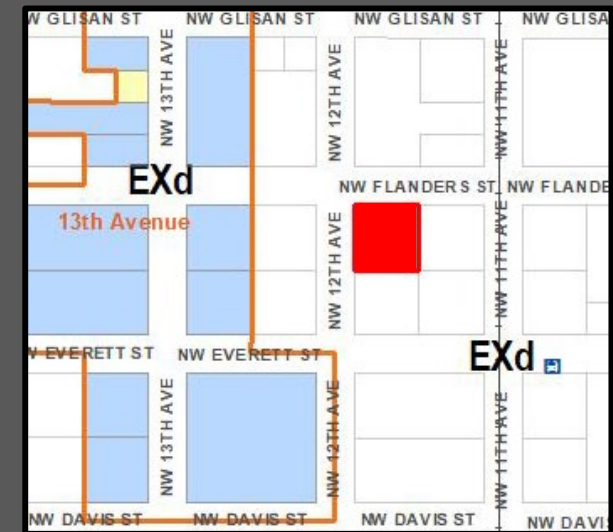
South



East

Project History

- Pre-App
- 2 DARs
- Hearing #1: July 18, 2019



August 19, 2020

City of Portland ||
Bureau of Planning and Sustainability ||
Geographic Information Systems

South Pearl - Approximate Building Heights

Legend

- Building Footprints w/
estimated heights*
- Tax Parcels
- Parks
- Historic Landmarks
- Contributing Properties to
Historic District

*some building heights may not be
populated for newer development



0 80 160 Feet

The information on this map was derived from City of Portland GIS database. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

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Bureau of Planning and Sustainability
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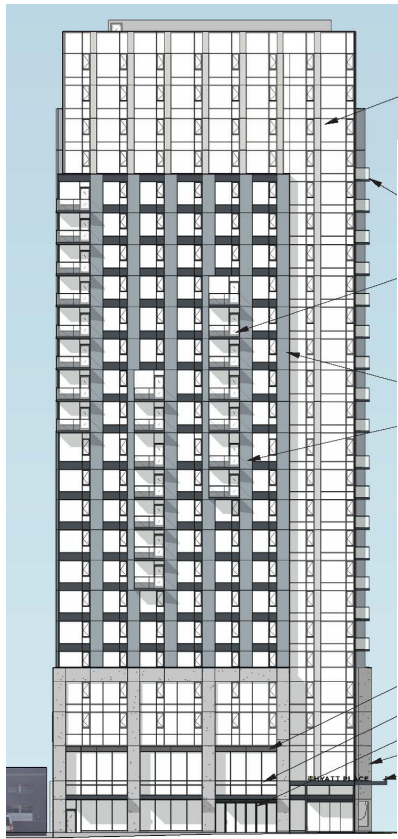


City of Portland, Oregon

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Applicant Presentation

Staff Recommendation



Conditions of Approval:

C. An additional folding storefront system be added to the building's ground floor, on the north elevation, to the bay immediately east of the bay already proposing a folding storefront system.

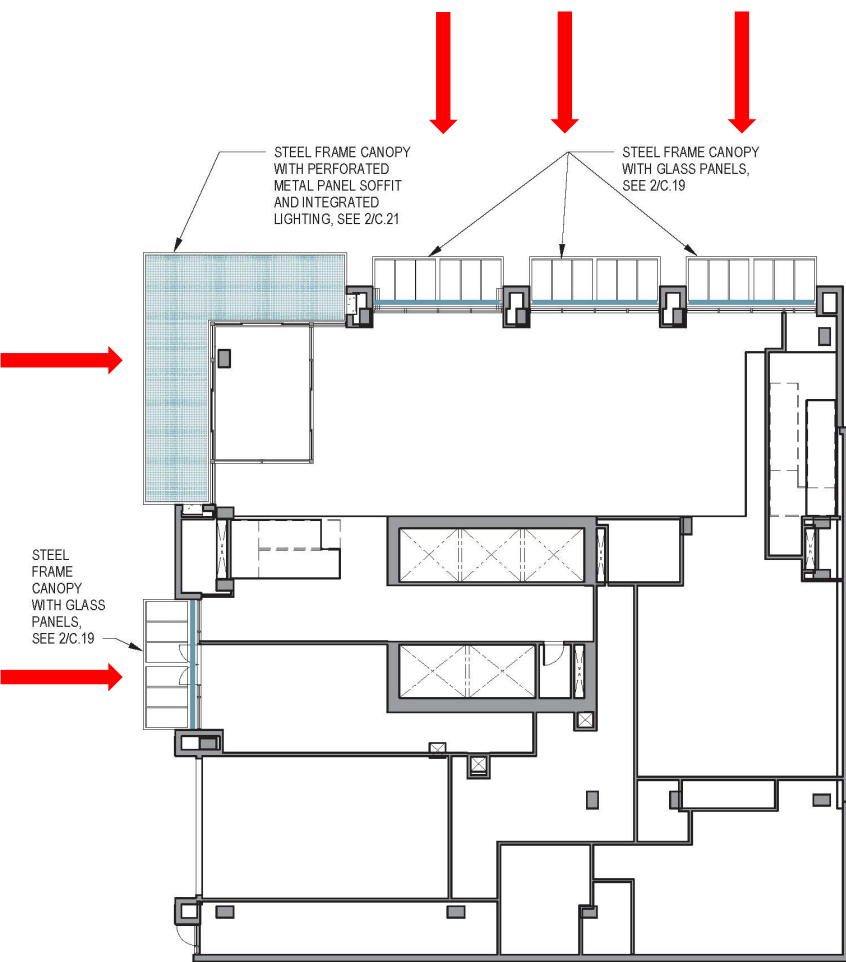
D. The corner canopy be constructed to match the other canopies on the building, regarding glass construction and transparency.

E. The 2nd level mechanical equipment be screened in the similar manner, with similar materials (folded metal panel), to the 22nd floor mechanical screening.

F. The applicant provides accurate drawings, details and renderings at the November 2019 hearing that clearly illustrating the "slight variation of color" that is mentioned regarding the top of tower.

G. The applicant provides additional clarifying lighting drawings, details and cut sheets at the November 21, 2019 hearing, which further meet the Guidelines and minimize all skyline lighting.

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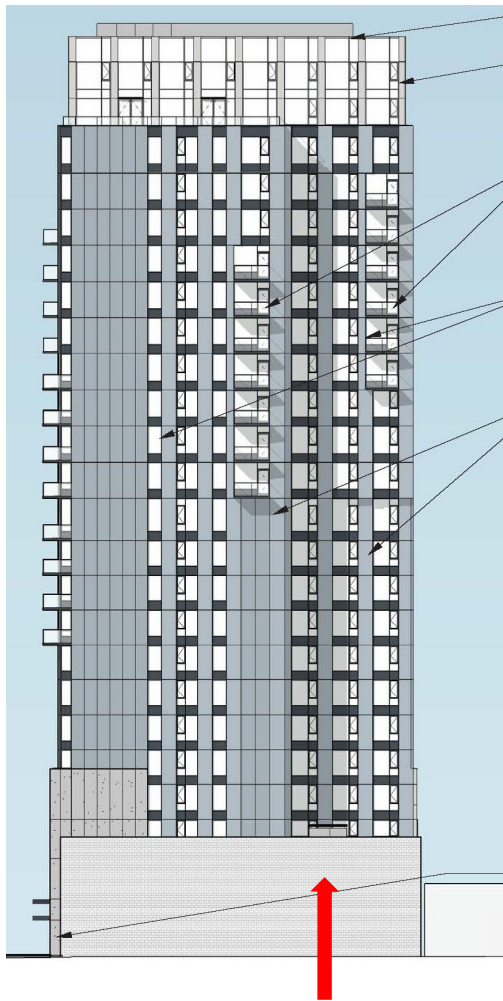
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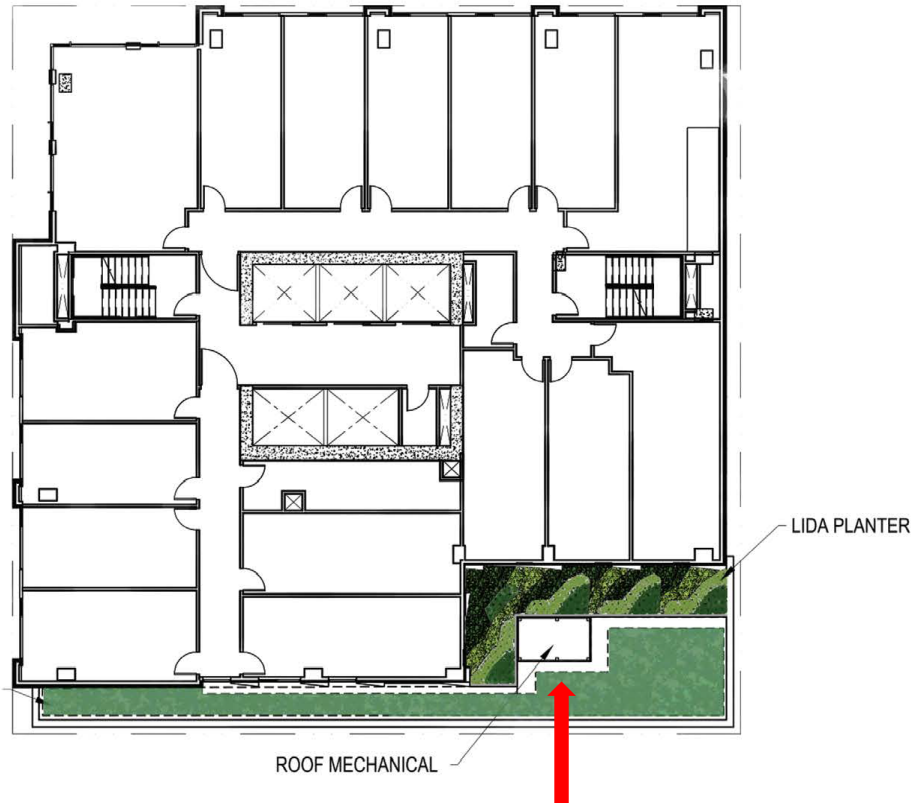
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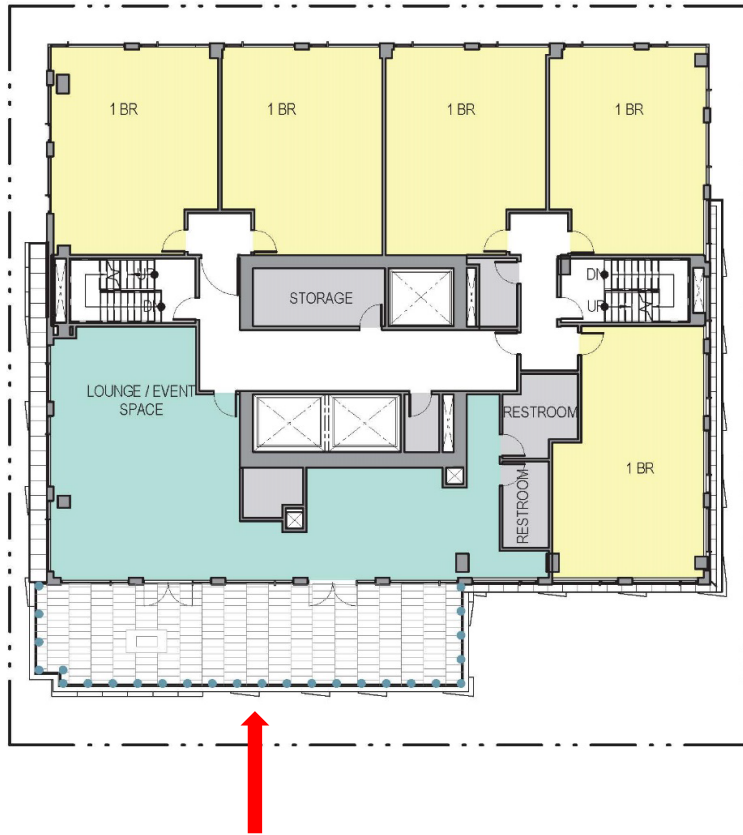
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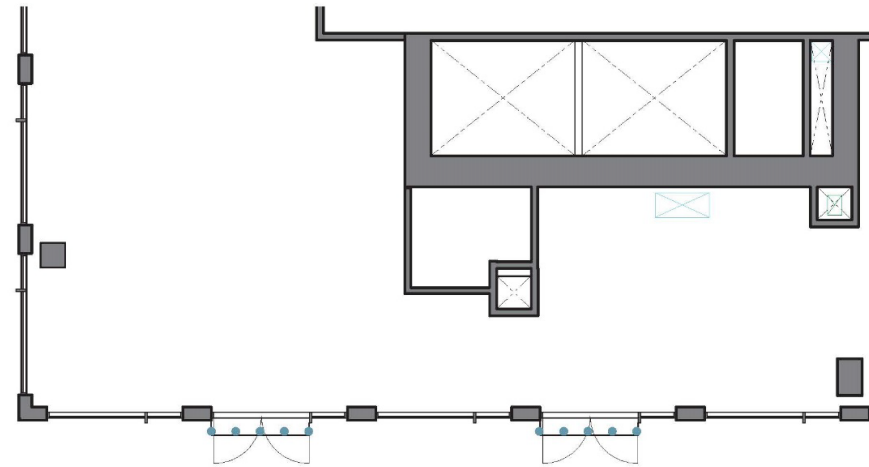
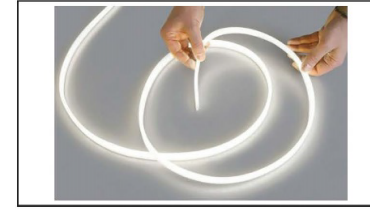
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**Staff recommends Approval with
Conditions of Approval**

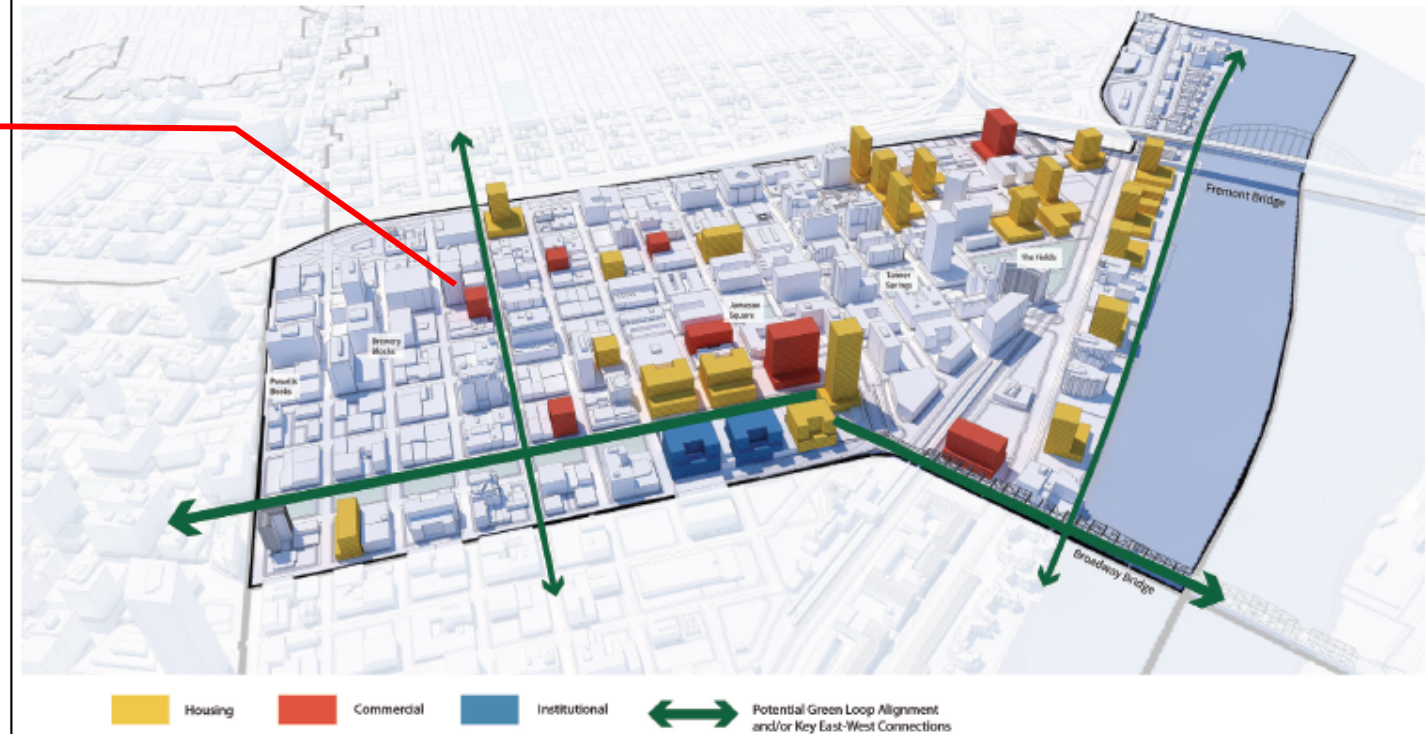
- **Bureau of Planning and Sustainability**
- **Portland Bureau of Transportation**

2035 VISION

A highly livable and multimodal urban neighborhood, the Pearl is a culturally and ethnically diverse, family-friendly complete community, with excellent access to public amenities including the Willamette River, retail services, cultural institutions and public transportation.

The district is a 21st-century model of social, environmental and economic sustainability. Its industrial past and historical assets, high quality mixed use development, exciting urban riverfront, shops, art galleries and restaurants attract visitors from all over the world, creating an ideal setting for its numerous creative sector businesses.

Site



Between 2010 and 2035, the Pearl is expected to grow by 6,000 households and 4,000 jobs, for a total of 11,600 households and 14,700 jobs. This rendering illustrates a possible development scenario approximating future growth. The arrows illustrate a potential Green Loop alignment and key flexible street connections leading to the river and adjacent neighborhoods.

KEY ELEMENTS

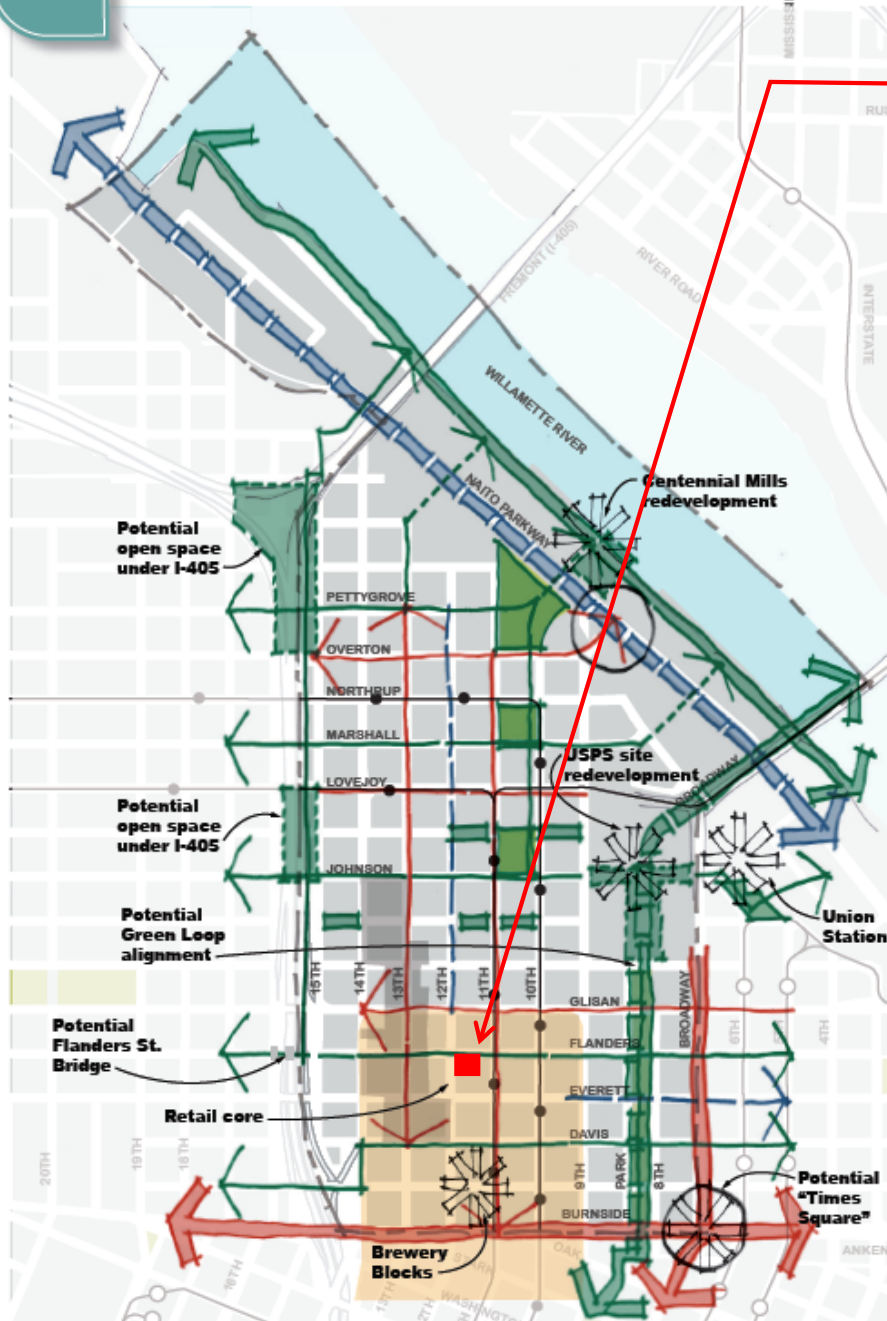
- Extend the retail core to NW Glisan
- Explore open spaces uses for parcels under I-405
- Redevelop the US Postal Service site for high density employment and signature city attractions
- Create a unique urban riverfront with Centennial Mills serving as the centerpiece
- Develop the Green Loop through the North Park Blocks to the Broadway Bridge

DIAGRAM LEGEND:

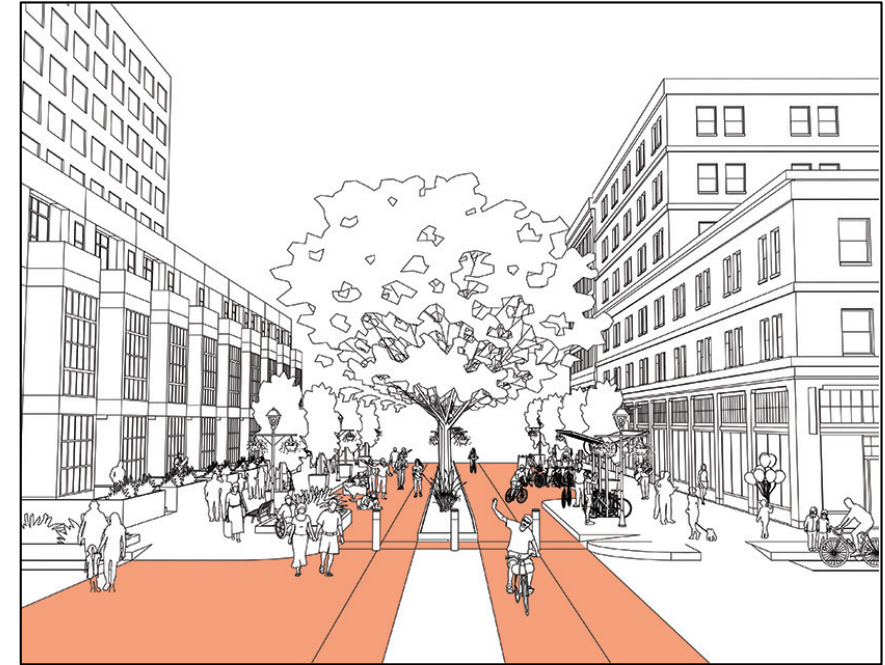
-  Retail/commercial character
-  Boulevard character
-  Flexible character
-  Key intersection, gateway or bridgehead location
-  Potential new open space
-  Attraction

PL

URBAN DESIGN CONCEPT DIAGRAM



Proposed Development Site

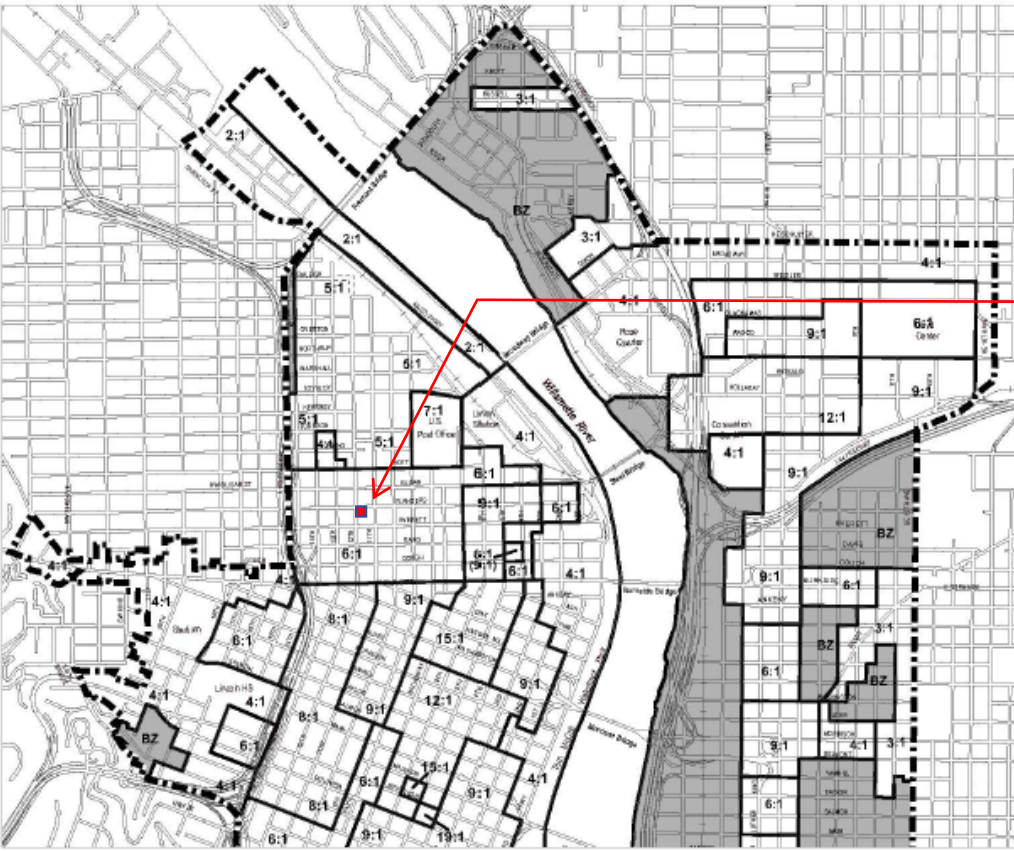


Maximum Floor Area Ratios

Map 510-2

Map 1 of 2

Map Revised July 9, 2018



Legend

- Central City Plan District boundary
- Maximum FAR area boundary
- Area where floor area ratio (FAR) is determined by base zone
- Proposed right-of-way
- Proposed accessway

X:Y Maximum FAR
X = Gross square foot of building
Y = Square foot of site

(X:Y) Residential required
see 33.510.200.C.2.

NORTH

0 1,400 2,800

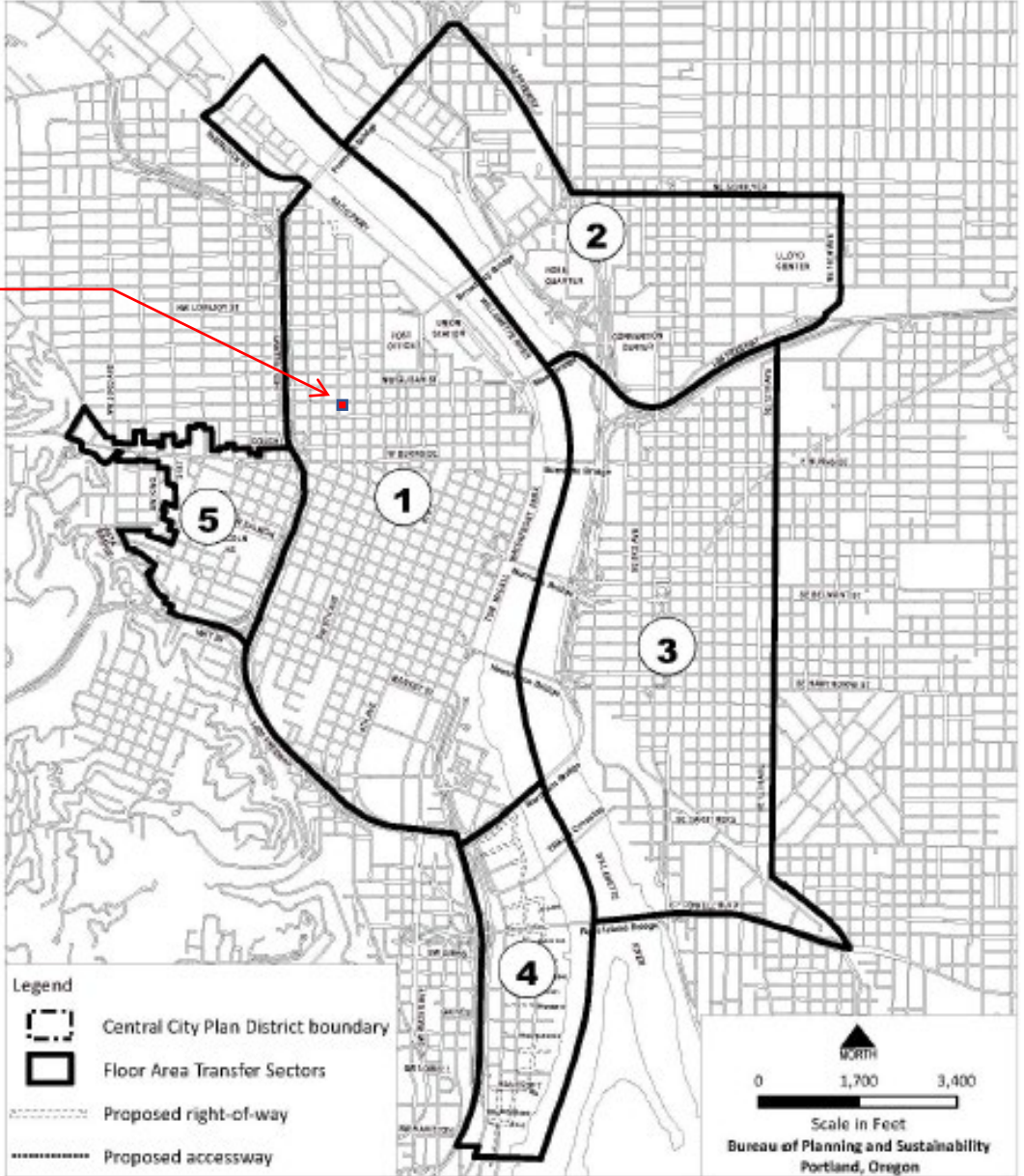
Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon

Floor Area Transfer Sectors

Map 510-23

Map Revised July 9, 2018



Legend

- Central City Plan District boundary
- Floor Area Transfer Sectors
- Proposed right-of-way
- Proposed accessway

NORTH

0 1,700 3,400

Scale in Feet

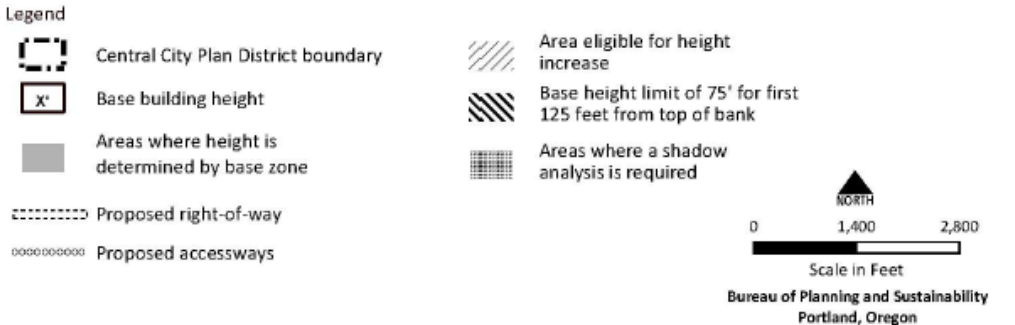
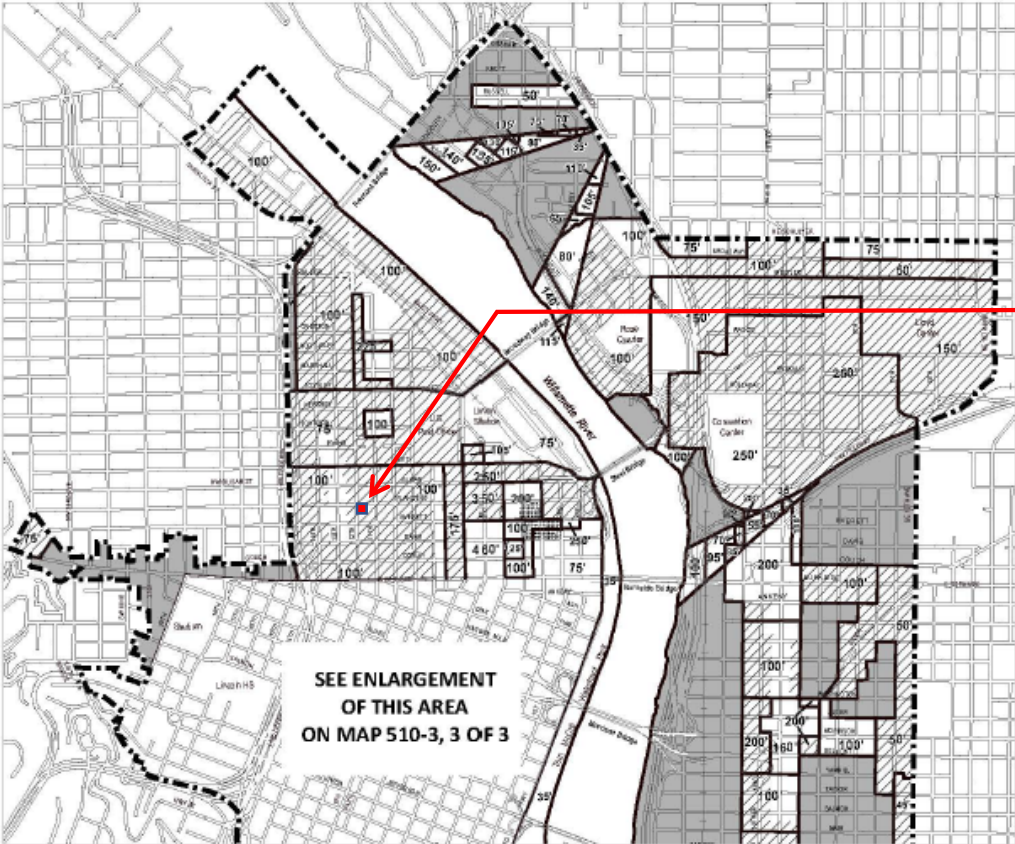
Bureau of Planning and Sustainability
Portland, Oregon

Base Heights

Map 510-3

Map 1 of 3

Map Revised July 9, 2018

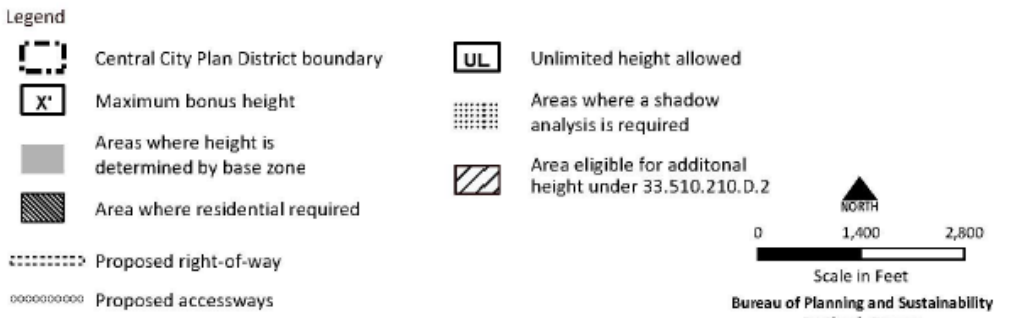


Bonus Heights

Map 510-4

Map 1 of 3

Map Revised July 9, 2018



Questions



City of Portland
City Council

Type III Land Use Review

LU 19-145295 DZ

Hyatt Place
350 NW 12th Ave.

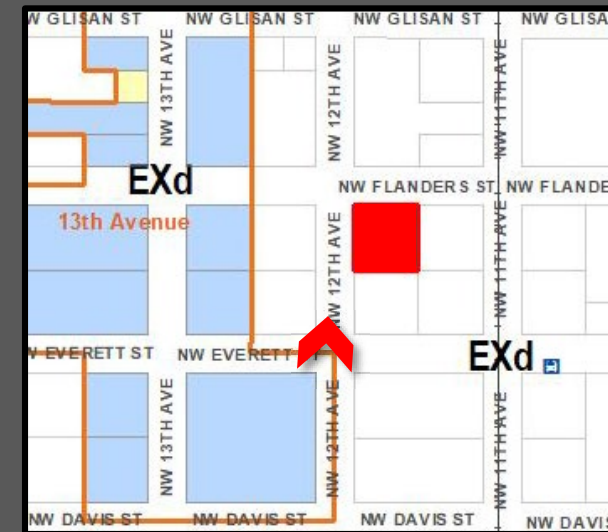
January 14, 2021: City Council Appeal Hearing

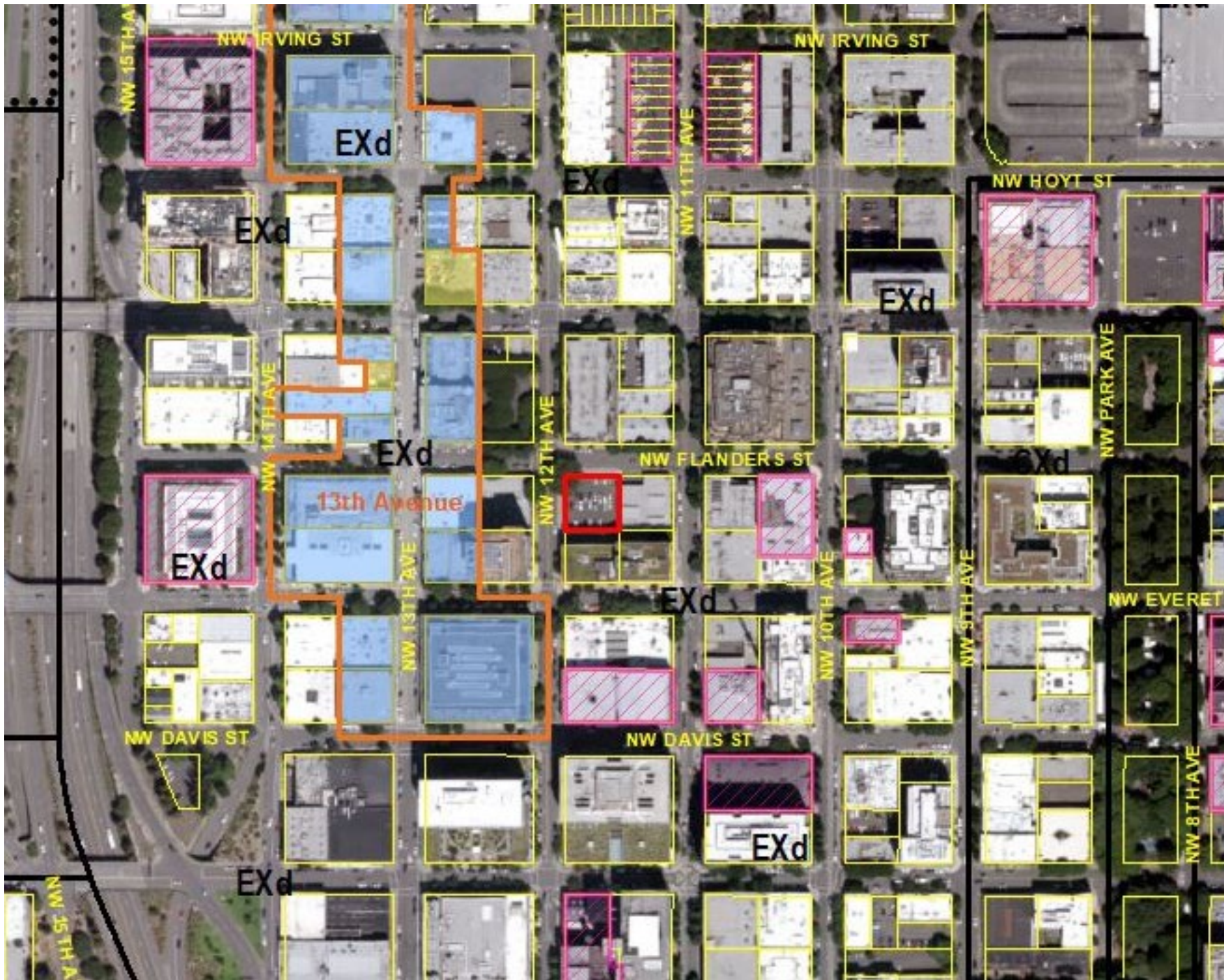
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d - Design Overlay

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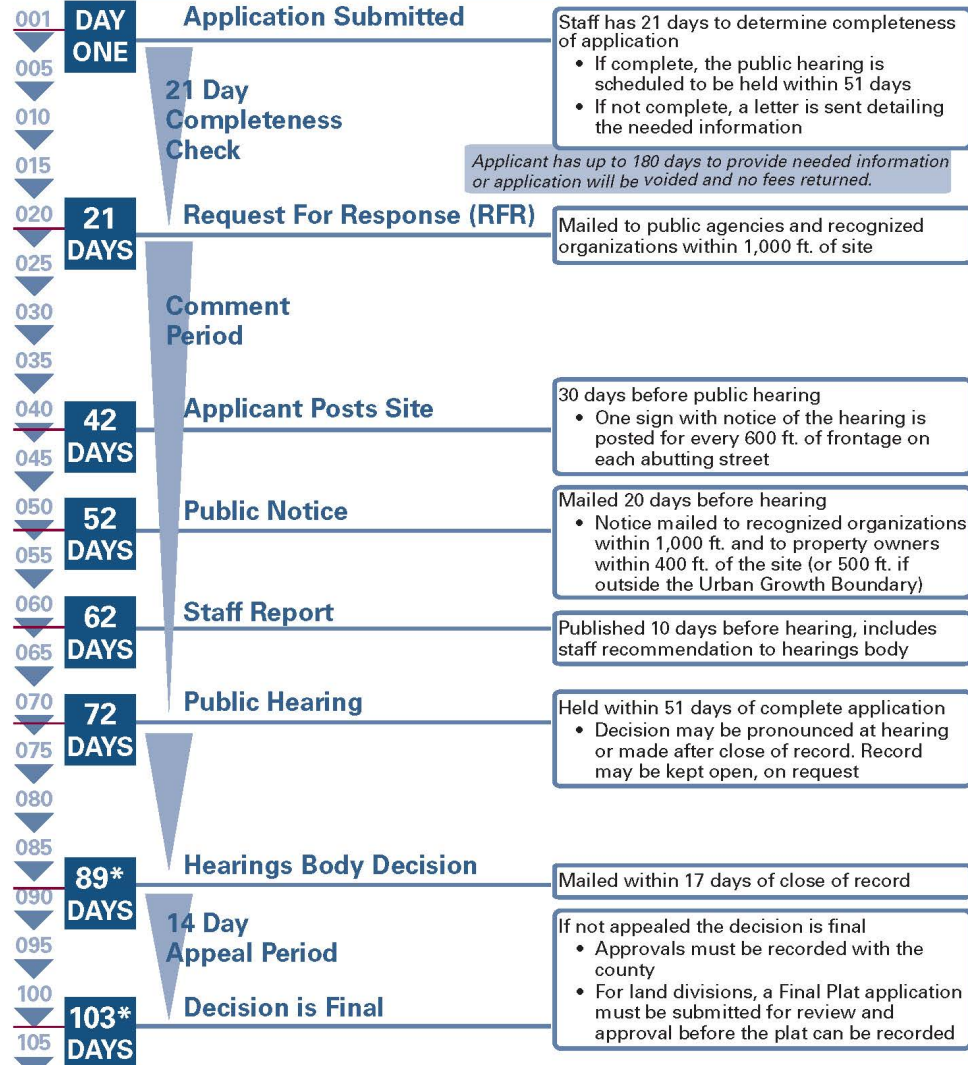
River District Design Guidelines





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- April 30 , 2019: Application deemed complete
- July 18, 2019: Design Commission Hearing #1
- November 21, 2019: Design Commission Hearing #2: Concluding with PNID requesting the Record being held open as follows:
 - December 06, 2019: 14 days for New Evidence – 97 responses received.
 - December 20, 2019: 14 days for a Response to New Evidence – 1 response received.
 - January 03, 2020: 14 days for applicant's Final Statement deadline – Final Statement received.
- January 09, 2020: Design Commission Hearing #3 Closed Record Hearing, Commission tentative approval
- January 16, 2020: Design Commission Hearing #4 procedural final vote of the adoption of Final Findings for approval.
- February 18, 2020: Appeal Form Submitted
- February 24, 2020: Notice mailed for City Council appeal hearing on March 19, 2020
- March 12, 2020: Due to COVID, Re-Notice for change of Council hearing from March 19, 2020 to June 04, 2020
- May 29, 2020: Due to CC2035 Remand, Re-Notice for change of Council hearing from June 04, 2020 to August 20, 2020
- June 23, 2020: Re-Notice mailed for City Council appeal hearing clarifying appellant as PNID
- August 20, 2020: Appeal Hearing before City Council #1: Concluding with the applicant requesting the Record being held open as follows:
 - August 27, 2019: 7 days for New Evidence – 12 responses received.
 - September 03, 2020: 7 days for a Response to New Evidence – 1 response received.
 - September 10, 2020: 7 days for applicant's Final Statement deadline – Final Statement received.
- September 16, 2020: Appeal Hearing before City Council #2
- October 22, 2020: Remand Hearing before Design Commission #1
- November 12, 2020: Remand Hearing before Design Commission #2
- January 14, 2021: Appeal Hearing before City Council #3

Alternatives Facing Council

When you are ready to take a vote, these are the alternatives facing Council:

Deny the appeal and uphold the Design Commission's findings and conditions of approval.

Deny the appeal and uphold the Design Commission's findings and conditions of approval, but with revisions to the proposal that require modified findings or conditions.

Grant the appeal and deny the application.