



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

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Design Commission Recommendation to City Council

PUBLIC HEARING: November 12, 2020

ZOOM/AGENDA LINK: <https://www.portland.gov/bds/design-commission/events/2020/11/12/11-12-20-design-commission-hearing-agenda>

CASE FILE: LU 19-145295 DZ
(EA 18-181375 APPT, PC 18-202411, EA 18-210300 DA)
Hyatt Place

On January 16, 2020 the Design Commission approved the Hyatt Place proposal. On February 18, 2020 the Pearl Neighbors for Integrity in Design appealed the Design Commission decision to City Council. On October 01, 2020 City Council remanded the project back to Design Commission for further recommendation. Design Commission held 2 public hearings, on October 22, 2020 and November 12, 2020.

This report is a Design Commission recommendation to City Council. The Design Commission **recommends approval** of the proposal to City Council. If you disagree with or support the recommendation, you can present oral testimony at Portland City Council on December 10, 2020 at 2pm. Information on how to testify is included at the end of this recommendation. You may also submit written testimony before the Council hearing on December 10, 2020. Written testimony must be sent to the Council Clerk at CCTestimony@portlandoregon.gov

Bureau of Development Services Staff: Arthur Graves 503.865.6517
Arthur.Graves@portlandoregon.gov

GENERAL INFORMATION

Applicant: Li Alligood | Otak, Inc. | 503.415.2384
808 SW 3rd Ave #300 | Portland OR 97204

Owner: James Wong | Parq on 12th LLC
606 Maynard Ave S #251 | Seattle WA 98104

Developer: Ray Harrigill | The Sunray Companies, LLC |
601.707.9225 1012 Madison Ave Ste A | Madison MS
39110A

Appellant: Pearl Neighbors for Integrity in Design (PNID)
Represented by: Carrie Richter | Bateman Seidel: 503.972.9920
1000 SW Broadway, Suite 1910 | Portland, OR 97205

Site Address: **350 NW 12th Avenue**

Legal Description: BLOCK 78 LOT 6&7, COUCHS ADD
Tax Account No.: R180207240
State ID No.: 1N1E33DA 02700
Quarter Section: 3028

Neighborhood: Pearl District, contact planning@pearldistrict.org.
Business District: Pearl District Business Association, contact at info@explorethepearl.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City (Plan District), Pearl District (Sub-District)
Zoning: EXd: Central Employment (EX) base zone, and Design (d) overlay zone
Case Type: DZ: Design Review
Procedure: Type III, with a public hearing before the Design Commission.
The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant is seeking **Design Review** approval for a 23-story mixed use building, which includes hotel and residential uses, in the Pearl Sub-District of the Central City Plan District. The proposed height of the quarter-block building is 250' with 197,118 square feet of floor area. 160 hotel rooms and 111 dwelling units are proposed. No on-site parking is proposed. Two loading spaces are proposed. Exterior materials include ribbed and flat metal paneling, aluminum windows, glass guardrails, steel canopies, formed concrete piers and aluminum storefronts.

In responding to City Council and Design Commission comments regarding better meeting; context; the pedestrian realm; and setbacks and sculpting, the applicant made the following changes to the approved design: setbacks to the middle section of the building were increased an additional 12" on the north and west elevations; the middle volume of the building was also lowered by one level; the top of the building was further setback 2' on the north and west elevations; the projection of the ground floor canopies was increased from 4'-6" to 6'-0"; and canopy projections for the corner entrance canopy have been increased from 5'-6" to 6'-0".

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- 33.825, Design Review
- *The Central City Fundamental Design Guidelines*
- *The River District Design Guidelines*

ANALYSIS

Site and Vicinity:

The 10,000 square foot, quarter-block site is located in the River District Subdistrict of the Central City Plan District and is bounded on the west by NW 12th Avenue [*City Walkway, City Bikeway, Minor Emergency Response Street*] and on the north by NW Flanders Street [*City Walkway, Major City Bikeway, Minor Emergency Response Street*]. (The site is also within the Northwest Triangle Pedestrian District.) The River District (and, specifically, the portion known as the Pearl District), a historically industrial area, has been redeveloped and now includes a mix of commercial, retail, some remaining industrial, and residential uses in a mixture of old warehouses and new buildings of varying heights.

The subject site is currently occupied by a surface parking lot. (a 15,000 square foot surface parking lot is also located across Flanders to the north-west) Immediately to the east is a single-story masonry building. Within the block, south of the site, is a half block development varying from 6 to 8-stories and clad in predominantly brick. The 13th Avenue Historic District is located less than 200 feet to the west.

Zoning:

The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to

allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the River District Subdistrict of this plan district.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **May 02, 2019**.

- Fire Bureau: May 02, 2019. Dawn Krantz. Responded with no concerns. Please see Exhibit E-1 for additional details.
- Bureau of Development Services – Life Safety: May 24, 2019. Geoffrey Harker. Responded with no concerns. Please see Exhibit E-2 for additional details.
- Bureau of Development Services – Site Development: May 28, 2019. Kevin Wells. Responded with comments about permitting and construction requirements. Please see Exhibit E-3 for additional details.
- Parks Bureau – Urban Forestry: May 29, 2019. Casey Clapp. Responded with comments about street tree planting requirements and comments to the removal of the existing silver maple at the northwest corner of the site. Please see Exhibit E-4 for additional details.
- Water Bureau: May 31, 2019. Michael Puckett. Responded with comments about domestic meter size and backflow information. Please see Exhibit E-5 for additional details.
- Portland Bureau of Transportation: June 03, 2019. Fabio de Freitas. Responded with no concerns and information about locating a proposed transformer in the right-of-way. Please see Exhibit E-6 for additional details.
- Bureau of Environmental Services:
 - Initial BES Response: June 27, 2019. Emma Kohlsmith. Responded with concerns about information missing from the submittal to be able to confirm that the proposal meets SWMM requirements. Please see Exhibit E-7 for additional details.
 - Revised BES Response: October 25, 2019. Emma Kohlsmith. Due to additional information submitted by the applicant BES revised its response and has no concerns or conditions of approval for the project. Please see Exhibit E-8 for additional details.

- Portland Bureau of Transportation: October 31, 2019. Fabio de Freitas. Responding to the Greenlight Engineering memo and Kittelson & Associates response. PBOT continues to support the proposed mixed-use building. Please see Exhibit E-9 for additional details.
- Portland Bureau of Transportation: November 14, 2019. Mauricio Leclerc. Responding to, and confirming, that the OTAK memorandum dated October 22, 2019 (Exhibit A-19) is compliant with the Statewide Planning Goals. Please see Exhibit E-10 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 02, 2019**. A significant number of written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- June 20, 2019, David Dysert, Pearl District Neighborhood Association Planning and Transportation Committee Co-chair, with comments regarding design coherency, massing and material. See Exhibit F-1 for more details.
- June 28, 2019, Elizabeth Hawthorne, 311 NW 12th Ave., Portland, OR: An initial email supporting the proposed development, however, requesting the project consider locating hotel and residential uses above the ground floor to allow the first few floors for parking. Additional comments suggested vehicle drop-off on both NW Flanders and NW 12th. See Exhibit F-2 for more details.
- June 28, 2019, Kristina Gregg, 311 NW 12th Ave., Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: Size, Lack of parking, Congestion, and Current overbuilding in the Pearl. See Exhibit F-3 for more details.
- June 28, 2019, Mike Myers, McKenzie Lofts, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: Size, Height and Mass in contrast to other buildings in the Pearl District; potential traffic congestion, and exterior lighting. See Exhibit F-4 for more details.
- June 28, 2019, Sandy Parkerson, McKenzie Lofts, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: Size, Height and Mass in contrast to other buildings in the Pearl District; diminished solar gain due to the proposed development, potential traffic congestion, and concern for the removal of the removal of the silver maple tree on site. See Exhibit F-5 for more details.
- June 29, 2019, Ezra Rabie, 333 NW 9th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: Size, Height and Mass in regard to the “Pearl Historic District”. Additional comments addressed concerns for parking, bike safety and value to community in turn for FAR bonuses. See Exhibit F- 6 for more details.
- June 29, 2019, Scott Shiigi, 333 NW 9th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: Size, Height and Mass in regard to the “Pearl Historic District”. Additional comments addressed concerns for parking, bike safety and value to community in turn for FAR bonuses. See Exhibit F- 7 for more details.
- June 29, 2019, Bill Melcher, 333 NW 9th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: Size, Height and Mass in regard to the “Pearl Historic District”. Additional comments addressed concerns for parking, bike safety and value to community in turn for FAR bonuses.

See Exhibit F- 8 for more details.

- June 30, 2019, Marilyn Rabie, 333 NW 9th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: Size, Height and Mass in contrast to other buildings in the Pearl District. Additional comments addressed concerns for parking, and value to community in turn for FAR bonuses. See Exhibit F-9 for more details.
- June 30, 2019, Rita F. Silen, 416 NW 13th Ave, Portland, OR: An initial email stating objection to the proposed development on the grounds of: Size, Height and Mass in contrast to other buildings in the Pearl District. Additional comments addressed concerns for parking, bike safety, the lack of intended LEED certification, the removal of the existing silver maple tree and value to community in turn for FAR bonuses. See Exhibit F-10 for more details.
- July 01, 2019, Carol Adelson, 311 NW 12th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of the proposed uses (residential and hotel) potentially interfering with and causing danger to pedestrian and vehicle traffic. See Exhibit F-11 for more details.
- July 01, 2019, Linda Alper and Kevin Cooney, 416 NW 12th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of the proposed lack of parking, disparity of the proposed design from the aesthetic of the district, and value to community in turn for FAR bonuses See Exhibit F-12 for more details.
- July 01, 2019, Elizabeth Hawthorne, 311 NW 12th Ave, Portland, OR: An email clarifying previous comments and reiterating concern of the development’s proposed lack of parking and removal of existing silver maple tree. See Exhibit F-13 for more details.
- July 01, 2019, Pam Williams, 416 NW 13th Ave, Portland, OR: An initial email stating opposition to the proposed development on the grounds of proportion, lack of integration with the district, height and design. See Exhibit F-14 for more details.
- July 01, 2019, Jane Starbird, Chown Pella Condominiums, Portland, OR: An initial email stating opposition to the proposed development on the grounds of the lack of parking, the proposed removal of the existing silver maple tree and because the development does not appear to, “reflect the values of the neighborhood”. See Exhibit F- 15 for more details.
- July 02, 2019, Tobi Travis, 408 NW 12th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of lack of parking and vehicle congestion. See Exhibit F-16 for more details.
- July 02, 2019, Dante R. Marrocco, 311 NW 12th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: size, height and massing; impact to the safety of pedestrian and vehicle traffic; and congestion. See Exhibit F-17 for more details.
- July 04, 2019, Julia Marrocco, 311 NW 12th Ave, Portland, OR: An initial email stating “strong objection” to the proposed development on the grounds of: size, height and massing; impact to the safety of pedestrian and vehicle traffic; and congestion. See Exhibit F-18 for more details.

- July 04, 2019, Ethel Katz, 311 NW 12th Ave, Portland, OR: An initial email stating objection to the proposed development on the grounds of: size, height and massing in association to the quarter block site. Additional comments addressed concerns with the building's lack of integration to the district, removal of the existing silver maple tree. See Exhibit F-19 for more details.
- July 04, 2019, Arlene Matusow, 311 NW 12th Ave, Portland, OR: An initial email stating "strong objection" to the proposed development on the grounds of: potential traffic congestion, and impact to the proposed greenway. See Exhibit F-20 for more details.
- July 05, 2019, Sarah Mace, 408 NW 12th Ave, Portland, OR: An initial email stating "strong objection" to the proposed development on the grounds of: size, height and mass; lack of context with the existing development in the district; and removal of the existing silver maple tree. See Exhibit F-21 for more details.
- July 05, 2019, Karl Von Frieling, 311 NW 12th Ave, Portland, OR: An initial email stating objection to the proposed development on the grounds of: size, height and mass; lack of context with the existing development in the district; potential traffic congestion; and concern with the FAR transfer. See Exhibit F-22 for more details.
- July 06, 2019, Rita Fawcett, 416 NW 13th Ave, Portland, OR: An initial email stating "strong objection" to the proposed development on the grounds of: size, height and mass; lack of context with the existing development in the district; and removal of the existing silver maple tree. See Exhibit F-23 for more details.
- July 06, 2019, Supattra, McKenzie Lofts, Portland, OR: An initial email stating "strong objection" to the proposed development on the grounds of: size, height and mass; lack of context with the existing development in the district; and removal of the existing silver maple tree. See Exhibit F-24 for more details.
- July 07, 2019, Marie Jamieson, 416 NW 13th Ave, Portland, OR: An initial email stating opposition to the proposed development on the grounds of: size, height and mass; traffic congestion. See Exhibit F-25 for more details.
- July 07, 2019, Lawrence and Gail Hartman, 311 NW 12th Ave, Portland, OR: An initial email stating opposition to the proposed development on the grounds of: traffic congestion. See Exhibit F-26 for more details.
- July 07, 2019, Winston Chang, 416 NW 13th Ave, Portland, OR: An initial email stating "strong objection" to the proposed development on the grounds of: size, height and mass; and traffic congestion. See Exhibit F-27 for more details.
- July 07, 2019, Ashley Carson, 311 NW 12th Ave, Portland, OR: An initial email stating "strong objection" to the proposed development on the grounds of: size, height and mass; and traffic congestion. See Exhibit F-28 for more details.
- July 08, 2019, Jackie Gordon, 1025 NW Couch St., Portland, OR: An initial email stating "strong objection" to the proposed development on the grounds of: size, height and mass; and traffic congestion. See Exhibit F-29 for more details.
- July 08, 2019, Jared Hayes, 408 NW 12th Ave, Portland, OR: An initial email stating objection to the proposed development on the grounds of: lack of context with the neighborhood and removal of the existing silver maple. See Exhibit F-30 for more details.

- July 08, 2019, Dr. William Thierfelder, 420 NW 11th Ave., Portland, OR: An initial email stating support to the proposed development on the grounds of: increased jobs, residential units, hotel rooms and growth for the City. See Exhibit F-31 for more details.

Staff Response: Staff responded to each comment received stating that the comments have been entered into the record for the submittal, and that they will be forwarded to the applicant for response. Because the majority of comments were in opposition to the proposal and included confusion and frustration with the proposed size, height and mass of the building, which is being achieved through code allowed bonuses, staff forwarded contact information for the Bureau of Planning and Sustainability (BPS) to consider.

Comments received after July 07, 2019 (Exhibits H-5 through H-64) included more feedback in opposition to the project primarily due to the previously mentioned issues of height, mass and parking/transportation related issues. However, several of the comments received throughout this time were in favor of the proposal. Comments in support of the project addressed primarily issues of the added housing and jobs provided by the construction.

Comments received after the second hearing (November 21, 2019) and within the 14-day period for “new evidence” (see explanation below in the *Procedural History* section) include Exhibits H- 69 through H-165 and are largely in opposition to the submittal. A number of letters raise concerns related to scale, massing, height, compatibility, adjacent historic district impacts, and transportation capacity/impact study, and are addressed in the Approval Criteria Findings below.

The following issues raised are not within the purview of the Design Commission. Issues raised regarding the adjacent public right-of-way including: curb-side drop-off and loading; vehicle and multi-modal impacts to the site, the surrounding community and pedestrians; and impacts to the concept of the future Flanders Greenway, are within the purview of the Portland Bureau of Transportation (PBOT) and not the Design Commission. Issues raised regarding constructability are the purview of the Building Code (Title 24).

Staff Response: Staff responded to each comment received stating that the comments have been entered into the record for the submittal, and that they will be forwarded to the applicant for response. Staff also responded to issues raised that are relevant to the approval criteria in the findings below.

Since the Design Commission’s Final Findings and Decision was published, the project was appealed by the Pearl Neighbors for Integrity in Design – represented by Carrie Richter.

Below is the written testimony received since the appeal submittal:

- August 17, 2020, Gwenn Baldwin. See Exhibit H-181 for more details.
- August 17, 2020, Karla Moore-Love. See Exhibit H-182 for more details.
- August 17, 2020, Karla Moore-Love 2. See Exhibit H-183 for more details.
- August 19, 2020, Jon Isaacs. See Exhibit H-184 for more details.
- August 19, 2020, Jon Isaacs 2. See Exhibit H-185 for more details.
- August 19, 2020, Michael Morgan. See Exhibit H-186 for more details.
- August 19, 2020, Neilson Abeel. See Exhibit H-187 for more details.
- August 20, 2020, Amy Ruiz. See Exhibit H-188 for more details.
- August 20, 2020, Carrie Richter. See Exhibit H-189 for more details.
- August 20, 2020, Denise Green. See Exhibit H-190 for more details.
- August 20, 2020, Denise Green 2. See Exhibit H-191 for more details.

- August 20, 2020, Doug Klotz. See Exhibit H-192 for more details.
- August 20, 2020, Doug Klotz 2. See Exhibit H-193 for more details.
- August 20, 2020, Doug Klotz 3. See Exhibit H-194 for more details.
- August 20, 2020, Doug Klotz 4. See Exhibit H-195 for more details.
- August 20, 2020, Ian Mackenzie. See Exhibit H-196 for more details.
- August 20, 2020, Ian Mackenzie. See Exhibit H-197 for more details.
- August 20, 2020, Patricia Cliff. See Exhibit H-198 for more details.
- August 20, 2020, Patricia Cliff 2. See Exhibit H-199 for more details.
- August 20, 2020, Rita Silen. See Exhibit H-200 for more details.
- August 20, 2020, Rita Silen 2. See Exhibit H-201 for more details.
- August 20, 2020, Rita Silen 3. See Exhibit H-202 for more details.
- August 20, 2020, Rita Silen 4. See Exhibit H-203 for more details.
- August 20, 2020, Rita Silen 5. See Exhibit H-204 for more details.
- August 20, 2020, Rita Silen 6. See Exhibit H-205 for more details.
- August 20, 2020, Rita Silen 7. See Exhibit H-206 for more details.
- August 23, 2020, Joe McGee. See Exhibit H-207 for more details.
- August 24, 2020, Ethel Katz. See Exhibit H-208 for more details.
- August 24, 2020, Ezra Rabie. See Exhibit H-209 for more details.
- August 24, 2020, Karl von Frieling. See Exhibit H-210 for more details.
- August 24, 2020, Karl von Frieling 2. See Exhibit H-211 for more details.
- August 25, 2020, Chris Galore. See Exhibit H-212 for more details.
- August 26, 2020, Arlene Matusow. See Exhibit H-213 for more details.
- August 26, 2020, Arlene Matusow 2. See Exhibit H-214 for more details.
- August 26, 2020, Faun Tiedge. See Exhibit H-215 for more details.
- August 26, 2020, Jerry Marger. See Exhibit H-216 for more details.
- August 26, 2020, Tobi Travis. See Exhibit H-217 for more details.
- August 27, 2020, Any Ruiz. See Exhibit H-218 for more details.
- August 27, 2020, Arthur Graves. See Exhibit H-219 for more details.
- August 27, 2020, Arthur Graves 2. See Exhibit H-220 for more details.
- August 27, 2020, Arthur Graves 3. See Exhibit H-221 for more details.
- August 27, 2020, Ashley Carson. See Exhibit H-222 for more details.
- August 27, 2020, Carolyn Wheatley. See Exhibit H-223 for more details.
- August 27, 2020, Carrie Richter. See Exhibit H-224 for more details.
- August 27, 2020, Carrie Richter 2. See Exhibit H-225 for more details.
- August 27, 2020, Carrie Richter 3. See Exhibit H-226 for more details.
- August 27, 2020, Cynthia Thomas. See Exhibit H-227 for more details.
- August 27, 2020, Derry Tseng. See Exhibit H-228 for more details.
- August 27, 2020, Emily Brew. See Exhibit H-229 for more details.
- August 27, 2020, Gwenn Baldwin. See Exhibit H-230 for more details.
- August 27, 2020, Jane Starbird. See Exhibit H-231 for more details.
- August 27, 2020, Jared Hayes. See Exhibit H-232 for more details.

- August 27, 2020, Jeanni Chrisman. See Exhibit H-233 for more details.
- August 27, 2020, Jennifer Beyer. See Exhibit H-234 for more details.
- August 27, 2020, John McCalla. See Exhibit H-235 for more details.
- August 27, 2020, Kittelson & Associates. See Exhibit H-236 for more details.
- August 27, 2020, Li Alligood. See Exhibit H-237 for more details.
- August 27, 2020, Mark Sexton. See Exhibit H-238 for more details.
- August 27, 2020, Otak. See Exhibit H-239 for more details.
- August 27, 2020, Patricia Cliff. See Exhibit H-240 for more details.
- August 27, 2020, Patricia Cliff 2. See Exhibit H-241 for more details.
- August 27, 2020, Patricia Cliff 3. See Exhibit H-242 for more details.
- August 27, 2020, Roger Sanders. See Exhibit H-243 for more details.
- August 27, 2020, Roger Sanders 2. See Exhibit H-244 for more details.
- August 27, 2020, Ross Laguzza. See Exhibit H-245 for more details.
- August 27, 2020, Ross Laguzza 2. See Exhibit H-246 for more details.
- August 27, 2020, Sarah Mace. See Exhibit H-247 for more details.
- August 27, 2020, Thomas Graham. See Exhibit H-248 for more details.
- August 27, 2020, Tobi Travis. See Exhibit H-249 for more details.
- August 27, 2020, Tobi Travis 2. See Exhibit H-250 for more details.
- September 03, 2020, Carrie Richter. See Exhibit H-254 for more details.
- September 03, 2020, Carrie Richter 2. See Exhibit H-255 for more details.
- September 03, 2020, Carrie Richter – Green Light. See Exhibit H-256 for more details.
- September 03, 2020, Patricia Cliff. See Exhibit H-257 for more details.
- September 03, 2020, Patricia Cliff 2. See Exhibit H-258 for more details.
- September 10, 2020, Renee France. See Exhibit H-259 for more details.
- September 10, 2020, Renee France 2. See Exhibit H-260 for more details.
- October 20, 2020, David Dysert. See Exhibit H-267 for more details.
- October 21, 2020, Brian McCarter. See Exhibit H-272 for more details.
- October 22, 2020, Carrie Richter. See Exhibit H-273 for more details.
- October 22, 2020, Carolyn Wheatley. See Exhibit H-274 for more details.
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Issues submitted are similar to those previously raised.

As previously stated, issues raised regarding the adjacent public right-of-way including: curb-side drop-off and loading; vehicle and multi-modal impacts to the site, the surrounding community and pedestrians; and impacts to the concept of the future Flanders Greenway, are within the purview of the Portland Bureau of Transportation (PBOT) and not the Design Commission. Issues raised regarding constructability are in the purview of the Building Code (Title 24), not the Design Commission.

[* The applicant submitted additional material as noted below in H Exhibits.]

PROCEDURAL HISTORY

- **Early Assistance (EA) Appointment: EA 18-181375 APPT: June 27, 2018:**
Questions raised at the EA largely addressed finding the correct neighborhood contact, height and FAR, and the implications of adding housing to the hotel use.
- **Early Assistance Pre-Application Conference (PC): EA 18-202411 PC: August 07, 2018:**
Questions raised at the PC were similar to the previous EA meeting. Additional code standards and Design Review issues relating to context, public realm and materials were also addressed.
- **Design Advice Request (DAR) #1: EA 18-210300 DA: October 04, 2018:**
Commission stated that the submittal was precedent setting due to height and massing. The Design Commission agreed that the massing, top of tower, ground floor and end walls needed further refinement. Loading on was suggested to be moved to NW 12th Ave due to the Flanders Greenway. Additional information was requested regarding the need to remove the existing silver maple tree. Art and water features guidelines must be met. The Commission did not feel that it was necessary for this building be brick or masonry to respond to context and that a variety of materials could be appropriate. Several Commissioners noted the eclectic character of the Pearl District.

NOTE: Public comment was taken. See [LINK](#), to access the online file which includes drawings and audio of the meeting.

- **DAR #2: EA 18-210300 DA: January 03, 2019:**
Commission continued to agree that the massing and the building's "big move" needed continued refinement and attention. The Design Commission continued to agree that the top of tower, ground floor and integration of balconies needed further refinement. The Commission supported alterations made to the end walls. Commissioners agreed on the importance and design prominence of the building's NW corner. Commission requested additional information on proposed street tree planting, entrance hierarchy, and proposed bicycle access. Art and water features guidelines were again stated to be met. The quality of material type was stressed.

NOTE: Public comment was taken. See [LINK](#), to access the online file which includes drawings and audio of the meeting.

- **Land Use Application: Submitted on April 09, 2019:**
Deemed complete on April 30, 2019. A hearing was originally scheduled for June 20, 2019 - 51 days after being deemed complete. This hearing was rescheduled by the applicant to July 18, 2019.
- **Design Commission Hearing #1: July 18, 2019:**
Commission continued to agree that the massing and the building's "big move" was not yet resolved and needed further sculpting. End walls continued to be supported. The Commission felt the base of the tower not sufficient for the mass and height of the building. Commission felt the public realm needed further refinement: canopies were not consistent from north to west elevation; improved access to the bike room; additional folding wall systems should be added to the north elevation.

NOTE: Public comment was taken. See [LINK](#), to access the online file which includes drawings and audio of the meeting.

- **Design Commission Hearing #2: November 21, 2019:**
Hearing #2 was originally scheduled for September 19, 2019 and was rescheduled by the applicant to October 17, 2019. Hearing #2 was rescheduled by the applicant a second time to November 21, 2019.

Commission agreed with the Staff Report of approval noting that massing, design coherency and material use had greatly improved since the Commission had first seen the proposal. In addition, Commission noted the applicant's responses to issues regarding the corner condition and the public realm were particularly successful, specifically: the entrance condition regarding canopies, art and the water feature; residential entry location and canopies; and north facing adjustable storefront systems.

At the conclusion of Hearing #2 Carrie Richter (with Bateman Seidel) representing Pearl Neighbors for Integrity in Design (PNID) requested to "hold the record open", per Oregon Revised Statute 197.763. Holding the record open allows time for any party to respond to new evidence that was provided during the hearing. It was decided by staff, the applicant, and Ms. Richter that the record would be held open for 14 days for new evidence. Similarly, 14 days would be provided to respond to new evidence, and 14 days would be provided for the applicant's final statement.

The record was held open as follows:

- 14 days for New Evidence: Deadline: Friday, December 06, 2019, at 9am.
- 14 days for a Response to New Evidence: Deadline: Friday, December 20, 2019, at 9am.
- 14 days for the deadline for the applicant's Final Statement: Deadline: Friday, January 03, 2020, at 9am.

NOTE: Public comment was taken. See [LINK](#), to access the online file which includes drawings and audio of the meeting.

- **Closed Record Hearing: January 09, 2020:**

A Closed Record Hearing was scheduled for, and took place on, January 09, 2020. The Design Commission had been provided with the submittals and materials from: the 14 days for new evidence; the 14 days for a response to new evidence; and the 14 days for the applicant's final statement.

At the conclusion of the January 09, 2020 Closed Record Hearing a tentative vote was taken for the submittal. The six Commissioners in attendance (Commissioner Livingston has recused herself from this project) unanimously voted in support of the proposal. The Closed Record Hearing was continued until January 16, 2020 for a procedural final vote of the adoption of the Final Findings.

- **Closed Record Hearing: January 16, 2020:**

A Closed Record Hearing was scheduled for a procedural final vote of the adoption of the Final Findings. The Design Commission voted unanimously to approve the proposal.

- **Appeal Form Submitted: February 18, 2020:**

Submitted by the Pearl Neighbors for Integrity in Design – represented by Carrie Richter.

- **Notice mailed for March 19, 2020 City Council Hearing: February 24, 2020.**

- **Re-Notice of March 19, 2020 City Council Hearing mailed: March 12, 2020.**

Due to COVID-19 the City Council Hearing was rescheduled to June 04, 2020.

- **Re-Notice of June 04, 2020 City Council Hearing mailed: May 29, 2020.**

Due to CC2035 Remand the City Council Hearing was rescheduled to August 20, 2020.

- **Re-Notice of August 20, 2020 City Council Hearing mailed: June 23, 2020.**
Re-notice mailed clarifying the appellant as the Pearl Neighbors for Integrity in Design.
- **City Council Appeal Hearing #1: August 20, 2020.**
Concluded with the applicant requesting that the record be held open. Council held the record open as follows:
 - 7 days for New Evidence: Deadline: Thursday, August 27, 2020.
 - 7 days for a Response to New Evidence: Deadline: Thursday, September 03, 2020.
 - 7 days for the deadline for the applicant's Final Statement: Deadline: Thursday, September 10, 2020.
- **City Council Appeal Hearing #2: September 16, 2020.**
The second hearing before the City Council for the appeal. At the conclusion, the City Council remanded the appeal back to the Design Commission, per the request of the applicant should additional design changes be necessary. City Council had remaining concerns that all the Approval Criteria were not yet met.
- **Notice for Three Hearings mailed: October 01, 2020.**
Notice for: Design Commission hearings on October 22, 2020 to review the revised proposal and November 12, 2020 to forward a Draft Recommendation to City Council; and City Council hearing on December 10, 2020 to review the revised design and Design Commission recommendation.
- **Design Commission Remand Hearing #1: October 22, 2020.**
Hearing to review revised proposal and consider additional testimony.
- **Design Commission Remand Hearing #2: November 12, 2020.**
Hearing to confirm the revised proposal and forward a Design Commission recommendation to City Council.
- **City Council Appeal Hearing #3: December 10, 2020.**
Hearing to review Design Commission's Recommendation, consider additional testimony and make a tentative vote on the proposal.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

Chapter 33.825 Design

Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines and River District Guidelines.

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region's population growth. This area emphasizes the joy of the river, connections to it, and creates a strong sense of community. The goals frame the urban design direction for Central City and River District development.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment.

(C) Project Design, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

The Design Commission has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop access ways for pedestrians that provide connections to the Willamette River and Greenway.

Findings for A1: Set back approximately 10 blocks to the west from the Willamette River the building is not overtly oriented to the River. However, the building height and design provides visual connection to the Willamette River from its location in the heart of the Pearl District. The proposed design has increased the number of balconies on each elevation of the building at all levels, on both the hotel and the residential floors,

providing additional views and connections to the Willamette River. In addition, the single story (previously it was two), lounge and event space located predominantly on the south elevation of the 22nd floor, which is accessible to hotel and residential users, also provides unobstructed views of the Willamette River from Burnside Bridge continuing south.

Therefore, this guideline is met.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A5-3. Incorporate Water Features. Incorporate water features or water design themes that enhance the quality, character, and image of the River District. This guideline may be accomplished by:

- 1) Using water features as a focal point for integrated open spaces.
- 2) Taking cues from the river, bridges, and historic industrial character in the design of structures and/or open space.
- 3) Integrating stormwater management into the development.

A5-4. Integrate Works of Art. Integrate works of art or other special design features that increase the public enjoyment of the District. This guideline may be accomplished by:

- 1) Integrating art into open spaces or along pathways.
- 2) Incorporating art within the structure of the building.
- 3) Using “found objects” that are remnants from the area’s history.

Findings for A2, A5-3 and A5-4: Revised drawings have refined the water feature / art piece from one large installation on the west elevation, which was unresolved in its location between the hotel and residential entrances, as well as in its form and effect, to two smaller twin installations that flank and celebrate the corner hotel entrance. Both fountains are integrated into the concrete columns and consistent in size and placement with the height and dimensions of the adjacent storefront systems. The water features are 3 feet in width and approximately 8 feet in height, made of pre-cast textured concrete panel, set in relief, and at an angle. The image on the face of the water features is a reference to Tanner Creek, providing a salient contextual connection to the area that is attractive and interesting regardless of whether water is flowing or not.

The Design Commission believes that the two smaller water features are a successful resolution to the water feature/art conundrum. The water features succeed in the following aspects: they denote and celebrate the hotel entrance; they succeed as being features that are clearly a part of the building design while contributing to the greater public experience; they provide multiple sensory effects: visually pleasant, allowing auditory relief from the busy activity of a dense urban environment, and are tactily interesting; they are well integrated into the ground floor design; and they provide a precedent for future similar projects. Lastly, the water feature’s design, specifically the slight angle in the recess from top to bottom, succeeds in providing continuity with, and a subtle acknowledgment of, the City’s preeminent water feature: Lawrence Halprin’s Forecourt Fountain.

Therefore, these guidelines are met.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area’s character. Identify an area’s special features or qualities by integrating them into new development.

A5-1. Reinforce Special Areas. Enhance the qualities that make each area distinctive within the River District, using the following “Special Area Design Guidelines” (A5-1-1 – A5-

1-5).

A5-1-1. Reinforce the Identity of the Pearl District Neighborhood. This guideline may be accomplished by:

- 1) Recognizing the urban warehouse character of the Pearl District when altering existing buildings and when designing new ones.
- 2) Recognizing the urban warehouse character of the Pearl District within the design of the site and open spaces.
- 3) Designing buildings which provide a unified, monolithic tripartite composition (base/middle/top), with distinct cornice lines to acknowledge the historic building fabric.
- 4) Adding buildings which diversify the architectural language and palette of materials.
- 5) Celebrating and encouraging the concentration of art and art galleries and studios with design features that contribute to the Pearl District's "arts" ambiance. Consider features that provide connectivity and continuity such as awnings, street banners, special graphics, and streetscape color coordination, which link shops, galleries, entrances, display windows and buildings. Active ground level retail that opens onto and/or uses the sidewalk can contribute to the attraction of the "arts" concentration.

Findings for A4, A5, A5-1 and A5-1-1: Hyatt Place continues the neighborhood's tradition of architectural enhancements and diversification, for example street edges containing balconies, contrasting materials, and cladding materials and compositions responsive to the environment, views, and elements that characterize the River District neighborhood.

Proposed large, fully glazed storefront systems draw from the area's tradition. While the integration of common pedestrian level features, such as canopies, new sidewalks, curb extensions, street trees, and large expanses of active ground-level storefront will also provide a strong identity in the neighborhood and improve connections with surrounding blocks, buildings, and neighborhoods.

The revised design consists of a clear base, middle and top that is consistent with traditional architecture in the district. The 3-story concrete base also draws from the material palette, ground floor massing, and datums of other buildings found throughout the Pearl District. In contrast to other buildings in the district, but in keeping with the Guideline A5-1-1 which supports, *adding buildings which diversity the architectural language and palette of materials*, the building proposes metal panel as the primary material for the building cladding above the base.

The project will reinforce a unified streetscape through the use of established street elements such as street tree placement, sidewalk width and patterning, and corner pedestrian curb extension. Local character and identity will be maintained through the consistent integration of canopies along both street frontages as well as large fully glazed storefront systems. To activate the north elevation and in anticipation of the future Flanders Greenway, the proposed design includes recessed areas between concrete bays for café seating and programming as well as folding storefront systems in both of the two central bays, providing additional access and fewer barriers into the hotel's lobby.

On Remand: The Design Commission commented that the Pearl District is an area in transition. In addition, the Design Commission reiterated that, due to the guideline's subjectivity, the guidelines (previously approved, most recently, by the Design Commission and the City Council –November 2008) provide a number of viable options in how the guidelines "may be accomplished" within a given project.

To better address additional aspects within these guidelines, the building was setback further on the north and west elevations: an additional 12" for the middle section (from 2'-0" to 3'-0"); and an additional 24" (from 5'-0" to 7'-0") for the top portion (which also includes

the area of the north-west corner as it continues down through the middle and base sections.). Design Commission also supported lowering the cornice by an additional level on both the north and west elevations to better emphasize the building's top. Collectively, the additional setbacks to the north and west elevations help to further sculpt the building and strengthen the building's clear base-middle-top (monolithic tripartite composition), to better integrate with the Pearl District area context.

Regarding the ground floor: The Design Commission upheld the originally approved setback of 3'-6" at the ground floor, noting that the dominant historic identity of the Pearl District Neighborhood is a building footprint extending to the property line. This results in pedestrian seating being located partially within the public right-of-way adjacent to the building. This ubiquitous aspect of the Pearl District's pedestrian realm is (and in some cases, was) notable in the following: Fullers (9th and Davis); Pearl Bakery (9th and Couch); Yoga Pearl (925 NW Davis); Life of Riley (previously Jimmy Mak's at 10th and Everett); Ben and Jerry's (10th and Everett); Piattino (12th and Everett); Pho Van (10th and Glisan); Pizza Schmizza (11th and Glisan); Starbucks (12th and Glisan); Byways Café (1212 NW Glisan); and Low Brow Lounge (1036 NW Hoyt), to name a few.

In addition, an aspect of the original ground floor design which mutually helps the building to better integrate with the proposed outside seating along the north elevation, while providing additional seating area depth along this elevation, are the proposed folding storefront systems in two of the three bays. These features, which were in the original approved design, allow the building to better meet the distinct historic character of building footprints in the Pearl Districts while at the same time providing the increased opportunity for open visual and physical connections into the building along this elevation.

To further contribute to the success of the ground floor, Design Commission also supported the extension of proposed canopies along the north and west elevations, out from 4'-6" to 6'-0". Canopy projections for the corner entrance canopy have been increased from 5'-6" to 6'-0".

Therefore, these guidelines are met.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Findings: Hyatt Place will establish and maintain a sense of urban enclosure through its massing being developed to the property line, or within 3'-6" feet of the property line, providing a "strong built edge" on both street facing elevations (north and west). The exception to this will be the setbacks of the corner entry which will be 7'-0".

The integration of canopies along both the north and west elevations; recessed bays with large fully glazed storefront systems and a folding storefront system at the ground floor sidewalk level; as well as balconies on the upper stories, also help to successfully articulate the urban edge while maintaining a strong sense of urban enclosure.

Therefore, this guideline is met.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other

sidewalk uses. **C6. Develop Transitions between Buildings and Public Spaces.** Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings for A8, B4 and C6: The proposal features a significant amount of glazing on all façades, particularly along the ground floor of the north façade on NW Flanders Street.

The glazing provides views into the ground floor hotel lobby, lounge and café, where the interior space extends an additional floor to highlight the main hotel entrance. Glazing on the west elevation along NW 12th Ave also provides views into the hotel lobby as well as the main residential lobby.

Concrete columns at the property lines on the north and west elevations provide a bay structure and rhythm for the ground floor, while also providing recesses (the majority of the ground floor is setback 3'-6"-feet from the property line) for planters, furniture, and the proposed café areas to spill onto the sidewalk. The proposed folding glass wall systems on the north elevation provide additional transparency and transition between the building and sidewalk.

Collectively, the large, glazed storefront systems, recessed building walls within the concrete column bays, folding glass wall systems, pedestrian level canopies and pedestrian scaled water features at the corner entrance, are all successful features at the ground level that enhance and contribute to the pedestrian scale of the building. In addition to providing texture to the pedestrian environment, these features also help to accommodate pedestrian connections, viewing, and activation into the building and the pedestrian realm. Lastly, these features provide generous, comfortable, and safe areas that transition from the private development and the adjacent public spaces.

On Remand: Design Commission maintained that the originally approved ground floor setback of 3'-6" provided adequate area for successful stopping and viewing places that would not be in conflict with other sidewalk uses. To further support the success of these areas the Design Commission supported extending the approved canopies on the north and west elevations out an additional 1'-6" (from 4'-6" to 6'-0"). Canopy projections for the corner entrance canopy have been increased from 5'-6" to 6'-0".

Design Commission supported the additional building setbacks and sculpting of the upper levels and the impact that those setbacks would have at the ground floor. This is particularly evident at the north-west corner of the building where the additional 2' setback of the cornice is carried to the ground floor, resulting in additional area at the corner entry for pedestrian stopping, viewing and socializing.

Therefore, these guidelines are met.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Findings for B2 and B6: A curb extension at the corner of NW 12th Ave and NW Flanders Street will provide limited traffic calming and pedestrian protection from both vehicle and bicycle traffic at this intersection.

The proposal includes a lighting program that provides a variety of lighting fixtures and effects on both street facing facades. The ground floor lighting includes both security lighting, as well as architectural lighting. Mechanical systems are located approximately 20 feet above grade and away from pedestrians.

Canopies have been included at the ground floor's north and west elevations providing weather protection along the majority of the building's frontages. In addition, on both the north and west façades, the ground level of the building is recessed slightly beneath the 2nd floor: 3'-6" feet at the residential entrance and storefront systems on the north elevation; and 7 feet at the hotel's corner entrances, providing addition weather protection along the majority of each of these façades. Ground level canopies extend out 6 feet at the residential entrance on the west elevation, and above all but the east corner bay on the north elevation. Weather protection has also been increased and improved at the north-west corner hotel entrances with a single prominent canopy that wraps the corner on both the north and west elevations. Canopies in these areas will provide shelter in poor weather and shade during the hot summer months while also creating a friendly retail atmosphere for a variety of potential retail tenants. In addition, the corner canopy is located approximately 16 feet above grade (as opposed to the other canopies which are located approximately 11 feet above grade) and extends out 6 feet, providing increased prominence and weather protection at the corner location.

The revised design includes additional aspects that better protect the pedestrian and provide improved weather protection to both those entering the building and those within the public pedestrian realm. Specific improvements include adjusting the access to the long-term bike parking facility (located in the basement) from a separate access point at the southwest corner of the building, to being located at the main residential entrance.

With this change the long-term bicycle parking access door and the main pedestrian entrance are no longer separated by the proposed loading area where vehicles may create a conflict to pedestrians.

Lastly, in anticipation of the proposed future PBOT NW Flanders Greenway project the Title 33 required on-site loading was moved from the NW Flanders Street frontage to the southern portion of the NW 12th Avenue frontage. Moving the required on-site loading provided: increased uninterrupted commercial frontage along the north elevation; organized the use with similar existing on-site loading locations of adjacent buildings, also on NW 12th Avenue; and removed a permanent loading use frontage and curb-cut from the planned NW Flanders Street Bicycle Greenway frontage.

Therefore, these guidelines are met.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

C9-1. Reduce the Impact of Residential Unit Garages on Pedestrians. Reduce the impact on pedestrians from cars entering and exiting residential unit garages by locating garage access on alleys, and active spaces on ground floors that abut streets. This guideline may be accomplished by:

- 1) Locating residential unit garage access on alleys.
- 2) Locating garage access on less trafficked streets.

Findings for C8, C9 and C9-1: The sidewalk-level of Hyatt Place is differentiated from the middle and top of the building with, as previously mentioned: concrete columns

that help to frame and articulate the building edge and storefronts; a 3'-6" foot recessed area for sidewalk seating and landscape planters; large storefront systems with significant glazing; folding glass wall storefront systems in the two central bays on the north elevation; glass and steel canopies above all entrances and north elevation storefront systems; additional transom glazing above all proposed canopies; water/art features (on the north and west elevations). All together, these treatments help to facilitate a variety of active uses.

Because no parking is proposed on site, vehicle access across the sidewalk and pedestrian zone, will be reduced. The proposed loading area is screened by an aluminum and opaque glass overhead door to lessen the impact on pedestrians.

The building has been further refined with a clear base, middle and top. The three-story base is now: clearly articulated with concrete panel; proud of the middle and upper stories by 3' and 7' respectively on the two street frontages; has a simplified and organized material palette; and includes concrete columns that strengthen and are an appropriate proportion to the size of the tower while also distinguishing the bays at the base on the north and west elevations.

The sidewalk level of the building has also been refined including: a simplified material palette with a consistent hierarchy (i.e. metal louvers are subservient to concrete panel and ACM panel); two canopy types proposed at consistent heights; the corner canopy being a unified structure that wraps and emphasizes the corner; the north and west elevations having improved continuity regarding bay rhythm and articulation; and the west elevation being simplified and better articulated through material organization, removal of the single proposed water feature for two water features that flank the corner entrance, removal of previous "void" wall, and through the removal of the separate bike accessway that was previously located on the far side of the building's required loading area.

Collectively, the proposed alterations create a more unified, architecturally consistent, and well-defined sidewalk-level of the building for both hotel and residential users.

On Remand: As mentioned previously, the Design Commission maintained that the originally approved ground floor setback of 3'-6" was sufficient for successfully differentiating the sidewalk level and developing flexible sidewalk-level spaces. The Design Commission was concerned that a greater setback along the north elevation would create individually deep areas within each bay that would not be in keeping with the dominant architectural character of the Pearl District, where building's footprints extend to the property line. The Design Commission further commented that an additional setback at the ground floor would create less unity or continuity for the north elevation because of the depth of the bays: i.e. deeper bays would not allow for a single unified space along the north elevation, but would feel more like a few individual rooms. Lastly, the Design Commission felt that the originally approved ground floor setback of 3'-6" was a more successful alternative because it allowed the activity within the building to extend to the activity of the adjacent sidewalk. The concern was that a deeper setback, which effectively pushes the building back further from the sidewalk and pedestrian realm, would be too deep and would not be successful during times of the year when exterior seating is not preferred.

As mentioned previously, Design Commission supported the extension of proposed canopies along the north and west elevations out from 4'-6" to 6'-0". Canopy projections for the corner entrance canopy have been increased from 5'-6" to 6'-0".

Therefore, these guidelines are met.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the

different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

- 1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
 - 2) Providing stoops, windows, and balconies within the ground floors of residential buildings.
- B5. Make Plazas, Parks and Open Space Successful.** Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings for B1, B1-1, B5 and C7: *Hyatt Place* maintains the established pedestrian system within the right-of-way that is consistent within the district. The proposed design also provides a 3'-6" foot setback along the ground level of the north and west elevations to allow additional area for café seating and building frontage programming. The proposed articulation of the building at the ground level includes the integration of large windows providing views into the hotel lobby and café, canopies along the majority of both street facing elevations, and lighting within the frontage zone.

The corner of NW 12th Ave and NW Flanders is activated and strengthened through the previously mentioned large storefront glazing and canopies. Hotel signage on the canopies along with hotel entrances at the corner on both the north and west elevations, further activates the corner of the quarter block development. In addition, proposed glazing at the corner in the upper floors, from the 2nd floor to the 23rd, provides visual strength and articulation to the building's design.

Additional glazing has been added at the corner of the quarter-block building extending from the base to the top of the tower to provide increased emphasis and prominence. The fully glazed corner is further accentuated at the base with a single metal canopy that wraps from the north to the west elevation of the building to better distinguish the hotel's main entrance. In addition, the corner canopy is 15-feet above grade, which is approximately 5-feet higher than the remaining canopies on the building, providing a clear wayfinding and hierarchy to the building's retail entrances. Lastly, the corner is flanked on the north and west elevations with the proposed twin water features inset in the adjacent concrete columns to provide further emphasis to the building's corner and corner entrances.

In addition, while not a plaza or park, the proposed future Flanders Greenway, which is intended to provide improved pedestrian and bicycle connection from NW 24th Avenue to Tom McCall Waterfront Park and the Willamette River, encompasses many of the characteristics of a dynamic open space. *Hyatt Place* will engage the proposed Greenway through large operable fully glazed storefront systems and retail area along the entirety of the quarter-block's two street frontages.

On Remand: As mentioned previously, the Design Commission maintained that the originally approved ground floor setback of 3'-6" provides sufficient area for a successful human scale along sidewalks. While the dominant historic character of the Pearl District includes building footprints extending to the property line resulting in street furniture,

such as tables and chairs, being located fully in the sidewalk right-of-way, the originally approved 3'-6" setback at the ground floor allows for seating to be clear of the pedestrian system for more convenient right-of-way access.

Therefore, these guidelines are met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: The proposed entrances to the hotel, residences main entry, and café's are located at grade—two on the north façade and two on the west façade. There are no ramps or stairs to traverse in order to gain entry into these two most-public spaces of the building. In addition, all ground level building entrances are designed to correlate to adjoining sidewalk grades in order to maintain graceful and functional entrances, minimizing the impact of grade changes. All applicable City, State and Federal design standards relating to accessibility and barrier-free circulation will be met both inside and outside the building. All residential units will comply with guidelines set by the fair housing act policy.

Therefore, this guideline is met.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

C1-1. Increase River View Opportunities. Increase river view opportunities to emphasize the River District ambiance. This guideline may be accomplished by:

- 1) Designing and locating development projects to visually link their views to the river.
- 2) Providing public stopping and viewing places which take advantage of views of River District activities and features.
- 3) Designing and orienting open space and landscape areas to emphasize views of the river.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for C1, C1-1 and C11: The proposed hotel and residential building is not within any existing view corridors. Windows are provided on all four elevations, however, most prominently on the north and west elevations (both street facing). The building's setback on the south elevation allows for significant glazing from the second floor to the top of the tower. The east elevation proposes the maximum glazing allowed by building code: 15%. Importantly, large areas of glazing are provided at the ground floor to provide both views into the building and views out to life on the street. The proposed shared amenity areas on the 22nd level is fully glazed allowing views to the south, west and east, to the Willamette River. In addition, an outside roof terrace is proposed on the 22nd floor, adjacent to (and south of) the shared lounge/event space. All proposed shared amenity spaces take advantage of the roof to provide semi-public open space in an otherwise dense urban environment and also provide opportunities for views to the river and beyond.

The roofs, on both the 2nd floor and the tower, house mechanical equipment and eco-roofs. The eco-roofs provide for on-site management of stormwater and also create a more-pleasant view for residents in the vicinity who may be looking down on, or directly out onto, the proposed building's roofs. The large mechanical systems on the tower are fully enclosed behind a folded metal screen. A similar condition exists at the lower roof at the 2nd floor where the mechanical systems are surrounded by an eco-roof (to the north) that includes ornamental grasses performing as a stormwater facility and a separate green roof

(to the south) planted out with low sedums. Like the large mechanical system screening on the roof the 2nd floor mechanical equipment will also be screened on all sides with the same folded metal panel that is being proposed for the 22nd level the mechanical equipment screening.

Altogether, the roof is a well-integrated component of the building, housing usable space, an eco-roof, and integrated architectural elements to screen mechanical systems from users on the roof and views from beyond the site.

Therefore, these guidelines are met.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2, C4 and C5: The base of *Hyatt Place* utilizes concrete panel, drawing heavily from other established buildings in the Pearl District and nearby 13th Avenue Historic District. The tower itself is simply constructed of 4-foot wide Aluminum Composite Material (ACM) metal panel and window wall systems. Proposed metal panels run the vertical length of the structure on each elevation providing a clear exterior treatment with logical breaks in the material dimension, to 2-feet wide, where it is overlapped by proposed balconies at the upper levels. Larger expanses of metal panel, most noticeably on the east and south elevations, maintain the established panel dimensions providing additional continuity with the buildings massing. Proposed concrete balconies, with metal fascia and glass guardrails, provide additional texture to the façade of the upper levels of the tower while breaking up the previously mentioned vertical metal panel bars.

Overall, the building presents a largely coherent composition: a design with running vertical metal panel bars aligned with window wall systems and balconies located at both the hotel and the residential levels.

The revised design is simplified and articulated with a clear base, middle and top that is stronger and more recognizable than previous designs. The 3-story base is well proportioned to the mass and height of the building while continuing to draw from the established material palette of the district. The Glass Fiber Reinforced Concrete (GFRC) panel base includes a simple gridded hierarchy that clearly and cleanly transitions to the upper level ACM panel palette cladding and glazing systems. The base is given additional prominence and heft in being proud of the upper levels (by 3 feet from the middle, and 7 feet from the top) on the north, east and west elevations, and by approximately 7 feet on the south elevation (for the southwest portion of the building). In addition, the height of the base is consistent with the datum found throughout the Pearl District and neighboring 13th Avenue Historic District.

The middle and top of the tower have also been simplified and organized to include vertical ACM panel and window systems that are consistent and more uniform from one elevation to another. Features that provide subtle texture to the building, such as the concrete and glass balconies and façade shifts in the depth of the ACM panel, are also consistent across the building, giving the building greater overall coherency and continuity.

The top of the tower has also been reorganized and articulated in the following ways: the top façade is set back from the middle facades by 4 feet; top vertical metal panels

are approximately half as wide as the 4-foot wide metal panels on the middle of the building; and spandrel panels at the top of the tower are glass (“to be differentiated from the vision glass by a slight variation of color”).

In response to Commission comments and concerns regarding the durability of the GFRC panel at the ground level, the applicant has placed the aluminum furring frames at 16” on-center (OC) maximum. This is a change from the previously shown 24” OC spacing.

Reducing the spacing to 16” OC will provide more resistance to potential deflection from potential impact.

Regarding the color palette, at the November 21, 2019 hearing the Design Commission requested a warmer color palette for the building’s ACM panel. The preferred color choice, a warm tone grey and light tan, shown in Exhibit H-315, responds best to the surrounding context of adjacent buildings and the sub-district as a whole.

On Remand: As mentioned previously, the Design Commission commented that the increased setbacks at the middle and top on the north and west elevations: an additional 12” for the middle section (from 2’-0” to 3’-0”); and an additional 24” (from 5’-0” to 7’-0”) for the top portion (which also includes the area of the north-west corner as it continues down through the middle and base sections.) further emphasized the tripartite composition of the building. Commission also noted that the building’s top and tripartite composition were further emphasized by the proposed lowering of the cornice by an additional level on both the north and west elevations. Collectively, the additional setbacks to the north and west elevations help to further sculpt the building and strengthen the building’s clear base-middle-top (monolithic tripartite composition), to better integrate with the Pearl District area context.

Therefore, with the condition of approval that the ACM panel color palette be as is shown in Exhibit H-315: “Preferred Color Choices” (Pewter - #989da0 and Apparition - #cdc9bf), these guidelines are met.

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

C13. Integrate Signs. Integrate signs and their associated structural components with the building’s overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for C10 and C13: Encroachments include the above grade balconies on the north and west elevations, as well as the canopies at the base of the building. The simple concrete and glass balconies are intended to add visual texture and activity to the building’s upper floors without creating an architectural element that dominates or distracts from the building’s overall design. Canopies are integrated into the base of the building providing pedestrian weather protection and a clear hierarchy to the building’s two street facing facades.

Canopies on the west elevation are proposed to extend approximately 6 feet into the right-of-way and vary in height from approximately 11 feet above the sidewalk (at the residential and bike access door entries), to approximately 15 feet above the sidewalk (at the corner hotel entrance). Canopies on the north elevation are proposed to extend approximately 6 feet into the right-of-way and vary in height from approximately 10 feet above the sidewalk (within the three eastern bays), to approximately 15 feet above the sidewalk (at the corner hotel entrance).

Proposed signs are currently limited to the corner entrance canopy that services the

hotel. The two proposed signs are less than 32 square feet (and so are exempt from design review) and are specific to the hotel use. Additional signage ultimately proposed must be under 32 square feet in area or will require a separate review.

Therefore, these guidelines are met.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: Exterior lighting is proposed in specific locations on the building, predominately at the base, to highlight key architectural features and locations without being excessive or creating unnecessary impacts to the night sky. Lighting at the base includes "linear fixture lighting" at the steel-frame and glass residential canopy (west elevation) and the three steel-frame and glass canopies on the north elevation. Lighting appears to be modest: located tight to the building, diffusing out through the glass canopies. Lighting at the corner entrance is slightly more pronounced, including a field of LED lights "permeating a holed metal ceiling" throughout the entire corner canopy. Additional lighting is proposed at the pedestrian realm within the two water features. Lighting is located at the top of the water features with an LED fixture specifically proposed to illuminate only the water feature and not adjacent architecture. Lastly, LED strip lighting is proposed at the rooftop terrace (access doors and railing). No exterior lighting is proposed at the top of the tower other than on the handrail surrounding three sides of the terrace. This lighting is proposed with small ribbons of LED lighting that will be integrated into the handrail cap on the terrace side of the glass rail system. This lighting system is baffled to cast a soft glow along only the inside perimeter of the terrace.

Therefore, these guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

Regarding FAR:

The base FAR allowed for the site in the Central City Plan District is 6:1 (see Portland Zoning Code 33.510 – Map 510-2). Bonuses to the base FAR are allowed provided the first 3:1 of any increase must be earned through:

1. The inclusionary housing bonus option described in Subparagraph C.2.a;
2. The Affordable Housing Fund bonus option described in Subparagraph C.2.b.;
3. The historic resources transfer provisions described in Paragraph D.1. or
4. The riverfront open space bonus option described in Subparagraph C.2.c.

In addition, there is no limit to the amount of floor area that can be transferred to a site.

At the time of permit the applicant will need to receive approval for bonus FAR and/or transfer covenants prior to the issuance of any permit.

*Buildings using bonus floor area must not exceed the maximum height limits shown on Map 510-3 unless eligible for bonus height.

Regarding Height:

The base height for the site is 100 feet, although the site is eligible for height bonuses of up to 250' (See Portland Zoning Code 33.510 – Map 510-3 and Map 510-4). Bonus height may be earned through FAR bonus or transfer per Portland Zoning Code 33.510.210.D.3.

Regarding Parking:

Per Portland Zoning Code 33.510 – there is no minimum parking required for development in the Central City Plan District.

CONCLUSIONS

The proposed building will provide 160 hotel rooms and 111 residential units within a 250' high, quarter-block building that is 197,118 square feet in area. The site is in a close-in area of the Central City Plan District, that is well served by transit. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. With the added conditions and revisions to the upper floor setbacks, the cornice and the ground level canopies, the proposal meets the applicable design guidelines, and therefore warrants approval.

DESIGN COMMISSION RECOMMENDATION

Design Commission recommends City Council approve a Design Review for a new 23-story mixed use building consisting of hotel/hospitality and residential uses in the Pearl District Sub-District of the Central City Plan District. Included are café/lounge and lobby space at the ground level, 160 hotel rooms on levels 2-11, 111 one-bedroom and studio units on levels 12- 23, shared amenity and event/lounge spaces are located on the mezzanine and the 22nd floor. Two loading spaces are located off of NW 12th Avenue. Exterior materials include concrete panel at the base and metal panel at the middle and top of the tower.

Approval per Exhibits H-279 - H-341, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 19-145295 DZ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. The ACM panel color palette be as is shown in Exhibit H-315: "Preferred Color Choices" (Pewter - #989da0 and Apparition - #cdc9bf).
- D. NO FIELD CHANGES ALLOWED.

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By: _____
Samuel Rodriguez, Design Commission Vice-Chair

Application Filed: April 09, 2019

Initial Decision Rendered: January 16, 2020

Initial Decision Filed: January 17, 2020

Initial Decision Mailed: January 21, 2020

Remanded Recommendation Rendered: November 12, 2020

Procedural Information. The application for this land use review was submitted on April 9, 2019, and was determined to be complete on April 30, 2019.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A-2. The applicant also submitted a Waiver to ORS 227.178 to further extend the time required, see Exhibit H-175.

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This recommendation includes specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

Conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Arthur Graves
November 02, 2020 – Remand Recommendations

EXHIBITS – NOT ATTACHED UNLESS INDICATED

A. Applicant’s Submittals

1. Initial Submittal – Narrative, drawings, cutsheets: April 04, 2019
2. Request for an Evidentiary Hearing Waiver – signed: April 26, 2019
3. Request for Completeness and responses: May 07, 2019
4. Land Use schedule: May 05, 2019
5. Revised massing scheme: June 03, 2019 – superseded
6. Revised massing scheme: June 04, 2019 – superseded
7. Revised massing scheme: June 13, 2019 – superseded
8. Revised Art-Water feature schemes: June 18, 2019 – superseded
9. Revised drawing set: June 27, 2019
10. Preliminary Stormwater Report: June 27, 2019
11. Revised Preliminary Stormwater Report: July 08, 2019
12. Massing Schemes: August 13, 2019
13. Massing Schemes: August 27, 2019
14. Massing Schemes: September 12, 2019
15. Base Schemes: September 18, 2019
16. Base Schemes: September 26, 2019
17. Cartoon Set: October 07, 2019
18. Base Schemes: October 09, 2019
19. Revised Submittal: October 22, 2019
20. Radler White Parks & Associates: October 22, 2019
21. Kittelson & Associates: October 29, 2019

B. Zoning Map (attached)

C. Plan & Drawings

1. COVER SHEET
2. TABLE OF CONTENTS
3. ARCHITECTURAL SITE PLAN
4. FLOOR PLANS - LEVEL B1 + BIKE PARKING
5. FLOOR PLANS - LEVEL 01 + LEVEL 1.5
6. FLOOR PLANS - LEVEL 02-03 + LEVEL 04-11
7. FLOOR PLANS - LEVELS 12-19 + LEVELS 20-21
8. FLOOR PLANS - LEVEL 22 + LEVEL 23
9. FLOOR PLANS - LEVEL ROOF
10. ELEVATIONS - NORTH
11. ELEVATIONS - WEST
12. ELEVATIONS - SOUTH
13. ELEVATIONS - EAST
14. BUILDING SECTIONS
15. SIGHTLINES DIAGRAM - NORTH
16. SIGHTLINES DIAGRAM - WEST
17. ENLARGED ELEVATIONS/SECTIONS - STOREFRONT
18. DETAILS - STOREFRONT + CANOPY
19. ENLARGED ELEVATIONS/SECTIONS - HOTEL ENTRY
20. DETAILS - HOTEL ENTRY +SIGNAGE
21. ENLARGED ELEV / SECTIONS - RESIDENTIAL ENTRY
22. ENLARGED ELEV / SECTIONS - LOADING
23. ENLARGED AXON / DETAILS - ART + WATER FEATURE
24. ENLARGED AXONS / DETAILS - FACADE
25. ENLARGED AXONS / DETAILS - FACADE CORNER
26. ENLARGED AXONS / DETAILS - FACADE AT ECO ROOF
27. ENLARGED AXONS / DETAILS -FACADE
28. ENLARGED AXONS / DETAILS - BALCONY
29. ENLARGED AXONS / DETAILS - BALCONY
30. ENLARGED AXONS / DETAILS - TOP OF TOWER
31. ENLARGED AXONS / DETAILS - TOP OF TOWER
32. ENLARGED ELEVATIONS / SECTIONS - AMENITY DECK
33. DETAILS - AMENITY DECK
34. ENLARGED ELEVATIONS / SECTIONS - ROOF PENTHOUSE
35. MATERIALS / COLORS - LEVEL 01 - NORTH
36. MATERIALS / COLORS - LEVEL 01 - WEST
37. ACM PANEL COLORS
38. MATERIALS / COLORS - MIDDLE AND TOP/CORNER
39. MATERIALS / COLORS - FACADE - NORTH
40. MATERIALS / COLORS - FACADE - WEST
41. MATERIALS / COLORS - TYPICAL
42. MATERIALS / COLORS - FACADE - AMENITY DECK
43. MATERIALS / COLORS - FACADE - ART + WATER FEATURE
44. MATERIALS / COLORS - LEVEL 02 MECH. SCREEN AND ROOF PENTHOUSE
45. LANDSCAPE / TREE PLAN - LEVEL 01
46. LANDSCAPE PLAN - LEVEL 02
47. LANDSCAPE PLAN - LEVEL 22
48. LANDSCAPE PLAN - LEVEL ROOF
49. LIGHTING PLAN - LEVEL 01 RCP
50. LIGHTING PLAN - LEVEL 22 PLAN +RCP
51. LIGHTING ELEVATION - WEST ELEVATION
52. LIGHTING ELEVATION - NORTH ELEVATION
53. PRODUCT CUT SHEETS: METAL PANEL AND WINDOW SYSTEMS
54. PRODUCT CUT SHEETS: CONCRETE PANEL
55. PRODUCT CUT SHEETS: LIGHTING
56. PRODUCT CUT SHEETS: LIGHTING
57. PRODUCT CUT SHEETS: LIGHTING

58. PRODUCT CUT SHEETS: RAILING AND MECHANICAL LOUVERS
59. PRODUCT CUT SHEETS: FOLDING GLASS WALL AND STOREFRONT SYSTEMS
60. PRODUCT CUT SHEETS: ECOROOF
61. PRODUCT CUT SHEETS: METAL PANEL AND BIRD ACID-ETCHED GLASS
62. PRODUCT CUT SHEETS: PAVERS AND LEVEL 22 FIREPLACE
63. PRODUCT CUT SHEETS: MECHANICAL UNITS

D. Notification information:

1. Request for response
2. Posting letter sent to applicant: June 12, 2019
3. Notice to be posted: June 12, 2019
4. Applicant's statement certifying posting: June 18, 2019
5. Mailed notice
6. Mailing list
7. Posting letter sent to applicant: October 17, 2019
8. Notice to be posted: October 17, 2019
9. Applicant's statement certifying posting: October 21, 2019

E. Agency Responses:

1. Fire Bureau: May 02, 2019. Dawn Krantz
2. Bureau of Development Services – Life Safety: May 24, 2019. Geoffrey Harker.
3. Bureau of Development Services – Site Development: May 28, 2019. Kevin Wells
4. Parks Bureau – Urban Forestry: May 29, 2019. Casey Clapp
5. Water Bureau: May 31, 2019. Michael Puckett
6. Portland Bureau of Transportation: June 03, 2019. Fabio de Freitas.
7. Bureau of Environmental Services: June 27, 2019. Emma Kohlsmith
8. Bureau of Environmental Services: October 25, 2019. Emma Kohlsmith
9. Portland Bureau of Transportation: October 31, 2019. Fabio de Freitas.
10. Portland Bureau of Transportation: November 14, 2019. Mauricio Leclerc.

F. Community Responses:

1. David Dysert, Pearl District Neighborhood Association Planning and Transportation Committee Co-chair, June 20, 2019.
2. Elizabeth Hawthorne, community member. June 28, 2019.
3. Kristina and Stephen Gregg, community members in opposition. June 28, 2019.
4. Mike Myers, community member in opposition. June 28, 2019.
5. Sandy Parkerson, community member in opposition. June 28, 2019.
6. Ezra Rabie, community member in opposition. June 29, 2019.
7. Scott Shiigi, community member in opposition. June 29, 2019.
8. Bill Melcher, community member in opposition. June 29, 2019.
9. Marilynn Rabie, community member in opposition. June 30, 2019.
10. Rita F. Silen, community member in opposition. June 30, 2019.
11. Carol Adelson, community member in opposition. July 01, 2019.
12. Linda Alper and Kevin Cooney, community members in opposition. July 01, 2019.
13. Elizabeth Hawthorne, community member. July 01, 2019.
14. Pam Williams, community member in opposition. July 01, 2019.
15. Jane Starbird, community member in opposition. July 01, 2019.
16. Tobi Travis, community member in opposition. July 02, 2019.
17. Dante R. Marrocco, community member in opposition. July 02, 2019.
18. Julia Marrocco, community member in opposition. July 04, 2019.
19. Ethel Katz, community member in opposition. July 04, 2019.
20. Arlene Matusow, community member in opposition. July 04, 2019.
21. Sarah Mace, community member in opposition. July 05, 2019.
22. Karl Von Frieling, community member in opposition. July 05, 2019.
23. Rita Fawcett, community member in opposition. July 06, 2019
24. Supattra, community member in opposition. July 06, 2019
25. Marie Jamieson, community member in opposition. July 07, 2019
26. Lawrence and Gail Hartman, community member in opposition. July 07, 2019
27. Winston Chang, community member in opposition. July 07, 2019
28. Ashley Carson, community member in opposition. July 07, 2019

29. Jackie Gordon, community member in opposition. July 08, 2019
30. Jared Hayes, community member in opposition. July 08, 2019
31. William Thierfelder, community member in support. July 08, 2019

G. Other

1. Original LUR Application
2. Early Assistance Summary
3. Pre-Application Conference Summary
4. Design Advise Request #1 Memo to Commission
5. Design Advise Request #1 Summary Memo
6. Design Advise Request #2 Memo to Commission
7. Design Advise Request #2 Summary Memo

H. Design Commission Hearing:.

Hearing #1 - July 18, 2019

1. Staff Power Point Presentation
2. Staff Report – Recommending Denial
3. Applicant Presentation
4. Testimony

Comments Received After July 08, 2019 and before November 14, 2019:

5. Katherine Pokrass, community member in opposition. July 10, 2019
6. Marie Jamieson, community member in opposition. July 10, 2019
7. Alvin Solomon, community member in opposition. July 11, 2019
8. Cynthia Thomas, community member in opposition. July 12, 2019
9. Mark Sexton, community member in opposition. July 14, 2019
10. Ross Laguzza., community member in opposition. July 15, 2019
11. Carolyn Mindell, community member in opposition. July 16, 2019
12. Deborah Seay, community member in opposition July 16, 2019
13. Patricia Cliff, community member in opposition. July 18, 2019
14. Denise Green, community member in opposition. July 17, 2019
15. Elinor Gollay, community member in opposition. July 17, 2019
16. Emily Brew, community member in opposition. July 17, 2019
17. Janet Flaherty, community member in opposition. July 17, 2019
18. Jeff Sanders, community member in opposition. July 17, 2019
19. Kirk Wallace, community member in opposition. July 17, 2019
20. Naomi Pollock, community member in opposition. July 17, 2019
21. Art Tiwellan, community member in opposition. July 18, 2019
22. Albert Solheim, community member in opposition. July 18, 2019
23. Glenn Micallef, community member in opposition. July 18, 2019
24. Patricia Cliff, community member in opposition. July 18, 2019
25. Carolyn Wheatley, community member in opposition. July 18, 2019
26. Carrie Richter, Bateman Seidel, July 18, 2019
27. Ezra Rabie, community member in opposition. July 28, 2019
28. Margaret Sprinkle, community member in support. September 11, 2019
29. Clay Shentrup, a California member in support. September 12, 2019
30. Graham Taylor, community member in support. September 16, 2019
31. Alli Lindeman, community member in support. September 26, 2019
32. Christopher Amistadi, community member in support. September 26, 2019
33. Cristina West, a Tigard OR member in support. September 26, 2019
34. James Louie, a Washington member in support. September 26, 2019
35. Jay Banasky, a West Linn OR member in support. September 26, 2019
36. Jody Henrikson, community member in support. September 26, 2019
37. John Williams, a Washington member in support. September 26, 2019
38. Josef West, community member in support. September 26, 2019
39. Mandy Henrikson, community member in support. September 26, 2019
40. Michael Dolato, a Salem OR member in support. September 26, 2019
41. John McIsaac, community member in support. September 30, 2019
42. Tori Harrigill, a Mississippi member in support. September 30, 2019
43. Ryan Depauw, community member in support. October 01, 2019

44. James Anderson, community member in support. October 02, 2019
45. Jonathan Greenwood, community member in support. October 02, 2019
46. Shawn Haskin, community member in support. October 02, 2019
47. James Staicoff, community member in support. October 03, 2019
48. Luke Arnott, community member in support. October 03, 2019
49. Bradley Welsh, community member in support. October 08, 2019
50. Jonathan Greenwood, community member in support. October 09, 2019
51. Kimberly Palmer, community member in support. October 09, 2019
52. Kevin Luu, a Washington member in support. October 11, 2019
53. Pierce Cavallero, community member in support. October 11, 2019
54. Adriana Britton, community member in support. October 15, 2019
55. Kelly Melnick, community member in support. October 16, 2019
56. Hanh Luong, community member in support. October 18, 2019
57. Milt McConnell, community member in support. October 21, 2019
58. Rich Barabzano, community member in support. October 21, 2019
59. Jordan Williams, community member in support. November 04, 2019
60. David Duncan, community member in support. November 04, 2019
61. Lucas Gray, community member in support. November 04, 2019

Comments Received after November 14 and before November 21, 2019

Hearing:

62. Greg Herburger, community member in support. November 18, 2019
63. Isabella Herburger, community member in support. November 18, 2019
64. David Dysert, Pearl District Neighborhood Association Planning and Transportation Committee Co-chair, November 19, 2019.

Hearing #2 – November 21, 2019

65. Staff Power Point Presentation
66. Staff Report – Recommending Approval
67. Testimony
68. Drawings Set

Submittal Received Between November 22, 2019 and December 06, 2019:

69. Anne Philipsborn, community member in opposition. November 27, 2019
70. Ezra Rabie, community member in opposition. November 27, 2019
71. Gary Wright, community member in opposition. November 27, 2019
72. Kathleen O'Donnell, community member in opposition. November 27, 2019
73. Larry Etherington, community member in opposition. November 27, 2019
74. Marilynn Rabie, community member in opposition. November 27, 2019
75. Nika Smyshlyayev 1, community member in opposition. November 27, 2019
76. Nika Smyshlyayev 2, community member in opposition. November 27, 2019
77. Rick Ray, community member in opposition. November 27, 2019
78. Ross Laguzza, community member in opposition. November 27, 2019
79. Winston Chang, community member in opposition. November 27, 2019
80. Bob Heath, community member in opposition. November 28, 2019
81. Mark Sexton, community member in opposition. November 28, 2019
82. Michael Morgan, community member in opposition. November 28, 2019
83. Rita Silen, community member in opposition. November 28, 2019
84. Ann Dart, community member in opposition. November 29, 2019
85. Paul Roelofs, community member in opposition. November 29, 2019
86. Richard Brown and Cynthia Thomas, community member in opposition. November 29, 2019
87. Ashley Carson, community member in opposition. November 30, 2019
88. Gayle Marger, community member in opposition. November 30, 2019
89. George McNiell, community member in opposition. November 30, 2019
90. Leslie Howell, community member in opposition. November 30, 2019
91. Faun and John Tiedge, community member in opposition. December 01, 2019
92. Jeffrey Wihtol, community member in opposition. December 01, 2019
93. Jerry Marger, community member in opposition. December 01, 2019
94. John Livingston, community member in opposition. December 01, 2019

95. Martha Driessnack, community member in opposition. December 01, 2019
96. Roger Sanders, community member in opposition. December 01, 2019
97. Sarah Mace, community member in opposition. December 01, 2019
98. Scott Campbell, community member in opposition. December 01, 2019
99. Alvin Solomon, community member in opposition. December 02, 2019
100. Amy Regan, community member in opposition. December 02, 2019
101. Bill Kamp, community member in opposition. December 02, 2019
102. Carolyn Mindell, community member in opposition. December 02, 2019
103. Emily Brew, community member in opposition. December 02, 2019
104. Franz Vogt, community member in opposition. December 02, 2019
105. Jared Hayes, community member in opposition. December 02, 2019
106. Lawrence Mindell, community member in opposition. December 02, 2019
107. Marilee Vogt, community member in opposition. December 02, 2019
108. Michele Campbell, community member in opposition. December 02, 2019
109. Steve Lytle, community member in opposition. December 02, 2019
110. Steven Monblatt, community member in opposition. December 02, 2019
111. Carolyn Wheatley, community member in opposition. December 03, 2019
112. Debbie Dinehart, community member in opposition. December 03, 2019
113. Janet Flaherty, community member in opposition. December 03, 2019
114. Joe McGee, community member in opposition. December 03, 2019
115. Tobi Travis, community member in opposition. December 03, 2019
116. Joyce Beasley, community member in opposition. December 04, 2019
117. Kevin Cooney, community member in opposition. December 04, 2019
118. Carol Adelson, community member in opposition. December 05, 2019
119. Denise Green (01), community member in opposition. December 05, 2019
120. Denise Green (02), community member in opposition. December 05, 2019
121. Denise Green (03), community member in opposition. December 05, 2019
122. Denise Green (04), community member in opposition. December 05, 2019
123. Denise Green (05), community member in opposition. December 05, 2019
124. Denise Green (06), community member in opposition. December 05, 2019
125. Denise Green (07), community member in opposition. December 05, 2019
126. Denise Green (08), community member in opposition. December 05, 2019
127. Denise Green (09), community member in opposition. December 05, 2019
128. Denise Green (10), community member in opposition. December 05, 2019
129. Denise Green (11), community member in opposition. December 05, 2019
130. Denise Green (12), community member in opposition. December 05, 2019
131. Denise Green (13), community member in opposition. December 05, 2019
132. Denise Green (14), community member in opposition. December 05, 2019
133. Denise Green (15), community member in opposition. December 05, 2019
134. Denise Green (16), community member in opposition. December 05, 2019
135. Denise Green (17), community member in opposition. December 05, 2019
136. Denise Green (18), community member in opposition. December 05, 2019
137. Denise Green (19), community member in opposition. December 05, 2019
138. Denise Green (20), community member in opposition. December 05, 2019
139. Denise Green (21), community member in opposition. December 05, 2019
140. Denise Green (22), community member in opposition. December 05, 2019
141. Denise Green (23), community member in opposition. December 05, 2019
142. Denise Green (24), community member in opposition. December 05, 2019
143. Elinor Gollay, community member in opposition. December 05, 2019
144. Ellen Macke, community member in opposition. December 05, 2019
145. Faith Smith, community member in opposition. December 05, 2019
146. Gordon Wilfong, community member in opposition. December 05, 2019
147. Ian Yolles, community member in opposition. December 05, 2019
148. John McCalla, community member in opposition. December 05, 2019
149. Lisa Monsen, community member in opposition. December 05, 2019
150. Patricia Cliff, community member in opposition, *Portland Pearl District*. December 05, 2019

151. Patricia Cliff, community member in opposition, *South Pearl Map*. December 05, 2019
152. Patricia Cliff, community member in opposition, *With No Parking*. December 05, 2019
153. Patricia Cliff, community member in opposition. December 05, 2019
154. Rosemond Graham, community member in opposition. December 05, 2019
155. Scott Shiigi, community member in opposition. December 05, 2019
156. Sue Porter, community member in opposition. December 05, 2019
157. Supattra Namon, community member in opposition. December 05, 2019
158. Toby Scott (01), community member in opposition. December 05, 2019
159. Toby Scott (02), community member in opposition. December 05, 2019
160. Tom Graham, community member in opposition. December 05, 2019
161. Karl Von Frieling (01), community member in opposition. December 05, 2019
162. Stephen Aiguier, community member in opposition. December 05, 2019
163. Karl Von Frieling (02), community member in opposition. December 06, 2019
164. Patricia Cliff (Albert Solheim), community member in opposition. December 06, 2019
165. Patricia Cliff, community member in opposition. December 06, 2019
166. Revised Drawings (From the Applicant): December 05, 2019
167. Revised Narrative (From the Applicant): December 05, 2019
168. Memorandum (From the Applicant): December 05, 2019
- Comments Received Between December 07, 2019 and December 20, 2019:
169. Carrie Richter, Bateman Seidel, December 19, 2019
- Final Statement, Received Between December 08, 2019 and January 03, 2020:
170. Renee France, Radler White Parks Alexander, December 31, 2019
- Closed Record Hearing: January 16, 2020:
171. Final Findings and Decision: January 16, 2020
- Appeal Form Submitted:
172. Appeal Form Submitted by the Pearl Neighbors for Integrity in Design – represented by Carrie Richter: February 18, 2020.
- Notice for March 19, 2020 City Council Hearing:
173. Mailed: February 24, 2020.
- Re-Notice for March 19, 2020 City Council Hearing – Rescheduled to June 04, 2020:
174. Due to COVID-19. Mailed: March 12, 2020.
- Waiver of ORS 227.178 from the Applicant:
175. Received: March 10, 2020
- Re-Notice for June 04, 2020 City Council Hearing – Rescheduled to August 20, 2020:
176. Due to CC2035 Remand. Mailed: May 29, 2020.
- Re-Notice for August 20, 2020 City Council Hearing:
177. To clarify the appellant as the Pearl Neighbors for Integrity in Design. Mailed: June 23, 2020.
- City Council Appeal Hearing #1: August 20, 2020:
178. Applicant Presentation
179. Staff Presentation
180. Jon Isaacs. Community comment. August 19, 2020
- City Council Appeal Hearing #1 Conclusion – Record held open: 7 days for New Evidence - until August 27, 2020:
181. August 17, 2020, Gwenn Baldwin.
182. August 17, 2020, Karla Moore-Love.
183. August 17, 2020, Karla Moore-Love 2.
184. August 19, 2020, Jon Isaacs.
185. August 19, 2020, Jon Isaacs 2.
186. August 19, 2020, Michael Morgan.
187. August 19, 2020, Neilson Abeel.
188. August 20, 2020, Amy Ruiz.
189. August 20, 2020, Carrie Richter.
190. August 20, 2020, Denise Green.
191. August 20, 2020, Denise Green 2.
192. August 20, 2020, Doug Klotz.
193. August 20, 2020, Doug Klotz 2.

194. August 20, 2020, Doug Klotz 3.
195. August 20, 2020, Doug Klotz 4.
196. August 20, 2020, Ian Mackenzie.
197. August 20, 2020, Ian Mackenzie.
198. August 20, 2020, Patricia Cliff.
199. August 20, 2020, Patricia Cliff 2.
200. August 20, 2020, Rita Silen.
201. August 20, 2020, Rita Silen 2.
202. August 20, 2020, Rita Silen 3.
203. August 20, 2020, Rita Silen 4.
204. August 20, 2020, Rita Silen 5.
205. August 20, 2020, Rita Silen 6.
206. August 20, 2020, Rita Silen 7.
207. August 23, 2020, Joe McGee.
208. August 24, 2020, Ethel Katz.
209. August 24, 2020, Ezra Rabie.
210. August 24, 2020, Karl von Frieling.
211. August 24, 2020, Karl von Frieling 2.
212. August 25, 2020, Chris Galore.
213. August 26, 2020, Arlene Matusow.
214. August 26, 2020, Arlene Matusow 2.
215. August 26, 2020, Faun Tiedge.
216. August 26, 2020, Jerry Marger.
217. August 26, 2020, Tobi Travis.
218. August 27, 2020, Any Ruiz.
219. August 27, 2020, Arthur Graves.
220. August 27, 2020, Arthur Graves 2.
221. August 27, 2020, Arthur Graves 3.
222. August 27, 2020, Ashley Carson.
223. August 27, 2020, Carolyn Wheatley.
224. August 27, 2020, Carrie Richter.
225. August 27, 2020, Carrie Richter 2.
226. August 27, 2020, Carrie Richter 3.
227. August 27, 2020, Cynthia Thomas.
228. August 27, 2020, Derry Tseng.
229. August 27, 2020, Emily Brew.
230. August 27, 2020, Gwenn Baldwin.
231. August 27, 2020, Jane Starbird.
232. August 27, 2020, Jared Hayes.
233. August 27, 2020, Jeanni Chrisman.
234. August 27, 2020, Jennifer Beyer.
235. August 27, 2020, John McCalla.
236. August 27, 2020, Kittelson & Associates.
237. August 27, 2020, Li Alligood.
238. August 27, 2020, Mark Sexton.
239. August 27, 2020, Otak.
240. August 27, 2020, Patricia Cliff.
241. August 27, 2020, Patricia Cliff 2.
242. August 27, 2020, Patricia Cliff 3.
243. August 27, 2020, Roger Sanders.
244. August 27, 2020, Roger Sanders 2.
245. August 27, 2020, Ross Laguzza.
246. August 27, 2020, Ross Laguzza 2.
247. August 27, 2020, Sarah Mace.
248. August 27, 2020, Thomas Graham.
249. August 27, 2020, Tobi Travis.
250. August 27, 2020, Tobi Travis 2.

251. Staff Memorandum to Mayor and Commissioners. August 27, 2020
252. April 1990 Code Commentary for 33.825.020. Submitted on August 27, 2020
City Council Appeal Hearing #1 Conclusion - Record held open: 7 days for Response to New Evidence – until September 03, 2020:
253. Patricia Cliff. Community comment. September 03, 2020
254. September 03, 2020, Carrie Richter.
255. September 03, 2020, Carrie Richter 2.
256. September 03, 2020, Carrie Richter – Green Light.
257. September 03, 2020, Patricia Cliff.
258. September 03, 2020, Patricia Cliff 2.
City Council Appeal Hearing #1 Conclusion - Record held open: 7 days for Final Statement – until September 10, 2020:
259. Renee France. Applicant comment. September 10, 2020
260. Renee France 2. Applicant comment. September 10, 2020
City Council Appeal Hearing #2: September 16, 2020:
261. Staff Presentation
Notice for Three Hearings: Design Commission and City Council:
262. Notice for: Design Commission hearings on October 22, 2020 and November 12, 2020; and
City Council hearing on December 10, 2020. Mailed October 01, 2020
Documents for Design Commission Remand Hearing #1 on October 22, 2020:
263. Applicant Memo: October 09, 2020
264. Revised Concepts: October 09, 2020
265. Staff Memo: October 14, 2020
266. Staff Presentation
267. David Dysert: Letter from Pearl District Neighborhood Association: October 20, 2020
268. Email to Design Commission – 1: October 20, 2020
269. Email to Design Commission – 2: October 20, 2020
270. Email to Design Commission – 3: October 20, 2020
271. Email to Design Commission – 4: October 20, 2020
272. Comments from Design Commissioner Brian McCarter: October 21, 2020
273. October 22, 2020, Carrie Richter.
274. October 22, 2020, Carolyn Wheatley.
275. Applicant Presentation
Documents for Design Commission Remand Hearing #2 on November 12, 2020:
276. Staff Memo: November 05, 2020
277. Revised Drawings (includes #279-#341 below) and Appendix: October 30, 2020
278. Revised Narrative: October 30, 2020
279. COVER SHEET
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281. ARCHITECTURAL SITE PLAN
282. FLOOR PLANS - LEVEL B1 + BIKE PARKING
283. FLOOR PLANS - LEVEL 01 + LEVEL 1.5 Attached
284. FLOOR PLANS - LEVEL 02-03 + LEVEL 04-11
285. FLOOR PLANS - LEVELS 12-19 + LEVELS 20-21
286. FLOOR PLANS - LEVEL 22 + LEVEL 23
287. FLOOR PLANS - LEVEL ROOF
288. ELEVATIONS - NORTH Attached
289. ELEVATIONS - WEST Attached
290. ELEVATIONS – SOUTH Attached
291. ELEVATIONS - EAST Attached
292. BUILDING SECTIONS
293. SIGHTLINES DIAGRAM - NORTH
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298. DETAILS - HOTEL ENTRY +SIGNAGE

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- 300. ENLARGED ELEV / SECTIONS - LOADING
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- 302. ENLARGED AXONS / DETAILS - FACADE
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- 304. ENLARGED AXONS / DETAILS - FACADE AT ECO ROOF
- 305. ENLARGED AXONS / DETAILS -FACADE
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- 310. ENLARGED ELEVATIONS / SECTIONS - AMENITY DECK
- 311. DETAILS - AMENITY DECK
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- 338. PRODUCT CUT SHEETS: ECOROOF
- 339. PRODUCT CUT SHEETS: METAL PANEL AND BIRD ACID-ETCHED GLASS
- 340. PRODUCT CUT SHEETS: PAVERS AND LEVEL 22 FIREPLACE
- 341. PRODUCT CUT SHEETS: MECHANICAL UNITS

Correspondence with Patricia Cliff:

- 342. Email: June 16, 2020
- 343. Email: August 06, 2020
- 344. Email: August 19, 2020

Correspondence with Carrie Richter:

- 345. Email: January 17, 2020
- 346. Email: January 28, 2020
- 347. Email: January 29, 2020
- 348. Email: January 30, 2020
- 349. Email: February 04, 2020
- 350. Email: February 26, 2020
- 351. Email: May 06, 2020
- 352. Email: June 12, 2020
- 353. Email: September 28, 2020

- 354. Email: September 29, 2020
- 355. Email: September 30, 2020
- 356. Email: October 14, 2020
- 357. Email: October 19, 2020
- 358. Email: October 22, 2020

CENTRAL CITY FDG (2003) + RIVER DISTRICT		PROJECT NAME: Hyatt Place		CASE #: LU 19-145295 DZ	
DATE: January 04, 2021		PROJECT ARCHITECT: Otak, Inc.		PROJECT VALUE: >\$2,300,000	
CONTEXT		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
A1: Integrate the River		+			Proposed balconies and rooftop amenity areas view river.
A1-1: Link the River to the Community		+			Massing, balconies and rooftop amenities provide connection.
A2: Emphasize Portland Themes		+			Fountain/Artwork, Storefront Systems, Canopies,
A3: Respect the Portland Block Structures		NA			Quarter block site
A3-1: Provide Convenient Pedestrian Linkages		NA			
A5: Enhance, Embellish & Identify Areas					See A5-1-1
A5-1: Reinforce Special Areas					See A5-1-1
A5-1-1: Reinforce the Identity of the Pearl District Neighborhood		+			Proposed metal panels diversify the architectural palette of materials that were supported by Commission as a suitable for a building of this height in the district. A portion of the ground floor opens to the sidewalk. Canopies and large storefront systems are provided on both street facing elevations.
A5-1-2: Reinforce the Identity of the North Park Blocks Area		NA			
A5-1-3: Reinforce the Identity of Chinatown		NA			
A5-1-4: Reinforce the Identity of the Union Station Area		NA			
A5-1-5: Reinforce the Identity of the Waterfront Area		NA			
A5-2: Emphasize N.W. Broadway Bright Lights		NA			
A5-3: Incorporate Water Features		+			2 matching fountains, well integrated
A5-4: Integrate Works of Art		+			2 matching fountains, well integrated
A6: Re-use, Rehabilitate, Restore Buildings		NA			
A9: Strengthen Gateways		NA			

	A9-1: Provide a Distinct Sense of Entry and Exit	NA			
C1: Enhance View Opportunities		+			Windows, balconies, and terraces provide view opportunities.
	C1-1: Increase River View Opportunities	+			Windows, balconies, and terraces provide view opportunities.
C4: Complement the Context of Existing Buildings		+			Base, middle and top with simplified form and design. Strong base that
D1: Park Blocks		NA			
D2: South Waterfront Area		NA			
D3: Broadway Unique Sign District		NA			
D4: New China/Japantown Unique Sign District		NA			
PUBLIC REALM		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
A4: Use Unifying Elements		+			Street facing elevations provide canopies, large storefront systems, a folding storefront system are provided.
A7: Establish and Maintain a Sense of Urban Enclosure		+			The building size and mass with large storefront glazing slightly setback maintains the urban edge while allowing for a more spacious pedestrian corridor.
A8: Contribute to a Vibrant Streetscape		+			The proposal includes substantial ground level glazing and active uses along the ground floor. Entries to the hotel are at the corner, where the residential lobby is off of NW 12th Ave.
	A8-1: Design Fences, Walls, and Gateways to be Seen Over	NA			
B1: Reinforce and Enhance the Pedestrian System		+			See B1-1
	B1-1: Provide Human Scale to Buildings Along Walkways	+			Canopies, large windows and storefront systems provides a
B2: Protect the Pedestrian		+			Lighting and canopies are provided on both street facing elevations.
B3: Bridge Pedestrian Obstacles		NA			

B4: Provide Stopping and Viewing Places	+			<i>The covered, glazed recessed areas between the structural bays provide stopping and viewing places. Consider incorporating seating or another means to activate these niches.</i>
B5: Make Plazas, Parks & Open Space Successful	+			<i>The project responds to the proposed Flanders Greenway</i>
B5-1: Recognize the Roles of the Tanner Creek Parks	NA			
B5-2: Strengthen the Significance of the Classical Chinese Garden	NA			
B6: Develop Weather Protection	+			<i>Canopies on both street facing elevations (NW Flanders and NW 12th Ave).</i>
B7: Integrate Barrier-Free Design	+			<i>The concept proposal appears to meet this guideline</i>
C3: Respect Architectural Integrity	NA			
C3-1: Integrate Parking	NA			
C6: Develop Transitions Between Buildings & Public Spaces	+			<i>The recessed entries and areas between structural bays have the potential to serve as a transition area between the building and the public sidewalk. The folding glass wall allows for additional transition.</i>
C7: Design Corners that Build Active Intersections	+			<i>Large windows, strong canopy, glass corner, signs and lighting helps to support the corner and building entries.</i>
C8: Differentiate the Sidewalk Level of Buildings	+			<i>Strong base with organized ground floor.</i>
C9: Develop Flexible Sidewalk Level Spaces	+			<i>Strong base with organized ground floor.</i>
C9-1: Reduce the Impact of Residential Unit Garages on Pedestrians	+			<i>No parking is proposed and vehicle access is limited.</i>
C10: Integrate Encroachments	NA			
C11: Integrate Roofs and Use Rooftops	+			<i>Proposed amenity areas provide use for portions of the roof area. Eco-roof areas are met.</i>
C12: Integrate Exterior Lighting	+			<i>The lighting scheme is modest and focussed at the street level.</i>

C13: Integrate Signs	+			Signage is kept at the pedestrian level.
QUALITY AND PERMANENCE	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
	+			Clear base, middle and top of the tower with clear material palette.
C2: Promote Permanence & Quality in Design	+			
C5: Design for Coherency	+			Clear base, middle and top of the tower with clear material palette.