



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: April 4, 2013
To: Jon McAuley, Sera Architects
From: Mark Walhood, City Planner
503-823-7806, mark.walhood@portlandoregon.gov
Re: 13-105388 DA – Riverplace Hyatt House
Design Advice Request Summary Memo: March 14, 2013 DAR

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the March 14, 2013 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. The summary notes from the session are available online in the city's 'TRIM' system at this link:
http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/search/rec&sm_class=uri_7547&count&rows=50

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on March 14, 2013, and represent a range of opinions raised by Commissioners. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

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

At the end of the hearing, it was understood that you would not return for a second Design Advice Request. Please continue to coordinate with me as you prepare your formal Type III Design Review application.

Encl:
Summary Memo

Cc: Respondents

Commissioners Present: Gwen Milius, David Keltner, Jeff Simpson, David Wark, Jane Hansen, and Ben Kaiser.

This memo summarizes **Design Commission** design direction provided at the March 14, 2013 DAR.

General Comments

- Thank you for a very well-developed DAR presentation package, and for taking many of the lessons of the Pearl Marriott Hotel project to heart (windows on side walls at corner rooms, functional courtyard space, rich landscape experience, etc.).
- Commission also appreciates the early and extensive coordination with the neighboring property owners at the Strand: this is to your great credit and the requested changes should make for a better project. For example, consolidating the garage and generator impacts away from the north and to Moody is an appropriate response for this site.
- Other positive attributes of the first concept: an emphasis on the SW corner, the tower element, placement of active spaces along the street, minimized parking footprint, and landscape instead of glass at the garage wall.
- The internal ramping along River Parkway at ground floor is appreciated, but give some thought to the awkward condition created at the east end of the façade, with the large spandrel panel/void created above the glass. The second dark metal material above the storefront glass is problematic: maybe use more fishscale in these locations?

Primary Building Skin/Parti

- The hard/soft parti of exterior materials and the deep reveals on the façade are interesting and successful. Please develop this idea further, trusting your original concept.
- Material samples and details will be important for the skin, and please pay special attention to intersections of materials, flashing, grout joints, etc. in your detail drawings.
- Is there a hierarchy to the brick/metal panel pattern that makes sense? Is there a functional relationship to what's happening in the building? The north façade with extensive brick and the two bookend east facades flanking the courtyard are the most successful, perhaps because the windows framed have a unique pattern on those facades, or the higher percentage of brick material. The combination of the two materials feels strong, but the all metal elevations are less successful.

Courtyard space and landscape screen

- It would be nice to better engage the edge of the second floor courtyard, and allow at least some guest access to this building edge.
- The stormwater planters could be better integrated with the second floor outdoor space, creating a special place within the rooftop deck/garden. Could the trellis element that descends to grade along Moody be echoed in the courtyard design above, for example?
- The landscape trellis at the east façade (or in the courtyard) should be able to stand alone as a crafted element in the architecture, even without plantings.

Further design and use suggestions

- The conifer/deciduous split on the south & west versus north & east sides is a little too split precisely in half – maybe a couple conifers go by the entry and some deciduous specimens on the interior edges?
- Don't forget lighting in the courtyard, which is an important element of creating an attractive space for people, without overwhelming glare or impacts on the Strand Condos or the adjacent private driveways (Moody & Hall).
- The pool may be in an odd location, given likely privacy concerns by guests, and the inevitable closed window treatments at this important corner. Could the pool be re-located to the second floor off the courtyard?
- Accessory uses to the hotel are not required by Zoning Code or design guidelines, but consider adding a restaurant: full-scale dining establishments add much to the total hotel experience.

- The round ground floor columns seem a little incongruous with the architecture, and a little bit forced. Examine that concept again, especially the relation with the building design above: the rounded design gives the feel of a different building or construction type.
- Lighting is important, be sure to provide details. Given existing street lighting around the site, and the large areas of street-level glazing, there may not be need for extensive exterior lighting on the project.
- Carefully consider the appearance of the rooftop, given it's high visibility from adjacent buildings. The design and placement of rooftop elements should be attractive and intentional, equipment should be carefully screened, etc.
- Canopies and projections at the ground floor need further work, with more attention paid especially to the main pedestrian corridor on River Drive, for example a deeper dimension. Do a close-up study of the canopy conditions along the public streets, building overhangs, sills, etc. to make sure these are carefully integrated and pedestrian-friendly. More canopy here could add helpful dimension and function to the ground floor.
- Give some thought to on-site bike parking.

Private Driveways (Hall, Moody)

- The private roadways can be improved, and their design and landscape features need further development. As a private driveway with a semi-public feel, there is room for some creativity with regards to plantings, planters, placement, etc.
- The private roadways on the site interior feel a little 'dead' today, could be activated further. The columnar conifer idea on the north and east sides is exciting, adds visual interest and movement, etc.

Signage

- Please provide information on the expected sign package, especially for the tower element, but also just the general sign package.
- Signage is critical to the success or failure of the corner tower element. The tower should be an intentional architectural element that integrates with the design concept, not just a raised parapet for signage.

Tower Element and Building Entries

- The tower as designed gives a somewhat generic, corporate feel to the building, and is an odd element that will be further weakened as an urban design element once the ubiquitous signage is attached.
- The tower element is almost 'simple to a fault' and understated. It almost feels too simple and clean, and could use further development and 'richness' – this should be an intentional design feature of the building, not just off the Hyatt design menu.
- Signage is critical to the tower. Maybe the tower works better as a single material? A stronger hat? More unified treatment of tower and base of tower along street?
- Strong encouragement was given to provide at least a secondary entry south onto River Parkway, to facilitate direct arrival and departure of guests coming by streetcar, and to reflect the design guideline emphasis on transit accessibility.
- The main entrance feels somewhat lost, and could be more clearly identified, perhaps by better integrating it into the corner tower element. There is a counter-intuitive sense of a more closed element at grade near the tower and entry doors: could the corner tower and entry door sequence be more unified? Maybe entries from both streets have an internal axial orientation to the main reception desk? Does the doorway occur within the tower closer to the corner?

Ground Floor Treatment & Ground Floor Window Modification along Moody

- The metal landscape curtain idea is interesting. It should be integral to the overall architecture, but still feels conceptual and a little applied. Perhaps it starts closer to the corner or wraps the corner? The landscape idea feels more successful than glazing into the garage.

Loading Adjustment

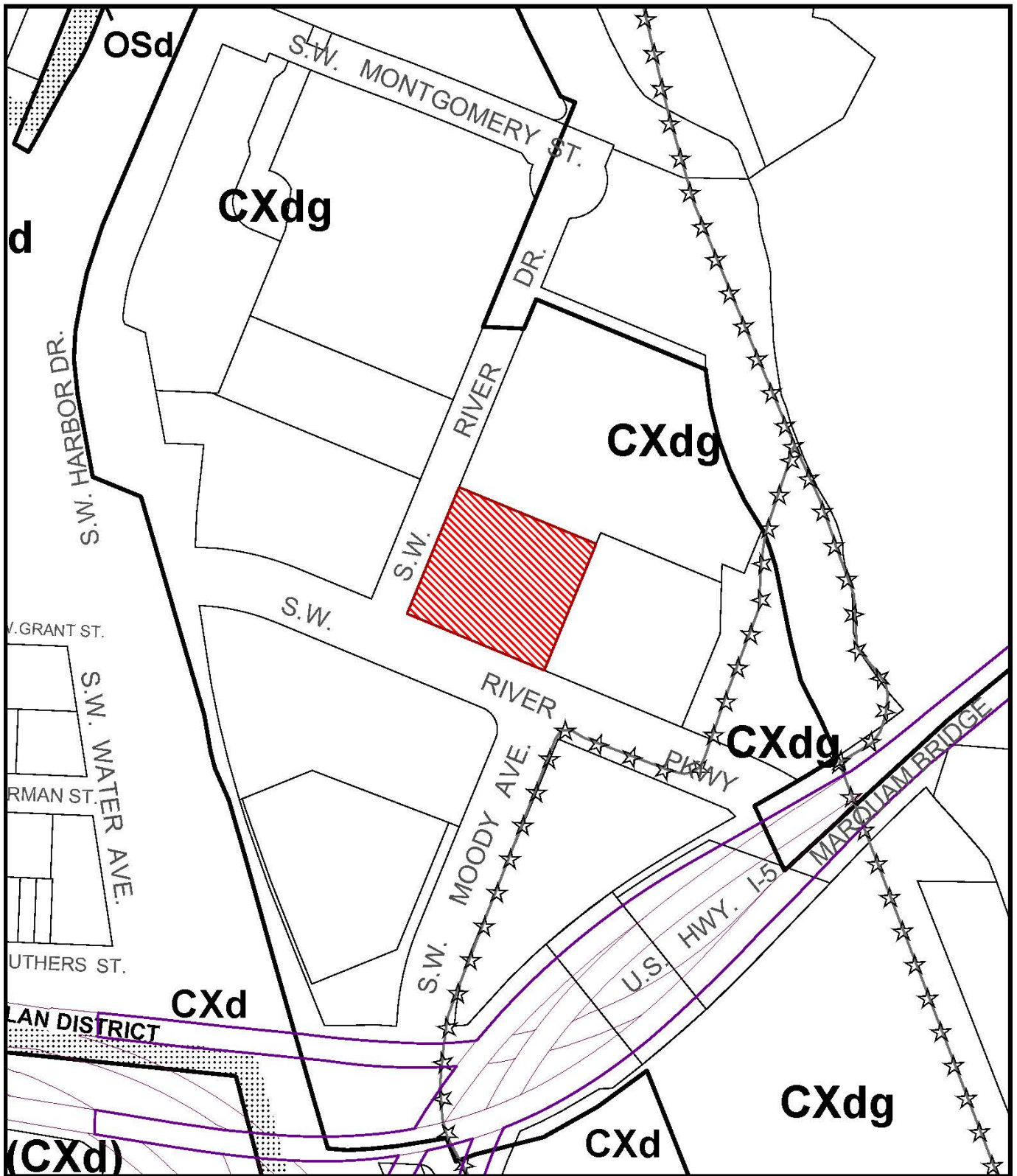
- Please provide information on the expected demands and types of loading for consideration by Portland Transportation staff and Design Commission for the loading Adjustment. Given the on-site laundry, no restaurant, and other specifics discussed at the DAR, no major red flags were raised at this time.

Mechanical, ventilation, and exterior grilles, louvers, etc.

- Internal ducting systems with screened rooftop mechanical enclosures versus through-wall PTAC venting and louvers is a good approach.
- Pay special attention to the design and placement of all mechanical systems and their potential visual, noise, and odor impacts to the surrounding area, especially to the Strand Condominiums to the north (e.g. rooftop mechanical appearance, pool ventilation on north elevation, keep generator and other loud equipment oriented to Moody on south portion of site, etc.).

Exhibit List

- A. Applicant's Statements
 - 1. Cover Memo submitted with revised drawing set, received February 26, 2013
 - 2. Original/old drawing set
- B. Zoning Map (attached)
- C. Drawings
 - 1. Aerial view from south
 - 2. Rendering from southwest (attached)
 - 3. Rendering from northeast
 - 4. Vicinity plan
 - 5. Neighborhood context
 - 6. Neighborhood context
 - 7. Neighborhood context
 - 8. Site inspiration
 - 9. Material/form inspiration
 - 10. Site plan
 - 11. Level 1 floor plan (attached)
 - 12. Level 2 floor plan
 - 13. Level 3-6 floor plan
 - 14. Roof plan
 - 15. South and west elevations (attached)
 - 16. East and north elevations (attached)
 - 17. Courtyard elevations
- D. Public notice
 - 1. Mailing list
 - 2. Mailed notice
- E. Public Testimony
 - 1. Letter from Jeff Weil, received at DA on March 14, 2013
- F. Other
 - 1. Application form and receipt
 - 2. Memo from staff to Design Commission, March 5, 2013
 - 3. 'Cheat Sheet' with discussion topics for commissioners, March 14, 2013
 - 4. Staff powerpoint presentation, March 14, 2013



ZONING



Site

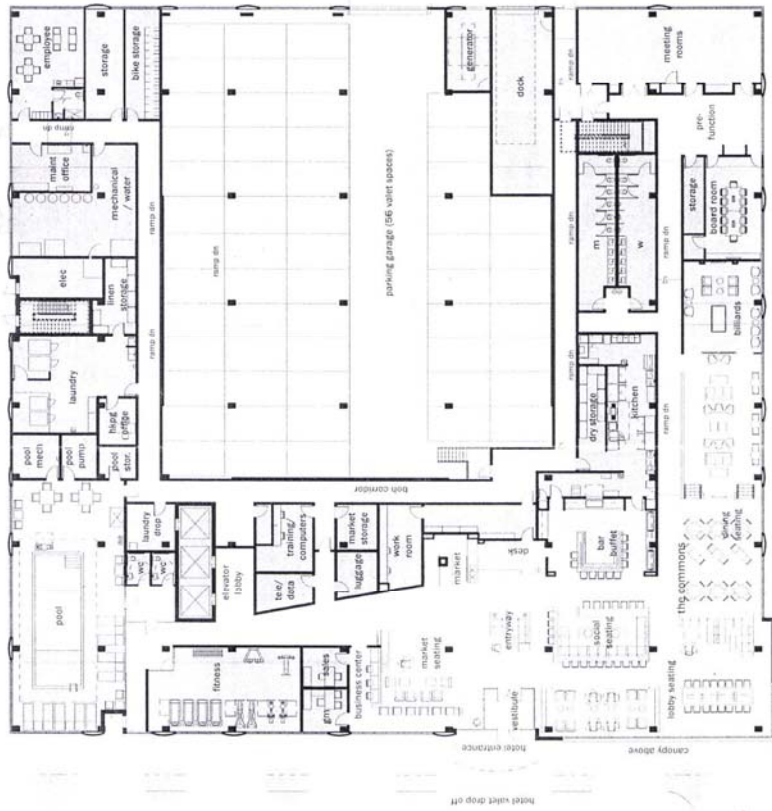


This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	EA 13-105388 DAR
1/4 Section	3229
Scale	1 inch = 200 feet
State_Id	1S1E03CD 200
Exhibit	B (Jan 16, 2013)

THE STRAND

SW HALL STREET



SW MOODY AVE

STREETCAR LINE

SW RIVER PARKWAY

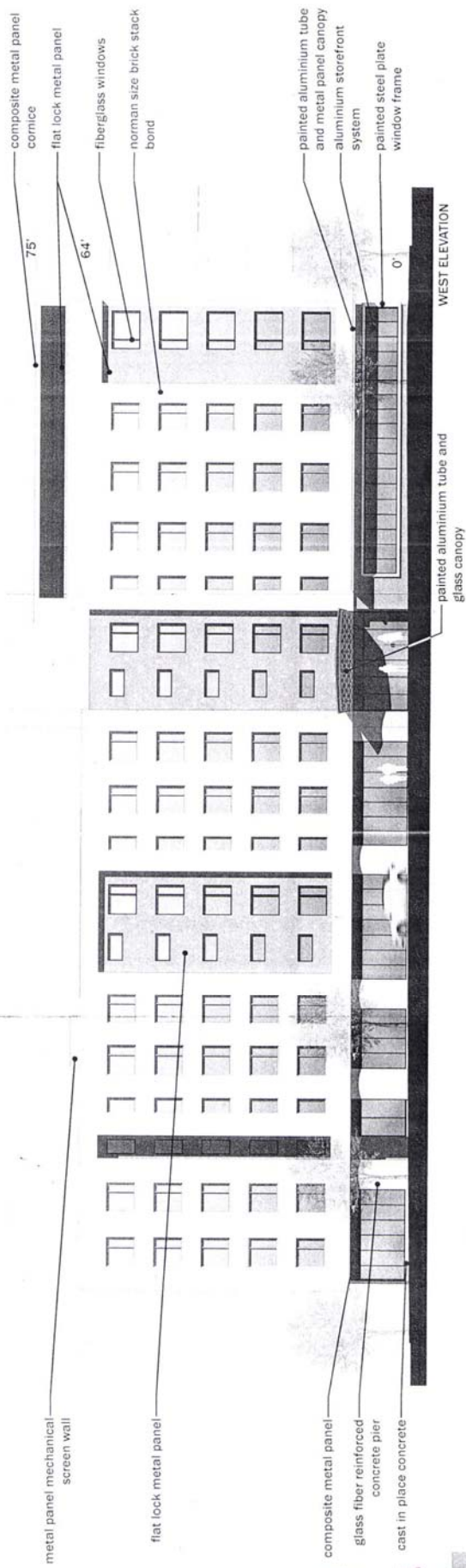
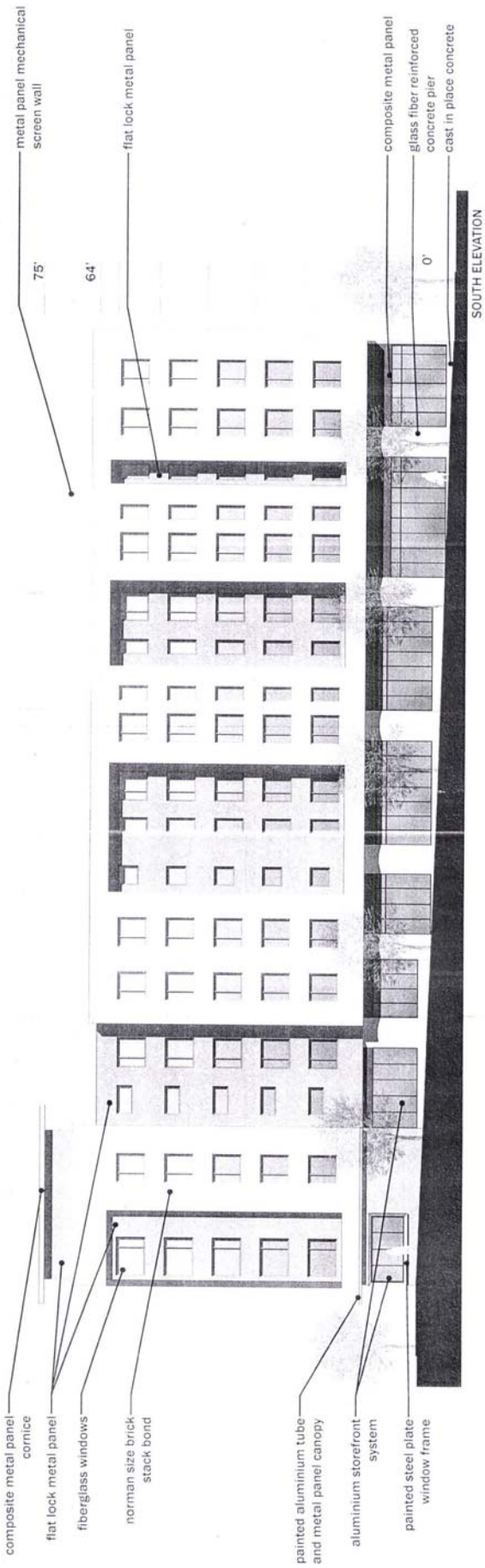
LEVEL 1 FLOOR PLAN

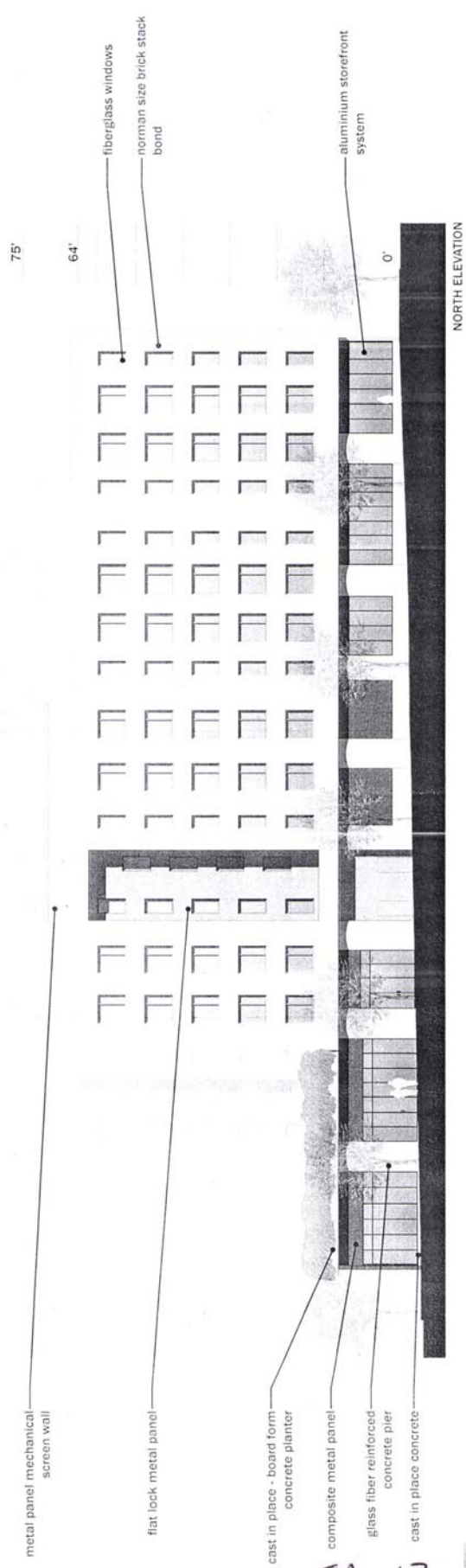
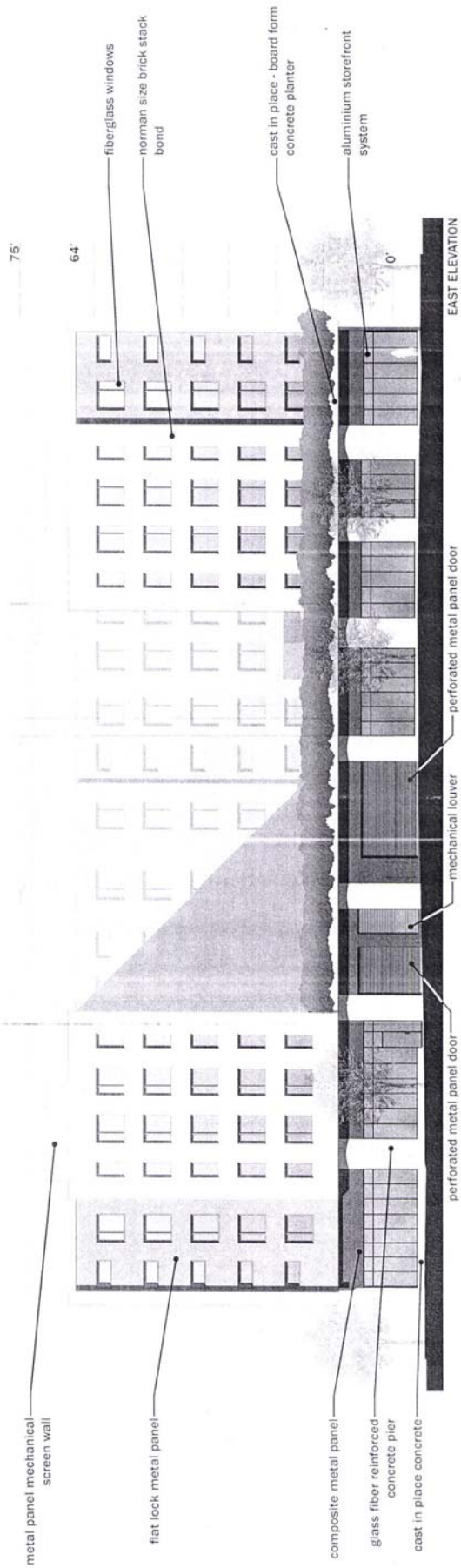
SW RIVER DRIVE

RIVERPLACE SQUARE

HYATT HOUSE SW River Drive & SW River Parkway RiverPlace Partners II 2.26.2013

EA 13-105388 DA





ELEVATIONS

C16

HYATT HOUSE SW River Drive & SW River Parkway, RiverPlace Partners II 2.28.2013

EA 13-

SEE PLAN

105388 PA



BUILDING FROM SOUTHWEST

HYATT HOUSE SW River Drive & SW River Parkway RiverPlace Partners II 2.26.2013

EA 13 -



105388 0A