



# **City of Portland**

## **Bureau of Development Services**

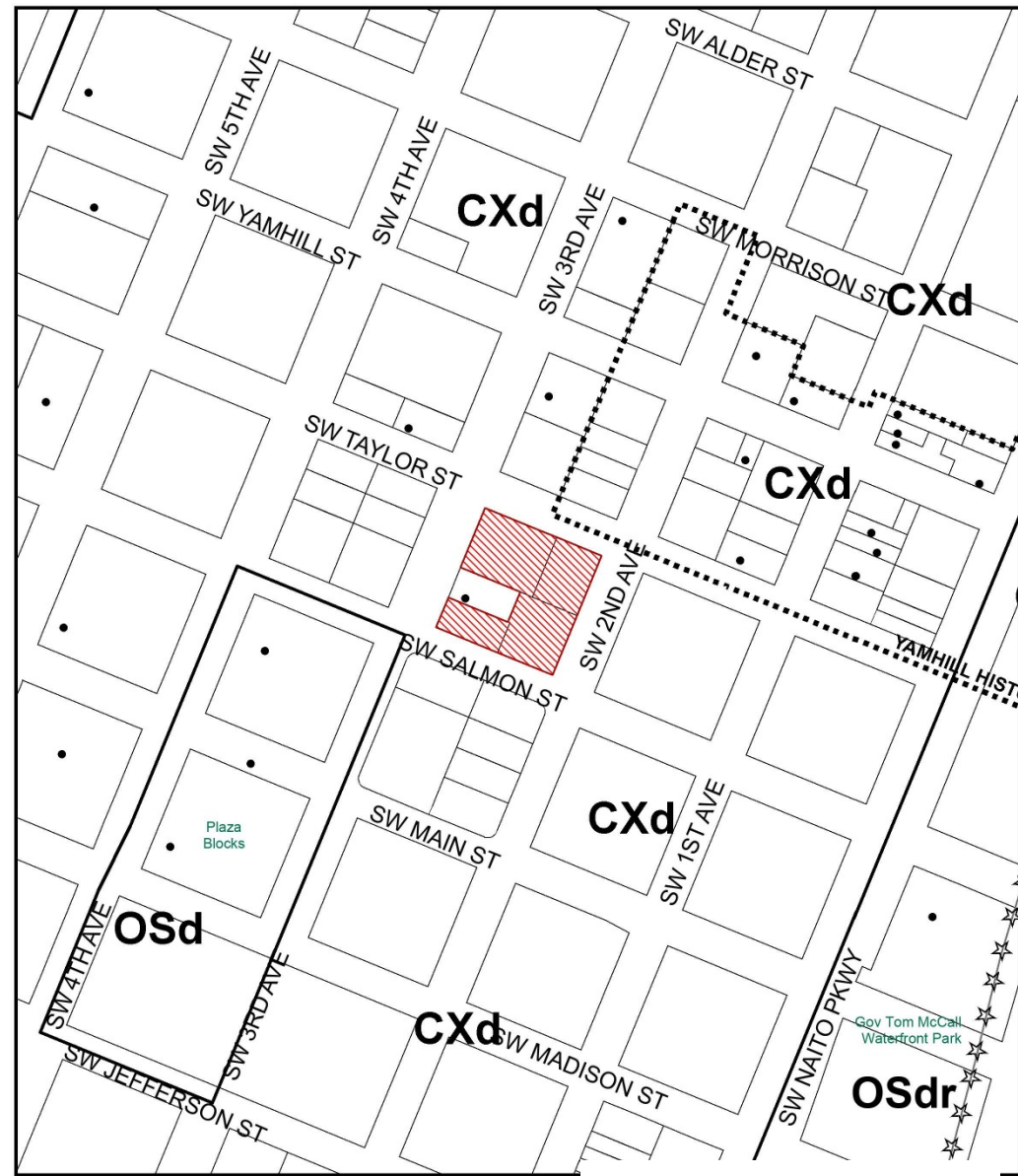
*Staff Presentation to the  
Portland Design Commission*

**Design Advice Request**  
**EA 15-229299 DA**  
**SW 3<sup>rd</sup> & Taylor**

*November 19, 2015*

# Zoning

- CXd – Central Commercial & Central Residential with Design overlay
- Central City Plan District
- Ht: 350' on south ½; 130' on north ½ (eligible for bonuses)
- 9:1 FAR in CXd
- Central City Fundamental Design Guidelines
- 33.805.040 [Adjustment] Approval criteria



## ZONING



NORTH

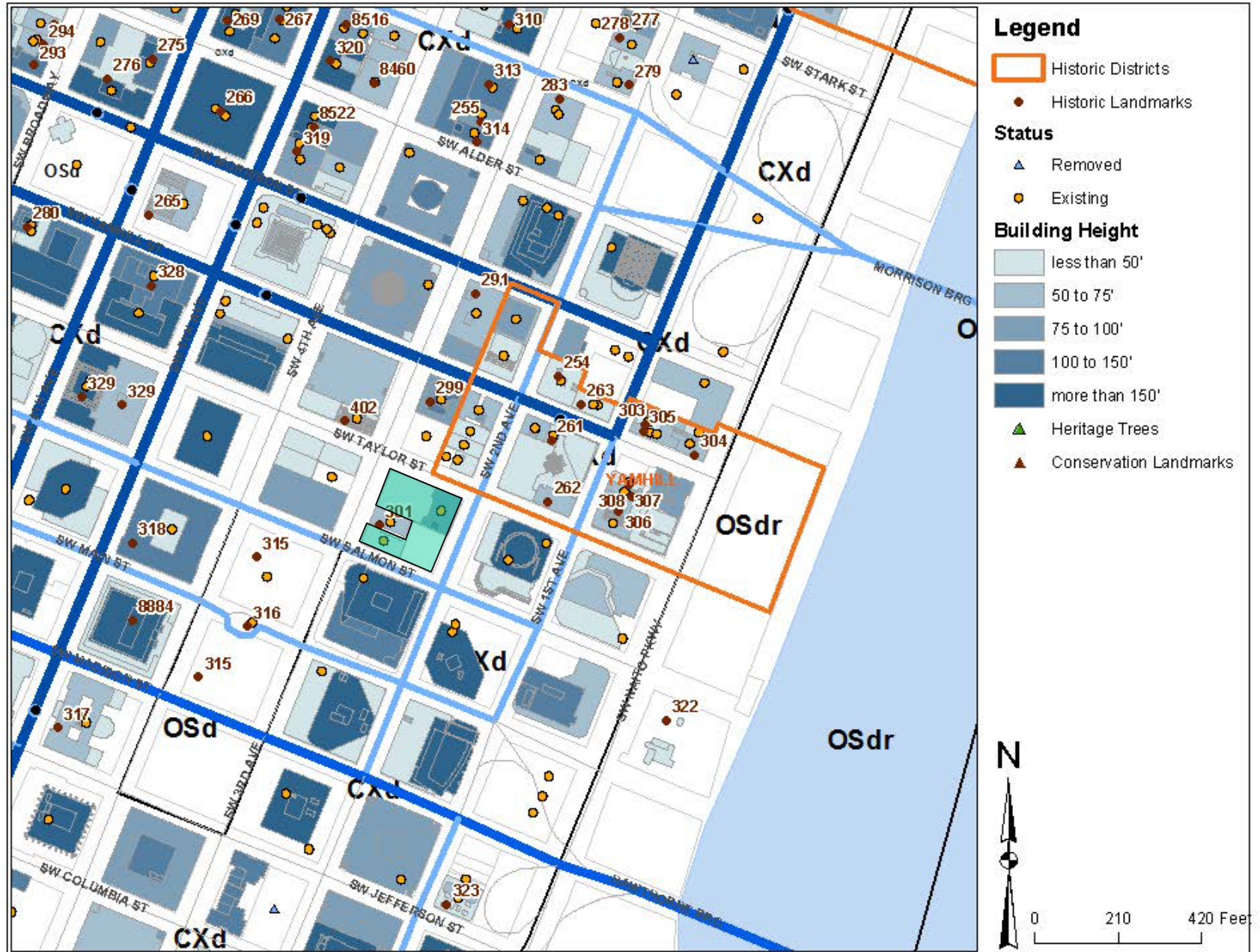
This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
DOWNTOWN SUBDISTRICT

 Site

 Recreational Trails

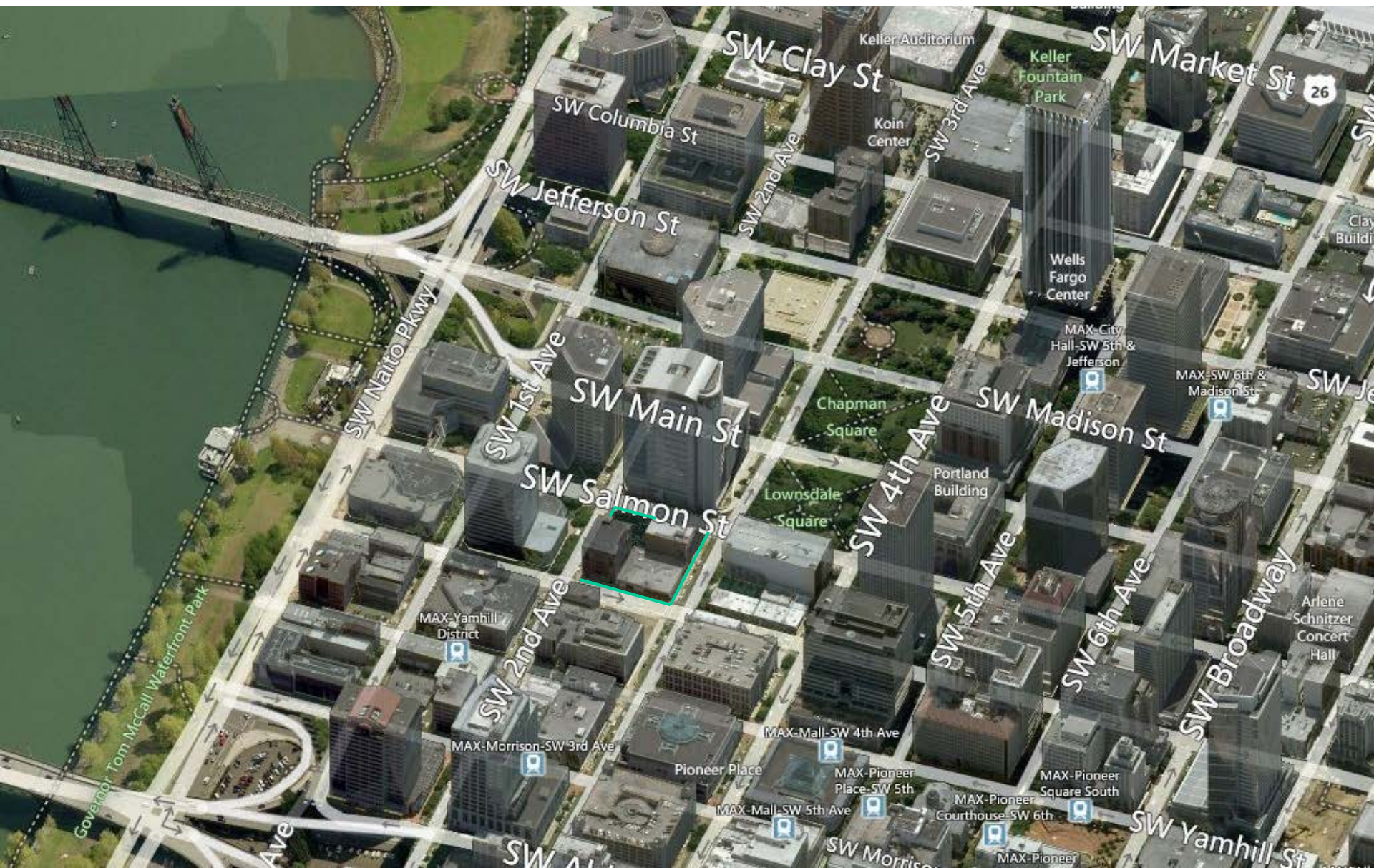
 Historic Landmark

# Neighborhood Context





# Neighborhood Context (looking south)





# Neighborhood Context





# Neighborhood Context





# Site Photos



# Proposal Summary

## New Hotel Building

- 20 floors for hotel use with ground floor associated retail;
- 11.15:1 FAR (eco-roof bonus); 249' high
- Adjustment Request to reduce number of required loading spaces from 2 to 1
- Potential Modification to Ground Floor Windows on SW 2<sup>nd</sup> Ave
- Removal of (1906) Albion Hotel (Lotus Cardroom & Café)

## New Office Building

- 10 floors with ground floor retail and 2.5 levels of below-grade parking;
- 9.59:1 FAR (bike room bonus); 123' high
- Adjustment Request to reduce number of required loading spaces from 2 to 0
- Removal of (1892) Ancient Order of United Workman Temple



# Previous Design



FAHLE BUILDING RENOVATION - ESTONIA  
NEW GLASS ADDITION WITH INSET LEVEL BETWEEN



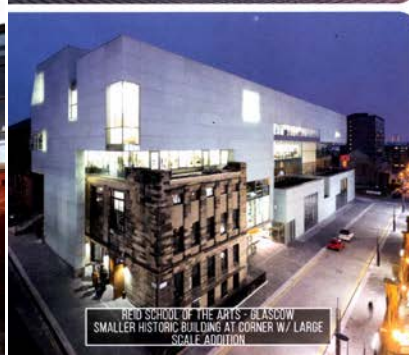
METROPOLIS CENTER - BUCHAREST, ROMANIA  
SIGNIFICANT HISTORIC BUILDING WITH GLASS ADDITION



LARGE SCALE ADDITION TO HISTORIC BUILDING WITH  
INTERSTITIAL EXTERIOR SPACE



HOTEL LODZ  
OVERHANGING GLASS ADDITION TO HISTORIC BUILDING



REID SCHOOL OF THE ARTS - GLASGOW  
SMALLER HISTORIC BUILDING AT CORNER W/ LARGE  
SCALE ADDITION



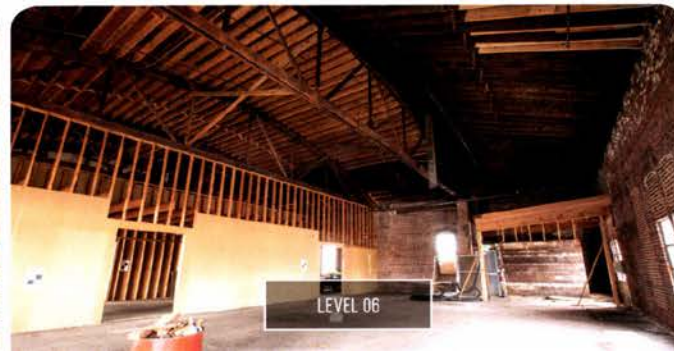
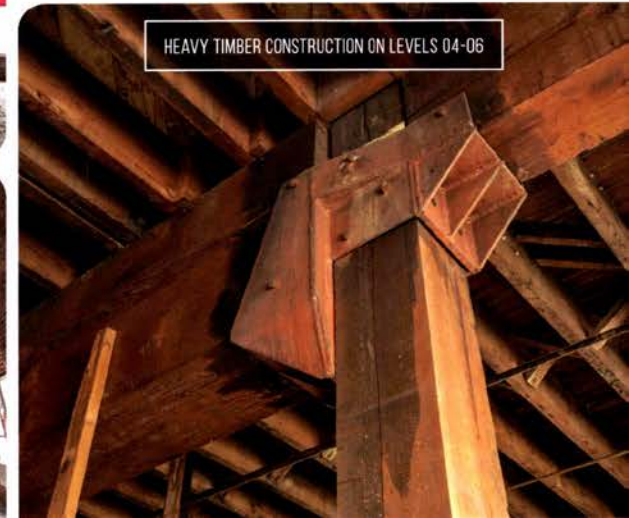
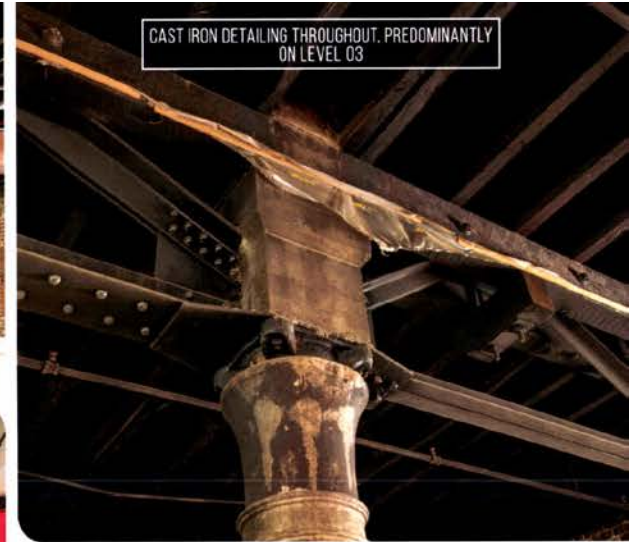
MUSEUM OF NATURAL HISTORY - OTTAWA  
GLASS EXTRUSION LINING UP WITH EXISTING FORM



APARTMENTS - THE VILLAGE, NYC  
CONTRASTING MATERIALS AND COLORS NEW / OLD



# Site Photos (AOUW Interior)





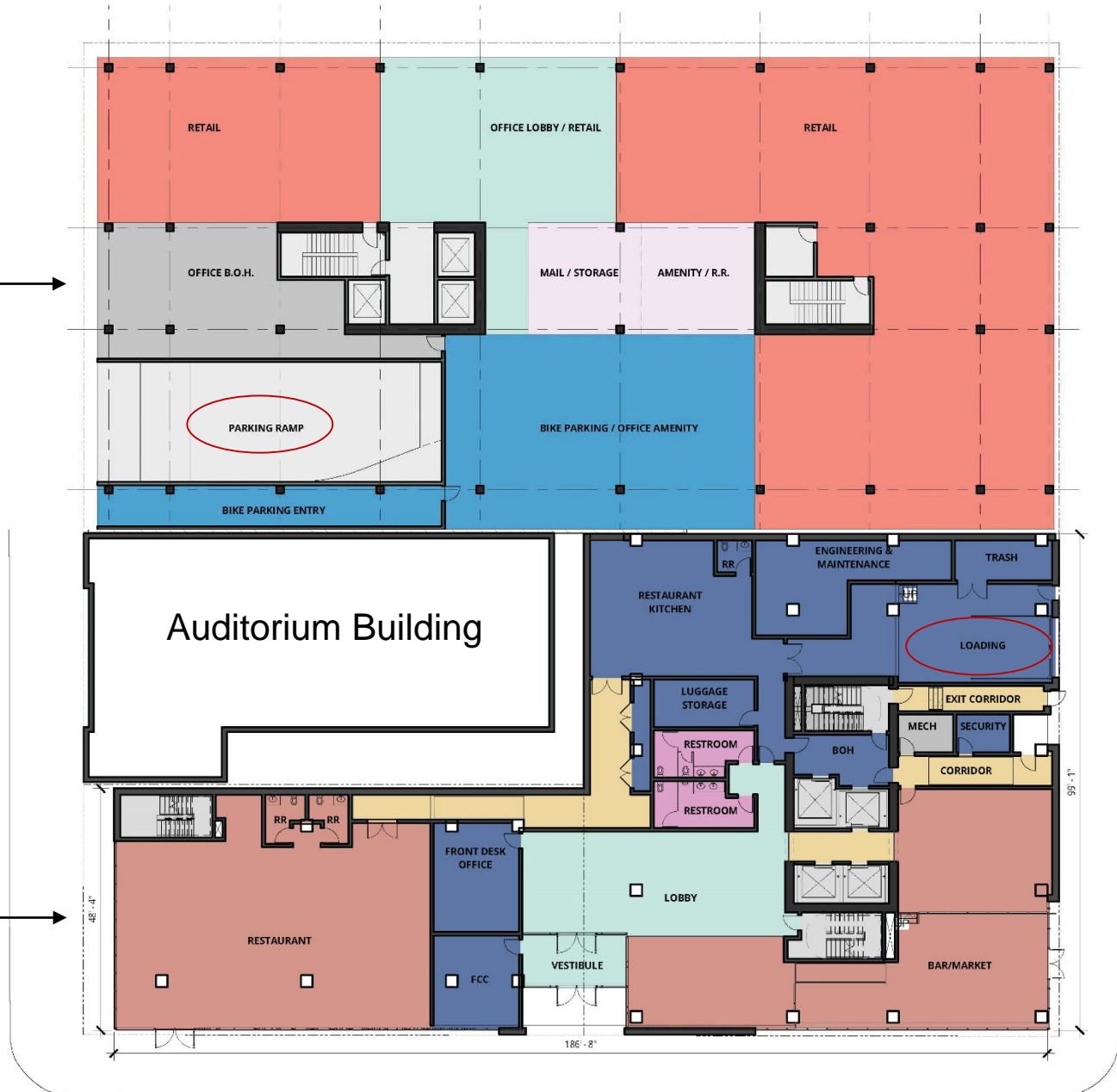
# Office Rendering



# Ground Floor Plan

Office →

Hotel →







# Areas for Discussion

## *Specific design advice requested for:*

### 1. Removal of Historically-Significant Buildings

*Hotel Albion and AOOW Building were listed on the Historic Resources Inventory*

*Both no longer have any protection*

*Original proposal proposed retention of AOOW Building*

### 2. Office Building

*Central City Plan District allows for height increase above 130' on north ½*

*Compared to previous design, the current design is relatively tame*

*Materials: Glass and metal*

### 3. Hotel Building

*Articulation of façade – previous vs. current design*

*Ground Level Treatment – Ground Floor Windows Modification on SW 2<sup>nd</sup> Avenue*

### 4. Response to Auditorium Building

*Scale and Materiality of Buildings on SW 3<sup>rd</sup> Avenue*

### 5. Loading Adjustment



**end of staff presentation**