

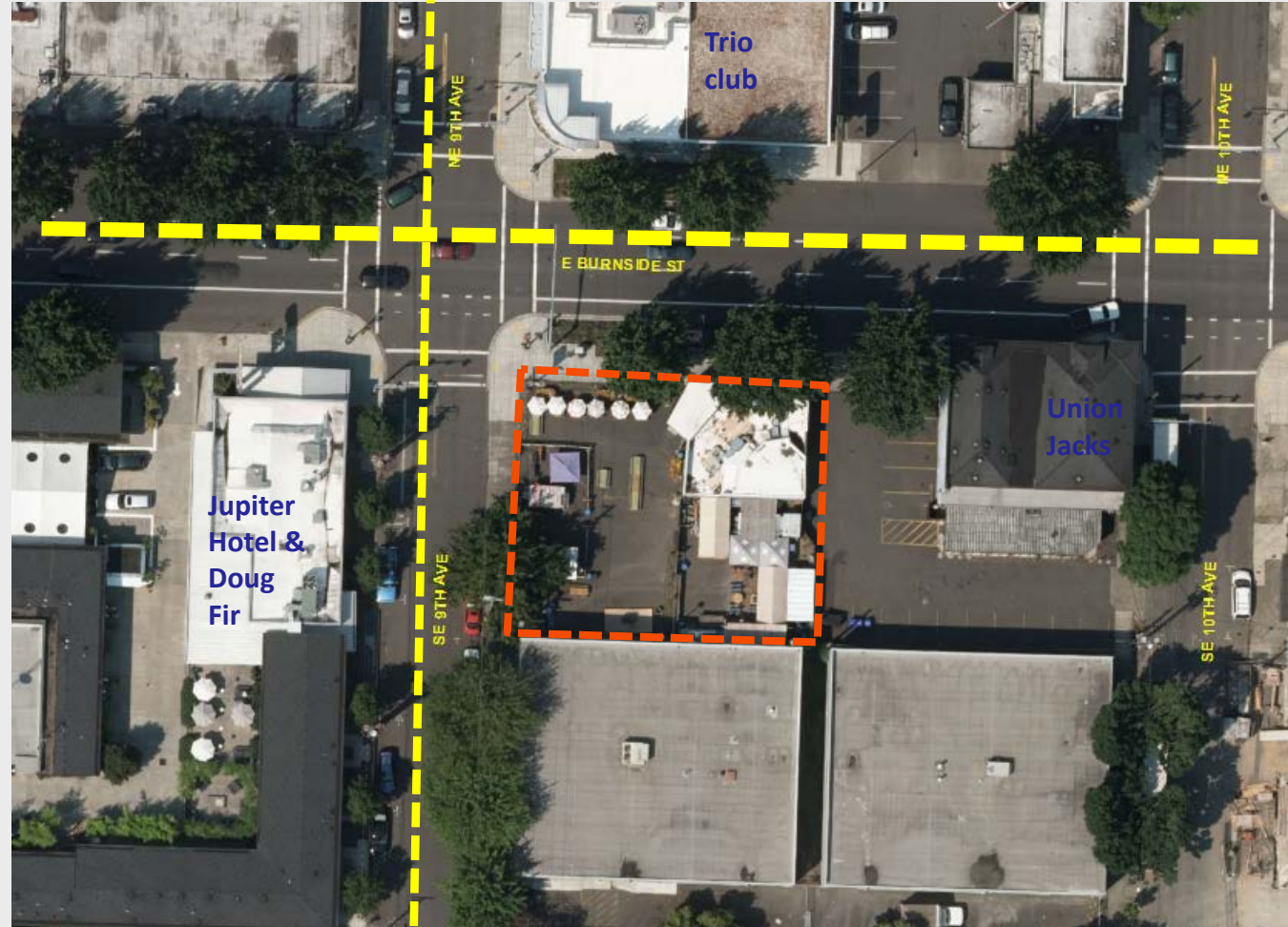
CITY OF PORTLAND, OREGON



Land Use Review Appeal to
City Council

Appeal of Design Commission Decision of Approval
15-276553 DZM
Jupiter Hotel Expansion

June 8, 2016



THE SITE

Site Area

Land Area: 8,800 SF

Existing Condition

Single-story building
Surface Parking Lot

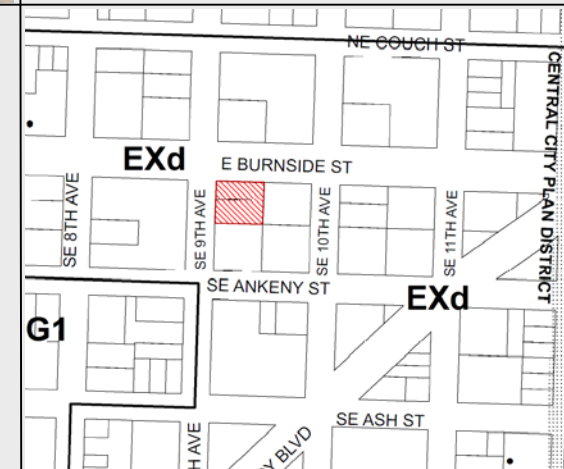
Street Frontages

E Burnside – N
SE 9th – E

Plan Districts

Central City Plan District

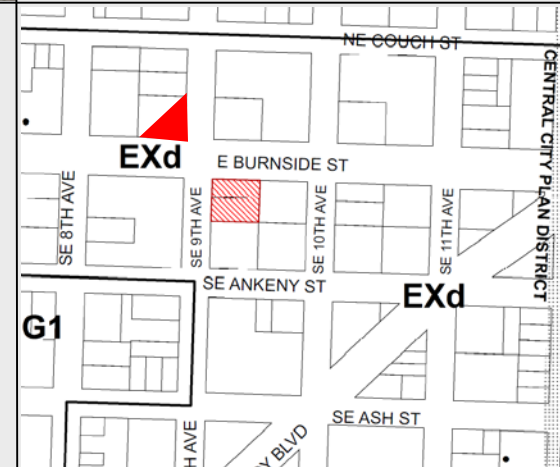
Central Eastside Sub-district – E Burnside Arcades



THE SITE



Looking at NW corner of site at 9th & Burnside intersection



THE SITE



Looking at NE corner of site from Burnside

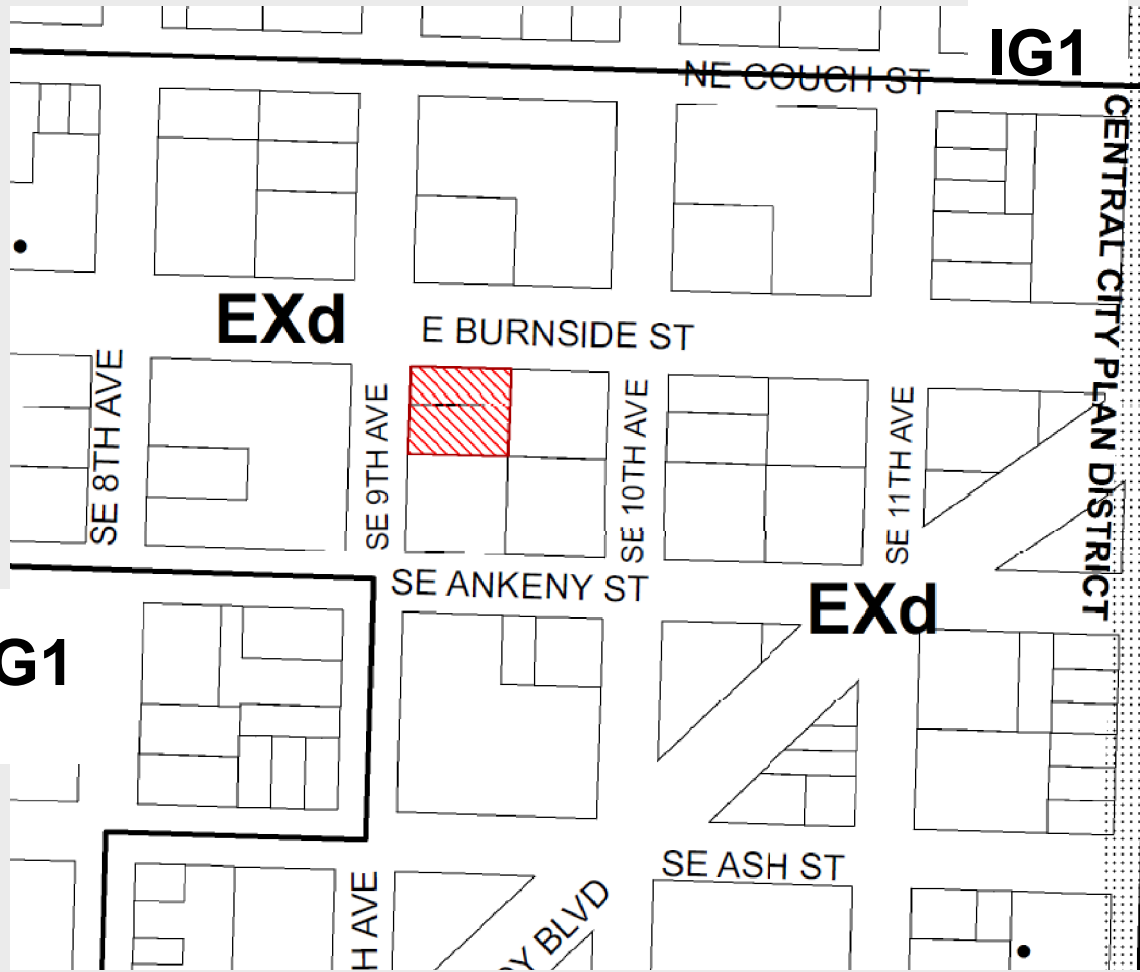




THE SITE

Looking at western frontage along SE 9th

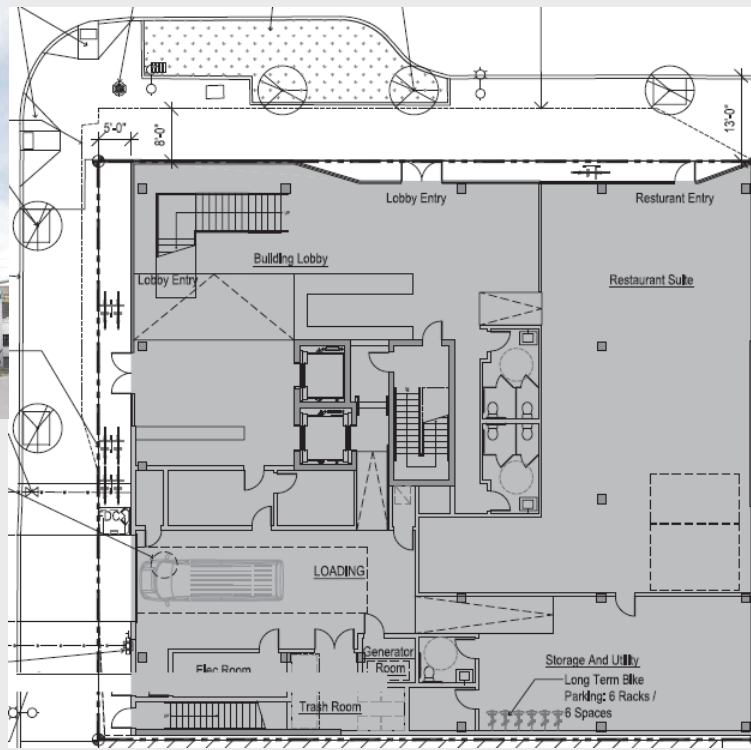




CONTEXT – Policy

- Exd - Central Employment zone, Design Overlay
- 6:1 FAR – additional 3:1 possible
- 100' height – up to 145' possible





PROJECT OVERVIEW

6-story building

67 hotels rooms

Retail, restaurant,
event space

1 large loading space

No parking

Height

73' to top of parapet

FAR

5.34:1 proposed

Asphalt Composition Shingle (ASC)

Not approved

PROJECT SUMMARY



Metal Shingle

Approved by
Design Commission



PROCESS

November 13, 2015 – Design Advice Hearing

- Feedback - overall design, arcade response to E Burnside
- ACS not proposed or discussed

March 24, 2016 – 1st Type 3 Design Review hearing

- Commission agreed with staff's concerns of ACS
- Explore more permanent, higher quality finish (suggested metal shingle)
- Applicant requested continuance to work on cladding options

April 21, 2016 – 2nd Type 3 Design Review hearing

- Applicant proposed two exterior material options (ACS & metal)
- Commission still concerns with ACS & voted to approve with condition of approval requiring metal shingle
- Other conditions included not related to exterior material

May 3, 2016 - Final Findings & Decision of Design Commission

May 13, 2016 – Appeal of Design Commission decision received



Type 3 Design Review with a Modification

Approval Criteria

- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- Section 33.825.040 – Modification approval criteria

Appeal

- Land Use Review appeal must find a nexus to relevant design guidelines or Modification approval criteria

Appellant

- Source of the appeal - Central City Fundamental Design Guideline **C2 Promote Quality and Permanence in Development**
- Discrepancies in Design Commission interpretation and enforcement of guideline C2 in regard to the exterior cladding material

REGULATORY FRAMEWORK & APPEAL INFORMATION



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

Background:

- Quality of building design & permanence of materials define Central City’s built environment.
- Numerous historic buildings in Central City – quality and longevity contribute to the urban atmosphere of quality & permanence.
- Buildings should successfully incorporate permanent building materials & quality construction techniques appropriate for Central City’s urban setting & complement context of existing buildings.

**REGULATORY FRAMEWORK
& APPEAL INFORMATION**





C2 Promote Quality and Permanence in Development

REGULATORY FRAMEWORK & APPEAL INFORMATION

Commission Conclusions:

- Agreed with Staff concerns about potential longevity & quality –
 - Intended for rooftop applications where replacement required often
 - Maintenance and long-term appearance unclear - how cleaned if moss or growth occurs
 - Shedding of asphalt
- ACS do not meet permanence & quality level in this urban environment (residential application noted as potentially more appropriate)
- Intentional building design (joint lines are not desirable) has backed project into a corner with regard to material choices.
- Preference for ACS given two choices, but could not support since it does not meet permanence & quality guidelines.
- Larger concern with building's composition, which ACS option does not help resolve
- Concern with setting a precedent for material that future projects could not detail as well or be as appropriate as this design.

CITY COUNCIL ALTERNATIVES

Deny the appeal, and uphold the Design Commission's decision to approve with conditions the requested Jupiter Hotel Expansion Design Review (DZ) and Modification (M), Case File #LU 15-276553 DZM that requires the use of metal shingle as the primary exterior building material.

Grant the appeal to modify Condition B of the Design Commission's decision to approve with conditions the requested Jupiter Hotel Expansion Design Review (DZ) and Modification (M), Case File #LU 15-276553 DZM to:

- Allow the use of asphalt composition shingle as the primary exterior building material.

or

- Allow a choice of either the asphalt composition shingle or metal shingle as the primary exterior building material.

