



## MEMORANDUM

TO: Planning Commission  
FROM: Steve Regner, Associate Planner  
DATE: July 18, 2018  
SUBJECT: Cornell Oaks Hotel (CU2018-0002 / DR2018-00029 / LD2018-0010 / SDM2018-0002 / TP2018-0002) Staff Memo

---

Staff is providing the following memo describing the proceedings from the June 27<sup>th</sup> Planning Commission Hearing and summarizing the new materials provided by the applicant.

At the June 27, 2018 hearing, the Planning Commission expressed concerns regarding the articulation of some building elevations of the two proposed hotels. Specifically, the Commission shared concerns about the east and west elevations of the AC Hotel, and the west elevation of the Element Hotel. To address these concerns, the applicant requested a continuance to July 25, 2018. The applicant has provided the following materials for Commission's review:

**Exhibit 4.1:** Revised elevations and renderings.

**Exhibit 4.2:** A revised set of responses to the Building Design and Orientation Guidelines (Section 60.05.35 of the Development Code).

**Exhibit 4.3:** Itemized list of revisions made to the building design

**Exhibit 4.4:** An underline and strikethrough copy of Design Guideline responses identifying revisions made to narrative response.

The following is an updated analysis, by staff, on the applicant's revised responses to the Design Guidelines.

### **60.05.35 Building Design and Orientation Guidelines.**

#### **1. Building Elevation Design Through Articulation and Variety**

*B. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standard 60.05.15.1.A and B)*

**Marriot AC Hotel:** The applicant states that the building elevations vary with material changes, color and texture changes, and significant glazing. Variations in roof lines also provide visual interest. The exterior of the building is a mix of stucco and fiber cement panels. The applicant notes that the plane differences project between 3 inches and 12 inches across the different elevations of the building. The building pad will be approximately 14 feet below the public sidewalk along NW Greenbrier and NW 158th Avenue. Therefore, the second floor will be most visible to pedestrians viewing the north and west elevations.

**Element Hotel:** The applicant states that the building elevations vary with material changes, color and texture changes, and significant glazing. Variations in roof lines also provide visual interest, and a unique roof form in the center of the elevation adds additional articulation. The exterior of the building is a mix of stucco and fiber cement panels. The applicant notes that the building is broken up horizontally by changes in materials and plane differences that project 4 ½ inches.

Staff concurs that both hotels are sufficiently varied to provide visual interest.

**Therefore, staff find the Guideline is met.**

## **2. Roof Forms as Unifying Elements**

*A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be highlighted. (Standards 60.05.15.2.A and B)*

*B. Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)*

Marriot AC Hotel: The applicant states that the flat roof forms provide a few changes in height for visual interest. Furthermore, the flat roofs are topped with a simple accent band. The design intends to convey clean and simple lines and modern massing. Roof forms vary in height from 24 inches to 66 inches.

Element Hotel: The applicant states that the roof forms are distinctive, especially the unique roof form above the primary entrance. All flat roof lines are topped by a simple band that changed color in coordination with materials changes. Roof forms vary in height from 24 inches to 94 inches.

Staff concurs that the flat roofs of both hotels are broken up by height changes, and defined by a simple band cornice.

**Therefore, staff find the Guideline is met.**

## **Revised Conditions of Approval**

Additionally, at the June 27, 2018 hearing, the Commission requested additional conditions of approval to address concerns about the following issues. The commission requested to see a condition of approval that ensured a maintenance agreement was in place to address site maintenance for the commonly owned lot, as well as a condition of approval that ensured sufficient landscape plantings were installed along the retaining wall along NW Blueridge Drive. Furthermore, the Commission requested that Condition of Approval No. 36 from the June 20, 2018, staff report describing the sidewalk design, be revised to address the flood storage facility and curb tight sidewalks. The revised and new conditions of approval can be found below.

### **Prior to site development permit issuance, the applicant shall:**

Revised COA No. 36: Submit plans showing 6.5-foot planter strip and 5-foot sidewalks along the NW Blueridge Drive frontage, except in cases where existing trees are identified for preservation, or flood storage areas are provided. (Planning/SR)

New COA 67: Provide plans showing shrubs along the face of the retaining wall along NW Blueridge Drive.

### **Prior to the recording of the final plat, the applicant shall**

New COA 68: Prior to recordation of the final plat, the applicant shall submit to the city for review and approval a maintenance agreement for the commonly owned lot. (Planning/SR)