



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec 11/25/13 by BPC

LU Reviews Expected _____

☐ Required ☐ Optional

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

File Number: 13-232583

Appt Date/Time _____

Qtr Sec Map(s) 2931 Zoning CXD

Plan District CC/CL04D

Neighborhood CL04D

District Coalition NONE

Business Assoc. CL04D

Neighborhood within 400/1000 ft NONE

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address 1021 NE Grand Ave. Cross Street NE Grand and NE Hassalo Site Size/Area 38,000 sf

Tax account number(s)

R 182144 R _____

R _____ R _____

Adjacent property in same ownership

R _____

R _____

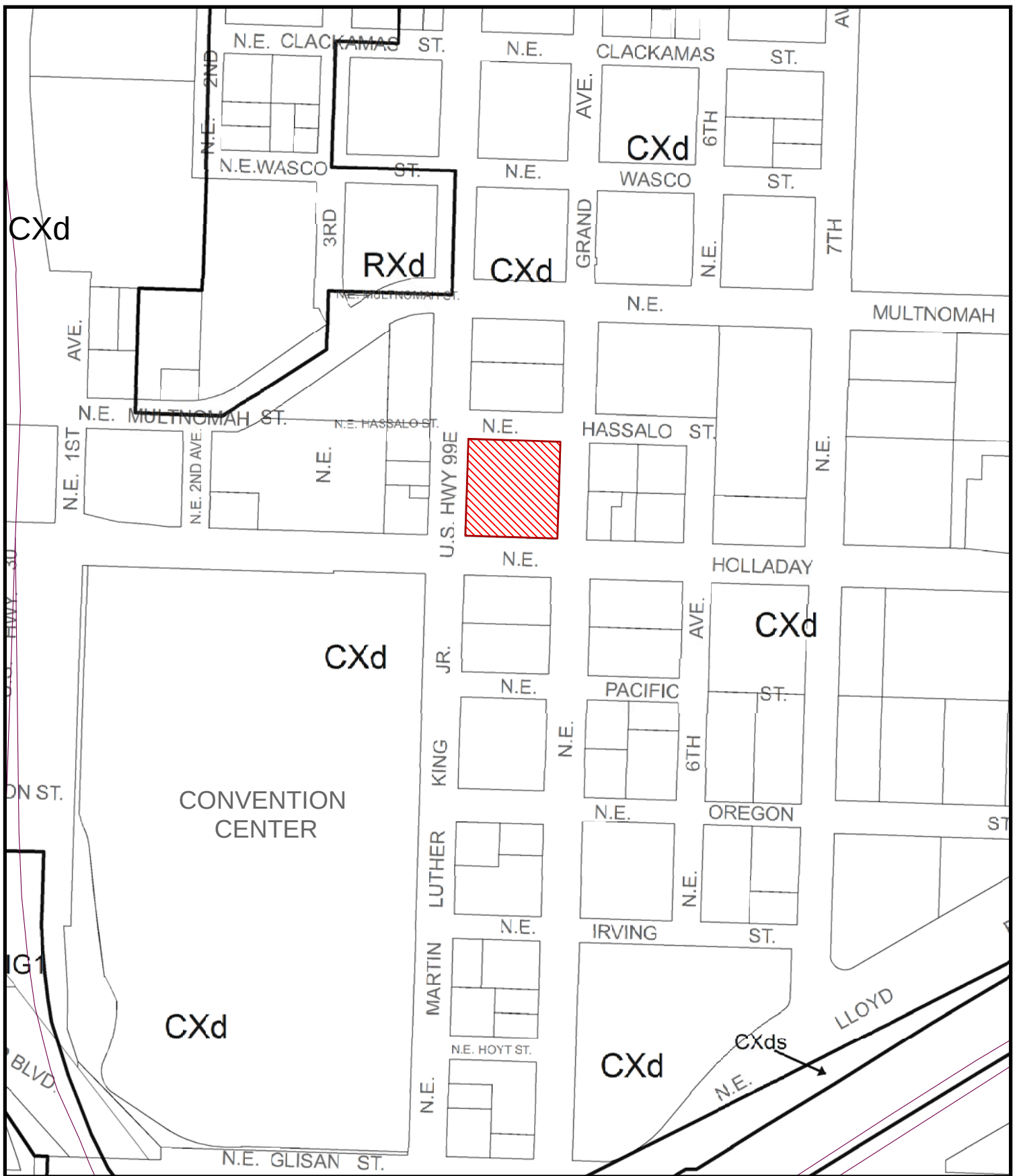
Project Description - include proposed stormwater disposal methods

The project consists of an interior and exterior remodel of the existing Red Lion Hotel. Scope includes infilling the current drive aisle on the north side of the building with new lobby space, remodeling all interior spaces including 2 restaurants, replacing the entire window system, the addition trellises on both surface parking and rooftop levels, the addition of an express elevator serving top floor program (existing elevators and egress stairs to remain). The stormwater disposal system is existing to remain; no impervious area is being added.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 6,000,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
☐ Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,114	
☒ Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
☐ Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	☐ \$1,462	☐ \$1,050
☐ Early Assistance - Zoning Only	BDS Land Use Services	☐ \$500	☐ \$400
☐ Pre-Permit Zoning Plan Check ☐ 1-2 housing units ☐ All other development	BDS Land Use Services		\$200 \$450
☐ Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		\$150

Note: Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.



ZONING



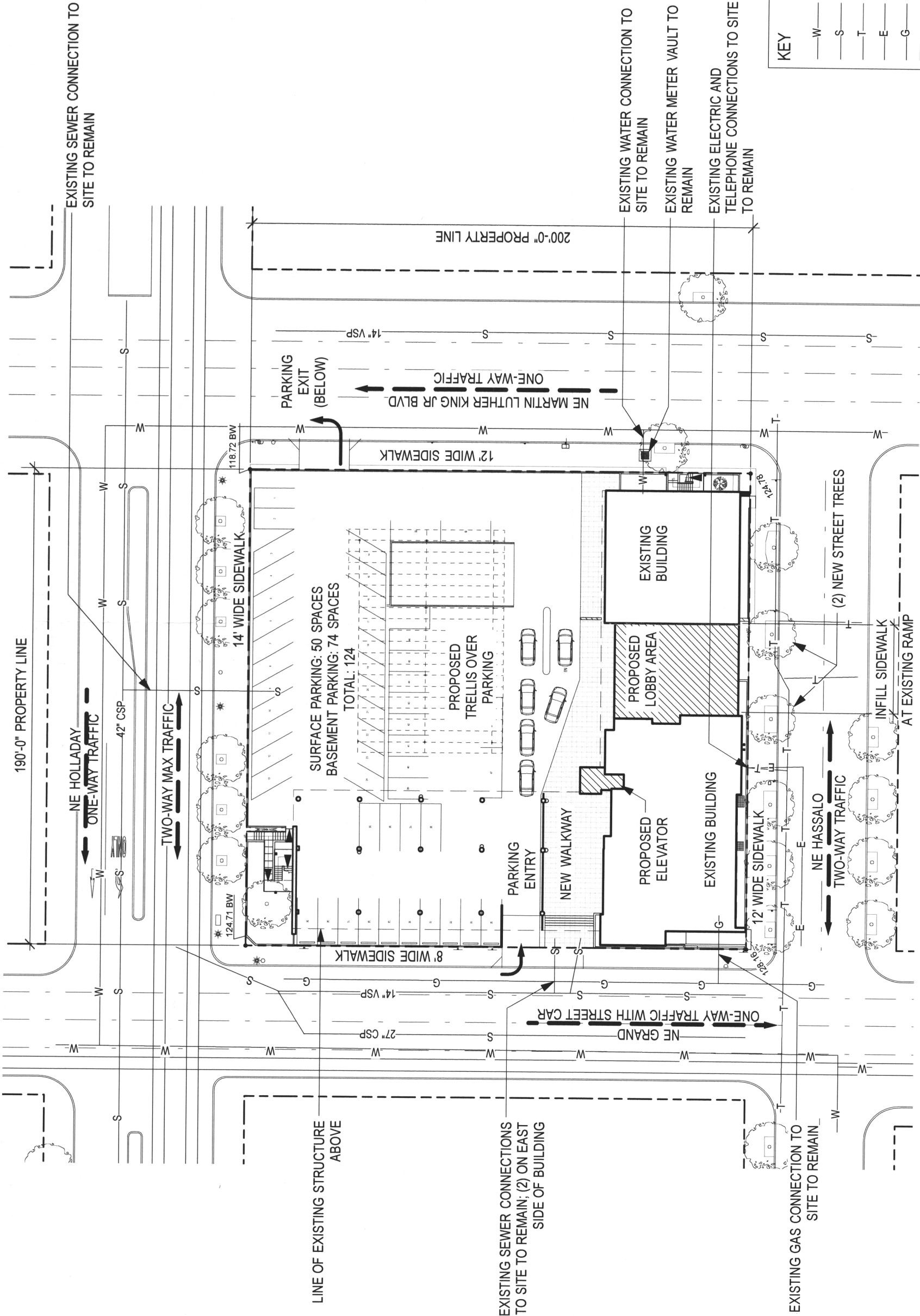
Site



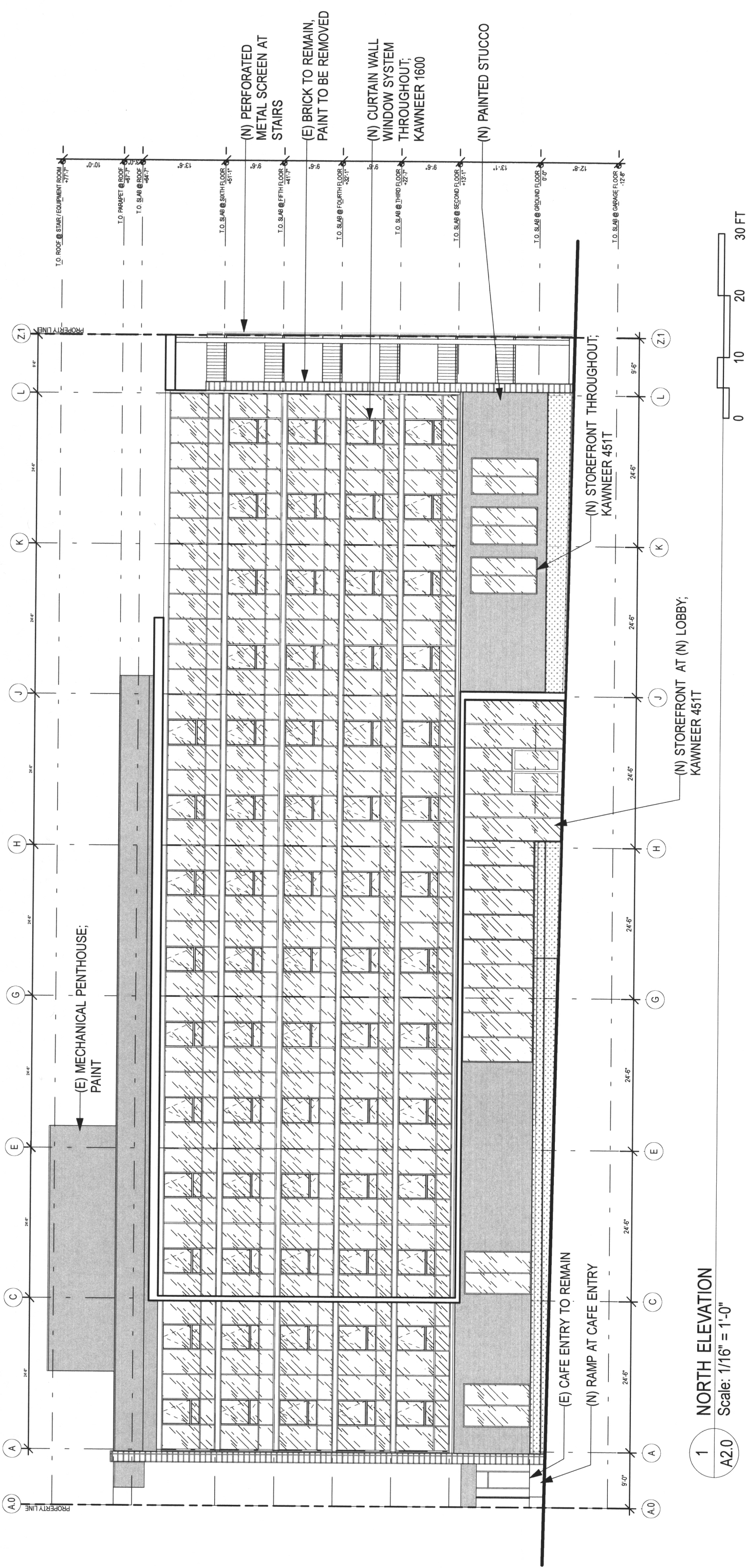
NORTH

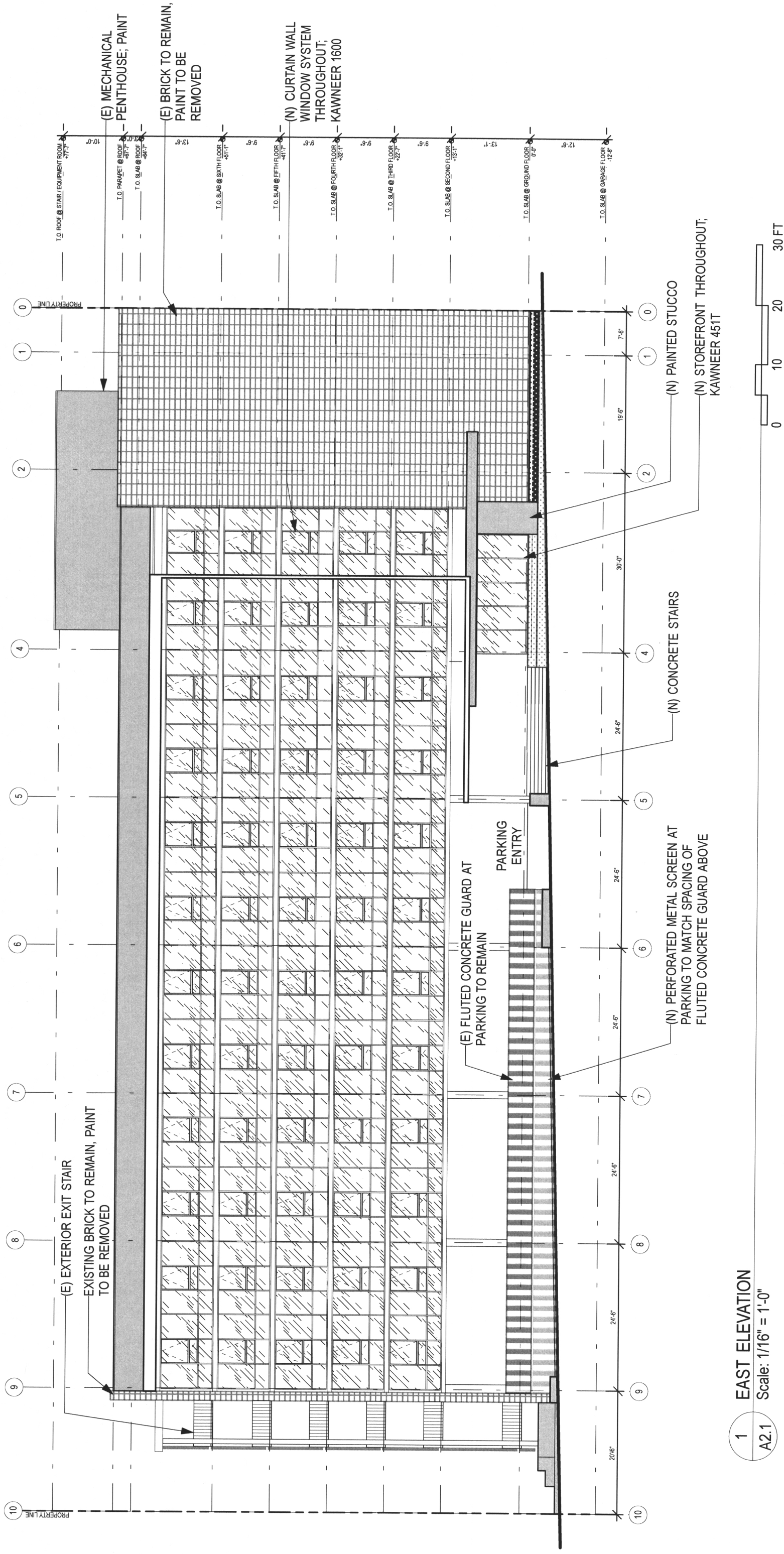
This site lies within the:
CENTRAL CITY PLAN DISTRICT
LLOYD DISTRICT

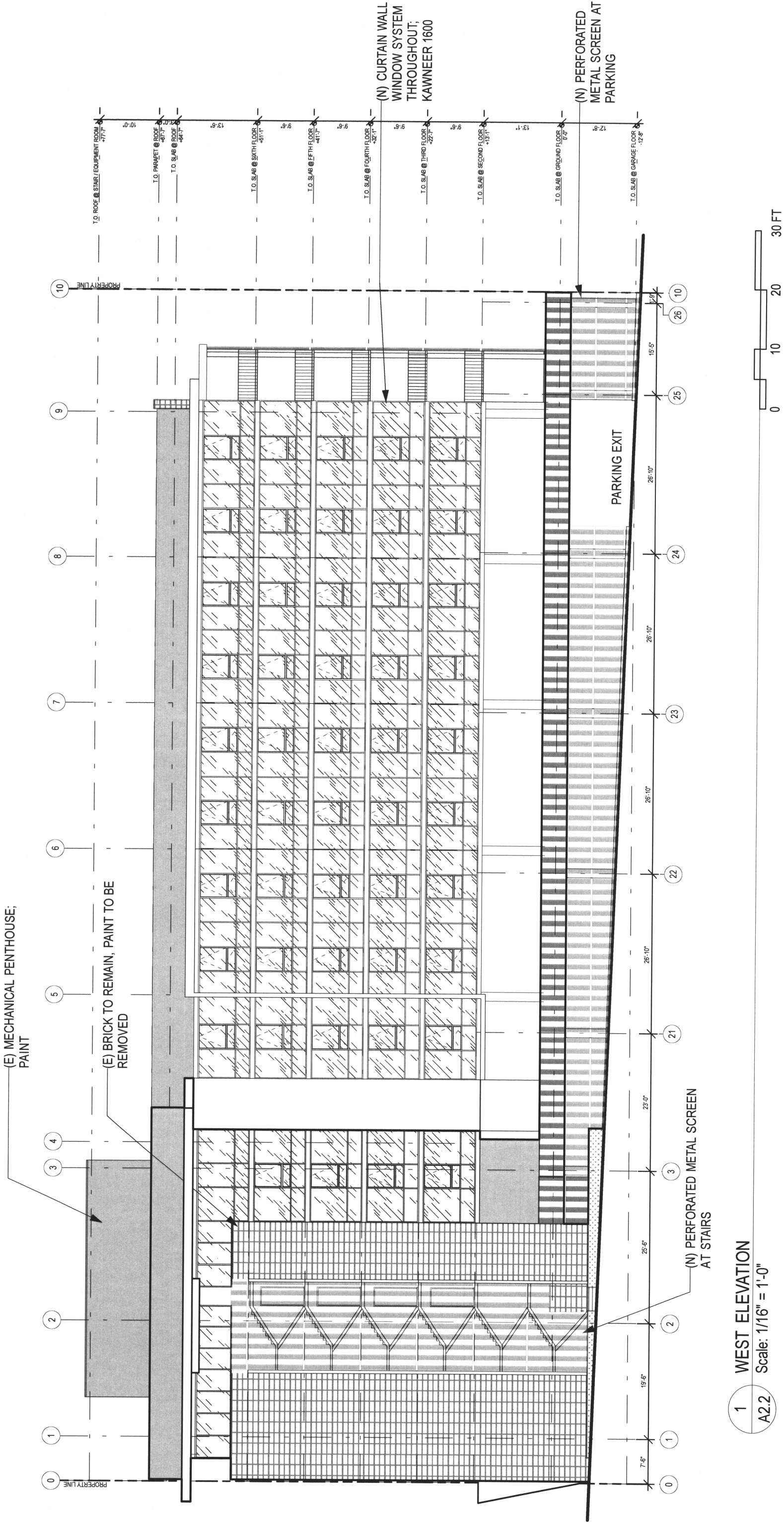
File No. EA 13-232583 DAR
1/4 Section 2931
Scale 1 inch = 267 feet
State_Id 1N1E35BB 3800
Exhibit B (Dec 03,2013)

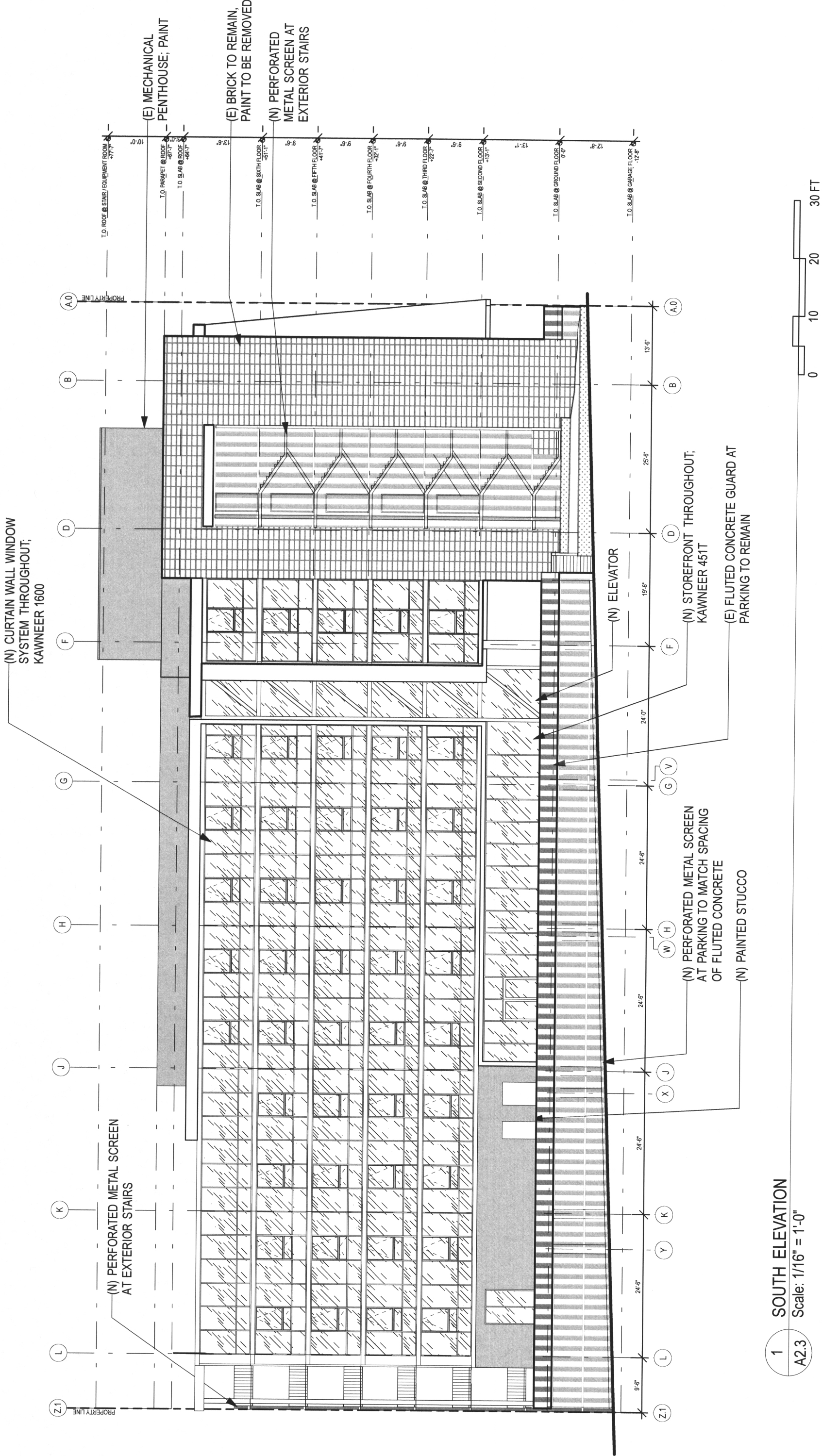


1 SITE PLAN
A0.0 Scale: 1:500



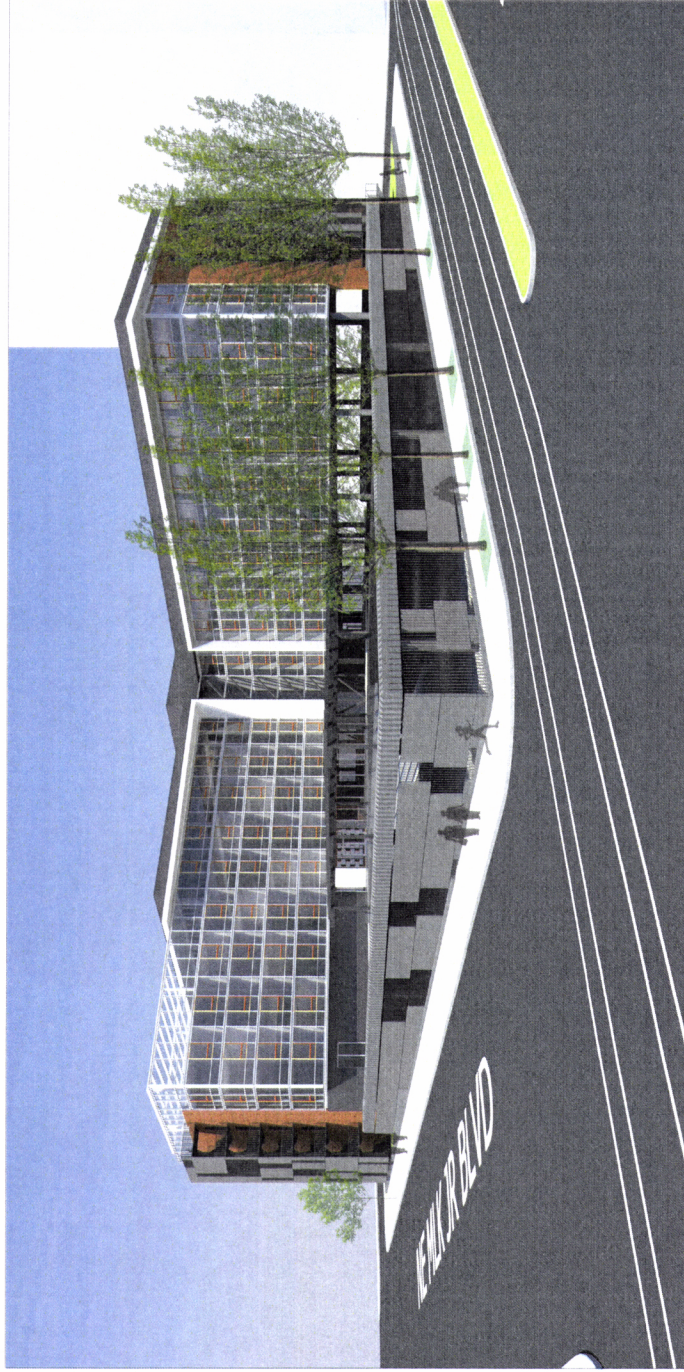








NW CORNER



SW CORNER



SE CORNER



LOBBY EXTERIOR