



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 28, 2014

From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-144166 DZM – Hotel Eastlund
Pre App: PC # 13-217225

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You may also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: June 27, 2014 – 30 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: June 30, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday July 10, 2014 at 1:30 PM**

Applicants: Kevin Valk & Rachel Brand/HOLST Architecture (503-233-9856)
110 SE 8th Ave./Portland, OR 97214

Owner: Grand Ventures Hotel LLC
1021 NE Grand Ave./Portland, OR 97232-2060

Site Address: 1021 NE GRAND AVE

Legal Description: BLOCK 46 LOT 1-4 EXC PT IN ST LOT 5-8, HOLLADAYS ADD
Tax Account No.: R396200660
State ID No.: 1N1E35BB 03800
Quarter Section: 2931
Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568.
Business District: Lloyd District Community Association, contact Gary Warren at 503-234-8271.

District Coalition: None
Plan District: Central City - Lloyd District
Zoning: CXd – Central Commercial with design overlay
Case Type: DZM – Design Review with Modifications
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant seeks Design Review approval for a Major Remodel of the existing full-block Red Lion Hotel in the Lloyd Subdistrict of the Central City Plan District into a new hotel with a completely renovated exterior window system, new metal fins and canopies attached around the outside of the building, expanded lobby space along NE Hassalo Street that closes the driveway access on this street, reconfigured roof deck with new trellis, new retail space at the SW corner of the parking structure, improvements to the parking screening and parking court and NE Grand Avenue pedestrian entryway, new exterior elevator at the parking court lobby entry, bike parking and general landscaping improvements, wall-mounted signs, and a new stair entry from NE MLK Blvd. Exterior finishes include: exposed original brick and concrete; areas of new concrete; aluminum storefront and curtainwall with clear glazing; metal mesh, painted steel, steel trellises, metal railings, metal fascia trim & breakmetal, vertical metal panels, composite metal panels; and wood soffits and benches. Modifications are requested for: Required Building Lines, Ground Floor Active Uses, Parking Area Setbacks and Landscaping, Loading Standards, Ground Floor Windows, Transit Street Main Entrance, and Bicycle Parking Standards.

Design Review is required for exterior renovations to existing buildings in the Lloyd District. Modification Review is required for portions of proposals that do not meet the zoning code standards.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

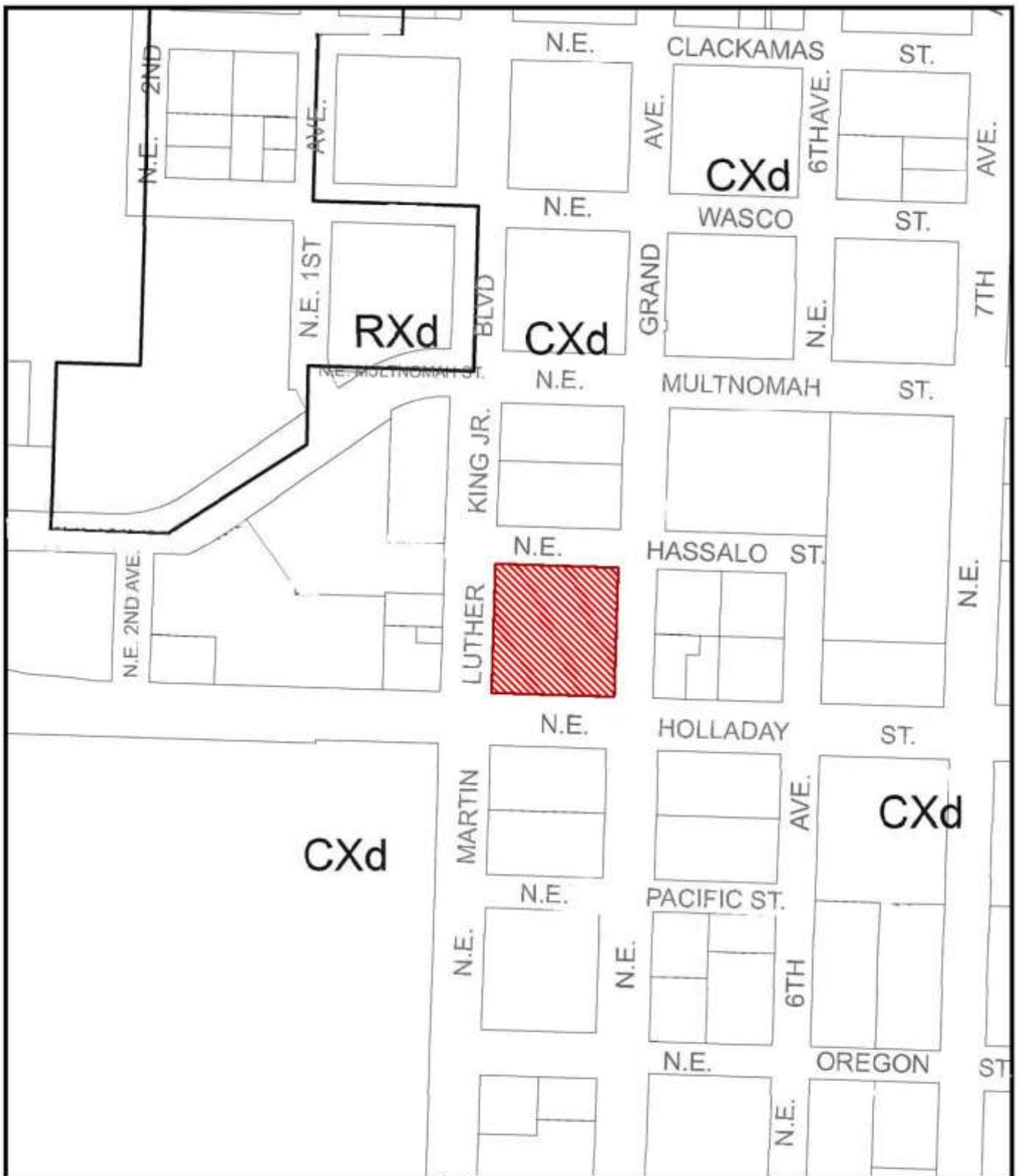
- 33.825 Design Review
- 33.825.040 Modifications That Will Better Meet Design Review Requirements
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is

complete at the time of filing or complete within 180 days. This application was filed on April 18, 2014 and determined to be complete on **May 22, 2014**.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING



Site

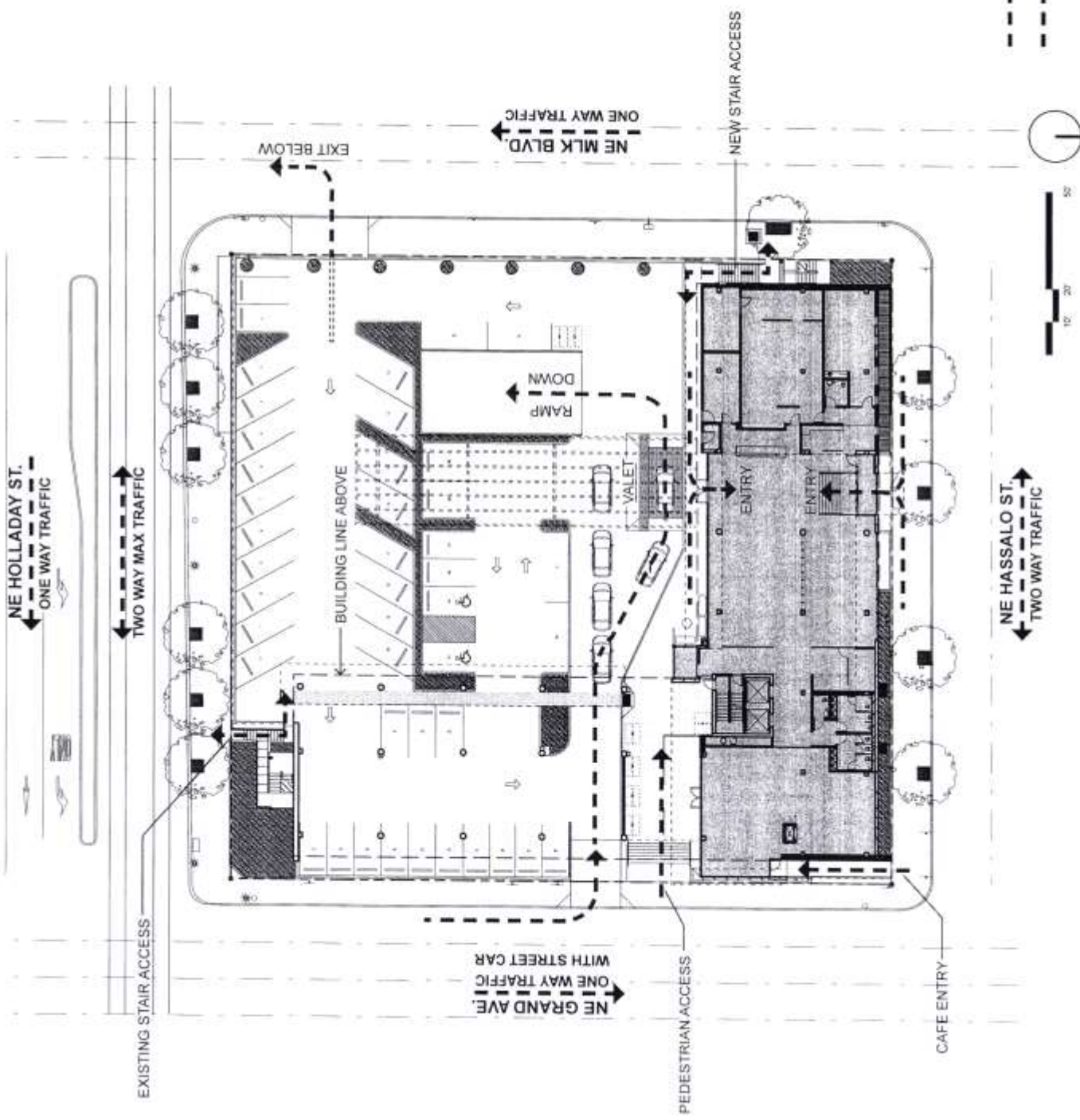


This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 14-144166 DZM
 1/4 Section 2931
 Scale 1 inch = 200 feet
 State_Id 1N1E35BB 3800
 Exhibit B (Apr 22, 2014)

RED LION HOTEL REMODEL

DESIGN REVIEW 08.21.2014
 LU 14-14198-00M
 Title
 SITE DIAGRAM
 Sheet
 C.9



--- VEHICULAR TRAFFIC
 --- PEDESTRIAN TRAFFIC

RED LION HOTEL REMODEL

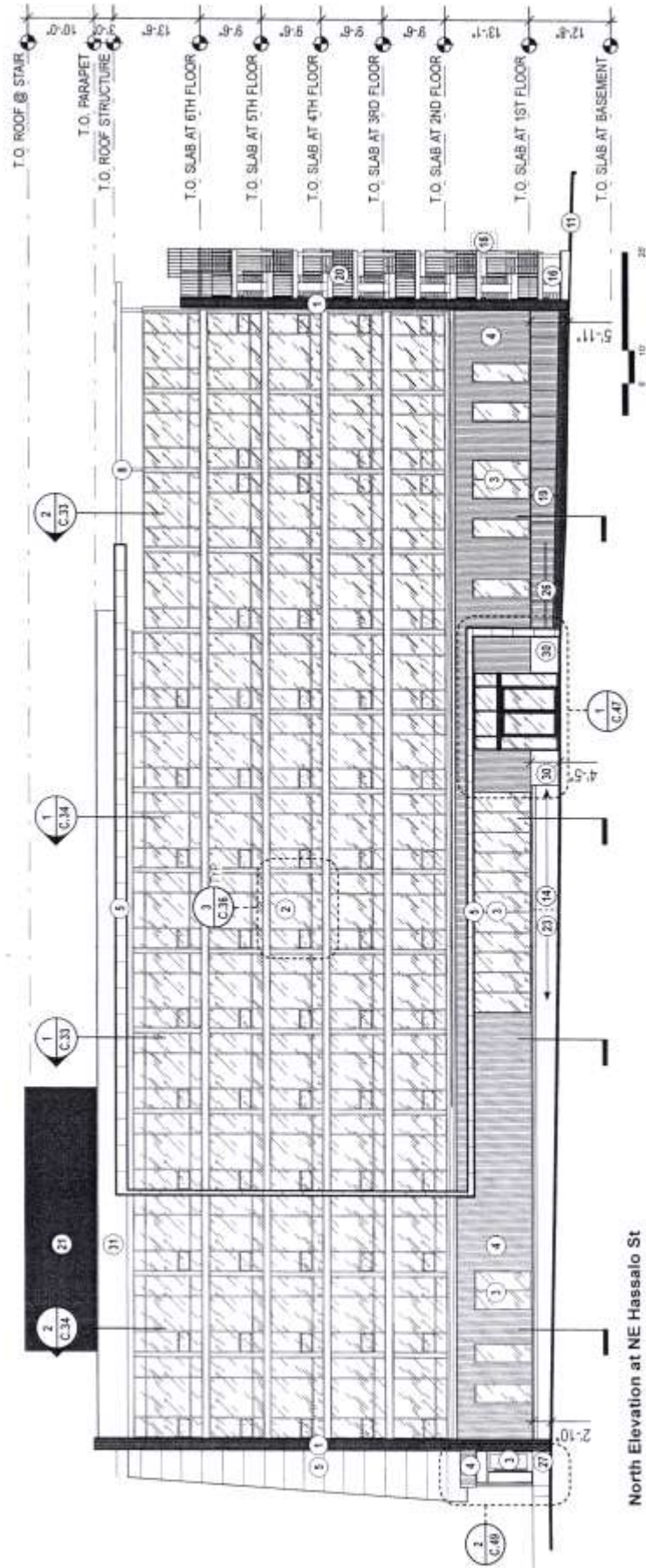
DESIGN REVIEW
8-27-2014
11:14:42 AM (10:11:00 AM)

10/11/14
NORTH ELEVATION

Sheet

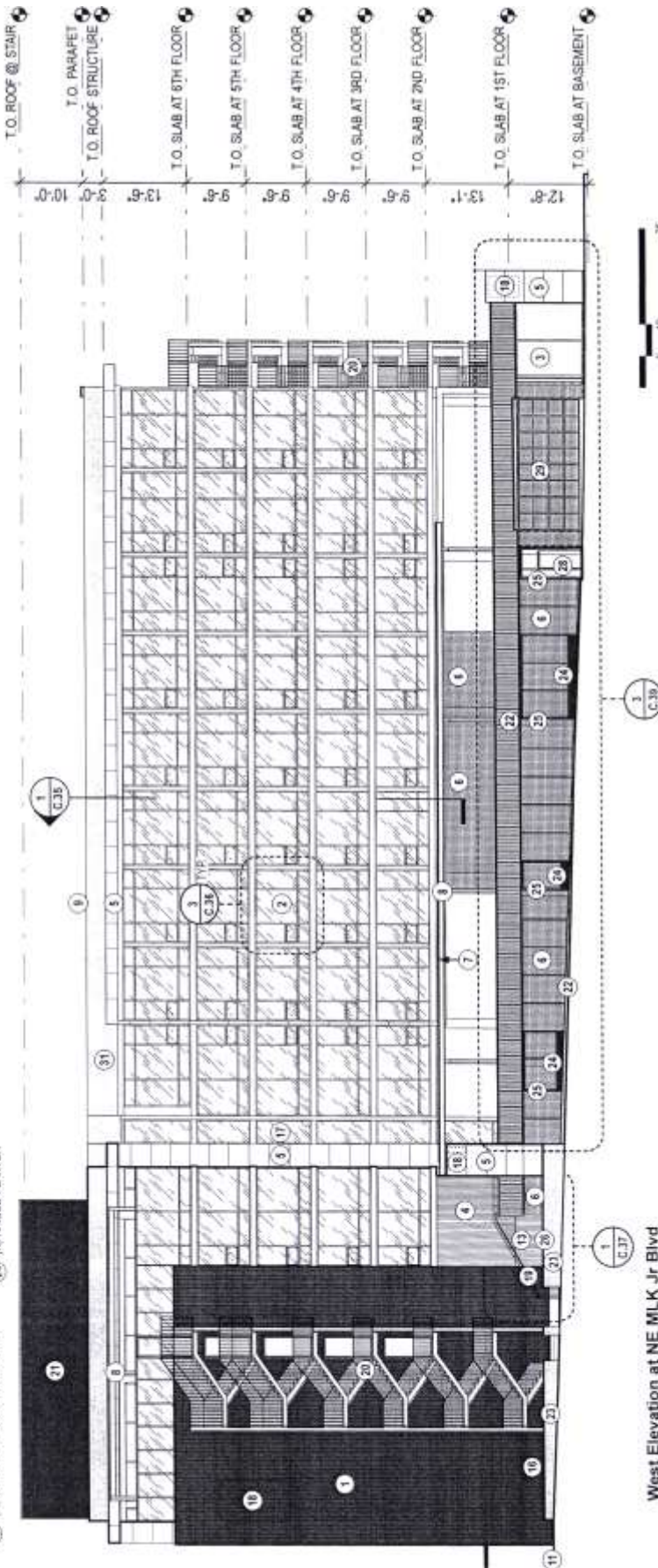
2.22

- KEY**
- 1 (E) BRICK PATTERN, REMOVE PAINT
 - 2 (N) ALUMINUM CURTAIN WALL
 - 3 (N) ALUMINUM STOREFRONT
 - 4 (N) VERTICAL METAL PANEL
 - 5 (N) WHITE COMPOSITE METAL PANEL WITH CONCEALED FASTENERS
 - 6 (N) METAL SCREEN
 - 7 (N) METAL LINEAR CEILING
 - 8 (N) PRINTED TUBE STEEL TRELLIS
 - 9 (N) ROOF
 - 10 (N) TRAFFIC COATING
 - 11 (N) SIDEWALK
 - 12 (N) ON-SITE PEDESTRIAN WALKWAY
 - 13 (N) STAIR
 - 14 (N) CONCRETE, PAINT
 - 15 REMOVE (E) SIGN
 - 16 (N) LANDSCAPING
 - 17 (N) ELEVATOR
 - 18 (N) SIGNAGE
 - 19 (N) RAILING
 - 20 (E) STAIR, PAINT
 - 21 (E) PENTHOUSE, PAINT
 - 22 (E) CONCRETE, PAINT
 - 23 (E) PLANTER WALL, REMOVE BRICK VENEER, PATCH & PAINT
 - 24 (N) RAISED PLANTER
 - 25 (N) ORANGE POWDER COATED METAL
 - 26 (N) BENCH
 - 27 (N) RAMP
 - 28 (N) DOOR
 - 29 (N) OVERHEAD GARAGE DOOR
 - 30 (N) STUCCO
 - 31 (E) STUCCO, PAINT



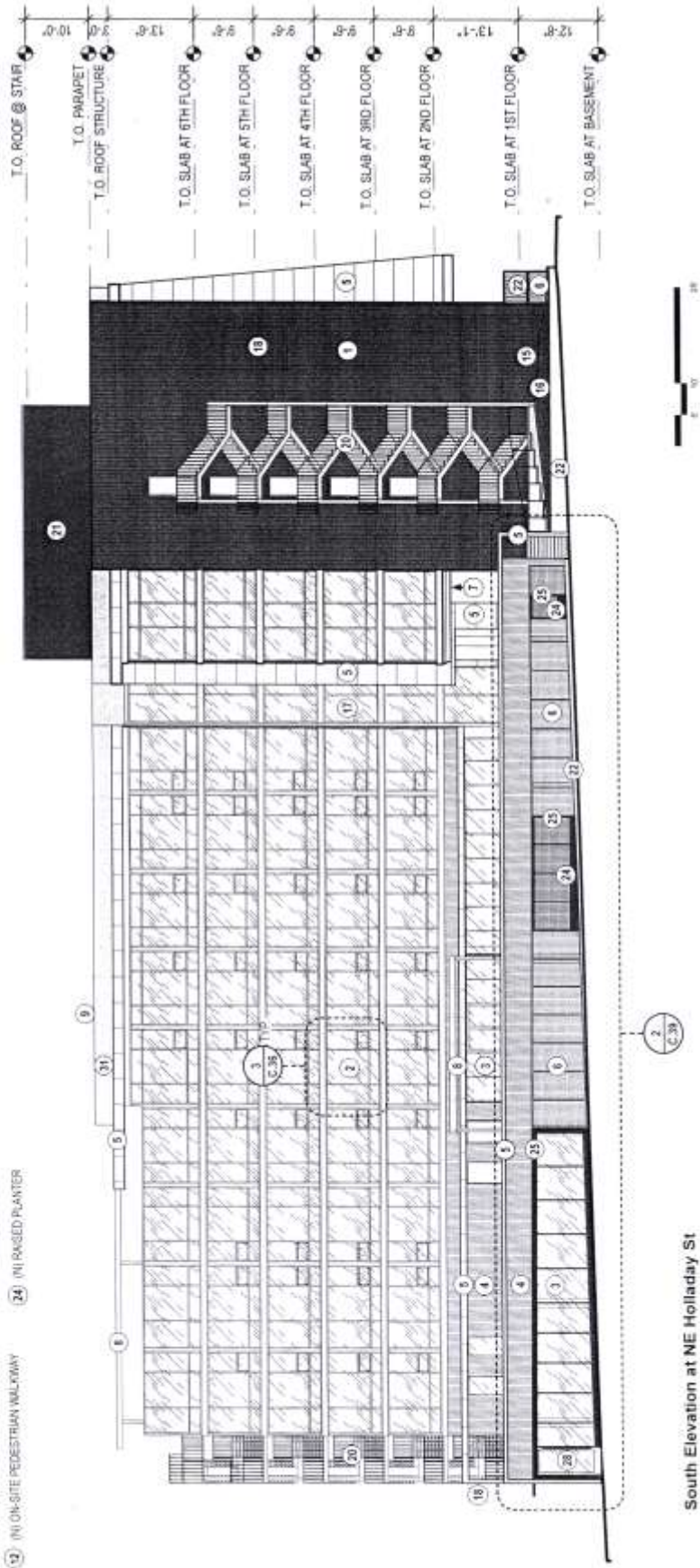
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West Elevation at NE MLK Jr Blvd

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South Elevation at NE Holladay St

RED LION HOTEL REMODEL

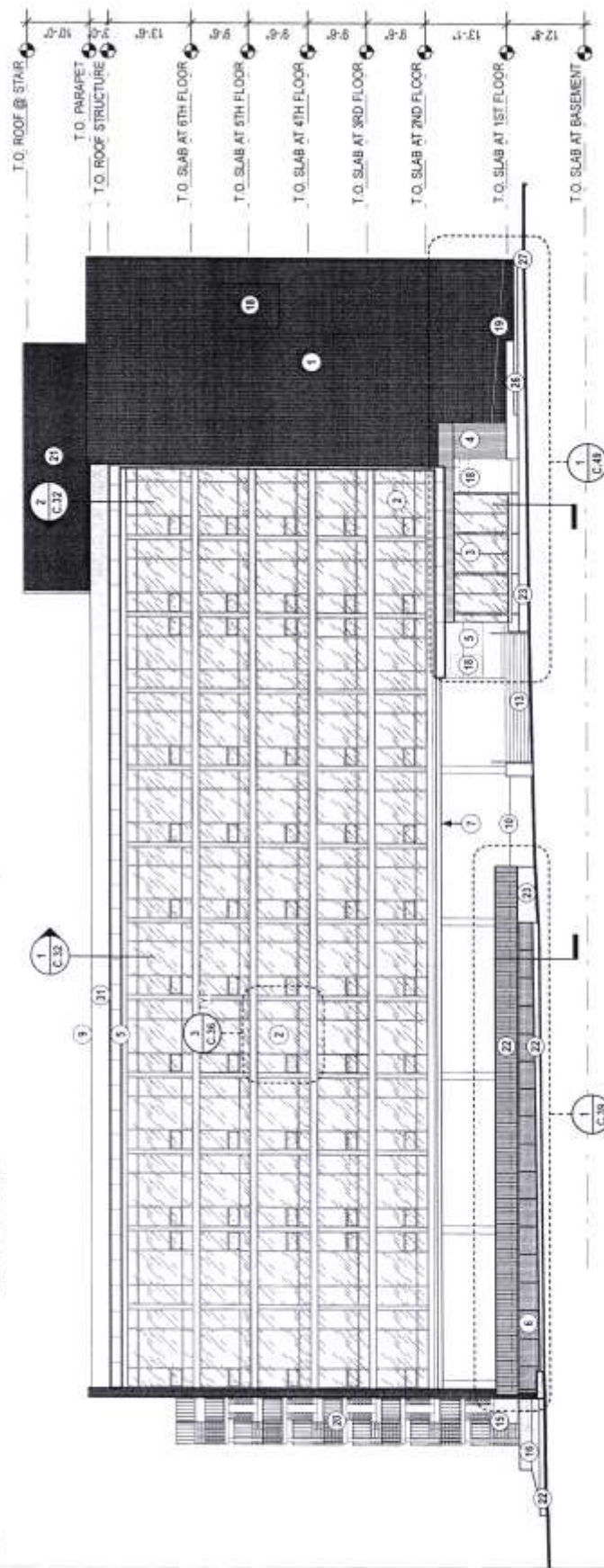
DESIGN REVIEW
05.21.2014

31-14-1001-001-1000

THE EAST ELEVATION

Sheet C.25

- KEY**
- 1 (E) BRICK PATTERN, REMOVE PAINT
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 - 17 (N) ELEVATOR
 - 18 (N) SIGNAGE
 - 19 (N) RAILING
 - 20 (E) STAIR, PAINT
 - 21 (E) PEN HOUSE, PAINT
 - 22 (E) CONCRETE PAINT
 - 23 (E) PLANTER WALL - REMOVE BRICK VERTICAL PATCH & PAINT
 - 24 (N) RAISED PLANTER
 - 25 (N) ORANGE POWDER COATED METAL
 - 26 (N) BENCH
 - 27 (N) RAMP
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 - 29 (N) OVERHEAD GARAGE DOOR
 - 30 (N) STUCCO
 - 31 (E) STUCCO, PAINT



East Elevation at NE Grand Ave