



**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](http://www.portlandoregon.gov/bds)

**Date:** June 17, 2014  
**To:** Interested Person  
**From:** Chris Caruso, Land Use Services  
503-823-5747 / [Chris.Caruso@portlandoregon.gov](mailto:Chris.Caruso@portlandoregon.gov)

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL**  
**IN YOUR NEIGHBORHOOD**

**CASE FILE:** LU 14-144166 DZM-Hotel Eastlund-PC # 13-217225  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday July 10, 2014 at 1:30 PM  
**WHERE:** 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

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.

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

**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-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.

**Propoal:**

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 requests are required for portions of proposals that do not meet the applicable 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on April 18, 2014 and determined to be complete on date.

**DECISION MAKING PROCESS**

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at [www.portlandonline.com](http://www.portlandonline.com). On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

We are seeking your comments on this proposal. The evidentiary proceeding before the Design Commission will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Design Commission decision and the evidence in the record compiled by the Design Commission in support of that decision.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing

comments. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

Comments for a Design Review or Historic Design Review should be sent directly to the Planning staff listed in this document.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

#### **APPEAL PROCESS**

You can appeal the Design Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Design Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Design Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Design Commission findings are not supported by the evidence submitted to the Design Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Design Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Design Commission in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

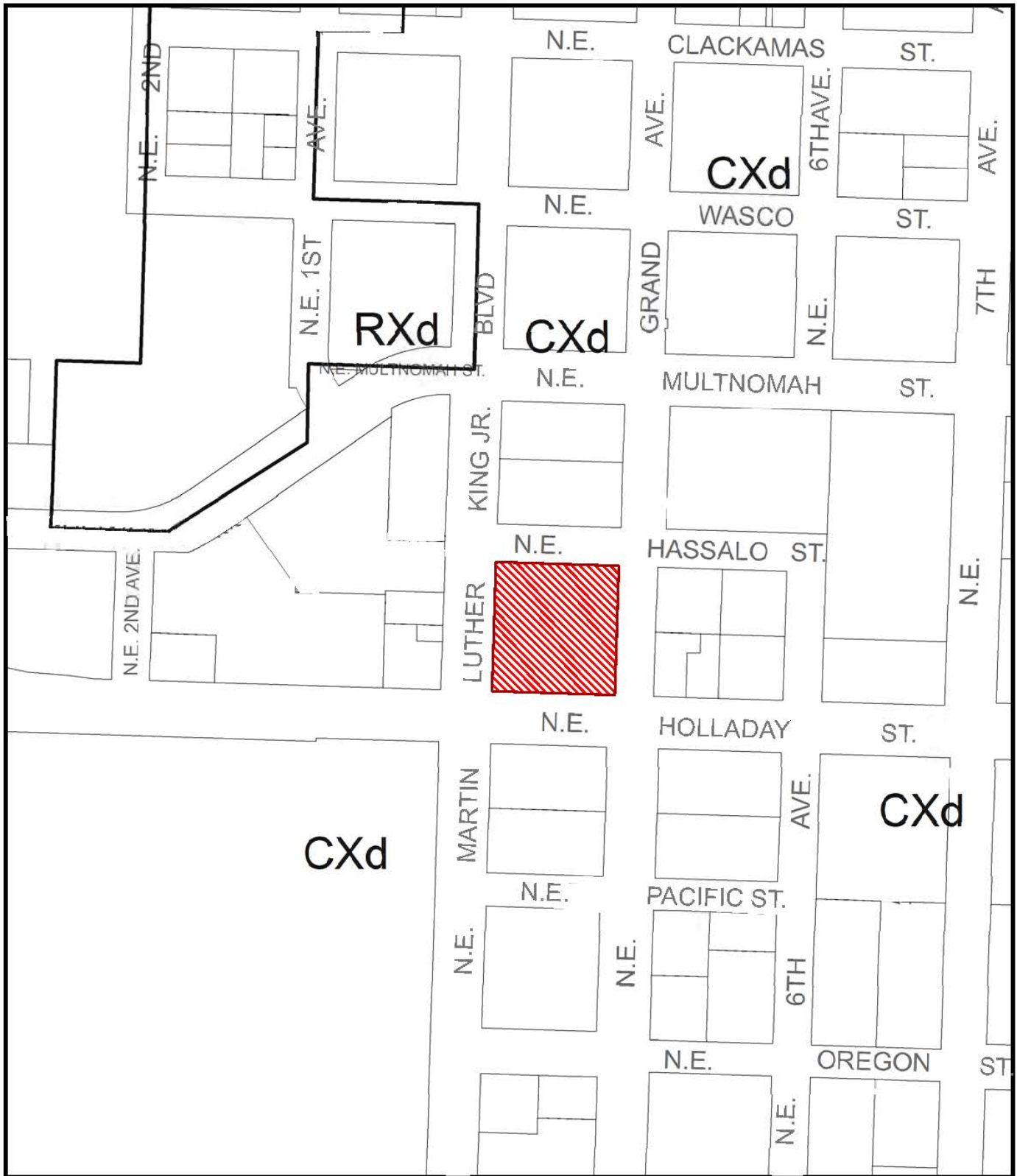
#### **HEARING CANCELLATION**

This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or [www.trimet.org/schedule/allroute.htm](http://www.trimet.org/schedule/allroute.htm)) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**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

04.17.2014

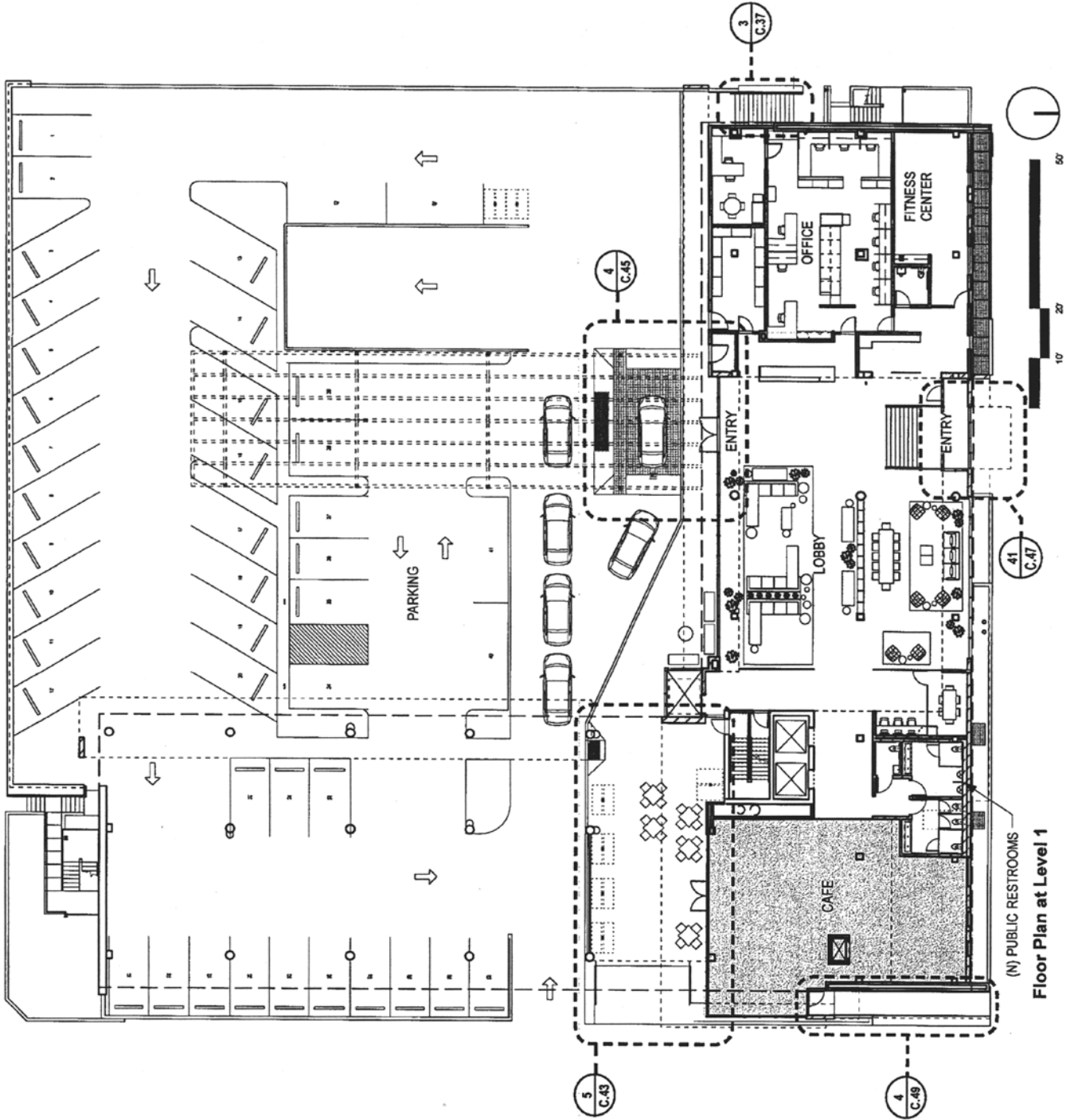
EA 13-202593

TITLE

FIRST FLOOR  
 PLAN

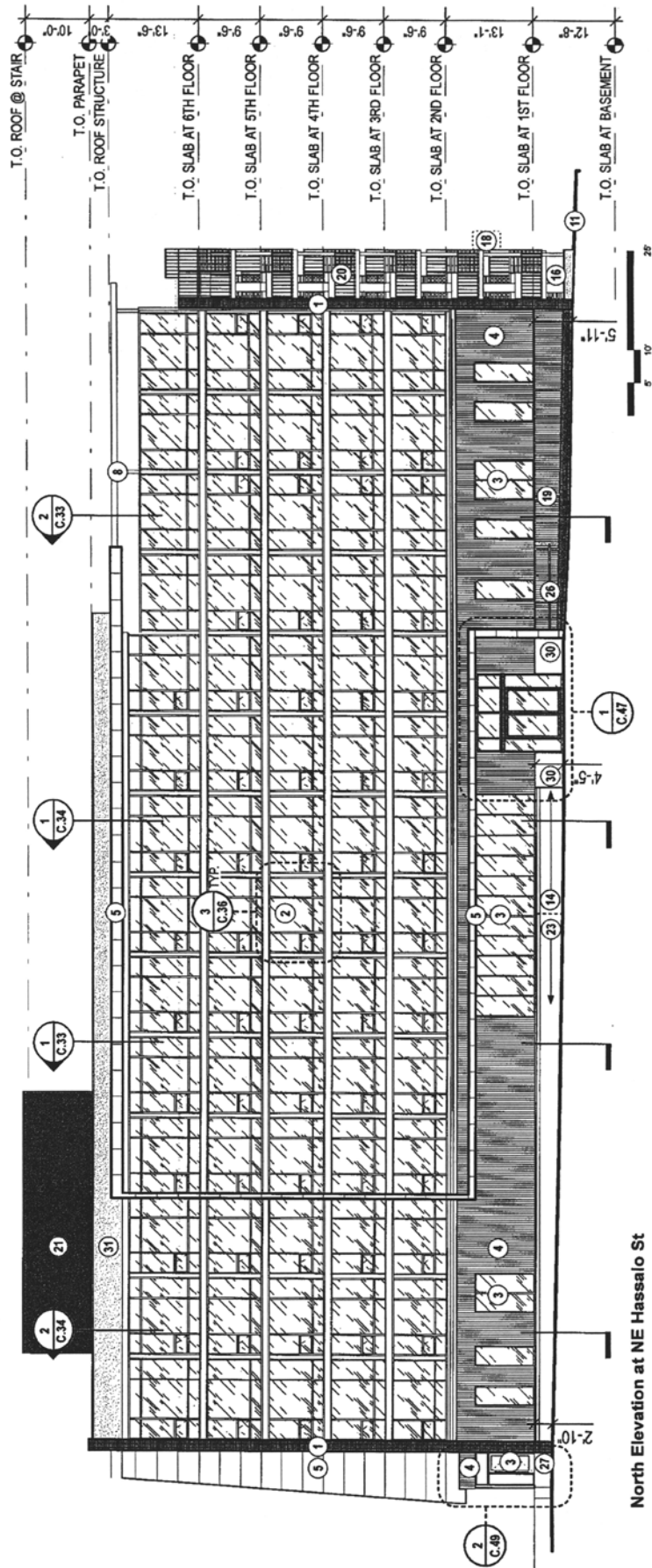
SHEET

C.15



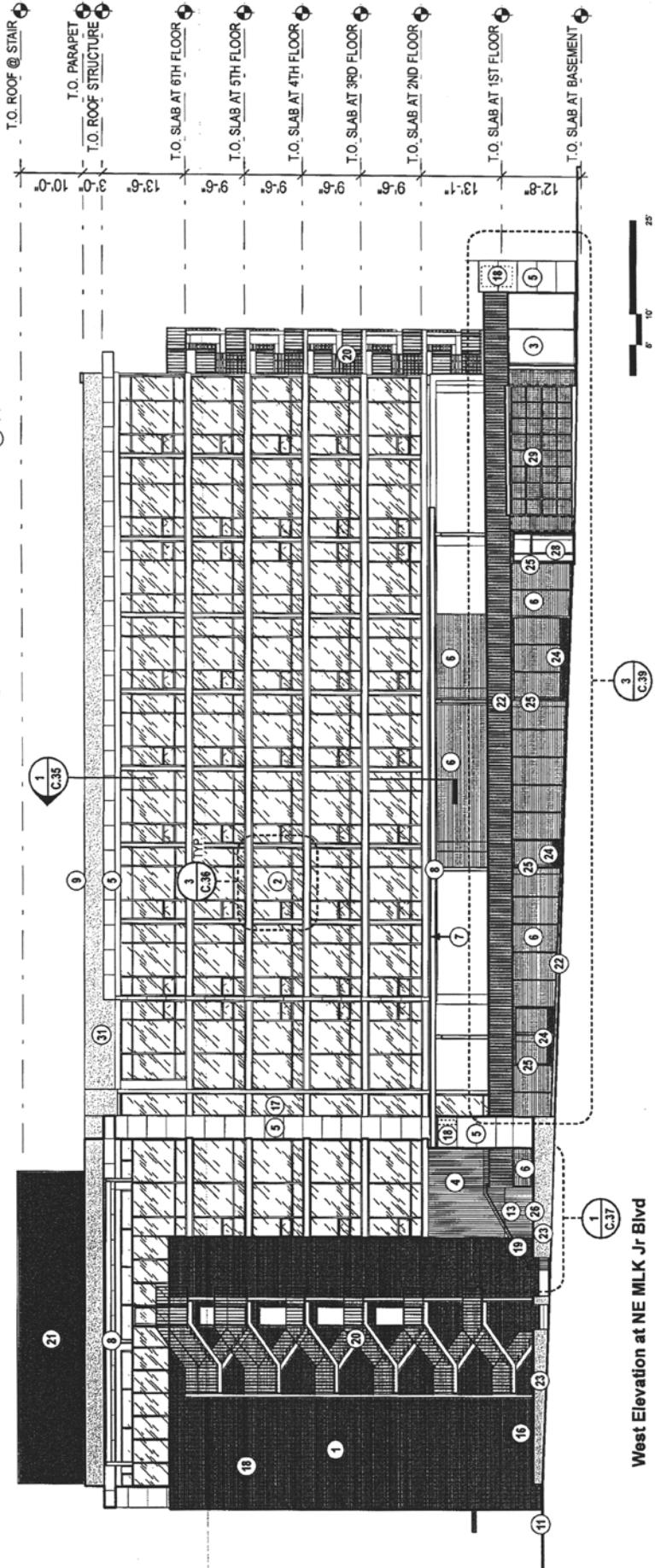
(N) PUBLIC RESTROOMS  
 Floor Plan at Level 1

- 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) PAINTED 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



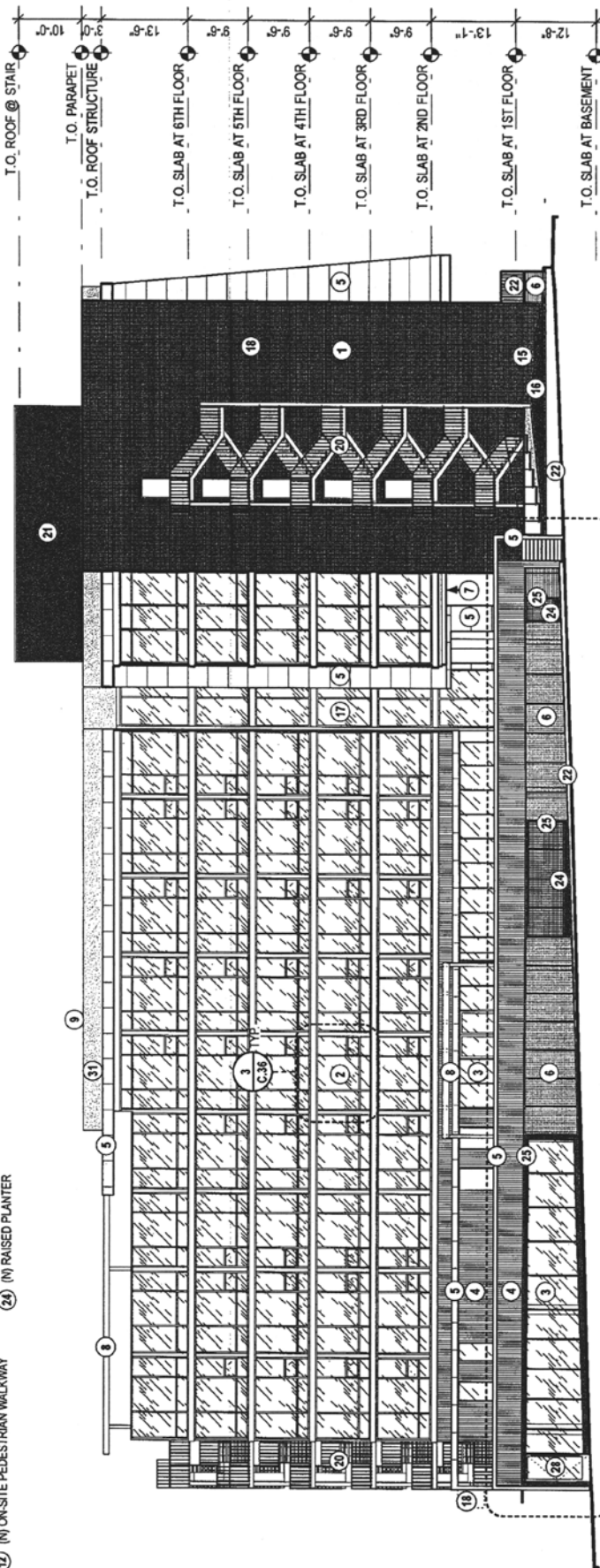
North Elevation at NE Hassalo St

- 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) PAINTED TUBE STEEL TRELIS
  - 9 (N) ROOF
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  - 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



West Elevation at NE MLK Jr Blvd

- 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
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  - 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
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  - 31 (E) STUCCO, PAINT

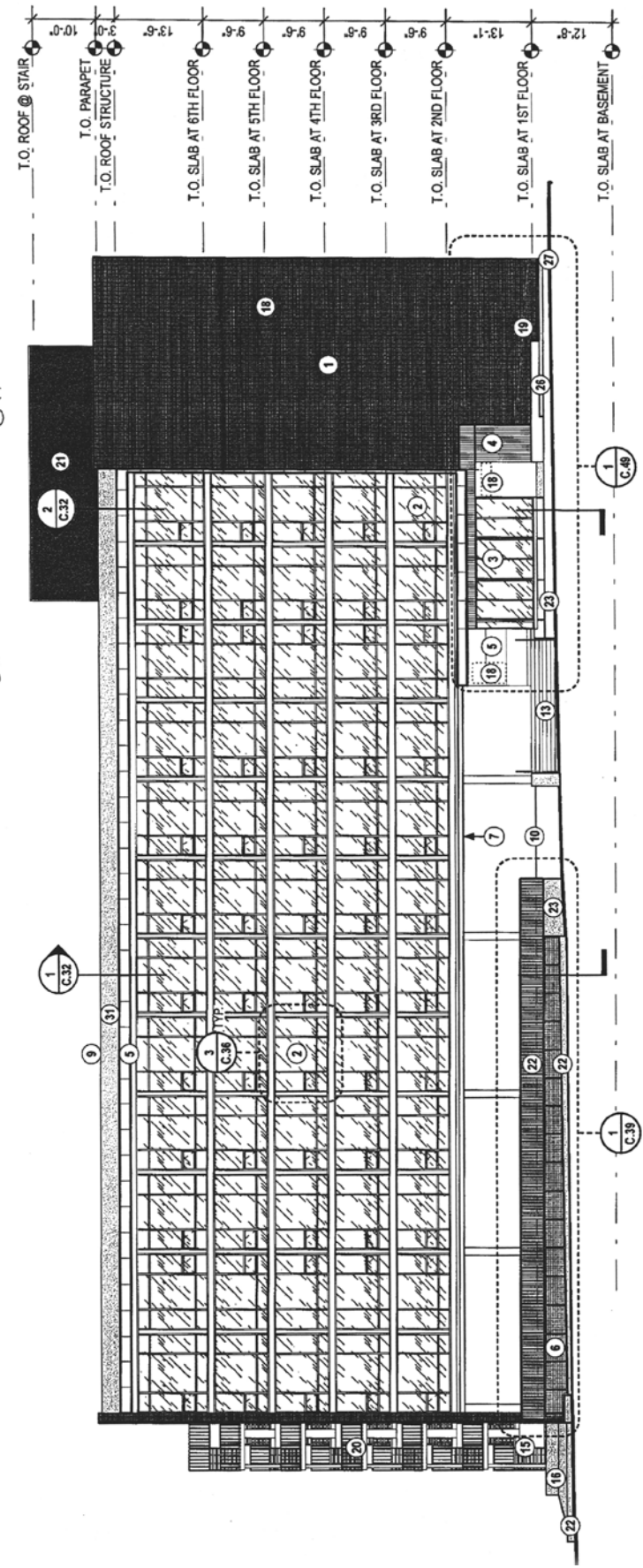


South Elevation at NE Holladay St



**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
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- 13 (N) STAIR
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- 15 (N) REMOVE (E) SIGN
- 16 (N) LANDSCAPING
- 17 (N) ELEVATOR
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- 19 (N) RAILING
- 20 (E) STAIR, PAINT
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- 27 (N) RAMP
- 28 (N) DOOR
- 29 (N) OVERHEAD GARAGE DOOR
- 30 (N) STUCCO
- 31 (E) STUCCO, PAINT



East Elevation at NE Grand Ave

RED LION HOTEL REMODEL

DESIGN REVIEW  
04.17.2014

EA 13-22883

Title:

EAST ELEVATION

Sheet:

C.25