



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

File Number: 14-199507 DA

Appt Date/Time _____

FOR INTAKE, STAFF USE ONLY

Date Rec 8/15/14 by SMW

LU Reviews Expected DZ

Required Optional

[Y] [N] Unincorporated MC

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

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

Qtr Sec Map(s) 3129 Zoning CXd

Plan District Central City - Downtown

Neighborhood Portland Downtown

District Coalition NW/NW

Business Assoc None

Neighborhood within 400/1000 ft None

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

Development Site

Address 820-838 SW 3RD AVE Cross Street SW Third and Taylor Site Size/Area 10,000 sf

Tax account number(s)

R 245986 R _____

R _____ R _____

Adjacent property in same ownership

R _____

R _____

Project Description - include proposed stormwater disposal methods

New construction 204 room hotel, 13 floors plus one below grade level on existing vacant lot. Approximate building square footage will be 115,000 and building height will be approximately 130'. Stormwater infiltration is not feasible given the footprint of the building. The applicant proposes to fulfill their stormwater management obligations through of a Special Circumstances request. A loading dock, contained within the building, will be provided with Source Control.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 27,000,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input checked="" type="checkbox"/> Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,289	
<input checked="" type="checkbox"/> Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,502	<input type="checkbox"/> \$1,074
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		\$200 \$450
<input type="checkbox"/> 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.

Applicant Information

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Name Bob Matkin Company Mortenson Construction

Mailing Address 610 SW Alder St. Ste 200

City Portland State OR Zip Code 97205

Day Phone 971.202.4114 FAX _____ email Bob.Matkin@mortenson.com

Check all that apply Applicant Owner Other Architect

Name Jon McAuley Company SERA Design, LLC

Mailing Address 338 NW 5th Ave

City Portland State OR Zip Code 97209

Day Phone 503 445 7300 FAX _____ email jonm@serapdx.com

Check all that apply Applicant Owner Other _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Submit the following:

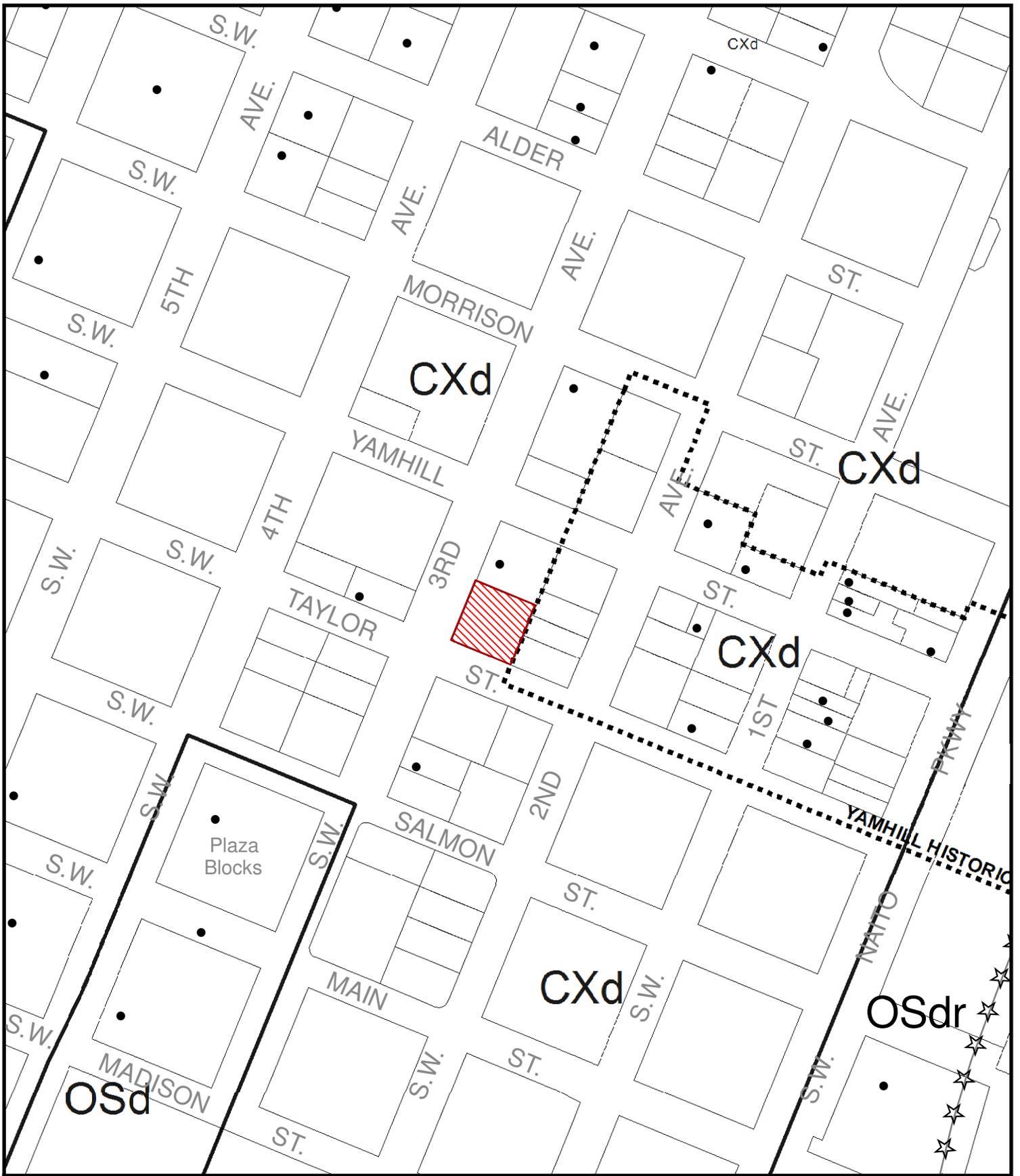
- Fee
- Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- Building elevations
- Additional two site plans, to scale, 11x17 inches or larger in size

NOTE:

1. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
2. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

Questions to be discussed:

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.



ZONING



Site



Historic Landmark



Recreational Trail



NORTH

This site lies within the:
**CENTRAL CITY PLAN DISTRICT
 DOWNTOWN**

File No. EA 14-199507 DAR

1/4 Section 3129

Scale 1 inch = 200 feet

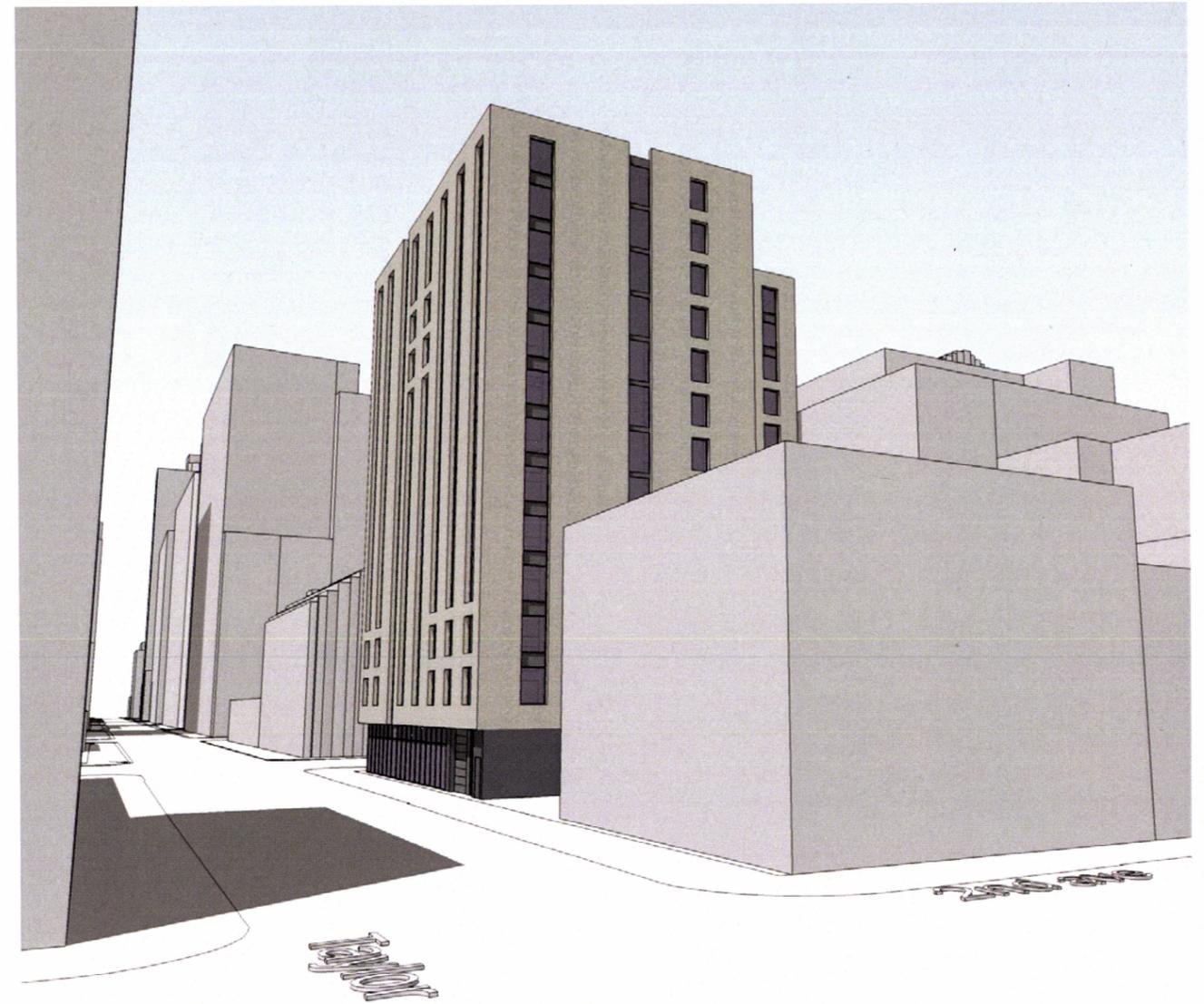
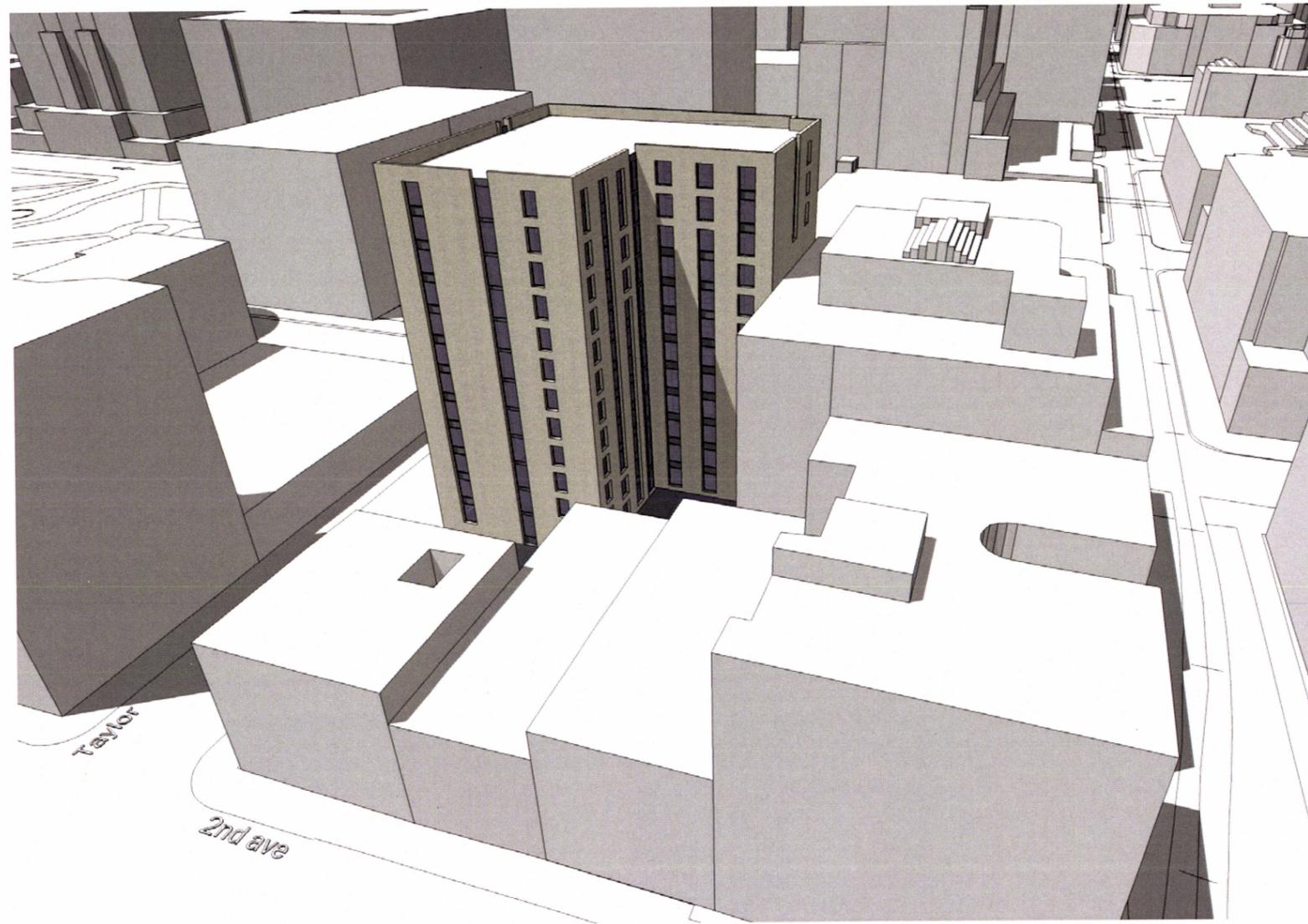
State_Id 1S1E03BA 6100

Exhibit B (Aug 18, 2014)

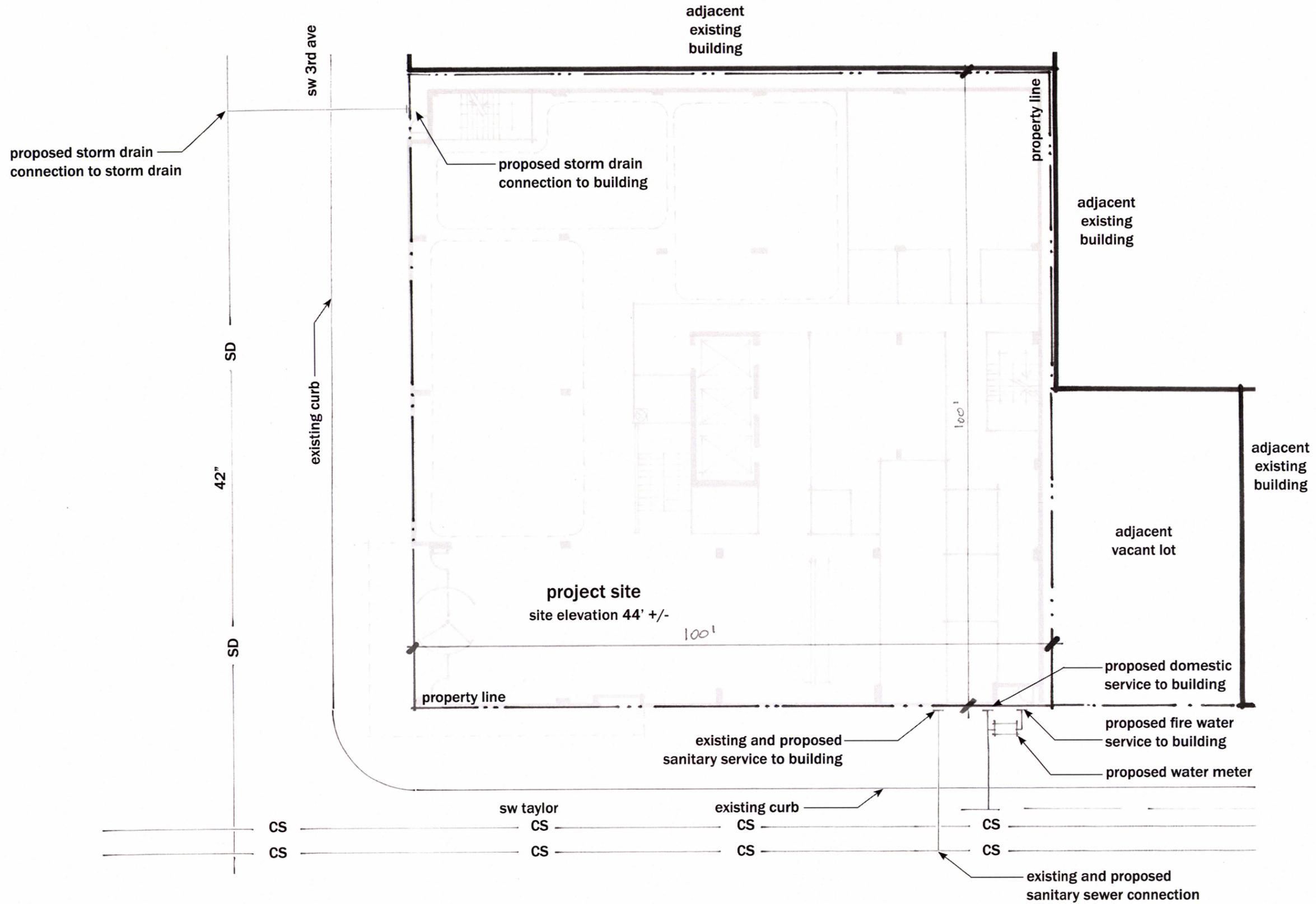
SERA

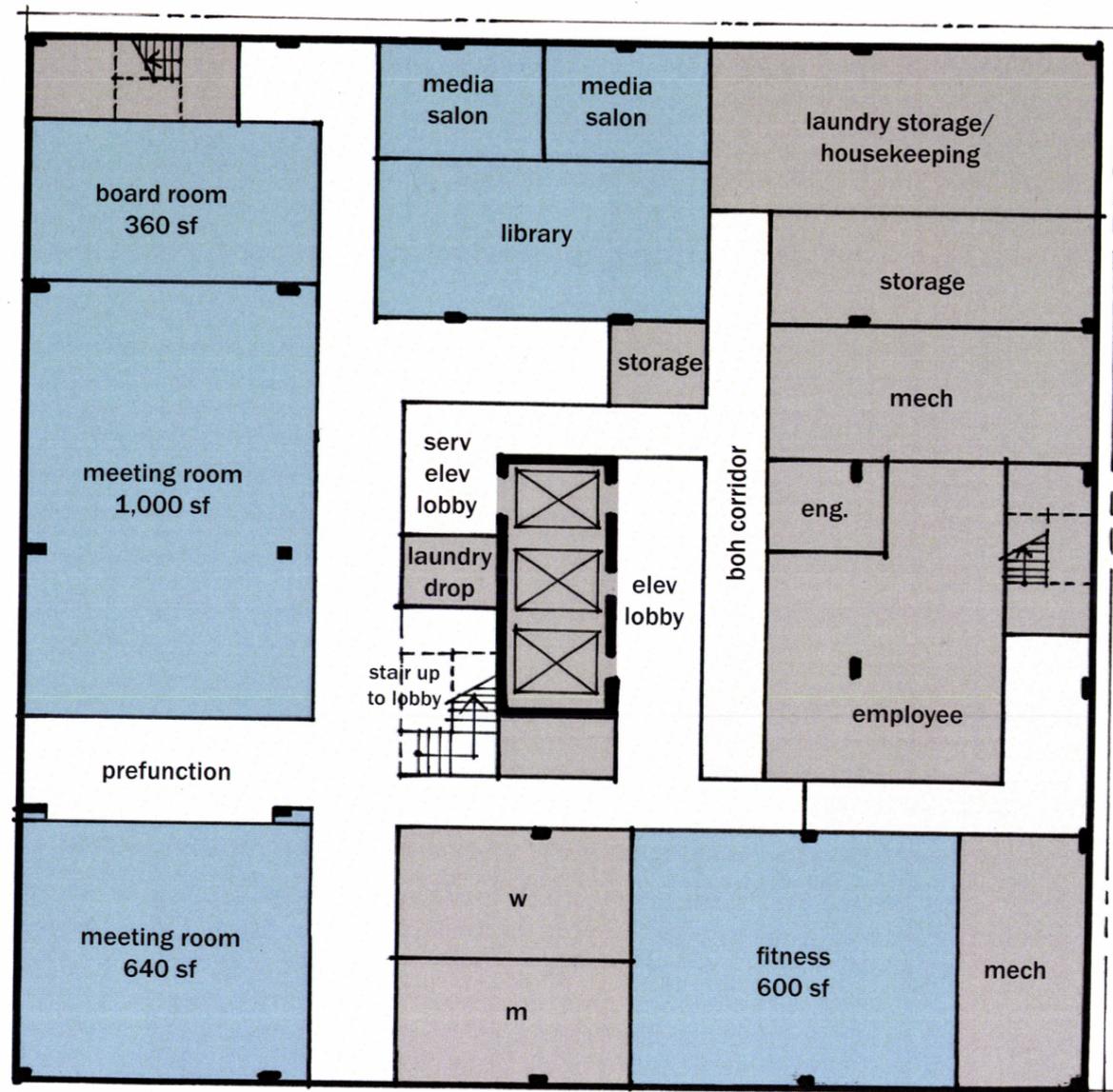
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN



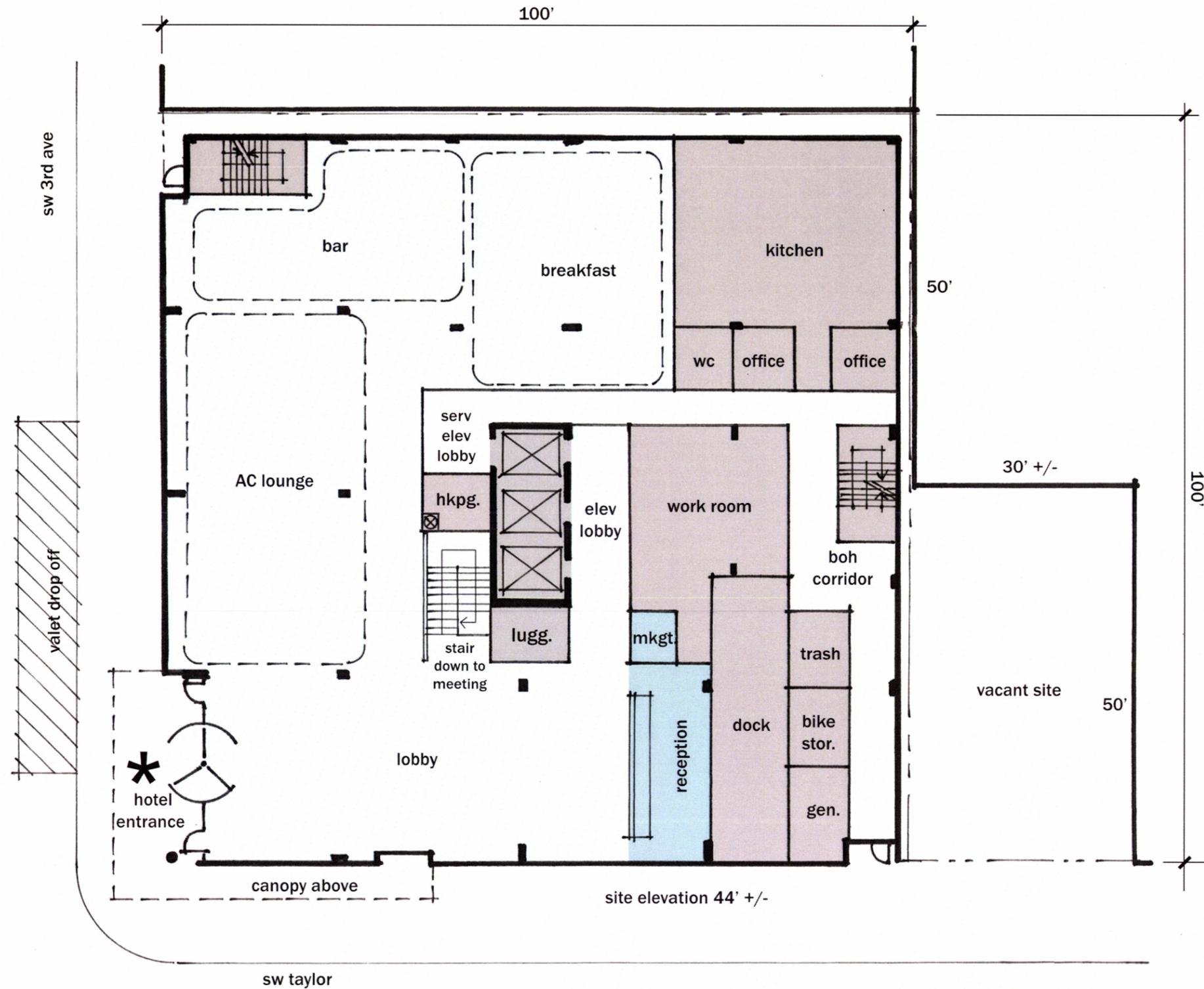








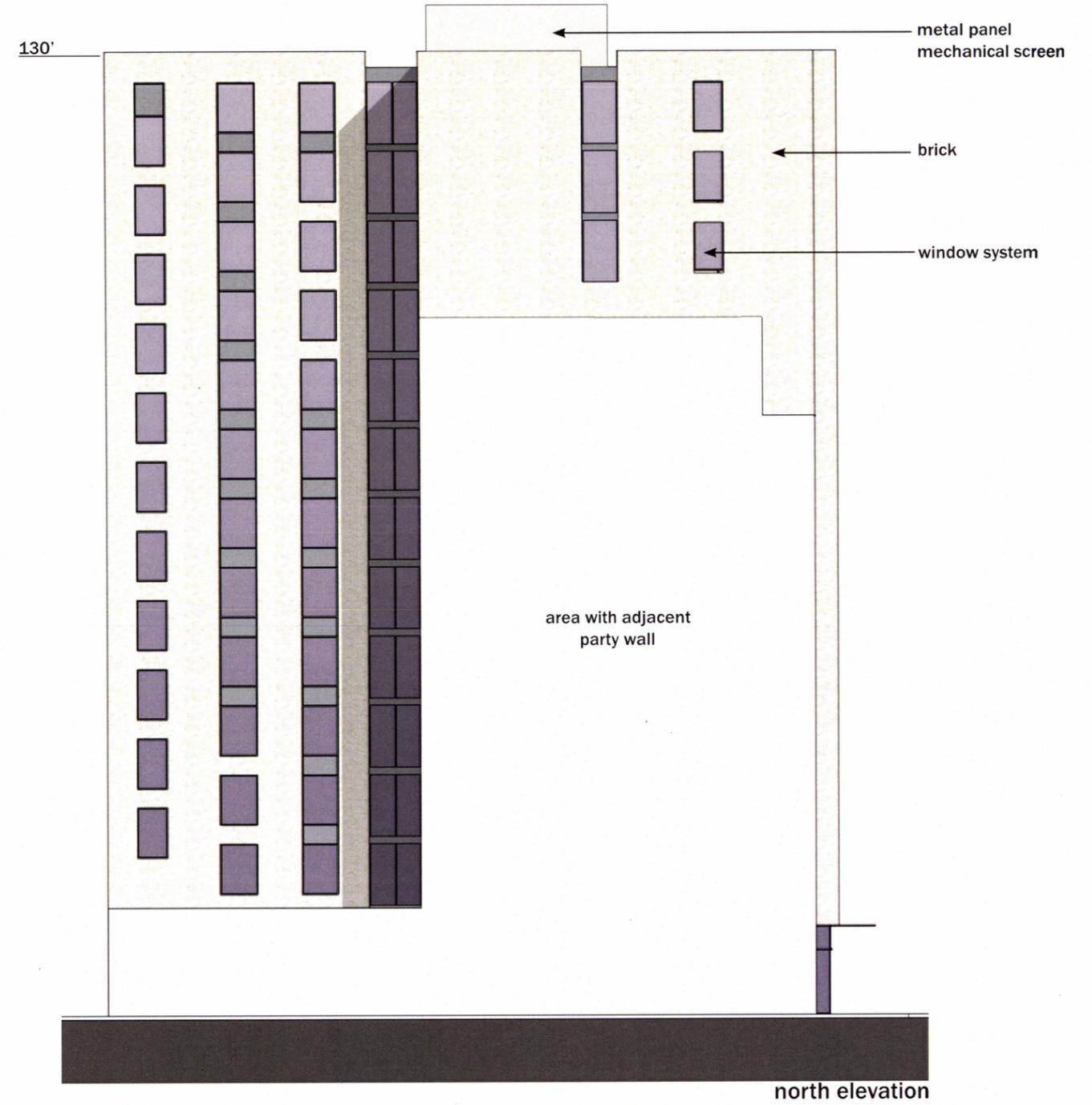
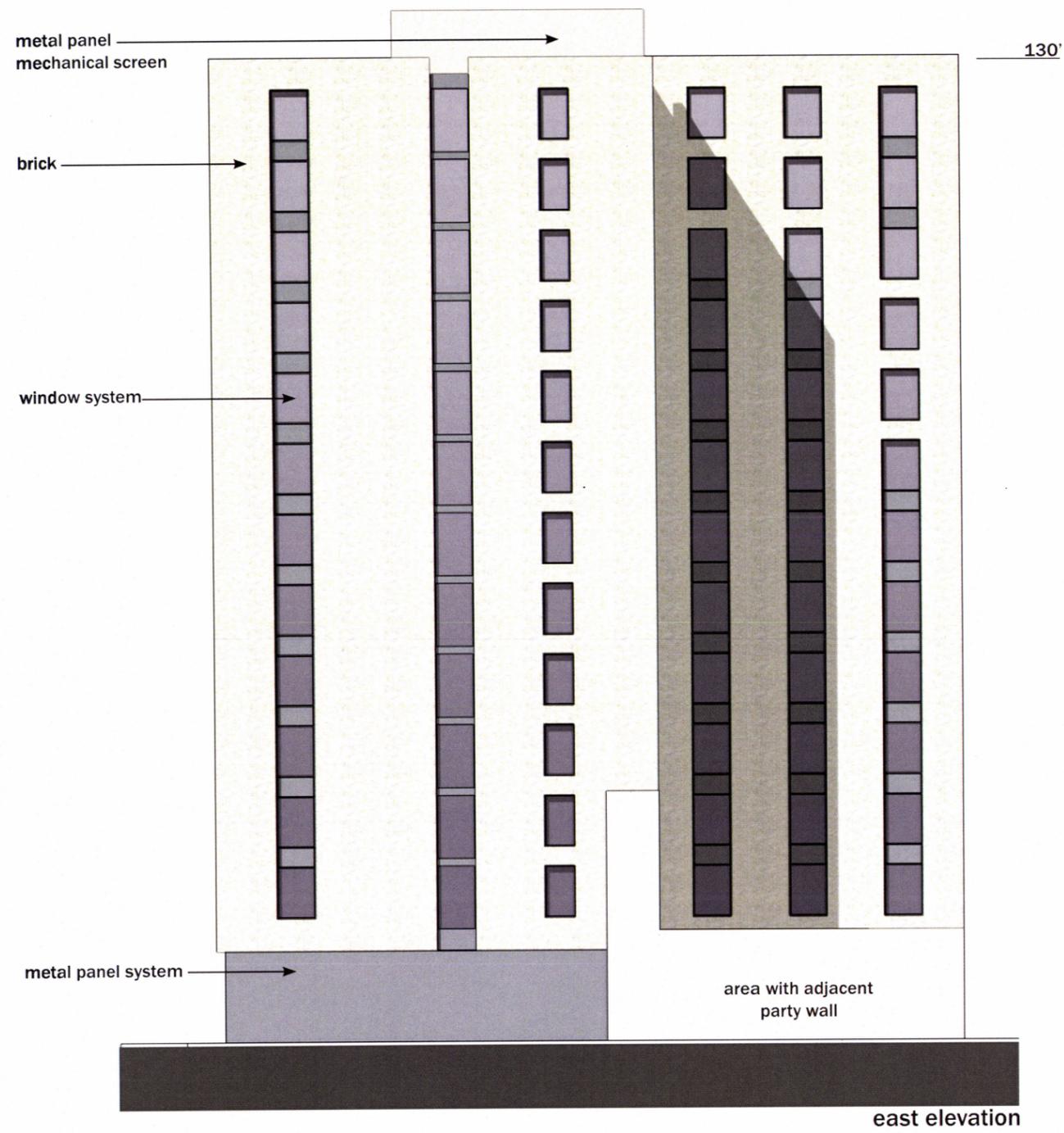
total formal meeting space 2,000 sf











BUILDING SUMMARY					
sf/key =564					
LEVEL	FLOOR	Floor to Floor Ht.	Total SF	FAR	Keys
B	Basement	15.00 feet	9,800		
1	Ground	14.50 feet	9,800	9,800	
2	2nd Floor	9.33 feet	7,951	7,951	17
3	3rd Floor	9.33 feet	7,951	7,951	17
4	4th Floor	9.33 feet	7,951	7,951	17
5	5th Floor	9.33 feet	7,951	7,951	17
6	6th Floor	9.33 feet	7,951	7,951	17
7	7th Floor	9.33 feet	7,951	7,951	17
8	8th Floor	9.33 feet	7,951	7,951	17
9	9th Floor	9.33 feet	7,951	7,951	17
10	10th Floor	9.33 feet	7,951	7,951	17
11	11th Floor	9.33 feet	7,951	7,951	17
12	12th Floor	9.33 feet	7,951	7,951	17
13	13th Floor	10.33 feet	7,951	7,951	17
	Parapet	2.50 feet			
	TOTAL	130.0 feet	115,012	105,212	204
	Height Limit	130.0 feet		120,000 Allowed FAR	

GUEST ROOM SUMMARY																
Type	Level													Total	Percentage	Prototype Percentage
	1	2	3	4	5	6	7	8	9	10	11	12	12			
King Standard		6	6	6	6	6	6	6	7	7	7	7	7	77	38%	67%
King Alternate		5	5	5	5	5	5	5	5	5	5	5	5	60	29%	0%
DD Standard		5	5	5	5	5	5	5	4	4	4	4	4	55	27%	27%
King Acc		1	1	1	1	1	1	1	0	0	0	0	0	7	3%	3%
DD Acc		0	0	0	0	0	0	0	1	1	1	1	1	5	2%	3%
TOTAL	0	17	204													