



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: November 18, 2014

From: Jeffrey Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-225506 DZ AD, AC Hotel by Marriott
Pre App: PC # 14-199508

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 Jeffrey Mitchem at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can 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: December 17, 2014** (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: January 10, 2015**
- **A public hearing before the Design Commission is tentatively scheduled for January 22, 2015**

Architect: Jon Mcauley / Sera Architects
338 NW 5th Avenue / Portland, OR 97209

Applicant: Michael Finn/ Mortenson Construction
610 SW Alder Street, Suite 200 / Portland, OR 97205

Owner: Portland Development Commission
222 NW 5th Ave / Portland, OR 97209-3812

Site Address: 820-838 SW 3RD AVE

Legal Description: BLOCK 22 LOT 5&6, PORTLAND

Tax Account No.: R667703480

State ID No.: 1S1E03BA 06100

Quarter Section: 3129

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.

Business District: None

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Zoning: CXd, Central Commercial with a Design Overlay

Case Type: DZ AD, Design Review with an Adjustment

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Design Review for a new 204 room hotel on a vacant 10,000 square foot lot – 13 floors plus one below grade level on existing vacant lot. The gross building floor area will be approximately 118,000 square feet and building height will be approximately 130'. Ground floor program includes a bar, lounge, lobby, dinning and back of house. No on-site parking is proposed. Parking demand will be satisfied within a nearby parking garage. Additional basement facilities include: board room, meeting rooms, a small library and a fitness room. The main entrance to the hotel lobby is proposed to be located at the corner of SW Third and Taylor Streets. Valet drop off is proposed to be located curbside on SW Third Avenue near the main entrance. An Adjustment is needed to reduce the number of on-site loading spaces from two (2) to one (1).

Approval Criteria:

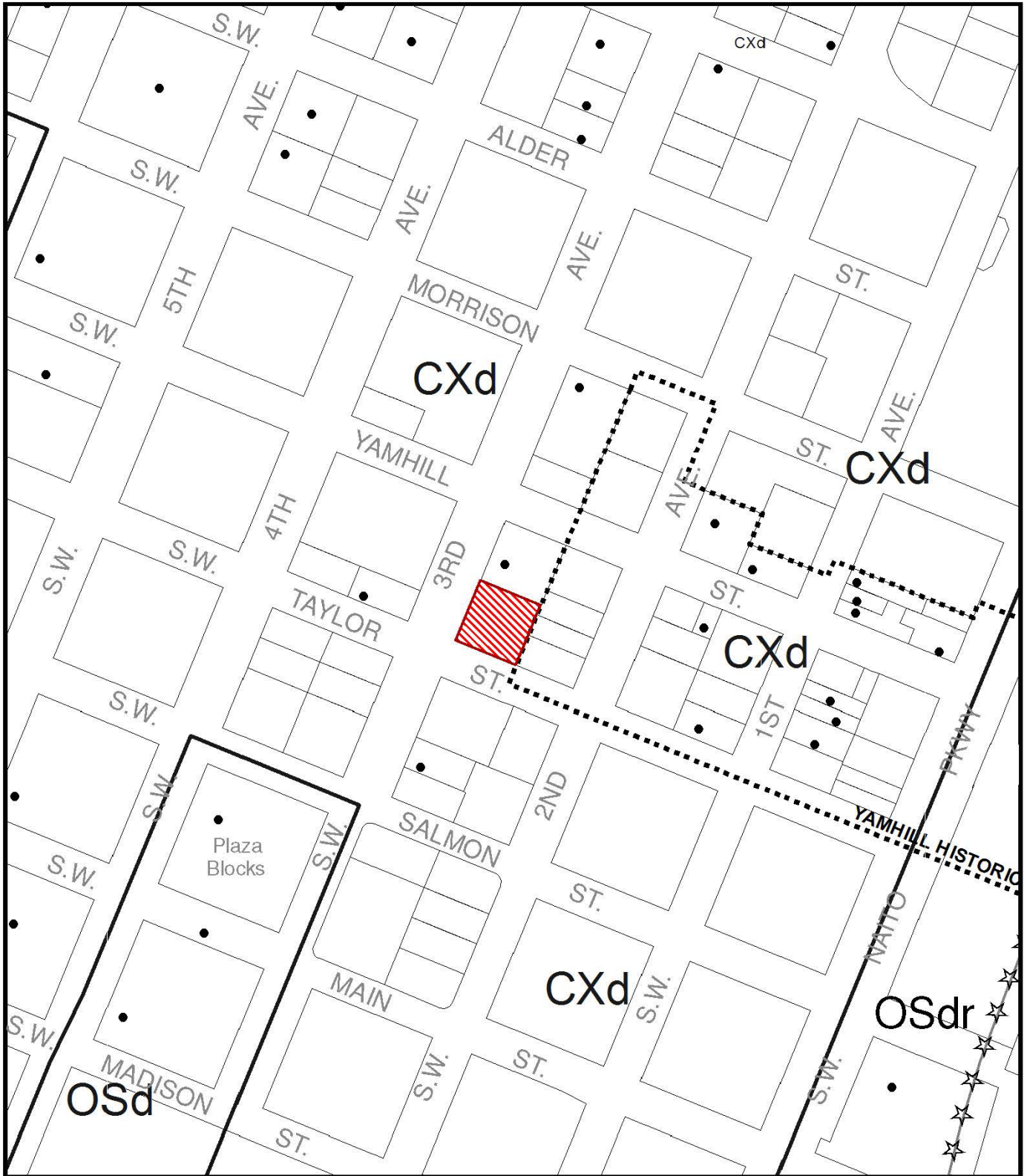
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- Adjustment Criteria (33.805.040
- Central City Fundamental Design Guidelines

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 October 14, 2014 and determined to be complete on **November 14, 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, Elevation



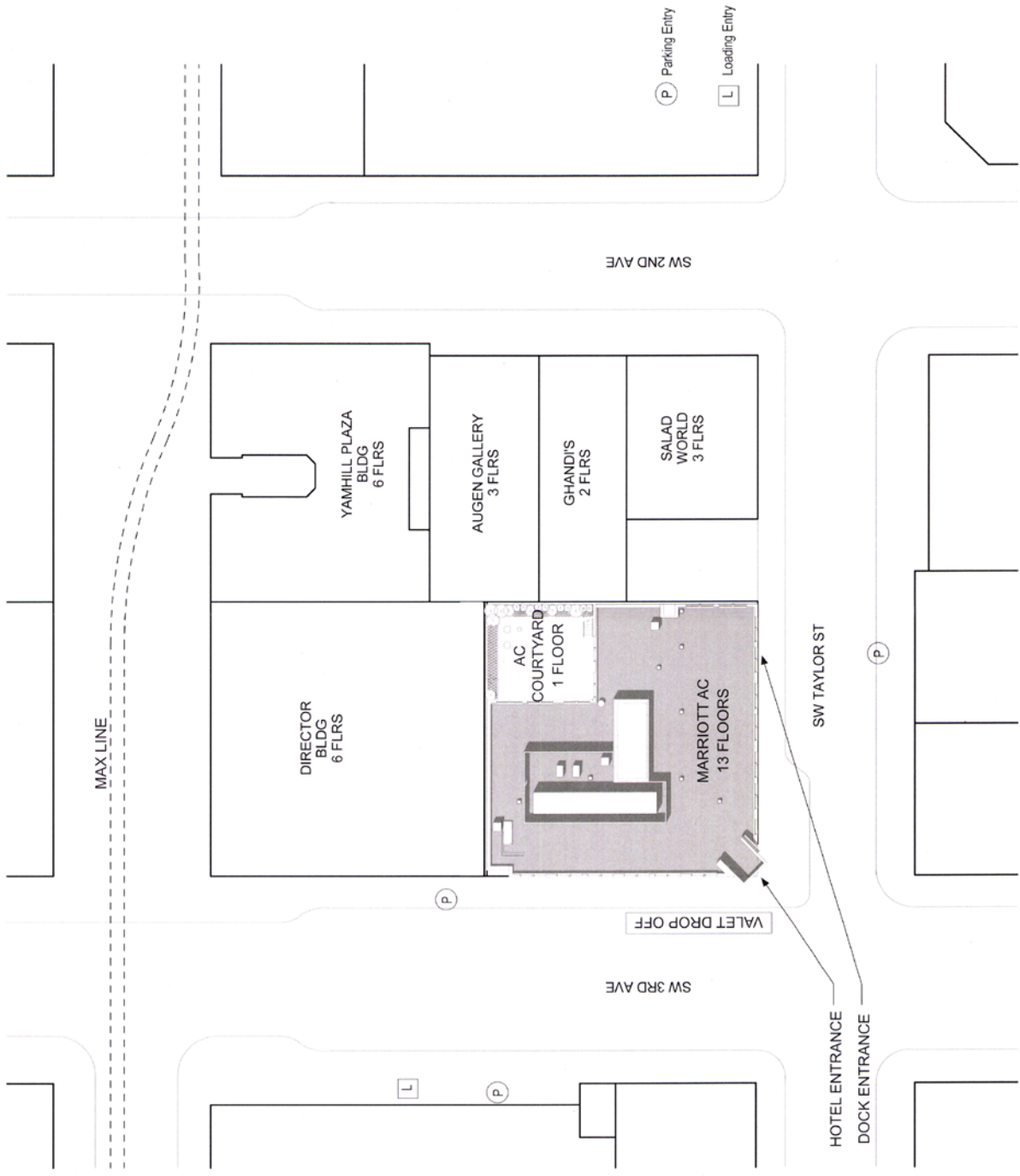
ZONING

-  Site
-  Historic Landmark
-  Recreational Trail



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

File No. LU 14-225506 DZ,AD
 1/4 Section 3129
 Scale 1 inch = 200 feet
 State_Id 1S1E03BA 6100
 Exhibit B (Oct 15, 2014)

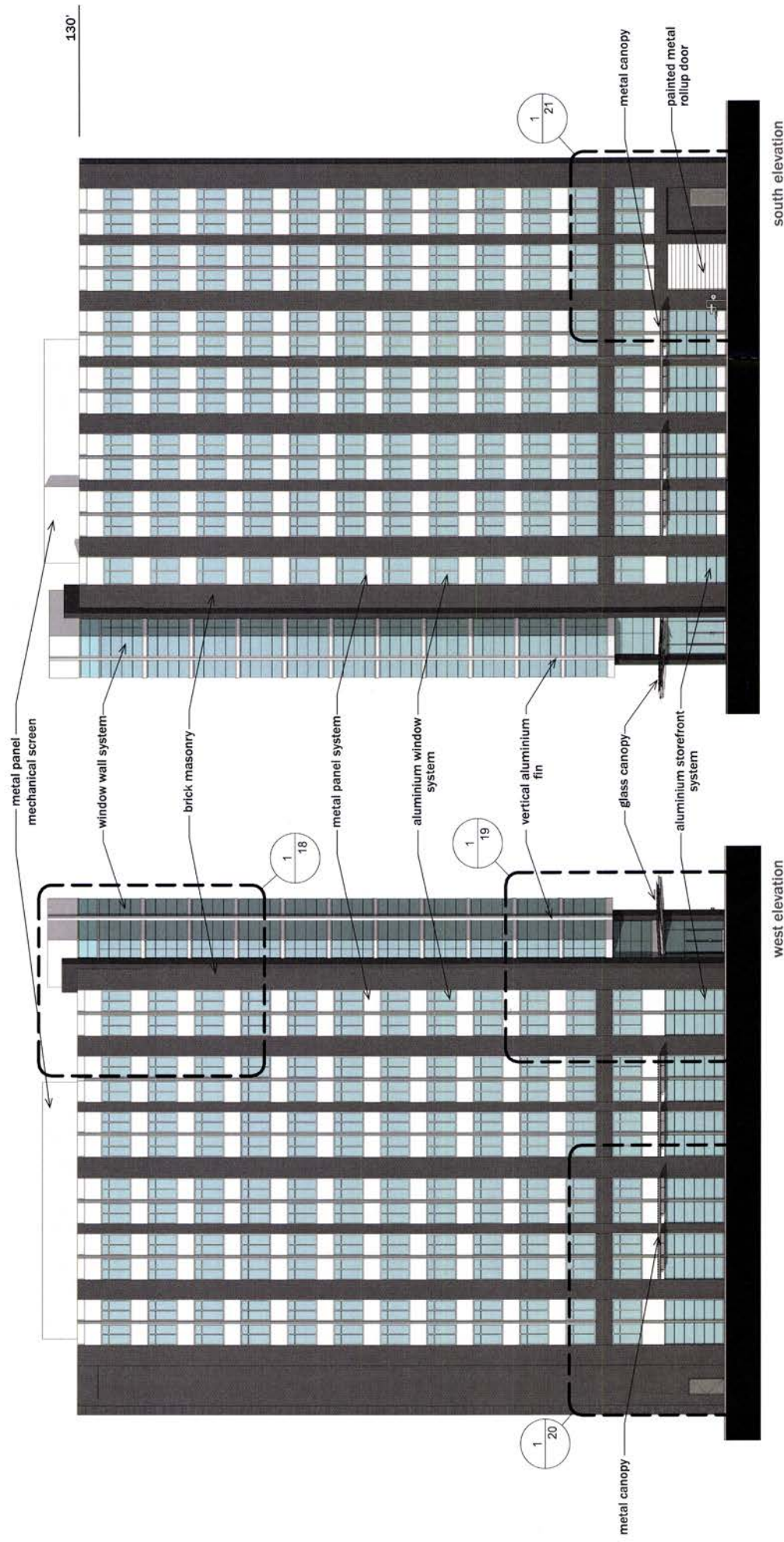


AC HOTEL BY MARRIOTT - SW 3RD & TAYLOR
 Portland, Oregon
 10 November 2014

SITE PLAN

DESIGN REVIEW #LU 14-225506 DZ





south elevation

west elevation



ELEVATIONS

AC HOTEL BY MARRIOTT - SW 3RD & TAYLOR
Portland, Oregon
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