



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: February 10, 2015

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

REQUEST FOR RESPONSE

Case File: LU 14-250142 DZ
Pre App: PC # 14-212045

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: March 3, 2015**(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: March 23, 2015**
- **A public hearing before the Design Commission is tentatively scheduled for April 2, 2015 @ 1:30pm.**

Owner: Ed Shagen
Portland Hotel Ownership LLC
5786 Widewaters Pkwy #9 / Syracuse NY 13214-1867

Applicant: Tom Hogan | HC Architecture Inc
1425 Dutch Valley Place NE Studio B / Atlanta GA 30324

Site Address: 202-218 SW JEFFERSON ST

Legal Description: BLOCK 130 LOT 1-4 E 2' OF LOT 5-8, PORTLAND
Tax Account No.: R667712690, R667712690
State ID No.: 1S1E03BC 01400, 1S1E03BC 01400
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, Design Review
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 299 room hotel (16 floors plus one below grade level and a rooftop restaurant) on a vacant 20,400 square foot lot. The gross building floor area will be approximately 200,000 square feet and building height will be approximately 190'. Ground floor program includes a restaurant, bar, lobby, a market, take out window (oriented to SW Columbia St), loading (oriented to SW Jefferson St), kitchen and back of house. Additional basement facilities include a pool, sauna, spa, fitness and staff. The main entry is oriented to SW 2nd Ave. No on-site parking is proposed. Design review is required because the proposal is for new construction in a Design Review overlay.

Approval Criteria:

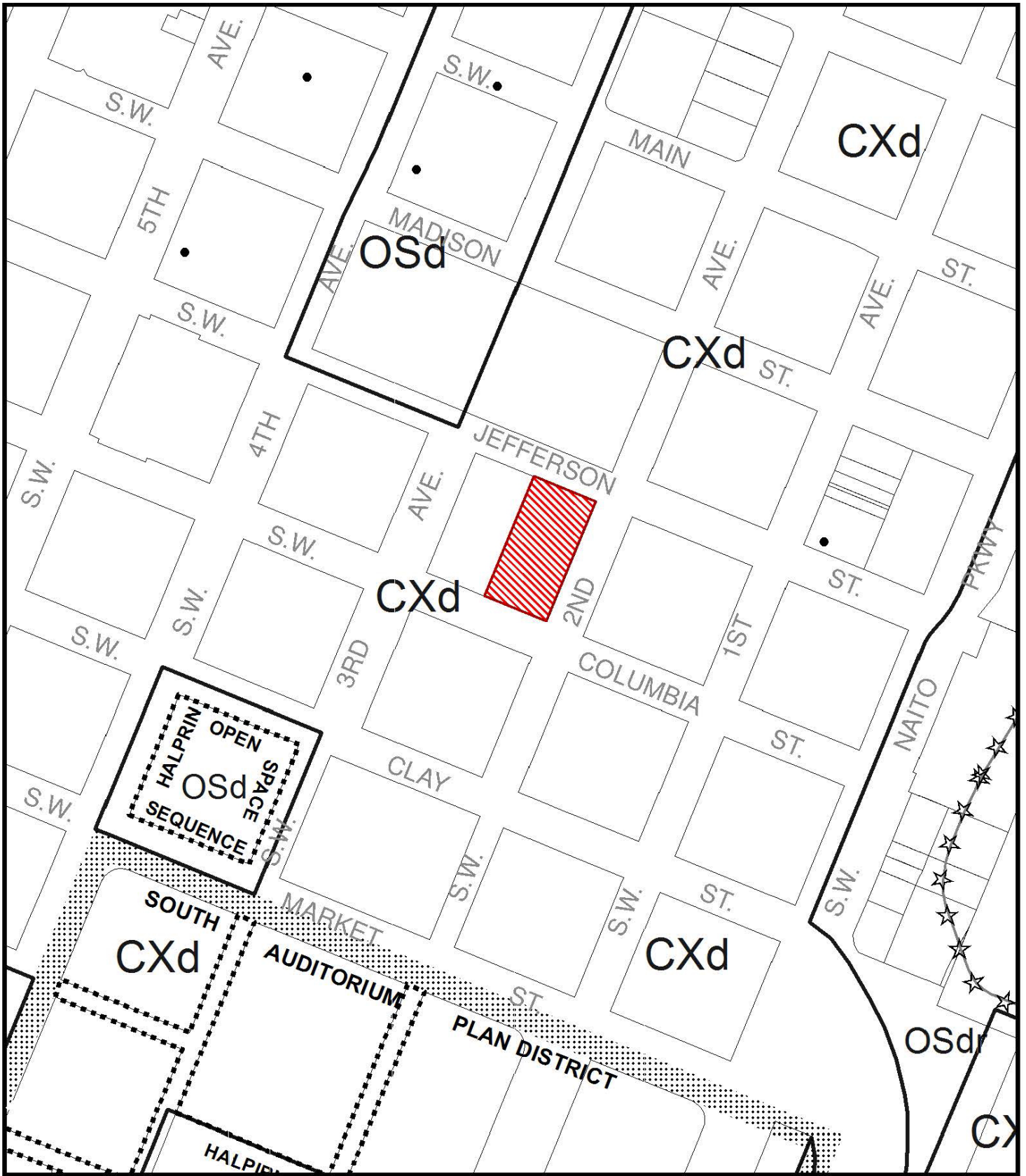
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 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 December 16, 2014 and determined to be complete on **February 2, 2015**.

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



Historic Landmark



Recreational Trail



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

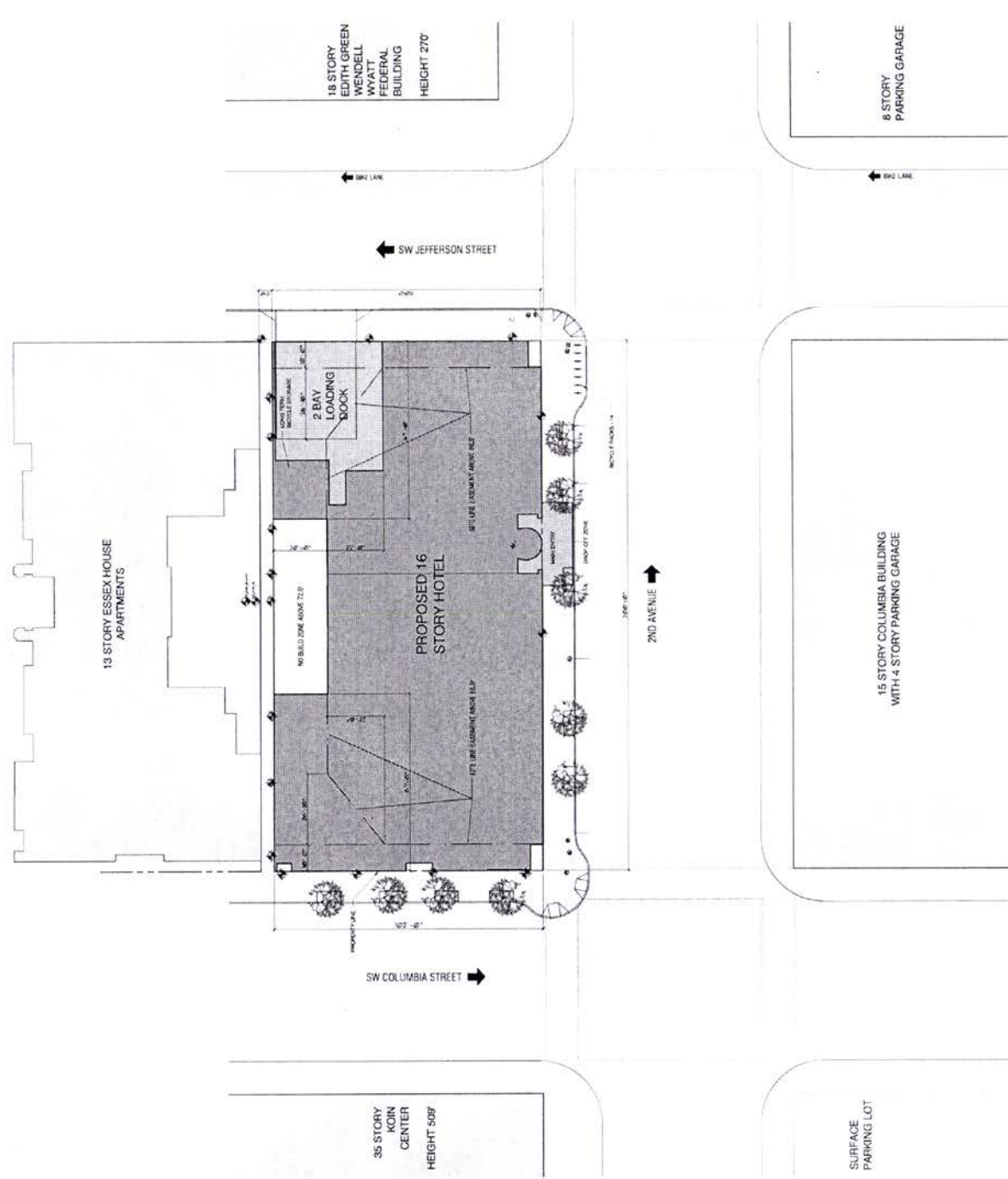
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1/4 Section 3129

Scale 1 inch = 200 feet

State_Id 1S1E03BC 1400

Exhibit B (Dec 17, 2014)



1 ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

