



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
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www.portlandoregon.gov/bds

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## Notice of a Pre-Application Conference

**Time and Date:** October 17, 2017 at 10:30 AM  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 17-244629

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### Proposal and Property Information

**Location:** 539 SW 10TH AVE  
**Proposal:** A Pre-Application Conference to discuss construction of a new hotel. The hotel would have 175 rooms and be 11 stories tall. A loading space is proposed that enters from SW Alder. A drop-off area for hotel guests is proposed on SW Alder.  
**Land Use Reviews Expected:** Type III Design Review  
**Site Zoning:** CX (Central Commercial, Chapter 33.130 of the Portland Zoning Code) "d" (Design Overlay, Chapter 33.420 of the Portland Zoning Code), Central City Plan District (Chapter 33.510 of the Portland Zoning Code)  
**Tax Account Number(s):** R246586

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### Contacts

**Applicant:** Pete Miller, DLR GROUP, (503) 200-3973  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Business District:** Downtown Retail Council, contact Sandra McDonough at 503-552-6762.  
**Neighborhood within 1,000 feet:** Pearl District, contact [planning@pearldistrict.org](mailto:planning@pearldistrict.org). Goose Hollow, contact [planning@goosehollow.org](mailto:planning@goosehollow.org).

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### General Information About Pre-Application Conferences

#### What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

#### What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

#### When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

**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).**



# ZONING



THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT  
 WEST END SUBAREA

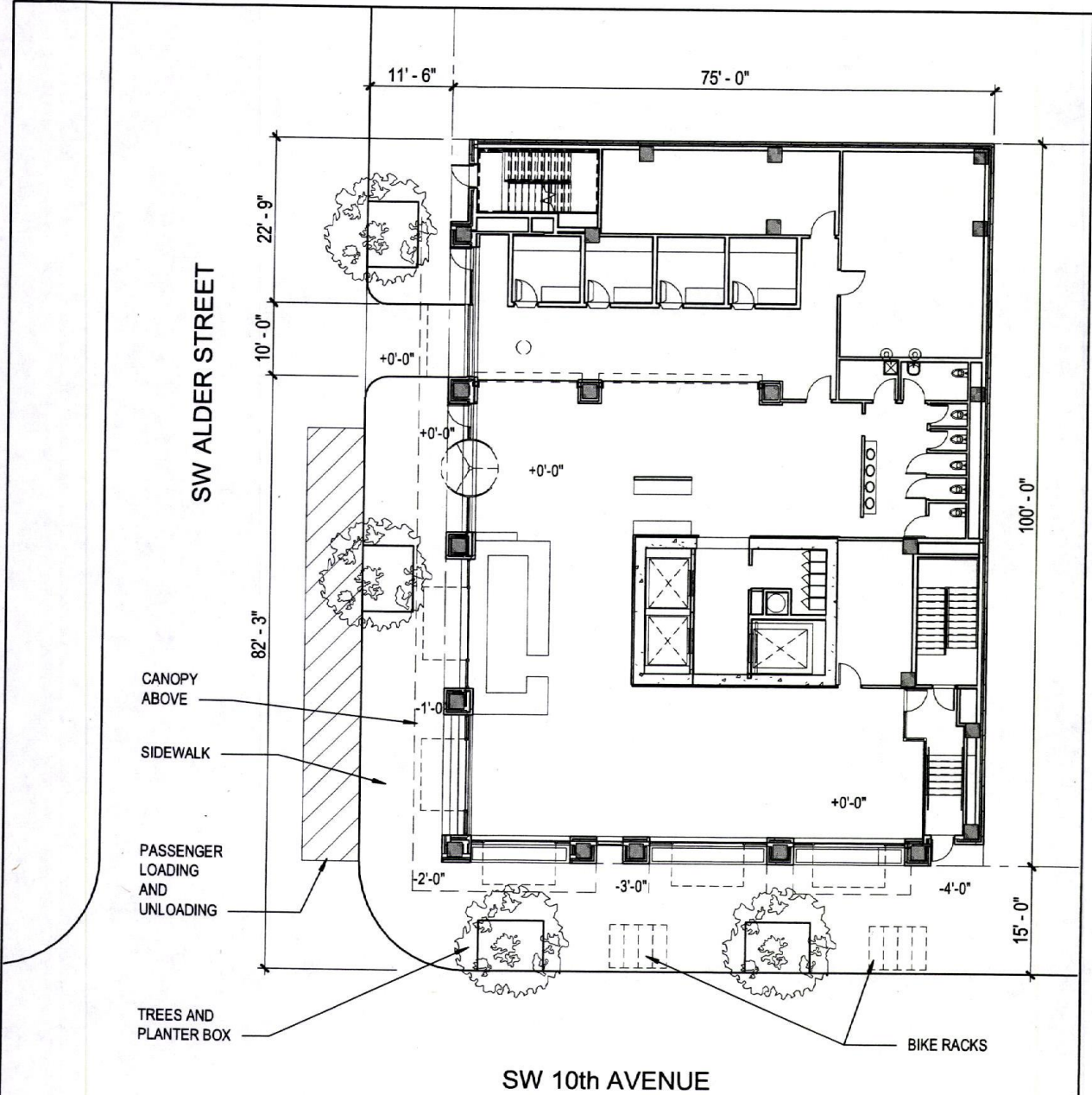


Site

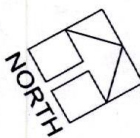


Historic Landmark

File No.	EA 17-244629 PC
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 5600
Sep 25, 2017	



EA 17 - 2 4 4 6 2 9 PC



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A1

### ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

**DLR Group**  
Architecture Planning Interiors

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**A1**  
74-17167-00  
09-2017

**SITE PLAN**  
**MOXY HOTEL - PORTLAND**

PRE-APP  
CONFERENCE