



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

Chloe Eudaly, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** March 29, 2018 at 10:30AM  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 18-117239

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### Proposal and Property Information

**Location:** NE Corner of SW 3<sup>rd</sup> and SW Oak  
**Proposal:** A Pre-Application Conference to discuss a new 19 story business hotel. A total of 120,000 square feet is proposed with 486 rooms. An interior courtyard will include two tandem loading bays, bicycle storage and outdoor dining. Site is subject to an obligation to provide underground parking for the abutting (North) garage building.  
**Land Use Reviews Expected:** Type III Design Review  
**Site Zoning:** CX (Central Employment, Chapter 33.130 of the Portland Zoning Code), Central City Plan District (Chapter 33.510 of the Portland Zoning Code)  
**Tax Account Number(s):** R246035

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### Contacts

**Applicant:** Richard Kalb, HOTEL ARCHITECTS DPC, (312) 837-3524  
**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:** Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtengarten 503-227-1515.

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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.

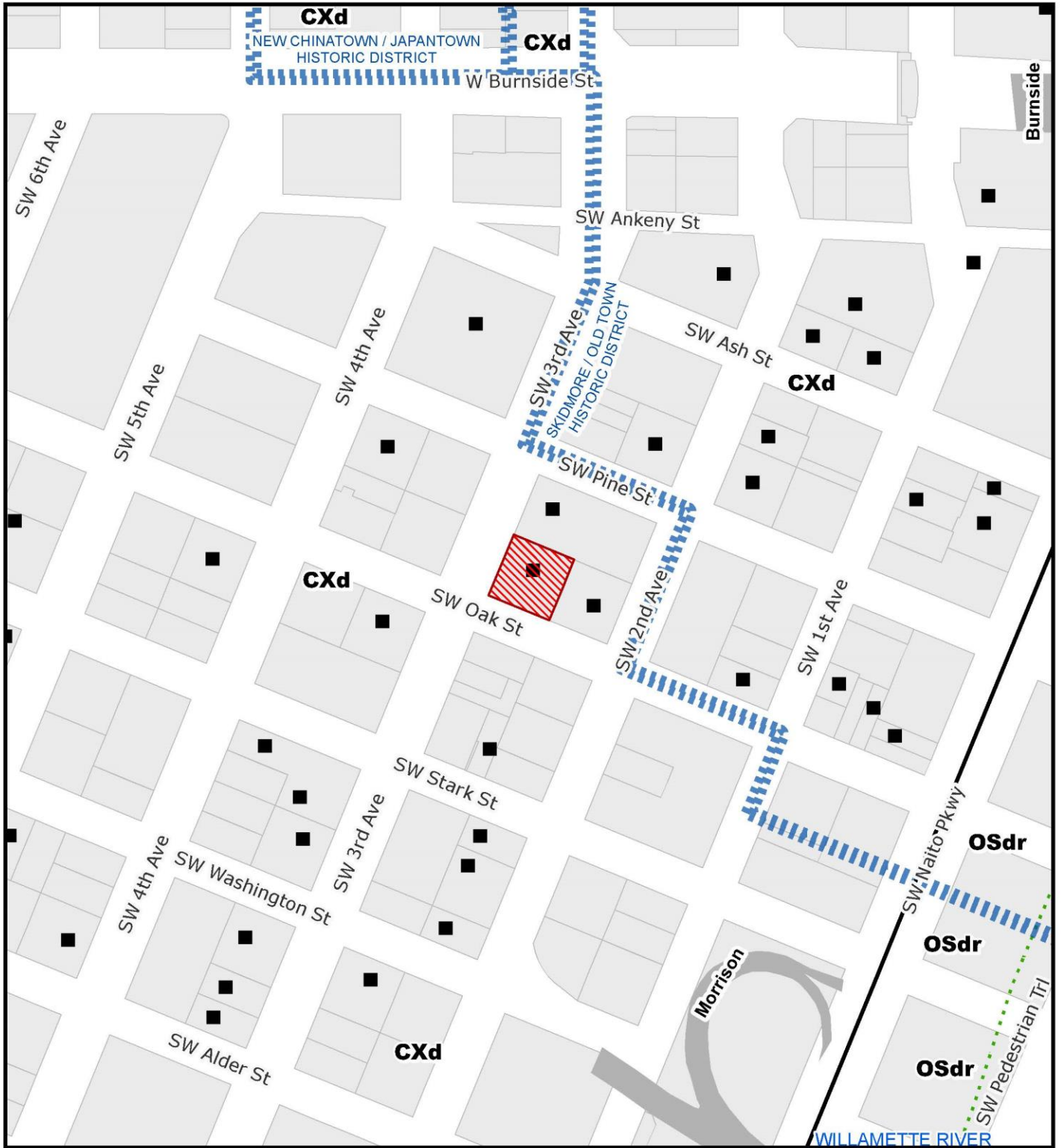
#### What is the purpose of the Pre-Application Conference?

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).**



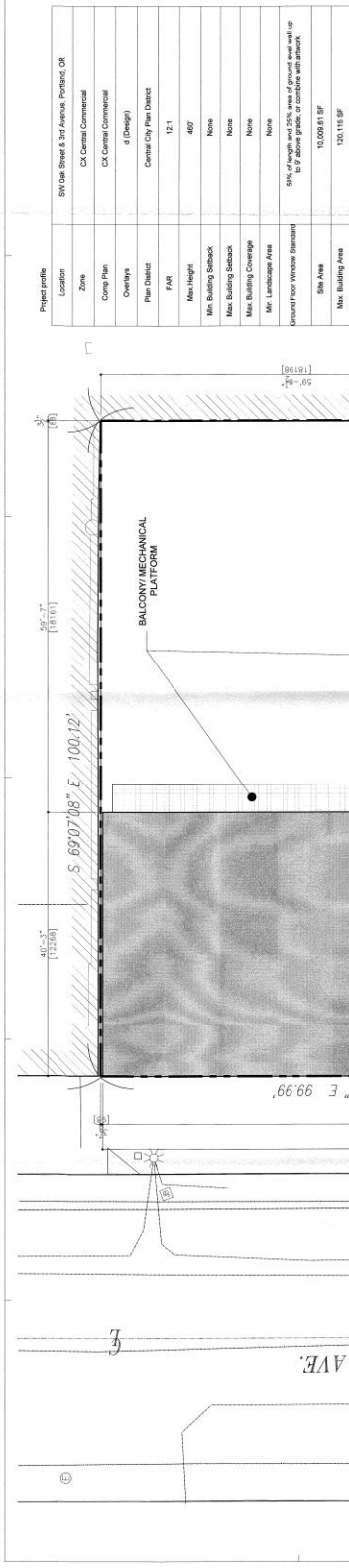
# ZONING

 NORTH

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

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	EA 18-117239 PC
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 3601
Feb 08, 2018	



Project profile	
Location	SW Oak Street & 3rd Avenue, Portland, OR
Zone	CA Central Commercial
Comp Plan	CA Central Commercial
Overlays	(Design)
Plan District	Central City Plan District
FAR	12.1
Max Height	405
Min. Building Setback	None
Max. Building Setback	None
Max. Building Coverage	None
Min. Landscape Area	None
Ground Floor Window Required	50% of ground area and 20% area of ground floor wall up to 4' above grade (or ground floor window)
Site Area	15,009.61 SF
Max. Building Area	120,116 SF

Zoning	
FLOOR	NO FLOOR
CELLAR FLOOR	1
TYPICAL FLOOR	18
ROOF	1
TOTAL ALL FLOORS	19

FAR = 12.0  
 MAX FAR = 10,008.99 SF X 12 = 120,107.99 SF  
 MAX FAR = 10,008.99 SF X 12 = 120,107.99 SF

GUEST ROOMS	
TYPICAL FLOOR	17
TOTAL ROOMS	17
TOTAL ROOMS ALL FLOORS	17

CLIENT:  
**TOYOKO INN**  
201 W WOODRIDGE DRIVE CHICAGO, IL 60606  
SITE LOCATION PLAN



PROJECT:  
**TOYOKO INN PORTLAND**  
NEC. OF SW 3RD & SW OAK STREET, PORTLAND, OR

REVISIONS	
NO.	DESCRIPTION
DATE	

SCALE: 1/8"=1'-0"  
SHEET SIZE: ARCH D 24"X36"  
DRAWING TITLE: ARCHITECTURAL SITE PLAN

ARCHITECT OF RECORD:  
STRUCTURAL ENGINEER:  
MECHANICAL ENGINEER:  
CIVIL ENGINEER:

DRAWING NO.:  
**A-01**

EX-18-117289 PC