



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

Ted Wheeler, Mayor  
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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:** November 20, 2018 at 8:30am  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 18-256752

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### Proposal and Property Information

**Location:** 1202 NW IRVING ST  
**Proposal:** A Pre-Application Conference to discuss a proposed 10-story hotel. The hotel is 170,000 square feet in floor area. One floor of below grade parking is proposed with access from NW 12<sup>th</sup>.  
**Land Use Reviews Expected:** Type III Design Review  
**Site Zoning:** EX (Central Employment, Chapter 33.140 of the Portland Zoning Code)  
Central City Plan District (Chapter 33.510 of the Portland Zoning Code)  
**Tax Account Number(s):** R140734

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### Contacts

**Applicant:** Julie Bronder, ZGF ARCHITECTS LLP, (503) 863-2289  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** Pearl District, contact [planning@pearldistrict.org](mailto:planning@pearldistrict.org).  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Business District:** Pearl District Business Association, contact at [info@explorethepearl.com](mailto:info@explorethepearl.com)  
**Neighborhood within 1,000 feet:** Northwest District, contact John Bradley at 503-313-7574.

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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?

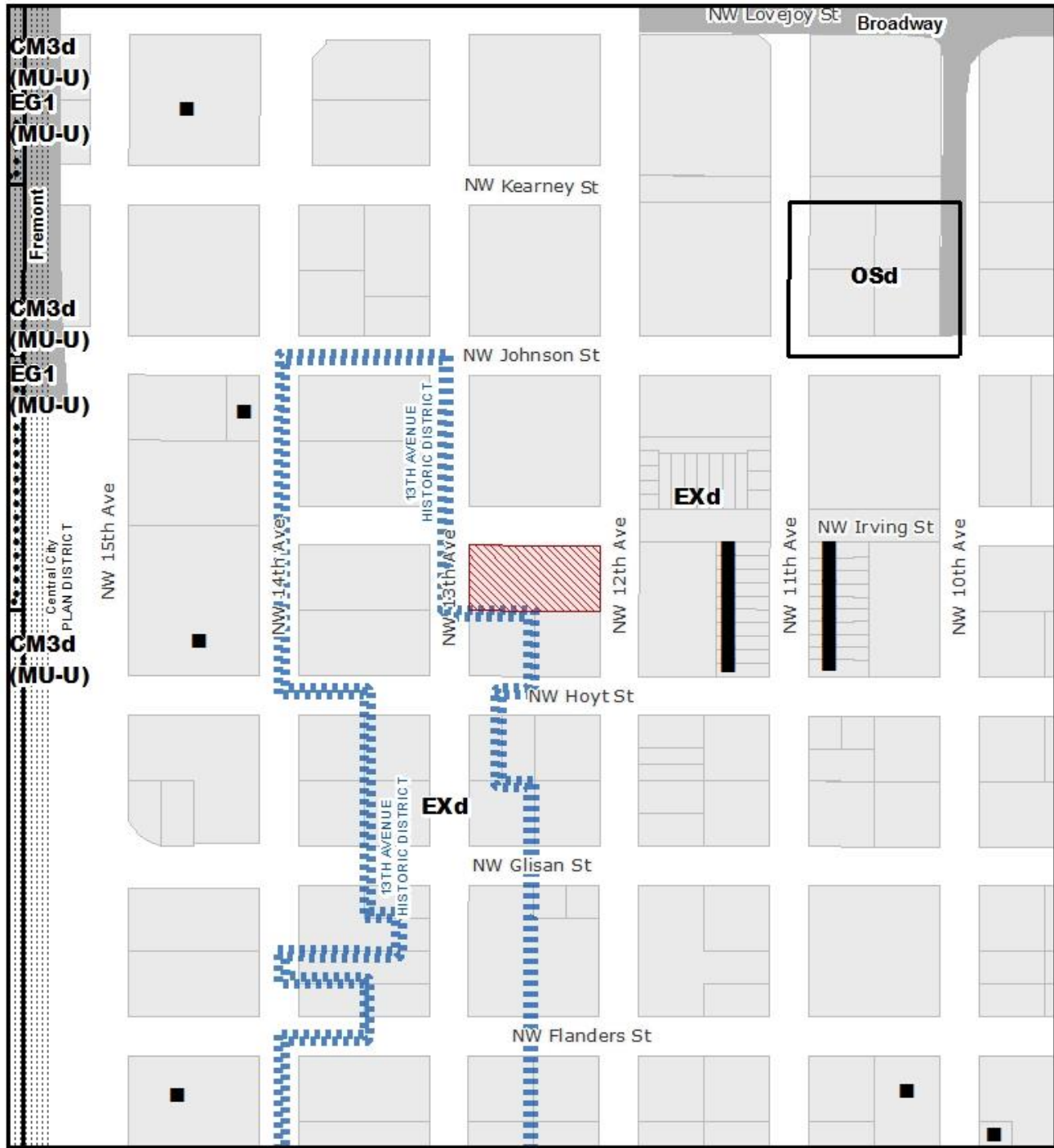
The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

#### 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).**

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# ZONING



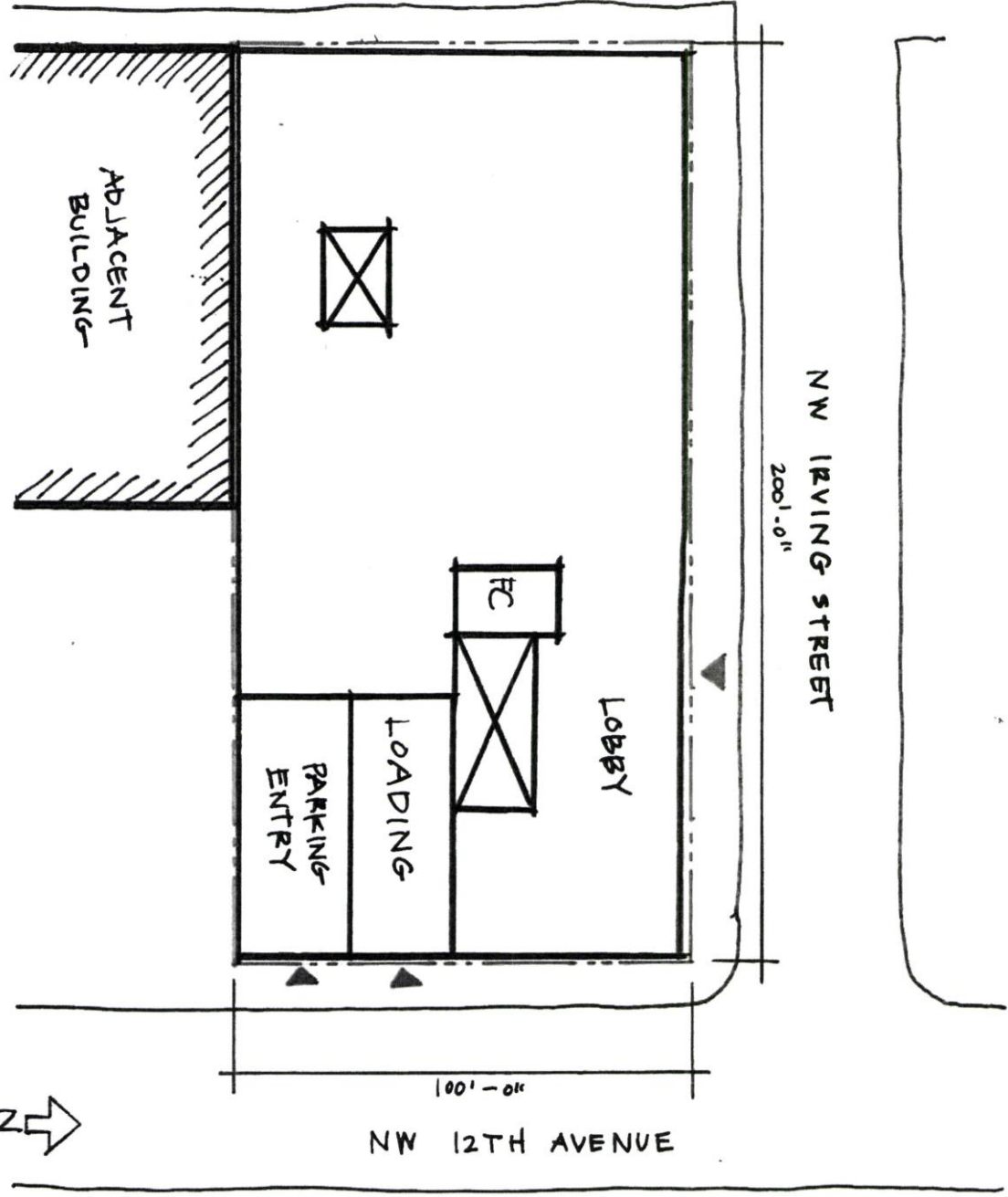
THIS SITE LIES WITHIN THE:  
CENTRAL CITY PLAN DISTRICT  
PEARL SUBDISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	EA 18-256752 PC
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E33AD 2800
Oct 30, 2018	

ZGF

NW 13TH AVENUE



NW IRVING STREET  
200'-0"

100'-0"

NW 12TH AVENUE



SITE PLAN  
SCALE: 1/32" = 1'-0"  
E118-256759.P