



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 26, 2019

From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 19-239645 DZ AD
Pre-App: PC # 18-256752

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 Hannah Bryant 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 13, 2019 – 17 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must complete our report by: December 20, 2019**
- **A public hearing before the Design Commission is tentatively scheduled for January 9, 2020; 1:30pm**

Applicant: Sophia Monahon | ZGF Architects
1223 SW Washington, Suite 200
Portland, OR 97205
(503) 863-2488

Owner: Fabian Iobbi | Portland Pearl Proper LLC
1437 7th St #250
Santa Monica, CA 90401

Site Address: **1202 NW IRVING ST**

Legal Description: BLOCK 118 LOT 5-8, COUCHS ADD

Tax Account No.: R180210560

State ID No.: 1N1E33AD 02800

Quarter Section: 2928

Neighborhood: Pearl District, contact planning@pearldistrict.org.

Business District: Pearl District Business Association, contact at info@explorethepearl.com

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

Plan District: Central City - Pearl District

Other Designations: None

Zoning: EXd, Central Employment 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:

The applicant seeks Design Review for a new 9-story hotel in the Pearl District. The proposed hotel would be approximately 170,000 square feet, with one level of below-grade valet parking. A lobby, event space, restaurant and bar are proposed at the ground floor. Rooftop amenity spaces, event space and a pool are proposed at the top floor.

An Adjustment is requested to reduce the on-site loading from two Standard A loading spaces to one Standard A space, accessed from NW 12th Avenue. Access to below grade parking is also proposed from this street. A loading dock is proposed for the NW 13th Avenue frontage, adjacent to the interior bar and dining areas. The site is adjacent to, but not within, the boundaries of the 13th Avenue Historic District.

Design Review is required for non-exempt new development in Central City.

Approval Criteria:

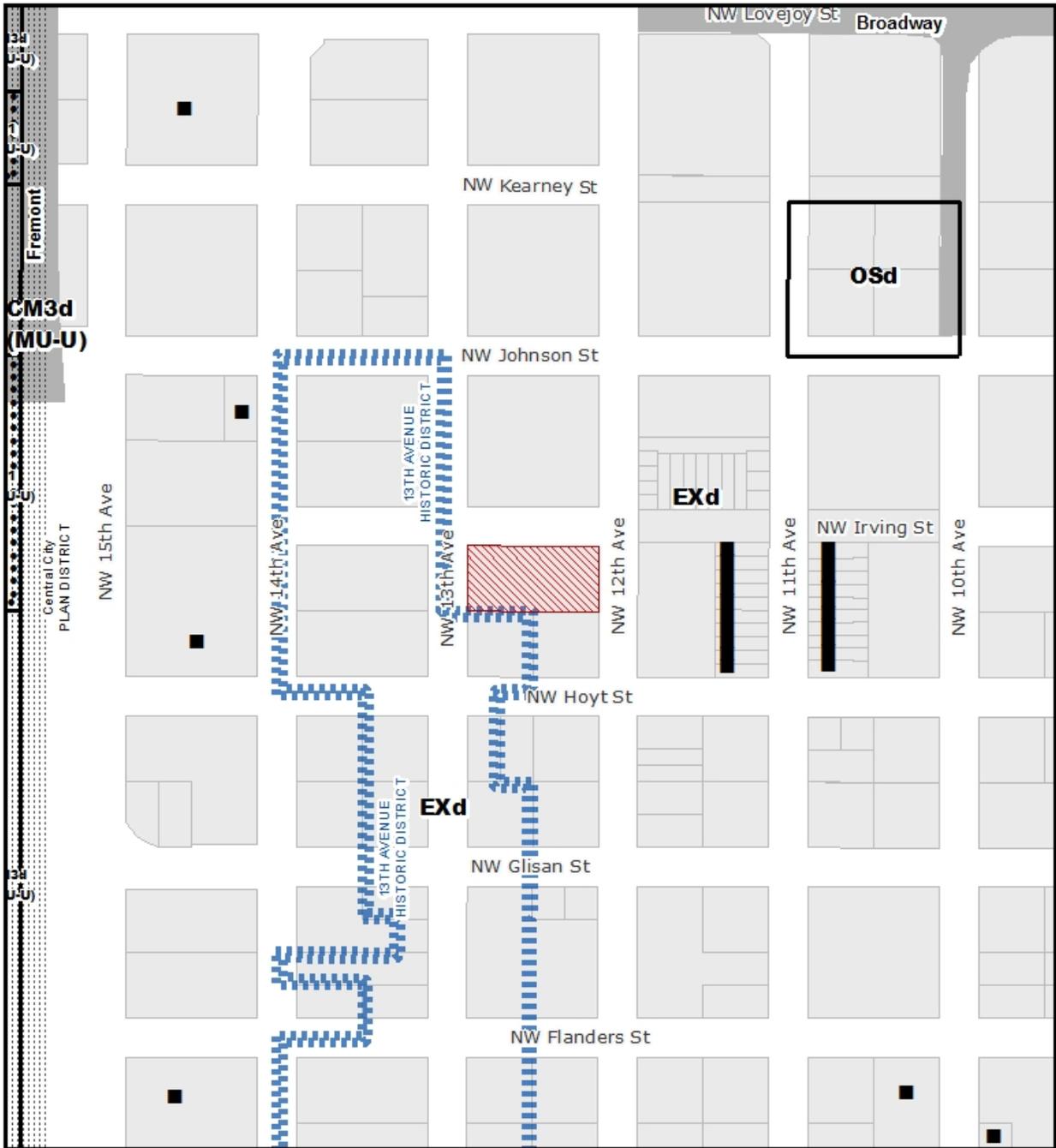
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals
- River District 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 11, 2019 and determined to be complete on November 21, 2019.

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



ZONING ↑
 NORTH
 CENTRAL CITY PLAN DISTRICT
 PEARL SUB DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No. LU 19 - 239645 DZ AD
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State ID 1N1E33AD 2800
 Exhibit B Oct 14, 2019

Scale = 1" = 20'-0"
 0' 5' 10' 20'

LEVEL 1 PLAN
 Ground Level Floor Plan

ACTIVE USE PROVIDED: 33.510.225
 (REQUIRED ONLY AT NW 13TH AVE FRONTAGE,
 SEE MAP 510-9, TITLE 33 ZONING CODE)

