



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

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[www.portland.gov/bds](http://www.portland.gov/bds)

# Design Advice Request

## CHOICE CAMBRIA HOTEL

|                                 |  |                 |   |
|---------------------------------|--|-----------------|---|
| <b>CASE FILE</b>                | EA 21-082922 DA  |                 |   |
| <b>WHEN</b>                     | Thursday, October 21, 2021 @ 1:30 PM<br><i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>   |                 |   |
| <b>WHERE</b>                    | ONLINE: Meeting link will be listed on the agenda available at <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a>  |                 |   |
| <b>HOW</b>                      | TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:Benjamin.Nielsen@portlandoregon.gov">Benjamin.Nielsen@portlandoregon.gov</a>  |                 |   |
| <b>REVIEW BY</b>                | DESIGN COMMISSION  |                 |   |
| <b>PROCESS</b>                  | A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review  |                 |   |
| <b>PROPOSAL</b>                 | Design Advice Request for a proposed new 6-story (approx. 68 feet tall), 179 guest room hotel and approx. 1,750 square foot commercial/retail space. The building is proposed to be clad with brick at the ground floors and stucco on the upper stories. The ground floor will contain the hotel lobby, restaurant and bar, meeting rooms, fitness space, and the future commercial/retail space, as well as back of house areas. One Standard B loading space is proposed with access off NW Davis St, which will require an Adjustment to loading standards. A Modification to the Required Building Lines – Park Blocks standard will be needed. |                 |   |
| <b>REVIEW APPROVAL CRITERIA</b> | Central City Fundamental Design Guidelines<br>River District Design Guidelines<br>Portland Zoning Code Section 33.805.040 – Adjustments Approval Criteria<br>Portland Zoning Code Section 33.825.040 – Modifications That Will Better Meet Design Review Requirements  |                 |   |
| <b>SITE ADDRESS</b>             | 105 & 135 NW Park Ave  |                 |   |
| <b>ZONING/ DESIGNATION</b>      | CXd – Central Commercial with Design Overlay<br>Pearl Subdistrict of the Central City Plan District  |                 |   |
| <b>APPLICANT (S)</b>            | Gary Golla & Jon McAuley, SERA Design and Architecture Inc.  | <b>OWNER(S)</b> | SmithCo Properties Inc & Richard M Hass |
| <b>QUESTIONS? BDS CONTACT</b>   | Benjamin Nielsen, City Planner<br>(503) 865-6519 / <a href="mailto:Benjamin.Nielsen@PortlandOregon.gov">Benjamin.Nielsen@PortlandOregon.gov</a><br>Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201   |                 |   |

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ  
 Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300






[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)

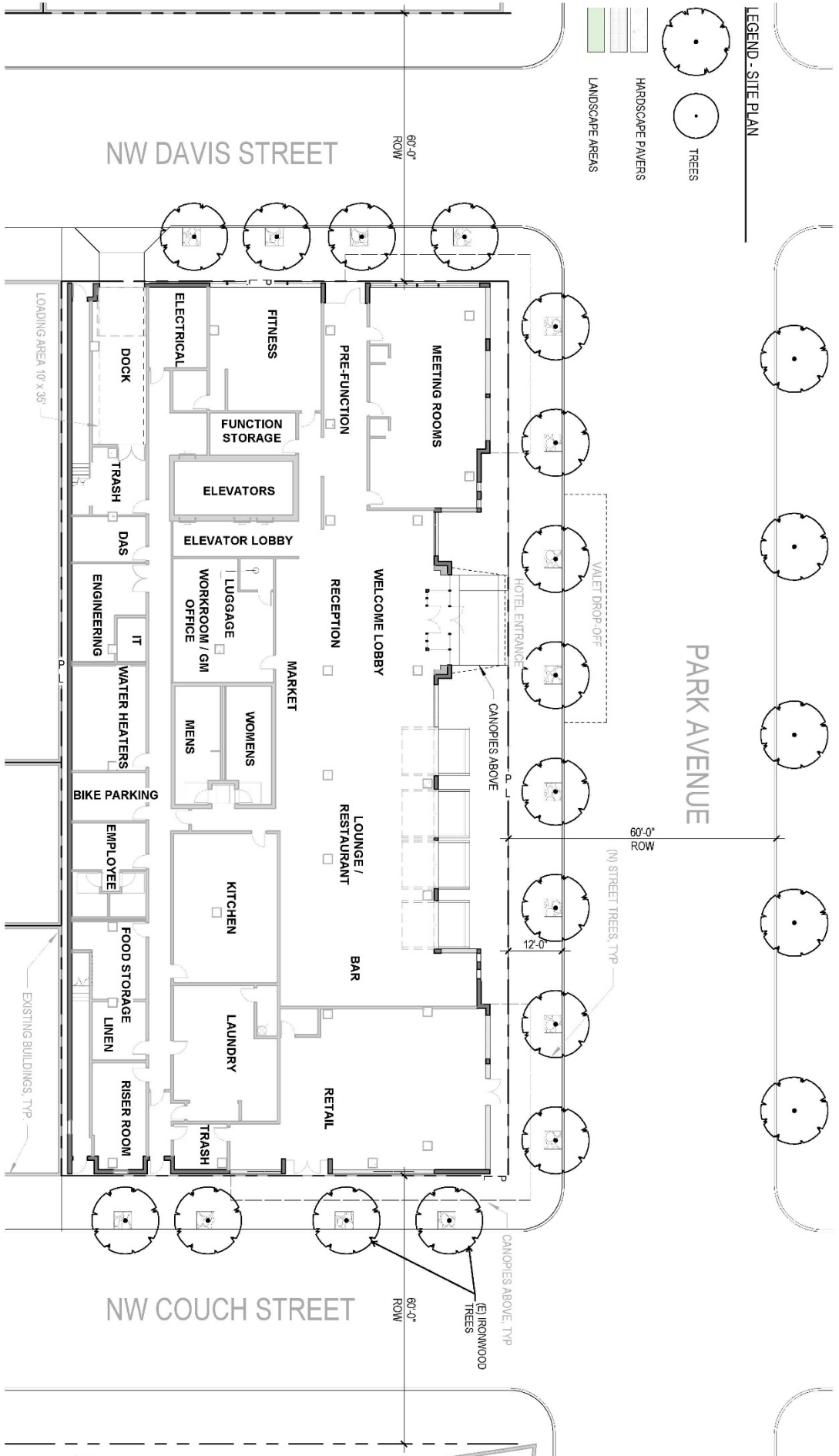


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TTY: 503-823-6868  
Relay Service: 711

LEGEND - SITE PLAN

-  TREES
-  HARDSCAPE PAVERS
-  LANDSCAPE AREAS



SERA CAMBRIA HOTEL PORTLAND  
AUGUST 30, 2021

EA 21-68395 DA  
SITE PLAN C21  
EA 21-082922 DA



1" = 20'-0"