



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 23, 2018
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 16-291413 DZ
LLOYD DEVELOPMENT (3 BUILDINGS)
REVIEW BY: Design Commission
WHEN: March 15, 2018 at 1:30 PM
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Dave Otte | Holst Architecture | 110 SE 8th Ave | Portland, OR 97214
Owner: Capref Lloyd Center LLC | 2201 Lloyd Center | Portland, OR 97232
Representative: Cassidy Bolger | Portland Lloyd Center Community, LLC | 650 NE Holladay St., Suite 1600 | Portland OR 97232
Site Address: **1510 NE MULTNOMAH STREET & 2201 NE LLOYD CENTER**
Legal Description: BLOCK 172&173 TL 7100, HOLLADAYS ADD; BLOCK 174 INC PT VAC STS LOT 1&2 LOT 7 EXC PT IN ST, HOLLADAYS ADD; BLOCK 174 INC PT VAC ST LOT 3 INC PT VAC ST LOT 4 EXC PT IN ST LOT 5 EXC PT IN STS; LOT 6 EXC PT IN ST, HOLLADAYS ADD; BLOCK 174 INC PT VAC ST LOT 8 EXC PT IN ST, HOLLADAYS ADD; BLOCK 175 TL 6500, HOLLADAYS ADD; BLOCK 176 LOT 1-6 TL 6400, HOLLADAYS ADD
Tax Account No.: R396211610, R396211690, R396211710, R396211760, R396211770, R396211880
State ID No.: 1N1E35AB 07100, 1N1E35AB 06900, 1N1E35AB 07000, 1N1E35AB 06800, 1N1E35AB 06500, 1N1E35AB 06400
Quarter Section: 2932
Neighborhood: Sullivan Gulch, contact DJ Heffernan at djheff1@gmail.com. Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com.

Business District: Lloyd District Community Association, contact Brian Griffiths at admin@lloyddistrict.org.
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.
Plan District: Central City - Lloyd District
Zoning: CXd – Central Commercial zone with a Design overlay
Case Type: DZM – Design Review
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 approval for the 2nd phase of the Lloyd Redevelopment project in the Lloyd Sub District of Central City. Phase 1, approved in September of 2016, included redevelopment of the large surface parking lot on the south side of NE Multnomah immediately west of the existing cinema site, with 2 mixed use buildings (LU 16-137500 DZM).

Phase 2 includes multiple properties and buildings as follows:

- Redevelop the property on the south side of Multnomah at 16th currently occupied by Lloyd Cinemas and the surface parking lot on the north side of Multnomah adjacent to the Sears building in the Lloyd Center mall.
- Three, 5 to 7-story buildings (84'-6" tallest height) providing approximately 668 residential units (20 on the ground level), approximately 34,300 SF of retail, and 9 live-work units dispersed throughout the site.
- Below-grade parking in the northern two buildings for 252 vehicles accessed off the vacated NE 15th Avenue, which is a private driveway immediately west of the site.
- Bike parking is provided within building frontages for short-term spaces (34 provided) and within secured rooms in the parking structure and building for long-term bike storage (844 provided).
- Loading is provided alongside the southern building off the vacated NE 15th driveway (One large Type A loading space) and within the below-grade parking structure of the northern two buildings (two Type B loading spaces).
- Two public urban plazas, one between the northern two buildings and one fronting NE Multnomah at the southern building. The plazas and pedestrian connections through the site are designed to meet the Super Block requirements of Chapter 33.293. Additional outdoor amenity spaces are provided by balconies and a series of roof decks and terraces.
- Primary exterior finishes include brick, metal, hardwood and glass.

No Modifications or Adjustments to development standard have been identified. A Type 3 Design Review is required for new development within the Lloyd Sub District of Central City per Sections 33.420.041.A and 33.825.025.A, Table 825-1 of the Portland Zoning Code.

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
- Lloyd 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on December 27, 2016 and determined to be complete on date.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

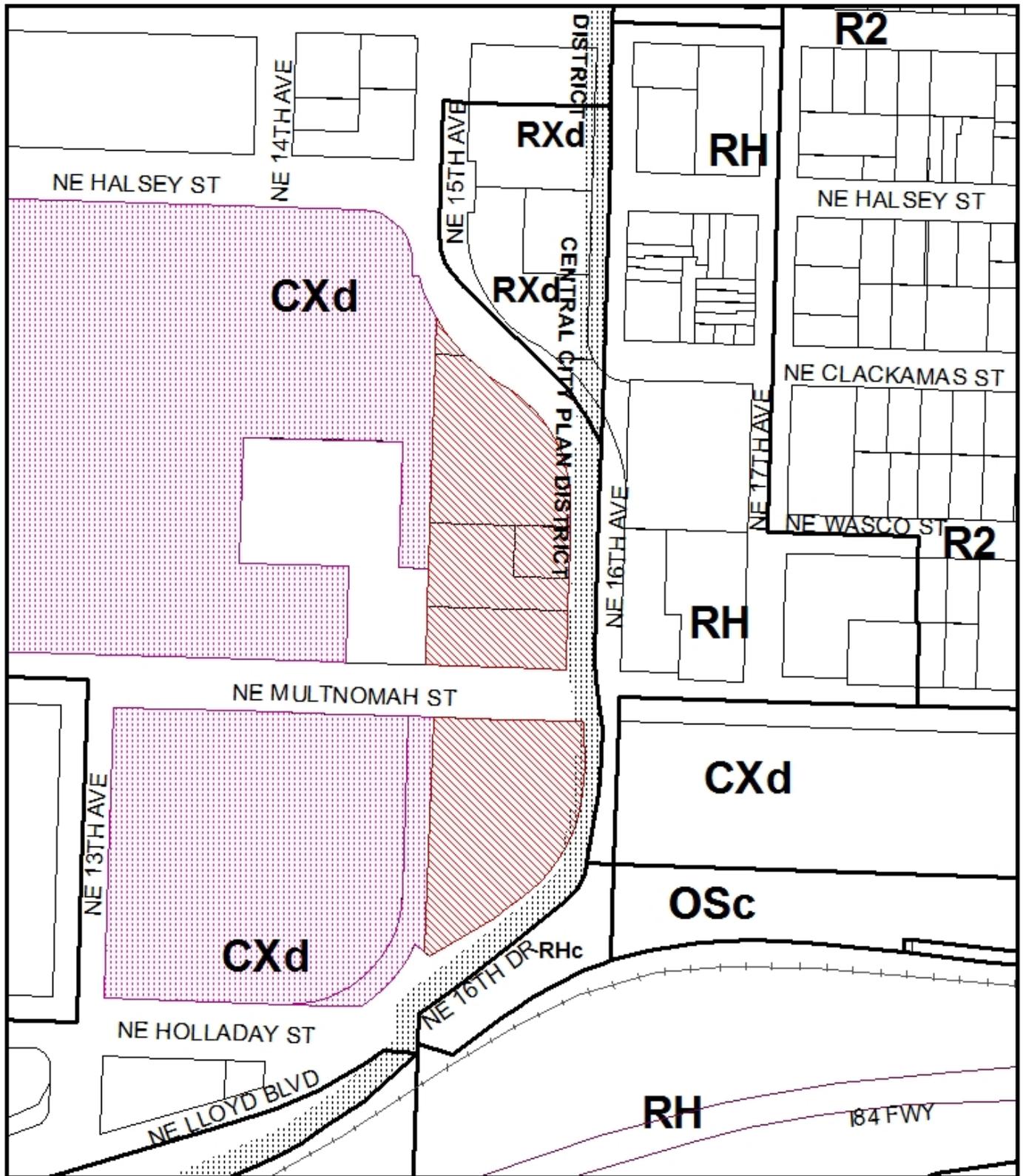
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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).

Enclosures:

Zoning Map
Site Plan
Building Elevations



ZONING

- Site
- Also Owned Parcels



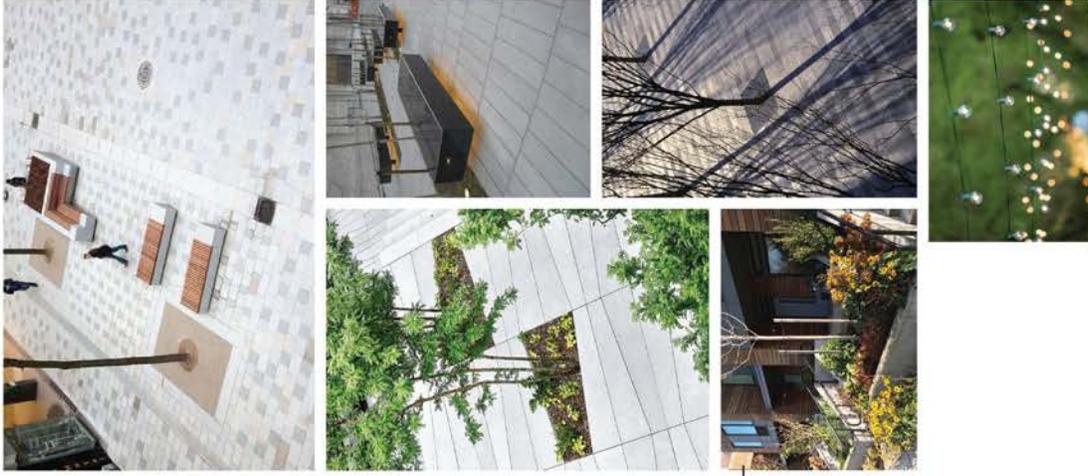
This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 LLOYD DISTRICT SUBDISTRICT

File No. LU 16-291413 DZ
 1/4 Section 2932
 Scale 1 inch = 200 feet
 State_Id 1N1E35AB 7100
 Exhibit B (Jan 03, 2017)



*NOTE:
SEE C.88 AND C.89 FOR PROPERTY
LINE DEFINITIONS.
SEE C.100 FOR BASEMENT LEVELS

ENLARGED GROUND FLOOR PLAN: NORTH SITE



*NOTE:
SEE C.88 AND C.89 FOR PROPERTY
LINE DEFINITIONS.
SEE C.100 FOR BASEMENT LEVELS

ENLARGED GROUND FLOOR PLAN: SOUTH SITE

1510 NE MULTNOMAH

LAND
USE
REVIEW

01.18.2016

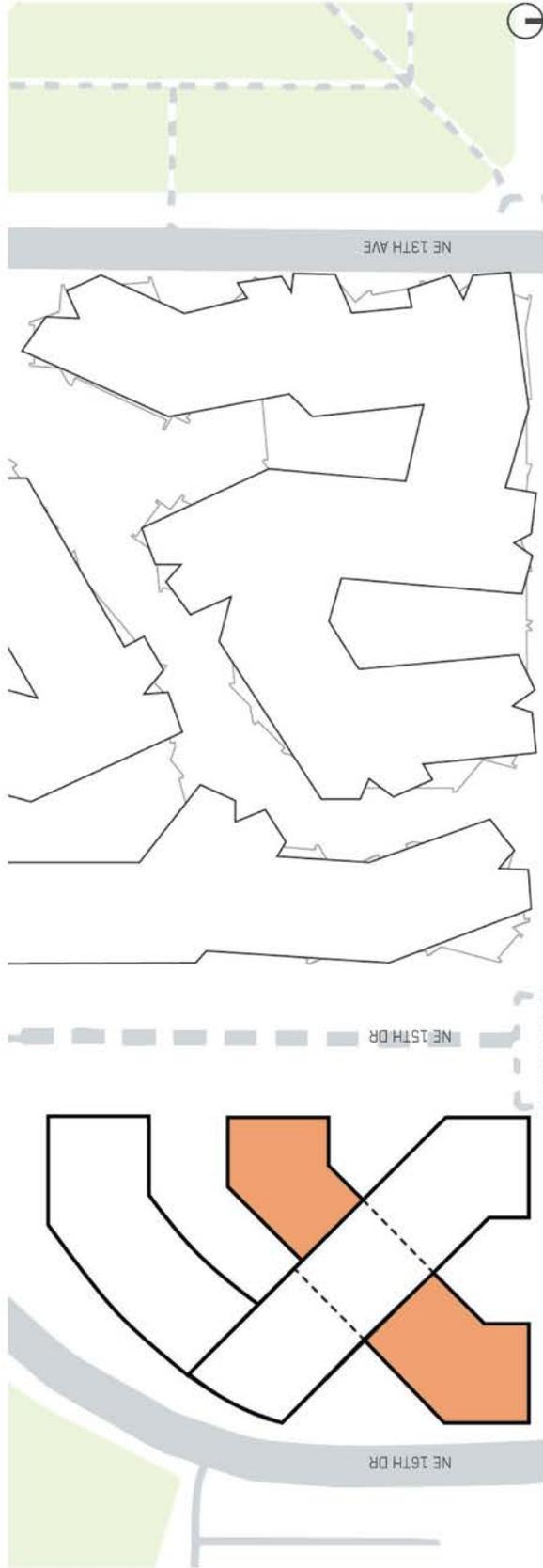
LU 15-201415 OZ

Title:

MULTNOMAH
ELEVATION

Sheet:

C.39



SCOPE OF WORK

1,400 NE MULTNOMAH