



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

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 17, 2013  
**To:** Interested Person  
**From:** Kara Fioravanti, Land Use Review, 503.823.5892

**NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE DEVELOPMENT IN YOUR NEIGHBORHOOD**

**FILE:** **12-168844 DA, DESIGN ADVICE REQUEST**  
*Lloyd Blocks (Lloyd 700 Superblock Redevelopment)*  
**REVIEW BY:** Design Commission  
**WHEN:** February 7, 2013 at 1:30 pm  
**WHERE:** 1900 SW Fourth Ave, Ste. 2500A Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

**Applicant:** Jerry Gammieri, American Assests Trust  
11455 El Camino Real, Suite 200  
San Diego, CA 92130

**Representative:** Kyle Andersen, GBD Architects, Inc.  
1120 NW Couch Street, Suite 300  
Portland, OR 97209

**Site Address:** Blocks bound by NE 7<sup>th</sup> & 9th Avenues and NE Multnomah & Holladay Streets

**Legal Description:** BLOCK 92 LOT 1-8 TL 3100, HOLLADAYS ADD; BLOCK 93 LOT 1-3&6-8 TL 2600, HOLLADAYS ADD; BLOCK 93 LOT 3-6 TL 2700, HOLLADAYS ADD; BLOCK 100 TL 2800, HOLLADAYS ADD; BLOCK 101 LOT 1-8 TL 3000, HOLLADAYS ADD; BLOCK 101 TL 2900, HOLLADAYS ADD  
**Tax Account No.:** R396204830, R396204910, R396204950, R396205510, R396205560, R396205610

**State ID No.:** 1N1E35BB 03100, 1N1E35BB 02600, 1N1E35BB 02700, 1N1E35BB 02800, 1N1E35BB 03000, 1N1E35BB 02900

**Quarter Section:** 2931

**Neighborhood:** Lloyd District Community, contact Michael Jones at 503-265-1568.  
**Business District:** Lloyd District Community Association, Gary Warren at 503-905-3318.  
**Plan District:** Central City - Lloyd District  
**Zoning:** CXd, Central Commercial with design overlay  
**Case Type:** DA, Design Advice Request

**Procedure:** A public meeting with the Design Commission to provide informal, advisory response for the applicants/owners to consider in preparation of a potential future land use review application.

**Proposal:**

The proposed “Lloyd Blocks” project is a four block development of a 120,000 square foot site, which today has an existing 16-story office building (Lloyd 700 Building) and is surrounded by surface parking.

The project is proposing to add over 1,000,000 square feet of new construction in 3 separate buildings, totaling: over 600 apartment units, 44,000 square feet of retail, and 1,200 below grade parking stalls. The proposed residential building at NE Multnomah and 9<sup>th</sup> will be 5 floors, with a potential large ground level retail tenant. The proposed building at NE Holladay and 9<sup>th</sup> will be 17 floors, with some ground level retail and some ground level residential units. The proposed residential building at NE Holladay and 7<sup>th</sup> will be 6 floors, also with some ground level retail and some ground level residential units.

The proposal would reinstate the 200-foot street grid by quartering the existing superblock.

- The north/south alignment at NE 8<sup>th</sup> would be pedestrian only. The pathway would be used to demonstrate sustainable practices of the development in keeping with the spirit and strategies of an eco-district. The street in concept is an open and visible reservoir for holding and circulating rainwater that falls on the roofs and terraces of the new buildings. Additionally, the street will integrate bioswales for treating stormwater, and a constructed wetland for handling all waste water. Cleansed water will be for re-use, and any excess water will be put into an on-site injection well under a DEQ permit.
- The east/west alignment at NE Hassalo Street would be a vehicular drive, which would be designed similar to a typical City Street with drive aisles, on-street parking and sidewalks. This drive would be fronted by retail, walk up dwelling units and an urban plaza of roughly 13,000 square feet.

As a consequence of this project, trash/recycling and loading which happen in the existing surface parking lot for the existing building will need to be relocated and replaced. A trash/recycling room is proposed in the ground level of the Lloyd 700 building and will be accessed from NE 7<sup>th</sup> Avenue. And, an open air loading dock will be incorporated into the plaza. Other work being contemplated for the existing Lloyd 700 building includes: upgrading mechanical equipment, replacing tinted glass at the ground level with clear glass, and adding new glass and steel entry canopies.

The project is pursuing LEED Platinum NC on all three new buildings, and is on target to become a LEED Platinum Neighborhood development at the same time. The construction schedule anticipates an August 2013 start date with 24 months of construction for the entire development.

**Approval Criteria:**

If a formal land use review application were submitted in the future for the proposed development, it would be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code, which include: 33.130, Commercial Zones; 33.293, Superblocks; 33.420, Design Overlay Zone; 33.510, Central City Plan District; 33.825, Design Review; the Central City Fundamental Design Guidelines; and the Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan.

If requested, Modifications would be reviewed against 33.825.040, Modifications That Will Better Meet Design Review Requirements.

If requested, Adjustments would be reviewed against 33.805.040, Adjustment Approval Criteria.

*This Design Advice Request (DAR) application was submitted on August 3, 2012. A DAR hearing was scheduled in August 2012, but at the applicant's request, the hearing never happened to allow for a redesign of the project.*

### **Purpose of a Design Advice Request**

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

### **Process**

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Historic Landmarks Commission or Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

#### **33.730.050 F. Other pre-application advice.**

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process.

At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

### **Opportunity for Public Comment**

The neighborhood association, listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The public meeting with the Historical Landmarks Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Design Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. 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 for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at [www.ci.portland.or.us](http://www.ci.portland.or.us).

### **Design Advice Request Results**

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a

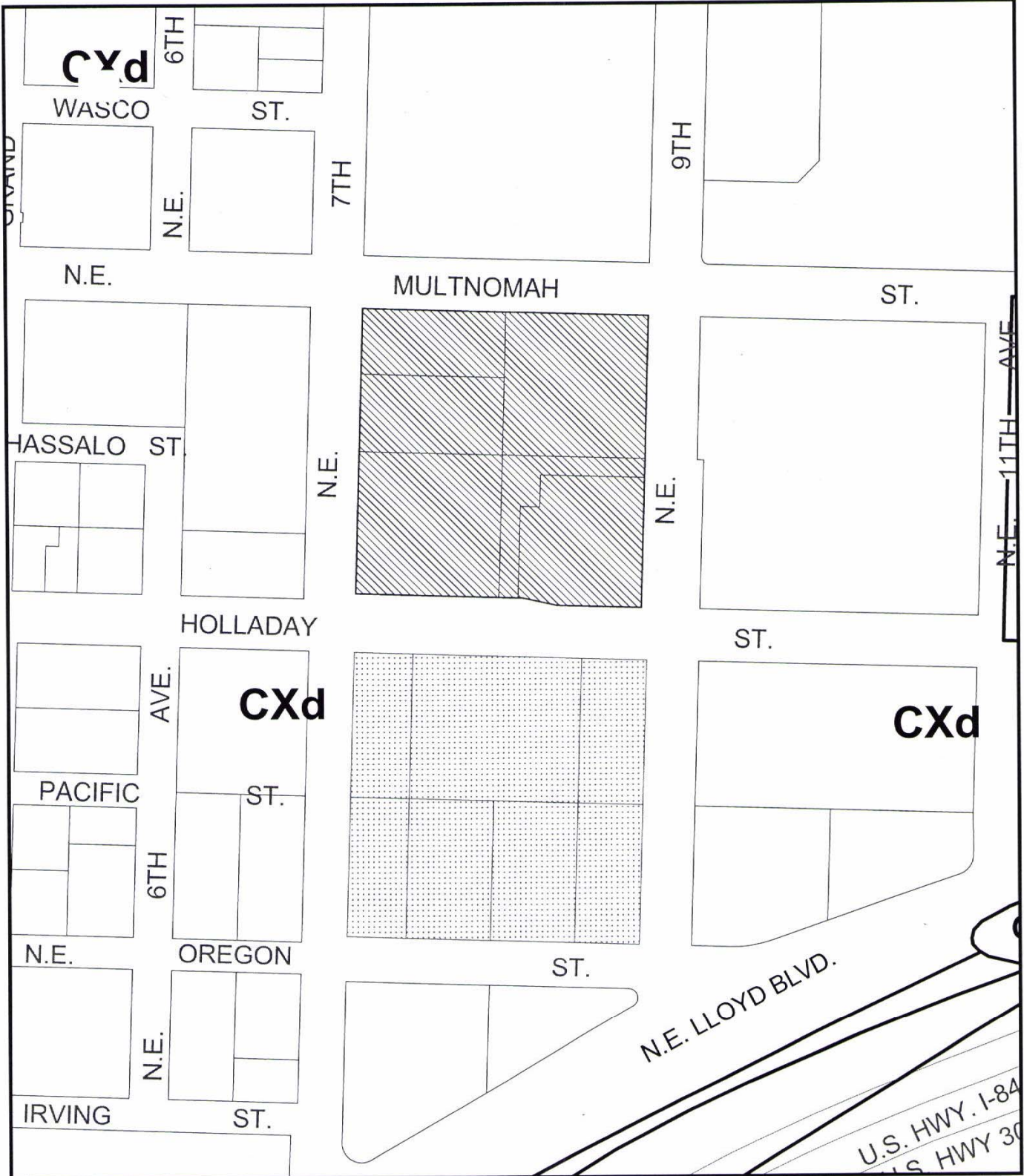
formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

**Meeting Cancellation**

This public meeting 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 meeting 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 immediate information regarding cancellations or rescheduling. To attend the meeting, 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.tri-met.org/routes\\_times.htm](http://www.tri-met.org/routes_times.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, Elevations



# ZONING

-  Site
-  Also Owned



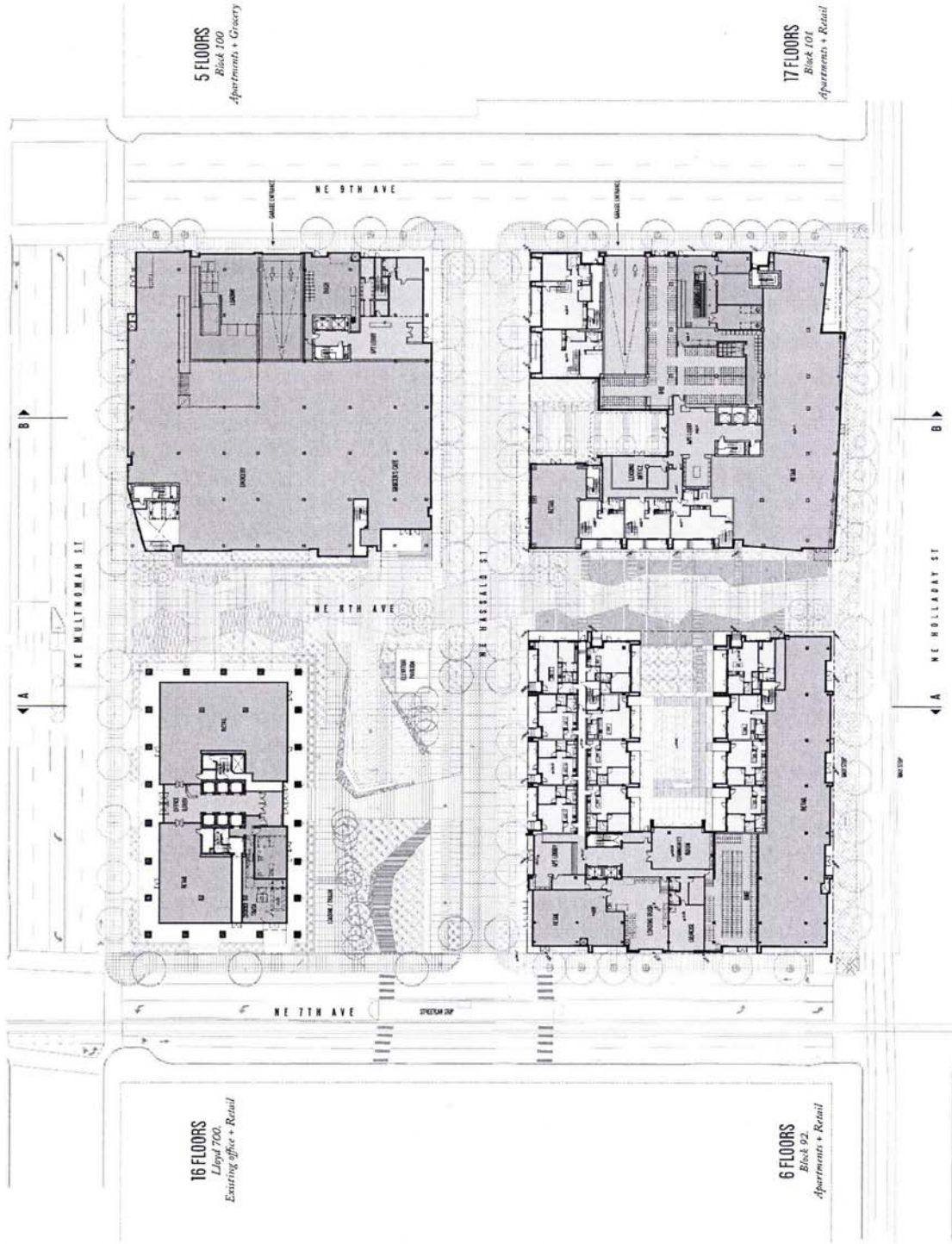
This site lies within the:  
CENTRAL CITY PLAN DISTRICT

File No. EA 12-168844  
 1/4 Section 2931  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E35BB 2700  
 Exhibit B (Aug 14,2012)

**AERIAL OF LLOYD BLOCKS**  
*Architectural rendering of the new Lloyd Center.*



**637** For-rent housing units  
**591,291** GSF of housing  
**29,430** GSF of retail  
**23,487** GSF anchor retailer  
**271,582** GSF of office  
**1200** Underground parking stalls



**16 FLOORS**  
 Block 700  
 Existing office + Retail

**6 FLOORS**  
 Block 92  
 Apartments + Retail

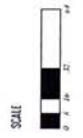
**5 FLOORS**  
 Block 100  
 Apartments + Grocery

**17 FLOORS**  
 Block 101  
 Apartments + Retail

PROJECT  
**LLOYD BLOCKS**  
 MASTER PLAN

DATE  
**JANUARY 3, 2013**  
 100% SCH. DESIGN

CLIENT  
**AMERICAN**  
**ASSETS TRUST**

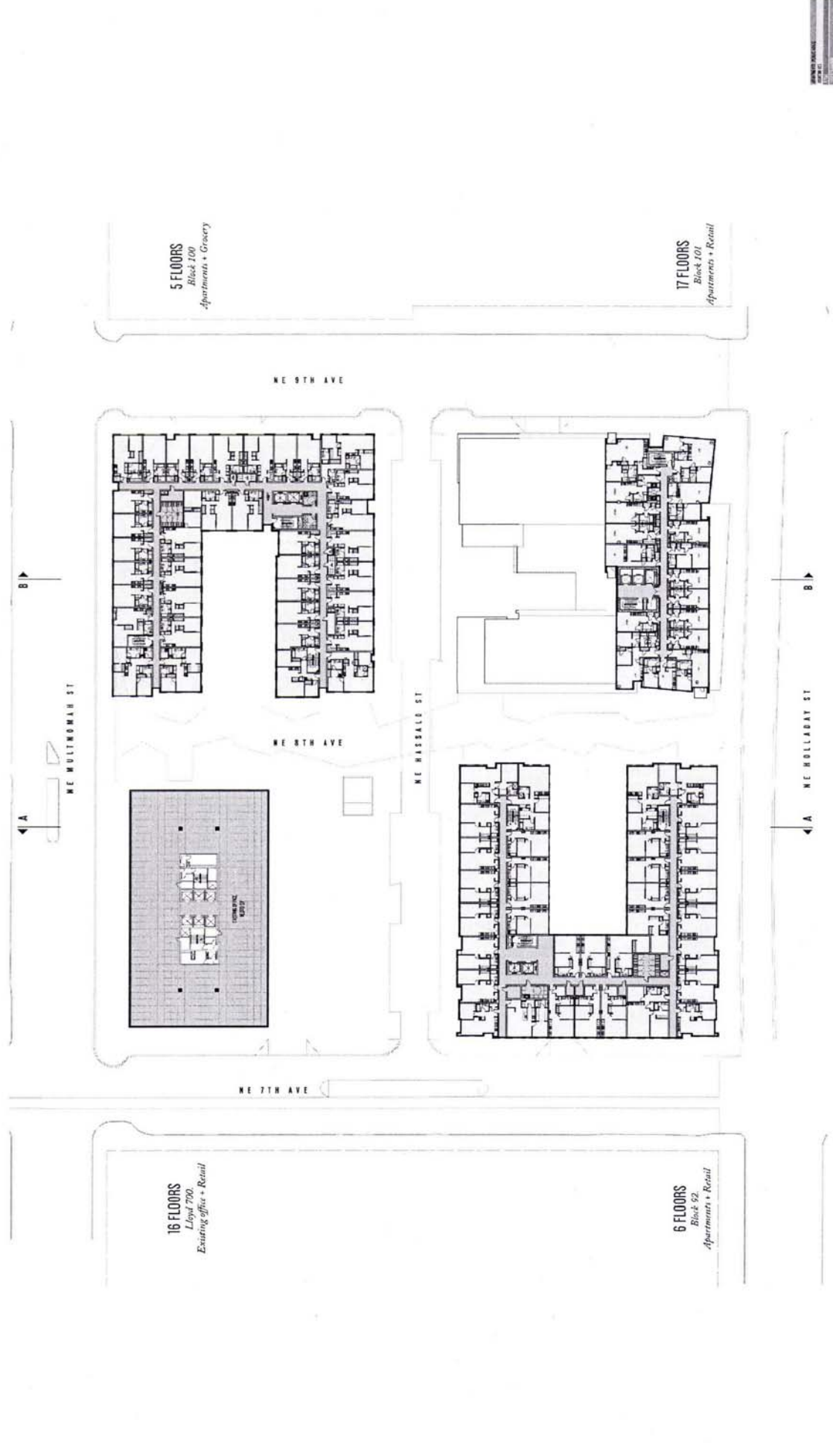


DRAWING  
**FP 01**

BLOCK  
**LLOYD BLOCKS**

PREPARED BY  
**GBD ARCHITECTS**

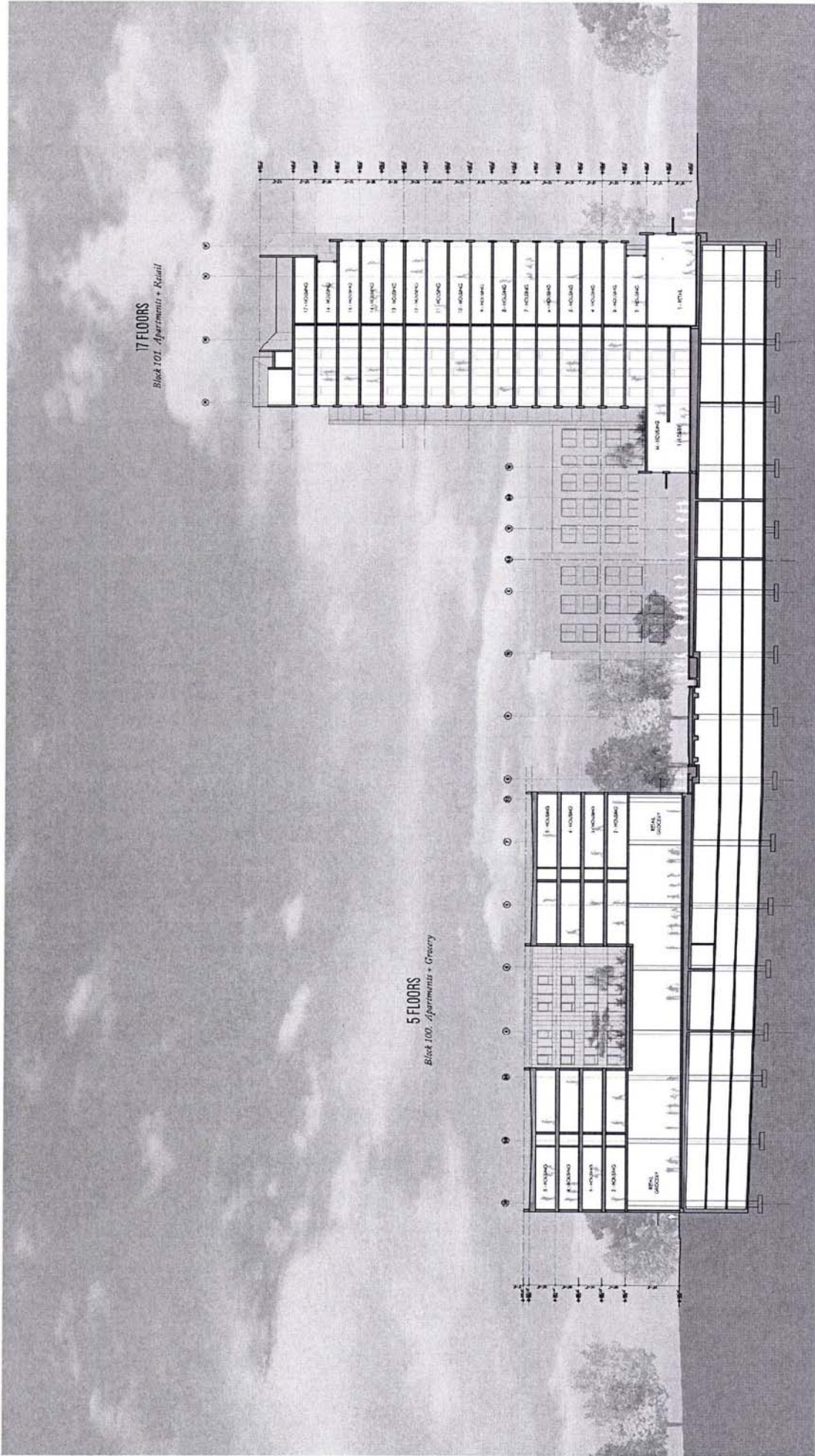




1/10/13  
 1/10/13  
 1/10/13

PROJECT: LLOYD BLOCKS MASTER PLAN  
 DATE: JANUARY 3, 2013  
 CLIENT: AMERICAN ASSETS TRUST  
 DRAWING: FP TYP  
 BLOCK: LLOYD BLOCKS  
 PREPARED BY: CBD ARCHITECTS  
 100% SCH. DESIGN





17 FLOORS  
Block 101, Apartments + Retail

5 FLOORS  
Block 100, Apartments + Grocery

PROJECT  
LLOYD BLOCKS  
MASTER PLAN

DATE  
JANUARY 3, 2013  
100% SCH. DESIGN

CLIENT  
AMERICAN  
ASSETS TRUST

SCALE  
0' 10' 20' 30' 40'

DRAWING  
BLOCK

# SEC B-B BL 92 / LLOYD 700

PREPARED BY  
GBD ARCHITECTS