



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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**Date:** May 3, 2013  
**To:** Interested Person  
**From:** Kara Fioravanti, Land Use Services  
503-823-5892 / [Kara.Fioravanti@portlandoregon.gov](mailto:Kara.Fioravanti@portlandoregon.gov)

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

**CASE FILE:** LU 13-127647 DZM (*PC # 12-132117*)  
Lloyd Blocks  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday, May 23, 2013 at 1:30PM  
**WHERE:** 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

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.

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

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

**Site Address:** Block bounded by NE Multnomah, NE Holladay, NE 7<sup>th</sup>, and NE 9<sup>th</sup>  
**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, contact Gary Warren at 503-234-8271.  
**Plan District:** Central City - Lloyd District  
**Zoning:** CXd, Central Commercial with design overlay  
**Case Type:** DZM, Design Review with Modification requests  
**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 three new buildings, landscaped private drives, an outdoor plaza/pedestrianway and exterior alterations to the existing Lloyd 700 office tower. The project is proposing to add over 1,000,000 square feet of new construction which includes: over 600 apartment units, 44,000 square feet of retail, and 1,200 below grade parking stalls.

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

Development of the 120,000 square foot site will reinstate the 200 foot street grid by introducing a pedestrianway in the North/South alignment with NE 8<sup>th</sup> Avenue, and a private drive in the East/West alignment with NE Hassalo Street.

The Block to the Southwest is Block 92 in the project. The building on this block is a six level mixed use project with ground floor retail and ground level residential units. Retail is focused to the south and faces NE Holladay at the MAX alignment. The building massing consists of two bars running East/West with a private garden courtyard in between. The bars are bridged through level 5 where the building steps down to create an elevated residential amenity terrace. The materials of the building consist of clear vision glass, a field of metal panel surrounding a series of horizontal channel shaped bands that have a series of vertical panels of smooth ebony colored cement panels with concealed fasteners. A similar treatment happens within the courtyard but the areas of cement panels which are replaced with ebony brick in a stack bond pattern.

The Block to the Northeast is Block 100 in the project. The building on this block is a five level mixed use project with ground floor anchor retail. This block is targeting and positioned to be a specialty grocer to serve the district. The services of this building are focused to the East along NE 9<sup>th</sup> Avenue, while the residential lobby is focused to the South and faces the new NE Hassalo drive. The massing of the building is conceptualized as being a series of interlocking blocks, some that touch the ground, and some that interlock and span over the retail below. Dark bronze metal is used to stitch the massing elements together while lighter metal is used within the openings within the masses. The massing of the building is U-shape and encloses a residential amenity courtyard at level two. The building is a combination of clear glass, a running bond pattern of blended earthtone colored brick, metal accent, and cement panels at the building faces within the upper courtyard.

The Block to the Southeast is Block 101 in the project. The building on this block is a 21-story mixed use project with ground floor retail and ground level residential units. Retail is focused to the south and faces NE Holladay at the MAX alignment. The building massing consists of a tower and podium. The tower touches the ground at the SE and SW corner to accentuate the verticality of the form. The tower is made up of smooth limestone colored brick in a stack bond pattern. The podium, in contrast, is a blend of smooth and mission cut ebony brick in a stack bond pattern. The podium is held up visually with a series of precast concrete fins with a light acid wash to even the finish. Those bays either have an infill of glass storefront, or residential walk up units along NE 8<sup>th</sup> and along NE Hassalo.

All parking will be accessed from NE 9<sup>th</sup>, both Blocks 100 and 101 have a parking garage entry/exit. Loading facilities for Blocks 100 and 101 face NE 9<sup>th</sup>. Loading facilities for Block 92 and Lloyd 700 face NE 7<sup>th</sup>.

**Modification Requests:**

1. **Ground Floor Active Uses, 33.510.225, at Block 101.** This standard applies to Blocks 92 and 101. The standard requires 50% of the ground floor of all walls to be designed to accommodate active uses. This standard is not met at NE 9<sup>th</sup>, Block 101.
2. **Ground Floor Windows, 33.130.230, at Blocks 100 and 101.** This standard applies to the 3 new buildings at each ground level façade. The standard requires 50% of the ground level length and 25% of the ground level wall area to be qualifying window features. This standard is not met at NE 9<sup>th</sup>, Blocks 100 and 101.
3. **Loading, 33.266.310 F.2., at Block 92 and Lloyd 700.** Loading facilities that abut a streetcar alignment (NE 7<sup>th</sup>) must be designed so that vehicles enter and exit the site in a forward motion. The loading facilities provided at Block 92 and Lloyd 700 require that vehicles enter the site in a backward motion.

**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
- 33.825.040 Modifications That Will Better Meet Design Review Requirements
- Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan

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 March 13, 2013 and determined to be complete on April 4, 2013.

**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](http://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.

We are seeking your comments on this proposal. The evidentiary proceeding before the Design Commission will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Design Commission decision and the evidence in the record compiled by the Design Commission in support of that decision. 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. 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. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

Comments for a Design Review should be sent directly to the Planning staff listed in this document. 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.

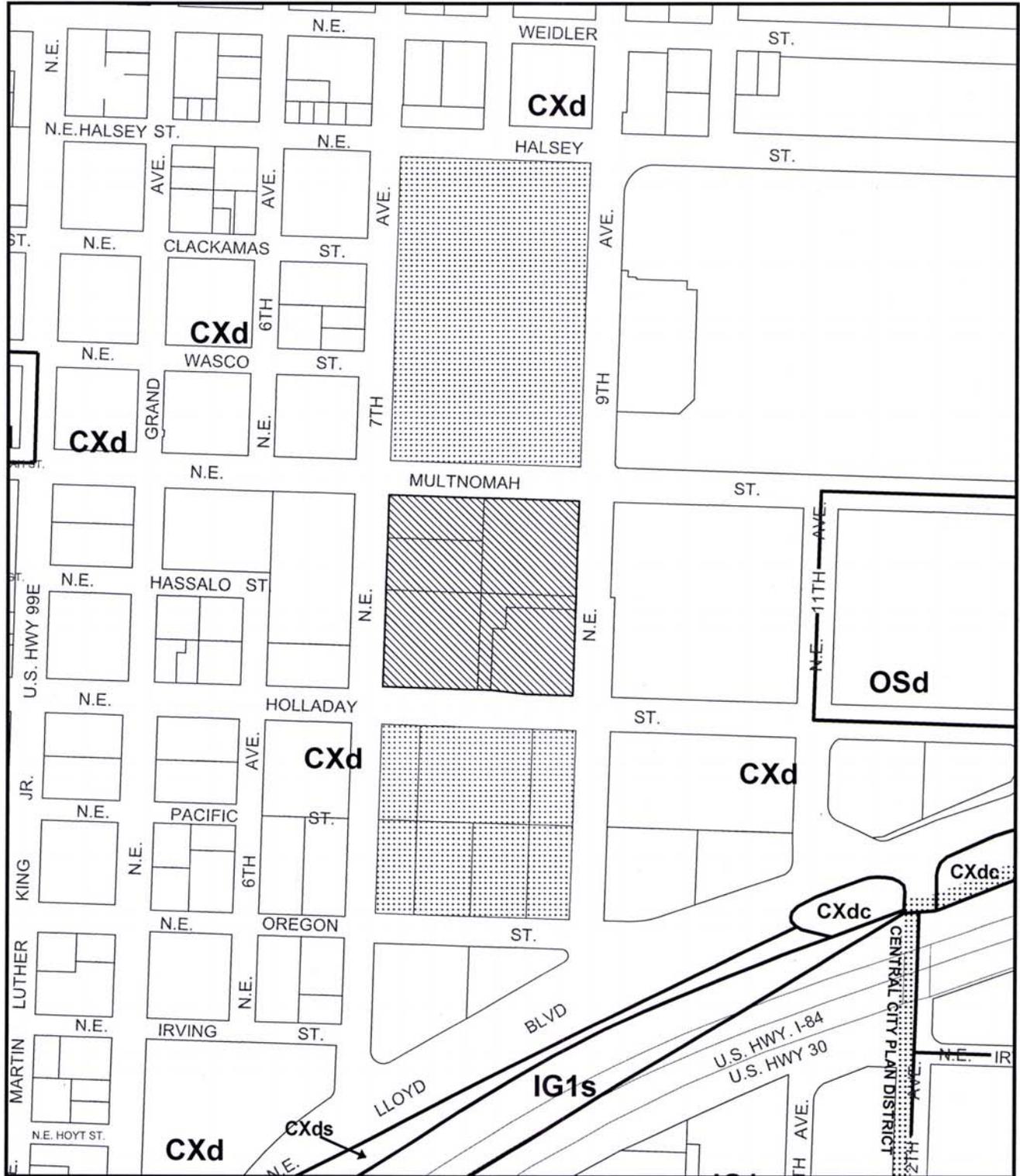
**APPEAL PROCESS** You can appeal the Design Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Design Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Design Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Design Commission findings are not supported by the evidence submitted to the Design Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Design Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA). Failure to raise an issue, in person or by letter, by the close of the record by the Design Commission in 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 on that issue may not be allowed. Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

**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](http://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, Elevations



# ZONING

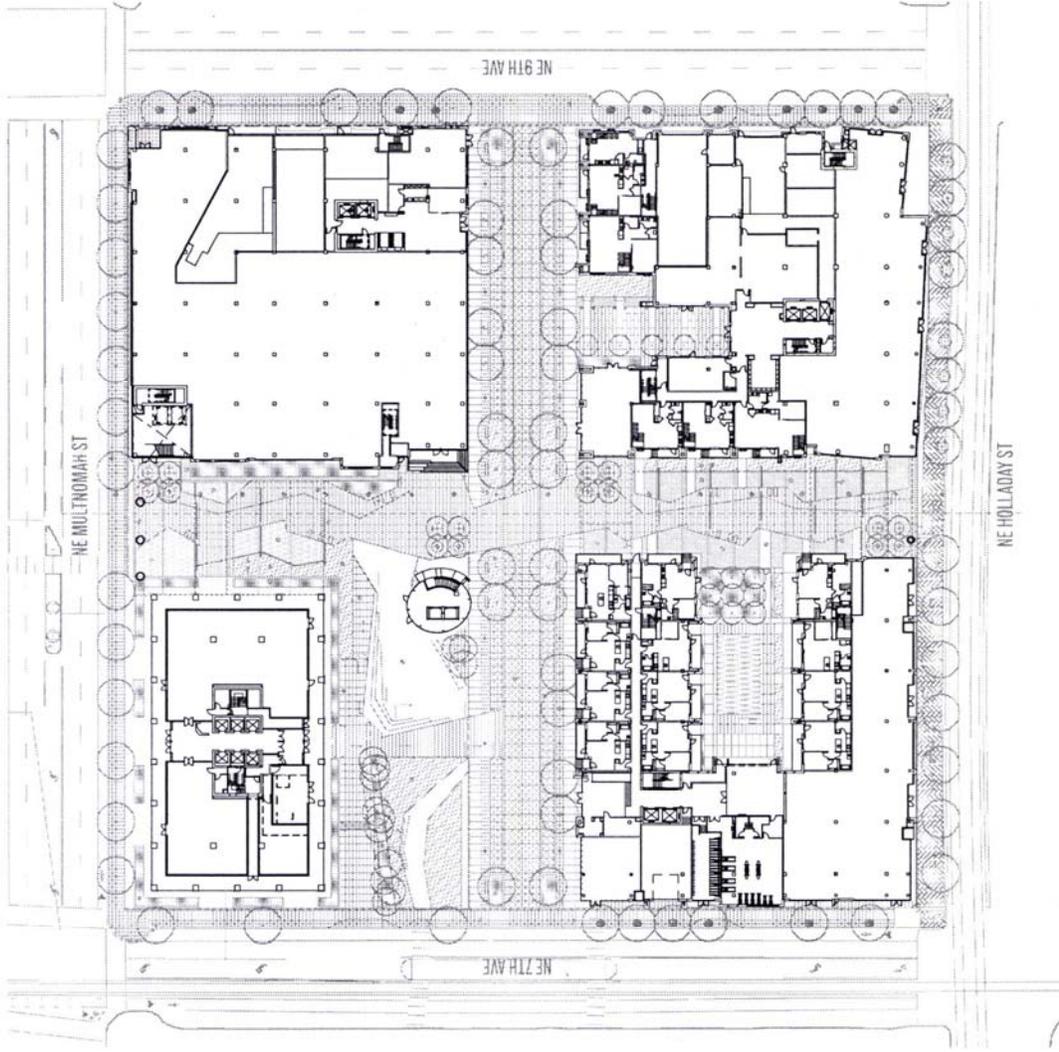


Site  
Also Owned



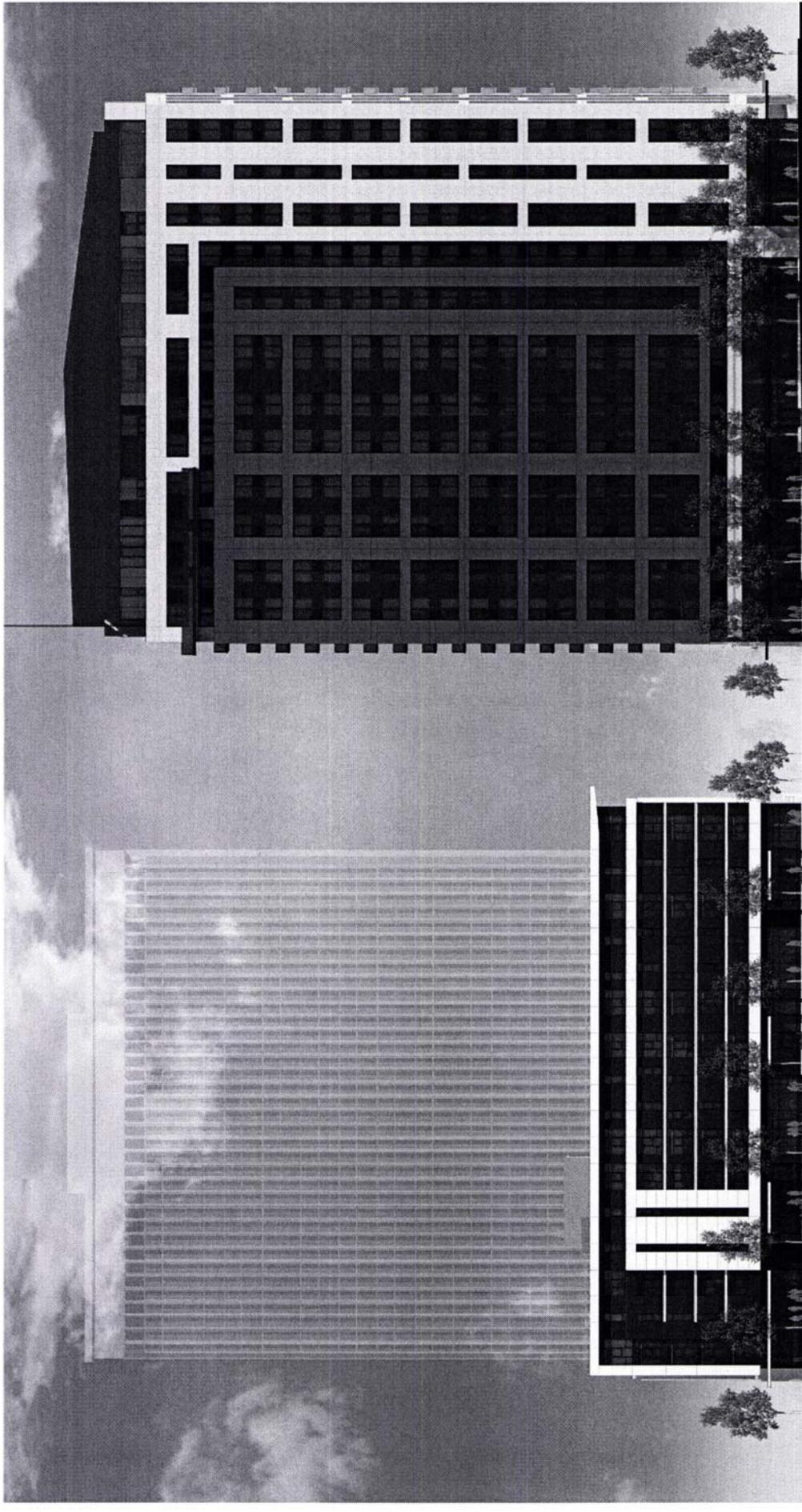
This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
LLOYD DISTRICT

File No. LU 13-127647 DZM  
 1/4 Section 2931  
 Scale 1 inch = 300 feet  
 State Id 1N1E35BB 2900  
 Exhibit B (Mar 15, 2013)



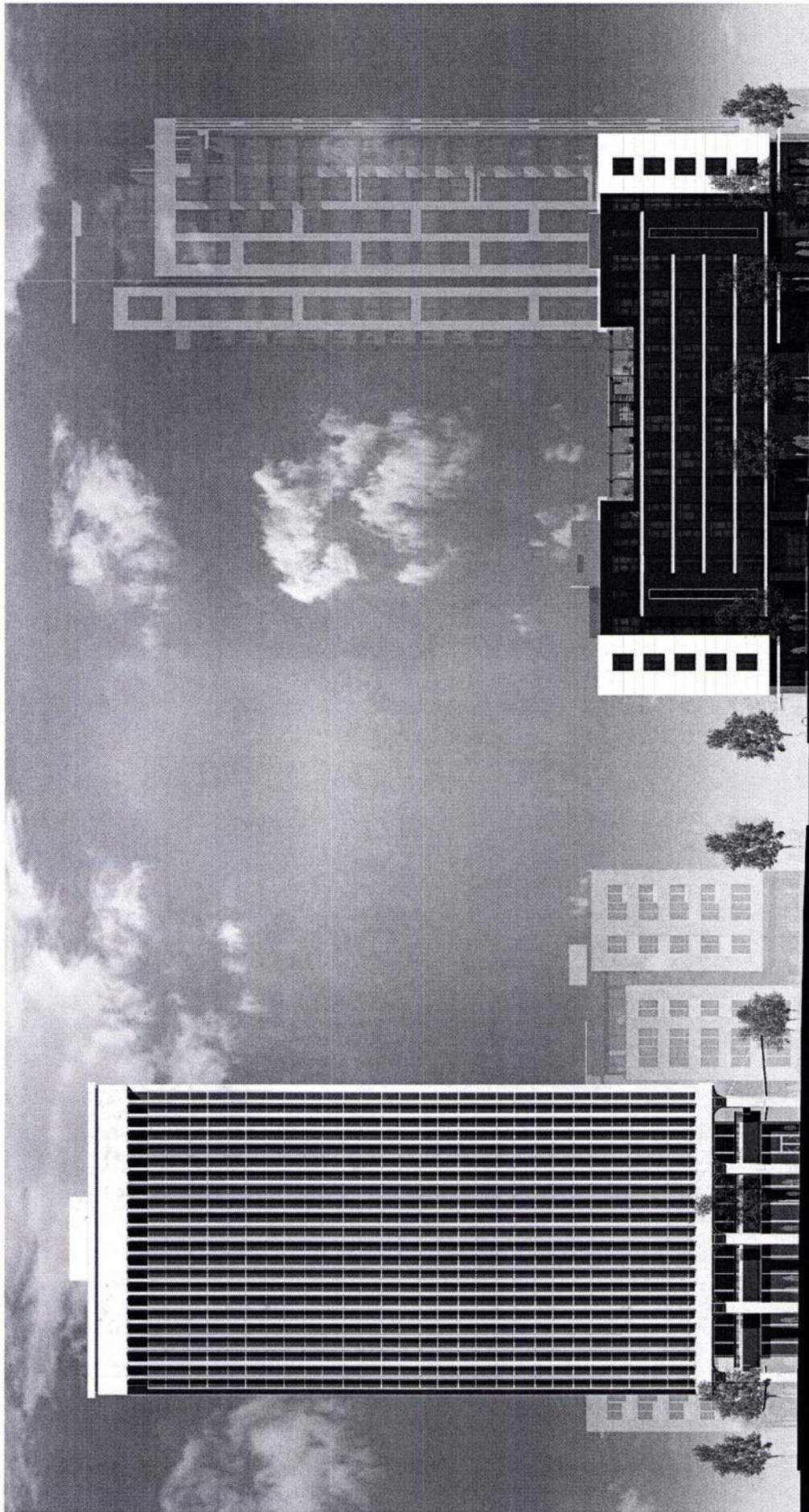
# GROUND FLOOR PLAN

C.15



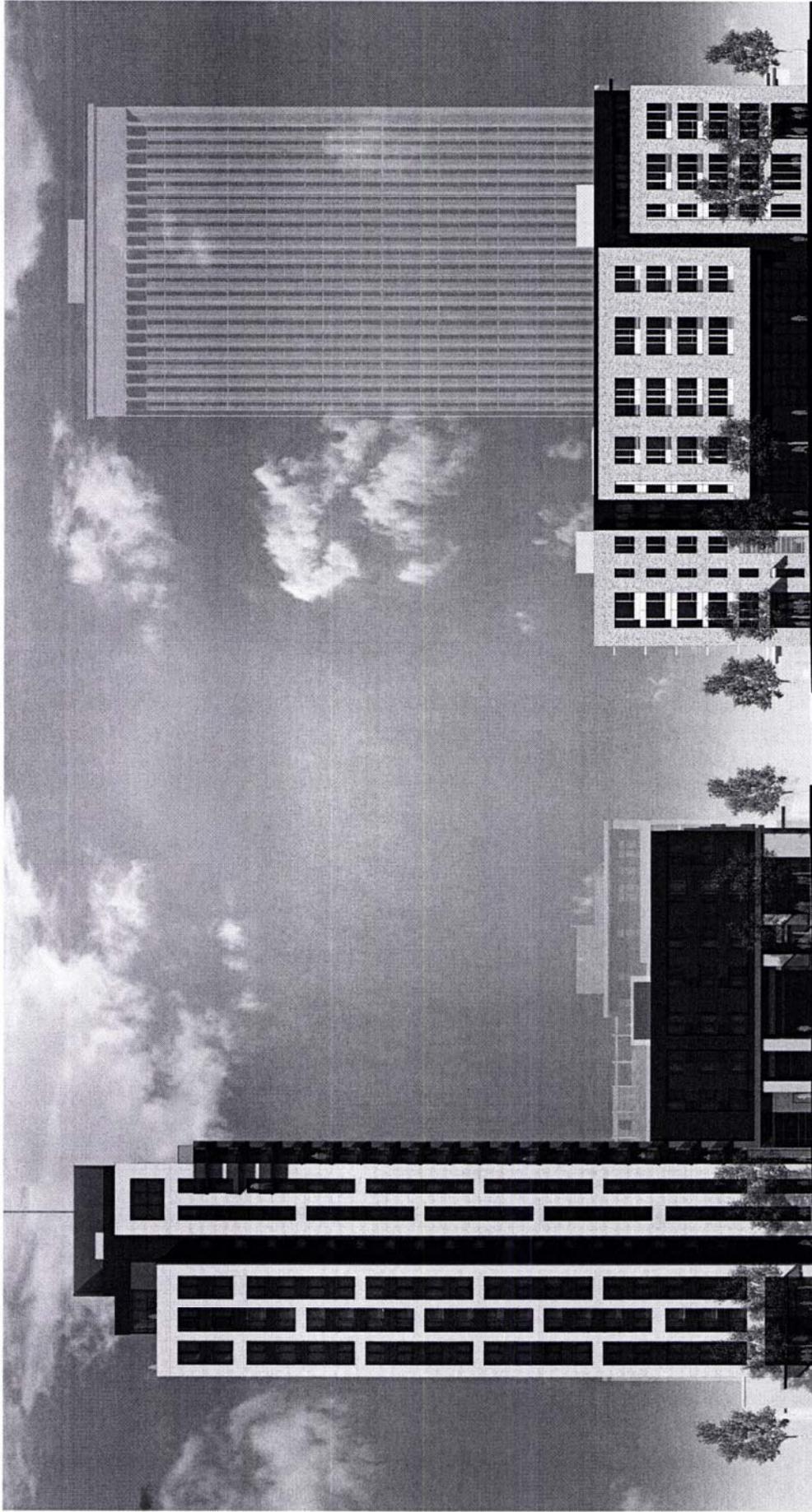
**SOUTH ELEVATION / HOLLADAY ST.**



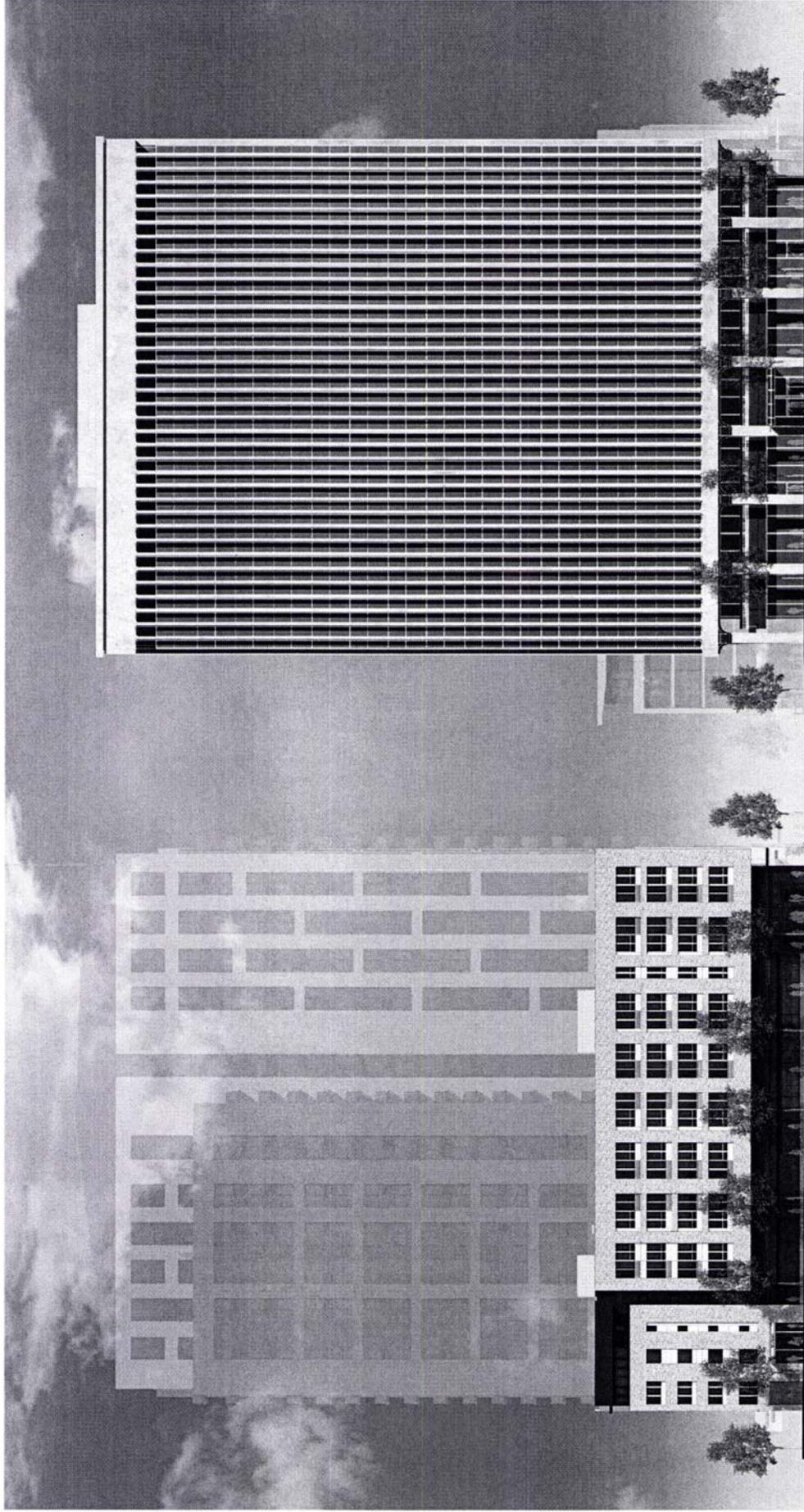


WEST ELEVATION / 7TH AVE.





**EAST ELEVATION / 9TH AVE.**



**NORTH ELEVATION / MULTNOMAH ST.**