



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 6, 2014

From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-215153 DZ – Lloyd Center Remodel
Pre App: PC # 14-155864

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 Staci Monroe 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: 12/1/14 – 25 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 publish our report by: 12/8/1**
- **A public hearing before the Design Commission is tentatively scheduled for December 18, 2014 at 1:30 PM**

Applicant: Shawn Homberg | Waterleaf Architecture | 419 SW 11th Avenue
Suite 200 | Portland, OR 97205

Owners: Capref Lloyd Center LLC | 2201 Lloyd Center | Portland, OR 97232
Travis Parker | Cypress Equities | 8343 Douglas Ave | Dallas TX 75255

Site Address: 2201 LLOYD CENTER

Legal Description: LOT 1, PARTITION PLAT 1999-146
Tax Account No.: R649795810
State ID No.: 1N1E35BA 00101
Quarter Section: 2931
Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568.
Business District: Lloyd District Community Association, contact Gary Warren at 503-234-8271.

District Coalition: None
Plan District: Central City - Lloyd District
Zoning: CXd – Central Commercial zone with a Design overlay
Case Type: DZ – 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:

A Design Review for exterior renovations to the Lloyd Center Mall to accommodate improvements to pedestrian and vehicular entrances along Multnomah Street. The proposal includes the following elements:

- New pedestrian entrance and plaza between Macy's and the southwest parking structure that includes:
 - Removal of a portion of the 2-story parking structure and 3rd level retail wing.
 - New 10,825 SF at-grade plaza with stormwater and landscape planters, garage screen and green-wall feature, covered bike parking, and outdoor seating areas.
 - New aluminum storefronts and display cases along new plaza-facing facades and a 3-story glass curtain wall with a new mall entry at the northern end of the plaza.
 - New concrete and steel pedestrian bridge spanning the plaza east-west connecting the parking structure to the 2nd floor Macy's entry on the west building façade.
- 4,500 SF of new ground level retail along the Macy's street frontage that will occur under the existing parking deck and flank a new entrance into the building. The aluminum storefronts include a series of options that could be customized for specific tenants. This new retail floor area is intended to be constructed within 4 years, hence a phased approval is requested.
- New wood façade treatments with signage attached to the corrugated concrete fascia of the parking deck above the two garage entrances on Multnomah; and
- A 22' tall cooling tower (potential screening of steel mesh fabric suspended from column structures) on top of the Macy's building.

The partial removal of the parking deck will require new ramping for the southwest garage. This new ramp is internal to the garage and is not subject to review. The value of the work does trigger Nonconforming upgrades, however, the site has been brought into full conformance with Section 33.258.070.D through past permits.

Exterior alterations to a building that exceed \$2,087,400 in the Lloyd Design District requires a Type 3 Design Review per Section 33.825.025A.1.e(1).

Approval Criteria:

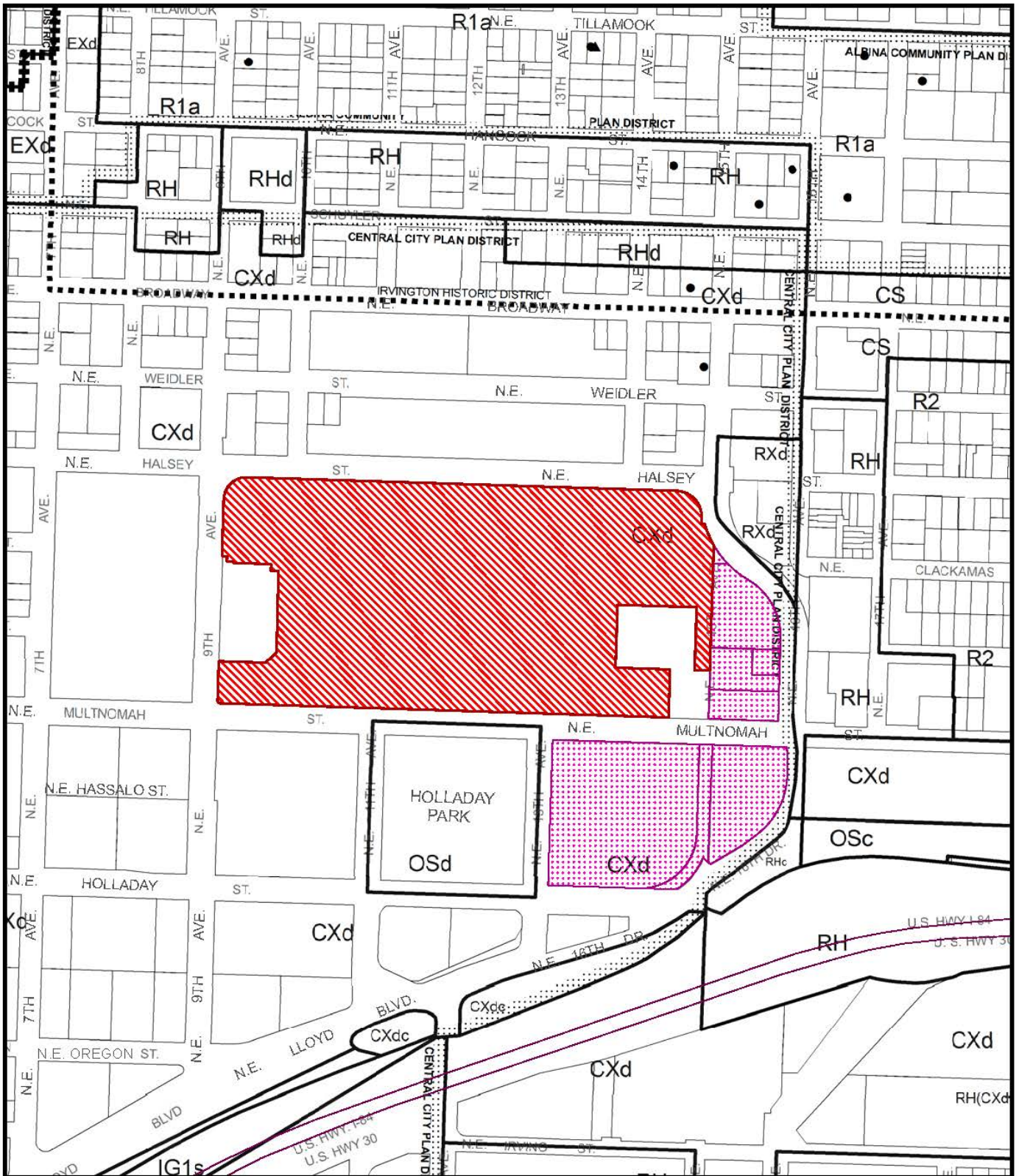
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on September 19, 2014 and determined to be complete on **November 4, 2014**.

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, Building Elevations



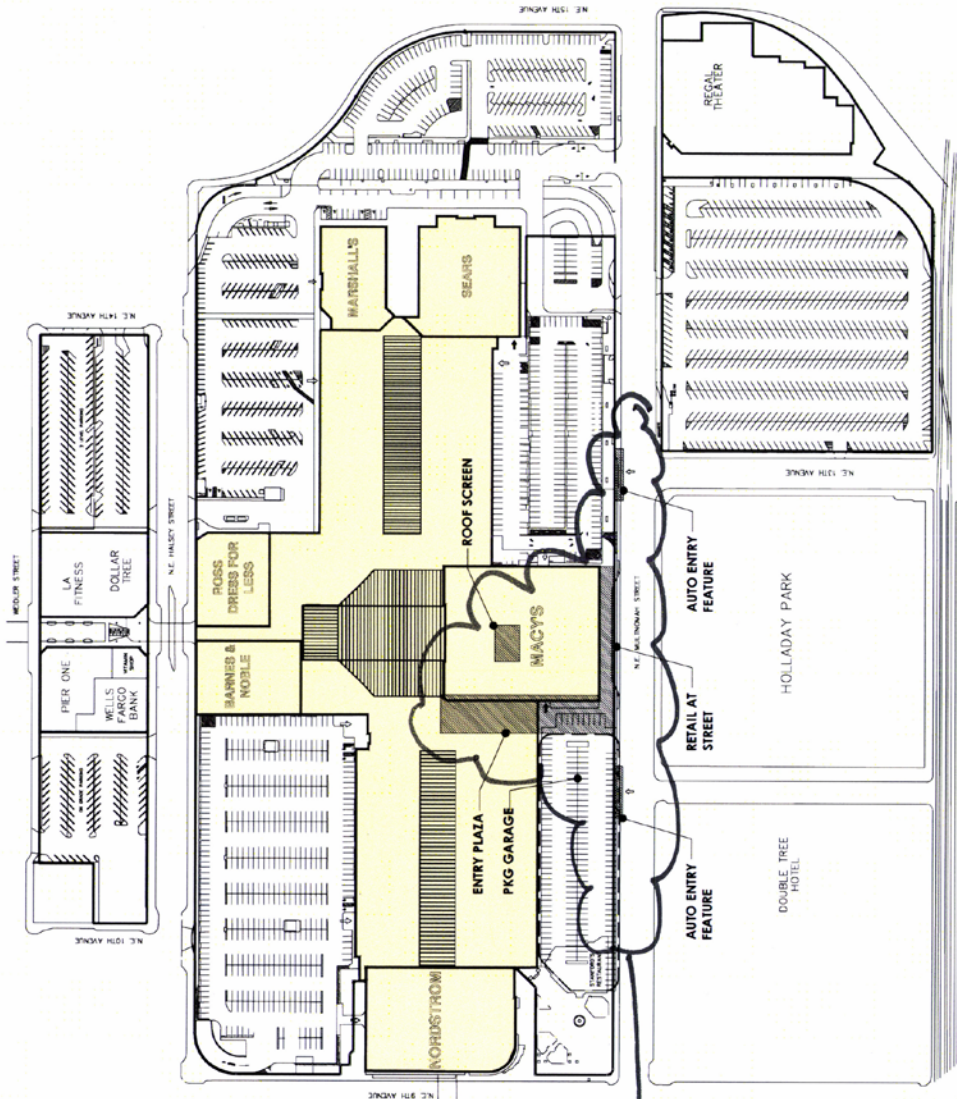
ZONING

-  Site
-  Also Owned
-  Historic Landmark



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

File No. LU 14-215153 DZ
 1/4 Section 2931,2932
 Scale 1 inch = 400 feet
 State_Id 1N1E35BA 101
 Exhibit B (Sep 22,2014)



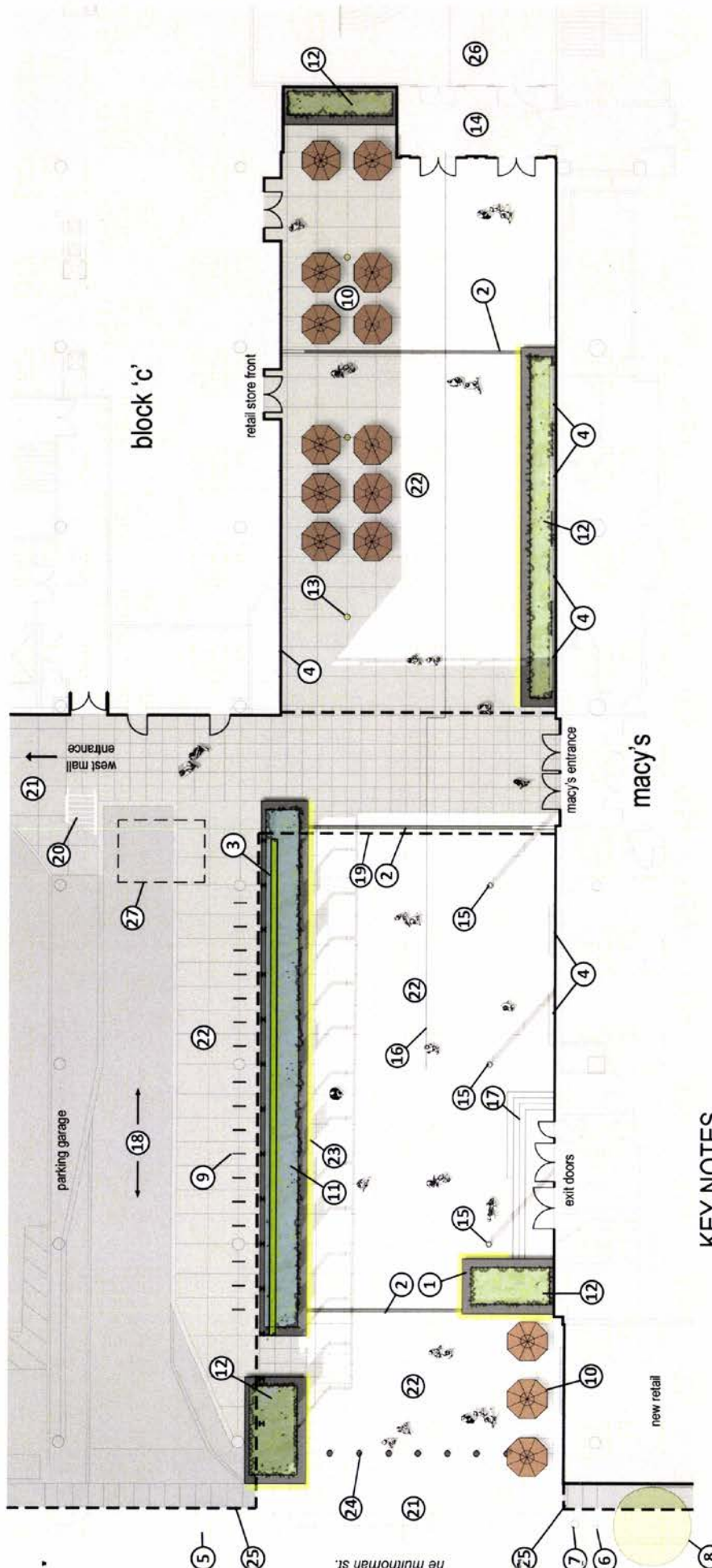
AREA OF WORK



LLOYD CENTER

holladay park entrance
design review
site plan- scope of work
october 31, 2014

LU-14-215153 02



KEY NOTES

- ① planter wall, typ.
- ② trench drain
- ③ green wall
- ④ window display, typ.
- ⑤ reconfigured driveway apron
- ⑥ relocated fire hydrant
- ⑦ new double ornamental street light
- ⑧ existing street tree, typ.
- ⑨ bicycle rack, typ.
- ⑩ outdoor seating, typ. (provided by retail tenant)
- ⑪ stormwater planter
- ⑫ landscape planter
- ⑬ pole lighting, typ. of (3)
- ⑭ vestibule entrance
- ⑮ flagpole
- ⑯ existing expansion joint
- ⑰ stairs & landing
- ⑱ existing truck ramp
- ⑲ pedestrian bridge above new stair access to upper parking deck
- ⑳ standard concrete paving
- ㉑ enhanced concrete paving
- ㉒ led lighting at base of planter walls, typ.
- ㉓ bollard, typ.
- ㉔ parking structure above new lobby
- ㉕ proposed cut in parking structure deck



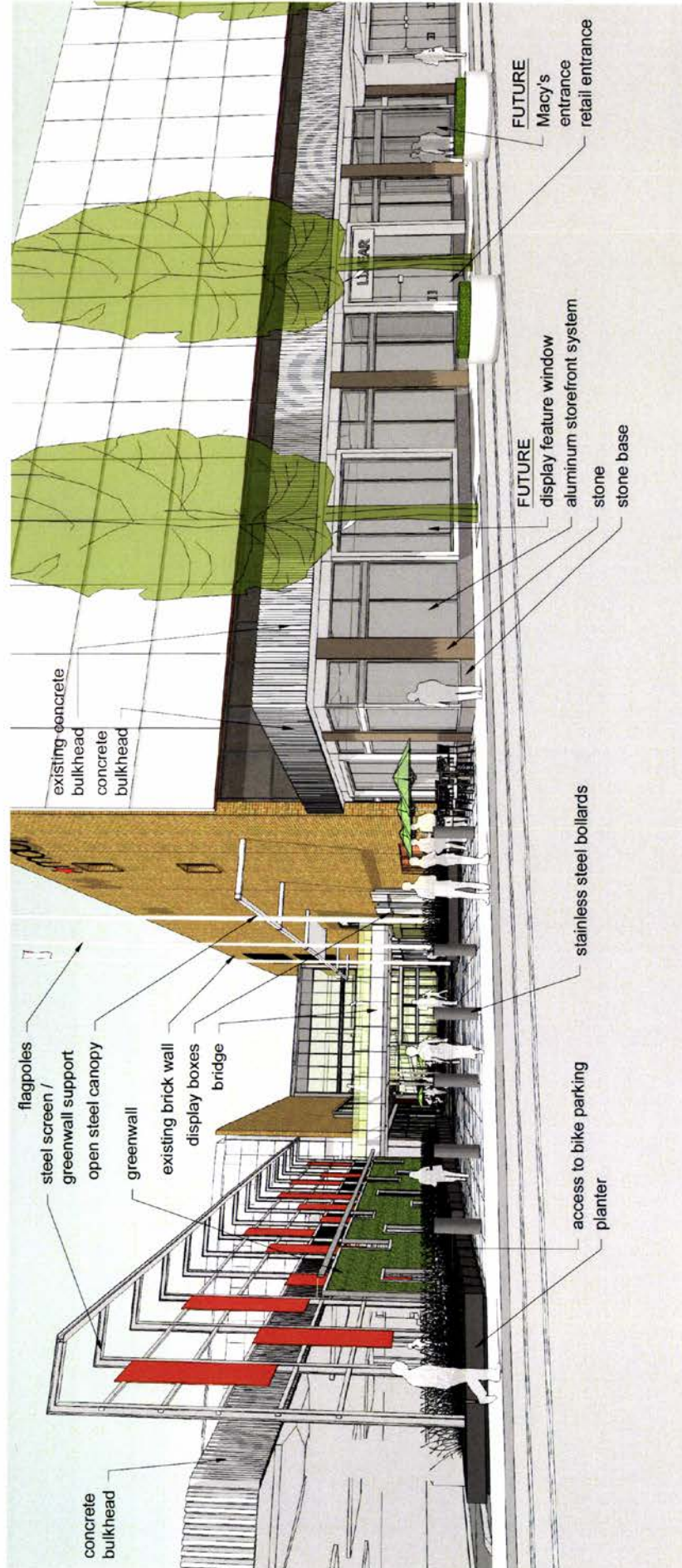
LLOYD CENTER



LU-14-215153D2M

colladay park entrance
design review
plaza entry at multnomah level - site plan
October 31, 2014

LU 14-215153 02



LU 14-25153 02



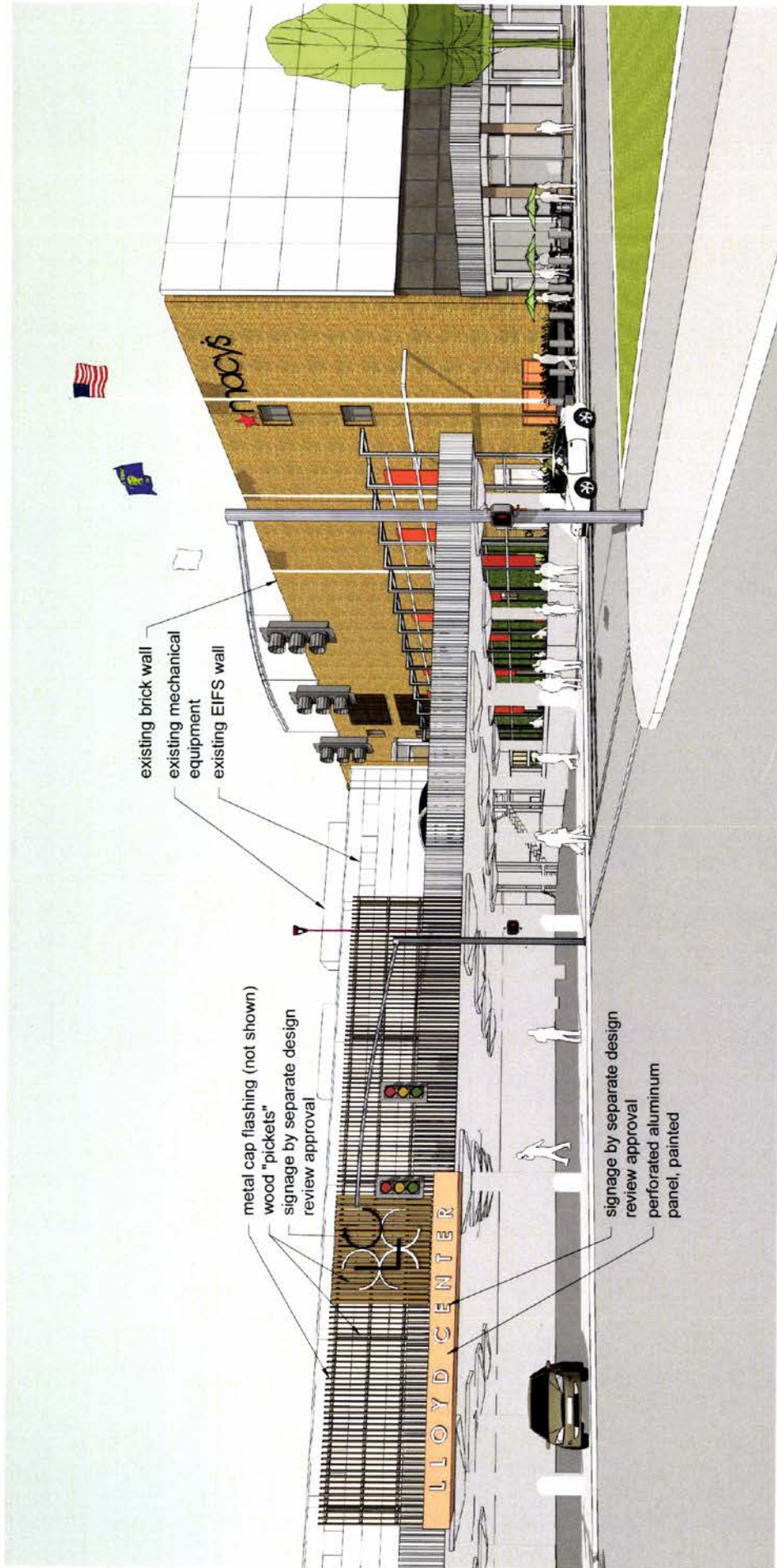
LLOYD CENTER



waterleaf
architecture, interiors & planning

C-63

holladay park entrance
design review
plaza from multnomah street
october 31, 2014
LU-14-215153D2M

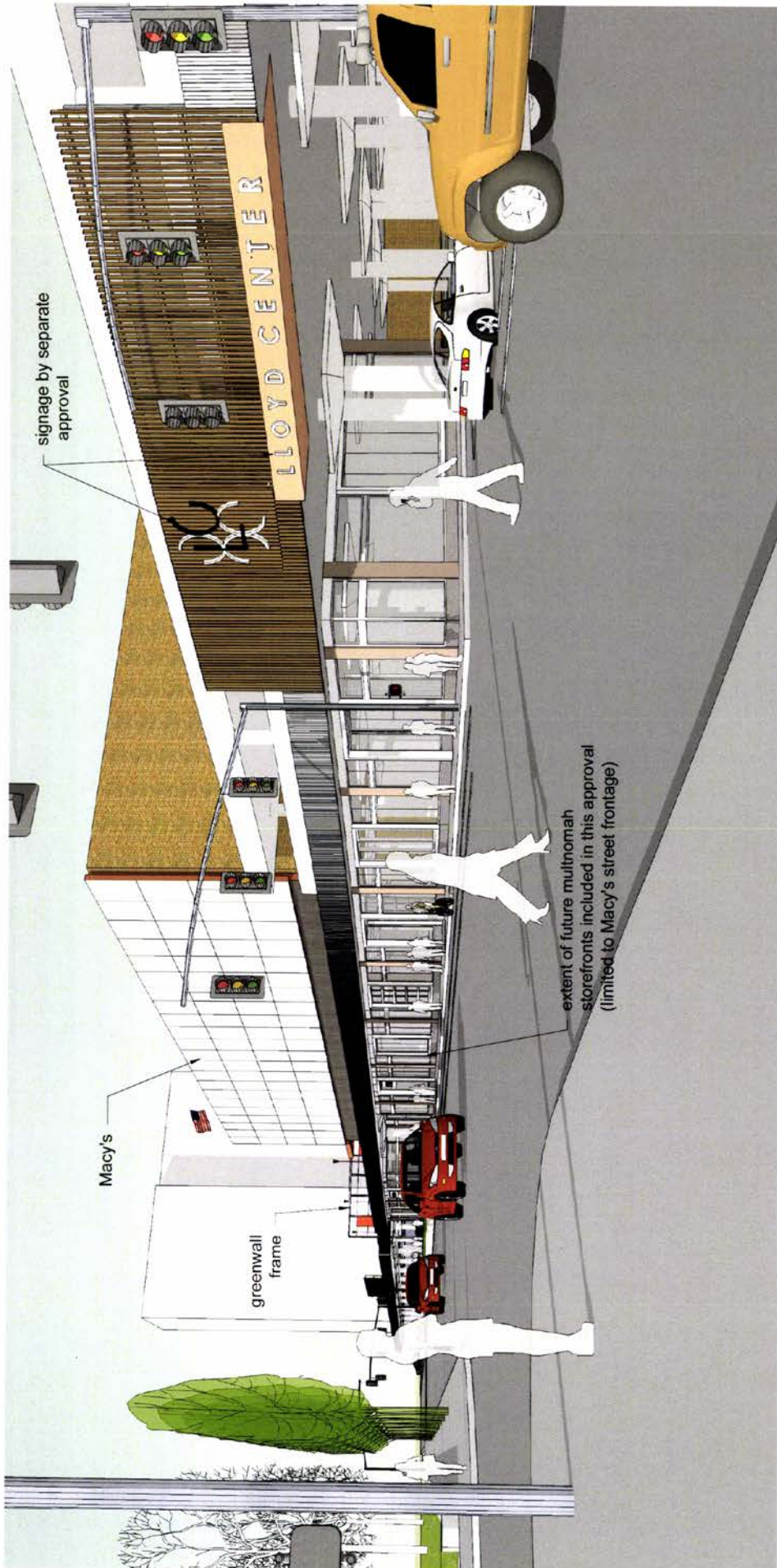


LLOYD CENTER

LU-14-21515302M

holladay park entrance
design review
vehicle entry at 11th street
october 31, 2014

LU 14-215153 '02



signage by separate approval

Macy's

greenwall frame

LLOYD CENTER

extent of future multnomah storefronts included in this approval (limited to Macy's street frontage)

W 14-215153-02

holladay park entrance
 design review
 multnomah street looking west from 13th ave.
 october 31, 2014

LU-14-215153D2M

