



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

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
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Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 26, 2014  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Services  
503-823-0624 / [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)

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

CASE FILE: LU 14-215153 DZ  
**Lloyd Center Remodel**  
PC # 14-155864

REVIEW BY: Design Commission  
WHEN: December 18, 2014 at 1:30 PM  
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:** 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:**

The applicant seeks Design Review approval 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 3<sup>rd</sup> 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 2<sup>nd</sup> 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 3.5 to 4 years, therefore 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 Street; 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 33.825.025.A.1.e(1).

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the criteria of Title 33, Portland Zoning Code. The relevant 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 September 19, 2014 and determined to be complete on **November 4, 2014**.

**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 or Historic 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).**

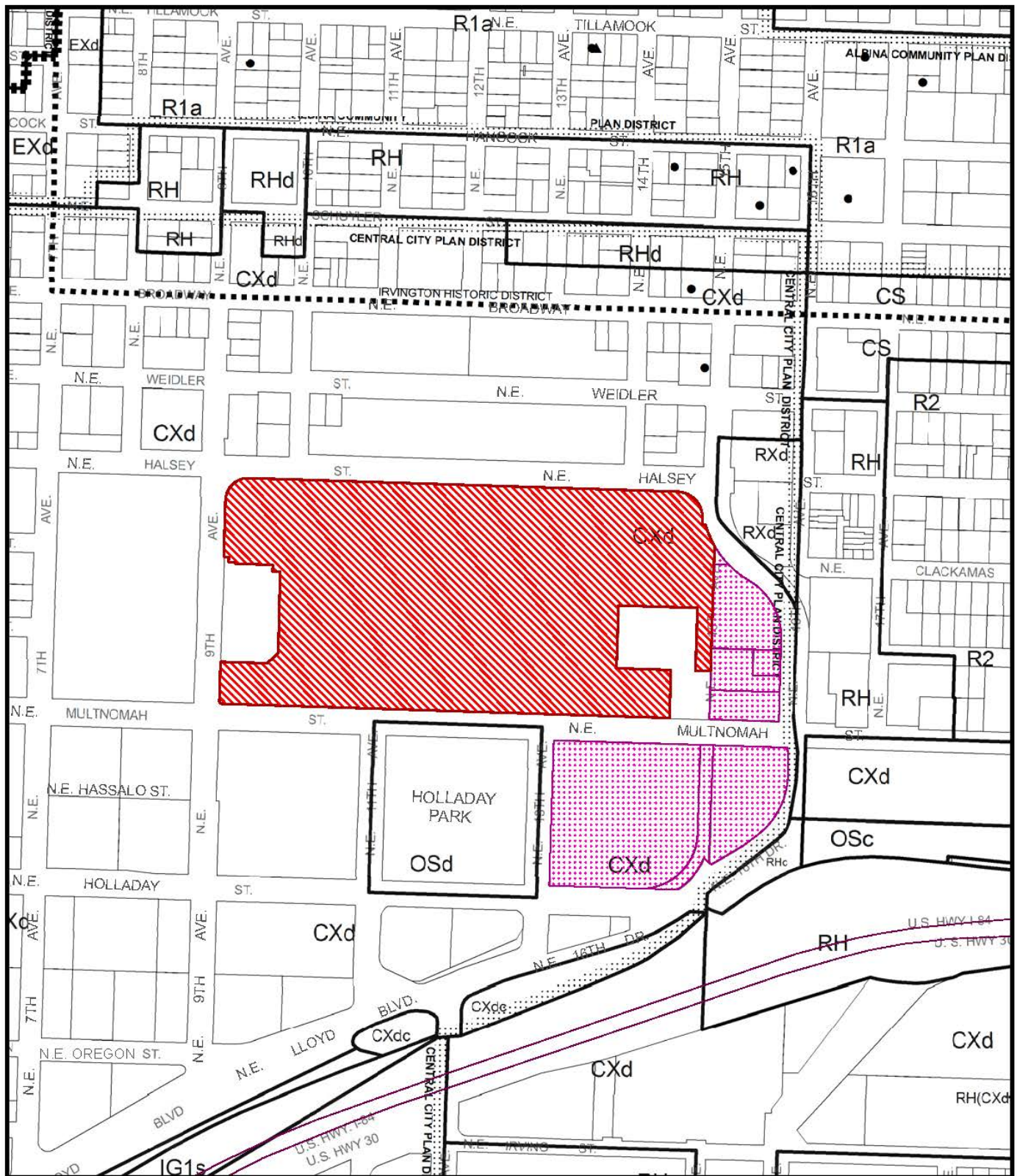
**Enclosures:**

Zoning Map

Site Plan

Building Elevations





# ZONING



Site



Also Owned



Historic Landmark



NORTH

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

File No. LU 14-215153 DZ

1/4 Section 2931, 2932

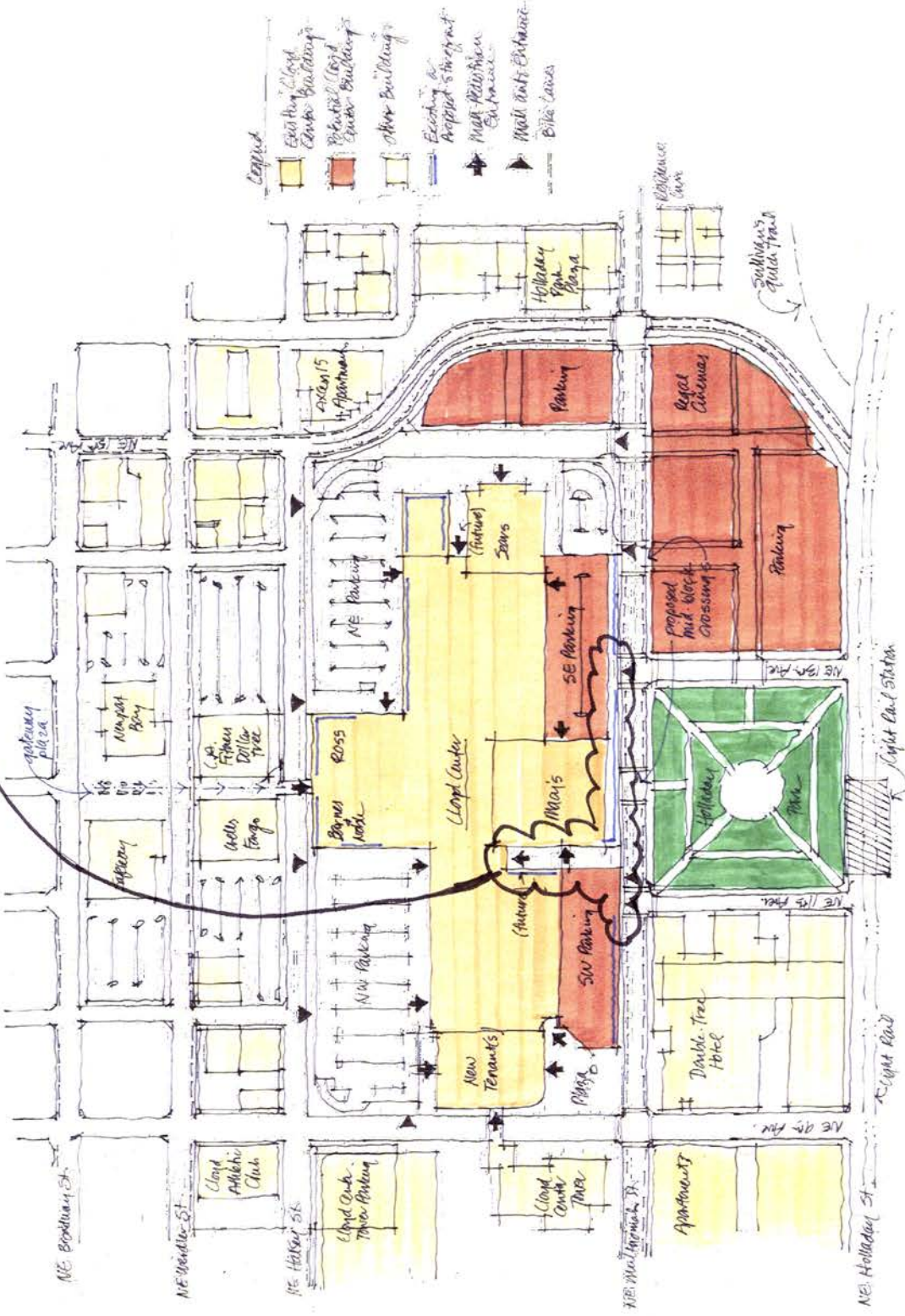
Scale 1 inch = 400 feet

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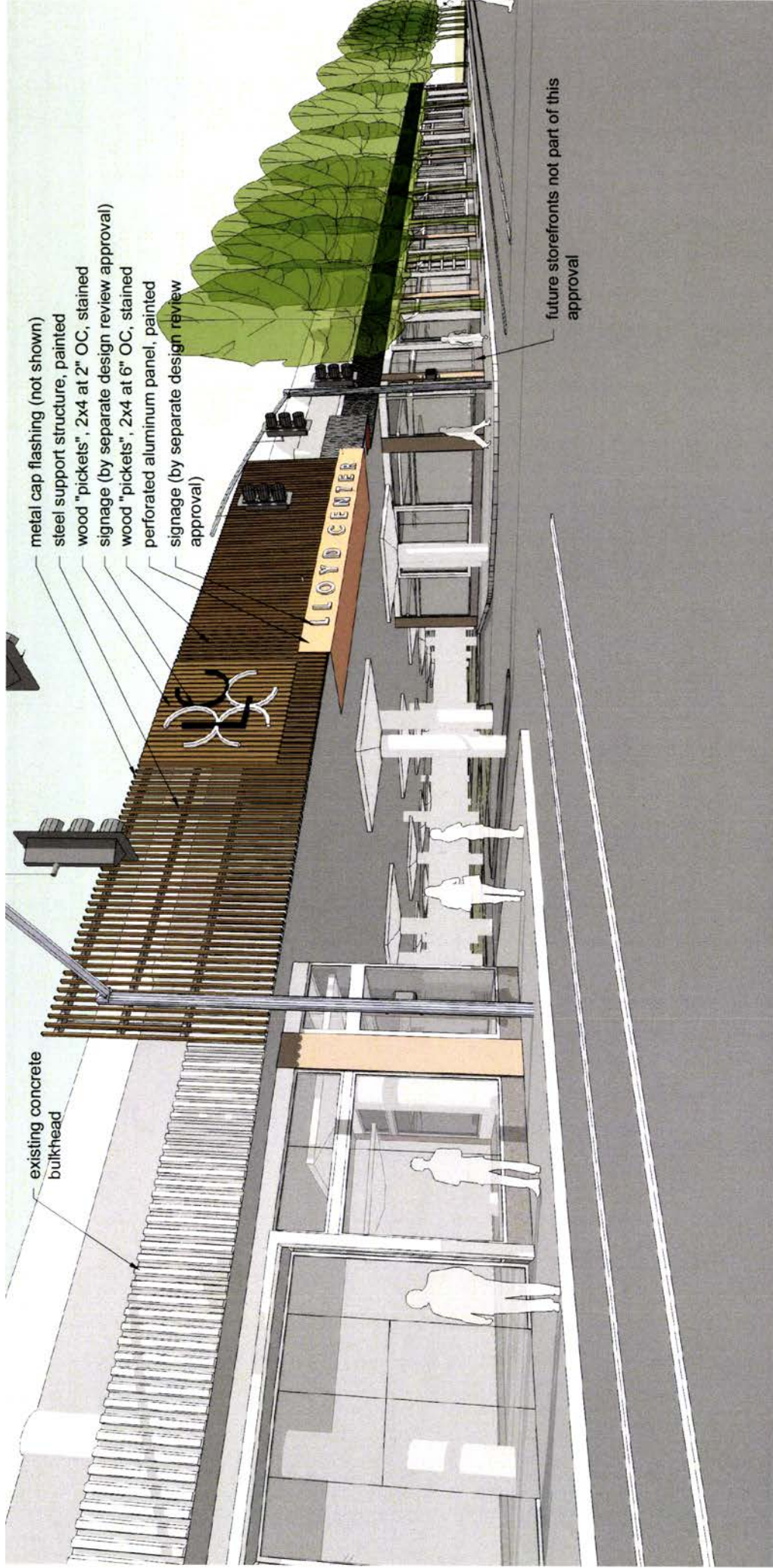
Exhibit B (Sep 22, 2014)



AREA OF PROPOSED WALK







LLOYD CENTER

holladay park entrance  
design review  
multnomah street looking east  
october 31, 2014

LU-14-215153D2M



existing equipment

flagpoles  
open steel  
canopy

bridge  
steel frame  
and greenwall

auto entry  
feature

stair canopy structure  
- match existing



LLOYD CENTER

**waterleaf**  
architecture, interiors & planning

C-61

holladay park entrance

design review

aerial view

october 31, 2014

LU-14-21515302M





steel frame  
translucent glass panels  
light fixture

steel canopy  
solid canopy  
over entry  
bridge with  
glass guards  
vestibule

composite  
metal panels

planter base lighting

furniture by tenant

holladay park entrance  
design review  
plaza looking north  
october 31, 2014

LU-14-21515302M



LLOYD CENTER



C-64



existing concrete bulkhead  
concrete soffit  
aluminum brake shape

for storefront options  
see sheet C-45

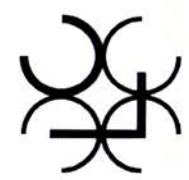
concrete  
bulkhead  
planter

FUTURE  
display feature window  
stone base  
stone  
aluminum  
storefront system  
retail entrance

multnomah street

planter zone

bike lane



LLOYD CENTER



waterleaf  
architecture, interiors & planning

C-67

LU-14-215153D2M

holladay park entrance  
design review

multnomah shops east of plaza (future)

october 31, 2014