



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: November 27, 2012
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-7538 | kate.marcello@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires 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 is 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.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on December 18, 2012.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-203941 DZ, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 12-203941 DZ

MAIN ENTRANCE IMPROVEMENTS AT LLOYD CENTER MALL

Applicant: Dennis Henderson, Glimcher Lloyd Venture LLP (503-528-8515)
2201 Lloyd Center | Portland, OR 97232

Representative: Melissa Bagg, Waterleaf Architecture (503-228-7571)
419 SW 11th Ave #200 | Portland, OR 97205

Owner: LC Portland LLC
180 East Broad St | Columbus, OH 43215

Site Address: 2201 Lloyd Center

Legal Description: BLOCK 152&153&160&161 TL 500, HOLLADAYS ADD; BLOCK 160&161&172&173 TL 7200, HOLLADAYS ADD; 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; BLOCK 201-204 TL 13100, HOLLADAYS ADD; BLOCK 223&224 TL 12700, HOLLADAYS ADD; BLOCK 225&226 TL 12800, HOLLADAYS ADD; LOT 1, PARTITION PLAT 1999-146

Tax Account No.: R396210170, R396211500, R396211610, R396211690, R396211710, R396211760, R396211770, R396211880, R396213980, R396215790, R396215960, R649795810

State ID No.:	1N1E35BA 00500, 1N1E35AB 07200, 1N1E35AB 07100, 1N1E35AB 06900, 1N1E35AB 07000, 1N1E35AB 06800, 1N1E35AB 06500, 1N1E35AB 06400, 1N1E26CD 13100, 1N1E26CD 12700, 1N1E26CD 12800, 1N1E35BA 00101
Quarter Section:	2831, 2832, 2931, 2932
Neighborhood:	Lloyd District Community Association – Contact Michael Jones at 503-265-1568
Business District:	Lloyd District Community Association – Contact Gary Warren at 503-905-3318 Northeast Broadway Business Association – Contact Murray Koodish at info@nebroadway.com
District Coalition:	None
Plan District:	Central City Plan District; Lloyd Subdistrict
Zoning:	Central Commercial base zone (CX); design (d) overlay zone
Case Type:	Design Review (DZ)
Procedure:	Type II (an administrative decision with appeal to the Design Commission)

Proposal: The applicant requests Design Review approval for exterior improvements to the existing main entry bay located on the north façade of Lloyd Center, an indoor shopping mall. This proposal is the second of a larger multi-phase project to renovate the north façade of the mall. The proposal includes the following:

- The existing decorative pilaster at the east edge of the existing entry bay will be removed. (The decorative pilaster at the west edge of the entry bay was approved recently for removal through LU 12-173249 DZ.) Existing stucco and tile cladding located at both sides of the existing entrance will also be removed. Removing the pilaster, stucco, and tile will reveal original terrazzo columns, which will be reconditioned. New ceramic wall panels will be installed adjacent to the terrazzo columns.
- The existing entry doors, windows, and adjacent tile cladding will be removed and replaced with a new system of automatic sliding aluminum doors with transom windows above.
- A new canopy comprised of steel and etched or fritted glass will be installed at the entry bay.
- Exterior lighting will either be integrated into the new canopy or it will be recessed into the existing soffit at the entry bay.
- Large glass panels will be installed on the existing stucco cladding located at the second-floor portion of the entry bay. The panels will be fritted or etched with the mall name and logo. The panels will be backlit.
- Two die-cast aluminum light poles will be installed on the existing sidewalk adjacent to the entry bay. The poles and the light fixtures will be cylindrical, with the lights oriented vertically.
- Two rectangular concrete planter boxes will be placed on the existing sidewalk, which abuts the building and the adjacent parking lot.

Because the proposal is for non-exempt exterior alterations to an existing building on a site with design overlay zoning in the Central City Plan District, Design Review is required prior to the issuance of building permits.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33 (Portland Zoning Code). The relevant criteria are the *Central City Fundamental Design Guidelines* and the *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 November 9, 2012 and determined to be complete on **November 21, 2012**.

DECISION-MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and:

- Approve the proposal,
- Approve the proposal with conditions, or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule 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.

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.

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 www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal.

When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

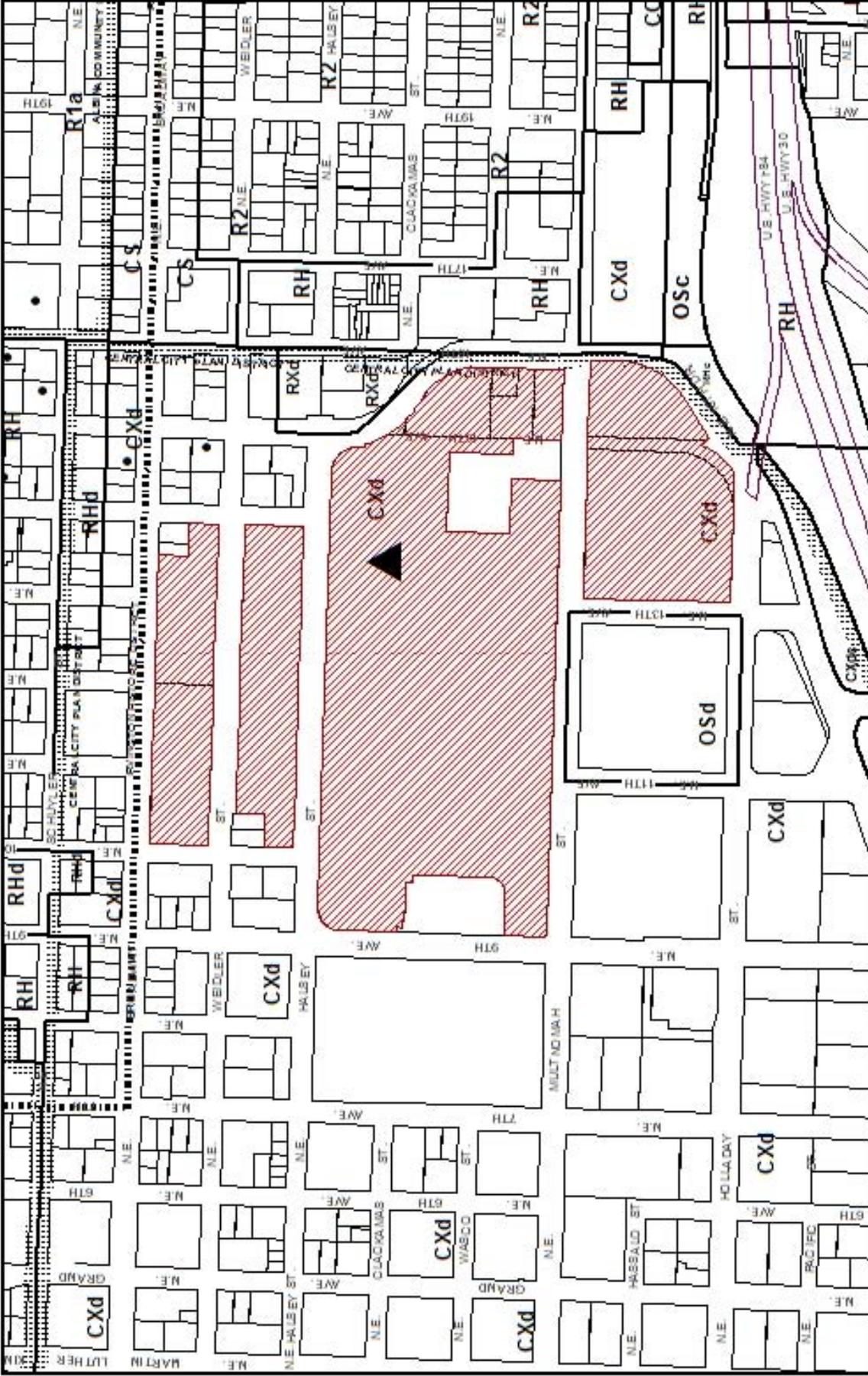
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Elevation Drawing



ZONING

-  Site
-  Historic Land mark
-  Project Area

This site lies within the:
CENTRAL CITY PLAN DISTRICT



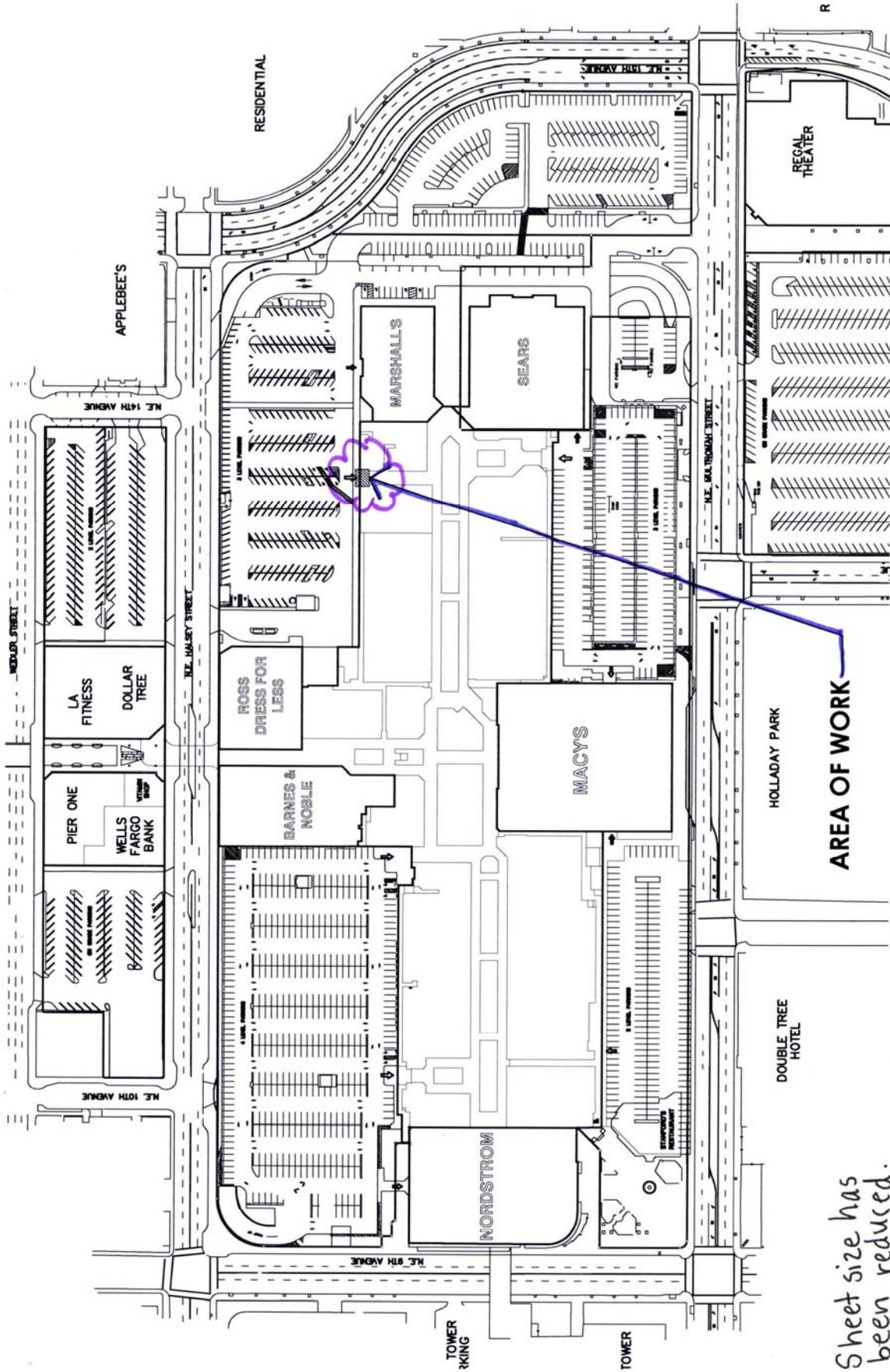
File No. LU 12-203941 DZ

1/4 Section 2831, 2832, 2931, 2932

Scale 1 inch = 400 feet

State Id 1N1E35BA 101

Exhibit B (Nov 09, 2012)



Sheet size has been reduced.

Lloyd Center Mall

site plan
 november 2012
 scale: 1" = 200'



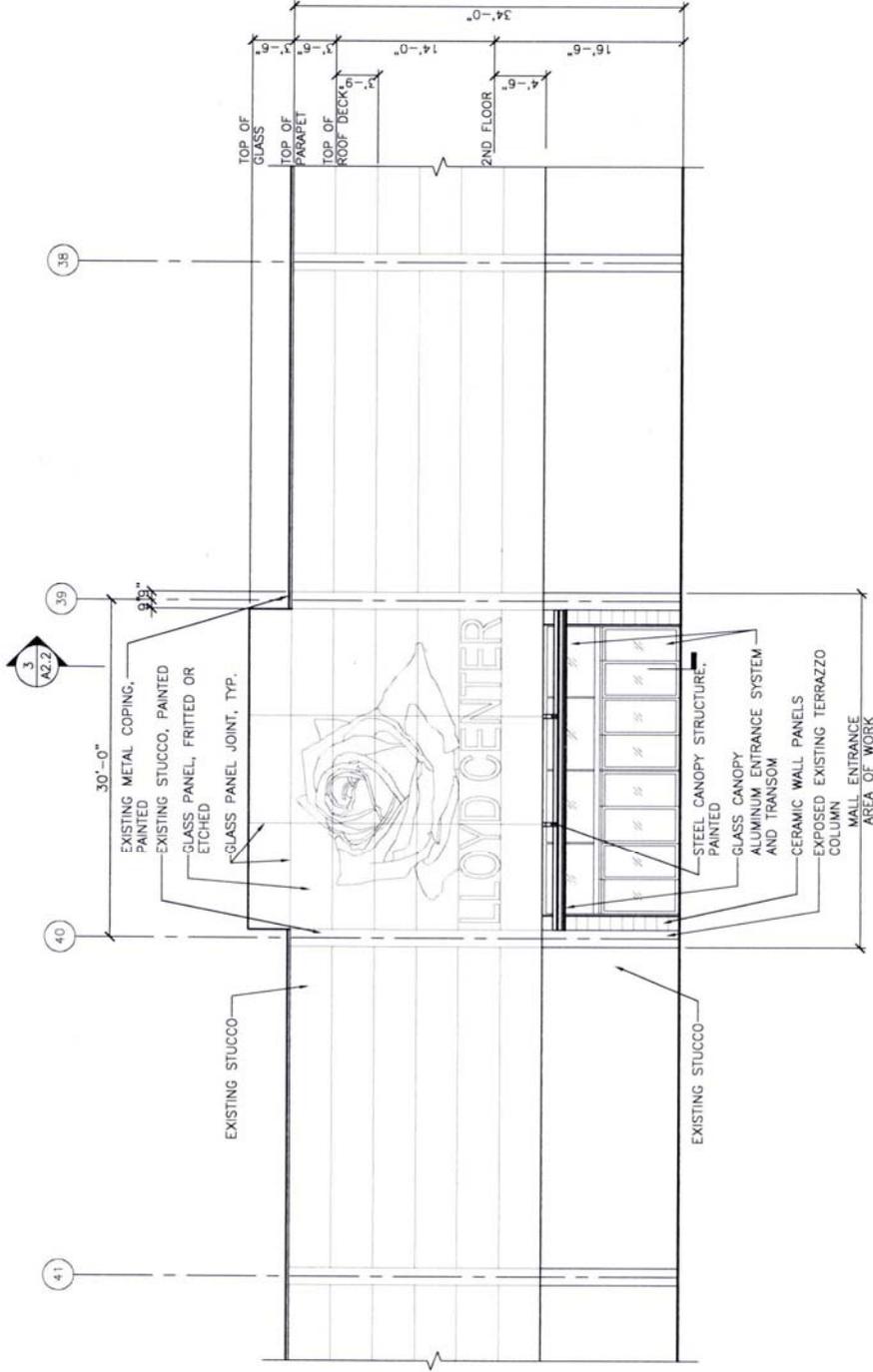
waterleaf



419 SW 11th Ave Suite 200
 Portland, Oregon 97205
 Phone: 503/228-7571
 Fax: 503/273-8891

GIMCHER
 case number: LU 12-203941 DZ

architecture, interiors & planning



2 PROPOSED NORTH ELEVATION - NE HALSEY STREET FACADE

A2.2 SCALE: 1/16" = 1'-0"

Sheet size has been reduced.

Case number: LU 12-203941 DZ

Lloyd Center Mall

partial elevation

november 2012

scale: 1" = 200'

waterleaf

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