



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

FROM CONCEPT TO CONSTRUCTION

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Date: June 16, 2016
To: Interested Person
From: David Besley, Land Use Services
503-823-7282 / David.Besley@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 16-156871 AD

GENERAL INFORMATION

Applicant: Michael O'Connell
Starterra LLC
610 SW Alder Ste 1221
Portland, OR 97205

Owners: Eric Jacobson
Portland Development Commission
222 NW 5th Ave
Portland, OR 97209

Barry Schlesinger
Starterra LLC
610 SW Alder St. Suite 1221
Portland, OR 97205

Site Address: 325 NE HASSALO ST

Legal Description: LOT 1 TL 3001, PARTITION PLAT 2013-8
Tax Account No.: R649640290
State ID No.: 1N1E34AA 03001
Quarter Section: 2930

Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568
Business District: Lloyd District Community Association, contact Brian Griffis at admin@lloyddistrict.org

Plan District: Central City - Lloyd District

Zoning: CXd (Central Commercial, Design Overlay Zone)

Case Type: AD (Adjustment Review)

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

In October of 2013, a building permit (13-133987 CO) was submitted for a mixed use project including 186 residential units, 3,500 square feet of retail space, and one level of sub-grade parking. The value of the alterations associated with this permit triggered the requirement to upgrade the site to be in conformance with certain site-related zoning standards specified in 33.258.070.D.2.b. Rather than complete these upgrades as part of the building permit, the property owner elected to defer the upgrades as allowed by 33.258.070.D.2.b.(2). Issuance of this permit was based on a recorded covenant deferring all required nonconforming upgrades at the site for a 2-year period. This covenant was recorded on April 28, 2014 (Case Number 14-124304 PR), and the building permit was issued on May 14, 2014.

The mixed use project described above is currently being constructed on the northern portion of a superblock site and the remaining southern portion of this site will soon be under review for the Oregon Convention Center Hyatt Regency Hotel, a 600-room hotel. The hotel project is anticipated to complete the Design Review process in 2016 and the applicant will seek a building permit immediately after being granted approval. Because the hotel project will displace existing development that is triggering the need for the upgrades (for example, the surface parking lot and interior and perimeter landscape upgrades), it is not reasonable to have the owner install the upgrades as required under the covenant, and then have them removed immediately to make way for the hotel. The applicant is therefore requesting an Adjustment to extend the compliance period of the non-conforming upgrades under Option 2 for three more years so a new hotel project can be reviewed and constructed.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The 59,469 square foot superblock site is bordered by NE Multnomah Street to the north, NE Martin Luther King Jr. Boulevard to the east, NE Holladay Street to the south, and NE 2nd Avenue to the west. As noted in the Proposal above, a building permit was issued for a mixed use project including 186 residential units, 3,500 square feet of retail space, and one level of sub-grade parking on the northern portion of the site.

Zoning: In general, a wide range of uses is allowed in each commercial zone. Limits on the intensity of uses and the development standards promote the desired character for the commercial area. The development standards are designed to allow a large degree of development flexibility within parameters which support the intent of the specific zone. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which

address special circumstances existing in the Central City area. The site is within the Lloyd sub district of this plan district.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

- LUR 92-00867 VA: approved a street vacation with 23 conditions and restrictions.
- LUR 93-00150 AD: approved an adjustment to waive all of the parking area improvement requirements for paving, striping, and protective curbs around landscaping; all setbacks and perimeter landscaping to 0 feet; parking area layout regulations for access to parking spaces, parking space aisle dimensions and disabled parking; and all interior landscaping requirements. Two conditions of approval required the following: [1] the frontage along NW MLK shall be brought into conformance with the currently required perimeter setback and landscaping requirements for a parking area facing a street [33.266.130 E.] this includes a 5’ landscaped setback to the L2 level [low screen] with at least 2 trees, living ground cover and protective curbs and irrigation system as per 33.248.020 B. and 33.248.040; and [2] the entrance on MLK shall be paved at least 5’ into the site to keep all gravel off of the public sidewalk.
- LUR 96-00223 DZ: approved a new 1,100 SF deli/market with walk-up and drive-thru service. This case approved a Modification to Required Building Lines in order to reduce the required percentage of street lot line occupied by building wall from 75% to approximately 71%. This case also approved a Modification to Stacking Land standards in order to reduce the minimum stacking lane length from 150’ to 120’.
- LUR 03-111914 DZ: approval for an exterior alteration to the existing building.
- LU 13-123630 DZM AD: approval of a Design Review for a mixed-use building, referred to as Block A Apartments, with 186 residential units and 3,600 SF of retail in the Lloyd Sub District of the Central City Plan District. Four conditions of approval required the following: [1] On the northwest elevation (Multnomah façade), the metal lap siding shall be extended at the northeast corner along the upper 3 levels to a point where the building wall angles, as indicated on Exhibit C-28; [2] The 3-toned color scheme of the Hardie panel must be retained in perpetuity. At any point in the future should the building need to be repainted, three shades of a single light color shall be used. The paint product shall be a recommended finish by the fiber cement panel manufacturer specific to the Hardie New Reveal system. It shall consist of a flat or eggshell paint finish for the countersunk fasteners and a minimum 2 coats of 100% Acrylic premium grade paint with the highest amount of solids for the panel finish; [3] Prior to building permit issuance, the applicant must submit a copy of a cross-access easement for the private driveway that is recorded on all three properties; and [4] Prior to building permit issuance, the applicant must submit an application for Nonconforming Upgrades Option 2 and a record a signed covenant to postpone the required nonconforming upgrades to the site for up to 2 years.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **May 11, 2016**. The following Bureaus have responded with the following information:

- The Water Bureau responded with no concerns and provided information on water service (Exhibit E-1);
- The Life Safety section of the Bureau of Development Services (BDS) responded with no concerns and provided Building Code information (Exhibit E-2); and
- The Bureau of Environmental Services responded with no concerns and provided information on stormwater management (Exhibit E-3).

The following Bureaus have responded with no concerns:

- The Site Development Section of BDS;
- The Portland Fire Prevention Division; and
- The Portland Bureau of Transportation.

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Title 33.805.10 Purpose of Adjustments

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the code's regulations would preclude all use of the site. Adjustment reviews provide flexibility for unusual situations and to allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

33.805.40 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. stated below are met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant is requesting to defer required nonconforming upgrades for a period of 3 years. When alterations are proposed at a site, in this case the construction of a mixed use project, and costs exceed \$155,900, up to 10 percent of the project cost must be spent toward bringing the site's nonconforming development into conformance with applicable development standards. The focus of nonconforming upgrades for the site involves pedestrian circulation systems, bicycle parking, improvements to the interior parking lot landscaping, and screening for exterior garbage collection areas and mechanical equipment. The purpose for the nonconforming development regulations is as follows:

33.258.070 Nonconforming Development

This section is primarily aimed at upgrading nonconforming development elements that affect the appearance and impacts of a site. It is not intended to require extensive changes that would be extremely impractical such as moving or lowering buildings.

In this case, the new hotel development will displace existing development that is triggering the need for the upgrades, and it is not reasonable to have the owner install the upgrades as required under the covenant, and then have them removed immediately to make way for the hotel. The applicant is therefore requesting an Adjustment to extend the compliance period of the nonconforming upgrades under Option 2 for three more years so a new hotel project can be reviewed and constructed.

City Bureaus have responded with no objections to the applicant's request to defer nonconforming upgrades for a period of 3 years until redevelopment occurs or until the 3-year period expires. In order to ensure that a redevelopment plan has been approved which meets the nonconforming upgrade requirements within a 3-year deferment period, a condition of approval is needed.

The condition of approval is as follows: Delay of the nonconforming upgrades is granted for any site development proposals for a period of 3 years from the date of this final decision. At the time the 3-year period expires, all nonconforming development standards associated with the proposed hotel must be in compliance with the Portland Zoning Code. Compliance may be accomplished through an approved permit which eliminates all nonconforming development items OR an approved permit which proposes to bring the site into compliance with all applicable nonconforming development standards (Condition B).

With conditions, this criterion is met.

- B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: PBOT has indicated no concerns regarding the proposal's consistency with the classification of adjacent streets.

The Portland Zoning Code defines "desired character" as "the preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area." In this instance, *Desired Character* is defined by the character statement of the CG zone, the Central City Plan District, the Lloyd Sub-District, and the Design overlay zone.

The General Commercial (CG) character statement notes that this zone is intended to allow auto-accommodating commercial development, including a full range of retail and service businesses. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.

The proposed convention center hotel will be consistent with the CG character statement, as it will allow auto-accommodating commercial development, including retail and service businesses. The proposed hotel development is anticipated to complete a Design Review process in the summer of 2016, which will ensure that Design Review Approval Criteria are met, the subsequent development will be an attractive improvement, and the development will be consistent with the desired character of the area.

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon. With the recent completion of the Oregon Convention Center, the District now serves as the "front door for Oregon and our city." The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

The Central City Fundamental Design Guidelines and the River District Design

Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

As noted above, the proposed hotel development is anticipated to complete a Design Review process in the summer of 2016, which will ensure that Design Review Approval Criteria are met, the subsequent development will be an attractive improvement, and the development will be consistent with the desired character of the area. The proposed 3-year compliance period extension will enable this Design Review and development. For these reasons, this proposal is consistent with the Desired Character of the area.

This criterion is met.

- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone.

Findings: Only one adjustment is requested, therefore, this criterion is not applicable.

- D. City designated scenic resources and historic resources are preserved; and

Findings: City designated scenic resources are identified on the Official Zoning Map with a lower case “s” and historic resources are designated by a large dot or as being within the boundaries of a Historic or Conservation district. There are no such resources present on the site; therefore, this criterion is not applicable.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: The applicant’s proposal does not alter the current conditions of the site; therefore, no impacts related to the adjustment are anticipated.

This criterion is met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resources and resource value as is practical.

Findings: Environmental overlay zones are designated on the Official Zoning Map with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). No environmental zoning is applied to the site; therefore, this criterion is not applicable.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

In October of 2013, a building permit was submitted for a mixed use project; the value of the alterations associated with this permit triggered the requirement to upgrade the site to be in conformance with certain site-related zoning standards. Rather than complete these upgrades as part of the building permit, the property owner elected to defer the upgrades for two years. The applicant is requesting an Adjustment to extend the compliance period for three more years so a new hotel project can be reviewed and constructed. A new hotel development will displace existing development that is triggering the need for the upgrades, and it is not reasonable to have the owner install the upgrades as required under the covenant, and then have them removed immediately to make way for the hotel.

City Bureaus have posed no objections to the applicant’s proposal to defer compliance. The proposed hotel development is anticipated to complete a Design Review process in the summer of 2016, which will ensure that Design Review Approval Criteria are met, the subsequent development will be an attractive improvement, will be consistent with the desired character of the area. The proposed 3-year compliance period extension will enable this Design Review and development. A condition of approval will ensure that, within 3 years, the site will comply with nonconforming development standards through an approved permit which eliminates all nonconforming development items or an approved permit which proposes to bring the site into compliance with all applicable nonconforming development standards. With this condition, the proposal can meet the approval criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of Adjustment to extend the compliance period of the non-conforming upgrades under Option 2 (33.258.070.D.2.b) for three more years so a new hotel project can be reviewed and constructed, per the approved site plans, Exhibit C-1, signed and dated June 13, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 16-156871 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Delay of the nonconforming upgrades is granted for any site development proposals for a period of 3 years from the date of this final decision. At the time the 3-year period expires, all nonconforming development standards associated with the proposed hotel must be in compliance with the Portland Zoning Code. Compliance may be accomplished through an approved permit which eliminates all nonconforming development items OR an approved permit which proposes to bring the site into compliance with all applicable nonconforming development standards.

Staff Planner: David Besley



Decision rendered by: _____ **on June 13, 2016.**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 16, 2016

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on April 20, 2016, and was determined to be complete on May 4, 2016.

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. Therefore this application was reviewed against the Zoning Code in effect on April 20, 2016.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: September 1, 2016.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 30, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **July 1, 2016 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the

County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

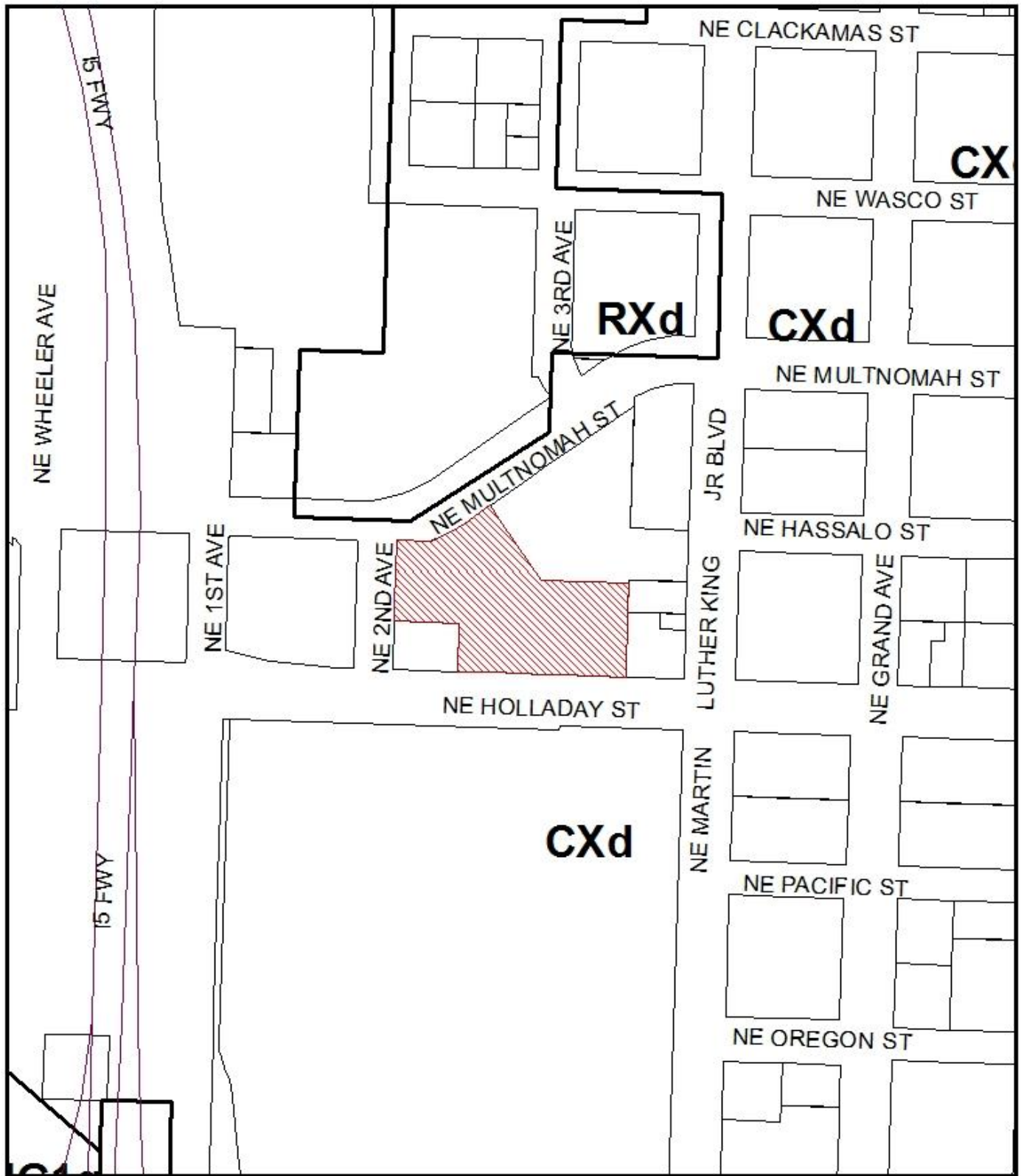
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS


NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Life Safety Section of BDS
 - 3. Bureau of Environmental Services
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application Form and Receipt

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).



ZONING

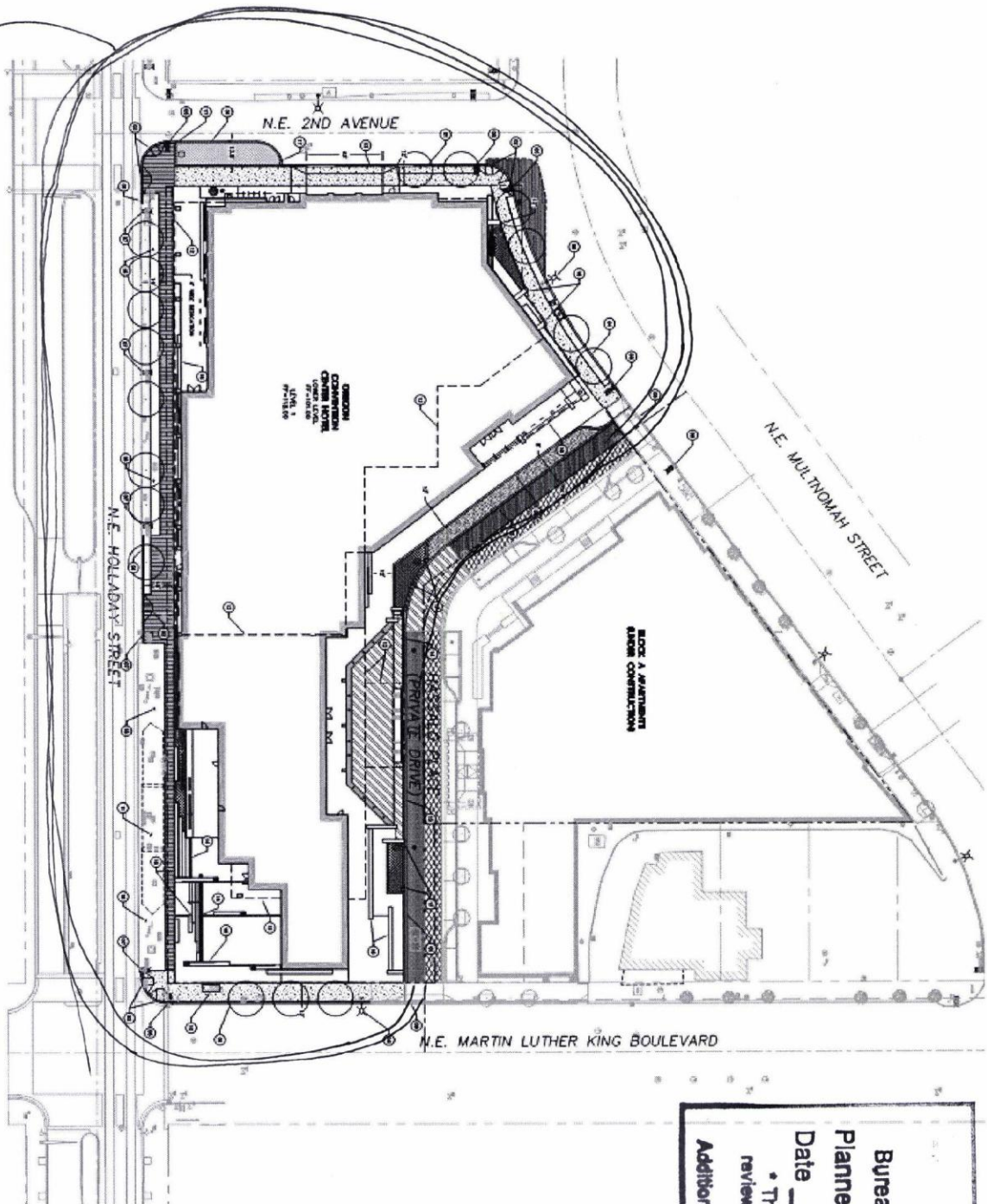
 Site



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

File No. LU 16-156871 AD
 1/4 Section 2930
 Scale 1 inch = 200 feet
 State_Id 1N1E34AA 3001
 Exhibit B (Apr 22, 2016)

Proposed Convention Center Hotel Site



Approved
 City of Portland
 Bureau of Development Services
 Planner David Balley
 Date 6-13-16

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Exhibit C:1
 LW 16-156871 AD