



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

FROM CONCEPT TO CONSTRUCTION

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Date: November 4, 2016
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@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 16-238798 DZ - LOBBY STOREFRONT REPLACEMENT

GENERAL INFORMATION

Applicant: Whit Middlecoff, GBD Architects
1120 NW Couch, #300
Portland, OR 97209

Owner: AAT Lloyd District LLC
11455 El Camino Real #200
San Diego, CA 92130-2047

Site Address: **700 NE MULTNOMAH ST**

Legal Description: LOT 1, LLOYD BLOCKS
Tax Account No.: R502560050
State ID No.: 1N1E35BB 02601
Quarter Section: 2931

Neighborhood: Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com
Business District: Lloyd District Community Association, contact Brian Griffis at admin@lloyddistrict.org
District Coalition: None
Plan District: Central City - Lloyd District
Zoning: **CXd**, Central Commercial with a design overlay
Case Type: **DZ**, Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks Design Review for the replacement of the north and south entrance storefront systems on the Lloyd 700 Building. The proposed north entrance will replicate the

existing outswing configuration, but with new clear, insulated glass replacing the existing dark tinted glass. The proposed south entrance will replace the existing outswing doors and metal panel infill with a clear glass revolving door assembly flanked by two new clear glass doors. This new configuration will allow for the expansion of the south lobby entrance to the building. The applicant suggests the proposal will allow for more daylighting of the interior space and a stronger connection to the plaza south of the building.

Because this proposal is for a site with a design overlay zone and non-exempt exterior alterations are proposed, design review is required.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Lloyd District Design Guidelines

ANALYSIS

Site and Vicinity: The site is located within the Central City Plan District, more specifically, the Lloyd Sub-district. The site is considered a “Superblock” as it is made up of multiple blocks with vacated streets – specifically for this site, four typical 200’ x 200’ blocks with two 60’-wide vacated streets (NE 8th Avenue and NE Hassalo). The northern boundary is NE Multnomah (City Walkway, Transit Access Street, City Bikeway), the southern boundary is NE Holladay (Regional Transitway and Major Priority Street, MAX Line, Central City Transit/Pedestrian Street), the eastern boundary is NE 7th Avenue (Streetcar Line, City Walkway, Transit Access Street, City Bikeway), and the western boundary is NE 9th Avenue (City Walkway).

The site consists of a 16-story office building with ground level retail, Lloyd 700, at the northwest corner of the site. This International Style office tower was built in 1971. The remainder of the site has three mixed-use buildings developed over the past few years. They were approved through a 2013 design review.

This 4-block site is part of a string of Superblocks between NE 7th and 9th Avenues owned by the owner of this site, American Assets Trust (AAT). To the south is Oregon Square (AAT owned), beyond that is the State office building abutting Interstate 84 to its south. To the north is a 6 block Superblock with a similar 1970’s office tower and a substantial parking area for the remainder of the site (AAT owned). Across the site to the northeast is Lloyd Center, a substantial indoor shopping center with large anchor tenants. Across NE 9th is a large hotel user on a 4-block Superblock. Three blocks to the west is the Oregon Convention Center (OCC). And just northwest of the OCC is the Rose Garden Complex – the Rose Garden Arena and Memorial Coliseum. There are ample redevelopment and/or infill opportunities on various large properties surrounding this site, similar to the current state of the subject site. Approximately 5 blocks to the east and 6 blocks to the north are established residential neighborhoods.

Zoning: The Central Commercial Zone (CX) 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 Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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:

- **LU 16-238827 DZ** approved additional louvers in the high bay windows on the Velomor and Elwood buildings to match existing, as well as new louvers in the soffit over the ground floor of the Lloyd 700 building.
- **LU 15-149436 DZM** approved bike racks stacked vertically and horizontally, and staggered at 18” on center within secure bike storage rooms. The decision allowed for a greater number of bikes to be stored than required.
- **LU 13-127647 DZM** approved three new mixed-use retail and residential buildings on the superbloc site. The project included over 1,000,000 square feet of new construction, including over 600 apartment units, 44,0000 square feet of retail and 1,200 below grade parking stalls. The existing Lloyd 700 building and the three new buildings frame a large plaza/pedestrian path over below grade parking.
- **LU 11-192699 DZM** approved an extension of the timeline established prior (LU 06-119638 DZM) for completion of parking lot landscaping for the site. This approval included 3 Modifications to Zoning Code standards and 2 Conditions of Approval. Once development occurs on the surface parking lots of the Lloyd 700 Superblock, the requirements of this case related to the Lloyd 700 Superblock will not apply, as the approved development would establish conformance with the Zoning Code or the appropriate Modifications/Adjustments would be processed. However, “site” is defined by developed lots in common ownership, which means any prior requirements and/or conditions of approval for the other lots in the “site” must be met at the time of building permit.
- **LU 06-119638 DZM** approved a 3-year timeline to upgrade parking lot landscaping for the site. This approval included several Modifications to Zoning Code standards and Conditions of Approval. Once development occurs on the surface parking lots of the Lloyd 700 Superblock, the requirements of this case related to the Lloyd 700 Superblock will not apply, as the approved development would establish conformance with the Zoning Code or the appropriate Modifications/Adjustments would be processed. However, “site” is defined by developed lots in common ownership, which means any prior requirements and/or conditions of approval for the other lots in the “site” must be met at the time of building permit.
- **LU 06-148259 DZM** approved an ornamental freestanding clock in the public right-of-way on NE Multnomah Street.
- **LU 99-00547 DZ** approved the following upgrades to the Lloyd 700 office tower: enclose the south entry vestibule, replace existing storefront doors, modify the column bases at the entries, install colored concrete paving at entries, remove an accessible ramp in conjunction with the creation of other ramps for accessibility, relocate two planters from the north entry to the south entry, and remove 2 planters at the north entrance.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **October 7, 2016**. The following Bureaus have responded with no issues or concerns:

- Life Safety (exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 7, 2016. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825, Design Review Section 33.825.010 Purpose

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design district guidelines.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

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.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Central City and Lloyd District Guidelines are addressed concurrently.

C2 PROMOTE PERMANENCE AND QUALITY IN DEVELOPMENT *Use design principles and building materials that promote quality and permanence.*

C3 RESPECT ARCHITECTURAL INTEGRITY *Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.*

C4 COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS *Complement the context of existing buildings by using and adding to the local design vocabulary.*

C5 DESIGN FOR COHERENCY *Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.*

A6 RE-USE / REHABILITATE / RESTORE BUILDINGS *Where practical, reuse, rehabilitate, and restore buildings and/or building elements.*

Findings: The proposed new storefront system will replace the existing dark tinted glass with high-quality; insulated, clear glass along both the south and north lobbies of the Lloyd 700 building. The proposed storefront updates the dated, dark-tinted glass with a more contemporary system that matches the existing steel and glass awnings over both lobby entrances. The modules of the new system match the existing lines, maintaining the verticality of the International Style architecture. *Therefore, these guidelines are met.*

C10-2 DESIGN EXTERIOR BUILDING WALLS THAT ARE TRANSPARENT IN GLAZED AREAS AND SCULPTURAL IN SURFACE *Design exterior building walls that are transparent or translucent in the glazed areas and which are textural, sculptural and articulated in surface character.*

C10-3 USE LIGHT COLORS *The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.*

Findings: The proposed storefront will replace dark bronze tinted glass with clear anodized glazing that better meets the Lloyd District guidelines around transparency and light colors. *Therefore, these guidelines are met.*

A5 ENHANCE, EMBELLISH AND IDENTIFY AREAS *Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.*

A5-1 DEVELOP IDENTIFYING FEATURES *Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.*

A8 CONTRIBUTE TO A VIBRANT STREETScape *Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.*

B5 MAKE PLAZAS, PARKS, AND OPEN SPACE SUCCESSFUL *Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open*

spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

B7 INTEGRATE BARRIER-FREE DESIGN Integrate access systems for all people with the building's overall design concept.

C1 ENHANCE VIEW OPPORTUNITIES Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

C6 DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACES Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C8 DIFFERENTIATE THE SIDEWALK LEVEL OF THE BUILDINGS Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings: The proposed clear lobby entrance storefronts will allow views through the Lloyd 700 Building from NE Multnomah to the public plaza south of the building, in the vacated stretch of NE Hassalo between NE 7th and NE 8th Avenues. The clear glass at the lobby entrances will stand out from the dark tinted glass elsewhere on the building, serving to differentiate the sidewalk level from the upper floors and calling attention to the views and access through the building. The landscaped plaza south of the Lloyd 700 Building is a unique amenity in the Lloyd District, and serves as a pedestrian and bicycle corridor as well as access for surrounding ground floor retail. This proposal will foster connections to the plaza and its street-level retail through views and easier access to the space. It supports access to and from the plaza with barrier-free transition into the Lloyd 700 building through the addition of a revolving door and two new glass doors into the south lobby. *Therefore, these guidelines are met.*

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

This proposal will activate the street level by promoting views of through a formerly dark building and strengthening the public plaza and adjacent retail amenities within the superblock. The Lloyd 700 building is notable for its very dark tinted windows and the proposal to begin replacing the dark glass at the entries with clear glazing both enhances the pedestrian views and better supports the commercial uses of the building. This update will better integrate the building with the surrounding development around it while respecting the architectural style of the building.

ADMINISTRATIVE DECISION

Approval of lobby storefront replacement, per the approved site plans, Exhibits C-1 through C-8, signed and dated November 1, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.8. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-238798 DZ. No field changes allowed."

Staff Planner: Hannah Bryant

Decision rendered by:  **on November 1, 2016**
By authority of the Director of the Bureau of Development Services

Decision mailed: November 4, 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 September 7, 2016, and was determined to be complete on October 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 September 7, 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.

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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 18, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 Design Commission 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 Design Commission 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 **November 21, 2016**. 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

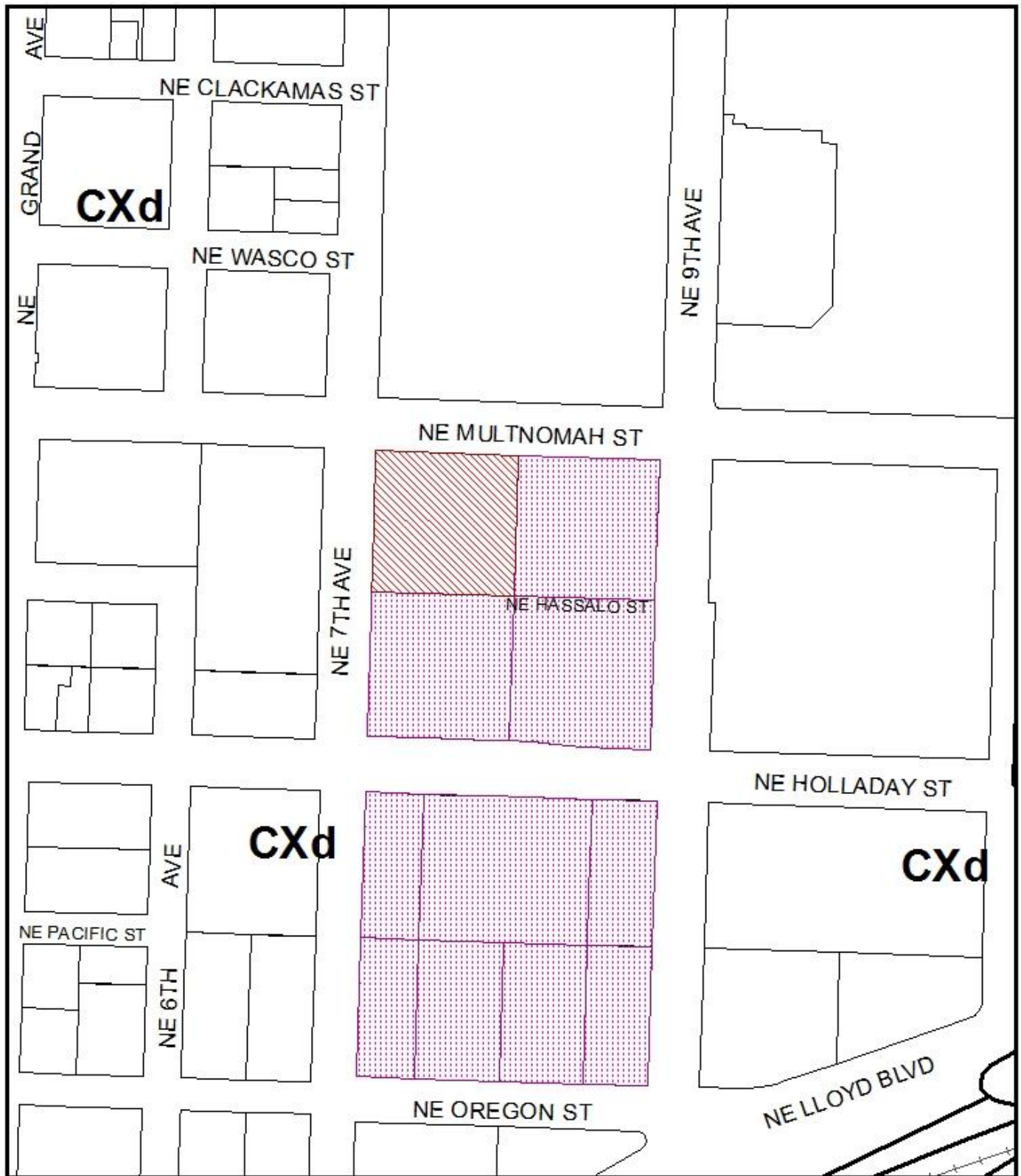
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Lobby – South Elevation and Plan (attached)
 - 3. Egress Stair Existing Plan
 - 4. Lobby – North Elevation and Plan (two pages)
 - 5. Lobby – Proposed Ground Floor Plan
 - 6. Lobby – Existing Ground Floor Plan
 - 7. Kawneer Finish Cutsheet
 - 8. Kawneer 1600 Wall System Cutsheets (16 pages)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety
- G. Other:
 - 1. Original LU Application
 - 2. Zoning Plan Examination Checksheet
 - 3. Hannah Bryant, September 15, 2016, email requesting fire egress clarification.
 - 4. Site Photos

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



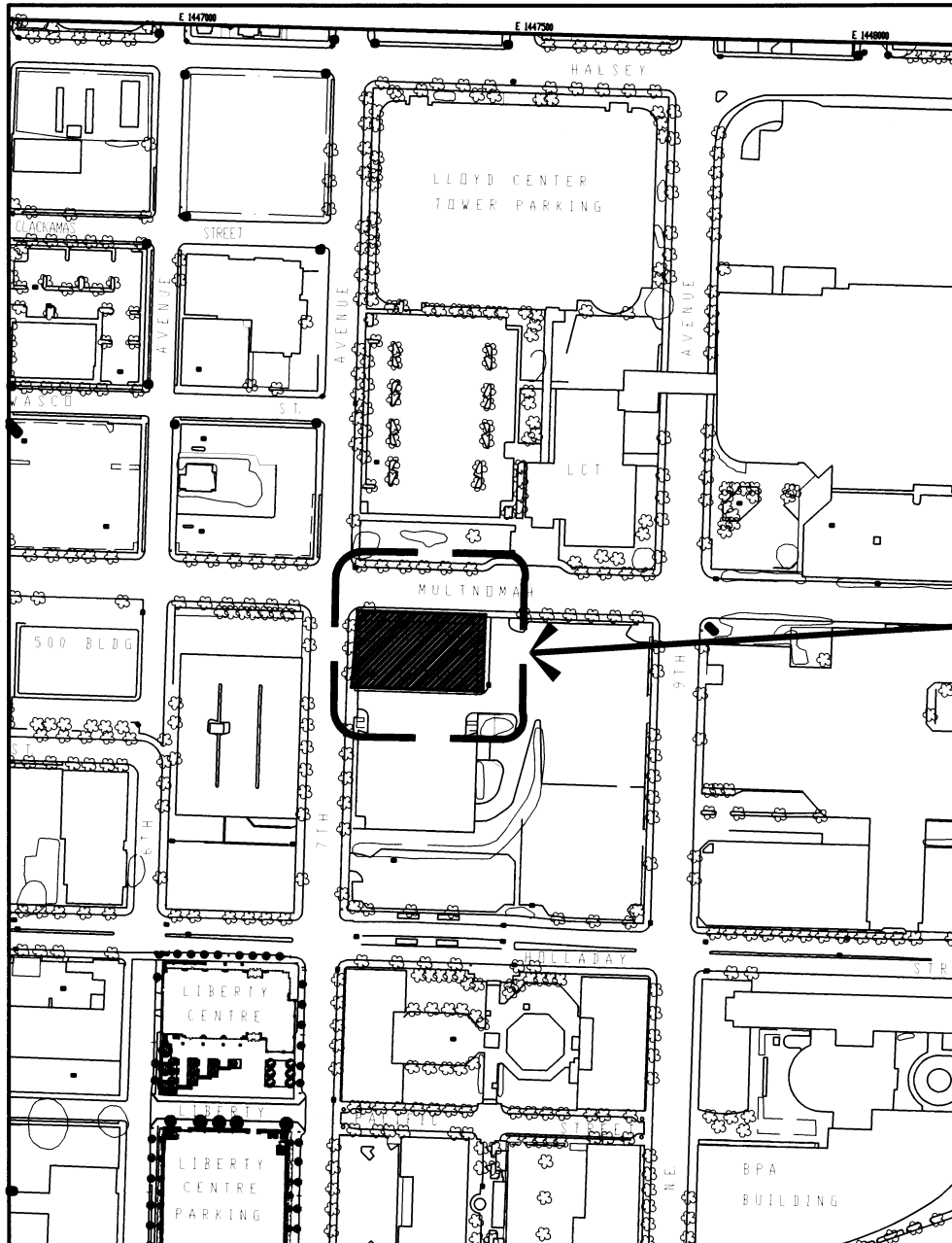
This site lies within the:
CENTRAL CITY PLAN DISTRICT
LLOYD DISTRICT SubDistrict

- Site
- Also Owned Parcels

File No. LU 16-238798 DZ
 1/4 Section 2931
 Scale 1 inch = 200 feet
 State_Id 1N1E35BB 2601
 Exhibit B (Sep 08, 2016)

LLOYD 700 BUILDING 700 NE MULTNOMAH STREET

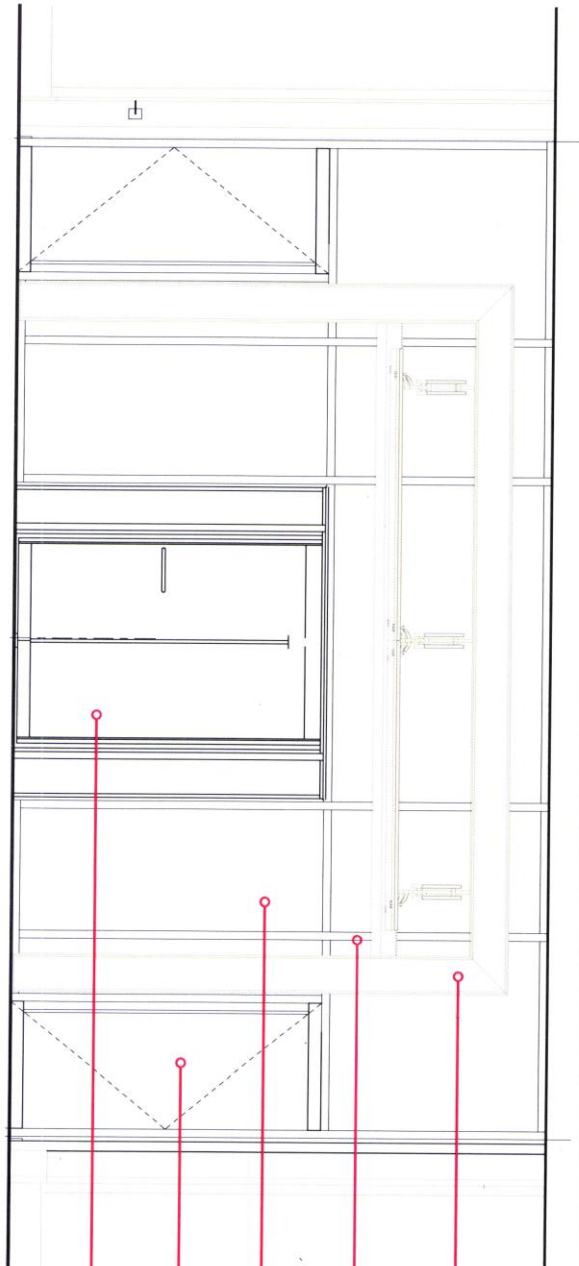
SITE PLAN



JOB SITE



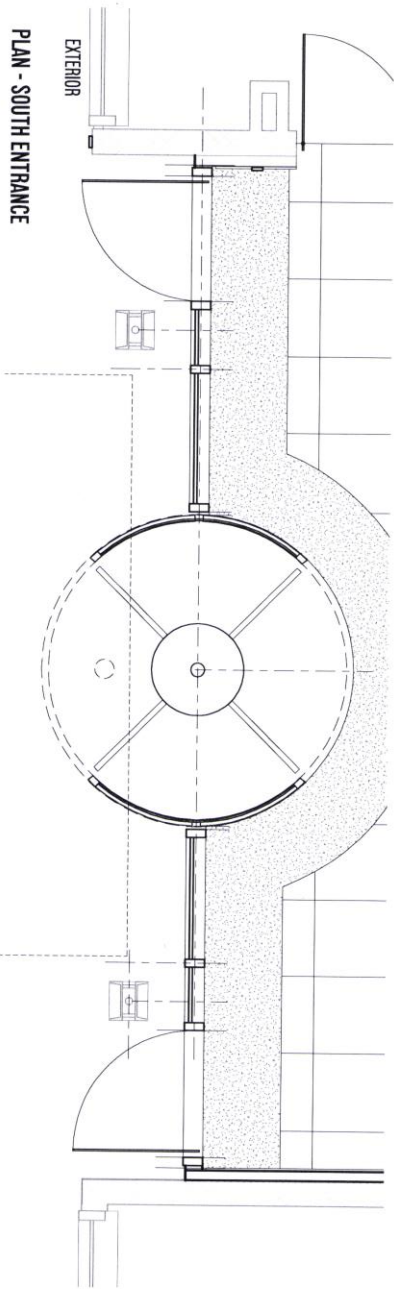
LU16 - 23879 8DZ C1



- EXISTING STEEL AND GLASS CANOPY
- NEW STOREFRONT SYSTEM WITH CLEAR ANODIZED FINISH
- CLEAR INSULATED GLASS (PPG SOLARBAN 60)
- FRAMELESS GLASS ENTRY DOORS
- ALL-GLASS REVOLVING DOOR

SOUTH ELEVATION

INTERIOR



PLAN - SOUTH ENTRANCE

EXTERIOR



LOBBY : SOUTH ELEVATION AND PLAN