



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

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

Date: March 9, 2017
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294/MeganSita.Walker@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 March 30, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-116714 DZ, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-116714 DZ – LLOYD CENTER ROOFTOP MECHANICAL

Applicant: Sean Maddox | MD7, LLC On Behalf of Verizon Wireless
6645 NE 78th Court, Suite 4c
Portland, OR 97218

Owner: Capref Lloyd Center LLC
2201 Lloyd Center
Portland, OR 97232-1315

Jay Gratchner | Verizon Wireless
5430 NE 122nd Avenue
Portland OR, 97230

Contact Person: Dennis Henderson | Lloyd Center Management
2201 Lloyd Center
Portland, OR 97232

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 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
Other Designations:	
Zoning:	CXd – Central Commercial with 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 approval to install three (3) new HVAC units on the roof of the Lloyd Center Mall. The three (3) proposed HVAC units, measuring approximately 9’ tall are associated with an interior remodel to convert an existing storage room inside the mall into a telecommunications head-end room to support the installation of a Distributed Antenna System (DAS). Along with the three (3) proposed HVAC units, two (2) 36” tall steel guardrails are proposed to the north and south of the units. The roof upon which the three (3) units are proposed, overlooks the upper rooftop parking deck of an existing 3-story parking garage fronting onto NE Halsey Street. As such, the proposed units will be setback approximately 270’ south of the north property line along NE Halsey. The units are proposed to either have a matte finish or be painted to match the roof surface.

Design Review is required for non-exempt exterior alterations to an existing building in the design overlay zone.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*
- *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 February 6, 2017 and determined to be complete on March 6, 2017.

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.
- 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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.

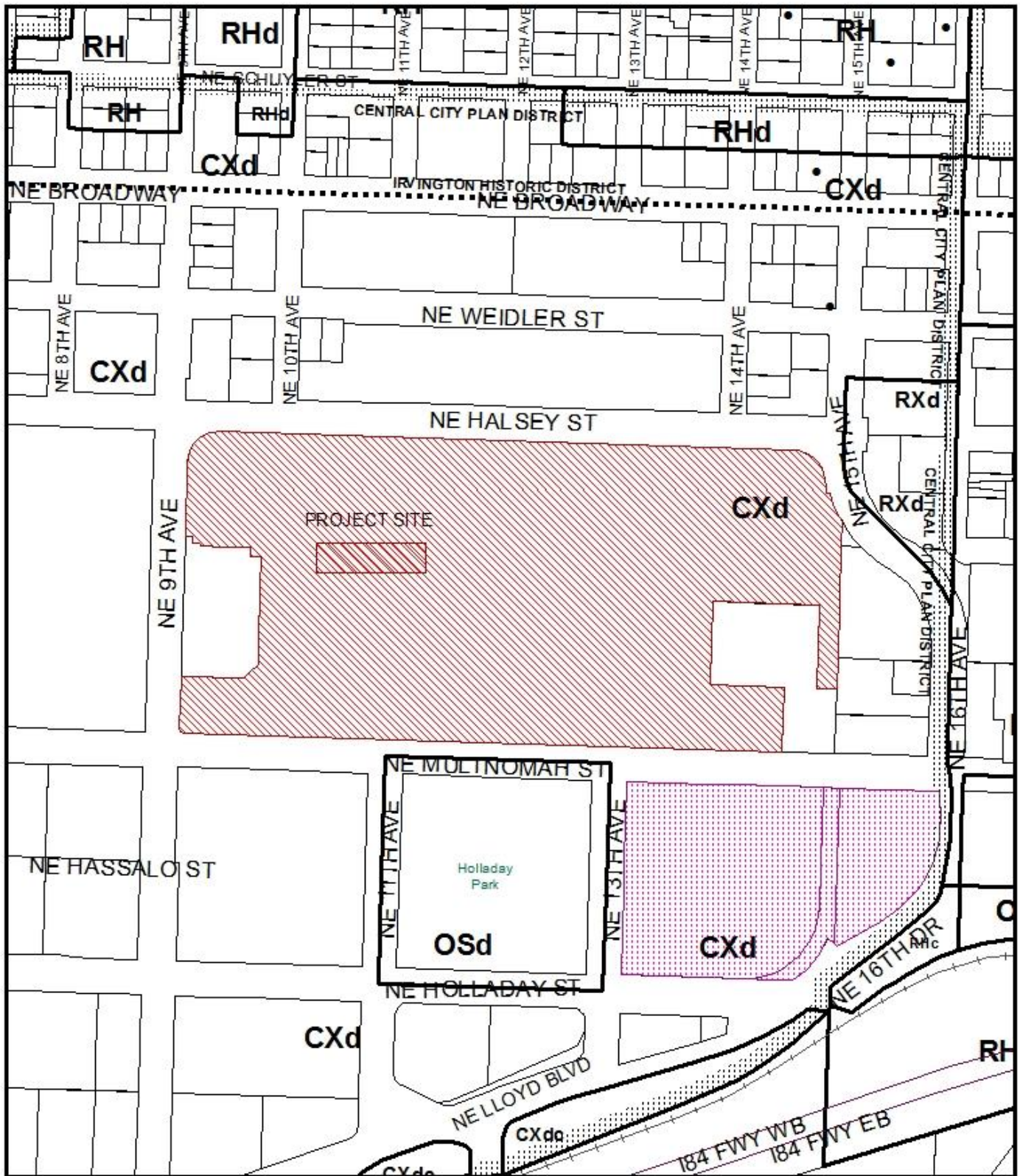
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Partial Roof Plan & Sections



ZONING



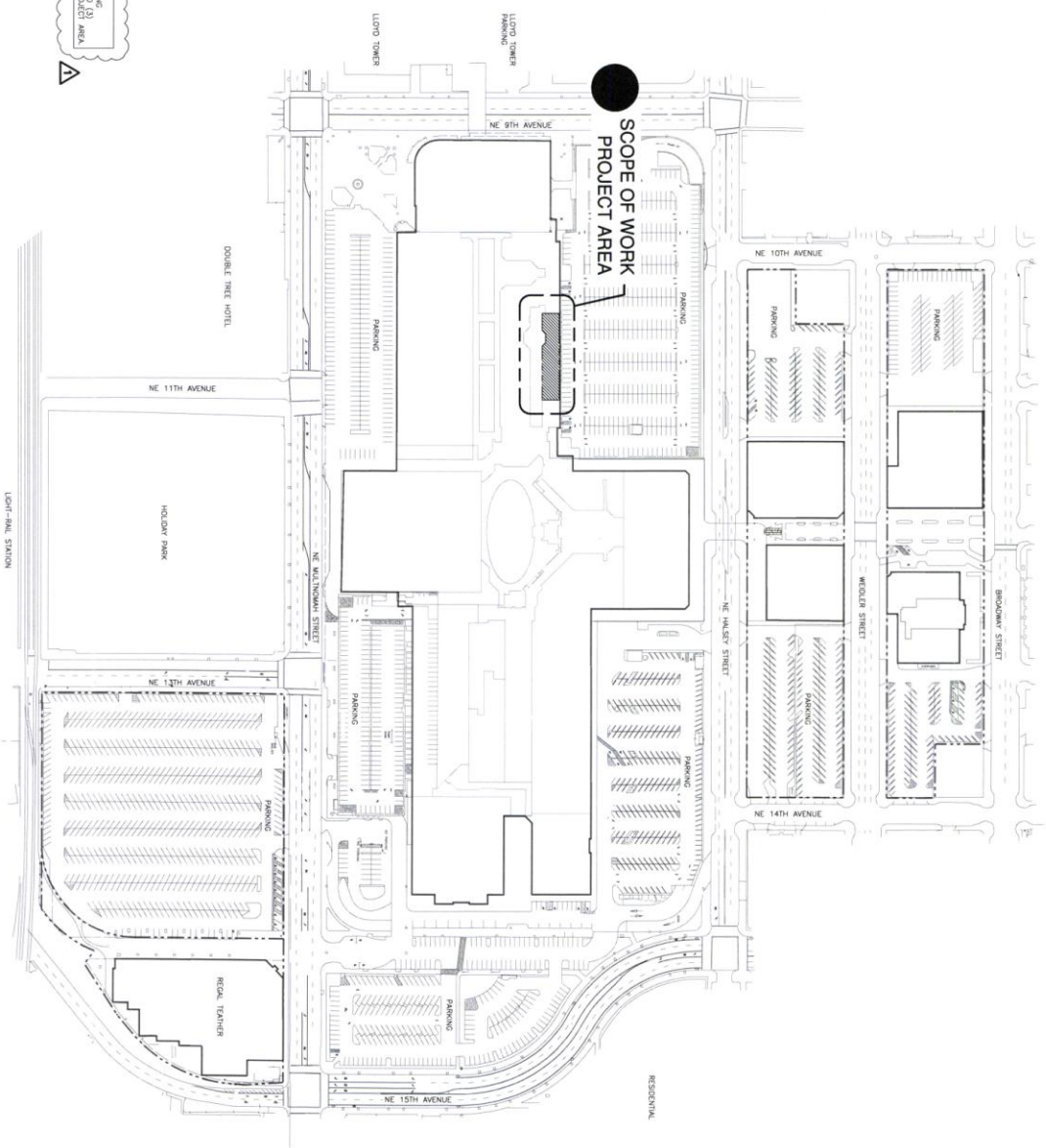
This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 LLOYD DISTRICT SUBDISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No.	LU 17-116714 DZ
1/4 Section	2931 2932
Scale	1 inch = 300 feet
State_Id	1N1E35BA 101
Exhibit	B (Feb 09, 2017)

1 OVERALL OFFICE LEVEL MALL PLAN
 SCALE: T = 100'-0" (22834), T = 200'-0" (11417)

NOTE: SEE (7) EXISTING MECHANICAL UNITS AND (3) MECHANICAL UNITS LOCATED IN THE PROJECT AREA



L017-116714DZ



SHEET NUMBER
A0.0
 PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER
 74189PE
 Jan 27, 2017
 OREGON
 JAN 19, 2004
 GLEN L. HUNT, III
 EXPIRES 6-30-11

PROJECT MANAGER	ESC
PREPARED BY	AM
APPROVED BY	ESC
DATE	
REVISION	
NO. 1	ISSUED FOR SET COMMENTS
NO. 2	ISSUED FOR SET COMMENTS
NO. 3	ISSUED FOR SET COMMENTS
NO. 4	ISSUED FOR SET COMMENTS
NO. 5	ISSUED FOR SET COMMENTS
NO. 6	ISSUED FOR SET COMMENTS
NO. 7	ISSUED FOR SET COMMENTS
NO. 8	ISSUED FOR SET COMMENTS
NO. 9	ISSUED FOR SET COMMENTS
NO. 10	ISSUED FOR SET COMMENTS

CAMP+
 ASSOCIATES
 1940 40TH AVE., W. SUITE 204
 PORTLAND, OR 97228
 PHONE: (503) 742-6888
 FAX: (503) 742-6899
 WWW.CAMPPLUS.COM

LLOYD CENTER MALL
 (10TH FLOOR)
 2801 LLOYD CENTER
 PORTLAND, OR 97232



