



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: June 27, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353/Hannah.Bryant@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 July 18, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-183849 DZ, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-183849 DZ – NEW STOREFRONT ENTRANCES

Applicant: Whit Middlecoff | GBD Architects
1120 NW Couch Street, Suite 300
Portland, OR 97209
503-224-9656 | Whit@gbdarchitects.com

Owner: AAT Lloyd District LLC
11455 El Camino Real #200
San Diego, CA 92130-2047
858-350-2613

Site Address: **1107 NE 9TH AVE**

Legal Description: LOT 2, LLOYD BLOCKS
Tax Account No.: R502560100
State ID No.: 1N1E35BB 02602
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@loyddistrict.org.
District Coalition: None
Plan District: Central City - Lloyd District
Other Designations: None
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 approval for the addition of four new retail entrances and two additional exterior canopies to support new retail tenants at the Elwood Building. All storefront entrances and canopies proposed will match the existing elements already installed on the building, as approved through a previous design review. Design Review is required for all non-exempt exterior alterations on this building because it is located in the Lloyd District design overlay zone.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Portland's Zoning Code, 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 June 8, 2017 and determined to be complete on June 21, 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.

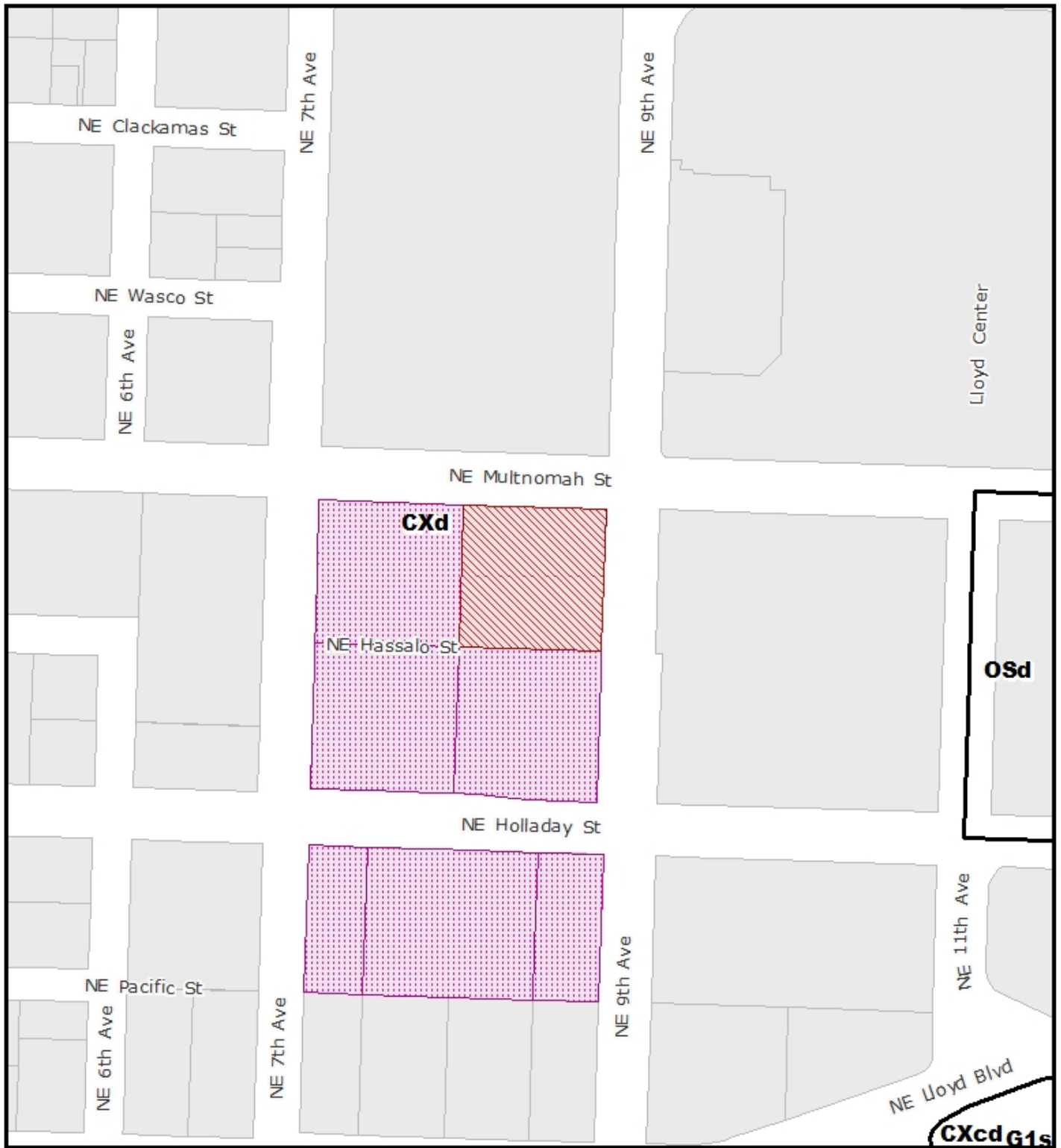
APPEAL OF THE FINAL CITY DECISION

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
Building Elevations



ZONING

NORTH

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 LLOYD DISTRICT SUBDISTRICT

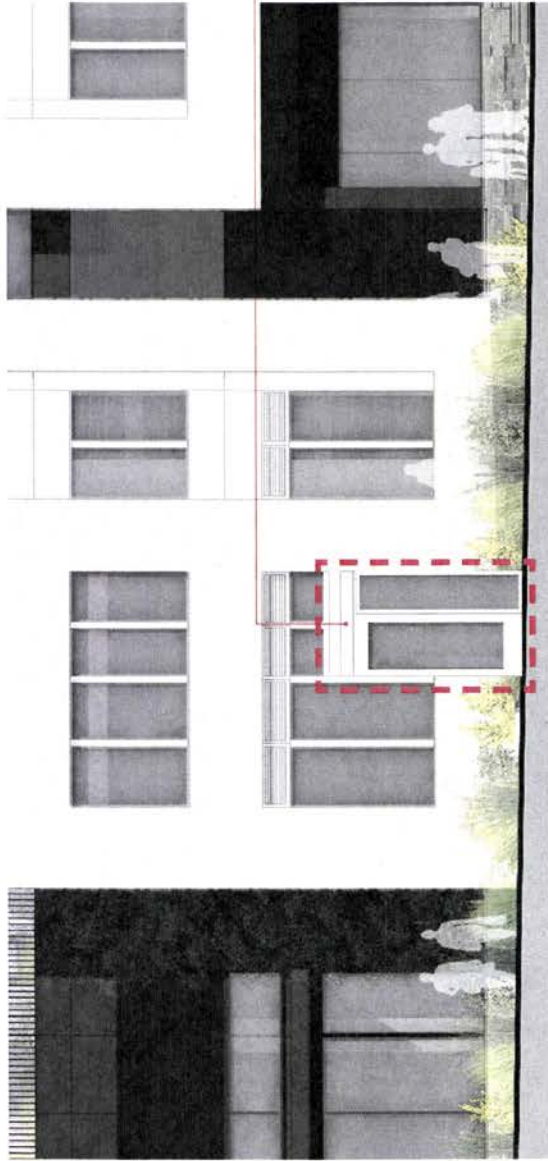
-  Site
-  Also Owned Parcels

File No.	LU 17-183849 DZ
1/4 Section	2931
Scale	1 inch = 200 feet
State ID	1N1E35BB 2602
Exhibit	B Jun 13, 2017

Elwood Building 1107 NE 9th Avenue

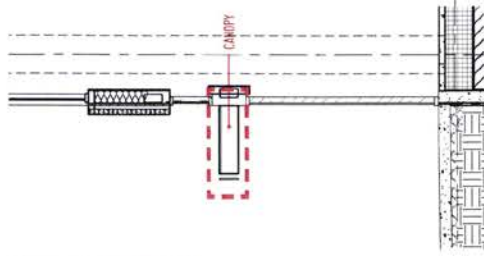


LA 17-183849 DZ



CANOPY DETAIL - PAINT TO MATCH COLOR OF ADJACENT WINDOW FRAMES

PROPOSED RETAIL ENTRY TO MATCH BUILDING FINISHES

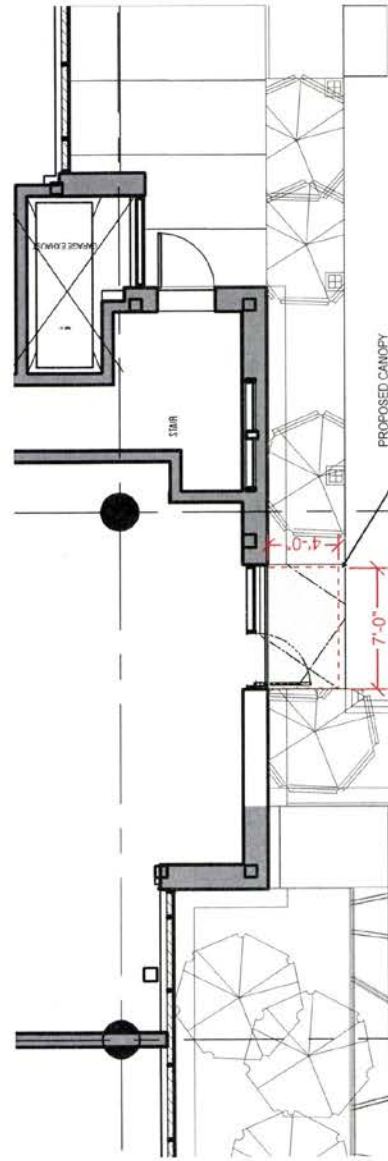


EXISTING CONDITIONS AT PROPOSED ENTRY

MODIFY GLAZING SYSTEM TO ACCOMMODATE NEW DOOR / SIDE LIGHT AND CANOPY

EXTEND LANDING OF RAMP TO FACE OF BUILDING - MODIFY EDGE PROTECTION RAILS

ELWOOD (B100)



PROPOSED CANOPY OVER NEW ENTRY

SOUTHWEST RETAIL ENTRY