



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 2, 2018
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on May 2, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-135071 LC, in your letter. It also is helpful to address your letter to me, Sean Williams. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-135071 LC

Applicant: Cassidy Bolger
Portland Lloyd Center Community 2, LLC
650 NE Holladay Street, Suite 1600
Portland, OR 97232

Owner: Todd Minnis
Capref Lloyd II, LLC
8343 Douglas Avenue, #975
Dallas, TX 75225

Surveyor: Troy Tetsuka
KPF Consulting Engineers Inc
111 SW 5th Avenue, Suite 2400
Portland, OR 97204

Site Address: 2201 NE Lloyd Center

Legal Description: 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

Tax Account No.: R396211690, R396211710, R396211760, R396211770, R396211880
State ID No.: 1N1E35AB 06900, 1N1E35AB 07000, 1N1E35AB 06800, 1N1E35AB 06500, 1N1E35AB 06400

Quarter Section: 2932
Neighborhood: Sullivans Gulch, contact DJ Heffernan at djheff1@gmail.com & 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: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.
Plan District: Central City - Lloyd District
Other Designations: None
Zoning: Central Commercial (CX) w/ Design (d) Overlay
Case Type: Lot Consolidation (LC)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to consolidate the following historic lots, or portions thereof, including vacated rights-of-way, into one parcel: Lots 1-8, Block 174 and Lots 1-8, Block 175, Holladay's Addition. The lot consolidation is in preparation for a future property line adjustment (18-135071 PR) with abutting property (Lot 1, Partition Plat 1999-146). The property line adjustment is not part of this review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Lot Consolidation Approval Criteria.**

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 March 14, 2018 and determined to be complete on March 29, 2018.

DECISION MAKING PROCESS

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

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

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

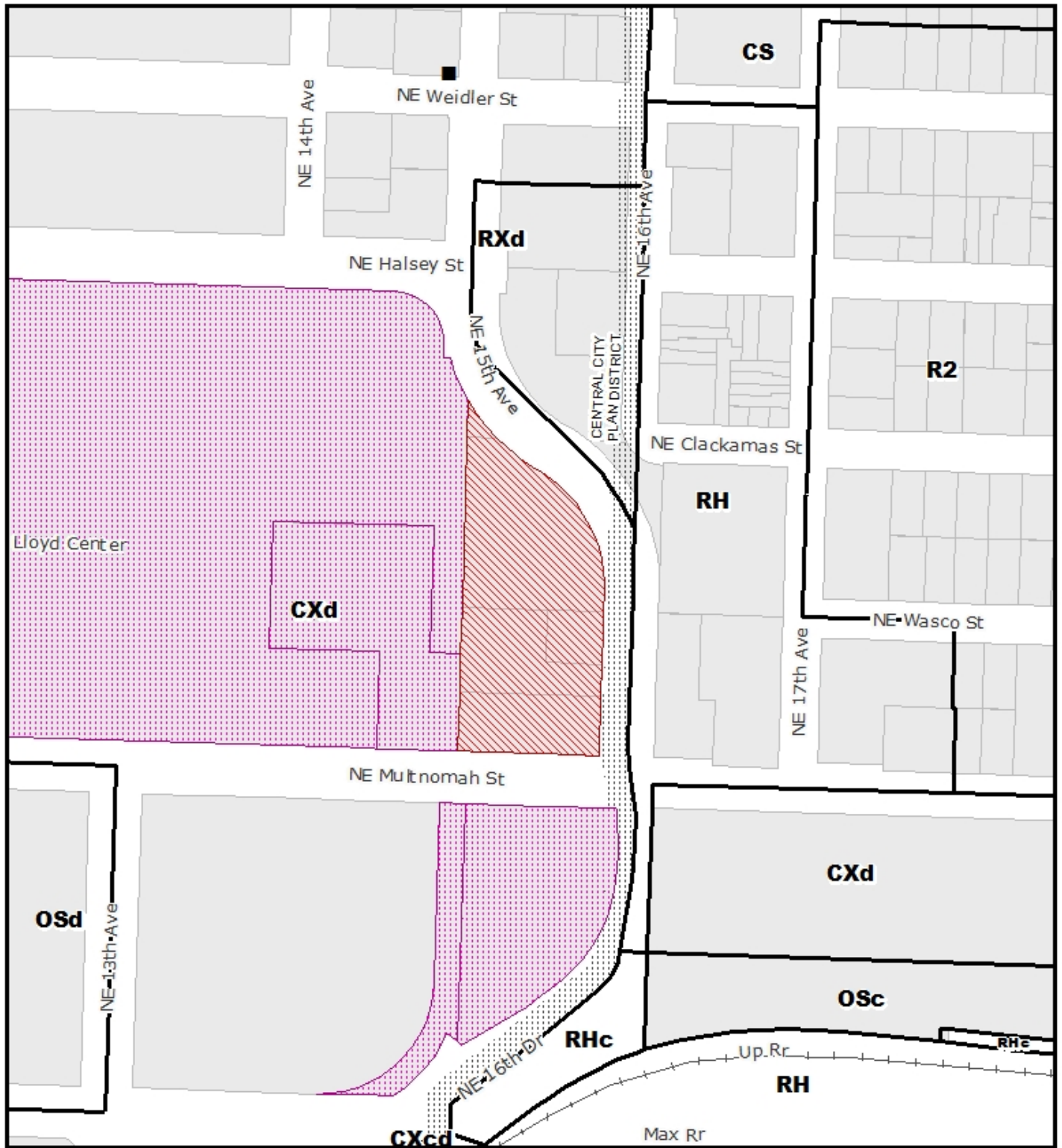
APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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



ZONING



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

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 18-135071 LC
1/4 Section	2932
Scale	1 inch = 200 feet
State ID	1N1E35AB 6900
Exhibit	B Mar 29, 2018

DATE FILED _____

REGISTER NUMBER _____

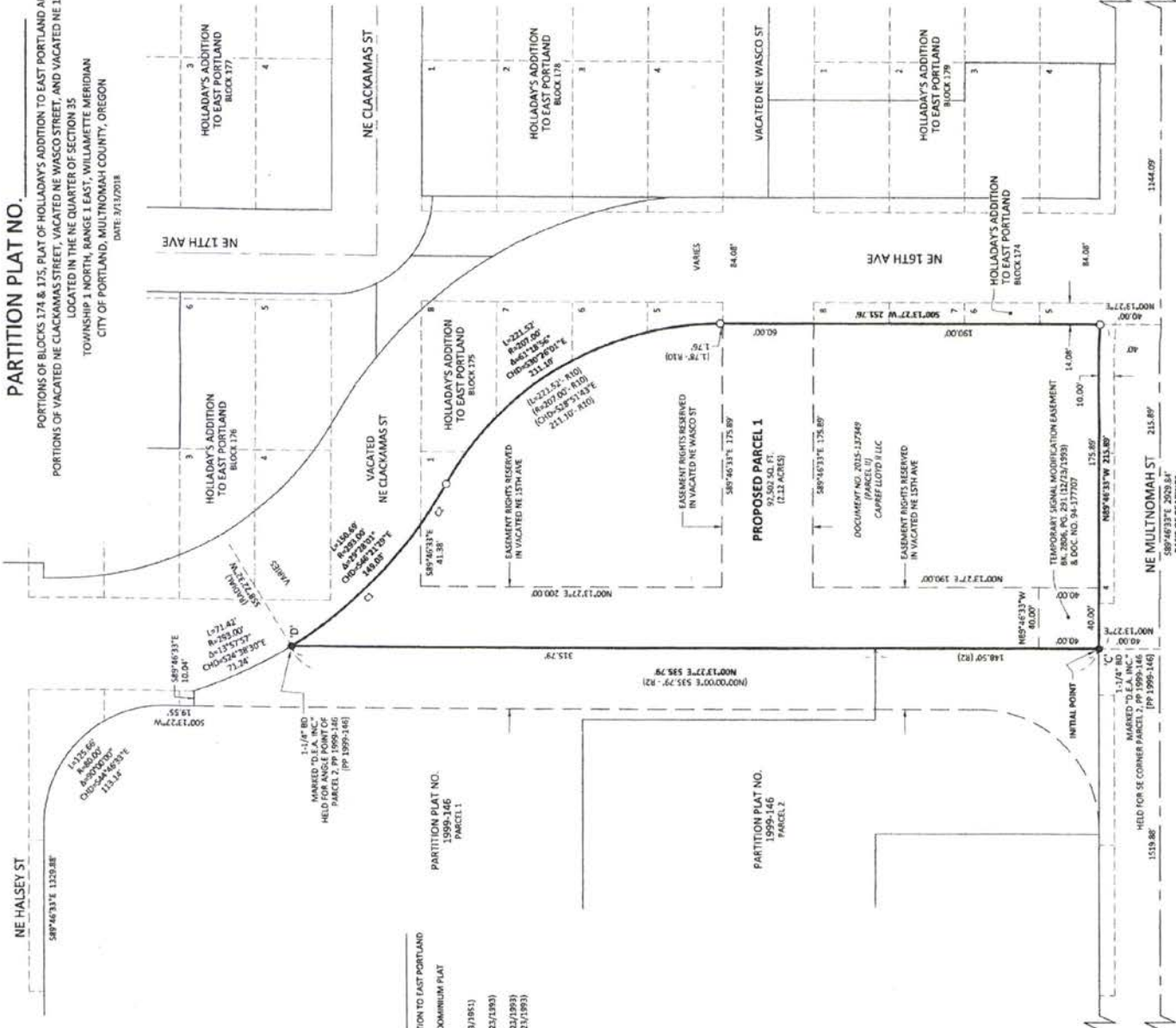
PARTITION PLAT NO. _____
 PORTIONS OF BLOCKS 174 & 175, PLAT OF HOLLADAY'S ADDITION TO EAST PORTLAND AND
 PORTIONS OF VACATED NE CLACKAMAS STREET, VACATED NE WASCOS STREET, AND VACATED NE 15TH AVENUE
 LOCATED IN THE NE QUARTER OF SECTION 35
 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 DATE: 3/13/2018

VE DATA:

T: 117.00'
 O: 315.591' 118.25'
 C: 94°
 S: 75.591' 31.67'

RENCES:

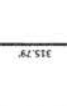
CITY OF HOLLADAY'S SECTION TO EAST PORTLAND
 P. 1999-146
 HE CEDAR GARDENS CONDOMINIUM PLAT
 V. 42544
 P. 1999-146
 DOC. NO. 2015-137848
 DOC. NO. 2015-137849
 DOC. NO. 2015-137850
 DOC. NO. 2015-137851
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 DOC. NO. 2015-137859
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 DOC. NO. 2015-137861
 DOC. NO. 2015-137862
 DOC. NO. 2015-137863
 DOC. NO. 2015-137864
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 DOC. NO. 2015-137868
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 DOC. NO. 2015-137897
 DOC. NO. 2015-137898
 DOC. NO. 2015-137899
 DOC. NO. 2015-137900



- NOTES:**
1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. _____
 2. PORTIONS OF PARCEL 1 SHOWN HEREON, DEFINED AS "COMMON AREA", ARE SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR AUTOMOBILE PARKING & INCIDENTAL USES, UTILITIES, AND CONSTRUCTION, PER BOOK 2340, PAGE 1835 (9/5/1999).
 3. THOSE PORTIONS OF PARCEL 1 INCLUDED IN VACATED NE 15TH AVENUE, VACATED NE CLACKAMAS STREET, AND VACATED WASCOS STREET ARE SUBJECT TO PUBLIC UTILITY EASEMENTS, AND OTHER ENCUMBRANCES AS DESCRIBED IN BOOK 2806, PAGE 281 (12/23/1993) AND DOCUMENT NO. 94-177707.
 4. THOSE PORTIONS OF VACATED NE 15TH AVENUE SHOWN HEREON ARE SUBJECT TO A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE OWNERS OF BLOCKS 157, 158, 159, 174 AND 175, HOLLADAY'S ADDITION TO EAST PORTLAND, AS DESCRIBED IN BOOK 2806, PAGE 281 (12/23/1993) AND DOCUMENT NO. 94-177707.
 5. THAT PORTION OF PARCEL 1 INCLUDED IN THE NORTH HALF OF VACATED NE WASCOS STREET IS SUBJECT TO A 20 FOOT WIDE TEMPORARY GAS UTILITY EASEMENT (CENTERED ON THE FACILITY) TO NORTHWEST NATURAL GAS COMPANY, AS DESCRIBED IN BOOK 2806, PAGE 281 (12/23/1993) AND DOCUMENT NO. 94-177707.
 6. THE ENTIRE PARCEL 1 IS SUBJECT TO A "NO BUILD" EASEMENT, AS DESCRIBED IN DOCUMENT NO. 2013-079597.
 7. PORTIONS OF PARCEL 1 ARE SUBJECT TO ACCESS, EMERGENCY, MINOR ENCROACHMENT, UTILITY AND STORAGE EASEMENTS, AS DESCRIBED IN DOCUMENT NO. 2013-079597.

LEGEND:

- SUBJECT PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- BRASS DISK
- BRASS SCREW
- PARTITION PLAT NUMBER
- MULTNOMAH COUNTY PLAT RECORDS
- SURVEY NUMBER
- MULTNOMAH COUNTY SURVEY RECORDS
- RECORD DATA PER REFERENCE NOTED
- ORIGIN OF MONUMENT PER REFERENCE NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" X 3/32" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KPPFF INC."
- SET 1-1/8" BRASS DISK MARKED "KPPFF INC."



SCALE
 1 INCH = 50 FEET

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 TROY T. TETSUKA
 JUN 30, 1997
 2841
 EXPIRES 6/30/18

