



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 11, 2018
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676/Emily.Hays@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 2, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-169496 DZ, in your letter. It also is helpful to address your letter to me, Emily Hays. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-169496 DZ – ALTERATIONS

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

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

Site Address: **830 NE Holladay Street**

Legal Description: BLOCK 102 INC PT VAC ST LOT 5 LOT 6-8, HOLLADAYS ADD
Tax Account No.: R396205680
State ID No.: 1N1E35BC 00100
Quarter Section: 2931

Neighborhood: Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com

Business District: Lloyd District Community Association, contact at admin@lloyddistrict.org

District Coalition: None
Plan District: Central City - Lloyd District
Other Designations: None
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 is seeking Design Review approval for exterior alterations to an office building in the Lloyd Subdistrict of the Central City Plan District, including:

- New storefront entrance at the north building entry
- New canopy at the north entry
- New roof deck amenity:
 - Extension of existing elevator shaft, overrun, and machine room to create new elevator stop at the roof
 - Construction of new roof top lobby to provide weather protection for elevator
 - Extension of south exit stair enclosure to provide code-required second exit from the roof
 - Construction of new trellis over portion of roof deck
- Replacement of roof with new ballasted roof
- Removal of existing stage structure along the west facade to create a sunken light well
- New guardrail along wall of sunken light well for pedestrian protection
- New and replacement screened rooftop mechanical equipment
- Selective replacement of spandrel glass with vision glass

Other exterior alterations are planned, but do not require design review approval. These elements include repainting the building exterior with new light color, replacement of the building address number under 32 SF, and new rooftop skylights.

Design Review is required for non-exempt exterior alterations in the Lloyd Subdistrict of the Central City Plan District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland’s Zoning Code. 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 May 11, 2018 and determined to be complete on June 6, 2018.

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.

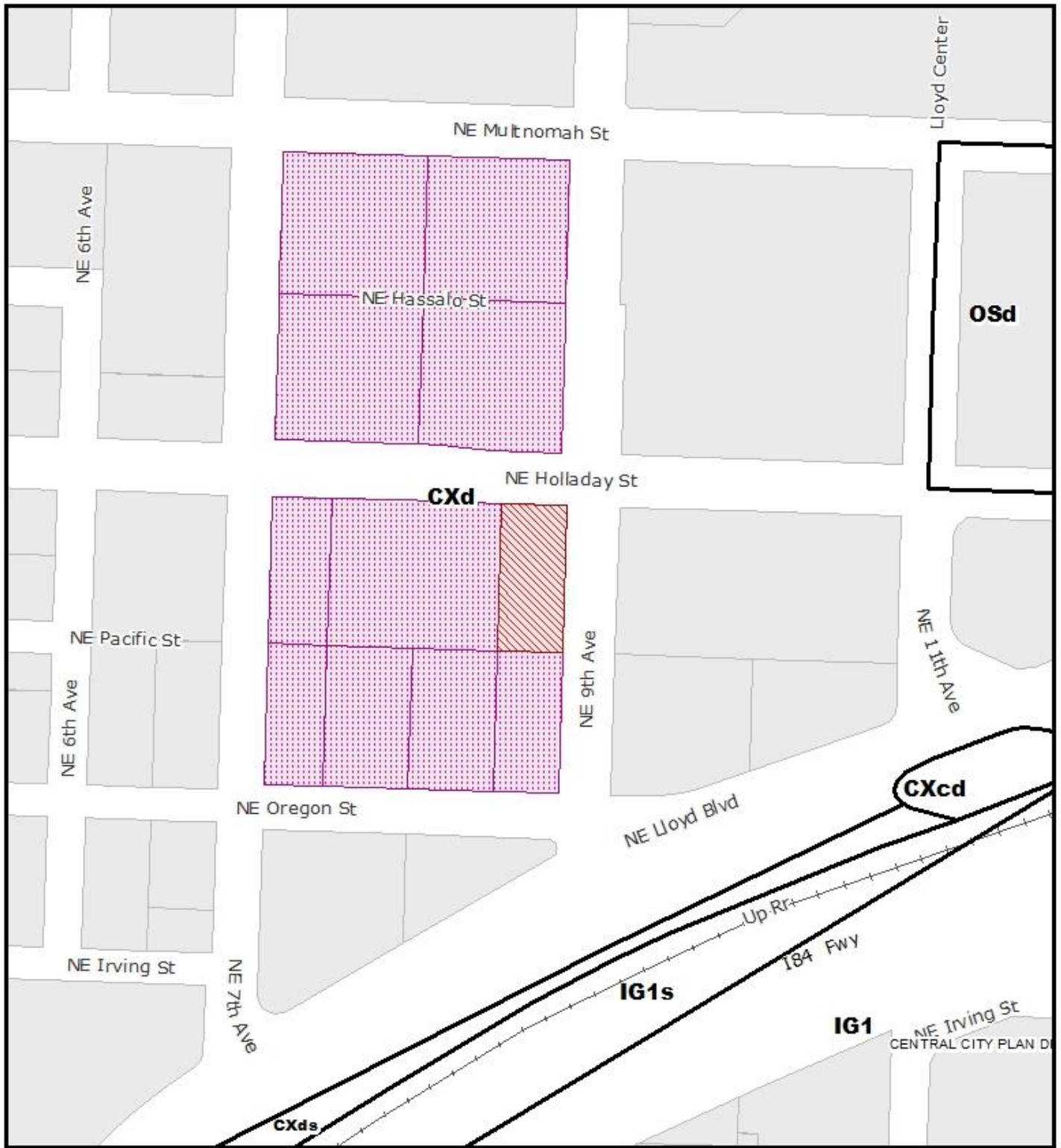
APPEAL OF THE FINAL CITY DECISION

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
Elevations



ZONING



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

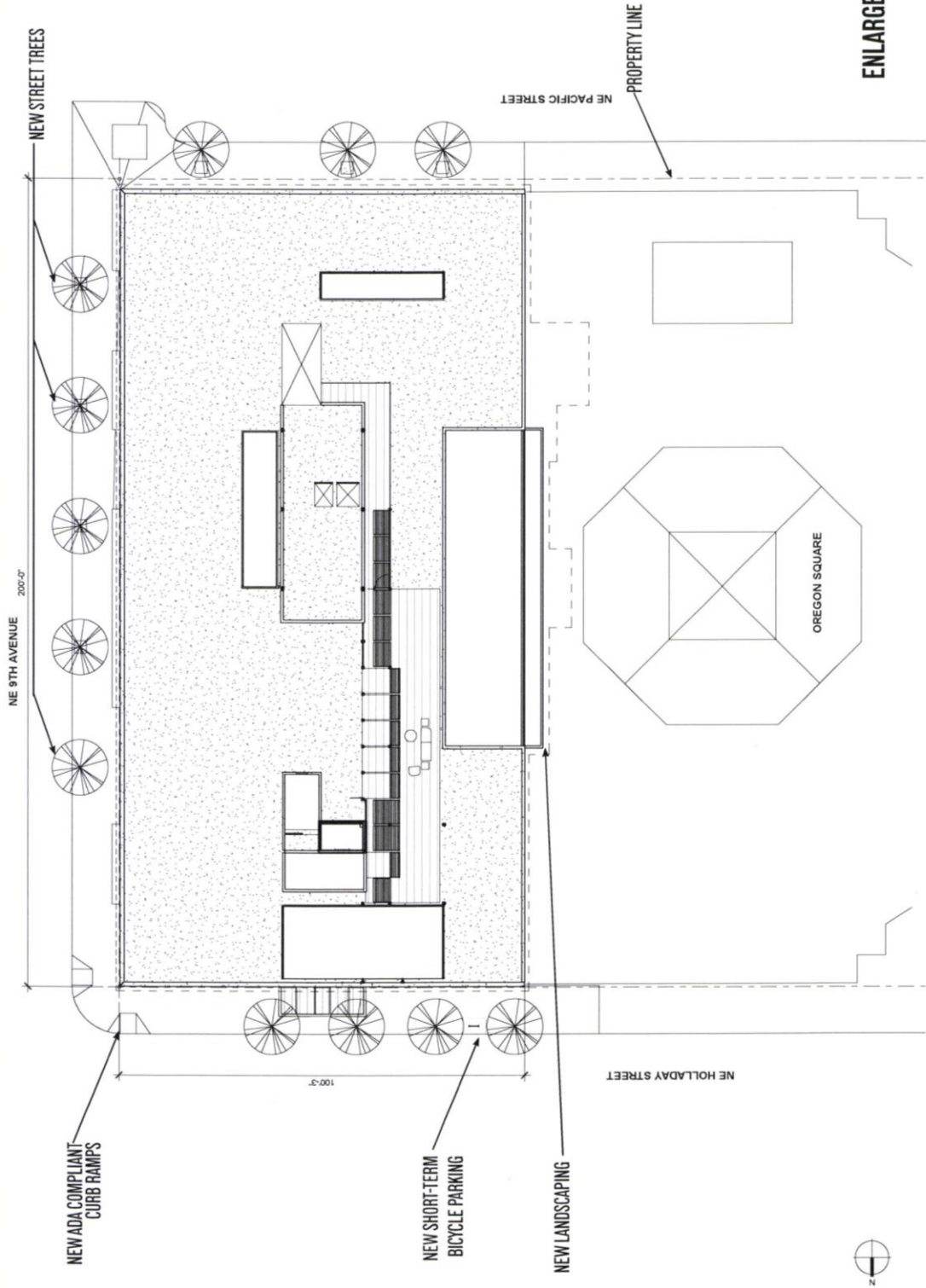


Site



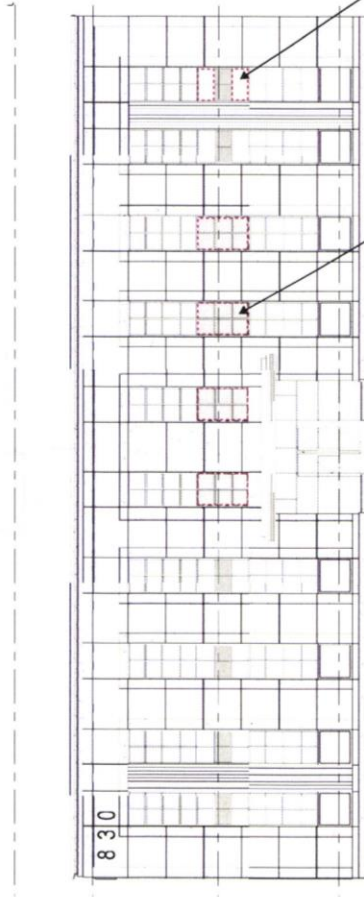
Also Owned Parcels

File No.	LU 18-169496 DZ
1/4 Section	2931
Scale	1 inch = 200 feet
State ID	1N1E35BC 100
Exhibit	B May 15, 2018



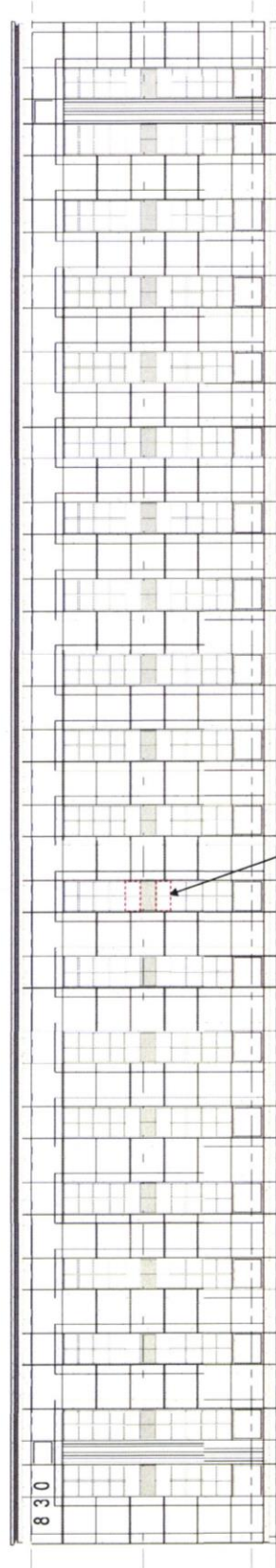
ENLARGED SITE PLAN

LU 18-169496 DZ



NORTH ELEVATION

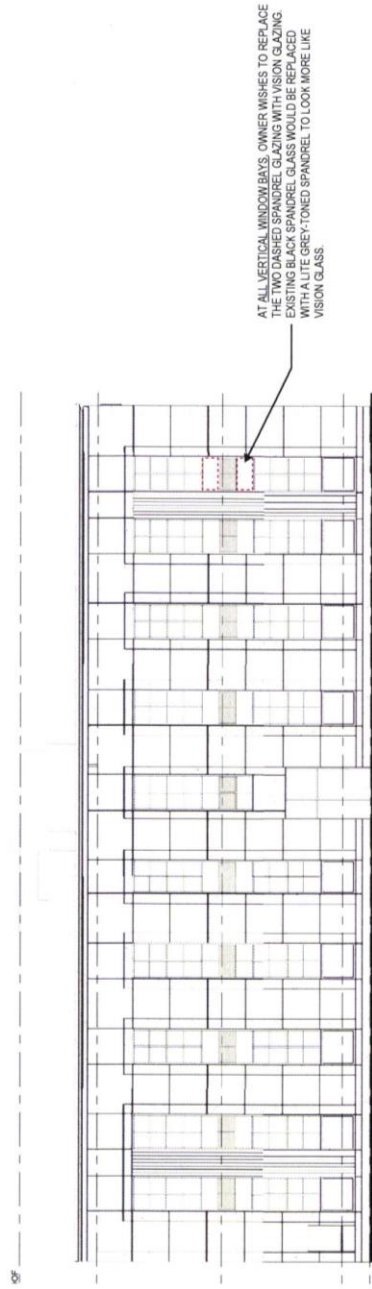
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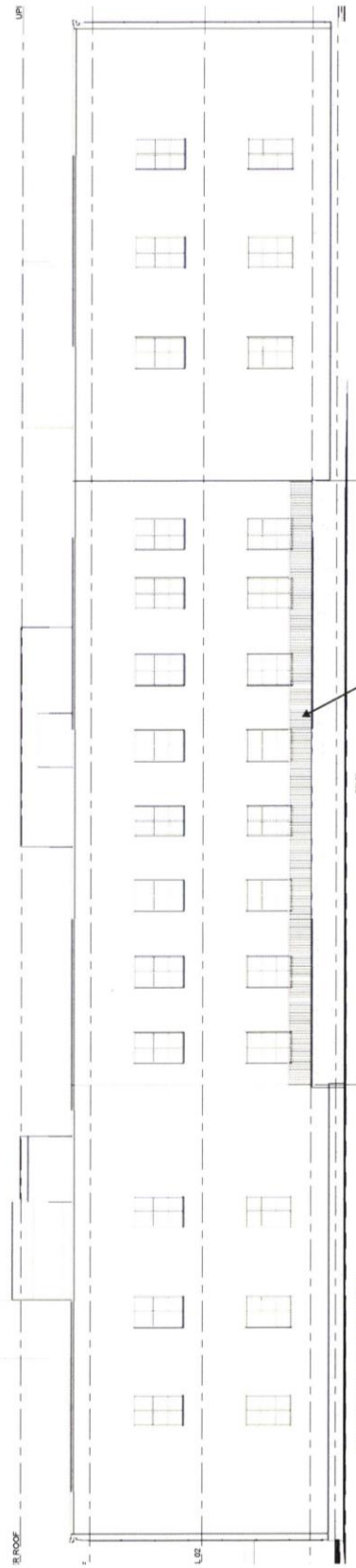
EAST ELEVATION

EXTERIOR ELEVATIONS - NORTH & EAST

LV 18-169496 DZ



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS - SOUTH & WEST

LU 18-169496 DZ