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

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

Date: November 21, 2011

To: Interested Person

From: Mark Bello, Land Use Services
503-823-7810 / Mark.Bello@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 December 12, 2011**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 11-192699 DZ, in your letter. It also is helpful to address your letter to me, Mark Bello.

CASE FILE NUMBER: LU 11-192699 DZM
700 NE MULTNOMAH PARKING LOT LANDSCAPING- REQUEST FOR TIME EXTENSION

Applicant: Anthony Silvestrini, Ashforth Pacific
825 NE Multnomah Ste 1275
Portland OR 97232

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

Site Address: 700 NE MULTNOMAH Street

Legal Description: BLOCK 92 LOT 1-8 TL 3100, HOLLADAYS ADD; BLOCK 93 LOT 1-3&6-8 TL 2600, HOLLADAYS ADD; BLOCK 93 LOT 3-6 TL 2700, HOLLADAYS ADD; BLOCK 100 TL 2800, HOLLADAYS ADD; BLOCK 101 LOT 1-8 TL 3000, HOLLADAYS ADD; BLOCK 101 TL 2900, HOLLADAYS ADD

Tax Account No.: R396204830, R396204910, R396204950, R396205510, R396205560, R396205610

State ID No.: 1N1E35BB 03100, 1N1E35BB 02600, 1N1E35BB 02700, 1N1E35BB 02800, 1N1E35BB 03000, 1N1E35BB 02900

Quarter Section: 2931

Neighborhood: Lloyd District Community, contact Lisa Faust at 503-350-1205.

Business District: Lloyd District Community Association, contact William Ruff at 503-221-1121.

District Coalition: Unaffiliated

Plan District: Central City - Lloyd District
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: In 2008, the applicant received approval for parking lot landscaping upgrades to non-conforming development on several contiguous properties owned by Ashforth Pacific in the Lloyd District. The upgrades were to be implemented through a phased plan, with improvements to the Lloyd 700 Building and Surface Parking Lots to be completed no later than January 9, 2011 (LU 06-119638 DZM, condition E). The applicant has requested an extension to January 2014. This extension would allow new owners to plan for a mixed use project of residential rental housing, commercial office and retail.

Because the request is to amend a condition of approval, a new design review with modification application 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 criteria are:

- 33.258.070 Nonconforming Development
- 33.825 Design Review
- 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 November 9, 2011 and determined to be complete on November 16, 2011.

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

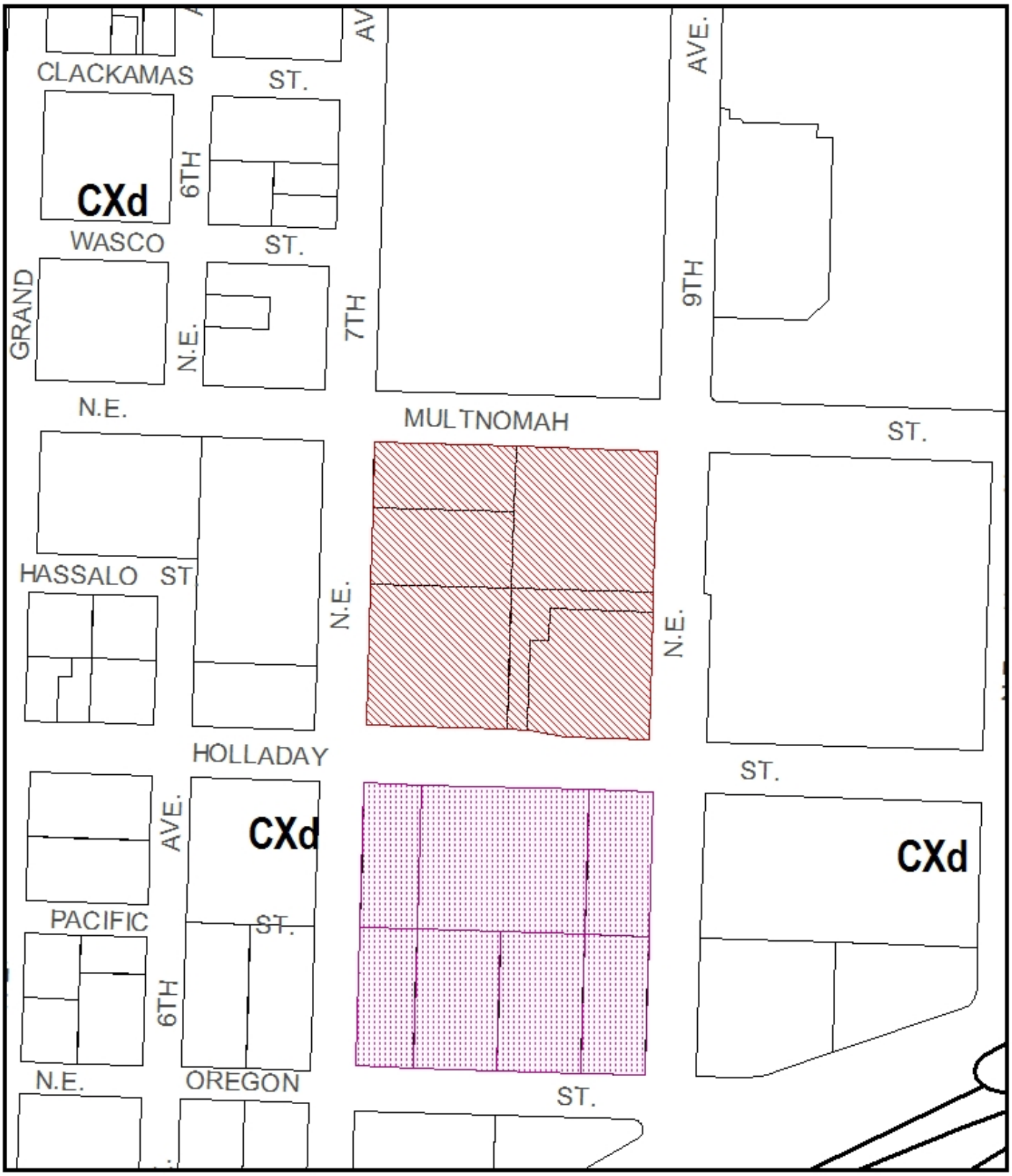
information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond 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 550 Capitol St. NE, Suite 235, Salem, OR 97301. 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 (LU 06-119638 DZM, Site Plan, Exhibit C.3)



ZONING

Site

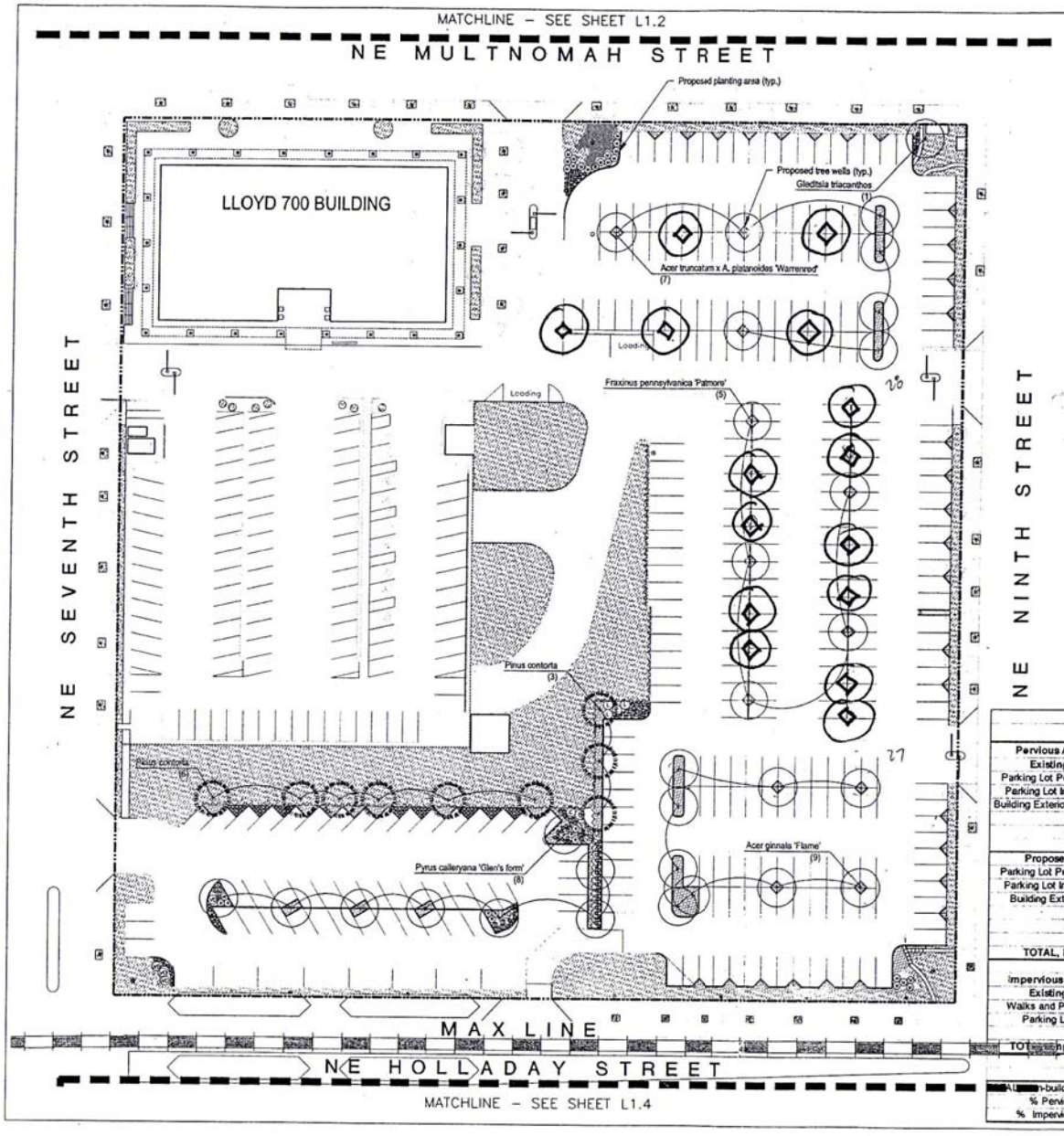
Also Owned

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 11-192699 DZM
1/4 Section 2931
Scale 1 inch = 200 feet
State_Id 1N1E35BB 2800
Exhibit B (Nov 17,2011)

Landscape Plan Previously Approved
w/ January 7, 2011 compliance date
(LU 06-119638 DZM, condition E)



Legend

- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub and Groundcover Planting Area
- Existing Turf Area
- Proposed Deciduous Tree (55)
- Proposed Evergreen Tree NEW TREES

Proposed Shrubs

- Viburnum davidii
- Lonicera nitida 'Red Tips'
- Rosa 'Red Meidiland'
- Mahonia aquifolium
- Berberis thunbergii 'atropurea'
- Cotoneaster horizontalis
- Euonymus japonica 'Monet'
- Hemerocallis x 'Stella D'Oro'
- Pennisetum alopecuroides 'Hameln'
- Helictrotrichon sempervirens

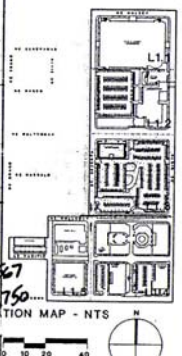
Proposed Groundcovers

- Euonymus x fortunei 'Colorata'
- Pachysandra terminalis
- R.O.W.
- Striped Area in Parking Lot
- ADA Parking Space
- Proposed 6" Concrete Curb
- Guardrail
- Wheel Stop

General Notes:

1. Existing landscape information has been developed based on as built, aerial photographs, and field measurements.
2. Calculations are based on area within the property line and do not include planting in R.O.W.
3. The building footprint has been omitted from the impervious area calculations.
4. Irrigation or handwatering to be provided at new planting areas.

	Lloyd 700 Building
Pervious Area	
Existing	
Parking Lot Perimeter	5,304
Parking Lot Internal	20,430
Building Exterior/ Plazas	1,136
Subtotal	26,870
Proposed	
Parking Lot Perimeter	0
Parking Lot Internal	3,964
Building Exterior/	0
Subtotal	3,964
TOTAL, Pervious	30,834
Impervious Area	
Existing	
Walks and Plazas	20,183
Parking Lot	~~148,367~~ 108,567
TOTAL, Impervious	~~165,850~~ 128,750
GRAND TOTAL, Non-building Area	197,384
% Pervious Area	16%
% Impervious Area	84%



LOCATION MAP - NTS

Ashforth Pacific Properties, Inc.
825 N.E. Multnomah, Suite 1275
Portland, Oregon 97232
503.233.2358

LLOYD DISTRICT CAMPUS

PORTLAND, OREGON

Approved
City of Portland
Bureau of Development Services
Planner
Date 1·4·08
• This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

LU 06·119638 DZM
EXH. C.3

WALKER·MACY

PROPOSED LANDSCAPE SITE PLAN

1"=20'-0"
08.03.06
NL/ BF
WM0523.2
BF

L1.3