

# DESIGN ADVICE REQUEST

## Project Description

1510 NE Multnomah will develop the existing parking east of Sears and the site currently occupied by the Lloyd Cinemas into a mixed-use community. It will include three six-story buildings that together contain 520 apartment units (20 units on the ground floor) and approximately 26,047 square feet of retail space.

The three buildings are organized by a hierarchy of public space, from public to private:

1. The most public space is Multnomah Street. This frontage provides an implied gateway into the Lloyd District traveling East to West., it is the premium retail frontage with the most traffic, and it is the main connection to Trimet, the Cycle Track, the 1400 Multnomah diagonal promenade, and Lloyd Center.
2. The next series of spaces include two urban plazas that connect to multiple levels of occupied roof decks cascading above. The north plaza is focused around retail activities and engaging the future eastern face and entry of Lloyd Center. The south plaza is a contemplative space with a major fountain element.
3. Farther south along the private drive aligning with 15th Ave are five live/work spaces meant to compliment and bookend the live/work units across the drive in the 1400 NE Multnomah project.
4. 16th Avenue is characterized by ground floor residential units with semi-private courtyard and front porch spaces in Buildings 1 and 2 relating to the Sullivan's Gulch neighborhood and tree-lined parkway. As 16th loops to the south and the street elevation drops significantly from the building site, a steep vegetated hillside buffers the public realm from the parking structure of Building 3.
5. Services, parking access, and necessary back-of-house functions are located in the most appropriate locations on the private drive aligning with 15th Avenue to limit negative impacts on the public realm and ground floor activity around the site.
6. Finally, parking structures will be provided within and below each mixed-use building with a combined 349 total parking spaces for residents. Other than two entries off the private drive, all parking areas are intended to be screened from all public spaces where pedestrians will be able to freely move through the site.

1510 NE Multnomah St

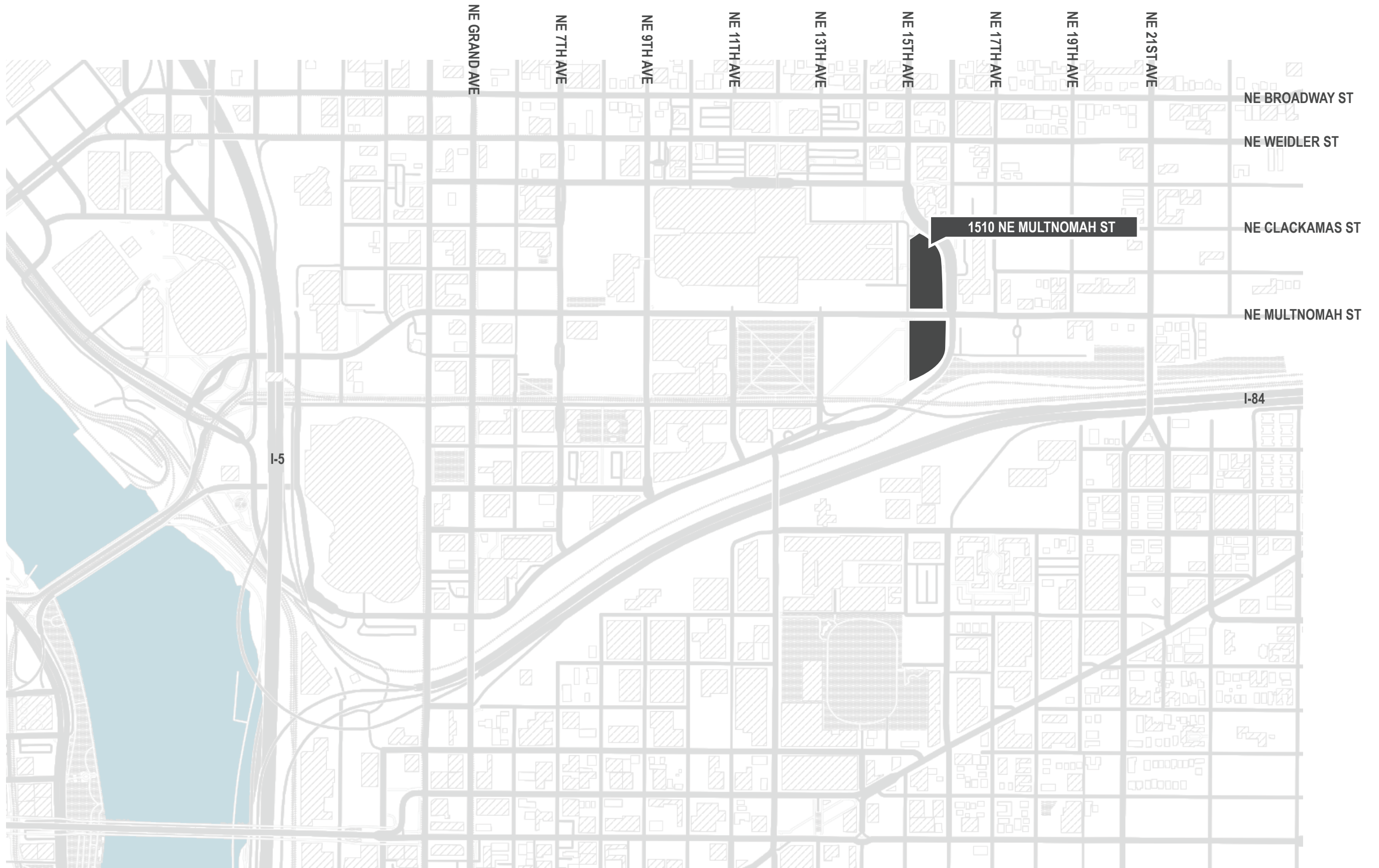
**H O L S T**

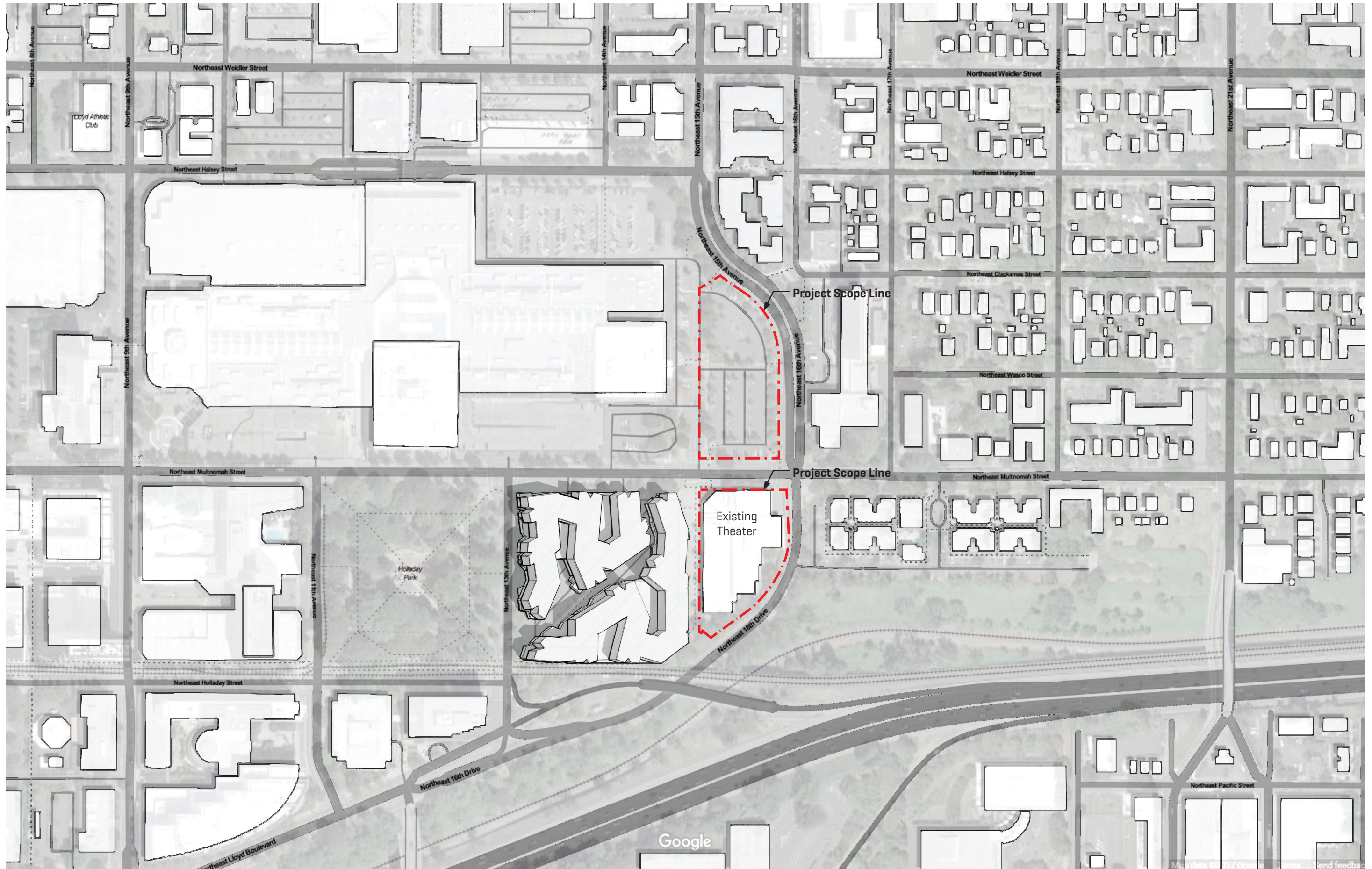
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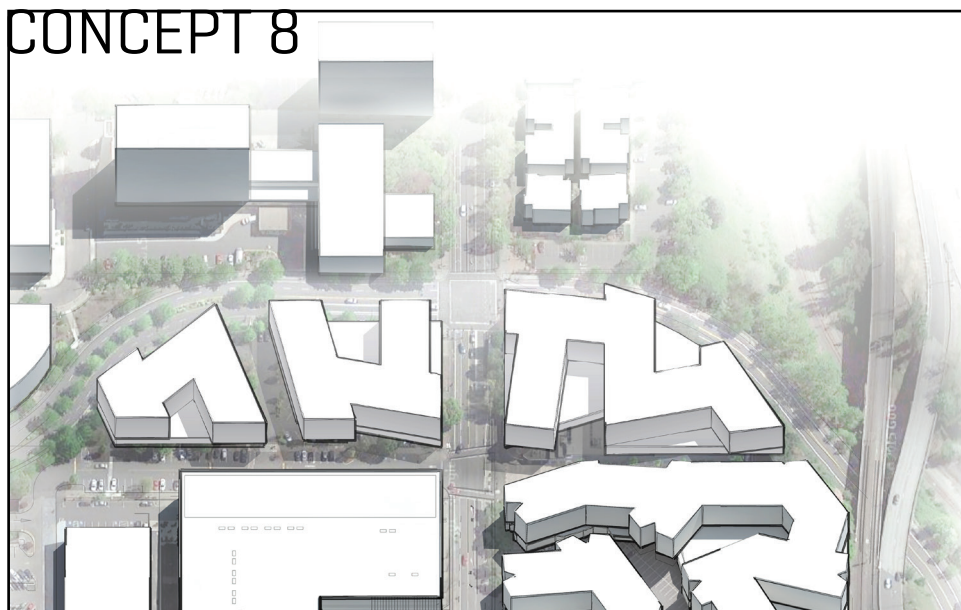
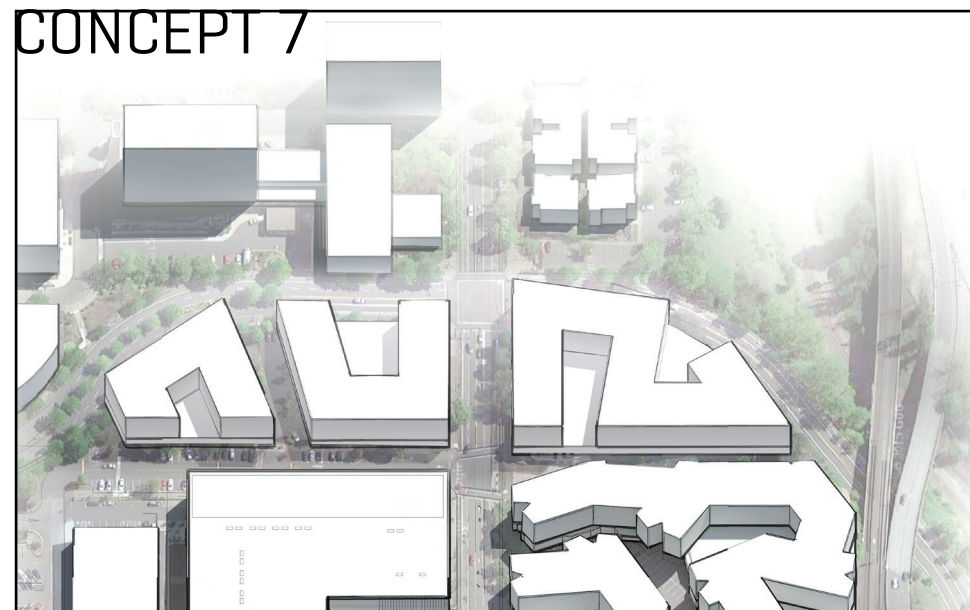
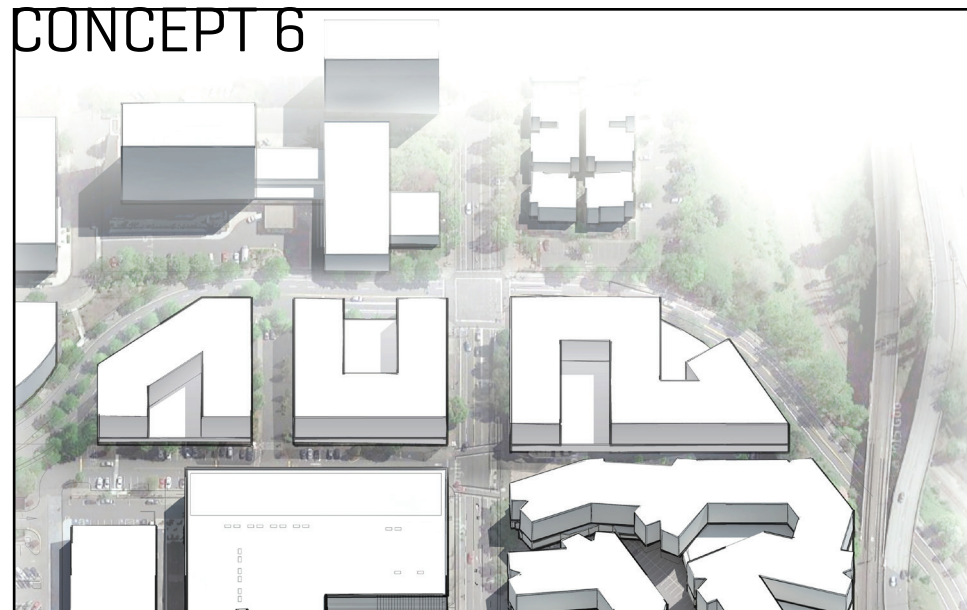
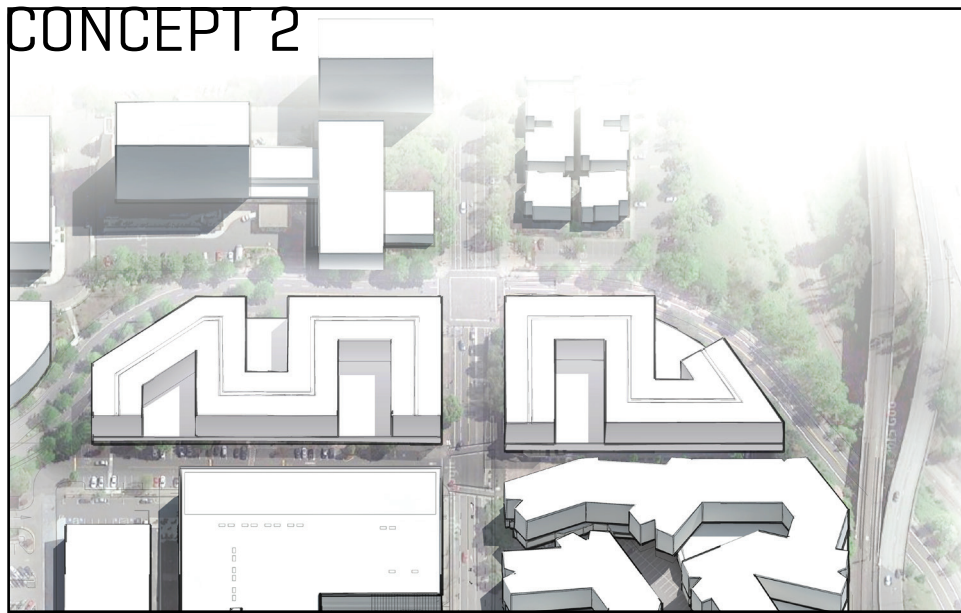
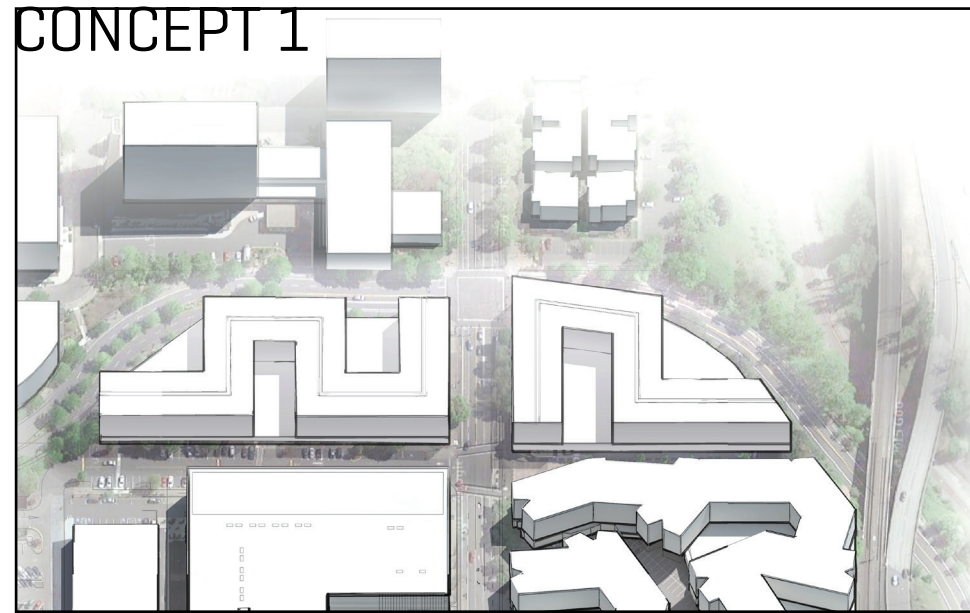
**Portland Lloyd Center Community, LLC**

Type III Design Review, DA No. 16-291429

Submitted December 22, 2016

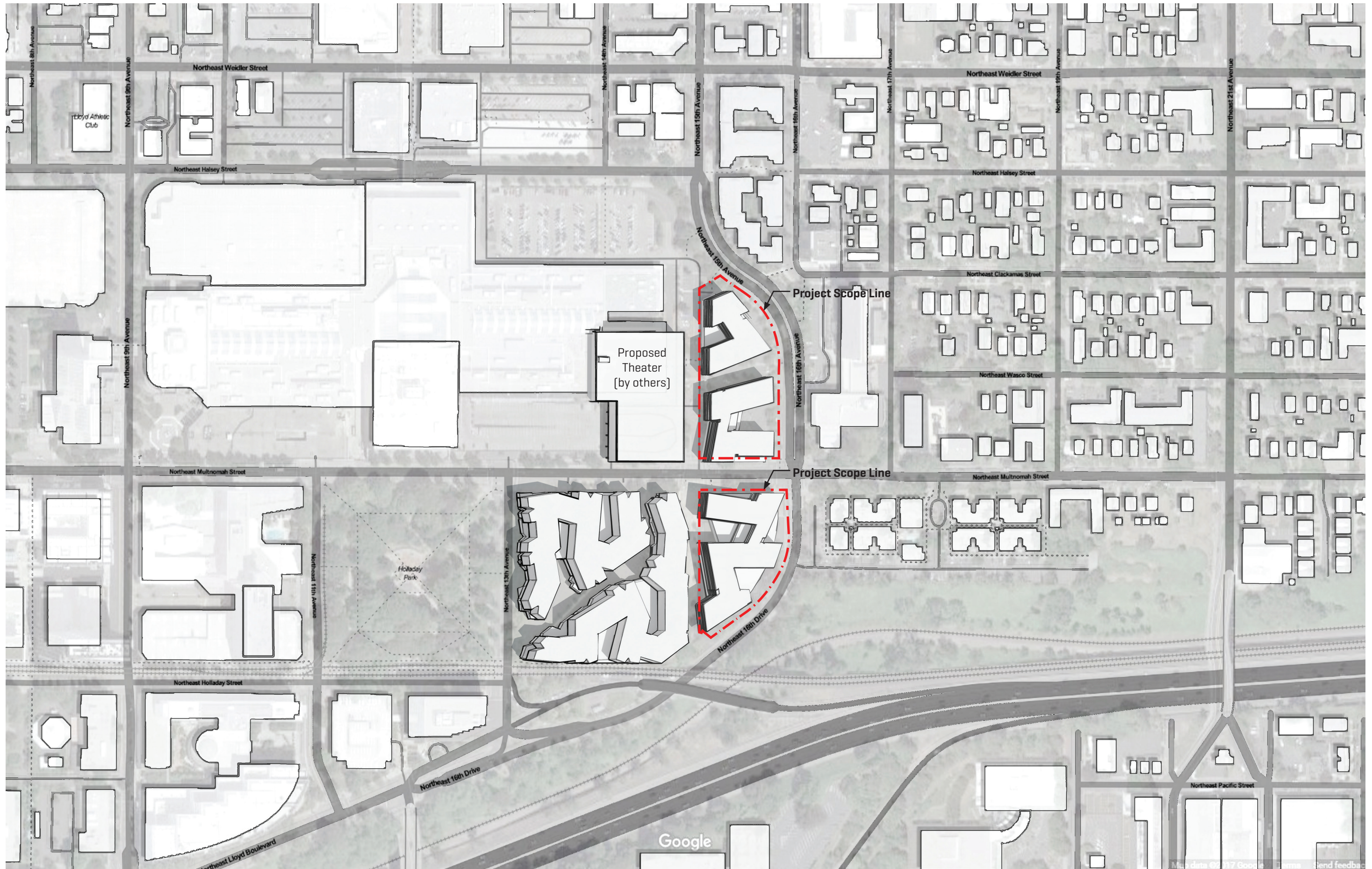


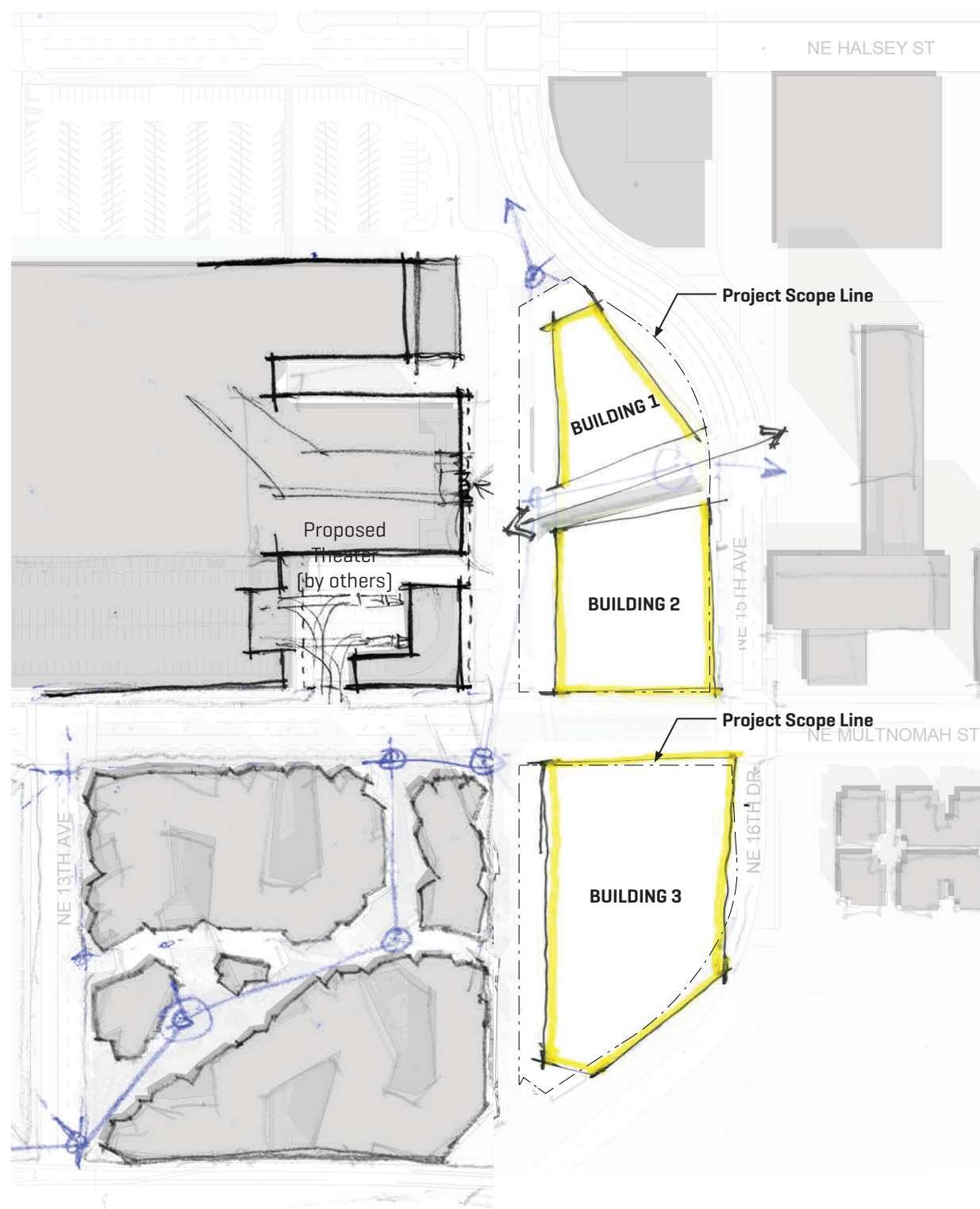




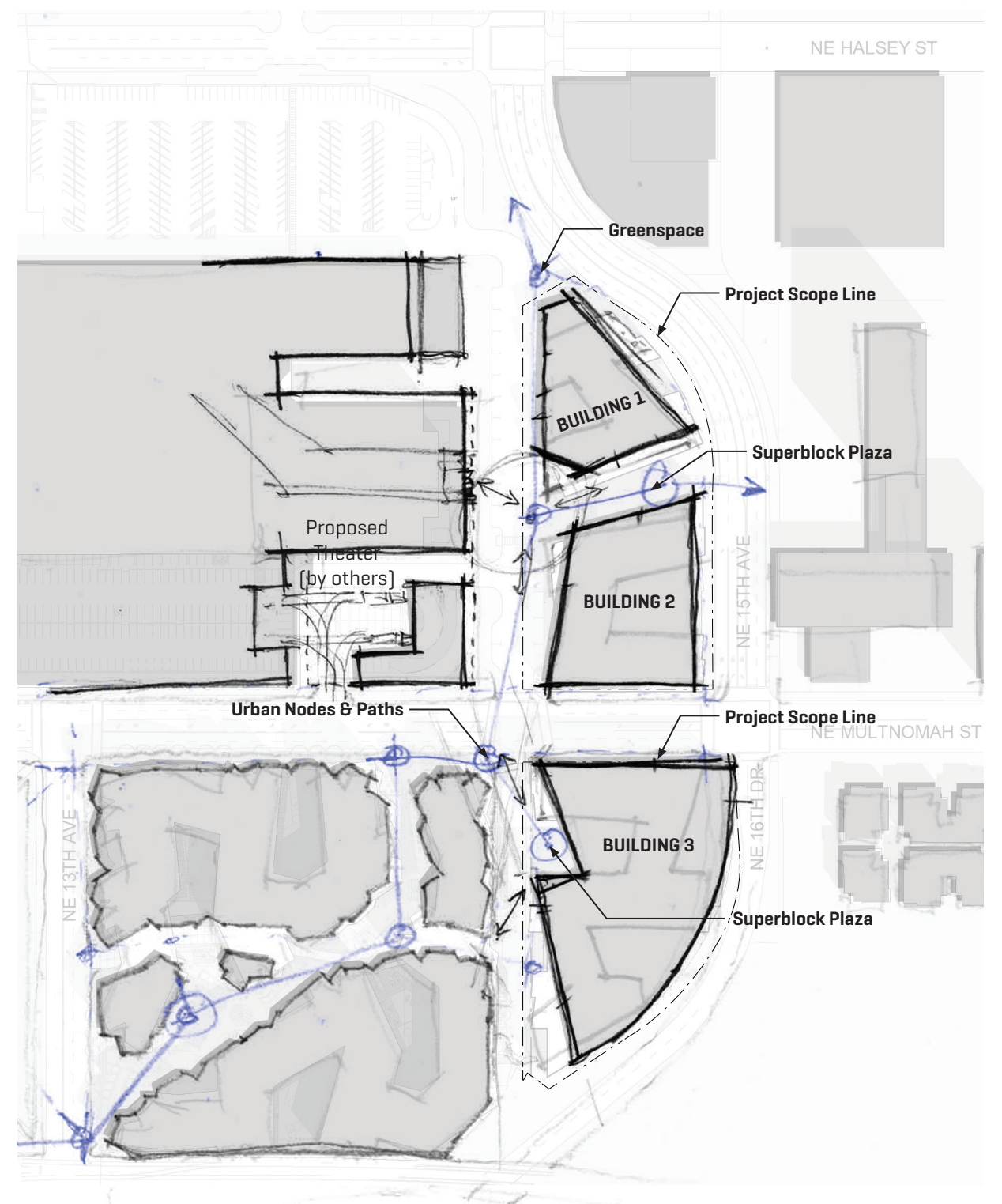
DESIGN  
ADVICE  
12.22.2016  
DA NO. 16-291429  
Title:  
SITE  
CONCEPT  
DIAGRAMS





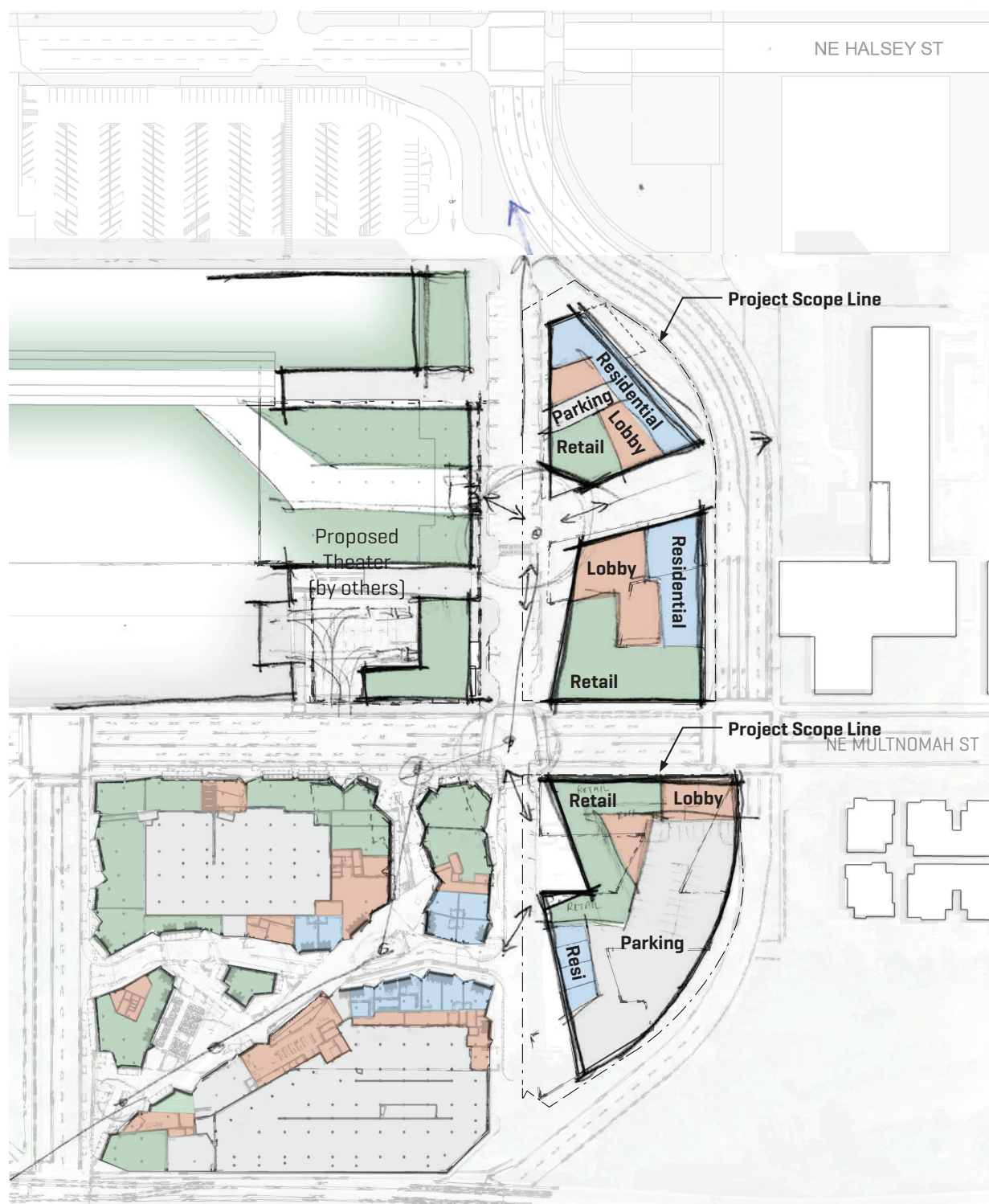


SITE CONNECTION DIAGRAM



URBAN SPACES DIAGRAM



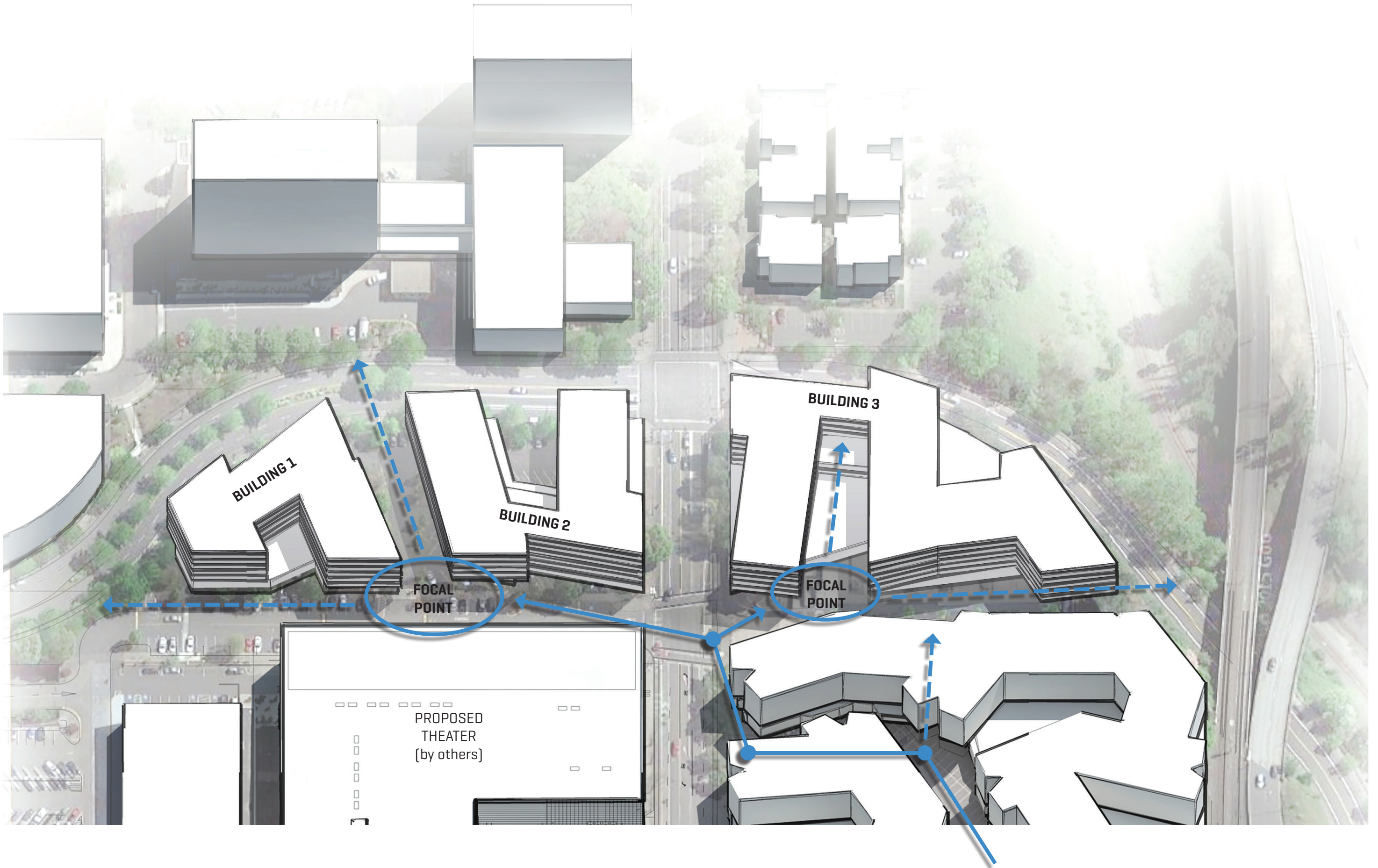


GROUND FLOOR USE DIAGRAM



MASSING DIAGRAM









DESIGN  
ADVICE

12.22.2016

DA NO. 16-291429

Title:

SITE PLAN  
LANDSCAPE

Sheet:

C.10

SCALE: 1" = 100'-0"



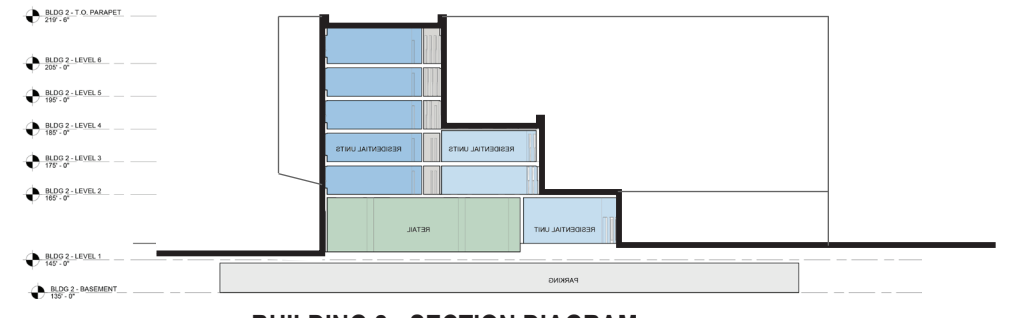
RENDERED SITE PLAN - GROUND FLOOR



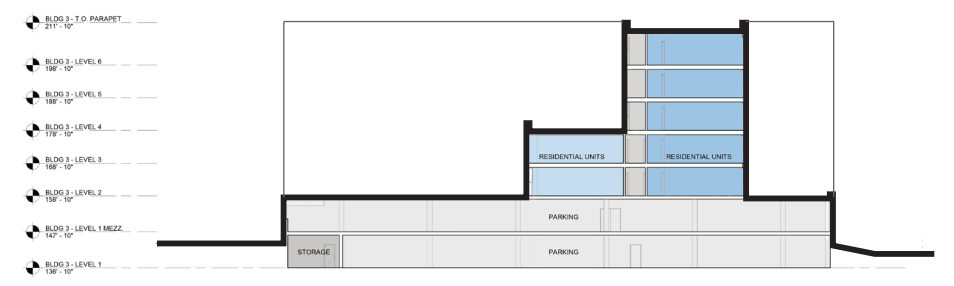
GROUND FLOOR USES	
	RETAIL / ACTIVE USE
	BUILDING AMENITY / ACTIVE USE
	RESIDENTIAL / TOWNHOUSE
	BUILDING SERVICES
	PARKING

SITE PLAN - GROUND FLOOR

SCALE: 1" = 100'-0"




BUILDING 2 - SECTION DIAGRAM



BUILDING 3 - SECTION DIAGRAM



SITE PLAN - ROOF PLAN

SCALE: 1" = 100'-0" 

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Title:

SUPERBLOCK  
PLAZA  
DIAGRAM

Sheet:



NORTH SITE AREA: 88,456 SF

PLAZA AREA REQUIRED (5% OF SITE AREA): 4,423 SF

NORTH PLAZA AREA PROVIDED: 8,219 SF

SOUTH SITE AREA: 66,233 SF

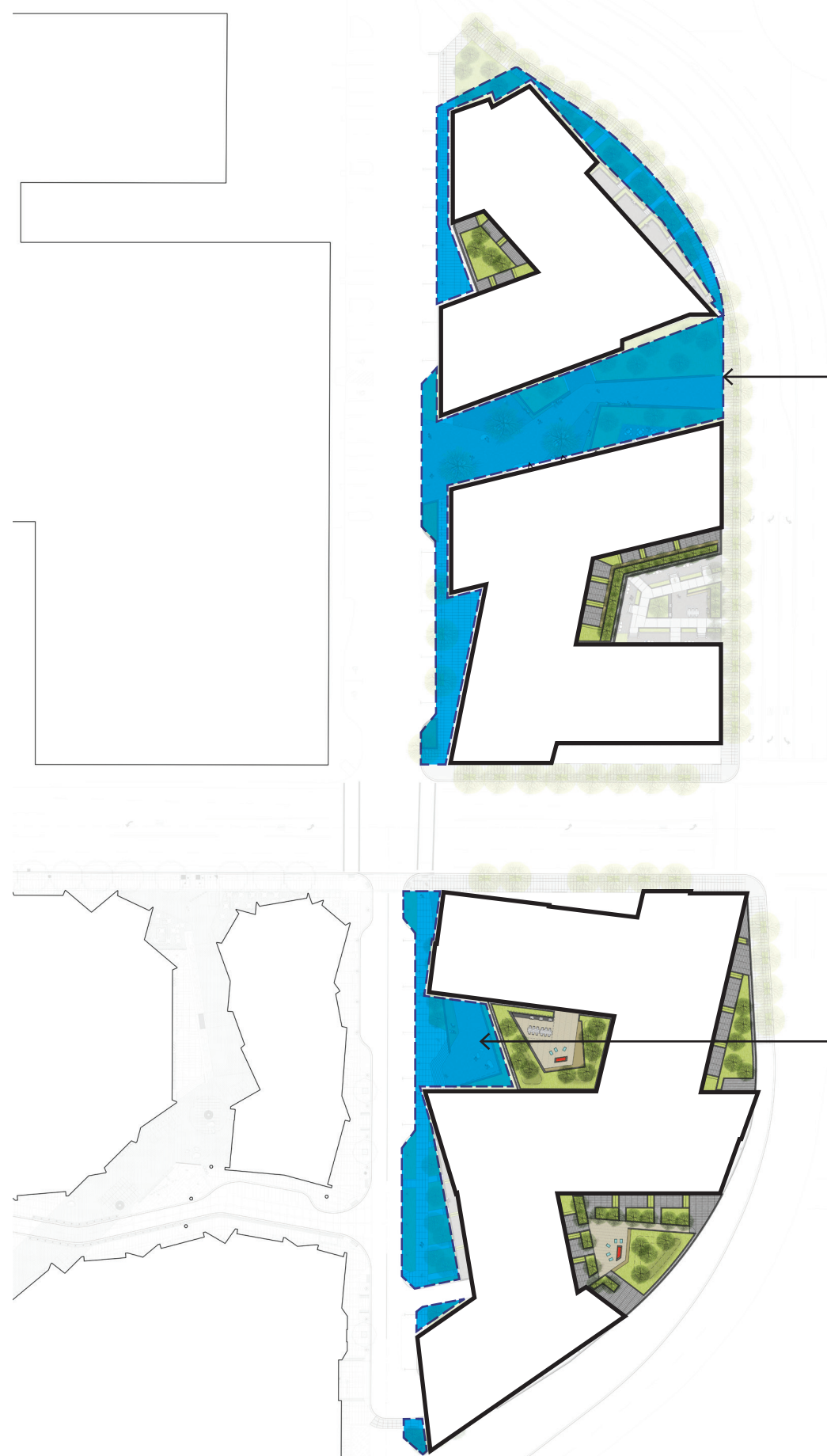
PLAZA AREA REQUIRED (5% OF SITE AREA): 3,312 SF

SOUTH PLAZA AREA PROVIDED: 3,634 SF

**TOTAL SITE AREA: 154,689 SF**

**PLAZA AREA REQUIRED (5% OF SITE AREA): 7,735 SF**

**TOTAL PLAZA AREA PROVIDED: 11,853 SF**



NORTH SITE AREA: 88,456 SF

WALKWAY AREA REQUIRED (>50% OF VACATED STREETS): 13,882 SF

NORTH WALKWAY AREA PROVIDED: 19,009 SF

SOUTH SITE AREA: 66,233 SF

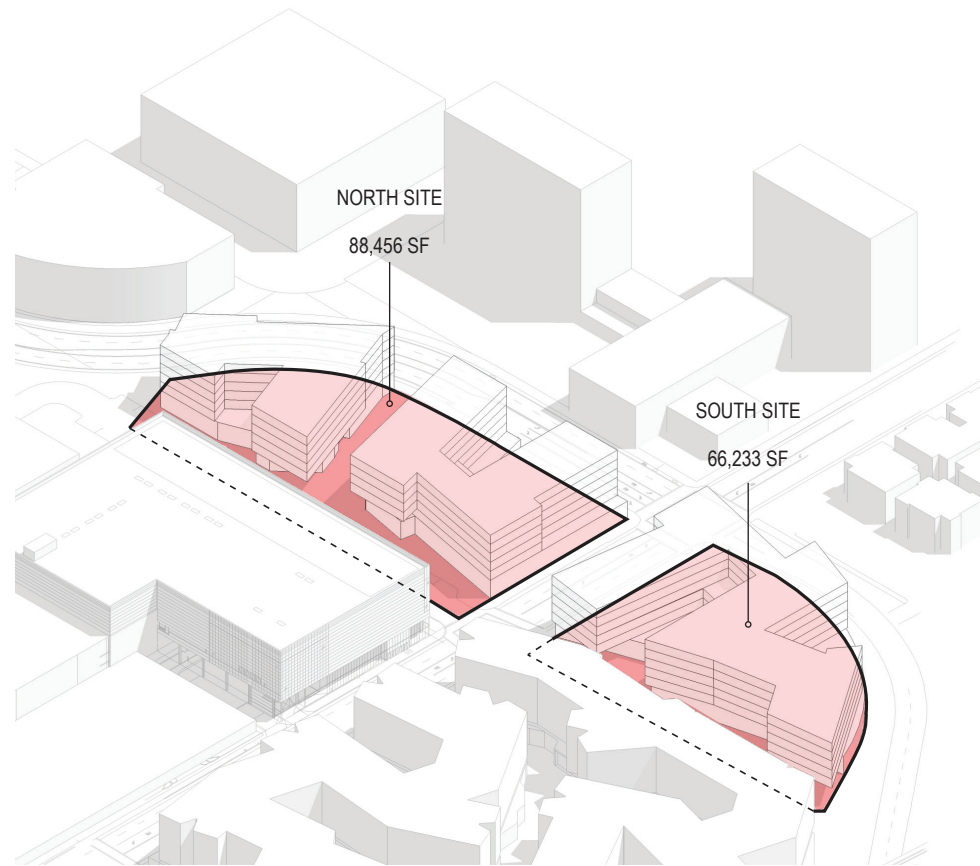
WALKWAY AREA REQUIRED (>50% OF VACATED STREETS): 6,000 SF

SOUTH WALKWAY AREA PROVIDED: 8,498 SF

TOTAL SITE AREA: 154,689 SF

WALKWAY AREA REQUIRED (>50% OF VACATED STREETS): 12,000 SF

TOTAL WALKWAY AREA PROVIDED: 27,507 SF

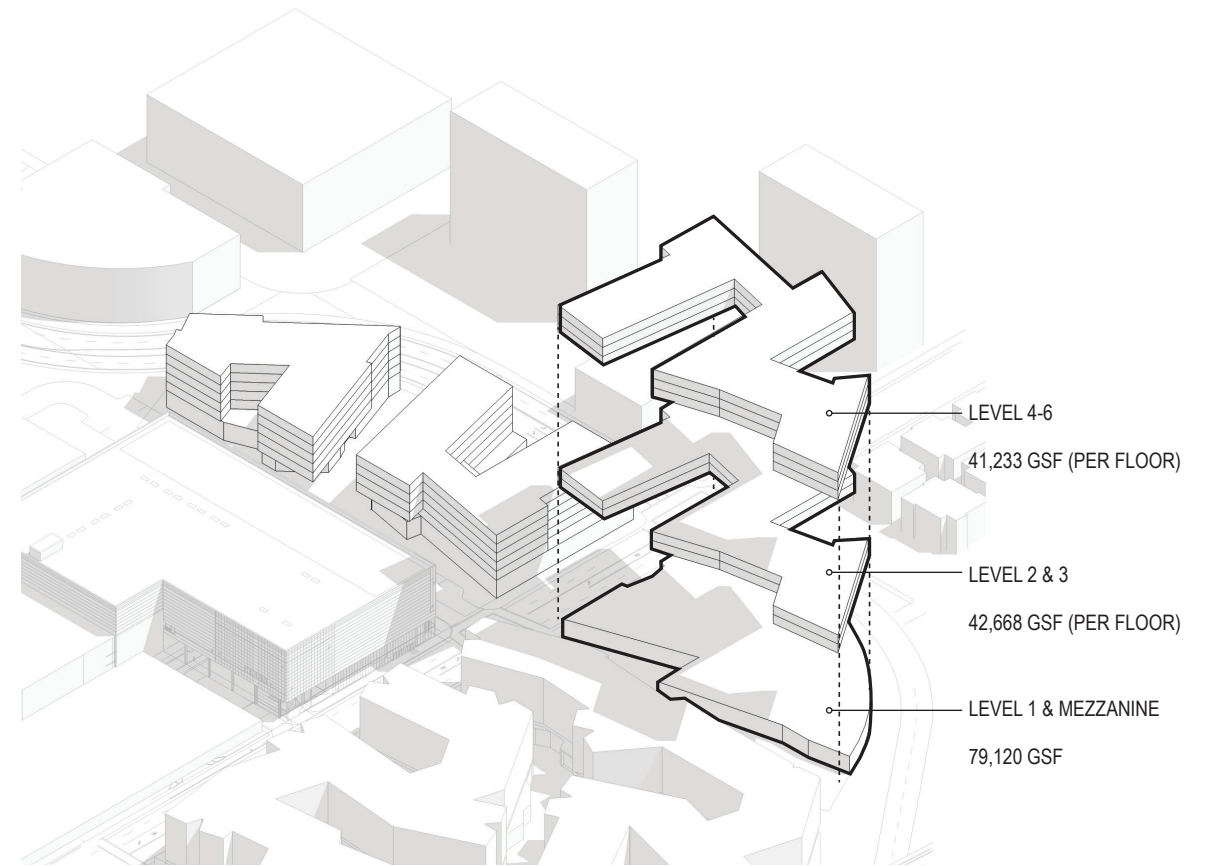


TOTAL SITE AREA: 154,689 SF

ALLOWABLE FAR: 7:1

TOTAL GSF: 567,013

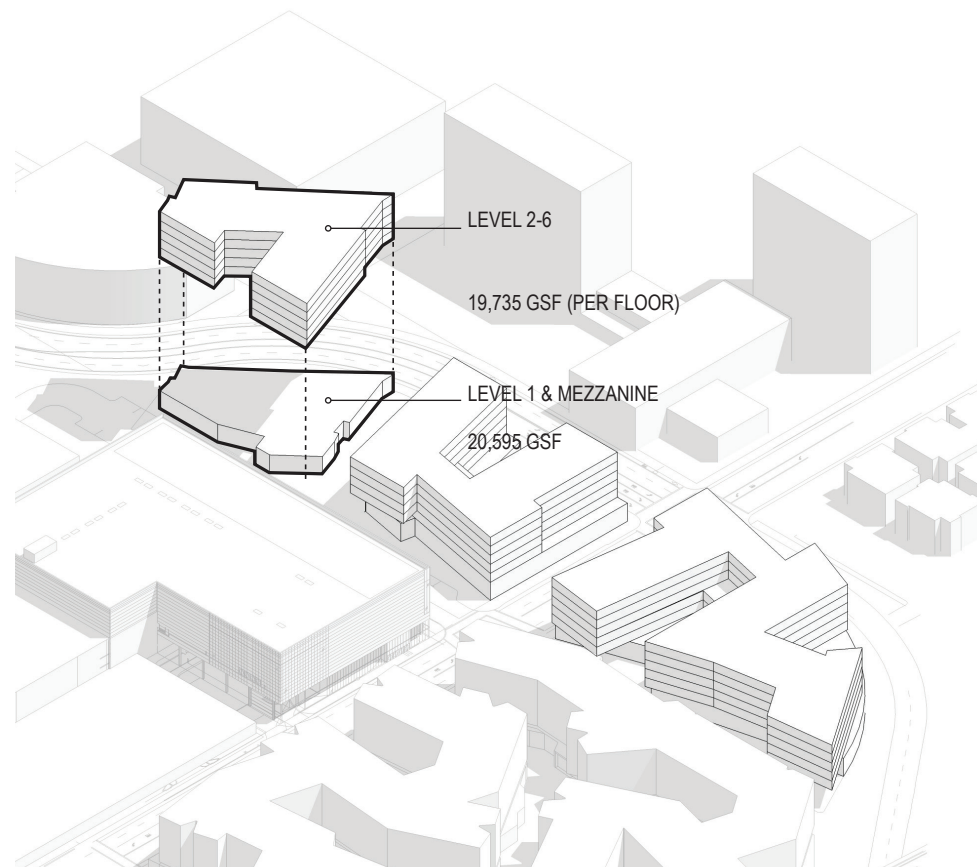
FAR: 3.67 : 1



BUILDING 3

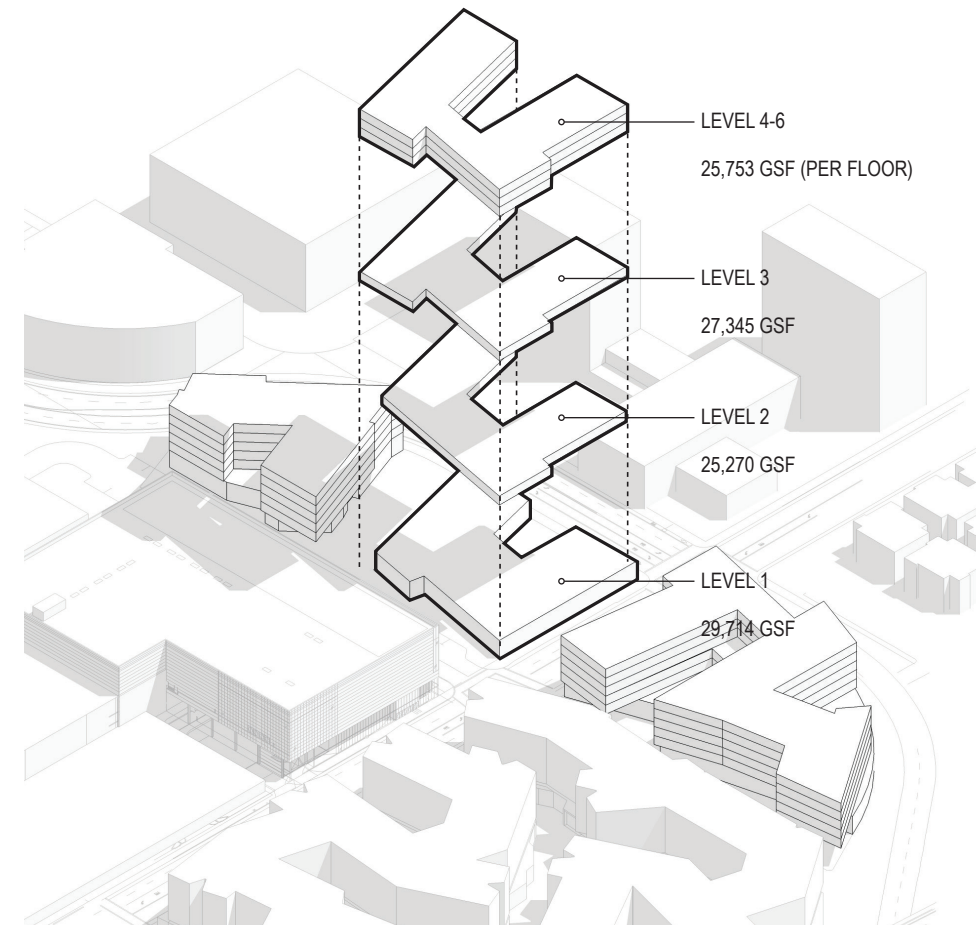
TOTAL GSF: 288,155





**BUILDING 1**

TOTAL GSF: 119,270

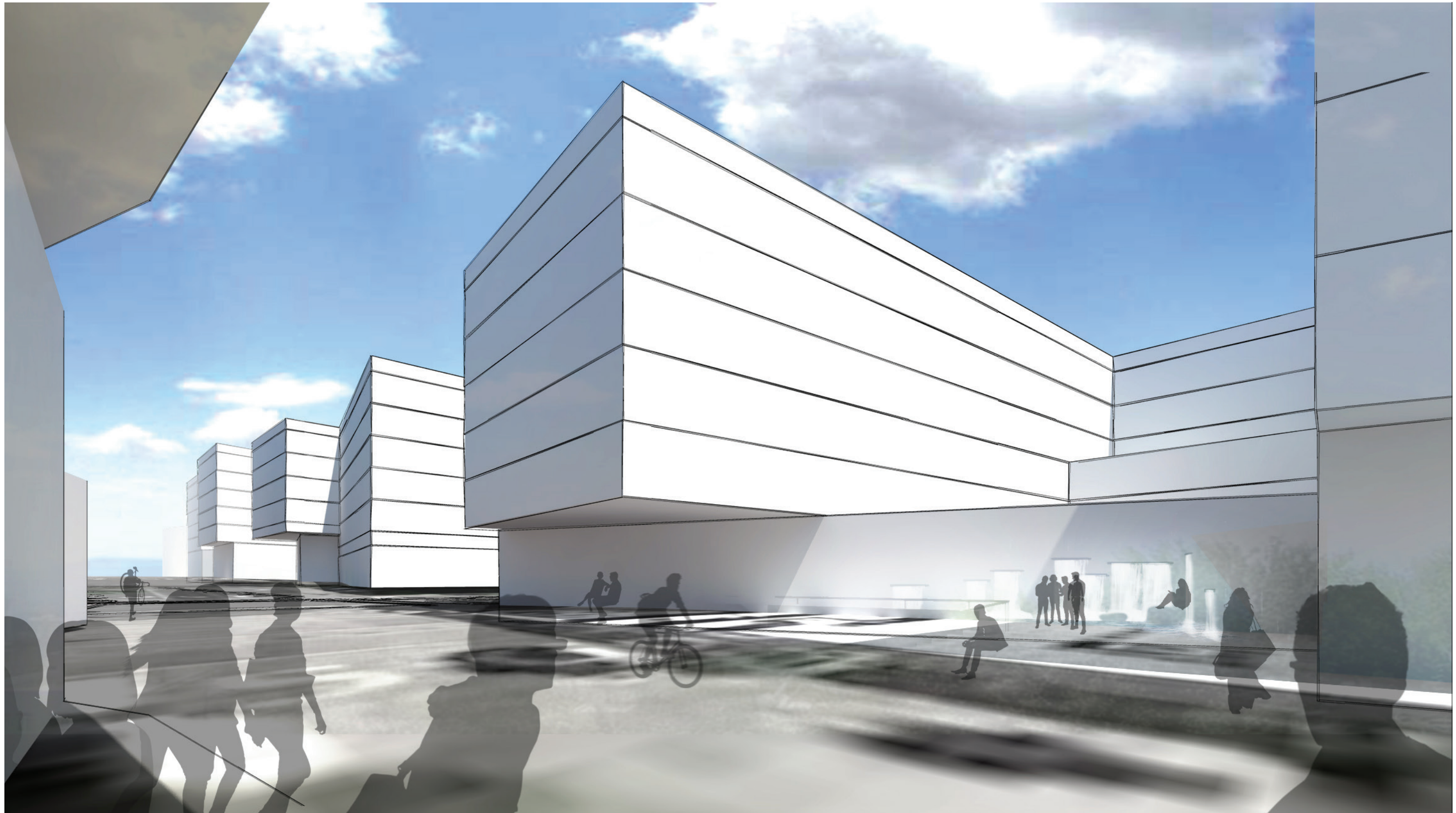


**BUILDING 2**

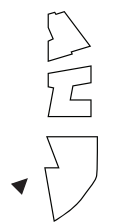
TOTAL GSF: 159,588



AERIAL VIEW FROM WEST



VIEW OF BUILDING 3 PLAZA





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ADVICE

12.22.2016

DA NO. 16-291429

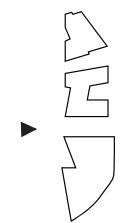
Title:

EXISTING  
PHOTO

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C.20

VIEW OF EXISTING THEATER FROM MULTNOMAH



VIEW OF BUILDING 3 FROM MULTNOMAH



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12.22.2016

DA NO. 16-291429

Title:

EXISTING  
PHOTO

Sheet:

C.22

VIEW OF EXISTING PARKING LOT FROM MULTNOMAH



VIEW OF BUILDING 2 FROM MULTNOMAH





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ADVICE

12.22.2016

DA NO. 16-291429

Title:

EXISTING  
PHOTO

Sheet:

C.24

VIEW OF EXISTING PARKING LOT





VIEW OF BUILDING 2 PLAZA



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ADVICE

12.22.2016

DA NO. 16-291429

Title:

EXISTING  
PHOTO

Sheet:

C.26

VIEW OF EXISTING PARKING LOT FROM NE 16TH AVE



VIEW OF BUILDING 2 PLAZA FROM NE 16TH AVE





DESIGN  
ADVICE

12.22.2016

DA NO. 16-291429

Title:

EXISTING  
PHOTO

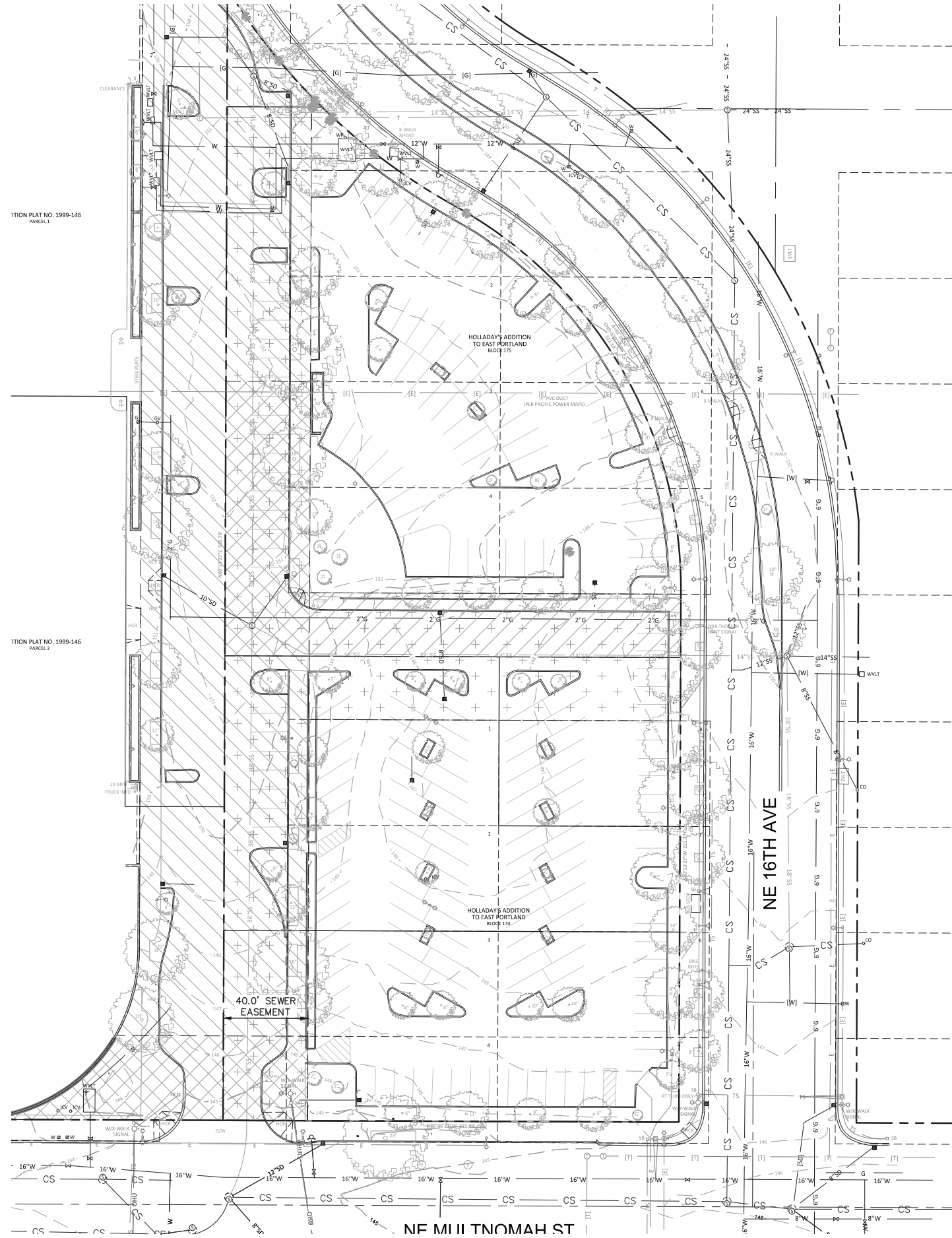
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C.28

VIEW OF EXISTING PARKING LOT FROM NE 16TH AVE CROSSWALK



VIEW OF BUILDINGS 1 & 2 FROM NE 16TH AVE CROSSWALK



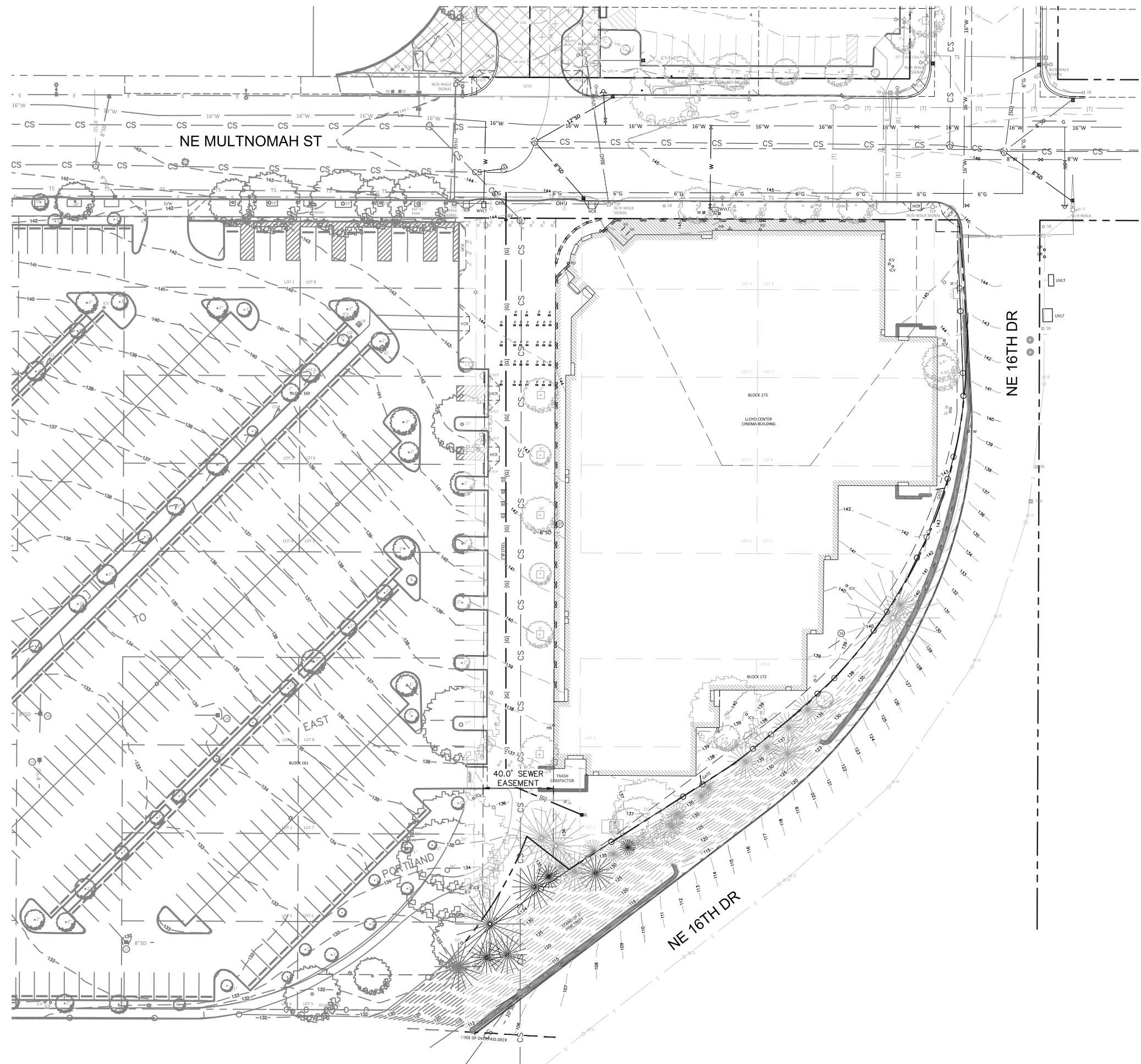
**NOTES:**  
 1.) VERTICAL DATUM: CITY OF PORTLAND  
 BENCHMARK: 2 INCH BRASS DISK AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF  
 NE 11TH AVENUE AND NE LLOYD BOULEVARD.  
 BENCHMARK NO. 3481 ELEVATION = 129.216'  
 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM  
 (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF NE MULTNOM  
 STREET IS SOUTH 89°46'33" EAST.  
 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON TITLE REPORT NO.  
 472516006652 BY CHICAGO TITLE COMPANY OF OREGON, EFFECTIVE DATE SEPTEMBER 27,  
 2016.  
 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFEREN  
 MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS  
 UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED  
 (POTHOLED) PRIOR TO CONSTRUCTION.

**LEGEND:**

	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	ASPHALT SURFACE
	WALL
	EASEMENT
	PUBLIC UTILITY EASEMENT IN VACATED RIGHT-OF-WAY
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	LOT LINE
	ELECTRICAL LINE
	TRAFFIC SIGNAL LINE
	TELECOMMUNICATIONS LINE
	STORM LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	OVERHEAD UTILITY LINES
	UNDERGROUND LINE PER AS-BUILTS
	SIGN
	BOLLARD
	FLAG POLE
	DRIVEWAY ENTRY
	HANDICAP RAMP
	ROOF DRAIN
	ELECTRICAL VAULT
	LUMINAIRE
	OVERHEAD LIGHT
	POWER POLE/OVERHEAD LIGHT
	GAS METER
	GAS VALVE
	SANITARY MANHOLE
	CATCH BASIN
	SANITARY/STORM STRUCTURE #
	TELECOMMUNICATIONS MANHOLE
	TELECOMMUNICATIONS VAULT
	PEDESTRIAN CONTROL SIGNAL ARM
	TRAFFIC CONTROL SIGNAL ARM
	TRAFFIC SIGNAL POLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	FIRE DEPARTMENT CONNECT
	WATER VAULT
	IRRIGATION CONTROL VALVE
	WATER RISER
	TRASH CAN
	PLANTER BOX
	DECIDUOUS TREE
	-PERIMETER REPRESENTS DRIPLINE
	SHRUB
	PROJECT CONTROL POINT

DESIGN  
ADVICE  
12.22.2016  
DA NO. 16-291429  
Title:  
NORTH SITE -  
EXISTING  
CONDITIONS





**NOTES:**  
 1.) VERTICAL DATUM: CITY OF PORTLAND  
 BENCHMARK: 2 INCH BRASS DISK AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF NE 11TH AVENUE AND NE LLOYD BOULEVARD.  
 BENCHMARK NO. 3481 ELEVATION = 129.216'  
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 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON TITLE REPORT NO. 472514519658IL-CT50 BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, EFFECTIVE DATE SEPTEMBER 29, 2014.  
 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

**LEGEND:**

	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	ASPHALT SURFACE
	WALL
	BUILDING OVERHANG
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	LOT LINE
	PROPERTY LINE
	ELECTRICAL LINE
	TRAFFIC SIGNAL LINE
	TELECOMMUNICATIONS LINE
	STORM LINE
	COMBINED SEWER
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	OVERHEAD UTILITY LINES
	UNDERGROUND LINE PER AS-BUILTS
	SIGN
	BOLLARD
	DRIVEWAY ENTRY
	HANDICAP RAMP
	BIKE RACK
	PARKING PAY STATION
	PLAQUE - FLUSH IN CONCRETE
	ROOF DRAIN
	ELECTRICAL JUNCTION BOX
	ELECTRICAL METER
	ELECTRICAL RISER
	ELECTRICAL CABINET
	ELECTRICAL VAULT
	TRANSFORMER
	LUMINAIRE
	OVERHEAD LIGHT
	GUY POLE
	GAS METER
	GAS VALVE
	SANITARY MANHOLE WITH STRUCTURE
	STORM MANHOLE WITH STRUCTURE
	CATCH BASIN
	AREA DRAIN
	SANITARY/STORM CLEAN OUT
	SANITARY/STORM STRUCTURE #
	TELECOMMUNICATIONS MANHOLE
	TRAFFIC SIGNAL LOOP
	TRAFFIC SIGNAL BOX
	PEDESTRIAN CONTROL SIGNAL ARM
	TRAFFIC CONTROL SIGNAL ARM
	TRAFFIC SIGNAL POLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	FIRE DEPARTMENT CONNECT
	WATER VAULT
	HOSE BIB
	IRRIGATION CONTROL VALVE
	UNKNOWN UTILITY VAULT
	UNKNOWN UTILITY RISER
	UNKNOWN UTILITY CABINET
	UNKNOWN UTILITY BOX
	TRASH CAN
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	MONUMENT
	PROJECT CONTROL POINT

