



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

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## MEMORANDUM

**Date:** April 28, 2017  
**To:** Portland Design Commission  
**From:** Hannah Bryant, City Planner  
[Hannah.bryant@portlandoregon.gov](mailto:Hannah.bryant@portlandoregon.gov), 503-823-5353  
**Re:** Lloyd West Anchor + Plaza Remodel - 16-286391 DA  
Design Advice Request Hearing Memo, May 11, 2017

Attached is a drawing set for the second Design Advice Request of Lloyd Center – West Anchor and Plaza Renovation. The first DAR occurred on March 9, 2017. The summary memo is attached. This proposal includes the following:

- **New glazing + storefront.** Curtain wall glazing at the SW curved corner has been replaced with three horizontal bands of glazing; a storefront is detailed at the NW corner of the west anchor; additional glazing is shown at the ground floor on both the west and south facades.
- **Plaza landscape design.** Circulation is defined as the space is divided into stormwater planters, new outdoor furniture, a pergola, outdoor restaurant seating, and an enlarged fountain around the existing public art.
- **Newly proposed cladding materials.** New materials are proposed at the ground floor of the NE 9<sup>th</sup> Avenue façade.
- **Proposed canopies.** Existing canopies on NE 9<sup>th</sup> are proposed to be replaced with new, thinner profile, higher canopies. On the south-facing plaza façade, a new, curved canopy is proposed. The canopy varies in width, and partially covers outdoor restaurant seating.

Areas for discussion on May 11, 2017:

- **Plaza Design.** At the previous hearing, Commission requested that it be permeable, well-lit, safe and active, resulting in a beautifully landscaped place. Staff feels the current proposal has not successfully resolved Commission's comments, or designed a sufficiently vibrant public space.
- **Proposed Entrance.** At the previous hearing Commission asked for a 'front door condition' with a more dramatic entrance. Staff desires more clarity about the dramatic glazed area above the front door, and whether it will activate the plaza or serve as a multi-story display box.
- **Materials and Details.** At the previous hearing, Commission requested that the opaque walls on this façade be broken up with a design solution that can be utilized elsewhere on the mall. The street level on NE 9<sup>th</sup> Avenue is currently inset tile and display boxes. The proposal includes new storefront glazing at the northwest corner, and brick or pre-cast concrete at the street level.

The review criteria are [Central City Fundamental Design Guidelines](#) and [the Lloyd District Design Guidelines](#). Please contact me at 503.823.5353 with any questions or concerns.

Attachments: Drawings dated May 11, 2017  
DAR #1 Summary, dated March 9, 2017