



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, 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 9th Avenue façade.
- **Proposed canopies.** Existing canopies on NE 9th 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 9th 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