



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: March 8, 2018
To: Portland Design Commission
From: Staci Monroe, Development Review
Staci.monroe@portlandoregon.gov | 503-823-0624
Re: LU 16-291413 DZM – Lloyd Development (3 buildings)
March 15, 2018 Design Review Hearing

I. PROPOSAL

Please find attached a drawing set for a three new 7-story buildings proposed on both sides of NE Multnomah at 16th Avenue in the Lloyd sub district of Central City. The proposal redevelops the property currently occupied by the Lloyd Cinemas and the surface parking lot adjacent to the Sears building in the Lloyd Center mall.

II. DEVELOPMENT TEAM BIO

- Architect Dave Otte | HOLST Architecture – Portland, OR
- Owner/Developer Portland Lloyd Center Community LLC - Portland, OR
- Project Valuation \$75,000,000

III. PROPOSAL

- Three, 7-story buildings, 85' height
- 3.75:1 FAR proposed across site
- 668 residential units on upper floors & 20 residential walk-up units
- 34,300 SF of retail & 9 live/work units on ground floor
- 252 spaces of below-grade parking in northern buildings
- Several plaza & open spaces on ground floor & rooftop amenity decks for residents
- Modifications to bike space width & Superblock walkway width

IV. HISTORY

The project has had two DAR hearings before the Commission, on February 16th and November 30th of 2017 (summaries attached). Direction from the last DAR can be summarized as:

- Design concept is strong & knits two disparate neighborhoods together well.
- Ground floor program works well.
- Success of northern plaza is key and focus needs to be on public vs. private nature (defensible and comfortable space), articulation of the space, the use of public art, etc.
- Support for “cousin” design concept, however, seems flexible to allow for distant cousins.
- Shifting materials slightly from south to north buildings would respond to change in context.
- Materials identified are appropriate and supported. Detailing will be key.
- Design concept is rich for accepting balconies & Juliettes.

V. STAFF REPORT & RECOMMENDATION

Design Review Staff does **not yet recommend approval** due to concerns with the proposal not meeting the applicable design guidelines, outstanding items with BES, and minor details and information still needed. These items are discussed in detail in the Staff Report, which is forthcoming and will be emailed separately in the next couple of days. The outstanding items can be summarized as:

1. Outstanding Design Concerns:

Context (guidelines C4, C10-3, C3-2)

- Design- Volume & material distinction of prior design was very clear and contextually responsive to both neighborhoods. The current design that blends the materials and design elements muddle the distinct massing and form, which is fairly strong on its own. The three buildings are all very similar and some variation in color or material would respond to the different adjacent context of the north and south properties.
- Materials – change to dark grey brick, from red, as a primary cladding moves further from the light colored guideline in the district and not known to be contextually relevant to Sullivan’s Gulch.

Public Realm (guidelines B5, C6, B6, B6-1)

- Public Plaza Spaces– Concerns with activity, comfort and lack of individual character.
 - Weather Protection – minimal along western side of the southern building and at the southern retail end of the middle building.
- 2. BES not recommending approval** - stormwater requirements have not been demonstrated to be met. Applicant is working to resolve inconsistencies in the submittal and provide additional information requested.
 - 3. Minor details and information needed** - water feature, rooftop enclosures and trellises, exhausts, louver screen, gas meters.

Please call or email me with any questions. Thank you.

Attachments:

Drawing set, dated March 5, 2018

Guidelines summary matrix

DAR Summaries from 2/16/17 & 11/30/17 hearings