



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

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MEMORANDUM

Date: March 29, 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)
April 5, 2018 Design Review Hearing

I. PROPOSAL

Please find attached a *reduced drawing* set for Lloyd Development for three new 7-story buildings proposed on both sides of NE Multnomah at 16th Avenue in the Lloyd sub district of Central City. The project was before the Commission on March 15th where feedback focused around project elements that needed to be more contextual, cohesive and civic. The applicant has made numerous revisions in response, which are summarized below in *italics* under the corresponding Commission comment.

Building Design

- Blending is interesting but too complex on such large buildings.
 - *Eliminated the metal/brick blend. All brick on the “Sullivan’s Gulch” shorter masses.*
- Design is too homogenous. Needs to be more contextually responsive and the skin treatment needs to be more subtly nuanced.
- Lighter brick is better, but not all white. Dark colored brick could be an accent.
 - *3 options for brick colors proposed (Option A is preferred by applicant).*
- Increase glazing on walk-ups and reduce the amount of wood.
 - *Revised the ground floor residential stoop units to have taller windows and doors with wood frames and more proportional wall sconces.*
 - *2 options for recessed wall cladding.*
- Undercut, recessed storefronts are coherent and provide weather protection.
 - *Incorporated the deeper storefront recesses presented at the first hearing.*

Northern Building Plaza

- Too narrow. Widen, scale back on landscaping and remove elements obstructing circulation.
- More order and logic is needed. Calming it down with more seamless pavement for example will allow the public to better navigate the space.
- Walk-ups facing the plaza should be unit entries, not back porches.
 - *Shortened the south wing of the north building by 11’ to open up a view corridor through the neighborhood passage.*
 - *Changed all ground floor residential on the north building to live/work spaces with lofts.*
 - *extensive canopies that provide pedestrian protection.*
 - *Widened the walkable portions of the pocket park & plaza and neighborhood passage.*
 - *Redesigned the fountain at the pocket park to be interactive and visible.*
 - *Added a second fountain at the pocket plaza to be an auditory and visual experience to compliment the adjacent café space.*

Southern Building Plazas

- All of the elements are there but need to be more logical and direct.
- Northern plaza has too many objects in the way that are not welcoming.

- *Simplified the urban plane and plateau plazas to be more flexible, open and usable.*

The applicant also provided additional details requested by Staff in the first staff report including garage venting, ground floor HVAC, garage, transformer, loading elevations/sections, and bike parking clarifications.

II. STAFF REPORT & RECOMMENDATION

Staff has met with the applicant to go over the revisions, however, has not yet evaluated the plans attached to this memo. A quick return hearing date was essential given the pending review deadline (pre-Inclusionary Housing application submitted in December 2016), however, it did not afford Staff enough time to assess the revisions in the typical manner. Therefore, *a revised Staff Report will be provided via email before the hearing with Staff's recommendation.*

Please call or email me with any questions.

Attachments:

Reduced Drawing set