



LLOYD CENTER - WEST ANCHOR RENOVATION

DESIGN REVIEW LU 18-198469 DZM

COVER SHEET

SEPTEMBER 27, 2018



waterleaf
architecture, interiors + planning



C0.00

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AP1.21	BUILDING MATERIALS

LU#: 18-198469DZM
PROPERTY: 901 NE Lloyd Center
RE: Type III Design Review

HISTORY:
LU - 16-286391DA
DAR - 3-9-2017
DAR - 5-11-2017
LU - 18-131837DA
DAR - 5-3-2018
DAR - 6-14-2018
LU - 18-198649DZM
Submitted: 7-6-2018
Deemed Complete: 8-7-2018

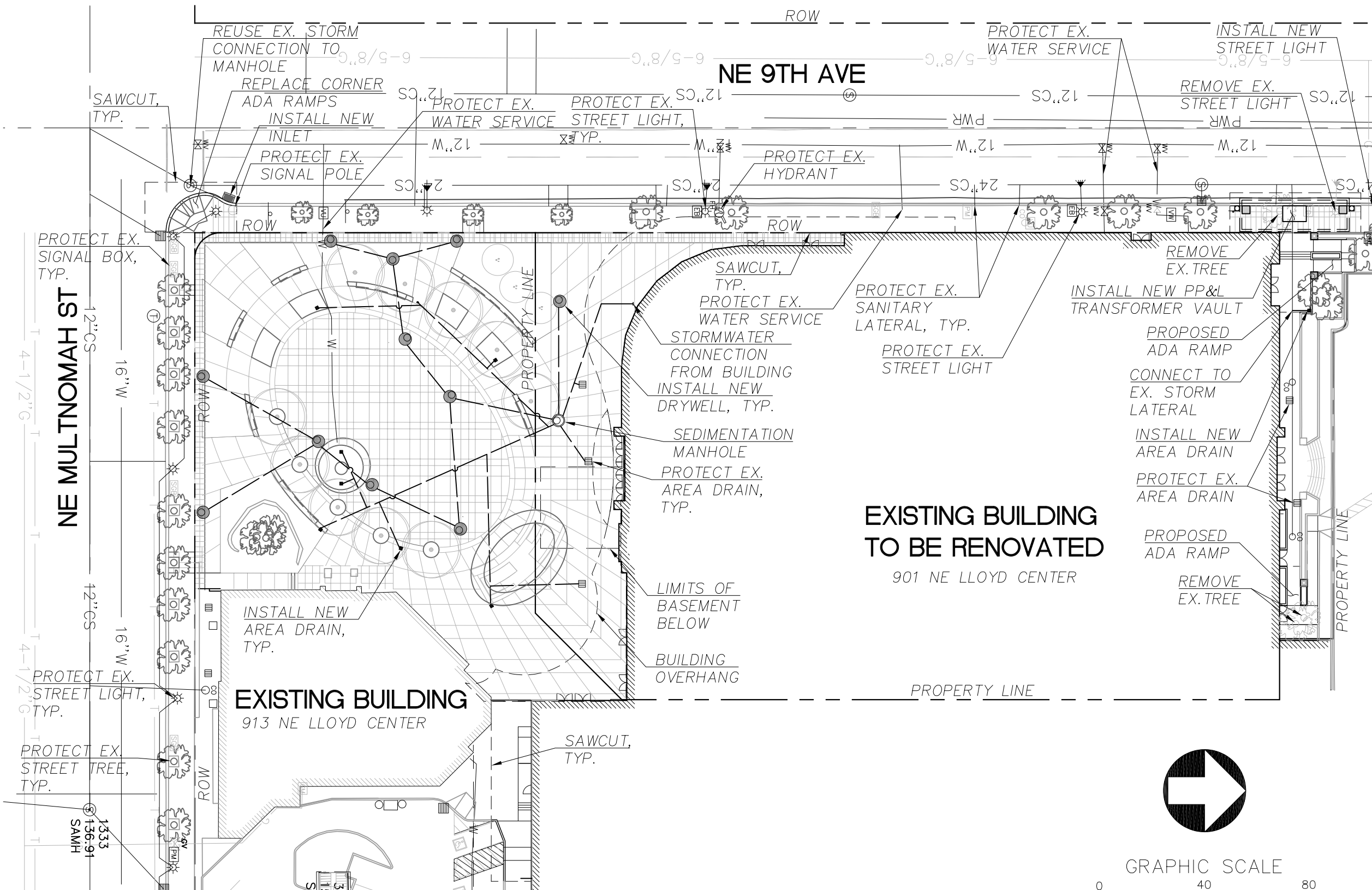
ARCHITECT:
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Contact:
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Don Logue
Phone: (503) 228-7571
billb@waterleaf.com
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Contact:
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LANDSCAPE ARCHITECT:
Greenworks
24 NW 2nd Ave., Suite 100
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Contact: Mike Faha
Phone: (503) 222-5612
mikef@greenworkspc.com





STORMWATER NARRATIVE

PRIVATE SITE:

STORMWATER RUNOFF FROM PROPOSED ROOF, WALKWAY, AND PLAZA IMPERVIOUS AREA WILL BE DIRECTED TO A SYSTEM OF 11 35.0'-DEEP DRYWELLS LOCATED IN THE COURTYARD AREA, WHICH HAS BEEN DESIGNED TO FULLY INFILTRATE THE 100-YEAR STORM. THIS WILL FALL UNDER CATEGORY 2 OF THE STORMWATER HIERARCHY.

PUBLIC STREET IMPROVEMENTS:

STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT-OF-WAY WILL BE PROTECTED DURING CONSTRUCTION.

UTILITY CONTACTS

ELECTRICAL:

DON BUNNELL
PP&L
DONALD.BUNNELL@PACIFICORP.COM

ENVIRONMENTAL:

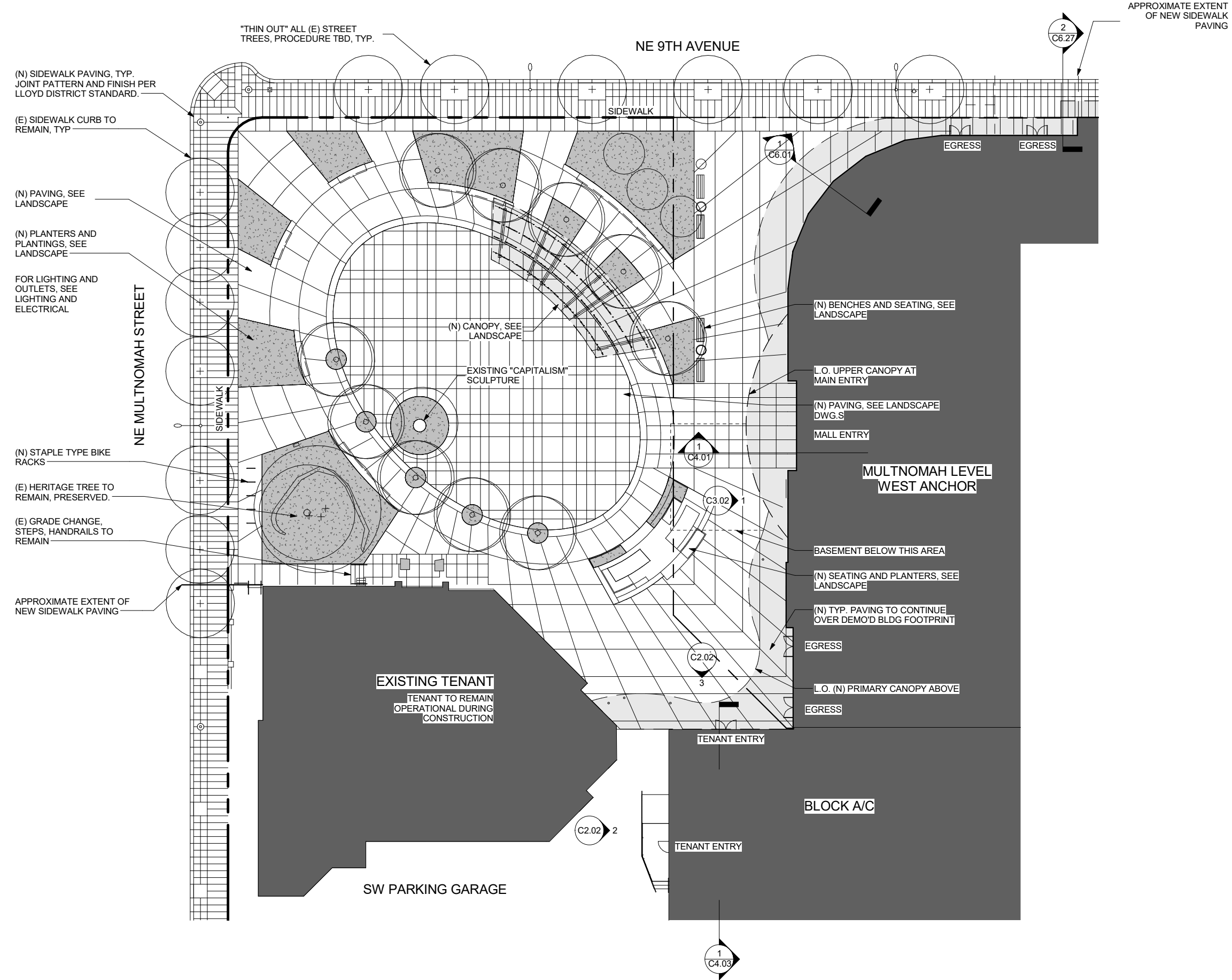
EMMA KOHLSMITH
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503-823-7195
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503-823-7364
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503-226-4611
JODI.WRIGHT@NWNATURAL.COM



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SOUTH PLAZA PLAN

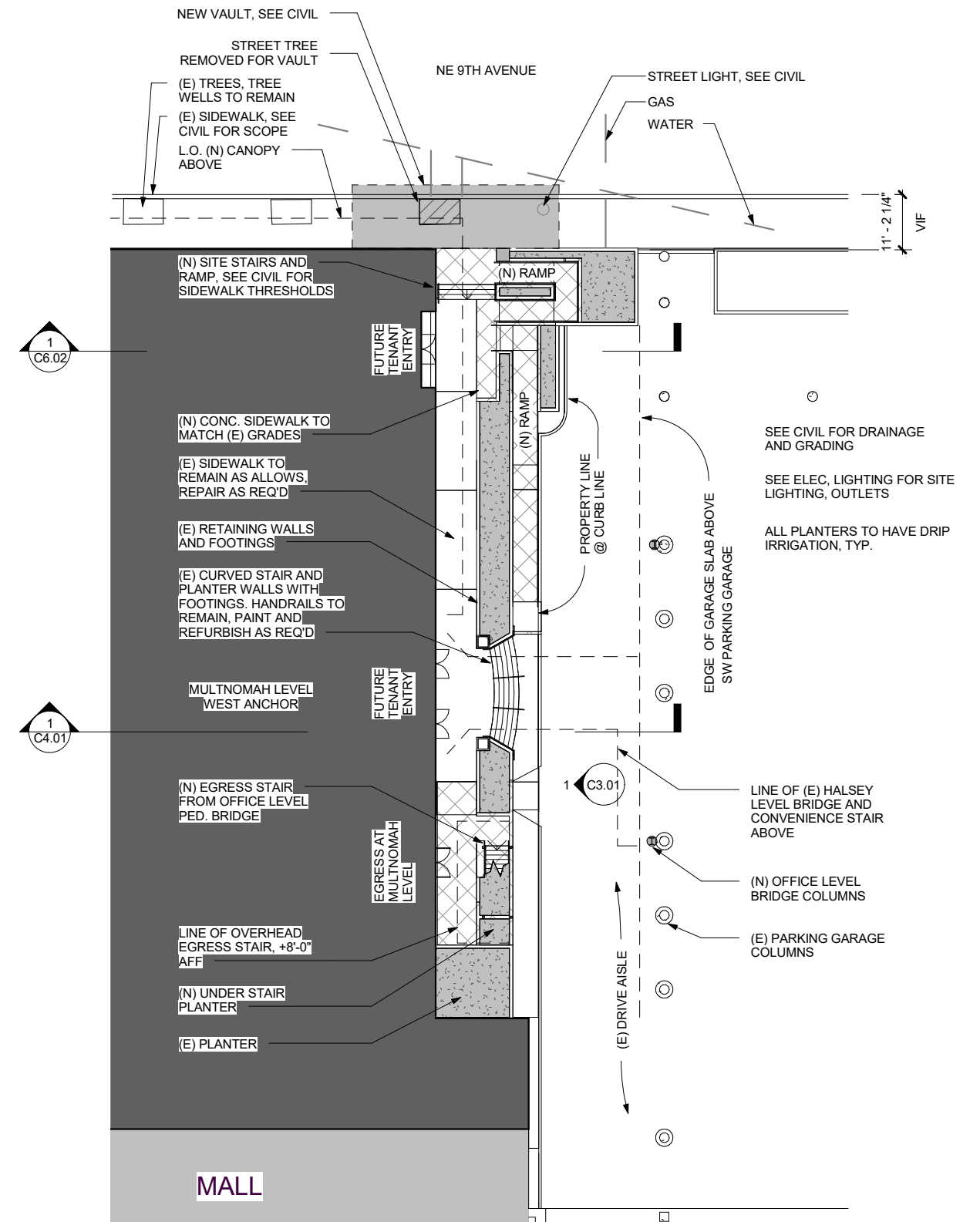
SEPTEMBER 27, 2018



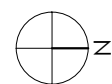
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C1.04



① NORTH COURTYARD PLAN_DR
1" = 30'-0"



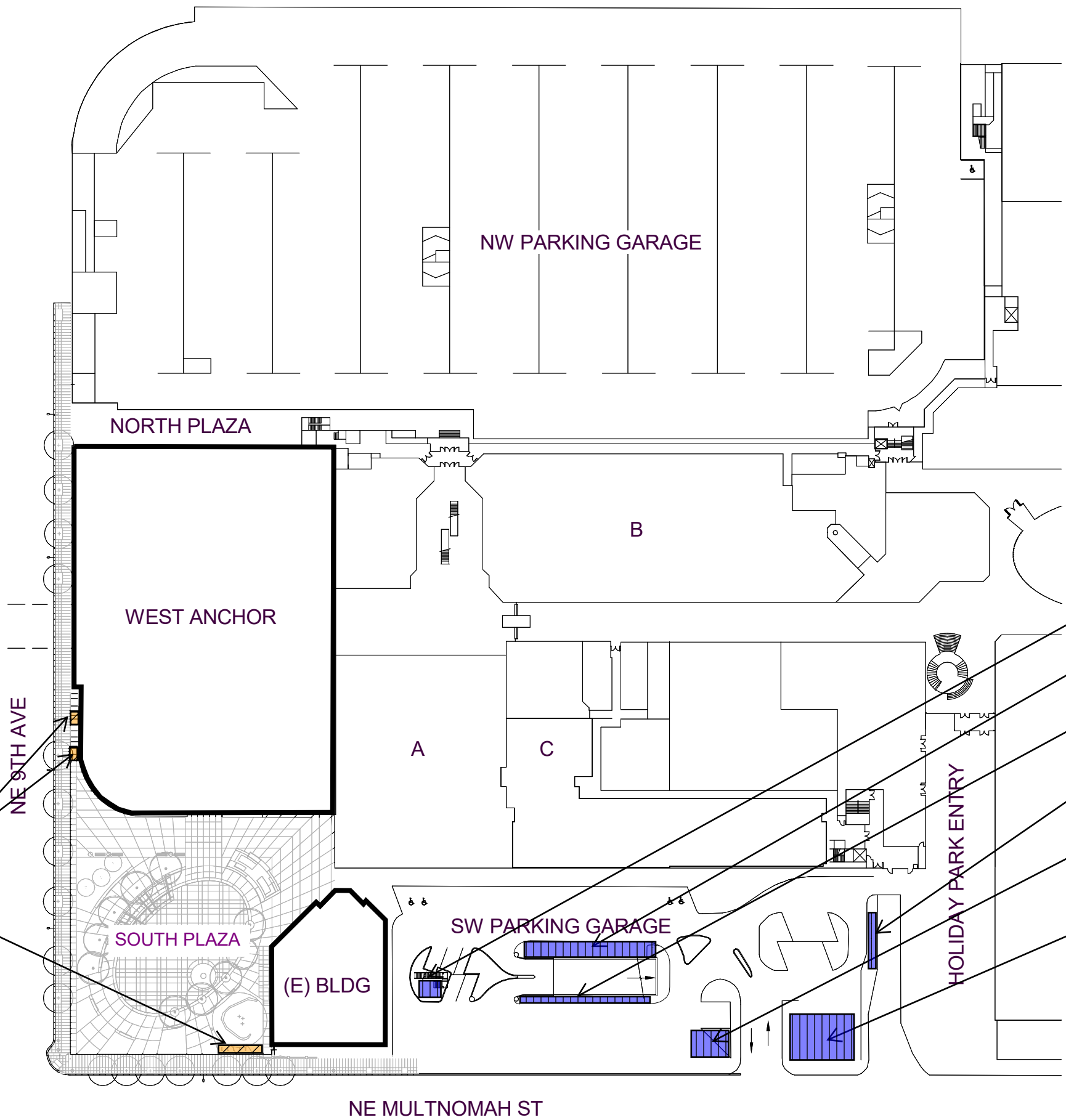
Bicycle Parking Analysis
Building Area By Use (33.266:

Ground Floor / Second Floor;
Retail Sales and Service: 88,280 sf
Short Term: 1 stall / 5,000 sf = 18 stalls
Long Term: 1 stall / 12,000 sf = 7 stalls

Third Floor / Fourth Floor;
Major Event Entertainment:
Short Term: Not Required
Long Term: 3,666 @ 1/40 seats = 92 stalls

Total Required Short Term Stalls = 18-stalls
Total Proposed Short Term Stalls = 18-stalls

Total Required Long Term Stalls = 99-stalls
Total Proposed Long Term Stalls = 104 stalls



Short Term Stalls:
Proposed: 4 stalls

Short Term Stalls:
Proposed: 14 stalls

Long Term Stalls:
Proposed: 8 new stalls

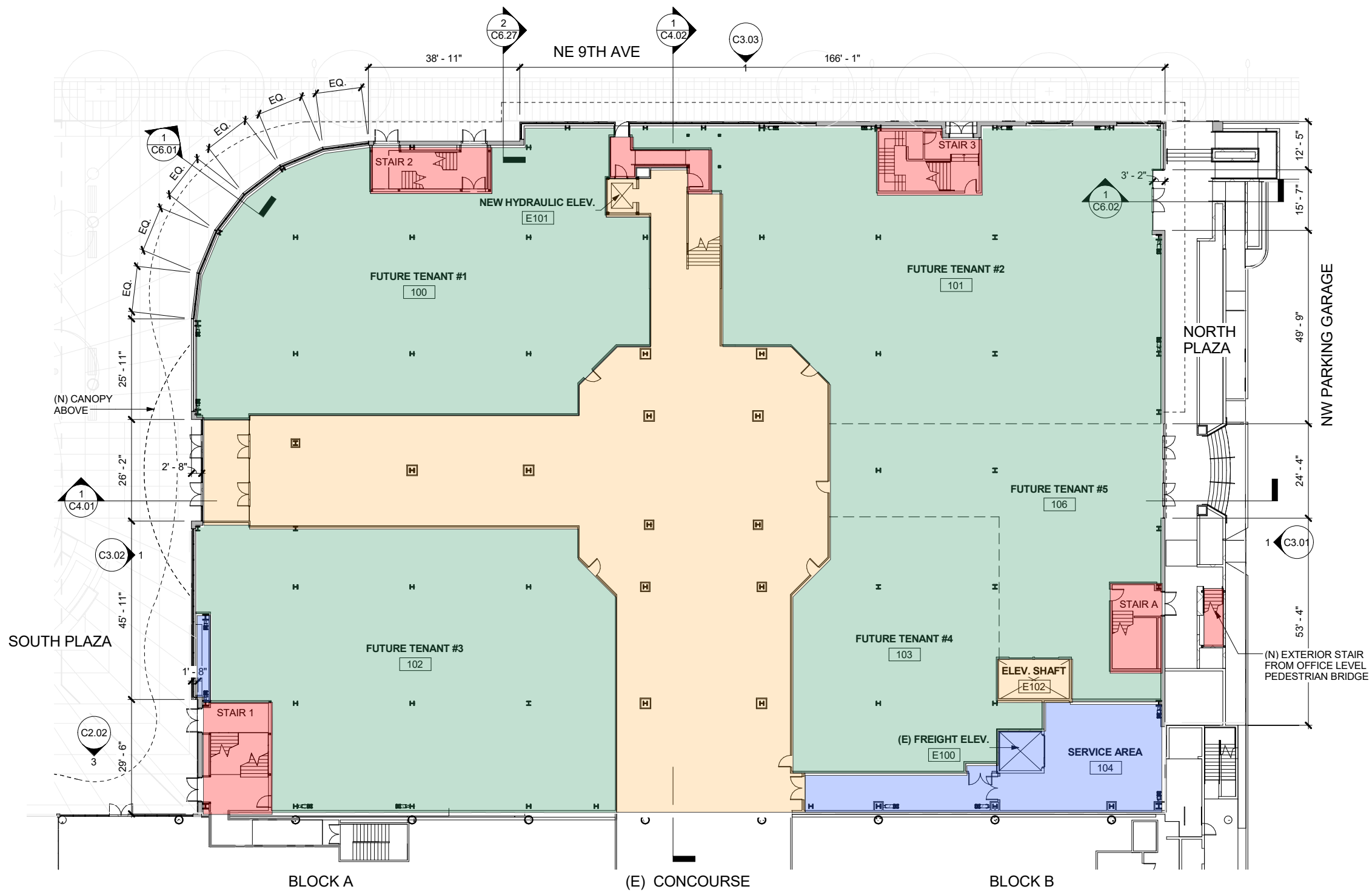
Long Term Stalls:
Proposed: 40 new stalls

Long Term Stalls:
Proposed: 14 new stalls

Long Term Stalls:
Proposed: 6 new stalls

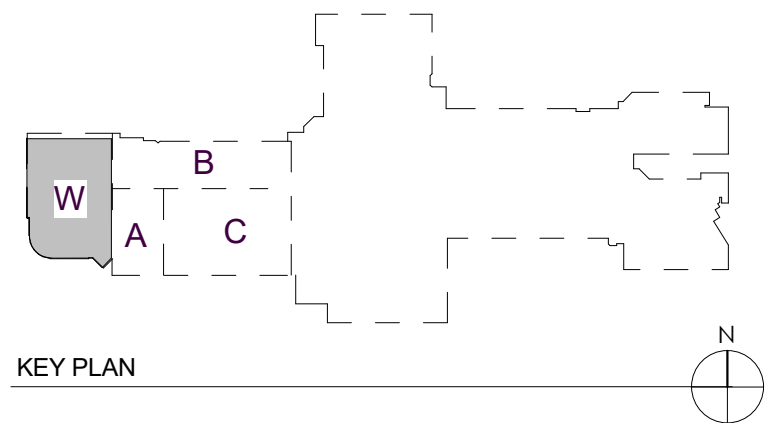
Long Term Stalls:
Proposed: 22 new stalls

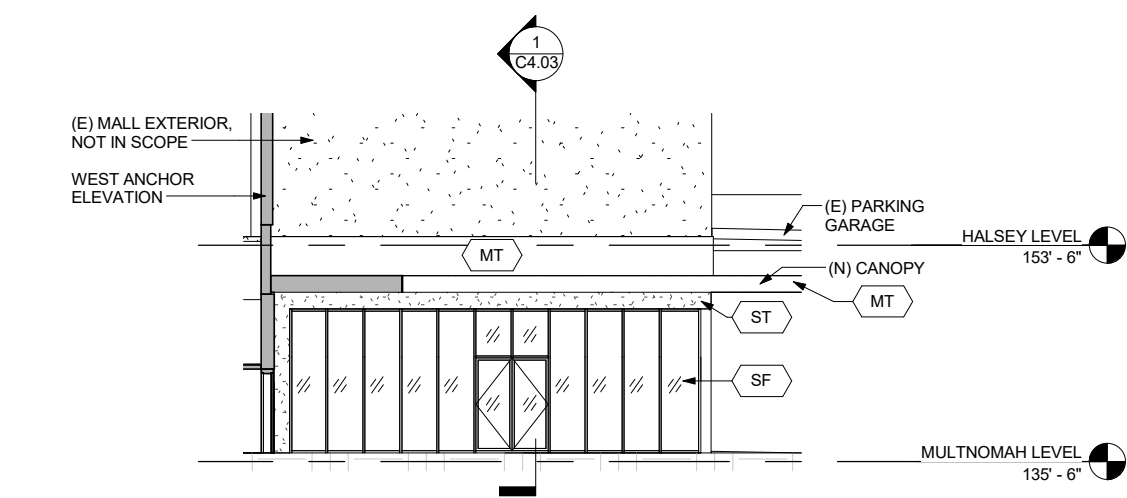
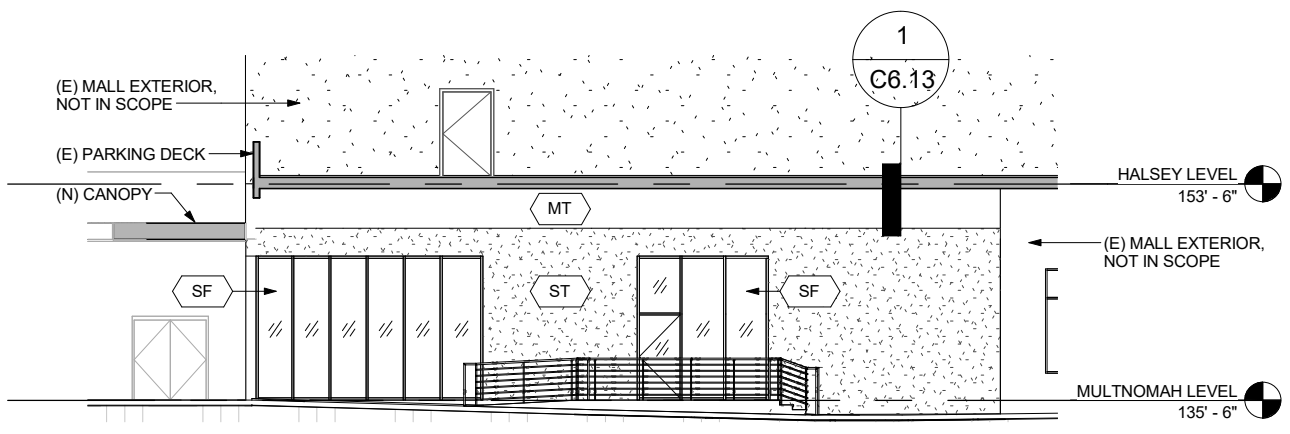
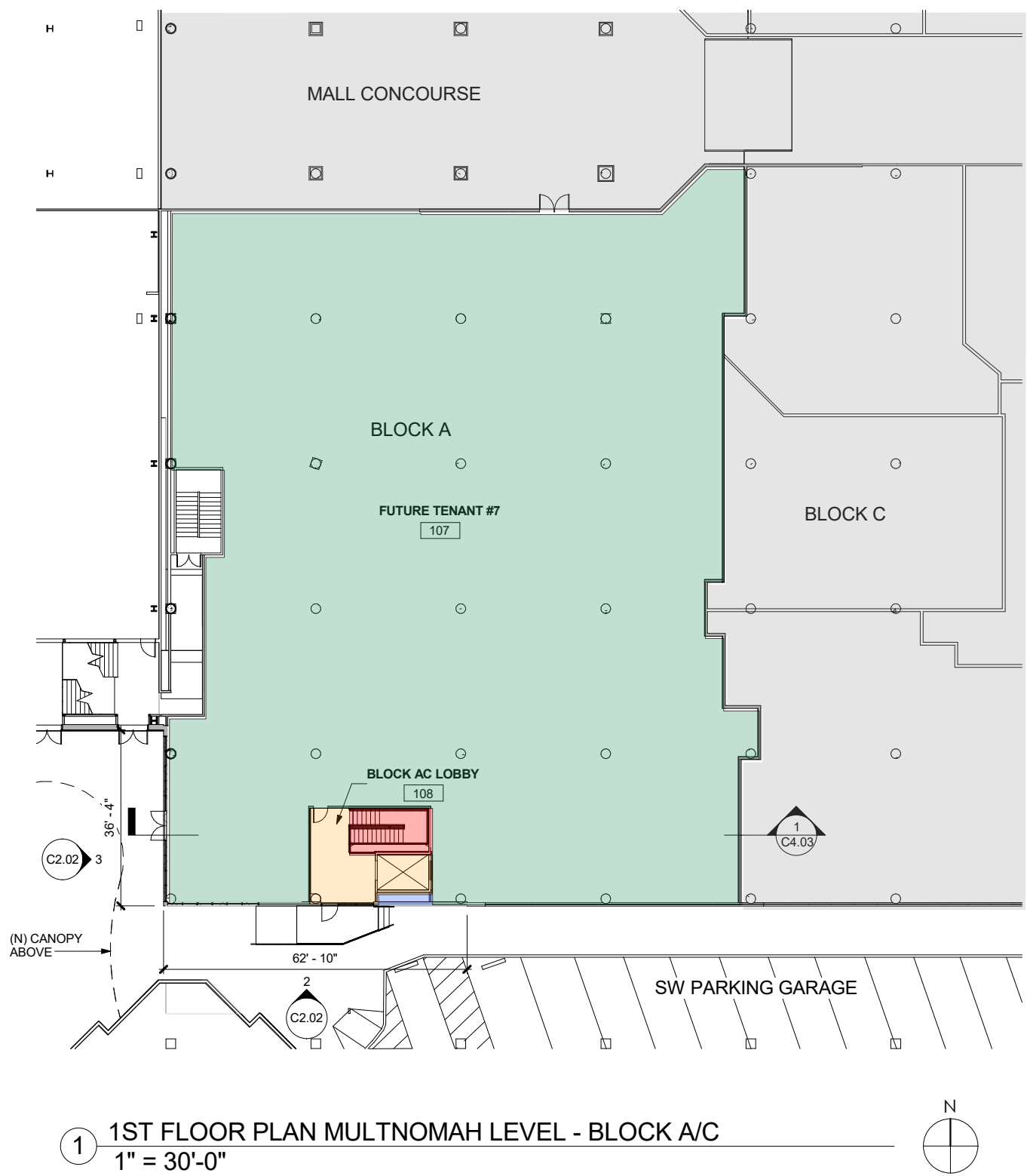
Long Term Stalls:
Existing: 26 stalls
Proposed: 14 new stalls



BUILDING PROGRAM

- TENANT SPACE
- EGRESS CIRCULATION
- GENERAL CIRCULATION
- SERVICE/SUPPORT AREAS



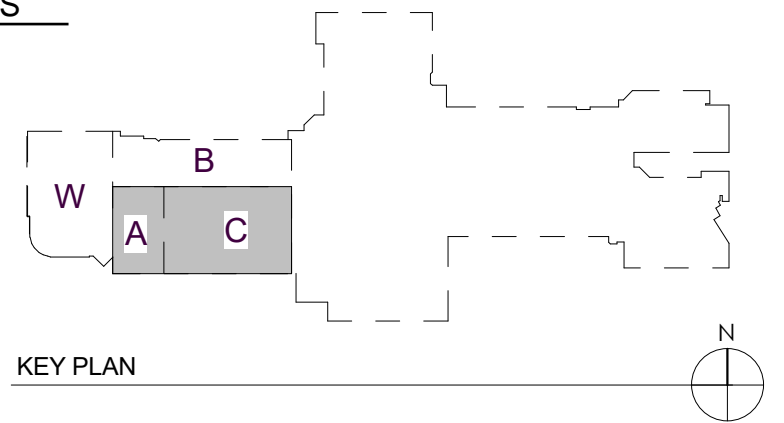


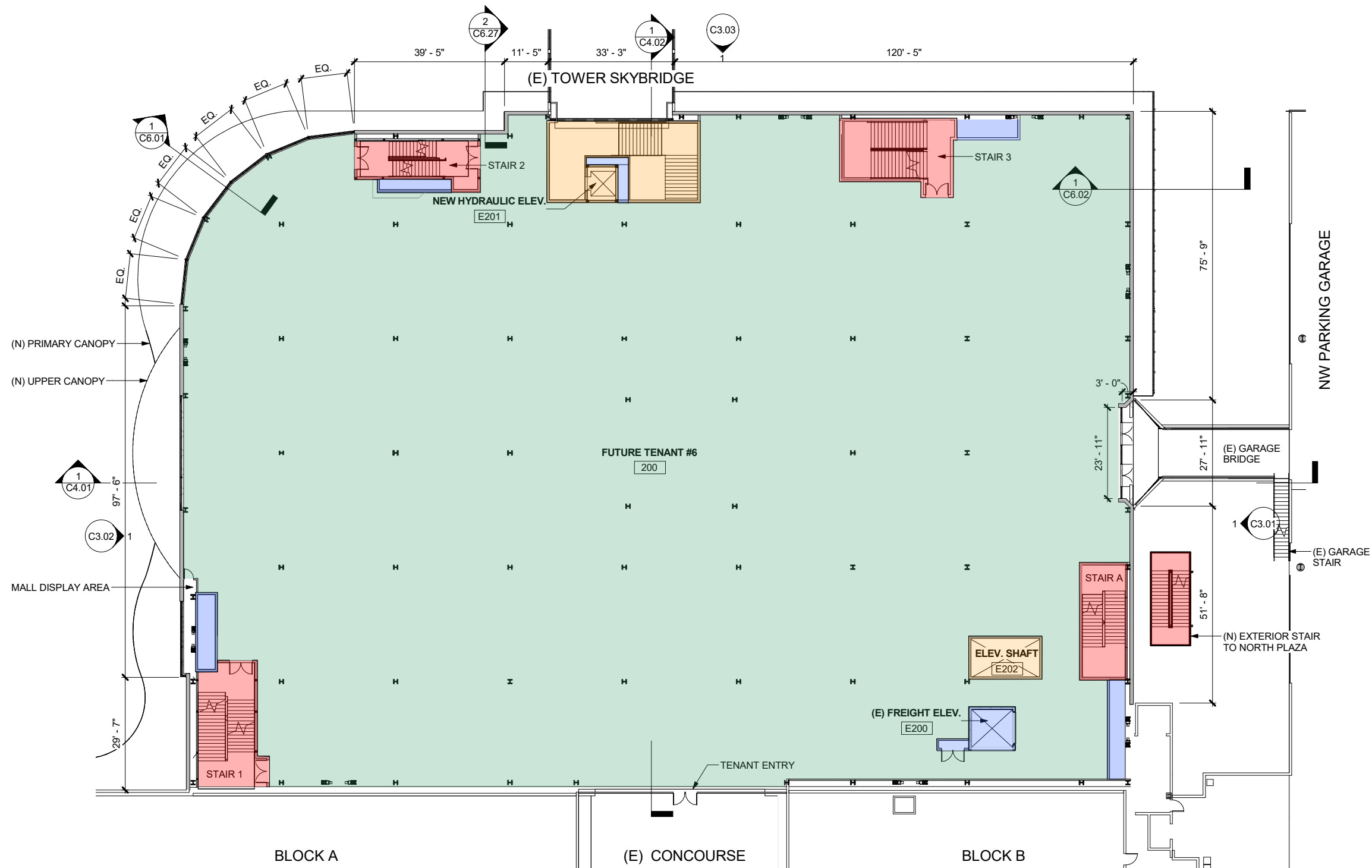
BUILDING PROGRAM

- TENANT SPACE
- EGRESS CIRCULATION
- GENERAL CIRCULATION
- SERVICE/SUPPORT AREA
- NOT IN PROJECT SCOPE

ABBREVIATIONS & SYMBOLS

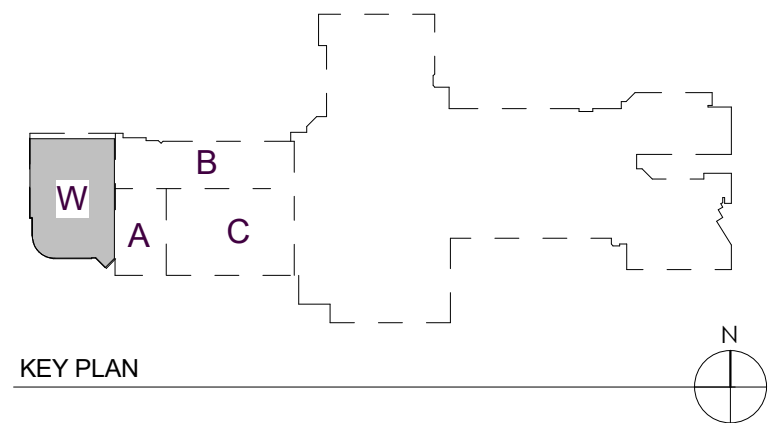
- MT METAL
- SF STOREFRONT
- ST STUCCO
- // VISION GLAZING





BUILDING PROGRAM

- TENANT SPACE
- EGRESS CIRCULATION
- GENERAL CIRCULATION
- SERVICE/SUPPORT AREAS

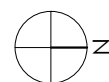


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2ND FLOOR PLAN - HALSEY - BLOCK W

SEPTEMBER 27, 2018



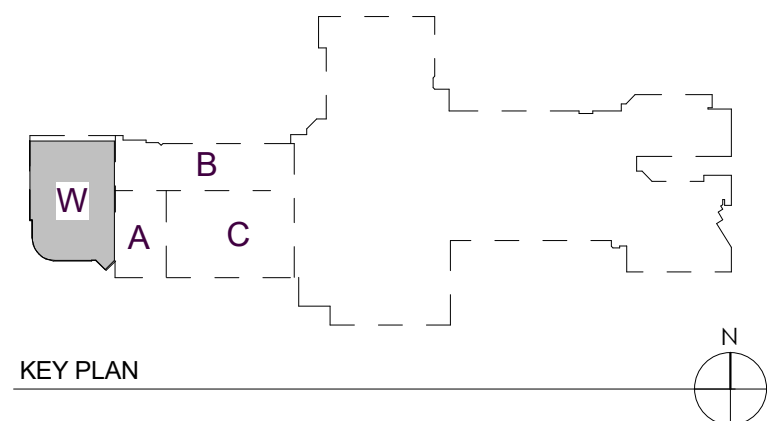
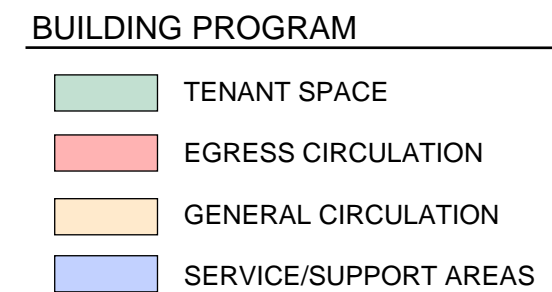
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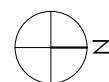
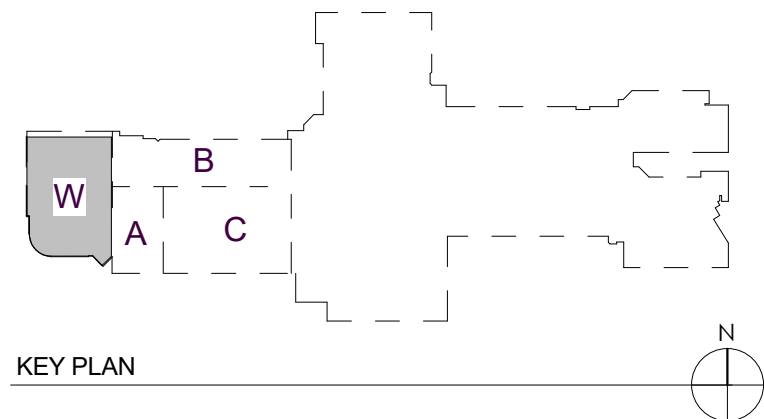
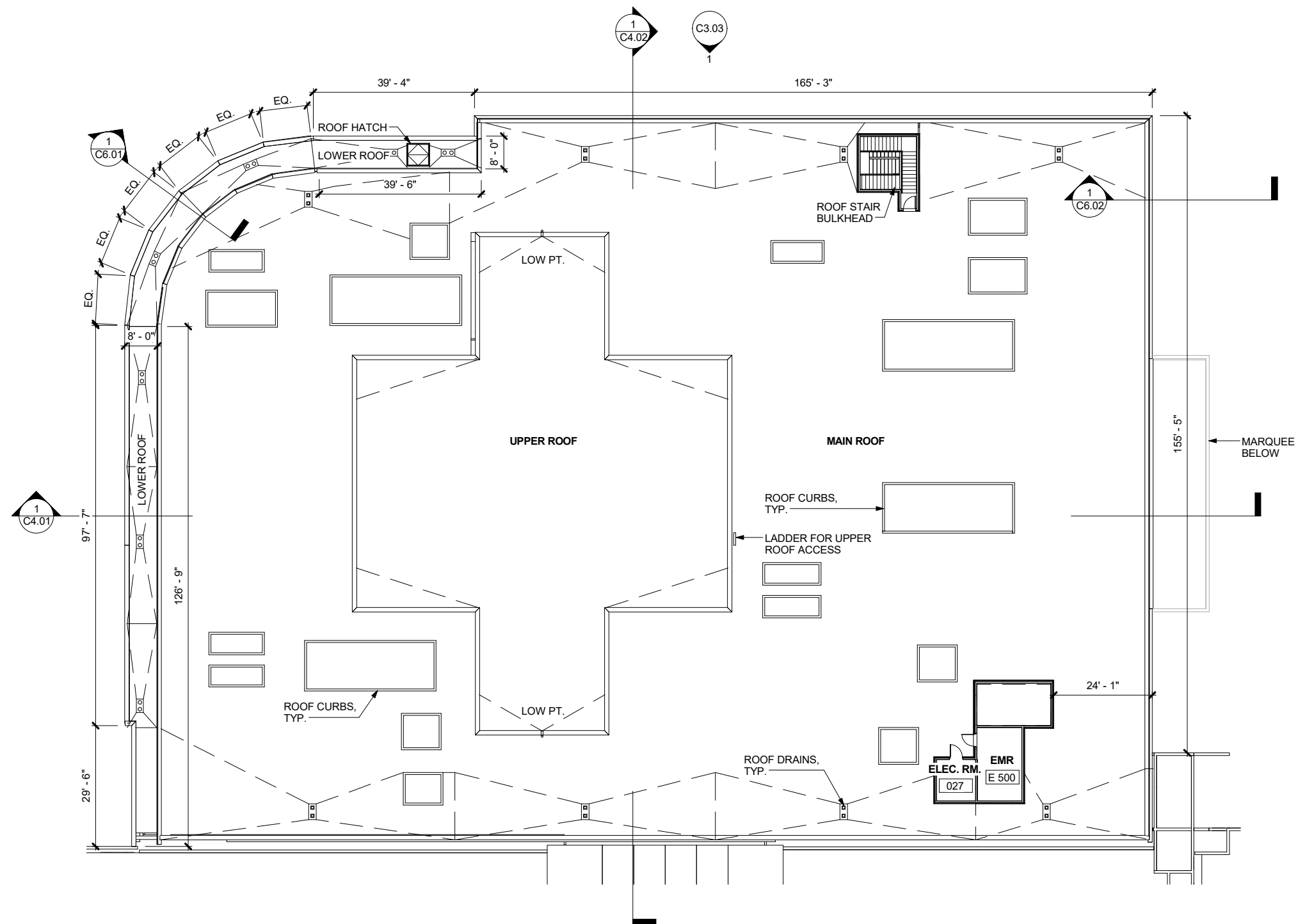


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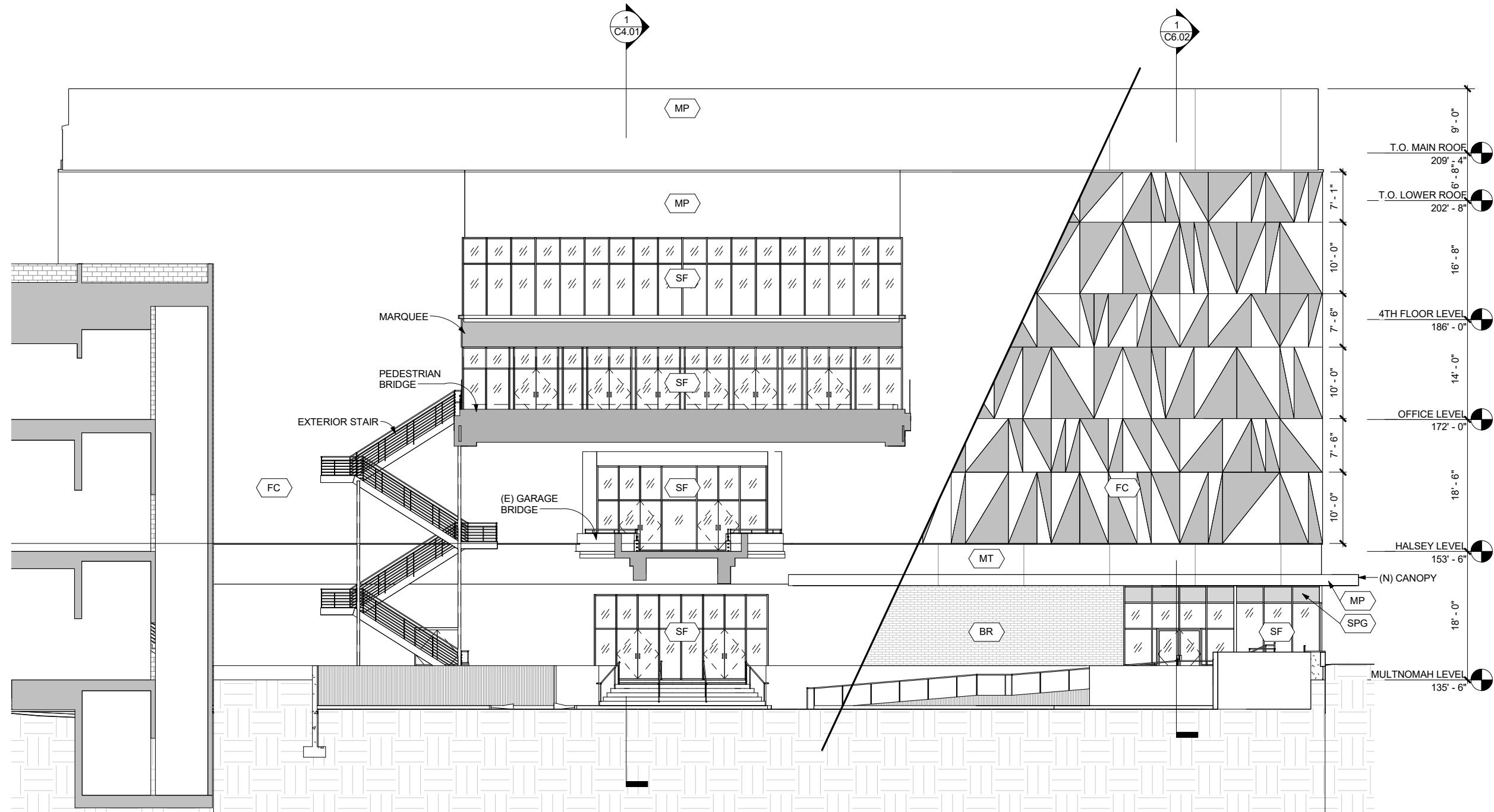
C2.03

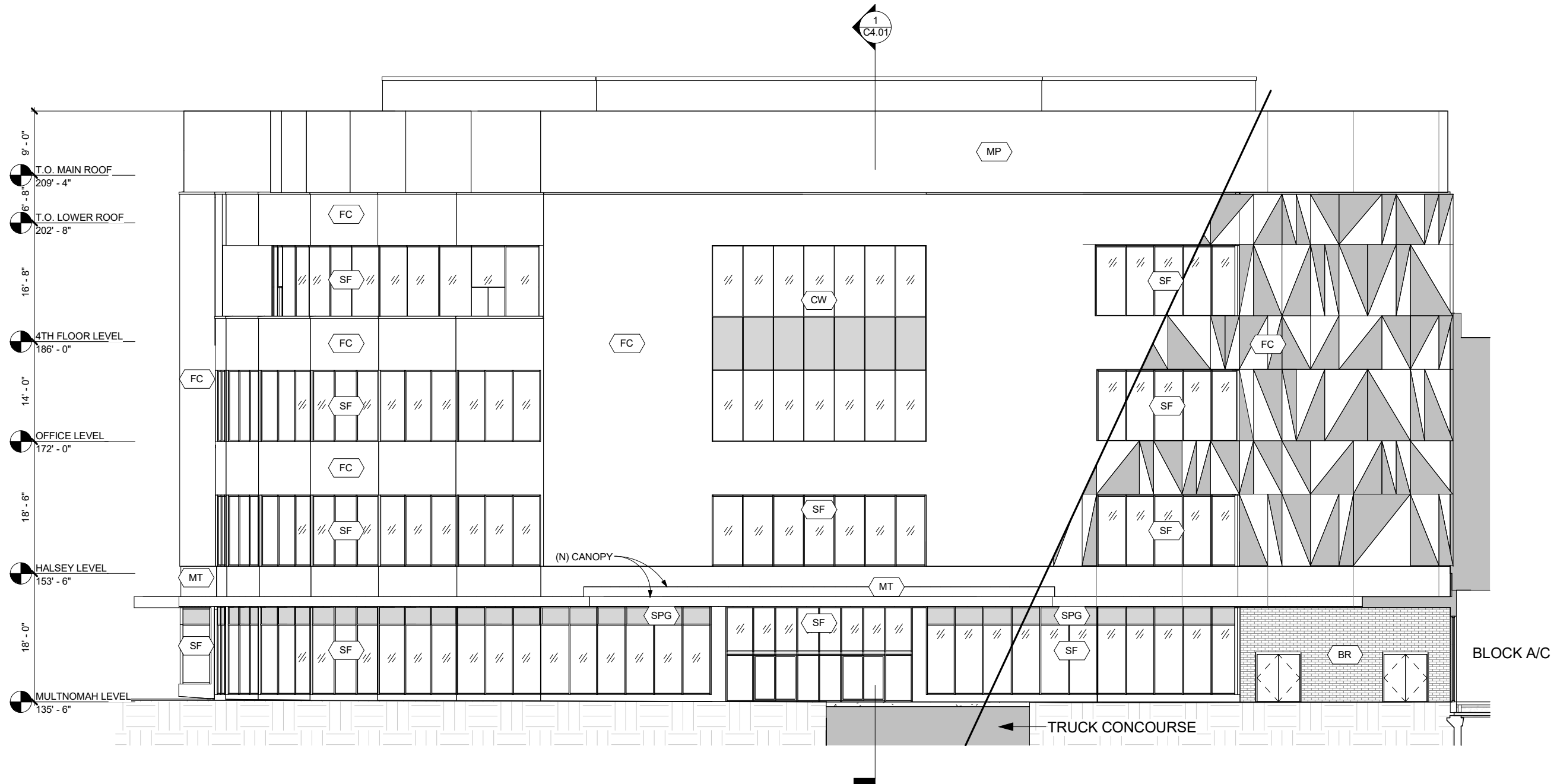




ABBREVIATIONS & SYMBOLS

- BR BRICK
- FC FIBER CEMENT PANEL
- MP METAL PANEL
- MT METAL
- SF STOREFRONT
- // VISION GLAZING





ABBREVIATIONS & SYMBOLS

BR	BRICK
FC	FIBER CEMENT PANEL
MP	METAL PANEL
MT	METAL
SF	STOREFRONT
//	VISION GLAZING

LLOYD CENTER - WEST ANCHOR RENOVATION

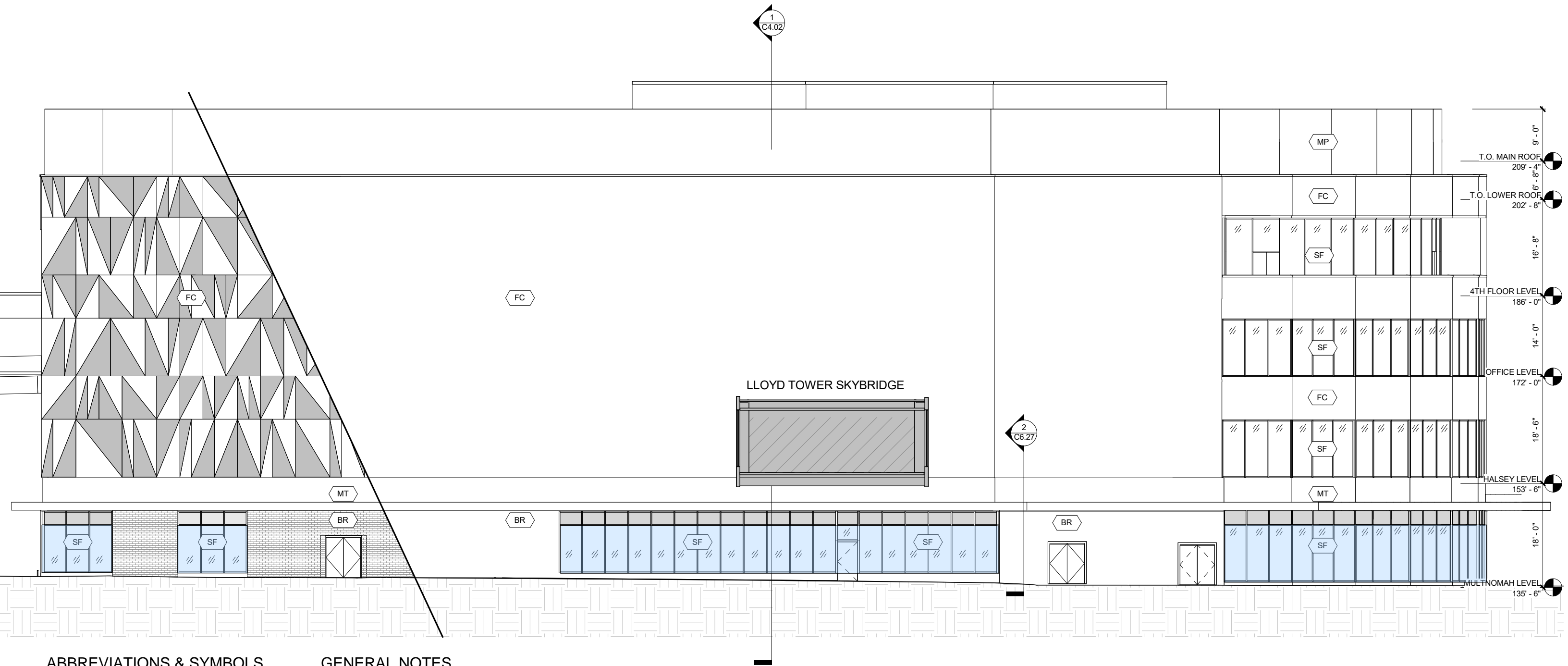
DESIGN REVIEW LU 18-198469 DZM
 SOUTH ELEVATION - BLOCK W
 SEPTEMBER 27, 2018



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C3.02

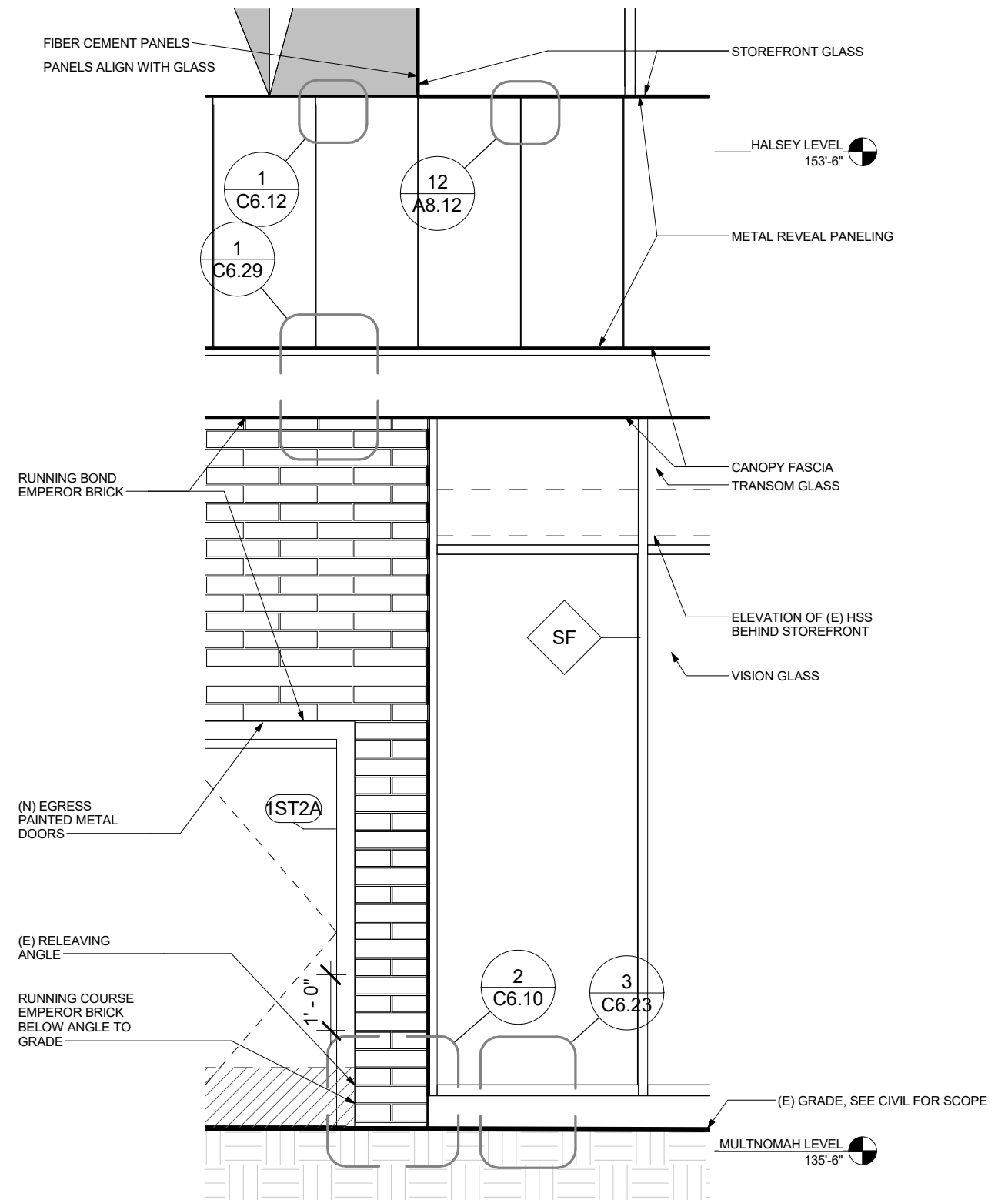


ABBREVIATIONS & SYMBOLS

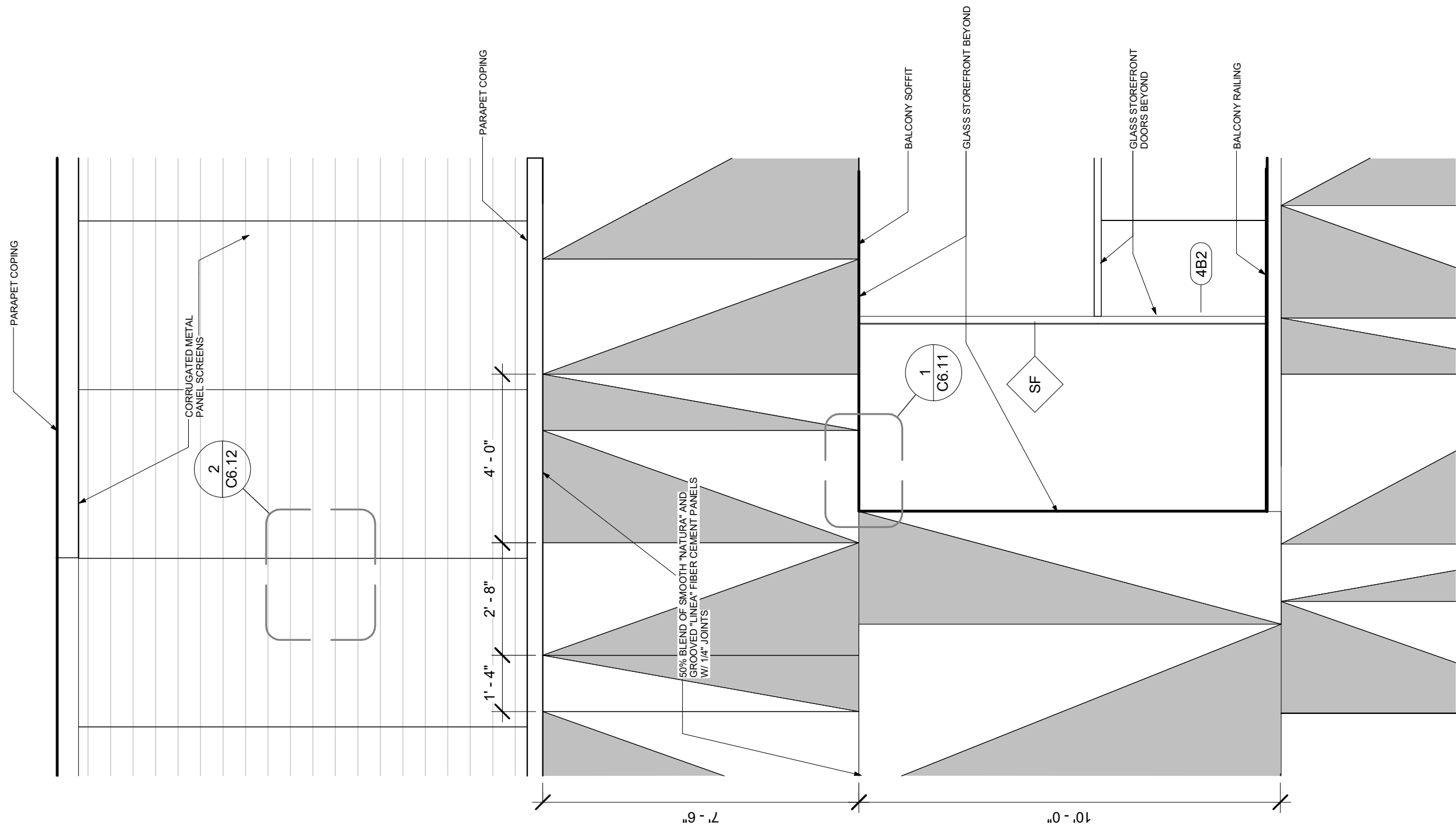
GENERAL NOTES

- BR BRICK
- FC FIBER CEMENT PANEL
- MP METAL PANEL
- MT METAL
- SF STOREFRONT
- // VISION GLAZING

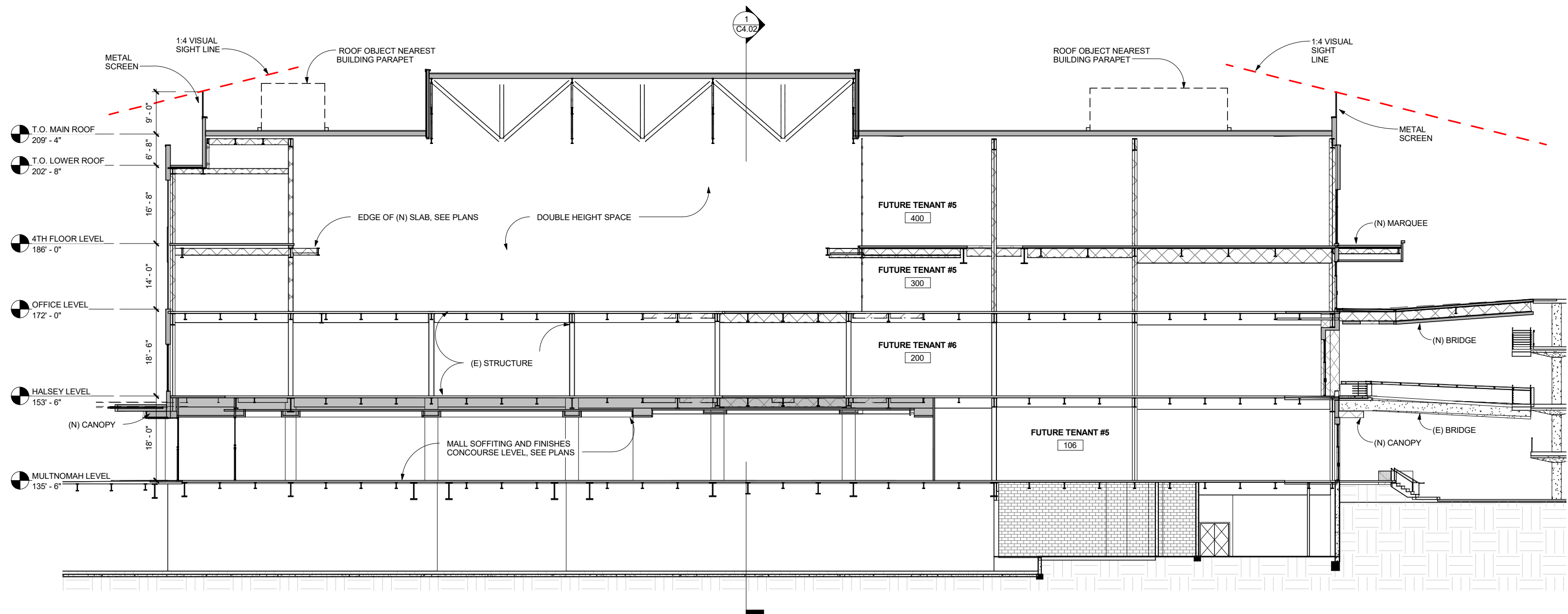
1. WINDOWS ARE 54% OF WALL



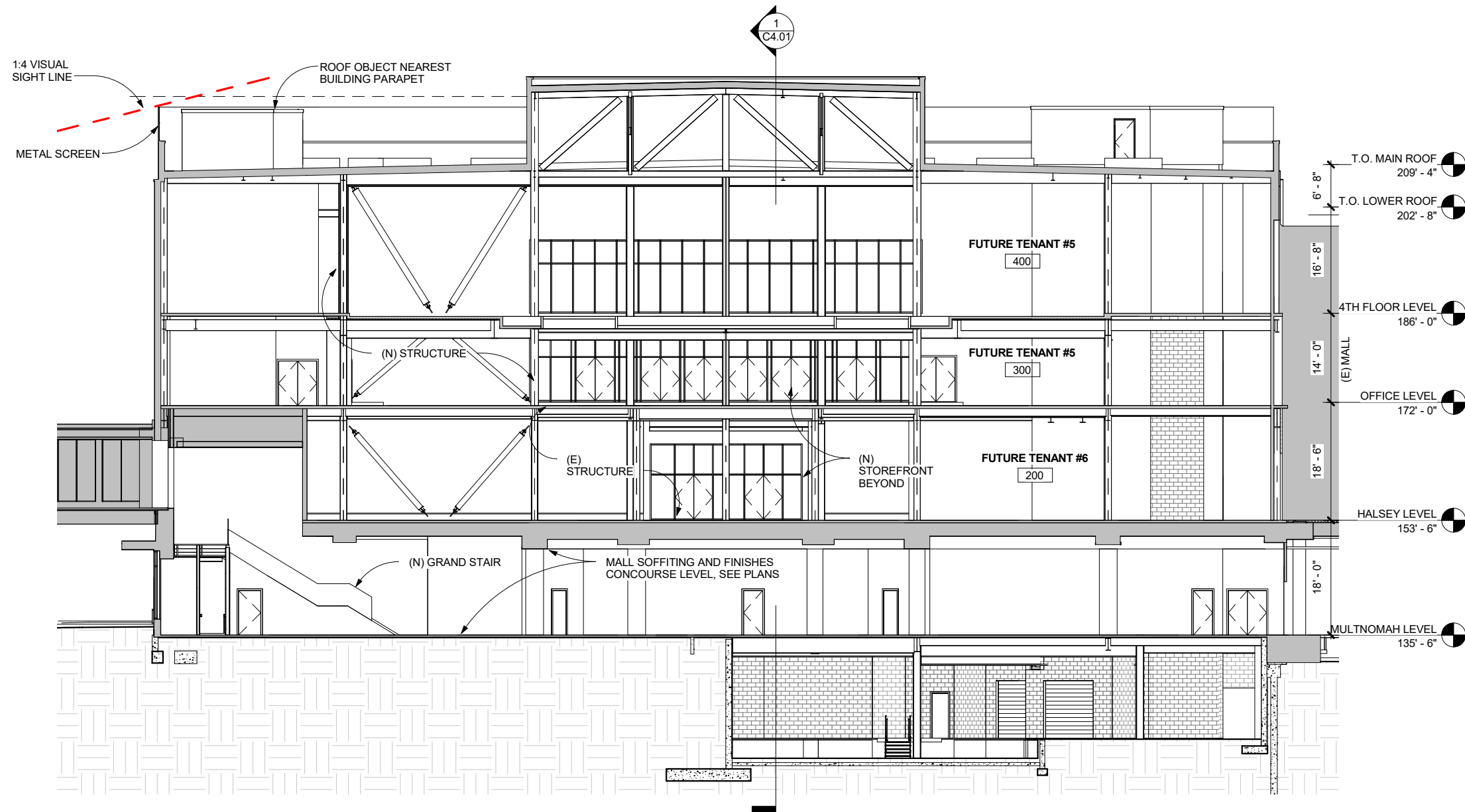
① ENLARGED ELEVATION - STEEL LEVEL MATERIALS_DR
3/8" = 1'-0"



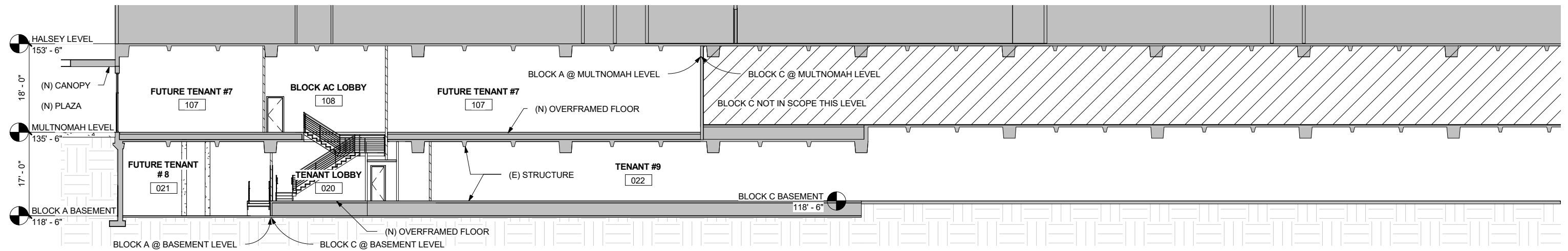
1 ENLARGED ELEVATION - PARAPET MATERIALS_DR
3/8" = 1'-0"



1 BUILDING SECTION - NS - BLOCK W_DR
1" = 20'-0"

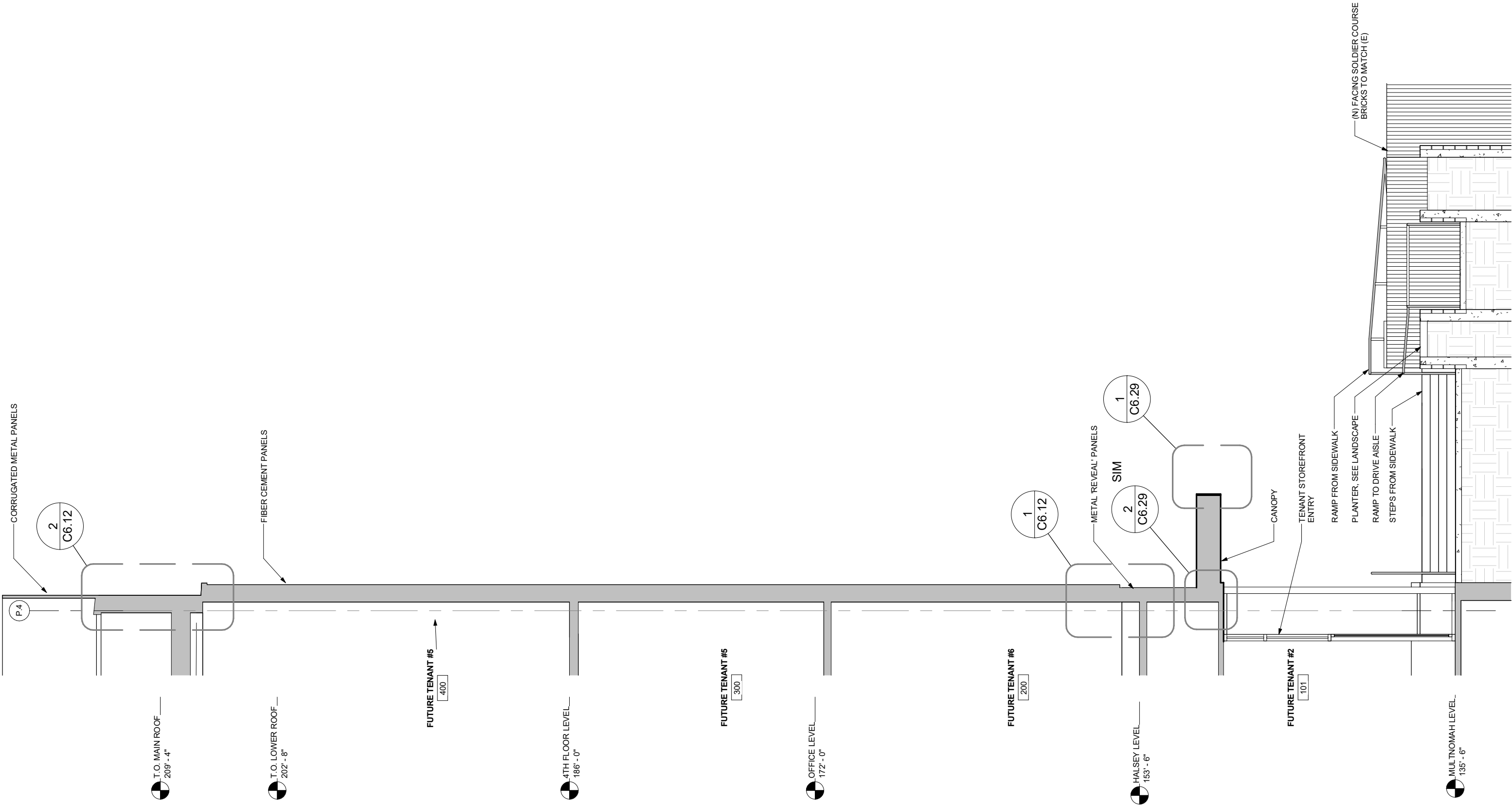


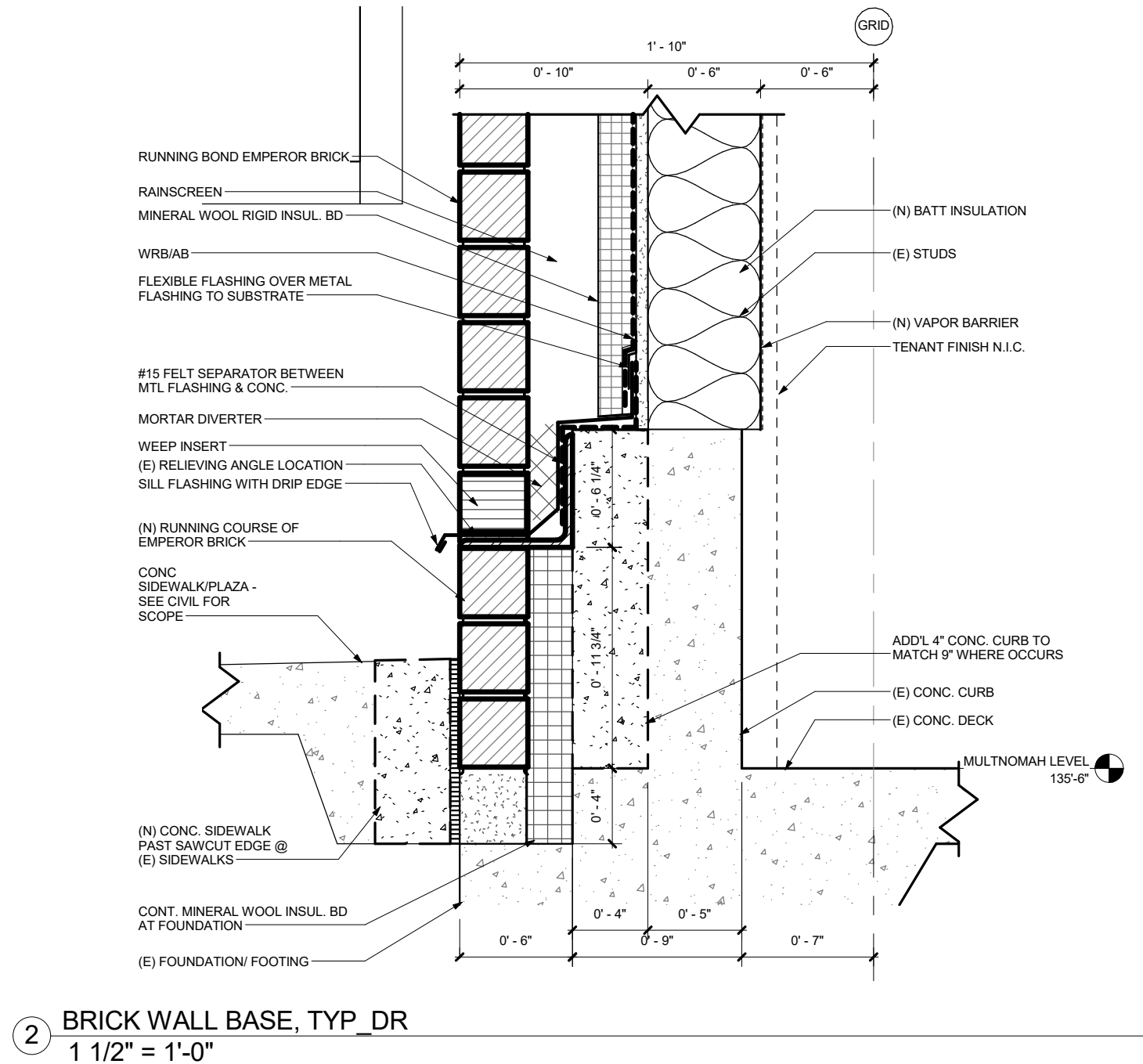
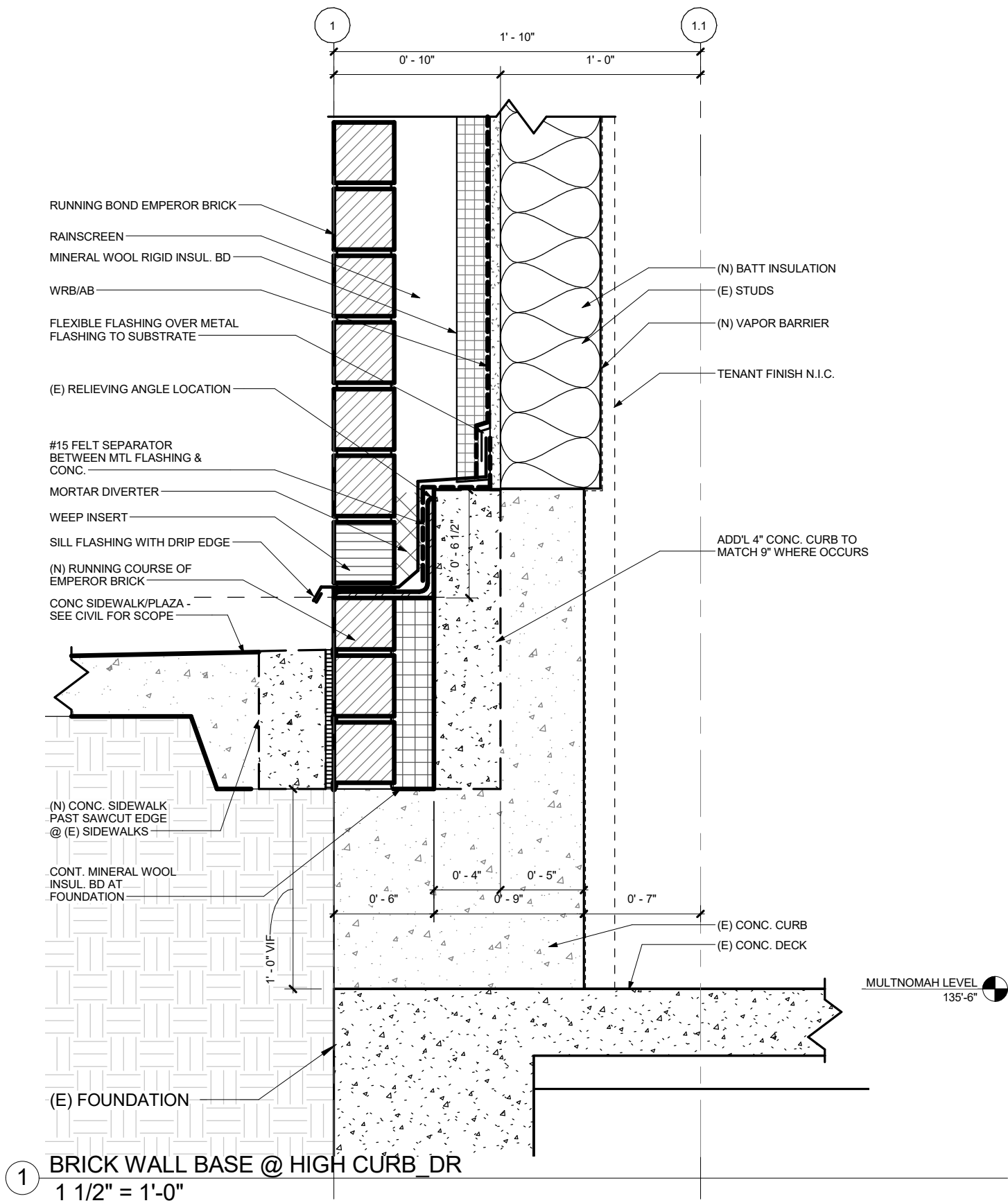
1 BUILDING SECTION - EW - BLOCK W_DR
1" = 20'-0"

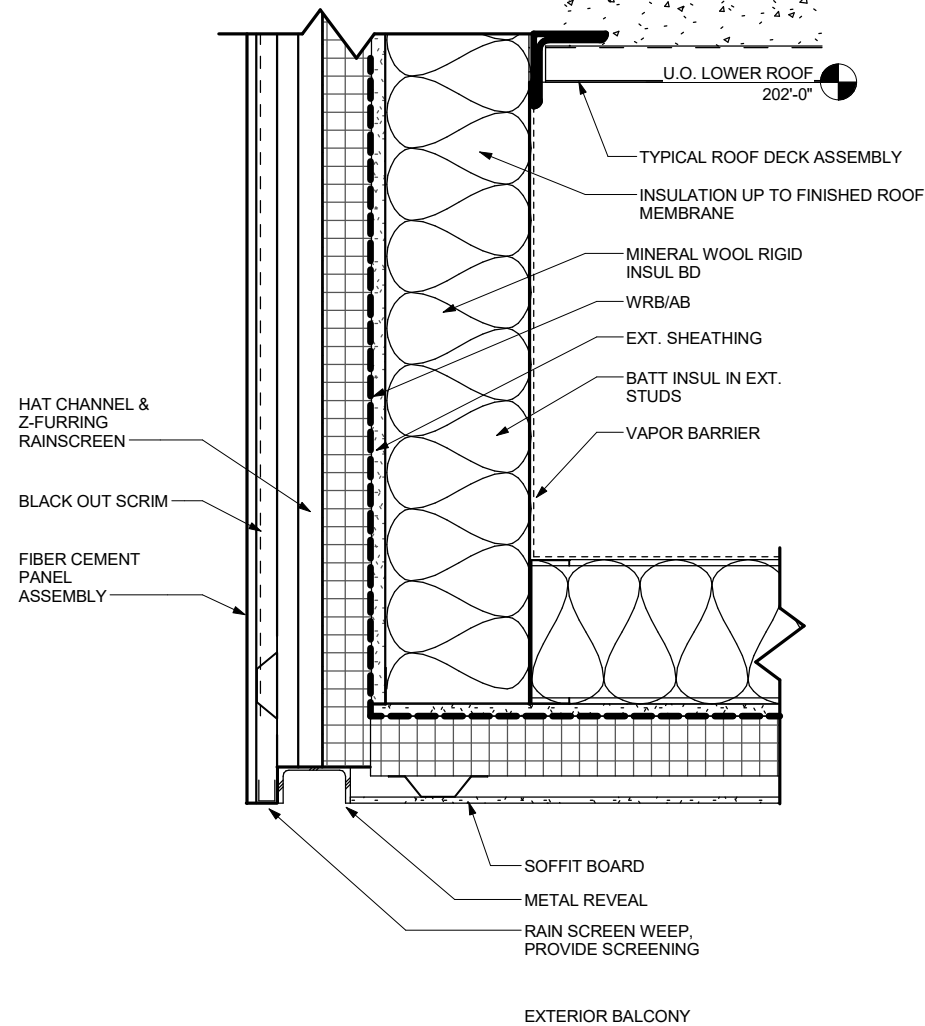


1 **BUILDING SECTION - EW - BLOCK AC_DR**
1" = 20'-0"

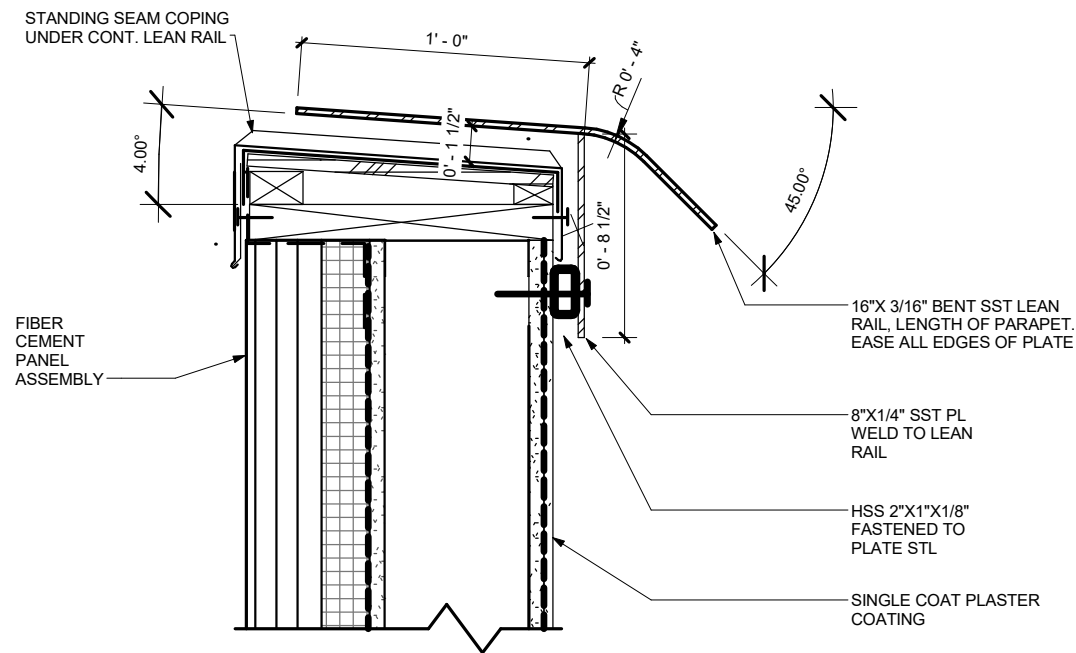




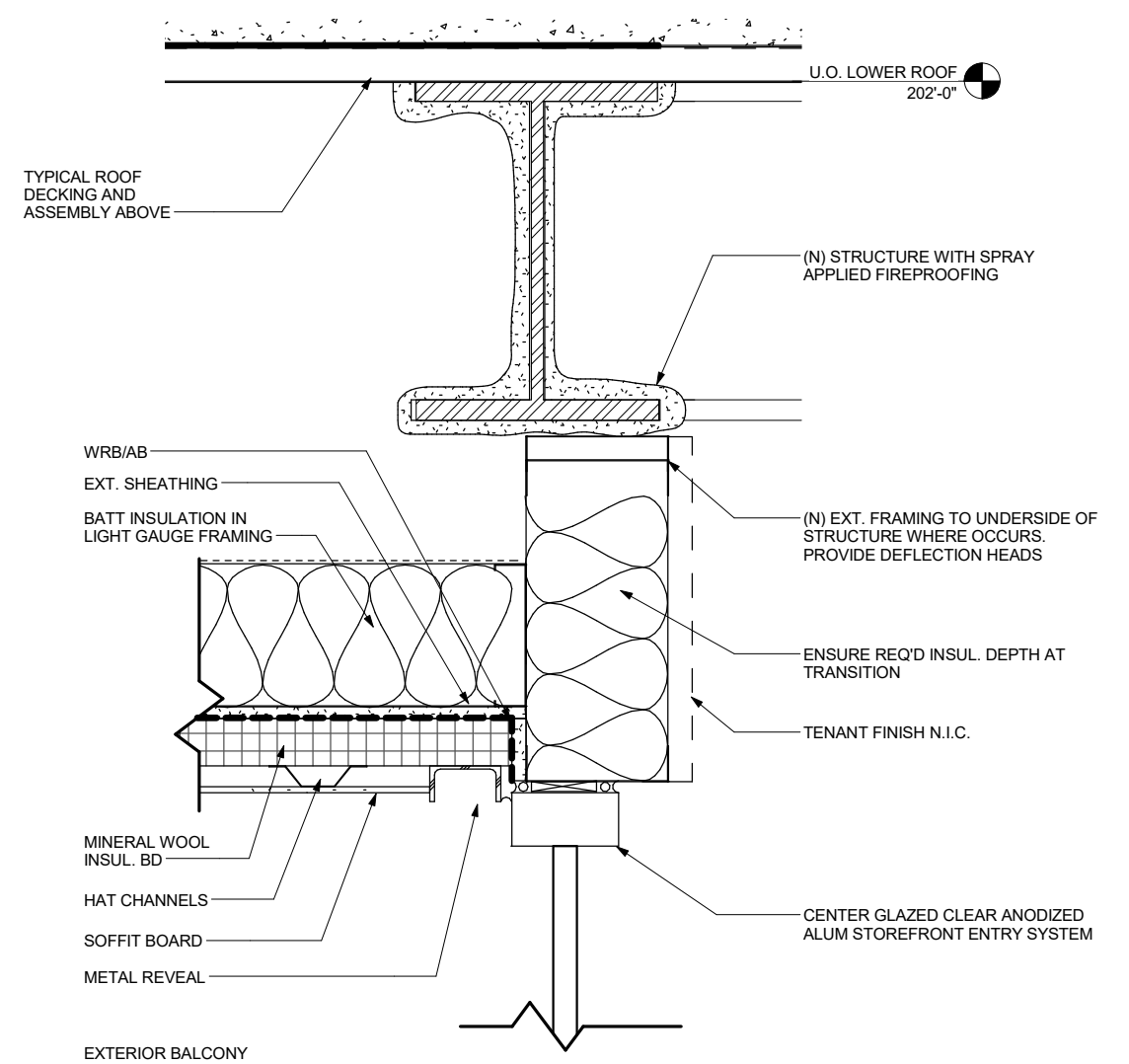




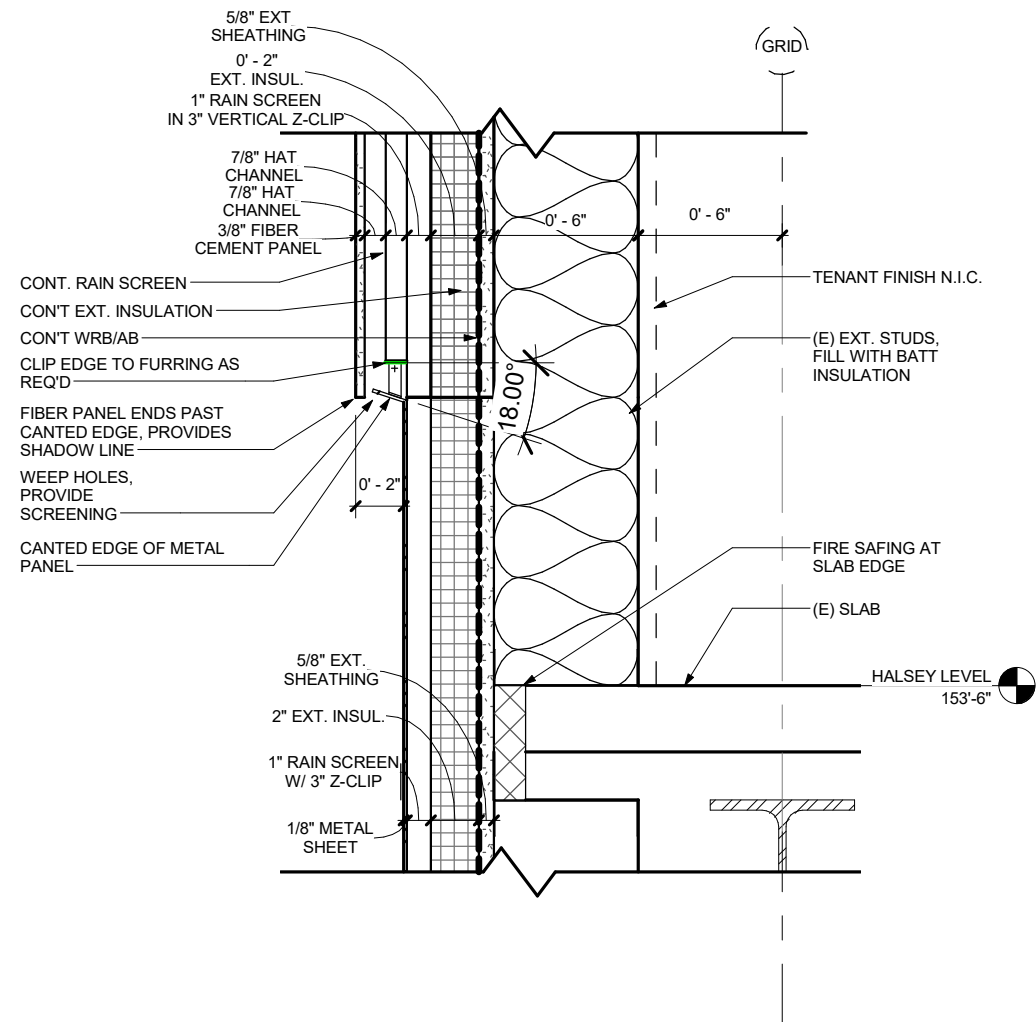
① BALCONY SOFFIT EDGE_DR
1 1/2" = 1'-0"



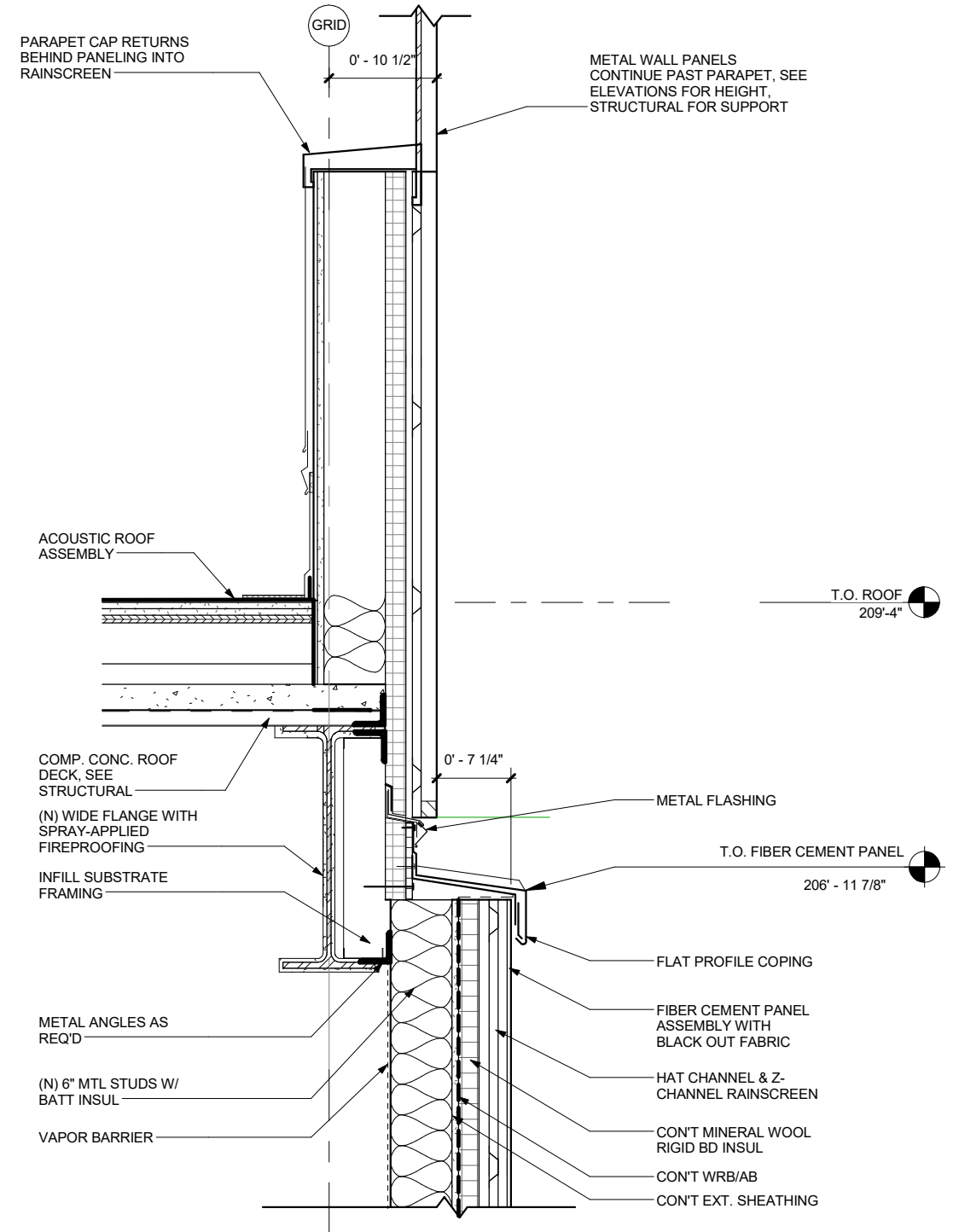
③ BALCONY PARAPET_DR
1 1/2" = 1'-0"



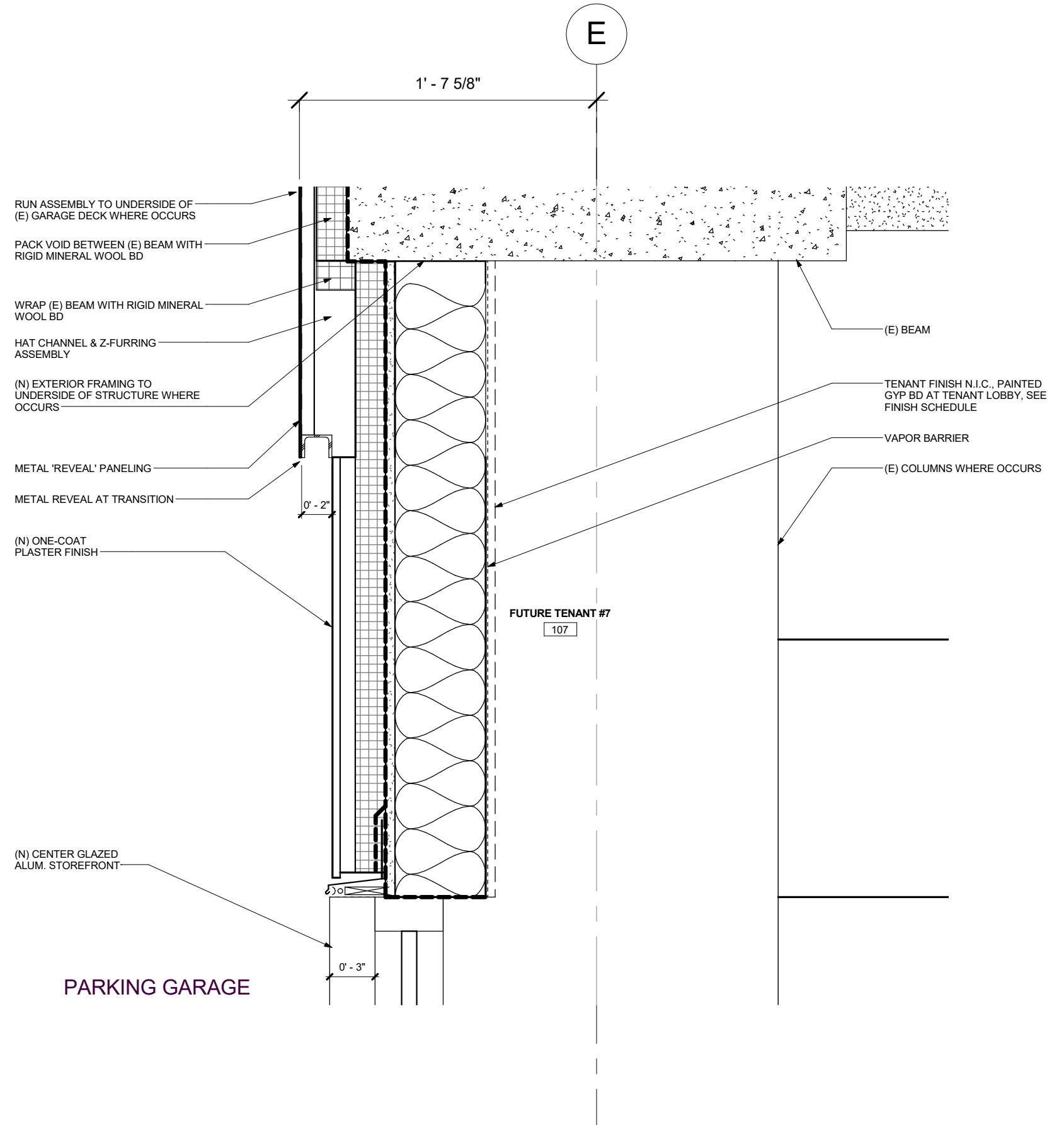
② BALCONY SOFFIT AT WALL_DR
1 1/2" = 1'-0"



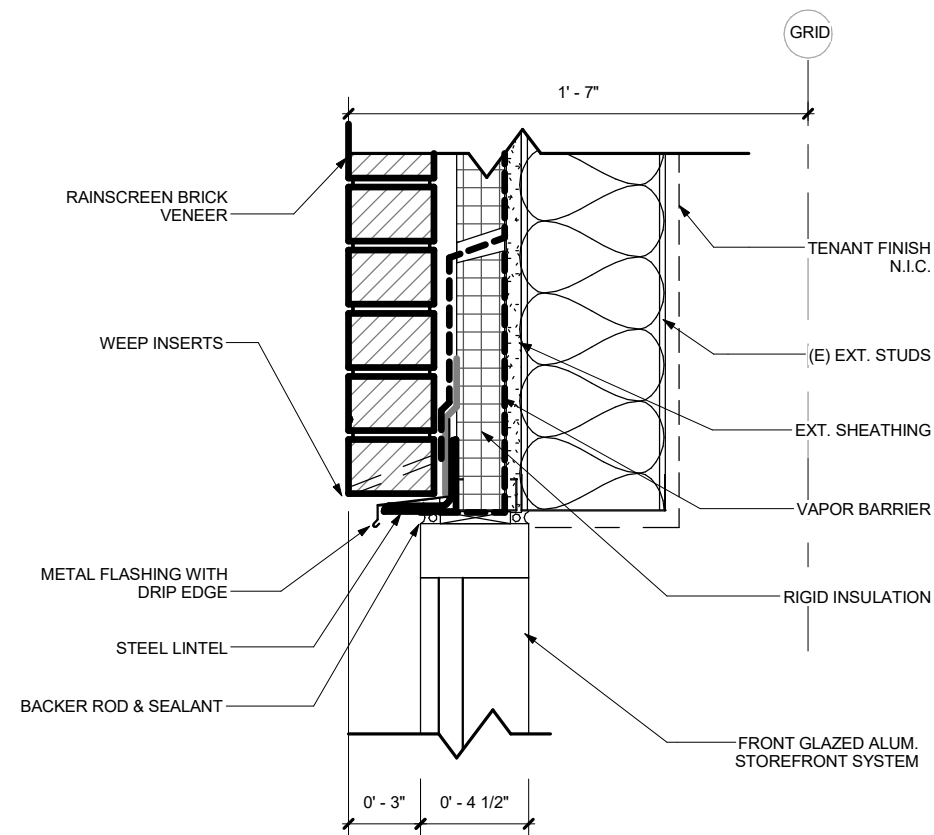
① MATERIAL TRANSITION - METAL PANEL TO FIBER CEMENT_DR
1 1/2" = 1'-0"



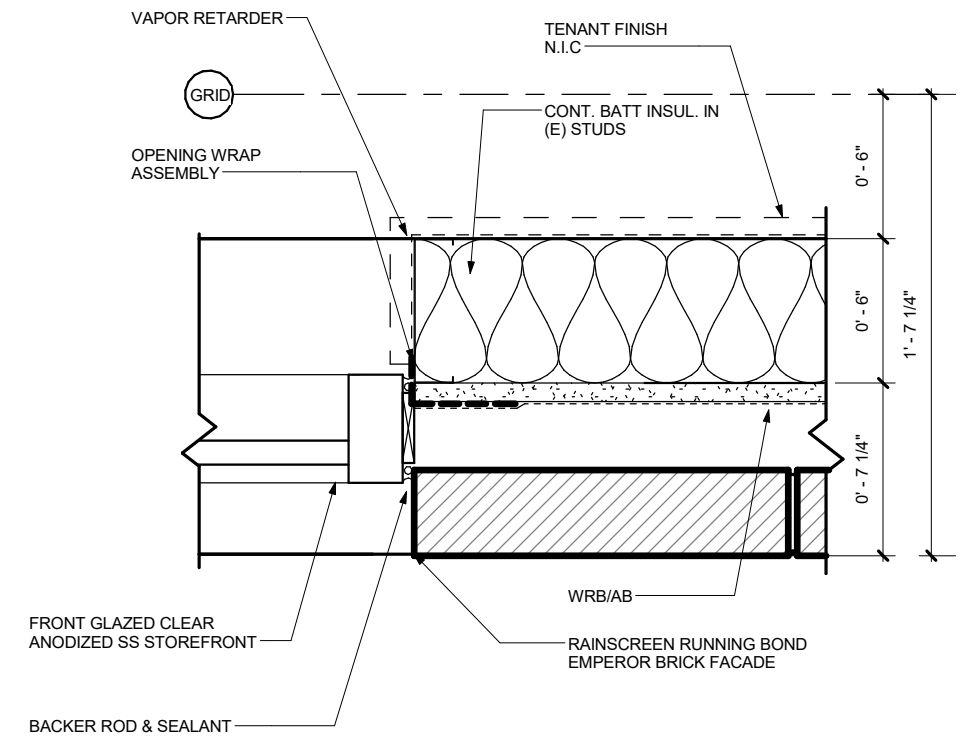
② WALL SECTION - PARAPET DETAIL_DR
3/4" = 1'-0"



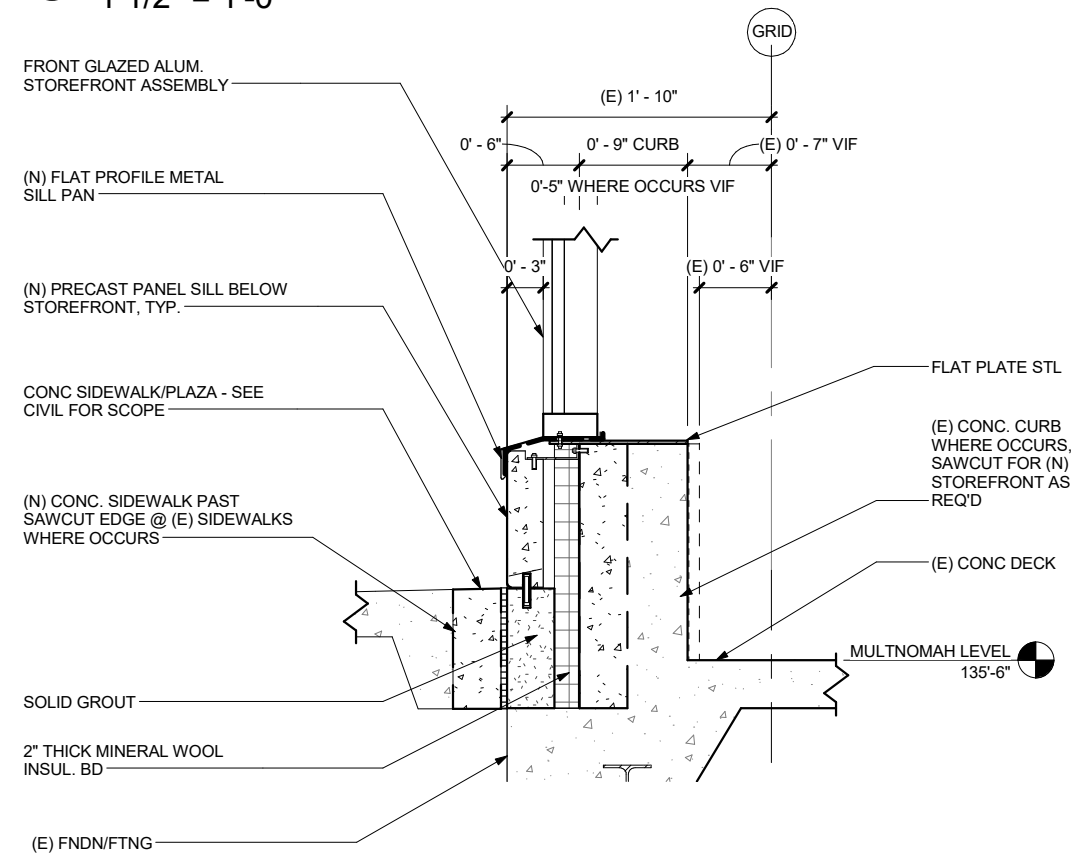
1 BLOCK AC STOREFRONT_DR
1 1/2" = 1'-0"



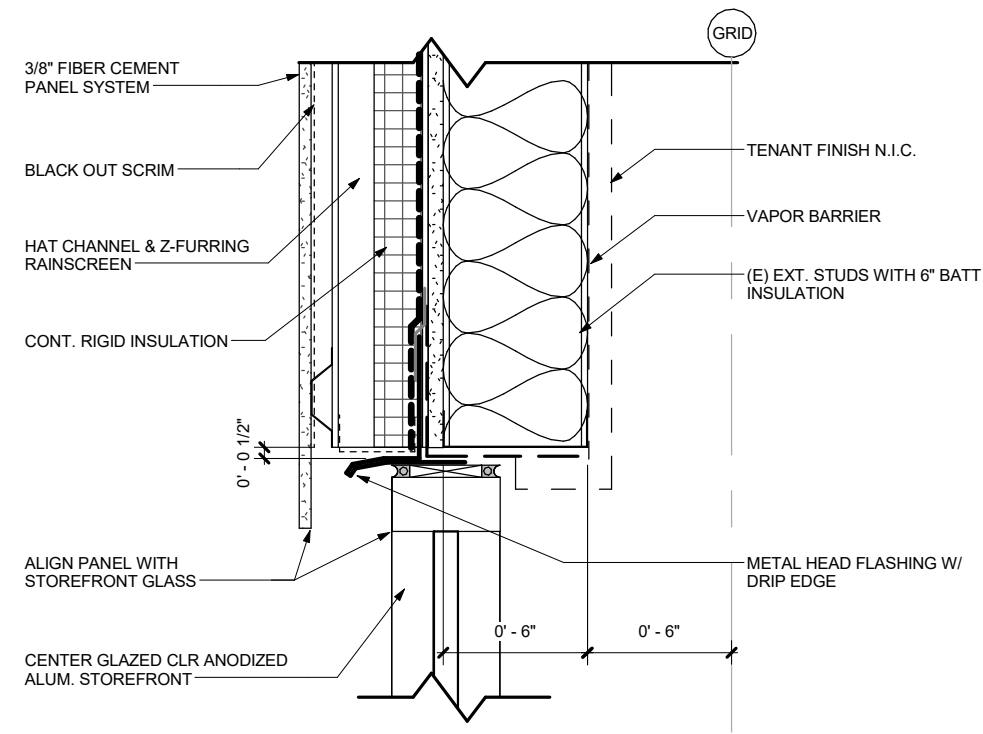
① STOREFRONT HEAD @ BRICK VENEER, TYP_DR
1 1/2" = 1'-0"



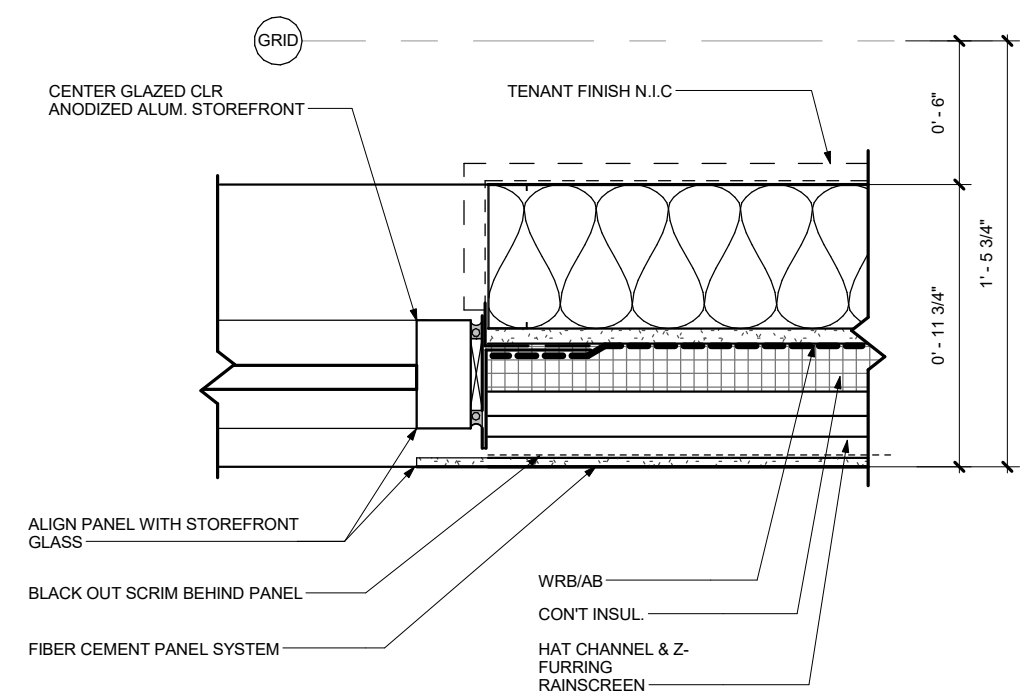
② STOREFRONT JAMB @ BRICK VENEER, TYP_DR
1 1/2" = 1'-0"



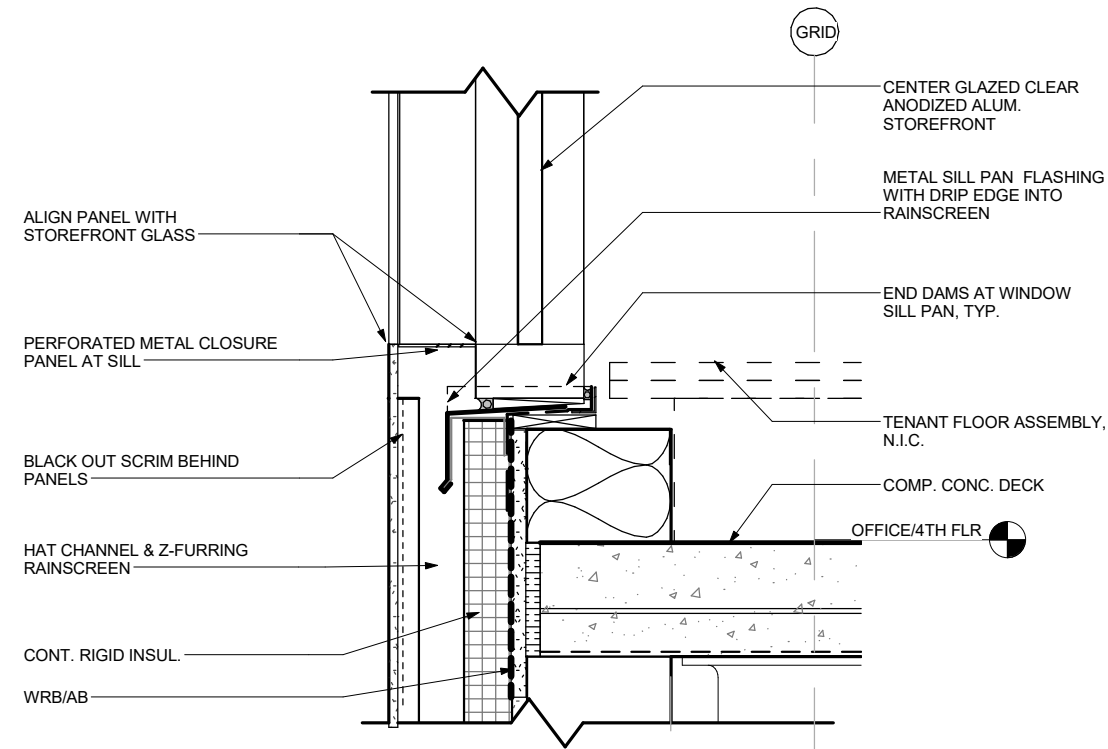
③ STOREFRONT SILL @ GRADE, TYP_DR
3/4" = 1'-0"



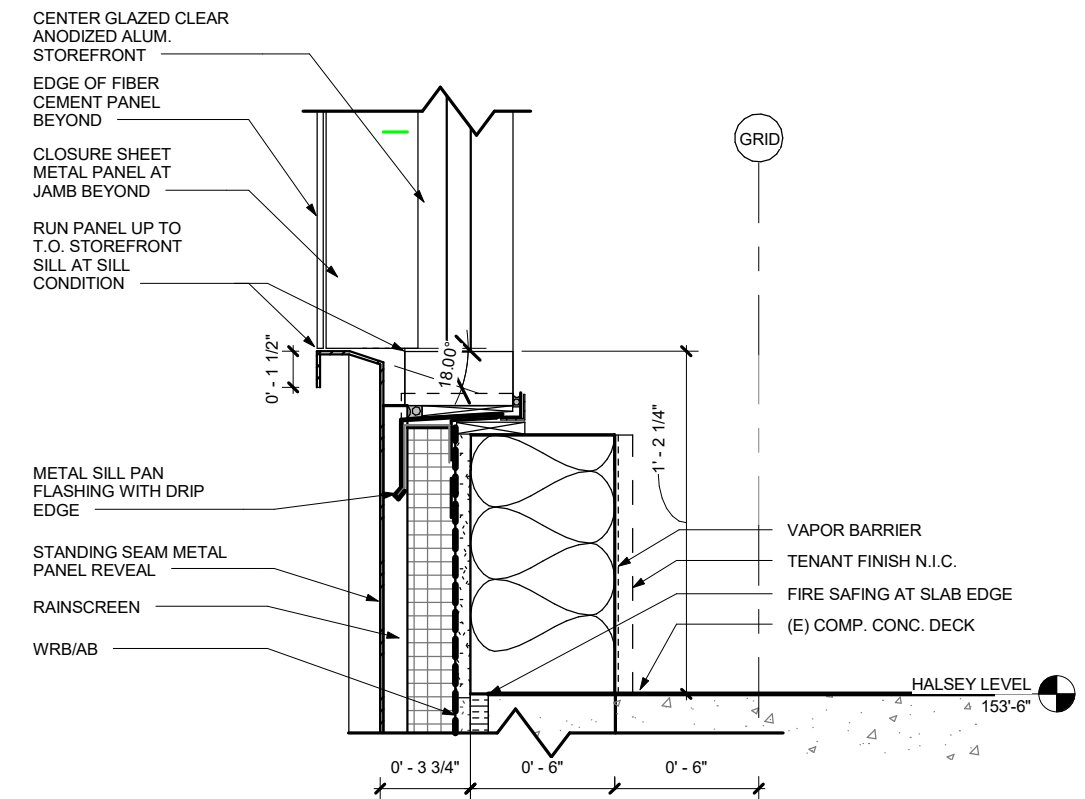
① STOREFRONT HEAD @ FIBER CEMENT CLADDING, TYP_DR
1 1/2" = 1'-0"



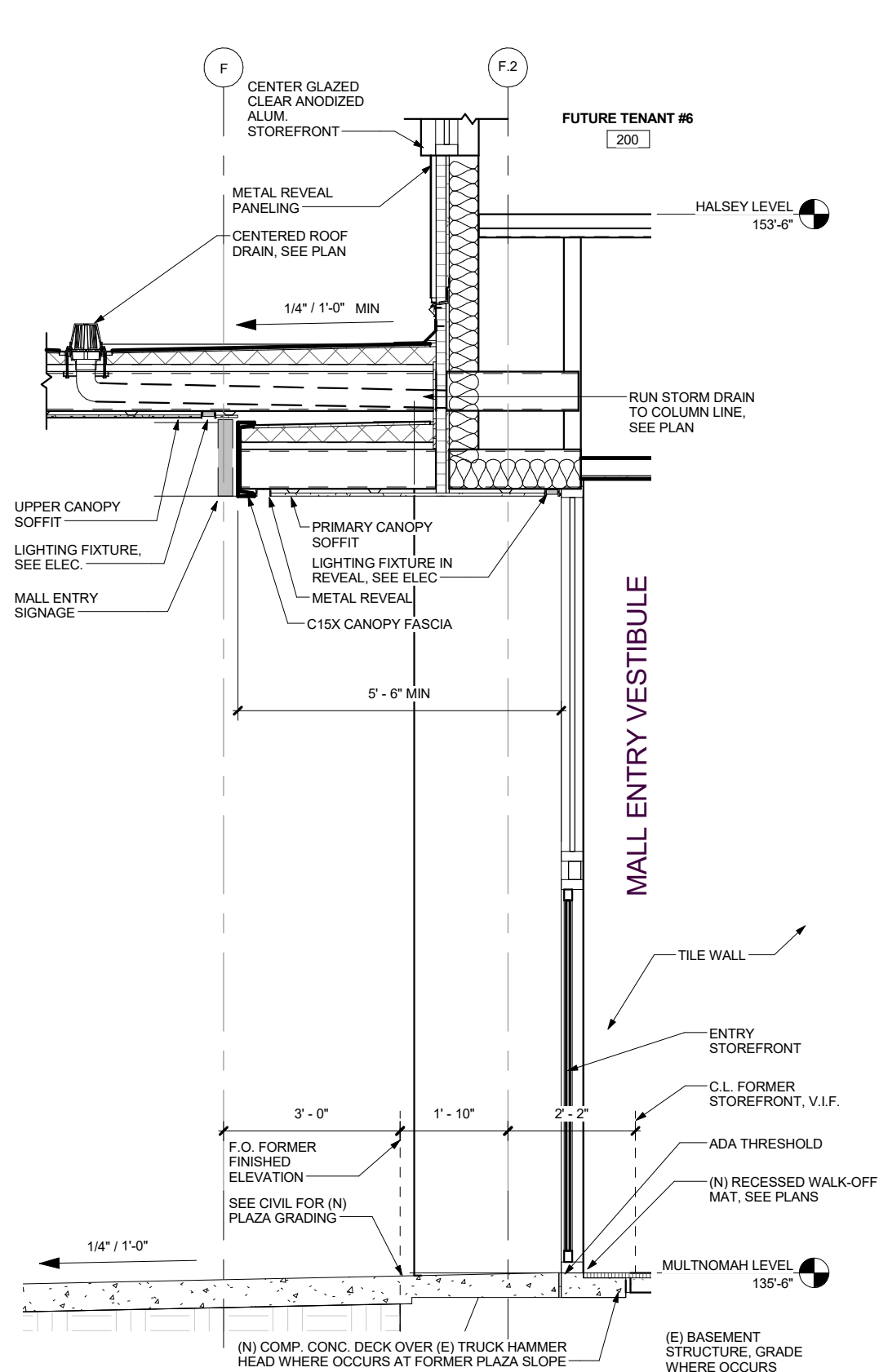
② STOREFRONT JAMB @ FIBER CEMENT CLADDING, TYP_DR
1 1/2" = 1'-0"



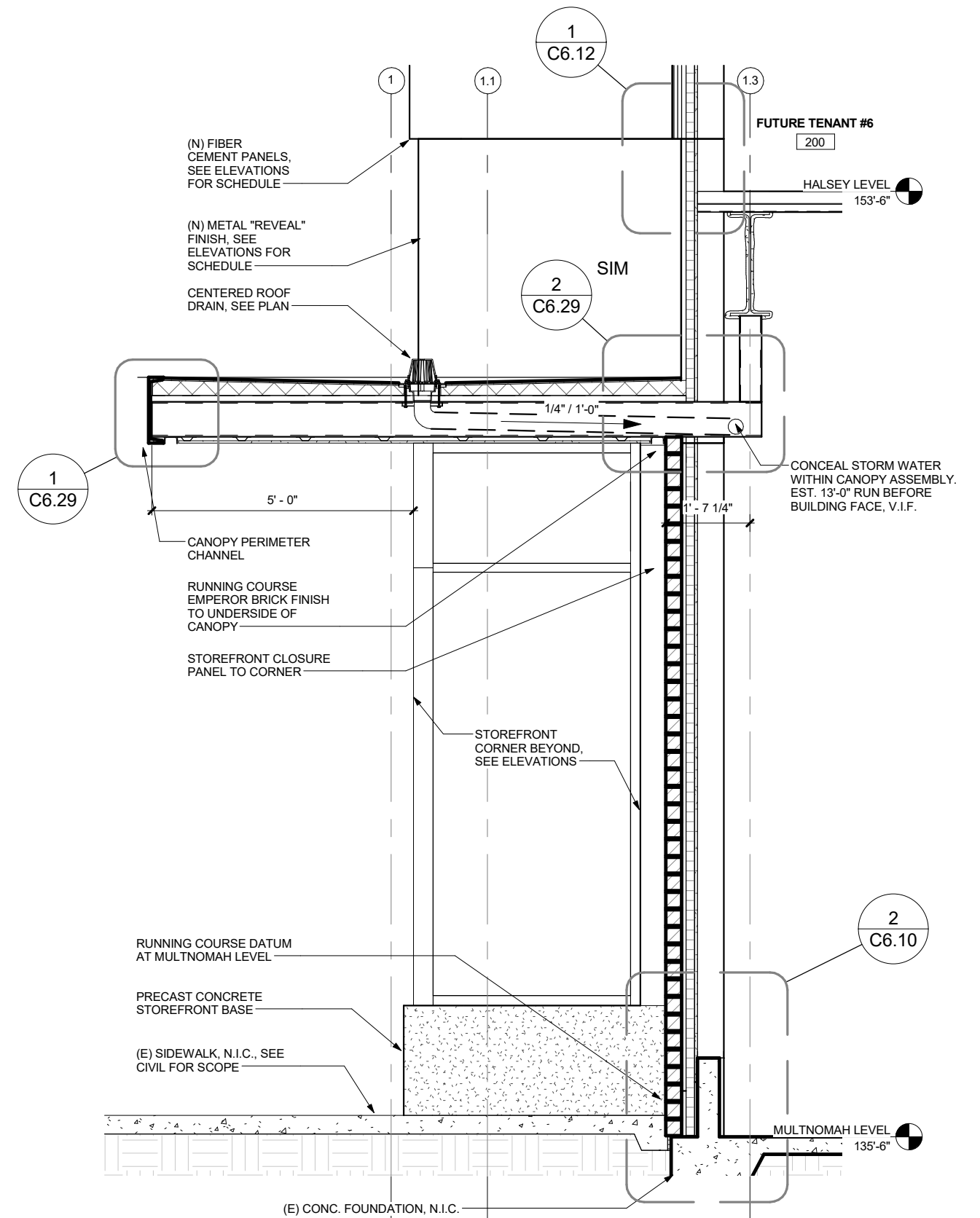
③ STOREFRONT SILL @ FIBER CEMENT CLADDING_DR
1 1/2" = 1'-0"



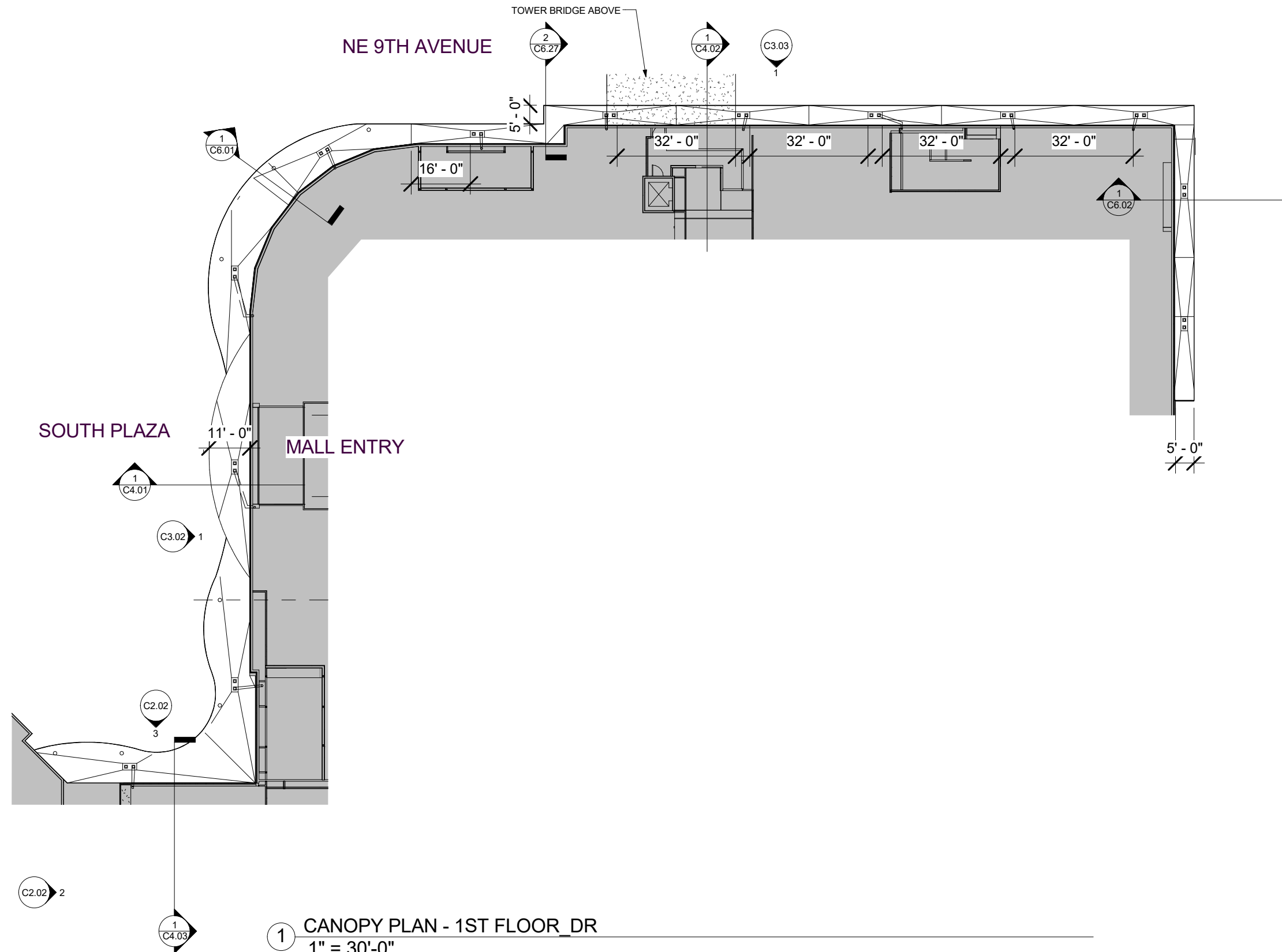
④ STOREFRONT SILL @ METAL PANEL REVEAL_DR
1 1/2" = 1'-0"

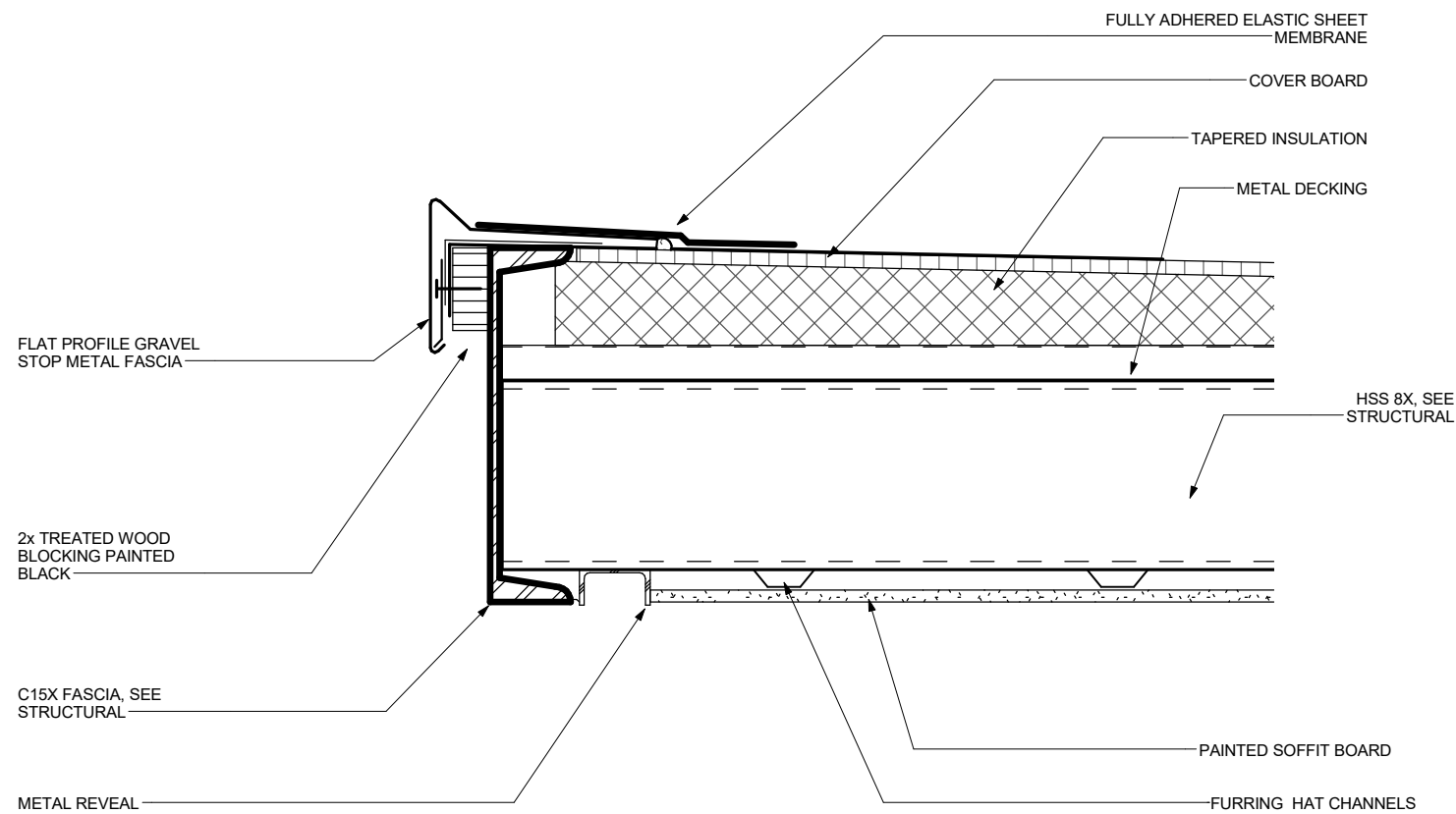


1 SECTION DETAIL - BLOCK W - SOUTH ENTRY_DR
3/8" = 1'-0"

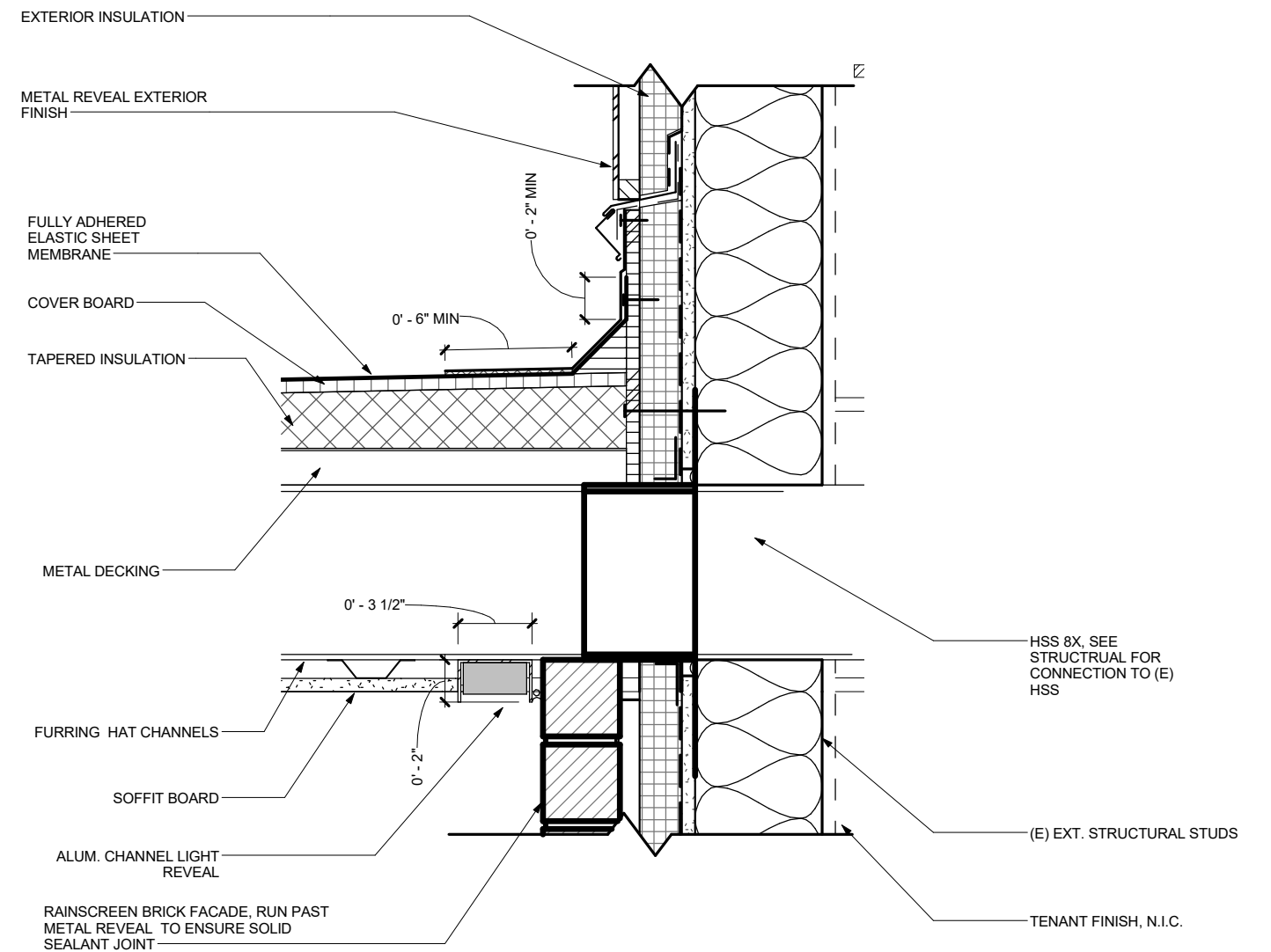


2 TYP. SIDEWALK WALL ASSEMBLY_DR
3/8" = 1'-0"

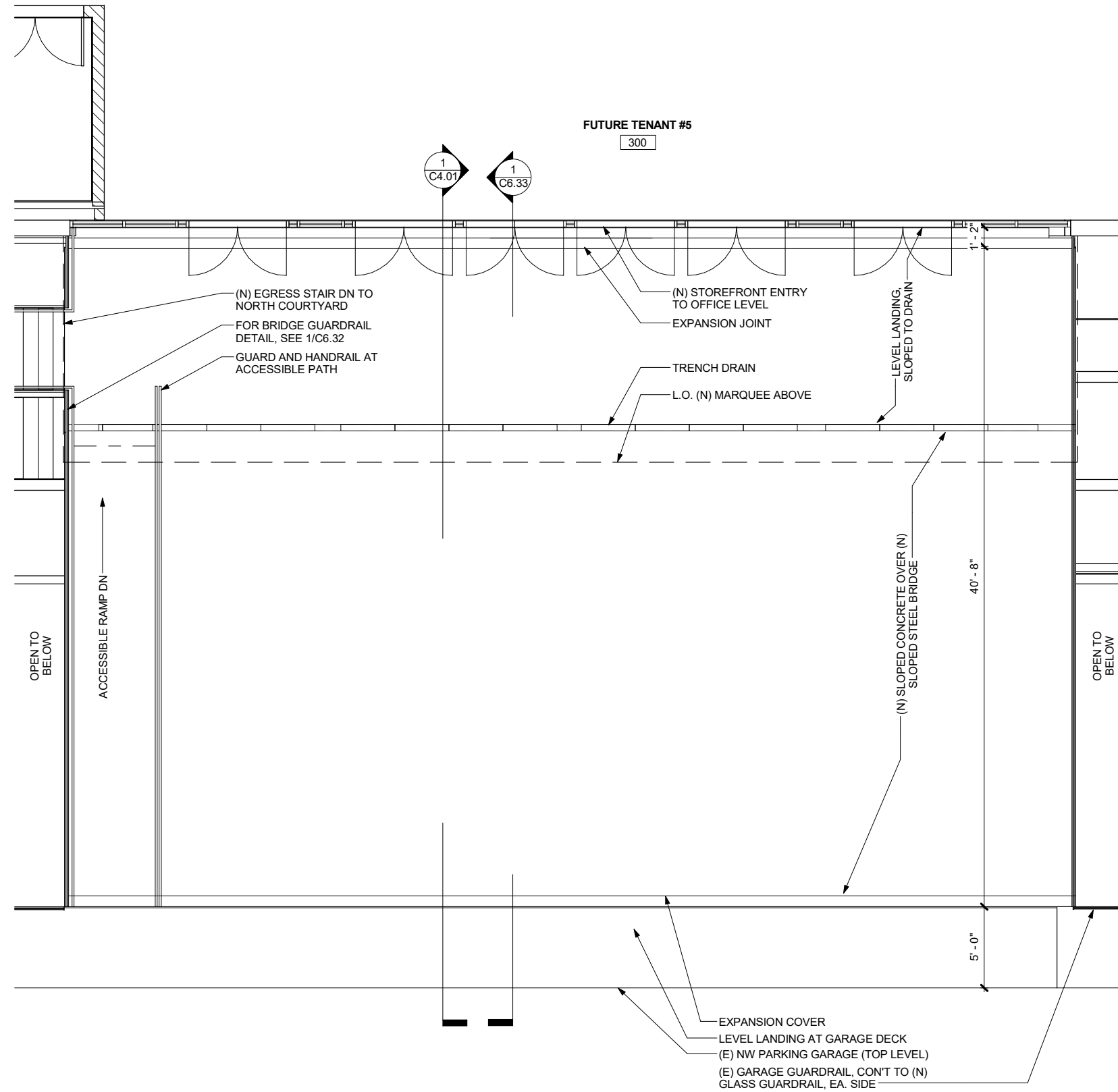




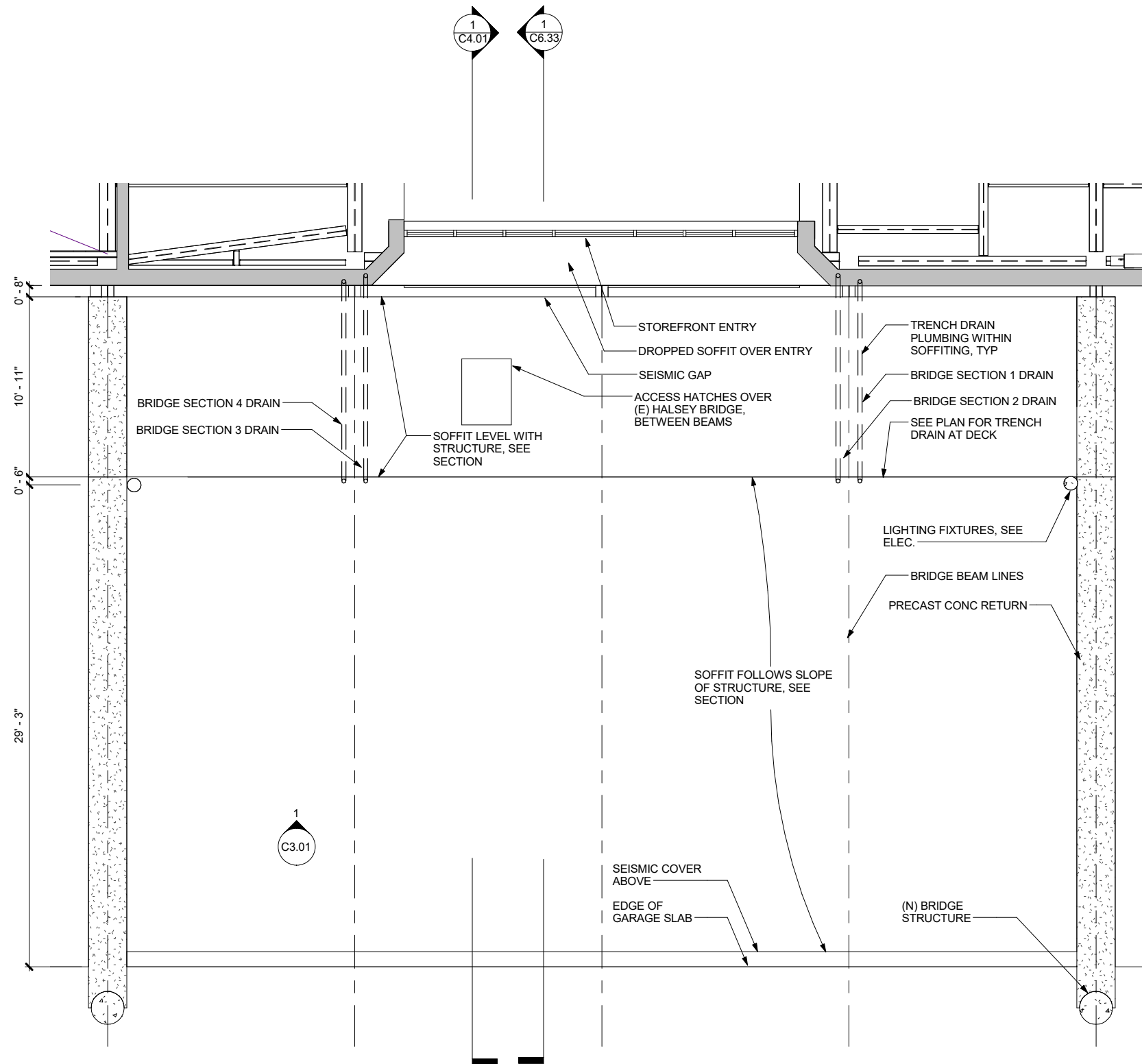
① CANOPY EDGE_DR
1 1/2" = 1'-0"



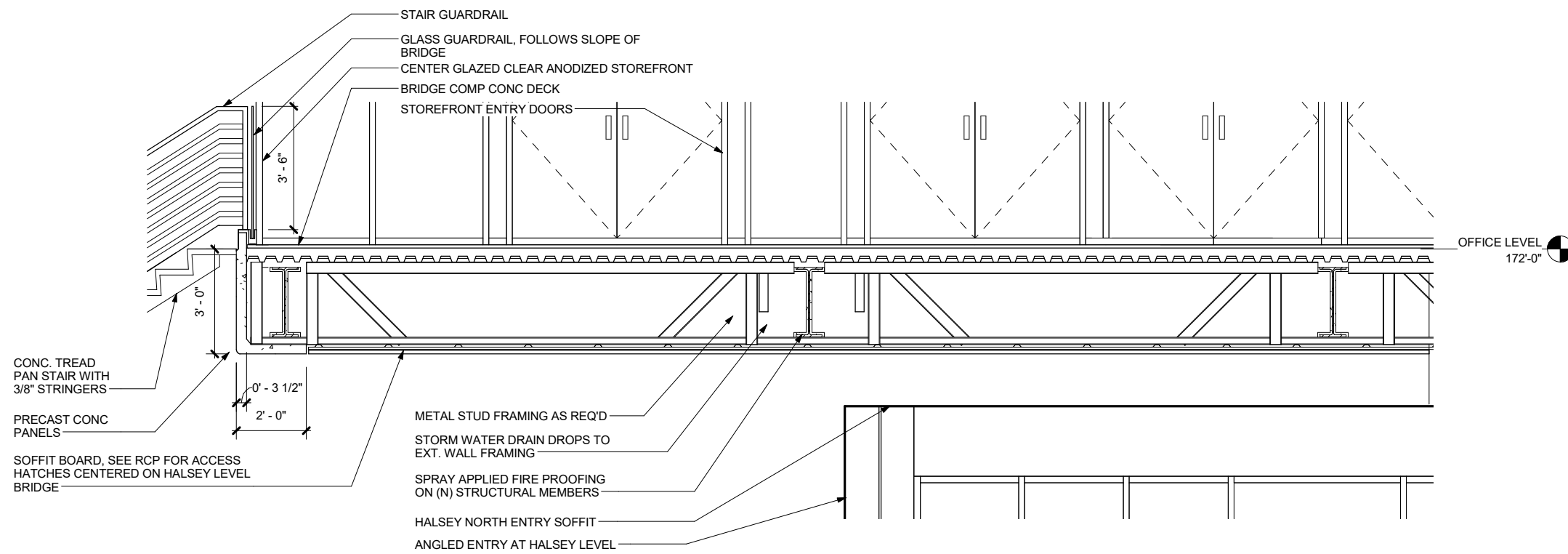
② CANOPY FLASHING AT WALL_DR
1 1/2" = 1'-0"



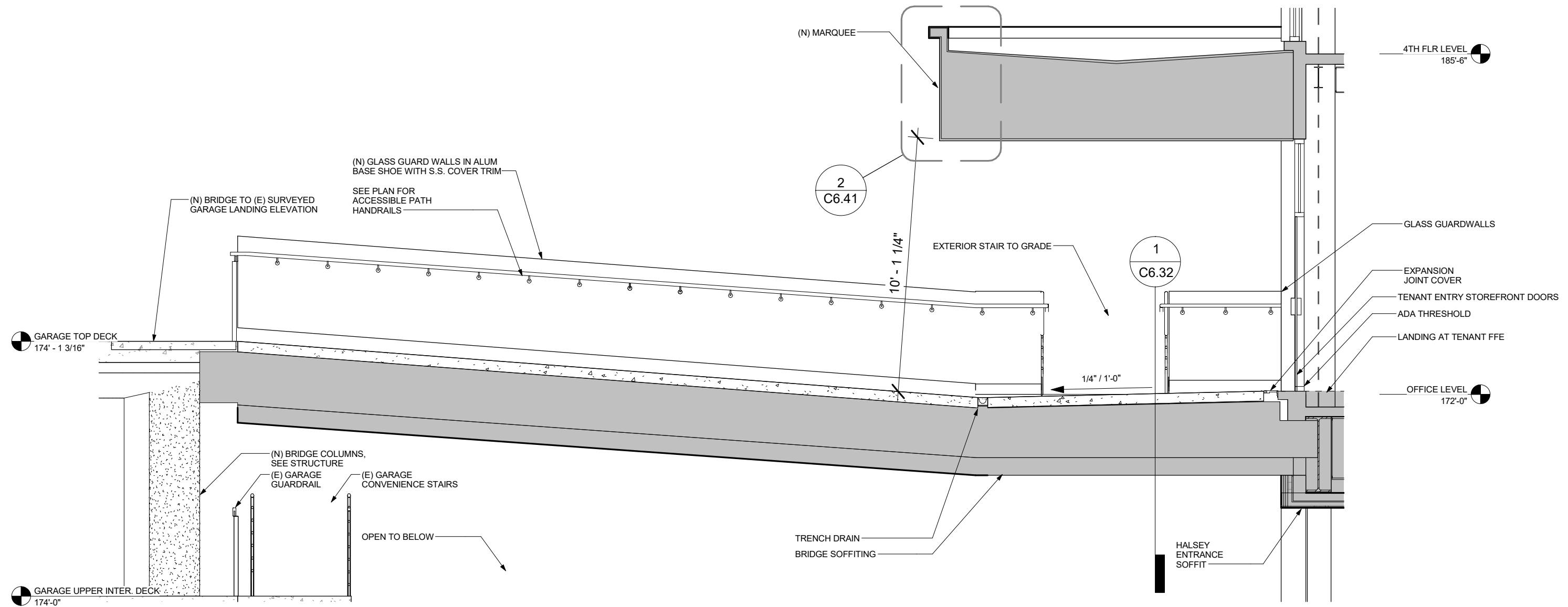
② OFFICE LEVEL PEDESTRIAN BRIDGE PLAN
1/8" = 1'-0"



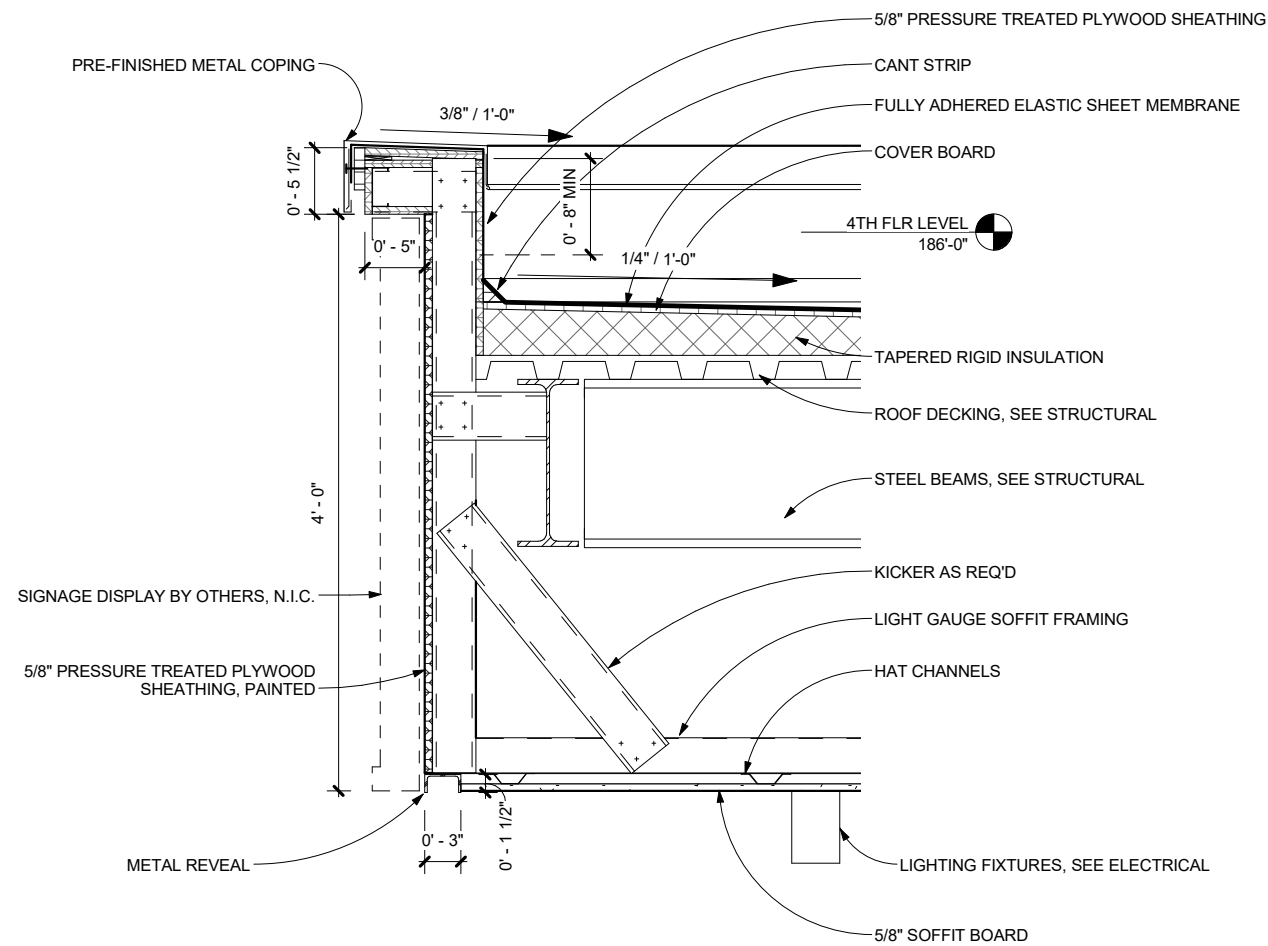
1 GARAGE BRIDGE REFLECTED CEILING PLAN_DR
1/8" = 1'-0"



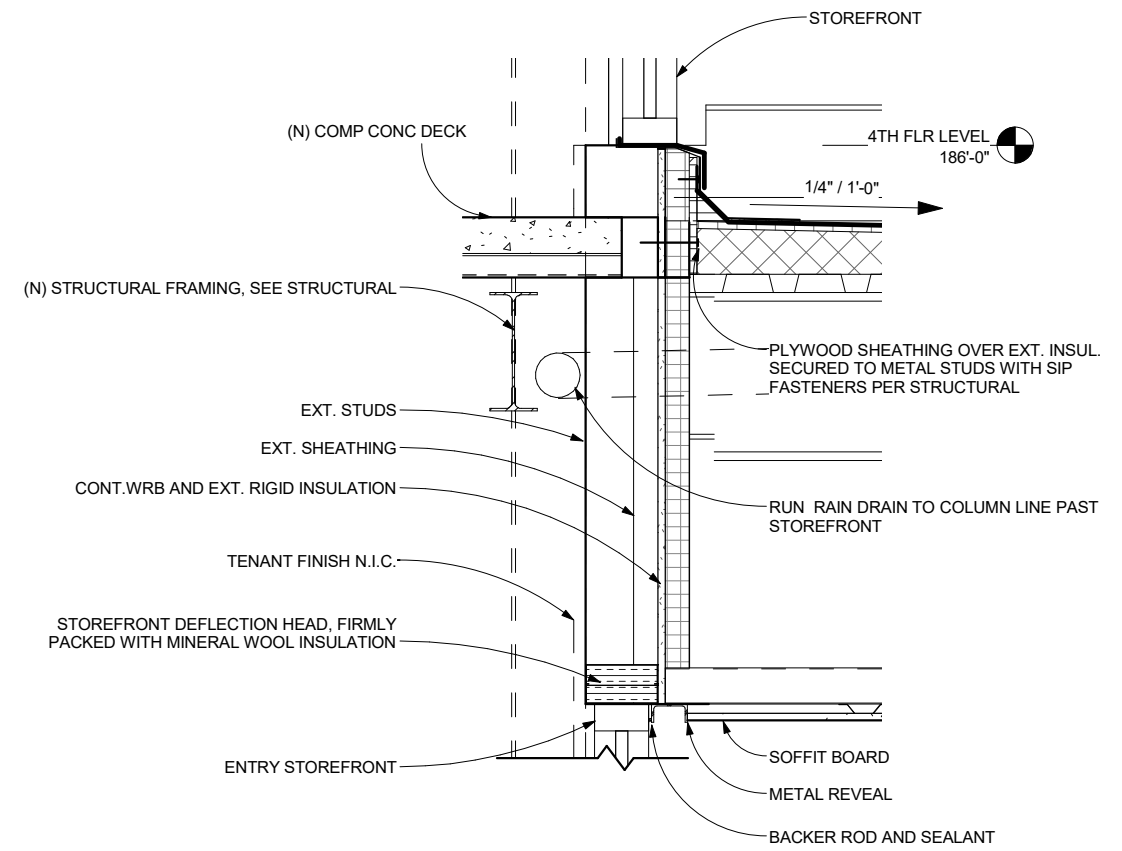
① GARAGE BRIDGE ASSEMBLY_DR
1/4" = 1'-0"



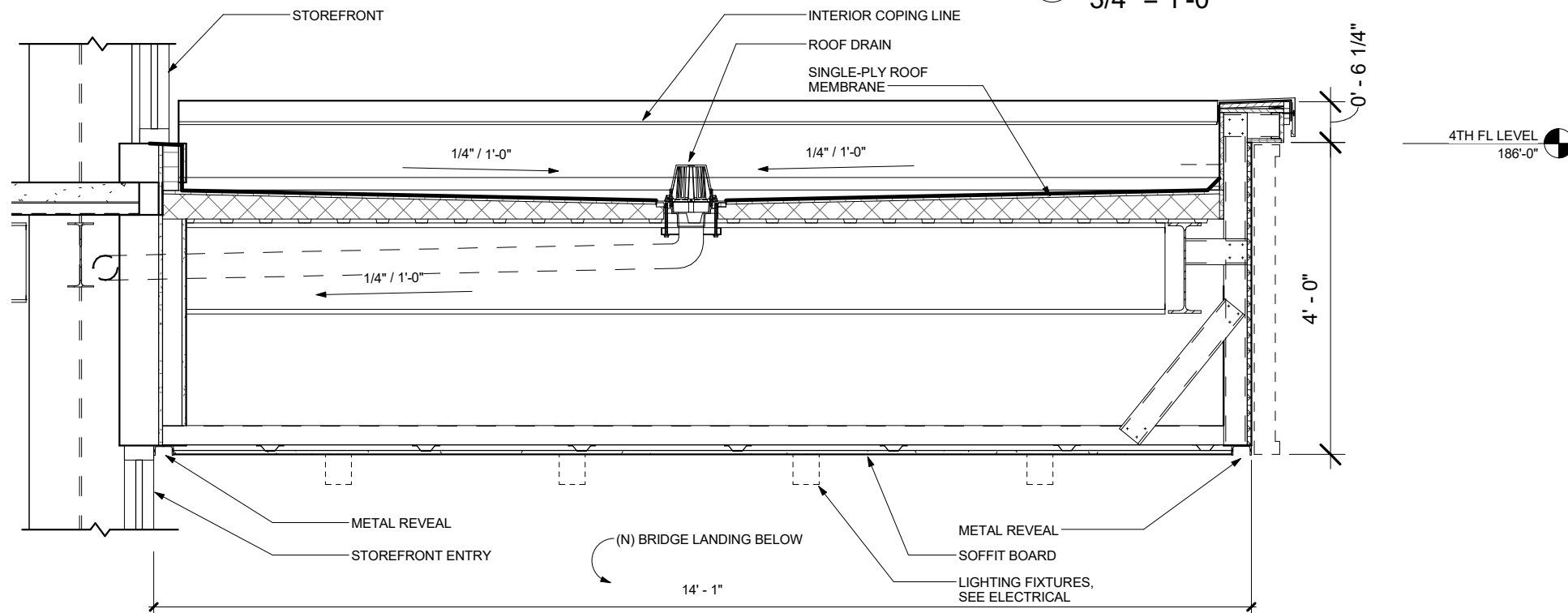
1 GARAGE BRIDGE SECTION_DR
1/4" = 1'-0"



2 MARQUEE EDGE DETAIL_DR
3/4" = 1'-0"



1 MARQUEE @ SLAB CONNECTION DETAIL_DR
3/4" = 1'-0"



3 MARQUEE SECTION_DR
1/2" = 1'-0"

Modification Request to the Bike Parking Standards:

- 33.266.220 Bicycle Parking Standards
- A. Short-term bicycle parking.
 - 2. Standards. Required short term bicycle parking must be:
 - b. Location. Short-term bicycle parking must be:
 - 3) Within the following distances of the main entrance
 - Building with more than one main entrance. For a building with more than one main entrance, the bicycle parking must be along all facades with a main entrance and within 50-feet of at least one main entrance on each facade that has a main entrance, as measured along the most direct pedestrian access route.

Proposed Modification:

Short Term Bicycle Parking shall be installed at the Multnomah (south) frontage of the plaza. The distance to the main entrance of the West Anchor is approximately 100 feet and 160 feet as proposed.

Analysis:

The new mall entrance, through the west anchor is flanked by programmed restaurant table spaces abutting an open plaza area. Short term bicycle parking is proposed to be placed at an entrance to the plaza. The standard requires the short-term bicycle racks to be placed within 50-feet of a main entrance. Proposed short term bicycle parking will be positioned within 160 feet of the main entrance.

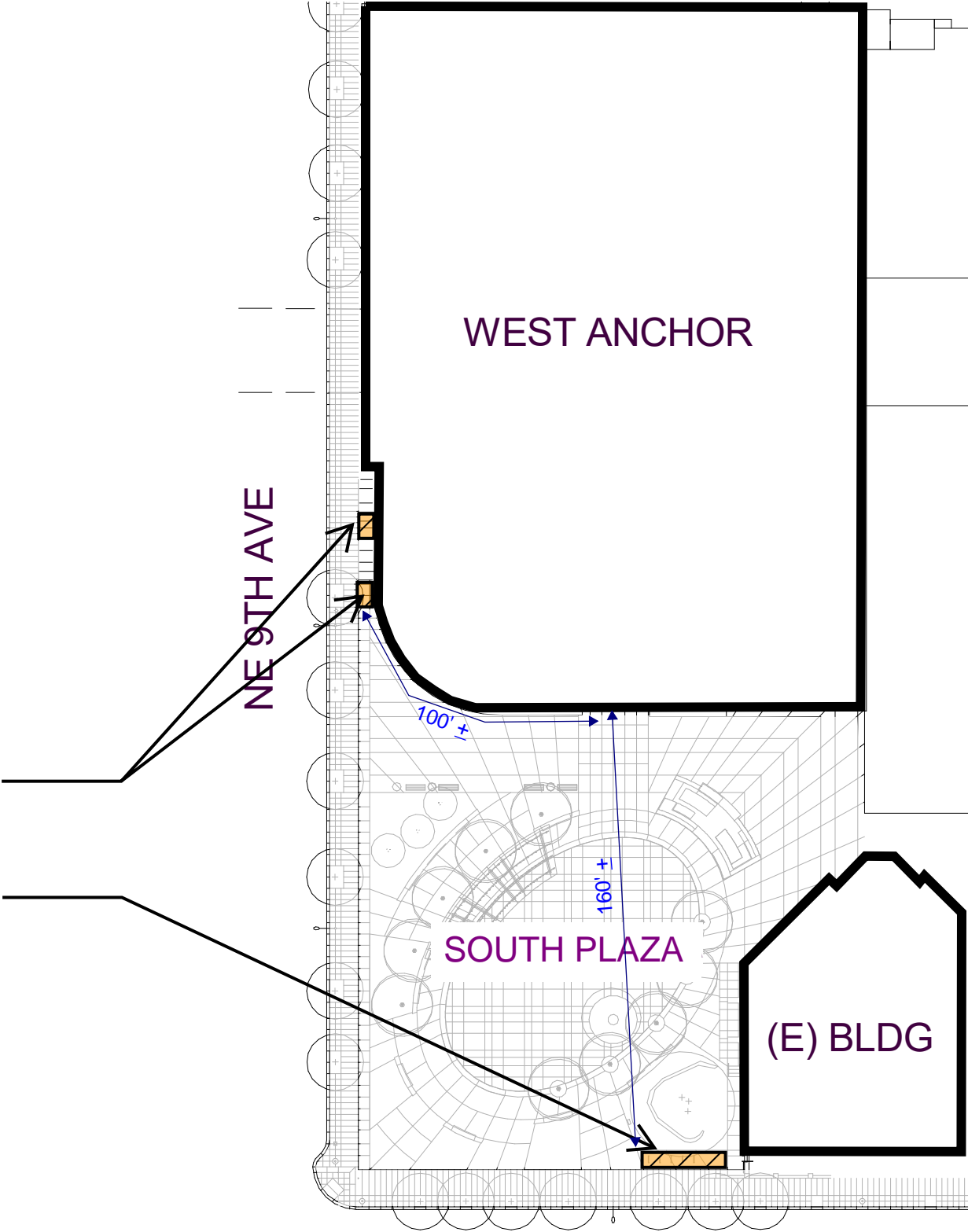
Discussion:

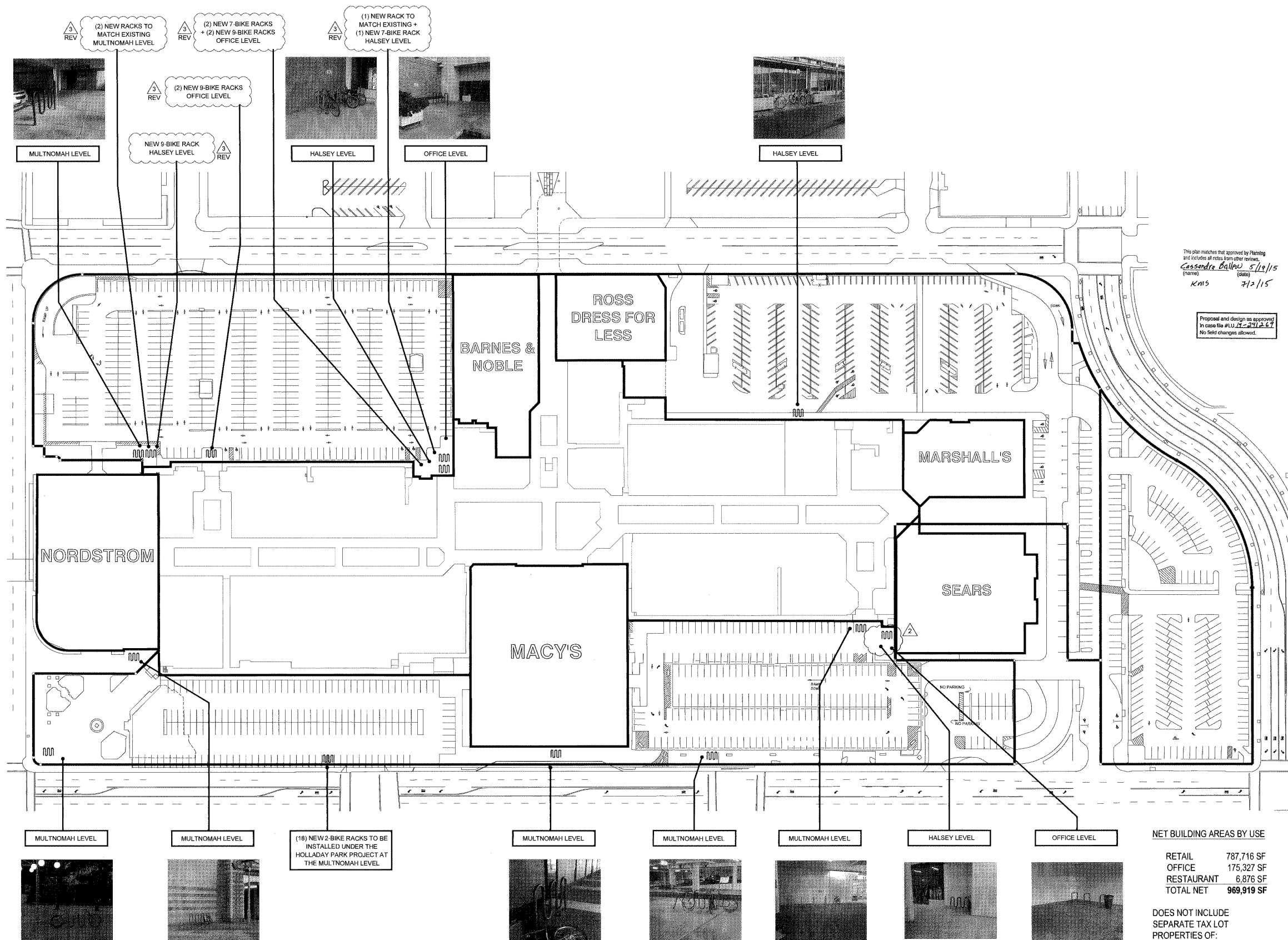
The short-term stalls are required for the two floors of commercial (retail sales and service) functions of the building. No short-term stalls are required for the performance venue on the upper floor (33.266 Table 266-6). 18 short term stalls are required for this use. The anchor is currently served with 14 stalls which will be decommissioned and reallocated to the new short-term parking area.

Placement of the short-term stalls at the perimeter of the plaza is more flexible and approachable to the plaza area for public events and uses within and around the plaza. This amenity will not only serve the patrons of the commercial spaces within the redeveloped west anchor, but also better serve the the plaza and the proposed (and existing) restaurant spaces that flank the plaza.

Short Term Stalls:
Proposed: 4 stalls

Short Term Stalls:
Proposed: 14 stalls





This plan matches that approved by Planning and includes all notes from other reviews.
Cassandra Ballou 5/18/15
 (Name) (Date)
 KMS 7/2/15

Proposal and design as approved in case file #LU 18-241269. No field changes allowed.

NET BUILDING AREAS BY USE

RETAIL	787,716 SF
OFFICE	175,327 SF
RESTAURANT	6,876 SF
TOTAL NET	969,919 SF

DOES NOT INCLUDE SEPARATE TAX LOT PROPERTIES OF:

NORDSTROM	130,000 SF
SEARS	111,645 SF

EXISTING AND PROPOSED BIKE RACKS 212

1 OVERALL SITE PLAN
 G0.03 SCALE: NOT TO SCALE

LEGEND

(E) BICYCLE RACK
 NEW/PROPOSED BICYCLE RACK



waterleaf
 411 SW 11th Ave
 Portland, OR 97205
 Tel: 503.275.1871
 Fax: 503.275.1871

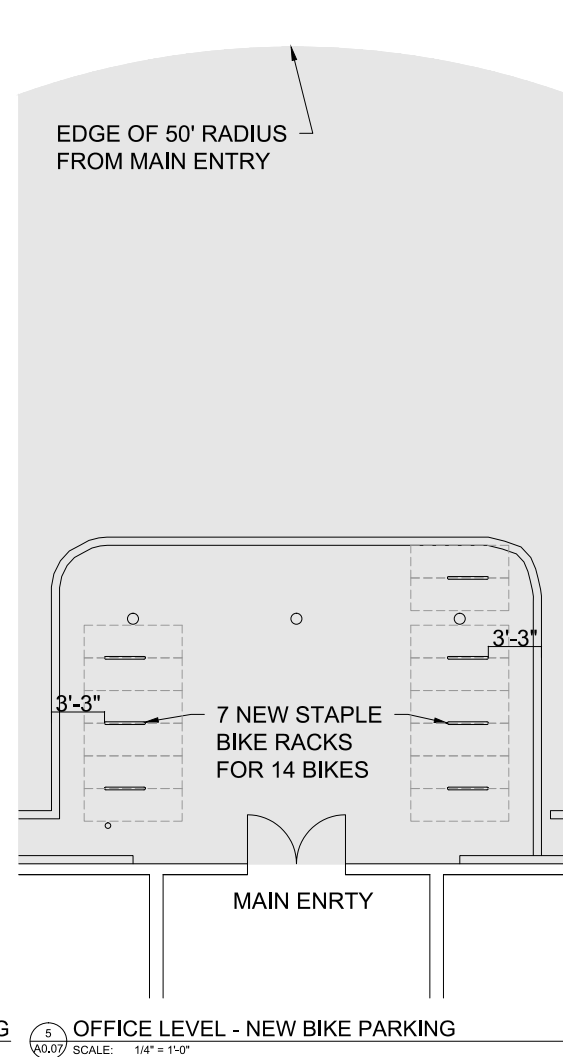
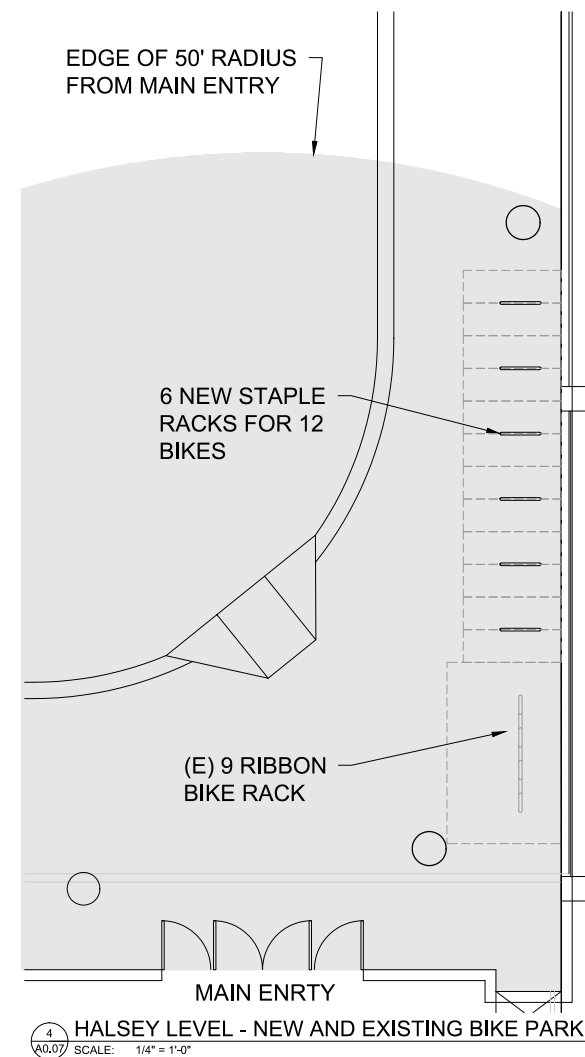
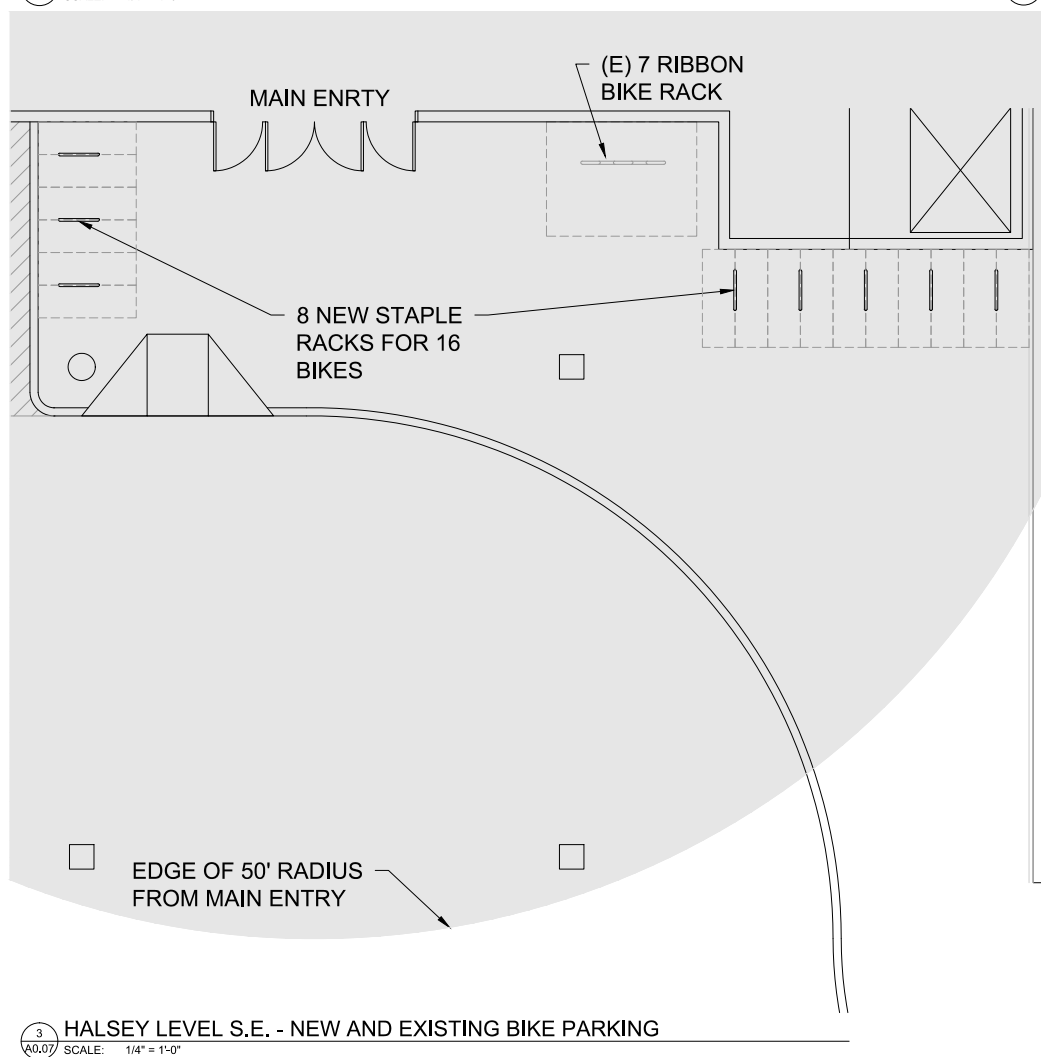
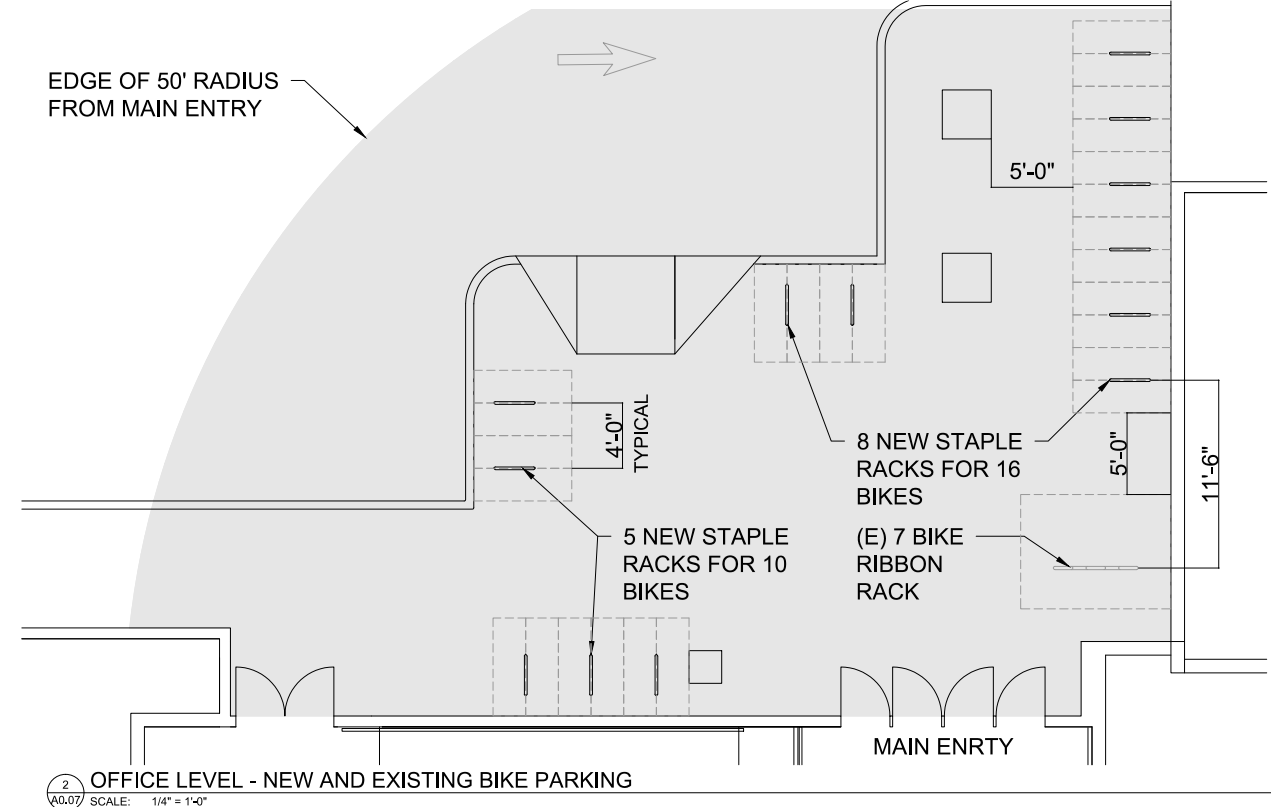
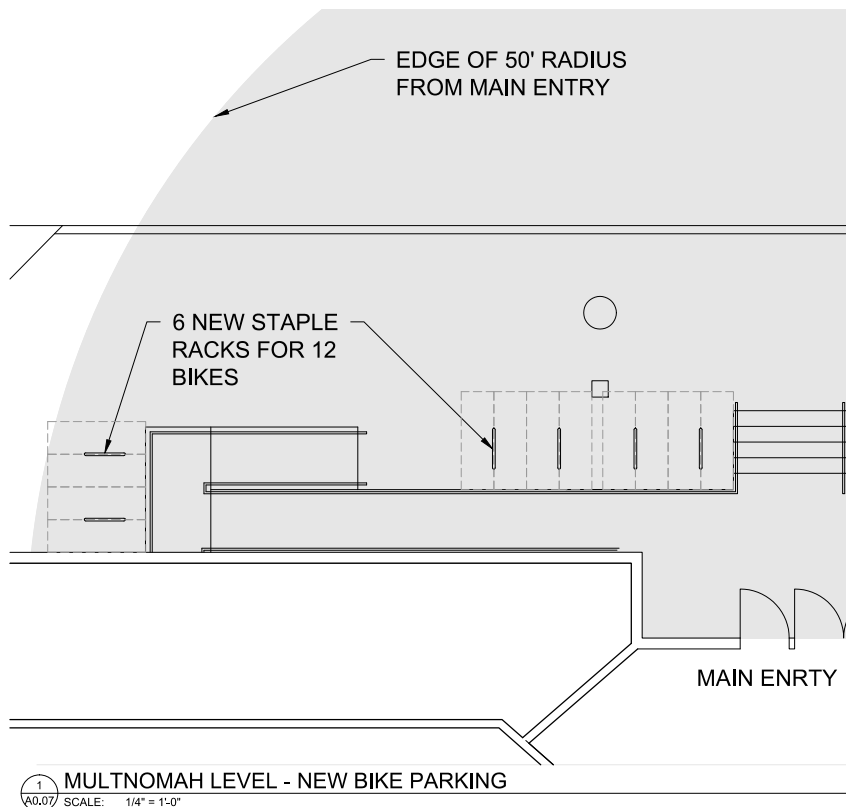
Creative Office Renovation
Lloyd Center Mall
 2201 Lloyd Center
 Portland, Oregon



RECEIVED
 MAY 12 2015
 BOS DOCUMENT SERVICES
 Construction Documents

Project #: 1410.10
 File #:
 Date: 0 2/20/2015
 Revisions: REV 3/4/2015
 REV 4/10/2015
 REV 5/12/2015

BICYCLE PARKING RACK LOCATIONS



waterleaf
415 SW 11th Ave
Portland, OR 97205
PH 503.238.2571
FX 503.238.2661

PHASE II

Holladay Park Entrance
Renovations
Lloyd Center Mall
2201 Lloyd Center
Portland, Oregon

AS-BUILT

Project #	1410.01
File #	
Rev	10-20-15
Revisions	REV 8

BICYCLE RACK
LOCATION DETAILS

A0.07

AP1.03

LLOYD CENTER - WEST ANCHOR RENOVATION

DESIGN REVIEW LU 18-198469 DZM

BIKE PARKING

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Tenant Patio Seating

Raised Planters

NE 9th Ave.

Built-in Seating

Canopy

In Ground Trees

Existing Sculpture

NE 9th Ave.

New Concrete Paving

Existing Historic Tree

Bicycle Parking

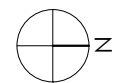
With multiple **respite zones** and a large central gathering space, the West End Plaza is a stage for the public.

LLOYD CENTER - WEST ANCHOR RENOVATION

DESIGN REVIEW LU 18-198469 DZM

SOUTH PLAZA LANDSCAPE PLAN

SEPTEMBER 27, 2018



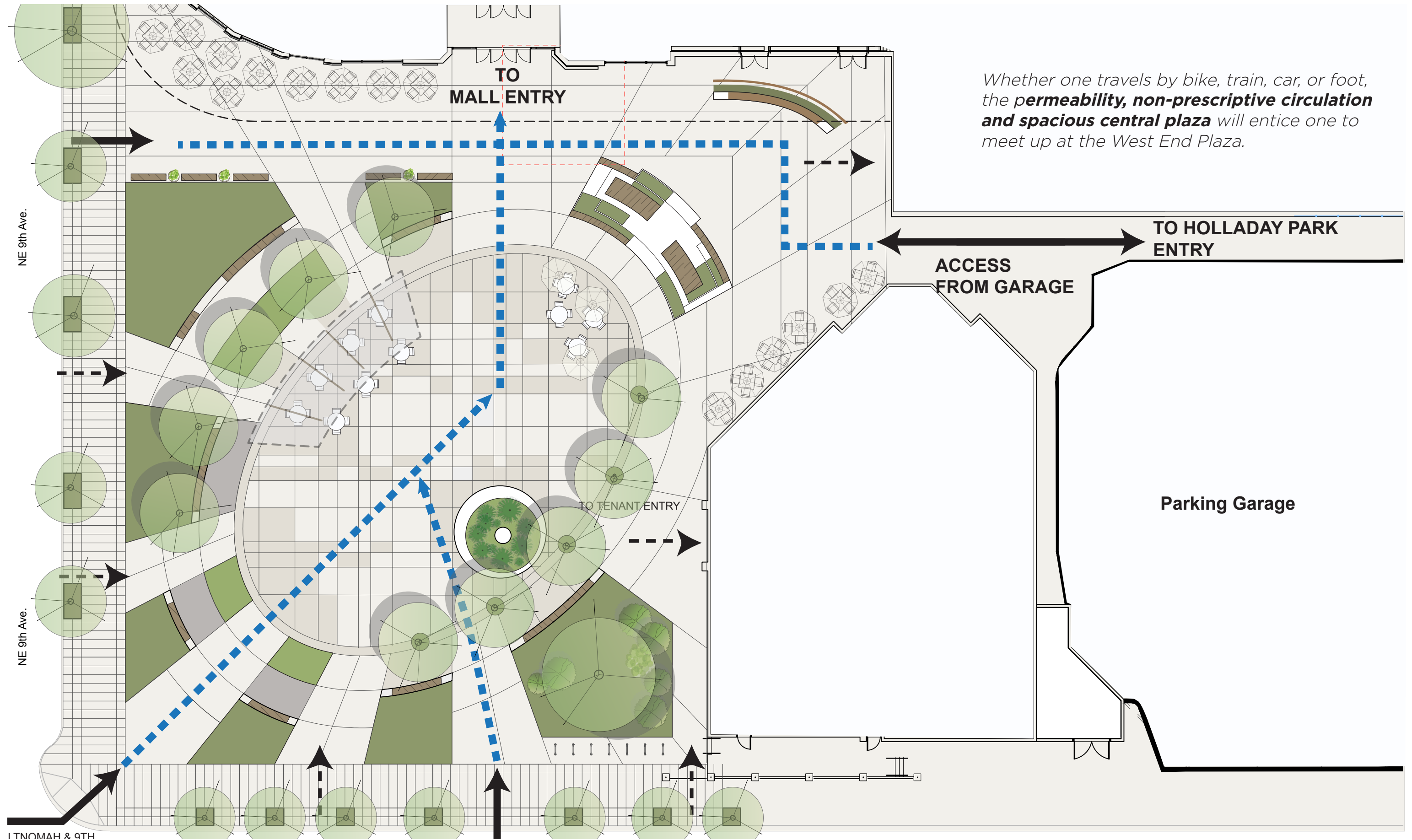
scale: 1" = 20'-0"



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AP1.05

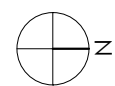


LLOYD CENTER - WEST ANCHOR RENOVATION

DESIGN REVIEW LU 18-198469 DZM

SOUTH PLAZA CIRCULATION PLAN

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scale: 1" = 20'-0"



LLOYD CENTER

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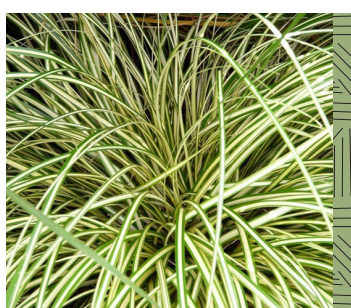


AP1.06



West End Plaza is a community asset of beauty and inspiration.

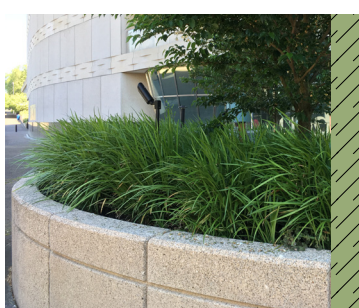
PERIMETER PLANTER GRASSES INTERNAL ON GRADE PLANTS COIN SCULPTURE DECORATIVE GRASSES



Carex Oshimenis 'Evergold'



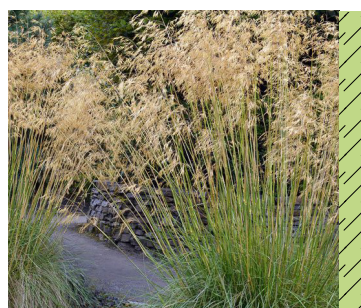
Allium Sphaerocephalon



Giant Liriope



Juncus Patens 'Spreading Rush'



Stipa Gigantea

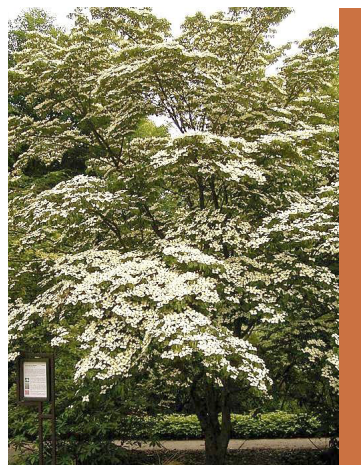
Simple and lush grasses, trees, and seasonal blooms make the West End Plaza special even on a Tuesday in October.

PLAZA TREES



Gleditsia triacanthos 'Honey Locust'

HERITAGE TREE



Dogwood

STREET TREES

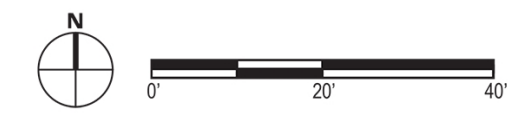


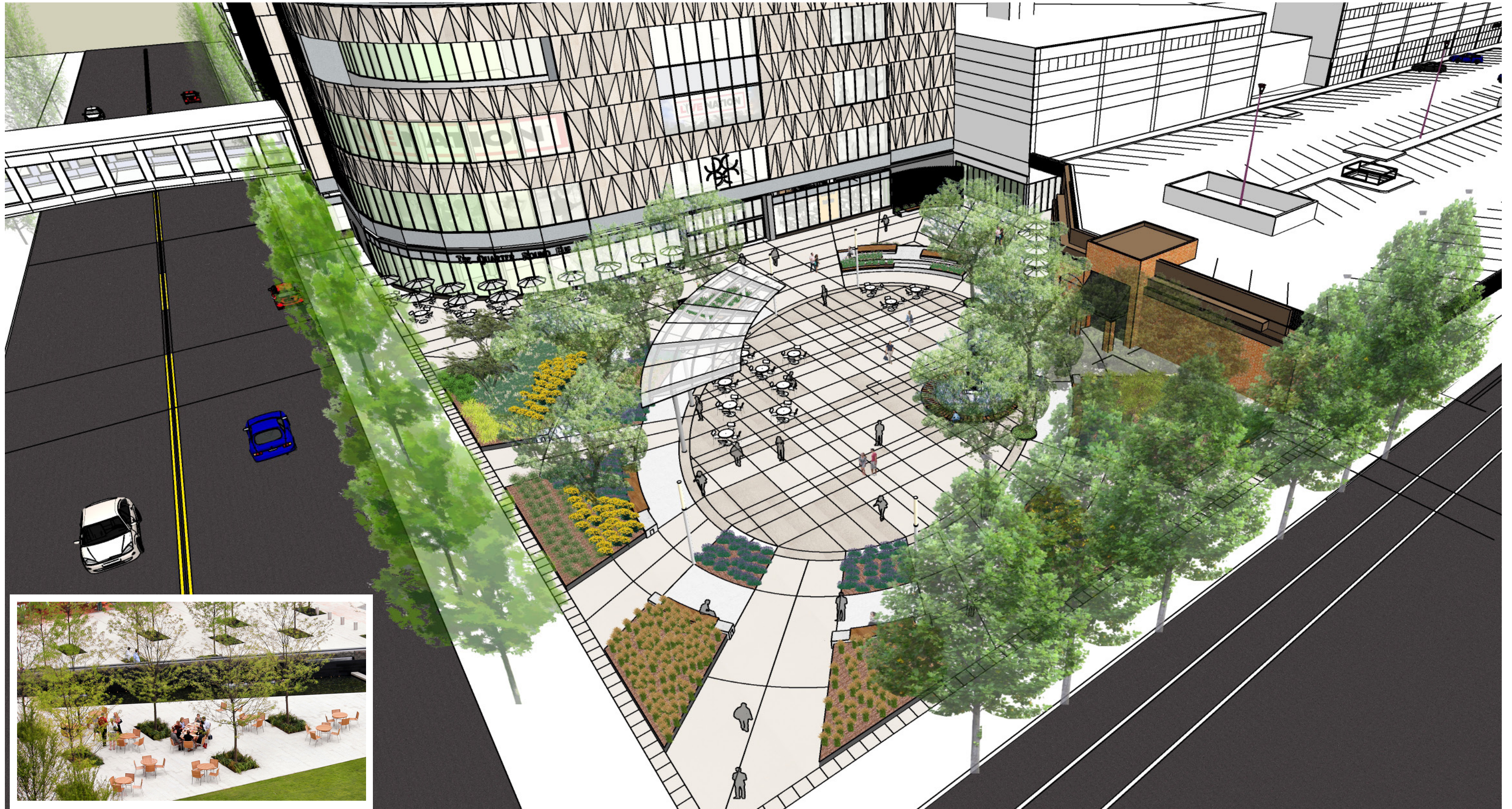
Meet me at the Coin!



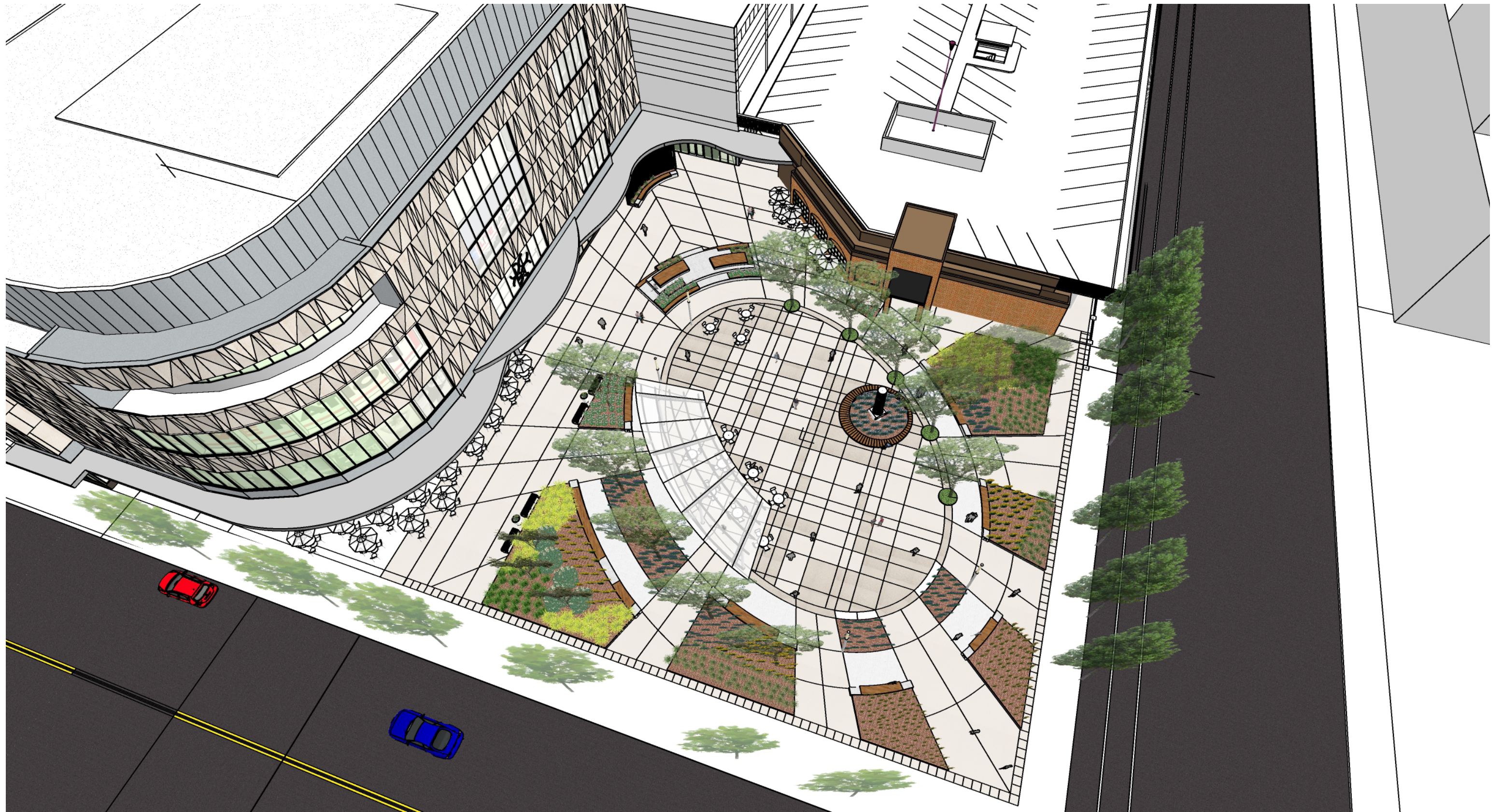
BOTANICAL NAME		COMMON NAME
<u>TREE</u>		
	<i>Gleditsia triacanthos</i> 'Shademaster'	Honey Locust 'Shademaster'
	<i>Acer palmatum</i> 'Osakazuki'	Osakazuki Upright Japanese Maple
<u>SHRUBS</u>		
	<i>Hydrangea quercifolia</i> 'Sike's Dwarf'	'Sike's Dwarf' Oakleaf Hydrangea
	<i>Viburnum opulus</i> 'Nanum'	Dwarf Cranberry Bush
<u>Grasses/ Perennials/ Groundcovers</u>		
	<i>Anemanthele lessoniana</i>	Pheasant's Tail Grass
	<i>Calamagrostis x acutiflora</i>	'Karl Foerster' Feather Reed Grass
	<i>Carex oshimensis</i> 'Evergold'	'Evergold' Japanese Sedge
	<i>Echinacea purpurea</i> & <i>Carex comans</i> 'Frosted Curls'	Purple Coneflower New Zealand Hair Sedge
	<i>Lavandula angustifolia</i> 'Hidcote'	'Hidcote' English Lavender
	<i>Liriope muscari</i> 'Love Potion #13'	Emerald Goddess Lilyturf
	<i>Pennisetum alopecuroides</i> 'Cassian'	'Cassian' Fountain Grass
	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-Eyed Susan
	<i>Trachelospermum jasminoides</i>	Star Jasmine

Planting Concept





LIGHT CONCRETE PAVING AND WARM FF&A



LLOYD CENTER - WEST ANCHOR RENOVATION

DESIGN REVIEW LU 18-198469 DZM

SOUTH PLAZA AERIAL

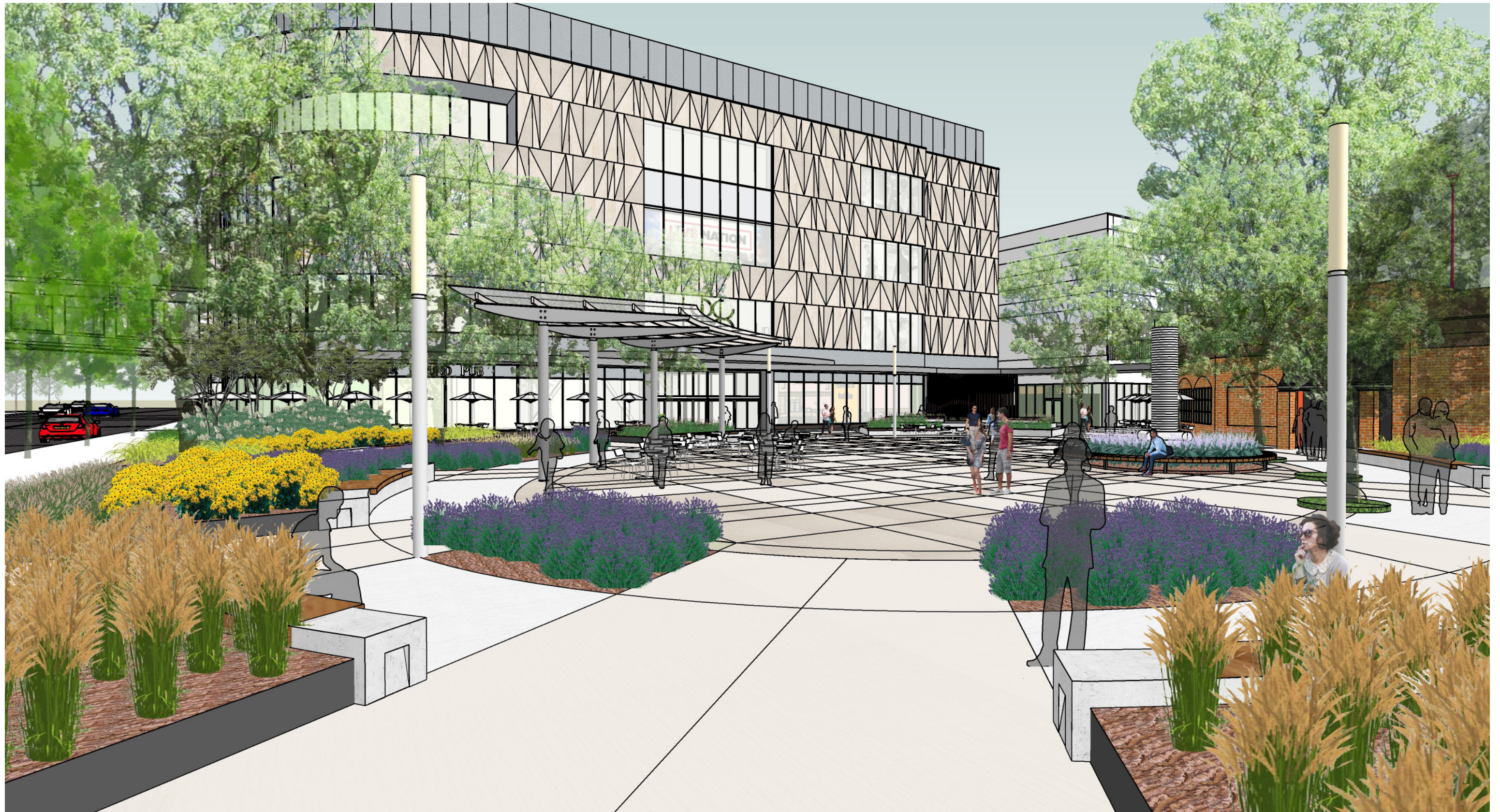
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AP1.10



LLOYD CENTER - WEST ANCHOR RENOVATION

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SOUTH PLAZA RENDER

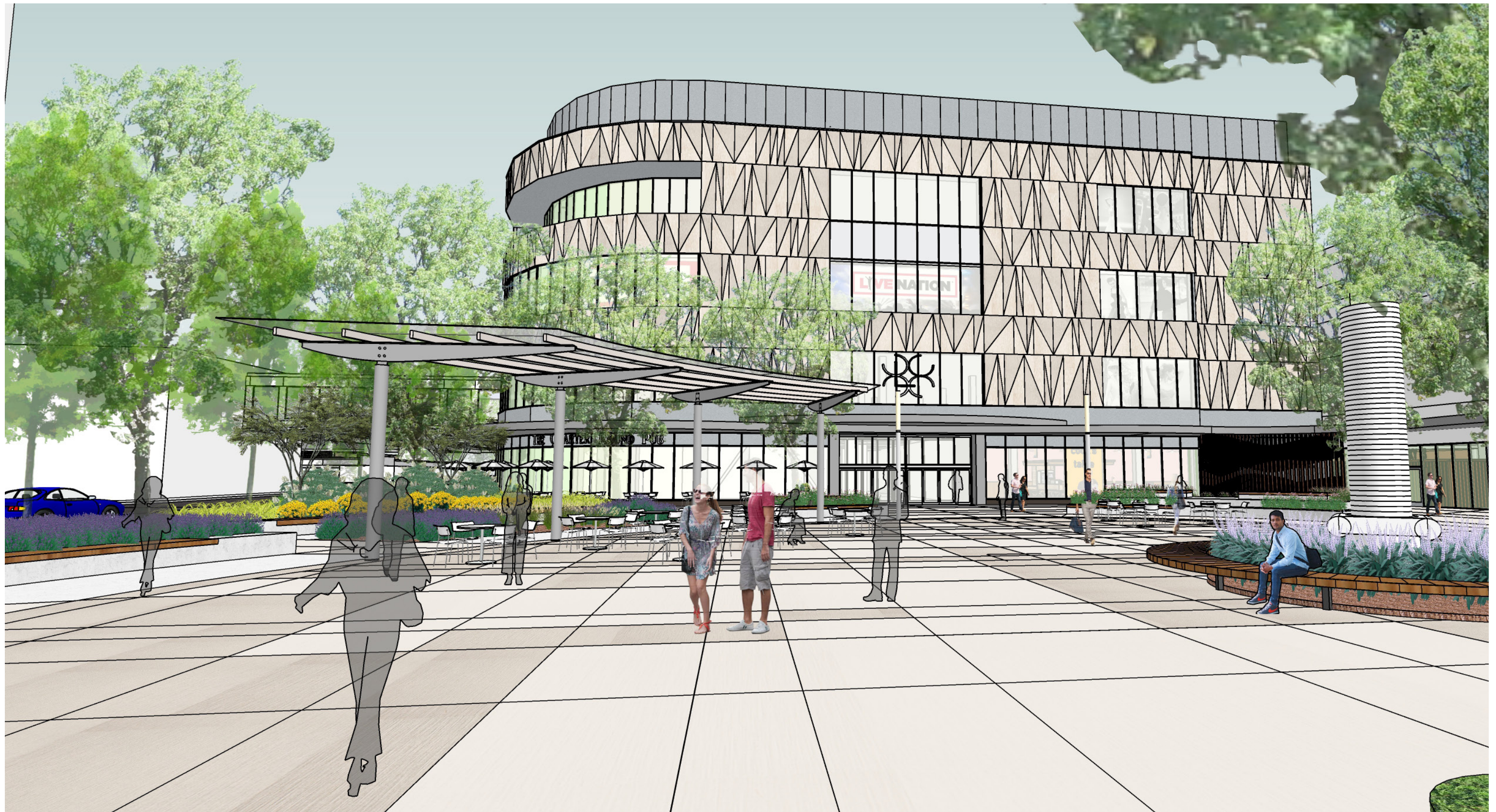
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AP1.11



LLOYD CENTER - WEST ANCHOR RENOVATION

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SOUTH PLAZA RENDER

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AP1.12



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SOUTH PLAZA RENDER

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AP1.13



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AP1.14



LLOYD CENTER - WEST ANCHOR RENOVATION

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NORTH PLAZA RENDER

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AP1.16



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SOUTH PLAZA RENDER

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AP1.17



LLOYD CENTER - WEST ANCHOR RENOVATION

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SOUTH PLAZA LIGHTING PLAN

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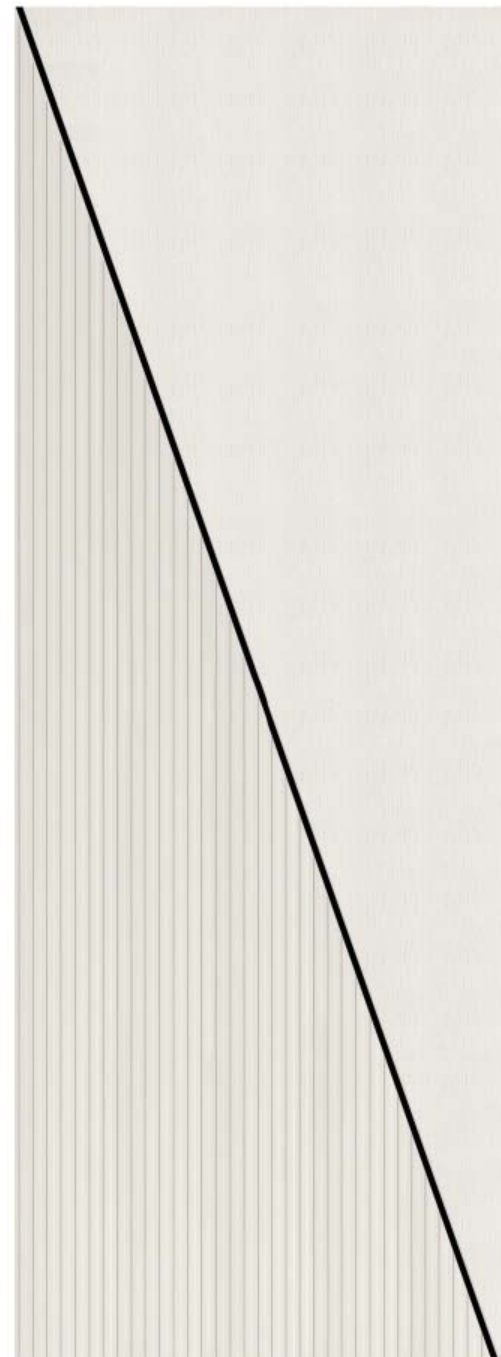
AP1.18



Brick veneer, running bond
2 1/4" x 3 9/16" x 15 9/16" Norman
"Midnight Black" (20% of blend)



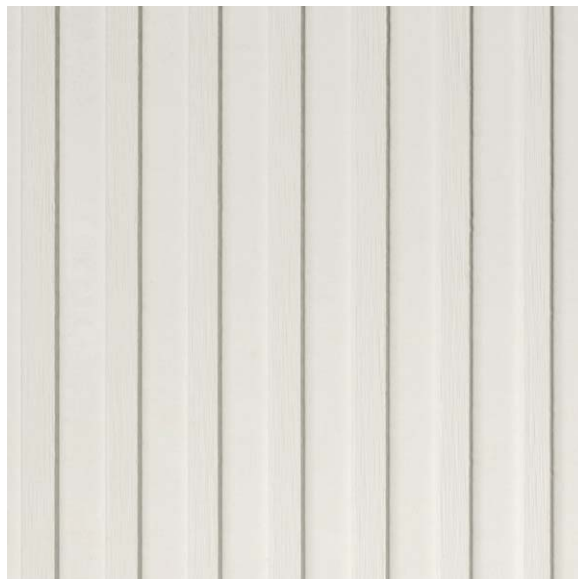
Brick veneer, running bond
2 1/4" x 3 9/16" x 15 9/16" Norman
"Ironstone" (80% of blend)



Fiber cement panel mockup
Black reveal between joints



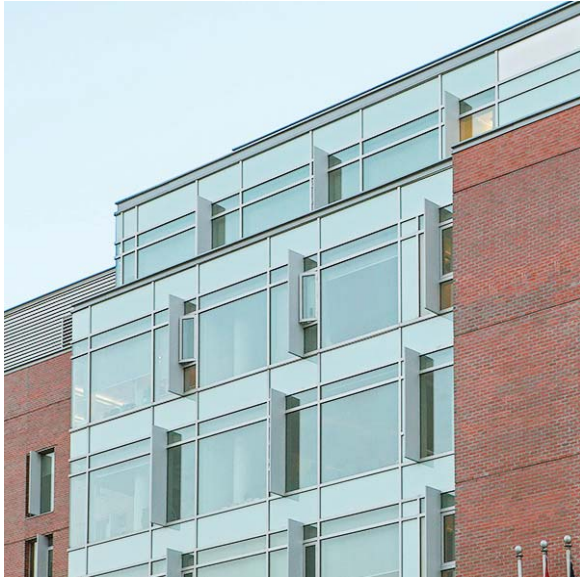
Precast concrete base



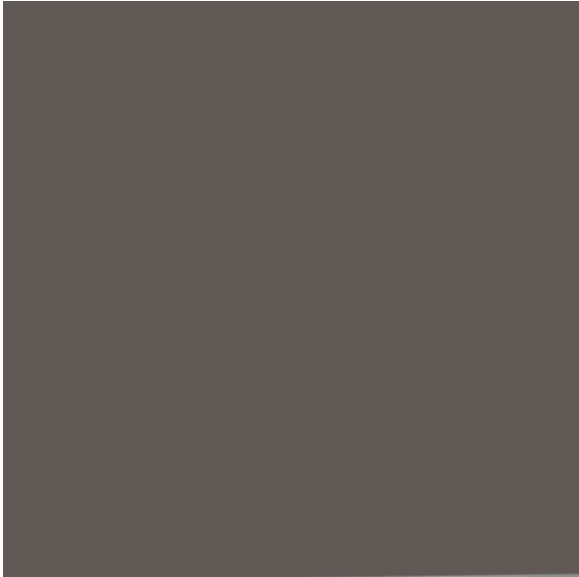
Fiber cement panel, Equitone LT90



Fiber cement panel, Equitone TE90



Spandrel glass



Paint color for metal panel reveal
Miller 0556 “Smokescreen”



Marquee and mechanical screen
AEP Span CoolZACTique II



Fritted glass



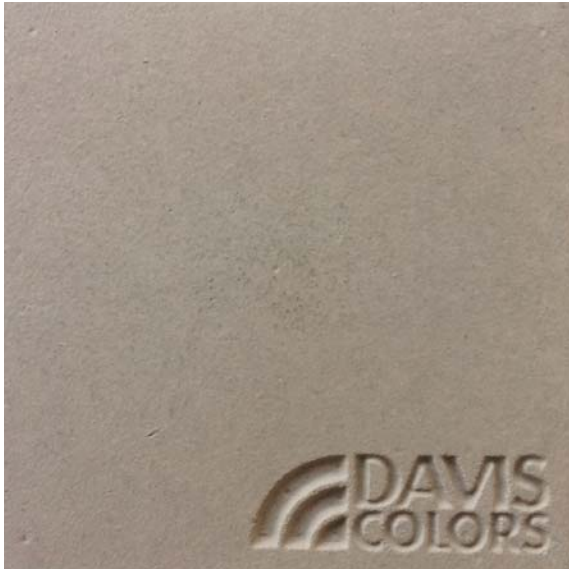
Clear anodized aluminum storefront



Brushed stainless steel handrail
Number 4 satin finish



Accoya wood trim



Concrete - Plaza Flooring
Davis Colors - Outback 677



Concrete - Plaza Flooring
Davis Colors - Pewter 860



Concrete pre-cast planter
Davis Colors - White



Paint - Pavillion
Matthews Paint - Alpha Bronze Met.



Paint - Planters Steel Curbing
Benjamin Moore - French Beret 1610