



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** March 14, 2019  
**To:** Richard Brett | LDA Architecture  
**From:** Grace Jeffreys, Design and Historic Resource Review  
503-823-7840 | [grace.jeffreys@portlandoregon.gov](mailto:grace.jeffreys@portlandoregon.gov)  
**Re:** EA 19-107328 DA – 1260 & 2201 NE Lloyd Center, Lloyd Center East  
Design Advice Request Commission Summary Memo – February 28, 2019

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the February 28, 2019 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <http://efiles.portlandoregon.gov/record/11686822>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on February 28, 2019. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type III Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

**Commissioners Present.** Julie Livingston, Jessica Molinar, Andrew Clark, Brain McCarter, Sam Rodriguez, Zari Santner, Don Vallaster.

**Executive Summary.** The Commission appreciated the opportunity to discuss the proposal at this early design stage and supported the overall changes in design approach from previous approved proposal.

Consensus support was provided for:

- *The overall approach to the Theater building design.*
- *The renovation of the Anchor building.*
- *The addition of a new Mall entry.*

Pay further attention to:

- *Resolution of the corner stair tower, consider an architectural rather than graphic solution.*
- *Strengthening of the pedestrian realm along the east frontages facing NE 15<sup>th</sup>.*
- *Strengthening of the new Mall entry.*
- *Prioritizing pedestrian, rather than vehicle circulation.*
- *Consider developing a master plan for future build-out to ensure long-term success.*

**Summary of Comments.** Following is a general summary of Commission comments by design tenet. Please refer to the attached Central City Fundamental Design Guidelines and the Lloyd District Design Guidelines matrix for a summary of the concept's response to future approval criteria.

## CONTEXT

### Theater building.

1. *Overall massing and height - Supportable.*
2. *Lobby locations and treatments - Supportable.*
3. *Oriels scale - Supportable.*
4. *Oriel design - Consider adding more dynamic movement like previous scheme, where oriels were angled.*
5. *West elevation – Consider adding an oriel presence to the west elevation.*
6. *Stair tower - Resolve the corner with an architectural rather than graphic solution. Vertical circulation generally should be located away from corners, and corners should be activated. Additionally, the mass may be better integrated into the Theater, as it currently competes with the Theater and the Anchor masses.*
7. *North elevation – Needs to better relate to the pedestrian areas to the north (Post hearing staff note - ground floor window requirements will apply to this elevation).*
8. *Public Art – If intending to use public art, start process with RACC early.*

### Anchor building.

1. *Large glazed areas, concrete panel surrounds, and restoration of brick – Supportable. However, explore using a similar window treatment to that used in the Theater building.*
2. *North elevation (facing the new Mall entry) - Activate the Mall entry plaza by maximizing the glazing and adding direct entries.*

## PUBLIC REALM

### Theater building.

1. *Building setbacks at the ground level – Supportable.*
2. *Overhangs on NE 15<sup>th</sup> – Supportable, however, should not be less than 12' clear to sidewalk.*

### Anchor building, Mall entry and parking areas.

1. *Generally, pedestrians need to be prioritized over vehicle areas.*
2. *The parking and drive aisle in front of the Anchor building and the Mall entry compromise the pedestrian experience. Move parking away from the front of the Anchor building, and the drive aisle away from the pedestrian crossing.*
3. *The Mall entry needs greater prominence, and the plaza should be extended to 15<sup>th</sup>.*

4. *Strengthen the pedestrian crossings at the north and the south ends of 15<sup>th</sup>.*
5. *The landscape design needs further consideration, especially given the scale of the development and the amount of open space.*
6. *Consider developing a master plan for future build out to ensure long-term success.*

## **QUALITY & PERMANENCE**

### **New Theater Building.**

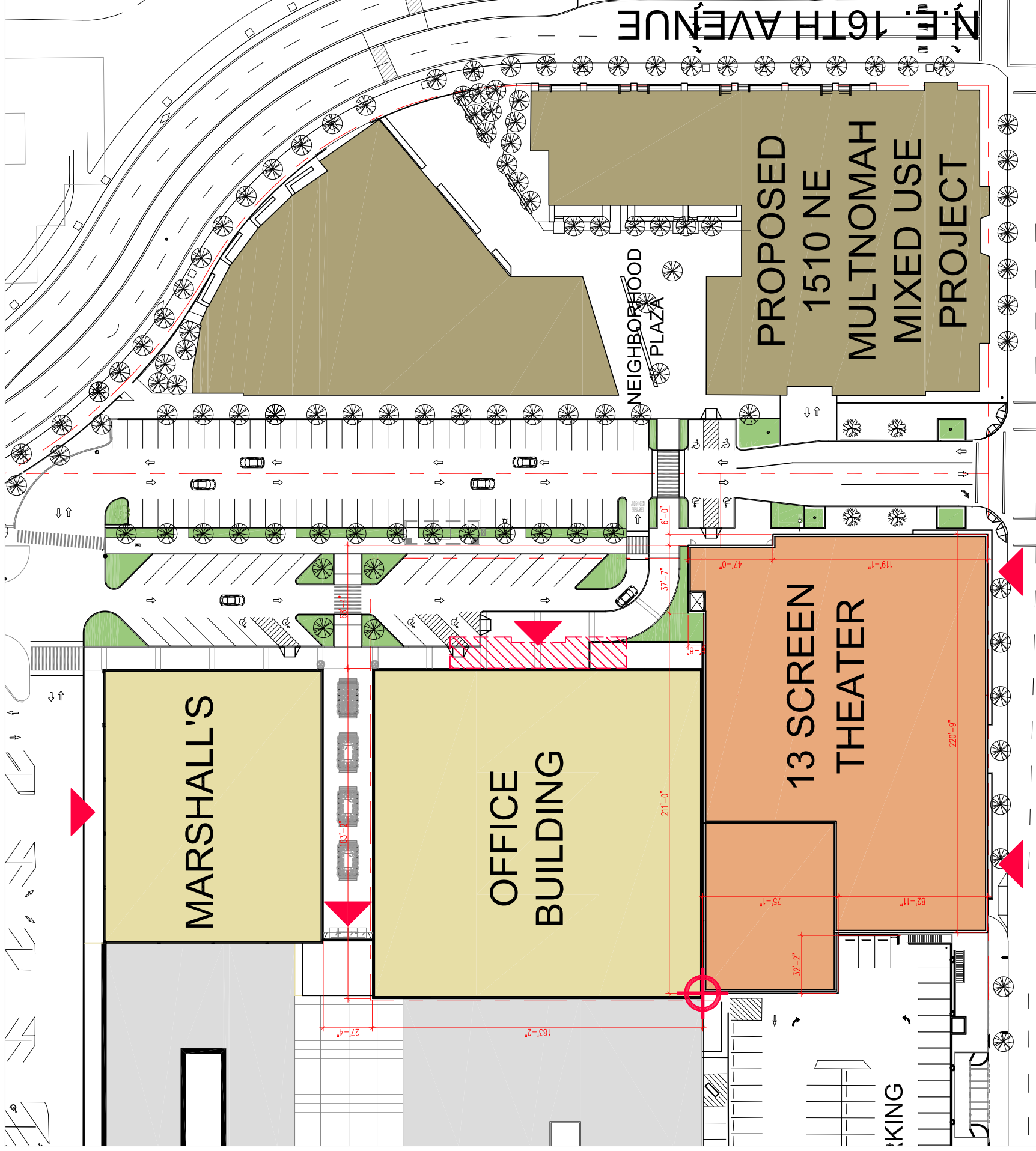
1. *Metal Cladding – Supportable.*
2. *Stucco – Split support. Consider using metal used on the rest of the building instead.*

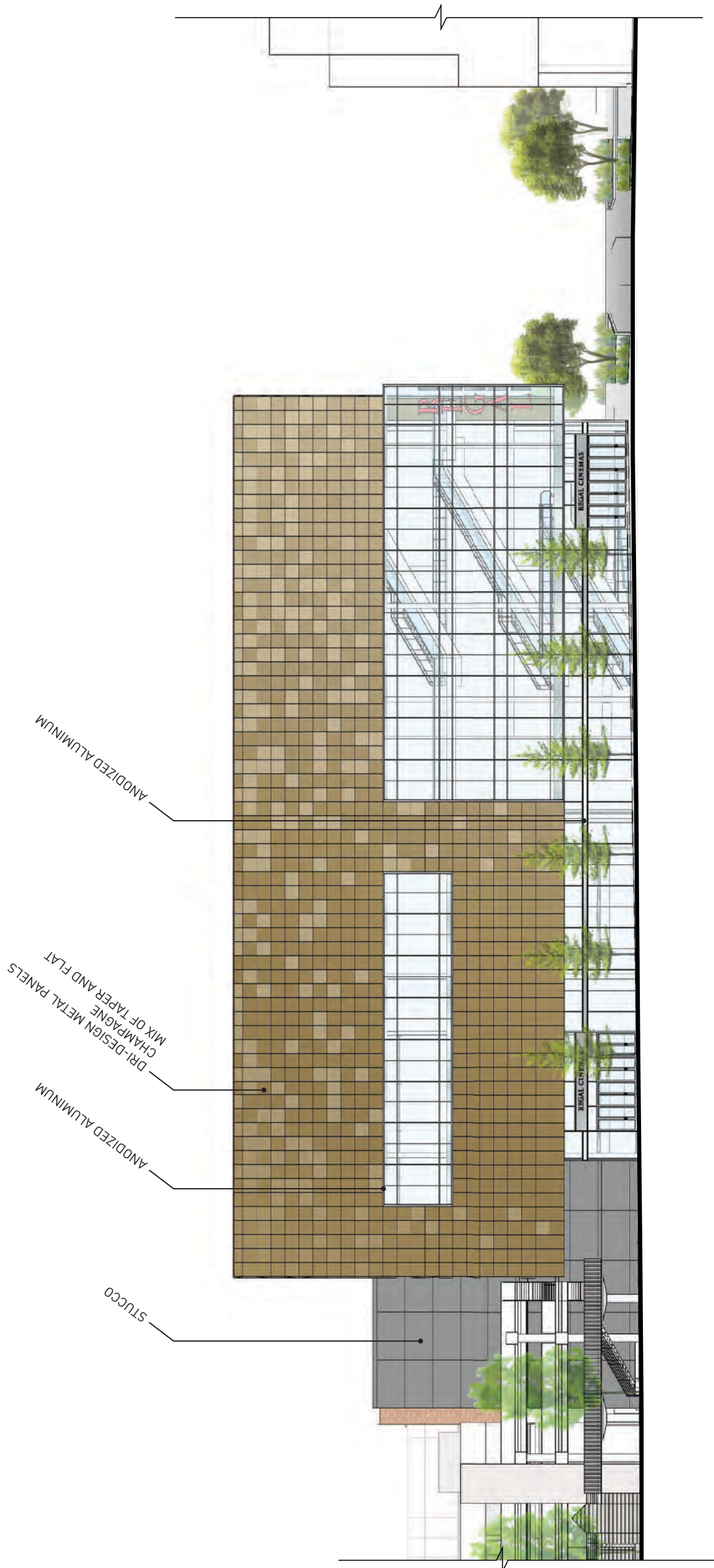
### **Anchor building.**

1. *Large glazed areas, concrete panel surrounds, and restoration of brick – As above, supportable. However, explore using a similar window treatment to that used in the Theater building.*

## **Exhibit List**

- A. Applicant's Submittals
  1. Application submittal
  2. Revised drawing set for DAR, 2/13/19
- B. Zoning Map
- C. Drawings
  1. Drawing set (47 sheets), 2/14/2019 (attach sheets 5.02, 8.01, 8.02, 8.04, 8.09)
- D. Notification
  1. Posting instructions sent to applicant
  2. Posting notice as sent to applicant
  3. General information on DAR process included with e-mailed posting/notice
  4. Applicant's statement certifying posting
- E. Service Bureau Comments
  1. BES comments re DAR submittal, 2/14/19
- F. Public Testimony – none received
- G. Other
  1. Application form
  2. Recent PLA review #PR 18-135077 PLA
  3. Email with schedule and DAR info, 1/23/19
  4. Email regarding submitted information, 2/5/19
  5. Email chain regarding parking, 2/6/19
  6. Email regarding superbloc calculations, 2/19/19
  7. Staff memo to Design Commission, dated 2/21/2019
  8. Copy of Staff Presentation from 2/21/2019
  9. Copy of Applicant Presentation from 8/28/18
- H. After first DAR meeting
  1. Email with short staff summary, 3/4/19
  2. Email with GFW notes, 3/6/19





Theater - T.O. Parapet  
244'-4"

Theater - Upper Projector Lvl  
223'-4"

Theater - Upper Accessible Lvl  
211'-4"

Theater - Upper Lobby Lvl  
190'-11"

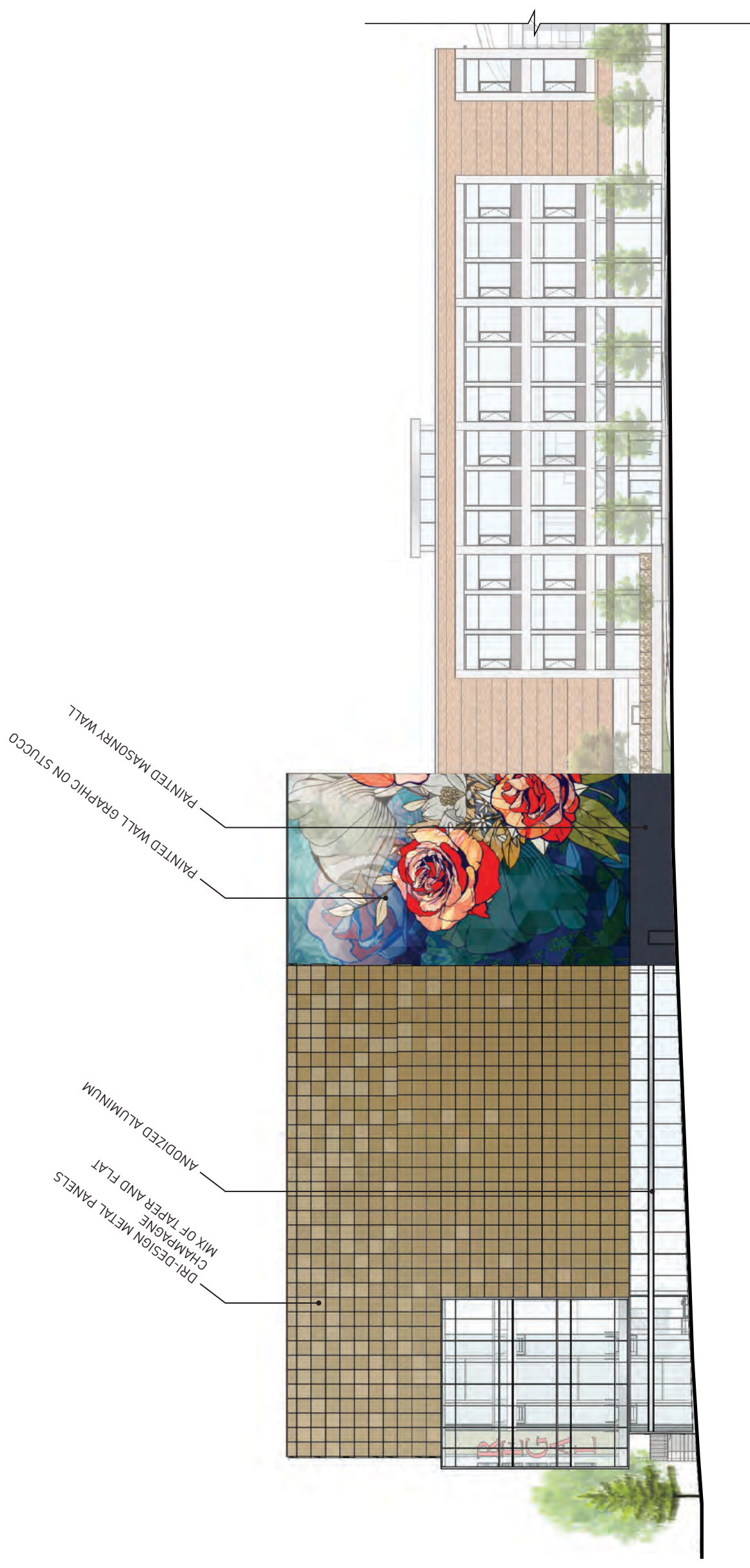
Theater - Lower Projector Lvl  
175'-11"

Theater - Lower Accessible Lvl  
163'-11"

B.O. Soffit  
162'-5"

Theater - Lobby  
143'-6"

1 Theater - South Elevation  
1" = 30'



Theater - T.O. Parapet  
244'-4"

Theater - Upper Projector Lvl  
223'-4"

Theater - Upper Accessible Lvl  
211'-4"

Theater - Upper Lobby Lvl  
190'-11"

Theater - Lower Projector Lvl  
175'-11"

Theater - Lower Accessible Lvl  
163'-11"

B.O. Soffit  
162'-5"

Theater - Lobby  
143'-6"

1 Theater - East Elevation  
1" = 30'

Theater - T.O. Parapet

244'-4"

Theater - Upper Projector Lvl

223'-4"

Theater - Upper Accessible Lvl

211'-4"

Theater - Upper Lobby Lvl

190'-11"

Theater - Lower Projector Lvl

175'-11"

Theater - Lower Accessible Lvl

163'-11"

B.O. Soffit

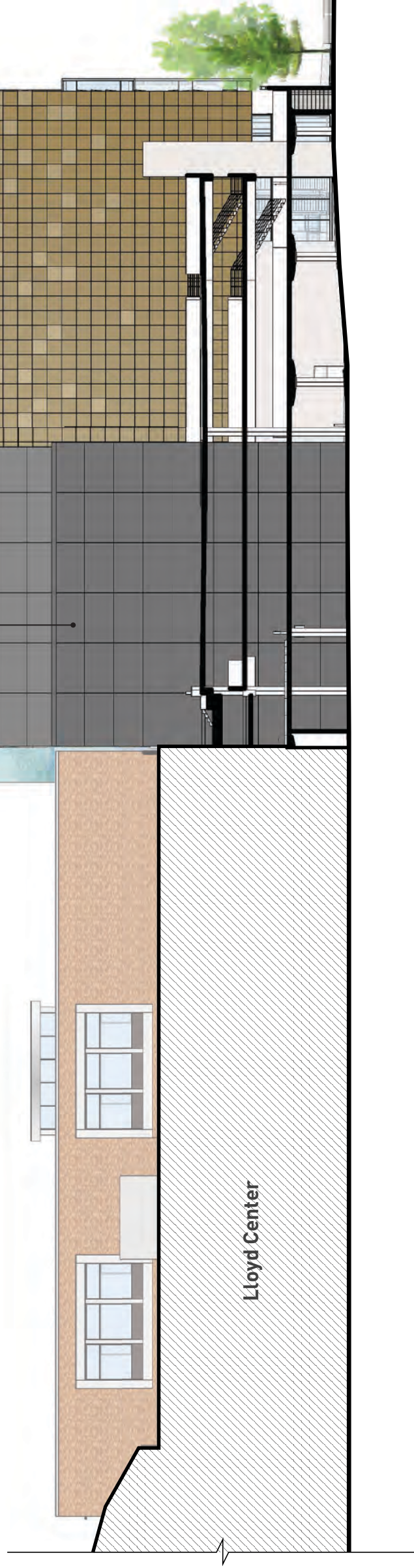
162'-5"

Theater - Lobby

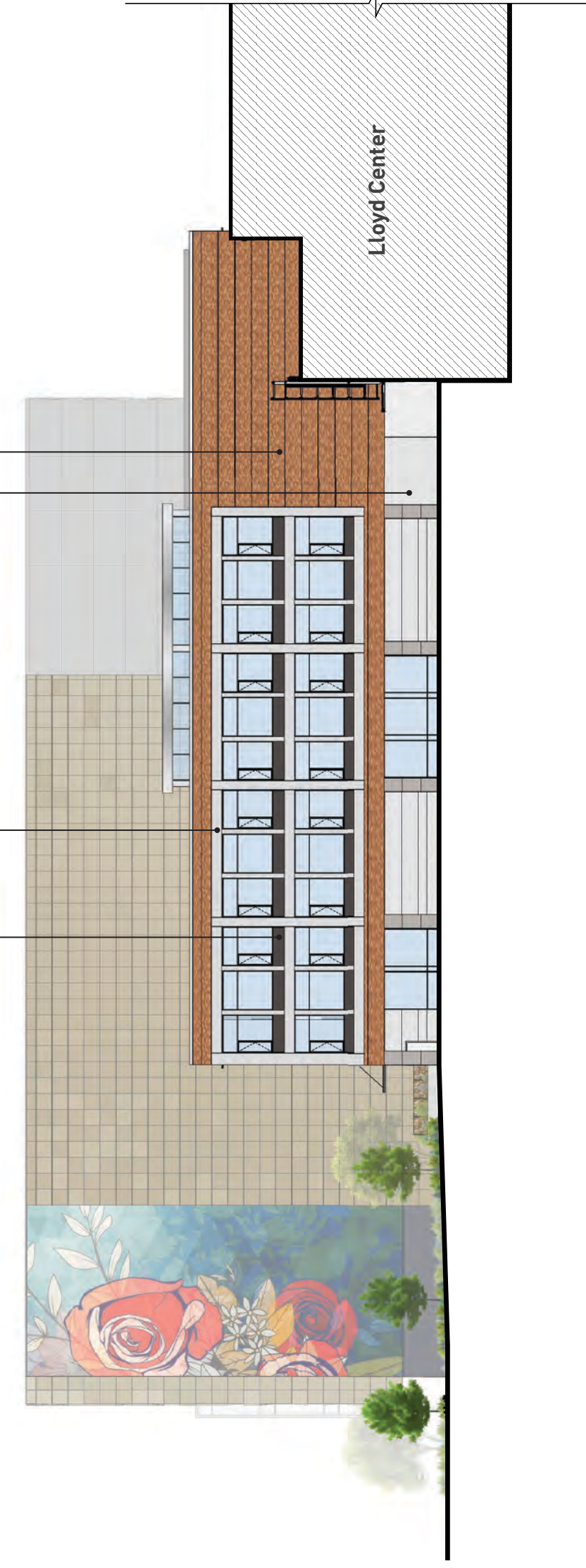
143'-6"

DR-DESIGN METAL PANELS  
CHAMPAGNE  
MIX OF TAPER AND FLAT

STUCCO



1 Theater - West Elevation  
1" = 30'



Theater - T.O. Parapet  
244'-4"

Office - T.O. Parapet  
207'-8"

Office - 4th Lvl  
187'-6"

Office - 3rd Lvl  
172'-0"

Office - Halsey (2nd) Lvl  
153'-6"

Office - Multnomah (1st) Lvl  
138'-0"

① Office - North Elevation  
1" = 30'