



# City of Portland Design Commission

## Type III Land Use Review

### MEMORANDUM

**Date:** Septemeber 9, 2024  
**To:** Design Commission  
**From:** Tim Heron, Design / Historic Review Team  
 503-823-7726 | [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** LU 24-061104 DZM – Lloyd Center Concert Venue  
 Type III Design Review – September 19, 2024

This memo is regarding the upcoming **Type III hearing on September 19, 2024, for the 901 NE Lloyd Center Concert Venue**. The following supporting documents are available as follows:

- Staff Report, Zone Map, Drawings, and Guideline matrix can [all be accessed here](#).
- *Commissioners who requested hard copies will receive the full package via standard US mail.*

Please contact me with any questions or concerns.

#### I. PROGRAM OVERVIEW

The applicant requests Design Review approval for a new 2-story multi-purpose event center, approximately 67,000 SF, at the Lloyd Center located on NE 9th Avenue at the corner of NE Multnomah Street. The site is currently occupied by the existing Nordstrom building at the southwest corner of the Lloyd Center Mall. The proposal includes demolishing the former Nordstrom building and removing the NE 9<sup>th</sup> Avenue skybridge.

The proposed new building preserves the public plaza adjacent to NE Multnomah Street and the existing basement of the current structure for storage and back of house support areas. Two stories above will include a main event space, loading, lobbies, and a second-floor mezzanine that overlooks the main event space on the ground level.

#### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	WPA – Works Partnership Architecture
<b>Project Valuation</b>	\$21,600,000

#### III. DESIGN REVIEW APPROVAL CRITERIA – See attached matrix.

- [Central City Fundamental Design Guidelines](#)
- [Lloyd District Design Guidelines](#)
- [Modifications through Design Review \[33.825.040. A, B & C\]](#)

#### III. MODIFICATIONS

Two [Modifications through Design Review \[33.825.040. A, B & C\]](#) are being requested:

- Modification 1: 33.510.220 Ground Floor Windows. Due to program requirements of the proposed music venue, the applicant also requests to reduce the 40% window area requirement along NE 9th Avenue to 36%. The applicant also requests to reduce the clear vision glass requirement to 0% along both the west facing NE 9th Avenue and the south-facing Plaza frontage. Translucent glazing is proposed at both frontages in lieu of clear glazing, with some areas allows views and others animated with lighting at the interior and exterior.
- Modification 2: 33.510.243 Ecoroofs. The applicant requests reduction from 60% roof coverage to 0%, proposing mitigation for lack of ecoroof with rooftop planters and heavily landscaped setbacks with ground level planters for stormwater management.

*Staff note:* These are exceptional Modification Requests based on the proposals unique program requirements along the ground level and large structural spans. The Design Commission should certainly scrutinize these two Modification Requests on whether or not the approval criteria are met and/ or the related Conditions of Approval are adequate. The Bureau of Environmental Services supports the proposed reduction in Ecoroof due to other storm water management techniques shown to be met on site.

#### **IV. STAFF RECOMMENDATION – Approval with Conditions**

- The proposed development made several changes to the design since the May 2, 2024 Design Advice Request meeting [EA 24-029290 DA].
- Please note the Conditions of Approval can be modified and/ or struck at the hearing pending Commission consensus.

#### **V. CONDITIONS OF APPROVAL**

The standard three Conditions of Approval [COA] have been added. One Condition of Approval was added by Urban Forestry. Additional COAs for Design Commission consideration are:

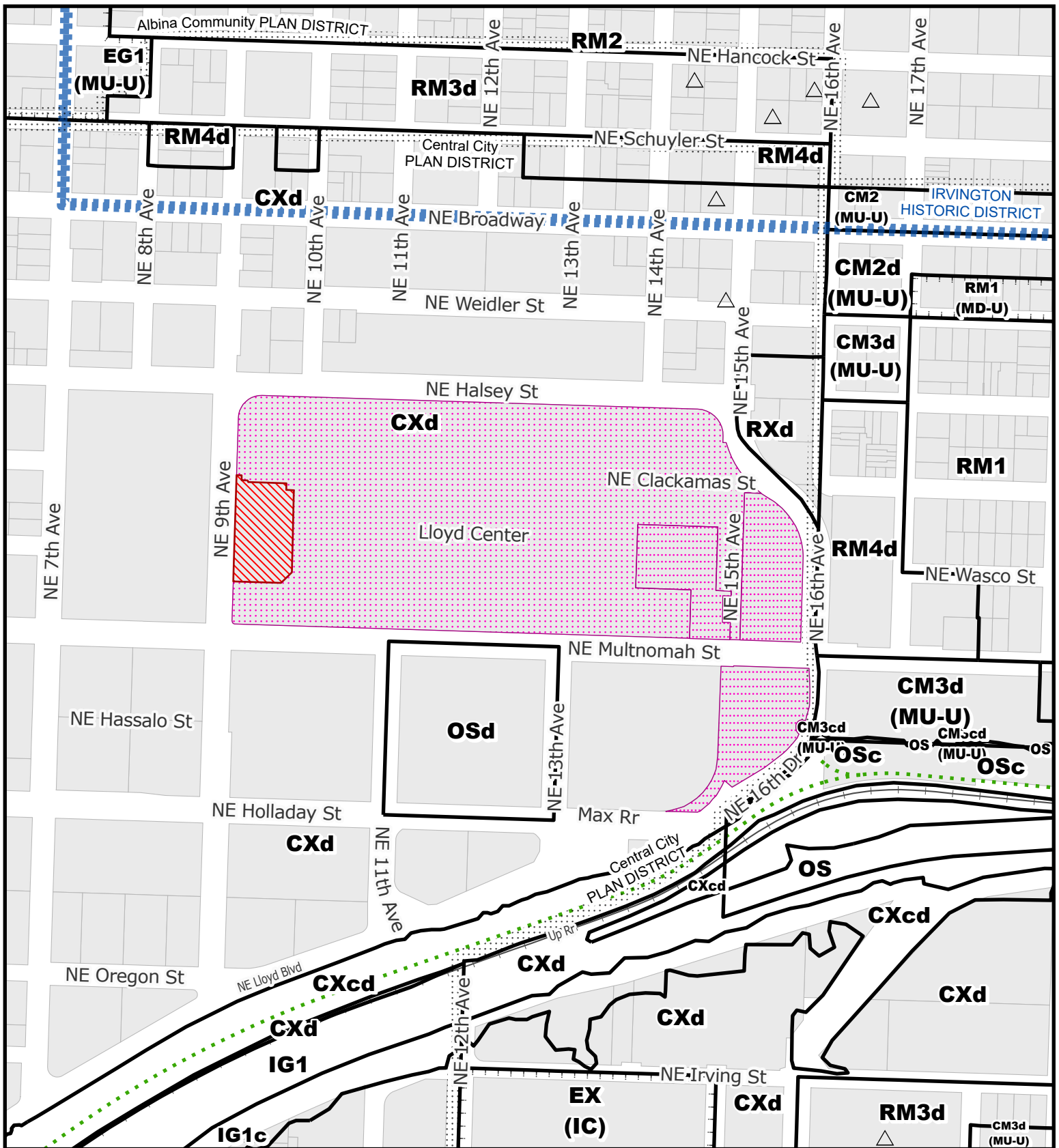
- E. Title 4 Original Art Mural approved installation completed at the adjacent loading area elevations shown on Exhibit C.30 prior to issuance of final certificate of occupancy.
- F. Title 4 Original Art Mural approval installation is completed along the NE 9<sup>th</sup> Avenue loading dock screening and operable gate frontage prior to issuance of final certificate of occupancy.
- G. Title 4 Original Art Mural approval installation is completed along the east façade as shown on Exhibit C.11 prior to completion of future NE 10<sup>th</sup> Avenue.
- H. All Title 4 Original Art Murals are maintained at the sizes shown, or another Design Review is required to review relocation, elimination and/or reduction.
- I. All proposed landscape sizes, locations and plant types are automatically irrigated and maintained.
- J. All rooftop planters include soil at a minimum of 3' wide and 3' deep, as measured at the interior of the planter, and automatically irrigated and maintained.

#### **VI. PROCEDURAL NOTES**

- A Pre-Application Conference EA 24-026172 PC was held on April 18, 2024
- A Design Advice Request Meeting EA 24-029290 DA was held on May 2, 2024
- This Type 3 Land Use application was submitted July 15, 2024, complete August 6, 2024





Attachments/ Links:

- *Zone Map*
- [Link to Case File including: C-Exhibits, Appendix Drawings set, Guidelines matrix, Design Advice Request Summary Notes, Pre-Application Summary Notes](#)



For Zoning Code in Effect Post October 1, 2022

**ZONING**   
 THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 LLOYD SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Plan District
-  Historic District
-  Historic Landmark
-  Recreational Trails

File No.	LU 24 - 061104 DZM
1/4 Section	2931
Scale	1 inch = 400 feet
State ID	1N1E35BA 200
Exhibit	B Jul 16, 2024