

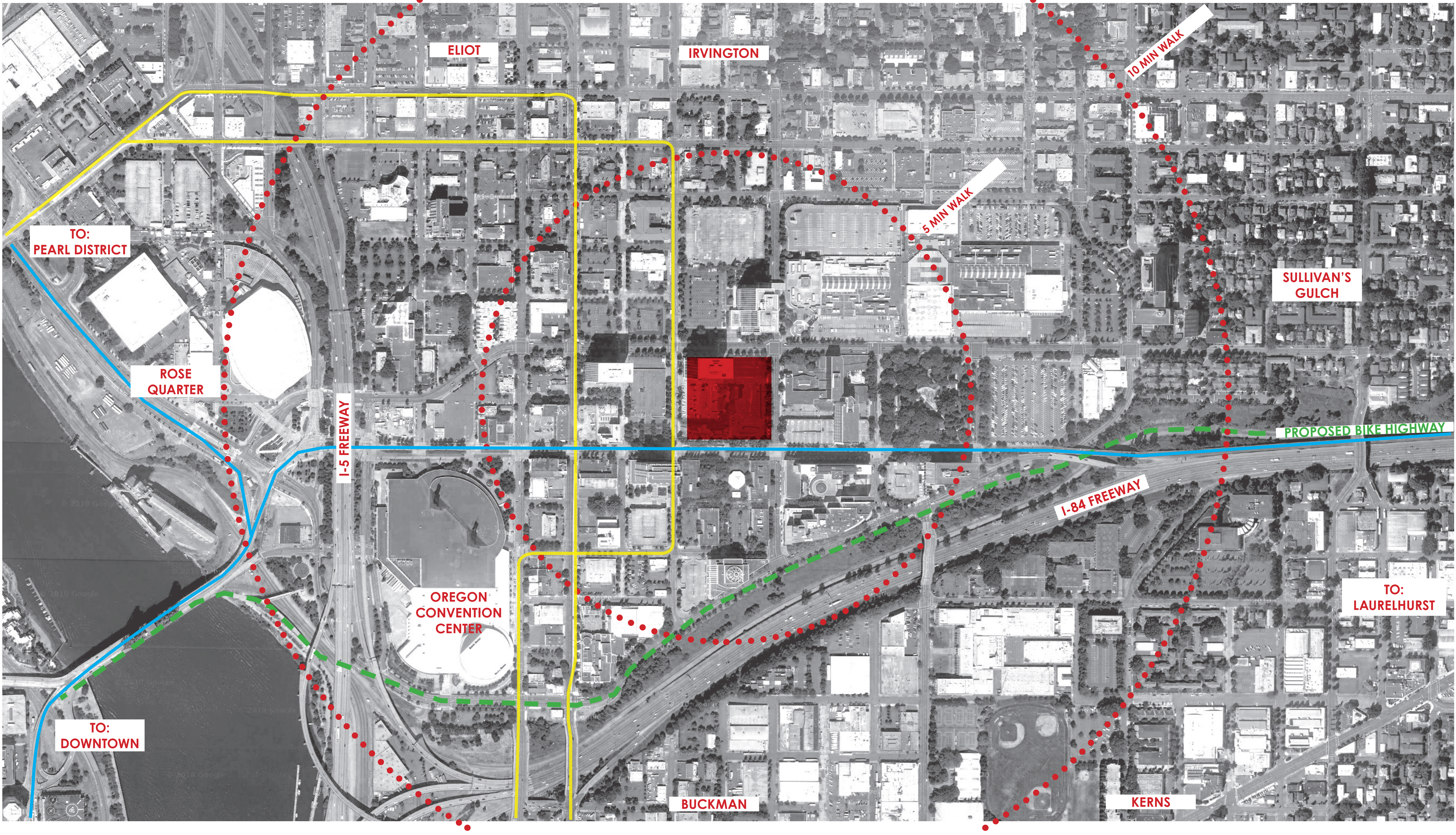


LLOYD BLOCKS MASTER PLAN

DESIGN ADVICE REQUEST

American Assets Trust
GBD Architects
Turner Construction
GLUMAC
Atelier Dreisetl + Place

January 3, 2013



PROJECT
**LLOYD BLOCKS
MASTER PLAN**

DATE
**JANUARY 3, 2013
100% SCH. DESIGN**

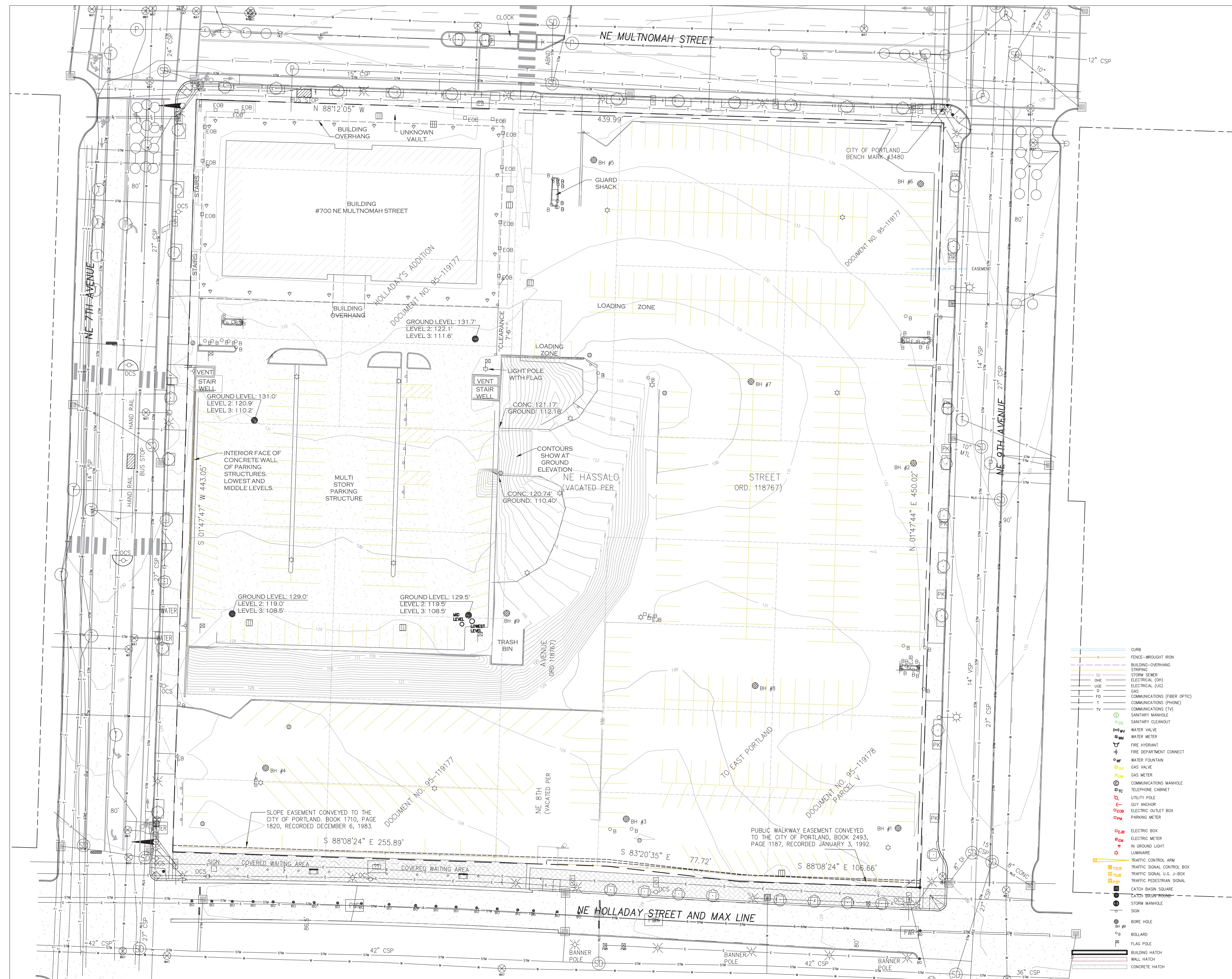
CLIENT
**AMERICAN
ASSETS TRUST**

DRAWING
VICINITY: NORTHEAST PORTLAND

PREPARED BY
GBD ARCHITECTS



- AAT PROPERTY
- - - - -
- STREETCAR
→
- MAX
→



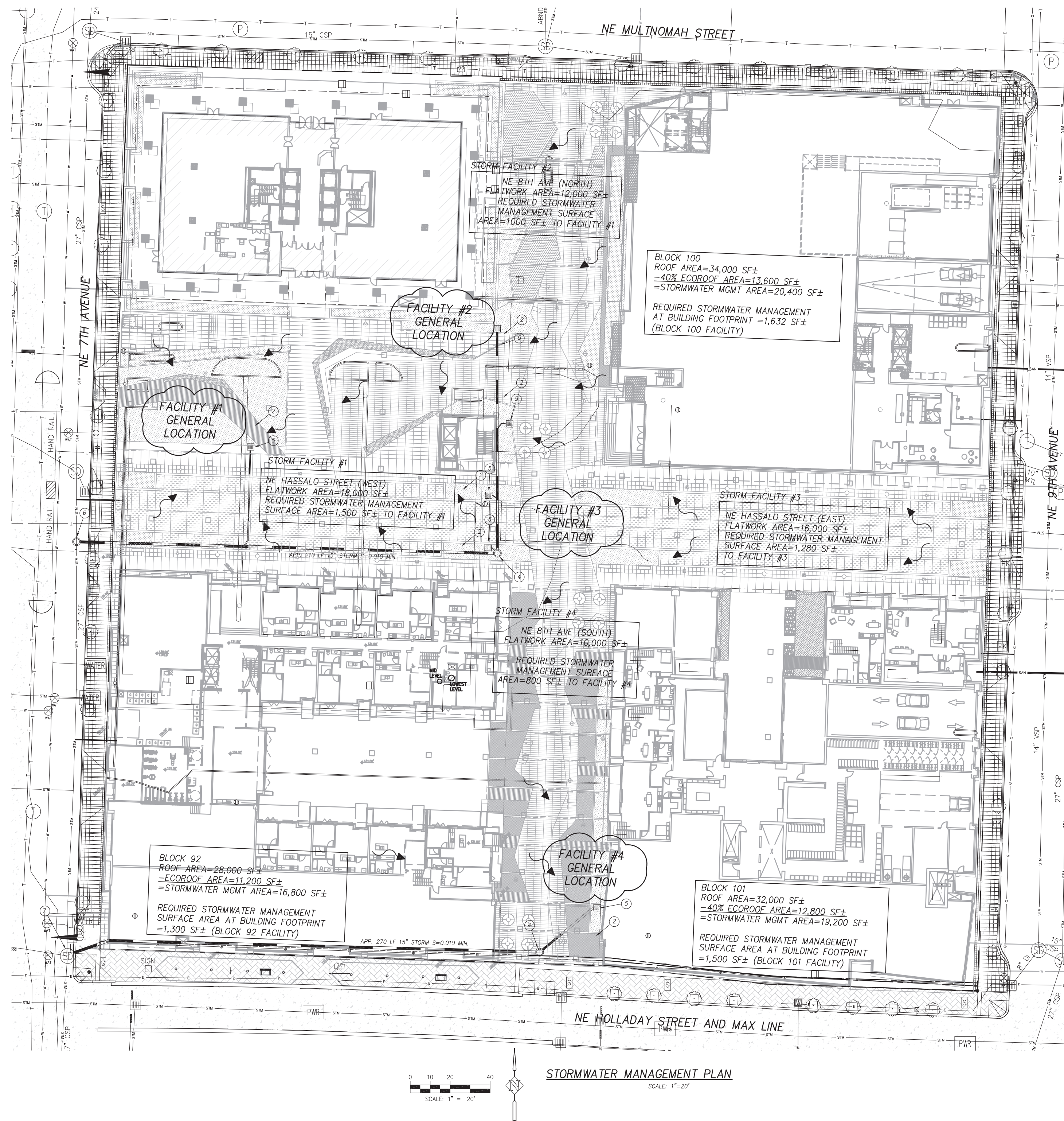
- CURB
- FENCE/WOOLIGHT SIGN
- BUILDING-OVERHANG
- STORM SEWER
- ELECTRICAL (E)
- ELECTRICAL (E)S
- GAS
- COMMUNICATIONS (FIBER OPTIC)
- COMMUNICATIONS (PHONE)
- COMMUNICATIONS (TV)
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECT
- WATER FOUNTAIN
- GAS VALVE
- GAS METER
- COMMUNICATIONS MANHOLE
- TELEPHONE CABINET
- UTILITY POLE
- GAS AND/OR
- ELECTRICAL OUTLET BOX
- PARKING METER
- ELECTRIC BOX
- ELECTRIC METER
- IN GROUND LIGHT
- LUMINAIRE
- TRAFFIC CONTROL ARM
- TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC SIGNAL U.S. 4-BOX
- TRAFFIC PEDESTRIAN SIGNAL
- CATCH BASIN SQUARE
- TRAFFIC SIGNAL POLE
- STORM MANHOLE
- SIGN
- BORE HOLE
- BOLLARD
- FLAG POLE
- BUILDING HATCH
- WALL HATCH
- CONCRETE HATCH

LLOYD SUPERBLOCK EXISTING CONDITIONS

 SCALE: 1" = 20'

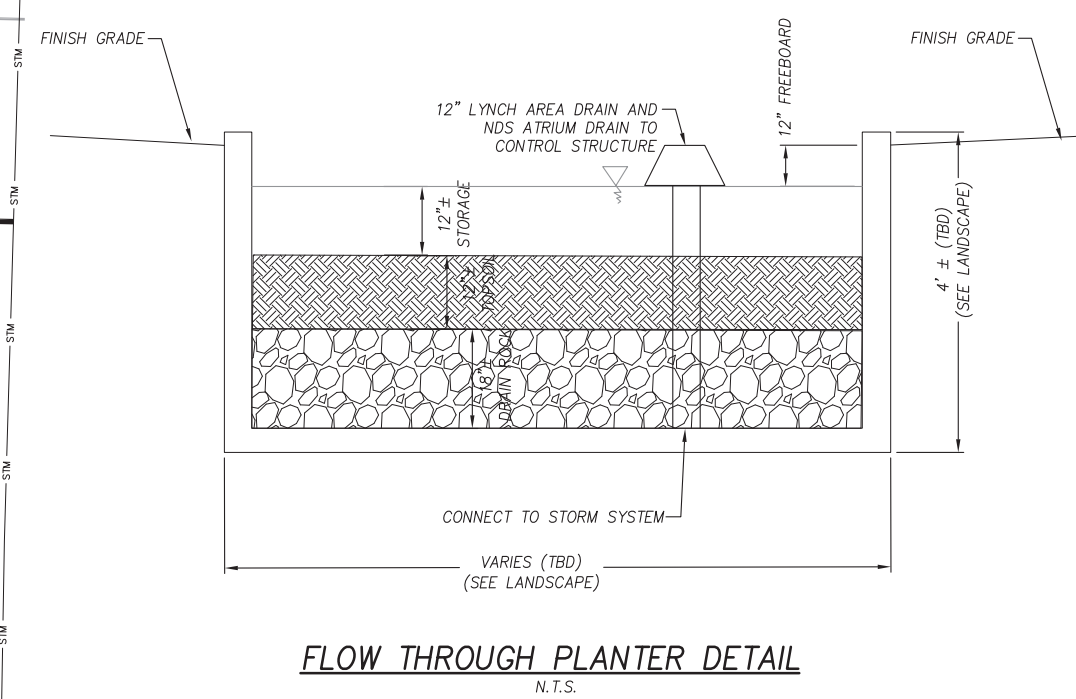
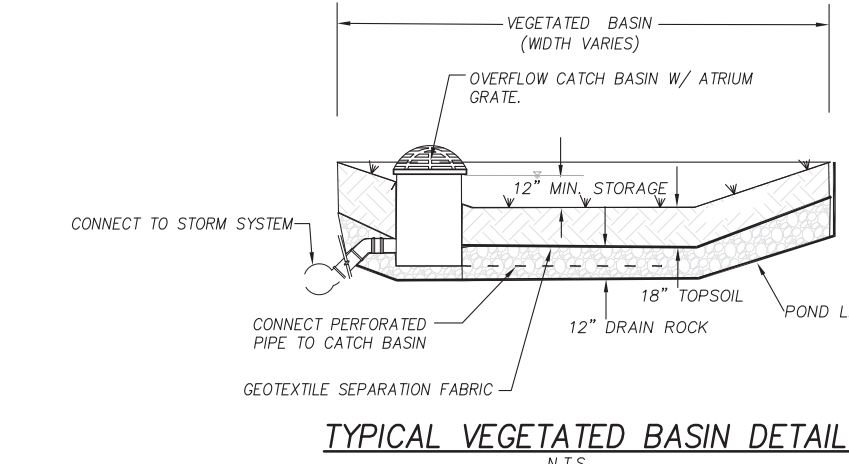
**Harper
HPR
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
Phone: 503.221.1131 www.hpr.com Fax: 503.221.1171



CONSTRUCTION NOTES:

- ① APPROXIMATE ECO-ROOF AREA
- ② GENERAL ASSUMED SURFACE VEGETATED STORMWATER FACILITY AREA (SEE STORM FACILITY TABLE)
- ③ CONNECT BUILDING ROOF DRAINS TO PROPOSED STORMWATER FACILITY
- ④ INSTALL MANHOLE
- ⑤ INSTALL OVERFLOW CATCH BASIN IN STORMWATER FACILITY
- ⑥ CONNECT TO CITY COMBINED SEWER WITH NEW MANHOLE
- ⑦ CONNECT TO EXISTING MANHOLE
- ⑧ NOT USED
- ⑨ NOT USED



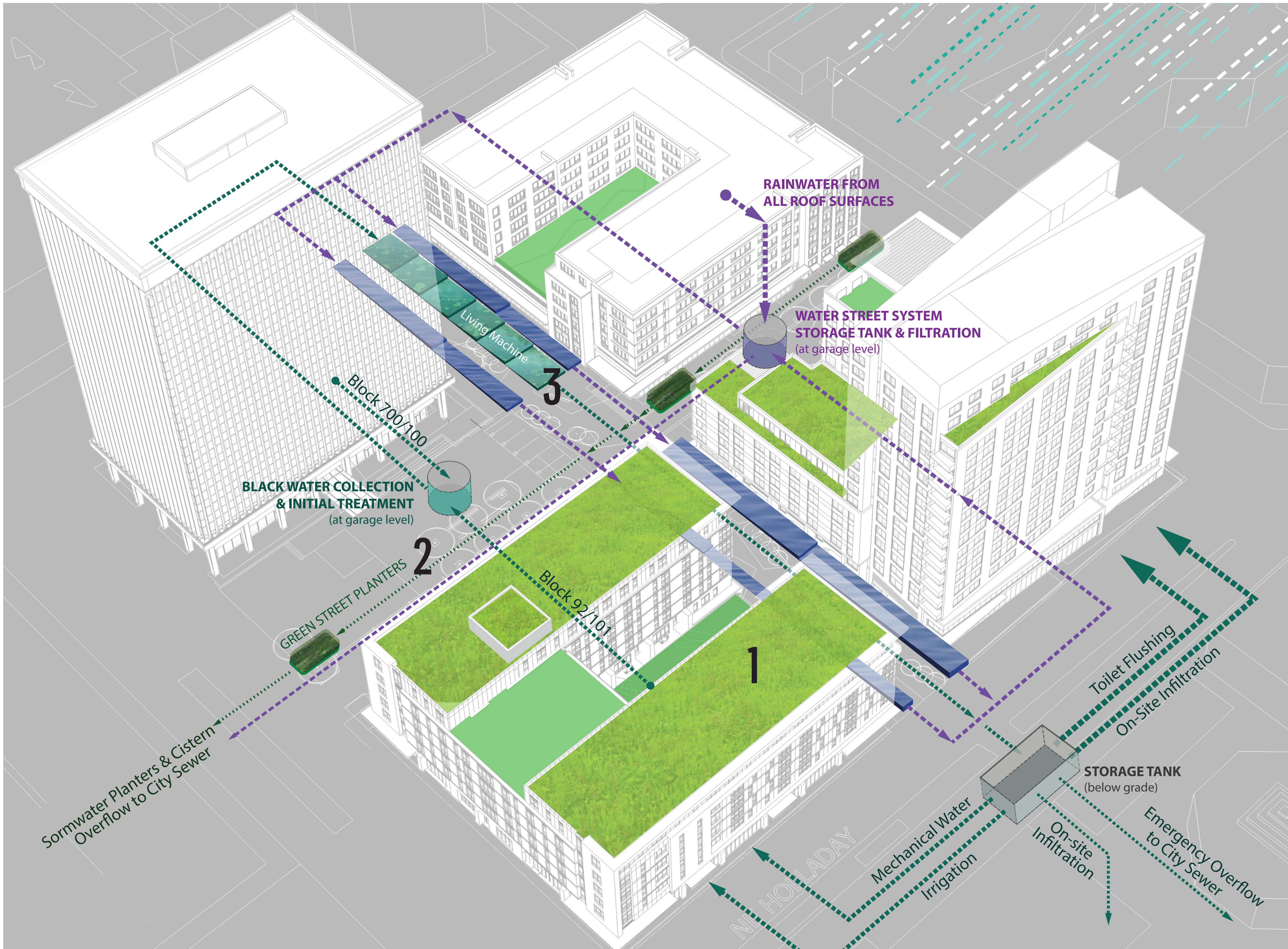
NOTE: ALL STORMWATER FACILITY CALCULATIONS ON THIS EXHIBIT ASSUME "FLOW THROUGH PLANTER" OR "VEGETATED BASIN" WITH A MINIMUM FLOW CONTROL STORAGE DEPTH OF 12" ABOVE THE TOPSOIL. RESULTING STORMWATER FACILITY FLOW CONTROL VOLUME REQUIRED (CF) IS APPROXIMATELY 8% OF IMPERVIOUS AREA. SEE BELOW FOR EXAMPLE CALCULATIONS FOR USE WHILE PLANNING SITE LAYOUT:

EXAMPLE : 10,000 SF CONT. AREA*8% = 800 SF BOTTOM AREA OF STORMWATER FACILITY

MODIFIED STORAGE DEPTHS WILL REQUIRE THE FOLLOWING RATIOS:

- 18" STORAGE = 5.5% OF IMPERVIOUS REQUIRED BOTTOM AREA
- 12" STORAGE = 8% OF IMPERVIOUS REQUIRED BOTTOM AREA
- 6" STORAGE = 10% OF IMPERVIOUS REQUIRED BOTTOM AREA
- 4" STORAGE = 12% OF IMPERVIOUS REQUIRED BOTTOM AREA





1 ECO ROOFS

Roofscape water is absorbed in eco roof zones. Excess water is directed to podium level rain gardens and on to cisterns. Street level "reservoirs" provide further filtration, detention and aesthetic purposes.



2 GREEN STREET

Rainwater collected on Hassalo Street and surrounding hard surfaces is directed to shallow stormwater planters for detention and filtration.



3 WATER STREET

Rainwater collection "reservoirs" are visually combined with a "Living Machine" black-water treatment system to form a new "Water Street" running north-south through the site. Planting will unify the two separated systems for a highly functioning and visually attractive pedestrian experience.

The "Water Street" will become the landmark element within the District's public realm.



PROJECT

**LLOYD BLOCKS
MASTER PLAN**

DATE

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100% SCH. DESIGN**

CLIENT

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SCALE



DRAWING

FP 01

BLOCK

LLOYD BLOCKS

PREPARED BY

GBD ARCHITECTS





16 FLOORS
Lloyd 700.
 Existing office + Retail

5 FLOORS
Block 100
 Apartments + Grocery

6 FLOORS
Block 92.
 Apartments + Retail

17 FLOORS
Block 101
 Apartments + Retail

APARTMENTS - PUBLIC AREAS
 APARTMENTS
 RETAIL
 OFFICE (EXISTING)
 ENTRANCE/SUPPORT

PROJECT
LLOYD BLOCKS
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SCALE

 0 8 16 32 64

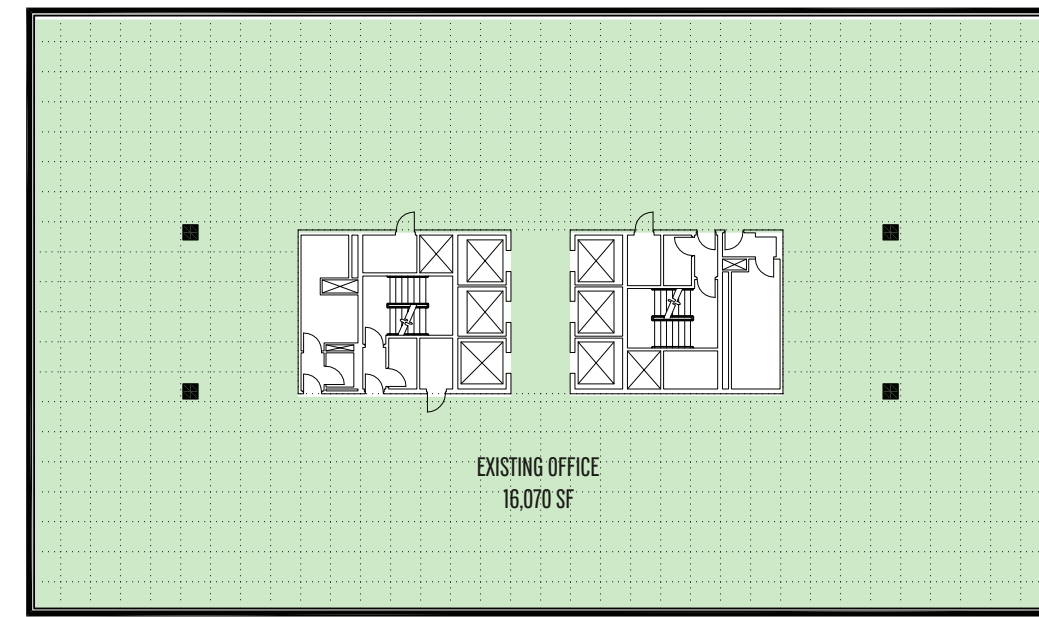
DRAWING
FP 01

BLOCK
LLOYD BLOCKS

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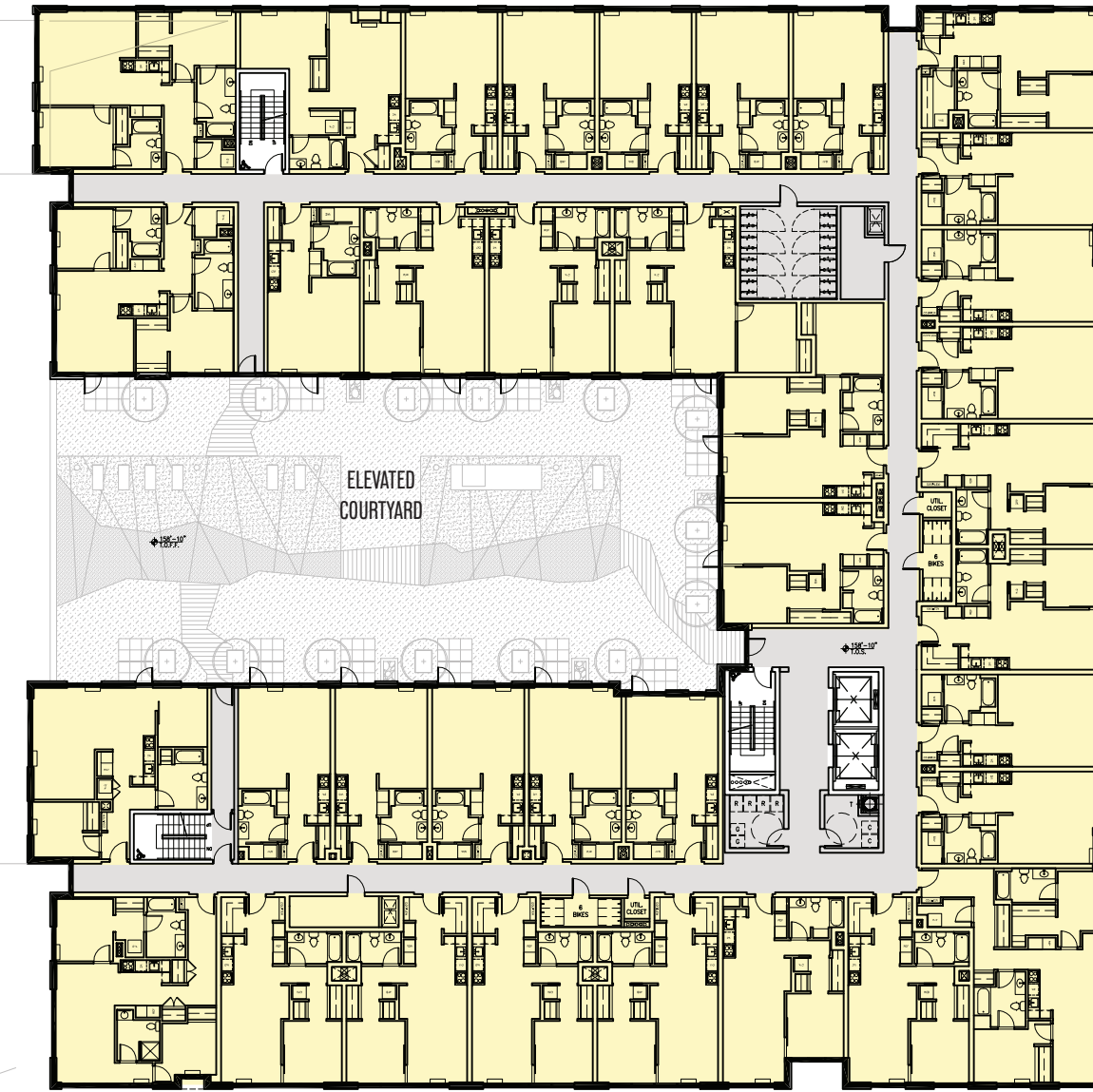
16 FLOORS
Lloyd 700.
 Existing office + Retail

NE 7TH AVE



NE MULTNOMAH ST

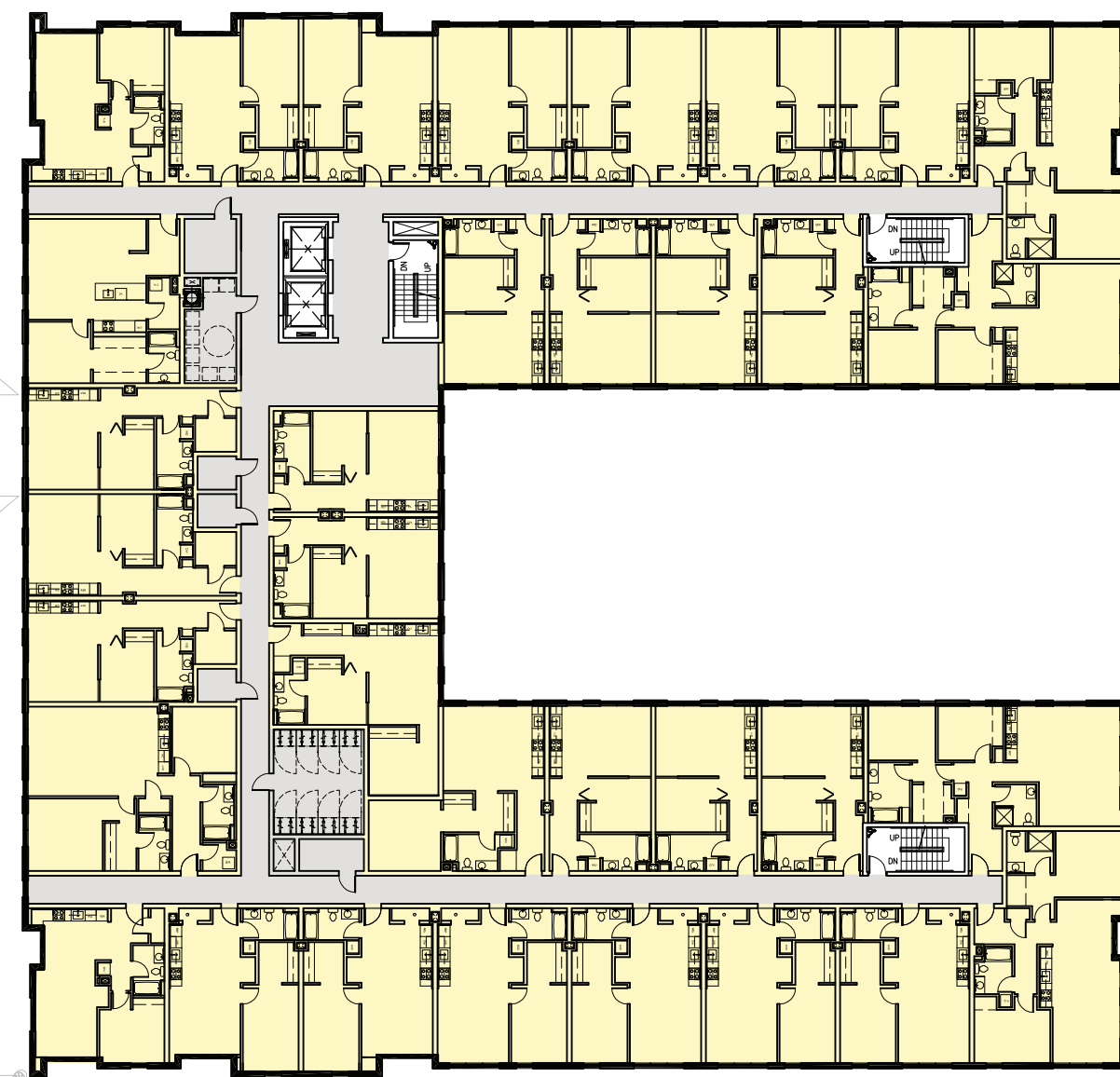
NE 8TH AVE



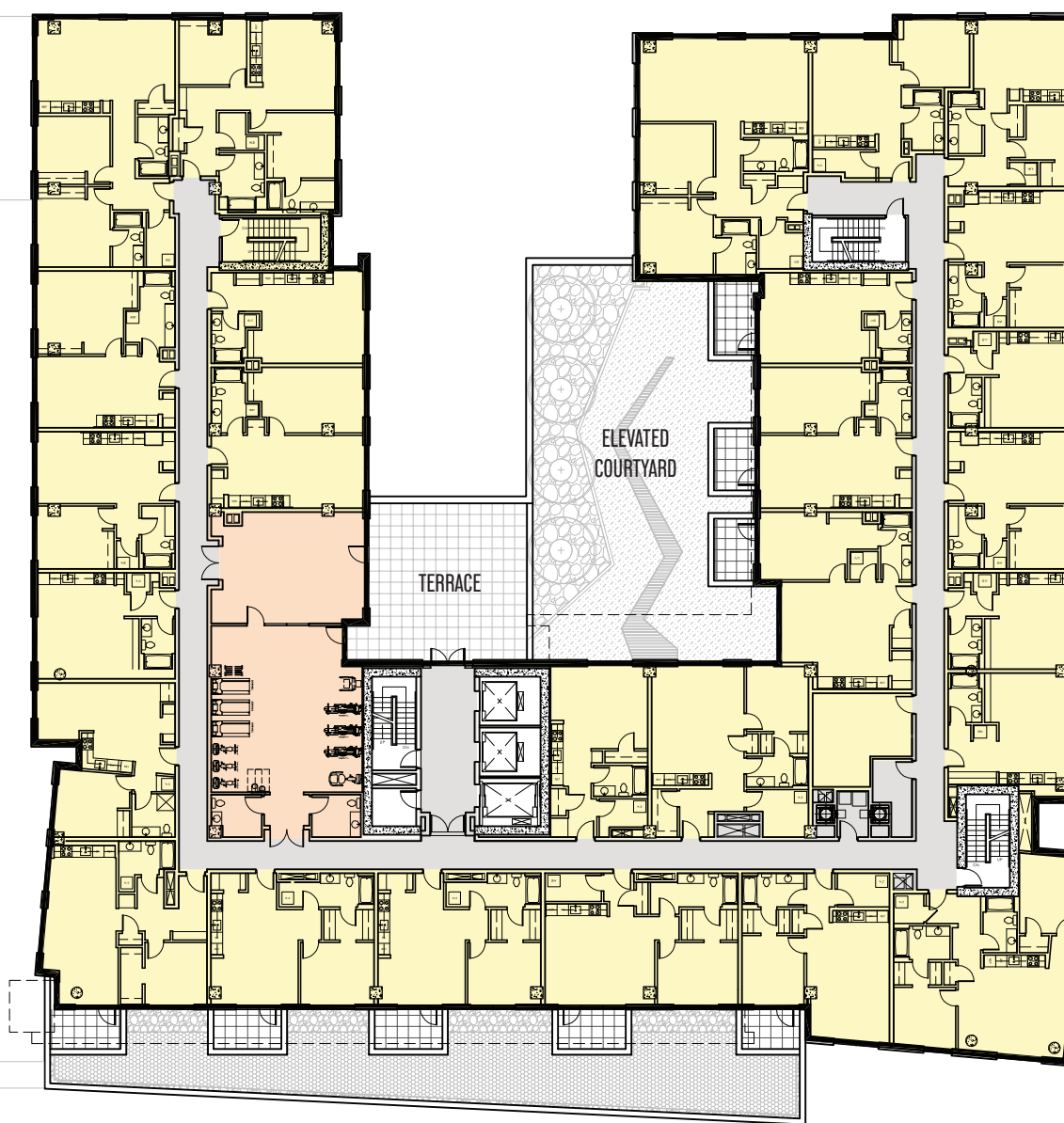
5 FLOORS
Block 100
 Apartments + Grocery

NE 9TH AVE

NE HASSALO ST



6 FLOORS
Block 92.
 Apartments + Retail



17 FLOORS
Block 101
 Apartments + Retail

NE HOLLADAY ST

APARTMENTS - PUBLIC AREAS
 APARTMENTS
 RETAIL
 OFFICE (EXISTING)
 STAIRS / SUPPORT

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SCALE



DRAWING

FP 02

BLOCK

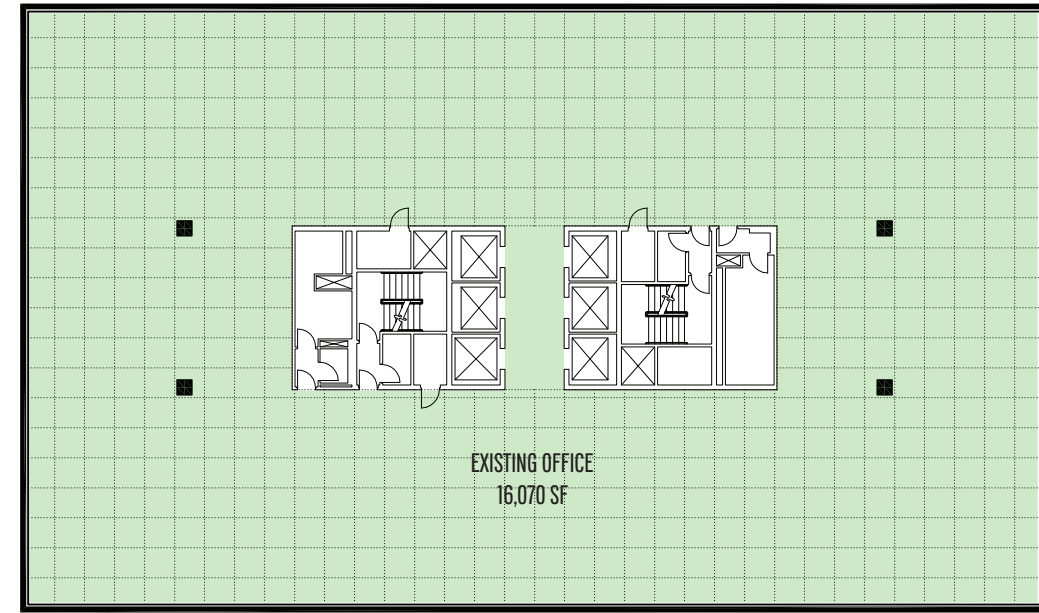
LLOYD BLOCKS

PREPARED BY

GBD ARCHITECTS

16 FLOORS
Lloyd 700.
Existing office + Retail

NE 7TH AVE



NE MULTNOMAH ST

A

B

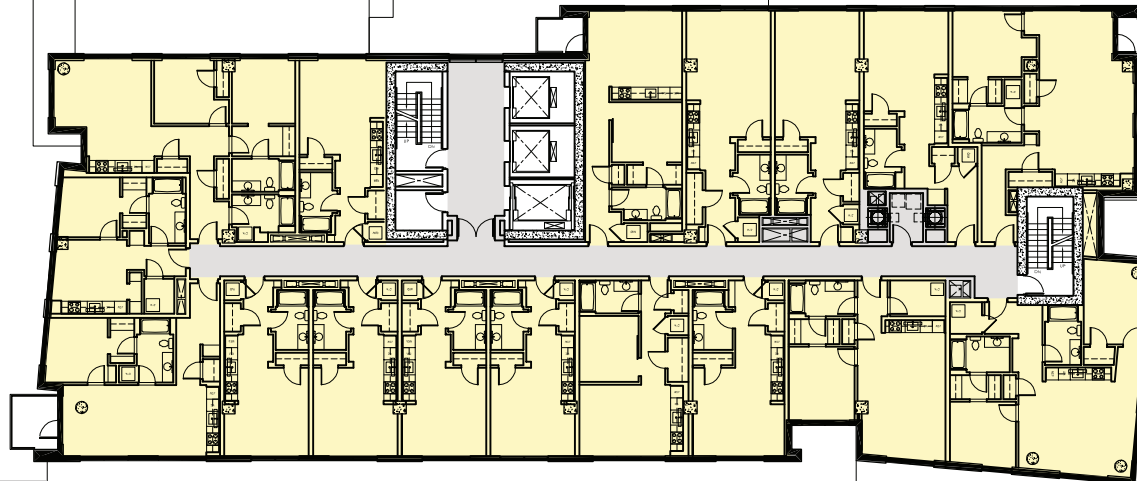
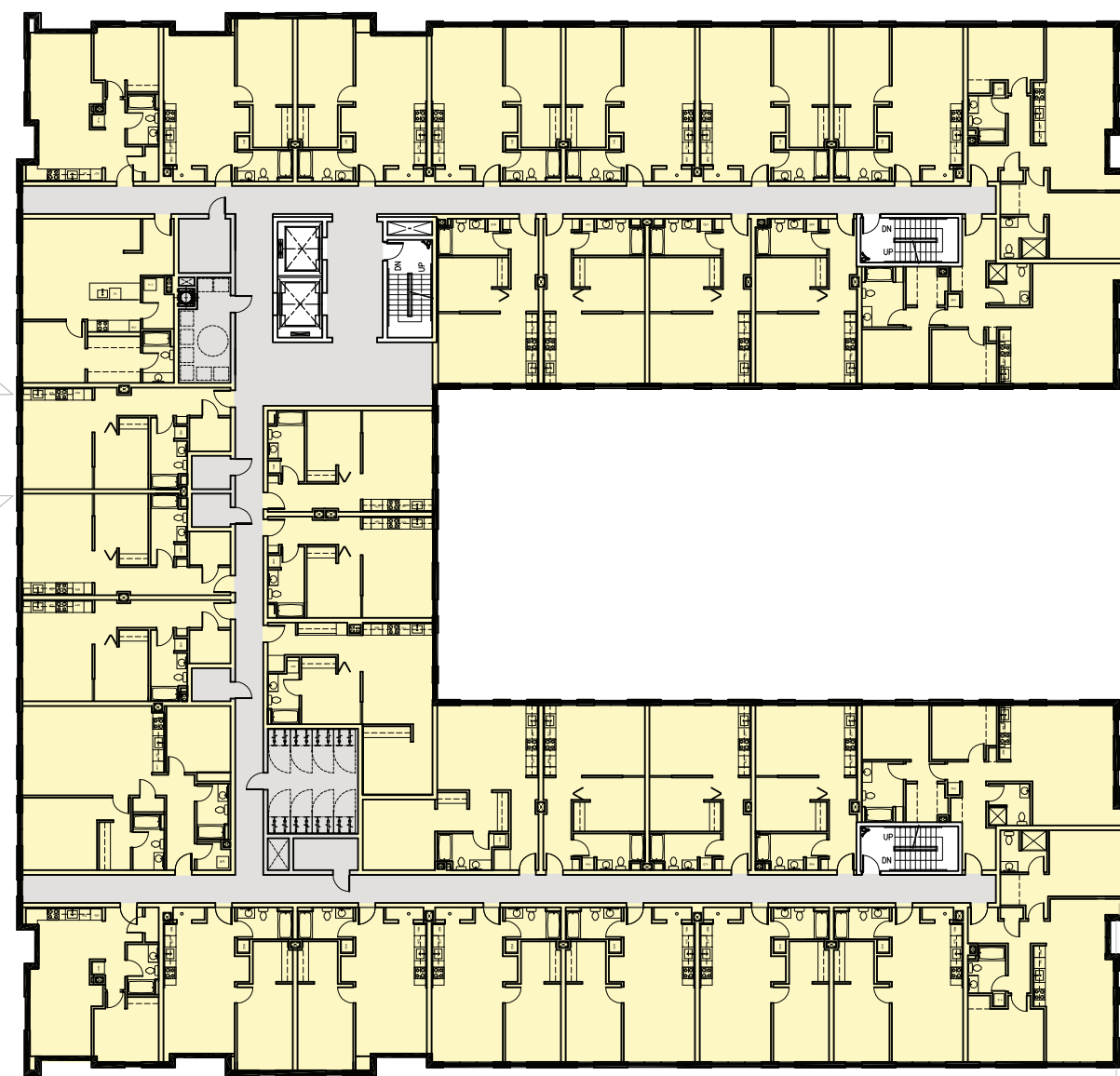
NE 8TH AVE

5 FLOORS
Block 100
Apartments + Grocery

NE 9TH AVE

NE HASSALO ST

6 FLOORS
Block 92.
Apartments + Retail

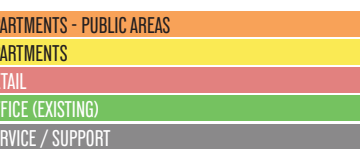


17 FLOORS
Block 101
Apartments + Retail

A

NE HOLLADAY ST

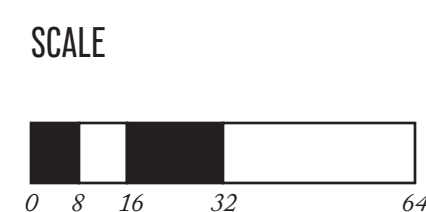
B



PROJECT
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DRAWING
FP TYP

BLOCK
LLOYD BLOCKS

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BLOCK 92

*View from NE Holladay St.
with Lloyd 700 Building beyond.*



BLOCK 101

*View from NE Holladay St.
with Block 100 beyond*

PROJECT

**LLOYD BLOCKS
MASTER PLAN**

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SCALE



DRAWING

ELEV

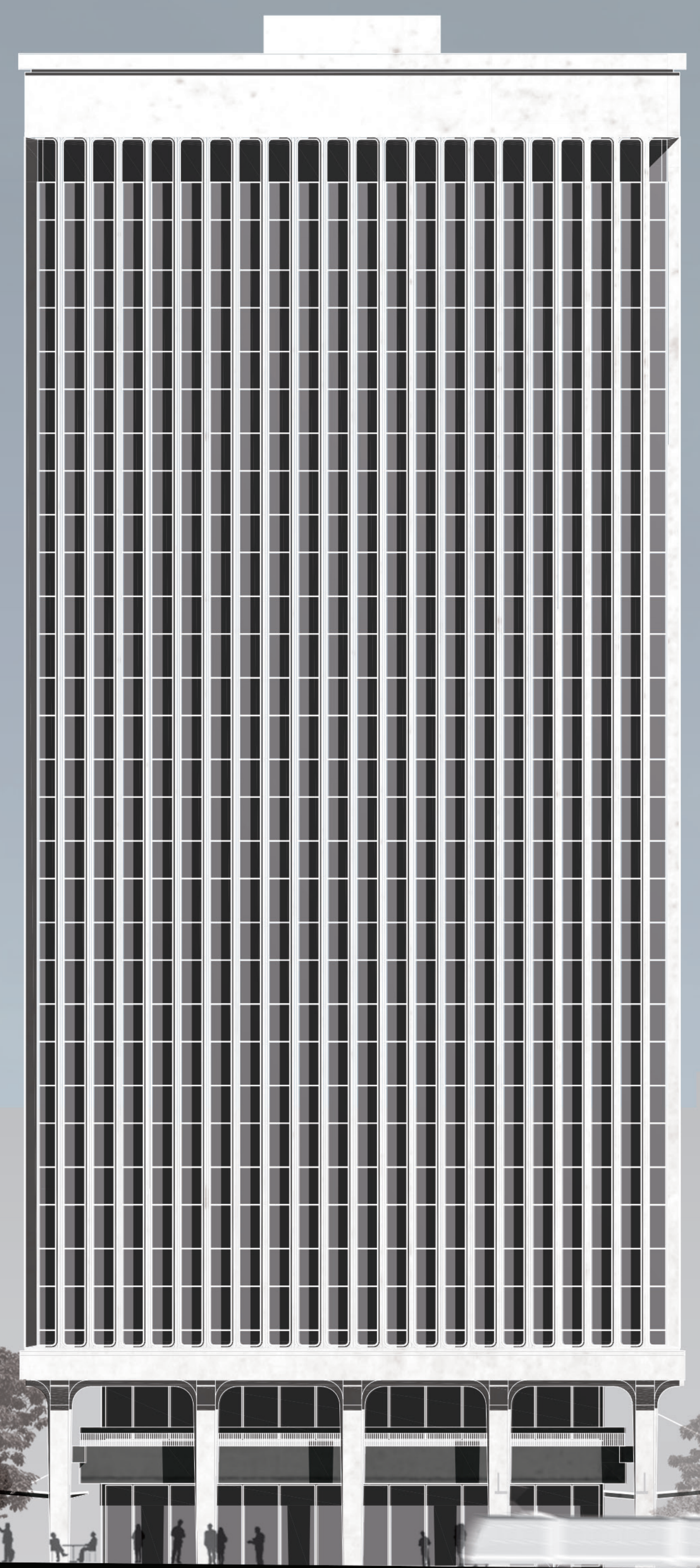
BLOCK

SOUTH EXTERIOR

PREPARED BY

GBD ARCHITECTS

▶ **LLOYD 700 BUILDING**
*View from NE 7th Ave.
with Block 100 beyond.*

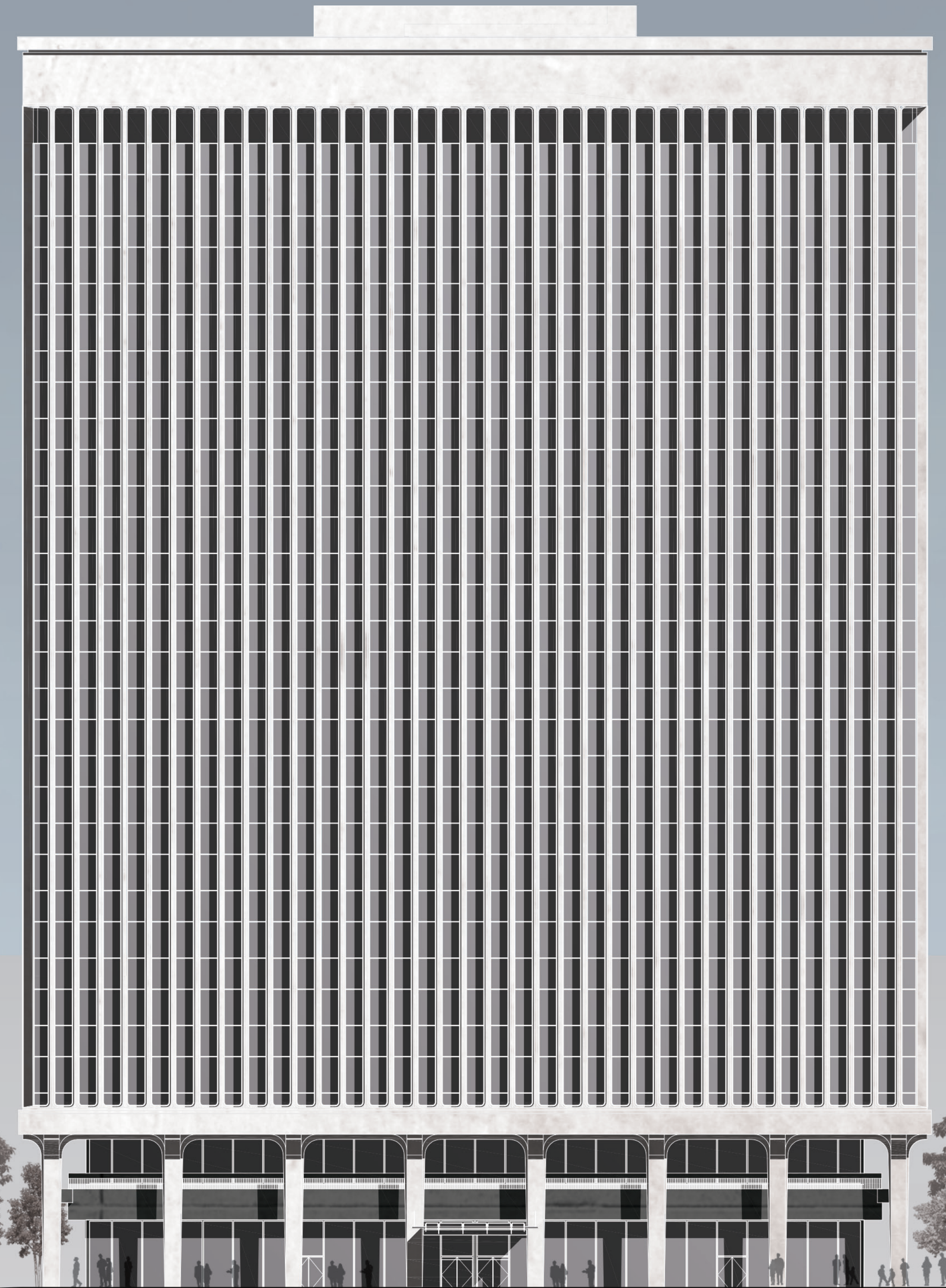


▶ **BLOCK 92**
*View from NE 7th Ave.
with Block 101 beyond.*



▼
LLOYD 700 BUILDING
*View from NE Multnomah St.
with Block 92 beyond.*

▼
BLOCK 100
*View from NE Multnomah St.
with Block 101 beyond.*



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SCALE



DRAWING

ELEV

BLOCK

NORTH EXTERIOR

PREPARED BY

GBD ARCHITECTS



BLOCK 101

*View from NE 9th Ave.
with Block 92 beyond.*



BLOCK 100

*View from NE 9th Ave.
with Lloyd 700 Building beyond.*



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DRAWING

ELEV

BLOCK

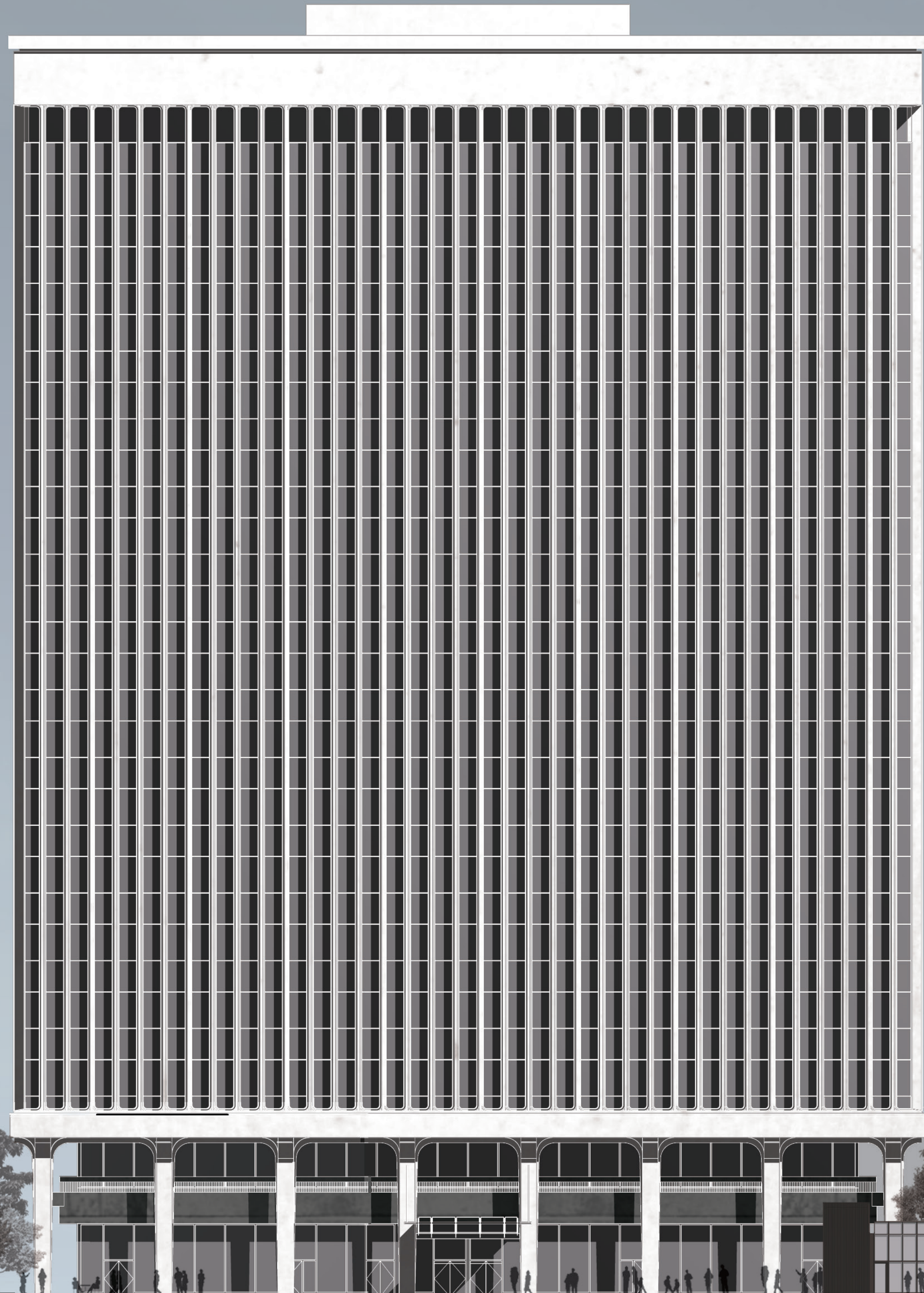
EAST EXTERIOR

PREPARED BY

GBD ARCHITECTS



LLOYD 700 BUILDING
View from NE Hassalo St.



BLOCK 100
*View from NE Hassalo St.
with Lloyd Tower beyond.*



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SCALE



DRAWING

ELEV

BLOCK

SOUTH INTERIOR

PREPARED BY

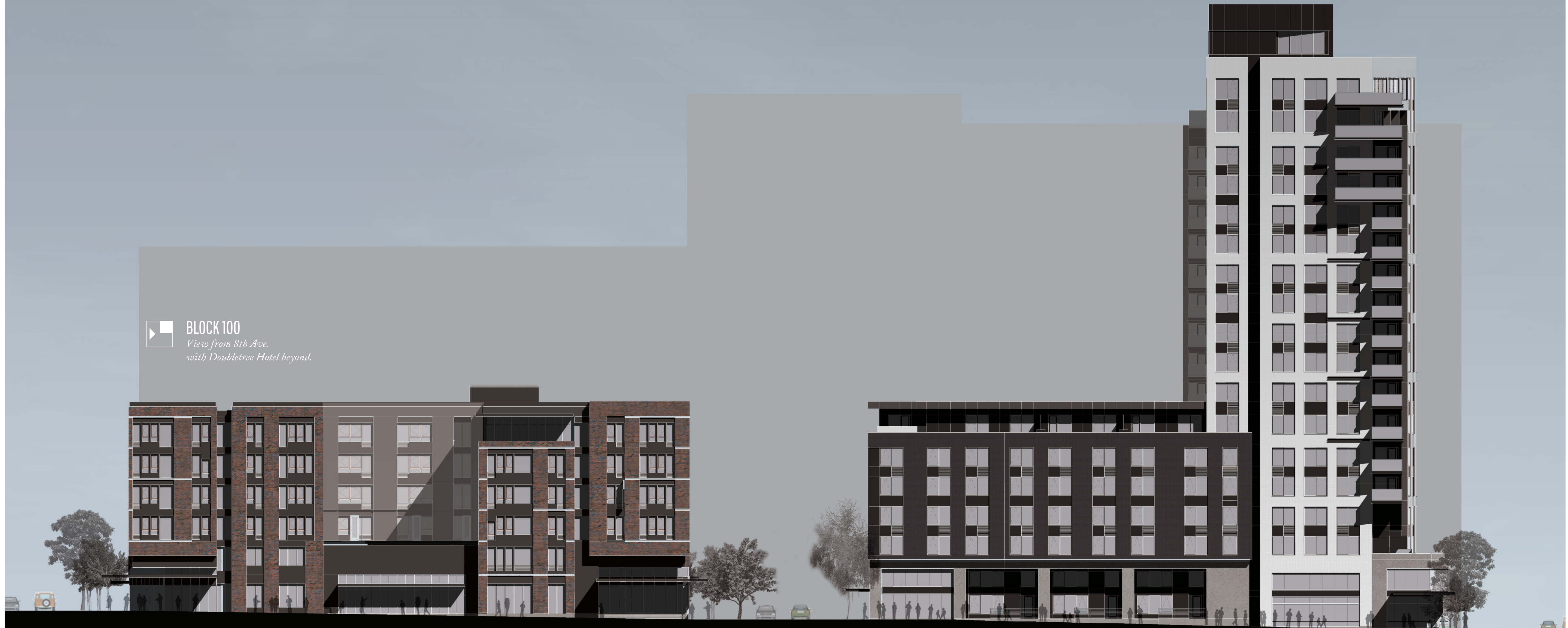
GBD ARCHITECTS



BLOCK 101
*View from 8th Ave.
 with Doubletree Hotel beyond.*



BLOCK 100
*View from 8th Ave.
 with Doubletree Hotel beyond.*



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SCALE



DRAWING

ELEV

BLOCK

WEST INTERIOR

PREPARED BY

GBD ARCHITECTS



BLOCK 101

*View from NE Hassalo St. toward Oregon Square with
the State Office Building beyond.*



BLOCK 92

*View from NE Hassalo St. toward Oregon Square
with the State Office Building beyond.*



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SCALE



DRAWING

ELEV

BLOCK

NORTH INTERIOR

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LLOYD 700 BUILDING

*View from NE 8th Ave.
looking toward downtown.*



BLOCK 92

*View from NE 8th Ave.
looking toward downtown.*



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DRAWING

ELEV

BLOCK

EAST INTERIOR

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PROJECT

**LLOYD BLOCKS
MASTER PLAN**

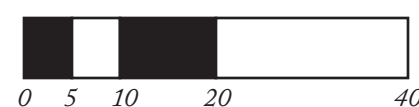
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DRAWING

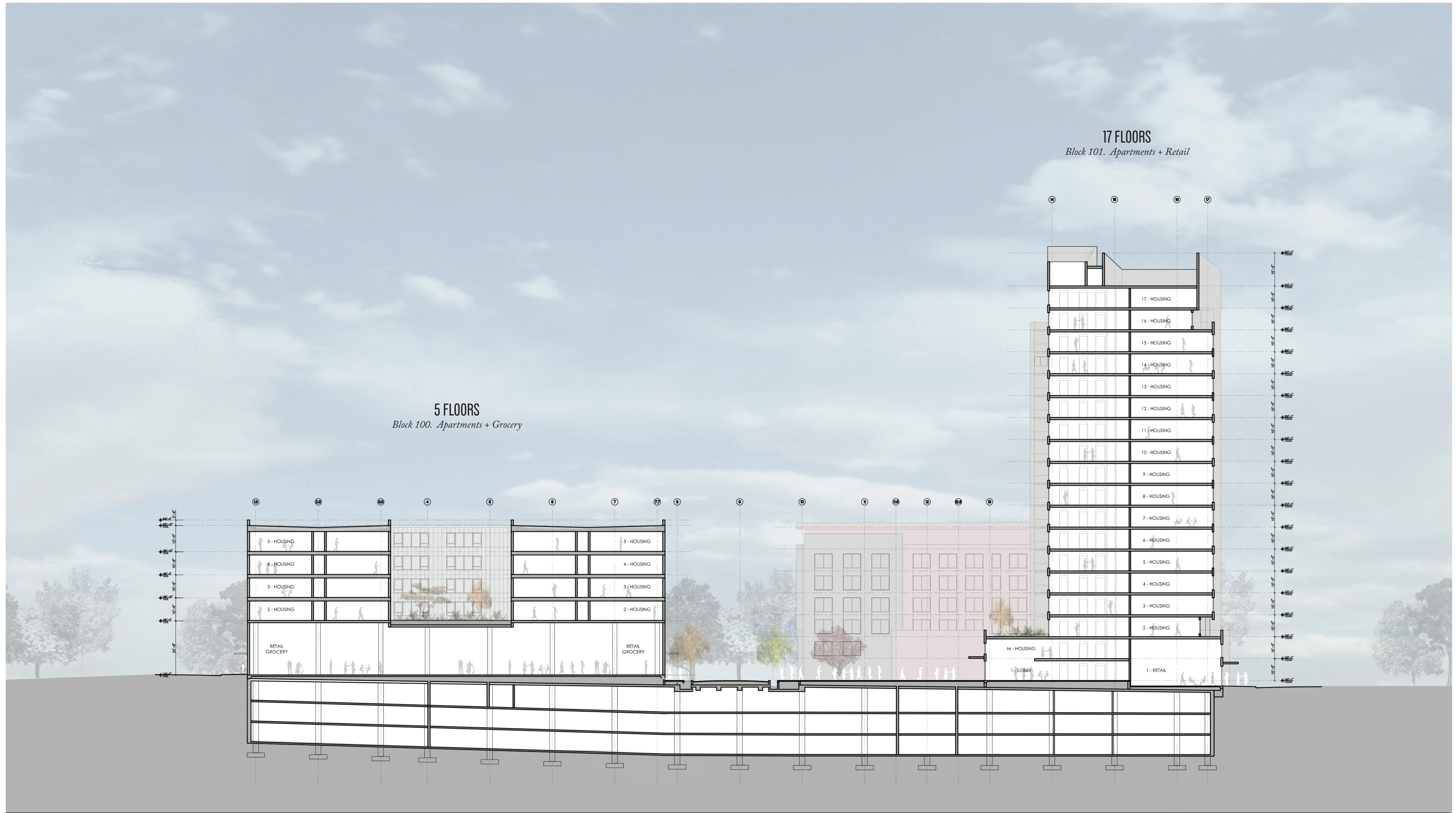
SEC A-A

BLOCK

BL 92 / LLOYD 700

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PROJECT

**LLOYD BLOCKS
MASTER PLAN**

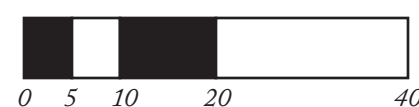
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SCALE



DRAWING

SEC B-B

BLOCK

BL 92 / LLOYD 700

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GBD ARCHITECTS

VIEW FROM 7TH ST

Looking southeast across plaza towards block 101



AERIAL OF LLOYD BLOCKS

Looking northeast towards Lloyd Center

637
For-rent housing units

591,291
GSF of housing

29,430
GSF of retail

23,487
GSF anchor retailer

271,582
GSF of office

1200
Underground parking stalls

