



**To:** Staci Monroe  
**Project:** Lloyd Center Reimaging  
**Subject:** Narrative of Proposed Work

**From:** Ryan Brunelle  
**Project No.:** 8858.76  
**Date:** 1.31.2014

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### Future Retail at Multnomah Frontage

The Multnomah Boulevard frontage has been the subject of serious study in regards to the opportunity to provide infill retail in the open parking structures. This proposal seeks to begin by infilling the covered canopy area south of the Macy's Anchor, facing Multnomah. This shallow-depth retail opportunity will serve smaller vendors such as coffee shops while supporting the new mall entry plaza between the Mall core and Holliday Park.

The existing parking structures that flank Macy's along Multnomah Avenue (SW garage and SE garage) are connected by an elevated drive that forms the roof canopy. The proposal will no longer allow traffic to be connected on that level.

While infill of the flanking parking structures are not in the current proposal, they're being evaluated for highest and best use for future development. Whether or not these structures will be utilized with an infill strategy, or redeveloped from the ground-up with a mixed-use strategy is currently being evaluated while higher priority projects are proceeding.

### Proposed Exterior Improvement Materials

Materials proposed for use include reclaimed wood fascia elements blended with green-wall techniques. Building on the original mid-century modern details uncovered in portions of the mall, the intent is to provide a rich texture to contrast the brick and concrete of the existing mall materials.

The vertical oriented wood panels will consist of a product similar to the Veridian Jakarta Market Blend Decking. Provided with a long-lasting sealer, this reclaimed hardwood will provide dimensional and color stability for use in establishing the signature element.

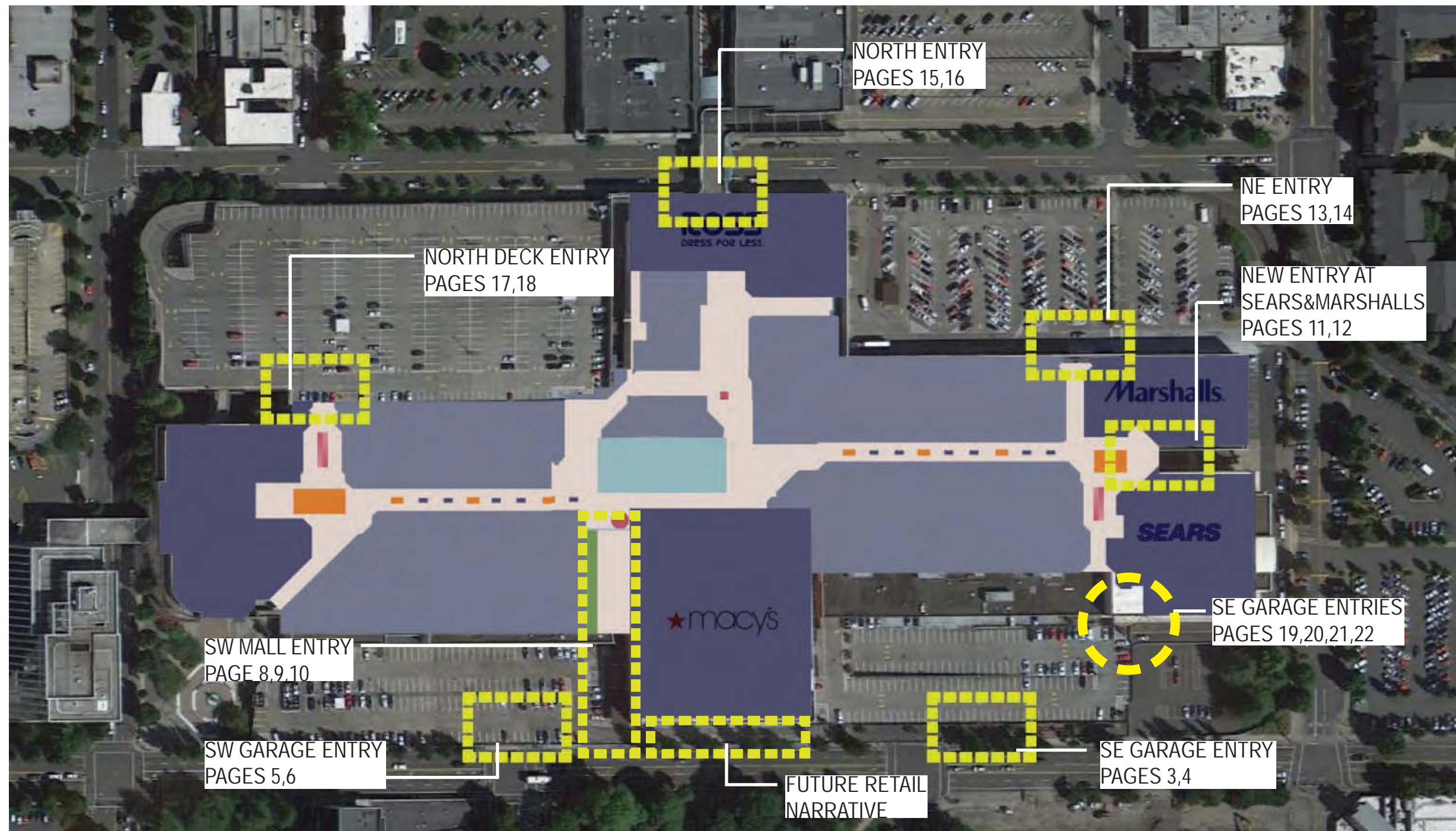
Multiple green-wall systems are under review. The intent is to provide a soil pot based rack system, with automatic irrigation system. The greenwalls will be maintained through a landscape maintenance contract to assure long-term viability and consistency in growth. Systems similar to the Basic Wall shown on page 24 of the submitted package are under consideration. Images of the integration of the vegetative wall into other wall elements can be found on page 23 of the submitted package.

Lloyd Center

Exterior Reimaging

REVISIONS - 01-07-2014







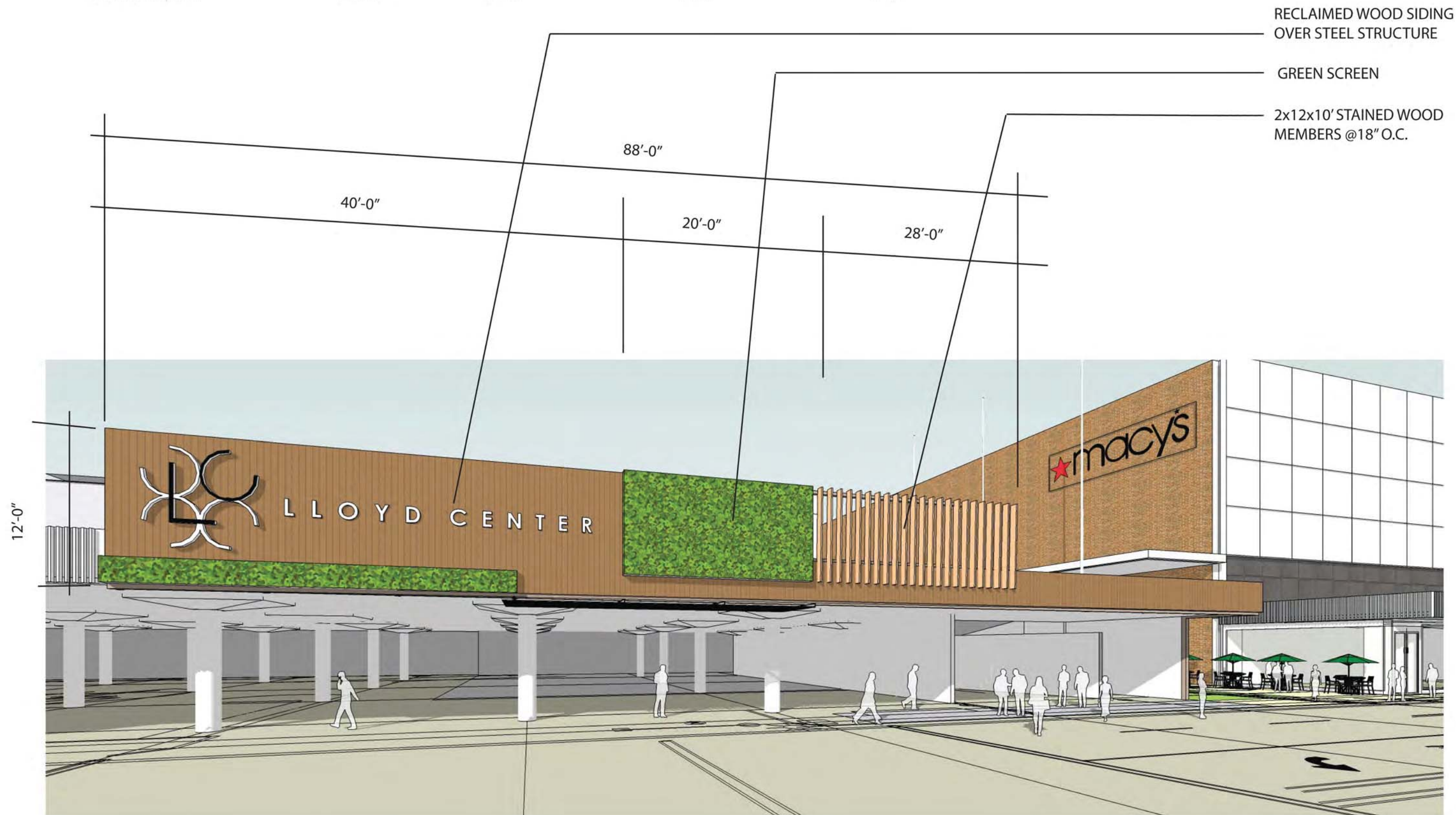


**Lloyd Center** PROPOSED SE GARAGE ENTRY AT MULTNOMAH

Portland, OR

Revised proposal 14-102814 DA  
Exhibit C.6 07 Jan 2014





RECLAIMED WOOD SIDING OVER STEEL STRUCTURE

GREEN SCREEN

2x12x10' STAINED WOOD MEMBERS @18" O.C.

12'-0"

40'-0"

88'-0"

20'-0"

28'-0"

# Lloyd Center PROPOSED SW GARAGE ENTRY AT MULTNOMAH

Portland, OR

14-102814 DA  
Revised proposal Exhibit C.8 07 Jan 2014







**Lloyd Center** PROPOSED SW GARAGE ENTRY AT MULTNOMAH

Portland, OR

Revised proposal 14-102814 DA  
Exhibit C.9 07 Jan 2014



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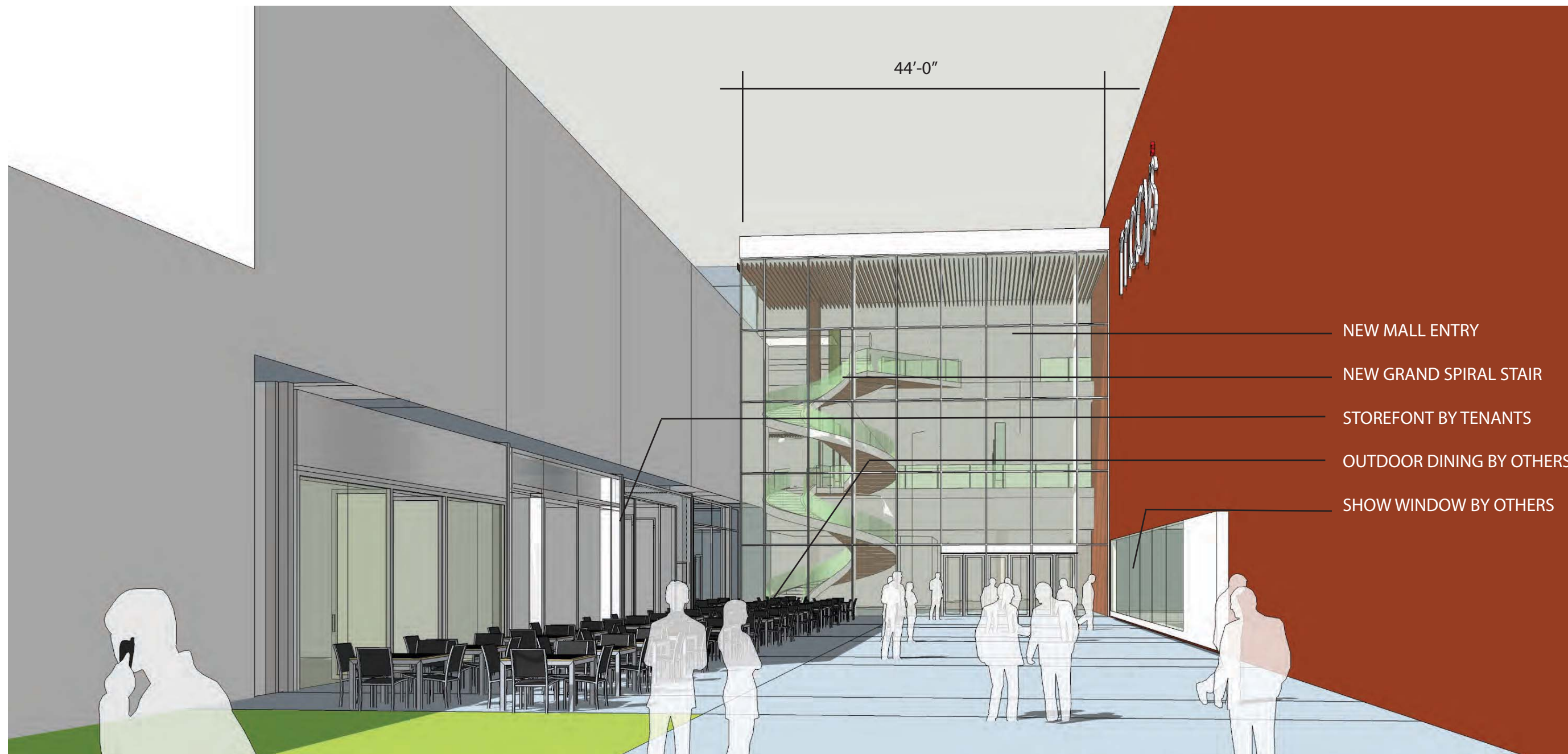
NEW BUILDING ENTRY AND FORECOURT

**Lloyd Center** PROPOSED SW GARAGE ENTRY AT MULTNOMAH

Portland, OR

Revised proposal 14-102814 DA Exhibit C.10 07 Jan 2014





**Lloyd Center** PROPOSED SW GARAGE ENTRY AT MULTNOMAH

Portland, OR

Revised proposal 14-102814 DA  
Exhibit C.11 07 Jan 2014



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**Lloyd Center** PROPOSED SW GARAGE ENTRY AT MULTNOMAH

Portland, OR

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EXISTING ENTRY



PROPOSED ENTRY BETWEEN SEARS  
AND MARSHALLS



EXISTING ENTRY





PROPOSED NORTHEAST ENTRY





# Lloyd Center

Portland, OR

14-102814 DA  
Exhibit C.17

05 Nov 2013

REMOVE EXISTING BRIDGE  
SCULPTURE

ADD WOOD PANELS

PAINT EXISTING METAL PANEL

MAINTAIN EXISTING  
BRIDGE METAL PANEL AS IS

REMOVE EXISTING STOREFRONT  
ADD NEW 12' STOREFRONT



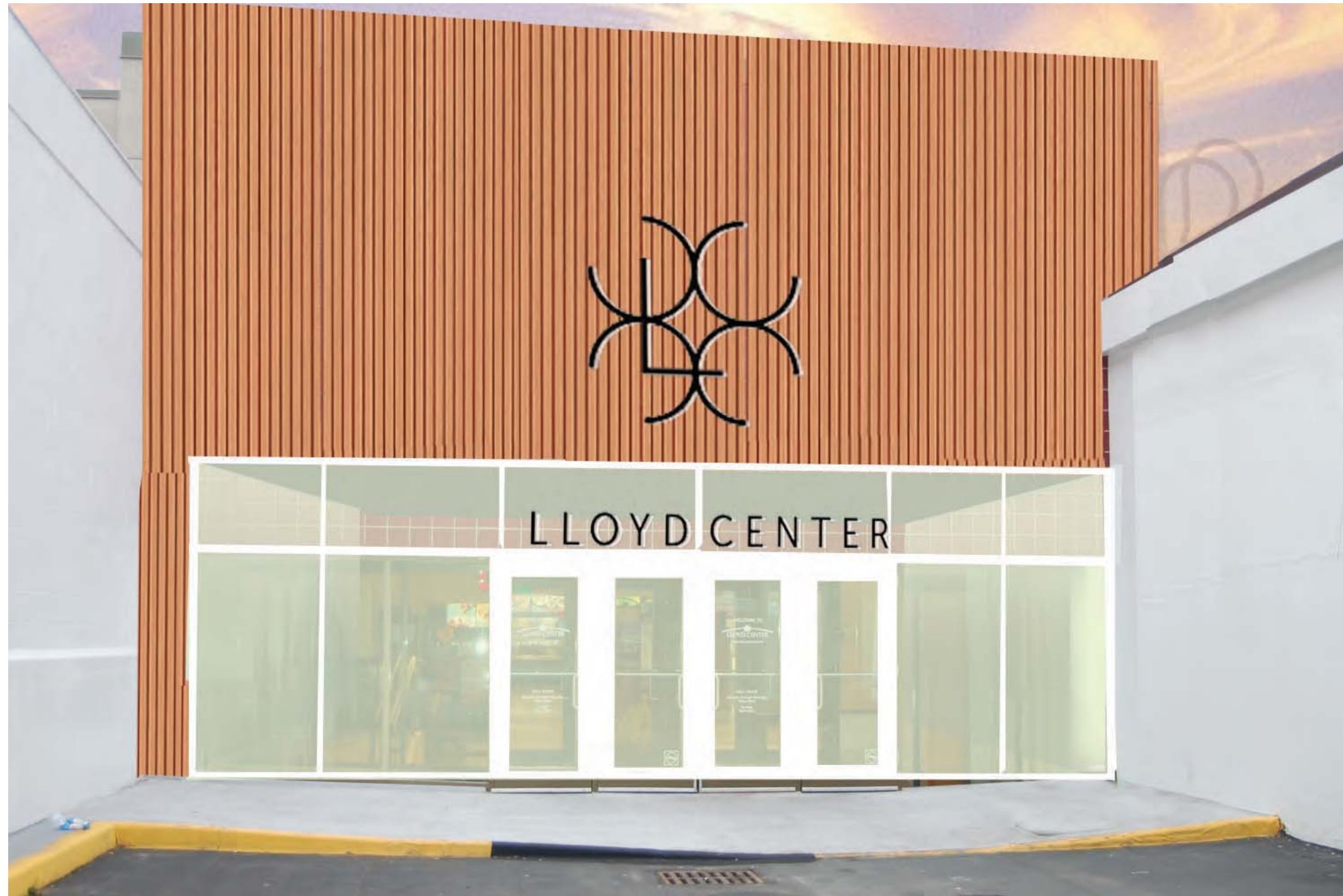
PROPOSED ENTRY



EXISTING ENTRY

REMOVE EXISTING  
STOREFRONT

ADD NEW 12' STOREFRONT



PROPOSED ENTRY



EXISTING ENTRY



PROPOSED ENTRY



EXISTING ENTRY



PROPOSED ENTRY





# jakarta market blend 1x3 & decking

Locally reclaimed in Portland, Oregon from exotic hardwood shipping crates



Designed to complement our Jakarta Market Blend flooring, paneling and counters, our 1x3 decking is durable and unique. The multi-toned planks can be finished to show off playful color variations of browns, dark reds and graphite with occasional deep golden boards. If left unfinished the wood will patina to relatively even tones relatively quickly. The eased edge makes for a sleek and seamless installation.

This material is also used for bench seating, banquettes and modern-looking wall treatments.

## fast facts: jakarta market blend 1x3 & decking

<b>available as:</b>	<b>flooring dimensions:</b>	<b>color:</b>
Decking	Thickness 15/16"	Tropical Mix
Solid Flooring	Face Width 2 1/2"	
Solid Paneling	Random Lengths: 6'	
Tabletops		

**hardness:**  
1100-3500 (Janka scale). Suitable for outdoor use and heavy traffic.

**environment:**  
FSC® Recycled 100%, post-consumer reclaimed. Choosing this product reduces demand for new lumber and saves trees.

**made in oregon:**  
Reclaimed in Portland and manufactured in Oregon to keep jobs, resources & money where they should be, local!

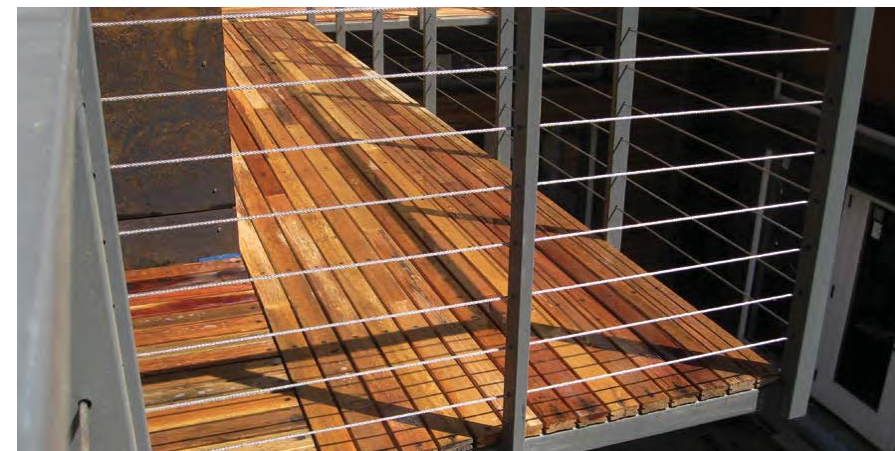
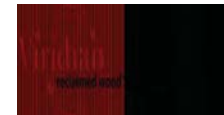


877-909-WOOD  
viridianwood.com

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# jakarta market blend 1x3 & decking

## specification



### description

A rich mix of dense tropical hardwoods rescued from transpacific shipping crates. Jakarta Market Blend brings together a wide spectrum of our exotic hardwoods to create a unique, custom look. If left unfinished the wood will patina to relatively even tones over time.

### source

Locally reclaimed in Portland, Oregon from exotic hardwood shipping crates. Due to the difficulty in reclaiming the material the wood was previously discarded or burned. Viridian pioneered a process to divert the material from landfills, separate the highest quality wood and give it new life in our flooring and paneling.

### net dimensions

thickness: 15/16" face width: 2 1/2" lengths: 6'  
Lengths will arrive up to 1/2' oversized, end trim at installation. Square footage includes a 1/4" gap between boards.

### millwork

Eased edges all four sides, mill run.

### species

Mempening, Bintangor, Agoho, Rengas, Mertas, Nayotah, Simpoh, Bitis, Thitka and others (list available upon request). The variability in species is consistent across lots so recurring orders will have a similar random look and feel.

### hardness

1100-3500 (Janka scale). Suitable for outdoor use and heavy traffic.

### character

**Color:** Unlimited color variation is inherent to product. Contains all hues of red, brown, tan, and deep gold among others. Exposure to light will cause color changes over time. This natural process, called patina, will add to the beauty and character of your wood. If left unfinished the wood will patina to relatively even tones. Color sorting is subjective and not guaranteed.

**May contain:** unlimited grain combinations including flat, quarter, rift, and plain sawn; heartwood and sapwood; oxide staining and discoloration from prior use; infrequent tight knots, nail holes and some insect holes (all material is kiln dried); very infrequent non-structural checks up to 1/16"

**Other notes:** Milling removes virtually all previous marks; occasional pieces show saw marks and previous wear patterns.

### finish

Unfinished unless specified (factory finish available for paneling).

### shipping

All material is FOB Portland. We can coordinate local or national delivery. Material is bundle packaged and bundles are packed into units 4' wide x up to 6 1/2' long. Estimated ship weight: 4 pounds per square foot.

### installation

Store, handle and install per Architectural Woodwork Standards (AWS).

### LEED

MR 3: Materials Reuse, MR 4: Recycled Content, MR 5: Regional Materials (Portland, OR), MR 7: Certified Wood



Certified recycled 100% (post consumer reclaimed) by Forest Stewardship Council (FSC). Cert No SW-COC-001962.

877-909-WOOD  
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14-102814 DA  
Exhibit C.26

Revised proposal

07 Jan 2014



# SIMPLE & BEAUTIFUL



Basic Wall™ was designed for full and efficient coverage of large spaces with greenery. This means ensuring that the vines can actually cover the space you're putting them in. Basic Wall™ does not require vines to grow above 5' tall, before the next container starts. This is an easy task for vines providing long-term coverage.

**Impressive  
Vine Coverage**



In cold climates, plant roots must be protected before they reach temperatures that kill them. Basic Wall™ containers employ both insulation on all the walls of the containers and a heat trace wire system that runs below the containers designed to prevent root damage from cold temperatures.

**Built-in Winter  
Heat Trace System**



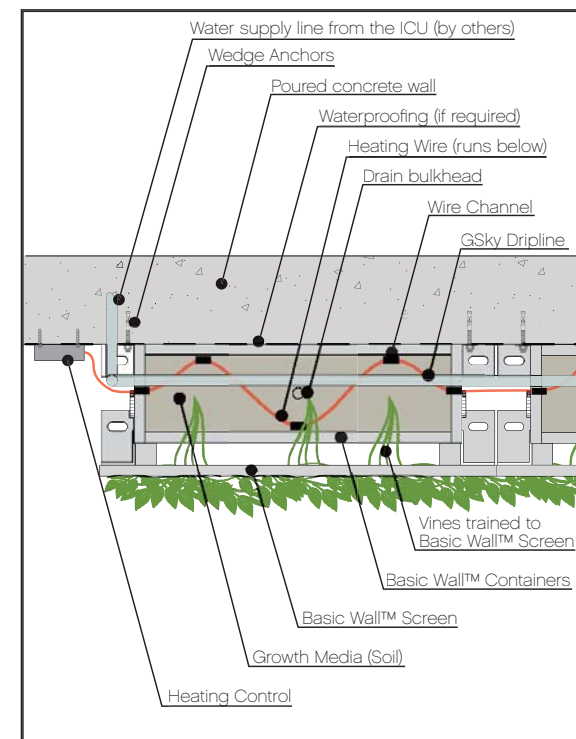
Basic Wall™ uses very large plants in the containers at its installation and therefore does not always require pre-growth before installation. If the installation is to go into a cold climate, it is recommended to only install in Spring or Summer without pre-growth, but would otherwise require a minimum of 16 weeks before a Fall delivery.

**Install Pre-Grown  
or Grow-at-Site**

SPECIFICATIONS		BASIC WALL™
Description		Specially designed container with vine training mesh screen attached
Suitable Walls		Concrete, CMU, wood or metal frame, structural steel
Mounting		Container mounts directly to the structure or built-out sub-structure
Containers	Material	Galvanized steel, naked or poly-coated (aluminum available based on wind-load review) Container contains drainage mat and 1" rigid insulation on all sides
	Growth Media	Typical green roof growth media
	Screen	Standard: 5'H x 3'W      Custom sizes available, add 6 weeks to order
	Container	13"H x 36"L x 11"W
Irrigation	Dripline	Basic Wall™ Dripline, 0.5GPH emitters every 2"
	Controller	Timer, tel. line, temperature and flow sensor, valves, filter, fertilizer injector, regulators
	Fittings	PEX, copper, PVC & ABS (varies based on scope)
	Drainage	Free drain or piped directly to sanitary (100% water efficient recirculation option available)
Growth Time		Can be installed with no pre-growth in the Spring and Summer months. Otherwise, minimum order is 20 weeks, up to 1 year for full coverage. Plant installation cannot occur during the cold winter months.
Maintenance		Required, 1 year minimum. Maintenance access by lift or ladder must be planned for.
Warranty		Containers 10 years, Irrigation 5 years, Plants 100% under GSky Maintenance Contract

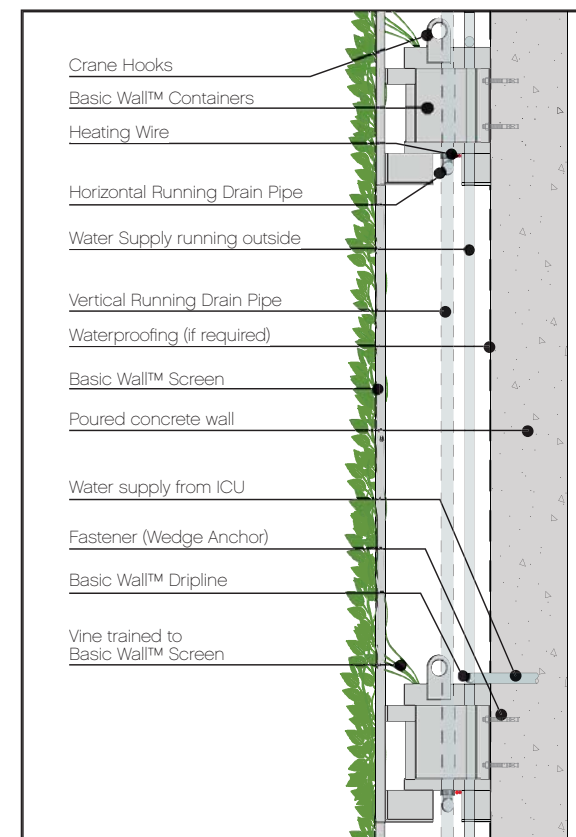
### Plan Section

Basic Wall™ requires that water be available for the plants at the wall. One or more water supply lines must be run by the plumber on the project from the irrigation control unit (ICU) to the wall itself. Also, electricity to power the heating trace in cold climates must be supplied by others.



### Elevation Section

Water can be captured below the wall many different ways. Basic Wall™, like Versa Wall™, can be designed to recapture 100% of the water introduced into the system for 100% water efficiency. Other options are to free drain excess water, direct it to sanitary, etc. Drain and irrigation supply pipes can be run on the exterior of the building from the main supplies. If all control valves are to be located on the exterior wall, then an electrical conduit from the ICU to the wall must be supplied by others.



GSky Plant Systems Inc.

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