



City of Portland, Oregon
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Land Use Services

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MEMORANDUM

Date: December 11, 2015
To: Portland Design Commission
From: Staci Monroe, City Planner – Urban Design
503-823-0624, staci.monroe@portlandoregon.gov
Re: December 17, 2015 – Design Advice Request (3rd Hearing)
EA 15-167229 DA – Lloyd Center Development

Please find revised plans attached for the 3rd Design Advice Request (DAR) for a potential mixed-use development on a Superblock site in the Lloyd sub district of Central City plan district. This proposal has been before the Commission twice before on July 30, 2015 and October 22, 2015. At both hearings, the Commission was generally supportive of the overall concept of the diagonal, multimodal path through the site. The biggest issue has been with the massing across the superblock and the impact on the street frontages and public spaces both within and adjacent to the development (Holladay Park). Additional comments regarding the design and quality of the open spaces and the façade design and materials were also provided. Detailed summaries of both DARs are attached for convenience.

DAR DISCUSSION - Staff has identified the following continued areas of discussion for the December 17th DAR:

- 1. Massing and form** – The 5 over 1 construction type remains across the superblock site. Revisions have been made (as indicated below) to address some of the impacts associated with the massing. Is this massing acceptable with perhaps more balconies and another break in the building along Multnomah to provide another pedestrian access point, or is more height an absolute? The allowed height for this portion of the site is 150' and up to 225' with bonus height.
- 2. Quality of public and private outdoor spaces** – The widths of the outdoor spaces both at-grade and atop the podium have been increased and, at-grade, incorporate a more meandering walkway through the site that flows into several larger distinctive plaza spaces. More information and renderings beneath the covered areas and of the facades that front these open spaces are still needed. Regarding art, the team has stated the efforts up to now have focused on finding a cohesive architectural language and concept. Through this focused effort, they have identified the formal treatment of the urban gateway at the northeast corner of the site as an appropriate place for the inclusion of public art. During the land use review process they intend to craft a process that results in an integrated art solution.
- 3. Façade Design & Materials:**
 - The long facades have been broken up into smaller volumes that bend and splay to accentuate the vertical proportioned ends. The forms, fenestrations, materials and color scheme are repeated across the site. Some variation in these components could help with the massing and distinguish the unique and special moments on this large site. More balconies and active facades, along the internal spine would help differentiate these elevations and respond to the more intimate nature of the internal space.
 - Exterior cladding has been identified as a GFRC panel (Okoko) with exposed fasteners in two light tones. Any concerns with Okoko as the only exterior material, at the ground level and with exposed fasteners should be discussed.
 - The south and east facades, which face a Central City designated gateway, appear to incorporate more active facades and include a greenwall treatment at the ground level fronting the light rail alignment on Holladay. More details about the greenwall are needed to

evaluate the quality and maintenance of such an extensive condition and perspectives of the south and east facades without the existing trees would help to understand the views when entering the Central City from the east.

- 4. NE 13th Avenue Frontage** – The covered driveway has been pulled back more into the site with similar active ground floor condition as the pedestrian walkways. The overall length of the façade has been broken up with the smaller volumes above the ground floor. Along with the glassy splayed ends, the addition of more or larger balconies along this façade would provide more opportunities to engage the western frontage with Holladay park.

For this proposal, the design review criteria are the *Central City Fundamental Design Guidelines and Lloyd District Design Guidelines*. Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Revised Plans dated December 4, 2015
Summaries of 1st & 2nd DAR hearings dated August 13, 2015 and December 10, 2015