

Lloyd Center Redevelopment Master Plan – Approval Criteria Matrix

	Criteria	Met?	Preliminary Staff Comments	For Design Commissioner Use
1	The Central City Master Plan is consistent with the applicable subdistrict goals and policies of the Central City 2035 Plan.			
	Goal 1 Regional Center			
	Employment core.			
	Policy 1.LD-1 a. Office core. Foster the Lloyd as an employment center for headquarters office, institutions, professional services and the government sector.	YES	The Lloyd Center master plan contains development tracts capable of supporting a variety of uses, including offices, large institutions, professional services, and government sector services.	
	b. Retail. Support existing and new retail development including regionally focused uses in and around the Lloyd Center Mall and neighborhood-serving uses along the NE Broadway corridor.	YES	The Lloyd Center master plan will support the development of mixed-use development, including new retail opportunities. Additional housing and employment space will also help to support existing and new retail development around the Lloyd Center area.	
	Policy 1.LD-2 Sustainability innovation center. Promote Lloyd as a center for innovation and application of sustainable business and development practices, foster job creation in sustainable industries and encourage the incorporation of green technology and practices into businesses and development.	YES?	The master plan affords opportunities for the development of sustainable businesses. How will sustainable practices be incorporated into the master plan's open space network?	
	Policy 1.LD-3 Tourism, retail and entertainment. Support the continued success of the Rose Quarter and the Oregon Convention Center and encourage new development and businesses that complement and balance the episodic nature of event activity. Expand civic attractions to enhance tourism, regional attractions and the district's growing residential character.	YES	The proposed Lloyd Center Redevelopment master plan will include an open space network that will serve as a civic attraction to the area and reinforce the district's growing residential character. The development tracts are also poised to support new development and businesses that complement and balance the episodic nature of the Rose Quarter and Oregon Convention Center areas of Lloyd.	
	Policy 1.LD-4 Union Pacific alignment. Support relocation of the Union Pacific rail tracks to improve freight and passenger rail operations.	N/A	This policy does not apply since the master plan area does not contain the Union Pacific rail tracks.	
	Goal 2 Housing and Neighborhoods			
	Policy 2.LD-1 Complete neighborhoods. Improve access to parks and open space, and encourage	YES	New open spaces of significant size are proposed in the master plan	

			development of grocery stores, neighborhood businesses, daycares and schools.		area. Access to Holladay Park is provided through the master plan area with the extensions of NE 11 th Ave and NE 13 th Ave into the Lloyd Center site. The promenade aligns with NE 12 th Ave and provides an additional connection to the park and through the site. These new connections will make it easier for residents to access this existing park and the other proposed new open spaces. The Lloyd Center master plan will allow for a mix of uses that could include grocery stores, neighborhood-serving businesses, daycares, and schools.	
		Policy 2.LD-2	Successful neighborhood business districts. Expand local main street business areas within the Lloyd and in adjacent neighborhoods. Cluster a diverse mix of neighborhood scale businesses within the NE Broadway Business District and on new district retail/commercial streets as a means of concentrating activity and promoting successful retail areas.	YES	Development within the master plan area is more likely to support neighborhood scale businesses to the north in the Broadway/Weidler corridor than the current Lloyd Center Mall does, since the master plan states that development will be outward-facing and engage surrounding neighborhoods.	
		Policy 2.LD-3	Community building. Encourage public spaces, public art and activities that celebrate the history of the district and that help build a community in the Lloyd and with surrounding neighborhoods.	?	The proposed open space network will provide many opportunities for gathering and activities that will help to build a community in Lloyd and the surrounding neighborhoods. However, the master plan should clarify how development of these open spaces will incorporate public art and history of the district.	
		Policy 2.LD-4	Housing diversity. Encourage development of new housing, especially in Central Lloyd and on the Irvington and Sullivan's Gulch edges to foster a sense of community and support efficient provision of residential amenities and services.	YES	Housing development that may take place in the master plan area will be required to follow inclusionary housing requirements in the zoning code. Amenities and services may also be provided with mixed-use development in the master plan area, and will be more easily accessible to residents in the Sullivan's Gulch area due to the permeability and openness of the proposed master plan urban design framework.	
		Goal 3	Transportation			
		Policy 3.LD-1	Optimized street network. Increase the number of connections across barriers within and to the district, including major arterials, large blocks, freeways, rail lines, and natural features, and with adjacent neighborhoods.	YES?	Proposed new primary and secondary streets, pedestrian and bicycle routes, and an open space network will increase the number of connections through the master plan area, breaking up the very large super block into blocks approximating the traditional central city block pattern. PBOT has indicated preliminary support of the proposed street network, contingent upon further study of east/west connectivity and coordination with underground utilities.	

		Policy 3.LD-2	Rose Quarter and regional attractions. Provide access and circulation to and from the Lloyd that attracts and supports regional development, shopping and tourism. Promote the use of walking, bicycling and transit to access the area, including light rail, streetcar, bus, and a potential water taxi service.	YES	The proposed Lloyd Center master plan will redevelop a large section of the Central City that has seen decline over the last decade plus, repurposing the shopping mall into a new mixed-use neighborhood that will still serve to support regional shopping and tourism and likely increasing use of light rail, streetcar, and bus in the Lloyd Subdistrict.	
		Goal 4	Willamette River			
		Policy 4.LD-1	Lloyd urban riverfront. Encourage redevelopment of the Thunderbird site with a unique development that provides public access to and enjoyment of the Willamette River and connects the district to the river	N/A	This policy does not apply since the master plan area does not contain the Thunderbird site.	
		Policy 4.LD-2	Public trails. Improve public trail connections between the Eastbank Esplanade, the Convention Center and the Coliseum and create a public trail connection from the Eastbank Esplanade to the Broadway Bridge.	YES	While no public trails intersect the master plan area, the new north-south connections through the site—particularly the 12 th Ave promenade—will serve to enhance connections from the north to the planned Sullivan’s Gulch trail. The proposed east-west connections through the site will help to foster greater connectivity to the Green Loop and proposed pedestrian/bicycle bridge across I-5 at NE Clackamas St. Both the Green Loop and Clackamas St bridge will provide connections to the Eastbank Esplanade and Broadway Bridge.	
		Policy 4.LD-3	Watershed health and native species recovery. Enhance watershed health and conditions for native species by replacing invasive, non-native plants with native plants on the river banks between the Steel and Burnside Bridge. Improve in-water and riparian habitat and increase flood capacity near the Duckworth Dock.	N/A	This policy does not apply since the master plan area does not abut the Willamette River or contain riparian habitat.	
		Goal 5	Urban Design			
		Policy 5.LD-1	Diverse and distinctive urban places. Foster more intense development in the Central Lloyd area and Rose Quarter while strengthening the distinct character of the existing Lloyd subareas.	YES	Development in the Lloyd Center master plan area is highly likely to be of higher intensity than the existing shopping mall and parking uses that predominate on the site. The master plan provides opportunities for mixed use development with a hierarchy of block sizes that can accommodate a range of uses.	
		Policy 5.LD-2	Connectivity through large blocks. Take advantage of the unique opportunity for dense, large site development made possible by the large blocks found in the Lloyd. Integrate this development into the surrounding blocks through well designed internal green spaces and	YES	The proposed development tracts create multiple opportunities for dense development and provide for connections to surrounding blocks on all sides of the master plan area with a new street grid and open space network.	

			pedestrian connections			
		Policy 5.LD-3	Pedestrian-oriented development. Discourage new automobile-oriented uses and encourage the eventual redevelopment of large surface parking lots with development that is oriented to the street and enhances the pedestrian environment	YES	The master plan indicates that a range of uses are likely, and the overall circulation biased toward bicycle and pedestrian movement rather than cars or mixed modes. New surface parking lots are prohibited in the Central City by zoning code, and none of the existing surface parking lots are indicated as being retained. The master plan further indicates that new development in the area will be oriented to streets and open spaces and aims for to create vibrant pedestrian environment with a mix of diverse spaces, uses, and attractions.	
		Policy 5.LD-4	Street hierarchy and development character. Support the retail/commercial character of NE Broadway, MLK and Grand; the boulevard character of NE Weidler, Interstate Avenue, NE Lloyd and NE 15th; and the flexible character of NE Clackamas, NE 2nd, 6th and 12th.	YES	The small proposed open space at the northeast corner of the master plan area will help to support the boulevard character of NE 15 th Ave, and a similar open space at the southeast corner of the master plan area will help to support the boulevard character of NE Lloyd Blvd.	
		Policy 5.LD-5	Open space network. Develop a signature sequence of open spaces, linked through a pedestrian wayfinding system that serves the Central Lloyd area, becomes a primary organizing structure for new development, and offers a diversity of character, experiences, and recreational functions for district residents, workers and visitors.	YES?	The master plan proposes a network of new open spaces that traverse the master plan area and serve as an organizing structure for new development in the area. The master plan document indicates that each open space will have its own unique character and will contain elements that will serve district residents, workers, and visitors. No information about a wayfinding system has yet been provided.	
		Goal 6	Health and Environment			
		Policy 6.LD-1	Sustainable district. Promote innovation and leadership in the Lloyd in the areas of sustainable and restorative development, energy efficiency, water conservation, waste reduction and climate adaptation. Support partnerships that facilitate district-wide strategies.	?	The master plan affords opportunities for the development of a sustainable district, including development that incorporates energy efficiency, water conservation, waste reduction, and climate adaptation. How will sustainable practices be incorporated into the master plan's future development and open spaces? The master plan should include strategies for implementing this policy in both areas.	
		Policy 6.LD-2	Sullivan's Gulch. Enhance natural resources within Sullivan's Gulch to improve its function as a habitat corridor, reduce the risk of wildfire and landslide, and maintain and enhance public views, while providing flexibility to incorporate a recreation trail.	N/A	Sullivan's Gulch does not abut or traverse the master plan area.	
2		The master plan demonstrates how development will comply with the Central City Fundamental Design Guidelines, as well as any applicable design guidelines				

		specific to the subdistrict the master plan site is located within.			
		A1 Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.			
		A2 Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.	YES	The master plan, on the whole, proposes dense urban development focused on walkability and incorporating a significant open space network. This guideline will be fully evaluated at the building-level scale during the Design Reviews for each development.	
		A3 Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.	YES	Proposed new primary and secondary streets, pedestrian and bicycle routes, and an open space network will increase the number of connections through the master plan area, breaking up the very large super block into blocks approximating the traditional central city block pattern.	
		A4 Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.	?	See comments for A5, below.	
		A5 Enhance, Embellish and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.	?	No information has been provided yet to show a program of urban design and architectural features that will help to give the Lloyd Center Redevelopment master plan area a distinct sense of identity, significance, and place within the district. Notably, the background statement accompanying this guideline says that "special features, both large and small...should be encouraged" and that these may "include statues or other works of art, special landscaping, design of roof lines, orientation of the project site, or freestanding features." All these work together to create "significant and creative expressions that help define and unify the District."	
		A6 Reuse / Rehabilitate / Restore Buildings. Where practical, reuse, rehabilitate, and restore building and/or building elements.	?	It is currently unclear which, if any, of the existing buildings on the site will be retained and reused.	
		A7 Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.			
		A8 Contribute to a Vibrant Streetscape. Integrate	?	No information about active and inactive uses has been provided yet.	

		building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.			
	A9	Strengthen Gateways. Develop and/or strengthen gateway locations.	?	The master plan area sits at an eastern gateway into the Lloyd District. There is not enough information yet to determine how development in the master plan area will contribute to a distinct sense of entry and exit.	
	B1	Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb.	YES	The proposed street and open space networks for the master plan area maintain or create convenient access routes for pedestrian travel through the master plan area.	
	B2	Protect the Pedestrian. Protect the pedestrian from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.			
	B3	Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.			
	B4	Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.			
	B5	Make Plazas, Parks, and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space.			
	B6	Develop Weather Protection. Develop integrated	N/A	Because no specific buildings are currently proposed, integrated	

			weather protection systems at the sidewalk level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.		weather protection will be addressed in future design reviews as the master plan is not intended to address that level of detail per 33.510.255.A Purpose.	
		B7	Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.			
		C1	Enhance View Opportunities. Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building facades that create visual connections to adjacent public spaces.			
		C2	Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.	N/A	Because no specific buildings are currently proposed, quality and permanence of design principles and building materials will be addressed on a building-by-building basis in future Design Reviews.	
		C3	Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions, that are compatible with the existing building, to enhance the overall proposal's architectural integrity.	N/A	Architectural integrity will be addressed in future Design Reviews as the master plan is not intended to address that level of detail per 33.510.255.A Purpose.	
		C4	Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.	N/A	Because no specific buildings are currently proposed, the contextual relationship of future buildings with their neighbors will be addressed on a building-by-building basis in future design reviews. Proposed building envelopes will help to establish the context for new development in the master plan area. This guideline will be evaluated during future Design Reviews.	
		C5	Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.	N/A	Because no specific buildings are currently proposed, coherency of design elements will be addressed on a building-by-building basis in future Design Reviews.	
		C6	Develop Transitions Between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated	N/A	This guideline will be best addressed during Design Review for individual building proposals.	

			public open space.			
		C7	Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners. Locate flexible sidewalk level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
		C8	Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.	N/A	Because no specific buildings are currently proposed, design elements used to differentiate the sidewalk level of building such as exterior materials, awnings, signs, and windows will be addressed on a building-by-building basis in future Design Reviews.	
		C9	Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk level of buildings to accommodate a variety of active uses.	?	No information about proposed active ground floor use areas has been provided.	
		C10	Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.			
		C11	Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.	N/A	Because no specific buildings are currently proposed, the design of each future building's rooftop will be addressed on a building-by-building basis in future Design Reviews.	
		C12	Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.	N/A	Because no specific buildings or exterior development are currently proposed, the design of each future building's lighting scheme will be addressed on a building-by-building basis in future Design Reviews.	

		C13	Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.	N/A	Because no specific buildings are currently proposed, the design of each future building's signage will be addressed on a building-by-building basis in future Design Reviews.	
		D1	Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China / Japantown and the Pearl District.	N/A	The master plan area is not adjacent to any of the Park Blocks.	
		D2	South Waterfront Area. Develop a pedestrian circulation system that includes good connections to adjacent parts of the city and facilitates movement within and through the area. Size and place development to create a diverse mixture of active areas. Graduate building heights from the western boundary down to the waterfront. Strengthen connections to North Macadam by utilizing a related system of right-of-way elements, materials, and patterns.	N/A	The master plan area does not lie within the South Waterfront Area.	
		D3	Broadway Unique Sign District. Provide opportunities for the development of large, vertically-oriented, bright, and flamboyant signs that add to the unique character of this Broadway environment. Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.	N/A	The master plan area does not lie within the Broadway Unique Sign District.	
		D4	New China/Japantown Unique Sign District. Provide opportunities for the development of	N/A	The master plan area does not lie within this unique sign district.	

		<p>suitably ornate signs, using motifs, symbols, bright colors, and celebrative forms that add to the atmosphere and character of New China / Japantown.</p> <p>Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured.</p> <p>Ensure that all signs receive proper maintenance.</p>			
	A1-1	<p>Connect public facilities to the river. Provide public access to, from, and along the river in a manner that connects major public use facilities in the District to the river which stimulate year-around enjoyment.</p>	N/A	The master plan area does not have river frontage.	
	A3-1	<p>Support a convenient pedestrian linkage through the superblocks between the convention center and Lloyd Center. Provide and support a convenient pedestrian linkage through the superblocks between the Oregon Convention Center at N.E. Martin Luther King Blvd. and N.E. Oregon to the Lloyd Center at N.E. Multnomah and 9th.</p>	N/A	The master plan area is located on the Lloyd Center site, not between it and the convention center. Nevertheless, the proposed east-west connections through the master plan area will serve to provide and support convenient pedestrian linkages to the convention center.	
	A3-2	<p>Make superblock plazas inviting and easily accessible from Holladay Street. Make superblock plazas and public spaces in superblocks fronting on Holladay Street inviting and easily accessible from Holladay Street. Public spaces should be visually connected to Holladay Street. Public/private spaces are also encouraged to be visually connected with adjacent public improvements.</p>	N/A	The master plan area does not abut NE Holladay St.	
	A5-1	<p>Develop identifying features. Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.</p>	?	No information has been provided yet to show a program of urban design and architectural features that will help to give the Lloyd Center Redevelopment master plan area a distinct sense of identity, significance, and place within the district. Notably, the background statement accompanying this guideline says that “special features, both large and small...should be encouraged” and that these may “include statues or other works of art, special landscaping, design of roof lines, orientation of the project site, or freestanding features.” All these work together to create “significant and creative expressions that help define and unify the District.”	
	A5-2	<p>Accommodate or incorporate underground utility service. Accommodate or incorporate underground</p>	YES	Underground utility service is proposed for development throughout the district.	

			utility service to development projects.			
		A5-3	Incorporate Works of Art. Incorporate works of art into development projects.	?	The master plan does not yet include any information about proposed public art. However, since there are significant public spaces within the master plan area, the plan should include a program for public art to be incorporated into these public spaces.	
		A5-4	Incorporate Water Features. Enhance the quality of public spaces by incorporating water features.	?	The master plan does not yet include any information about proposed water features. However, since there are significant public spaces within the master plan area, the plan should include a program for water features to be incorporated into these public spaces.	
		A5-6	Incorporate landscaping as an integral element of design. Incorporate landscaping as an integral element of design which is supportive of both the built and natural environment.	?	Specific landscaping strategies have not yet been identified as part of the master plan.	
		A5-7	<p>Integrate the Civic Campus into the Lloyd District. Integrate the Civic Campus into the Lloyd District in a manner that provides a cohesive link westerly to the river and easterly to the core of the Lloyd District.</p> <p>Extend the Holladay Street pedestrian project to an active terminus overlooking the Willamette River.</p> <p>Link river overlooks, open spaces and trails into a unified system to and along the riverfront wherever possible; create clear pedestrian connections to the riverfront; and encourage and enhance visual and physical corridors to river viewpoints and amenities.</p> <p>Provide safe and attractive vehicular/pedestrian access through the area that connects with development patterns in surrounding sub-districts.</p> <p>Integrate bridge and freeway access ramps into the arterial streets circulation pattern.</p>	N/A	The master plan area is not located in the Civic Campus area of the Lloyd Subdistrict. However, the proposed east-west linkages through the master plan area will serve to support greater connectivity towards the Civic Campus to the west.	
		A5-8	<p>Integrate the Lloyd Center Shopping Center into the Lloyd District. Through inviting pedestrian access and clear visual connections for both vehicles and people, integrate by linking the Lloyd Center with residential areas to the east and west, office areas along Multnomah Street, Holladay Park, and Holladay Street transit stops.</p> <p>Improve and extend the Center's pedestrian access to the north.</p> <p>Establish pedestrian access through the shopping center that connects with development in surrounding subdistricts.</p>	YES	Although the Lloyd Center Redevelopment master plan envisions removal of most (or all) of the existing shopping center, the proposed master plan envisions the creation of inviting pathways, plazas, open spaces, and streets through the Lloyd Center site that will better link the site with residential areas to the east and west, with office areas along NE Multnomah St, that will provide pedestrian access from Holladay Park through the site to the north, and improve overall connectivity through this very large superblock.	

		A8-1	Incorporate Active Ground-Level Uses in Parking Structures. Incorporate active ground-level uses in new and modified parking structures that are near active retail and pedestrian areas.	?	There are currently no parking structures indicated in the master plan documents.	
		A9-1	Provide a Distinct Sense of Entry and Exit. Design and develop gateways into and within the Lloyd District that are appropriate and relate to the district's and subdistrict's emerging characteristics.	?	The master plan area sits at an eastern gateway into the Lloyd District. There is not enough information yet to determine how development in the master plan area will contribute to a distinct sense of entry and exit.	
		B1-1	Protect Pedestrian Areas from Mechanical Exhaust. Incorporate mechanical exhausting systems in a manner that does not detract from the quality of the pedestrian environment.	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
		B1-2	Incorporate Additional Lighting. Incorporate project lighting in a manner that reinforces the pedestrian environment and which provides design continuity to an area by enhancing the drama and presence of architectural features.	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
		B1-3	Design Projects to Attract Pedestrians to the Broadway/Weidler Corridor. Incorporate design features in new projects or building renovation which attract pedestrians and encourage their safe and enjoyable movement throughout the Broadway/Weidler Corridor and which support the corridor as a neighborhood retail area.	N/A	The proposal is not located within the Broadway/Weidler Corridor.	
		B3-1	Provide Pedestrian Crossings Spaced at Traditional One-Block Intervals. Provide and design for pedestrian crossings spaced at traditional one-block intervals where deemed safe and appropriate by the City Engineer.	?	Information on proposed pedestrian crossings has not yet been provided; however, the proposed master plan multimodal circulation system shows opportunities for pedestrians to move through the master plan area along a grid with spacing approximating a traditional one-block interval.	
		B3-2	Improve Pedestrian Crossings on N.E. Broadway. Provide pedestrian crossing amenities along N.E. Broadway that improve pedestrian safety and convenience.	N/A	The master plan area does not abut NE Broadway.	
		B6-1	Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
T		C1-1	Integrate Parking. Integrate parking in a manner	?	Information about the master plan area's parking strategy has not yet been provided.	

		that is attractive and complementary to the site and its surroundings. Design parking garage exterior to visually respect and integrate with adjacent buildings and environment.			
		C1-2 Integrate Signs.	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
		C2-1 Maximize View Opportunities.	?	It is currently unclear what view opportunities exist in the master plan area, and massing envelopes have not yet been shown, which would help to understand potential impacts to views.	
		C3-1 Design to Enhance Existing Themes in the Broadway/Weidler Corridor. Use special design features which reinforce architectural themes and elements within the Broadway/Weidler Corridor. Look to buildings from throughout the corridor for architectural precedent.	N/A	The master plan area is not located within the Broadway/Weidler Corridor.	
		C3-2 Orient Development Along the Lloyd District's Eastern Edge Toward Adjacent Neighborhoods. Design new projects along the eastern edge of the District so that they relate to the neighborhood through building orientation, building design, and opportunities for public access.	?	It is currently unclear how development along the eastern edge of the master plan area will relate to adjacent neighborhoods.	
		C6-1 Step Back Upper Building Floors Along Holladay Street. Along Holliday Street from 1 st to 13 th Avenues, locate building bases along the build-to lines while setting upper floors of tall buildings back from the street.	N/A	No development tracts in the master plan area abut NE Holladay St.	
		C10-1 Use Masonry Materials. Except for window glazing, use masonry types of materials as the predominant exterior material for building walls. Use modular stone or masonry materials on the building base or first floor whenever possible.	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
		C10-2 Design Exterior Building Walls That Are Transparent in Glazed Areas and Sculptural in Surface. Design exterior building walls that are transparent or translucent in the glazed areas and which are textural, sculptural, and articulated in surface character.	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
		C10-3 Use Light Colors. The use of light color values is preferred for the predominant exterior building	N/A	This guideline will be best addressed during Design Review for individual building proposals.	

		materials. Darker value materials should be used to accent or articulate the design.			
	3	Development on lots with river frontage incorporates elements that activate the riverfront, such as open areas, trails, accessways, and active land uses that encourage public use and enjoyment of the riverfront.	YES	The master plan area does not have river frontage; however, the proposed master plan includes an east/west pedestrian and bicycle linkage that will connect to the Green Loop and future crossing of I-5 at or near NE Clackamas St, which will provide access to the riverfront.	
	4	The proposed uses will not have significant adverse effects on industrial firms or result in conflicts with industrial activities located within the plan boundary or within 500 feet of the plan boundary.	YES	There are no existing industrial firms or activities within or within 500 feet of the master plan boundary. Existing zoning prohibits or limits most industrial uses.	
	5	The master plan demonstrates that development within the plan boundary will establish an overall building orientation through massing, the location of entrances, and the location of ground floor uses that result in an edge that embraces adjacent public park rather than creating an abrupt edge between the plan area and parks, and ensures that development within the plan boundary will not excessively shade the adjacent park.	?	There is not enough information to determine if or how this criterion will be met. Since Holladay Park is on the south side of the master plan area, it will likely not be excessively shaded by new development on the site.	
	6	The master plan demonstrates that easy and safe access will be provided to transit stations located within or immediately adjacent to the master plan boundary, and any buildings located immediately adjacent to a transit station include ground floor uses that create an active and safe pedestrian environment throughout the day, evening, and week.	YES?	The proposed master plan will strengthen the NE 11 th Ave and NE 13 th Ave connections to the north, through the master plan area, which will help to provide easier access for residents and pedestrians located north of the master plan area to the Holladay Park MAX station to the south. Not enough information has been provided yet about ground floor uses to determine the relative safety of the pedestrian environment in and surrounding the master plan area.	
	7	Internal open areas are accessible within, and distributed throughout, the master plan area and have connections to the surrounding neighborhood and to any adjacent open space. Internal open areas enhance visual permeability through the site, especially on sites near the Willamette River. The size and location of each open area must be adequate to accommodate the intended use of the space.	YES	Proposed internal open areas are well-distributed within the master plan area and have connections to the north, south, east, and west of the master plan area. These open areas are arranged in such a way as to increase visual permeability through the master plan area, even if direct lines of site are not arranged in a traditional grid layout. The size and location of each open area are also likely adequate to accommodate the intended use of each space.	
	8	The transportation system is capable of supporting the proposed uses in addition to the existing uses in the plan area. Evaluation factors include street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation, and	YES?	The Portland Bureau of Transportation has indicated preliminary support for the proposed network of streets and pathways through the site. Additional analysis and design will be necessary before they can make a full recommendation of support. - PBOT supports 12 th Ave. being a pedestrian and bicycle facility to match the existing pattern established in the two blocks north of the site.	

		safety. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated.		<ul style="list-style-type: none"> - PBOT supports the proposed new north/south public streets through the site. - PBOT supports the code intent of providing connectivity in all directions of travel (north, south, east, and west) - East/west connectivity through the site needs more analysis and discussion, with specific attention paid to whether utilities can be provided to the site with the proposed public streets. PBOT recommends the applicant continue to coordinate with PBOT, Water, and BES to determine which solutions are available and if a phased redevelopment would be able to make use of interim solutions if necessary. - Staff notes the concept appears to be to provide private pedestrian and bicycle connections that are similar to a standard street width. Any proposed connection that is not open to vehicles should have separated facilities for cyclists and pedestrians as well as the inclusion of trees. A recent Design Commission decision to reference is the new PSU School of Art and Design at 1914 SW Park Ave. (23-056324-LU). - New public streets should be built to full City standard as described in the attached memo provided by PBOT planning. 	
T	9	The proposed street plan must provide multi-modal street connections to support the surrounding street grid pattern.	YES?	See notes under Criterion 8, above.	
	10	The plan ensures that there will be adequate and timely infrastructure capacity for the proposed development.	?	<p>The Bureaus of Environmental Services and Transportation have both provided preliminary support for the proposed infrastructure system, though both require additional study and design to determine if proposed infrastructure will be sufficient.</p> <p>Staff has not received written comments from the Water Bureau as of the publication of the staff memo for the 11/2/23 DAR; however, Water Bureau staff have verbally indicated preliminary support, pending additional design and analysis, at Lloyd Center Redevelopment Technical Advisory Committee meetings attended by city staff.</p> <p>No phasing for the development of infrastructure has yet been proposed, and this will also require additional design work.</p>	
	11	The master plan demonstrates that, to the extent practical and feasible, inactive uses, such as, but not limited to, parking and access, loading, and trash and recycling are shared or consolidated, with the goal of activating the pedestrian environment.	?	No information about active and inactive uses has been provided.	
	12	The proposal will not have a significant adverse effect on truck and freight movement.	?	See notes for Criterion 8.	
	13	City-designated scenic resources are preserved.	YES	No city-designated scenic resources are located in the master plan area. View corridors from distant scenic viewpoints will be preserved	

				with code-mandated maximum height limits.	
	14	Proposed residential uses are buffered from potential nuisance impacts from uses allowed by right in the zone.	?	Information about proposed uses in the master plan area is very preliminary; however, mixed-use development will be generally included and be compatible with residential uses, both within the master plan area and those that are adjacent to it.	
	15	The master plan includes a design, landscape, and transportation plan that will limit conflicts between residential, employment, and industrial uses.	?	See notes for Criterion 8.	