



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** January 4, 2024  
**To:** Allison Rouse, ZGF Architects  
**From:** Benjamin Nielsen, Design & Historic Review Team  
503-865-6519, [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov)  
**Re:** EA 23-087508 DA – Lloyd Center Redevelopment Central City Master Plan  
Design Advice Request Commission Summary Memo – December 21, 2023

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following is a summary of the comments provided by the Design Commission at the December 21, 2023 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit <https://efiles.portlandoregon.gov/record/16385137>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on December 21, 2023. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type III Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

**Executive Summary.** The Design Commission continued to express support for the overall concept of the proposed street and open space network, proposed block sizes, and initial moves in defining the overall character and identity of the master plan area. They stressed the need to ensure that the plan is looking outward towards its surroundings and neighborhood and not focusing inward, and to continue working with bureau partners to establish street designs and connections that will support future development.

**Commissioners Present.** Brian McCarter, Chandra Robinson, Zari Santner, Sam Rodriguez, Tina Bue, and Joe Swank.

**Summary of Comments.** Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

#### Street/Pedestrian Network and Block Pattern

- The Commission supported the straightening out of the pathway/accessway along NE Clackamas St and the reduction in size of Block 13, noting that it strengthens the importance of NE Clackamas through the site while also increasing the amount of open space.

#### Connections and Crossings

- The Commission stressed the importance of thinking beyond the perimeter of the master plan area on all sides.
- While acknowledging constraints and the process described by PBOT, Commissioners stressed the importance of providing permeability and safe pedestrian crossings and a standard Portland block scale. They stressed the importance of pedestrian crossings at NE 12<sup>th</sup> & Multnomah and NE Clackamas & 15<sup>th</sup>/16<sup>th</sup> Aves.
  - One Commissioner raised the idea of having a raised speed table at a future pedestrian crossing at NE Clackamas & 15<sup>th</sup>/16<sup>th</sup>.
- Commissioners agree with the idea of creating and supporting a strong connection from the Lloyd Center site to the future Sullivan's Gulch Trail.
- Commissioners noted that the termination of NE 15<sup>th</sup> Ave along Block 15 needs to be considered.

#### Design of Streets and Accessways

- Commissioners were open to the idea of a *woonerf* type street design in the NE Clackamas St alignment, but they want to make sure it works vis a vis the open space adjacent to it and does not negatively impact it.
  - One Commissioner noted that the success of the *woonerf* is partly a management issue.
  - Another noted that there is a conflict in having one-way car traffic but two-way bike traffic that needs to be worked out.
- Commissioners are not opposed to the idea of a cycle track as long as a viable solution can be reached. They would like to see further study that shows where people using it will be going. The Commission also wants to ensure that conflicts with motorized vehicles and other interruptions to the track are as minimal as possible. The Commission expects the development team to work with PBOT to resolve conflicts and work towards a workable bicycle network design.



- Commissioners questioned how the master plan can help to make the perimeter streets as pedestrian friendly as possible, especially considering that there will be more activity drawn to the site than there is currently.

#### Active Ground Floors

- Commissioners stressed the importance of ensuring that active ground floor uses face the perimeter of the master plan area and not just the interior open spaces. Commissioners reiterated that development should not be inward looking and needs to integrate with the greater neighborhood.
  - One commissioner expressed concerns about the need for active ground floors along NE 9<sup>th</sup> Ave and NE Halsey St, in particular.

#### Massing

- Commissioners took no issue with the idea of having massing envelope height maximums set at 225 feet across the master plan area. Commissioners in general want to ensure that sufficient light and air will still reach the open spaces, and some want to see upper story step-backs along the south side of the open spaces.
  - One commissioner stated her concerns as ensuring that future buildings do not “loom” over the open spaces—particularly the smaller ones. The master plan massing envelopes should ensure that the open spaces have a “sense of comfort.”

#### Parking & Loading

- Commissioners again discussed the idea of consolidating and sharing parking and loading access points by providing underground connections that utilize the Lloyd Center’s existing basement spaces.
- Commissioners noted the potential to clarify and consolidate loading access areas at the northeast corner of the site and encouraged additional study.

### **Exhibit List**

- A. Applicant’s Submittals
  - 1. Drawings
  - 2. Written Project Description
  - 3. Questions for Discussion at Lloyd center DAR#1
  - 4. Revised Drawings for 11/02/2023 DAR
  - 5. Revised Drawings for 12/21/2023 DAR
- B. Zoning Map
- C. Drawings
  - 1-40. See Exhibit A.5
- D. Notification
  - 1. Mailing list
  - 2. Mailed notice
  - 3. Posting instructions sent to applicant
  - 4. Posting notice as sent to applicant
  - 5. Applicant’s statement certifying posting
- E. Service Bureau Comments

1. Bureau of Transportation
2. Bureau of Environmental Services
3. Portland Parks & Recreation
4. Water Bureau

F. Public Testimony

1. Marcos Lopez, 10/18/2023, comments about proposal
2. Courtney Simms, 10/25/2023, comments about sheltered indoor space
3. Testimony Sign-in Sheet for 11/02/2023 DAR
4. Testimony Sign-in Sheet for 12/21/2023 DAR

G. Other

1. Application form
2. Staff memo to Design Commission for 11/02/2023 DAR
3. Staff Presentation to Design Commission 11/02/2023
4. DAR 1 Summary Memo
5. Staff memo to Design Commission for 12/21/2023 DAR
6. Staff Presentation to Design Commission 12/21/2023
7. Email correspondence



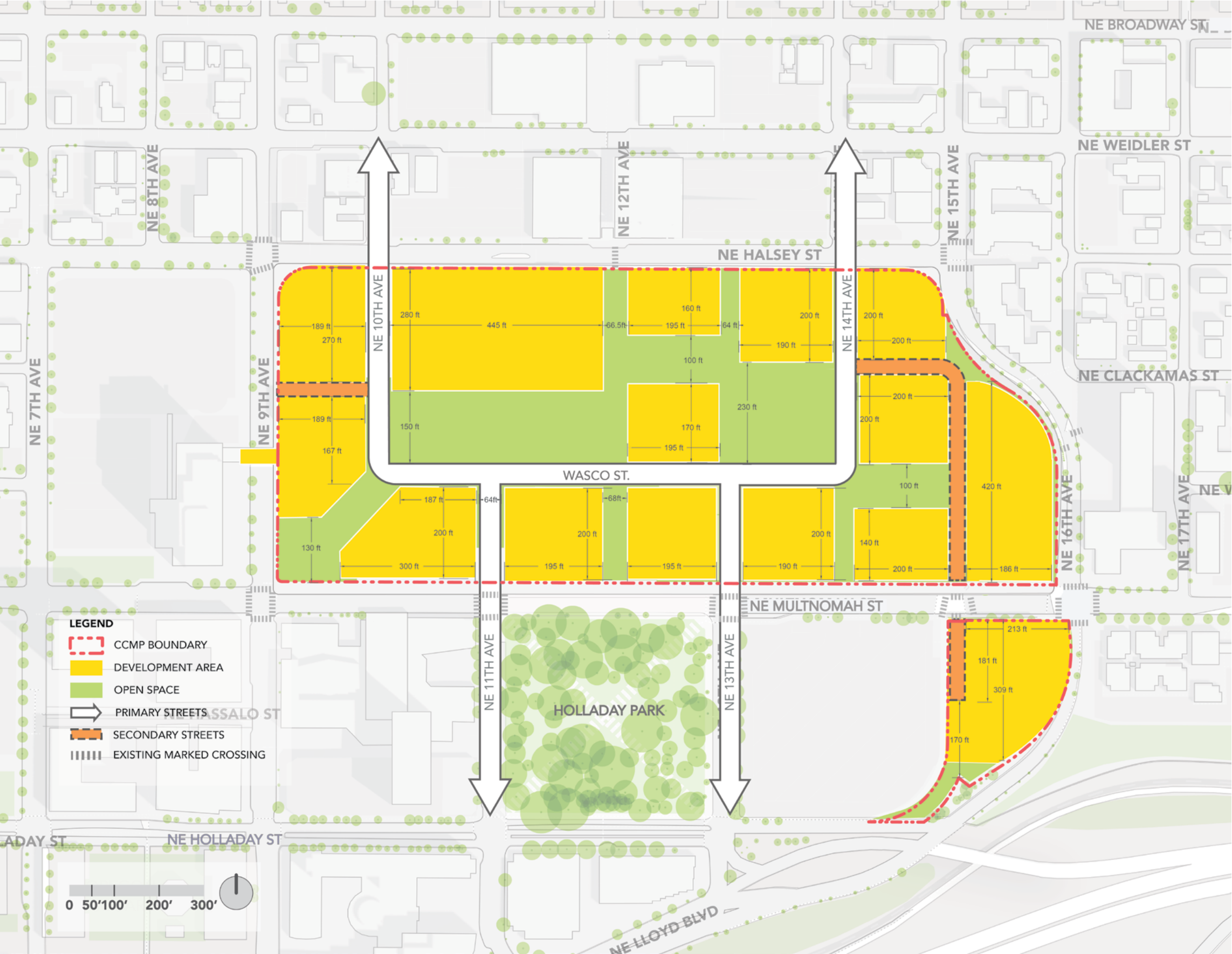
# Lloyd Center Redevelopment

## **CENTRAL CITY MASTER PLAN**

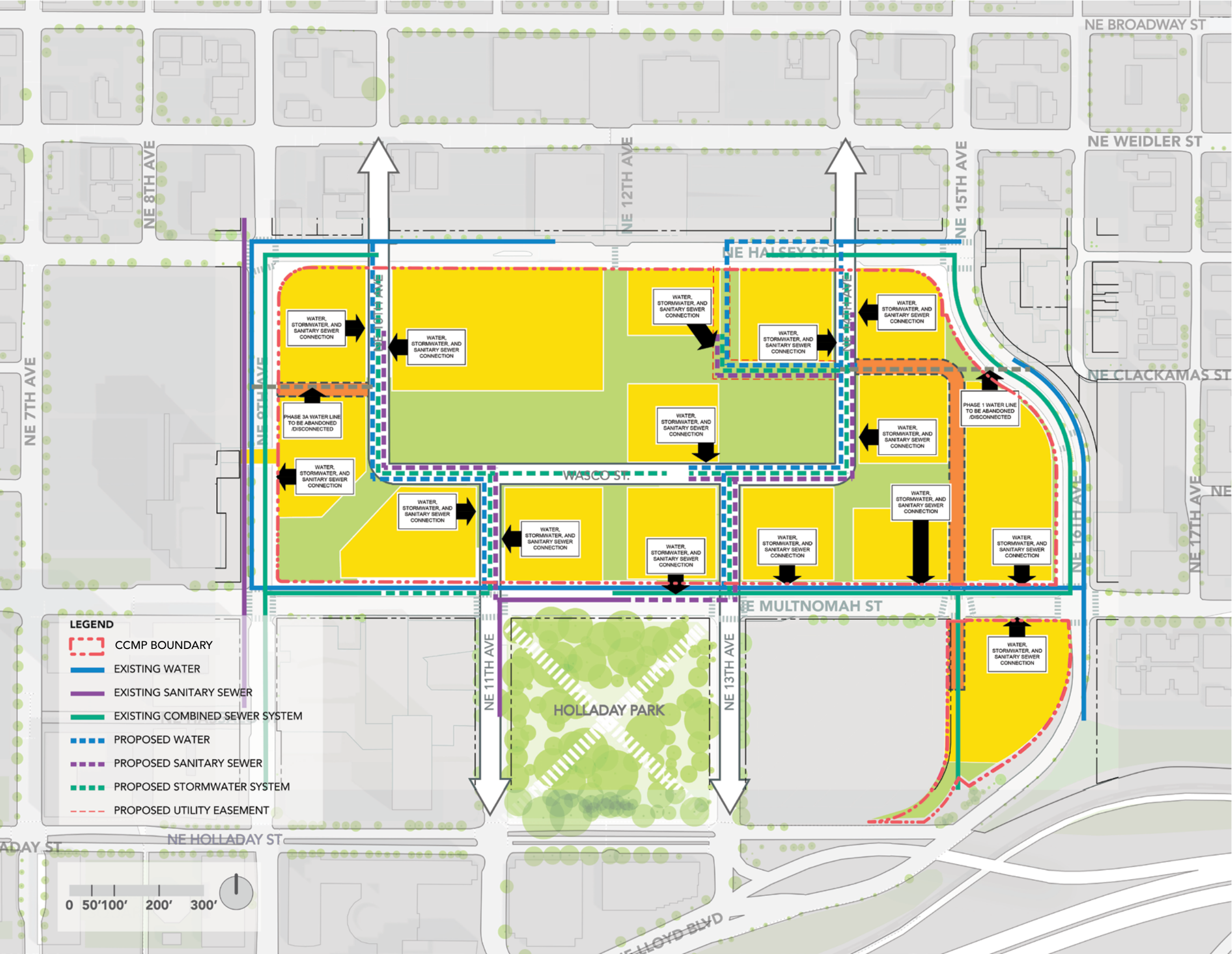
Design Advice Request

09.21.2023

Conceptual Site Plan



Conceptual  
Infrastructure Plan







1223 SW Washington Street  
Suite 200  
Portland, OR 97205  
T 503 224 3860

**Memo**

Date	September 21, 2023
Project No.	P25798.02
Project Name	Lloyd Center Redevelopment Application for DAR#1
Page No.	1

To City of Portland Design Commission  
Ben Nielsen, Bureau of Development

From Allison K. Rouse, Project Manager

Cc Tom Kilbane, Krista Bailey and Joey Shoemaker, URG

Subject Lloyd Center Redevelopment DAR #1 Written Project Description

The ownership of Lloyd Center, a joint venture between Urban Renaissance Group (URG) and KKR Real Estate Finance Trust (KREF) is initiating a Central City Master Plan (CCMP) for redevelopment of the Lloyd Center site. URG is leading this effort supported by a design and planning team led by ZGF Architects, LLP in preparation of a CCMP application for the Lloyd Center that will meet the spirit and the intent of Central City 2035 Plan and its subdistrict policies for the Lloyd District. The resulting Lloyd Center CCMP will serve as a guide for the future development of the site that will establish a new and vibrant center of urban life for NE Portland.

Lloyd Center is located on the eastern edge of the Lloyd District, within the Central City Plan District. The site is 29.3 acres in size and zoned Central Commercial Zone (CX) with a design overlay (d). Currently this area of the Lloyd District lacks a defined identity and sense of place and is disconnected from the surrounding neighborhoods and commercial districts.

The emerging vision for the future of Lloyd Center is one that renews its historic identity as a regional destination, but integrates new residential, retail, entertainment and employment uses with a dynamic and connected public realm. Where the current inward-facing, auto-oriented mall creates barriers between Lloyd and NE Portland neighborhoods, the redeveloped Lloyd Center will create community gathering spaces that are welcoming and accessible for all. URG's current intention is to orchestrate a phased re-development of the site that allows others to invest and develop selected parcels that contribute to the future development's vision.

Higher density residential and commercial buildings will frame a network of diverse but complementary connected open spaces. These plazas and the connected public realm design will evoke the authentic Portland sublime, integrating elements of our unique Oregon landscapes. Providing a variety of open spaces within the future site will create multiple nodes of interest in the neighborhood at different scales. The largest existing public open space in the Lloyd District is the four-acre Holladay Park, directly south of the Lloyd Center site. Future development envisions visual and pedestrian connection along a 12<sup>th</sup> Street Promenade towards Holladay Park, to allow activities in the future development to integrate with and activate Holladay Park.

The CCMP Plan Area is planned to accommodate mixed use buildings, including residential uses anticipated to serve a range of income levels. Utilities to support these uses will be underground. Parking to support these uses will vary and are anticipated to be underground. The district strategy for building massing will provide a varied skyline with plenty of light and air at ground level. The CCMP distributes available FAR on the site consistent with the current allowed Base FAR of 6:1 and Bonus 3:1 FAR. Future tower heights will vary within the maximum allowed bonus height for this site of 225' (per The City of Portland Planning and Zoning Code (PZC) 33.510).

The Lloyd Center site is located in close proximity to abundant transportation infrastructure, including light rail, bus, streetcar, local streets and regional freeway access. To ensure strong connections with the surrounding context, streets that currently terminate at the edges of the Lloyd Center will be extended and connected through the site. Public streets within the plan area will prioritize creation of an active and vital pedestrian environment, while also accommodating

**Memo**

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bicycle and vehicular access. Bicycle facilities will support logical connections in the NE Portland network as well as access to destinations within the plan area. In addition to public streets, a series of internal and private laneways are envisioned to provide consolidated service and loading access to building sites and to create clusters of development in different sizes and configurations.

It is important to note that this proposal represents a long-term vision for the site. In the wake of the pandemic, Lloyd Center has become a hub for small, local retailers and a venue for many community events. This redevelopment will take years to complete. Lloyd Center will remain open for business throughout the entitlement process and well into the phased redevelopment of the site. The current ownership is dedicated to supporting the new energy and sense of community that has emerged.

### **Stormwater**

Given the density envisioned for the project, and the likely need for multiple below grade parking decks, the project will fall likely under Category 3 within the BES Stormwater Management Manual hierarchy. Category 3 requires pollution reduction and flow control before discharging to the combined sewer system. Flow control would be required to limit the 25-year post-development peak flow to the 10-year pre-development peak flow. The development will also be subject to 33.510.243 for ecoroof coverage.

New public streets containing new public storm mains will extend into the site. The new storm mains will generally drain south toward NE Multnomah St. Final discharge basins have yet to be determined. Further coordination with BES staff will be needed to determine capacity of the downstream combination sewer system.

### **Sanitary Sewer**

Sanitary (or combination sewer) mains currently surround the site with the exception of a portion of NE Halsey St. New public streets containing new public sanitary mains will extend into the site. The new sanitary mains will generally drain south toward NE Multnomah St. Final discharge basins have yet to be determined. Further coordination with BES staff will be needed to determine capacity of the downstream combination sewer system.

### **Water**

Water service is available at the majority of the perimeter of the site. Similar to the storm and sanitary mains above, new public water lines would be installed in the public streets running through the site with connections to individual building sites from one of the public lines on a proposed or existing street.

However, the site has a unique condition with a portion of existing NE Halsey containing an existing vaulted basement. The applicant team may request some portion of the public water line to be contained within a public utility easement in order to keep a looped public system and service all potential development sites.

**Memo**

Date September 21, 2023

Project No. P25798.02

Project Name Lloyd Center Redevelopment  
DAR#1 Application

Page No. 1

To City of Portland Design Commission  
Ben Nielsen, Bureau of Development

From Allison K. Rouse, Project Manager

Cc Tom Kilbane, Krista Bailey and Joey Shoemaker, URG  
Nolan Lienhart, ZGF

Subject Questions for Discussion at Lloyd Center DAR#1

- 
1. Lloyd CC2035 **Subdistrict Policy 5.LD-2 Connectivity Through Large Blocks** states “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 pedestrian connections.”

Meanwhile, Central City Fundamental Guideline (**CCFDG**) **A3 Respect the Portland Block Structures** states “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 pedestrian movement.”

Generally, speaking, the subdistrict policies are intended to respond to unique characteristics present in this area (and indeed this CCMP boundary), so the proposed conceptual framework is designed to do take advantage of the opportunity for large blocks *and* provide a rhythm of pedestrian connections like that found in the traditional block pattern.

Our question is:

The fabric of the plan area will probably not manifest as a street grid. Where pedestrian walkways are introduced within the plan area to complement the sidewalks, what character elements for pedestrian walkways that you see elsewhere might be appropriate in the Lloyd CCMP area? Some examples nearby are the pedestrian passage through the Hassalo on Eighth block, the Oregon Square block between Holladay and Oregon Streets and 7<sup>th</sup> & 9<sup>th</sup> Avenues, the South Auditorium District Halprin Sequence, and the promenade at Slabtown.

2. Lloyd Subdistrict Design Guideline **LD A5-8 Integrate the Lloyd Shopping Center Into the Lloyd District** states “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. Improve and extend the Center’s pedestrian access to the north. Establish pedestrian access through the shopping center that connects with development in surrounding subdistricts.”

**CCFDG B1 Reinforce and Enhance the Pedestrian System** states: “Maintain a convenient access route for pedestrian travel where a public Right Of Way (ROW) exists or has existed. Develop pedestrian access routes to supplement the public ROW system through superblocks or other large blocks.”



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The Subdistrict Guideline appears to address a condition in which the Mall remains, however, with the comprehensive redevelopment envisioned, that condition will no longer exist. However, we acknowledge the intent of the subdistrict guideline regarding strengthening pedestrian connections from the plan area to the surrounding residential and commercial districts, with emphasis on connections to existing public ROW. We feel we've done that well in the north/south direction by establishing multimodal public streets connecting existing ROWs from NE 11<sup>th</sup> Ave to NE 10<sup>th</sup> Ave, and from NE 13<sup>th</sup> Ave to NE 14<sup>th</sup> Ave, and by extending the 12<sup>th</sup> Avenue Promenade through the site. Diagonal movement from the office-centric cluster on Multnomah to the residential edges on NE 15<sup>th</sup> Ave are created through the sequence of meandering open spaces that incorporate the existing plaza at NE 9<sup>th</sup> & Multnomah. Within the plan area in the east/west direction, we feel that we've met the spirit of the through a sequence of linked open spaces that provide an east/west corridor through the site, roughly analogous to where NE Clackamas Street ran prior to development of the mall. However, on the west end of this corridor, there is no expression of NE Clackamas at NE 9<sup>th</sup> over which this east-west corridor could continue west. Similarly, at the east end of the plan area, there is no crosswalk over NE 15<sup>th</sup> at the Clackamas alignment with which to make an exterior connection to the east.

Our question is:

We understand why PBOT did not locate a crossing in the middle of the 15th-16th curve but would be interested in the Design Commission's thoughts regarding how to respond to these east and west edges with the urban design framework.

- CCFDG B5 Make Plazas, Parks, and Open Space Successful** states "Orient building elements such as main entrances, 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. Develop locally oriented pocket parks that incorporate amenities for nearby patrons."

Also, we've received staff feedback that activating Multnomah Blvd is the best way to support Holladay Park. To that end, the conceptual diagram allows ground floor active uses on Multnomah, and a pedestrian axis in the proposed NE 12th Promenade that will provide a strong visual connection to the park across Multnomah.

Our question is:

What suggestions would the Commission offer as we further develop the relationship of Holladay Park to the sequence of open spaces within the plan area, and to the development generally?



# Lloyd Center Redevelopment **CENTRAL CITY MASTER PLAN**

Design Advice Request

**EA 23-087508 DA**

**11.02.2023**



# Location

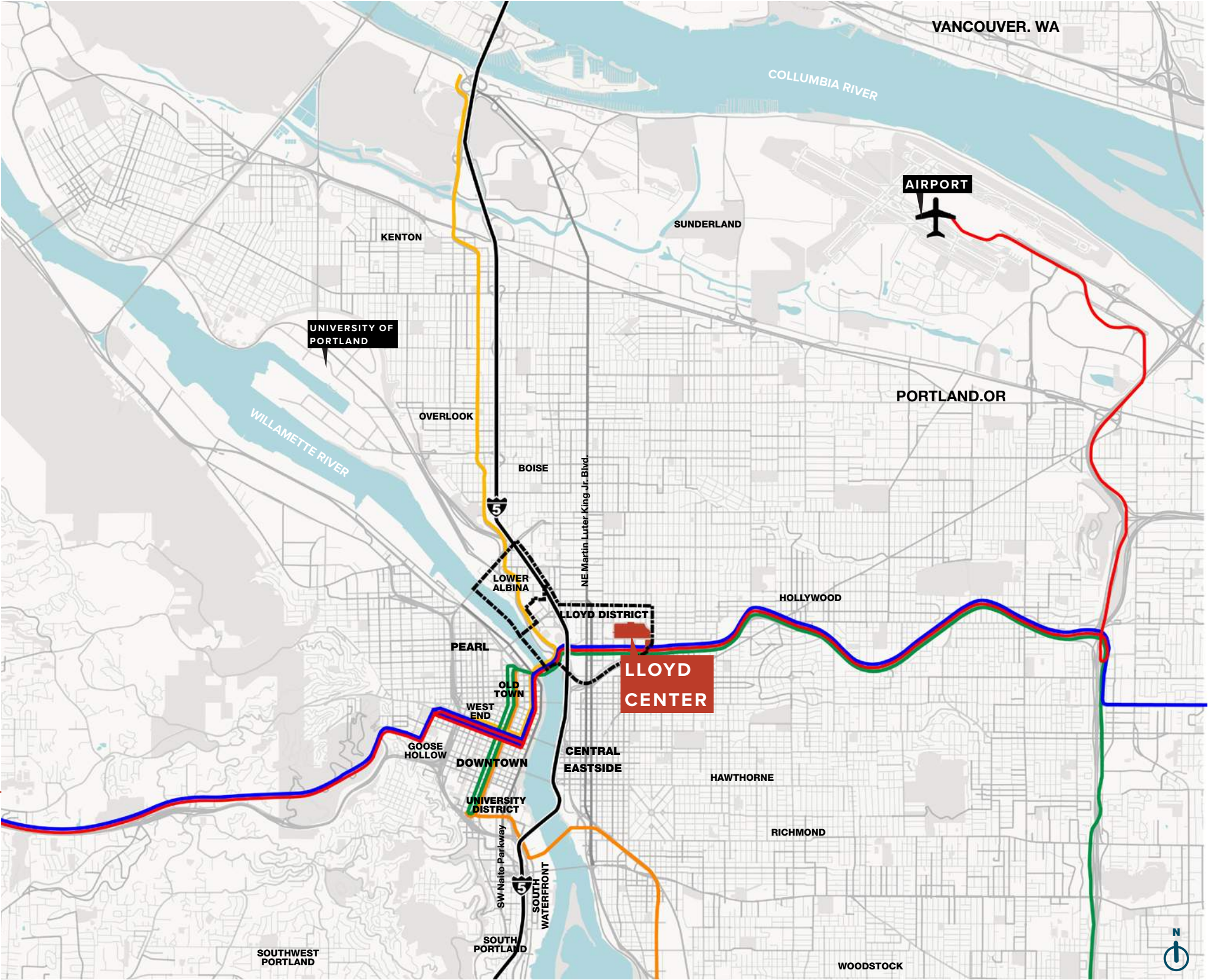
The Lloyd Center is located on the eastern edge of the Lloyd District, within the Central City Plan Area in Portland, Oregon.

It is located to the east of the Willamette River, southeast of Lower Albina, south of Irvington, west of Sullivan’s Gulch, and north of the Kerns neighborhoods (across I-84).

The site sits directly north of the MAX Blue Line that connects Hillsboro to the west with Gresham to the east. The site also sits directly north of the MAX Red Line, which connects from Beaverton to the west to the Portland International Airport to the northeast. All of the light rail lines pass through downtown Portland.



- Legend:**
- MAX Blue Line (Hillsboro-Gresham)
  - MAX Red Line (Portland International Airport /Beaverton)
  - MAX Green Line (Clackamas/Portland/PSU)
  - MAX Yellow Line (Expo Center/Portland)
  - MAX Orange Line (Portland/Milwaukie)





# Historic Review

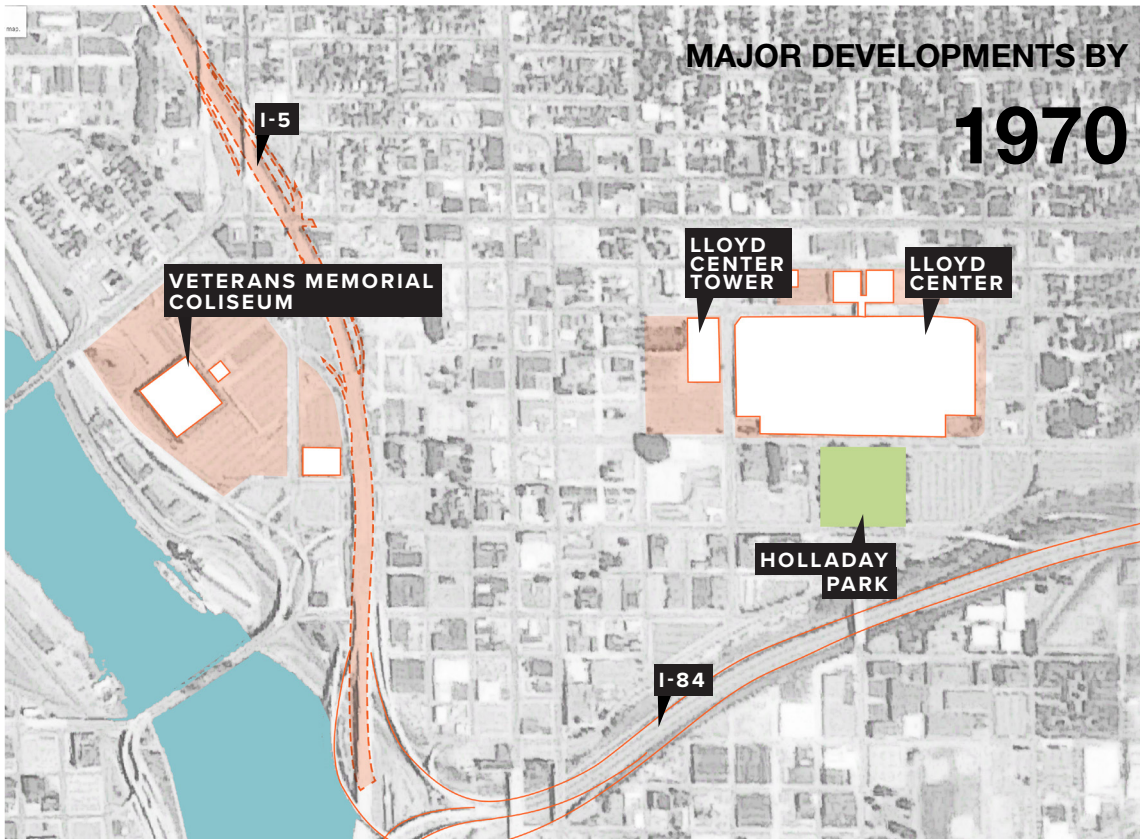
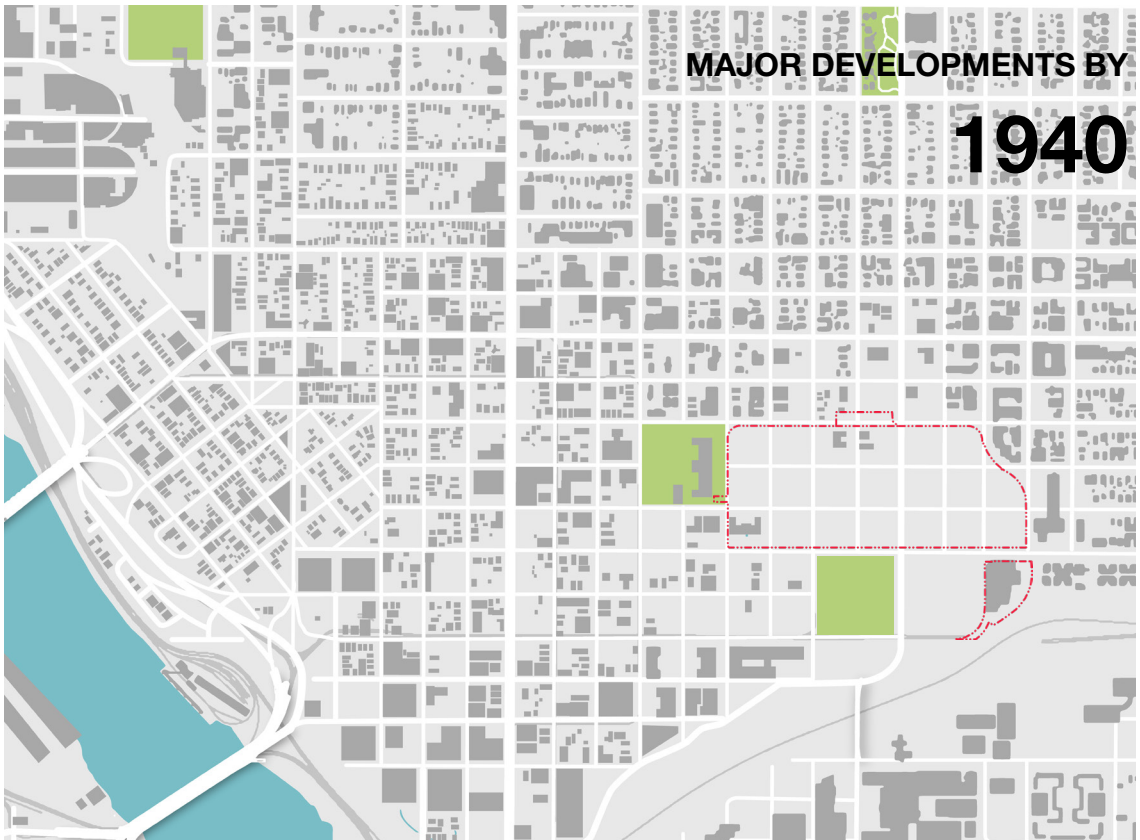
## Central Eastside Transformation

The historic central east side blocks were platted with the traditional 200'x 200' grid. The Lloyd District's grid of blocks was oriented to the cardinal directions, while the Lower Albina's grid was oriented to the Willamette River. NE Broadway and NE Weidler served then as now as the district's main commercial corridors, with the Broadway Bridge (1912) linking the east side to the historic downtown core.

The form and character of both the Lloyd Districts and Lower Albina began to evolve dramatically as they were impacted by several major public infrastructure and urban renewal projects. In the early 1950's through the 1960's, the I-5 and I-84 freeways, Veteran's Memorial Coliseum (1960) and the Lloyd Center shopping center (1960) changed the fabric of the neighborhoods.

This development also changed the physical landscape and hydrology of the area. Small streams were filled or put in pipes, and trees and vegetation were removed and replaced with buildings and hard, impervious surfaces. The Lloyd Center followed this pattern. Once a number of green vacant lots adjacent to Holladay Park and its mature trees (planted in the 1880's by Ben Holladay), the Lloyd Center became predominantly impervious surfaces in the 1960s.

Legend:  
--- Site Boundary





Historic Review

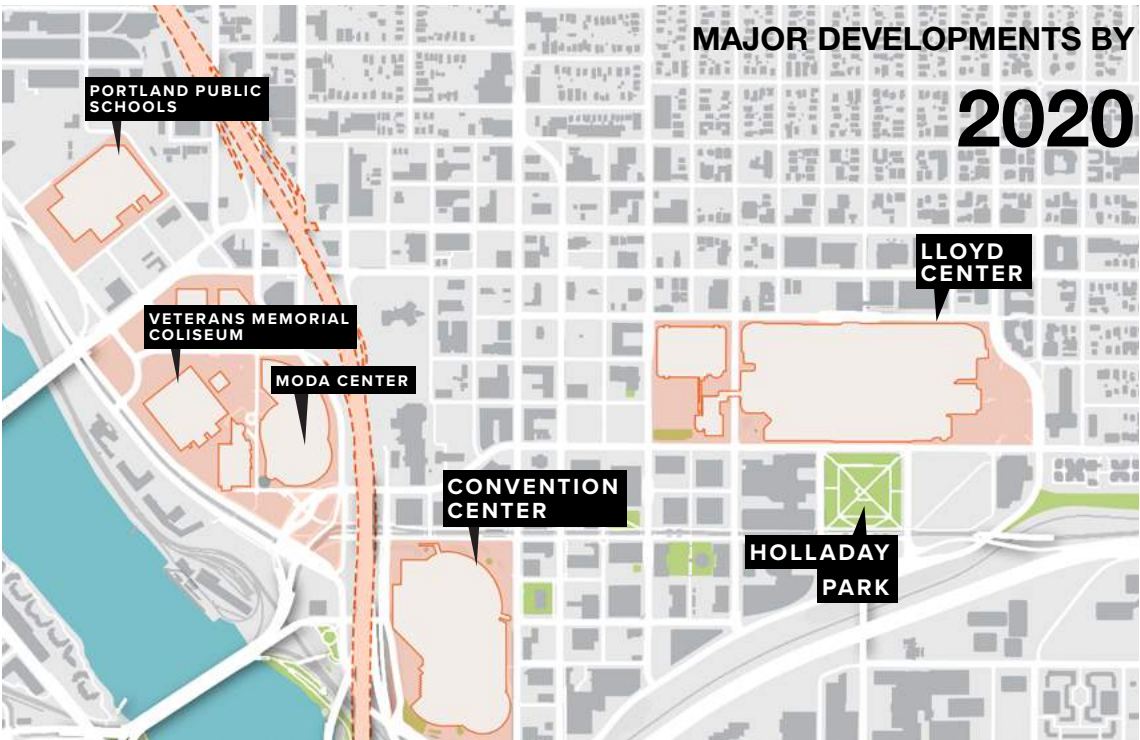
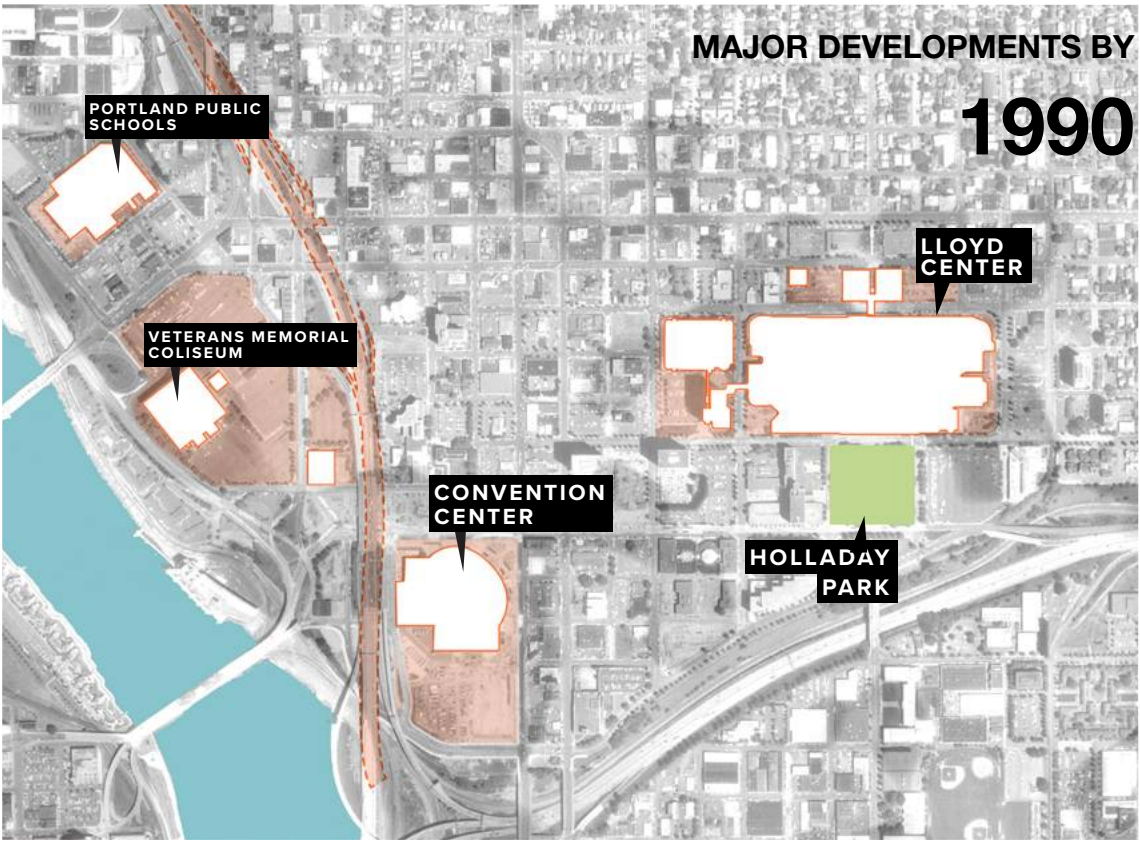
Central Eastside Transformation

Over the course of 40 years, large infrastructure and urban renewal projects eradicated the the historic smaller urban forms. In Lower Albina, Portland’s Black community was displaced, while in the Lloyd District, superblock sites now dominate.

Today, the Lloyd District is characterized by large region-serving facilities like the Moda Center, the Convention Center, and the Lloyd Center. Large-scale commercial and office buildings, medical buildings, and hotels, each accompanied by surface parking lots or structures, now make up the majority of the Lloyd District, with a number of vacant lots still undeveloped. I-5 and I-84 are major transportation facilities that not only frame the Lloyd District but also create barriers to the communities and amenities to the west and south.

Holladay Park (4.3 acres) still serves as one of the only publicly accessible open spaces in the district.

Legend:  
--- Site Boundary





# History of Lloyd Center

The development of Northgate shopping center, which opened in 1950 on a fifty-acre site some 5 miles north of Seattle, profoundly influenced the Lloyd Corporation’s concept for the Lloyd Center. Indeed, this paradigmatic project, which offered a total of 400,000 square feet of retail floor area, established the regional shopping center as a distinct type.

John Graham, designer of the Northgate shopping center, designed small stores around a pedestrian mall that constituted the backbone of the center. Graham included services such as bowling alley, restaurants, and skating rink into the Northgate project to enhance the “one stop” shopping experience.

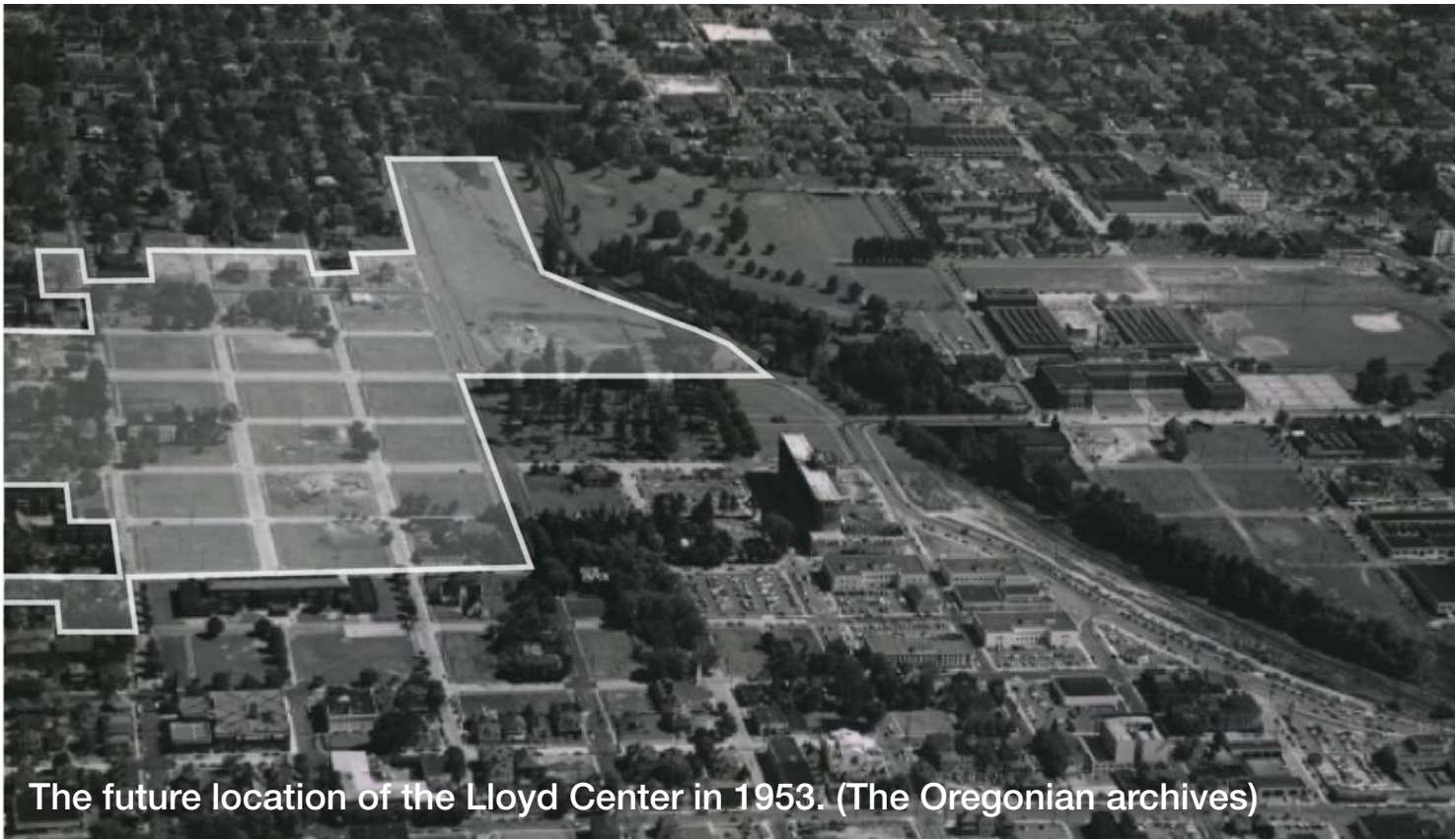
Graham applied the principles of Northgate mall to the design of Lloyd Center. Graham’s “country club idea” promoted a casual, out-in-the-open,

free of the crowded city effect for shoppers. Given its location, it was imperative that the Lloyd Corporation develop the Lloyd Center as a metropolitan property that offered all of the products and services that the shoppers found downtown. Parking was considered Lloyd Center’s competitive advantage over Portland’s retail core.

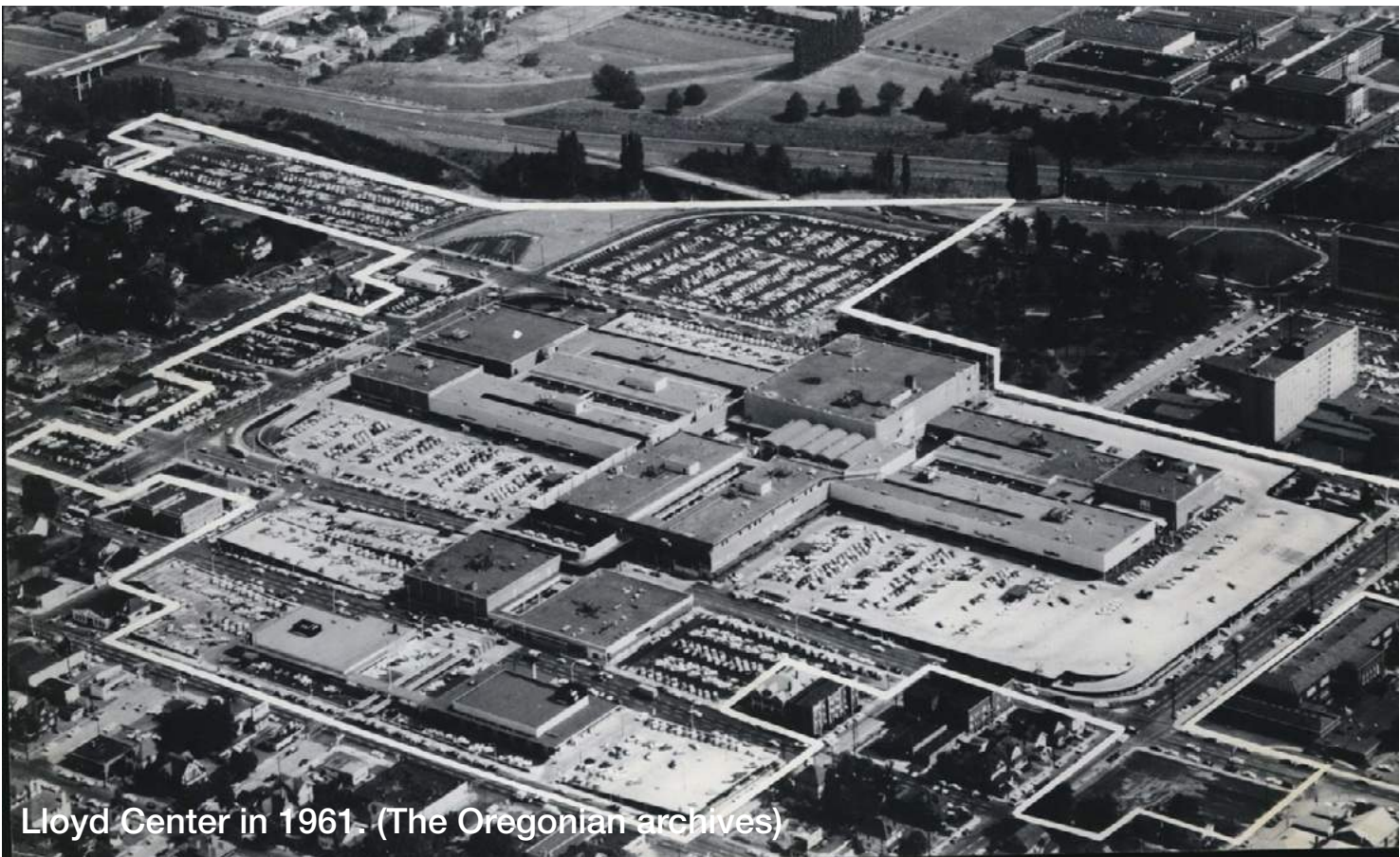
In Ralph Lloyd’s view, the development around Holladay Park would constitute an extension of a central business district confined by geography. On Aug. 1, 1960, the 1.2 million-square-foot, 100-store Lloyd Center opened. It was an open-air mall (glass ceilings were added in the late 1980s), featuring an ice rink, 8,000 free parking spaces, and 517 trees. Time Magazine called it a “consumer cornucopia.”



Lloyd Center Mall was once called the largest open-air shopping mall in the nation, with more than 100 stores.



The future location of the Lloyd Center in 1953. (The Oregonian archives)



Lloyd Center in 1961. (The Oregonian archives)



Lloyd Center Timeline



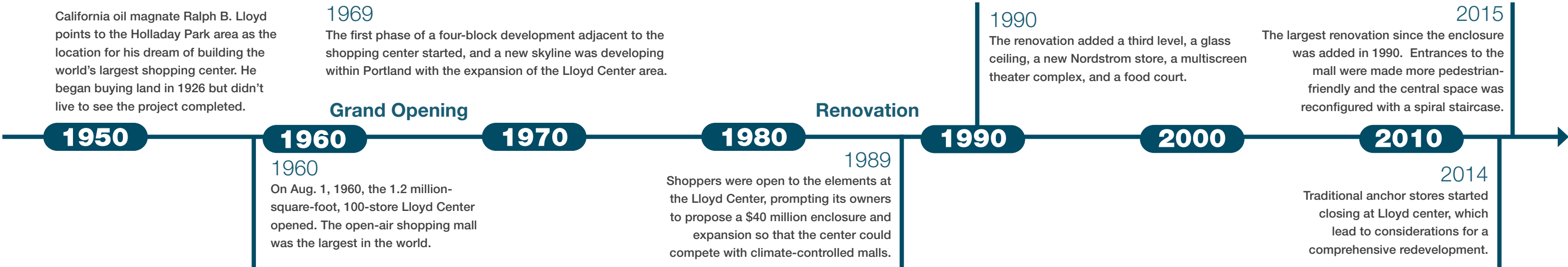
California oil magnate Ralph B. Lloyd points to the Holladay Park area as the location for his dream of building the world's largest shopping center. He began buying land in 1926 but didn't live to see the project completed.



The open-air Lloyd Center after its opening (1962)



Interior after renovation (2015)



The Lloyd Center under construction (1959)



Aerial View looking North - 1964



New Nordstrom under construction (1989)



Multnomah Entrance after Renovation



# Social and Cultural History of Lloyd Center



The Parks Bureau's annual children's circus parade assembled at Northeast 13<sup>th</sup> Avenue and Multnomah Street (1961)



A square dance jamboree at the open air Lloyd Center (1962)



A circular fountain donated to the city by Lloyd Corp. and Pacific Power and Light debuted at Holladay Park (1964)



The Lloyd Center approximated the Basque farmlands of Eastern Oregon with its display of live sheep for spring (1976)



Food trucks started to pop up within Lloyd District (2013)

**Outdoor**

On-Street Events   Plaza Events   Park Activities   Outdoor Exhibition   Outdoor Dining

*"Growing up in Portland, Lloyd Center was iconic for me. It's where I learned how to ice skate. My dad used to take me there for daddy-daughter dates. I remember buying one of my first outfits in the gift shop there and always being excited for red vines." --Monica from Lebanon, Oregon*

**Indoor**

Concert Venue   Events Host   Holiday Gathering   Flexible Event Space



The Portland Ice Skating Club practicing at the Lloyd Center's Ice Pavilion (1962)



Andy Williams appeared at Lloyd Center. The shopping center served as a major concert venue. (1963)



A massive chess tournament. Lloyd Center hosted many similar events. (1972)



Lloyd Center was the heart of Christmas spirit for many years. (1979)



A symphony concert at the Lloyd Center Ice Pavilion. (1986)



Ralph B. Lloyd's grand-daughter was a budding competitive ice skater, so he included a rink in his plans for the shopping center. Now, ice rinks are found in malls across the country. (Ice rink with glass canopy in 1990)



# Past and Present



## Physical Identity

The original Lloyd Mall was a strong, cohesive design concept for an outdoor shopping center with interior gardens, fountains, public art and grand staircases, flanked by arcades with retail. The concept included a continuity of materials in the columns, the paving and other features indicating a holistic conceptual idea.

This physical identity of the Lloyd Center was significantly altered from its origin over the course of two renovations in the early 1990’s and the 2010’s. As a result, very little of that cohesive design concept or the associated experience remains.

The building has been greatly enlarged by large parking garage added to the perimeter and the entire ensemble of retail structures enclosed. It looks and feels closed off from the environment and its urban setting.

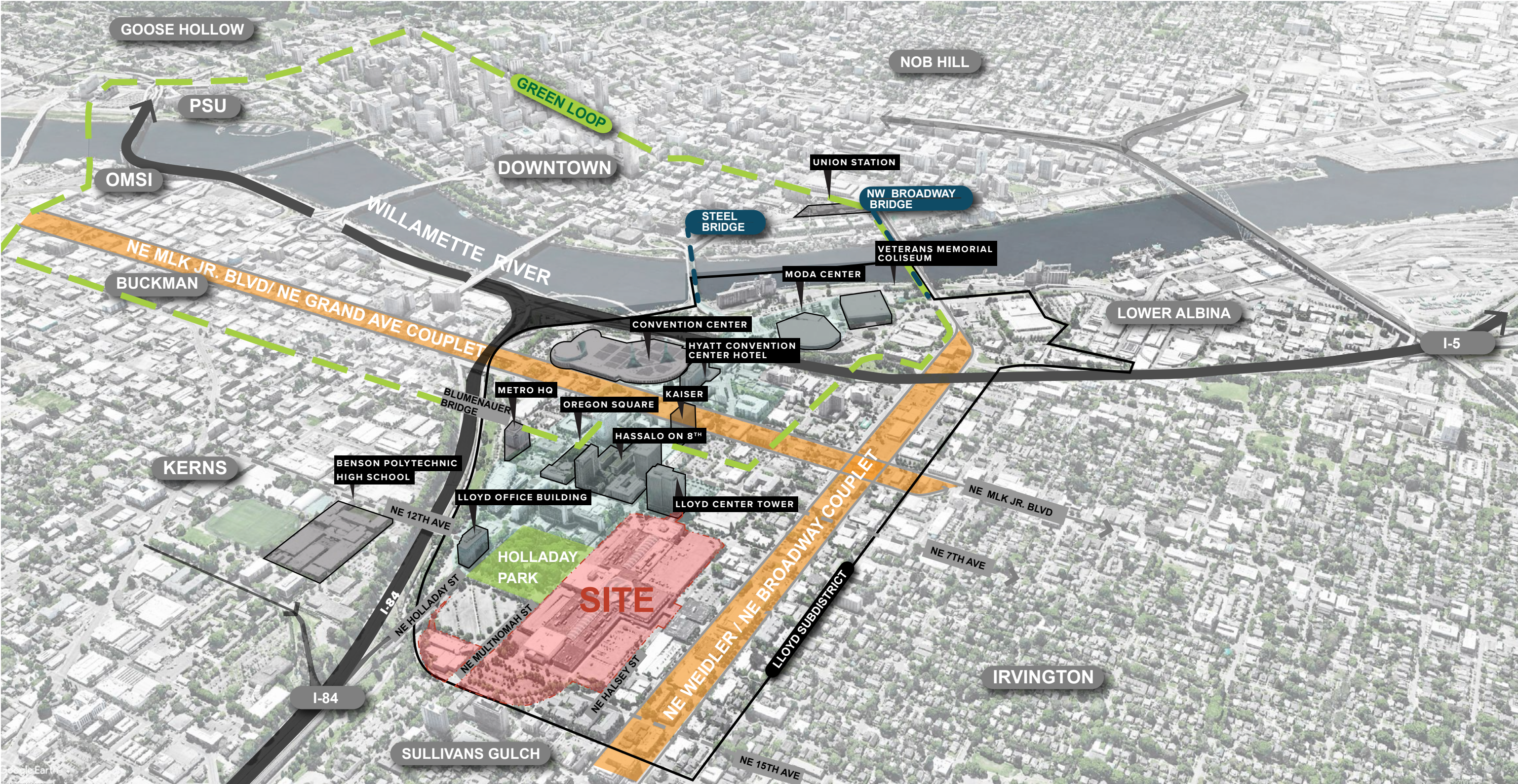


## Social and Cultural Identity

In addition to the physical experience created by the space, materials and concept, the Lloyd Mall was arranged around some central social spaces, the heart of which was the ice skating rink with a bridge overlooking it. That bridge carried pedestrians on what would have been NE 12<sup>th</sup> Avenue along and across the shared spaces of the mall and the Meier & Frank retailer out to NE Multnomah. Today, due to the renovations, only the ice rink remains of this sequence. It continues to be the social heart of the Lloyd Center, providing a recreational amenity and a gathering space to see and be seen



Central City Context





Regional Connections

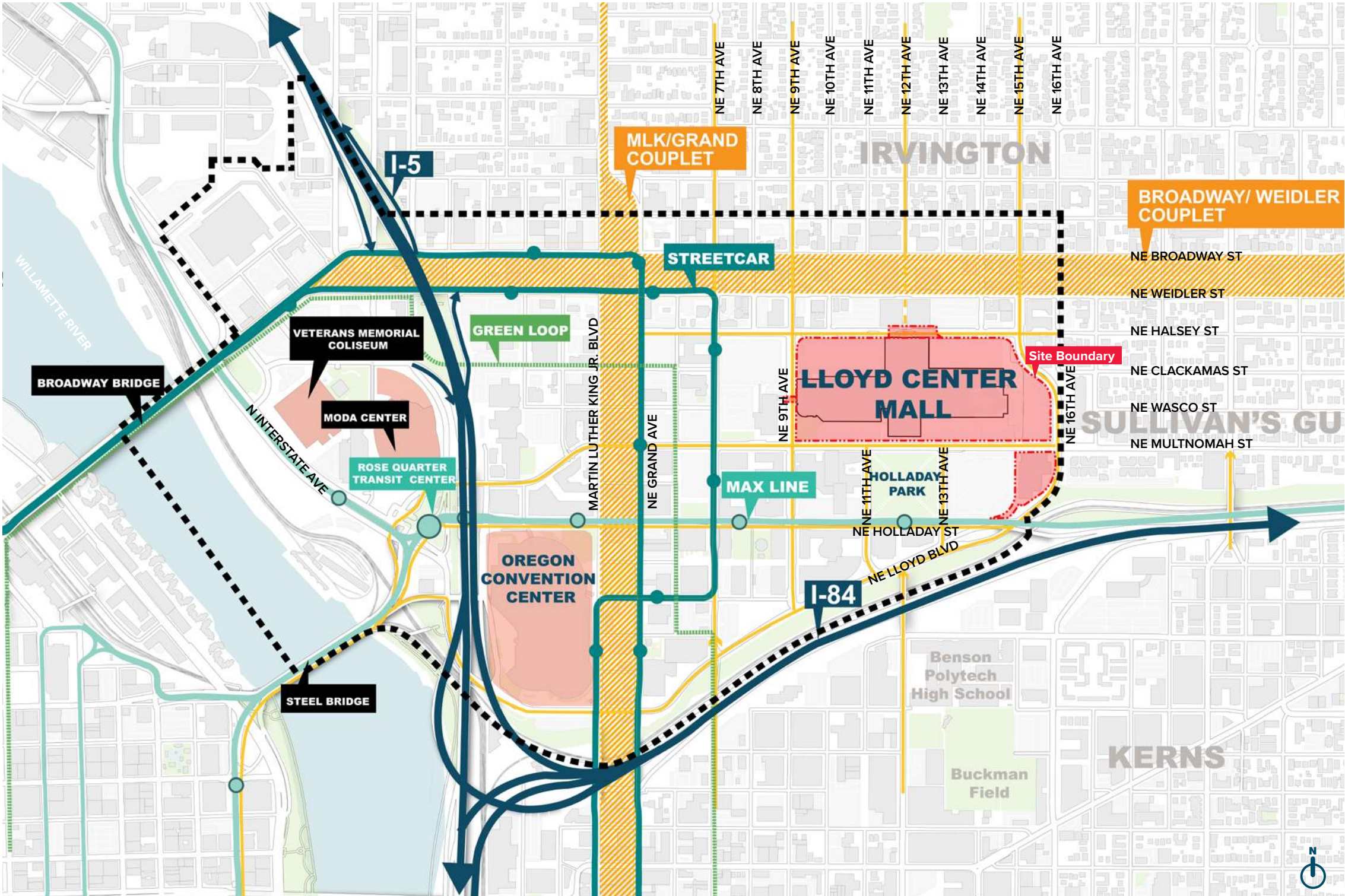
The Lloyd District is well connected with a multimodal transportation system. It is served by two interstate freeways, MAX light rail, the Portland Streetcar, several bus lines and a range of facilities for people who walk or bike.

I-5 runs north and south, bisecting the Lloyd District through the Rose Quarter, while I-84 runs east and west, bisecting the Lloyd District from southeast Portland. Both freeways create connectivity barriers for surface street travel to nearby destinations and offer limited crossing opportunities for all users.

The major east and west surface travel routes for vehicles through the Lloyd District include NE Broadway and NE Weidler, while the major north and south surface travel routes for vehicles include NE Grand and NE Martin Luther King Jr Blvd. These streets are each part of a one-way couplet, and connect Downtown Portland, the Broadway Bridge, the I-5 interchange and Rose Quarter and the Central Eastside with areas to the east and north of the Lloyd Center Mall.

The MAX Light Rail Yellow, Blue, Green and Red Lines serve the Lloyd District, with transfer opportunities to other MAX light-rail and TriMet bus routes available at the Rose Quarter Transit Center located near the Moda Center. The MAX Light Rail Blue, Green and Red Lines follow NE Holladay Street with access available near the Lloyd Center Mall south of Holladay Park, between NE 11<sup>th</sup> and NE 13<sup>th</sup>. The Portland Streetcar- A and B Loop also serves the Lloyd District, with stops along NE Broadway and NE Weidler, and NE Grand, NE 7<sup>th</sup> Avenue and NE Martin Luther King Jr Blvd., or within 3-4 blocks of the Lloyd Center Mall. Access to frequent bus service near the Lloyd Center Mall is available via Route 8 with bus stops along NE Multnomah, NE 15<sup>th</sup> and NE 16<sup>th</sup>.

High-quality pedestrian and bicycle facilities are available in the Lloyd District. This includes sidewalks on most streets, and existing buffered bike lanes along NE Multnomah Street, NE 15<sup>th</sup> and NE 16<sup>th</sup> adjacent to the Lloyd Center Mall. The Green Loop linear park alignment follows NE 6<sup>th</sup>, NE 7<sup>th</sup> and NE Clackamas Street just to the west of the project site. This route also links to the new Earl Blumenauer Bridge over I-84 for pedestrians and cyclists.





Open Space + Green Systems

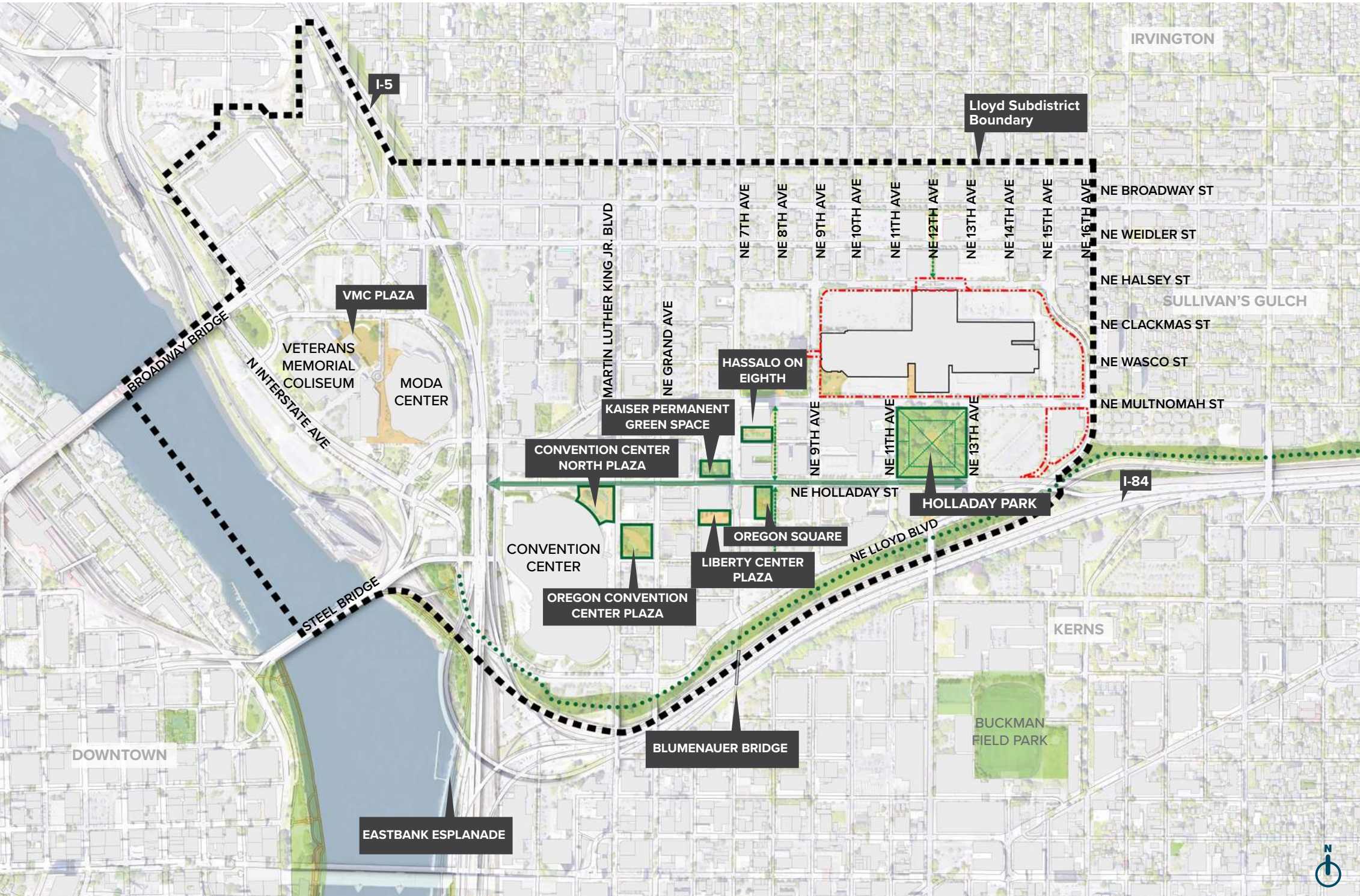
Throughout the Lloyd District there are a number of plazas, courtyards, and open spaces that range in size. Plazas and hardscaped open spaces provide pedestrian relief at the entries to major destinations, including the Lloyd Center, the Oregon Convention Center, and the Veteran’s Memorial Coliseum. The newest development near the site, Hassalo on Eighth, provides new public open space including stormwater facilities, gathering space, retail, and e-bike parking. Another recently completed open space is the Convention Center North Plaza, featuring stepped amphitheater seating for gathering, and planted areas that treat stormwater.

Holladay Park is the largest open space within the subdistrict, and is directly south of the site. NE Holladay Street has decorative paving and wide sidewalks and connects a number of the open spaces to the Rose Quarter Transit Center. This paving ends at Holladay Park. Buckman Field Park provides an additional green open space 16 minutes from the Lloyd Center, at a 3 mph walking pace.

The Sullivan’s Gulch Trail is a proposed trail that would connect the I-205 multi-use path to the Eastbank Esplanade. It is envisioned to provide a safe, comfortable, and direct active transportation and recreation option that is separated from vehicle traffic.

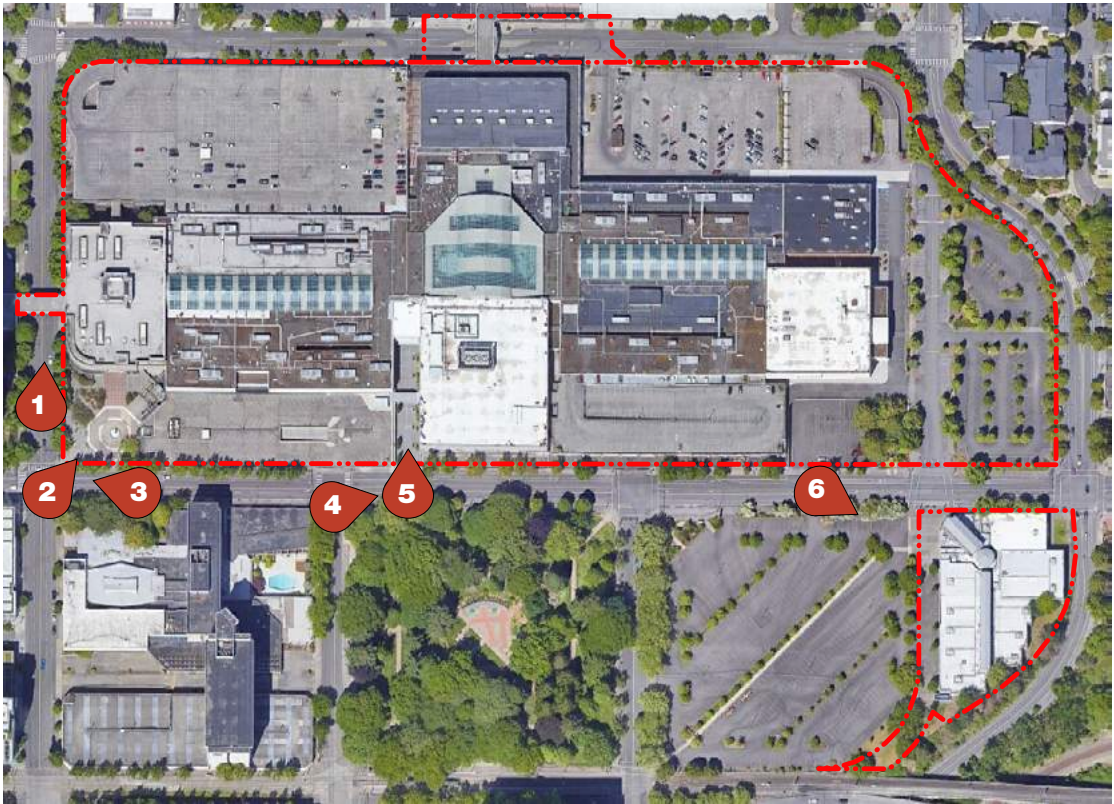
Legend:

Site Boundary

Plaza/Hardscape

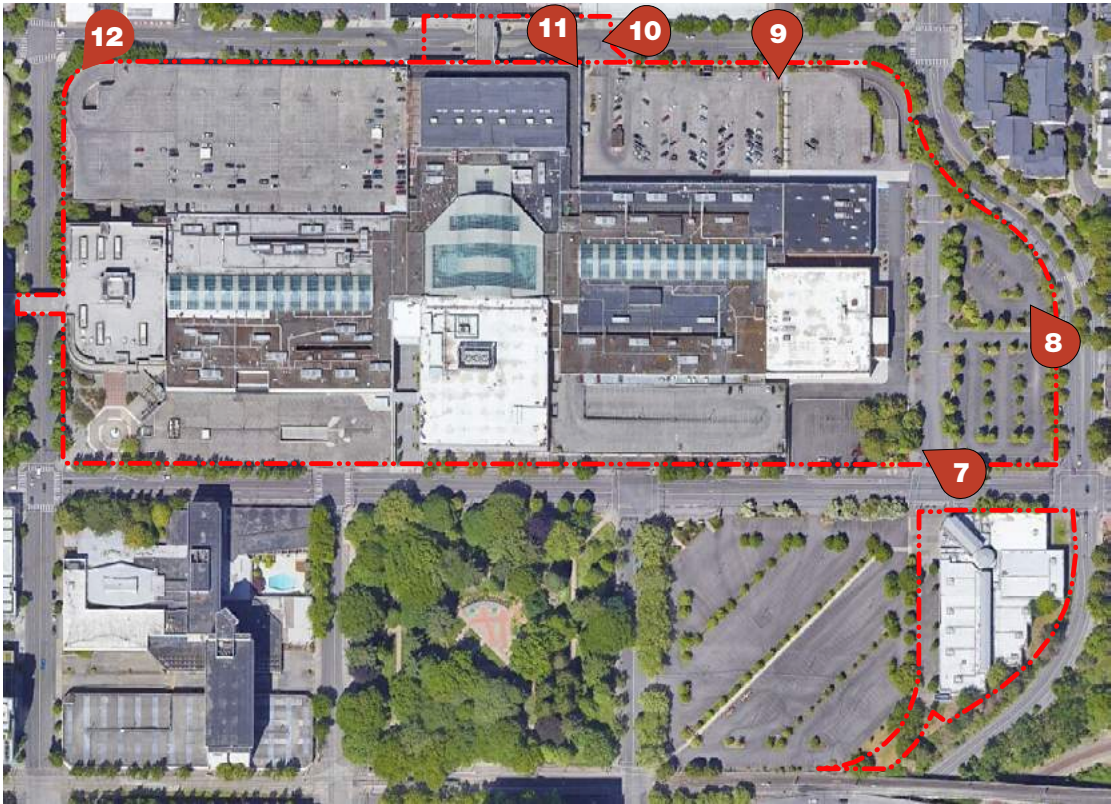


Site Photos





Site Photos

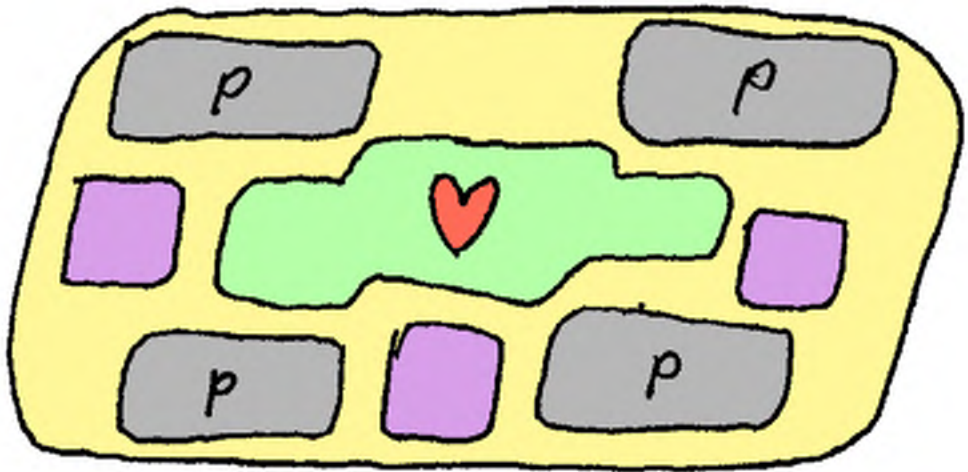




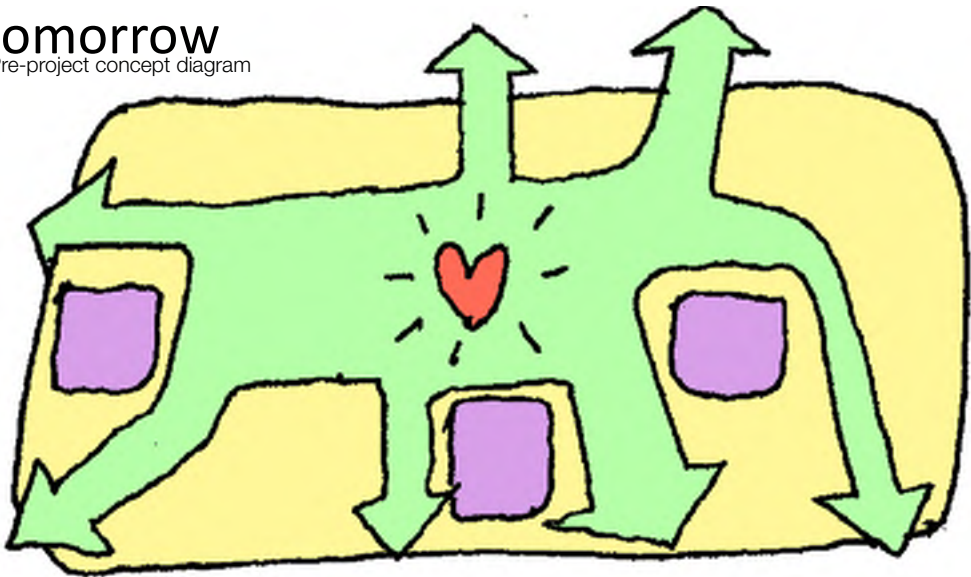
Where do we start?  
... with two big moves

- Reverse the inward-facing layout throughout . . .
- Perforate the “wall of parking” surrounding the site
- Re-introduce select portions of the street grid

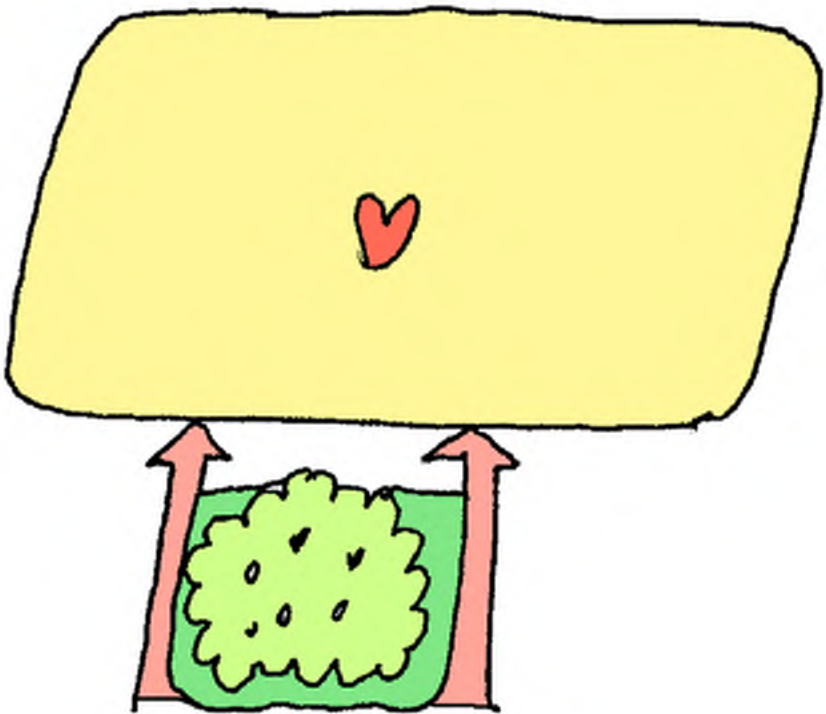
today



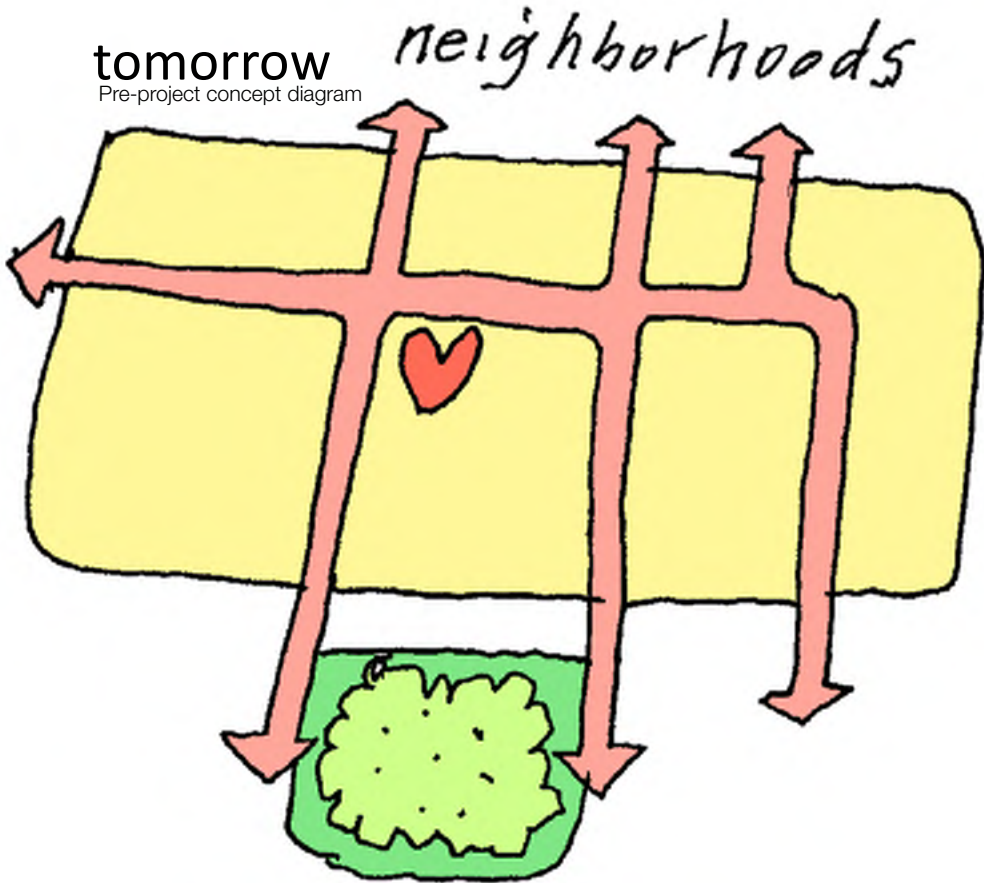
tomorrow  
Pre-project concept diagram



today



tomorrow  
Pre-project concept diagram





# DESIGN INSPIRATIONS

**Portland sublime**

**a development  
authentic to Portland  
and the surrounding  
environment**

**A great  
neighborhood**

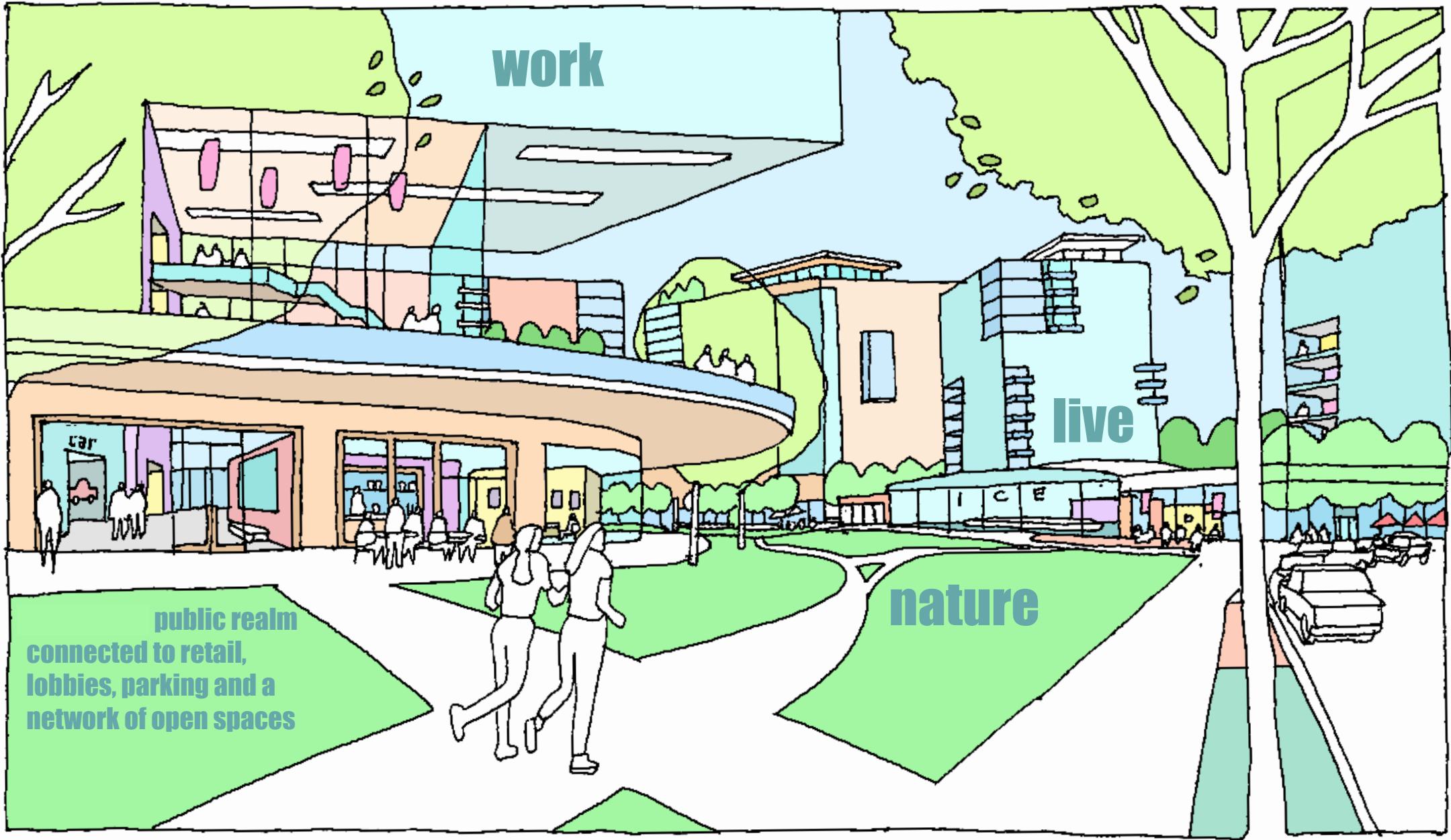
**clearly distinct from  
other neighborhoods**

A GREAT NEIGHBORHOOD



# A new lifestyle neighborhood

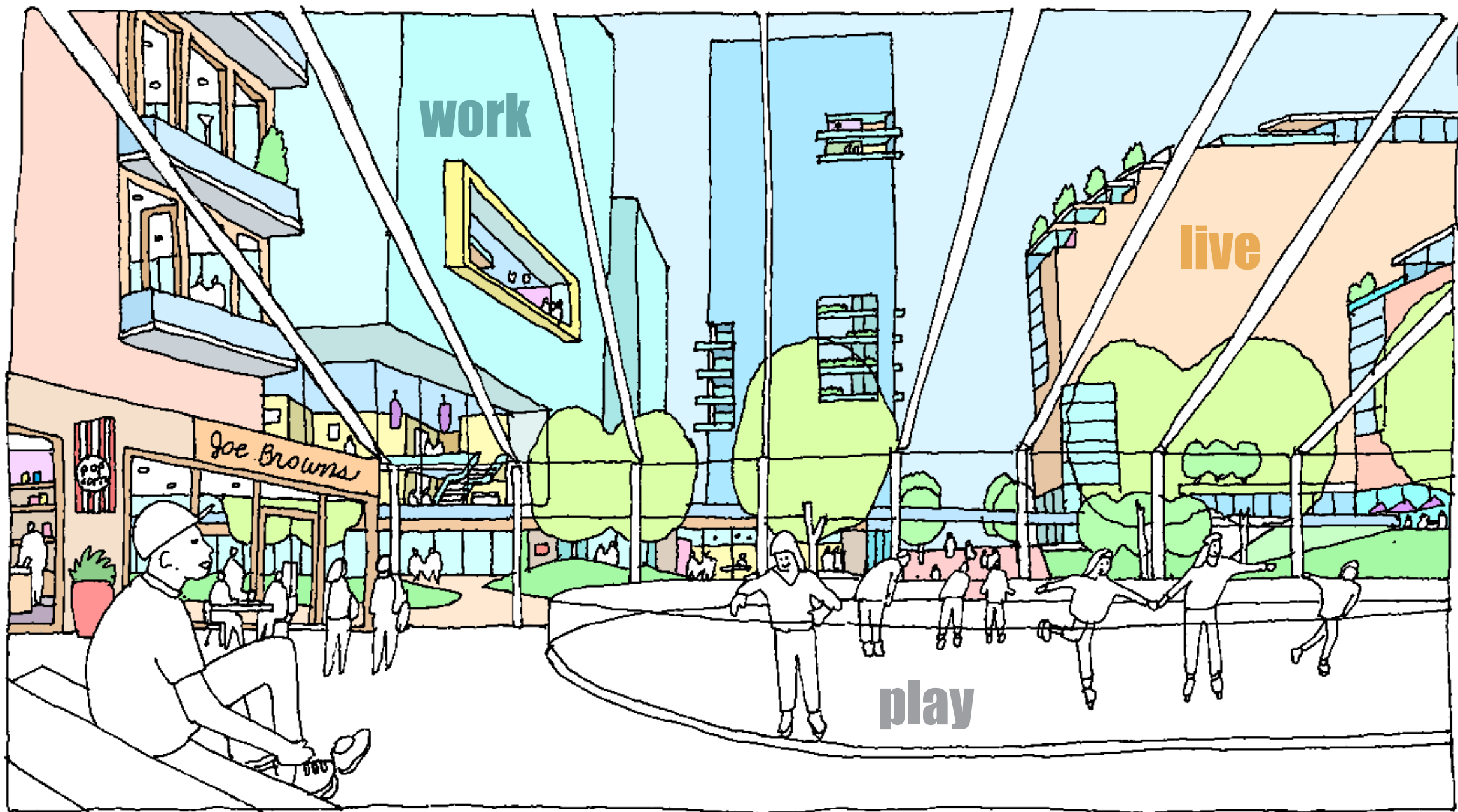
Distinctive and connected public realm





# A place for the community

A diverse and mixed use neighborhood with the ice rink at its heart





# Urban Context

A network of open spaces to complement Holladay Park





# Vision Statement

Redevelopment of the Lloyd Center site will establish a new and vibrant center of urban life for NE Portland and the Central City.

The vision for the future of the Lloyd Center site is one that renews Lloyd Center's historic identity as a regional destination, but integrates new residential, retail, entertainment and employment uses with a dynamic and connected public realm. Where the current inward-facing, auto-oriented mall creates barriers between Lloyd and NE Portland neighborhoods, the redeveloped Lloyd Center site will create community gathering spaces that are welcoming and accessible for all. Design of public spaces will authentically reflect the natural and cultural identities of Portland, Oregon and the Pacific Northwest, while distinguishing redeveloped Lloyd Center site as a new, distinct neighborhood characterized by sustainability and economic vitality.

## Goals, Strategies, Big Moves

- Infuse the site with energy through high-density residential, office and retail development.
- Anchor site identity in the Portland sublime, with unique and authentic landscape and public realm design.
- Create a sequence of distinct but complementary connected open spaces.
- Establish strong connections to the surrounding urban fabric and street network.
- Prioritize pedestrian, bike, and local vehicular access with limited through streets.

Concept Alternatives

Three distinct concept alternatives were developed and reviewed with City staff.

KEY COMPONENTS		A	B	C
Mixed Use District		<ul style="list-style-type: none"><li>Creates a variety of parcels at a range of sizes, each with an edge on the site perimeter and a face to the central open space.</li></ul>	<ul style="list-style-type: none"><li>Intentionally creates a hierarchy of block sizes for a range of uses</li></ul>	<ul style="list-style-type: none"><li>Simple, scalable block pattern, most resembling typical Portland grid</li></ul>
Public Realm		<ul style="list-style-type: none"><li>Central connected open spaces create sweeping vistas through the site.</li><li>Curving organic building edges contribute to natural qualities of the public realm.</li></ul>	<ul style="list-style-type: none"><li>Meandering green path connects episodic open spaces, creating a sense of discovery</li><li>Opportunity to create terminus views where gateways, spaces, and pathways meet building lobbies, retail, and special function areas</li></ul>	<ul style="list-style-type: none"><li>Open spaces connected by promenades or green streets</li><li>Opportunity to carry landscape through site on buildings and building frontage zones</li></ul>
Open Spaces		<ul style="list-style-type: none"><li>Open spaces are seamlessly and visually connected horizontally and vertically by the ribbon.</li></ul>	<ul style="list-style-type: none"><li>Five distinct and diverse open spaces, all connected by a green meandering pathway, itself a defining open space element</li><li>12th St. Axis reinforced as a central North-South promenade</li></ul>	<ul style="list-style-type: none"><li>Five distinct and diverse open spaces connected by two pedestrian focused promenades or streets perpendicular to the vehicular grid</li><li>12th St. Axis reinforced as a central North-South promenade</li></ul>
Leverage the Grade Change		<ul style="list-style-type: none"><li>Multi-level public realm established by a connected ribbon around the central open spaces, which can engage upper levels of buildings (restaurants, gyms, building lobbies, and outdoor amenity spaces)</li></ul>	<ul style="list-style-type: none"><li>Meandering pathway can naturally and gradually climb through the site</li><li>Buildings along North edges of site may establish active edges at multiple levels</li><li>Promenade may include stairs, ramps or other signature elements to create transition</li></ul>	<ul style="list-style-type: none"><li>Buildings along North edges of site may establish active edges at multiple levels</li><li>Promenade may include stairs, ramps or other signature elements to create transition</li></ul>
Connections		<ul style="list-style-type: none"><li>Central open space includes major nodes focused at east and west ends of site</li><li>Vehicular streets connect to existing streets approaching the site</li></ul>	<ul style="list-style-type: none"><li>Strong 12th Ave. axis extends pedestrian street from Broadway to Holladay Park</li><li>Orientation of new open space directly across from Multnomah from Holladay Park creates a green bridge and increases sightlines from Lloyd parcels to Holladay Park</li><li>Vehicular streets connect to existing streets approaching the site</li></ul>	<ul style="list-style-type: none"><li>Strong 12th Ave. axis extends pedestrian street from Broadway to Holladay Park</li><li>Orientation of new open space directly across from Multnomah from Holladay Park creates a green bridge and increases sightlines from Lloyd parcels to Holladay Park</li><li>More streets increases access</li></ul>
Circulation		<ul style="list-style-type: none"><li>Very limited vehicular access, with most pathways dedicated to pedestrians and cyclists</li></ul>	<ul style="list-style-type: none"><li>Limited vehicular access with gateways connecting to existing streets</li><li>The sequence of connected open spaces, crossing with the 12th St. Promenade establish strong East-West and North-South routes for pedestrians and cyclists</li></ul>	<ul style="list-style-type: none"><li>East-West street and promenade dedicated to pedestrian and bike traffic</li><li>Abundant North-South streets provide many connections in an intuitive way</li><li>Opportunity to truncate some North-South streets if desired</li></ul>

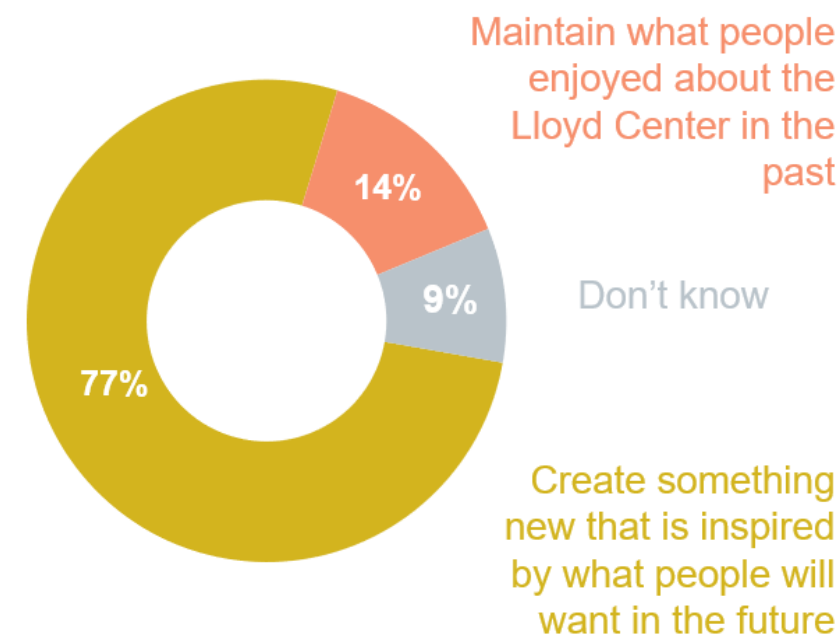
# Community Engagement

## Progress-to-date

- Developed community outreach strategy.
- Conducted city-side poll – 600 respondents.
- 80+ Opinion Leader interviews.

## Key findings/Feedback

- Portlanders are ready to embrace bold change at the Lloyd Center.
- The community’s hopes are consistent with development team’s themes for the future.
- There will be support for taking the property in an entirely new direction.



Preferred Concept

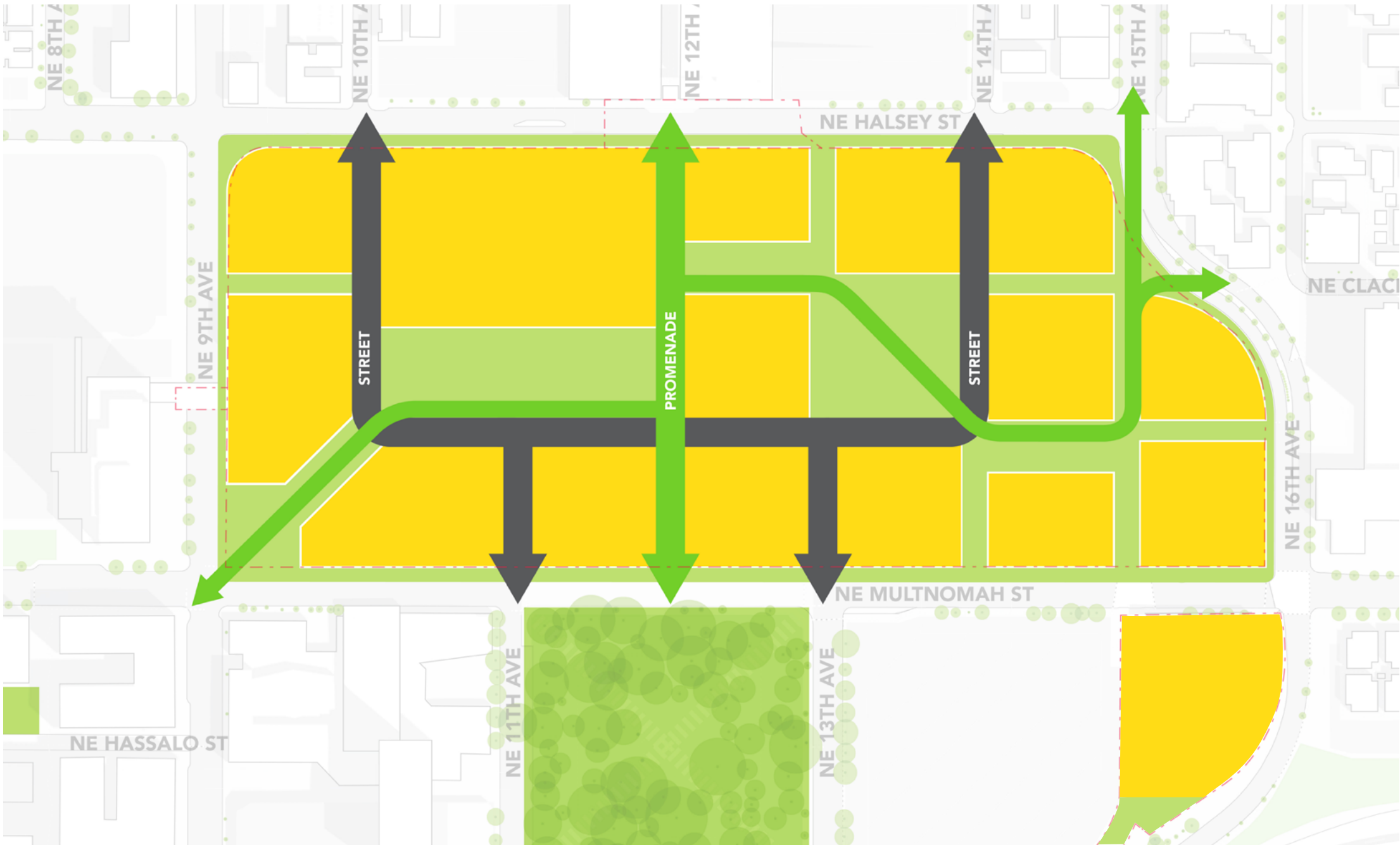
Feedback from the City of Portland supported the project team’s conclusion that a resilient, thoughtful and inclusive urban design, balanced with intentional, simple and meaningful multi-modal connections will be most successful development framework.

The preferred concept strikes a balance between Portland’s traditional 200’x200’ street grid and the opportunity to create distinct, unique spaces for development parcels and open space.

While introducing logical extensions of the existing street grid, the concept creates a framework unique to Portland’s urban fabric by providing a range of parcel sizes and a variety of significant open spaces that can be designed and programmed to create a regional draw.

An east/west public street connects a sequence of open spaces, allowing for multiple activation zones of differing scales. The eastern portion of the plan area, east of NE 13<sup>th</sup> Street, provides the opportunity to meet the residential need adjacent to the residential neighborhoods.

West of the 12<sup>th</sup> Avenue Promenade, the concept provides the opportunity to accommodate demand for additional residential development while maintaining flexibility for development of a campus-style office program and/or additional entertainment offerings.



# OPEN SPACES

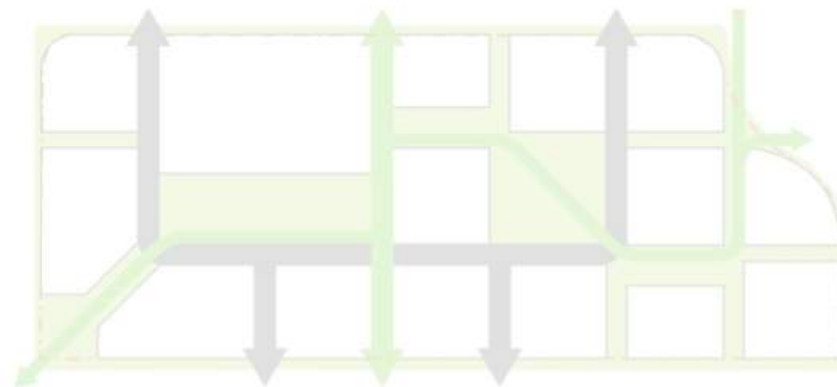


## Portland 2035 COMPREHENSIVE PLAN

**Today, the Central City is defined by natural systems. In contrast to other cities, many of Portland's iconic features are not buildings - but winding rivers... and signature open spaces.**

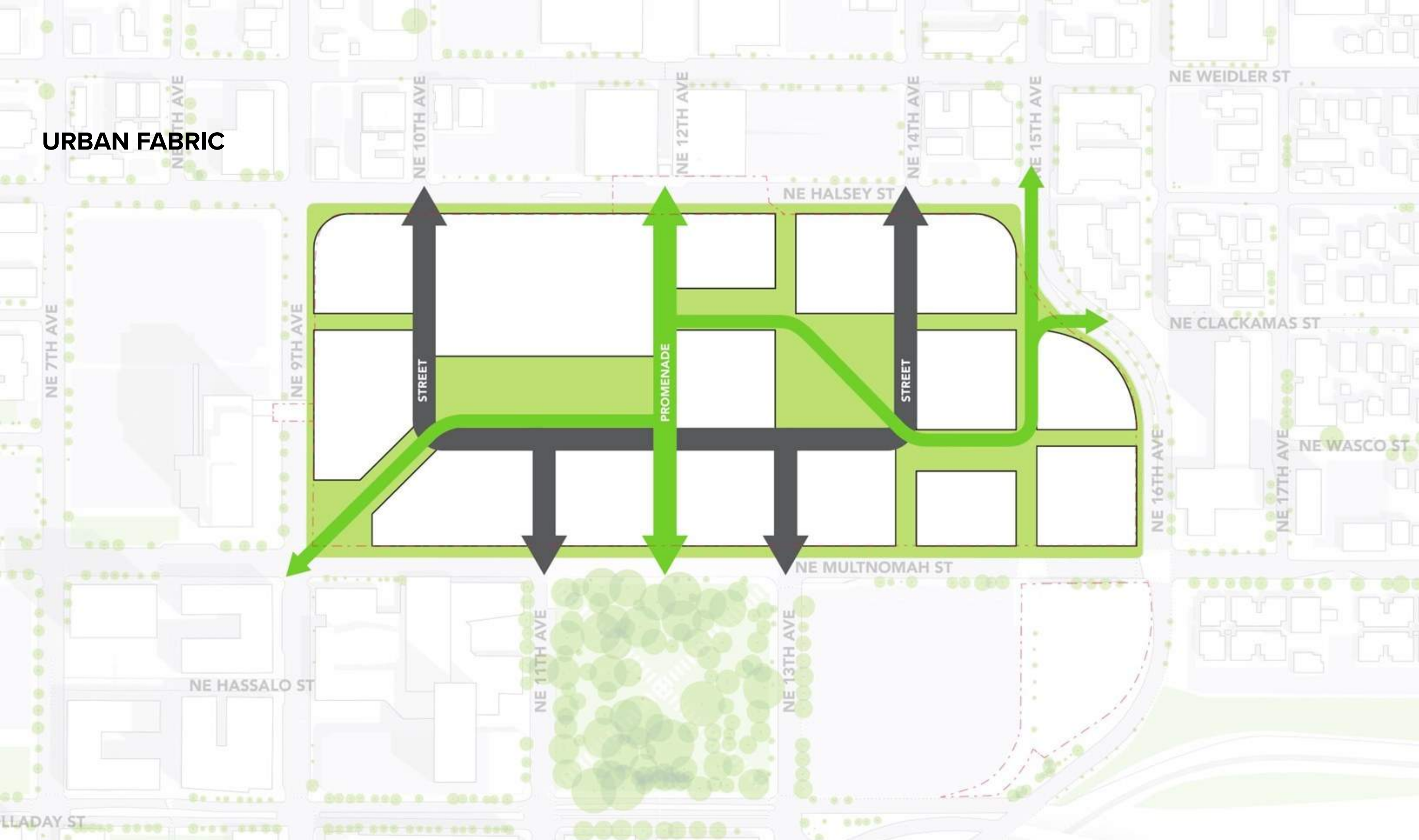
## A CONNECTED SYSTEM OF OPEN SPACES

**A network of interlaced plazas and gardens meanders through the plan area, fostering movement, exchange, and variety through the core of the district.**

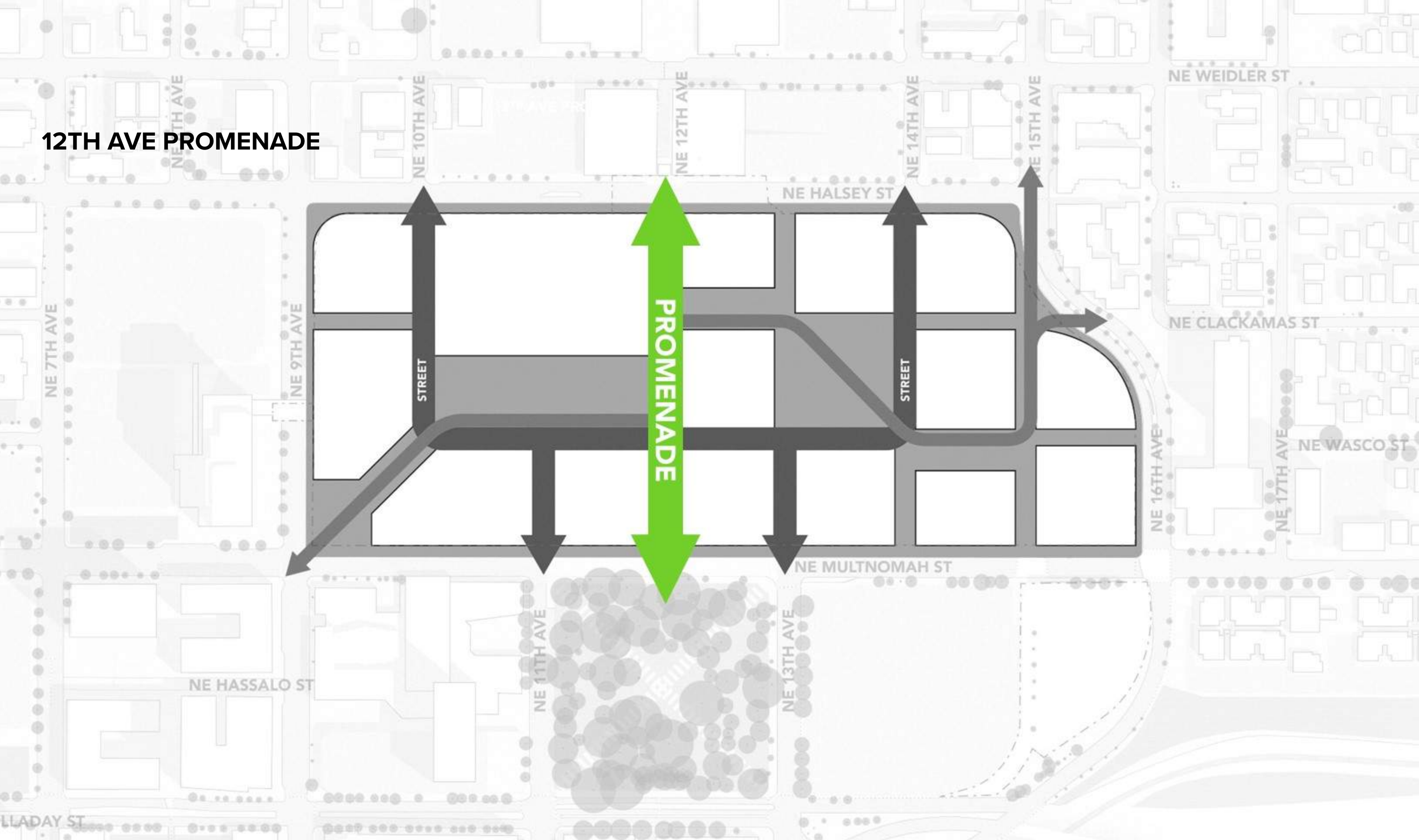


# THE 12TH AVE PROMENADE

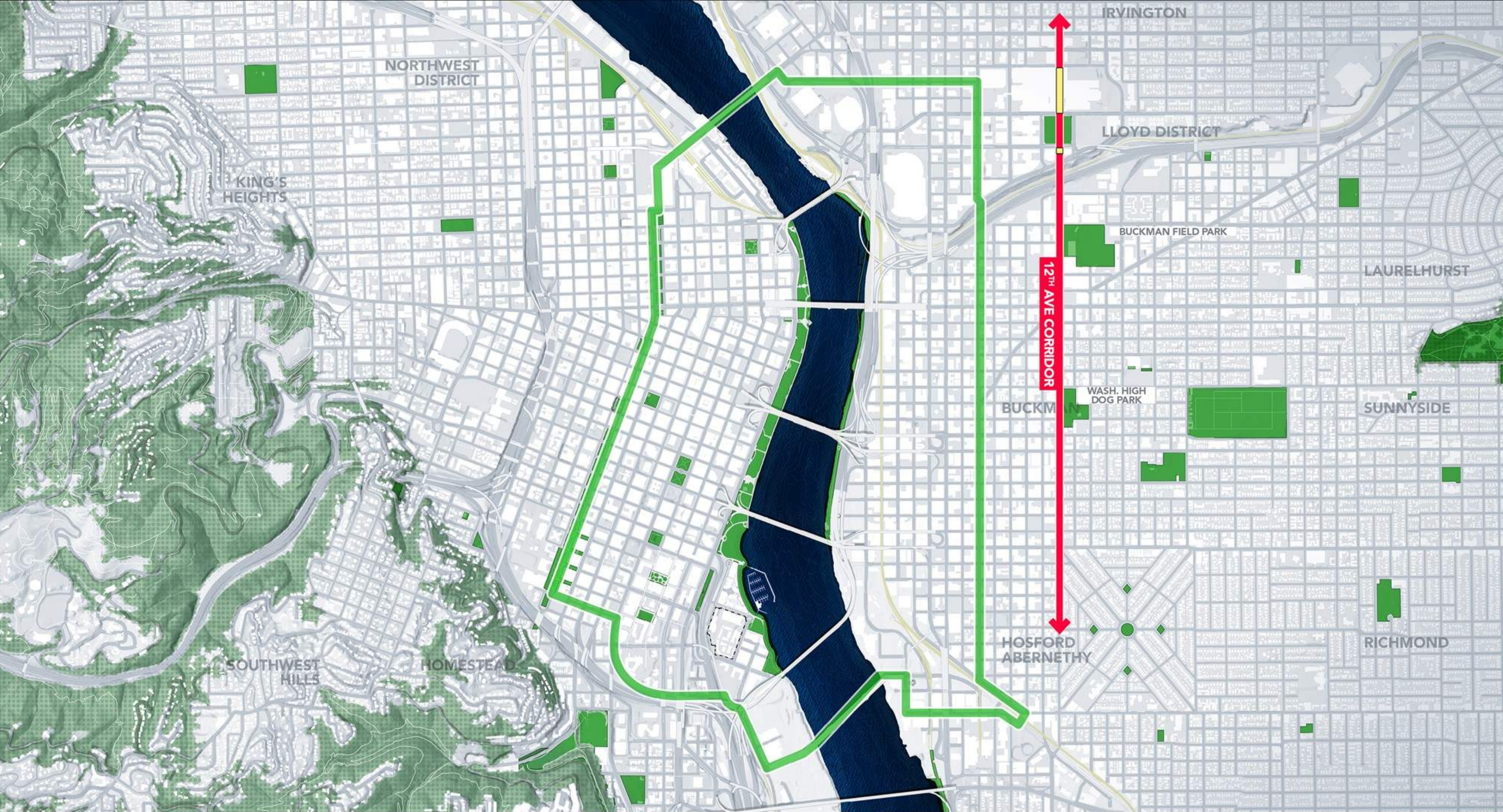
URBAN FABRIC



12TH AVE PROMENADE



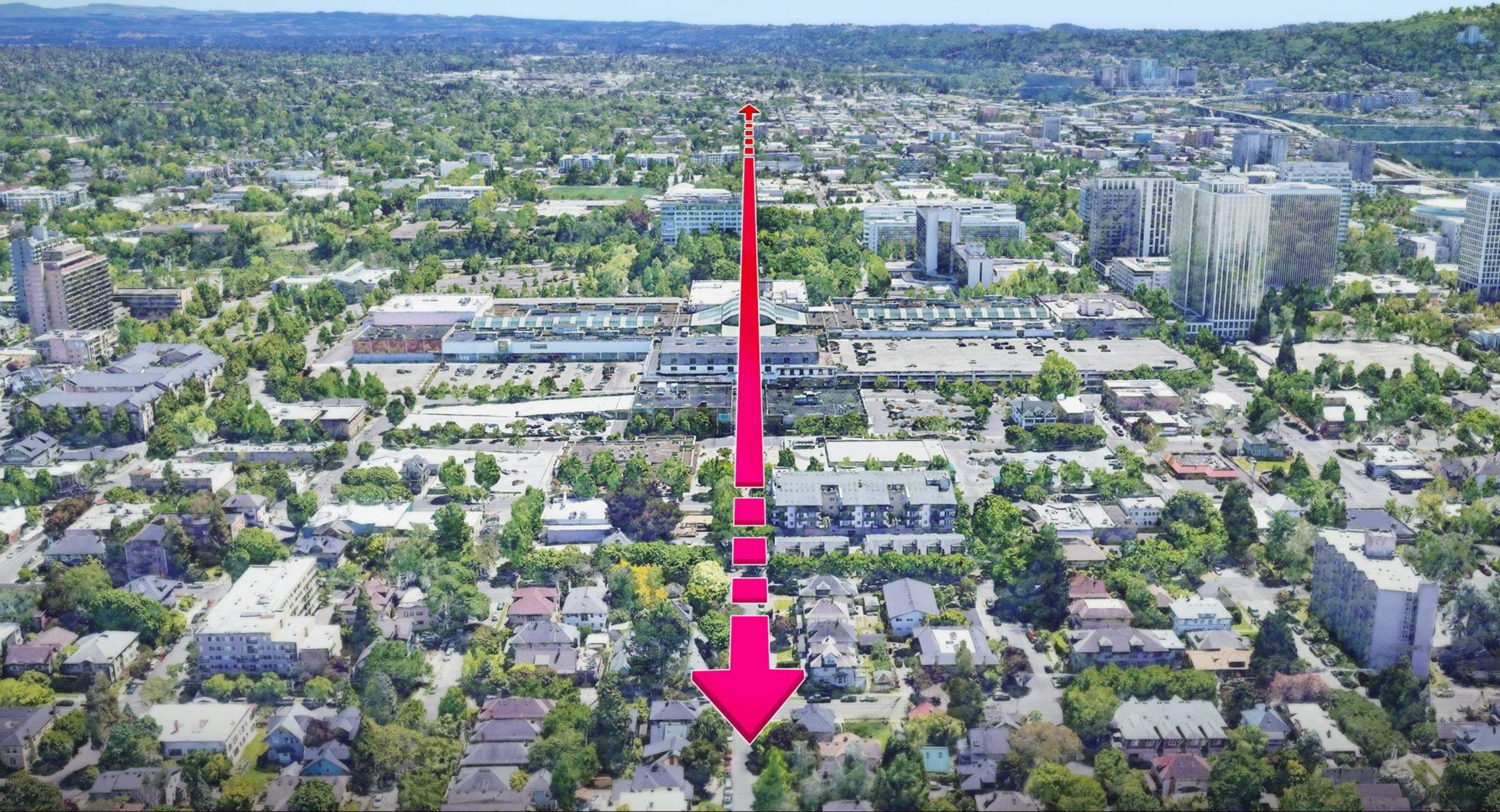




**THE 12<sup>TH</sup> AVE CORRIDOR**  
Cross I-84 · Connect Parks · Connect Neighborhoods







**REVEALED CONNECTION**  
The 12<sup>th</sup> Ave Corridor





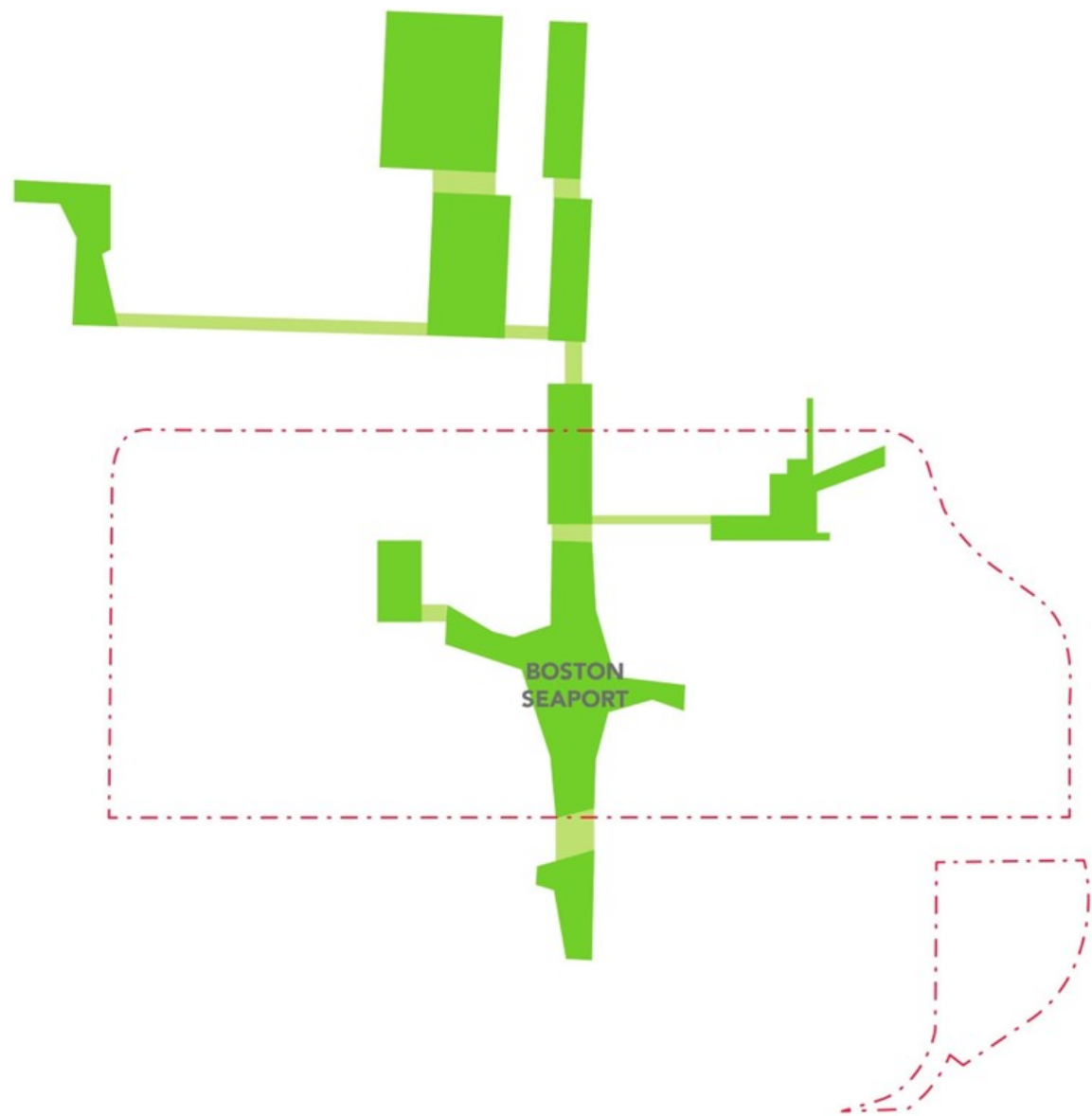
**12<sup>TH</sup> AVE PROMENADE**  
Lloyd Center Open Space





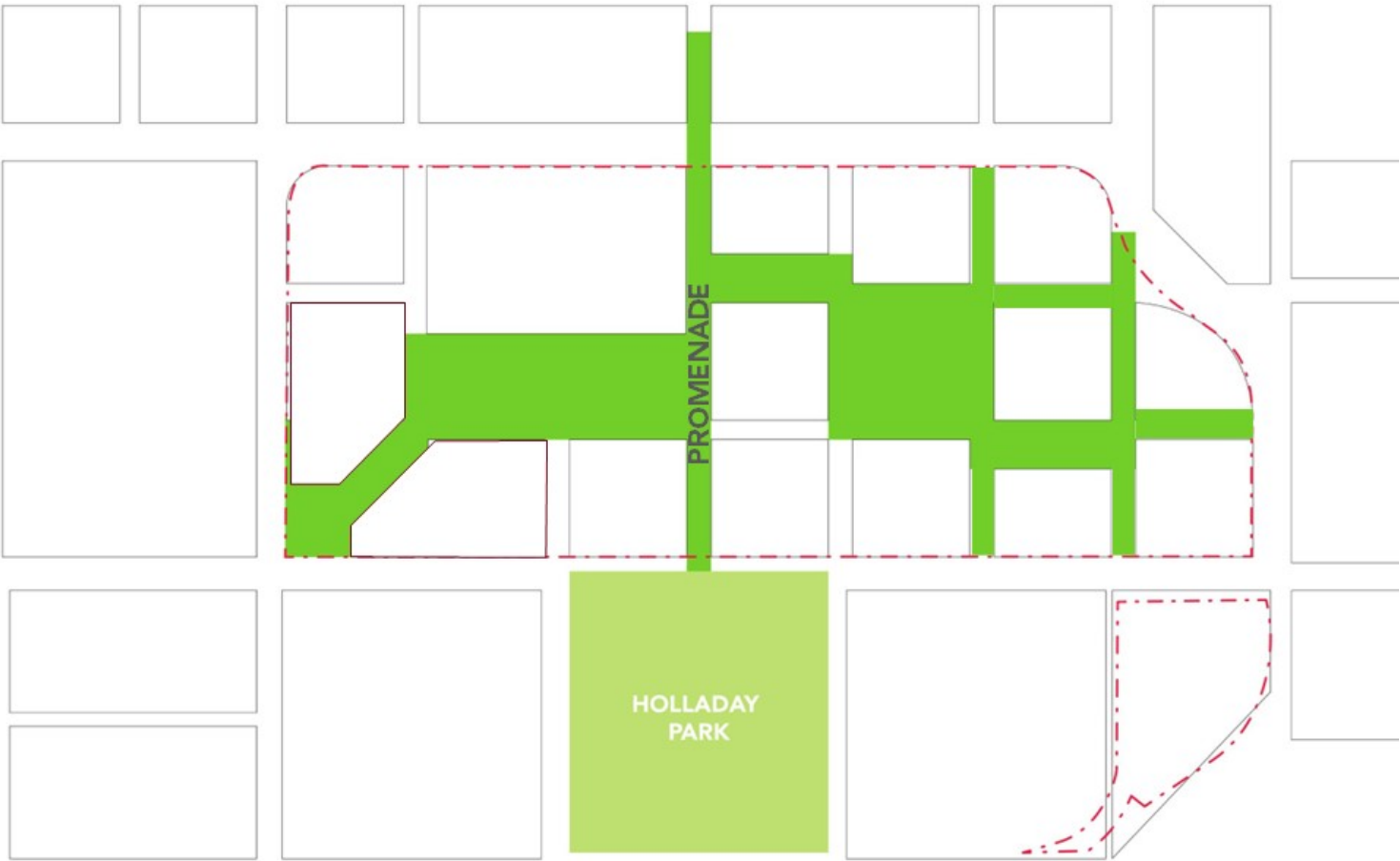
**BOSTON'S HARBOR WAY**  
Open Space Precedent





BOSTON HARBOR WAY

■ ~ 260,000 SF



PROPOSAL

■ ~ 230,000 SF

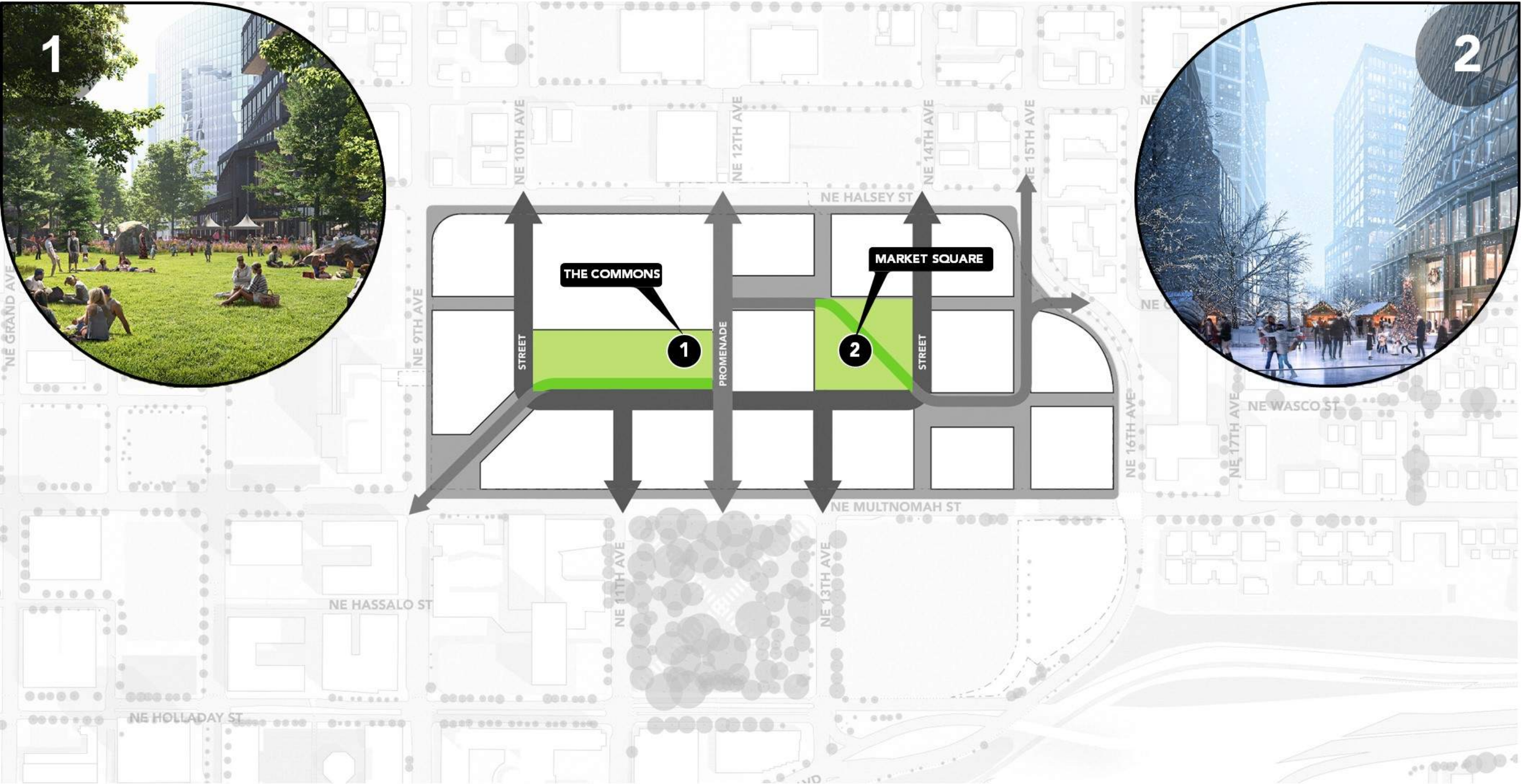
SCALE COMPARISON  
12<sup>th</sup> Ave Promenade





# 2 SIGNATURE PUBLIC SPACES





**2 SIGNATURE PUBLIC SPACES**  
Lloyd Center Open Space





cedent: Boston Harbor Way (Field Operations)

## THE COMMONS

Lloyd Center Open Space

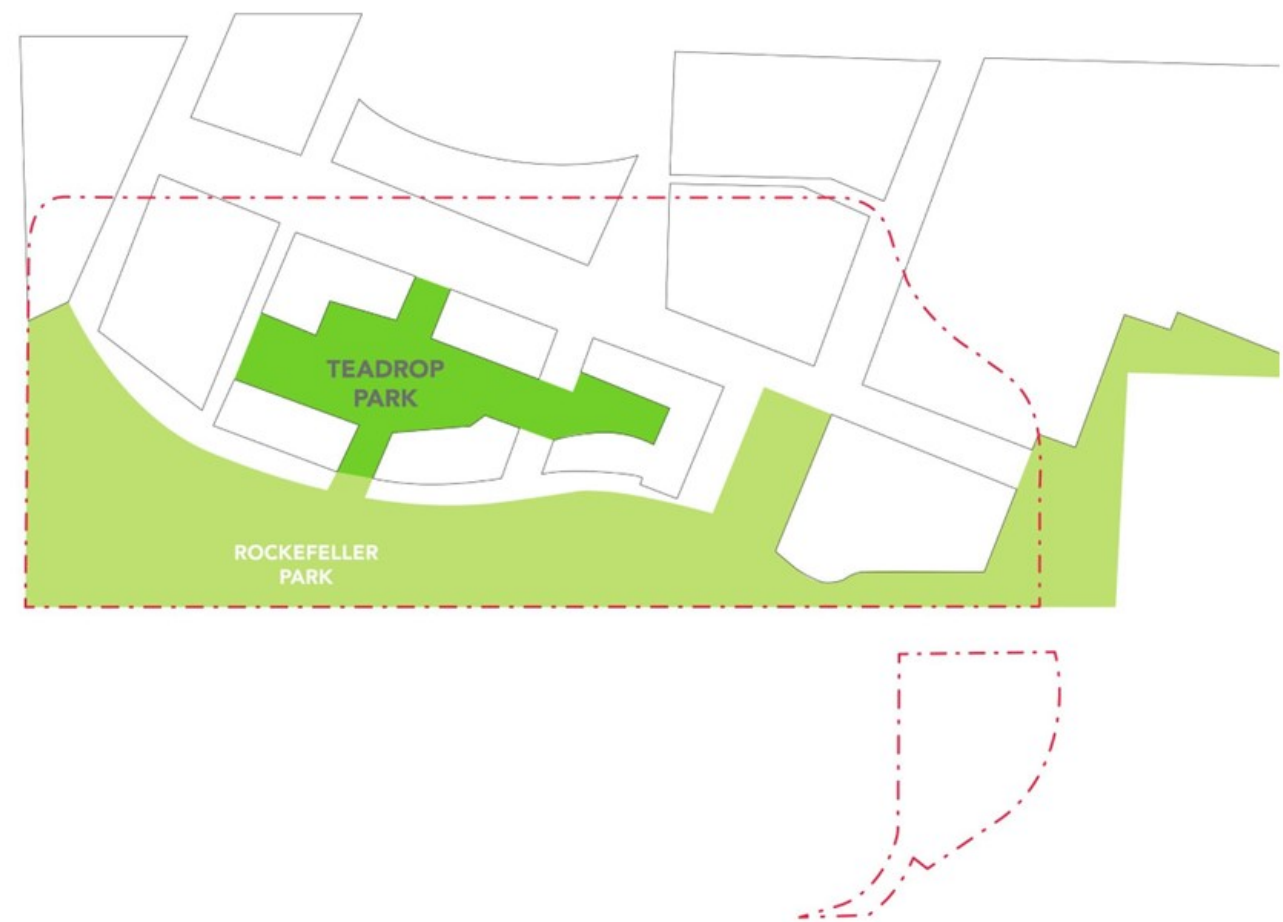




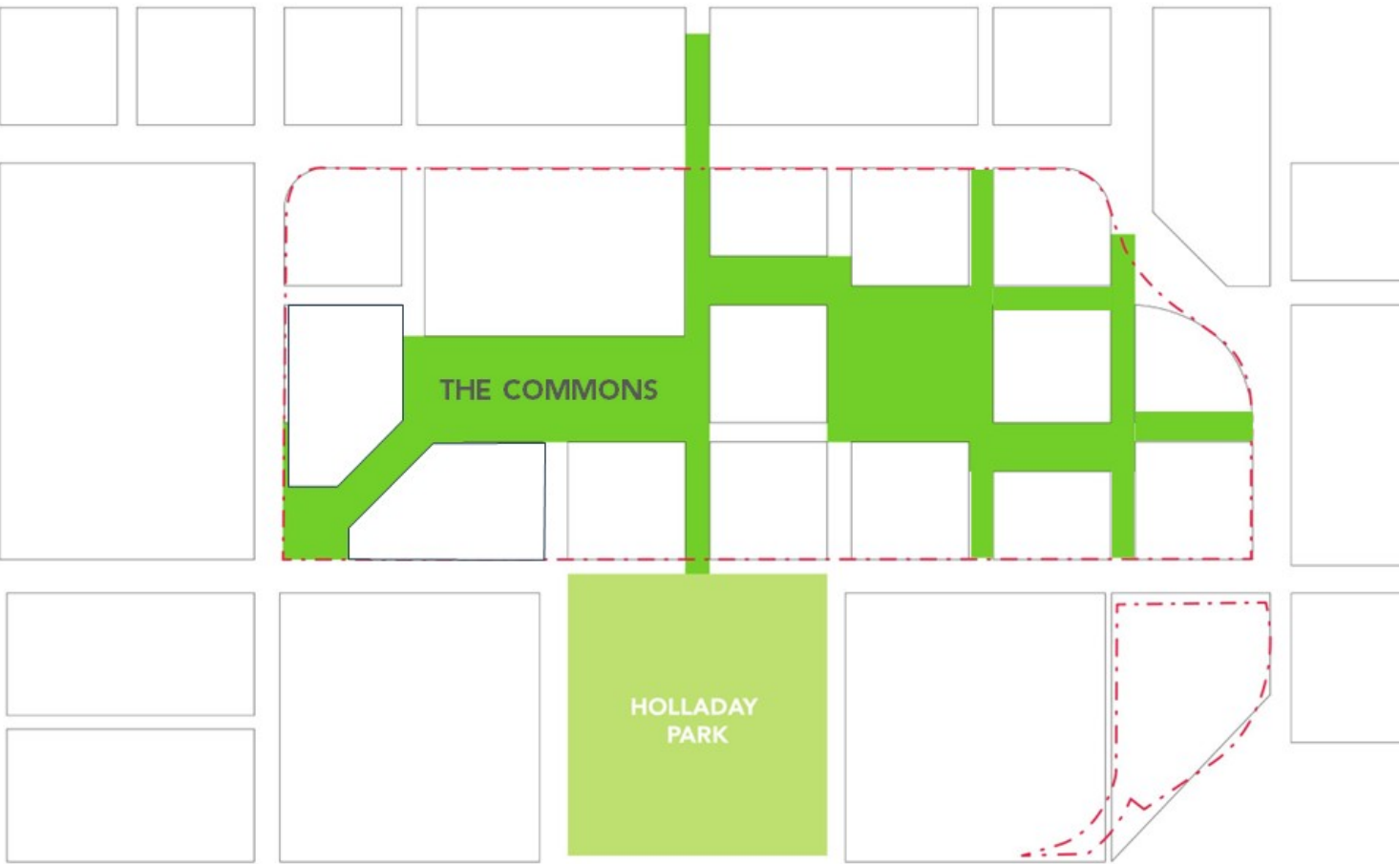
## MANHATTAN'S TEARDROP PARK

Open Space Precedent





TEARDROP PARK  
■ ~ 95,000 SF



PROPOSAL  
■ ~ 238,000 SF

SCALE COMPARISON  
The Commons



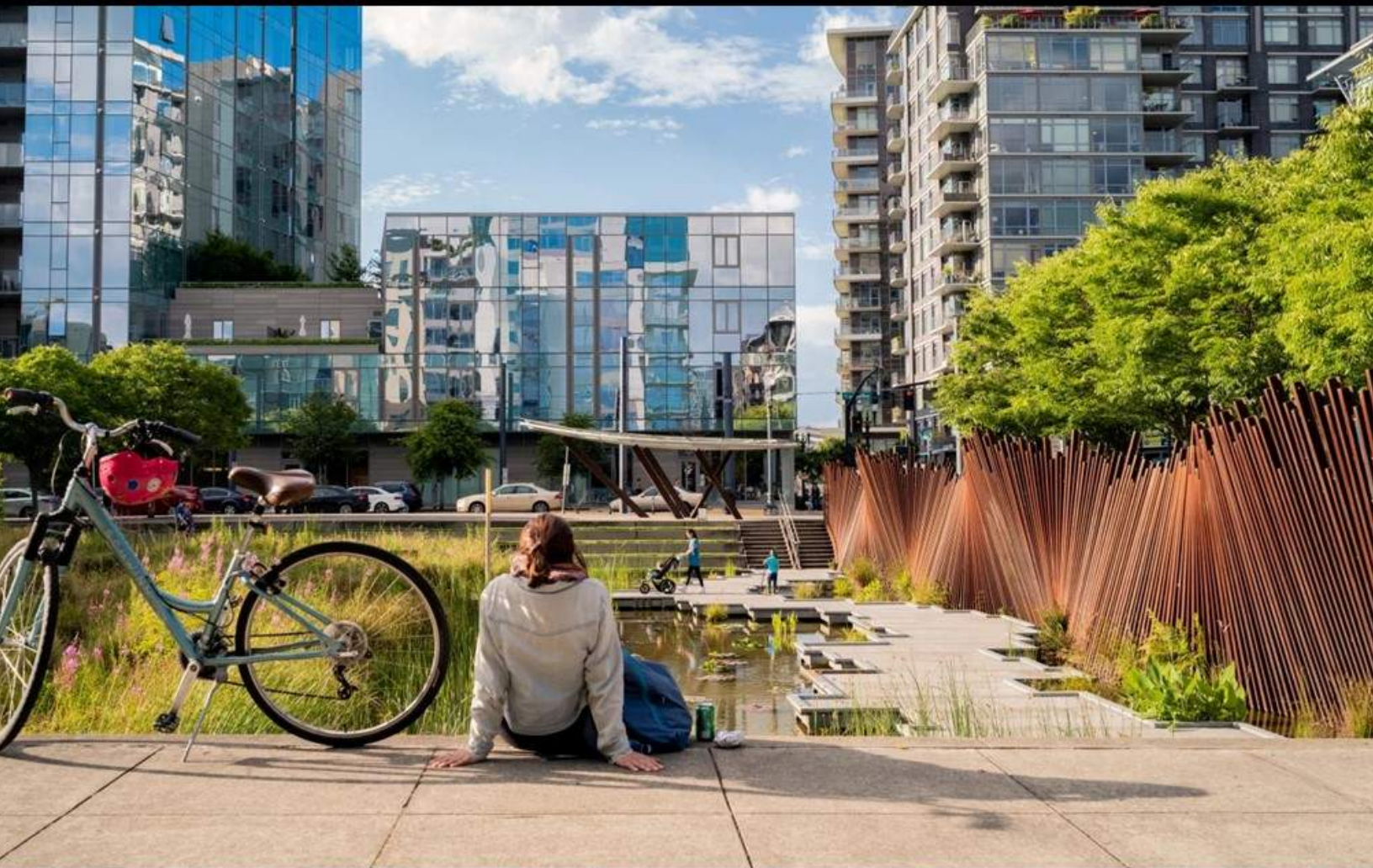




Precedent: Boston Harbor Way (Field Operations)

**MARKET SQUARE**  
Lloyd Center Open Space

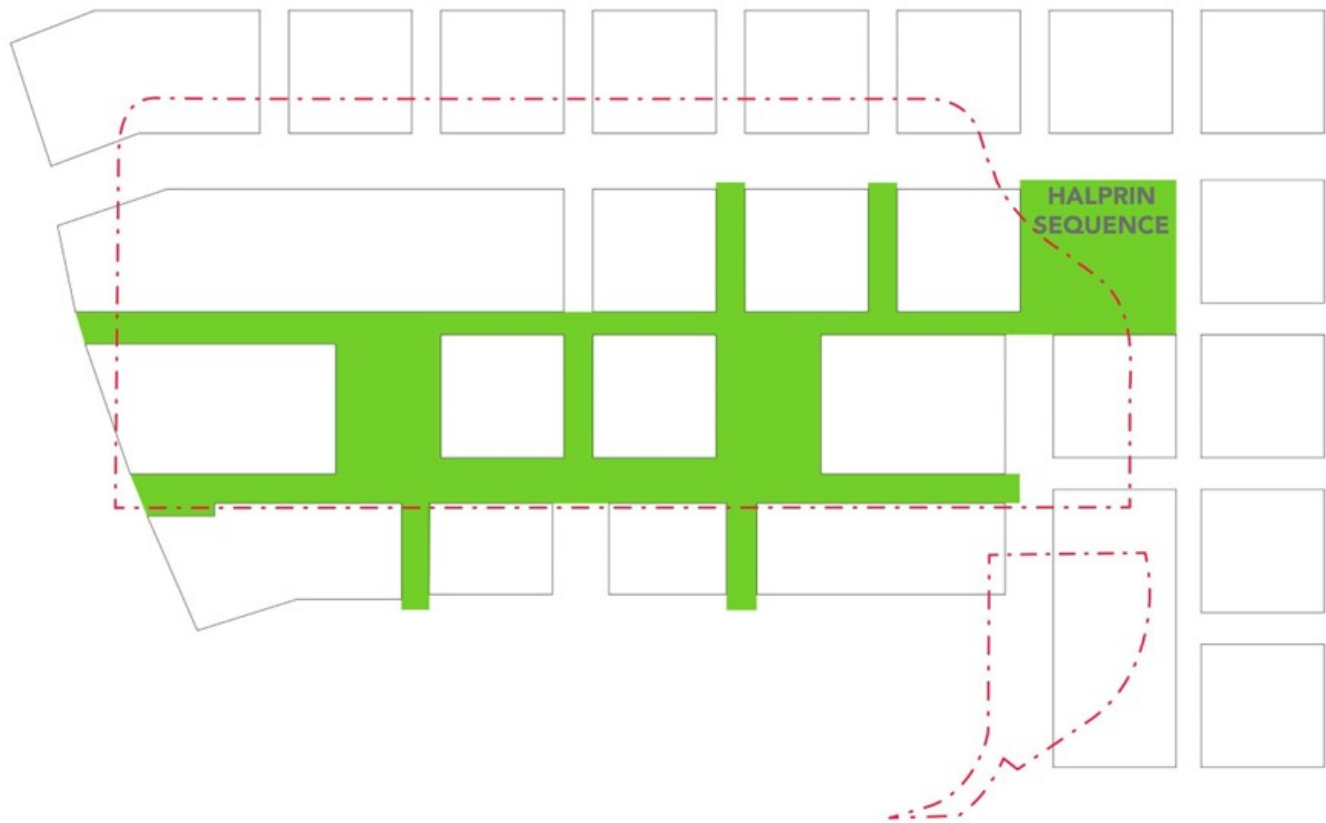




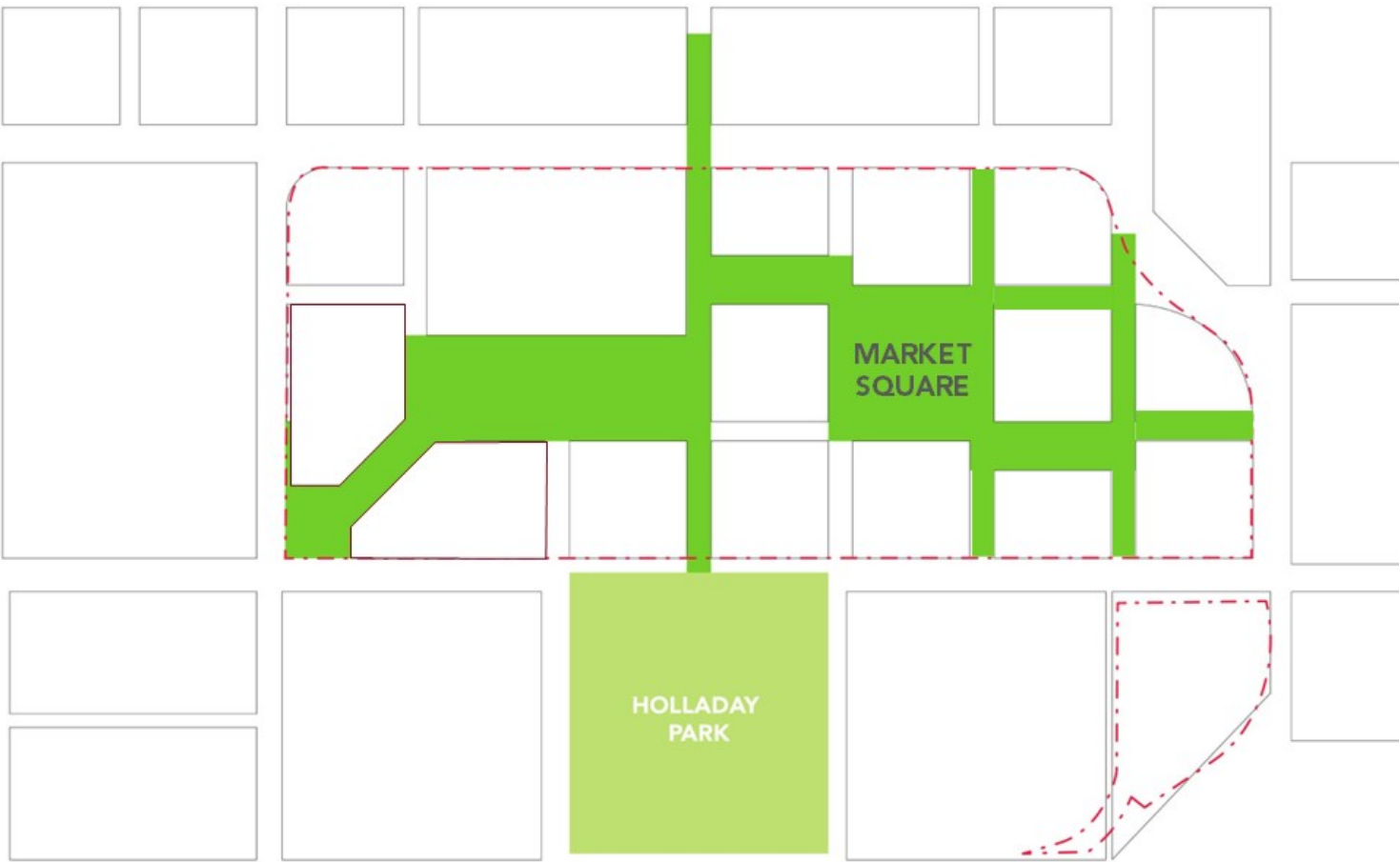
## PORTLAND'S BLOCK-SCALE PARKS

Open Space Precedent





HALPRIN SEQUENCE  
■ ~ 335,000 SF



PROPOSAL  
■ ~ 238,000 SF

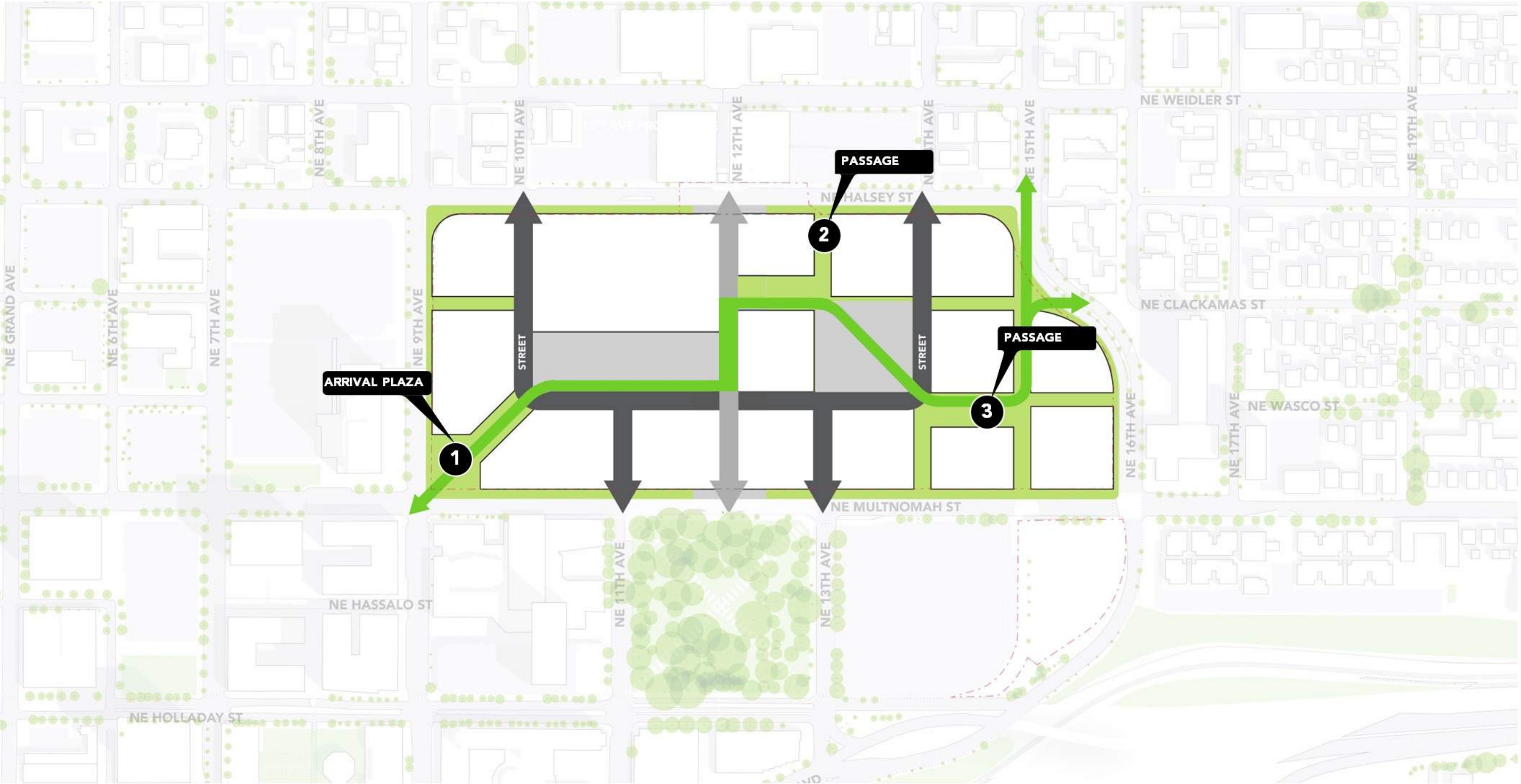
SCALE COMPARISON  
Market Square





# A NETWORK OF PLAZAS & PASSAGES





**PLAZAS & PASSAGES**  
Lloyd Center Open Space

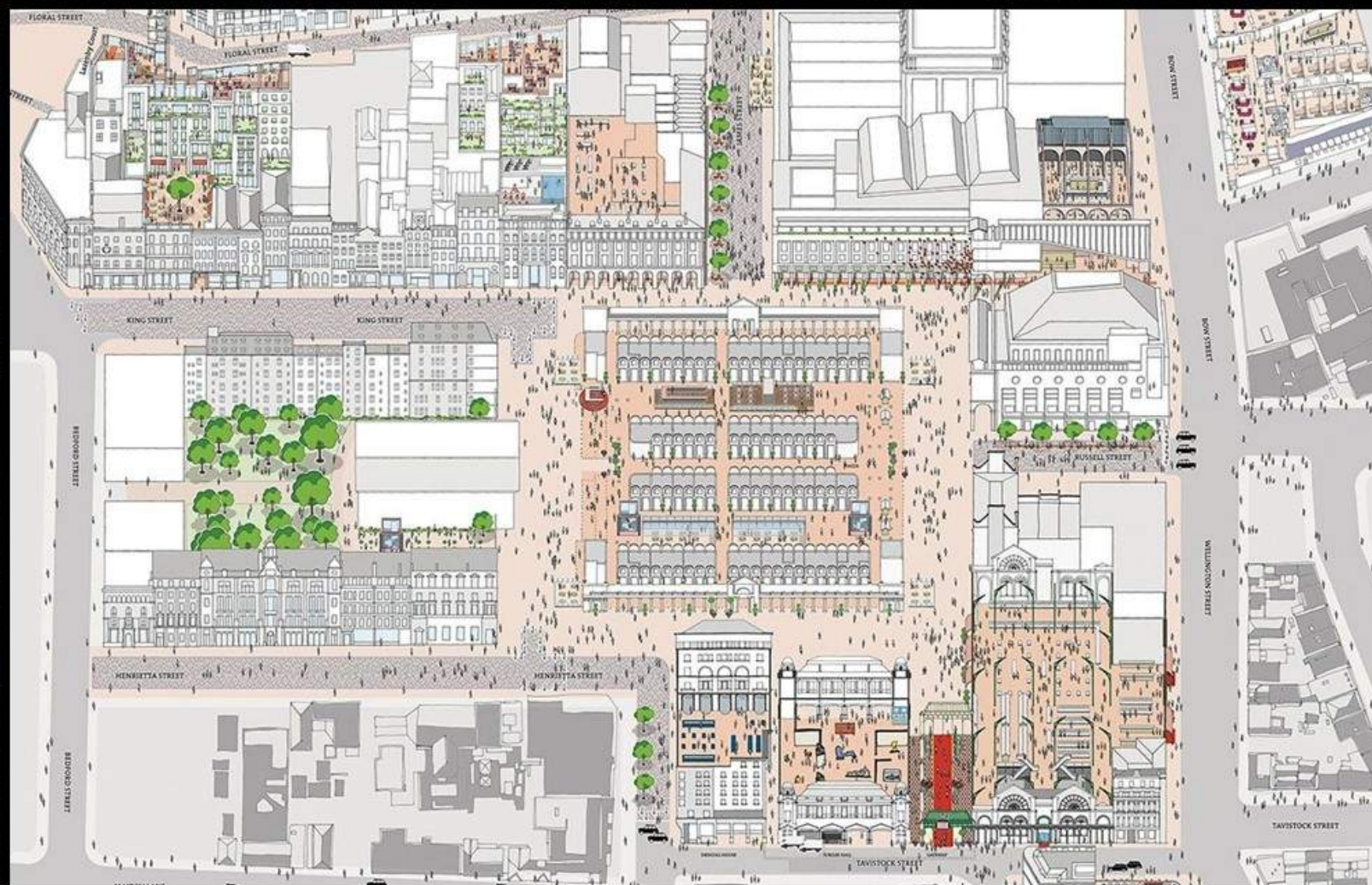




cedent: Ion Plaza (Field Operations)

"WASCO WAY"  
Lloyd Center Open Space



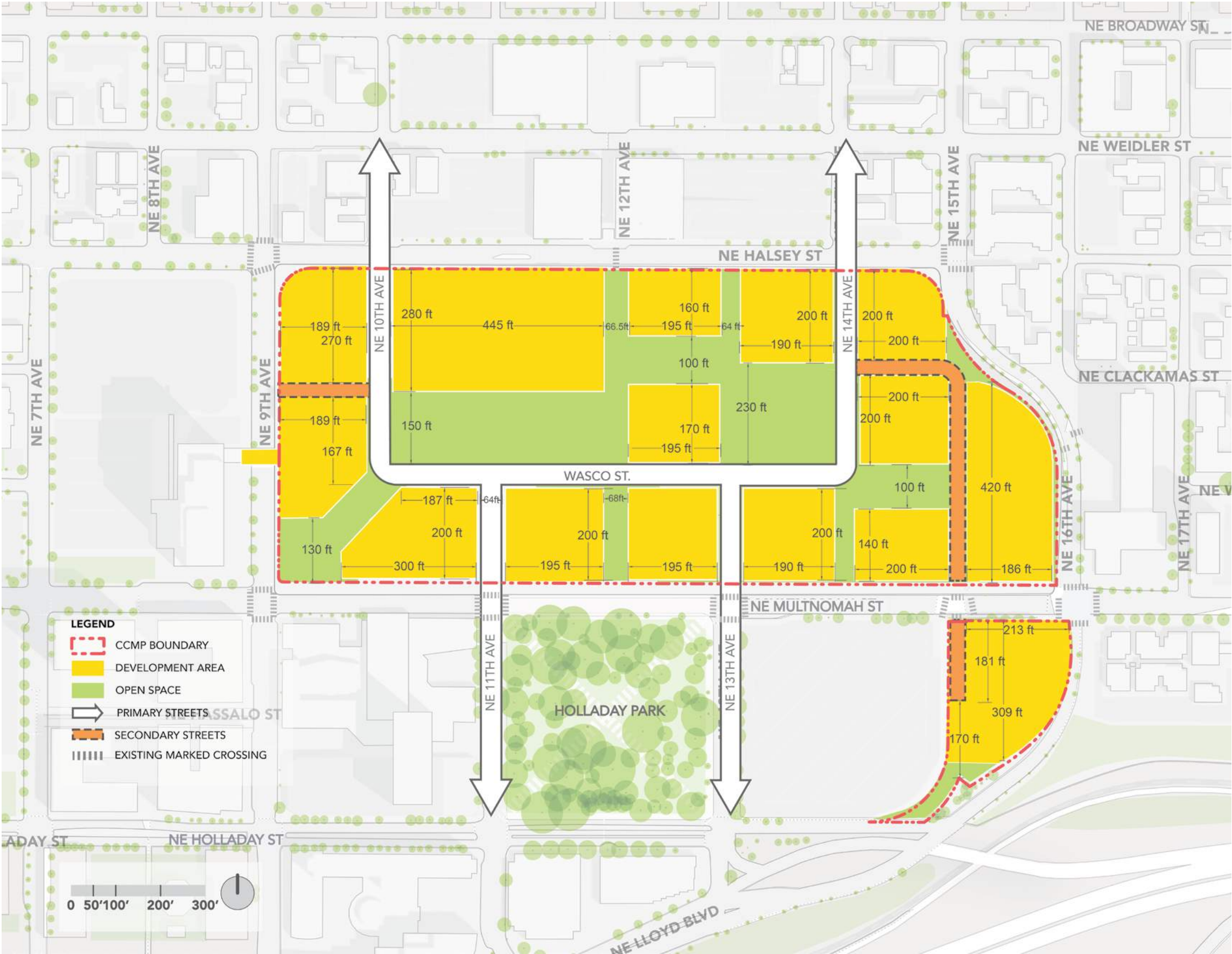


## LONDON'S COVENT GARDEN

Open Space Precedent



Conceptual Site Plan





# Conceptual Infrastructure Plan

## Stormwater

Given the density envisioned for the project, and the likely need for multiple below grade parking decks, the project will fall likely under Category 3 within the BES Stormwater Management Manual hierarchy. Category 3 requires pollution reduction and flow control before discharging to the combined sewer system. Flow control would be required to limit the 25-year post-development peak flow to the 10-year pre-development peak flow. The development will also be subject to 33.510.243 for ecoroof coverage.

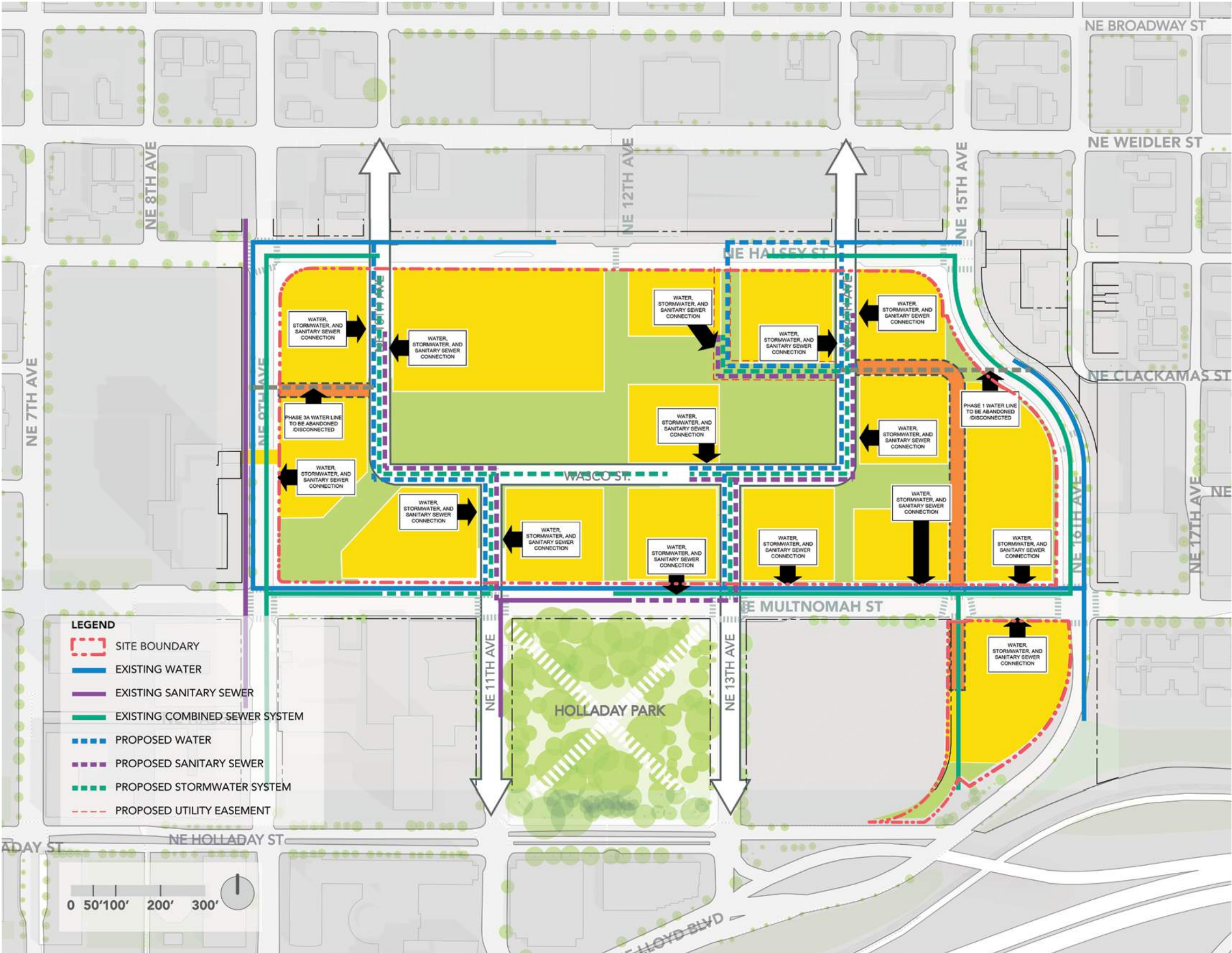
New public streets containing new public storm mains will extend into the site. The new storm mains will generally drain south toward NE Multnomah St. Final discharge basins have yet to be determined. Further coordination with BES staff will be needed to determine capacity of the downstream combination sewer system.

## Sanitary Sewer

New public streets containing new public sanitary mains will extend into the site. The new sanitary mains will generally drain south toward NE Multnomah St. Final discharge basins have yet to be determined. Further coordination with BES staff will be needed to determine capacity of the downstream combination sewer system

## Water

Similar to the storm and sanitary mains above, new public water lines would be installed in the public streets running through the site with connections to individual building sites from one of the public lines on a proposed or existing street.







# Lloyd Center Redevelopment **CENTRAL CITY MASTER PLAN**

**Design Advice Request**

EA 23-087508 DA

**12.21.2023**



# The Vision

**“Create an energized, welcoming, and inclusive neighborhood that inspires diverse communities to connect, gather, and do business.”**

- Reverse the inward-facing, auto-centric layout
- Reintroduce portions of the street grid
- Reconnect the site to surrounding neighborhoods
- Introduce a more sustainable mix of uses
  - Residential
  - Retail
  - Entertainment
  - Workspace
- Create vibrant, welcoming and connected open spaces throughout



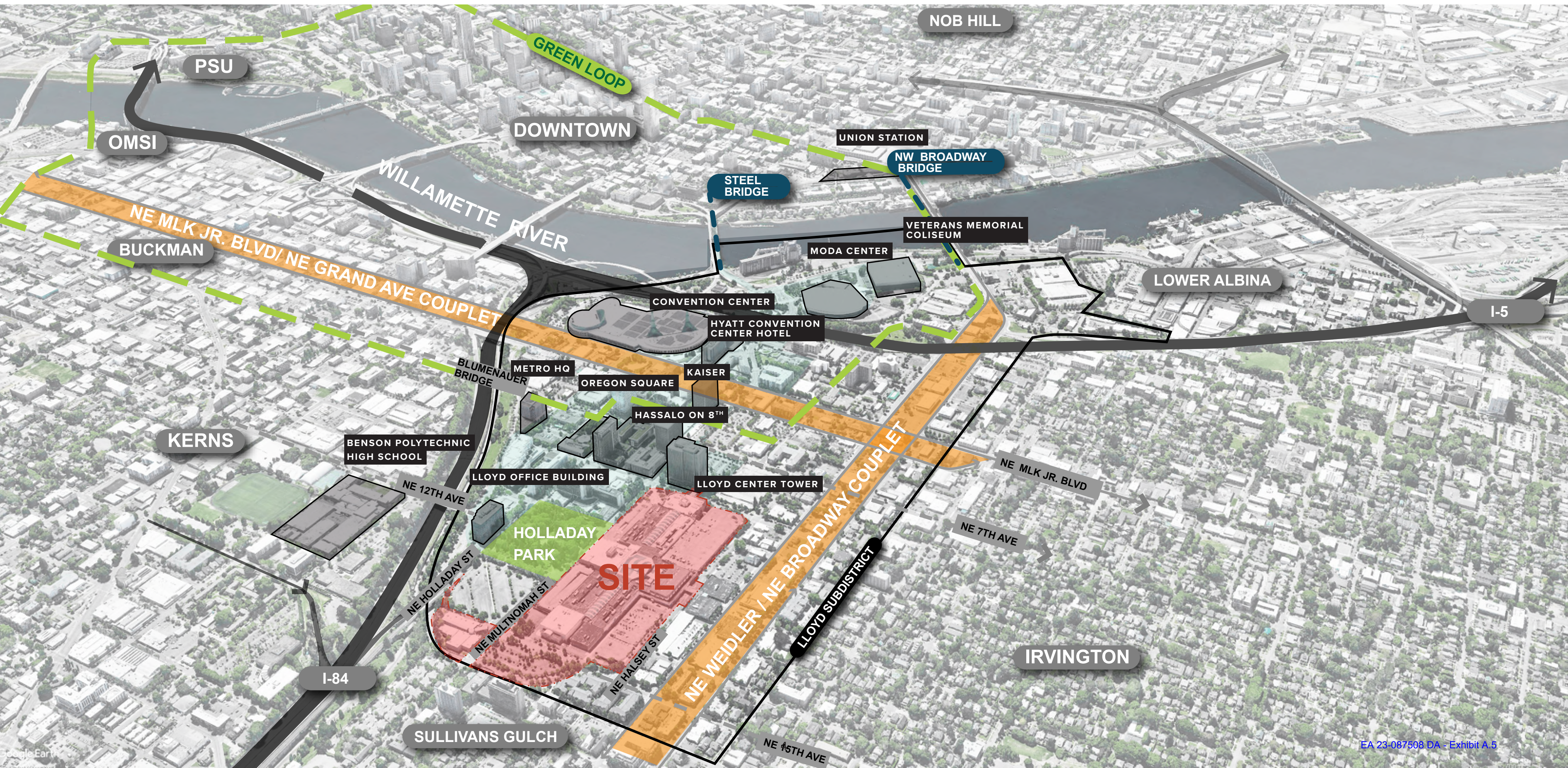




# Context Review

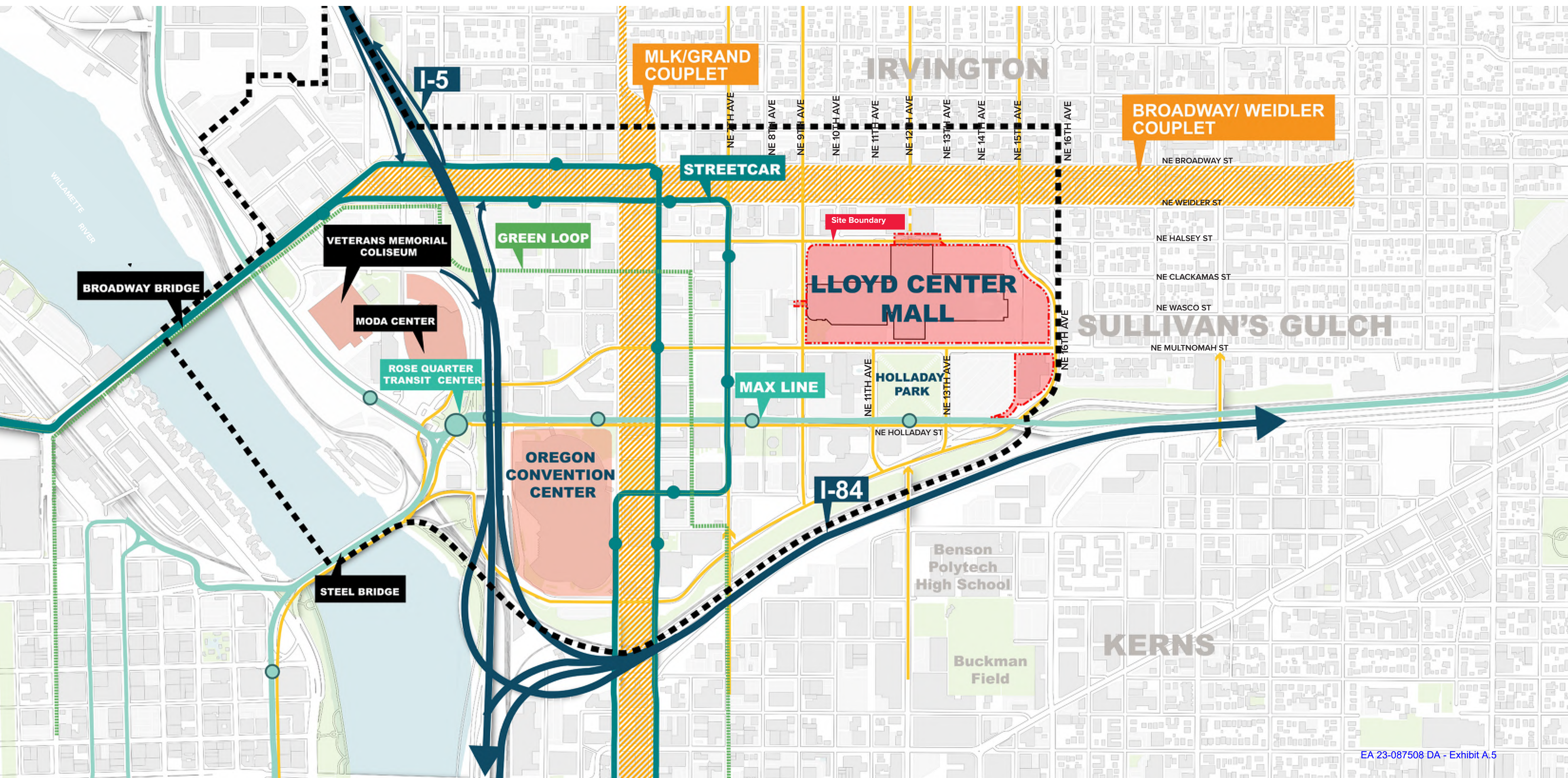


# Central City Context





# Regional Connections





An aerial photograph of a city, likely Seattle, showing a river, a bridge, and various buildings. The text "What We Heard at DAR#1" is overlaid in the center.

# What We Heard at DAR#1



# What we Heard From You

## SUMMARIZED FROM EA 23-087508 DA RECORDING

- We appreciate the opportunity for variety of types and scales of spaces, particularly the large blocks. This will help avoid monotony.
- We appreciate that the sequence of open spaces has been used to arrange the proposed development parcels. There is an opportunity for Parcel 9 to be a focal point, which is unusual in a gridded city.
- The proposed public rights of way make meaningful connections. We agree with the desire to avoid cut-through traffic.
- Pedestrian- and bike-oriented streets are unusual in this district.
- The streets should be closer to PBOT standard, but the pedestrian ways should be special.
- While the 12<sup>th</sup> Avenue Promenade cannot continue in a straight line through the light rail station, the desire line is there.
- Take the initiative to support Portland Parks & Recreation to master plan Holladay Park to rethink the circulation and make a better connection across Multnomah with the Promenade.
- Work on a safe crossing of the 15<sup>th</sup>/16<sup>th</sup> couplet at Clackamas.
- Ground floor uses need to be compatible with the open spaces.
- Please include public art and water features in your public realm thinking.
- Think about broader, district-wide sustainability initiatives.
- Don't lose sight of the importance of the ice rink.

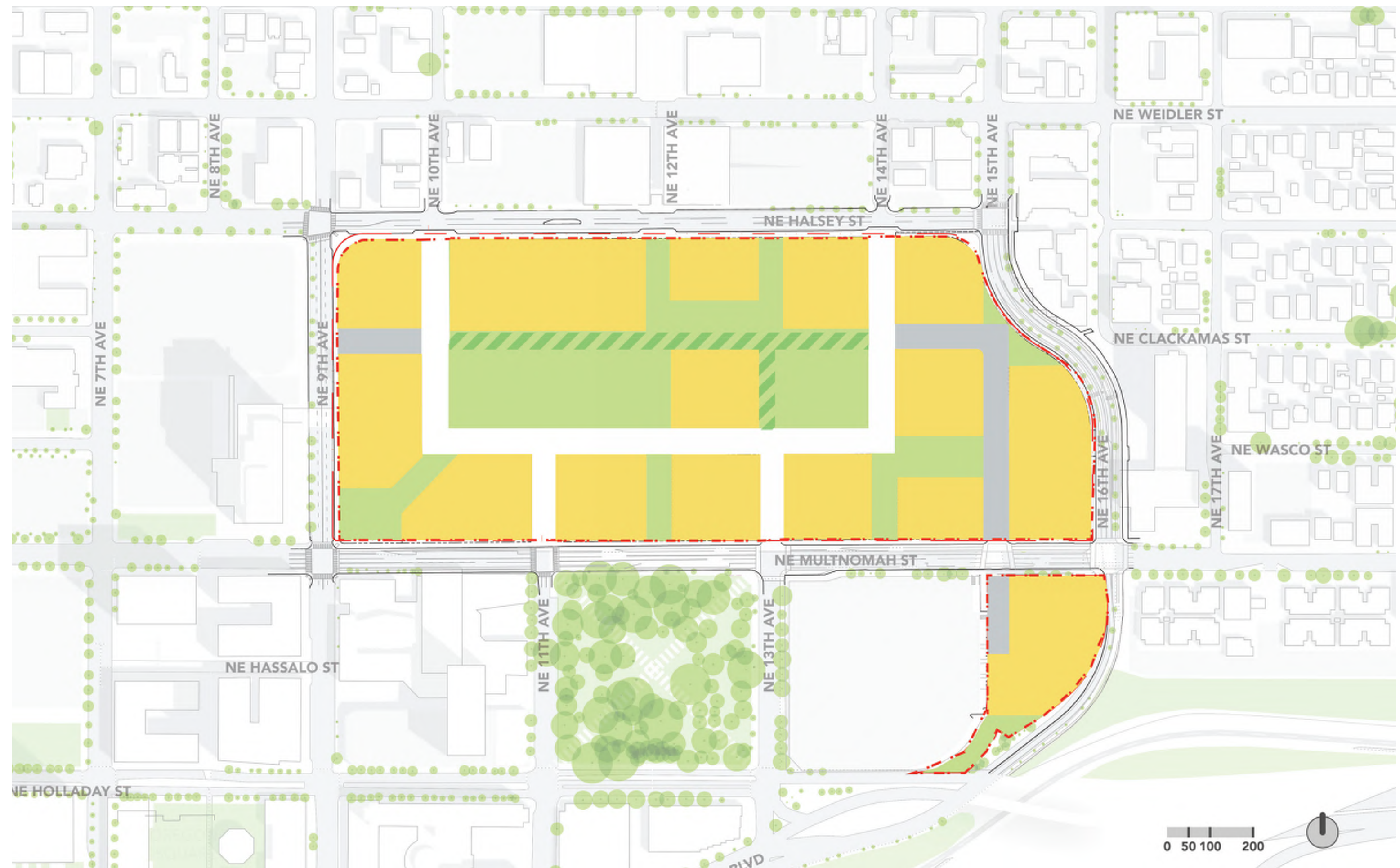


# Preferred Concept

- Balance between 200' grid and opportunity for contiguous open spaces.
- Ability for larger blocks.
- Range of development area sizes.
- Range of open space sizes.
- Street layout encourages multiple activation zones.
- Support the connection of the Irvington neighborhood with Holladay Park and the Central Eastside along the alignment of 12<sup>th</sup> Avenue.

## Legend:

- CCMP Boundary
- Development Area
- Open Space
- Secondary Streets
- Shared Accessway





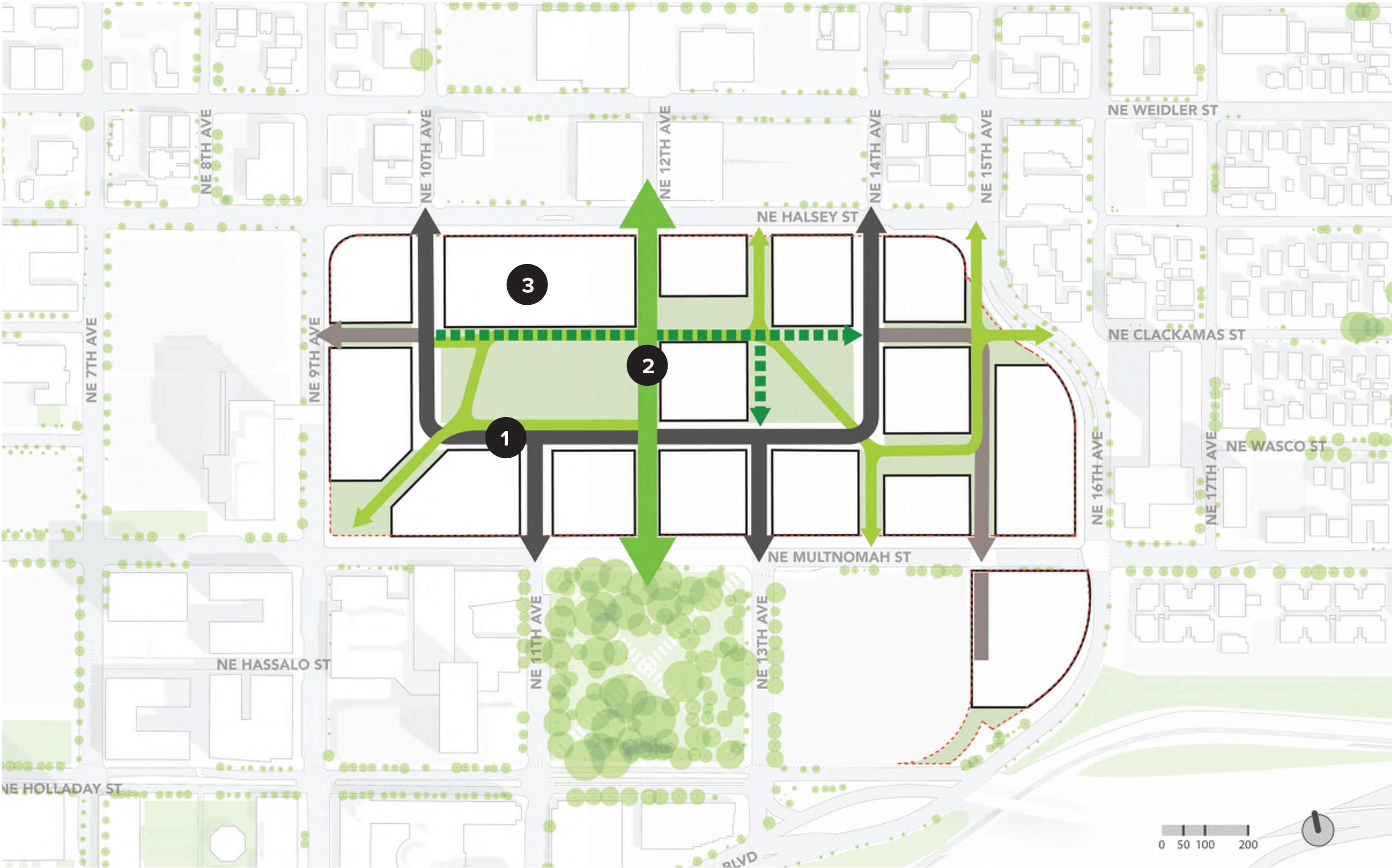
# Framework Evolution



# Framework Components

- 1 Variety of Connections
- 2 Dynamic system of open space connections\*
- 3 Building sites that support the character and function of the open space and circulation components.

\*Green line represents possible pedestrian pathways through and between distinct open spaces.





# Circulation

## Current Access Patterns

Most Frequent Vehicular Access points:

- Broadway from the east
- Weidler from the west
- I-84 exit from the south





Secondary Vehicular Access:

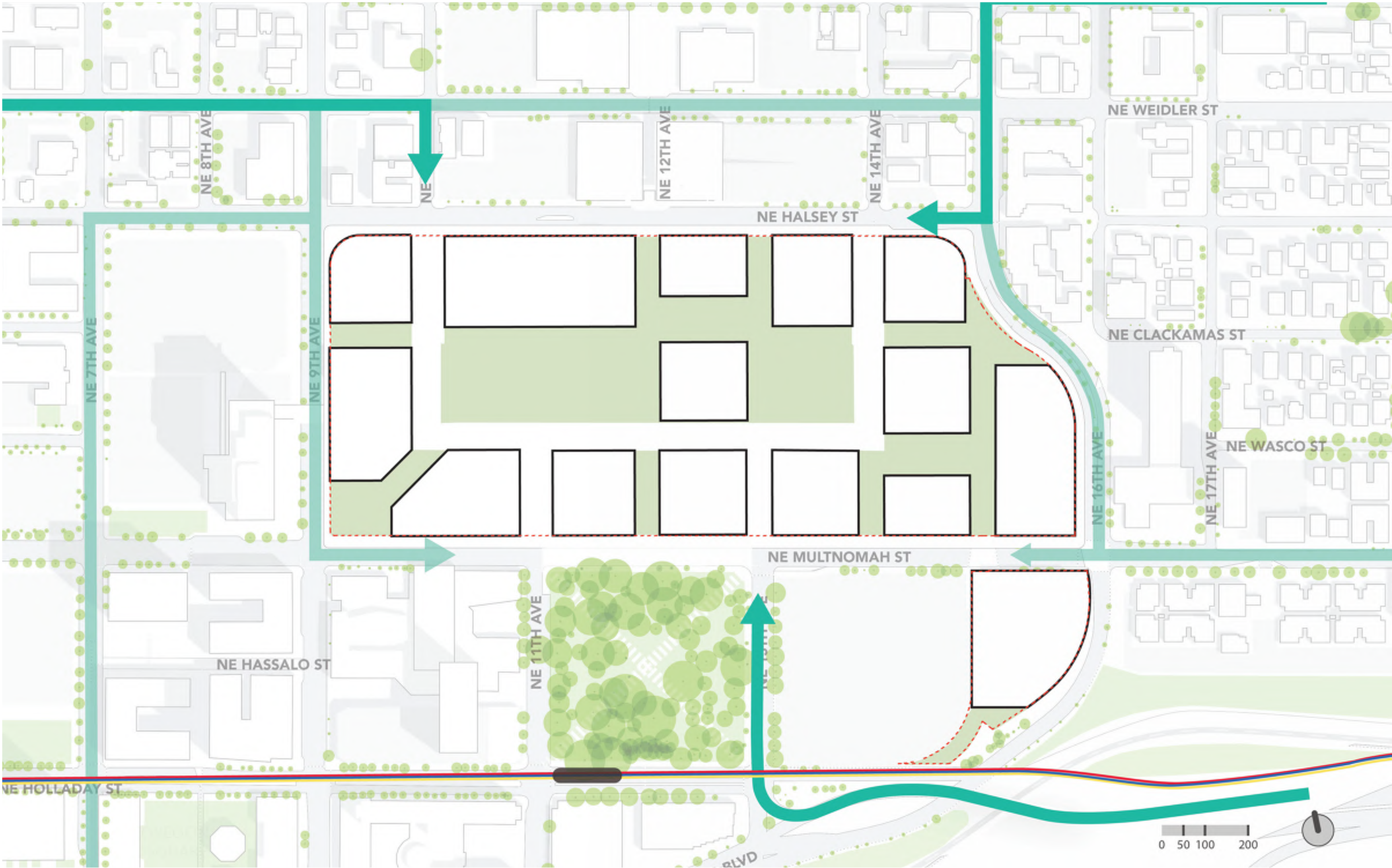
- NE Multnomah St.
- NE 7<sup>th</sup> Ave
- NE 16<sup>th</sup> Ave

Transit:

- NE Holladay & 11<sup>th</sup> Ave Max Station

### Legend:

-  Most Frequent Access
-  Second Most Frequent Access
-  Max Lines (Transit)
-  Max Station








# Circulation

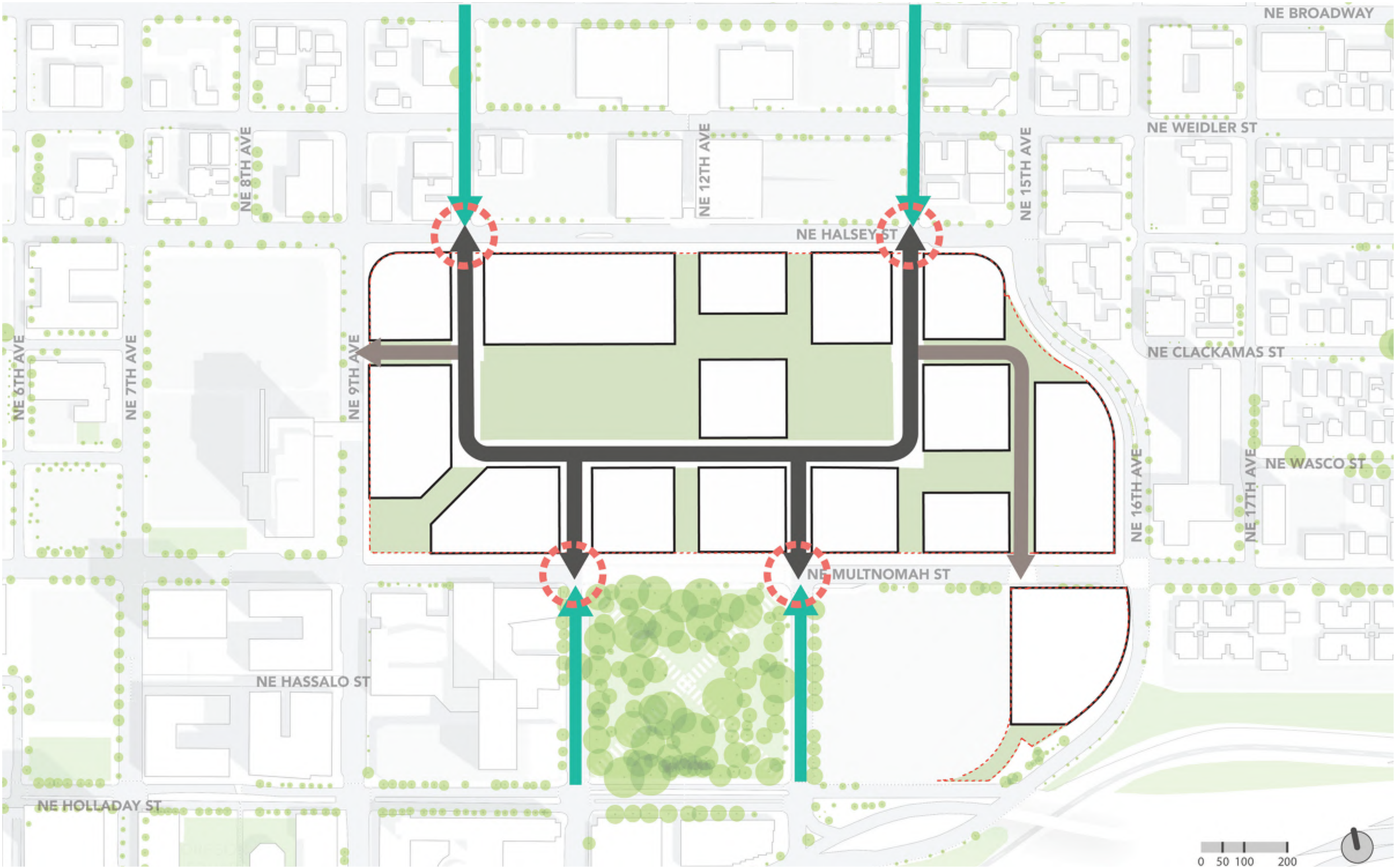
## Primary and Secondary Connections

### MAKING THE RIGHT CONNECTIONS

- Existing streets to the north and south of the site will be connected internally to enhance local street connectivity, and provide new connections to the surrounding neighborhoods.
- The indirect connections between these new internal local streets will limit through traffic and help emphasize slow vehicular travel speeds and enhance the experience and safety for pedestrians and bicyclists on adjacent facilities.

#### Legend:

-  Existing Street Connections
-  Primary Vehicular Circulation
-  Secondary Vehicular Circulation





# Circulation

## Street Hierarchy

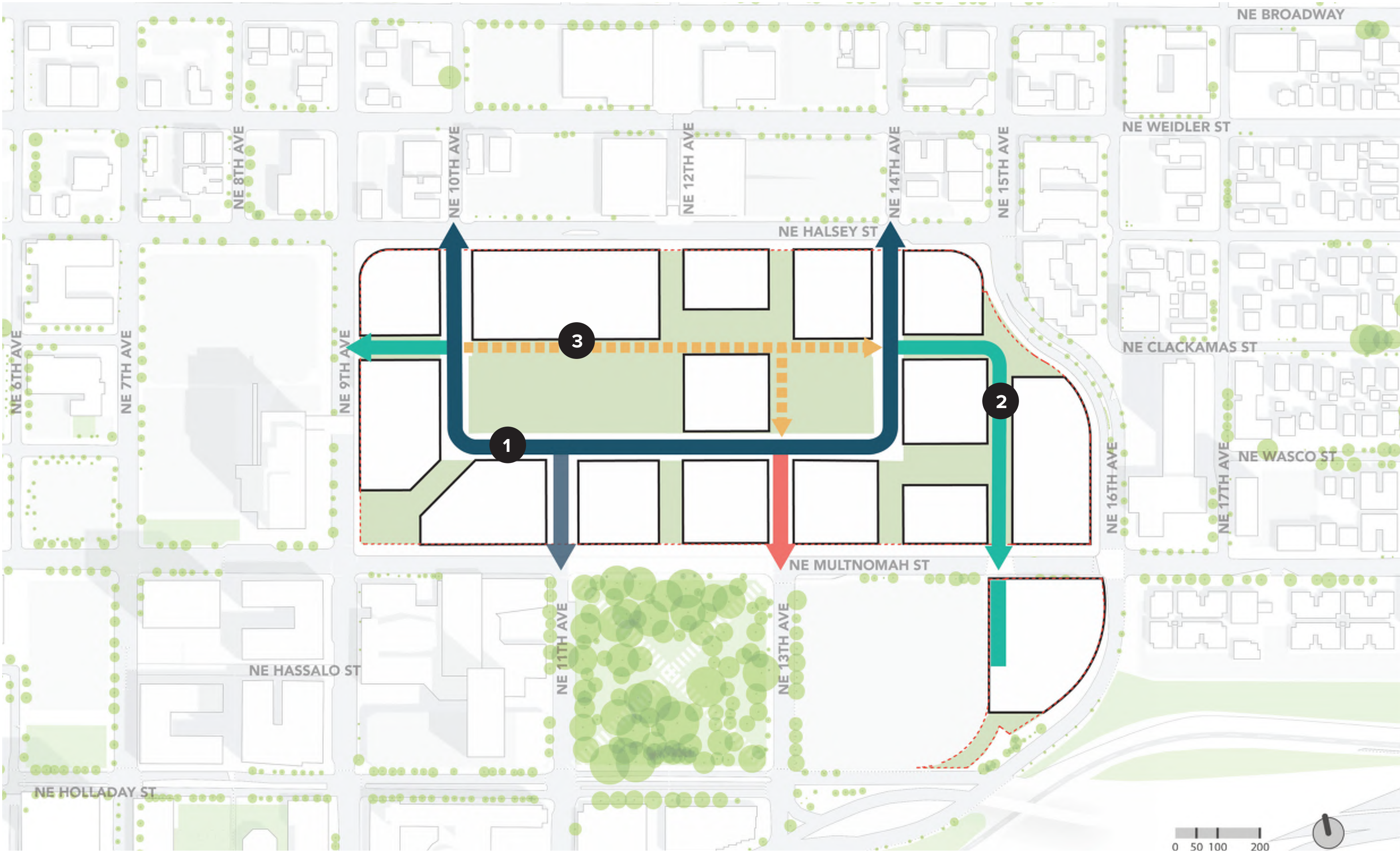
- 1

Primary Streets
- 2

Secondary Streets
- 3

Internal Accessway

- Restores eastside connectivity of current non-vehicular superblock.
- Supports a family-friendly, pedestrian-oriented environment.
- Connects residential neighborhoods to the east and north with business districts to the west.





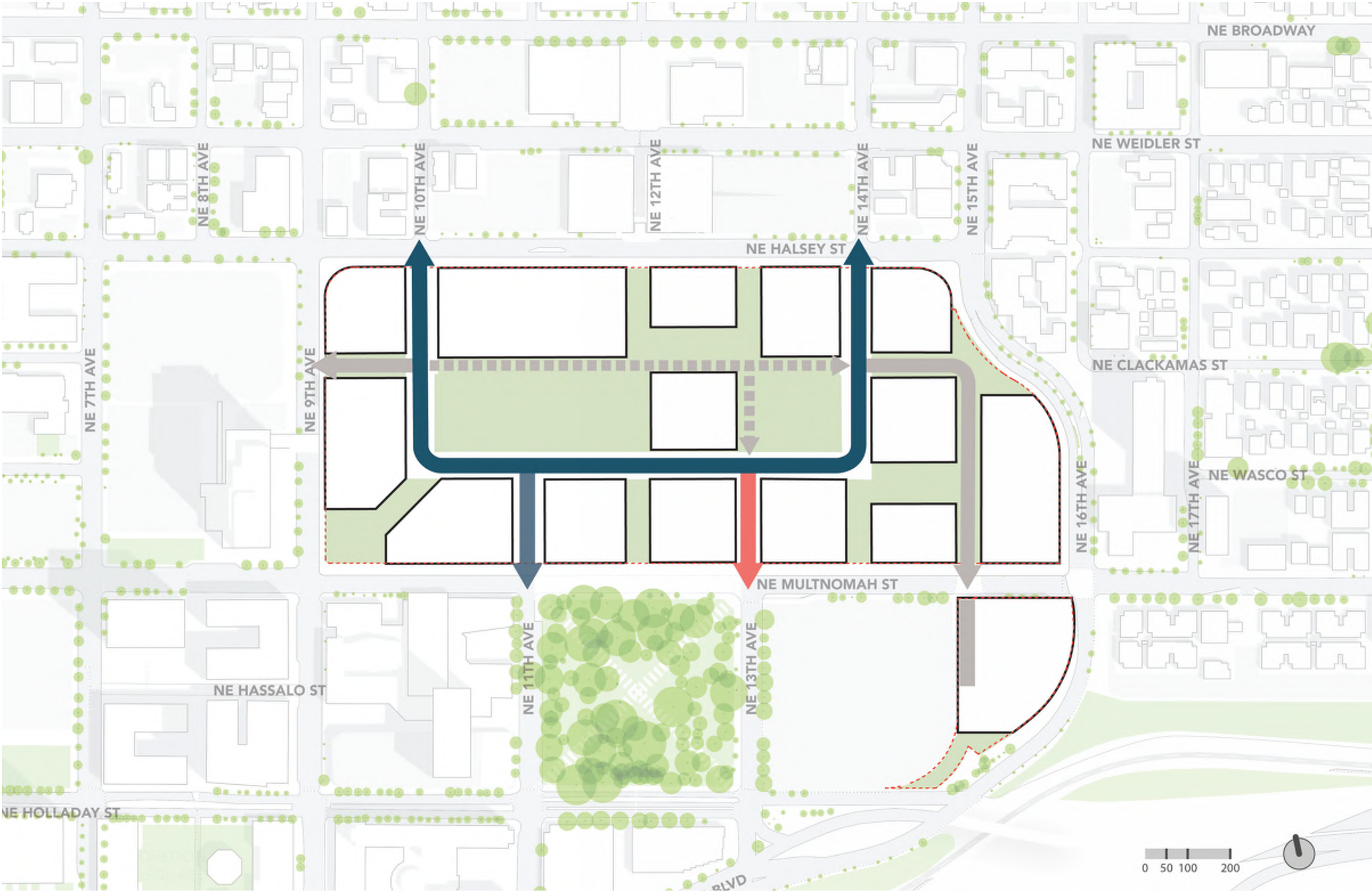
# Circulation

## Street Hierarchy

### 1 Primary Streets

- 68' / 76' ROW
- 68' ROW
- 60' ROW

- New public rights-of-way will restore connectivity through the superblock and provide service and access to internal block frontages.
- Controlled intersections at both 11<sup>th</sup> Avenue and 13<sup>th</sup> Avenue with NE Wasco St will discourage cut-through traffic.
- Designed as complete streets; the major connections will include two-way travel, on-street parking, robust bicycle facilities and 12-foot sidewalks.
- All new public rights-of-way are proposed to be classified as Local Access Streets.

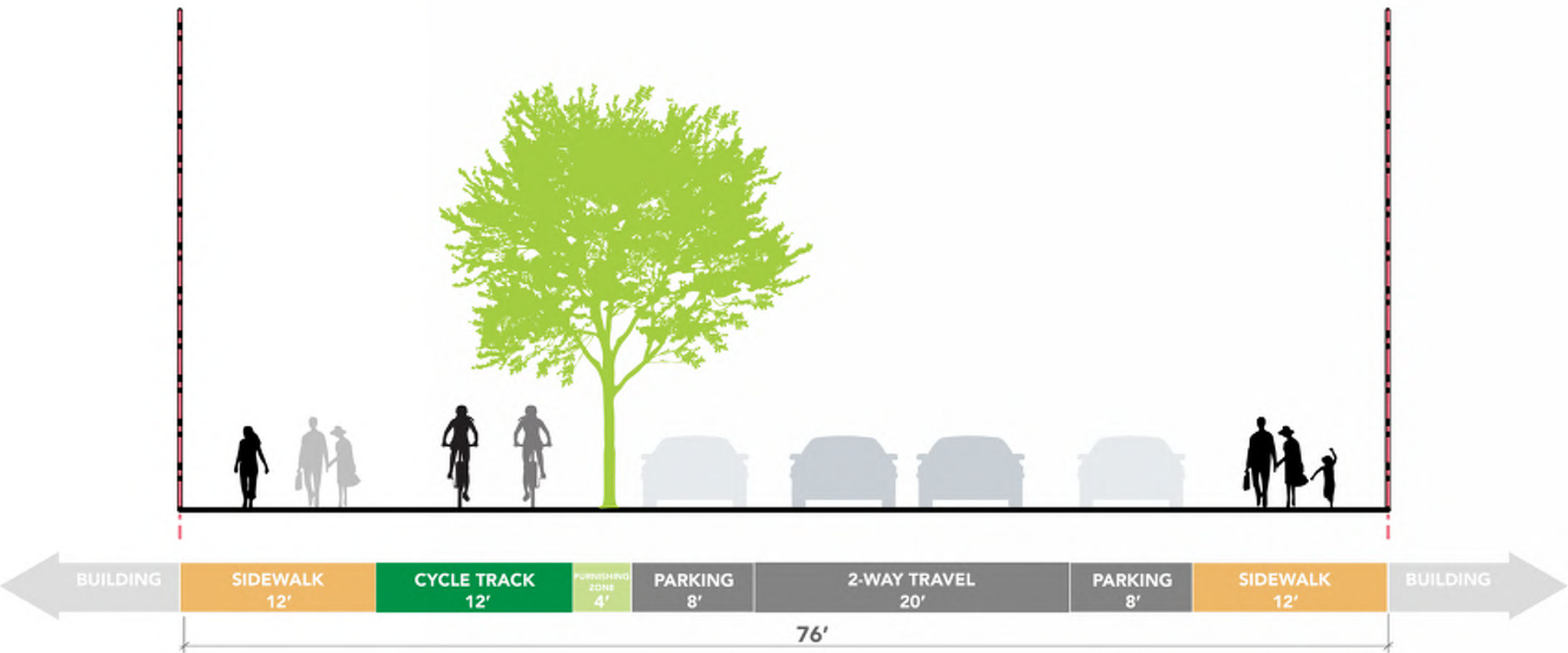
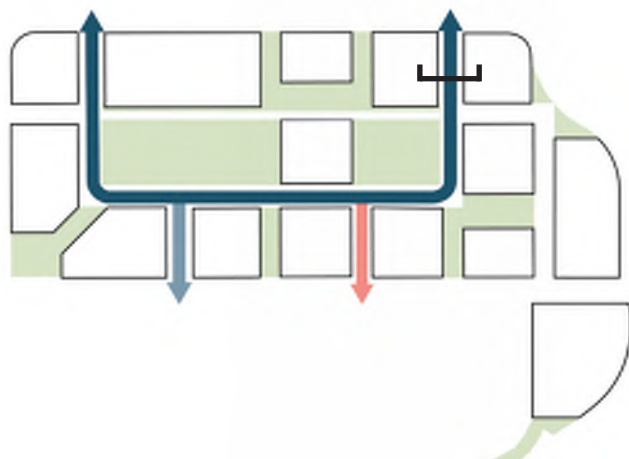




# Circulation

## Street Hierarchy

1 Primary Streets





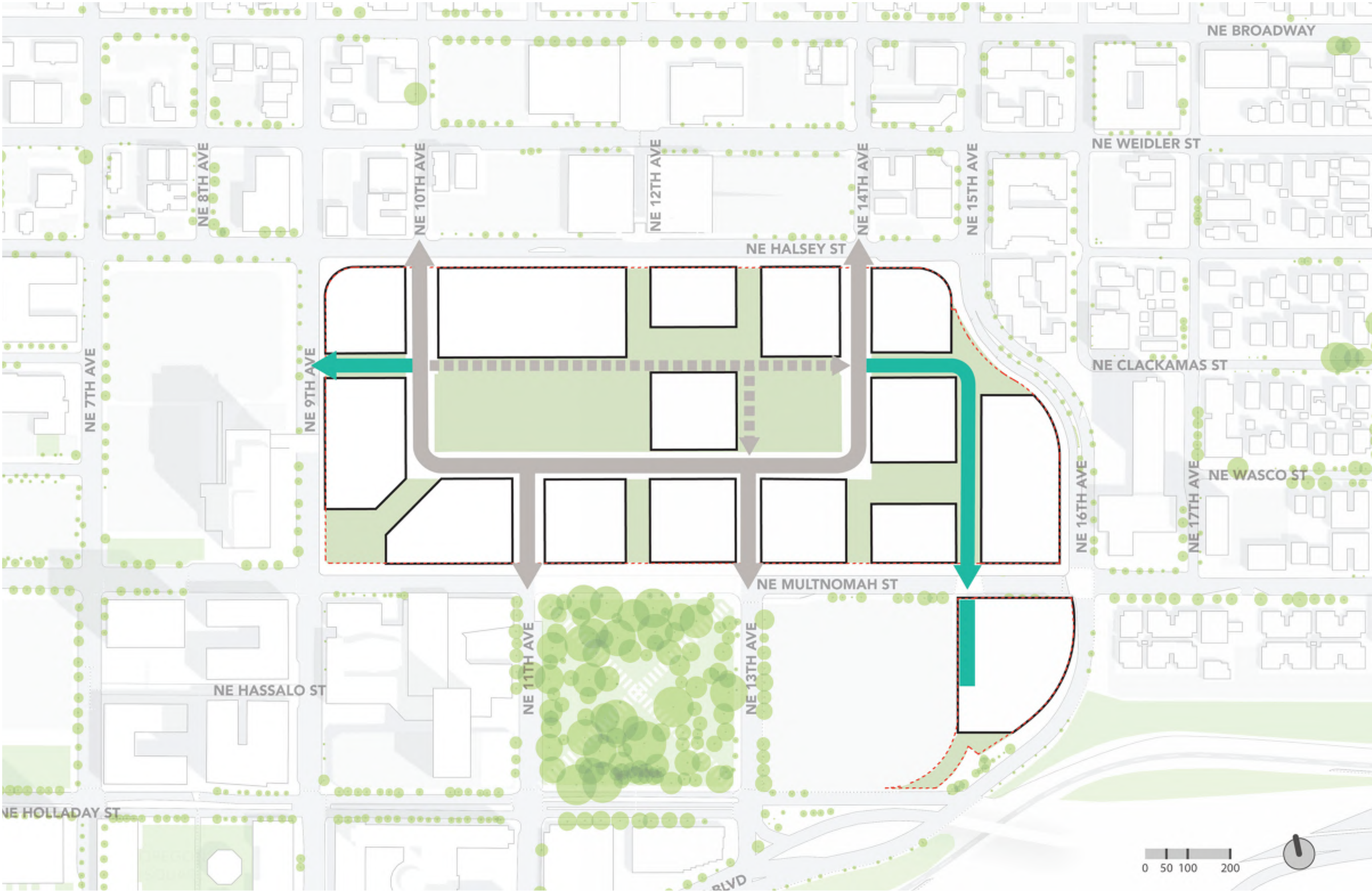
# Circulation

## Street Hierarchy

### 2 Secondary Streets

60' ROW

- Secondary streets provide flexibility for consolidated internal parking and loading access, and potential underground parking structures.
- These secondary streets will include two-way travel lanes, on-street parking and 12-foot sidewalks.

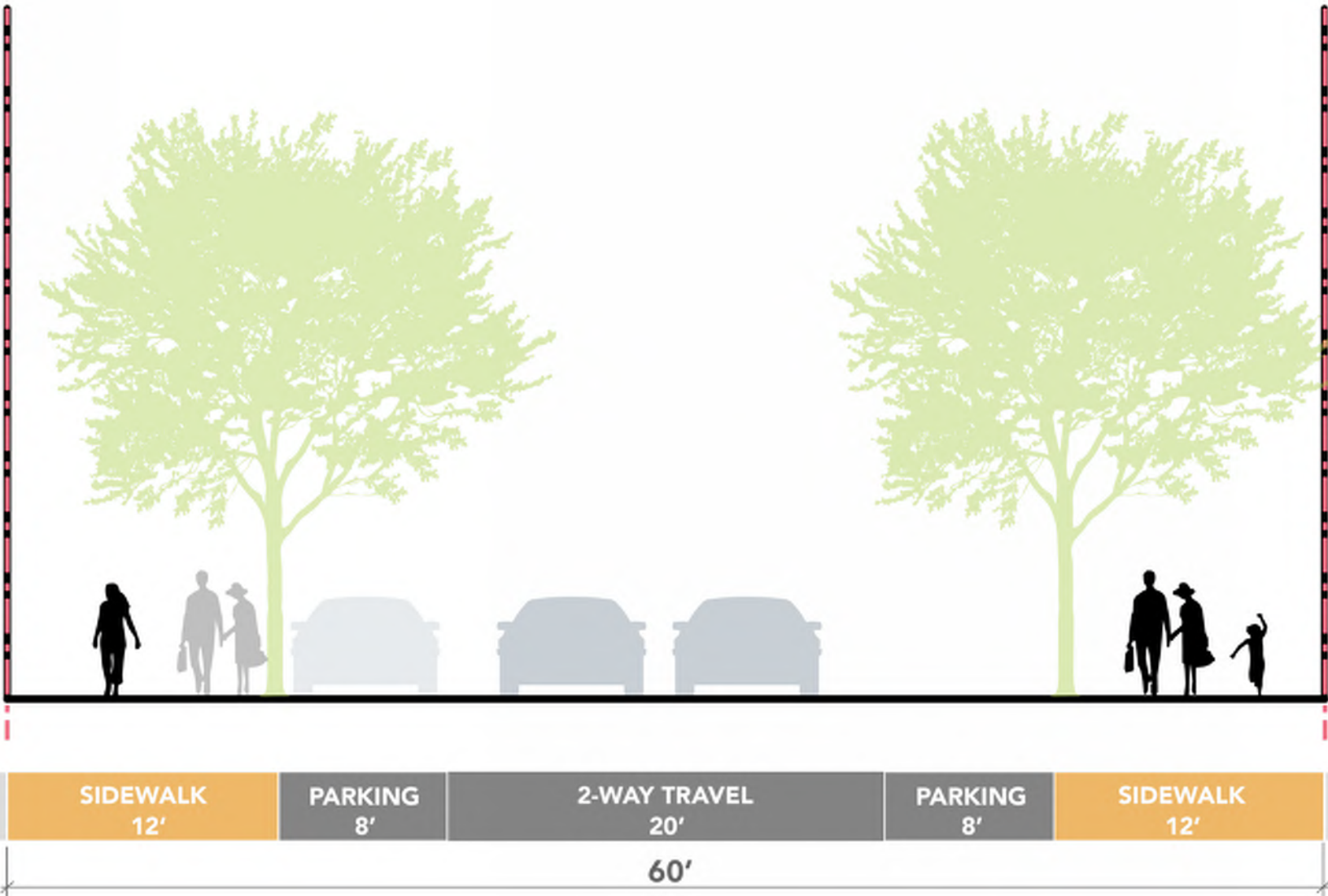
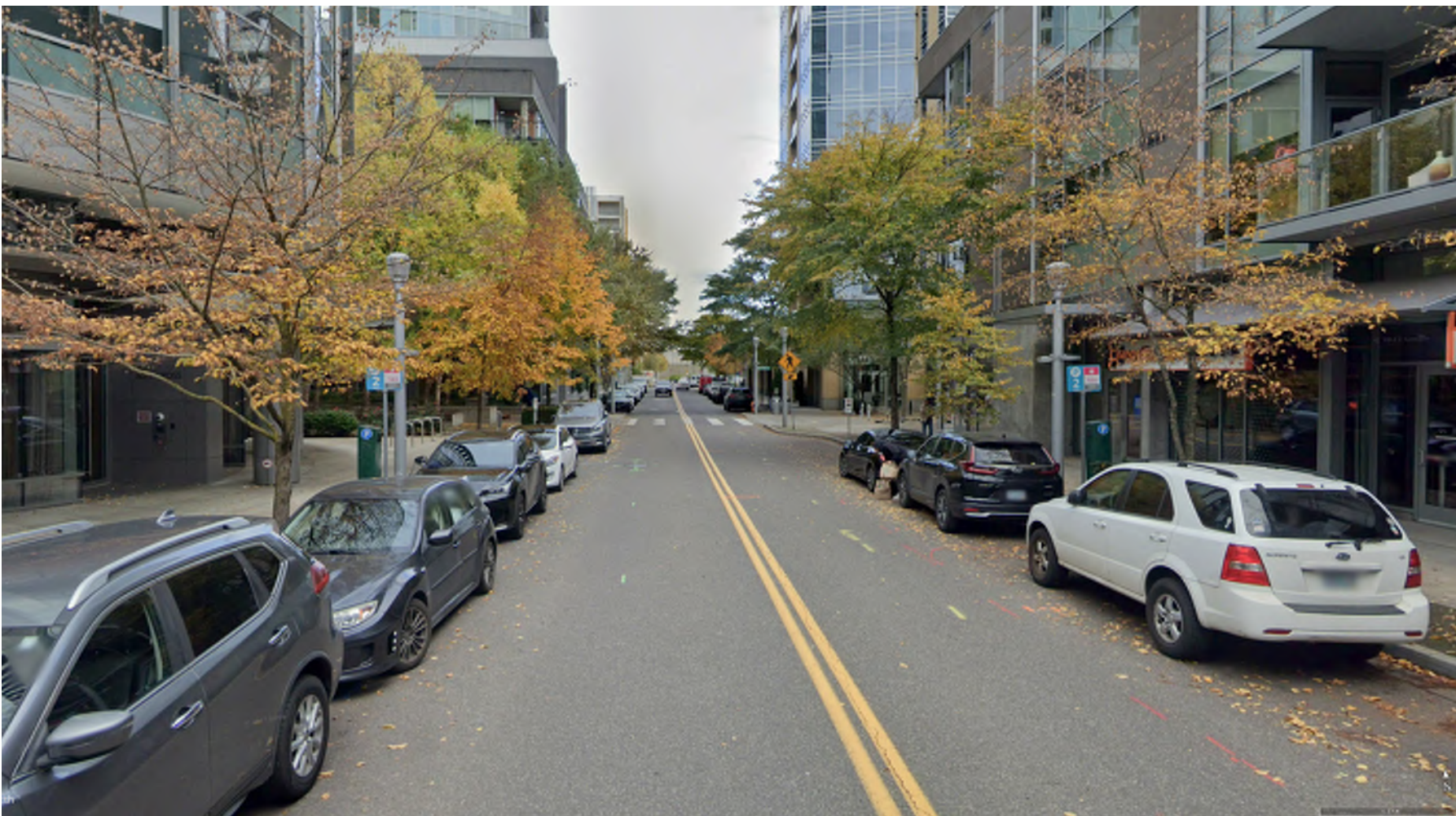
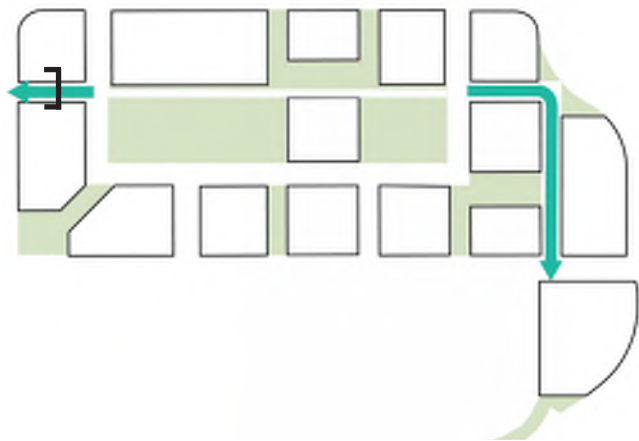




# Circulation

## Street Hierarchy

2 Secondary Streets





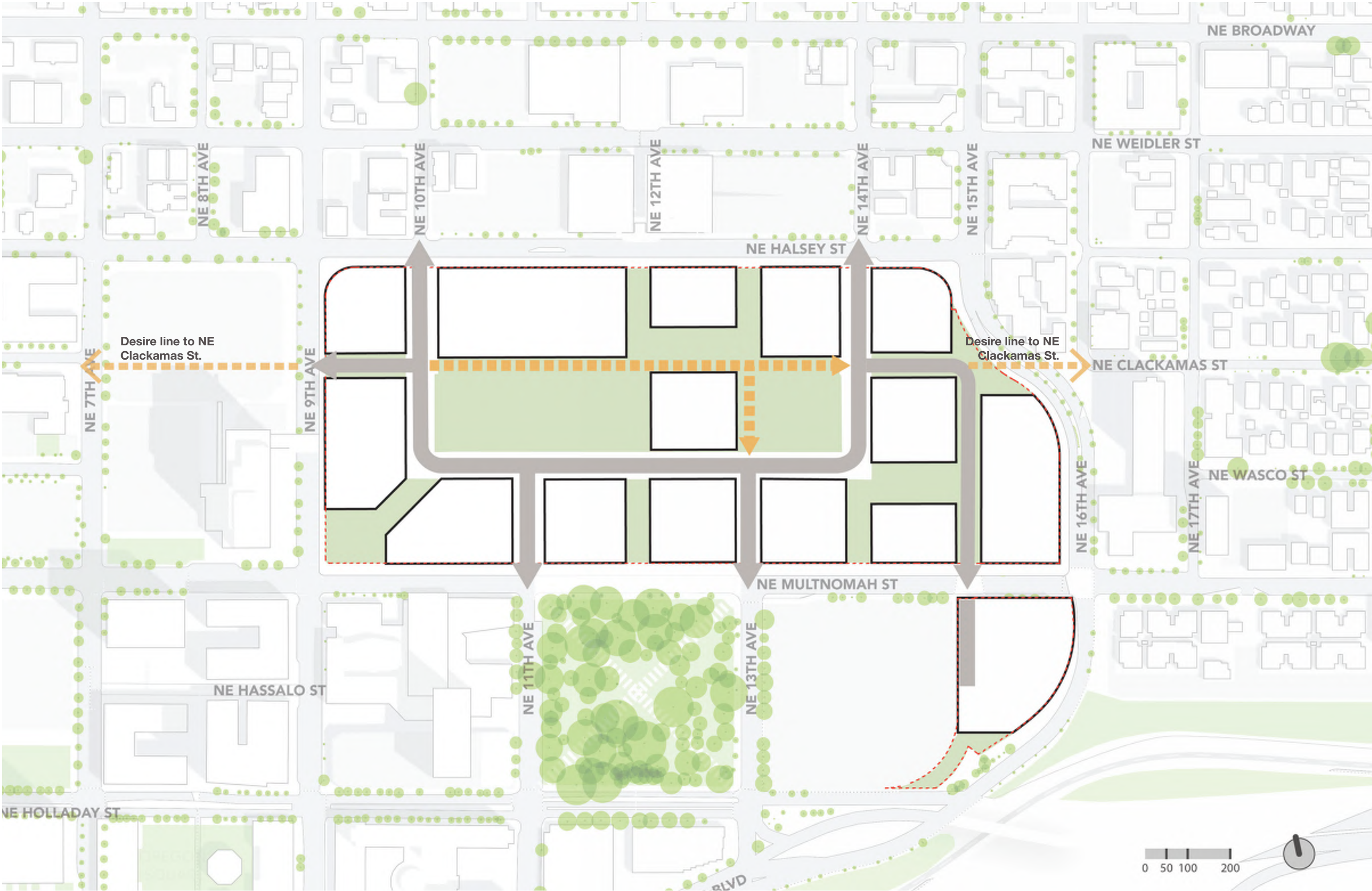
# Circulation

## Street Hierarchy

### 3 Internal Accessways

30' WIDE

- Designed to operate intuitively as shared spaces by removing the formal distinctions between dedicated space for pedestrians, cyclists and motorized vehicles.
- Privately-owned, one-way shared accessways will contribute to the public space network, adding vibrancy and activity to adjacent building site and open spaces.
- The materiality will support a seamless transition from the block frontage to and from the park, and will become an extension of the building's program.
- Both shared accessways will be oriented to pedestrians and can easily be closed for events. Vehicular volumes are assumed to be low or discouraged.

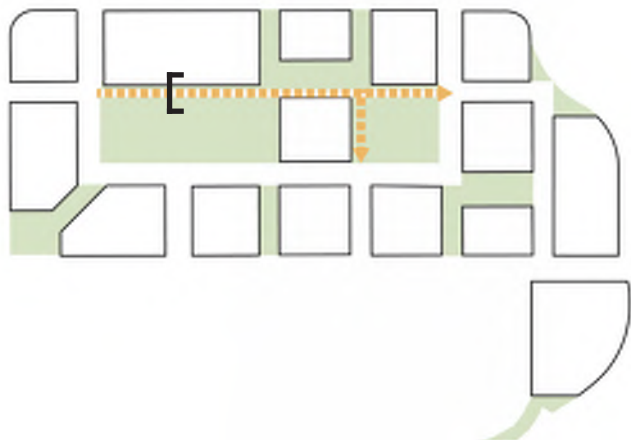




# Circulation

## Street Hierarchy

3 Internal Accessways

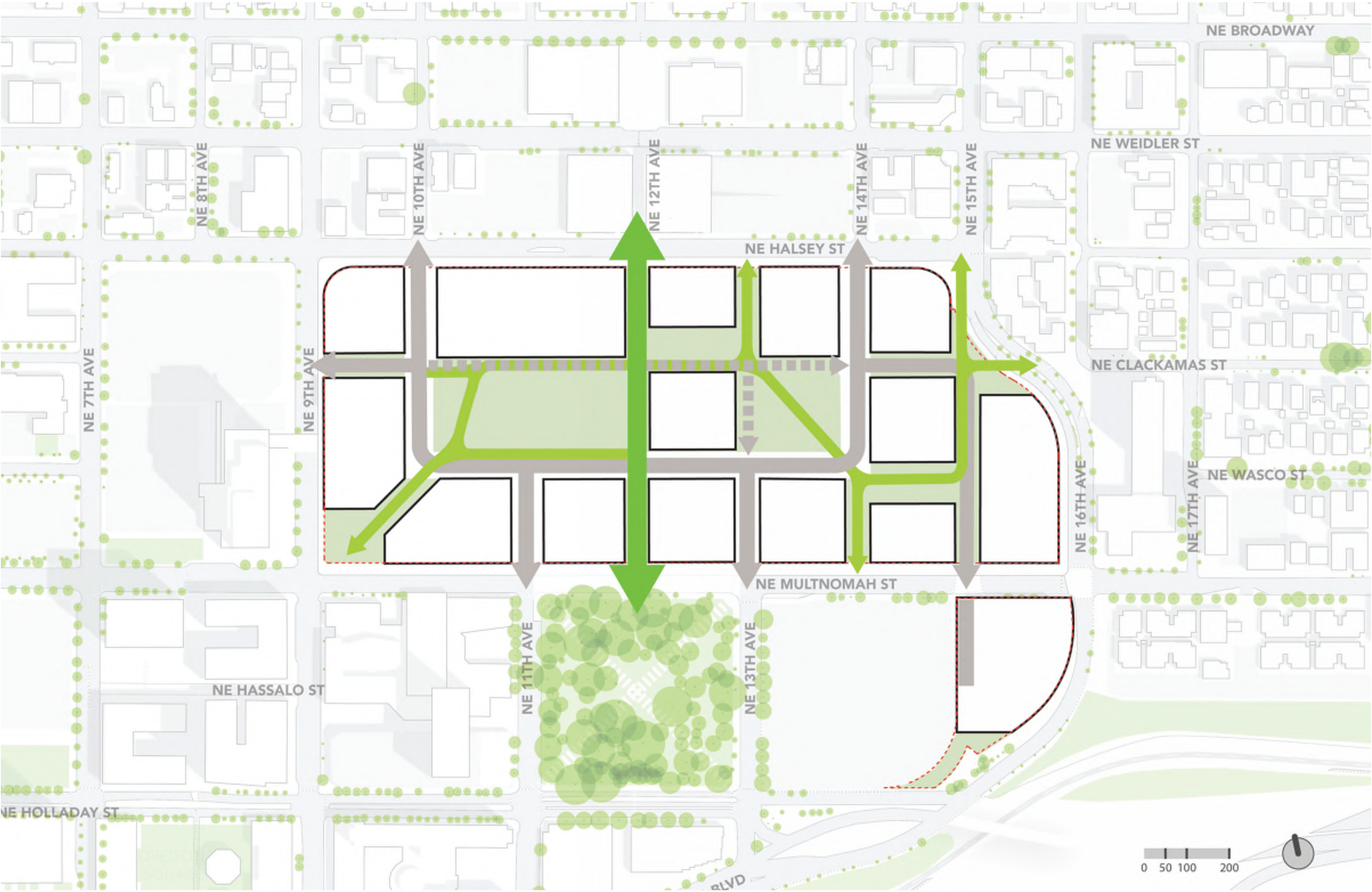




# Circulation

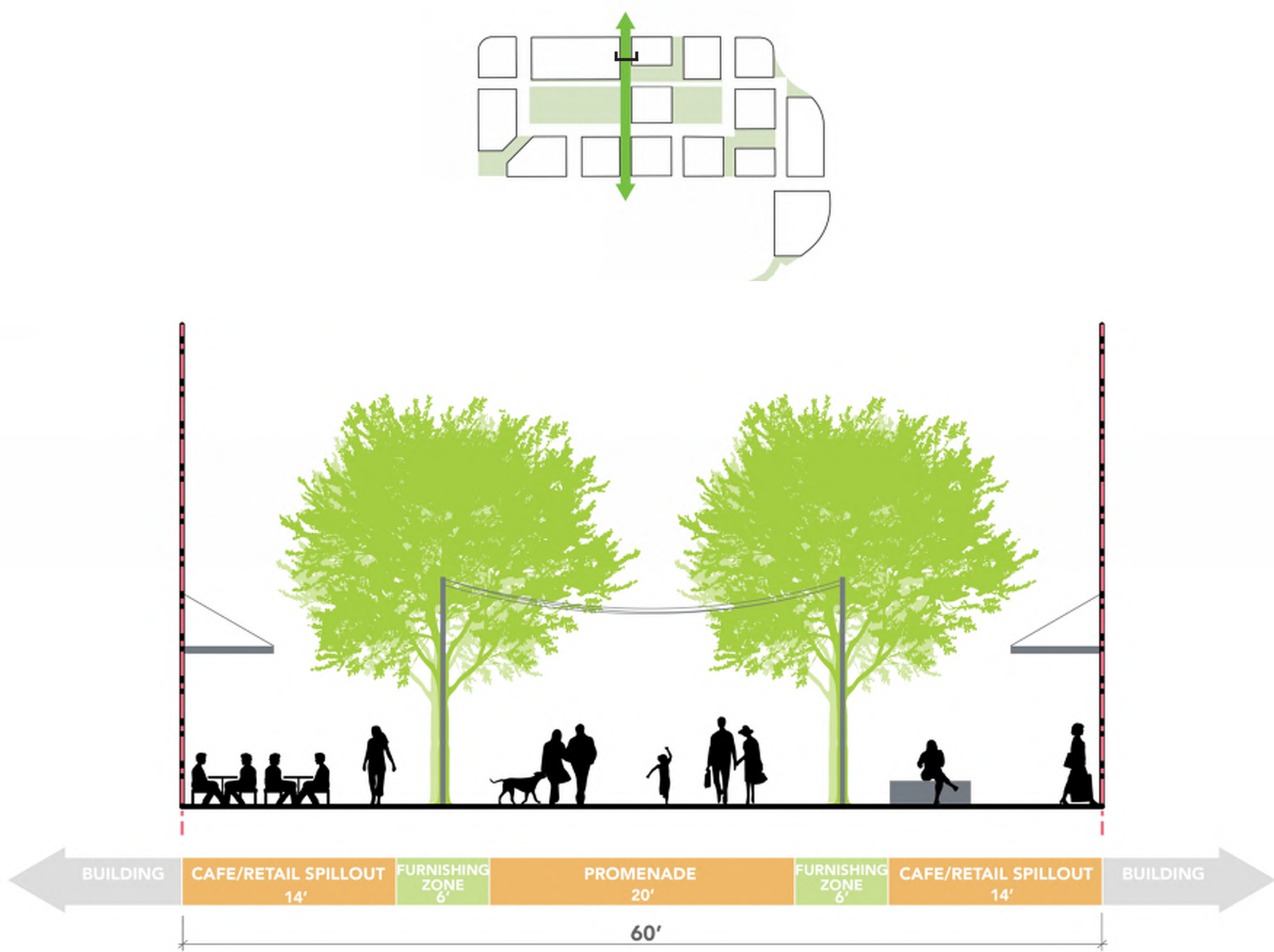
## 12<sup>th</sup> Ave Promenade

- The 12<sup>th</sup> Avenue Promenade will connect the Broadway/Weidler Commercial District to the plan area and then south to Holladay Park.
- This generously-scaled corridor will prioritize pedestrians.
- The Promenade is intended to be a recreational journey, with thoughtful pavement, trees, planters, lights and site furnishings.
- The Promenade forms a spine for the plan area that links multiple public realm spaces.





# Circulation





# Circulation

## Bike Network- Existing

Legend:  
City Bike Way





# Circulation


## Bike Network- Proposed

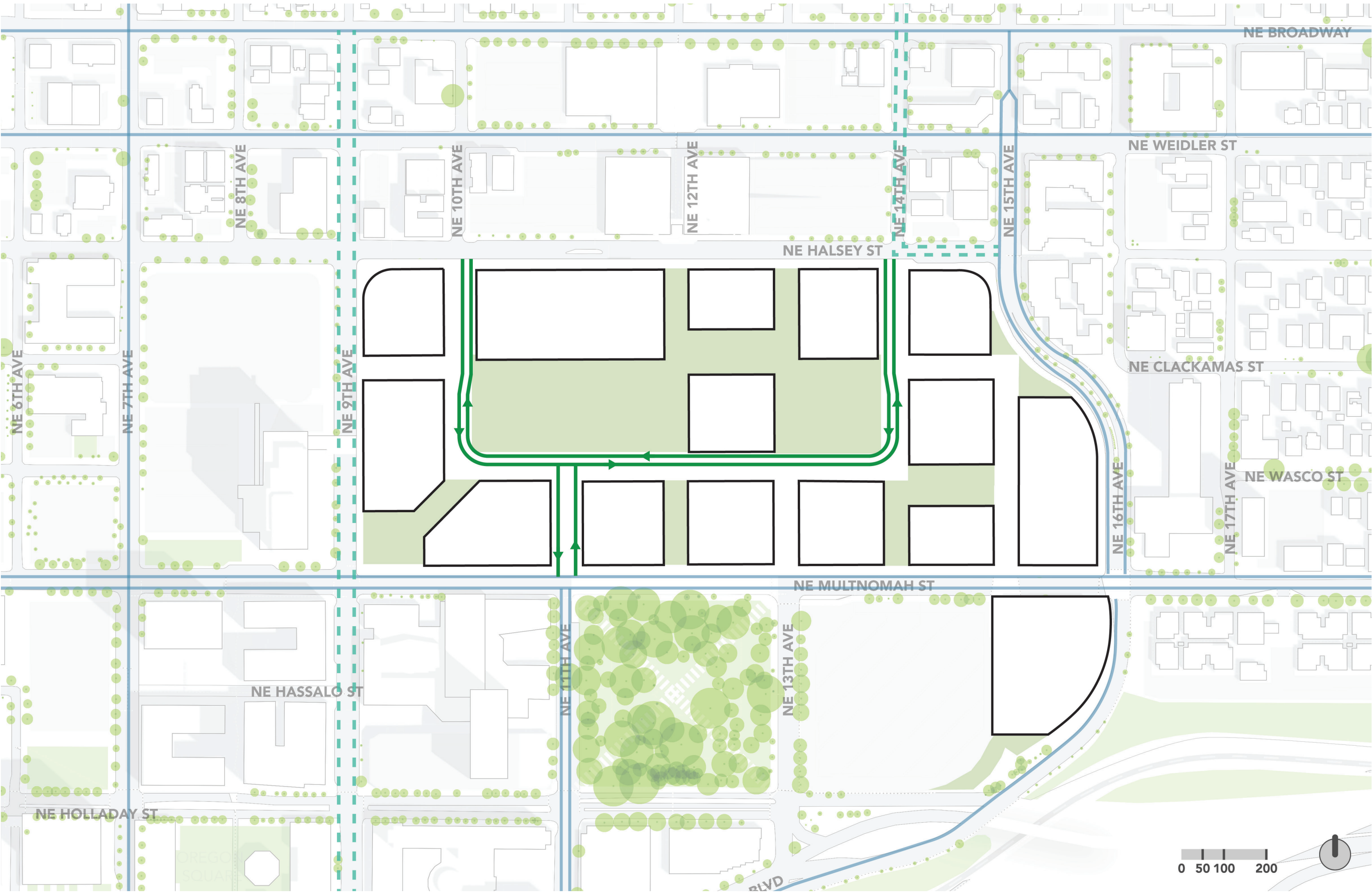
- Proposed routes along new streets address spacing gaps between existing facilities for all users, and seamlessly connect users to the existing system and facilities surrounding the site.
- The routes respond to the actual behavior of users, including both commuters and non-commuters.
- Comfortable and low stress routes were emphasized for all users, including last-mile or last-block connections for bikes.

Legend:
 


 City Bike Way


 Planned Buffered Bike Lane (PBOT)


 CCMP Bicycle Facilities



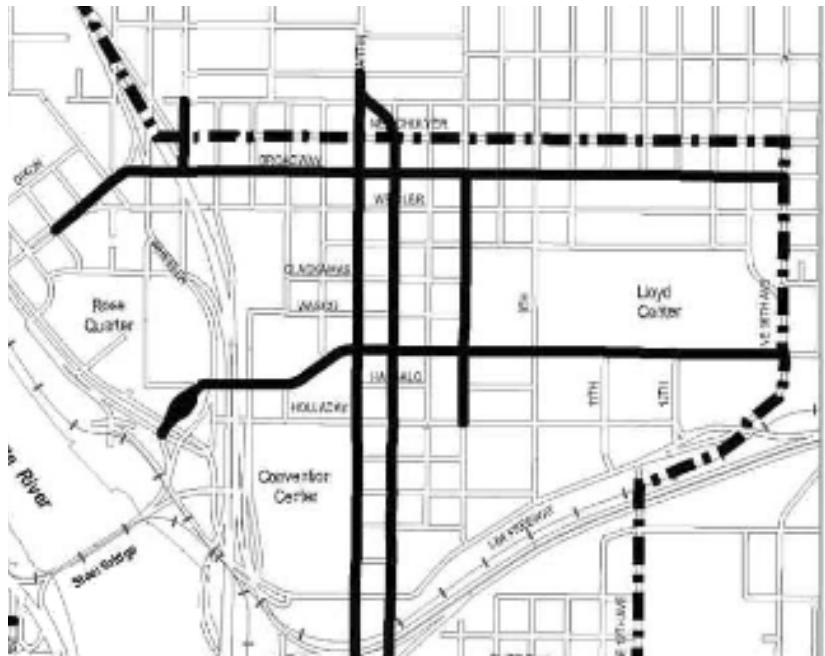


# Circulation

## Active Frontage

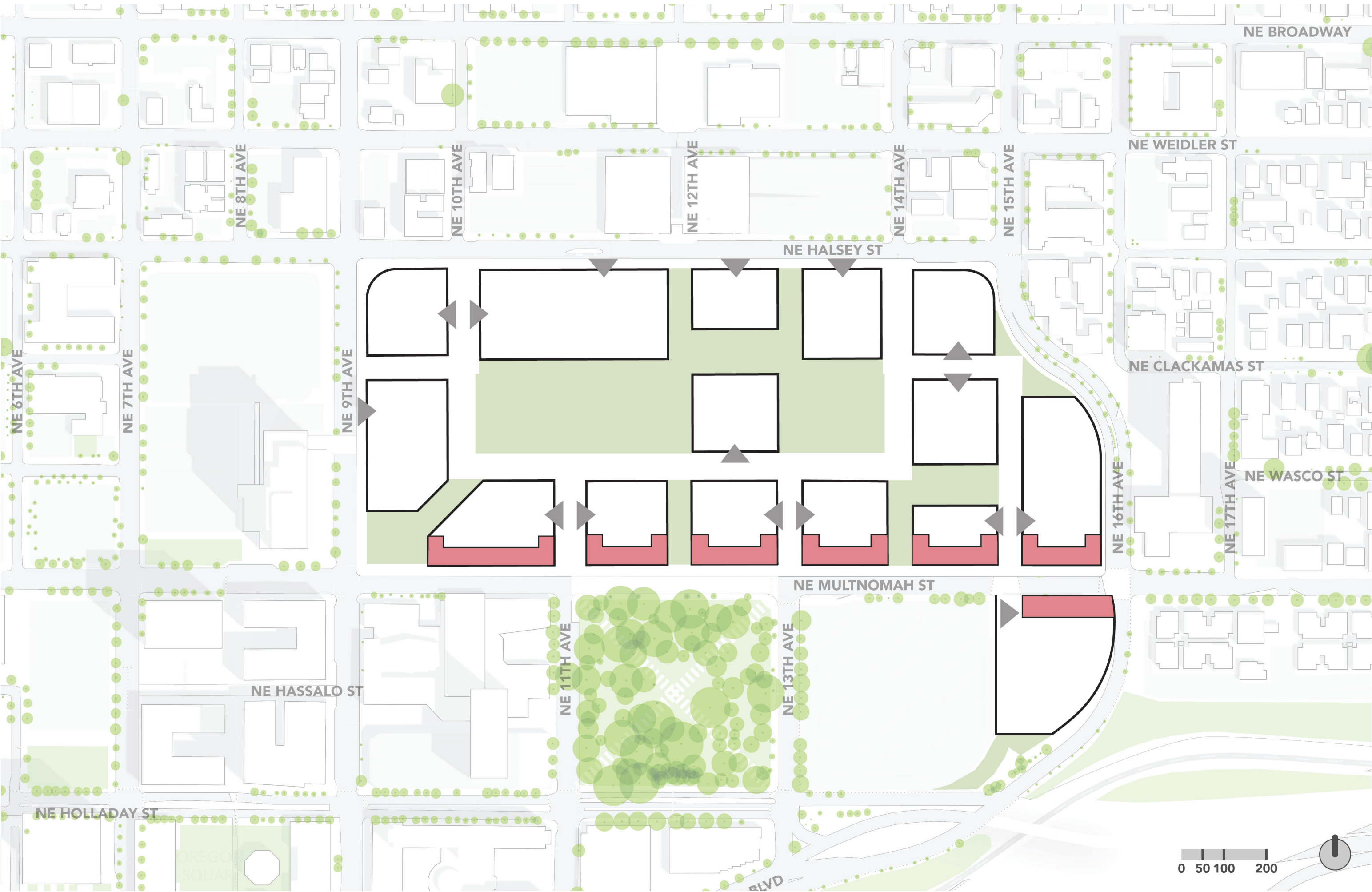
- Planning and Zoning Codes 33.510 Required Ground Floor Active Uses. This standard must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open spaces.

CC20235- MAP 510-9



Legend:

- Required Ground Floor Active Uses
- CCMP Active Uses (50% of Frontage required)
- Loading





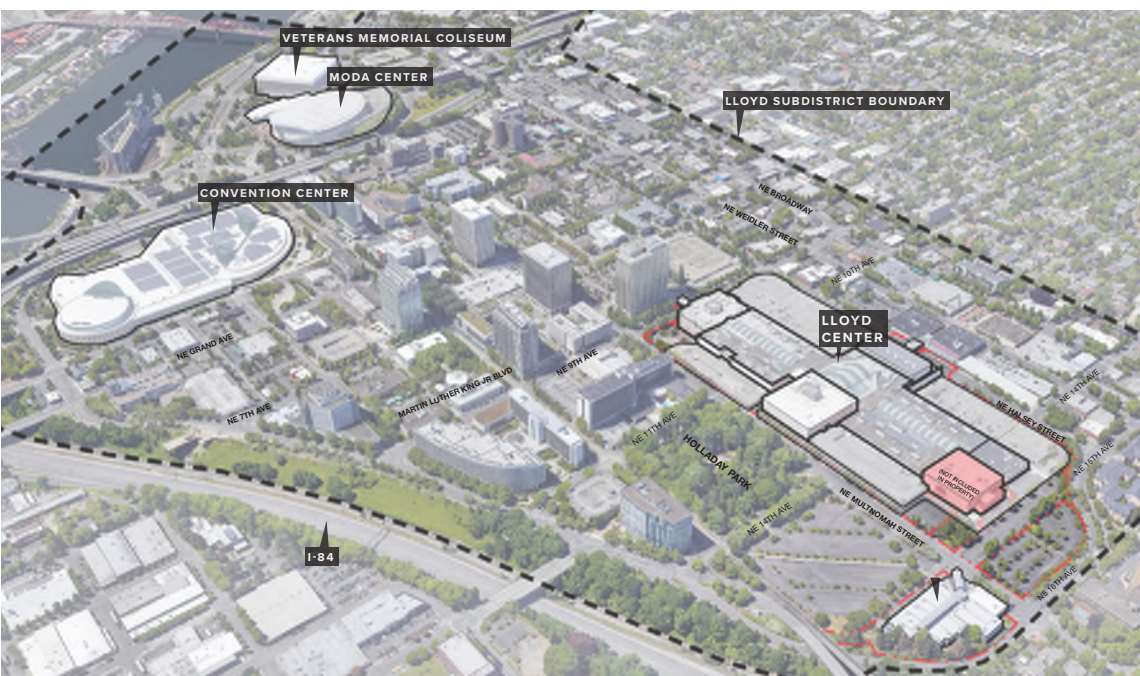
# Massing



# Massing

## Varied Development Area and Open Space

- Variety in the types and scales of development area and open spaces, particularly the large blocks will avoid monotony in the neighborhood.
- The varied scales of the development area are consistent with the variety of development area sizes in neighborhood.
- The break up of the site into a variety of development areas finally allows for porosity through the site that the original mall footprint does not allow.

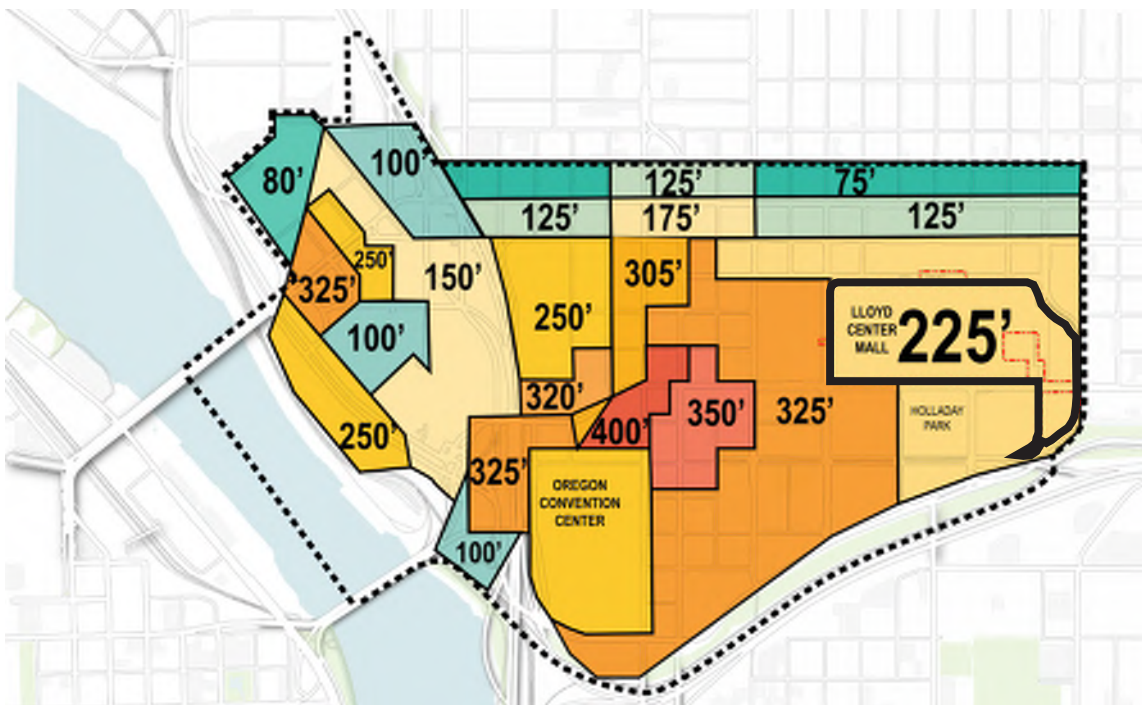




# Massing

## Max Height with Bonus at 225'

- The maximum building height on the Lloyd Center site is 225'.
- The addition of streets and open spaces on the site removes the continuous wall that is there today.
- The axon represents a glass boxes diagram showing the maximum building envelope for each development area. Multiple buildings and building configurations may be possible within the maximum building envelope.





# Massing

## Neighboring Tall Buildings

- The massing strategy presented here is intended to provide the kind of high density transit-oriented development envisioned by the Central City Plan.
- 225' will not be the tallest buildings in the district as there are adjacent buildings as tall as 289' tall to the west and over 200' to the east.

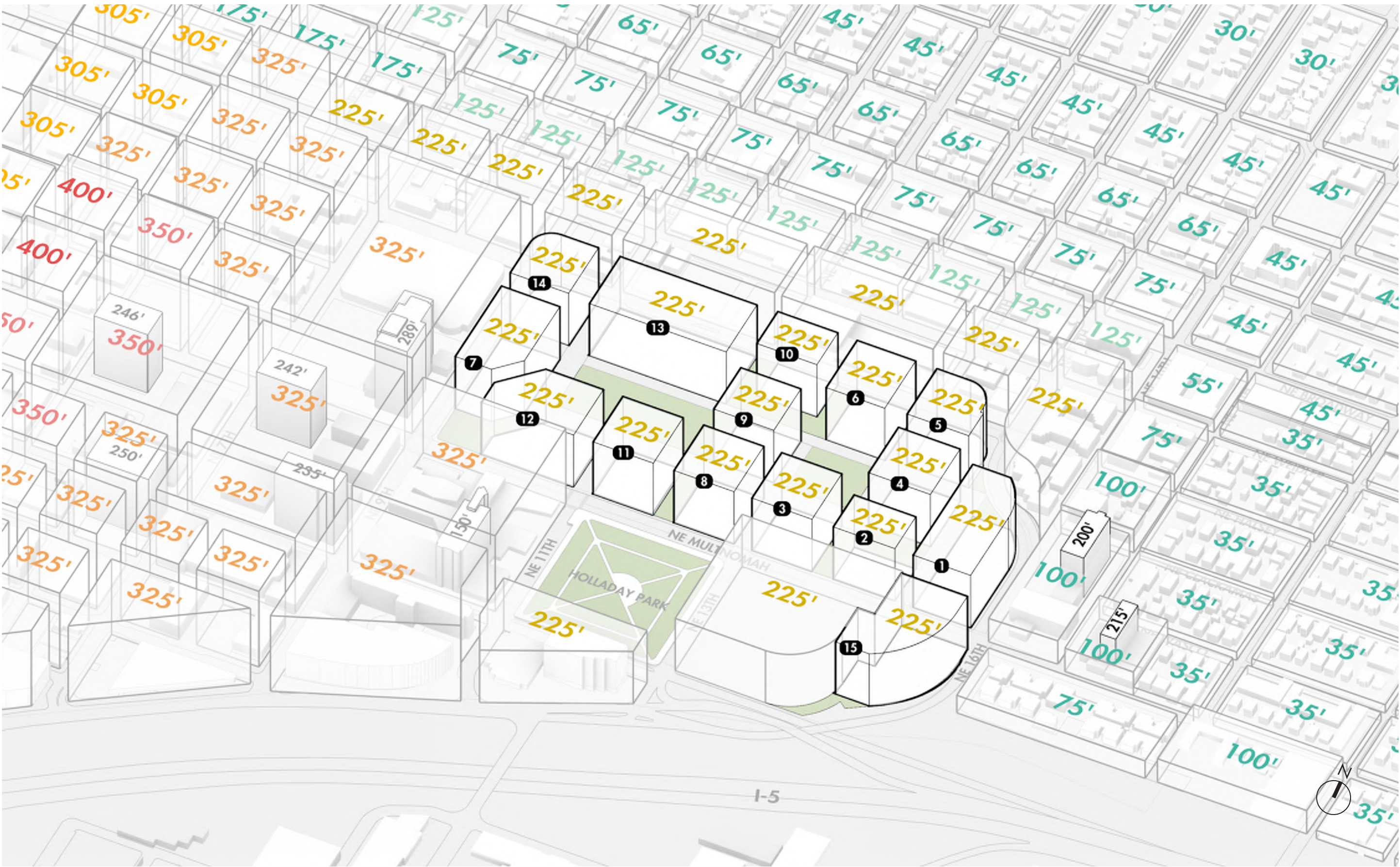
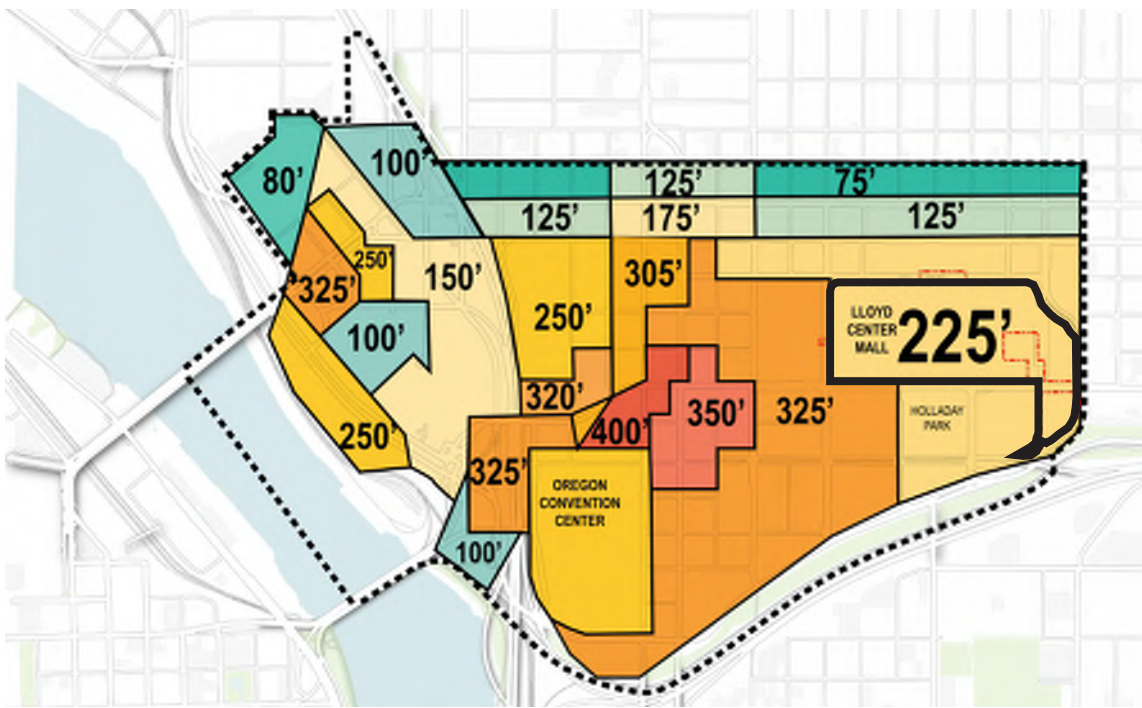




# Massing

## A Collection of Varied Heights

- The future growth potential in the district will create a tapestry of varied heights throughout the district.
- It represents a stepping down in scale from 400' to the west to the existing 200' tall buildings to the east and then lower heights in the residential scale of the Sullivans Gulch.

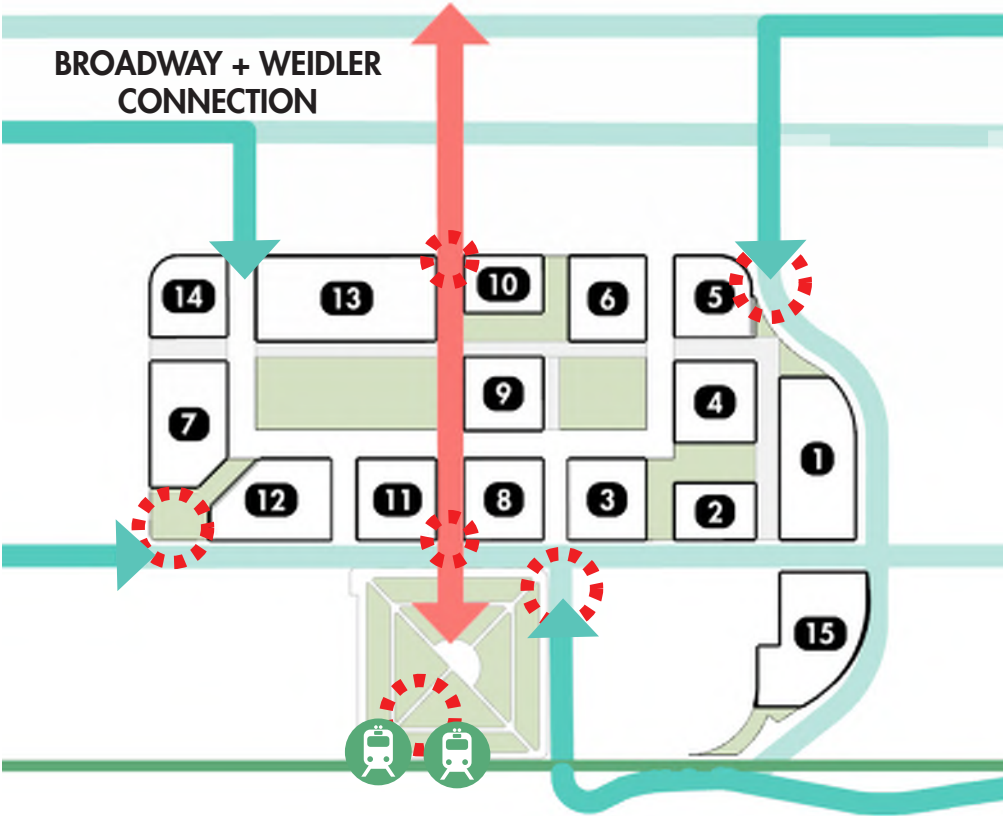




# Massing

## Gateways and Site Forces

- The streets and open spaces create breaks in the site to allow for sight lines and physical connections in and out.
- These physical breaks respond to the variety of gateways around the site from different modes of transportation: cars, Max, bikes, and foot traffic.

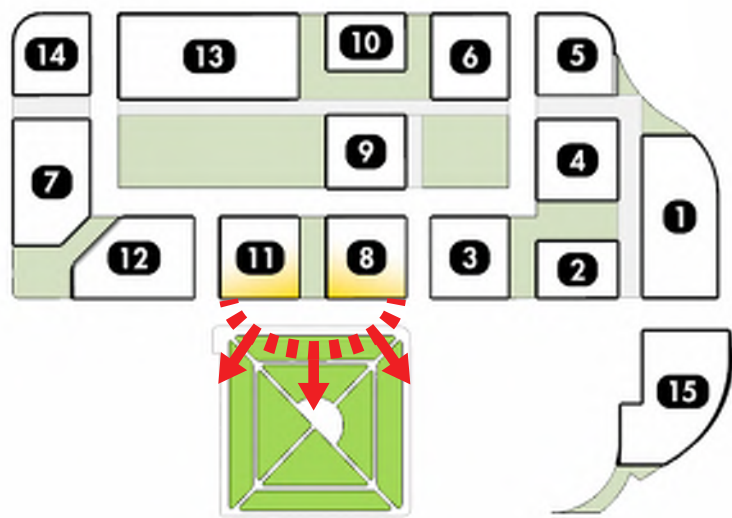




# Massing

## Active Edges to Holladay Park

- Holladay Park is the largest open space in the Lloyd District.
- Parcels 8 and 11 will engage Holladay Park and Multnomah Street, while also creating a southern gateway into the site.

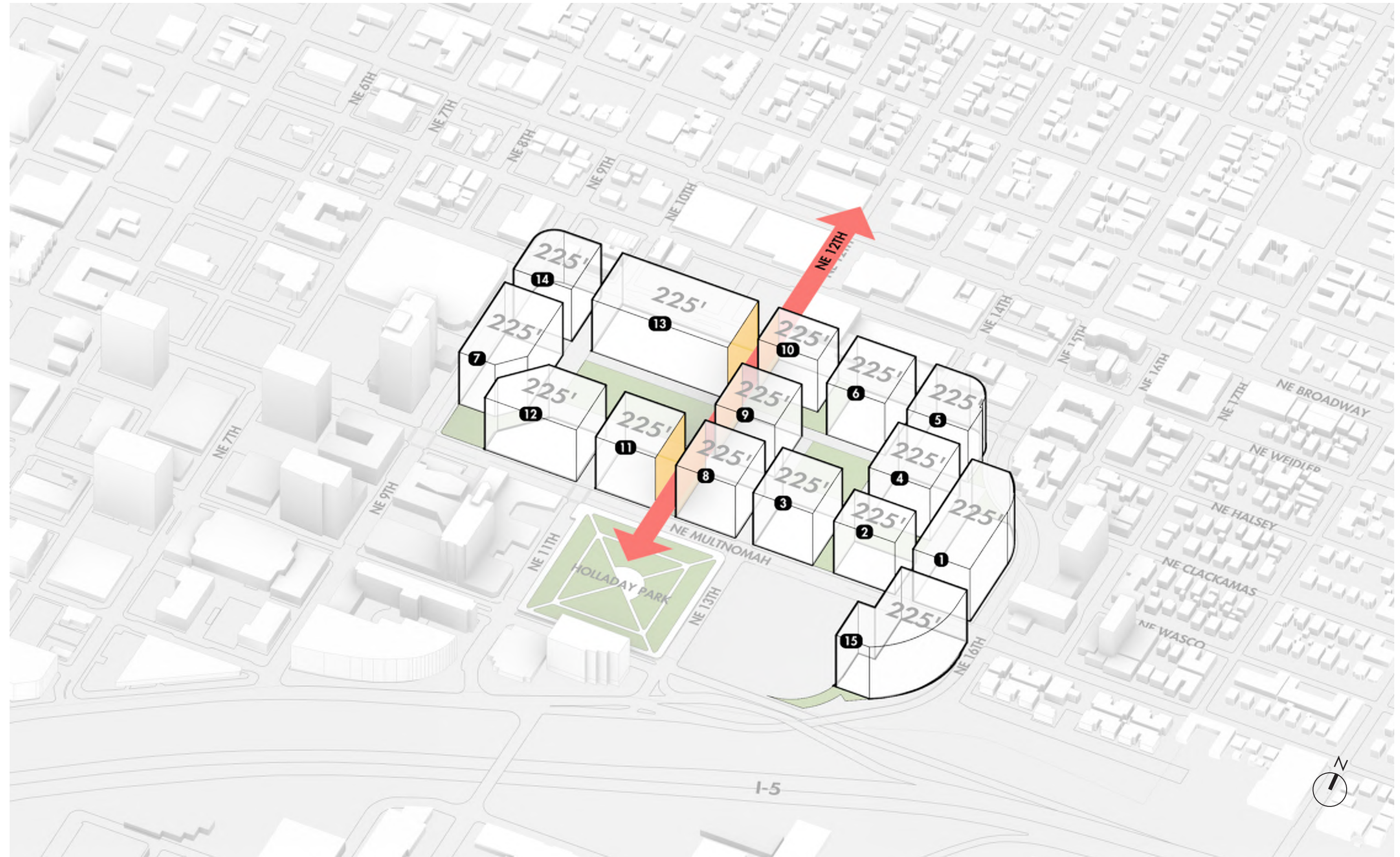
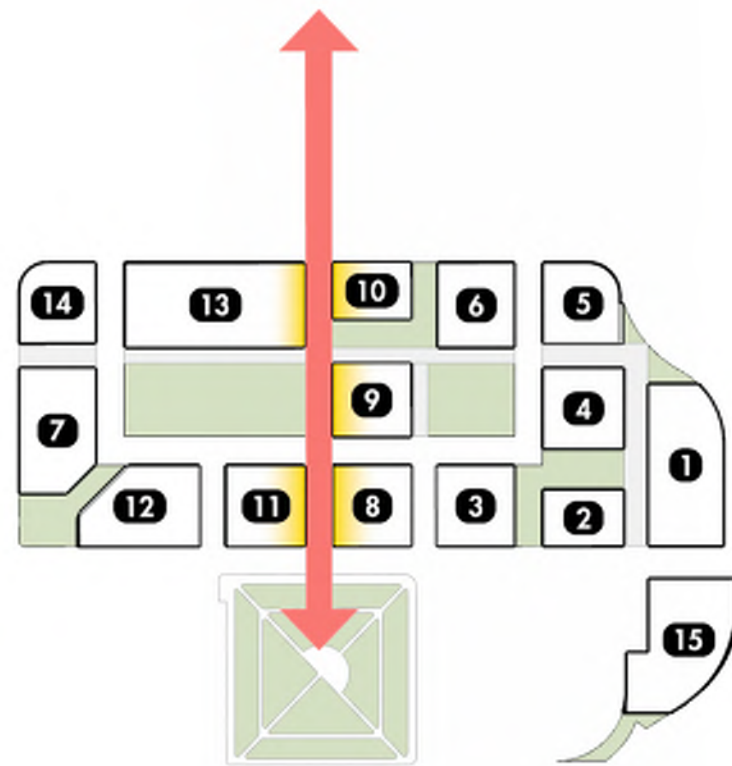




# Massing

## 12<sup>th</sup> Street Promenade

- Development areas 8, 9, 10, and 11 all engage and play a role in the 12<sup>th</sup> Street pedestrian promenade that connects Irvington and the Broadway/Weidler couplet with Holladay Park, light rail and points south.
- Development areas 10 and 13 create a northern gateway into the site.
- Development areas 8 and 11 create a southern gateway into the site.

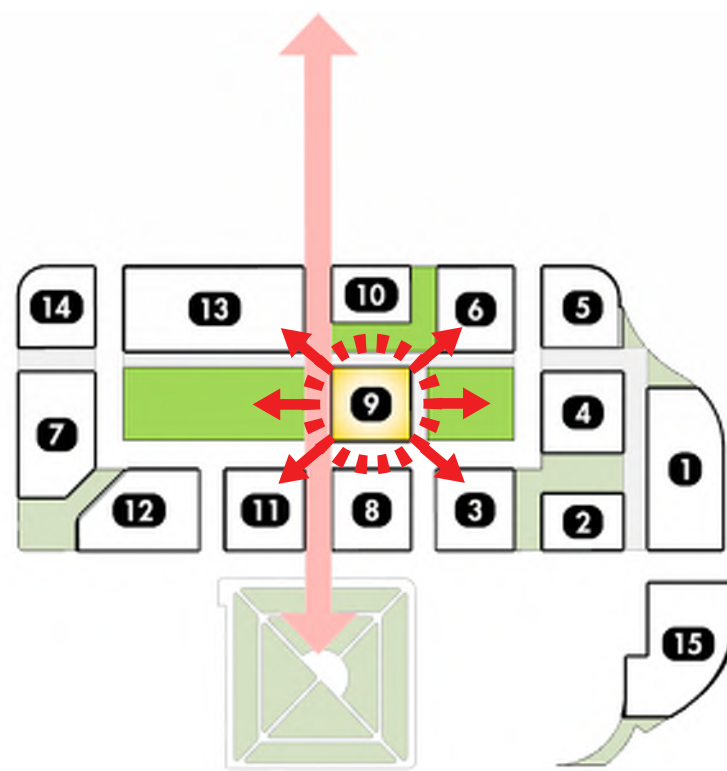




# Massing

## Iconic Development Area 9

- Development Area 9, located in the center of the site, can be a focal point within the plan area.
- The development area fronts open space to the North, East, and West.
- Porosity at the ground floor will allow for direct engagement with the adjacent open spaces.

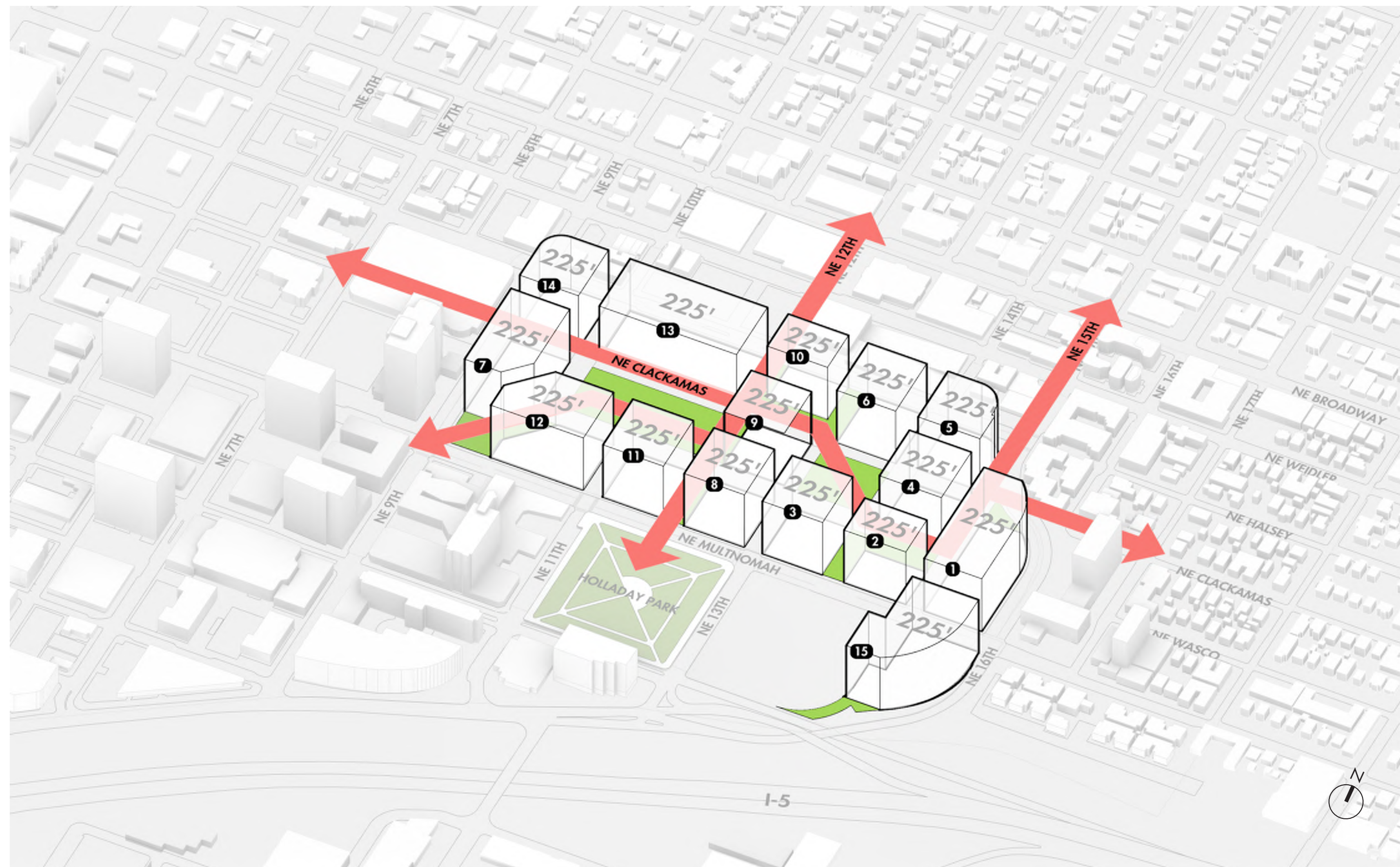
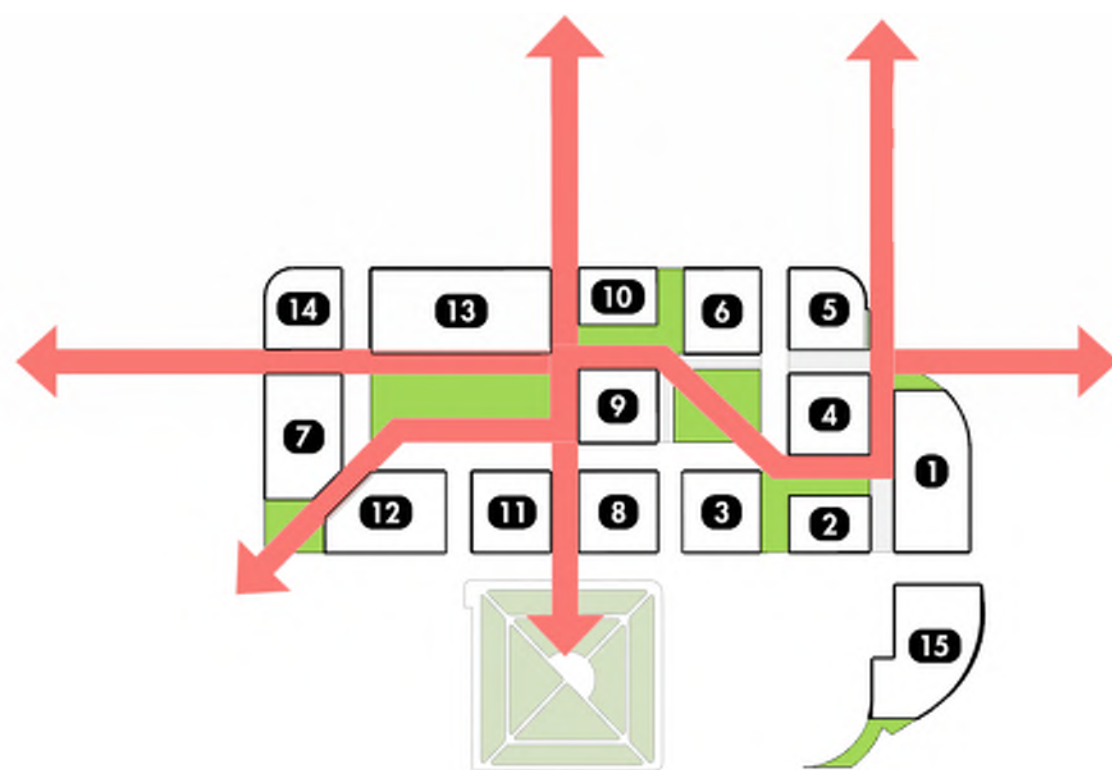




# Massing

## Connecting Open Spaces

- Dynamic system of open space will connect the Lloyd Center site to the surrounding neighborhoods.

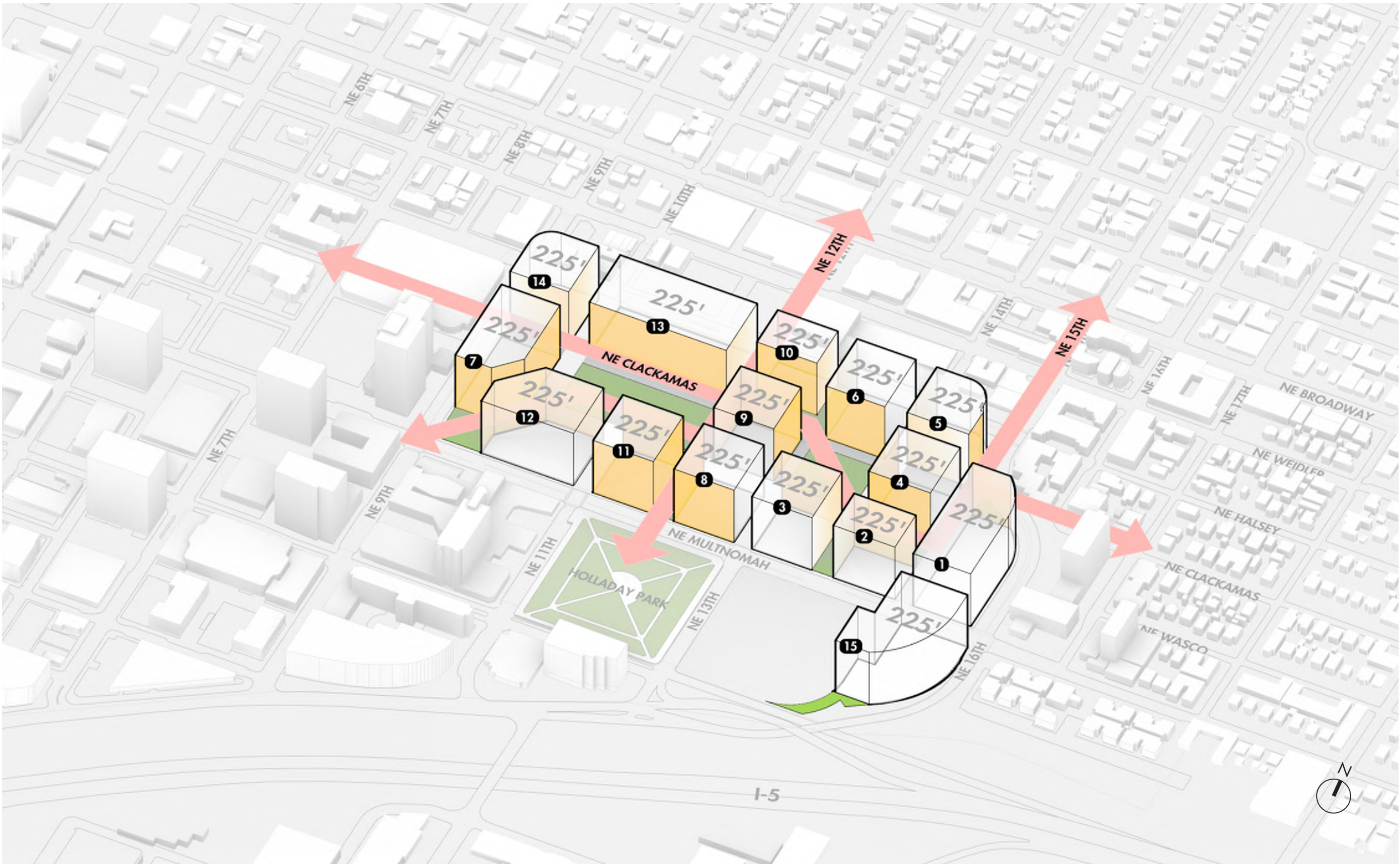
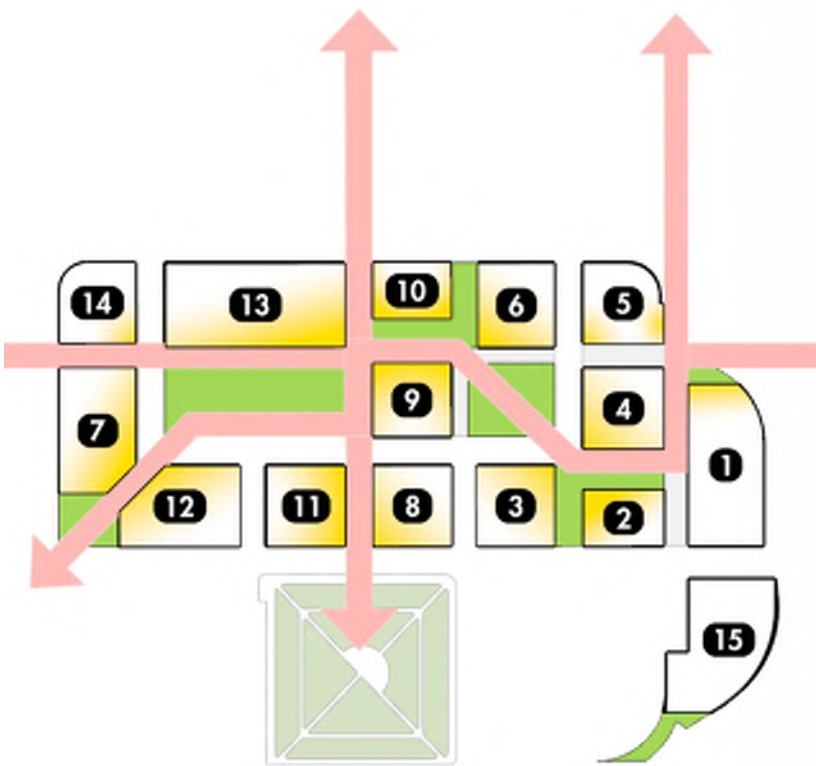




# Massing

## Active Open Spaces

- Many of the parcels front an open space.
- Parcels will support the character and function of the open space and circulation components.

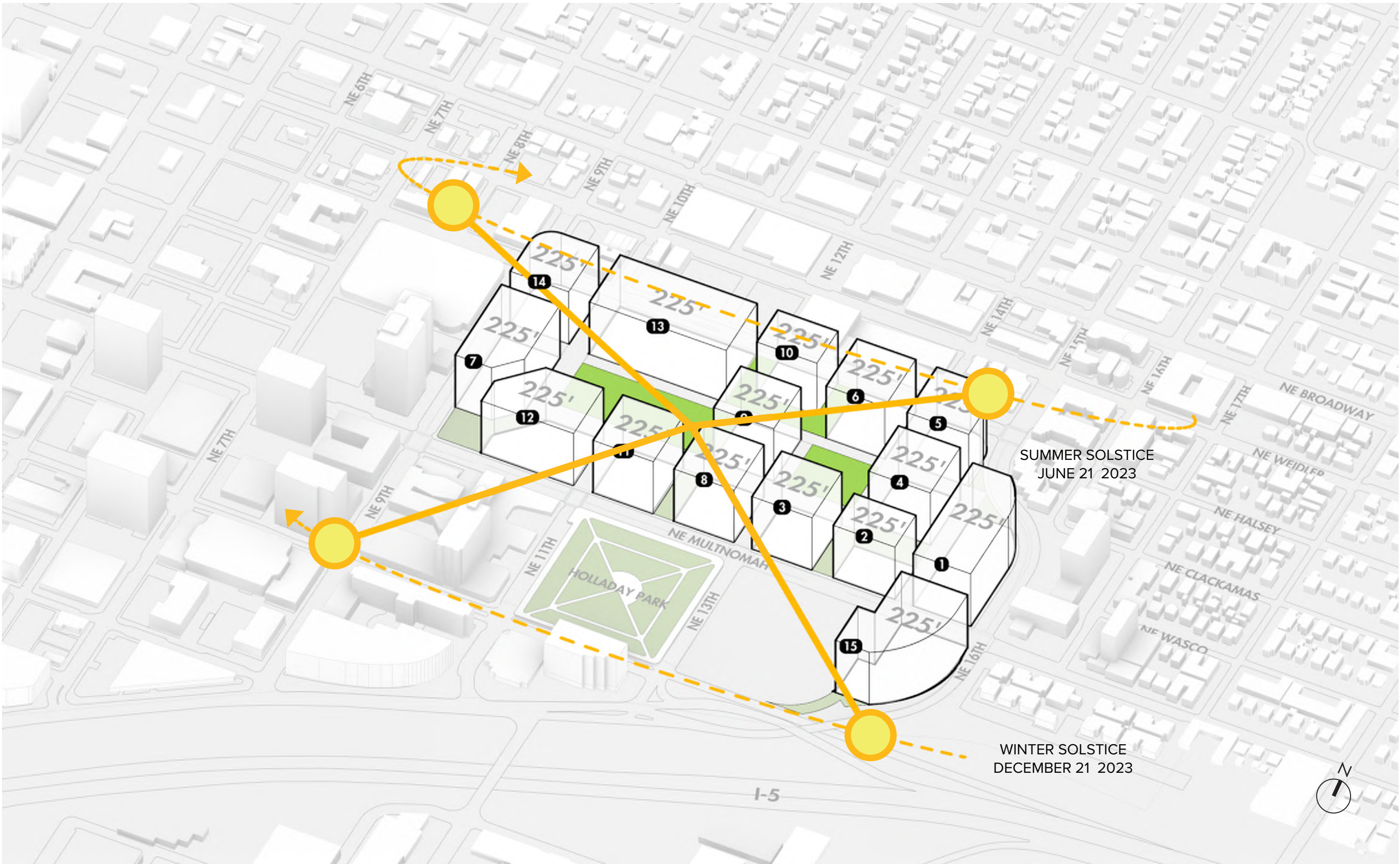
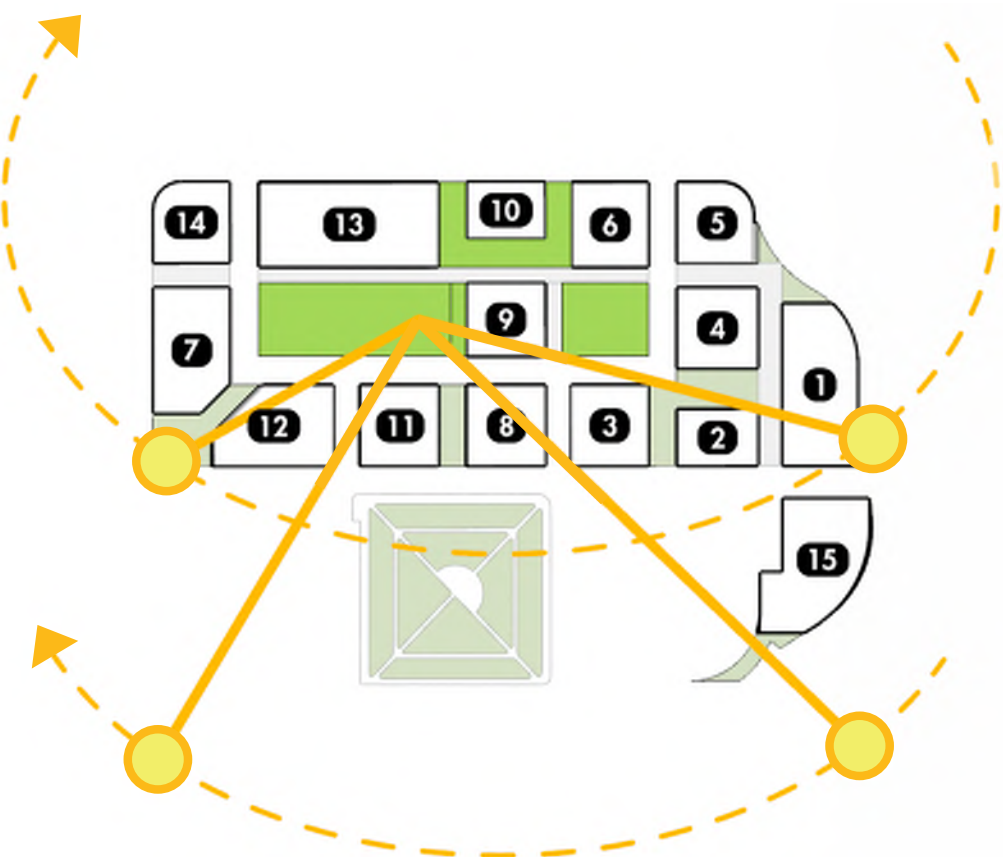




# Massing

## Creating Pleasant Open Space

- The maximum building envelopes established (the “glass boxes”) for each of the development areas allow light and air for a pleasant public realm.





# Massing

## Shadow Studies

- This diagram studies shadows on significant dates and times cast by the maximum building envelopes at 225' tall.
- Actual future development projects are expected to have a variety of heights and sizes, creating breaks in the massing to allow for more sunlight into the open spaces.

Noon

March / September



June



December



3PM

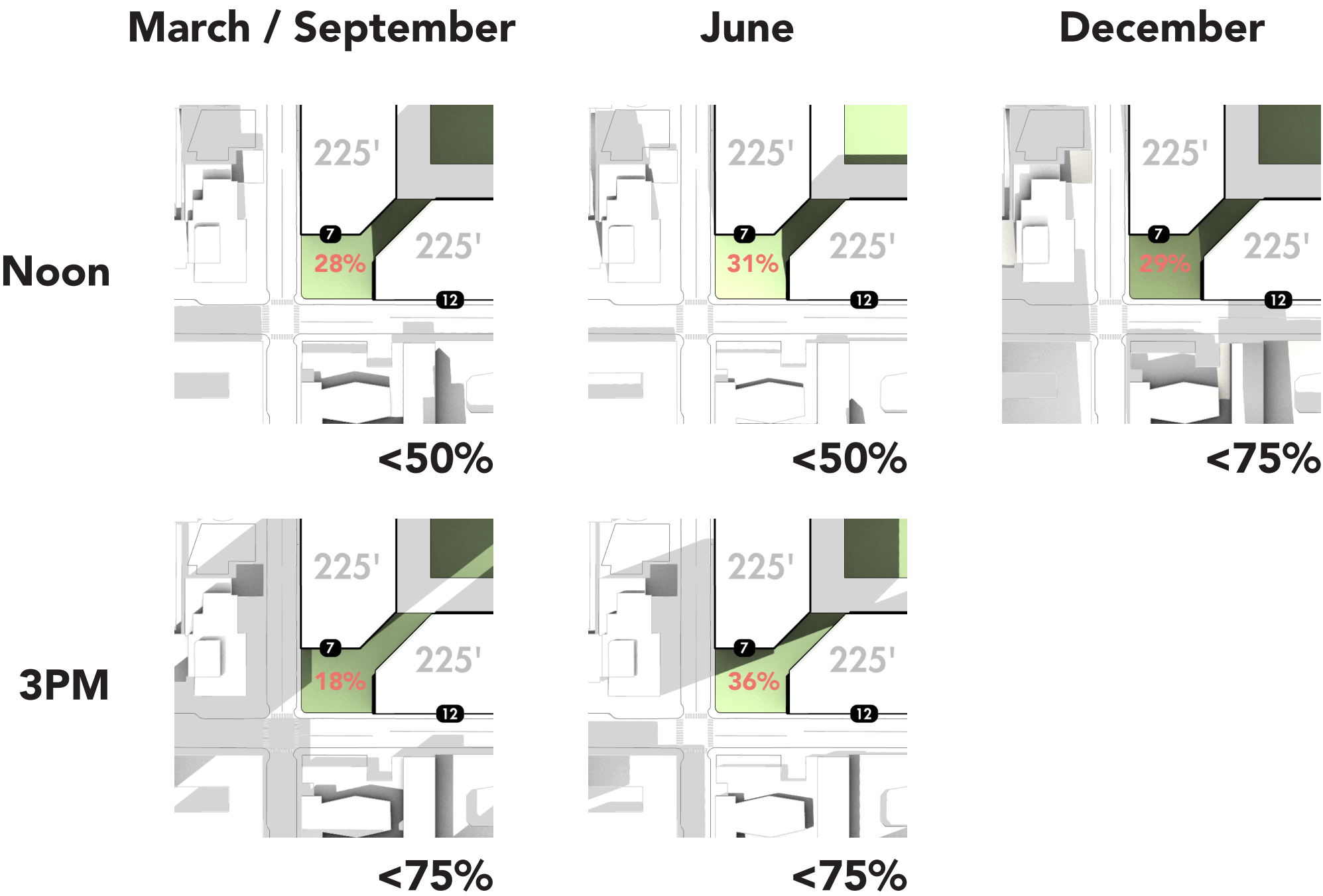
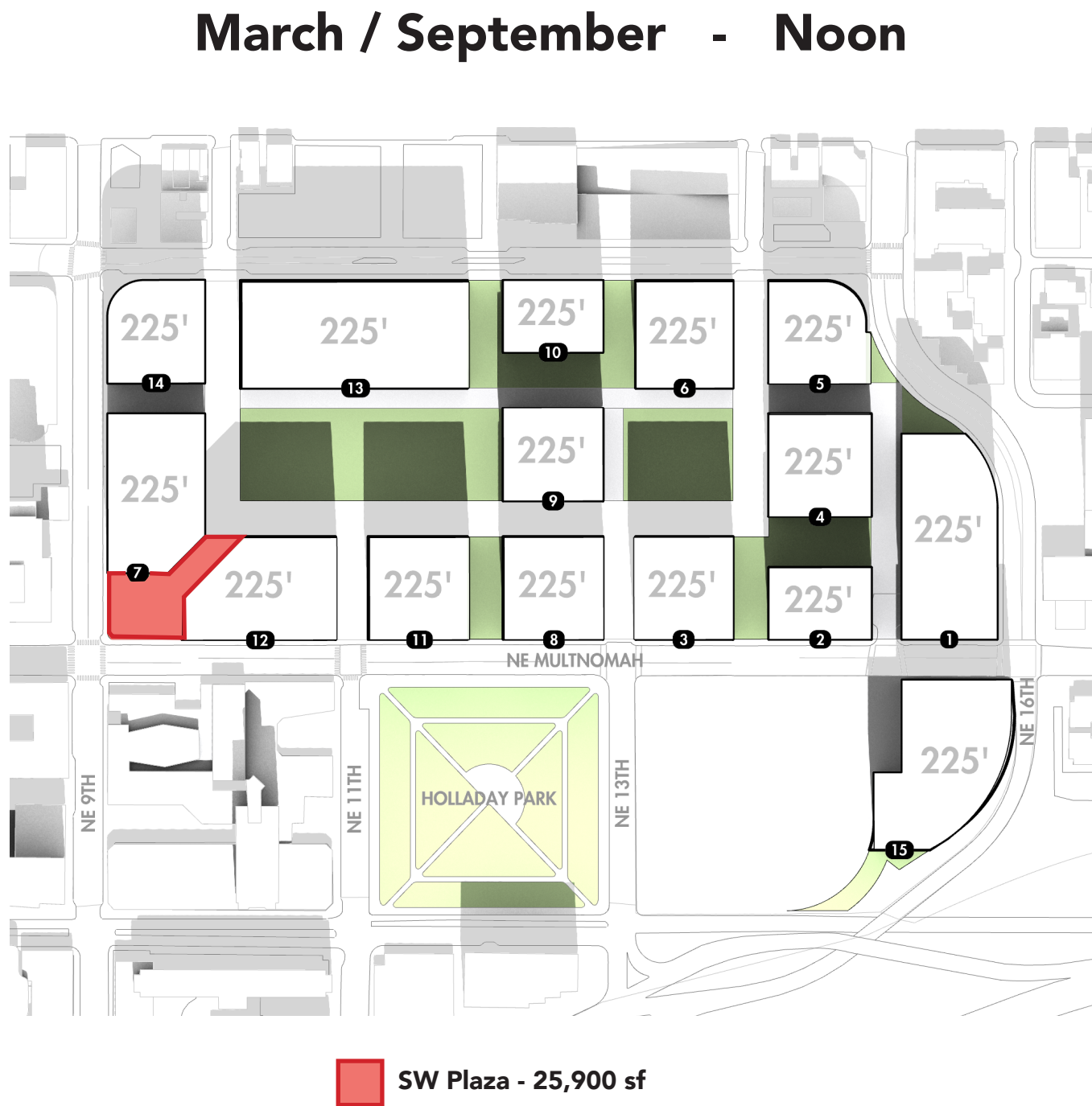




# Massing

## Shadow Studies

- The open space at the corner of NE 9<sup>th</sup> and NE Multnomah is the park or plaza required by PZC 33.510.255.K.3.a
- 
- This open space complies with the approval criteria around shadows in PZC 33.510.255.K.d

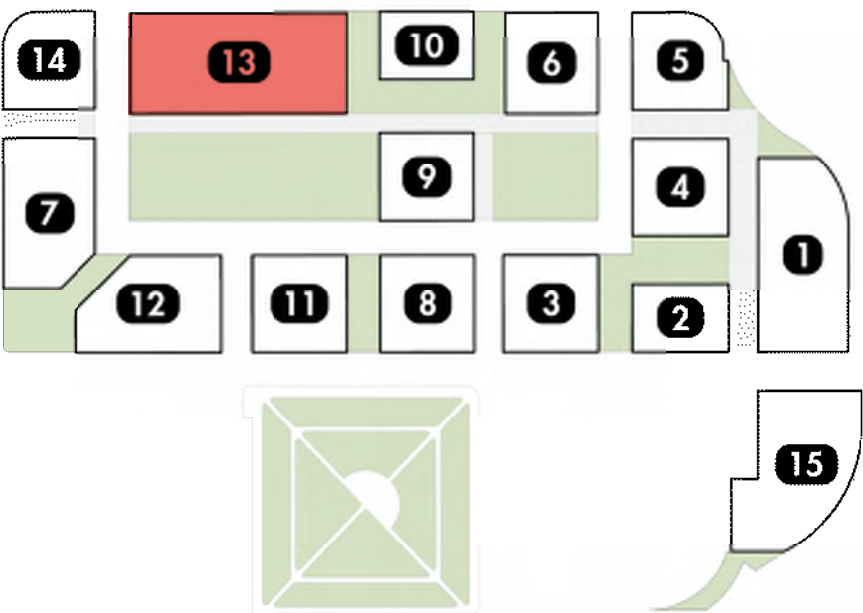




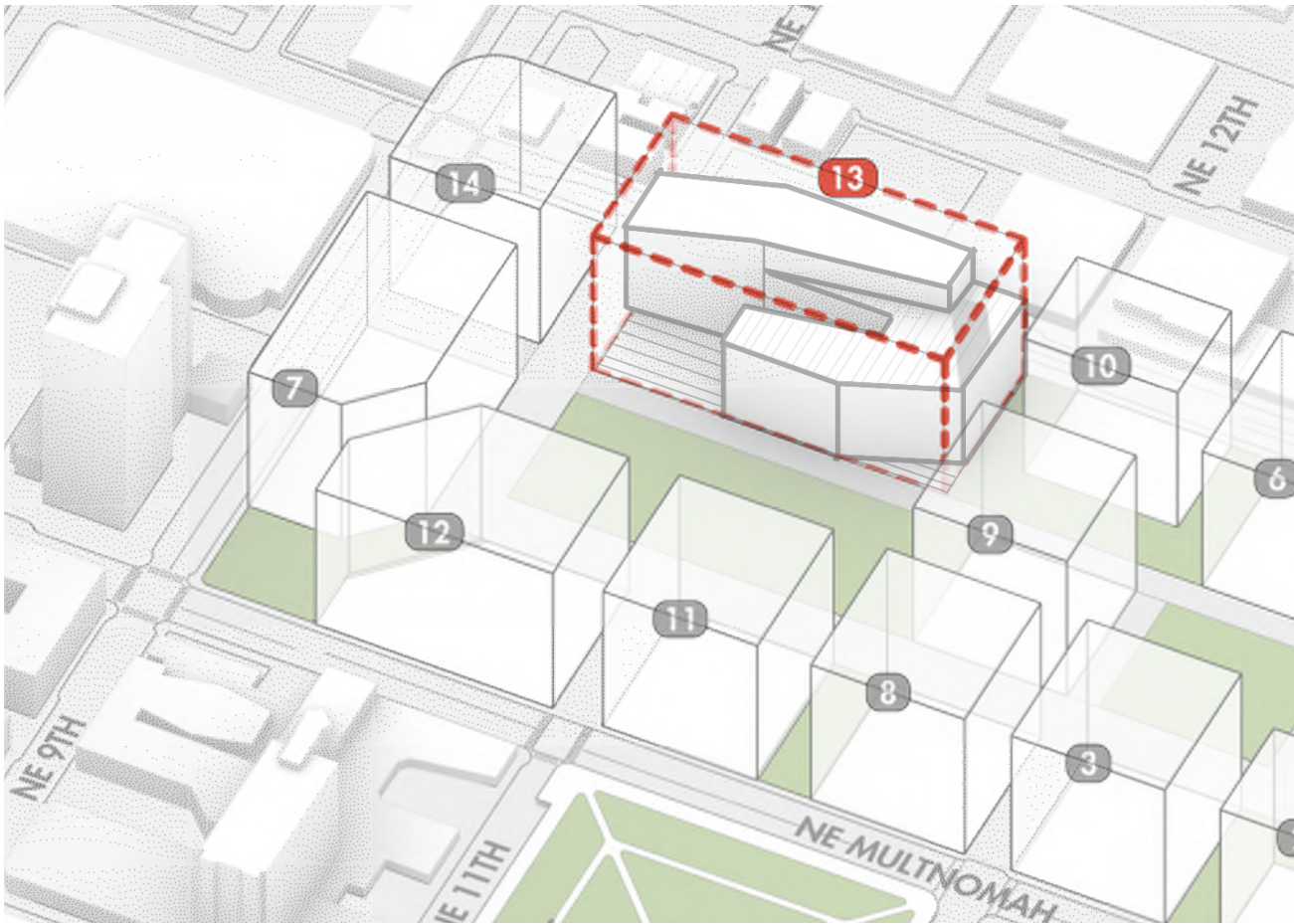
# Massing

## Development Area 13

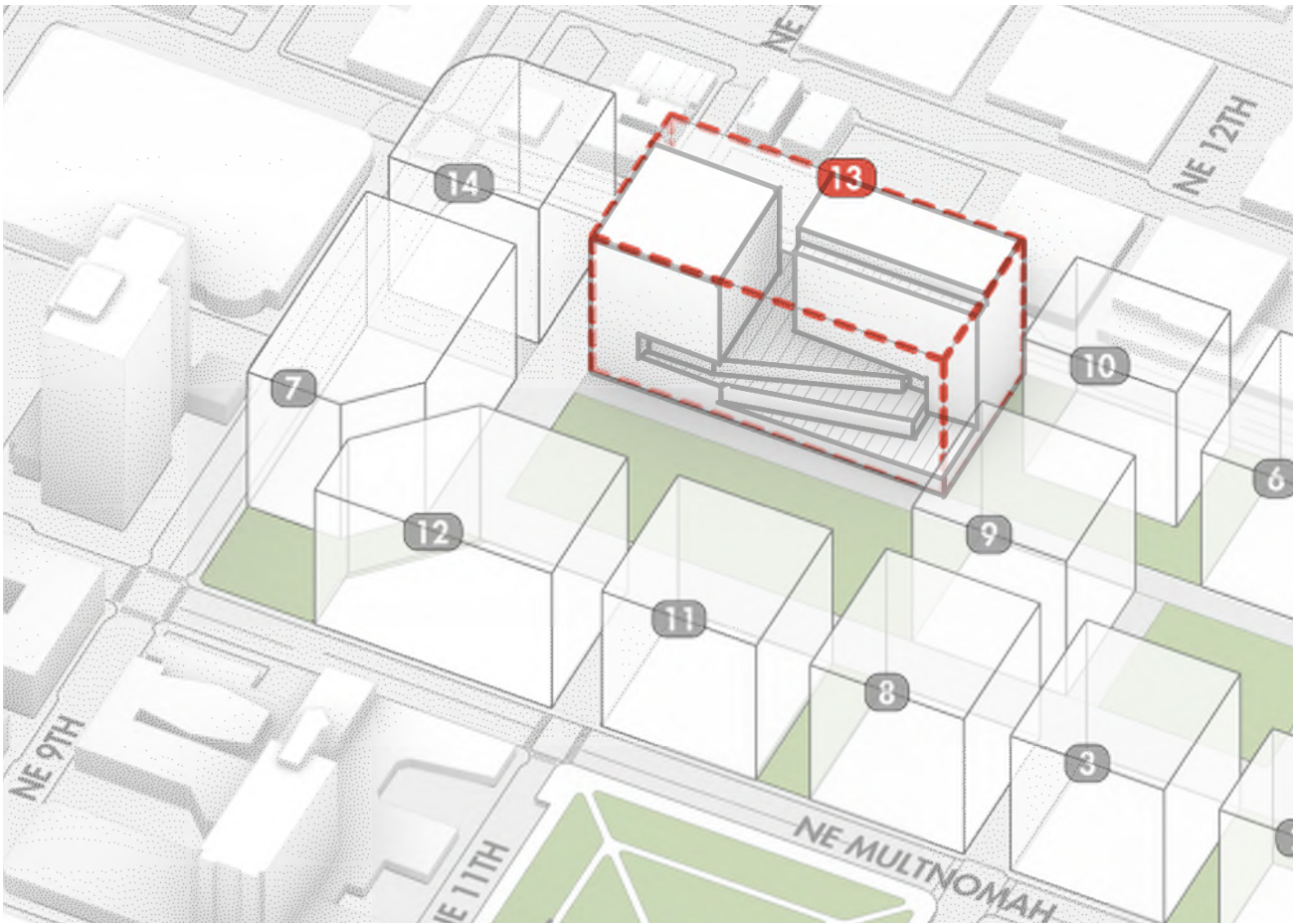
- This is a large development area with the opportunity for a dynamic edge to park and active public realm
- This shows a few examples of the many potential development opportunities that are possible at Development Area 13.



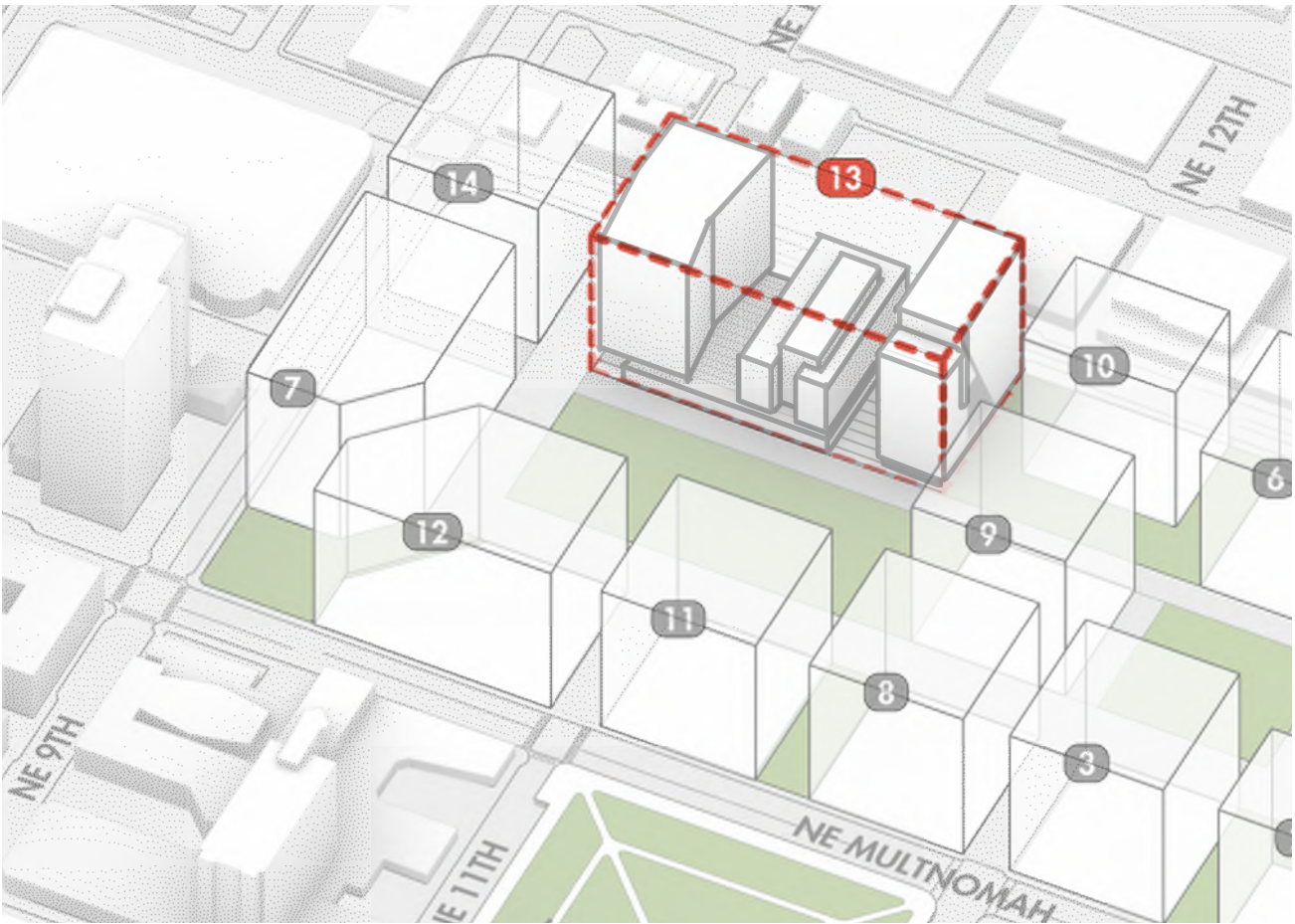
1 Building



2 Buildings



3 Buildings

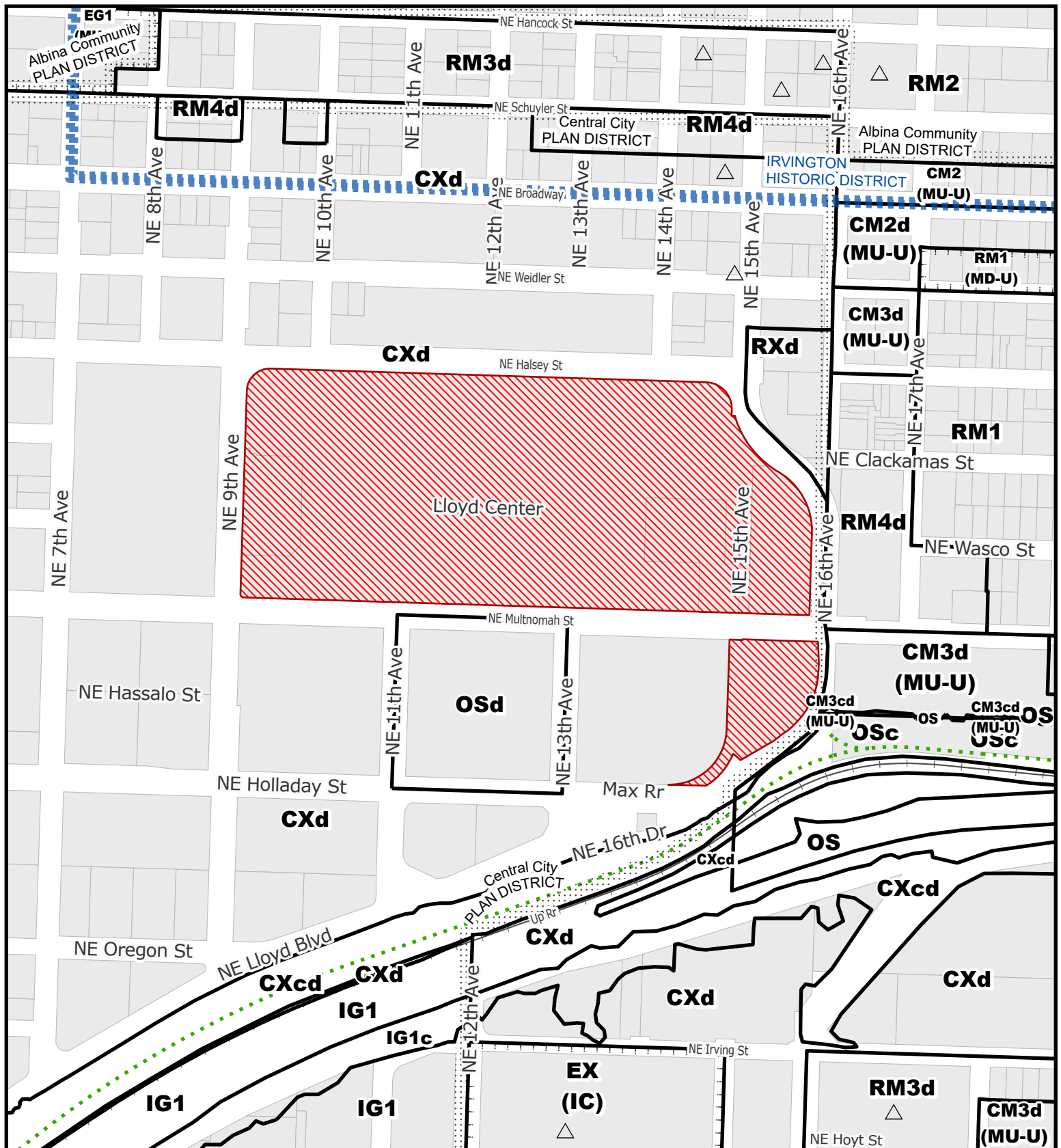





# Discussion Topics






1. Regarding the heights of the Maximum Building Envelopes (a.k.a. “Glass Boxes”) shown on page 27, we’ve been intentional about showing them all at the same height, our 225’ maximum. We realize that the effect of showing them that way could imply a uniformity of massing, but that is not our intent. In some previous CCMPs, we’ve assigned certain areas within the development area certain roles, but for the Lloyd CCMP our intent is to preserve maximum flexibility for a range of future outcomes. Are there any particular roles for the massing that you’d like us to study for some of these development areas?
2. The east-west Shared Accessway along the Clackamas alignment is a new addition to the conceptual site plan. This amenity will support both the ground floor uses in the adjacent development areas, and augment pedestrian circulation along the open space sequence. An extension of the open space right to the edge of the development parcel, cars will be guests, and because it will be privately owned, it can be closed or open as needed to support the adjacent uses and/or the open space. What are your thoughts on elements that will help this transition zone be successful in its own right?
3. PBOT staff have observed that a two-way, grade separated cycle track is not typical for a Local Service Street. Our intent was to connect existing City Bikeways that currently terminate at the north and south border of the CCMP boundary, to take advantage of the uniquely unbroken street edge, and to connect the bike facility to the various open spaces at the center of the plan. Consolidating this bike facility on one side of the street will minimize conflicts with vehicles compared with typical City Bikeway facilities, and make more efficient use of space than two buffered bike lanes. Families, young cyclists or visitors will be able to enjoy the journey around the central open spaces on the cycle track, making logical connections out when needed. We believe there are good urban design and transportation reasons for this configuration, but wanted to make sure you had the opportunity to consider feedback that we have received.





For Zoning Code in Effect Post October 1, 2022

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

-  Site
-  Plan District
-  Historic District
-  Historic Landmark
-  Recreational Trails

File No.	EA 23 - 087508 DA
1/4 Section	2931,2932
Scale	1 inch =400 feet
State ID	1N1E35BA 101
Exhibit	B Sep 27, 2023





# Lloyd Center Redevelopment **CENTRAL CITY MASTER PLAN**

**Design Advice Request**

EA 23-087508 DA

**12.21.2023**



# The Vision

**“Create an energized, welcoming, and inclusive neighborhood that inspires diverse communities to connect, gather, and do business.”**

- Reverse the inward-facing, auto-centric layout
- Reintroduce portions of the street grid
- Reconnect the site to surrounding neighborhoods
- Introduce a more sustainable mix of uses
  - Residential
  - Retail
  - Entertainment
  - Workspace
- Create vibrant, welcoming and connected open spaces throughout



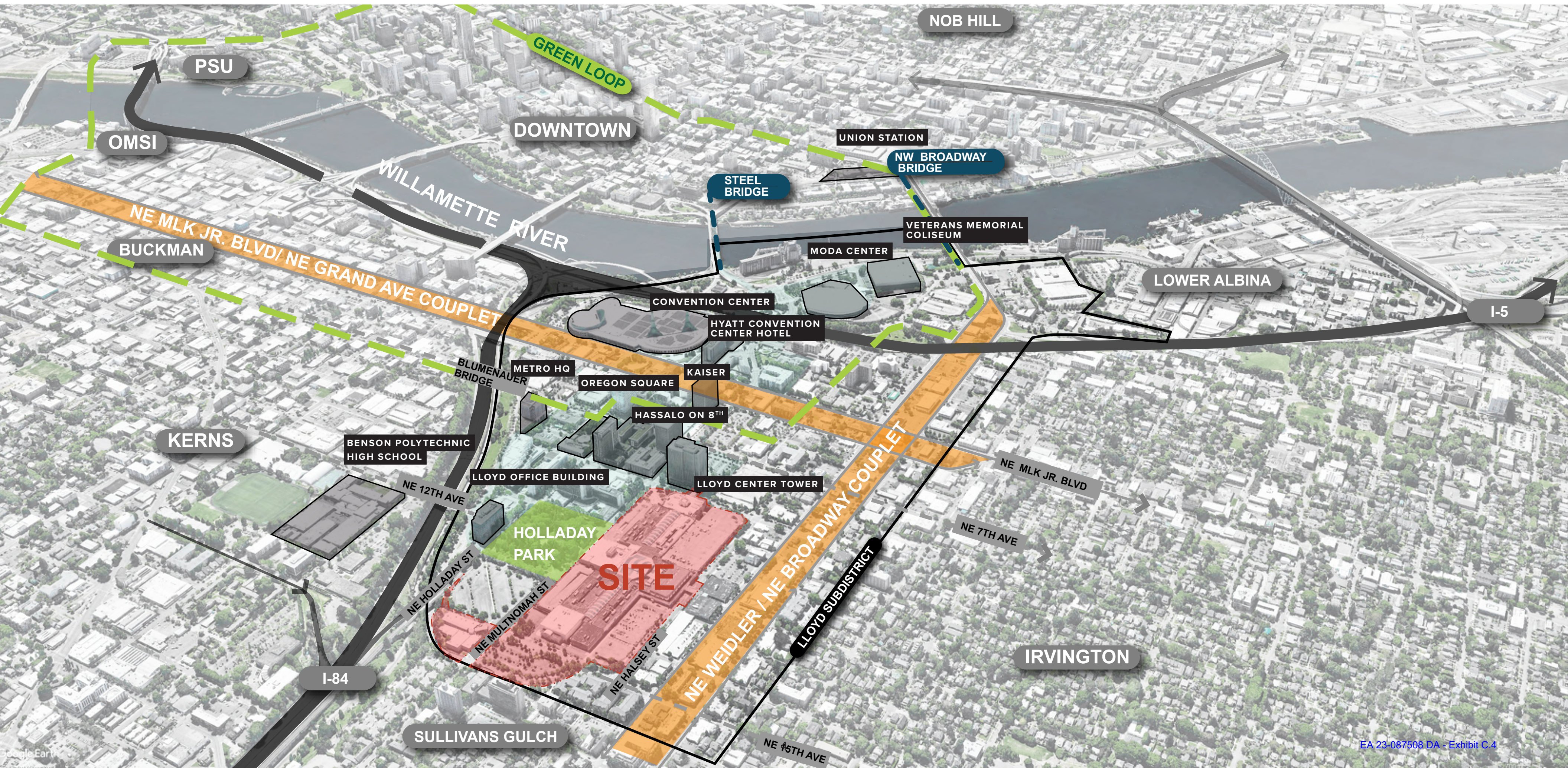




# Context Review

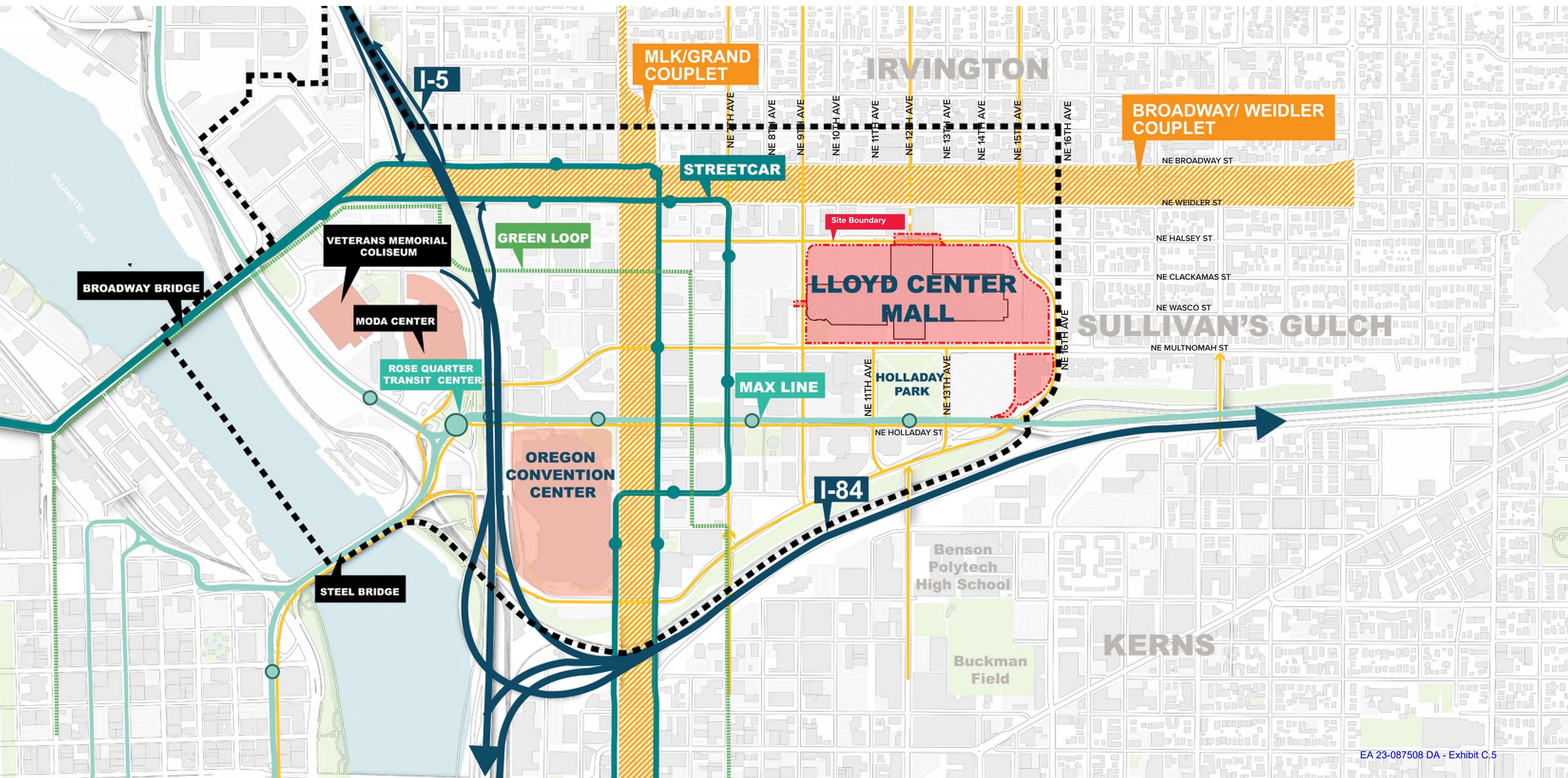


# Central City Context





# Regional Connections





An aerial photograph of a city, likely Seattle, showing a river, a bridge, and various buildings. The text "What We Heard at DAR#1" is overlaid in the center.

# What We Heard at DAR#1



# What we Heard From You

## SUMMARIZED FROM EA 23-087508 DA RECORDING

- We appreciate the opportunity for variety of types and scales of spaces, particularly the large blocks. This will help avoid monotony.
- We appreciate that the sequence of open spaces has been used to arrange the proposed development parcels. There is an opportunity for Parcel 9 to be a focal point, which is unusual in a gridded city.
- The proposed public rights of way make meaningful connections. We agree with the desire to avoid cut-through traffic.
- Pedestrian- and bike-oriented streets are unusual in this district.
- The streets should be closer to PBOT standard, but the pedestrian ways should be special.
- While the 12<sup>th</sup> Avenue Promenade cannot continue in a straight line through the light rail station, the desire line is there.
- Take the initiative to support Portland Parks & Recreation to master plan Holladay Park to rethink the circulation and make a better connection across Multnomah with the Promenade.
- Work on a safe crossing of the 15<sup>th</sup>/16<sup>th</sup> couplet at Clackamas.
- Ground floor uses need to be compatible with the open spaces.
- Please include public art and water features in your public realm thinking.
- Think about broader, district-wide sustainability initiatives.
- Don't lose sight of the importance of the ice rink.

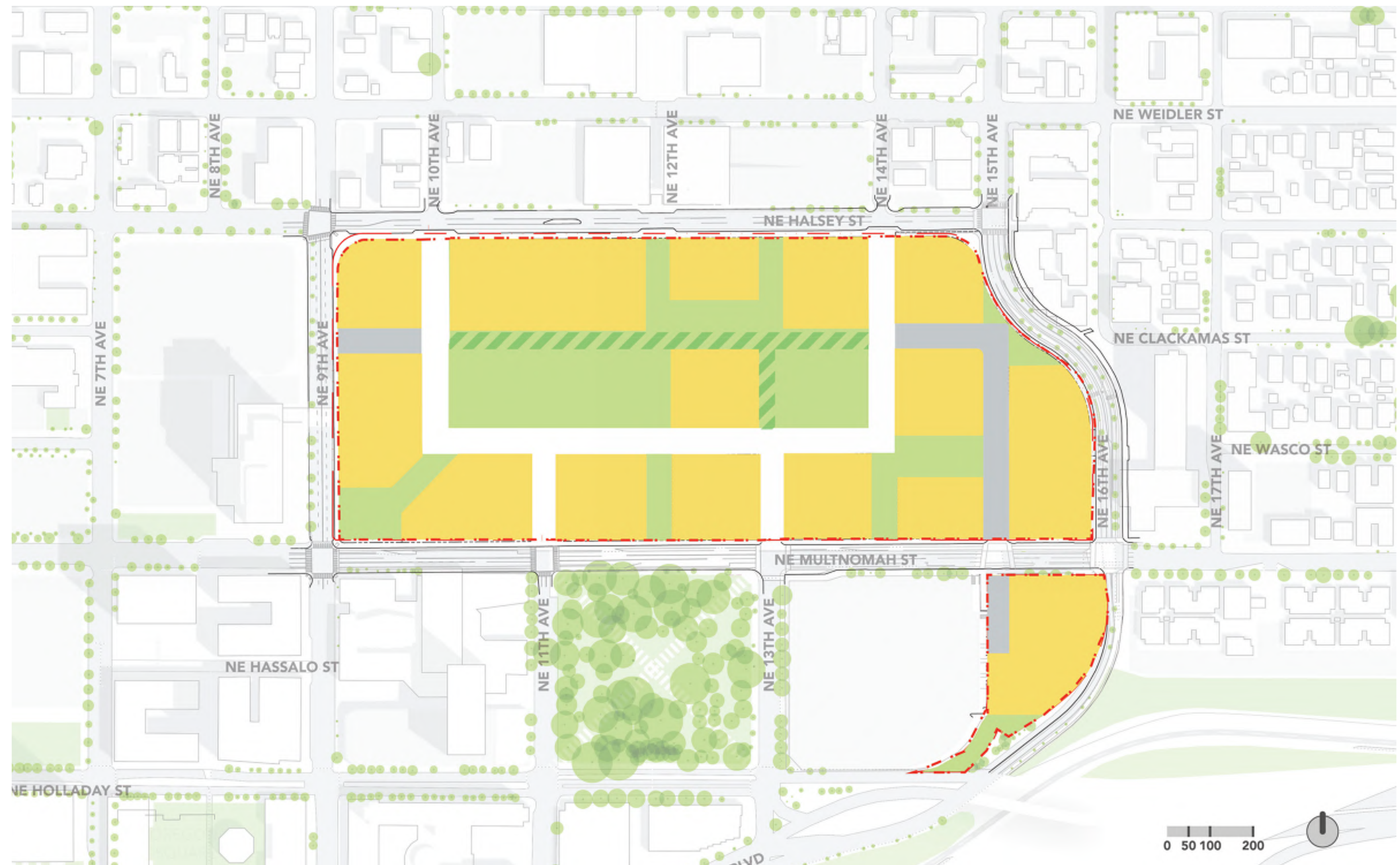


# Preferred Concept

- Balance between 200' grid and opportunity for contiguous open spaces.
- Ability for larger blocks.
- Range of development area sizes.
- Range of open space sizes.
- Street layout encourages multiple activation zones.
- Support the connection of the Irvington neighborhood with Holladay Park and the Central Eastside along the alignment of 12<sup>th</sup> Avenue.

## Legend:

- CCMP Boundary
- Development Area
- Open Space
- Secondary Streets
- Shared Accessway





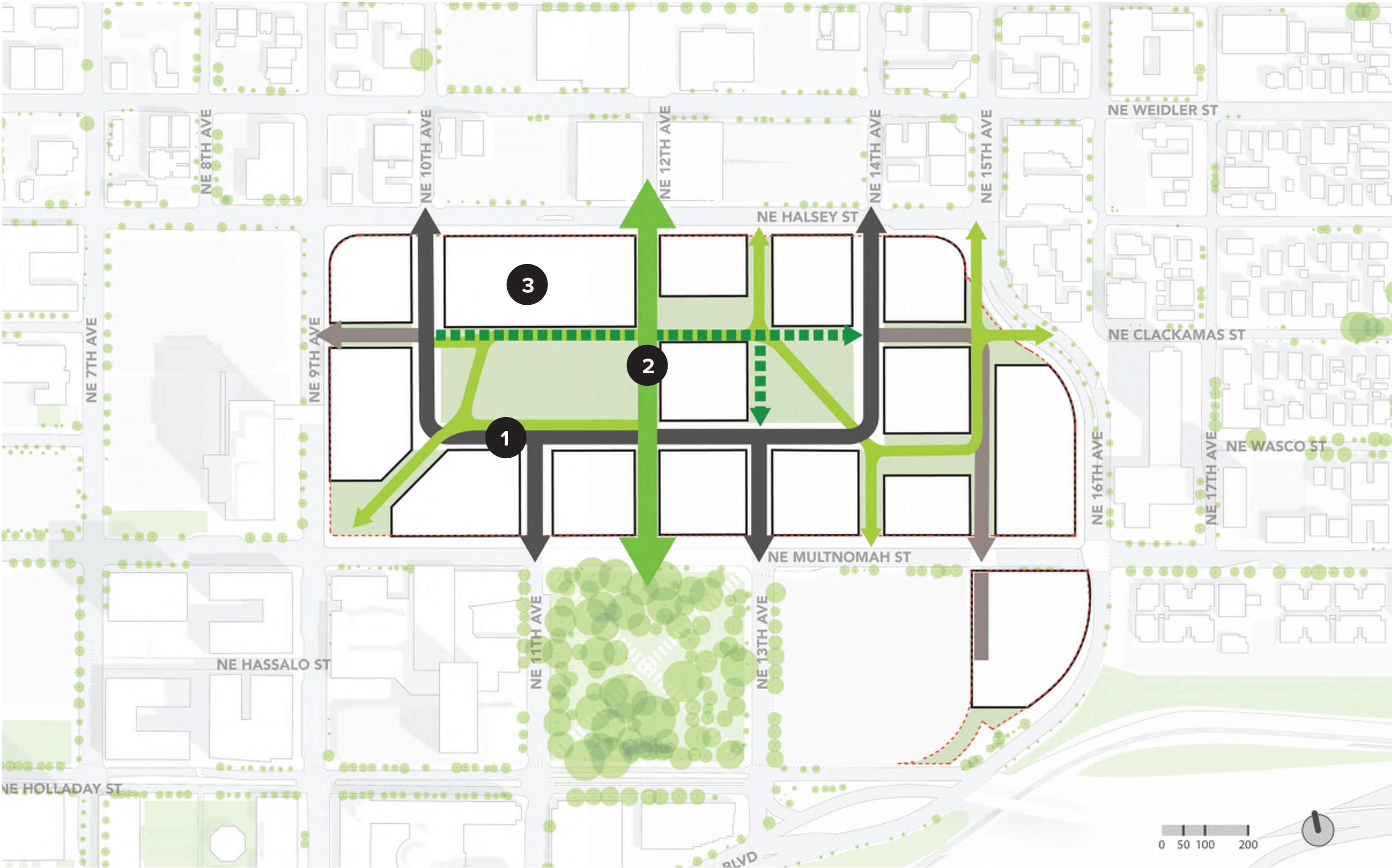
# Framework Evolution



# Framework Components

- 1 Variety of Connections
- 2 Dynamic system of open space connections\*
- 3 Building sites that support the character and function of the open space and circulation components.

\*Green line represents possible pedestrian pathways through and between distinct open spaces.





# Circulation

## Current Access Patterns

Most Frequent Vehicular Access points:

- Broadway from the east
- Weidler from the west
- I-84 exit from the south





Secondary Vehicular Access:

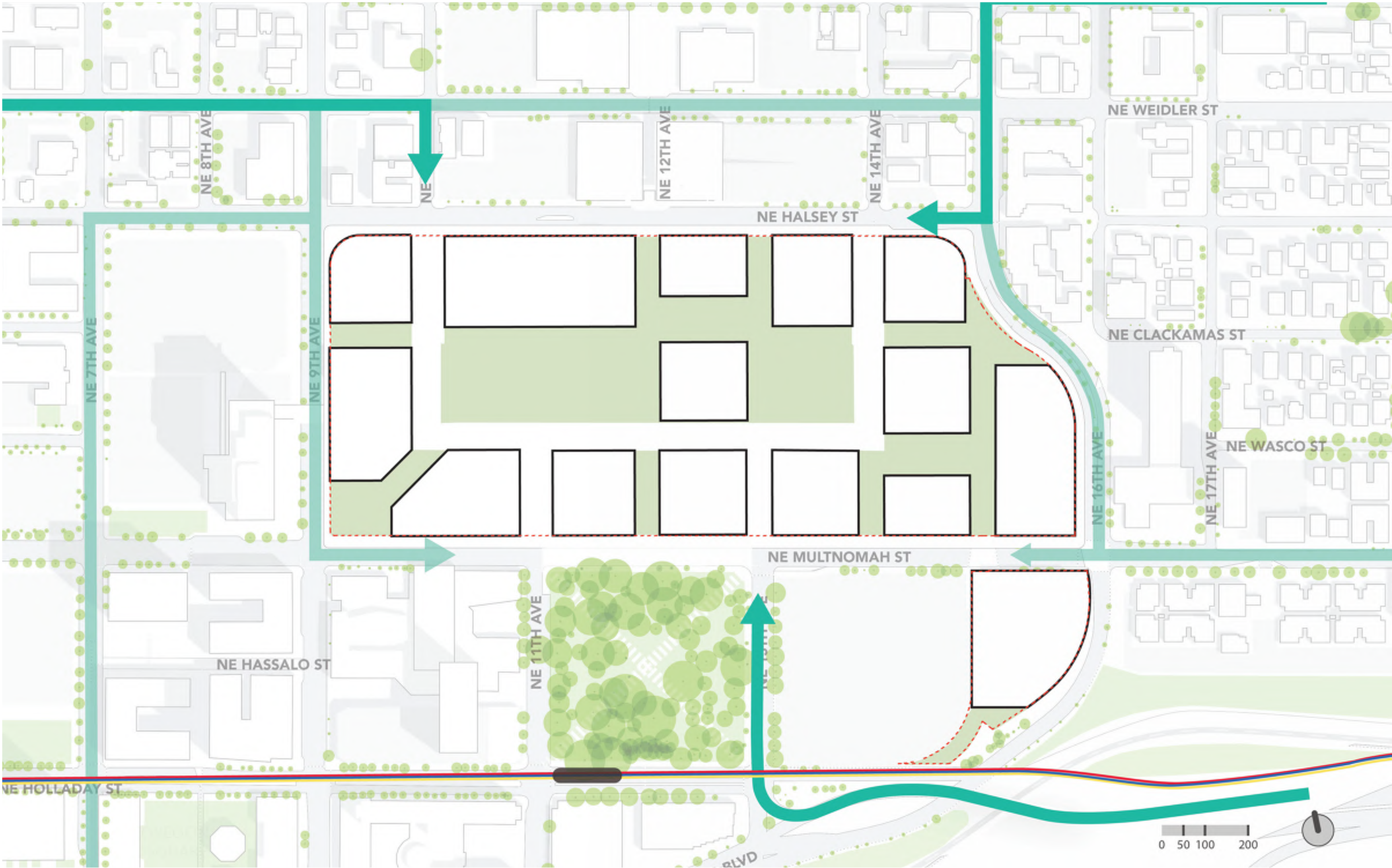
- NE Multnomah St.
- NE 7<sup>th</sup> Ave
- NE 16<sup>th</sup> Ave

Transit:

- NE Holladay & 11<sup>th</sup> Ave Max Station

### Legend:

-  Most Frequent Access
-  Second Most Frequent Access
-  Max Lines (Transit)
-  Max Station








# Circulation

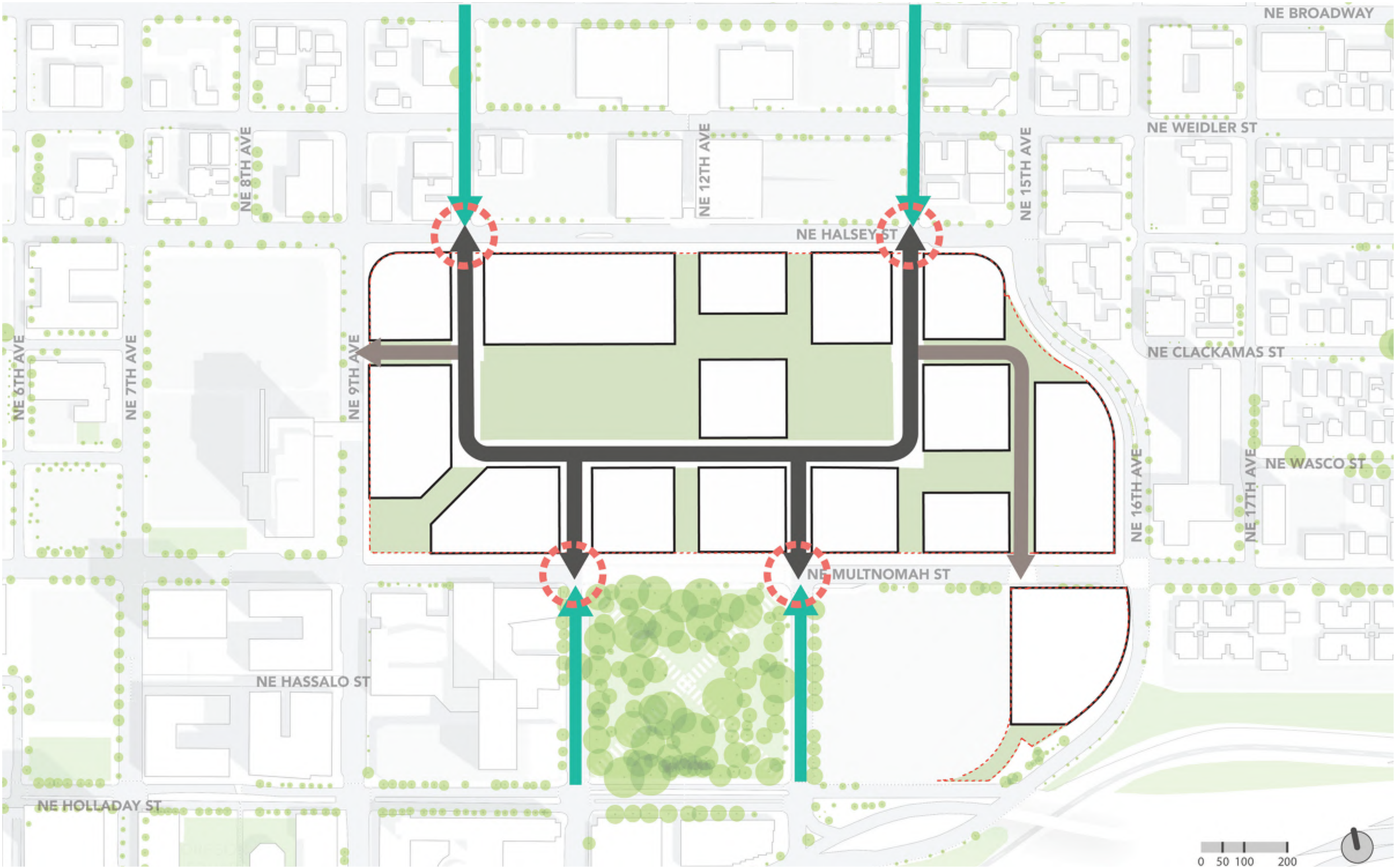
## Primary and Secondary Connections

### MAKING THE RIGHT CONNECTIONS

- Existing streets to the north and south of the site will be connected internally to enhance local street connectivity, and provide new connections to the surrounding neighborhoods.
- The indirect connections between these new internal local streets will limit through traffic and help emphasize slow vehicular travel speeds and enhance the experience and safety for pedestrians and bicyclists on adjacent facilities.

Legend:

-  Existing Street Connections
-  Primary Vehicular Circulation
-  Secondary Vehicular Circulation





# Circulation

## Street Hierarchy

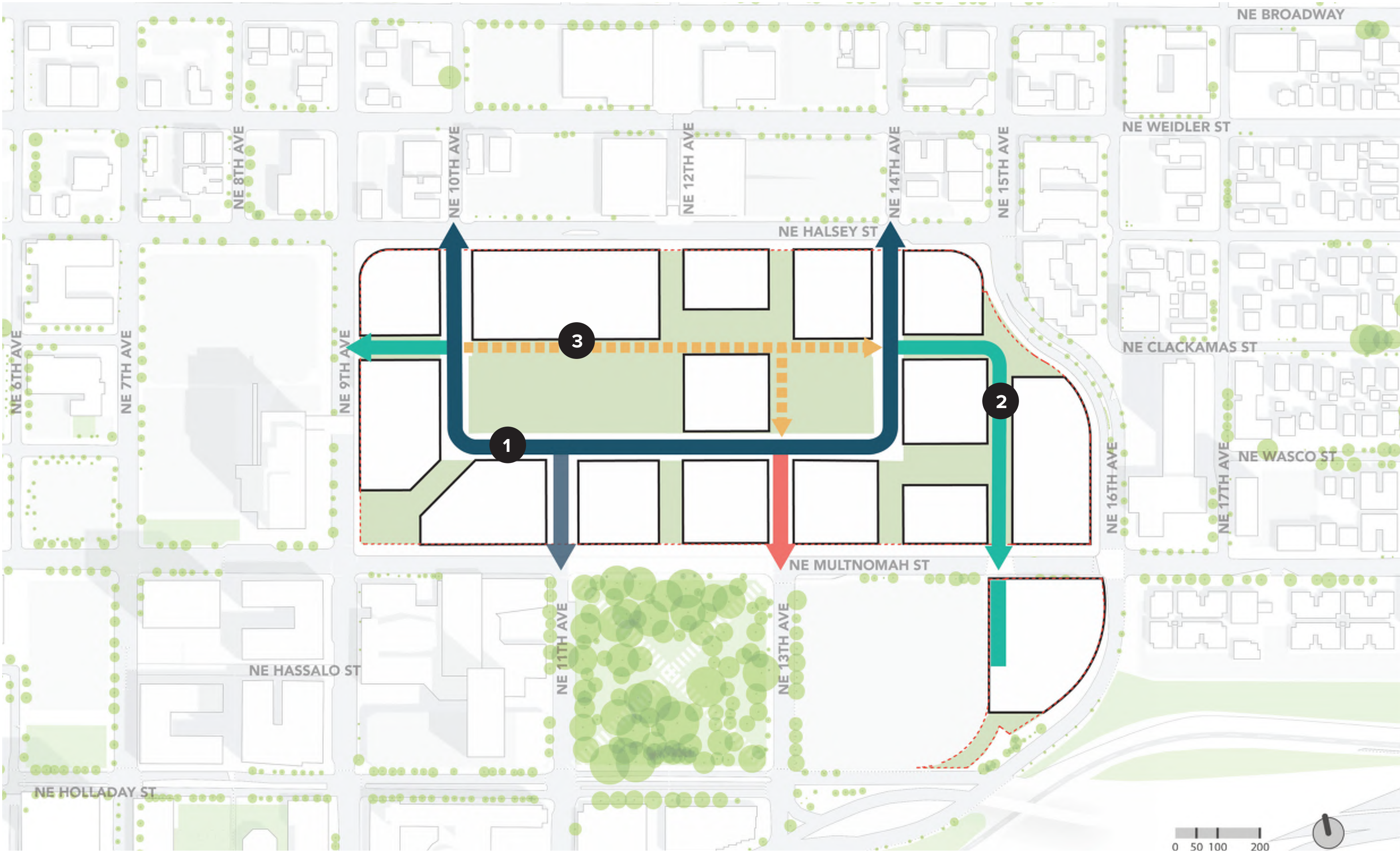
- 1

Primary Streets
- 2

Secondary Streets
- 3

Internal Accessway

- Restores eastside connectivity of current non-vehicular superblock.
- Supports a family-friendly, pedestrian-oriented environment.
- Connects residential neighborhoods to the east and north with business districts to the west.





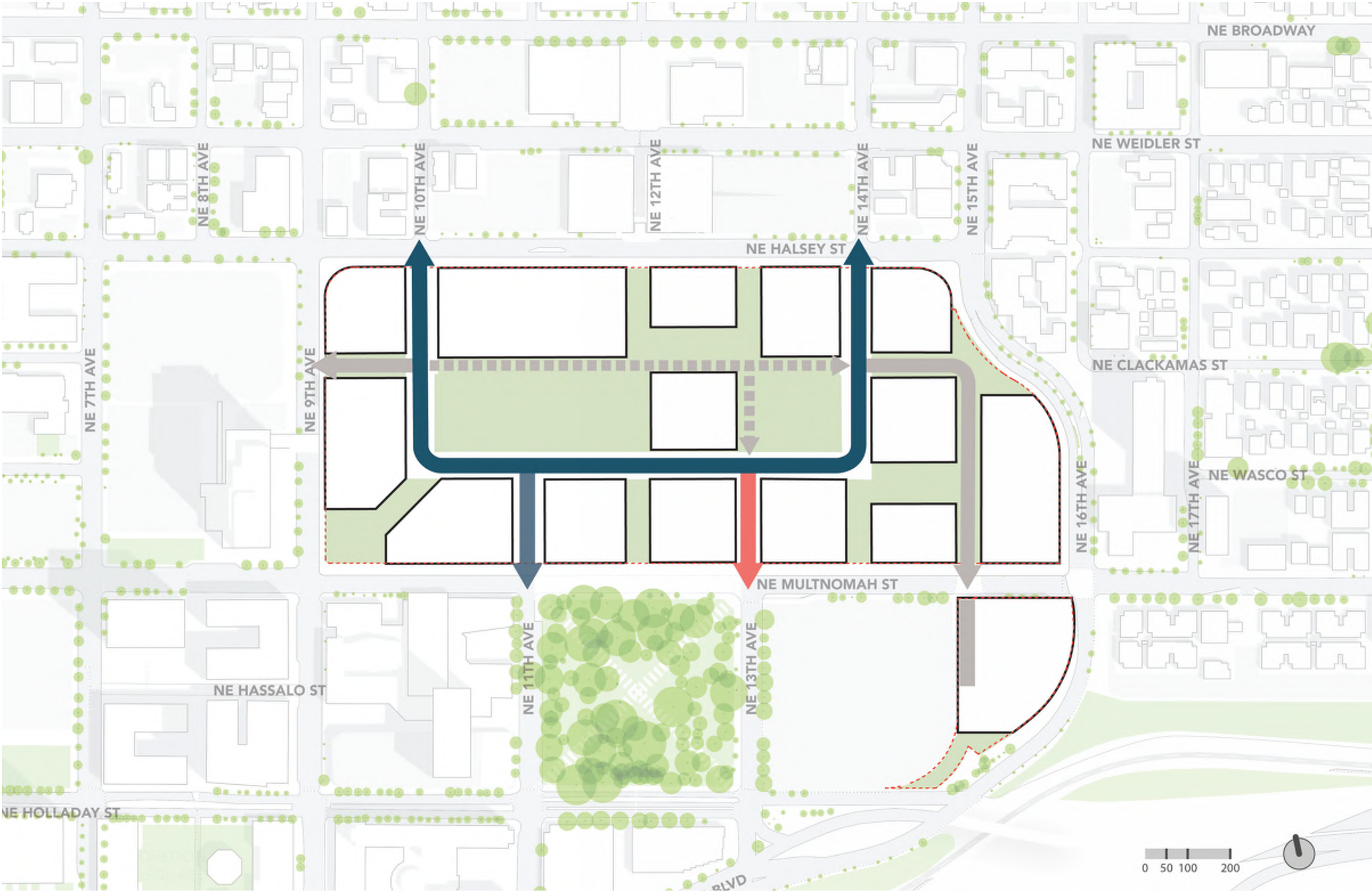
# Circulation

## Street Hierarchy

### 1 Primary Streets

- 68' / 76' ROW
- 68' ROW
- 60' ROW

- New public rights-of-way will restore connectivity through the superblock and provide service and access to internal block frontages.
- Controlled intersections at both 11<sup>th</sup> Avenue and 13<sup>th</sup> Avenue with NE Wasco St will discourage cut-through traffic.
- Designed as complete streets; the major connections will include two-way travel, on-street parking, robust bicycle facilities and 12-foot sidewalks.
- All new public rights-of-way are proposed to be classified as Local Access Streets.

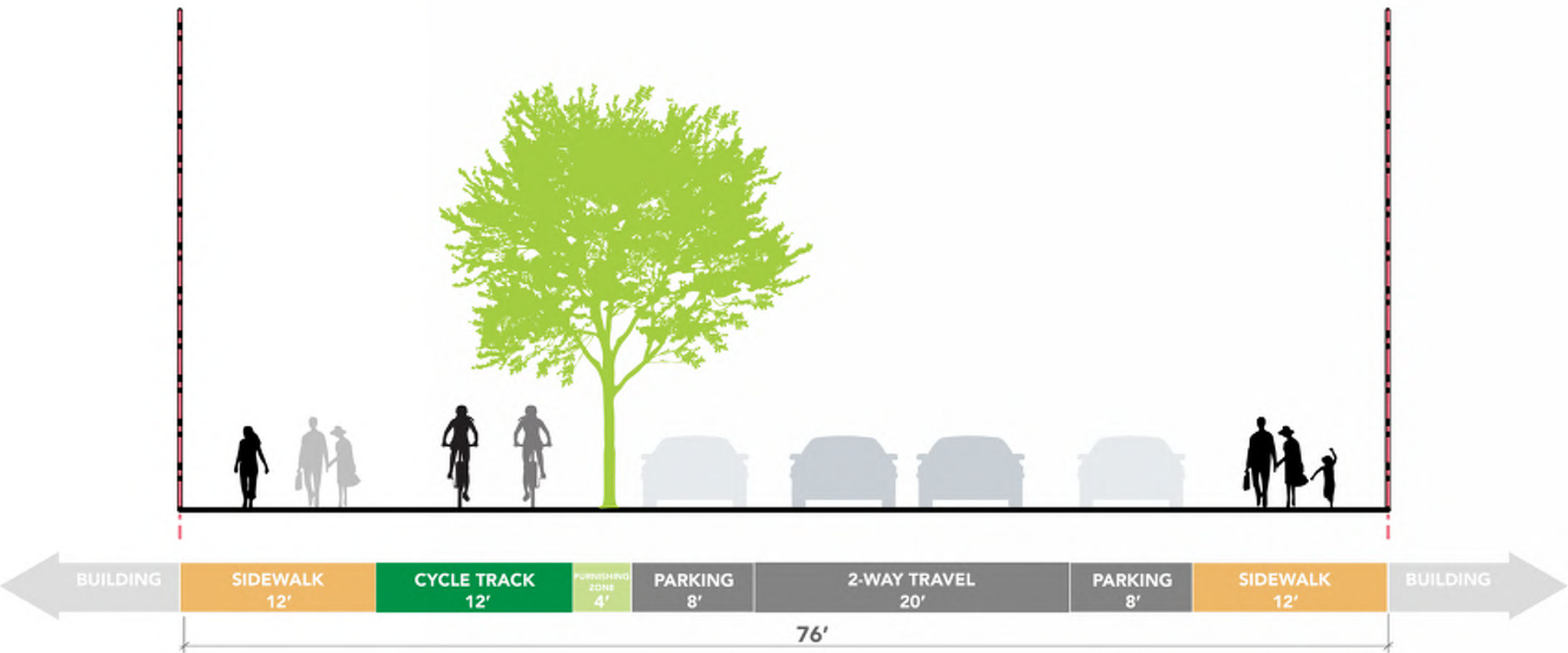
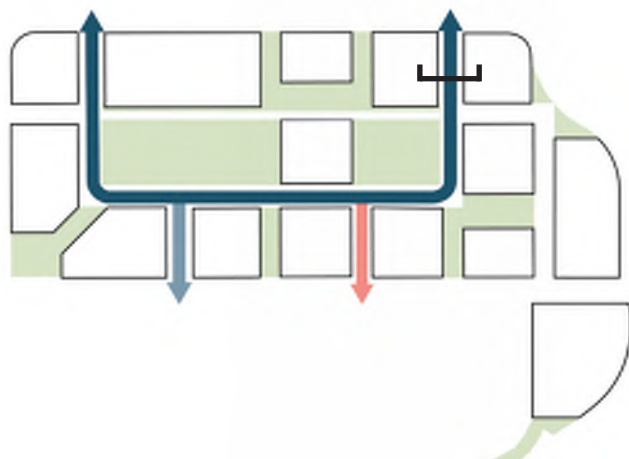




# Circulation

## Street Hierarchy

1 Primary Streets





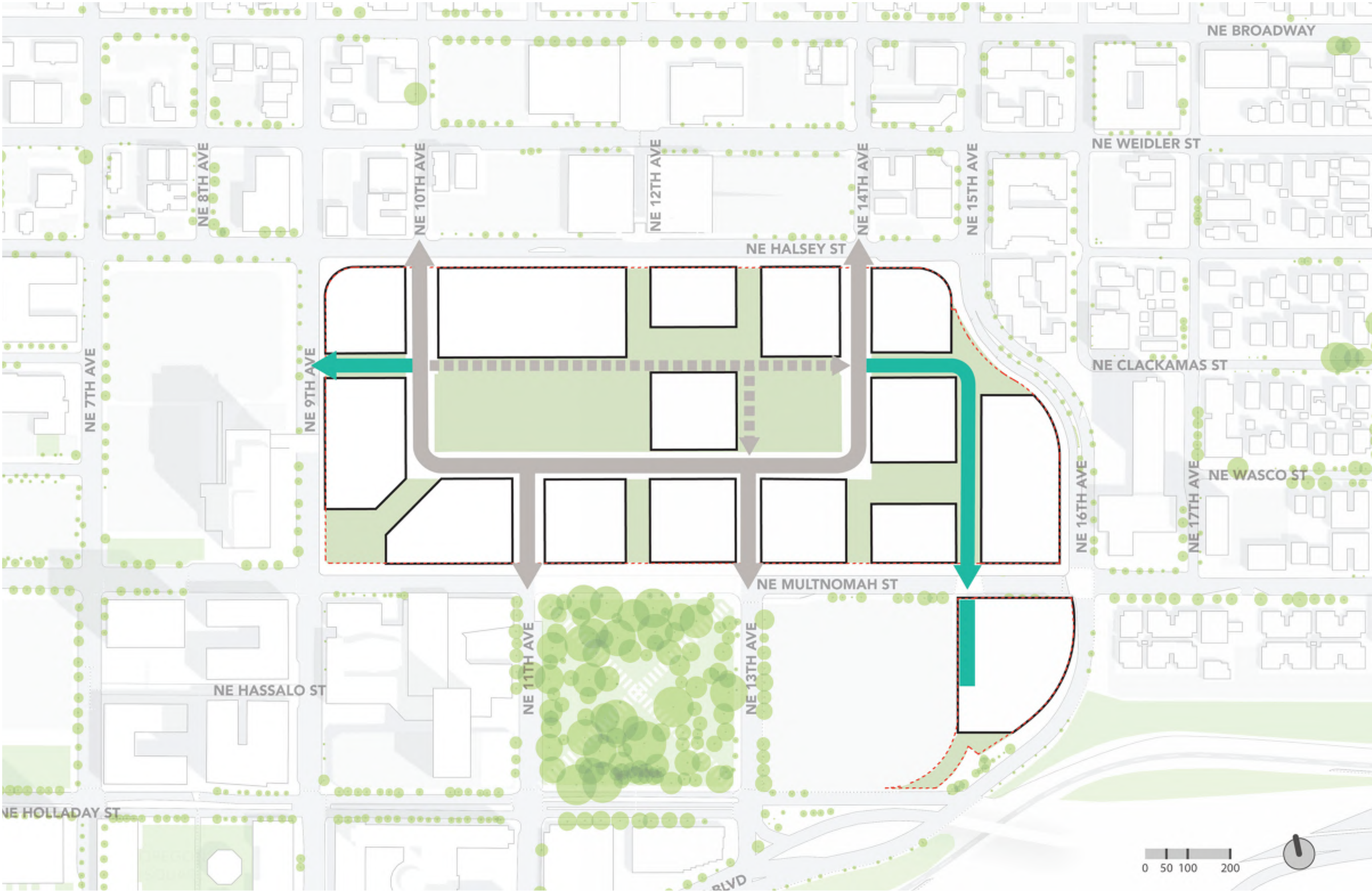
# Circulation

## Street Hierarchy

**2** Secondary Streets

60' ROW

- Secondary streets provide flexibility for consolidated internal parking and loading access, and potential underground parking structures.
- These secondary streets will include two-way travel lanes, on-street parking and 12-foot sidewalks.

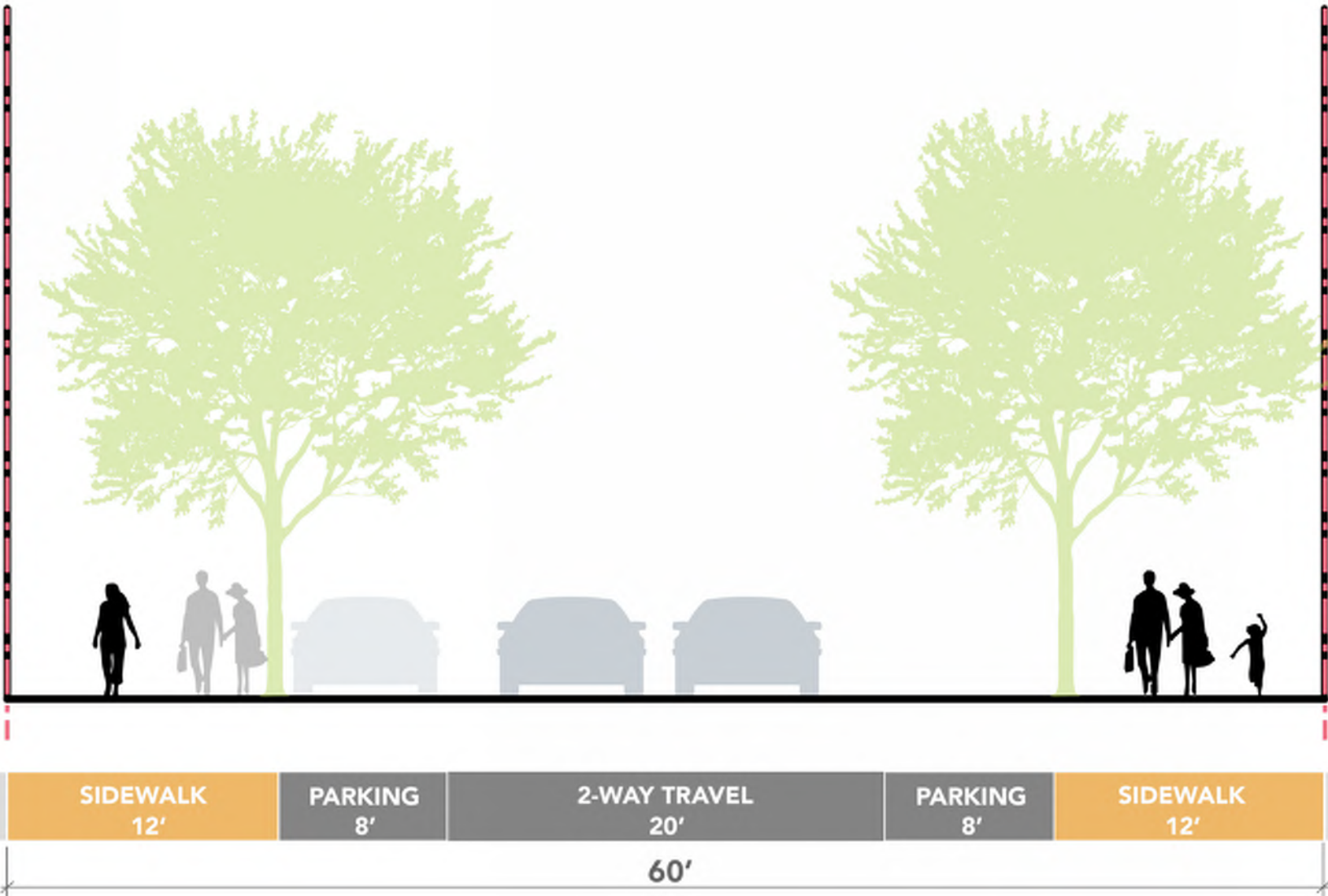
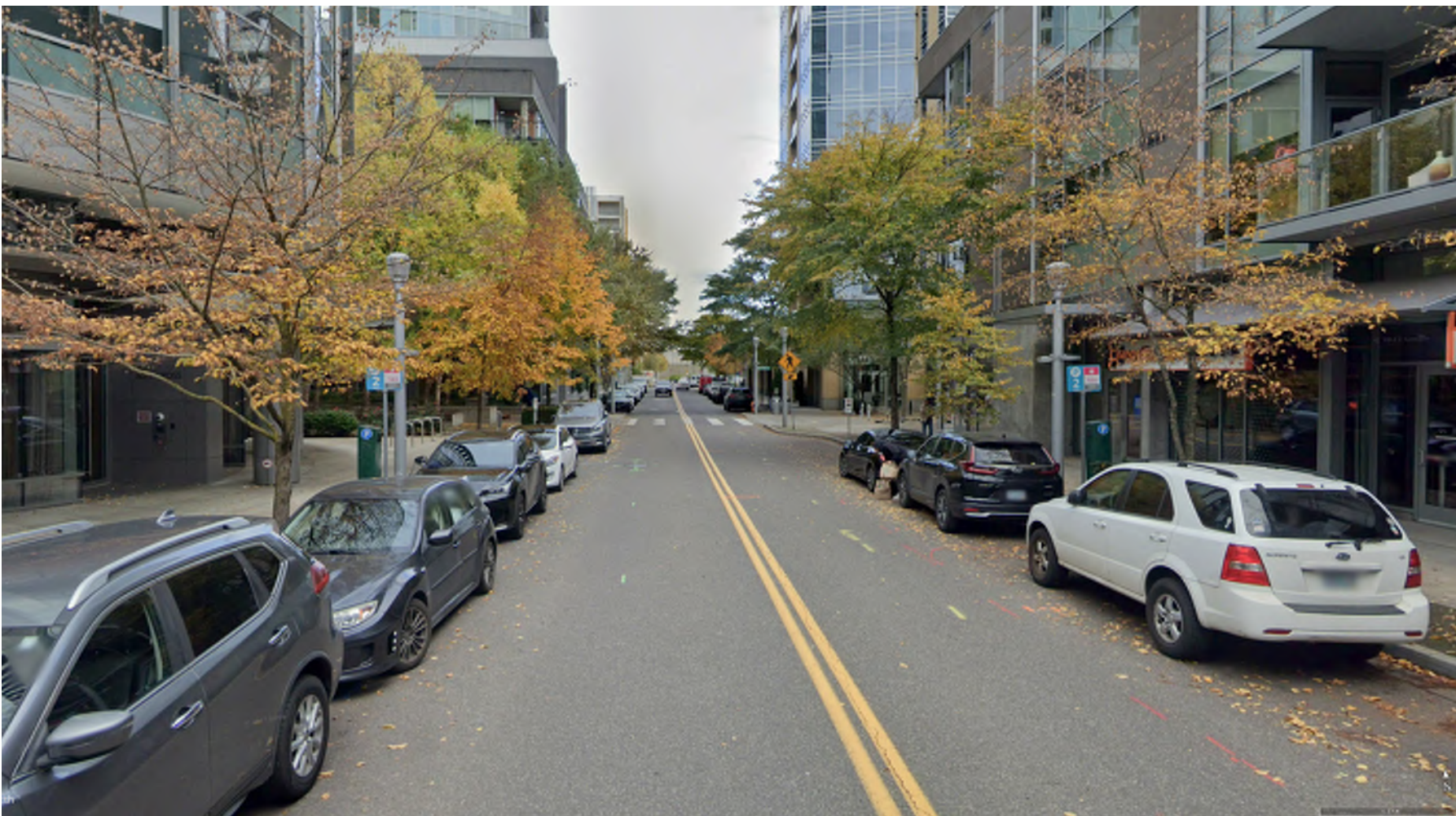
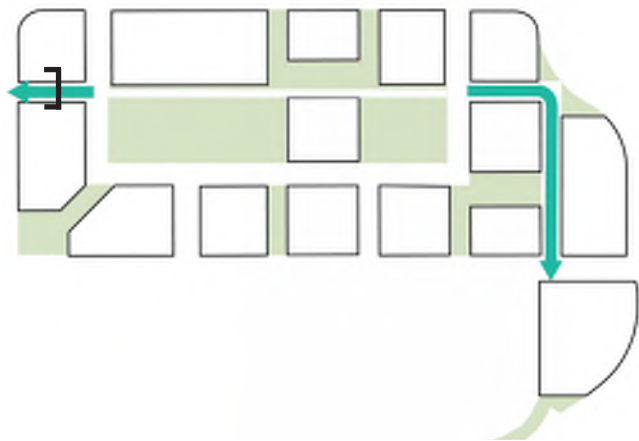




# Circulation

## Street Hierarchy

2 Secondary Streets





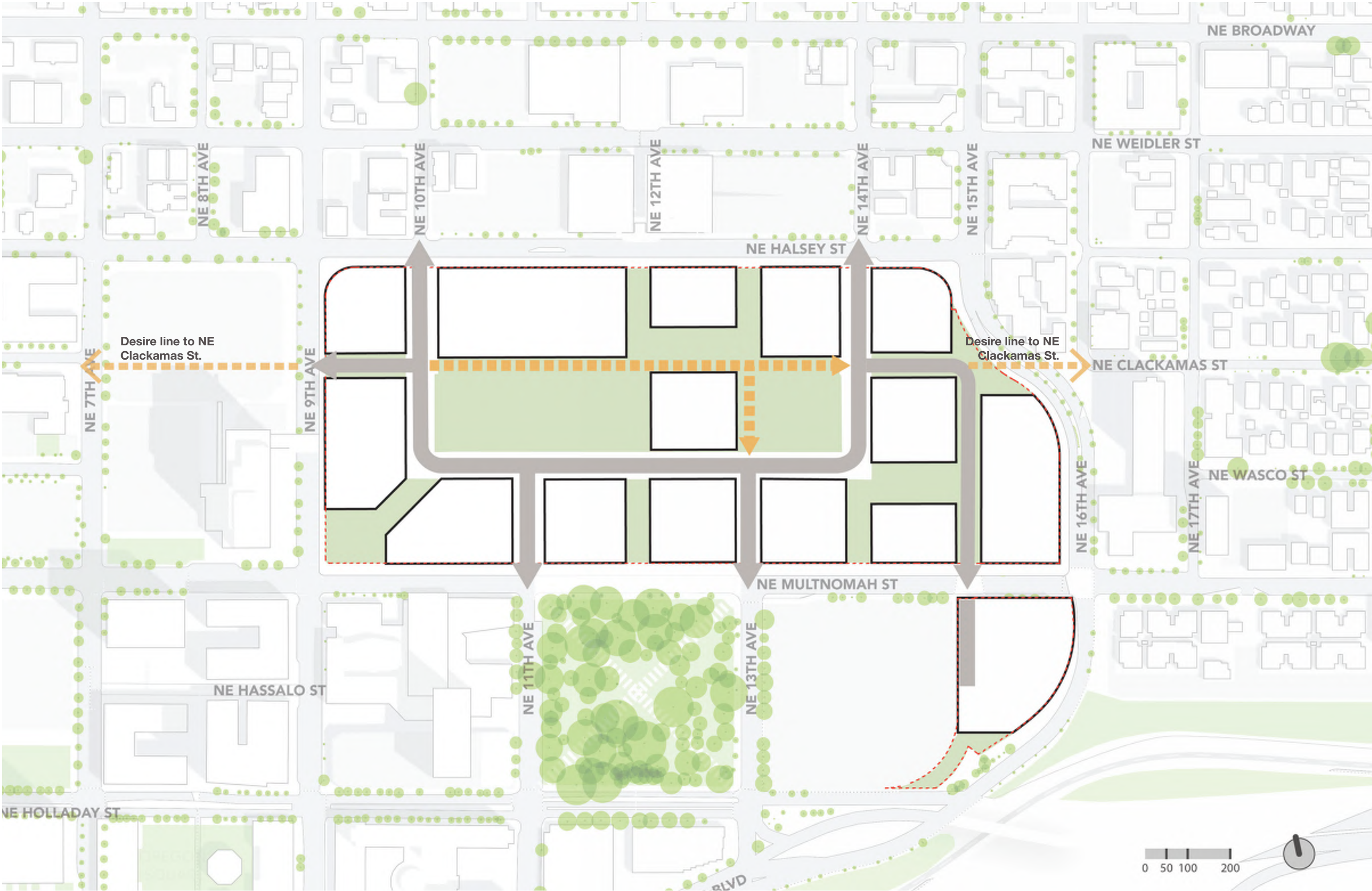
# Circulation

## Street Hierarchy

### 3 Internal Accessways

30' WIDE

- Designed to operate intuitively as shared spaces by removing the formal distinctions between dedicated space for pedestrians, cyclists and motorized vehicles.
- Privately-owned, one-way shared accessways will contribute to the public space network, adding vibrancy and activity to adjacent building site and open spaces.
- The materiality will support a seamless transition from the block frontage to and from the park, and will become an extension of the building's program.
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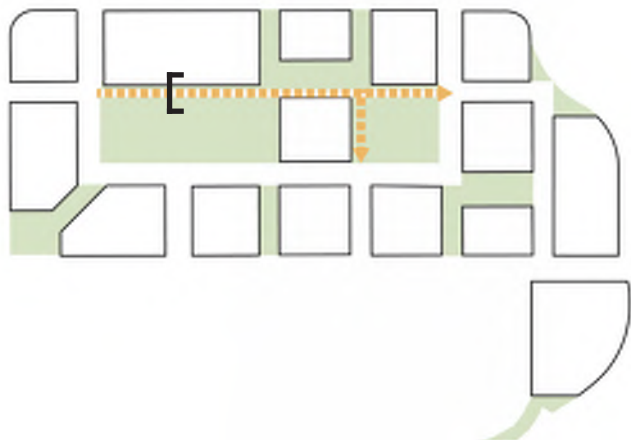




# Circulation

## Street Hierarchy

3 Internal Accessways

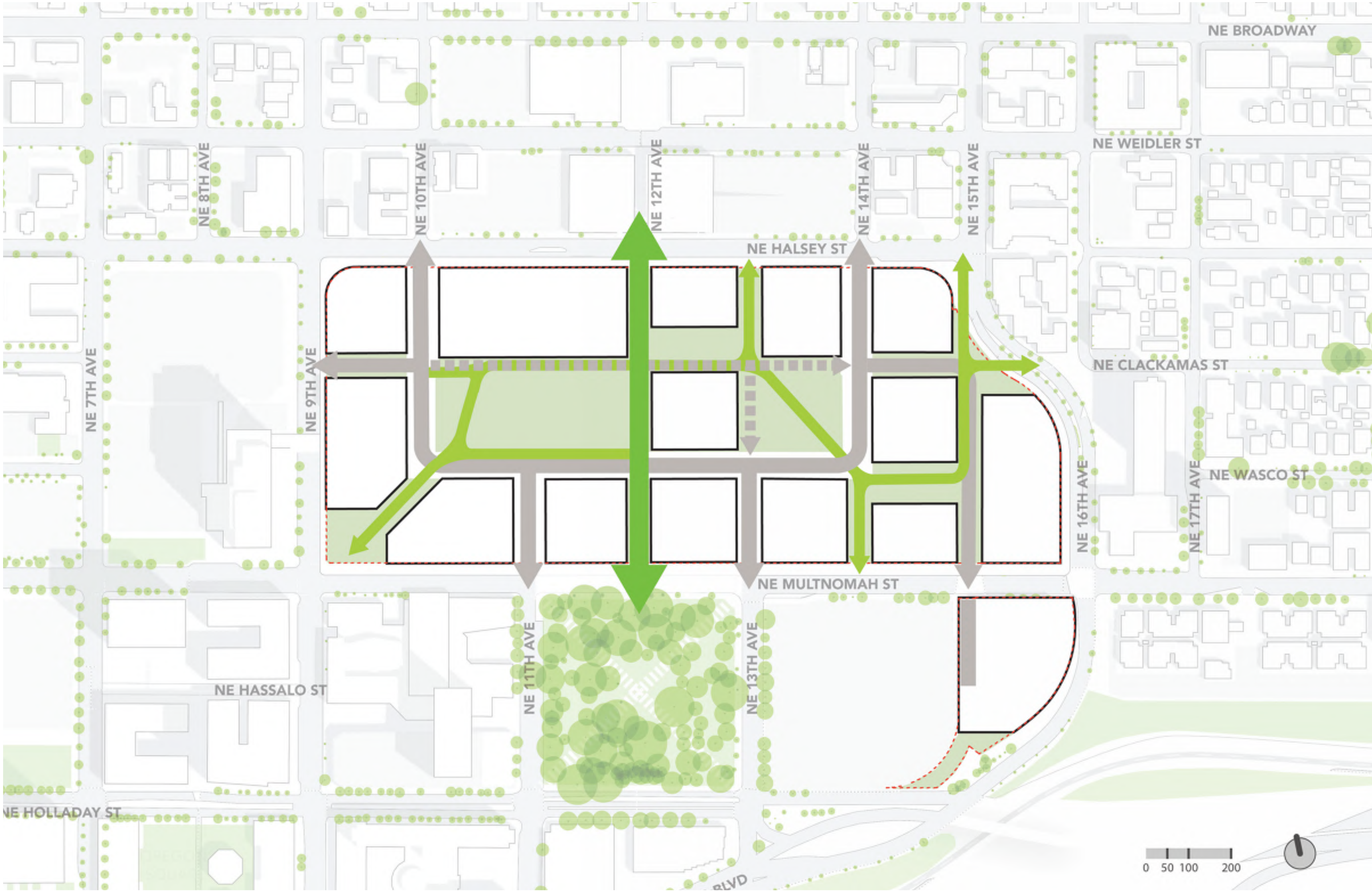




# Circulation

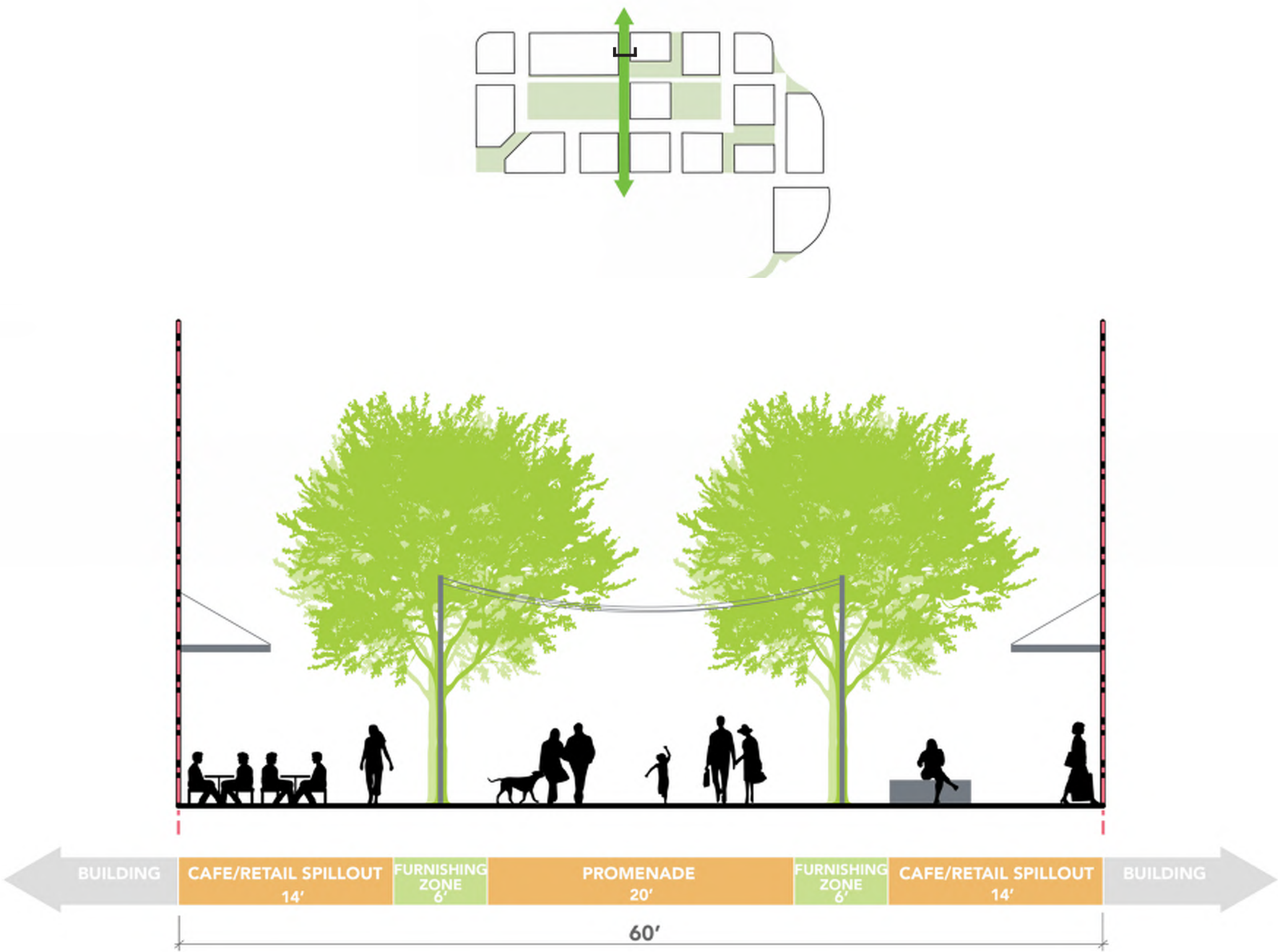
## 12<sup>th</sup> Ave Promenade

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- This generously-scaled corridor will prioritize pedestrians.
- The Promenade is intended to be a recreational journey, with thoughtful pavement, trees, planters, lights and site furnishings.
- The Promenade forms a spine for the plan area that links multiple public realm spaces.





# Circulation





# Circulation

## Bike Network- Existing

Legend:  
City Bike Way





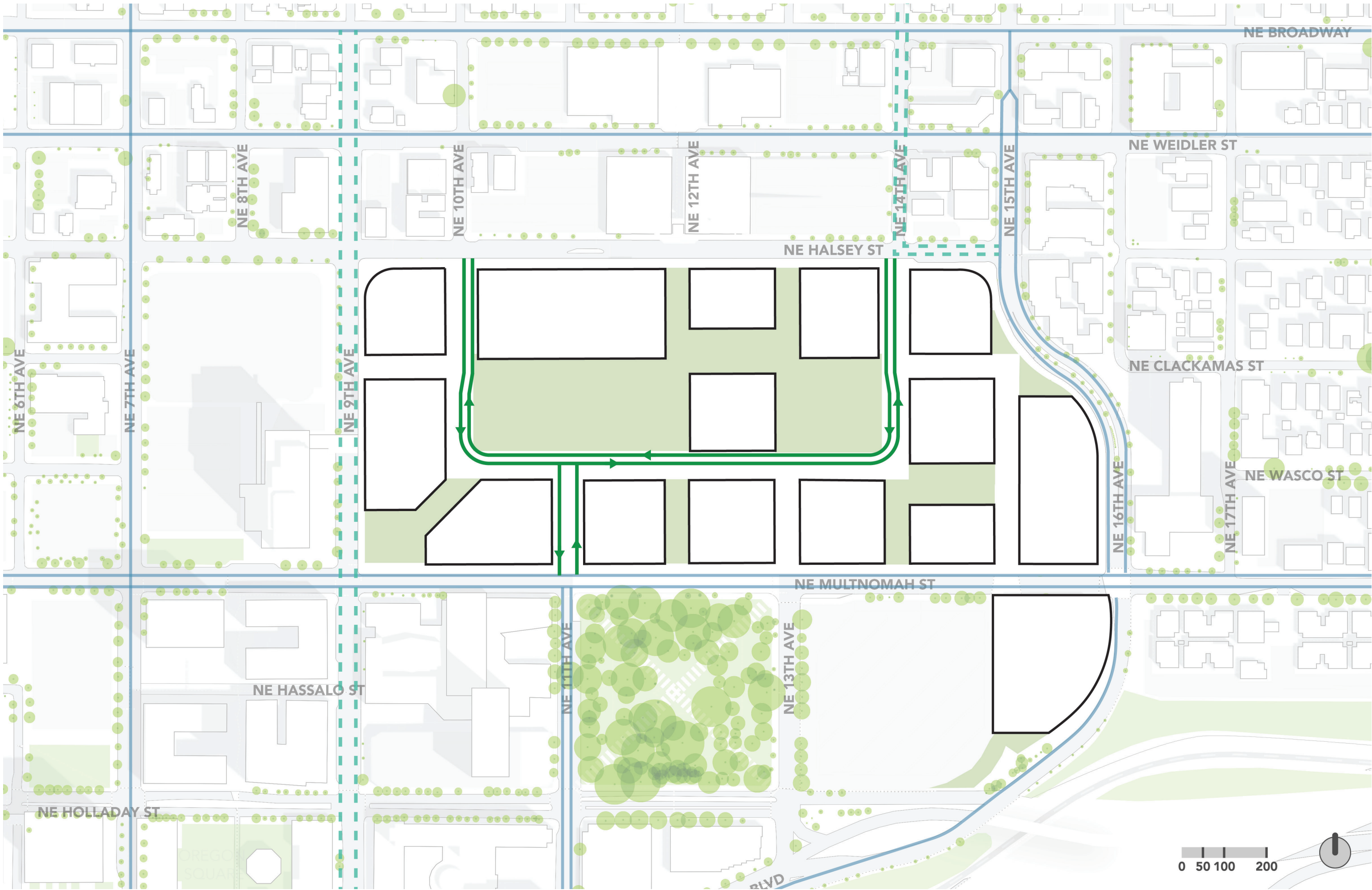
# Circulation

## Bike Network- Proposed

- Proposed routes along new streets address spacing gaps between existing facilities for all users, and seamlessly connect users to the existing system and facilities surrounding the site.
- The routes respond to the actual behavior of users, including both commuters and non-commuters.
- Comfortable and low stress routes were emphasized for all users, including last-mile or last-block connections for bikes.

Legend:

- City Bike Way
- Planned Buffered Bike Lane (PBOT)
- CCMP Bicycle Facilities



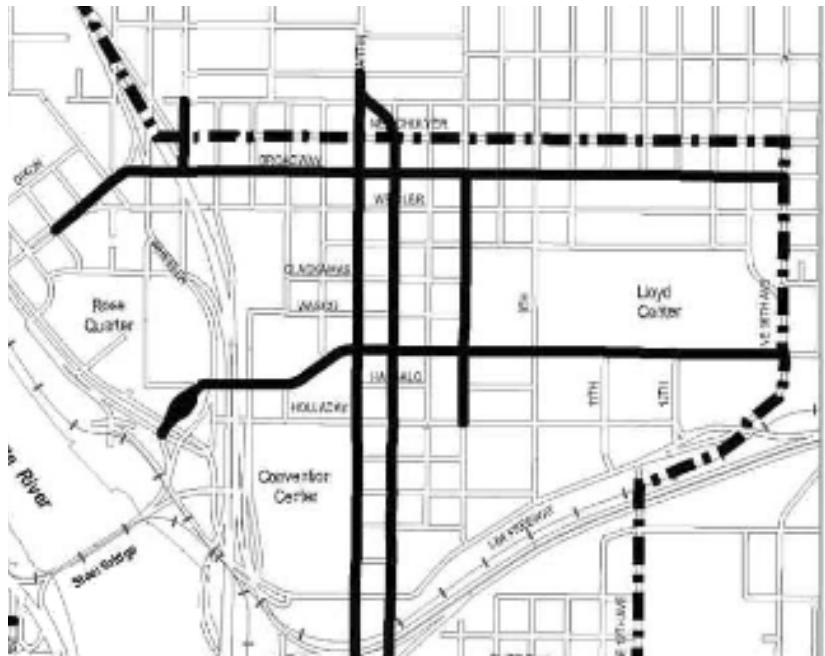


# Circulation

## Active Frontage

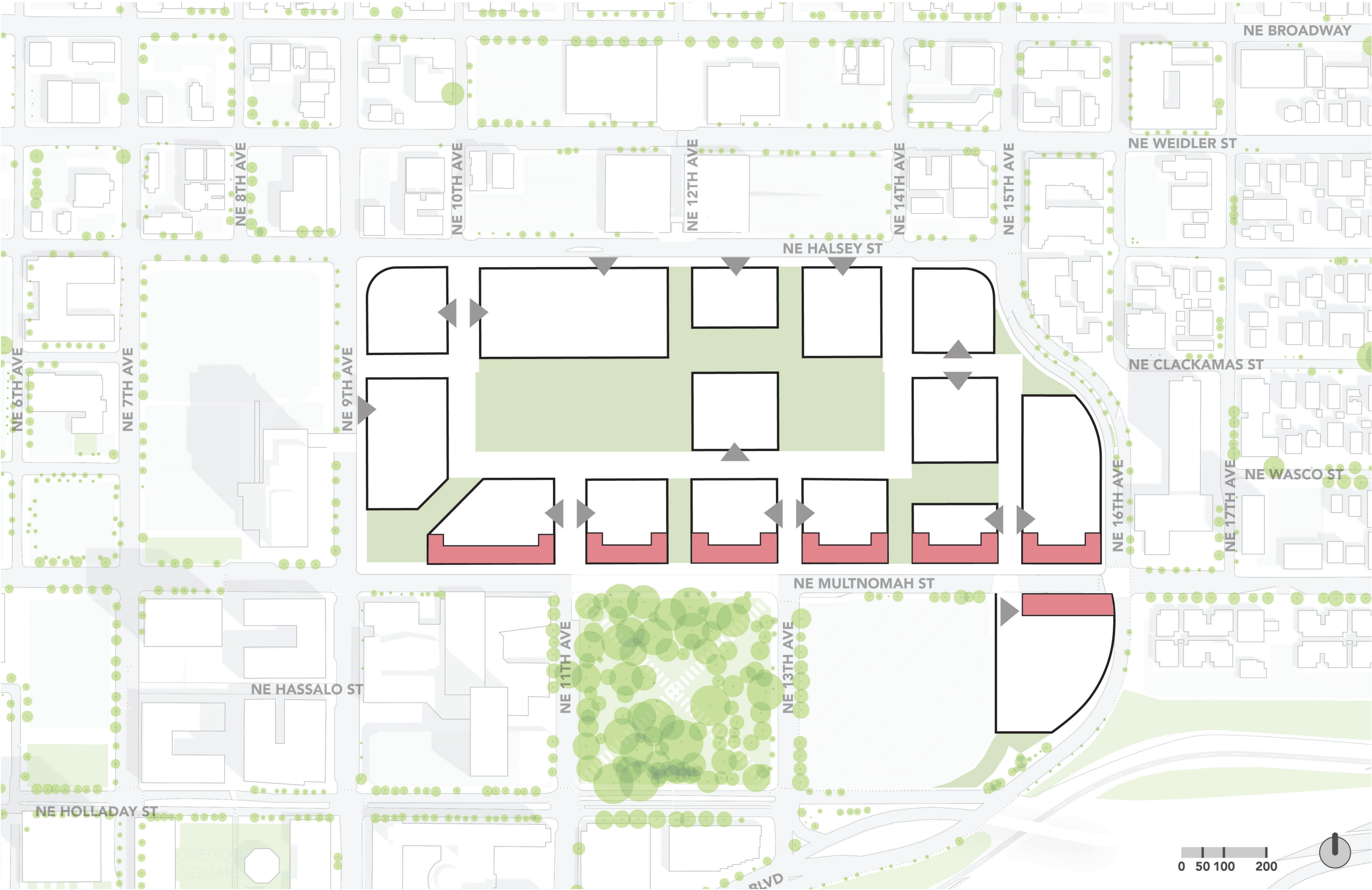
- Planning and Zoning Codes 33.510 Required Ground Floor Active Uses. This standard must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open spaces.

CC20235- MAP 510-9



**Legend:**

- Required Ground Floor Active Uses
- CCMP Active Uses (50% of Frontage required)
- Loading





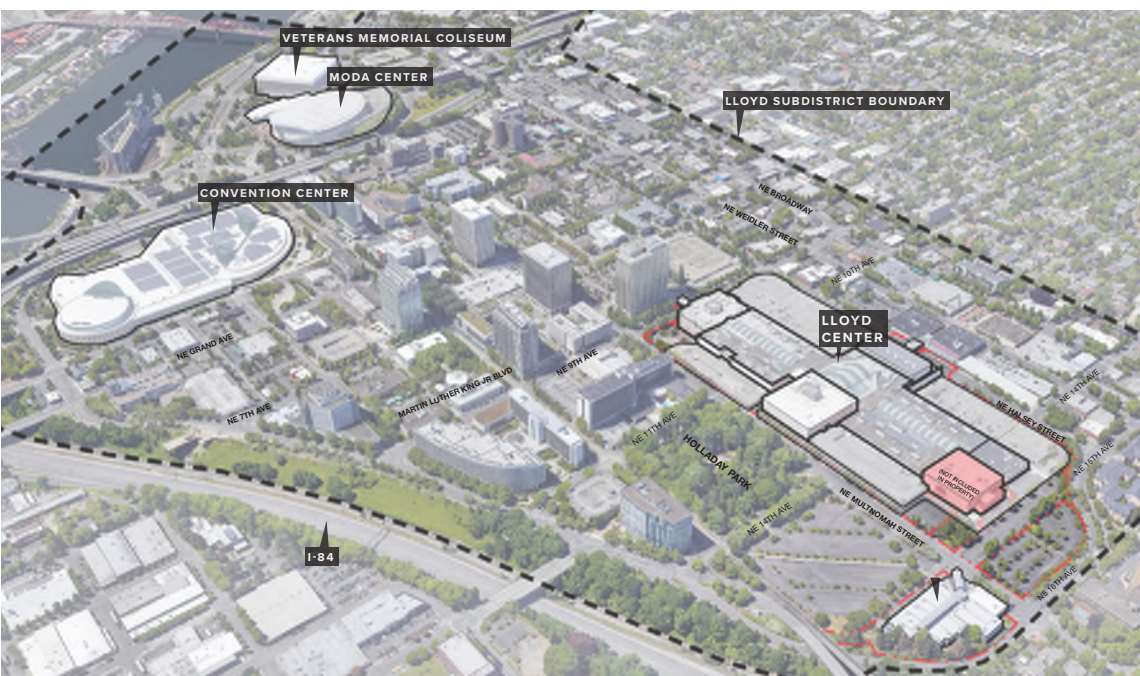
# Massing



# Massing

## Varied Development Area and Open Space

- Variety in the types and scales of development area and open spaces, particularly the large blocks will avoid monotony in the neighborhood.
- The varied scales of the development area are consistent with the variety of development area sizes in neighborhood.
- The break up of the site into a variety of development areas finally allows for porosity through the site that the original mall footprint does not allow.

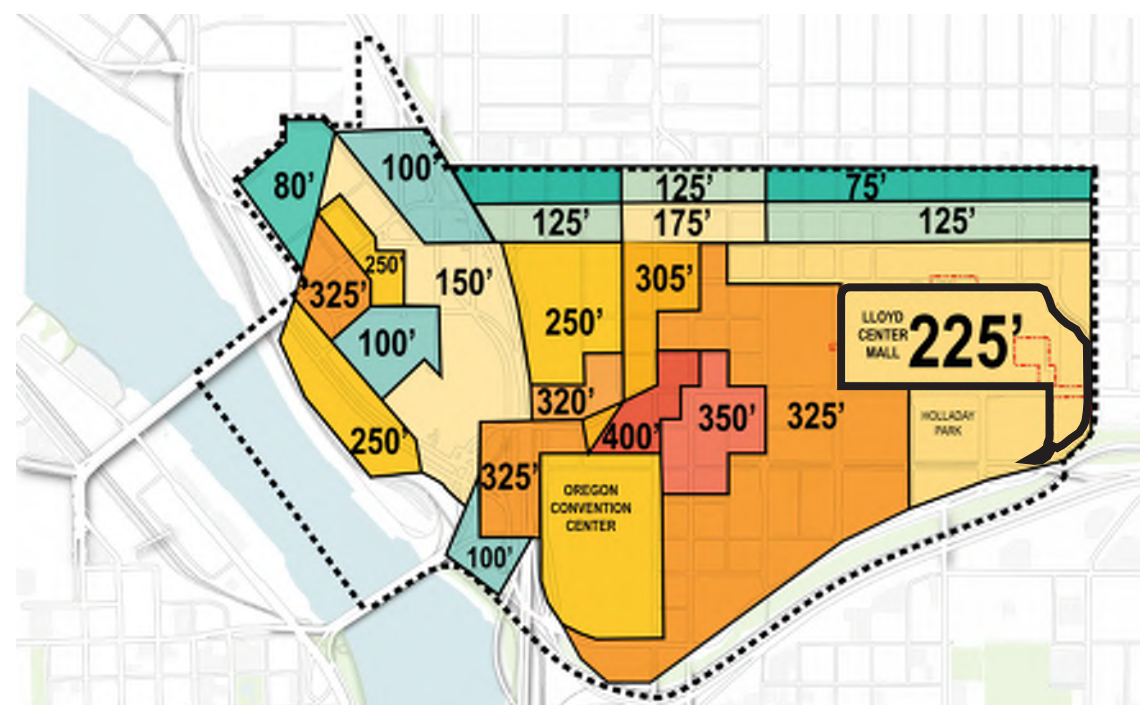




# Massing

## Max Height with Bonus at 225'

- The maximum building height on the Lloyd Center site is 225'.
- The addition of streets and open spaces on the site removes the continuous wall that is there today.
- The axon represents a glass boxes diagram showing the maximum building envelope for each development area. Multiple buildings and building configurations may be possible within the maximum building envelope.





# Massing

## Neighboring Tall Buildings

- The massing strategy presented here is intended to provide the kind of high density transit-oriented development envisioned by the Central City Plan.
- 225' will not be the tallest buildings in the district as there are adjacent buildings as tall as 289' tall to the west and over 200' to the east.

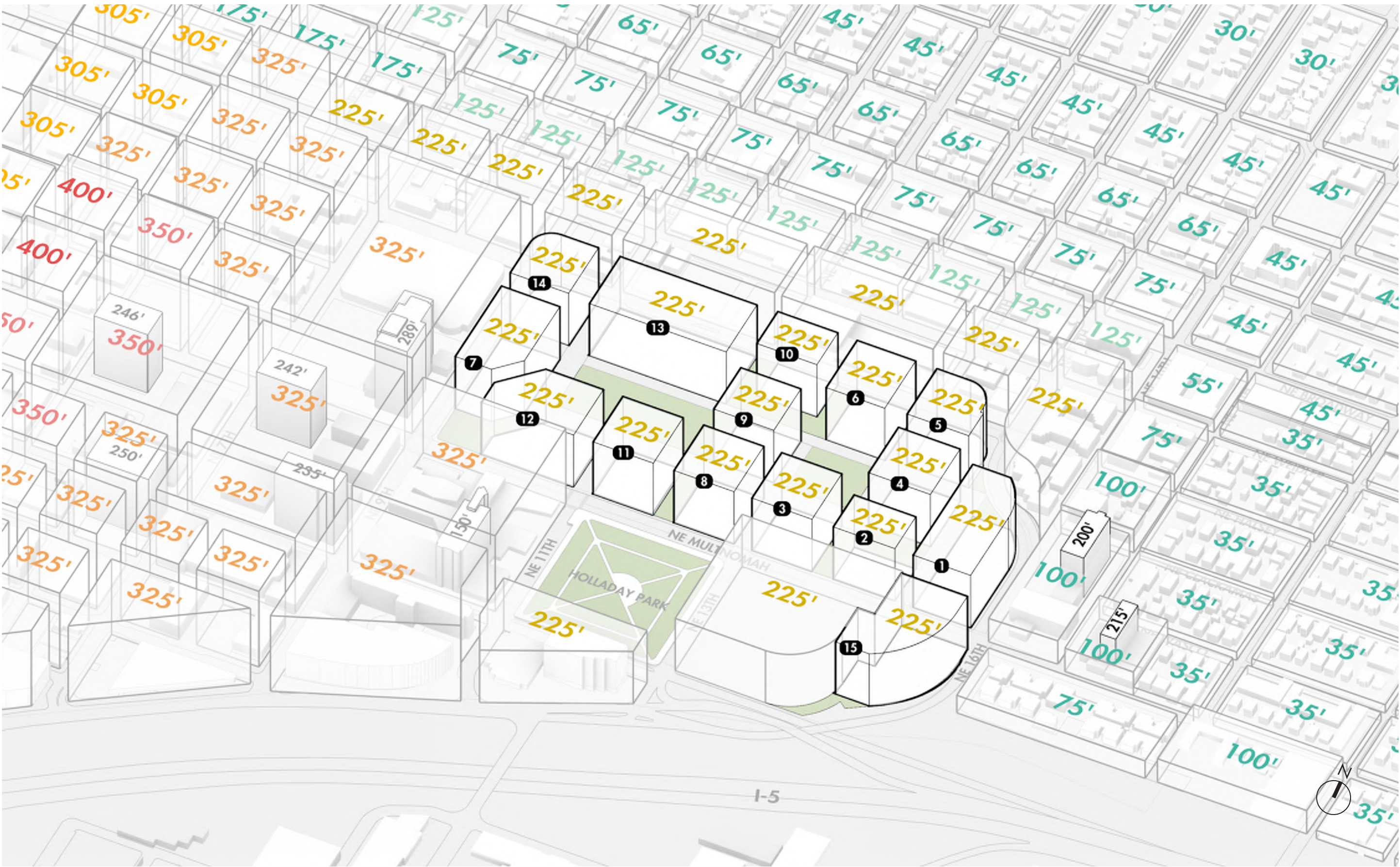
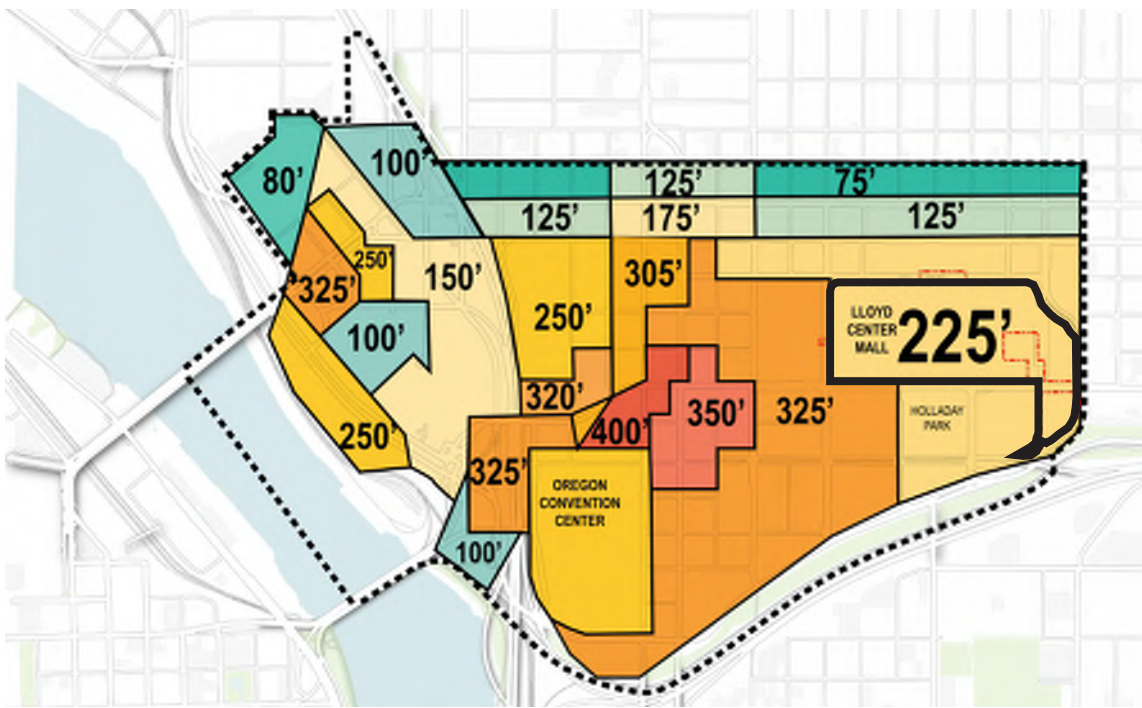




# Massing

## A Collection of Varied Heights

- The future growth potential in the district will create a tapestry of varied heights throughout the district.
- It represents a stepping down in scale from 400' to the west to the existing 200' tall buildings to the east and then lower heights in the residential scale of the Sullivans Gulch.

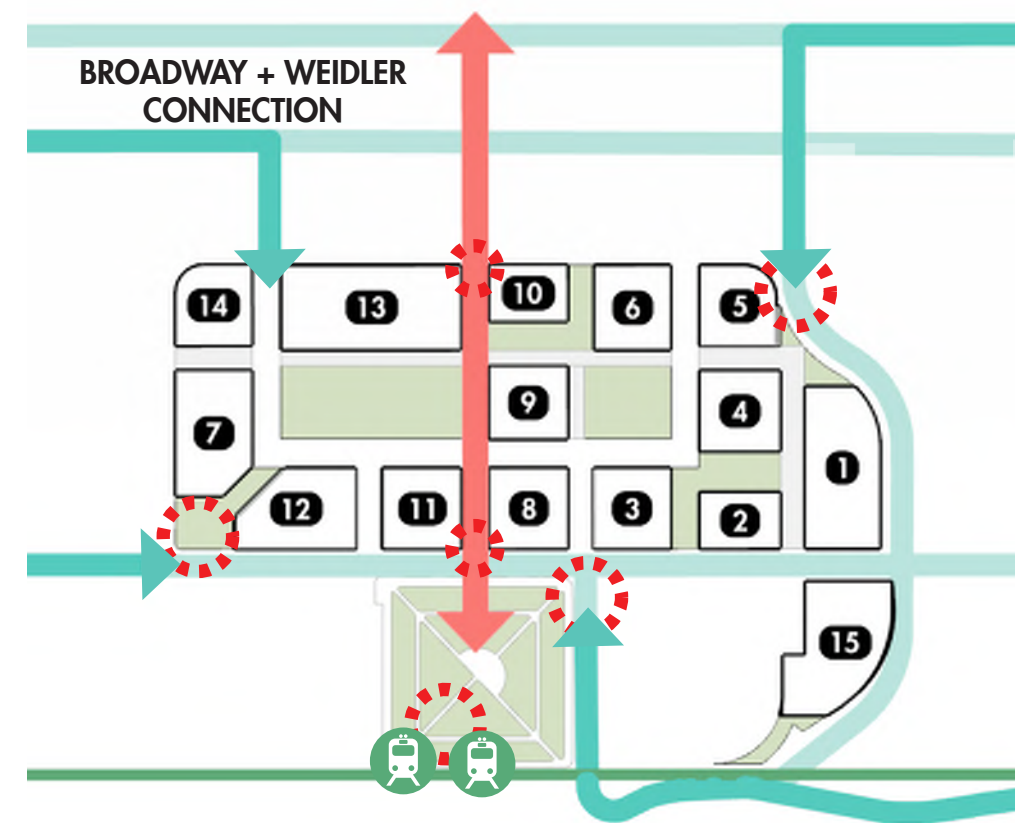




# Massing

## Gateways and Site Forces

- The streets and open spaces create breaks in the site to allow for sight lines and physical connections in and out.
- These physical breaks respond to the variety of gateways around the site from different modes of transportation: cars, Max, bikes, and foot traffic.

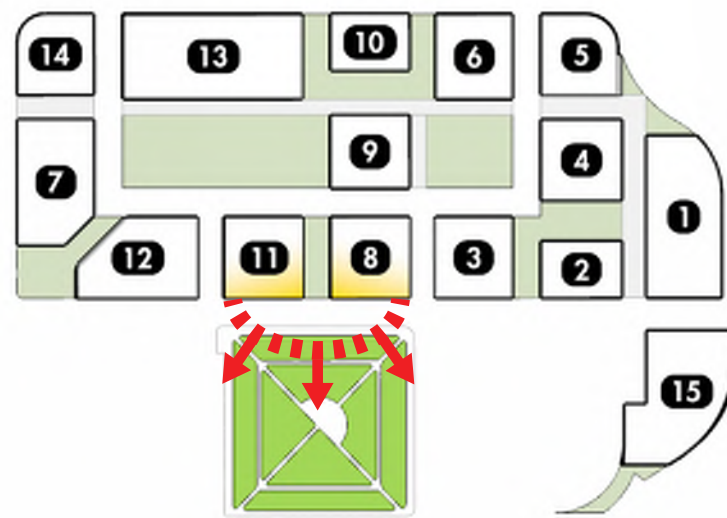




# Massing

## Active Edges to Holladay Park

- Holladay Park is the largest open space in the Lloyd District.
- Parcels 8 and 11 will engage Holladay Park and Multnomah Street, while also creating a southern gateway into the site.

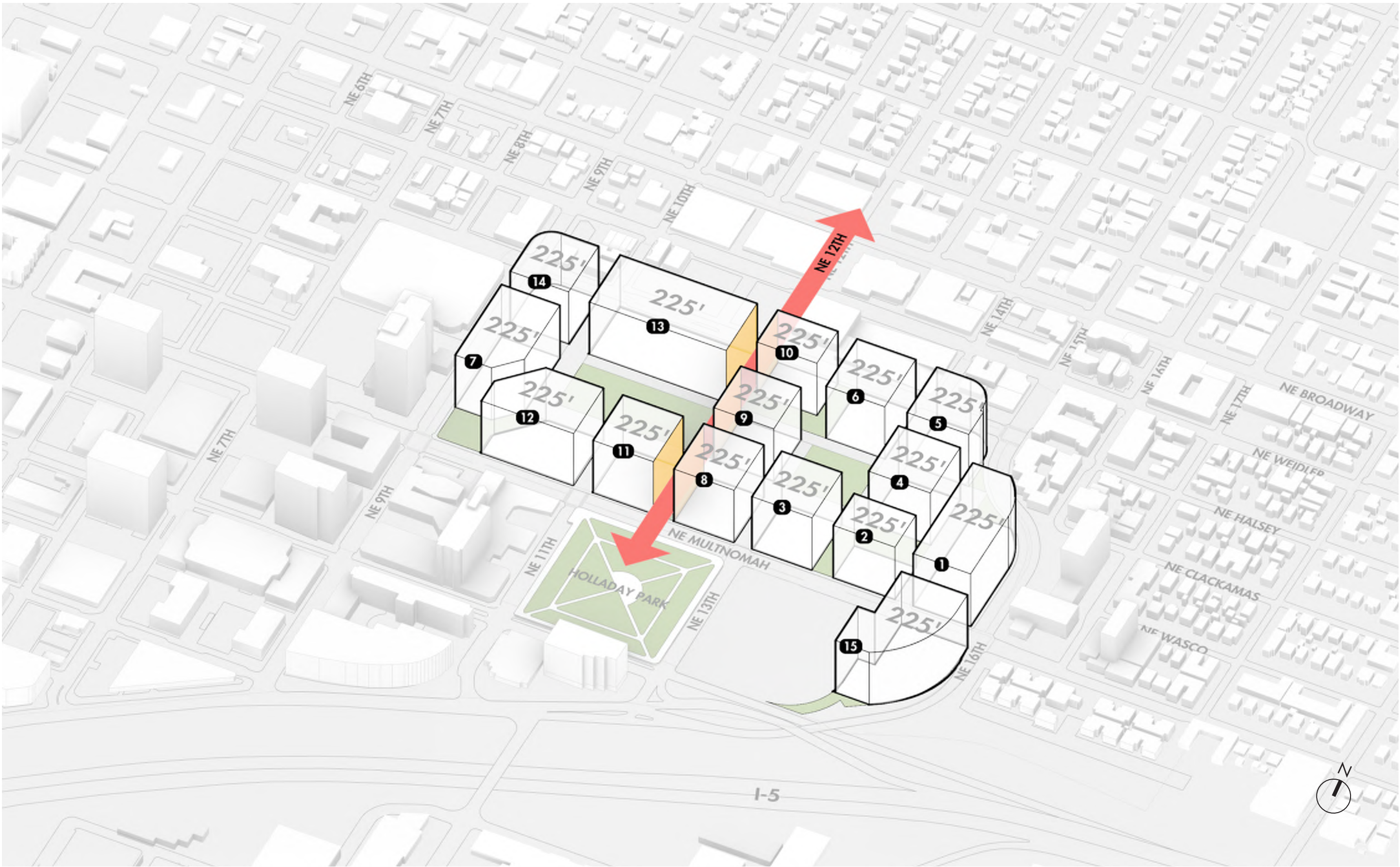
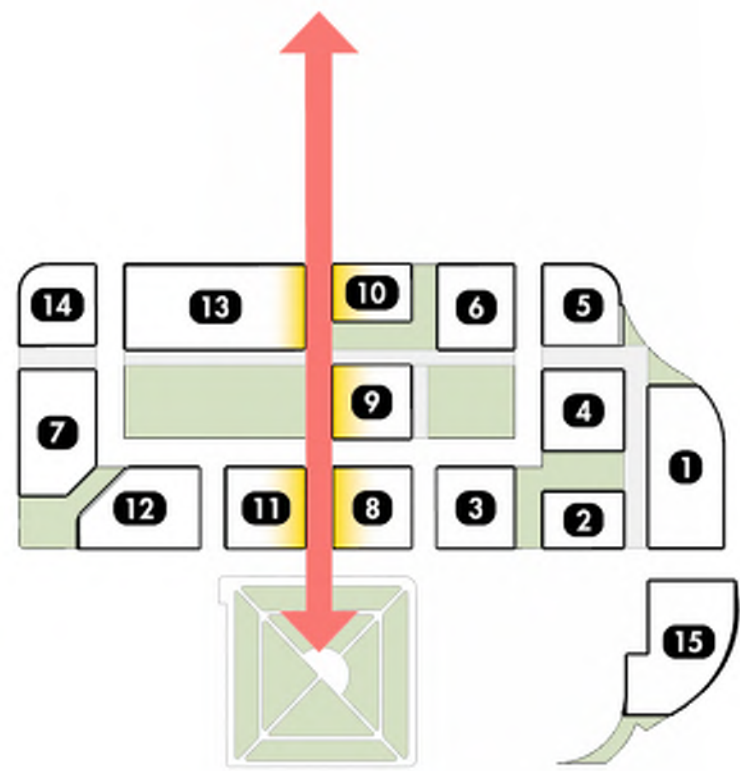




# Massing

## 12<sup>th</sup> Street Promenade

- Development areas 8, 9, 10, and 11 all engage and play a role in the 12<sup>th</sup> Street pedestrian promenade that connects Irvington and the Broadway/Weidler couplet with Holladay Park, light rail and points south.
- Development areas 10 and 13 create a northern gateway into the site.
- Development areas 8 and 11 create a southern gateway into the site.

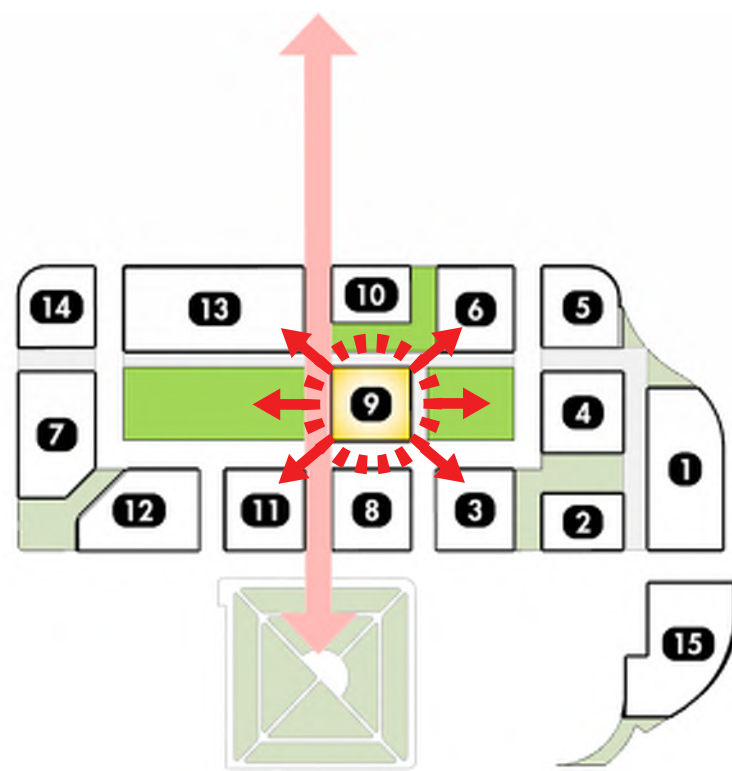




# Massing

## Iconic Development Area 9

- Development Area 9, located in the center of the site, can be a focal point within the plan area.
- The development area fronts open space to the North, East, and West.
- Porosity at the ground floor will allow for direct engagement with the adjacent open spaces.

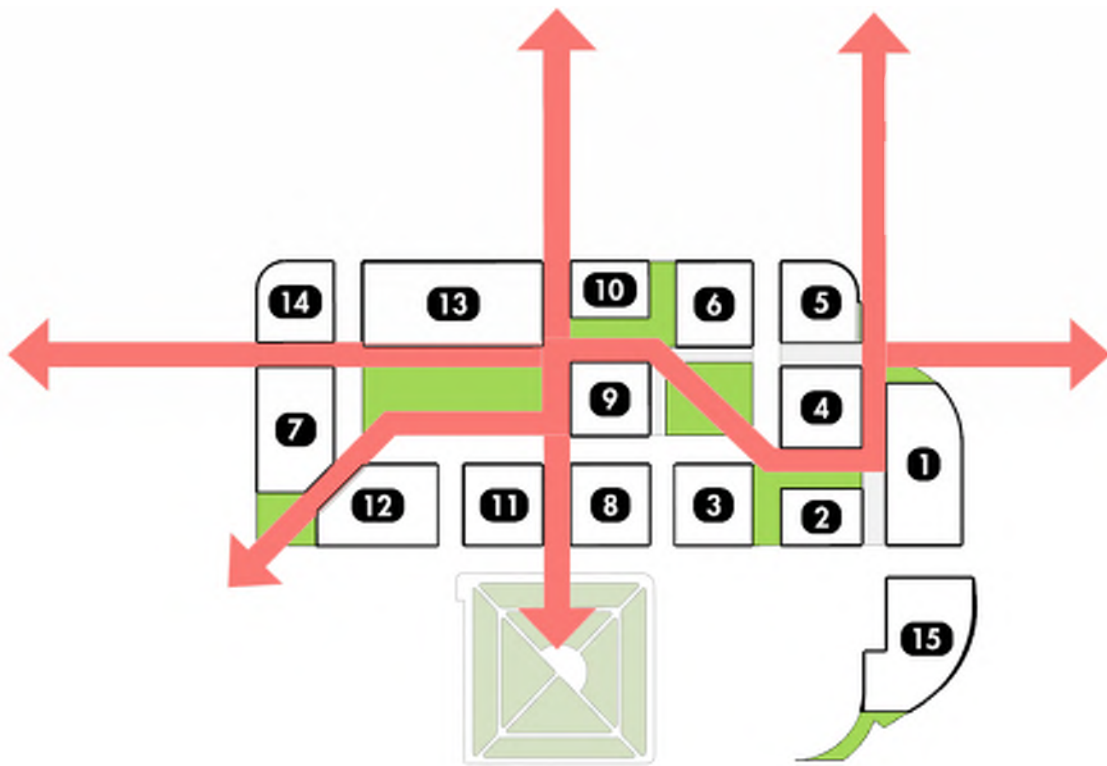




# Massing

## Connecting Open Spaces

- Dynamic system of open space will connect the Lloyd Center site to the surrounding neighborhoods.

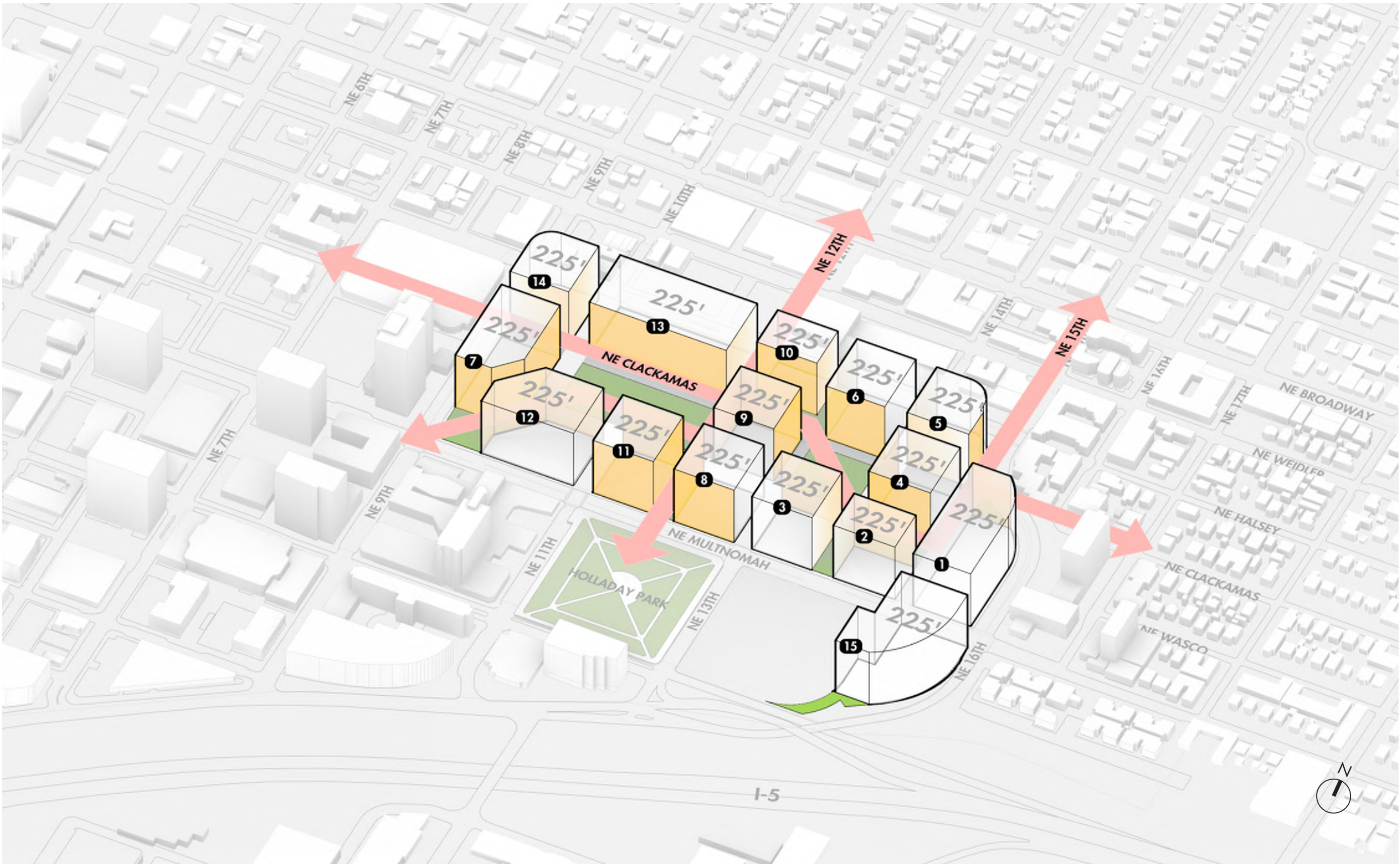
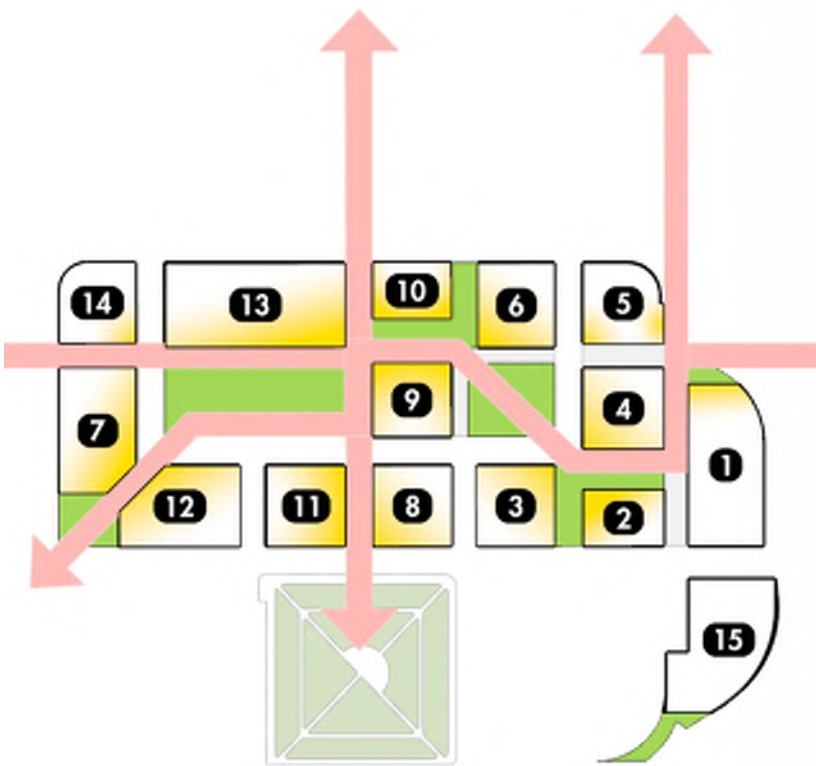




# Massing

## Active Open Spaces

- Many of the parcels front an open space.
- Parcels will support the character and function of the open space and circulation components.

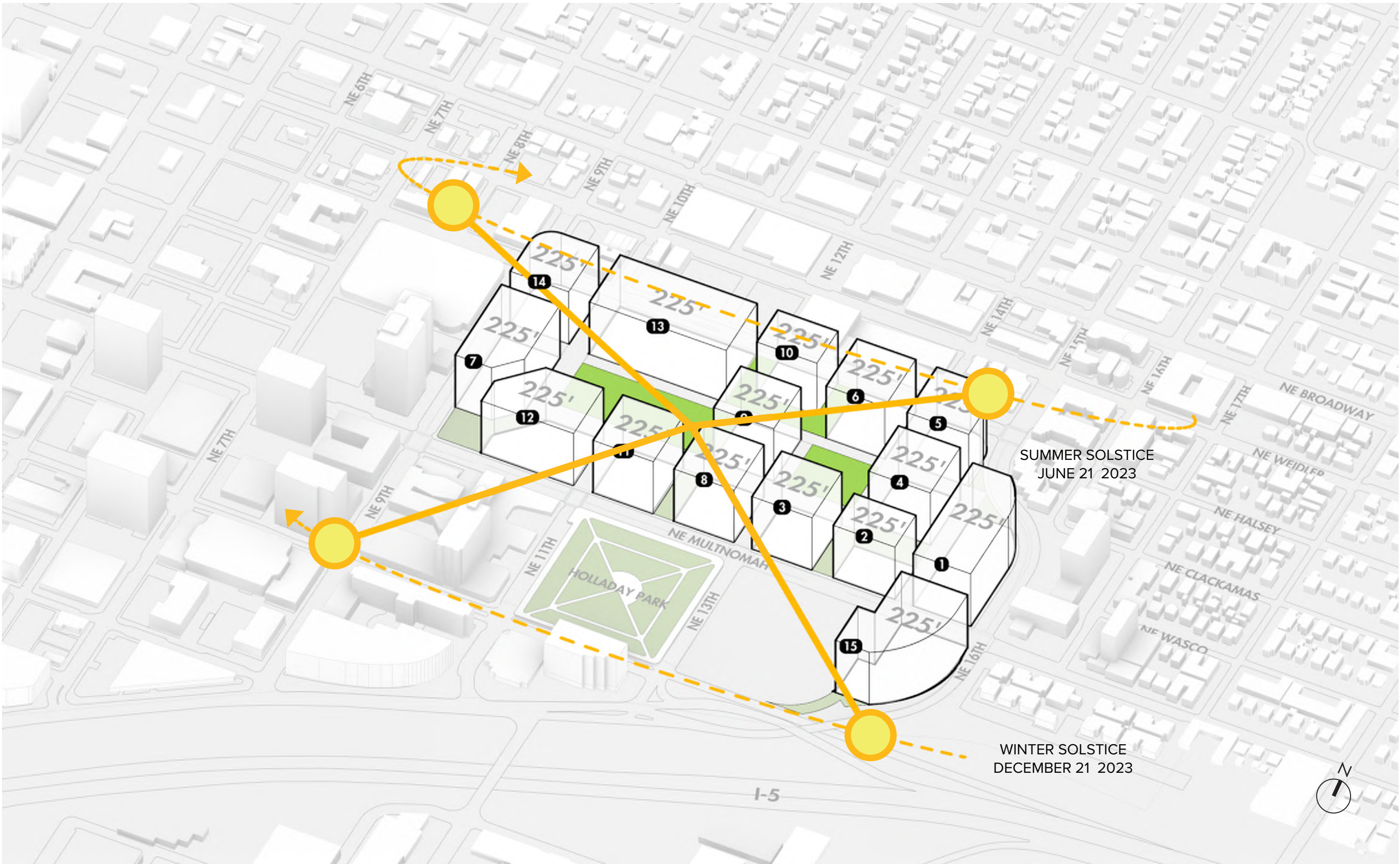
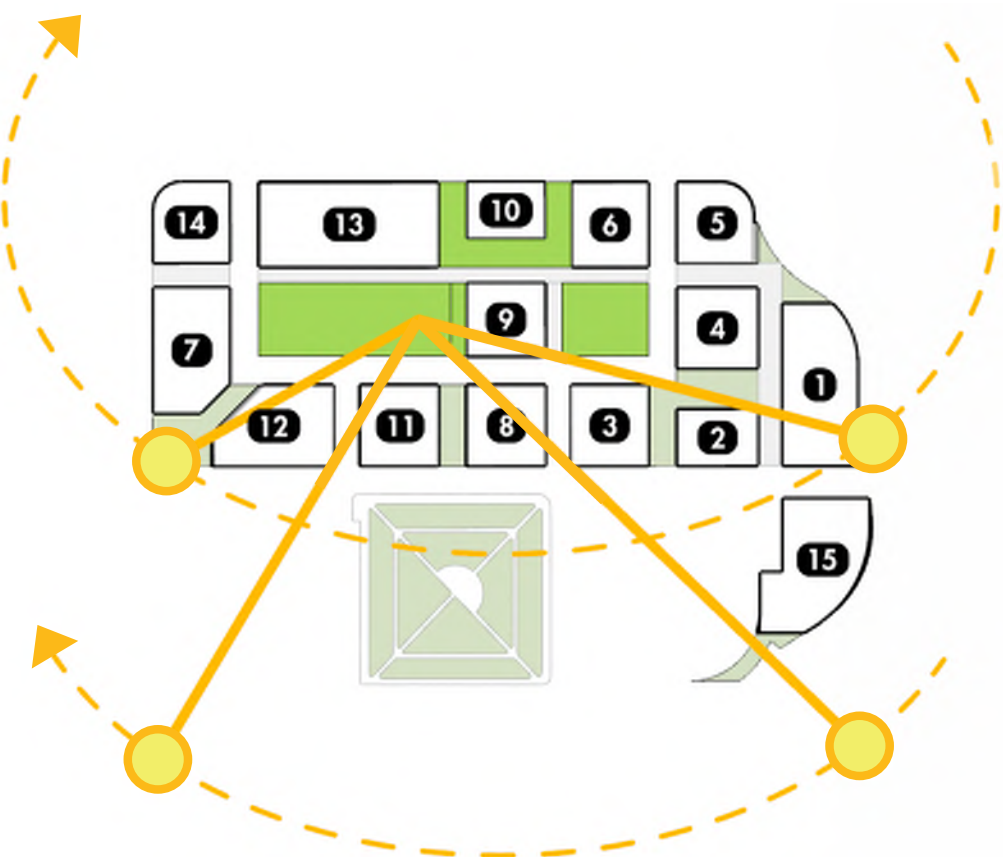




# Massing

## Creating Pleasant Open Space

- The maximum building envelopes established (the “glass boxes”) for each of the development areas allow light and air for a pleasant public realm.





# Massing

## Shadow Studies

- This diagram studies shadows on significant dates and times cast by the maximum building envelopes at 225' tall.
- Actual future development projects are expected to have a variety of heights and sizes, creating breaks in the massing to allow for more sunlight into the open spaces.

Noon

March / September



June



December



3PM

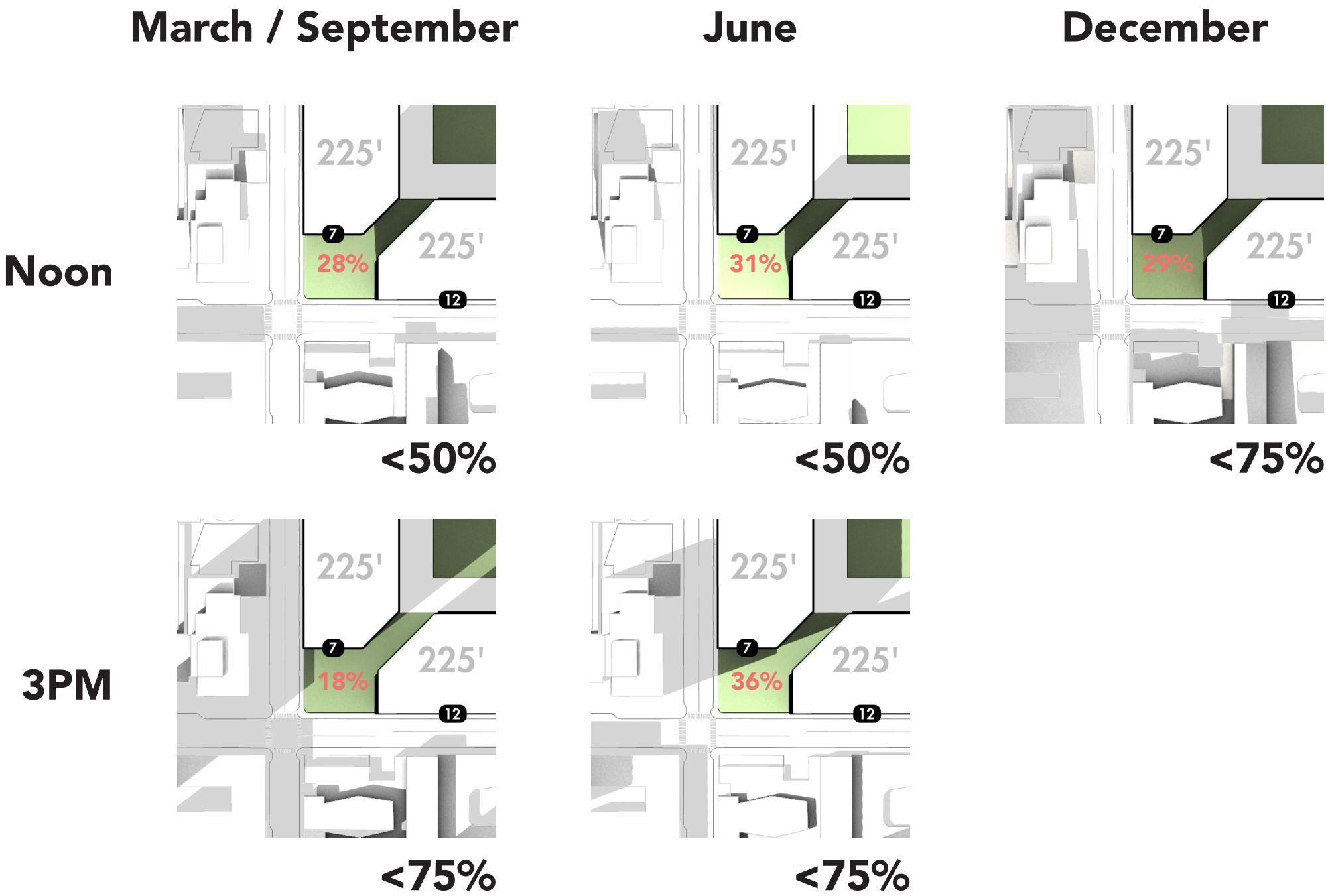
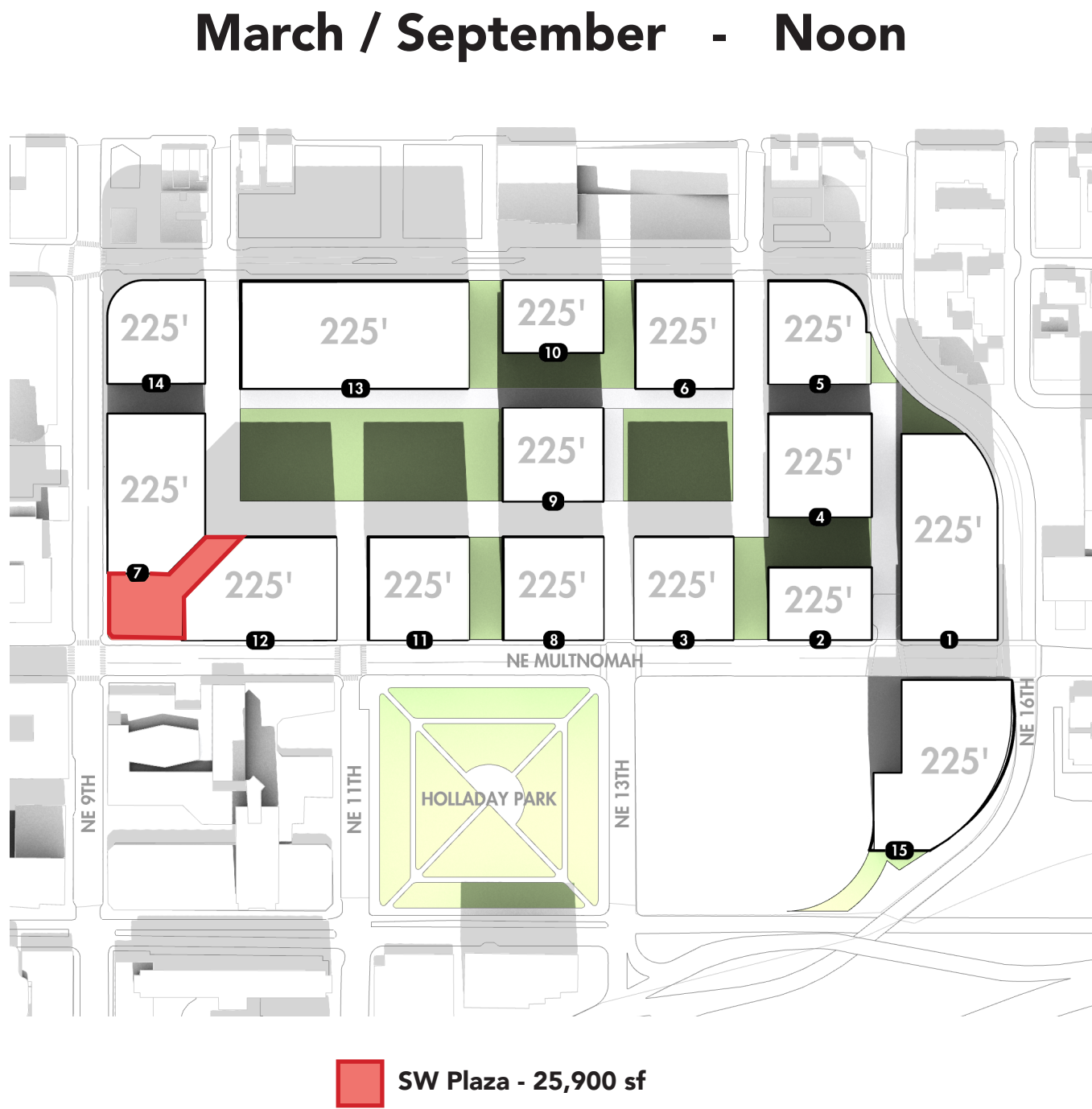




# Massing

## Shadow Studies

- The open space at the corner of NE 9<sup>th</sup> and NE Multnomah is the park or plaza required by PZC 33.510.255.K.3.a
- 
- This open space complies with the approval criteria around shadows in PZC 33.510.255.K.d

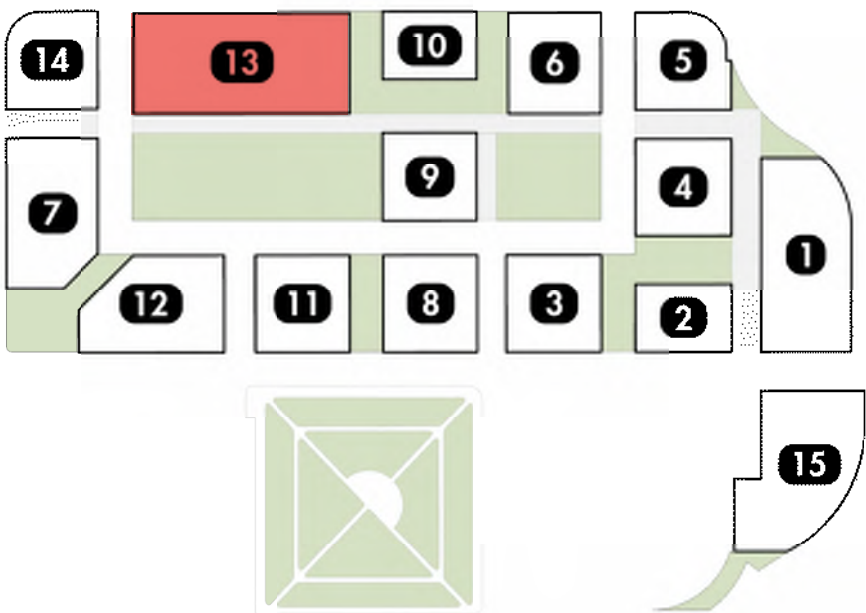




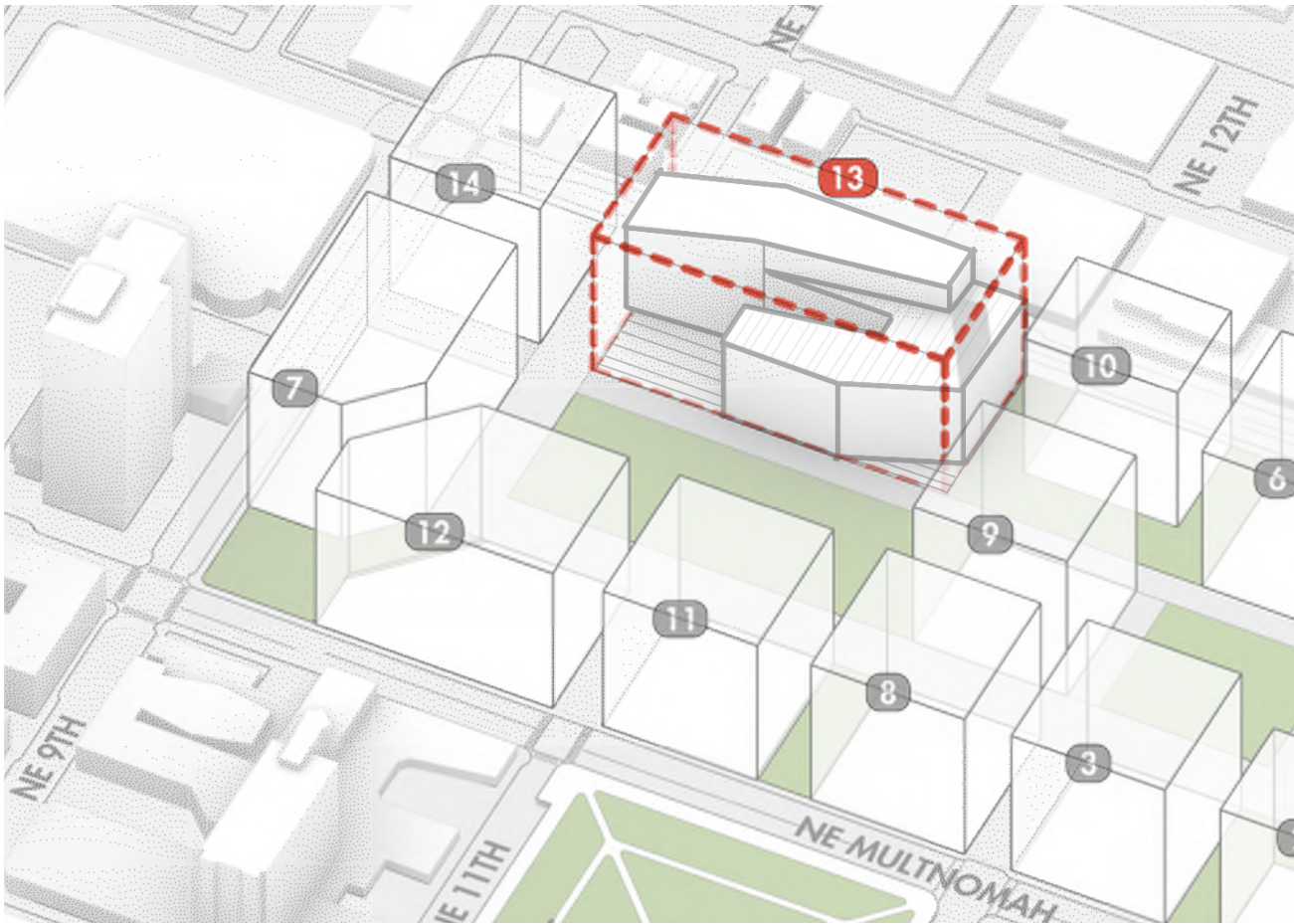
# Massing

## Development Area 13

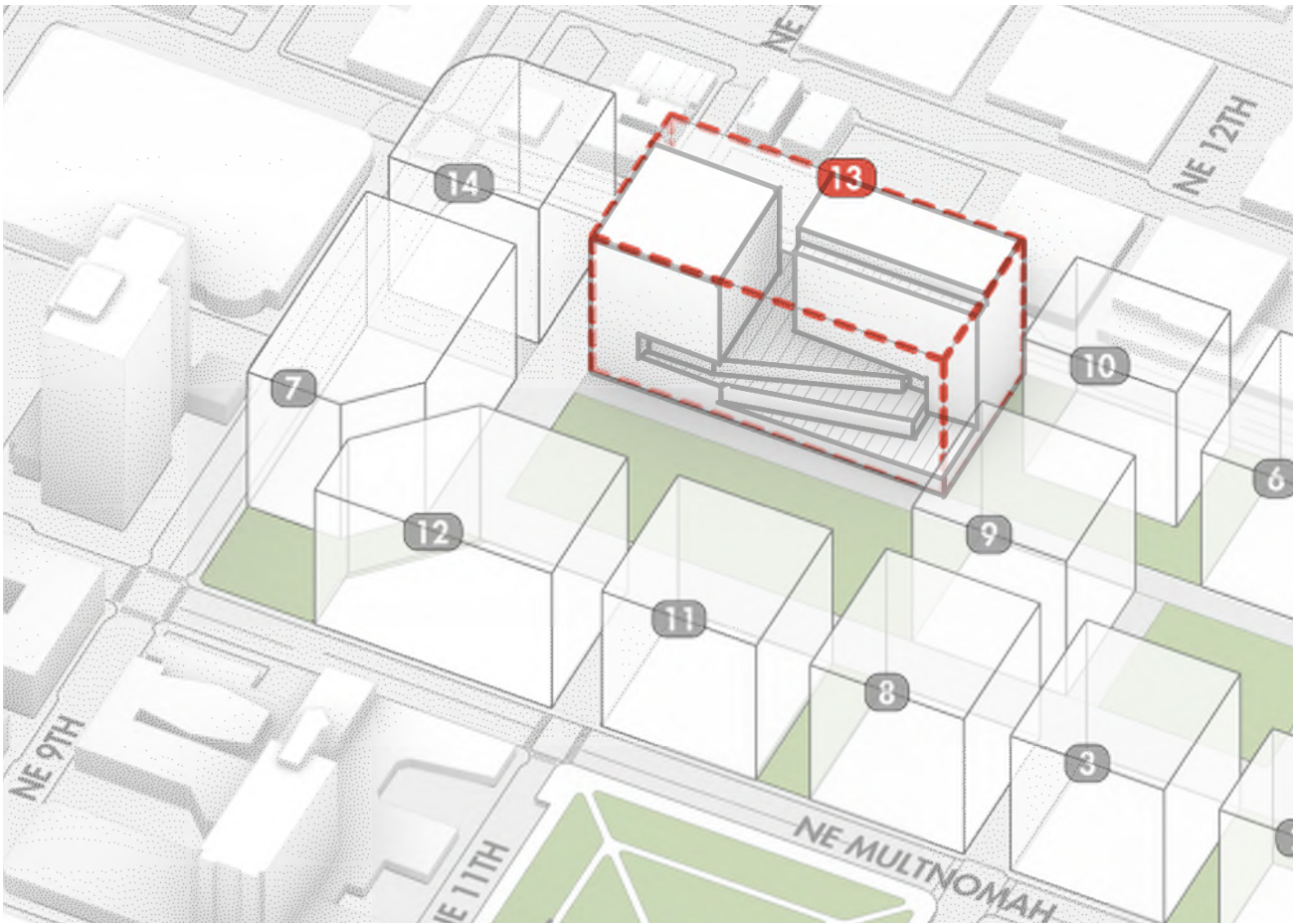
- This is a large development area with the opportunity for a dynamic edge to park and active public realm
- This shows a few examples of the many potential development opportunities that are possible at Development Area 13.



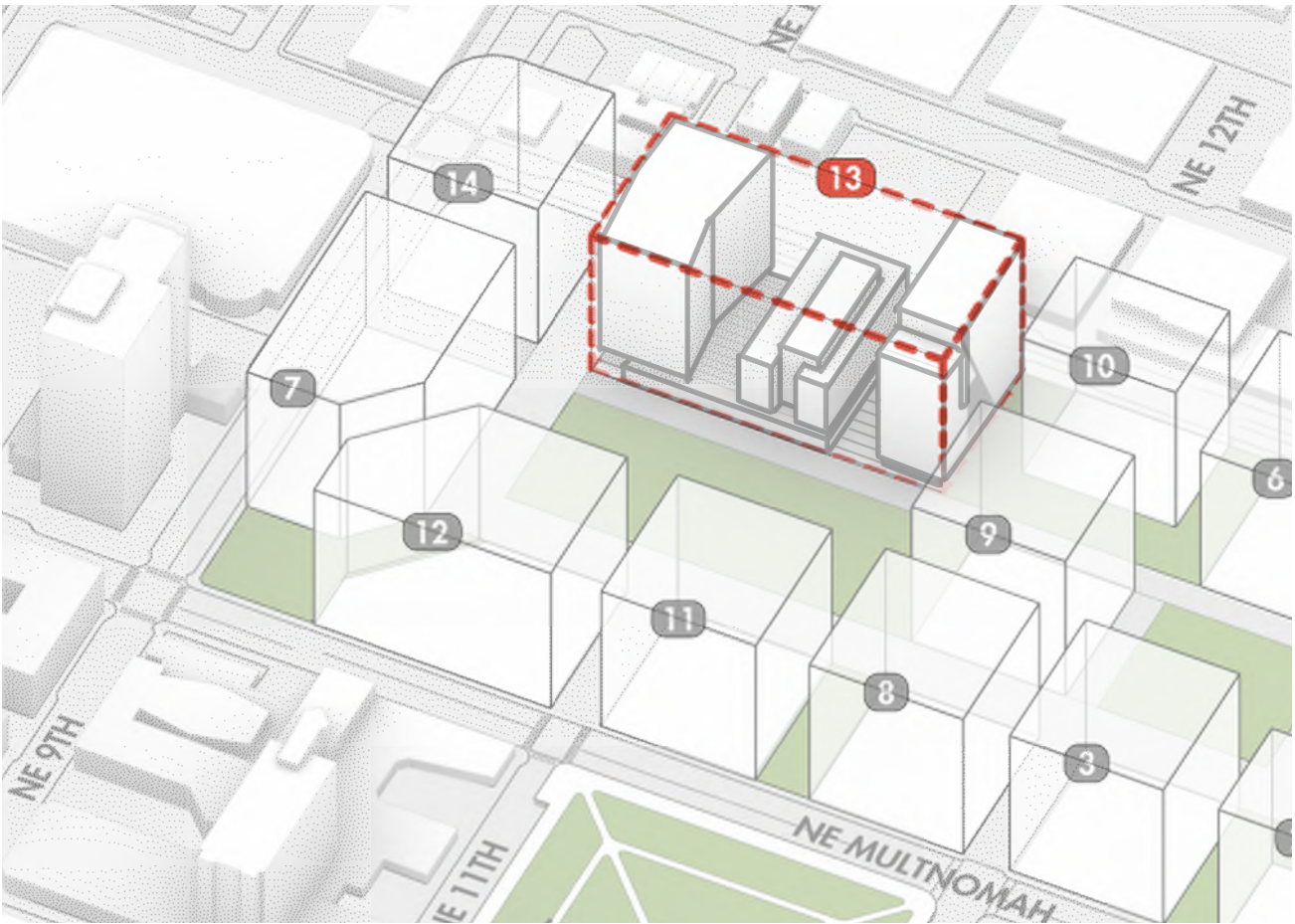
1 Building



2 Buildings



3 Buildings





# Discussion Topics

1. Regarding the heights of the Maximum Building Envelopes (a.k.a. “Glass Boxes”) shown on page 27, we’ve been intentional about showing them all at the same height, our 225’ maximum. We realize that the effect of showing them that way could imply a uniformity of massing, but that is not our intent. In some previous CCMPs, we’ve assigned certain areas within the development area certain roles, but for the Lloyd CCMP our intent is to preserve maximum flexibility for a range of future outcomes. Are there any particular roles for the massing that you’d like us to study for some of these development areas?
2. The east-west Shared Accessway along the Clackamas alignment is a new addition to the conceptual site plan. This amenity will support both the ground floor uses in the adjacent development areas, and augment pedestrian circulation along the open space sequence. An extension of the open space right to the edge of the development parcel, cars will be guests, and because it will be privately owned, it can be closed or open as needed to support the adjacent uses and/or the open space. What are your thoughts on elements that will help this transition zone be successful in its own right?
3. PBOT staff have observed that a two-way, grade separated cycle track is not typical for a Local Service Street. Our intent was to connect existing City Bikeways that currently terminate at the north and south border of the CCMP boundary, to take advantage of the uniquely unbroken street edge, and to connect the bike facility to the various open spaces at the center of the plan. Consolidating this bike facility on one side of the street will minimize conflicts with vehicles compared with typical City Bikeway facilities, and make more efficient use of space than two buffered bike lanes. Families, young cyclists or visitors will be able to enjoy the journey around the central open spaces on the cycle track, making logical connections out when needed. We believe there are good urban design and transportation reasons for this configuration, but wanted to make sure you had the opportunity to consider feedback that we have received.



	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITY/STATE/ZIP/ADDRESS
2	RETURN SERVICE REQUESTED			LLOYD CENTER MEDICAL CLINIC PC	0224 SW HAMILTON ST #300	PORTLAND OR 97239
3	RETURN SERVICE REQUESTED			GENENTECH USA INC	1 DNA WAY MS 24	S SAN FRAN CA 94080-4918
4	RETURN SERVICE REQUESTED			TOYS R US-DELAWARE INC	1 GEOFFREY WAY	WAYNE NJ 07470-2030
5	RETURN SERVICE REQUESTED			HOLLADAY PARK PLAZA INC	1 W MAIN ST #303	MEDFORD OR 97501
6	RETURN SERVICE REQUESTED			FIRST MEDICAL ADVISORY GRP LLC	100 W TOWNE RIDGE PKWY	SANDY UT 84070
7	RETURN SERVICE REQUESTED		ULTA SALON COSMETICS &	FRAGRANCE INC	1000 REMINGTON BLVD #120	BOLINGBROOK IL 60440
8	RETURN SERVICE REQUESTED			REGAL CINEMAS INC	101 E BLOUNT AVE	KNOXVILLE TN 37920-1632
9	RETURN SERVICE REQUESTED			BANK OF AMERICA NA	101 N TRYON ST	CHARLOTTE NC 28255-1100
10	RETURN SERVICE REQUESTED			AT&T SERVICES INC	1010 PINE 9E-L-01	ST LOUIS MO 63101
11	RETURN SERVICE REQUESTED			TIBBIT DONALD R & TIBBIT WALDREIA	1010 SMITH RD	TEXARKANA AR 71854
12	RETURN SERVICE REQUESTED			DRIEVER MARIE J	1012 NE WEIDLER ST	PORTLAND OR 97232
13	RETURN SERVICE REQUESTED			MG ACCESS 15 APARTMENTS LLC	10505 SORRENTO VALLEY RD #300	SAN DIEGO CA 92121-1619
14	RETURN SERVICE REQUESTED		FAGAN FRANK J TR &	FAGAN BARBARA K TR	11 INDIAN BEACH LN	FRIDAY HARBOR WA 98250
15	RETURN SERVICE REQUESTED			STEFAN ALAN OSTRACH LIV TR	110 MAYFAIR LN	EUGENE OR 97404
16	RETURN SERVICE REQUESTED			QUATTRO HALSEY LLC	1100 JORIE BLVD #140	OAK BROOK IL 60523
17	RETURN SERVICE REQUESTED			HAT WORLD INC	11000 RICHMOND AVE #350	HOUSTON TX 77042
18	RETURN SERVICE REQUESTED			WINTHROP RESOURCES CORP	11100 WAYZATA BLVD #800	MINNETONKA MN 55305
19	RETURN SERVICE REQUESTED			LLOYD PLACE APARTMENTS LLC	1111 MAIN ST #750	VANCOUVER WA 98660
20	RETURN SERVICE REQUESTED			VISIONWORKS INC	112 E PECAN ST #2315	SAN ANTONIO TX 78205-1562
21	RETURN SERVICE REQUESTED			PORTLAND CITY OF	1120 SW 5TH AVE #858	PORTLAND OR 97204-1912
22	RETURN SERVICE REQUESTED			PARADISE IN PORTLAND INC	113 RIVERDOWN DR	ASPEN CO 81611
23	RETURN SERVICE REQUESTED			MARK'S CARD SHOPS INC	11805 NE 99TH ST #1350	VANCOUVER WA 98682-2321
24	RETURN SERVICE REQUESTED			EVERGREENS INC	1200 WESTLAKE AVE N #210	SEATTLE WA 98109-3528
25	RETURN SERVICE REQUESTED			DUMPLING HOUSE TWO LLC	12042 SE SUNNYSIDE RD PMB 578	CLACKAMAS OR 97015
26	RETURN SERVICE REQUESTED			JOHN S AARON TRUST	12110 PELHAM CT	WALDORF MD 20602
27	RETURN SERVICE REQUESTED			TERRELL ERIC A	1220 NE 17TH AVE #10E	PORTLAND OR 97232
28	RETURN SERVICE REQUESTED			WARK ALIYA E & WARK DUSTIN M	1220 NE 17TH AVE #113	PORTLAND OR 97232
29	RETURN SERVICE REQUESTED			GATY LOUIS P	1220 NE 17TH AVE #12F	PORTLAND OR 97232
30	RETURN SERVICE REQUESTED			LEOPOLD ROBERT & OSPOVAT CLAUDIA	1220 NE 17TH AVE #17-G	PORTLAND OR 97232
31	RETURN SERVICE REQUESTED			HESS ANDREA N	1220 NE 17TH AVE #2-C	PORTLAND OR 97232-1456
32	RETURN SERVICE REQUESTED			LUCKE ELIZABETH H	1220 NE 17TH AVE #7-C	PORTLAND OR 97232
33	RETURN SERVICE REQUESTED			WHITE DARCY	1220 NE 17TH AVE #11E	PORTLAND OR 97232
34	RETURN SERVICE REQUESTED		RAJ NEEDHAM PROPERTIES LLC &	NEEDHAM LUCY	1220 NE 17TH AVE #16B	PORTLAND OR 97232
35	RETURN SERVICE REQUESTED			THOMPSON JOHN MELTON	1220 NE 17TH AVE #3A	PORTLAND OR 97232-1456
36	RETURN SERVICE REQUESTED			STACEY DRAKE EDWARDS TR	1220 NE 17TH AVE #12E	PORTLAND OR 97232
37	RETURN SERVICE REQUESTED			PARKS AMY D	1220 NE 17TH AVE #16A	PORTLAND OR 97232-1471
38	RETURN SERVICE REQUESTED			PETRONE AMY J	1220 NE 17TH AVE #17I	PORTLAND OR 97232-1463
39	RETURN SERVICE REQUESTED			GARY NEWTON LIV TR	1220 NE 17TH AVE #4A	PORTLAND OR 97232-1458
40	RETURN SERVICE REQUESTED			SERRANO BARRIOS MONICA O	1220 NE 17TH AVE #3C	PORTLAND OR 97232-1456
41	RETURN SERVICE REQUESTED			PALMER CHARLES & VICTOR KATHLEEN	1220 NE 17TH AVE #17J	PORTLAND OR 97232
42	RETURN SERVICE REQUESTED			COMER JOEY & RODRIGUEZ MICHAEL	1220 NE 17TH AVE #14D	PORTLAND OR 97232
43	RETURN SERVICE REQUESTED			SALAZAR-ARTHUR TONI	1220 NE 17TH ST #5E	PORTLAND OR 97232
44	RETURN SERVICE REQUESTED			AEROPOSTALE INC	125 CHUBB AVE 5TH FLR	LYNDHURST NJ 7071
45	RETURN SERVICE REQUESTED			GATY LOUIS	12817 SE 93RD AVE	CLACKAMAS OR 97015
46	RETURN SERVICE REQUESTED			CONSUMER OPINION SERVICES INC	12825 1ST AVE S	BURIEN WA 98168
47	RETURN SERVICE REQUESTED			T-MOBILE USA INC	12920 SE 38TH ST	BELLEVUE WA 98006-1350
48	RETURN SERVICE REQUESTED			HOLLADAY PARK PLAZA INC	1300 NE 16TH AVE	PORTLAND OR 97232-1467
49	RETURN SERVICE REQUESTED			ROSETTA STONE LTD	135 W MARKET ST	HARRISONBURG VA 22801
50	RETURN SERVICE REQUESTED			NAITO CORPORATION	13625 NE JARRETT ST	PORTLAND OR 97230
51	RETURN SERVICE REQUESTED			CHIANG DAVID C & CHIANG DEBORAH E	14057 HIGH SIERRA RD	POWAY CA 92064
52	RETURN SERVICE REQUESTED			JTS BBQ INC	14148 155TH TER	TIGARD OR 97224-3092
53	RETURN SERVICE REQUESTED			ROSS DRESS FOR LESS INC	15 W 6TH ST #2400	TULSA OK 74119
54	RETURN SERVICE REQUESTED			SHUTE SHANNAN	150 AUSTRALIAN AVE #2	PAIM BEACH FL 33480-6705
55	RETURN SERVICE REQUESTED			I B M CREDIT LLC	150 KETTLETOWN RD	SOUTHBURY CT 6488
56	RETURN SERVICE REQUESTED			GLENN DOROTHY & KAISER ANDREW	1509 NE 10TH AVE #308	PORTLAND OR 97232
57	RETURN SERVICE REQUESTED			HUI RICKY	1520 NE 168TH FL	PORTLAND OR 97230
58	RETURN SERVICE REQUESTED			WACK CO RESTAURANTS INC	1520 NE GRAND AVE	PORTLAND OR 97232
59	RETURN SERVICE REQUESTED			CHURCH OF PORTLAND	1535 NE 17TH AVE	PORTLAND OR 97232
60	RETURN SERVICE REQUESTED		GRACE MEMORIAL PROTESTANT EPISCOPAL	SHINKOKAI CORPORATION	1548 NE 15TH AVE	PORTLAND OR 97232
61	RETURN SERVICE REQUESTED			QMEXLOY LLC	15800 BOONES FERRY RD #C301	LAKE OSWEGO OR 97035
62	RETURN SERVICE REQUESTED			ALTA HOME PROPERTIES LLC	15800 BOONES FERRY RD #C301	LAKE OSWEGO OR 97035
63	RETURN SERVICE REQUESTED			MCQUEEN TOM	1600 N RIVERSIDE AVE #2025	MEDFORD OR 97501
64	RETURN SERVICE REQUESTED			SCANNELL DEVELOPMENT INC	16060 SW CATBIRD LN	BEAVERTON OR 97007
65	RETURN SERVICE REQUESTED			ERCHO INC	16111 SE 106TH AVE #400	CLACKAMAS OR 97015-9609
66	RETURN SERVICE REQUESTED			BOUCHER RONALD J	1630 NE HALSEY ST	PORTLAND OR 97232
67	RETURN SERVICE REQUESTED			CPI IMAGES LLC	1706 WASHINGTON AVE	ST LOUIS MO 63103
68	RETURN SERVICE REQUESTED			CATHY JEAN INC	17221 DAIMLER	IRVINE CA 92614
69	RETURN SERVICE REQUESTED			WEIDLER CHRISTIAN S	17369 NE WASCO ST	PORTLAND OR 97230
70	RETURN SERVICE REQUESTED			BROWN SUSAN K TR	1830 NW RIVERSCAPE ST #702	PORTLAND OR 97209-1840
71	RETURN SERVICE REQUESTED		NOODLES & CO #811	(A CORP OF DELAWARE)	1900 DALROCK ROAD	ROWLETT TX 75088
72	RETURN SERVICE REQUESTED			NE BROADWAY PARTNERS	200 INTERNATIONAL WAY	SPRINGFIELD OR 97477-1186
73	RETURN SERVICE REQUESTED			EGP 1201 PORTLAND LLC	2001 K ST NW #775 NORTH	WASHINGTON DC 20006



	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED			MNGMNT RECRUITERS OF PORTLAND LLC	20418 DRIFTWOOD DR	OREGON CITY OR 97045
75	RETURN SERVICE REQUESTED			SEE'S CANDIES INC	210 EL CAMINO REAL	SOUTH SAN FRANCISCO CA 94080
76	RETURN SERVICE REQUESTED			GYMBOREE RETAIL STORES INC	222 2ND AVE S #2100	NASHVILLE TN 37201
77	RETURN SERVICE REQUESTED			FAMILY MEDICAL MANAGEMENT	2248 LLOYD CENTER	PORTLAND OR 97232
78	RETURN SERVICE REQUESTED			GRAND CENTRAL BAKERY OREGON INC	2249 NW YORK ST	PORTLAND OR 97210
79	RETURN SERVICE REQUESTED			M & M RESTAURANT GROUP LLC	2273 ROGUE WAY	WEST LINN OR 97068
80	RETURN SERVICE REQUESTED			RINDOS JOSEPH & RINDOS MARGARET	23 VINE ST	MANCHESTER MA 1944
81	RETURN SERVICE REQUESTED			STALEY ENTERPRISES LLC	23950 SW MOUNTAIN RD	WEST LINN OR 97068
82	RETURN SERVICE REQUESTED			VILLA ENTERPRISES PIZZA INC	25 WASHINGTON ST DEPT 4701	MORRISTOWN NJ 7960
83	RETURN SERVICE REQUESTED			PREMIUM BRANDS OPCO LLC	2500 WESTFIELD DR #2954	ELGIN IL 60124
84	RETURN SERVICE REQUESTED			ALTON NATALIE TR	2662 DOUGLAS HWY	JUNEAU AK 99801-2005
85	RETURN SERVICE REQUESTED			WET SEAL RETAIL INC	26972 BURBANK	FOOTHILL RANCH CA 92610
86	RETURN SERVICE REQUESTED			PORTLAND COMMUNITY COLLEGE	2701 NW VAUGHN ST #499	PORTLAND OR 97210
87	RETURN SERVICE REQUESTED	LLOYD PARK CONDO ASSN OF		UNIT OWNERS	2722 NE 33RD AVE	PORTLAND OR 97212
88	RETURN SERVICE REQUESTED			MAX RAVE LLC	2761 FRUITLAND AVE #TAX	VERNON CA 90058-3607
89	RETURN SERVICE REQUESTED			DANIEL J LA GRANDE REV LIV TR	2848 NE 30TH AVE	PORTLAND OR 97212
90	RETURN SERVICE REQUESTED			BEN BRIDGE JEWELER INC	2901 3RD AVE #200	SEATTLE WA 98121-3013
91	RETURN SERVICE REQUESTED	CUNNINGHAM FIELD AND RESEARCH		SERVICE INC	3 SIGNAL AVE #A	ORMOND BEACH FL 32174
92	RETURN SERVICE REQUESTED			CLAIRE'S BOUTIQUES INC	3 SW 129TH AVE #400	PEMBROKE PINES FL 33027
93	RETURN SERVICE REQUESTED			SOLE BROTHERS SEVEN INC	3156 FUHRMAN AVE E	SEATTLE WA 98102-3829
94	RETURN SERVICE REQUESTED			FITNESS INTERNATIONAL LLC	3161 MICHELSON DR #600	IRVINE CA 92612
95	RETURN SERVICE REQUESTED			MAX ORIENT LLOYD CENTER LLC	318 NW DAVIS ST	PORTLAND OR 97209-3925
96	RETURN SERVICE REQUESTED	PURPLE MOON CHILD DEVELOPMENT &		CHILD CARE INC	3211 NE BROADWAY	PORTLAND OR 97232
97	RETURN SERVICE REQUESTED			EXIT RUSH CORPORATION	32802 145TH PL SE	AUBURN WA 98092
98	RETURN SERVICE REQUESTED			FINISH LINE INC THE	3308 N MITTHOEFFER RD	INDIANAPOLIS IN 46235
99	RETURN SERVICE REQUESTED			AAT LLOYD DISTRICT LLC	3420 CARMEL MOUNTAIN RD #100	SAN DIEGO CA 92121
100	RETURN SERVICE REQUESTED			ERIC PAUL TR	3426 E BURNSIDE ST	PORTLAND OR 97214
101	RETURN SERVICE REQUESTED			PACIFIC SUNWEAR STORES CORP	3450 E MIRALOMA AVE	ANAHEIM CA 92806-2101
102	RETURN SERVICE REQUESTED			JM HASSLO LLC	3600 DALLAS HWY #100	MARIETTA GA 30064
103	RETURN SERVICE REQUESTED	WEIDLER COURT APARTMENTS LLC		WEIDLER COURT ANNEX LLC	3621 SE INSLEY ST	PORTLAND OR 97202
104	RETURN SERVICE REQUESTED			REGIS CORPORATION	3701 WAYZATA BLVD #500	MINNEAPOLIS MN 55416-0019
105	RETURN SERVICE REQUESTED			UTAH JAZZ RETAIL	3775 W CALIFORNIA	SALT LAKE CITY UT 84104
106	RETURN SERVICE REQUESTED			AQUILA INVESTMENT MGMT LLC	380 MADISON AVE #2300	NEW YORK NY 10017
107	RETURN SERVICE REQUESTED			EUPHORIA BODY PIERCING & TATTOO LLC	39009 NE 25TH ST	WASHOUGAL WA 98671
108	RETURN SERVICE REQUESTED			JOHNSON KIEL I & JOHNSON KATHRYN R	3927 NE 7TH AVE	PORTLAND OR 97212-1134
109	RETURN SERVICE REQUESTED			VITAMIN SHOPPE INDUSTRIES INC	400 PLAZA DR 3RD FL B SIDE	SECAUCUS NJ 7094
110	RETURN SERVICE REQUESTED			ZUMIEZ INC	4001 204TH ST SW	LYNNWOOD WA 98036-6864
111	RETURN SERVICE REQUESTED			MALLORY ANITA	405 E BAYVIEW BLVD	PORTLAND TX 78374
112	RETURN SERVICE REQUESTED			AHMAD SYED SHARIF & SAYASENE JENALE	4101 E 42ND ST #8	ODESSA TX 79762-7262
113	RETURN SERVICE REQUESTED			ZEHNTBAUER ERIC & ZEHNTBAUER DAVID	4231 NE 26TH AVE	PORTLAND OR 97211
114	RETURN SERVICE REQUESTED			BLIZZARD DOUG & BLIZZARD KRISTY	4345 WESTBAY RD	LAKE OSWEGO OR 97035
115	RETURN SERVICE REQUESTED			PHARMA-RX NORTHWEST INC	438 E BURNSIDE ST	PORTLAND OR 97214
116	RETURN SERVICE REQUESTED			PROVIDENCE HEALTH & SERVICES-OREGON	4400 NE HALSEY ST BLDG 2 #190	PORTLAND OR 97213
117	RETURN SERVICE REQUESTED			MOSAIC PORTLAND SUPERBLOCK LLC	4500 PARK GRANADA #204	CALABASAS CA 91302
118	RETURN SERVICE REQUESTED			NICKELS & DIMES INC	4534 OLD DENTON RD	CARROLLTON TX 75010
119	RETURN SERVICE REQUESTED			BEAU DELICIOUS! INTERNATIONAL LLC	456 CHARNELTON ST	EUGENE OR 97401
120	RETURN SERVICE REQUESTED			GPAI RIDGE LLC	4581 S ULSTER ST PKWY #1200	DENVER CO 80237-2638
121	RETURN SERVICE REQUESTED			WILLIAMS SARAH	4625 S WATER AVE	PORTLAND OR 97239-4031
122	RETURN SERVICE REQUESTED			PAYLESS SHOESOURCE INC	4910 SE CORPORATE CENTRE DR	LAWRENCE KS 66047
123	RETURN SERVICE REQUESTED			SHIEKH SHOES LLC	494 N E ST	SN BERNRDMO CA 92401-1406
124	RETURN SERVICE REQUESTED			BURNS-MILLER LIV TR	501 SHOREVIEW DR S #201	LONG BEACH WA 98631
125	RETURN SERVICE REQUESTED			LAL KAPUR LIV TR	5070 NW 126TH TER	PORTLAND OR 97229
126	RETURN SERVICE REQUESTED			JANET DULDE REV TR	532 OAK RIDGE DR	HARTLAND WI 53029-2441
127	RETURN SERVICE REQUESTED			DALIPOSON LORI & DALIPOSON SHAWN	5355 SE RANCHO ST	HILLSBORO OR 97123
128	RETURN SERVICE REQUESTED			PORTLAND CITY OF	55 SW ASH ST	PORTLAND OR 97204
129	RETURN SERVICE REQUESTED			THINGS REMEMBERED INC	5500 AVION PARK DR	HIGHLAND HTS OH 44143
130	RETURN SERVICE REQUESTED			ARCH TELECOM	575 UNDERHILL BLVD #211	SYOSSET NY 11791
131	RETURN SERVICE REQUESTED			JC USA INC	5770 FLEET ST	CARLSBAD CA 92008
132	RETURN SERVICE REQUESTED			CORNERSTONE APPAREL INC	5807 SMITHWAY ST	COMMERCE CA 90040
133	RETURN SERVICE REQUESTED			PORTLAND ON OWNER LLC	5847 SAN FELIPE ST #4650	HOUSTON TX 77057-3277
134	RETURN SERVICE REQUESTED			FIDELITY NATIONAL TITLE CO OF OR	601 RIVERSIDE AVE	JACKSONVILLE FL 32204
135	RETURN SERVICE REQUESTED			APPLE OREGON LLC	6200 OAK TREE BLVD #250	INDEPENDENCE OH 44131
136	RETURN SERVICE REQUESTED			CHARLOTTE RUSSE INC	630 N CENTRAL EXPY #A	PLANO TX 75074-6897
137	RETURN SERVICE REQUESTED			MEN'S WEARHOUSE INC THE	6380 ROGERDALE RD	HOUSTON TX 77072-1624
138	RETURN SERVICE REQUESTED			FUEGO HOLDINGS LLC	6411 BURLESON RD	AUSTIN TX 78744
139	RETURN SERVICE REQUESTED			BALBOA CAPITAL CORP	660 N CENTRAL EXPY #240	PLANO TX 75074
140	RETURN SERVICE REQUESTED			MARINEPOLIS USA INC	6600 SW 92ND AVE #180	PORTLAND OR 97223-7183
141	RETURN SERVICE REQUESTED			CHAEER BROS INC	6902 SE LAKE RD #201	MILWAUKIE OR 97267
142	RETURN SERVICE REQUESTED			PACIFICORP	700 NE MULTNOMAH ST #700	PORTLAND OR 97232-4116
143	RETURN SERVICE REQUESTED			MDK INC	73-1130 MAHEU CIR	KAILUA KONA HI 96740-8574
144	RETURN SERVICE REQUESTED			CINNAMON BUMS INC	7800 SW DURHAM RD #900	PORTLAND OR 97224-7596
145	RETURN SERVICE REQUESTED			NORTHWEST PROTECTIVE SERVICE INC OREGO	801 S FIDALGO ST #2	SEATTLE WA 98108-2617
146	RETURN SERVICE REQUESTED			YAMBERLA LUIS	818 SW 3RD AVE #282	PORTLAND OR 97204



	A	B	C	D	E	F
147	RETURN SERVICE REQUESTED			LLOYD CENTER TOWER CONDO OWNER ASSN	825 NE MULTNOMAH ST	PORTLAND OR 97232-2135
148	RETURN SERVICE REQUESTED			PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR 97232-2151
149	RETURN SERVICE REQUESTED			NAMA UNIT INDIAN RESTAURANT LLC	8303 NE SANDY BLVD	PORTLAND OR 97220
150	RETURN SERVICE REQUESTED			RESTAURANTS UNLIMITED INC	840 GESSNER RD #320	HOUSTON TX 77024
151	RETURN SERVICE REQUESTED			JEROME DEVLAMINCK CPA LLC	8401 NE HALSEY ST #114	PORTLAND OR 97220-5670
152	RETURN SERVICE REQUESTED			JAPANESE CUISINE INC	865 NE TOMAHAWK IS DR #102 PMB 579	PORTLAND OR 97217-8095
153	RETURN SERVICE REQUESTED			LECOSSOIS ANTHONY	8815 SE TAYLOR ST	PORTLAND OR 97216
154	RETURN SERVICE REQUESTED			BERGMAN LUGGAGE LLC	913 WILLOW ST #201	SAN JOSE CA 95125
155	RETURN SERVICE REQUESTED			SOUTHERN KEVIN & LUTTRELL JOE	9160 SW 182ND AVE	BEAVERTON OR 97007
156	RETURN SERVICE REQUESTED			PLCC1 LLC	9255 SUNSET BLVD #920	LOS ANGELES CA 90069
157	RETURN SERVICE REQUESTED			UMPUA BANK	9285 NE TANASBOURNE DR	HILLSBORO OR 97124
158	RETURN SERVICE REQUESTED			HARRY RITCHIE JEWELER INC	956 WILLAMETTE ST	EUGENE OR 97401
159	RETURN SERVICE REQUESTED			HRJ LLC	956 WILLAMETTE ST	EUGENE OR 97401
160	RETURN SERVICE REQUESTED			BEAUTY GROUP MANAGEMENT LLC	9720 WILSHIRE BLVD	BEVERLY HILLS CA 90212
161	RETURN SERVICE REQUESTED			INTERDENT SERVICE CORPORATION	9800 S LA CIENEGA BLVD #800	INGLEWOOD CA 90301
162	RETURN SERVICE REQUESTED			PROGRESSIVE INS CORP	PO BOX 12266	PORTLAND OR 97212
163	RETURN SERVICE REQUESTED			VAN RIAN CORPORATION	PO BOX 10384	PORTLAND OR 97296-0384
164	RETURN SERVICE REQUESTED			MANNA INVESTMENTS LLC	PO BOX 15170	PORTLAND OR 97293-5170
165	RETURN SERVICE REQUESTED			NORDSTROM INC	PO BOX 21045	SEATTLE WA 98101-2288
166	RETURN SERVICE REQUESTED			EXPRESS FASHION OPERATIONS LLC	PO BOX 2580	WESTERVILLE OH 43082
167	RETURN SERVICE REQUESTED			MELVILLE CORPORATION #2056	PO BOX 260888	PLANO TX 75026
168	RETURN SERVICE REQUESTED			WELLS FARGO BANK	PO BOX 2609	CARLSBAD CA 92018-2609
169	RETURN SERVICE REQUESTED			EXCALIBUR CUTLERY & GIFTS INC	PO BOX 2687	EUGENE OR 97402-0259
170	RETURN SERVICE REQUESTED			FOOT LOCKER RETAIL INC	PO BOX 2731	HARRISBURG PA 17105-2731
171	RETURN SERVICE REQUESTED			GAP INC & SUBS	PO BOX 27809	ALBUQUERQUE NM 87125
172	RETURN SERVICE REQUESTED			SPENCER GIFTS INC	PO BOX 30286	PHILADELPHIA PA 19103
173	RETURN SERVICE REQUESTED			LUXOTTICA RETAIL NORTH AMERICA INC	PO BOX 331429	NASHVILLE TN 37206
174	RETURN SERVICE REQUESTED			ONPOINT COMMUNITY CREDIT UNION	PO BOX 3750	PORTLAND OR 97208
175	RETURN SERVICE REQUESTED			AVIS BUDGET CAR RENTAL LLC	PO BOX 460369	HOUSTON TX 77056
176	RETURN SERVICE REQUESTED			DOLLAR TREE STORES INC	PO BOX 460389	HOUSTON TX 77056
177	RETURN SERVICE REQUESTED			STARBUCKS CORPORATION	PO BOX 460849 DEPT 114	HOUSTON TX 77056
178	RETURN SERVICE REQUESTED			BATH & BODY WORKS INC	PO BOX 4747	OAK BROOK IL 60522-4747
179	RETURN SERVICE REQUESTED			GAMESTOP INC	PO BOX 4900	SCOTTSDALE AZ 85261
180	RETURN SERVICE REQUESTED			INSIGHT INVESTMENTS LLC	PO BOX 4900	SCOTTSDALE AZ 85261-4900
181	RETURN SERVICE REQUESTED			BANK OF THE WEST	PO BOX 5155	SAN RAMON CA 94583-5155
182	RETURN SERVICE REQUESTED			MARSHALL OF MA INC	PO BOX 5369	WAYLAND MA 01778-6369
183	RETURN SERVICE REQUESTED			DESTINATION MATERNITY CORPORATION	PO BOX 548	GLEN ROCK NJ 7452
184	RETURN SERVICE REQUESTED			GENERAL NUTRITION CORPORATION	PO BOX 548	GLEN ROCK NJ 7452
185	RETURN SERVICE REQUESTED			CHILDRENS PLACE RETAIL STORES INC	PO BOX 59365	SCHAUMBURG IL 60159-0365
186	RETURN SERVICE REQUESTED			VHR CO LLC	PO BOX 66362	PORTLAND OR 97290-6362
187	RETURN SERVICE REQUESTED			ORIANNA LLC	PO BOX 67049	PORTLAND OR 97268
188	RETURN SERVICE REQUESTED			VERIZON WIRELESS VAW LLC	PO BOX 7028	BEDMINSTER NJ 07921-7028
189	RETURN SERVICE REQUESTED			PIER 1 IMPORTS (US) INC	PO BOX 743068	DALLAS TX 75374
190	RETURN SERVICE REQUESTED			TMT LLOYD RETAIL INC	PO BOX 800729	DALLAS TX 75380-0729
191	RETURN SERVICE REQUESTED			GROCERYWORKSCOM	PO BOX 800729	DALLAS TX 75380
192	RETURN SERVICE REQUESTED			AE RETAIL WEST LLC	PO BOX 802206	DALLAS TX 75380
193	RETURN SERVICE REQUESTED			EDDIE BAUER LLC	PO BOX 802206	DALLAS TX 75380-2206
194	RETURN SERVICE REQUESTED			BUTH-NA-BODHAIGE INC	PO BOX 802206	DALLAS TX 75380
195	RETURN SERVICE REQUESTED			BARNES & NOBLE CORP	PO BOX 802206	DALLAS TX 75380
196	RETURN SERVICE REQUESTED			WESTCOTT PROPERTIES LLC	PO BOX 82926	PORTLAND OR 97282
197	RETURN SERVICE REQUESTED			NEW NWF LLC	PO BOX 84003	SEATTLE WA 98134
198	RETURN SERVICE REQUESTED			SUNGLASS HUT TRADING CORP	PO BOX 8509	MASON OH 45040-7114
199	RETURN SERVICE REQUESTED			XEROX CORPORATION	PO BOX 9601	WEBSTER NY 14580-7571
200	RETURN SERVICE REQUESTED			RADIOSHACK CORPORATION	PO BOX 961090 M/S 5024	FORT WORTH TX 76161-5024
201	RETURN SERVICE REQUESTED			REDMOND-PAYNE JOSH ETAL	1509 NE 10TH AVE #101	PORTLAND OR 97232
202	RETURN SERVICE REQUESTED			ORTEGA JOE A	1509 NE 10TH AVE #102	PORTLAND OR 97232
203	RETURN SERVICE REQUESTED			KONRAD BENJAMIN W	1509 NE 10TH AVE #103	PORTLAND OR 97232
204	RETURN SERVICE REQUESTED			CAMERON CONNOR	1509 NE 10TH AVE #104	PORTLAND OR 97232
205	RETURN SERVICE REQUESTED			AUSTRIA MAY A R S	1509 NE 10TH AVE #105	PORTLAND OR 97232
206	RETURN SERVICE REQUESTED			PETERSON JANICE F	1509 NE 10TH AVE #106	PORTLAND OR 97232
207	RETURN SERVICE REQUESTED			SHIPLEY DONALD K	1509 NE 10TH AVE #107	PORTLAND OR 97232
208	RETURN SERVICE REQUESTED			STRUNK KIRIN T	1509 NE 10TH AVE #200	PORTLAND OR 97232
209	RETURN SERVICE REQUESTED			THOMAS TADE A	1509 NE 10TH AVE #201	PORTLAND OR 97232
210	RETURN SERVICE REQUESTED			KELLER JOHN D ET AL	1509 NE 10TH AVE #204	PORTLAND OR 97232
211	RETURN SERVICE REQUESTED			GARTEIZ SHELLY	1509 NE 10TH AVE #208	PORTLAND OR 97232
212	RETURN SERVICE REQUESTED			ANCHELL KAYLA	1509 NE 10TH AVE #300	PORTLAND OR 97232
213	RETURN SERVICE REQUESTED			KIM JUHEA	1509 NE 10TH AVE #302	PORTLAND OR 97232
214	RETURN SERVICE REQUESTED			DALIANA ROXANA M	1509 NE 10TH AVE #303	PORTLAND OR 97232
215	RETURN SERVICE REQUESTED			BROWN JESSICA	1509 NE 10TH AVE #304	PORTLAND OR 97232
216	RETURN SERVICE REQUESTED			NIXON DURAND A	1509 NE 10TH AVE #309	PORTLAND OR 97232
217	RETURN SERVICE REQUESTED			THE OPTION GROUP INC	1515 NE WEIDLER ST	PORTLAND OR 97232
218	RETURN SERVICE REQUESTED			ACME SOUND INC	1526 NE 14TH AVE	PORTLAND OR 97232
219	RETURN SERVICE REQUESTED			LLOYD CENTER PANCAKE HOUSE INC	1621 NE 10TH AVE	PORTLAND OR 97232



	A	B	C	D	E	F
220	RETURN SERVICE REQUESTED		PORTLAND ENGLISH LANGUAGE	ACADEMY INC	2007 LLOYD CENTER	PORTLAND OR 97232
221	RETURN SERVICE REQUESTED			CASH OREGON	2010 LLOYD CENTER	PORTLAND OR 97232
222	RETURN SERVICE REQUESTED			FEDERAL GOVERNMENT	2011 LLOYD CENTER	PORTLAND OR 97232
223	RETURN SERVICE REQUESTED			PENARANDA JAIRAO A	2023 LLOYD CENTER	PORTLAND OR 97232
224	RETURN SERVICE REQUESTED			INNOVATIVE CHANGES	2027 LLOYD CENTER	PORTLAND OR 97232
225	RETURN SERVICE REQUESTED			MISS BEAU MONDE INC	2032 LLOYD CENTER	PORTLAND OR 97232-1309
226	RETURN SERVICE REQUESTED			DAVID R BANGSBERG INC	2211 LLOYD CENTER	PORTLAND OR 97232
227	RETURN SERVICE REQUESTED			DERMATOLOGY PROFESSIONALS LLC	2228 LLOYD CENTER	PORTLAND OR 97232
228	RETURN SERVICE REQUESTED			R J VENTURES INC	2314 LLOYD CENTER	PORTLAND OR 97232
229	RETURN SERVICE REQUESTED			SHRESTHA RAJA	904 LLOYD CENTER	PORTLAND OR 97232
230	RETURN SERVICE REQUESTED			SEIB ENTERPRISES INC	933 LLOYD CENTER	PORTLAND OR 97232
231	RETURN SERVICE REQUESTED			ENERIO LIGAYA	950 LLOYD CENTER	PORTLAND OR 97232
232	RETURN SERVICE REQUESTED			BROOKS ERIK	982 LLOYD CENTER	PORTLAND OR 97232
233	RETURN SERVICE REQUESTED			KIM YOUNG	988 LLOYD CENTER	PORTLAND OR 97232
234	RETURN SERVICE REQUESTED			STATE OF OREGON	990 LLOYD CENTER	PORTLAND OR 97232
235	RETURN SERVICE REQUESTED			DO BINH	995 LLOYD CENTER	PORTLAND OR 97232
236	RETURN SERVICE REQUESTED			PACIFIC NW GENERATING COOPERATIVE	711 NE HALSEY ST	PORTLAND OR 97232-1268
237	RETURN SERVICE REQUESTED			WESTON INVESTMENT LLC	815 NE HALSEY ST	PORTLAND OR 97232
238	RETURN SERVICE REQUESTED			KOLBECK CORY D & KLOPP ROBYN E	1705 NE CLACKAMAS ST	PORTLAND OR 97232
239	RETURN SERVICE REQUESTED			THE FONTAINE CONDO OWNERS ASSN	1220 NE 17TH AVE	PORTLAND OR 97232
240	RETURN SERVICE REQUESTED			JUNG ERIK D	1220 NE 17TH AVE #10A	PORTLAND OR 97232-1471
241	RETURN SERVICE REQUESTED		WOODRUFF DIANE &	VALDEZ ANTHONY A III	1220 NE 17TH AVE #10B	PORTLAND OR 97232
242	RETURN SERVICE REQUESTED			DIMONACO MARNIE & RICHTER MATTHEW	1220 NE 17TH AVE #10C	PORTLAND OR 97232
243	RETURN SERVICE REQUESTED			CHRISTOPHER MARY A	1220 NE 17TH AVE #10D	PORTLAND OR 97232
244	RETURN SERVICE REQUESTED			TERRELL ERIC A	1220 NE 17TH AVE #10E	PORTLAND OR 97232
245	RETURN SERVICE REQUESTED			HOLLOWAY ALISON	1220 NE 17TH AVE #10F	PORTLAND OR 97232
246	RETURN SERVICE REQUESTED			FERNANDO-CAMPOS NESTOR	1220 NE 17TH AVE #11A	PORTLAND OR 97232
247	RETURN SERVICE REQUESTED			MOILLEN JOHN T	1220 NE 17TH AVE #11C	PORTLAND OR 97232-1462
248	RETURN SERVICE REQUESTED			MARQUIS RUTH E	1220 NE 17TH AVE #11D	PORTLAND OR 97232
249	RETURN SERVICE REQUESTED			MARQUIS JOAN H	1220 NE 17TH AVE #11F	PORTLAND OR 97232
250	RETURN SERVICE REQUESTED			KAST JOHN R	1220 NE 17TH AVE #12B	PORTLAND OR 97232
251	RETURN SERVICE REQUESTED			COOGAN ALAN D & HILTON FRANK H	1220 NE 17TH AVE #12C	PORTLAND OR 97232-1462
252	RETURN SERVICE REQUESTED			HALL ROBERT F III	1220 NE 17TH AVE #12D	PORTLAND OR 97232
253	RETURN SERVICE REQUESTED			HALL WALTER E	1220 NE 17TH AVE #14A	PORTLAND OR 97232
254	RETURN SERVICE REQUESTED			SKINNER JOSHUA B	1220 NE 17TH AVE #14B	PORTLAND OR 97232
255	RETURN SERVICE REQUESTED			BOCH CAROLYN	1220 NE 17TH AVE #14C	PORTLAND OR 97232
256	RETURN SERVICE REQUESTED			PLAYFORD BERNETTA	1220 NE 17TH AVE #14E	PORTLAND OR 97232
257	RETURN SERVICE REQUESTED			GAGNON BARBARA	1220 NE 17TH AVE #15A	PORTLAND OR 97232-1461
258	RETURN SERVICE REQUESTED			MONSON MARY H TR	1220 NE 17TH AVE #15B	PORTLAND OR 97232
259	RETURN SERVICE REQUESTED			ABILD DIANE R TR	1220 NE 17TH AVE #15C	PORTLAND OR 97232-1461
260	RETURN SERVICE REQUESTED			AMICO DEVIN D	1220 NE 17TH AVE #15E	PORTLAND OR 97232
261	RETURN SERVICE REQUESTED			CLARK KIMBERLY & CLARK JOHN	1220 NE 17TH AVE #15F	PORTLAND OR 97232
262	RETURN SERVICE REQUESTED			OMELCHUCK V JEAN TR	1220 NE 17TH AVE #16C	PORTLAND OR 97232
263	RETURN SERVICE REQUESTED			ZAROSINSKI ZACHARY K	1220 NE 17TH AVE #16D	PORTLAND OR 97232-1463
264	RETURN SERVICE REQUESTED			ENG NORMAN	1220 NE 17TH AVE #16F	PORTLAND OR 97232-1463
265	RETURN SERVICE REQUESTED			ADAMS ANDREW J	1220 NE 17TH AVE #17H	PORTLAND OR 97232
266	RETURN SERVICE REQUESTED			BROWN LINDA R	1220 NE 17TH AVE #2A	PORTLAND OR 97232
267	RETURN SERVICE REQUESTED			KENNEDY DAVID	1220 NE 17TH AVE #2B	PORTLAND OR 97232
268	RETURN SERVICE REQUESTED		MONDACA SEBASTIAN & PAGOLA YASER &	CARRASCO REBECCA	1220 NE 17TH AVE #2D	PORTLAND OR 97232
269	RETURN SERVICE REQUESTED		SOMPEI DONALD E TR &	WARREN JILL E TR	1220 NE 17TH AVE #2E	PORTLAND OR 97232-1456
270	RETURN SERVICE REQUESTED			L & P LIV TR	1220 NE 17TH AVE #3B	PORTLAND OR 97232
271	RETURN SERVICE REQUESTED			ORMAN MADELINE C	1220 NE 17TH AVE #3D	PORTLAND OR 97232
272	RETURN SERVICE REQUESTED			AUSTIN PHILIP R	1220 NE 17TH AVE #3E	PORTLAND OR 97232
273	RETURN SERVICE REQUESTED			SHELLA A HANES TR	1220 NE 17TH AVE #3F	PORTLAND OR 97232
274	RETURN SERVICE REQUESTED			FULLERTON TREVOR & KRISTEN	1220 NE 17TH AVE #4B	PORTLAND OR 97232
275	RETURN SERVICE REQUESTED			KOSINSKI JASON	1220 NE 17TH AVE #4C	PORTLAND OR 97232
276	RETURN SERVICE REQUESTED			SERVILIO JOHN E & AUSTIN RICHARD W	1220 NE 17TH AVE #4D	PORTLAND OR 97232
277	RETURN SERVICE REQUESTED			MC CLAIN PHILLIP R	1220 NE 17TH AVE #4F	PORTLAND OR 97232-1471
278	RETURN SERVICE REQUESTED			LUND MATTHEW	1220 NE 17TH AVE #5A	PORTLAND OR 97232-1458
279	RETURN SERVICE REQUESTED			WEBB GRAYSON M	1220 NE 17TH AVE #5B	PORTLAND OR 97232
280	RETURN SERVICE REQUESTED			SABIHE SEYED-TAVAKOLI TR	1220 NE 17TH AVE #5C	PORTLAND OR 97232-1458
281	RETURN SERVICE REQUESTED			ZAROSINSKI MAX K	1220 NE 17TH AVE #5F	PORTLAND OR 97232
282	RETURN SERVICE REQUESTED			HICKEY CAITLYN	1220 NE 17TH AVE #6A	PORTLAND OR 97232
283	RETURN SERVICE REQUESTED			ANDRINGA ALLEN G	1220 NE 17TH AVE #6B	PORTLAND OR 97232
284	RETURN SERVICE REQUESTED			EVELYN M STRANGE TR	1220 NE 17TH AVE #6C	PORTLAND OR 97232-1437
285	RETURN SERVICE REQUESTED			BAKER AMY L	1220 NE 17TH AVE #6D	PORTLAND OR 97232
286	RETURN SERVICE REQUESTED			CATTELL MARKUS & CUSHING CATHERINE	1220 NE 17TH AVE #6E	PORTLAND OR 97232
287	RETURN SERVICE REQUESTED			BARRAGER JACK & BARRAGER CHARLENE	1220 NE 17TH AVE #6F	PORTLAND OR 97232
288	RETURN SERVICE REQUESTED			MATTHEWS JOSHUA D	1220 NE 17TH AVE #7B	PORTLAND OR 97232
289	RETURN SERVICE REQUESTED			SERRANO MONICA O	1220 NE 17TH AVE #7D	PORTLAND OR 97232-1459
290	RETURN SERVICE REQUESTED			WOLD PATRICIA M TR	1220 NE 17TH AVE #7E	PORTLAND OR 97232-1459
291	RETURN SERVICE REQUESTED			DOEHNE BRYCE A	1220 NE 17TH AVE #7F	PORTLAND OR 97232
292	RETURN SERVICE REQUESTED			LIVELY DELORES	1220 NE 17TH AVE #8A	PORTLAND OR 97232-1471



	A	B	C	D	E	F
293	RETURN SERVICE REQUESTED			MORRIS JOHN O & LITTLE JULIE S	1220 NE 17TH AVE #8C	PORTLAND OR 97232
294	RETURN SERVICE REQUESTED			BROWER DAVID	1220 NE 17TH AVE #8D	PORTLAND OR 97232
295	RETURN SERVICE REQUESTED			MCMANUS MICHAEL O	1220 NE 17TH AVE #8F	PORTLAND OR 97232
296	RETURN SERVICE REQUESTED			GLATZ LINDA S	1220 NE 17TH AVE #9A	PORTLAND OR 97232
297	RETURN SERVICE REQUESTED			BAUM SUSAN J	1220 NE 17TH AVE #9B	PORTLAND OR 97232-1459
298	RETURN SERVICE REQUESTED			LABORDE ANNE M	1220 NE 17TH AVE #9C	PORTLAND OR 97232-1460
299	RETURN SERVICE REQUESTED			CLEATON CONSTANCE L	1220 NE 17TH AVE #9D	PORTLAND OR 97232
300	RETURN SERVICE REQUESTED			ORTH THOMAS D	1220 NE 17TH AVE #9E	PORTLAND OR 97232
301	RETURN SERVICE REQUESTED			ALANIS JOSE	1403 NE 17TH AVE	PORTLAND OR 97232
302	RETURN SERVICE REQUESTED			SAWYER AMY S	1415 NE 17TH AVE	PORTLAND OR 97232
303	RETURN SERVICE REQUESTED			POQUETTE KYLE	1416 NE 16TH AVE	PORTLAND OR 97232
304	RETURN SERVICE REQUESTED	HENRIQUEZ ANASTASIA & BARTLAM CAROLINE &		BARTLAM BRUCE M JR	1420 NE 16TH AVE	PORTLAND OR 97232
305	RETURN SERVICE REQUESTED			SAIKI GARRET Y	1421 NE 17TH AVE	PORTLAND OR 97232
306	RETURN SERVICE REQUESTED			MCILHENNY WAYNE & TALLMAN DOUGLAS	1424 NE 16TH AVE	PORTLAND OR 97232
307	RETURN SERVICE REQUESTED			COWARD LYNNE R TR	1427 NE 17TH AVE	PORTLAND OR 97232
308	RETURN SERVICE REQUESTED			LUCICH DAN	1516 NE 15TH AVE	PORTLAND OR 97232
309	RETURN SERVICE REQUESTED			DIAMOND POINTE LTD	1542 NE WEIDLER ST	PORTLAND OR 97232
310	RETURN SERVICE REQUESTED			BOUCHER RONALD & BOUCHER AURORA	1626 NE HALSEY ST	PORTLAND OR 97232
311	RETURN SERVICE REQUESTED			WARD STEVEN A & QUINN MARGOT E	1633 NE CLACKAMAS ST	PORTLAND OR 97232
312	RETURN SERVICE REQUESTED			LAWRENCE LEWIS B & FOX JANE	1634 NE HALSEY ST	PORTLAND OR 97232
313	RETURN SERVICE REQUESTED			NAIL STUDIO LLOYD CENTER MALL LLC	1011 LLOYD CENTER	PORTLAND OR 97232
314	RETURN SERVICE REQUESTED			DRIEVER MARIE J	1012 NE WEIDLER ST	PORTLAND OR 97232
315	RETURN SERVICE REQUESTED			JB'S CARMEL CORN INC	1053 LLOYD CENTER	PORTLAND OR 97232
316	RETURN SERVICE REQUESTED			PORTLAND SMASH INC	1238 LLOYD CENTER	PORTLAND OR 97232
317	RETURN SERVICE REQUESTED			TOYS N MORE LLC	1250 LLOYD CENTER	PORTLAND OR 97232
318				CURRENT RESIDENT	1005 LLOYD CENTER	PORTLAND OR 97232
319				CURRENT RESIDENT	825 NE MULTNOMAH ST #1140	PORTLAND OR 97232
320				CURRENT RESIDENT	1610 NE MULTNOMAH ST	PORTLAND OR 97232
321				CURRENT RESIDENT	1620 NE MULTNOMAH ST	PORTLAND OR 97232
322				CURRENT RESIDENT	1622 NE MULTNOMAH ST	PORTLAND OR 97232
323				CURRENT RESIDENT	1710 NE MULTNOMAH ST	PORTLAND OR 97232
324				CURRENT RESIDENT	1712 NE MULTNOMAH ST	PORTLAND OR 97232
325				CURRENT RESIDENT	1716 NE CLACKAMAS ST	PORTLAND OR 97232
326				CURRENT RESIDENT	1720 NE MULTNOMAH ST	PORTLAND OR 97232
327				CURRENT RESIDENT	1722 NE MULTNOMAH ST	PORTLAND OR 97232
328				CURRENT RESIDENT	1810 NE MULTNOMAH ST	PORTLAND OR 97232
329				CURRENT RESIDENT	1812 NE MULTNOMAH ST	PORTLAND OR 97232
330				CURRENT RESIDENT	1220 NE 17TH AVE #11B	PORTLAND OR 97232
331				CURRENT RESIDENT	1220 NE 17TH AVE #12A	PORTLAND OR 97232
332				CURRENT RESIDENT	1220 NE 17TH AVE #14F	PORTLAND OR 97232
333				CURRENT RESIDENT	1220 NE 17TH AVE #15D	PORTLAND OR 97232
334				CURRENT RESIDENT	1220 NE 17TH AVE #16E	PORTLAND OR 97232
335				CURRENT RESIDENT	1220 NE 17TH AVE #17G	PORTLAND OR 97232
336				CURRENT RESIDENT	1220 NE 17TH AVE #17J	PORTLAND OR 97232
337				CURRENT RESIDENT	1220 NE 17TH AVE #2C	PORTLAND OR 97232
338				CURRENT RESIDENT	1220 NE 17TH AVE #2F	PORTLAND OR 97232
339				CURRENT RESIDENT	1220 NE 17TH AVE #4E	PORTLAND OR 97232
340				CURRENT RESIDENT	1220 NE 17TH AVE #5E	PORTLAND OR 97232
341				CURRENT RESIDENT	1220 NE 17TH AVE #7A	PORTLAND OR 97232
342				CURRENT RESIDENT	1220 NE 17TH AVE #7C	PORTLAND OR 97232
343				CURRENT RESIDENT	1220 NE 17TH AVE #8B	PORTLAND OR 97232
344				CURRENT RESIDENT	1220 NE 17TH AVE #8E	PORTLAND OR 97232
345				CURRENT RESIDENT	1220 NE 17TH AVE #9F	PORTLAND OR 97232
346				CURRENT RESIDENT	1220 NE 17TH AVE #C30	PORTLAND OR 97232
347				CURRENT RESIDENT	1220 NE 17TH AVE #O-34	PORTLAND OR 97232
348				CURRENT RESIDENT	1350 NE 17TH AVE	PORTLAND OR 97232
349				CURRENT RESIDENT	1409 NE 17TH AVE	PORTLAND OR 97232
350				CURRENT RESIDENT	1411 NE 16TH AVE	PORTLAND OR 97232
351				CURRENT RESIDENT	1411 NE 16TH AVE #101	PORTLAND OR 97232
352				CURRENT RESIDENT	1411 NE 16TH AVE #102	PORTLAND OR 97232
353				CURRENT RESIDENT	1411 NE 16TH AVE #103	PORTLAND OR 97232
354				CURRENT RESIDENT	1411 NE 16TH AVE #104	PORTLAND OR 97232
355				CURRENT RESIDENT	1411 NE 16TH AVE #105	PORTLAND OR 97232
356				CURRENT RESIDENT	1411 NE 16TH AVE #106	PORTLAND OR 97232
357				CURRENT RESIDENT	1411 NE 16TH AVE #107	PORTLAND OR 97232
358				CURRENT RESIDENT	1411 NE 16TH AVE #108	PORTLAND OR 97232
359				CURRENT RESIDENT	1411 NE 16TH AVE #110	PORTLAND OR 97232
360				CURRENT RESIDENT	1411 NE 16TH AVE #111	PORTLAND OR 97232
361				CURRENT RESIDENT	1411 NE 16TH AVE #112	PORTLAND OR 97232
362				CURRENT RESIDENT	1411 NE 16TH AVE #113	PORTLAND OR 97232
363				CURRENT RESIDENT	1411 NE 16TH AVE #114	PORTLAND OR 97232
364				CURRENT RESIDENT	1411 NE 16TH AVE #115	PORTLAND OR 97232
365				CURRENT RESIDENT	1411 NE 16TH AVE #116	PORTLAND OR 97232



[illegible]



[illegible]



	A	B	C	D	E	F
512				CURRENT RESIDENT	1500 NE 15TH AVE #440	PORTLAND OR 97232
513				CURRENT RESIDENT	1500 NE 15TH AVE #441	PORTLAND OR 97232
514				CURRENT RESIDENT	1500 NE 15TH AVE #442	PORTLAND OR 97232
515				CURRENT RESIDENT	1500 NE 15TH AVE #443	PORTLAND OR 97232
516				CURRENT RESIDENT	1500 NE 15TH AVE #444	PORTLAND OR 97232
517				CURRENT RESIDENT	1500 NE 15TH AVE #445	PORTLAND OR 97232
518				CURRENT RESIDENT	1500 NE 15TH AVE #446	PORTLAND OR 97232
519				CURRENT RESIDENT	1500 NE 15TH AVE #447	PORTLAND OR 97232
520				CURRENT RESIDENT	1500 NE 15TH AVE #448	PORTLAND OR 97232
521				CURRENT RESIDENT	1500 NE 15TH AVE #449	PORTLAND OR 97232
522				CURRENT RESIDENT	1500 NE 15TH AVE #450	PORTLAND OR 97232
523				CURRENT RESIDENT	1500 NE 15TH AVE #451	PORTLAND OR 97232
524				CURRENT RESIDENT	1500 NE 15TH AVE #526	PORTLAND OR 97232
525				CURRENT RESIDENT	1500 NE 15TH AVE #527	PORTLAND OR 97232
526				CURRENT RESIDENT	1500 NE 15TH AVE #528	PORTLAND OR 97232
527				CURRENT RESIDENT	1500 NE 15TH AVE #529	PORTLAND OR 97232
528				CURRENT RESIDENT	1500 NE 15TH AVE #530	PORTLAND OR 97232
529				CURRENT RESIDENT	1500 NE 15TH AVE #531	PORTLAND OR 97232
530				CURRENT RESIDENT	1500 NE 15TH AVE #532	PORTLAND OR 97232
531				CURRENT RESIDENT	1500 NE 15TH AVE #533	PORTLAND OR 97232
532				CURRENT RESIDENT	1500 NE 15TH AVE #534	PORTLAND OR 97232
533				CURRENT RESIDENT	1500 NE 15TH AVE #535	PORTLAND OR 97232
534				CURRENT RESIDENT	1500 NE 15TH AVE #536	PORTLAND OR 97232
535				CURRENT RESIDENT	1500 NE 15TH AVE #537	PORTLAND OR 97232
536				CURRENT RESIDENT	1500 NE 15TH AVE #539	PORTLAND OR 97232
537				CURRENT RESIDENT	1500 NE 15TH AVE #540	PORTLAND OR 97232
538				CURRENT RESIDENT	1500 NE 15TH AVE #542	PORTLAND OR 97232
539				CURRENT RESIDENT	1500 NE 15TH AVE #543	PORTLAND OR 97232
540				CURRENT RESIDENT	1500 NE 15TH AVE #544	PORTLAND OR 97232
541				CURRENT RESIDENT	1500 NE 15TH AVE #545	PORTLAND OR 97232
542				CURRENT RESIDENT	1500 NE 15TH AVE #546	PORTLAND OR 97232
543				CURRENT RESIDENT	1500 NE 15TH AVE #547	PORTLAND OR 97232
544				CURRENT RESIDENT	1500 NE 15TH AVE #548	PORTLAND OR 97232
545				CURRENT RESIDENT	1500 NE 15TH AVE #549	PORTLAND OR 97232
546				CURRENT RESIDENT	1500 NE 15TH AVE #550	PORTLAND OR 97232
547				CURRENT RESIDENT	1500 NE 15TH AVE #551	PORTLAND OR 97232
548				CURRENT RESIDENT	1502 NE WEIDLER ST	PORTLAND OR 97232
549				CURRENT RESIDENT	1504 NE 15TH AVE	PORTLAND OR 97232
550				CURRENT RESIDENT	1505 NE 16TH AVE	PORTLAND OR 97232
551				CURRENT RESIDENT	1516 NE 15TH AVE	PORTLAND OR 97232
552				CURRENT RESIDENT	1530 NE 15TH AVE	PORTLAND OR 97232
553				CURRENT RESIDENT	1542 NE WEIDLER ST	PORTLAND OR 97232
554				CURRENT RESIDENT	1605 NE CLACKAMAS ST	PORTLAND OR 97232
555				CURRENT RESIDENT	1605 NE CLACKAMAS ST #200b	PORTLAND OR 97232
556				CURRENT RESIDENT	1605 NE CLACKAMAS ST #200c	PORTLAND OR 97232
557				CURRENT RESIDENT	1605 NE CLACKAMAS ST #200d	PORTLAND OR 97232
558				CURRENT RESIDENT	1605 NE CLACKAMAS ST #300a	PORTLAND OR 97232
559				CURRENT RESIDENT	1605 NE CLACKAMAS ST #300b	PORTLAND OR 97232
560				CURRENT RESIDENT	1605 NE CLACKAMAS ST #300c	PORTLAND OR 97232
561				CURRENT RESIDENT	1605 NE CLACKAMAS ST #300d	PORTLAND OR 97232
562				CURRENT RESIDENT	1605 NE CLACKAMAS ST #400a	PORTLAND OR 97232
563				CURRENT RESIDENT	1605 NE CLACKAMAS ST #400c	PORTLAND OR 97232
564				CURRENT RESIDENT	1605 NE CLACKAMAS ST #500a	PORTLAND OR 97232
565				CURRENT RESIDENT	1605 NE CLACKAMAS ST #500b	PORTLAND OR 97232
566				CURRENT RESIDENT	1605 NE CLACKAMAS ST #500c	PORTLAND OR 97232
567				CURRENT RESIDENT	1605 NE CLACKAMAS ST #600a	PORTLAND OR 97232
568				CURRENT RESIDENT	1605 NE CLACKAMAS ST #600c	PORTLAND OR 97232
569				CURRENT RESIDENT	1608 NE HALSEY ST	PORTLAND OR 97232
570				CURRENT RESIDENT	1627 NE CLACKAMAS ST	PORTLAND OR 97232
571				CURRENT RESIDENT	1630 NE HALSEY ST #A	PORTLAND OR 97232
572				CURRENT RESIDENT	1630 NE HALSEY ST #B	PORTLAND OR 97232
573				CURRENT RESIDENT	1633 NE HALSEY ST	PORTLAND OR 97232
574				CURRENT RESIDENT	1001 LLOYD CENTER	PORTLAND OR 97232
575				CURRENT RESIDENT	1003 LLOYD CENTER	PORTLAND OR 97232
576				CURRENT RESIDENT	1006 LLOYD CENTER	PORTLAND OR 97232
577				CURRENT RESIDENT	1007 LLOYD CENTER	PORTLAND OR 97232
578				CURRENT RESIDENT	1008 LLOYD CENTER	PORTLAND OR 97232
579				CURRENT RESIDENT	1009 LLOYD CENTER	PORTLAND OR 97232
580				CURRENT RESIDENT	1010 LLOYD CENTER	PORTLAND OR 97232
581				CURRENT RESIDENT	1010 NE WEIDLER ST	PORTLAND OR 97232
582				CURRENT RESIDENT	1012 LLOYD CENTER	PORTLAND OR 97232
583				CURRENT RESIDENT	1014 NE WEIDLER ST	PORTLAND OR 97232
584				CURRENT RESIDENT	1015 LLOYD CENTER	PORTLAND OR 97232



	A	B	C	D	E	F
585				CURRENT RESIDENT	1016 NE WEIDLER ST	PORTLAND OR 97232
586				CURRENT RESIDENT	1017 LLOYD CENTER	PORTLAND OR 97232
587				CURRENT RESIDENT	1020 LLOYD CENTER	PORTLAND OR 97232
588				CURRENT RESIDENT	1021 LLOYD CENTER	PORTLAND OR 97232
589				CURRENT RESIDENT	1024 LLOYD CENTER	PORTLAND OR 97232
590				CURRENT RESIDENT	1024 LLOYD CENTER #C-214	PORTLAND OR 97232
591				CURRENT RESIDENT	1025 LLOYD CENTER	PORTLAND OR 97232
592				CURRENT RESIDENT	1027 LLOYD CENTER	PORTLAND OR 97232
593				CURRENT RESIDENT	1028 LLOYD CENTER	PORTLAND OR 97232
594				CURRENT RESIDENT	1033 LLOYD CENTER	PORTLAND OR 97232
595				CURRENT RESIDENT	1034 LLOYD CENTER	PORTLAND OR 97232
596				CURRENT RESIDENT	1036 LLOYD CENTER	PORTLAND OR 97232
597				CURRENT RESIDENT	1037 LLOYD CENTER	PORTLAND OR 97232
598				CURRENT RESIDENT	1045 LLOYD CENTER	PORTLAND OR 97232
599				CURRENT RESIDENT	1046 LLOYD CENTER	PORTLAND OR 97232
600				CURRENT RESIDENT	1048 LLOYD CENTER	PORTLAND OR 97232
601				CURRENT RESIDENT	1049 LLOYD CENTER	PORTLAND OR 97232
602				CURRENT RESIDENT	1050 LLOYD CENTER	PORTLAND OR 97232
603				CURRENT RESIDENT	1050 LLOYD CENTER #C200	PORTLAND OR 97232
604				CURRENT RESIDENT	1061 LLOYD CENTER	PORTLAND OR 97232
605				CURRENT RESIDENT	1100 LLOYD CENTER	PORTLAND OR 97232
606				CURRENT RESIDENT	1100 NE BROADWAY	PORTLAND OR 97232
607				CURRENT RESIDENT	1100 NE WEIDLER ST	PORTLAND OR 97232
608				CURRENT RESIDENT	1103 LLOYD CENTER	PORTLAND OR 97232
609				CURRENT RESIDENT	1109 LLOYD CENTER	PORTLAND OR 97232
610				CURRENT RESIDENT	1117 LLOYD CENTER	PORTLAND OR 97232
611				CURRENT RESIDENT	1121 LLOYD CENTER	PORTLAND OR 97232
612				CURRENT RESIDENT	1129 LLOYD CENTER	PORTLAND OR 97232
613				CURRENT RESIDENT	1133 LLOYD CENTER	PORTLAND OR 97232
614				CURRENT RESIDENT	1137 LLOYD CENTER	PORTLAND OR 97232
615				CURRENT RESIDENT	1200 NE BROADWAY	PORTLAND OR 97232
616				CURRENT RESIDENT	1200 NE BROADWAY #10	PORTLAND OR 97232
617				CURRENT RESIDENT	1200 NE BROADWAY #20	PORTLAND OR 97232
618				CURRENT RESIDENT	1200 NE BROADWAY #40	PORTLAND OR 97232
619				CURRENT RESIDENT	1200 NE BROADWAY #50	PORTLAND OR 97232
620				CURRENT RESIDENT	1206 LLOYD CENTER #225	PORTLAND OR 97232
621				CURRENT RESIDENT	1210 LLOYD CENTER	PORTLAND OR 97232
622				CURRENT RESIDENT	1212 LLOYD CENTER	PORTLAND OR 97232
623				CURRENT RESIDENT	1220 LLOYD CENTER	PORTLAND OR 97232
624				CURRENT RESIDENT	1221 LLOYD CENTER	PORTLAND OR 97232
625				CURRENT RESIDENT	1221 LLOYD CENTER #1350	PORTLAND OR 97232
626				CURRENT RESIDENT	1222 LLOYD CENTER	PORTLAND OR 97232
627				CURRENT RESIDENT	1223 LLOYD CENTER	PORTLAND OR 97232
628				CURRENT RESIDENT	1225 LLOYD CENTER	PORTLAND OR 97232
629				CURRENT RESIDENT	1227 LLOYD CENTER	PORTLAND OR 97232
630				CURRENT RESIDENT	1228 LLOYD CENTER	PORTLAND OR 97232
631				CURRENT RESIDENT	1229 LLOYD CENTER	PORTLAND OR 97232
632				CURRENT RESIDENT	1231 LLOYD CENTER	PORTLAND OR 97232
633				CURRENT RESIDENT	1236 LLOYD CENTER	PORTLAND OR 97232
634				CURRENT RESIDENT	1236 LLOYD CENTER #H-212	PORTLAND OR 97232
635				CURRENT RESIDENT	1237 LLOYD CENTER	PORTLAND OR 97232
636				CURRENT RESIDENT	1240 LLOYD CENTER	PORTLAND OR 97232
637				CURRENT RESIDENT	1241 LLOYD CENTER	PORTLAND OR 97232
638				CURRENT RESIDENT	1245 LLOYD CENTER	PORTLAND OR 97232
639				CURRENT RESIDENT	1248 LLOYD CENTER	PORTLAND OR 97232
640				CURRENT RESIDENT	1249 LLOYD CENTER	PORTLAND OR 97232
641				CURRENT RESIDENT	1251 LLOYD CENTER	PORTLAND OR 97232
642				CURRENT RESIDENT	1253 LLOYD CENTER	PORTLAND OR 97232
643				CURRENT RESIDENT	1256 LLOYD CENTER	PORTLAND OR 97232
644				CURRENT RESIDENT	1257 LLOYD CENTER	PORTLAND OR 97232
645				CURRENT RESIDENT	1259 LLOYD CENTER	PORTLAND OR 97232
646				CURRENT RESIDENT	1260 LLOYD CENTER	PORTLAND OR 97232
647				CURRENT RESIDENT	1265 LLOYD CENTER	PORTLAND OR 97232
648				CURRENT RESIDENT	1270 NE WEIDLER ST	PORTLAND OR 97232
649				CURRENT RESIDENT	1300 NE 16TH AVE #201	PORTLAND OR 97232
650				CURRENT RESIDENT	1300 NE 16TH AVE #202	PORTLAND OR 97232
651				CURRENT RESIDENT	1300 NE 16TH AVE #203	PORTLAND OR 97232
652				CURRENT RESIDENT	1300 NE 16TH AVE #204	PORTLAND OR 97232
653				CURRENT RESIDENT	1300 NE 16TH AVE #205	PORTLAND OR 97232
654				CURRENT RESIDENT	1300 NE 16TH AVE #206	PORTLAND OR 97232
655				CURRENT RESIDENT	1300 NE 16TH AVE #208	PORTLAND OR 97232
656				CURRENT RESIDENT	1300 NE 16TH AVE #230	PORTLAND OR 97232
657				CURRENT RESIDENT	1300 NE 16TH AVE #232	PORTLAND OR 97232



[illegible]



	A	B	C	D	E	F
731				CURRENT RESIDENT	1300 NE 16TH AVE #530	PORTLAND OR 97232
732				CURRENT RESIDENT	1300 NE 16TH AVE #531	PORTLAND OR 97232
733				CURRENT RESIDENT	1300 NE 16TH AVE #533	PORTLAND OR 97232
734				CURRENT RESIDENT	1300 NE 16TH AVE #535	PORTLAND OR 97232
735				CURRENT RESIDENT	1300 NE 16TH AVE #536	PORTLAND OR 97232
736				CURRENT RESIDENT	1300 NE 16TH AVE #537	PORTLAND OR 97232
737				CURRENT RESIDENT	1300 NE 16TH AVE #538	PORTLAND OR 97232
738				CURRENT RESIDENT	1300 NE 16TH AVE #539	PORTLAND OR 97232
739				CURRENT RESIDENT	1300 NE 16TH AVE #540	PORTLAND OR 97232
740				CURRENT RESIDENT	1300 NE 16TH AVE #541	PORTLAND OR 97232
741				CURRENT RESIDENT	1300 NE 16TH AVE #601	PORTLAND OR 97232
742				CURRENT RESIDENT	1300 NE 16TH AVE #602	PORTLAND OR 97232
743				CURRENT RESIDENT	1300 NE 16TH AVE #604	PORTLAND OR 97232
744				CURRENT RESIDENT	1300 NE 16TH AVE #605	PORTLAND OR 97232
745				CURRENT RESIDENT	1300 NE 16TH AVE #611	PORTLAND OR 97232
746				CURRENT RESIDENT	1300 NE 16TH AVE #612	PORTLAND OR 97232
747				CURRENT RESIDENT	1300 NE 16TH AVE #614	PORTLAND OR 97232
748				CURRENT RESIDENT	1300 NE 16TH AVE #615	PORTLAND OR 97232
749				CURRENT RESIDENT	1300 NE 16TH AVE #619	PORTLAND OR 97232
750				CURRENT RESIDENT	1300 NE 16TH AVE #622	PORTLAND OR 97232
751				CURRENT RESIDENT	1300 NE 16TH AVE #625	PORTLAND OR 97232
752				CURRENT RESIDENT	1300 NE 16TH AVE #701	PORTLAND OR 97232
753				CURRENT RESIDENT	1300 NE 16TH AVE #702	PORTLAND OR 97232
754				CURRENT RESIDENT	1300 NE 16TH AVE #704	PORTLAND OR 97232
755				CURRENT RESIDENT	1300 NE 16TH AVE #707	PORTLAND OR 97232
756				CURRENT RESIDENT	1300 NE 16TH AVE #708	PORTLAND OR 97232
757				CURRENT RESIDENT	1300 NE 16TH AVE #711	PORTLAND OR 97232
758				CURRENT RESIDENT	1300 NE 16TH AVE #712	PORTLAND OR 97232
759				CURRENT RESIDENT	1300 NE 16TH AVE #714	PORTLAND OR 97232
760				CURRENT RESIDENT	1300 NE 16TH AVE #715	PORTLAND OR 97232
761				CURRENT RESIDENT	1300 NE 16TH AVE #719	PORTLAND OR 97232
762				CURRENT RESIDENT	1300 NE 16TH AVE #722	PORTLAND OR 97232
763				CURRENT RESIDENT	1300 NE 16TH AVE #725	PORTLAND OR 97232
764				CURRENT RESIDENT	1300 NE 16TH AVE #801	PORTLAND OR 97232
765				CURRENT RESIDENT	1300 NE 16TH AVE #802	PORTLAND OR 97232
766				CURRENT RESIDENT	1300 NE 16TH AVE #804	PORTLAND OR 97232
767				CURRENT RESIDENT	1300 NE 16TH AVE #808	PORTLAND OR 97232
768				CURRENT RESIDENT	1300 NE 16TH AVE #809	PORTLAND OR 97232
769				CURRENT RESIDENT	1300 NE 16TH AVE #810	PORTLAND OR 97232
770				CURRENT RESIDENT	1300 NE 16TH AVE #811	PORTLAND OR 97232
771				CURRENT RESIDENT	1300 NE 16TH AVE #814	PORTLAND OR 97232
772				CURRENT RESIDENT	1300 NE 16TH AVE #819	PORTLAND OR 97232
773				CURRENT RESIDENT	1300 NE 16TH AVE #820	PORTLAND OR 97232
774				CURRENT RESIDENT	1300 NE 16TH AVE #825	PORTLAND OR 97232
775				CURRENT RESIDENT	1300 NE 16TH AVE #901	PORTLAND OR 97232
776				CURRENT RESIDENT	1300 NE 16TH AVE #902	PORTLAND OR 97232
777				CURRENT RESIDENT	1300 NE 16TH AVE #904	PORTLAND OR 97232
778				CURRENT RESIDENT	1300 NE 16TH AVE #907	PORTLAND OR 97232
779				CURRENT RESIDENT	1300 NE 16TH AVE #908	PORTLAND OR 97232
780				CURRENT RESIDENT	1300 NE 16TH AVE #911	PORTLAND OR 97232
781				CURRENT RESIDENT	1300 NE 16TH AVE #914	PORTLAND OR 97232
782				CURRENT RESIDENT	1300 NE 16TH AVE #915	PORTLAND OR 97232
783				CURRENT RESIDENT	1300 NE 16TH AVE #919	PORTLAND OR 97232
784				CURRENT RESIDENT	1300 NE 16TH AVE #920	PORTLAND OR 97232
785				CURRENT RESIDENT	1300 NE 16TH AVE #925	PORTLAND OR 97232
786				CURRENT RESIDENT	1300 NE 16TH AVE #HCC	PORTLAND OR 97232
787				CURRENT RESIDENT	1310 LLOYD CENTER	PORTLAND OR 97232
788				CURRENT RESIDENT	1317 LLOYD CENTER	PORTLAND OR 97232
789				CURRENT RESIDENT	1329 LLOYD CENTER	PORTLAND OR 97232
790				CURRENT RESIDENT	1346 LLOYD CENTER	PORTLAND OR 97232
791				CURRENT RESIDENT	1380 NE MULTNOMAH ST	PORTLAND OR 97232
792				CURRENT RESIDENT	1403 NE WEIDLER ST	PORTLAND OR 97232
793				CURRENT RESIDENT	1405 LLOYD CENTER	PORTLAND OR 97232
794				CURRENT RESIDENT	1405 NE HALSEY ST	PORTLAND OR 97232
795				CURRENT RESIDENT	1407 LLOYD CENTER	PORTLAND OR 97232
796				CURRENT RESIDENT	1409 NE WEIDLER ST	PORTLAND OR 97232
797				CURRENT RESIDENT	1410 NE WEIDLER ST	PORTLAND OR 97232
798				CURRENT RESIDENT	1410 NE WEIDLER ST #1	PORTLAND OR 97232
799				CURRENT RESIDENT	1410 NE WEIDLER ST #2	PORTLAND OR 97232
800				CURRENT RESIDENT	1410 NE WEIDLER ST #21	PORTLAND OR 97232
801				CURRENT RESIDENT	1410 NE WEIDLER ST #22	PORTLAND OR 97232
802				CURRENT RESIDENT	1410 NE WEIDLER ST #23	PORTLAND OR 97232
803				CURRENT RESIDENT	1410 NE WEIDLER ST #24	PORTLAND OR 97232



	A	B	C	D	E	F
804				CURRENT RESIDENT	1410 NE WEIDLER ST #25	PORTLAND OR 97232
805				CURRENT RESIDENT	1410 NE WEIDLER ST #26	PORTLAND OR 97232
806				CURRENT RESIDENT	1410 NE WEIDLER ST #27	PORTLAND OR 97232
807				CURRENT RESIDENT	1410 NE WEIDLER ST #3	PORTLAND OR 97232
808				CURRENT RESIDENT	1410 NE WEIDLER ST #4	PORTLAND OR 97232
809				CURRENT RESIDENT	1410 NE WEIDLER ST #5	PORTLAND OR 97232
810				CURRENT RESIDENT	1410 NE WEIDLER ST #6	PORTLAND OR 97232
811				CURRENT RESIDENT	1410 NE WEIDLER ST #7	PORTLAND OR 97232
812				CURRENT RESIDENT	1415 NE WEIDLER ST	PORTLAND OR 97232
813				CURRENT RESIDENT	1420 LLOYD CENTER	PORTLAND OR 97232
814				CURRENT RESIDENT	1421 NE HALSEY ST	PORTLAND OR 97232
815				CURRENT RESIDENT	1423 LLOYD CENTER	PORTLAND OR 97232
816				CURRENT RESIDENT	1431 NE WEIDLER ST	PORTLAND OR 97232
817				CURRENT RESIDENT	1435 NE WEIDLER ST	PORTLAND OR 97232
818				CURRENT RESIDENT	1439 NE HALSEY ST	PORTLAND OR 97232
819				CURRENT RESIDENT	1444 NE WEIDLER ST	PORTLAND OR 97232
820				CURRENT RESIDENT	1445 NE WEIDLER ST	PORTLAND OR 97232
821				CURRENT RESIDENT	1448 NE WEIDLER ST	PORTLAND OR 97232
822				CURRENT RESIDENT	1480 NE MULTNOMAH ST	PORTLAND OR 97232
823				CURRENT RESIDENT	1509 NE 10TH AVE	PORTLAND OR 97232
824				CURRENT RESIDENT	1509 NE 10TH AVE #100	PORTLAND OR 97232
825				CURRENT RESIDENT	1509 NE 10TH AVE #202	PORTLAND OR 97232
826				CURRENT RESIDENT	1509 NE 10TH AVE #203	PORTLAND OR 97232
827				CURRENT RESIDENT	1509 NE 10TH AVE #205	PORTLAND OR 97232
828				CURRENT RESIDENT	1509 NE 10TH AVE #206	PORTLAND OR 97232
829				CURRENT RESIDENT	1509 NE 10TH AVE #207	PORTLAND OR 97232
830				CURRENT RESIDENT	1509 NE 10TH AVE #209	PORTLAND OR 97232
831				CURRENT RESIDENT	1509 NE 10TH AVE #301	PORTLAND OR 97232
832				CURRENT RESIDENT	1509 NE 10TH AVE #305	PORTLAND OR 97232
833				CURRENT RESIDENT	1509 NE 10TH AVE #306	PORTLAND OR 97232
834				CURRENT RESIDENT	1509 NE 10TH AVE #307	PORTLAND OR 97232
835				CURRENT RESIDENT	1510 NE 10TH AVE	PORTLAND OR 97232
836				CURRENT RESIDENT	1510 NE MULTNOMAH ST	PORTLAND OR 97232
837				CURRENT RESIDENT	1514 NE 14TH AVE	PORTLAND OR 97232
838				CURRENT RESIDENT	1514 NE 14TH AVE #1	PORTLAND OR 97232
839				CURRENT RESIDENT	1514 NE 14TH AVE #2	PORTLAND OR 97232
840				CURRENT RESIDENT	1514 NE 14TH AVE #3	PORTLAND OR 97232
841				CURRENT RESIDENT	1514 NE 14TH AVE #4	PORTLAND OR 97232
842				CURRENT RESIDENT	1530 NE 10TH AVE	PORTLAND OR 97232
843				CURRENT RESIDENT	1530 NE 10TH AVE #101	PORTLAND OR 97232
844				CURRENT RESIDENT	1530 NE 10TH AVE #102	PORTLAND OR 97232
845				CURRENT RESIDENT	1530 NE 10TH AVE #104	PORTLAND OR 97232
846				CURRENT RESIDENT	1530 NE 10TH AVE #105	PORTLAND OR 97232
847				CURRENT RESIDENT	1530 NE 10TH AVE #106	PORTLAND OR 97232
848				CURRENT RESIDENT	1530 NE 10TH AVE #202	PORTLAND OR 97232
849				CURRENT RESIDENT	1530 NE 10TH AVE #203	PORTLAND OR 97232
850				CURRENT RESIDENT	1530 NE 10TH AVE #204	PORTLAND OR 97232
851				CURRENT RESIDENT	1530 NE 10TH AVE #205	PORTLAND OR 97232
852				CURRENT RESIDENT	1530 NE 10TH AVE #206	PORTLAND OR 97232
853				CURRENT RESIDENT	1530 NE 10TH AVE #301	PORTLAND OR 97232
854				CURRENT RESIDENT	1530 NE 10TH AVE #302	PORTLAND OR 97232
855				CURRENT RESIDENT	1530 NE 10TH AVE #303	PORTLAND OR 97232
856				CURRENT RESIDENT	1530 NE 10TH AVE #304	PORTLAND OR 97232
857				CURRENT RESIDENT	1530 NE 10TH AVE #305	PORTLAND OR 97232
858				CURRENT RESIDENT	1530 NE 10TH AVE #306	PORTLAND OR 97232
859				CURRENT RESIDENT	1532 NE 14TH AVE #10	PORTLAND OR 97232
860				CURRENT RESIDENT	1532 NE 14TH AVE #8	PORTLAND OR 97232
861				CURRENT RESIDENT	1532 NE 14TH AVE #8B	PORTLAND OR 97232
862				CURRENT RESIDENT	1532 NE 14TH AVE #9	PORTLAND OR 97232
863				CURRENT RESIDENT	1606 NE 9TH AVE	PORTLAND OR 97232
864				CURRENT RESIDENT	1615 NE 15TH AVE	PORTLAND OR 97232
865				CURRENT RESIDENT	1616 NE 15TH AVE	PORTLAND OR 97232
866				CURRENT RESIDENT	1623 NE 15TH AVE	PORTLAND OR 97232
867				CURRENT RESIDENT	1735 NE WASCO ST	PORTLAND OR 97232
868				CURRENT RESIDENT	2000 LLOYD CENTER	PORTLAND OR 97232
869				CURRENT RESIDENT	2000 LLOYD CENTER #3	PORTLAND OR 97232
870				CURRENT RESIDENT	2000 LLOYD CENTER #3RD F	PORTLAND OR 97232
871				CURRENT RESIDENT	2004 LLOYD CENTER	PORTLAND OR 97232
872				CURRENT RESIDENT	2004 LLOYD CENTER #3	PORTLAND OR 97232
873				CURRENT RESIDENT	2004 LLOYD CENTER #3RD F	PORTLAND OR 97232
874				CURRENT RESIDENT	2009 LLOYD CENTER	PORTLAND OR 97232
875				CURRENT RESIDENT	2013 LLOYD CENTER	PORTLAND OR 97232
876				CURRENT RESIDENT	2015 LLOYD CENTER	PORTLAND OR 97232



	A	B	C	D	E	F
877				CURRENT RESIDENT	2017 LLOYD CENTER	PORTLAND OR 97232
878				CURRENT RESIDENT	2019 LLOYD CENTER	PORTLAND OR 97232
879				CURRENT RESIDENT	2020 LLOYD CENTER	PORTLAND OR 97232
880				CURRENT RESIDENT	2021 LLOYD CENTER	PORTLAND OR 97232
881				CURRENT RESIDENT	2025 LLOYD CENTER	PORTLAND OR 97232
882				CURRENT RESIDENT	2029 LLOYD CENTER	PORTLAND OR 97232
883				CURRENT RESIDENT	2038 LLOYD CENTER	PORTLAND OR 97232
884				CURRENT RESIDENT	2039 LLOYD CENTER	PORTLAND OR 97232
885				CURRENT RESIDENT	2201 LLOYD CENTER #114	PORTLAND OR 97232
886				CURRENT RESIDENT	2201 LLOYD CENTER #C108	PORTLAND OR 97232
887				CURRENT RESIDENT	2201 LLOYD CENTER #F-304	PORTLAND OR 97232
888				CURRENT RESIDENT	2201 LLOYD CENTER #F301	PORTLAND OR 97232
889				CURRENT RESIDENT	2201 LLOYD CENTER #T-19	PORTLAND OR 97232
890				CURRENT RESIDENT	2201 LLOYD CENTER #T-41	PORTLAND OR 97232
891				CURRENT RESIDENT	2201 LLOYD CENTER #T25	PORTLAND OR 97232
892				CURRENT RESIDENT	2202 LLOYD CENTER	PORTLAND OR 97232
893				CURRENT RESIDENT	2203 LLOYD CENTER	PORTLAND OR 97232
894				CURRENT RESIDENT	2204 LLOYD CENTER	PORTLAND OR 97232
895				CURRENT RESIDENT	2209 LLOYD CENTER	PORTLAND OR 97232
896				CURRENT RESIDENT	2210 LLOYD CENTER	PORTLAND OR 97232
897				CURRENT RESIDENT	2212 LLOYD CENTER	PORTLAND OR 97232
898				CURRENT RESIDENT	2225 LLOYD CENTER	PORTLAND OR 97232
899				CURRENT RESIDENT	2229 LLOYD CENTER	PORTLAND OR 97232
900				CURRENT RESIDENT	2230 LLOYD CENTER	PORTLAND OR 97232
901				CURRENT RESIDENT	2238 LLOYD CENTER	PORTLAND OR 97232
902				CURRENT RESIDENT	2241 LLOYD CENTER	PORTLAND OR 97232
903				CURRENT RESIDENT	2246 LLOYD CENTER	PORTLAND OR 97232
904				CURRENT RESIDENT	2250 LLOYD CENTER	PORTLAND OR 97232
905				CURRENT RESIDENT	2252 LLOYD CENTER	PORTLAND OR 97232
906				CURRENT RESIDENT	2300 LLOYD CENTER	PORTLAND OR 97232
907				CURRENT RESIDENT	2301 LLOYD CENTER	PORTLAND OR 97232
908				CURRENT RESIDENT	2302 LLOYD CENTER	PORTLAND OR 97232
909				CURRENT RESIDENT	2302 LLOYD CENTER #F-315	PORTLAND OR 97232
910				CURRENT RESIDENT	2303 LLOYD CENTER #F301	PORTLAND OR 97232
911				CURRENT RESIDENT	2304 LLOYD CENTER	PORTLAND OR 97232
912				CURRENT RESIDENT	2305 LLOYD CENTER	PORTLAND OR 97232
913				CURRENT RESIDENT	2307 LLOYD CENTER	PORTLAND OR 97232
914				CURRENT RESIDENT	2308 LLOYD CENTER	PORTLAND OR 97232
915				CURRENT RESIDENT	2309 LLOYD CENTER	PORTLAND OR 97232
916				CURRENT RESIDENT	2310 LLOYD CENTER #F-311	PORTLAND OR 97232
917				CURRENT RESIDENT	2311 LLOYD CENTER	PORTLAND OR 97232
918				CURRENT RESIDENT	2312 LLOYD CENTER	PORTLAND OR 97232
919				CURRENT RESIDENT	2313 LLOYD CENTER	PORTLAND OR 97232
920				CURRENT RESIDENT	2315 LLOYD CENTER	PORTLAND OR 97232
921				CURRENT RESIDENT	2316 LLOYD CENTER	PORTLAND OR 97232
922				CURRENT RESIDENT	2316 LLOYD CENTER #F-308	PORTLAND OR 97232
923				CURRENT RESIDENT	2318 LLOYD CENTER	PORTLAND OR 97232
924				CURRENT RESIDENT	2320 LLOYD CENTER	PORTLAND OR 97232
925				CURRENT RESIDENT	901 LLOYD CENTER	PORTLAND OR 97232
926				CURRENT RESIDENT	904 LLOYD CENTER #B-102	PORTLAND OR 97232
927				CURRENT RESIDENT	905 NE HALSEY ST	PORTLAND OR 97232
928				CURRENT RESIDENT	906 LLOYD CENTER	PORTLAND OR 97232
929				CURRENT RESIDENT	908 LLOYD CENTER	PORTLAND OR 97232
930				CURRENT RESIDENT	910 LLOYD CENTER	PORTLAND OR 97232
931				CURRENT RESIDENT	910 LLOYD CENTER #B111	PORTLAND OR 97232
932				CURRENT RESIDENT	912 LLOYD CENTER	PORTLAND OR 97232
933				CURRENT RESIDENT	913 LLOYD CENTER	PORTLAND OR 97232
934				CURRENT RESIDENT	914 LLOYD CENTER	PORTLAND OR 97232
935				CURRENT RESIDENT	915 LLOYD CENTER	PORTLAND OR 97232
936				CURRENT RESIDENT	916 LLOYD CENTER	PORTLAND OR 97232
937				CURRENT RESIDENT	918 LLOYD CENTER	PORTLAND OR 97232
938				CURRENT RESIDENT	920 LLOYD CENTER	PORTLAND OR 97232
939				CURRENT RESIDENT	923 LLOYD CENTER	PORTLAND OR 97232
940				CURRENT RESIDENT	924 LLOYD CENTER	PORTLAND OR 97232
941				CURRENT RESIDENT	925 LLOYD CENTER	PORTLAND OR 97232
942				CURRENT RESIDENT	926 LLOYD CENTER	PORTLAND OR 97232
943				CURRENT RESIDENT	926 NE WEIDLER ST	PORTLAND OR 97232
944				CURRENT RESIDENT	928 LLOYD CENTER	PORTLAND OR 97232
945				CURRENT RESIDENT	929 LLOYD CENTER	PORTLAND OR 97232
946				CURRENT RESIDENT	930 LLOYD CENTER	PORTLAND OR 97232
947				CURRENT RESIDENT	931 LLOYD CENTER	PORTLAND OR 97232
948				CURRENT RESIDENT	935 LLOYD CENTER	PORTLAND OR 97232
949				CURRENT RESIDENT	939 LLOYD CENTER	PORTLAND OR 97232



	A	B	C	D	E	F
950				CURRENT RESIDENT	942 LLOYD CENTER	PORTLAND OR 97232
951				CURRENT RESIDENT	942 LLOYD CENTER #1329-	PORTLAND OR 97232
952				CURRENT RESIDENT	943 LLOYD CENTER	PORTLAND OR 97232
953				CURRENT RESIDENT	945 LLOYD CENTER	PORTLAND OR 97232
954				CURRENT RESIDENT	946 LLOYD CENTER	PORTLAND OR 97232
955				CURRENT RESIDENT	947 LLOYD CENTER	PORTLAND OR 97232
956				CURRENT RESIDENT	951 LLOYD CENTER	PORTLAND OR 97232
957				CURRENT RESIDENT	951 LLOYD CENTER #A	PORTLAND OR 97232
958				CURRENT RESIDENT	951 LLOYD CENTER #B	PORTLAND OR 97232
959				CURRENT RESIDENT	952 LLOYD CENTER	PORTLAND OR 97232
960				CURRENT RESIDENT	953 LLOYD CENTER	PORTLAND OR 97232
961				CURRENT RESIDENT	955 LLOYD CENTER	PORTLAND OR 97232
962				CURRENT RESIDENT	957 LLOYD CENTER	PORTLAND OR 97232
963				CURRENT RESIDENT	957 LLOYD CENTER #B	PORTLAND OR 97232
964				CURRENT RESIDENT	959 LLOYD CENTER	PORTLAND OR 97232
965				CURRENT RESIDENT	963 LLOYD CENTER	PORTLAND OR 97232
966				CURRENT RESIDENT	968 LLOYD CENTER	PORTLAND OR 97232
967				CURRENT RESIDENT	970 LLOYD CENTER	PORTLAND OR 97232
968				CURRENT RESIDENT	970 LLOYD CENTER #F-116	PORTLAND OR 97232
969				CURRENT RESIDENT	971 LLOYD CENTER	PORTLAND OR 97232
970				CURRENT RESIDENT	974 LLOYD CENTER	PORTLAND OR 97232
971				CURRENT RESIDENT	976 LLOYD CENTER	PORTLAND OR 97232
972				CURRENT RESIDENT	978 LLOYD CENTER	PORTLAND OR 97232
973				CURRENT RESIDENT	979 LLOYD CENTER	PORTLAND OR 97232
974				CURRENT RESIDENT	980 LLOYD CENTER	PORTLAND OR 97232
975				CURRENT RESIDENT	983 LLOYD CENTER	PORTLAND OR 97232
976				CURRENT RESIDENT	984 LLOYD CENTER	PORTLAND OR 97232
977				CURRENT RESIDENT	986 LLOYD CENTER	PORTLAND OR 97232
978				CURRENT RESIDENT	991 LLOYD CENTER	PORTLAND OR 97232
979				CURRENT RESIDENT	993 LLOYD CENTER	PORTLAND OR 97232
980				CURRENT RESIDENT	994 LLOYD CENTER	PORTLAND OR 97232
981				CURRENT RESIDENT	996 LLOYD CENTER	PORTLAND OR 97232
982				CURRENT RESIDENT	998 LLOYD CENTER	PORTLAND OR 97232
983				CURRENT RESIDENT	999 LLOYD CENTER	PORTLAND OR 97232
984				CURRENT RESIDENT	999 LLOYD CENTER #H-102	PORTLAND OR 97232
985				CURRENT RESIDENT	1061 NE 9TH AVE	PORTLAND OR 97232
986				CURRENT RESIDENT	1061 NE 9TH AVE #1007	PORTLAND OR 97232
987				CURRENT RESIDENT	1061 NE 9TH AVE #1009	PORTLAND OR 97232
988				CURRENT RESIDENT	1061 NE 9TH AVE #1019	PORTLAND OR 97232
989				CURRENT RESIDENT	1061 NE 9TH AVE #103	PORTLAND OR 97232
990				CURRENT RESIDENT	1061 NE 9TH AVE #104	PORTLAND OR 97232
991				CURRENT RESIDENT	1061 NE 9TH AVE #106	PORTLAND OR 97232
992				CURRENT RESIDENT	1061 NE 9TH AVE #110	PORTLAND OR 97232
993				CURRENT RESIDENT	1061 NE 9TH AVE #1107	PORTLAND OR 97232
994				CURRENT RESIDENT	1061 NE 9TH AVE #1109	PORTLAND OR 97232
995				CURRENT RESIDENT	1061 NE 9TH AVE #1115	PORTLAND OR 97232
996				CURRENT RESIDENT	1061 NE 9TH AVE #1121	PORTLAND OR 97232
997				CURRENT RESIDENT	1061 NE 9TH AVE #1124	PORTLAND OR 97232
998				CURRENT RESIDENT	1061 NE 9TH AVE #1126	PORTLAND OR 97232
999				CURRENT RESIDENT	1061 NE 9TH AVE #1207	PORTLAND OR 97232
1000				CURRENT RESIDENT	1061 NE 9TH AVE #1224	PORTLAND OR 97232
1001				CURRENT RESIDENT	1061 NE 9TH AVE #1226	PORTLAND OR 97232
1002				CURRENT RESIDENT	1061 NE 9TH AVE #1230	PORTLAND OR 97232
1003				CURRENT RESIDENT	1061 NE 9TH AVE #1235	PORTLAND OR 97232
1004				CURRENT RESIDENT	1061 NE 9TH AVE #1318	PORTLAND OR 97232
1005				CURRENT RESIDENT	1061 NE 9TH AVE #1321	PORTLAND OR 97232
1006				CURRENT RESIDENT	1061 NE 9TH AVE #1323	PORTLAND OR 97232
1007				CURRENT RESIDENT	1061 NE 9TH AVE #1326	PORTLAND OR 97232
1008				CURRENT RESIDENT	1061 NE 9TH AVE #1335	PORTLAND OR 97232
1009				CURRENT RESIDENT	1061 NE 9TH AVE #1409	PORTLAND OR 97232
1010				CURRENT RESIDENT	1061 NE 9TH AVE #1417	PORTLAND OR 97232
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1012				CURRENT RESIDENT	1061 NE 9TH AVE #1423	PORTLAND OR 97232
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1014				CURRENT RESIDENT	1061 NE 9TH AVE #1429	PORTLAND OR 97232
1015				CURRENT RESIDENT	1061 NE 9TH AVE #1431	PORTLAND OR 97232
1016				CURRENT RESIDENT	1061 NE 9TH AVE #1507	PORTLAND OR 97232
1017				CURRENT RESIDENT	1061 NE 9TH AVE #1509	PORTLAND OR 97232
1018				CURRENT RESIDENT	1061 NE 9TH AVE #1518	PORTLAND OR 97232
1019				CURRENT RESIDENT	1061 NE 9TH AVE #1525	PORTLAND OR 97232
1020				CURRENT RESIDENT	1061 NE 9TH AVE #1528	PORTLAND OR 97232
1021				CURRENT RESIDENT	1061 NE 9TH AVE #1531	PORTLAND OR 97232
1022				CURRENT RESIDENT	1061 NE 9TH AVE #1607	PORTLAND OR 97232



[illegible]



[illegible]



[illegible]



[illegible]



[illegible]



	A	B	C	D	E	F
1388				CURRENT RESIDENT	825 NE MULTNOMAH ST #905	PORTLAND OR 97232
1389				CURRENT RESIDENT	825 NE MULTNOMAH ST #906	PORTLAND OR 97232
1390				CURRENT RESIDENT	825 NE MULTNOMAH ST #910	PORTLAND OR 97232
1391				CURRENT RESIDENT	825 NE MULTNOMAH ST #925	PORTLAND OR 97232
1392				CURRENT RESIDENT	825 NE MULTNOMAH ST #935	PORTLAND OR 97232
1393				CURRENT RESIDENT	825 NE MULTNOMAH ST #940	PORTLAND OR 97232
1394				CURRENT RESIDENT	825 NE MULTNOMAH ST #950	PORTLAND OR 97232
1395				CURRENT RESIDENT	825 NE MULTNOMAH ST #955	PORTLAND OR 97232
1396				CURRENT RESIDENT	825 NE MULTNOMAH ST #956	PORTLAND OR 97232
1397				CURRENT RESIDENT	825 NE MULTNOMAH ST #960	PORTLAND OR 97232
1398				CURRENT RESIDENT	825 NE MULTNOMAH ST #975	PORTLAND OR 97232
1399				CURRENT RESIDENT	825 NE MULTNOMAH ST #980	PORTLAND OR 97232
1400				CURRENT RESIDENT	825 NE MULTNOMAH ST #985	PORTLAND OR 97232
1401				CURRENT RESIDENT	825 NE MULTNOMAH ST #990	PORTLAND OR 97232
1402				CURRENT RESIDENT	825 NE WEIDLER ST	PORTLAND OR 97232
1403				CURRENT RESIDENT	839 NE HOLLADAY ST	PORTLAND OR 97232
1404				CURRENT RESIDENT	850 NE HASSALO ST	PORTLAND OR 97232
1405				CURRENT RESIDENT	1000 NE MULTNOMAH ST	PORTLAND OR 97232
1406				CURRENT RESIDENT	1026 NE MULTNOMAH ST	PORTLAND OR 97232
1407				CURRENT RESIDENT	1125 NE HOLLADAY ST	PORTLAND OR 97232
1408				CURRENT RESIDENT	1201 NE LLOYD BLVD	PORTLAND OR 97232
1409				CURRENT RESIDENT	1201 NE LLOYD BLVD #100	PORTLAND OR 97232
1410				CURRENT RESIDENT	1201 NE LLOYD BLVD #1010	PORTLAND OR 97232
1411				CURRENT RESIDENT	1201 NE LLOYD BLVD #105	PORTLAND OR 97232
1412				CURRENT RESIDENT	1201 NE LLOYD BLVD #110	PORTLAND OR 97232
1413				CURRENT RESIDENT	1201 NE LLOYD BLVD #1100	PORTLAND OR 97232
1414				CURRENT RESIDENT	1201 NE LLOYD BLVD #120	PORTLAND OR 97232
1415				CURRENT RESIDENT	1201 NE LLOYD BLVD #1400	PORTLAND OR 97232
1416				CURRENT RESIDENT	1201 NE LLOYD BLVD #150	PORTLAND OR 97232
1417				CURRENT RESIDENT	1201 NE LLOYD BLVD #200	PORTLAND OR 97232
1418				CURRENT RESIDENT	1201 NE LLOYD BLVD #240	PORTLAND OR 97232
1419				CURRENT RESIDENT	1201 NE LLOYD BLVD #260	PORTLAND OR 97232
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1421				CURRENT RESIDENT	1201 NE LLOYD BLVD #290	PORTLAND OR 97232
1422				CURRENT RESIDENT	1201 NE LLOYD BLVD #360	PORTLAND OR 97232
1423				CURRENT RESIDENT	1201 NE LLOYD BLVD #500	PORTLAND OR 97232
1424				CURRENT RESIDENT	1201 NE LLOYD BLVD #600	PORTLAND OR 97232
1425				CURRENT RESIDENT	1201 NE LLOYD BLVD #700	PORTLAND OR 97232
1426				CURRENT RESIDENT	1201 NE LLOYD BLVD #710	PORTLAND OR 97232
1427				CURRENT RESIDENT	1201 NE LLOYD BLVD #720	PORTLAND OR 97232
1428				CURRENT RESIDENT	1201 NE LLOYD BLVD #725	PORTLAND OR 97232
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1430				CURRENT RESIDENT	1201 NE LLOYD BLVD #802	PORTLAND OR 97232
1431				CURRENT RESIDENT	1201 NE LLOYD BLVD #900	PORTLAND OR 97232
1432				CURRENT RESIDENT	1548 NE 15TH AVE	PORTLAND OR 97232
1433				CURRENT RESIDENT	201 N LOTUS BEACH DR #J-9	PORTLAND OR 97217
1434	RETURN SERVICE REQUESTED		OWNER	KREF LLOYD CENTER OWNER LLC	720 SW WASHINGTON ST #640	PORTLAND OR 97205
1435	RETURN SERVICE REQUESTED	OWNERS AGENT	URBAN RENAISSANCE PROPERTY CO	BAILEY KRISTA	2201 LLOYD CENTER	PORTLAND OR 97232
1436	RETURN SERVICE REQUESTED	APPLICANT	ZGF ARCHITECTS LLP	ROUSE ALLISON	1223 SW WASHINGTON ST #200	PORTLAND OR 97205
1437	RETURN SERVICE REQUESTED			LLOYD DIST NA	PO BOX 6762	PORTLAND OR 97228-6762
1438	RETURN SERVICE REQUESTED		LAND USE CONTACT	NECOALITION OF NEIGHBORHOODS	4815 NE 7TH AVE	PORTLAND OR 97211
1439	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUTHEAST UPLIFT	3534 SE MAIN ST	PORTLAND OR 97214
1440	RETURN SERVICE REQUESTED		IRVINGTON COMMUNITY ASSOCIATION	C/O WATKINS ROGER	2201 NE 23RD AVE	PORTLAND OR 97212
1441	RETURN SERVICE REQUESTED		ELIOT NEIGHBORHOOD ASSOCIATION	BAKER BRAD C/O NECN	4815 NE 7TH AVE	PORTLAND OR 97211
1442	RETURN SERVICE REQUESTED		KERNS NEIGHBORHOOD ASSOCIATION	HARRIS JAY	3439 NE SANDY BLVD #627	PORTLAND OR 97232
1443	RETURN SERVICE REQUESTED		SULLIVAN'S GULCH NA	HEFFERNAN DJ	2525 NE HALSEY ST	PORTLAND OR 97232
1444	RETURN SERVICE REQUESTED		LAND USE CONTACT	LLOYD BA	1125 SE MADISON ST #112	PORTLAND OR 97228
1445	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
1446	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
1447	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
1448	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
1449	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97209
1450				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
1451					DAWN KRANTZ	B299/R5000
1452					BRANDON SPENCER-HARTLE	B299/R7000



# Design Advice Request

## LLOYD CENTER REDEVELOPMENT CENTRAL CITY MASTER PLAN

CASE FILE	EA 23-087508 DA		
WHEN	Thursday, November 2, 2023 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a>		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:benjamin.nielsen@portlandoregon.gov">benjamin.nielsen@portlandoregon.gov</a>		
REVIEW BY	Design Commission		
PROCESS	A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Design Advice Request for a proposed Central City Master Plan to be located on the site of the current Lloyd Center shopping mall in the Lloyd Subdistrict of the Central City Plan District. The proposed master plan area encompasses approximately 29.3 acres of land. The master plan envisions a new neighborhood with higher density residential and commercial buildings that will frame a network of diverse but complementary connected open spaces.		
REVIEW APPROVAL CRITERIA	Zoning Code Section 33.510.255.H, Central City Master Plans Approval Criteria		
SITE ADDRESS	2201 NE Lloyd Center		
ZONING/ DESIGNATION	CXd – Central Commercial with Design Overlay Lloyd Subdistrict of the Central City Plan District		
APPLICANT(S)	Allison K. Rouse, ZGF Architects, LLP	OWNER(S)	Krista Bailey, KREF Lloyd Center Owner LLC
QUESTIONS? BDS CONTACT	Benjamin Nielsen, City Planner (503) 865-6509 / <a href="mailto:benjamin.nielsen@PortlandOregon.gov">benjamin.nielsen@PortlandOregon.gov</a> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ  
Письменный или устный перевод | Traducere sau Interpretare | 번역 및 통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711





**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
TTY: 711  
[www.portland.gov/bds](http://www.portland.gov/bds)

## DESIGN ADVICE REQUEST PROCESS OVERVIEW

### **Purpose**

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

### **Public Participation**

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

### **Meeting Order**

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

### **Guiding Criteria**

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at [portlandoregon.gov/designguidelines](http://portlandoregon.gov/designguidelines).

### **Outside DAR Scope**

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

**Bureau of Planning and Sustainability (BPS)**  
503-823-7700 | [portlandoregon.gov/bps](http://portlandoregon.gov/bps)

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

**Bureau of Transportation (PBOT)** | 503-823-5185 | [portlandoregon.gov/transportation](http://portlandoregon.gov/transportation)

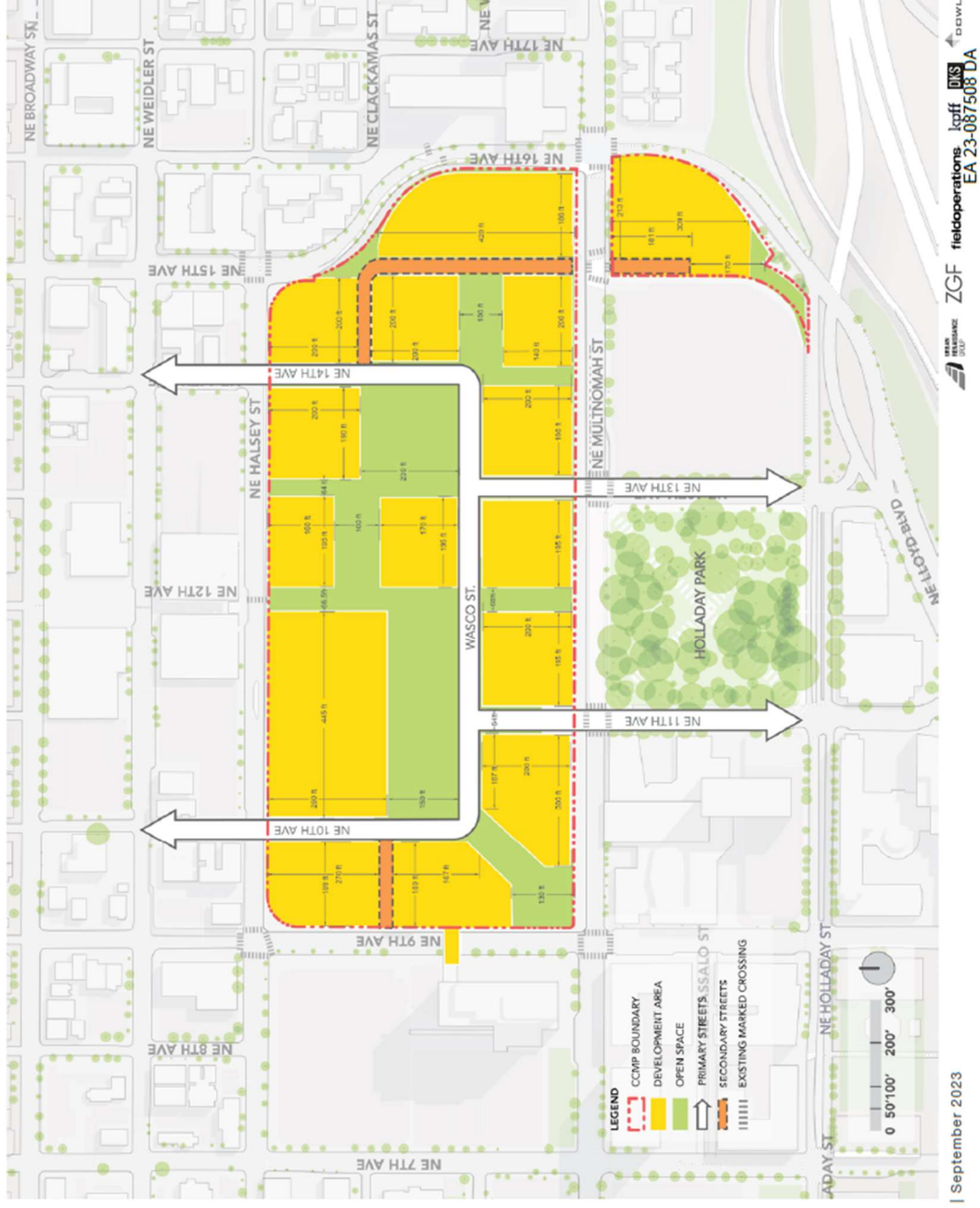
- On-Street Parking
- Construction Impacts on Streets & Sidewalks

**Office of Community & Civic Life**  
503-823-4519 | [portlandoregon.gov/civic](http://portlandoregon.gov/civic)

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation

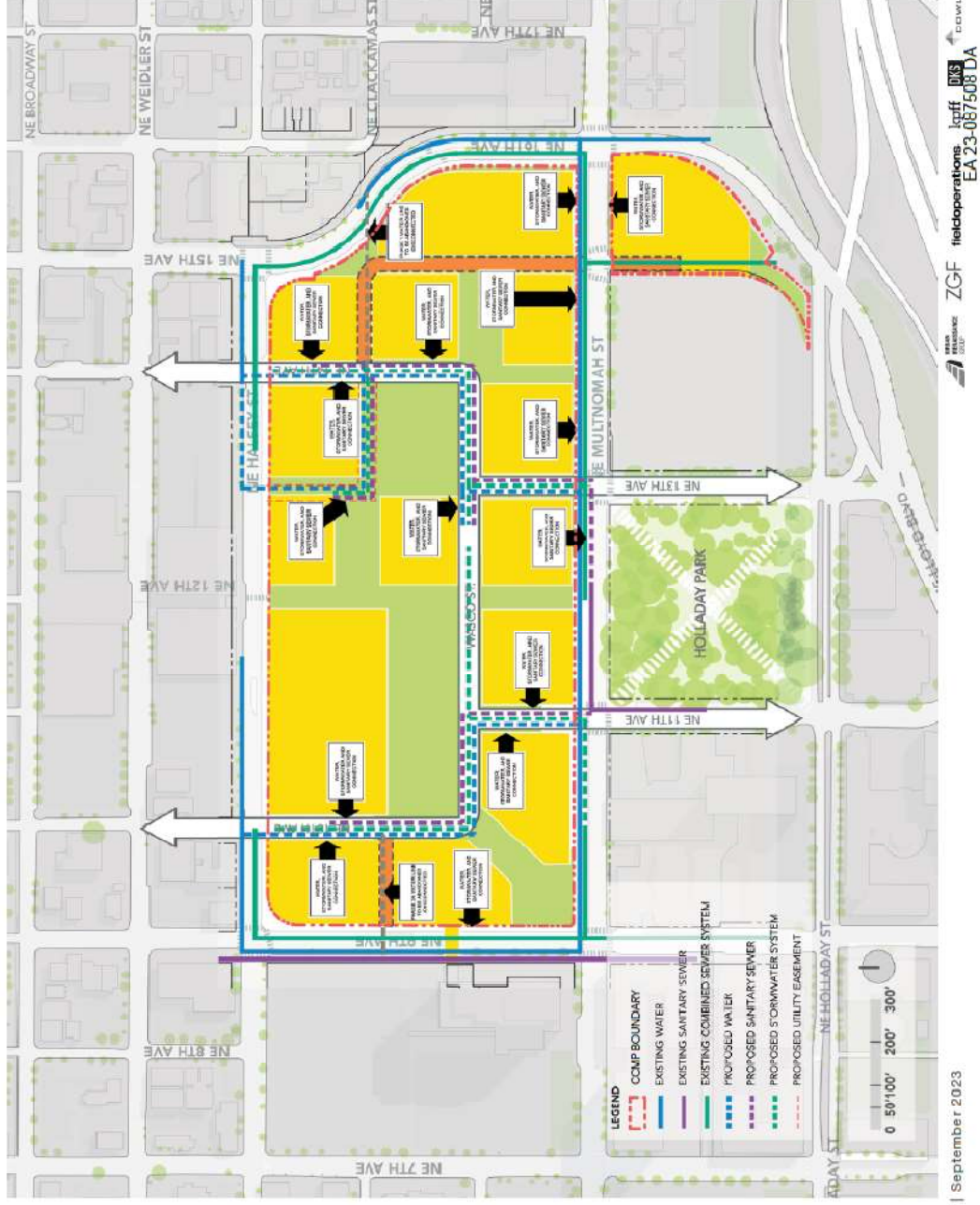


## Conceptual Site Plan





## Conceptual Infrastructure Plan





## **Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings**

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

\*\*\*If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4<sup>th</sup> Avenue in downtown Portland.

### **Preparing for the Hearing:**

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
  - Please also provide comments to the planner assigned in advance of the hearing.

### **Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:**

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
  - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

### **Public participation in the Hearing:**

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
  - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
  - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
  - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
    - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
    - If you will be participating by call-in, raise your hand by pressing \*9 - the Webinar host will see this notification.
  - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
  - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
  - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

### **Follow-up:**

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

\*\*\*If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4<sup>th</sup> Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.\*\*\*





**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
TTY: 711  
[www.portland.gov/bds](http://www.portland.gov/bds)

Date: October 5, 2023

To: Allison K. Rouse, ZGF Architects, LLP

From: Benjamin Nielsen, Land Use Services, [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov)

RE: Design Advice Request posting for EA 23-087508 DA

Dear Allison:

I have received your application for a Design Advice Request (DA) at 2201 NE Lloyd Center. Your case number is given above. The first meeting with the Design Commission is scheduled for **November 2, 2023**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post at least one of these signs adjacent to each street frontage on the site. Because the streets surrounding the site are significantly longer, staff requests that you post extra signs along each frontage.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for November 2, 2023, you must post the notice by October 14, 2023, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by October 20, 2023, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice  
Statement Certifying Posting  
Additional Instructions for Posting Notice Signs

cc: Application Case File



ALLISON K. ROUSE, ZGF ARCHITECTS LLP  
1223 SW WASHINGTON STREET, SUITE 200 PORTLAND, OR 97205

DATE: \_\_\_\_\_

TO: Benjamin Nielsen / benjamin.nielsen@portlandoregon.gov  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

**Case File EA 23-087508 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **November 2, 2023**, at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on \_\_\_\_\_(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than October 20, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by October 14, 2023, or return this form by October 20, 2023, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip Code



# Design Advice Request

## LLOYD CENTER REDEVELOPMENT CENTRAL CITY MASTER PLAN

CASE FILE	EA 23-087508 DA		
WHEN	<b>Thursday, November 2, 2023 @ 1:30 PM</b> <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	<b>ONLINE: Meeting link will be listed on the agenda available at</b> <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a>		
HOW	<b>TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at</b> <b><a href="mailto:benjamin.nielsen@portlandoregon.gov">benjamin.nielsen@portlandoregon.gov</a></b>		
REVIEW BY	<b>Design Commission</b>		
PROCESS	A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Design Advice Request for a proposed Central City Master Plan to be located on the site of the current Lloyd Center shopping mall in the Lloyd Subdistrict of the Central City Plan District. The proposed master plan area encompasses approximately 29.3 acres of land. The master plan envisions a new neighborhood with higher density residential and commercial buildings that will frame a network of diverse but complementary connected open spaces.		
REVIEW APPROVAL CRITERIA	Zoning Code Section 33.510.255.H, Central City Master Plans Approval Criteria		
SITE ADDRESS	2201 NE Lloyd Center		
ZONING/ DESIGNATION	CXd – Central Commercial with Design Overlay Lloyd Subdistrict of the Central City Plan District		
APPLICANT(S)	Allison K. Rouse, ZGF Architects, LLP	OWNER(S)	Krista Bailey, KREF Lloyd Center Owner LLC
QUESTIONS? BDS CONTACT	<b>Benjamin Nielsen, City Planner</b> <b>(503) 865-6509 / <a href="mailto:benjamin.nielsen@PortlandOregon.gov">benjamin.nielsen@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ  
 Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711



ALLISON K. ROUSE, ZGF ARCHITECTS LLP  
1223 SW WASHINGTON STREET, SUITE 200 PORTLAND, OR 97205

DATE: October 16, 2023

TO: Benjamin Nielsen / benjamin.nielsen@portlandoregon.gov  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

**Case File EA 23-087508 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **November 2, 2023**, at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on October 14, 2023 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than October 20, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by October 14, 2023, or return this form by October 20, 2023, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

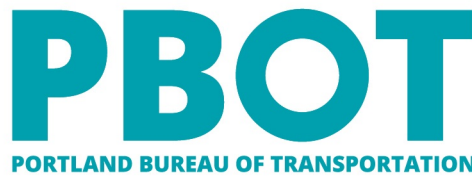
/s/  
Signature

Allison K. Rouse  
Print Name

ZGF Architects, LLP  
1223 SW Washington Street, Suite 200  
Address

Portland, OR 97205  
City/State/Zip Code





1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185  
Fax 503-823-7576 TTY 503-823-6868 [www.portlandoregon.gov/transportation](http://www.portlandoregon.gov/transportation)  
Mingus Mapps Commissioner Millicent Williams Director

## PBOT – Development Review

### Design Advice Request Response

**Date:** October 19, 2023  
**To:** Benjamin Nielsen, BDS Land Use Services  
503-865-6519, [Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)  
**From:** Tammy Boren-King, PBOT Development Review  
503-823-2948, [Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)  
**Case File:** EA 23-087508  
**Location:** 2201 NE LLOYD CENTER  
**R#:** R182243, R488239, R488240, R696590, R710096  
**Proposal:** DZ HEARING - Design Advice Request for a proposed Central City Master Plan to be located on the site of the current Lloyd Center shopping mall in the Lloyd Subdistrict of the Central City Plan District. The proposed master plan area encompasses approximately 29.3 acres of land. The master plan envisions a new neighborhood with higher density residential and commercial buildings that will frame a network of diverse but complementary connected open spaces.

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The submitted materials were very conceptual in nature. This Design Advice Request (DAR) is a preliminary step prior to submitting for a pre-application conference. Staff has responded to the spirit of the DAR, which is to respond to high level questions regarding the future layout of the site. A comprehensive code analysis will happen with the required pre-application conference.

- PBOT supports 12<sup>th</sup> Ave. being a pedestrian and bicycle facility to match the existing pattern established in the two blocks north of the site.
- 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.



# PBOT

PORTLAND BUREAU OF TRANSPORTATION

1120 SW Fifth Ave, Suite 1331, Portland OR 97204  
Phone: 503-823-4000 Portland.gov/Transportation

**Mingus Mapps** Commissioner **Millicent Williams** Director

Date: October 23, 2023

To: PBOT Development Review

From: PBOT Planning Division

Subject: Clarifying right-of-way standards and guidelines for Lloyd District development

Multiple guidelines and standards apply to the right-of-way in the Lloyd District including the 1990 Lloyd District Plan, the 2022 Pedestrian Design Guide, and other administrative rules (TRN). This memo clarifies which standards apply to which elements of the right-of-way.

The Lloyd District is a subdistrict within the Central City Plan District and is classified as a pedestrian district.

Element	Standard	Considerations
Street width (curb to curb)	<a href="#">TRN-1.09 - Design Standards for Public Streets</a> (Blue Book)	Streets in areas zoned CX, EX, or RX with a traffic classification of Local Service Street will be at least 36' curb-to-curb to accommodate two 10' travel lanes + two parking/bike lanes.
Sidewalk widths	<a href="#">TRN-1.092 - Pedestrian Design Guide, Section 3 Interim Exceptions</a>	Local service traffic streets (Fig. 1): 12' sidewalk corridor – 1' curb, 4' furnishing zone, 6' pedestrian through zone, 1' frontage zone. All other streets: 15' corridor.
Stormwater facilities	<a href="#">TRN-1.09 - Design Standards for Public Streets</a> (Blue Book)*	If required, linear stormwater facilities increase the width of the furnishing zone in the sidewalk corridor by up to 4' per side for a total width of 8' (Fig. 2).
Tree wells	<a href="#">Pedestrian Design Guide</a>	9' x full width of furnishing zone (4'); maximum tree well length is 10'.
Curb	1990 Lloyd District Plan	1' cast in place concrete with steel trowel finish.
Curb extensions	<a href="#">TRN-1.28 - Curb Extensions for Buildings and Planning Actions</a>	Double extensions required at unsignalized intersections. May not be required on streets without on-street parking, with planned separated bike facilities, or where there are existing utility conflicts. (In the Lloyd District sections of Broadway, Weidler, Multnomah, Lloyd Blvd/16th Dr/16th St/15th Ave, MLK, and Grand are on the 2019 Curb Extension Policy Exemption Map within TRN-1.28—locations PBOT will not require permittees to build concrete curb extensions.)

\*The Pedestrian Design Guide also calls for 8' furnishing zones if stormwater facilities are required (Section B.1.3.2).



It is the policy of the City of Portland that no person shall be excluded from participation in, denied the benefits of, or be subjected to discrimination in any city program, service, or activity on the grounds of race, color, national origin, disability, or other protected class status. Adhering to Civil Rights Title VI and ADA Title II civil rights laws, the City of Portland ensures meaningful access to City programs, services, and activities by reasonably providing: translation and interpretation, modifications, accommodations, alternative formats, and auxiliary aids and services. To request these services, contact the Portland Bureau of Transportation at 311 (503-823-4000), for Relay Service & TTY: 711.

EA 23-087508 DA - Exhibit E.1



Figure 1: 60' Right-of-Way – Local Service Street with 2 Parking Lanes

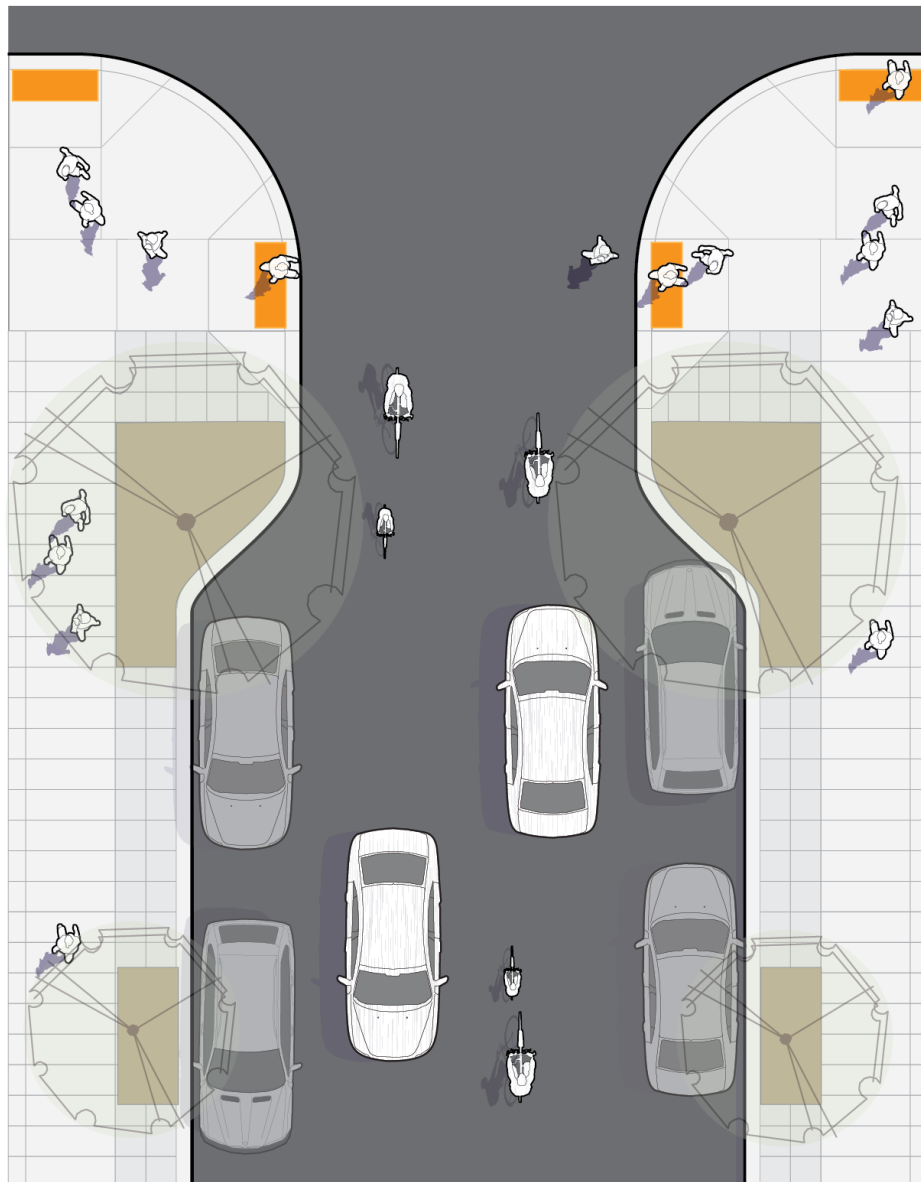
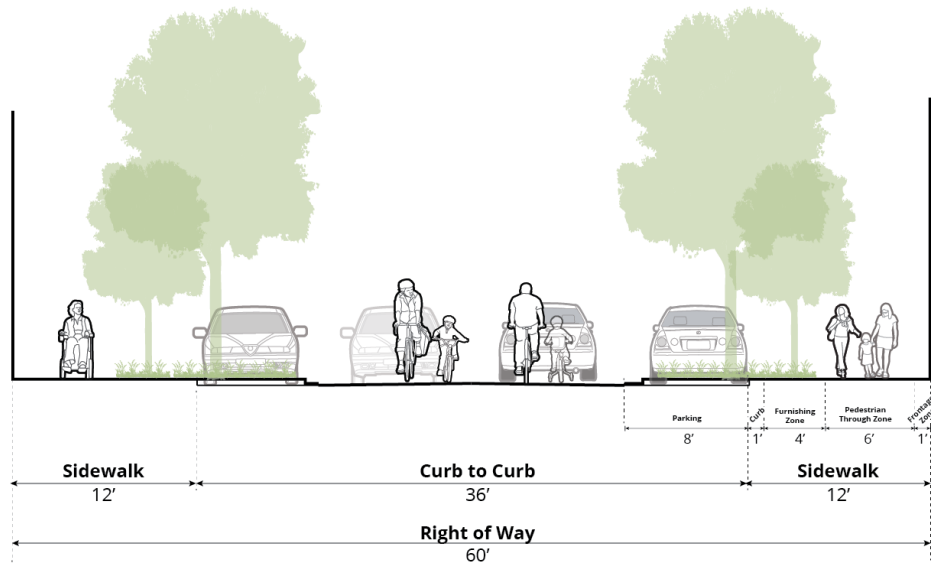
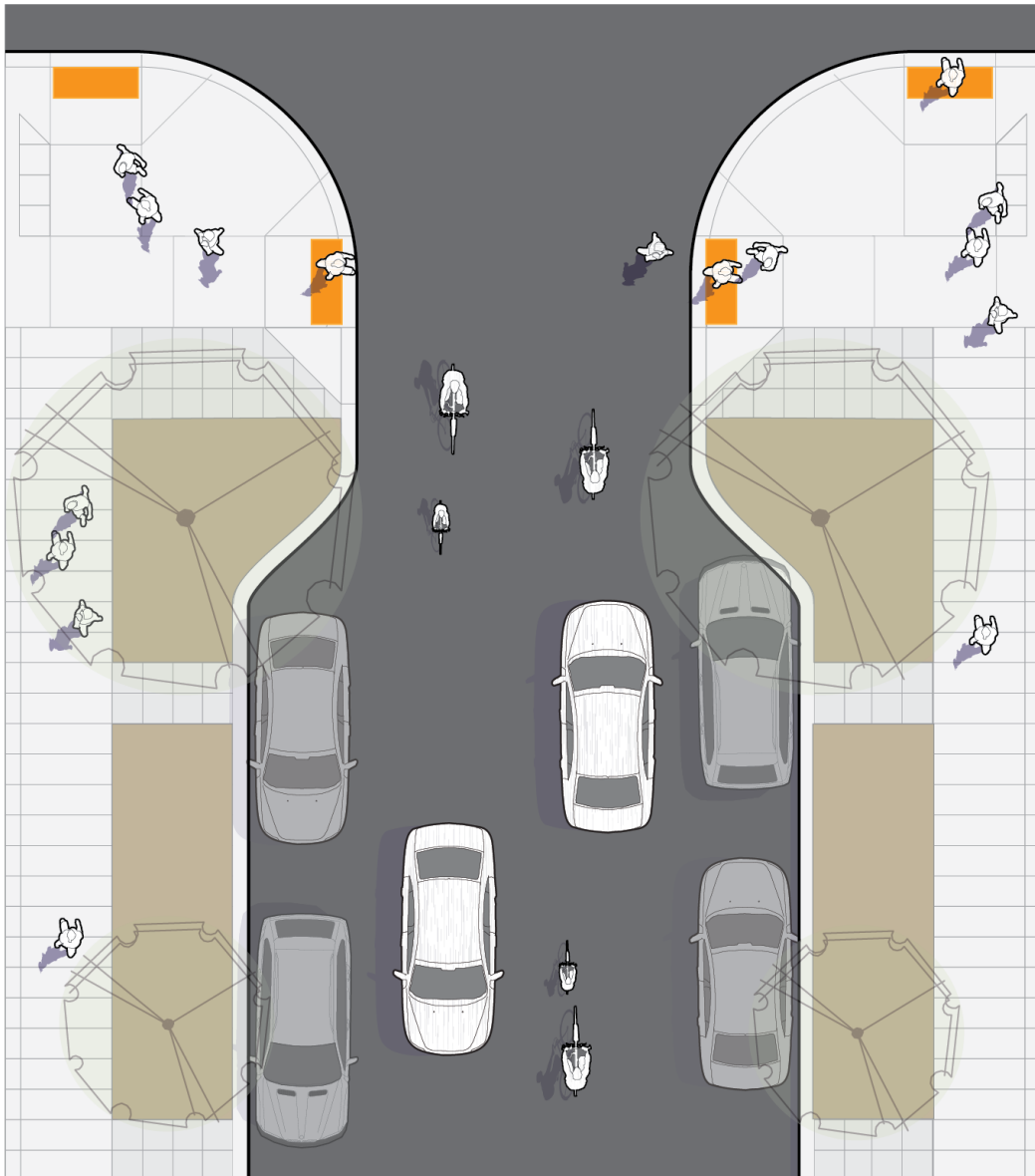
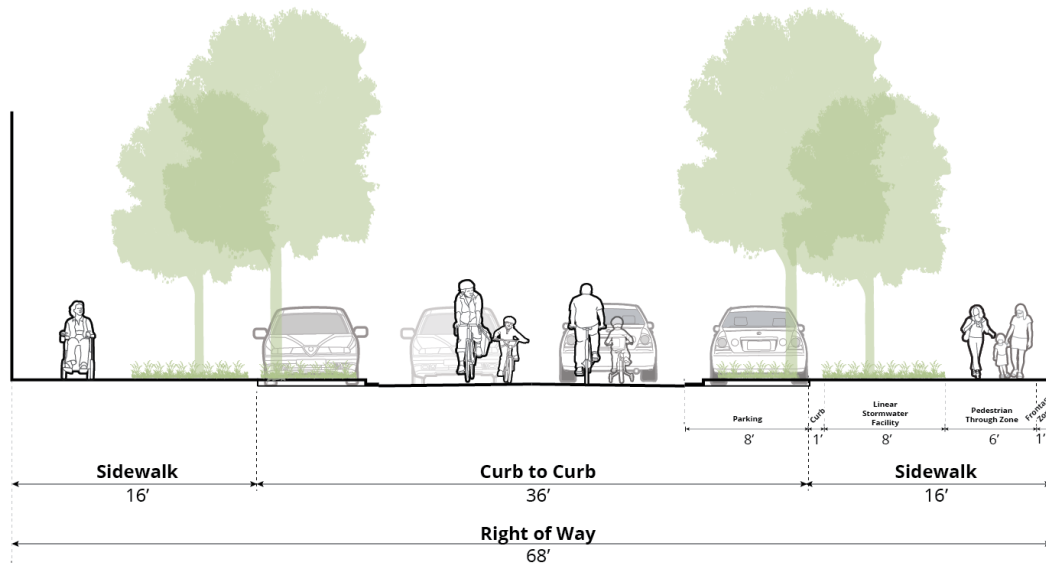




Figure 2: 68' Right-of-Way – Local Service Street with Stormwater Facilities and 2 Parking Lanes







# CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Ave, Suite 613, Portland, Oregon 97204 ■ Mingus Mapps, Commissioner ■ Dawn Uchiyama, Director

## Early Assistance Response

**Date:** October 19, 2023

**To:** Benjamin Nielson, BDS Land Use Services  
503-865-6519, Benjamin.Nielsen@portlandoregon.gov

**From:** Ella Ruth, BES Systems Development  
503-823-8068, Ella.Ruth@portlandoregon.gov

**Case File:** EA 23-087508

**Location:** 2201 NE LLOYD CENTER

**R#:** R182243, R488239, R488240, R696590, R710096

**Proposal:** DZ HEARING - Design Advice Request for a proposed Central City Master Plan to be located on the site of the current Lloyd Center shopping mall in the Lloyd Subdistrict of the Central City Plan District. The proposed master plan area encompasses approximately 29.3 acres of land. The master plan envisions a new neighborhood with higher density residential and commercial buildings that will frame a network of diverse but complementary connected open spaces.

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The Bureau of Environmental Services (BES) has reviewed the submitted materials to identify potential issues and requirements and provide the following comments. Some references to Portland City Code (PCC) are included below; the applicant may refer to the Auditor's Office [Online Charter and Code](#).

### A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. The applicant must submit a site plan showing the existing sanitary sewer connection location(s) and stormwater disposal system(s) for the structures to remain on this site as well as all proposed sanitary connections and stormwater systems. The plan must include the conceptual flow distribution and estimated volume for all storm and sanitary flows.
2. The applicant must submit a stormwater report, including the results of infiltration testing, with the CCMP application.
3. Required public right-of-way improvements, sewer extensions, and system upgrades will be required. Feasibility and adequacy of services must be demonstrated for the new and existing public infrastructure with the CCMP application.

### B. SANITARY SERVICE

1. *Sanitary Infrastructure:* According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
  - a. Public 12-inch CSP combined sewer in NE Multnomah from NE 9<sup>th</sup> to approximately 260 feet east into NE Multnomah (BES as-built # 2342). BES models predict that this sewer may surcharge during the 2-year storm event.
  - b. Public 16-inch CSP combined sewer in NE Multnomah from NE 11<sup>th</sup> to approximately 260 feet east into NE Multnomah (BES as-built # 20132).
  - c. Public 30-inch CSP combined sewer in NE Multnomah originating just west of NE 13<sup>th</sup> Ave (BES as-built # 2356).



- d. Public 34-inch brick combined sewer in NE 13<sup>th</sup> Ave extending into NE Multnomah. (BES as-built # 2356).
  - e. Public 30-inch CSP combined sewer located within a public sewer easement on R710096. (BES as-built # 2356; Easement Tracking ID 9637).
  - f. Public 24-inch RCP combined sewer located in NE 16<sup>th</sup> Ave (BES as-built # 5221). This sewer main is connected to a 21-inch brick combined sewer in NE 15<sup>th</sup> Ave (BES as-built # 20041).
  - g. There appear to be abandoned public and private sewer mains located on the eastern portion of the site in the vacated portions of NE 15<sup>th</sup> Ave, NE Wasco St, and NE Clackamas St. Based on the submitted plans, it appears these easements may need to be quitclaimed or revised to accommodate the proposed development.
  - h. Public 10- to 24-inch CSP combined sewer in NE Halsey St (BES as-built # 2316). This sewer main terminates approximately 175 ft west of the maintenance hole in the NE 14<sup>th</sup> Ave intersection.
  - i. Public 18-inch CSP combined sewer located in NE Halsey St (BES as-built # 2316). BES models predict that this sewer may surcharge during the 2-year storm event.
  - j. Public 21- to 24-inch CSP combined sewer located in NE 9<sup>th</sup> Ave (BES as-built # 2316). BES models predict that this sewer may surcharge during the 2-year storm event.
  - k. Public 10- to 12- inch variable material combined sewer in NE 9<sup>th</sup> Ave (BES as-built # 20233)
2. *Public Sanitary Improvements Required:* To provide sanitary sewer service to the proposed development, the applicant will be required to construct public sanitary or combined sewers, which must be reviewed by the City under a Public Works Permit (PWP), or other permit as determined by BES, in accordance with PCC 17.32.100.
- a. *Timing for CCMP:* Prior to approval of the CCMP, the applicant must address the adequacy of services. The plan must identify and link the development of each phase of the project to the provision of services necessary to meet the infrastructure needs of the development associated with that phase. Detailed information about existing and proposed conditions on the site is needed to provide a more accurate assessment of the types, sizing, and locations of system improvements needed to support the proposed development. BES has communicated to the development team that potential local system improvement might be needed to accommodate flow from the development due to increased sanitary flow and flow routing. Based on recent submitted materials, BES is conducting further analysis of the system in the area. BES understands the conceptual infrastructure planning is underway and will continue to work with the development team as the infrastructure plans progress.
3. *Sewer Easements and Encroachments:* sewer easements granted to the City of Portland exists over the public sanitary sewers that run across this site. The sewer easement grants certain rights to the City of Portland related to constructing, maintaining, and/or accessing public sewer infrastructure. Features or activities that would interfere with the City's granted rights are considered unauthorized encroachments. In evaluating a proposed encroachment, administrative rule ENB-4.07 establishes that BES "will balance the need for the encroachment against the repair and maintenance needs of that sewer." Examples of features or activities that may be limited or prohibited, depending on the easement, include building construction, utility installation or maintenance, material storage, grading, fence installation, and tree planting. BES staff review for possible easement encroachments as authorized by PCC 17.32.040.B during land use and/or building permit review. BES may



deny a request to encroach, approve the request, or approve the request with conditions. If the encroachment is approved, the City will obtain an executed and recorded encroachment agreement with the property owner to satisfy the authorization requirement in PCC 17.32.030.A.2. Additional information is available [here](#).

4. *Connection Requirements:* Connections to the City sewer system must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#), [PCC 17.32.090](#), administrative rules [ENB-4.07](#) and [ENB-4.17](#), and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per [ENB-4.07](#), sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

### C. STORMWATER MANAGEMENT

1. *Stormwater Infrastructure:* According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
  - a. There are no public storm-only sewers available to this property. The combined sewers described above may provide the only offsite discharge location for stormwater from the development.
  - b. Currently, stormwater from the public right-of-way discharges to the surrounding combined system.
2. *Public Storm Main Extensions:* To provide an approvable stormwater disposal location for public improvements and/or private development, the applicant may be required to extend a public storm main. Public storm main extensions must be reviewed by the City through a Public Works Permit (PWP) in accordance with PCC 17.32.100.
  - a. *Timing for CCMP:* Prior to approval of the CCMP, the applicant must address the adequacy of services. The plan must identify and link the development of each phase of the project to the provision of services necessary to meet the infrastructure needs of the development associated with that phase. Detailed information about existing and proposed conditions on the site is needed to provide a more accurate assessment of the types, sizing, and locations of system improvements needed to support the proposed development. BES has communicated to the development team that potential local system improvement might be needed to accommodate flow from the development due to increased discharges to the system. Based on recent submitted materials, BES is conducting further analysis of the system in the area. BES understands the conceptual infrastructure planning is underway and will continue to work with the development team as the infrastructure plans progress.
3. *General Stormwater Management Requirements:* Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's [Stormwater Management Manual](#) (SWMM) and [Source Control Manual](#) (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof



exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).

4. *Public Right-of-Way Stormwater Management:* Stormwater runoff from the public right-of-way must comply with all applicable standards of the SWMM and Sewer and Drainage Facilities Design Manual and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee. Additional guidance on meeting the 2020 SWMM for projects in the public right-of-way is available at <https://www.portland.gov/bes/stormwater/swmm-and-right-way-projects>.
  - a. Based on current requirements for public improvements and stormwater management triggers as described in the SWMM, it appears that public stormwater management will be required. Public stormwater management must be reviewed by the City through a Public Works Permit (PWP) in accordance with PCC 17.32.100. The applicant should plan for sufficient dedication to accommodate stormwater facilities in the public ROWs and pedestrian paths. BES is currently evaluating the capacity of the existing collection system in the area. BES will participate in the ongoing analysis and discussions needed to determine whether public stormwater facilities will be needed on all frontages or if alternative stormwater solutions can be achieved with this development.
5. *Private Property Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
  - a. *Stormwater Report:* The applicant must submit a Presumptive (SWMM Section 2.5.2) or Performance Approach (SWMM Section 2.5.3) stormwater report and a preliminary utility plan showing stormwater management facilities sized according to SWMM standards. The report must follow the outline included in Section 3.4.3 of the SWMM and be stamped by an Oregon registered engineer or other qualified design professional. Required elements of the report include:
    - 1) Results of infiltration test(s) on the subject site performed by an Oregon-licensed engineer, certified engineering geologist, or registered geologist in accordance with the open pit, encased or double-ring infiltrometer testing methods described in Section 2.3.2 of the SWMM. To best assess the feasibility of onsite infiltration, the design team must test infiltration rates at depths that appear conducive to infiltration using field-based decisions and by referencing available soil information, geotechnical analyses and/or boring logs. To the extent feasible, proposed infiltration facilities must correspond with the location and depth of the completed infiltration testing. Indicate on a plan the approximate location of the test(s).
    - 2) Calculations prepared by an engineer using the [Presumptive Approach Calculator \(PAC\)](#). If using other software under the Performance Approach, the principles of Section 2.5.3 must be followed.
    - 3) If BES approves offsite discharge to the combined sewer, PCC 17.38 and the SWMM require stormwater discharge to be controlled so that the post-development 25-year peak flow rate is limited to the pre-development 10-year peak flow rate. The applicant must show through the Presumptive or Performance



Approach stormwater report how flow and volume control standards that apply to the proposed discharge point will be met.

- 4) If BES approves offsite discharge to the separate storm-only system, PCC 17.38 and the SWMM require stormwater discharge to meet pollution reduction and flow control requirements as described in Section 1.3.5 of the SWMM. The applicant must show through the Presumptive or Performance Approach stormwater report how pollution reduction and flow control standards that apply to the proposed discharge point will be met.
- b. *Ecoroofs*: Full coverage ecoroofs may meet the entire stormwater management obligation of a building. If instead the applicant proposes an ecoroof that only partially covers a building, the following considerations must be followed, as applicable. For more information about partial-coverage ecoroofs, see <https://www.portlandoregon.gov/bes/article/691262>.
  - 1) *Building Coverage*: If a building with  $\geq 60\%$  ecoroof is proposed, onsite stormwater infiltration does not need to be investigated for the building area.
  - 2) *Ground Level*: Incidental ground-level impervious areas associated with an adjacent building that has  $\geq 60\%$  ecoroof also does not need to be evaluated for on-site infiltration. However, larger impervious areas that allow sufficient space to install an infiltration facility, such as parking lots, must be investigated for the feasibility of infiltrating stormwater per SWMM procedures.
  - 3) *Pollution Reduction*: Pollution reduction must be provided for all non-ecoroof area when discharging to a storm-only system (i.e. SWMM Hierarchy Level 2). In the combined system (Level 3), pollution reduction is not required.
  - 4) *Flow Control*: Flow control must be provided for all non-ecoroof area. A partial ecoroof can contribute toward meeting the site's overall flow control obligation, and in some cases a partial ecoroof may be all that is required. To assess this, the project engineer must calculate flow control using the Santa Barbara Urban Hydrograph method using a 5-minute time of concentration, an ecoroof curve number of 61 (from SWMM Table A-8), and a weighted curve number for the entire roof area (formula is provided in guidance document linked above).
6. *Clean River Rewards Program*: Clean River Rewards, Portland's stormwater discount program, offers discounts up to 100% of the City's onsite stormwater management charge to ratepayers who manage stormwater runoff on their property or retain large trees. Please note that this discount is not automatically applied; ratepayers must register their property and describe how stormwater is being managed to qualify. Be aware that some properties discharging to the Multnomah County Drainage Districts (within the Columbia Slough watershed) are not charged an onsite stormwater management fee by the City and are therefore ineligible to register for this program. See the [Clean River Rewards website](#) or call 503-823-1371 for more information.

#### **D. SUBMITTAL REQUIREMENTS FOR LAND USE**

1. Full land use plan set, including preliminary utility plan showing all existing and proposed sanitary and storm facilities and connections. The plan must include the conceptual flow distribution and estimated volume for all storm and sanitary flows. All BES assets and easements must also be shown and labeled on plans.
2. A Presumptive or Performance approach stormwater report, including the results of infiltration testing, as described in this memo.



3. Public sewer extensions, potential upgrades, and public right-of-way improvements will be required. The plans must identify and link the development of each phase of the project to the provision of services necessary to meet the infrastructure needs of the development associated with that phase. Plans must include all proposed new infrastructure and associated connectivity with existing infrastructure in the area.



## Nielsen, Benjamin

---

**From:** Horner, Brett  
**Sent:** Thursday, October 26, 2023 4:25 PM  
**To:** Silkie, Sadie; Nielsen, Benjamin  
**Cc:** Mick, Erin; Inman, Jodie  
**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package

Hi Ben,  
No red flags from Parks. The only comment from Portland Parks planning at this time that I'd like to submit is that we would like to see NE Multnomah Street be redesigned so it is less transportation and parking focused, and more pedestrian and bike friendly, with better cross street connections to Holladay Park.

Thanks,  
Brett

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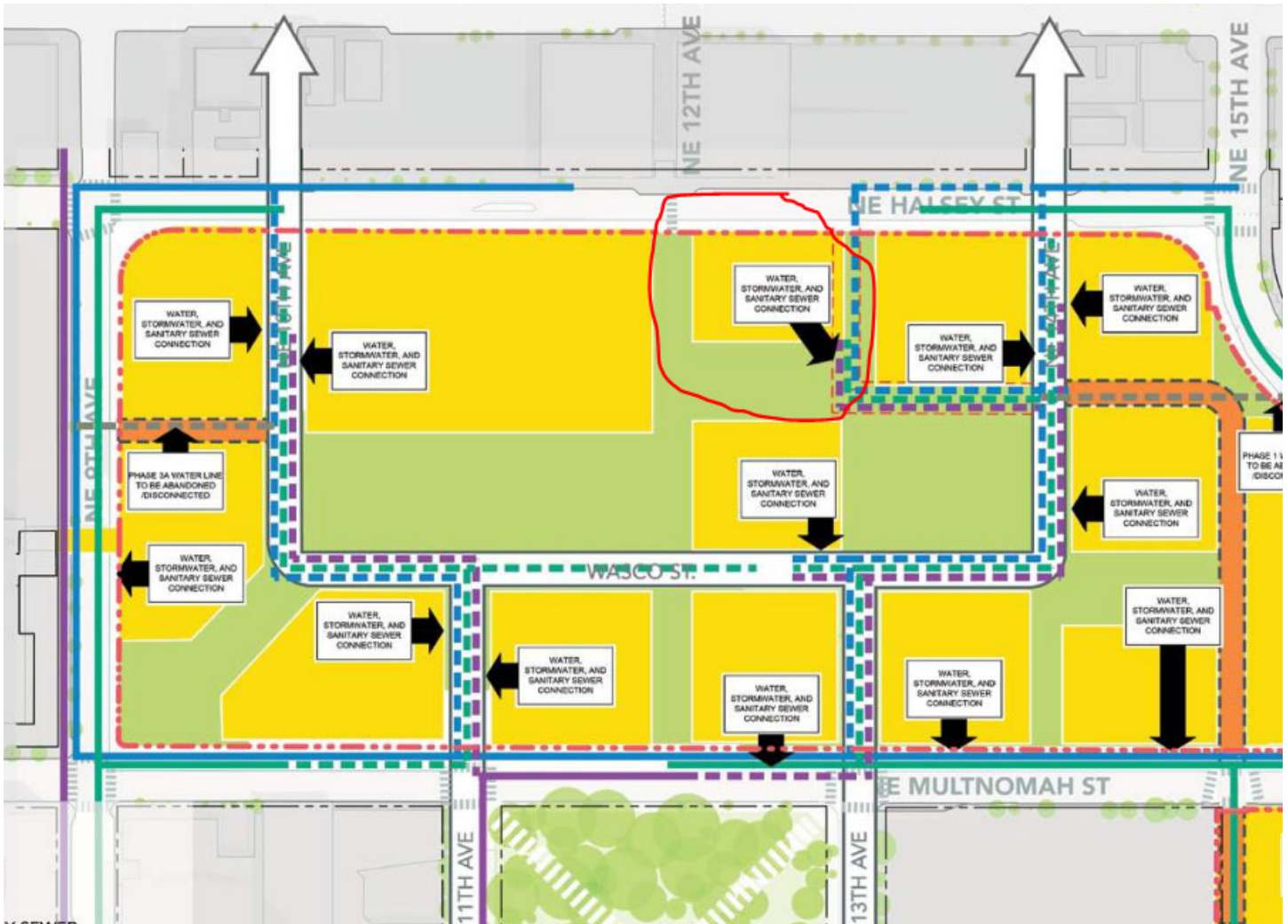
**From:** Silkie, Sadie <Sadie.Silkie@portlandoregon.gov>  
**Sent:** Thursday, October 26, 2023 3:02 PM  
**To:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Horner, Brett <Brett.Horner@portlandoregon.gov>  
**Cc:** Mick, Erin <Erin.Mick@portlandoregon.gov>; Inman, Jodie <Jodie.Inman@portlandoregon.gov>  
**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package

Hi Ben,

I think that Jodie is going to weigh in on this. We don't need to hold anything up right now, but PWB doesn't put public mains on private property. Service to the middle property off of Halsey (circled in red below) will need to be figured out.

On a process note, I looked at this permit 23-087508, and water doesn't have a review line, but PBOT, BES and UF do. Is that how it is supposed to be?





Thanks,  
Sadie



**Sadie Silk, PE** (she/her/they) [Why do I list my pronouns?](#)

Engineer | Development Services

Portland Water Bureau

1900 Building | 4<sup>th</sup> floor | Hybrid

**Contact** Teams preferred | 503-823-8336

**From:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>

**Sent:** Wednesday, October 25, 2023 12:03 PM

**To:** Silk, Sadie <[Sadie.Silk@portlandoregon.gov](mailto:Sadie.Silk@portlandoregon.gov)>; Horner, Brett <[Brett.Horner@portlandoregon.gov](mailto:Brett.Horner@portlandoregon.gov)>

**Cc:** Mellott, Andre <[Andre.Mellott@portlandoregon.gov](mailto:Andre.Mellott@portlandoregon.gov)>; Mick, Erin <[Erin.Mick@portlandoregon.gov](mailto:Erin.Mick@portlandoregon.gov)>

**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package

Hi everyone:



I'm checking into see if you have any questions about this and if you'll be able to get me any preliminary comments today.

Thanks,

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Nielsen, Benjamin

**Sent:** Wednesday, October 18, 2023 4:57 PM

**To:** Boren-King, Tammy <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)>; Ruth, Ella <[Ella.Ruth@portlandoregon.gov](mailto:Ella.Ruth@portlandoregon.gov)>; Silkie, Sadie <[Sadie.Silkie@portlandoregon.gov](mailto:Sadie.Silkie@portlandoregon.gov)>; Gleason, Daniel <[Daniel.Gleason@portlandoregon.gov](mailto:Daniel.Gleason@portlandoregon.gov)>; Hulstrom, Brett <[Brett.Hulstrom@portlandoregon.gov](mailto:Brett.Hulstrom@portlandoregon.gov)>

**Cc:** Mellott, Andre <[Andre.Mellott@portlandoregon.gov](mailto:Andre.Mellott@portlandoregon.gov)>; Mick, Erin <[Erin.Mick@portlandoregon.gov](mailto:Erin.Mick@portlandoregon.gov)>; Haley, Robert <[Robert.Haley@portlandoregon.gov](mailto:Robert.Haley@portlandoregon.gov)>

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Thanks,

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Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

Work Hours: M-F, 9am-6pm PT

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## Nielsen, Benjamin

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**From:** Inman, Jodie  
**Sent:** Thursday, October 26, 2023 4:28 PM  
**To:** Silkie, Sadie; Nielsen, Benjamin; Horner, Brett  
**Cc:** Mick, Erin  
**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package

Thanks Sadie. We don't want to say it's a fatal flaw, but the utilities diagram continues to show public water lines in an easement off of Halsey. The Water Bureau doesn't allow public water lines in easements, and somewhat following up on that, there is a concern about the building being served from that line having a service if the public line is no longer there.. I know this is early in the process, but we want to make sure it's clear and that it will get resolved, perhaps with the early public works permit?

Also, please copy me as well as Sadie on all of these Lloyd CCMP topics.

Thanks!



**Jodie Inman, P.E. (she/her)**  
Chief Engineer | Portland Water Bureau  
TPB | 4<sup>th</sup> Floor, Room 416 | Hybrid  
M – Th, every other Friday | 7:00 – 4:30  
**Contact** Email preferred | (503) 823-5965



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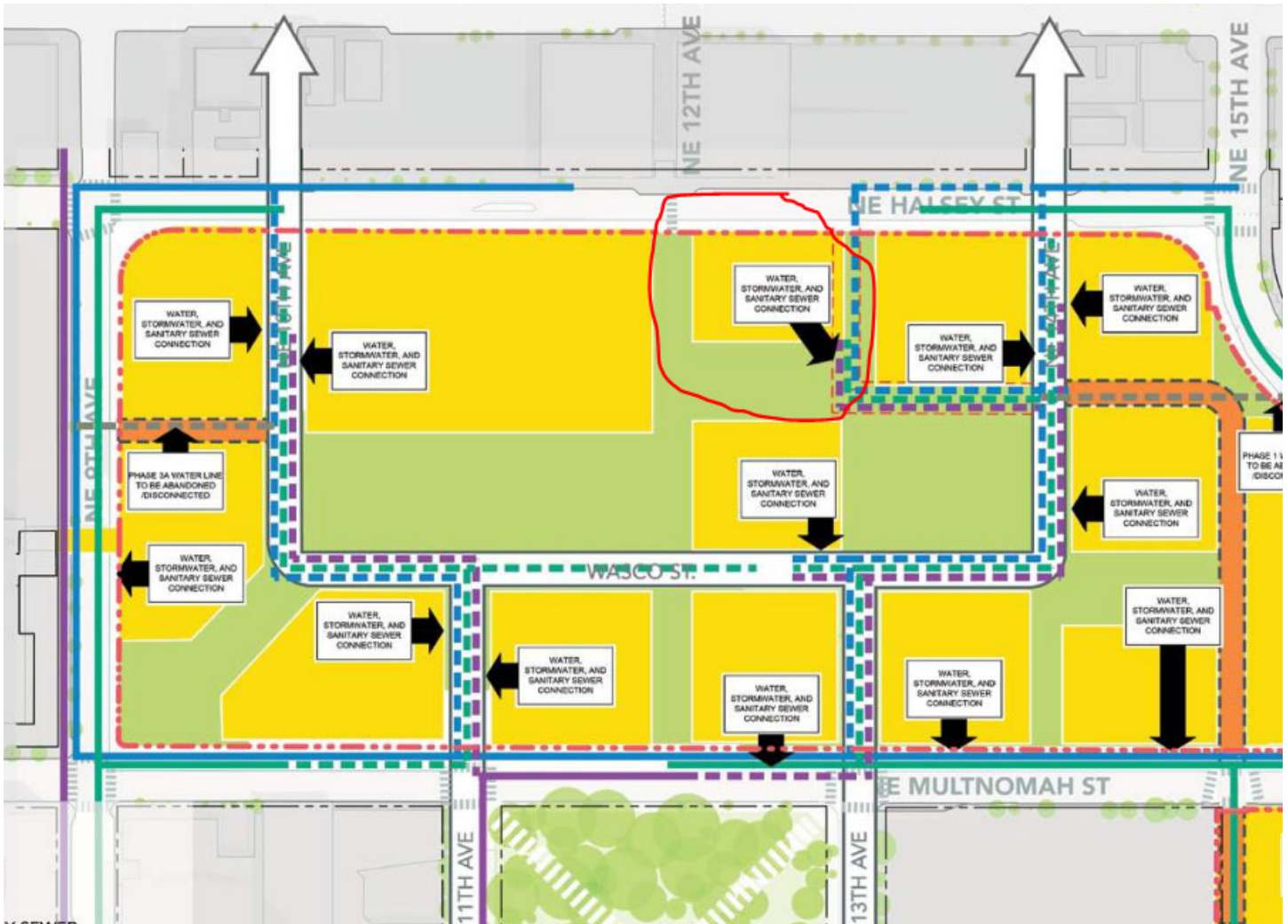
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**Cc:** Mellott, Andre <[Andre.Mellott@portlandoregon.gov](mailto:Andre.Mellott@portlandoregon.gov)>; Mick, Erin <[Erin.Mick@portlandoregon.gov](mailto:Erin.Mick@portlandoregon.gov)>

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**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

---

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**Sent:** Wednesday, October 18, 2023 4:57 PM

**To:** Boren-King, Tammy <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)>; Ruth, Ella <[Ella.Ruth@portlandoregon.gov](mailto:Ella.Ruth@portlandoregon.gov)>; Silk, Sadie <[Sadie.Silk@portlandoregon.gov](mailto:Sadie.Silk@portlandoregon.gov)>; Gleason, Daniel <[Daniel.Gleason@portlandoregon.gov](mailto:Daniel.Gleason@portlandoregon.gov)>; Hulstrom, Brett <[Brett.Hulstrom@portlandoregon.gov](mailto:Brett.Hulstrom@portlandoregon.gov)>

**Cc:** Mellott, Andre <[Andre.Mellott@portlandoregon.gov](mailto:Andre.Mellott@portlandoregon.gov)>; Mick, Erin <[Erin.Mick@portlandoregon.gov](mailto:Erin.Mick@portlandoregon.gov)>; Haley, Robert <[Robert.Haley@portlandoregon.gov](mailto:Robert.Haley@portlandoregon.gov)>

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Thanks,

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

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## Nielsen, Benjamin

---

**From:** Marcos Lopez <marcoslpz0@gmail.com>  
**Sent:** Wednesday, October 18, 2023 2:21 PM  
**To:** Nielsen, Benjamin  
**Subject:** Public comment EA 23-087508 Lloyd Center

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Afternoon Benjamin,

The following are my comments on the Lloyd Center redevelopment project

Return the old block structure aka bring the previous grid back, not all the streets have to go through but should be paseo or promenades to allow for deliveries or pedestrian. The Lloyd blocks is a good example. This would help reconnect NE 15th Street to Multnomah.

Instead of have open space sporadic throughout the site, the open space should be an extension of Holladay park. So between NE 11th and NE13th Ave should be the concentration of open space. This would allow for the ice skating ring to stay.

Best  
Marcos (1925 NE Halsey street)



## Nielsen, Benjamin

---

**From:** Courtney S <cereimel@gmail.com>  
**Sent:** Wednesday, October 25, 2023 10:38 AM  
**To:** Nielsen, Benjamin  
**Subject:** Re: Lloyd Center Master Plan

Thank you!

Mainly, I wanted to that the Lloyd Center provides a rare service (outside of commercial use) for Portlanders in this area--year-round public space to meet and walk regardless of weather. We have such intense weather sometimes, and having indoor space with lots of room has meant that I often see groups that need to be sheltered from the weather use it for gathering--a lot of nannies or parents walking their kids in strollers while chatting and drinking coffee, older adults who might not want to walk in snow or extreme heat, etc. I don't know if the new plans have gotten that in-depth, but I would ask them to consider that--especially with climate change making weather even more extreme and unpredictable--a larger space that is sheltered from the weather that still feels open for the public to gather and move freely will be very much appreciated by the neighborhood.

Thank you for your time,  
Courtney Simms  
(1533 NE 28th Ave)

On Wed, Oct 25, 2023 at 10:30 AM Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)> wrote:

Hi Courtney:

Please send your comments to me. I will forward them to ZGF and the Design Commission.

Thanks,

**Benjamin Nielsen** (he/him)  
Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Courtney S <[cereimel@gmail.com](mailto:cereimel@gmail.com)>  
**Sent:** Wednesday, October 25, 2023 10:29 AM  
**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>  
**Subject:** Lloyd Center Master Plan



Hi Benjamin,

I saw you were the City contact for the Lloyd Center Master Plan--if we would like to comment but are not able to attend the public meeting, do we contact you or ZGF?

Thanks for your time,

Courtney Simms



11-2-23 - DESIGN COMMISSION HEARING

LU 23-079756 DZM – Con-way Block 292 East

ATTENDEES - TESTIFIERS IN RED (subject to change)

	FIRST NAME	LAST NAME	EMAIL	ADDRESS	ZIP	WOULD YOU LIKE TO TESTIFY	ARE YOU FOR OR AGAINST	TESTIFIED Y/N	
1	Jill	Souede	jill.souede@portlandoregon.gov	1221 SW 4th Ave	97221	YES	N/A	N	DIDN'T MEAN TO SIGN UP
	Hilary	Dorsey	hdorsey@djcoregon.com	11 NE Martin Luther King Jr Blvd., Ste. 20	97232	NO	N/A		
	Steve	Rainey	stever@seradesign.com	19469 Wilderness Dr	97068	NO	FOR		
	Ariel	Chavarria	arielc@seradesign.com	600 SW 10th Ave, Suite 500	97205	NO	FOR		
	Timothy	Nash	tnash@prometheusreg.com	1 N. B St.	94401	NO	FOR		
	Doug	Bean	dougb@dougbbean.com	PO Box 2519	97208	NO	N/A		
	Jacob	Loeb	loebjack@gmail.com	19 SE 78th Ave	97215	NO	N/A		
	Miguel	Ferreira	mig36@pdx.edu	3625 NE 8th Ave	97212	NO	N/A		
	Kristi	Boylan	kristib@seradesign.com	600 SW 10th Ave, Suite 500	97205	NO	FOR		
	Catriona	Buhayar	cat@bluesweatshirt.com	5010 SE Hawthorne Blvd. Apt E	97215	NO	N/A		

EA 23-087508 DA – Lloyd Center Redevelopment Central City Master Plan

ATTENDEES - TESTIFIERS IN RED (subject to change)

	FIRST NAME	LAST NAME	EMAIL	ADDRESS	ZIP	WOULD YOU LIKE TO TESTIFY	ARE YOU FOR OR AGAINST	TESTIFIED Y/N	
1	bob	Slayton	slaytonoj@comcast.net	2314 Lloyd Center	97232	YES, NO	N/A		NOTHING TO SAY
2	Faith	Jennings	Faithmasker@gmail.com	5217 NE 14th Place	97211	YES	AGAINST	Y	
3	Benjamin	Greenstein	benwgreenstein@gmail.com	2050 NE Hoyt Street	97232	YES	AGAINST	Y	
4	Catriona	Buhayar	cat@bluesweatshirt.com	5010 SE Hawthorne Blvd. Apt E	97215	NO	N/A	Y	
	Brad	Perkins	perkins@cascadiahighspeedrail.com	1722 NE Schuyler	97212	YES	FOR	DECLINED	
	Christe	White	cwhite@radlerwhite.com	111 SW Columbia St. Ste 700	97201	YES	FOR	DECLINED	
	Aurora	Leiferman	leiferman.aurora@gmail.com	1411 NE 16th Ave. Apt. 303	97232	NO	FOR		
	Bette	Hess	Pdxbookworm@gmail.com	1300 NE 16th Ave	97232	NO	FOR		
	Edward	McSheehy	mcshe4@yahoo.com	2437 NE Weidler St.	97232	NO	FOR		
	Sheila	Koenig	hankmacher@gmail.com	1300 NE 16th Ave, Apt 605	97232	NO	N/A		
	Lynne	Coward	lynne@adifferenttake.com	1427 NE 17th Ave.	97232	N/A	N/A		
	Sue	Redman	johnsuemerrill@msn.com	1300 NE 16th Avenue	97232	NO	FOR		
	Betsy	Smyser	mombets.3@gmail.com	1300 NE 16th Avenue	97232	NO	N/A		
	Anthony	Johnson	anthonyj@gggroup.com	200 International Way	97477	NO	FOR		
	Doug	Bean	dougb@dougbbean.com	PO Box 2519	97208	NO	N/A		
	Joey	Shoemaker	joey@urbanrengroup.com	2500 Greentree Rd.	97034	NO	FOR		
	Jacob	Loeb	loebjack@gmail.com	19 SE 78th Ave	97215	NO	N/A		
	Miguel	Ferreira	mig36@pdx.edu	3625 NE 8th Ave	97212	NO	N/A		
	Margarida	Mota	margarida@fieldoperations.net	100 East Penn Square, Suite 400	19107	NO	FOR		
	Erin	Bentley	erinbentley87@gmail.com	1710 NE Multnomah St, Apt. 723	97232	NO	N/A		
	Lee	Kilbourn	lfk22@comcast.net	1605 NE Clackamas St.	97232	NO	N/A		
	LaJune	Thorson	lajune.thorson@gmail.com	255 SW Harrison Street #26D	97201	NO	N/A		
	Katelyn	Dendas	kd24@pdx.edu	1530 N Blandena	97327	NO	N/A		
	Alex	Jensen	ajensen@djcoregon.com	926 SE Linn St.	97202	N/A	N/A		
	Alec	McLean	Mcleana819@gmail.com	3911 NW 118th way	98685	NO	N/A		
	Jill	Souede	jill.souede@portlandoregon.gov	1221 SW 4th Ave	97221	NO	N/A		
	ronald	wesner	rwesner@aol.com	1300 NE 16th Ave	97232	NO	FOR		



Connie	Levine	conniel@ggroup.com	PO Box 529	97440	NO	N/A
Jo	Senters	Joonpdx1@gmail.com	1300 NE 16th AVE	97232	NO	N/A
Nathan	Brunner	brunner.nathan@gmail.com	1061 NE 9th Ave	97232	NO	N/A
Jason	Brown	jason.brown@portlandpf.org	803 NE Hancock St	97212	N/A	N/A
Kristin	Leiber	kristin@ecolloyd.org	2203 Lloyd Center	97232	NO	FOR
marcos	lopez	marcoslpz0@gmail.com	1925 NE Halsey Street	97232	NO	N/A



November 22, 2023

Allison Rouse, BDS and Portland Design Commission

Re: Lloyd Center Plan

Thank you for the opportunity to add topics of discussion for the Lloyd Center Redesign Project.

I have lived and worked in NE Portland most of my life. Professionally, I have owned companies involved with architectural design, building relocation, restoration and farmers markets. I have owned Perkins Realty Company since 2004, founded the Sullivan's Gulch Trail (SGT) Committee and co-own Cascadia High Speed Rail since 2006. I have traveled the world extensively and have been involved with neighborhood and business association planning and development issues since 1974. I am currently chair of the Beautification and Transportation Committee of NE Broadway Business Association (NEBBA) and Cascadia Rails and Trails Coalition.

I approve of the suggested land use, density, open space and street pattern changes so far in the Lloyd Center Plan. My suggestions for improvement of the Plan deal with the streets that border the Plan area, the Sullivan's Gulch Trail (now Rose Quarter to Gorge Trail), and Broadway/Weidler corridor. We all look forward to enhancing Lloyd Center, neighboring residential communities and businesses.

Each of the following streets have potential influences such as:

#### NE 16<sup>th</sup> Avenue

The Rose Quarter to Gorge Trail (RQGT) encompasses the former Sullivan's Gulch Trail from Rose Quarter's Peace Memorial Park to Hwy. 205. Its SGT Concept Plan was approved by the Portland City Council on July 25, 2012. The SGT is now the Rose Quarter to Gorge Trail, is planned to traverse on the upper north bank of I-84 to Multnomah Falls. The first phase of the RQGT development will travel on City owned property under I-5, MLK Jr. Blvd., Grand Ave., along the south side of Lloyd Blvd between the new Blumenauer Bridge and then under NE 12<sup>th</sup> Ave. viaduct, I-84 Lloyd Center off ramp, and connect to NE 16<sup>th</sup> Ave. at Multnomah Street. NE 16<sup>th</sup> Ave. bikeway is planned to continue north into the Irvington area. The RQGT will encourage the development of affordable housing.

#### NE Halsey Street

The Rose Quarter to Gorge Trail has a major connection north of Fred Meyer at NE Weidler Ave. and then becomes a quiet street bikeway up to NE 24<sup>th</sup> Ave. In our suggested Broadway/Weidler Plan, Broadway is reduced to two vehicle lanes going west between NE 24<sup>th</sup> Ave. and 14<sup>th</sup> Ave. and the remaining southern vehicle lane is to go east. On NE Weidler traffic is reduced to one lane going east from NE 16<sup>th</sup> Ave. and the southern lane on Weidler is planned to be exclusively for bike and bus use. The width of NE Halsey and its minimal traffic between NE 15<sup>th</sup> and the proposed bike/ped bridge over I-5 between NE Clackamas and Halsey Streets makes for a much more attractive and safe bikeway than the existing dangerous Broadway and Weidler bikeways between NE 24<sup>th</sup> and the Willamette River

#### NE 9<sup>th</sup> Avenue

Three years ago NE 9th Ave. was approved as the designated bikeway between Broadway and NE Dekum Street by Commissioner Eudaly. At NE 9<sup>th</sup> and Lloyd Blvd. intersection there is an option for bicyclists on the RQGT sidewalk to cross Lloyd Blvd. at the traffic light and travel north on the four-lane 9<sup>th</sup> Ave. to Weidler and then one block to Broadway. This route on 9<sup>th</sup> Ave. is wider and much safer through Irvington, Sabin and Lloyd Center neighborhoods than NE 7<sup>th</sup> Ave.



### NE Multnomah Street

NE Multnomah Street has the potential to become a major pedestrian-based promenade between NE 16<sup>th</sup> Ave. and the Rose Quarter. The wide and quiet street can induce much real estate development on the many major vacant parcels, under-utilized properties and demolished LC structures if the promenade vision is planned and promoted as part of the new LC development. Both the Holladay Park and Double Tree Hotel need to be improved along NE Multnomah Street. Take a look at the La Rambla Boulevard Promenade in Barcelona as a possible example of how the street and businesses could be treated to make Multnomah a special destination for fun and excitement between the new Lloyd Center/Holladay Park special area and the potential Rose Quarter/Willamette River/Cascadia High Speed Rail Transportation Hub/Town Center. The future is now.

Allison, please pass this email on to other interested parties.

Brad Perkins

[rosequartertogorgetrail.com](http://rosequartertogorgetrail.com)

[perkins@cascadiahighspeedrail.com](mailto:perkins@cascadiahighspeedrail.com)

503 317 6455



12-21-23 - DESIGN COMMISSION HEARING

EA 23-087508 DA – Lloyd Center Redevelopment Central City Master Plan

ATTENDEES - TESTIFIERS IN RED (subject to change)

	FIRST NAME	LAST NAME	EMAIL	ADDRESS	ZIP	WOULD YOU LIKE TO TESTIFY	FOR/AGAINST	TESTIFIED Y/N
1	Brad	Perkins	perkins@cascadiahighspeedrail.com	1722 NE Schuyler	97212	YES	FOR	x
2	Heather	Mayther	Hmayther@wscarpenters.org	1636 E. Burnside Street	97214	YES	FOR	DECLINED
3	Haley	Alves	halves@wscarpenters.org	8430 N Princeton St Unit A	97203	YES	FOR	x
4	James	Lopez	j.lopez@wscarpenters.org	1606 ne hogan dr	97030	YES	N/A	X
5	Jesus	Sauceda	Jsauced@wscarpenters.org	1636 E. Burnside	97214	YES	N/A	DECLINED
6	Jonathan	Rodriguez	jrodriguez@swmscarpenters.org	1636 E Burnside st	97214	YES	N/A	X
7	Joshua	Lucas	Jlucas@wscarpenters.org	1636 e Burnside st.	97214	YES	N/A	DECLINED
8	Melvin	Norman	mnorman@wscarpenters.org	1636 E Burnside St	97214	YES	N/A	DECLINED
9	Michael	Cofflin Jr	Mcofflin@wscarpenters.org	488 SE 7th Ave	97013	YES	FOR	X
10	Nickeia	Hunter	Nhunter@wscarpenters.org	1636 E Burnside	97214	YES	FOR	X
11	Santino	Juarez	Sjuarez@wscarpenter.org	1636 E Burnside St	97214	YES	FOR	X
	Collin	Haworth	collin.haworth@rwdi.com	601 SW Second Ave, Suite 1140	97204	N/A, NO	N/A	
	Jasha	Kistler	Jasha.Kistler@rwdi.com	601 SW Second Ave, Suite 1140	97204	NO, N/A	N/A	
	Hilary	Dorsey	hdorsey@djcoregon.com	1618 SW First Ave., Suite 400	97201	NO	N/A	
	Joshua	Baker	joshua@ecolloyd.org	2203 Lloyd Center	97232	NO	FOR	
	Doug	Bean	dougb@dougbean.com	PO Box 2519	97208	NO	N/A	
	LaJune	Thorson	lajune.thorson@gmail.com	255 SW Harrison St. 26 D	97201	NO	FOR	
	Ebony	Johnson	ebony.johnson1002@gmail.com	1000 N Anchor Way #211	97217	N/A	N/A	
	Twauna	Hennessee	thennessee@wscarpenters.com	1636 E Burnside St	97214	NO	FOR	
	Robert	Léger	rieger@dowl.com	309 SW 6th Ave., Suite 700	97204	NO	FOR	
	Mark	Hitchcock	mkhitchcock@gmail.com	1718 NE 11th Ave	97212	NO	FOR	
	Anna	Caporael	goodannac@gmail.com	4110 NE 129th Place	97230	NO	N/A	
	Travis	Box	TRAVIS.BOX@KOIN.COM	222 SW Columbia St. STE 102	97201	N/A	N/A	
	Randy	Gragg	randygragg@gmail.com	2705 SE Ash St	97214	N/A	N/A	
	Joey	Shoemaker	joeys@urbanrengroup.com	720 SW Washington St	97205	NO	FOR	
	Emily	Fusaro	emily@fusaro.co	4037 SE salmon street	97214	NO	FOR	
	Emmanuel	Valdovinos	revaldovinos.c@gmail.com	245 SW Lincoln St	97044	NO	FOR	
	Maryam	Alirezaei	maryam.alirezaei@zgf.com	1223 SW Washington	97205	NO	FOR	
	Sakshi	Nanda	sakshi.nanda@zgf.com	1330 sw 3rd ave	97201	NO	FOR	
	Austin	Springer	Austin@StudioKDA.com	6627 SE Insley	97206	NO	FOR	
	Sandra	McDonough	smcdonough@quetzalconsulting.com	525 SE Marion St unit 22	97292	NO	FOR	
	Kate	Brooks	kate.brooks@zgf.com	1223 de Washington	97205	NO	FOR	
	Jeff	Shoemaker	jshoemaker@dowl.com	309 SW 6th Ave, Suite 600	97204	NO	FOR	
	Kevin	Chewuk	kmc@dksassociates.com	1050 SW 6th Ave., Suite 600	97204	NO	FOR	
	Janet	Kindred	janet.kindred@zgf.com	1223 SW Washington Street, Suite 200	97205	NO	FOR	
	Twauna	Hennessee	thennessee@wscarpenters.org	1636 E Burnside St	97214	NO	FOR	
	Thomas	Ochinerero	t.ochinerero@gmail.com	1511 SW Park Ave. Apt. 609	97201	NO	N/A	
	Cory	Hoppmann	cory.s.hoppmann@kp.org	2324 NE 7th Ave	97212	NO	FOR	





# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



## Early Assistance Application

### FOR INTAKE, STAFF USE ONLY

Date Rec \_\_\_\_\_ by \_\_\_\_\_

LU Reviews Expected \_\_\_\_\_

Related cases

- |   |   |  |
|---|---|--|
| Y | N | Unincorporated MC                              |
| Y | N | Potential Landslide Hazard Area (LD & PD only) |
| Y | N | 100-year Flood Plain                           |
| Y | N | DOGAMI (high)                                  |

File Number: \_\_\_\_\_

Appt Date/Time: \_\_\_\_\_

Qtr Sec Map(s) \_\_\_\_\_ Zoning \_\_\_\_\_

Plan District \_\_\_\_\_

Historic and/or Design District \_\_\_\_\_

Neighborhood \_\_\_\_\_

District Coalition \_\_\_\_\_

Business Assoc \_\_\_\_\_

Neighborhood within 400/1000 ft \_\_\_\_\_

**APPLICANT:** Complete all sections below. Email this application and supporting documents described below to: [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov). Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Site Address \_\_\_\_\_

Site Size/Area \_\_\_\_\_

Property ID(s) R 488239 R 182243 R 488240 R 696590 R 710096

**Short Project Description:** do not leave blank or direct to "see attached". Attach additional sheets for a more detailed description, if needed.

**Design & Historic Review** (New development: give project valuation. Renovation: give exterior alteration value) \$

**Select** an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference</b> Only required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> <b>Design Advice Request</b> Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> <b>Zoning and Infrastructure Bureaus</b> (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> all other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> Only for 1-2 unit projects that do not require a land use review, land division or property line adjustment	Transportation, Environmental Services, Water		<input type="checkbox"/>



## Applicant Information

Include a separate sheet for additional names if needed.

**PRIMARY CONTACT, check all that apply** ☐ Applicant ☐ Owner ☐ Other \_\_\_\_\_  
Invite to MS Teams Meeting?: ☐ Yes ☐ No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Check all that apply** ☐ Applicant ☐ Owner ☐ Other \_\_\_\_\_  
Invite to MS Teams Meeting?: ☐ Yes ☐ No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Check all that apply** ☐ Applicant ☐ Owner ☐ Other \_\_\_\_\_  
Invite to MS Teams Meeting?: ☐ Yes ☐ No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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## Please submit the following materials to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov):

- Written project description, including proposed stormwater disposal system and additional property IDs if not included above.
- List of questions to be discussed.
- Site plans drawn to a measurable scale, with scale and scale bar identified and building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified.
- ☐ If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards>.

### Note:

1. See the Land Use Services fee schedule for detailed fee information: [www.portland.gov/bds/current-fee-schedules](http://www.portland.gov/bds/current-fee-schedules).
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
4. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
5. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
6. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner by scheduling a 15-minute appointment or a Life Safety Preliminary Meeting ([www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).





**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
TTY: 711  
[www.portland.gov/bds](http://www.portland.gov/bds)

## Design Advice Request

### DISCUSSION MEMO

**Date:** October 26, 2023  
**To:** Portland Design Commission  
**From:** Benjamin Nielsen, Design & Historic Review Team  
503-865-6519, [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov)  
**Re:** EA 23-087508 DA – Lloyd Center Redevelopment Central City Master Plan  
Design Advice Request Memo – November 2, 2023

This memo is regarding the upcoming DAR on November 2, 2023, for the proposed Lloyd Center Redevelopment Central City Master Plan. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/Record/16401069/>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Approval criteria matrix and other documents (attached).

#### I. PROGRAM OVERVIEW

Design Advice Request for a proposed Central City Master Plan to be located on the site of the current Lloyd Center shopping mall in the Lloyd Subdistrict of the Central City Plan District. The proposed master plan area encompasses approximately 29.3 acres of land. The master plan envisions a new neighborhood with higher density residential and commercial buildings that will frame a network of diverse but complementary connected open spaces.

#### II. DEVELOPMENT TEAM BIO

<b>Design Team Rep</b>	Allison Rouse, ZGF Architects, LLP
<b>Owner's Representative</b>	Krista Bailey, KREF Lloyd Center Owner, LLC
<b>Project Valuation</b>	Not Available

**III. FUTURE DESIGN REVIEW APPROVAL CRITERIA:** Section 33.510.255.H, Central City Master Plan Approval Criteria (see attached matrix).

#### IV. POTENTIAL ADJUSTMENTS

Subject to the approval criteria in Section 33.805.040.

Although staff has not yet identified any potential Adjustments to zoning code development standards, it is possible that the shadows standard for parks and plazas in the master plan area (33.510.255.K.3.d) may not be met, given the configuration of the open space network and likely massing envelope heights (which have yet to be provided).



## V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Discussion will be primarily centered around the transportation and open space framework for future development in the master plan area, with discussions about massing envelopes and further master plan refinements to come at a second DAR.

Staff believes that, on the whole, the proposed framework is beginning to establish the Lloyd Center Redevelopment site as a unique but integrated neighborhood in the greater Lloyd District—and particularly so when contrasted to the existing Lloyd Center shopping center. While proposed areas of active ground floor use and parking and loading have not yet been identified, these are important considerations to keep in mind during discussions relative to proposed open spaces within the master plan area, relative to Holladay Park, and relative to surrounding development—much of which does not contribute to a vibrant streetscape. Two large development tracts that exceed the standard Portland block size are also proposed in the master plan. Connectivity through the master plan area does not appear to be negatively impacted by these, due to their location relative to development patterns beyond the master plan area, but the relationship of these tracts to the rest of the master plan and surrounding neighborhoods should also be carefully considered (Criterion 1: Policies 3.LD-1 & Policies 5.LD-2 and Criterion 2: Guideline A3, A3-1, & B3-1).

Staff has attached a matrix of the approval criteria with preliminary thoughts on how the criteria are either being met or not met. Some criteria have no notes, as the plan is still very preliminary. As with other Central City master plans, staff believes it will be important to provide enough definition in the master plan to define the site's character and identity (Criterion 2: Guidelines A4, A5, and A5-1) and specifically include programs for public art (Criterion 2: Guideline A5-3), water features (Criterion 2: Guideline A5-4), and wayfinding (Criterion 1: Policy 5.LD-5).

Finally, the applicants have provided a list of questions that they would like to discuss at the DAR, which are also attached to this memo. Staff's initial comments regarding these questions are as follows:

1. Character elements for pedestrian walkways through the master plan area should serve to help to unify, embellish, and identify the master plan (Criterion 2: Guidelines A4 & A5) and well as to help create a rich and vibrant pedestrian experience through the use of lush landscaping, public art, water features, stopping places, lighting, and other unique experiences (Criterion 2: Guidelines A5-1, A5-3, A5-4, A5-6, A8, B2, B4, & B5). Walkways through the master plan area do not necessarily need to incorporate the same design elements that have been used at other nearby developments, such as Hassalo on Eighth.
2. Development on the east and west edges of the master plan area should engage NE 9<sup>th</sup> Ave and NE 15<sup>th</sup>/16<sup>th</sup> Ave, despite the auto-oriented nature of existing uses across NE 9<sup>th</sup> Ave today and the boulevard character of NE 15<sup>th</sup>/16<sup>th</sup> Aves. Regarding potential connections to the west of the site, the Commission and development team should presume that, at some future date, the parking garage to the west of the master plan area will be removed and replaced with a more active development and that connectivity between the master plan area and NE Clackamas St to the west will be extended through that site, even if it is not directly in line with NE Clackamas St. Staff is unsure whether a secondary east-west connection to NE 15<sup>th</sup>/16<sup>th</sup> Ave through the large tract at the southeast corner of the master plan site would be beneficial, given the two-block span of Holladay Park Plaza to the immediate east.
3. The relationship of redevelopment in the master plan area to Holladay Park is tricky. The north-south promenade through the master plan area along the NE 12<sup>th</sup> Ave alignment provides a direct visual connection from the park to the north, but as currently designed,



there is no walkway through the park that will connect to this promenade. Walkway connections are instead provided at the northeast and northwest corners of the park. Holladay Park is also very inward-focused, with a central plaza space and walkways leading to it from all four corners of the park. Both Holladay Park and the 12<sup>th</sup> Ave promenade would benefit from a signalized crossing at NE Multnomah St & 12<sup>th</sup> with a new walkway extending south from there through Holladay Park to its central plaza. Regardless of whether this happens, however, development along the north side of the park should be oriented to create an active streetscape across the street from the park, which will help to make it safer and more successful. (Criterion 2: Guidelines A3-2 & B5). Extending this active ground level development to the north along NE 11<sup>th</sup> and NE 13<sup>th</sup> Avenues will help to connect the park to the master plan's open space, even if parking & loading access to those development tracts is probably also best provided from those streets.

Attachments

Applicant Narrative

Applicant Questions

Matrix of Approval Criteria for Central City Master Plans

Drawings (<https://efiles.portlandoregon.gov/Record/16401069/>)



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			
		Policy 1.LD-1	Employment core.			
			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.		<p>area.</p> <p>Access to Holladay Park is provided through the master plan area with the extensions of NE 11<sup>th</sup> Ave and NE 13<sup>th</sup> Ave into the Lloyd Center site. The promenade aligns with NE 12<sup>th</sup> 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.</p> <p>The Lloyd Center master plan will allow for a mix of uses that could include grocery stores, neighborhood-serving businesses, daycares, and schools.</p>	
		<b>Policy 2.LD-2</b>	<b>Successful neighborhood business districts.</b> 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.	<b>YES</b>	<p>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.</p>	
		<b>Policy 2.LD-3</b>	<b>Community building.</b> 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.	<b>?</b>	<p>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.</p> <p>However, the master plan should clarify how development of these open spaces will incorporate public art and history of the district.</p>	
		<b>Policy 2.LD-4</b>	<b>Housing diversity.</b> 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.	<b>YES</b>	<p>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.</p>	
		<b>Goal 3</b>	<b>Transportation</b>			
		<b>Policy 3.LD-1</b>	<b>Optimized street network.</b> 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.	<b>YES?</b>	<p>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.</p> <p>PBOT has indicated preliminary support of the proposed street network, contingent upon further study of east/west connectivity and coordination with underground utilities.</p>	



		<b>Policy 3.LD-2</b>	<b>Rose Quarter and regional attractions.</b> 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.	<b>YES</b>	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.	
		<b>Goal 4</b>	<b>Willamette River</b>			
		<b>Policy 4.LD-1</b>	<b>Lloyd urban riverfront.</b> 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	<b>N/A</b>	This policy does not apply since the master plan area does not contain the Thunderbird site.	
		<b>Policy 4.LD-2</b>	<b>Public trails.</b> 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.	<b>YES</b>	While no public trails intersect the master plan area, the new north-south connections through the site—particularly the 12 <sup>th</sup> 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.	
		<b>Policy 4.LD-3</b>	<b>Watershed health and native species recovery.</b> 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.	<b>N/A</b>	This policy does not apply since the master plan area does not abut the Willamette River or contain riparian habitat.	
		<b>Goal 5</b>	<b>Urban Design</b>			
		<b>Policy 5.LD-1</b>	<b>Diverse and distinctive urban places.</b> Foster more intense development in the Central Lloyd area and Rose Quarter while strengthening the distinct character of the existing Lloyd subareas.	<b>YES</b>	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.	
		<b>Policy 5.LD-2</b>	<b>Connectivity through large blocks.</b> 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	<b>YES</b>	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			
		<b>Policy 5.LD-3</b>	<b>Pedestrian-oriented development.</b> 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	<b>YES</b>	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.	
		<b>Policy 5.LD-4</b>	<b>Street hierarchy and development character.</b> 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.	<b>YES</b>	The small proposed open space at the northeast corner of the master plan area will help to support the boulevard character of NE 15 <sup>th</sup> 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.	
		<b>Policy 5.LD-5</b>	<b>Open space network.</b> 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.	<b>YES?</b>	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.	
		<b>Goal 6</b>	<b>Health and Environment</b>			
		<b>Policy 6.LD-1</b>	<b>Sustainable district.</b> 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.	<b>?</b>	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.	
		<b>Policy 6.LD-2</b>	<b>Sullivan's Gulch.</b> 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.	<b>N/A</b>	Sullivan's Gulch does not abut or traverse the master plan area.	
	<b>2</b>	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.				
		<b>A1</b>	<b>Integrate the River.</b> 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.			
		<b>A2</b>	<b>Emphasize Portland Themes.</b> When provided, integrate Portland-related themes with the development's overall design concept.	<b>YES</b>	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.	
		<b>A3</b>	<b>Respect the Portland Block Structures.</b> 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.	<b>YES</b>	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.	
		<b>A4</b>	<b>Use Unifying Elements.</b> Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.	<b>?</b>	See comments for A5, below.	
		<b>A5</b>	<b>Enhance, Embellish and Identify Areas.</b> 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.	<b>?</b>	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."	
		<b>A6</b>	<b>Reuse / Rehabilitate / Restore Buildings.</b> Where practical, reuse, rehabilitate, and restore building and/or building elements.	<b>?</b>	It is currently unclear which, if any, of the existing buildings on the site will be retained and reused.	
		<b>A7</b>	<b>Establish and Maintain a Sense of Urban Enclosure.</b> Define public rights-of-way by creating and maintaining a sense of urban enclosure.			
		<b>A8</b>	<b>Contribute to a Vibrant Streetscape.</b> Integrate	<b>?</b>	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.			
		<b>A9</b>	<b>Strengthen Gateways.</b> 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.	
		<b>B1</b>	<b>Reinforce and Enhance the Pedestrian System.</b> 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.	
		<b>B2</b>	<b>Protect the Pedestrian.</b> 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.			
		<b>B3</b>	<b>Bridge Pedestrian Obstacles.</b> Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.			
		<b>B4</b>	<b>Provide Stopping and Viewing Places.</b> Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.			
		<b>B5</b>	<b>Make Plazas, Parks, and Open Space Successful.</b> 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.			
		<b>B6</b>	<b>Develop Weather Protection.</b> 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 <i>Purpose</i> .	
		<b>B7</b>	<b>Integrate Barrier-Free Design.</b> Integrate access systems for all people with the building’s overall design concept.			
		<b>C1</b>	<b>Enhance View Opportunities.</b> 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.			
		<b>C2</b>	<b>Promote Quality and Permanence in Development.</b> Use design principles and building materials that promote quality and permanence.	<b>N/A</b>	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.	
		<b>C3</b>	<b>Respect Architectural Integrity.</b> 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.	<b>N/A</b>	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 <i>Purpose</i> .	
		<b>C4</b>	<b>Complement the Context of Existing Buildings.</b> Complement the context of existing buildings by using and adding to the local design vocabulary.	<b>N/A</b>	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.	
		<b>C5</b>	<b>Design for Coherency.</b> 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.	<b>N/A</b>	Because no specific buildings are currently proposed, coherency of design elements will be addressed on a building-by-building basis in future Design Reviews.	
		<b>C6</b>	<b>Develop Transitions Between Buildings and Public Spaces.</b> 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	<b>N/A</b>	This guideline will be best addressed during Design Review for individual building proposals.	



			public open space.			
		<b>C7</b>	<b>Design Corners that Build Active Intersections.</b> 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.	<b>N/A</b>	This guideline will be best addressed during Design Review for individual building proposals.	
		<b>C8</b>	<b>Differentiate the Sidewalk-Level of Buildings.</b> 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.	<b>N/A</b>	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.	
		<b>C9</b>	<b>Develop Flexible Sidewalk-Level Spaces.</b> Develop flexible spaces at the sidewalk level of buildings to accommodate a variety of active uses.	<b>?</b>	No information about proposed active ground floor use areas has been provided.	
		<b>C10</b>	<b>Integrate Encroachments.</b> 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.			
		<b>C11</b>	<b>Integrate Roofs and Use Rooftops.</b> 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.	<b>N/A</b>	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.	
		<b>C12</b>	<b>Integrate Exterior Lighting.</b> 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.	<b>N/A</b>	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.	



		<b>C13</b>	<b>Integrate Signs.</b> 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.	<b>N/A</b>	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.	
		<b>D1</b>	<b>Park Blocks.</b> 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.	<b>N/A</b>	The master plan area is not adjacent to any of the Park Blocks.	
		<b>D2</b>	<b>South Waterfront Area.</b> 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.	<b>N/A</b>	The master plan area does not lie within the South Waterfront Area.	
		<b>D3</b>	<b>Broadway Unique Sign District.</b> 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.	<b>N/A</b>	The master plan area does not lie within the Broadway Unique Sign District.	
		<b>D4</b>	<b>New China/Japantown Unique Sign District.</b> Provide opportunities for the development of	<b>N/A</b>	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><b>Connect public facilities to the river.</b> 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><b>Support a convenient pedestrian linkage through the superblocks between the convention center and Lloyd Center.</b> 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 9<sup>th</sup>.</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><b>Make superblock plazas inviting and easily accessible from Holladay Street.</b> 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><b>Develop identifying features.</b> 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><b>Accommodate or incorporate underground utility service.</b> Accommodate or incorporate underground</p>	YES	Underground utility service is proposed for development throughout the district.	



			utility service to development projects.			
		<b>A5-3</b>	<b>Incorporate Works of Art.</b> 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.	
		<b>A5-4</b>	<b>Incorporate Water Features.</b> 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.	
		<b>A5-6</b>	<b>Incorporate landscaping as an integral element of design.</b> 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.	
		<b>A5-7</b>	<p><b>Integrate the Civic Campus into the Lloyd District.</b> 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.	
		<b>A5-8</b>	<p><b>Integrate the Lloyd Center Shopping Center into the Lloyd District.</b> 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.	



		<b>A8-1</b>	<b>Incorporate Active Ground-Level Uses in Parking Structures.</b> 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.	
		<b>A9-1</b>	<b>Provide a Distinct Sense of Entry and Exit.</b> 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.	
		<b>B1-1</b>	<b>Protect Pedestrian Areas from Mechanical Exhaust.</b> 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.	
		<b>B1-2</b>	<b>Incorporate Additional Lighting.</b> 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.	
		<b>B1-3</b>	<b>Design Projects to Attract Pedestrians to the Broadway/Weidler Corridor.</b> 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.	
		<b>B3-1</b>	<b>Provide Pedestrian Crossings Spaced at Traditional One-Block Intervals.</b> 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.	
		<b>B3-2</b>	<b>Improve Pedestrian Crossings on N.E. Broadway.</b> 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.	
		<b>B6-1</b>	<b>Provide Pedestrian Rain Protection.</b> 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		<b>C1-1</b>	<b>Integrate Parking.</b> 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	<b>Integrate Signs.</b>	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
		C2-1	<b>Maximize View Opportunities.</b>	?	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	<b>Design to Enhance Existing Themes in the Broadway/Weidler Corridor.</b> 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	<b>Orient Development Along the Lloyd District's Eastern Edge Toward Adjacent Neighborhoods.</b> 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	<b>Step Back Upper Building Floors Along Holladay Street.</b> Along Holliday Street from 1 <sup>st</sup> to 13 <sup>th</sup> 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	<b>Use Masonry Materials.</b> 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	<b>Design Exterior Building Walls That Are Transparent in Glazed Areas and Sculptural in Surface.</b> 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	<b>Use Light Colors.</b> 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.	?	<p>There is not enough information to determine if or how this criterion will be met.</p> <p>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.</p>		
	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?	<p>The proposed master plan will strengthen the NE 11<sup>th</sup> Ave and NE 13<sup>th</sup> 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.</p> <p>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.</p>		
	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?	<p>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.</p> <ul style="list-style-type: none"><li>- PBOT supports 12<sup>th</sup> Ave. being a pedestrian and bicycle facility to match the existing pattern established in the two blocks north of the site.</li></ul>		



		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"> <li>- PBOT supports the proposed new north/south public streets through the site.</li> <li>- PBOT supports the code intent of providing connectivity in all directions of travel (north, south, east, and west)</li> <li>- 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.</li> <li>- 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).</li> <li>- New public streets should be built to full City standard as described in the attached memo provided by PBOT planning.</li> </ul>	
<b>T</b>	<b>9</b>	The proposed street plan must provide multi-modal street connections to support the surrounding street grid pattern.	<b>YES?</b>	See notes under Criterion 8, above.	
	<b>10</b>	The plan ensures that there will be adequate and timely infrastructure capacity for the proposed development.	<b>?</b>	<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>	
	<b>11</b>	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.	<b>?</b>	No information about active and inactive uses has been provided.	
	<b>12</b>	The proposal will not have a significant adverse effect on truck and freight movement.	<b>?</b>	See notes for Criterion 8.	
	<b>13</b>	City-designated scenic resources are preserved.	<b>YES</b>	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.	





City of Portland  
**Design Commission**

## Design Advice Request

EA 23-087508 DA

# **Lloyd Center Redevelopment Central City Master Plan**

November 2, 2023

Staff Presentation



## **Context**

Location

Zoning

Approval Criteria

Context

Program Overview

## **Applicant Presentation**

## **Discussion Items**

Overall Framework

Applicants' Questions

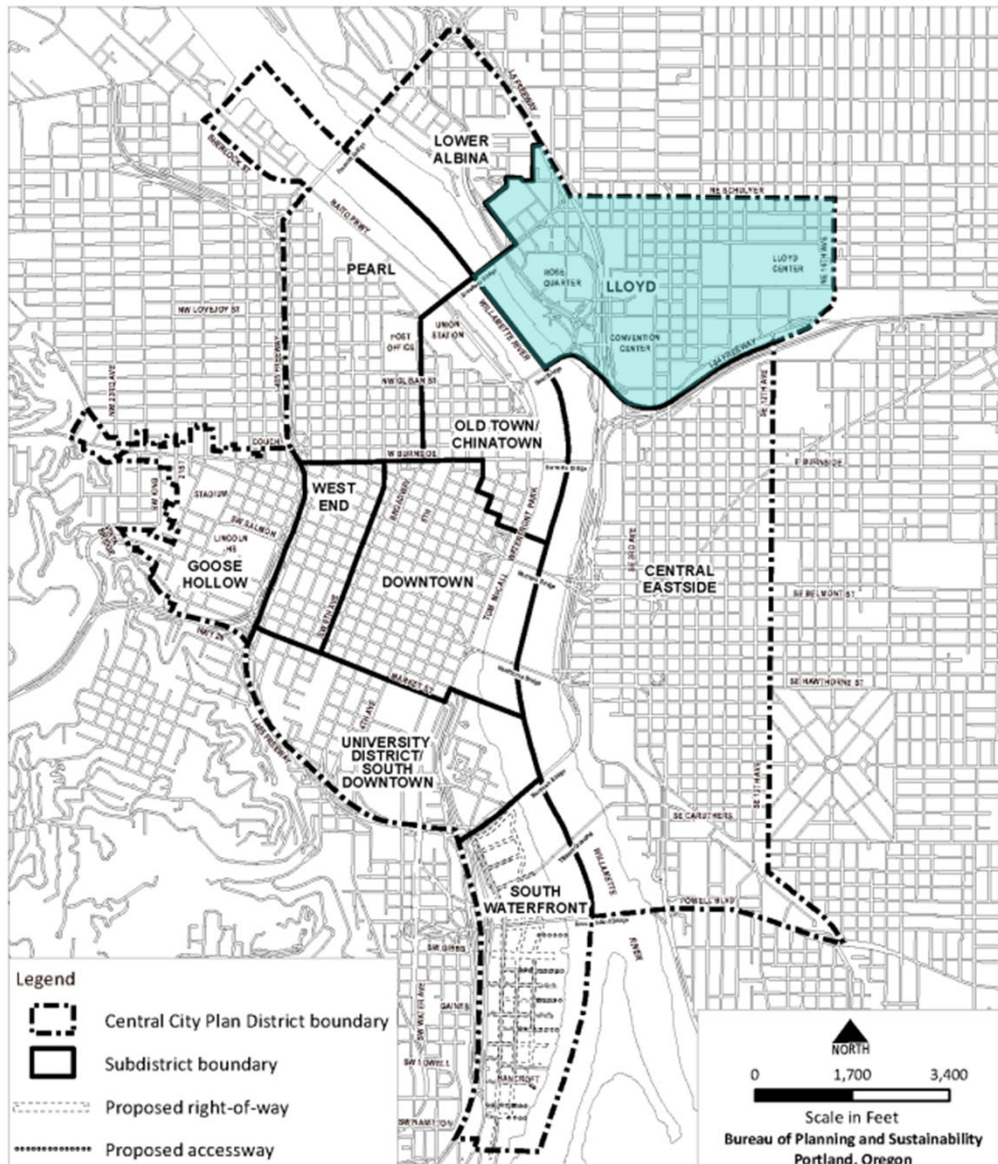
## **Public Comments**

## **Commission Discussion**



# Context



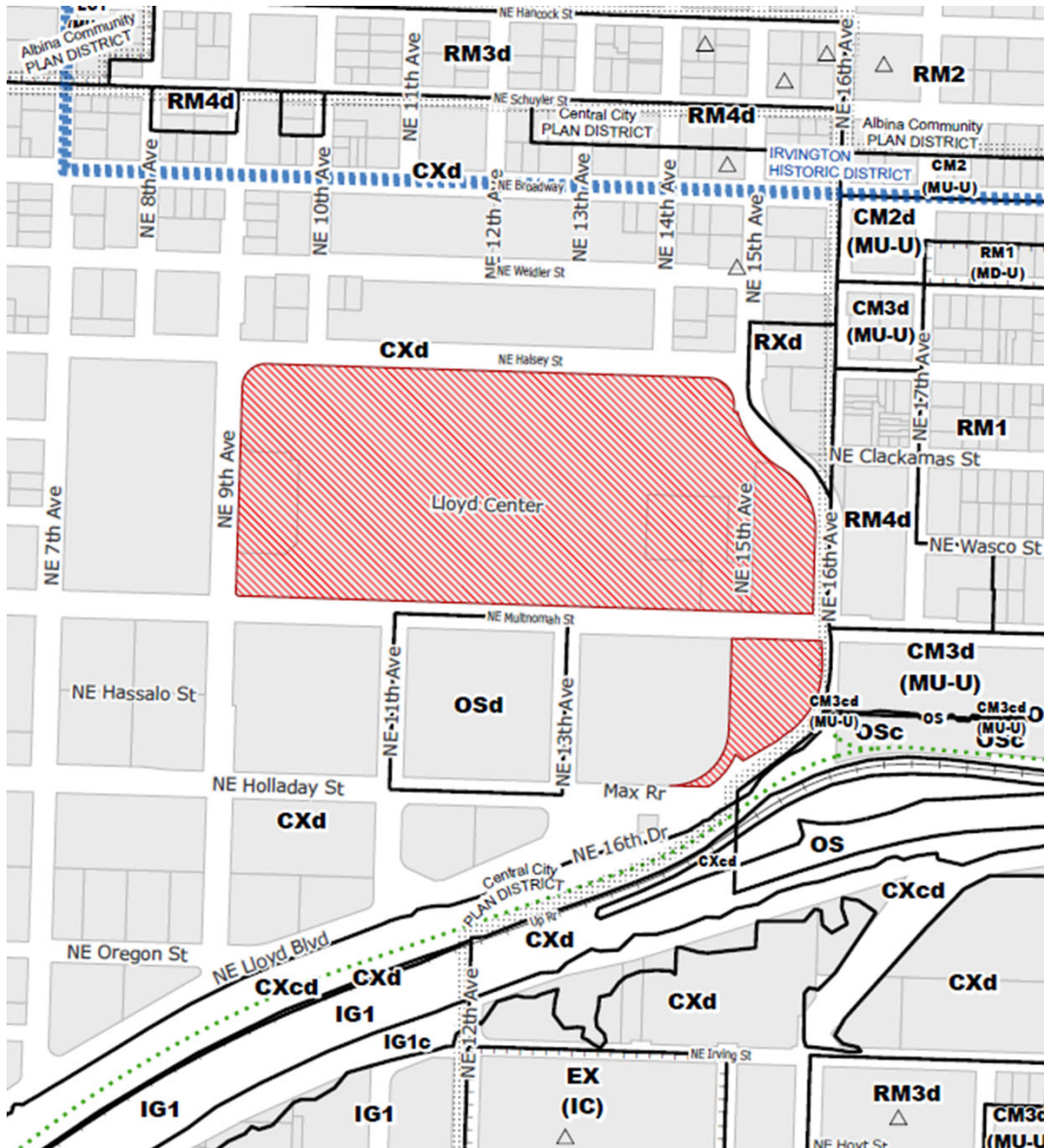


# Location

Central City Plan District

Lloyd Subdistrict





# Zoning

## Base Zone:

CX, Central Commercial

## Overlay:

d, Design Overlay

## Floor Area Ratio:

6:1 base on portion of site north of NE Multnomah & west of NE 15<sup>th</sup>

4:1 base on portion of site north of NE Multnomah and east of NE 15<sup>th</sup>

9:1 base on portion of site south of NE Multnomah

+3:1 bonus allowed and unlimited transfers within district

## Height:

150' base max

225' with bonus max



## 33.510.255.H.1-11. Approval Criteria.

1. The Central City Master Plan is consistent with applicable subdistrict goals and policies of the Central City 2035 Plan;
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;
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;
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;
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;
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;
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.

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 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;
9. The proposed street plan must provide multi-modal street connections to support the surrounding street grid pattern;
10. The plan ensures that there will be adequate and timely infrastructure capacity for the proposed development; and
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.
12. The proposal will not have a significant adverse effect on truck and freight movement;
13. City-designated scenic resources are preserved;
14. Proposed residential uses are buffered from potential nuisance impacts from uses allowed by right in the zone; and
15. The master plan includes a design, landscape, and transportation plan that will limit conflicts between residential, employment, and industrial uses.

## Approval Criteria

Central City Master Plan:  
PZC 33.510.255.H.1-11



## Central City Master Plan (CCMS)

### Why a CCMS? (33.510.255.A)

Purpose of a CCMS: To establish a development strategy for significant sites that provides:

- A strong orientation towards transit and multimodal transportation alternatives.
- A safe and vibrant public realm, supported by active ground floor uses, open space areas and an internal circulation system that provides access to adjacent public rights-of-way and multimodal transportation options;
- Adequate services such as water, stormwater, sewers, and fire-hydrants, and
- Building bulk, height, orientation, and programming that:
  - Protects public views and preserves light and air within the public realm, and;
  - Is oriented to active and passive public gathering spaces, including public open spaces, transit stations, and the Willamette River.

Per 33.510.255.C, an applicant may voluntarily submit for a CCMS review. The minimum size threshold for a voluntary CCMS review is 160,000 SF of lot area.

## Central City Master Plan



## Central City Master Plan (CCMS)

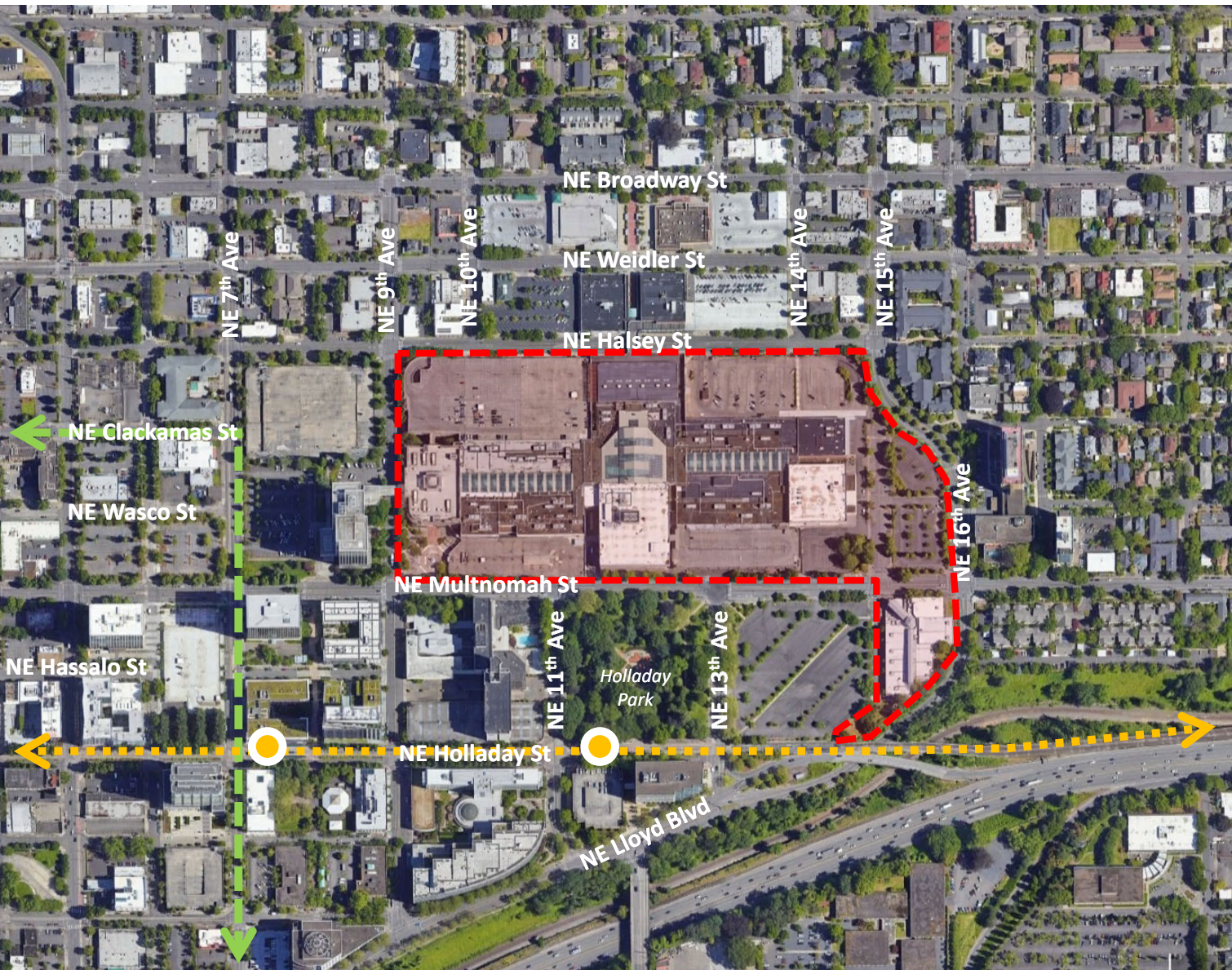
### Benefits to development? (33.510.255.D)

Flexibility allowed. A CCMS provides the development with flexibility to:

- Transfer FAR w/in CCMS boundaries w/o meeting usual hierarchy of prioritization;
- Meet min FAR for plan area rather per site; and,
- Achieve bonus height limits (225 feet) without having to provide the usual required bonuses or transfers.

## Central City Master Plan





## Context

- Anchors east end of the Lloyd District
- Immediately south of Broadway/Weidler corridor
- Max station at southwest end of Holladay Park
- Green loop along NE 7<sup>th</sup> Ave and NE Clackamas
- Numerous superblocks surrounding the site. Those to the west and southwest have private streets and passageways that allow for more movement through the area





## Context

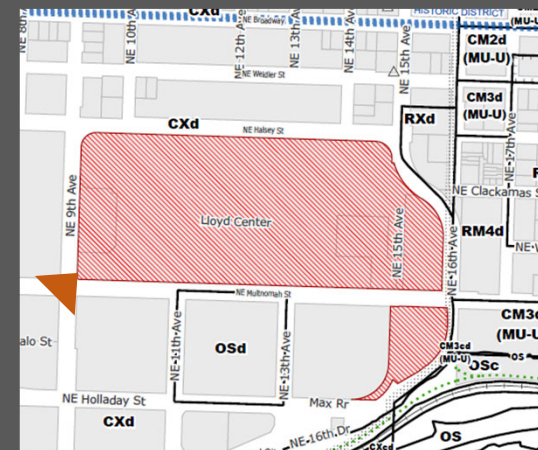
- Anchors east end of the Lloyd District
- Immediately south of Broadway/Weidler corridor
- Max station at southwest end of Holladay Park
- Green loop along NE 7<sup>th</sup> Ave and NE Clackamas
- Numerous superblocks surrounding the site. Those to the west and southwest have private streets and passageways that allow for more movement through the area





## Context

- Corner of NE 9<sup>th</sup> Ave and Multnomah, looking NE

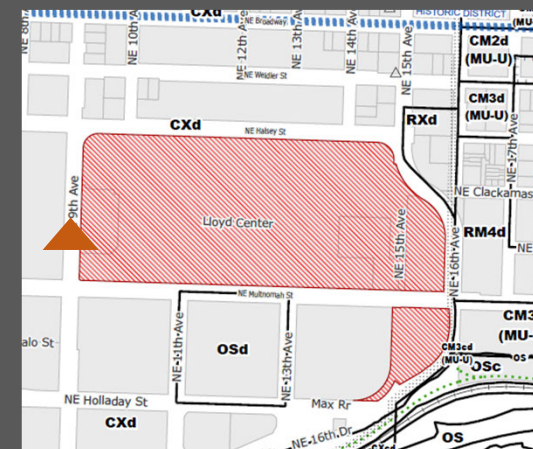






## Context

- Looking N along NE 9th Ave

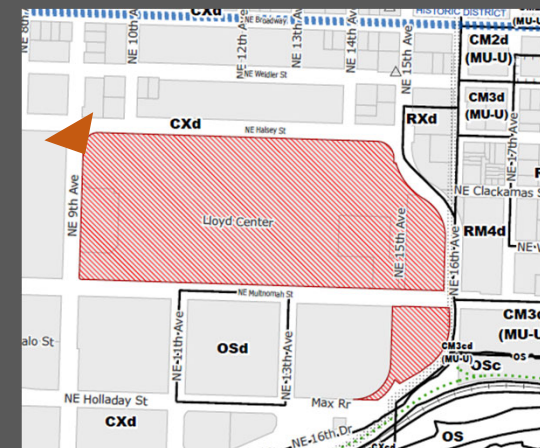






## Context

- Corner of NE 9<sup>th</sup> & Halsey, looking towards SE







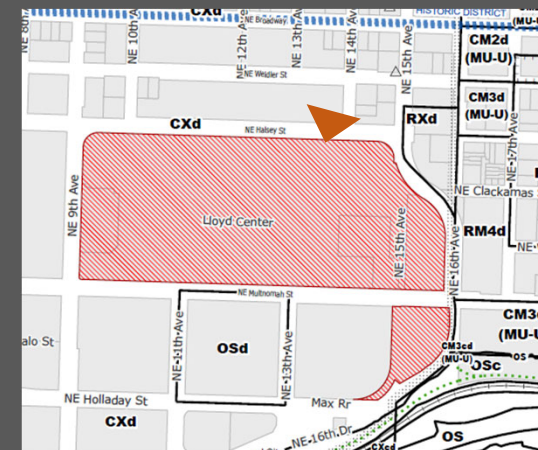
- [illegible]





## Context

- Looking S from NE Halsey St

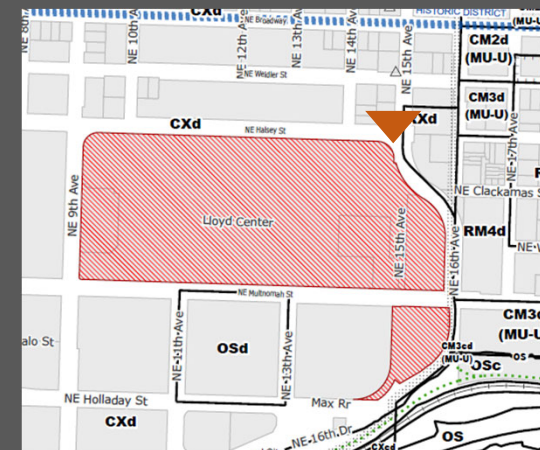






## Context

- Looking S from corner of NE 15<sup>th</sup> Ave & Halsey St

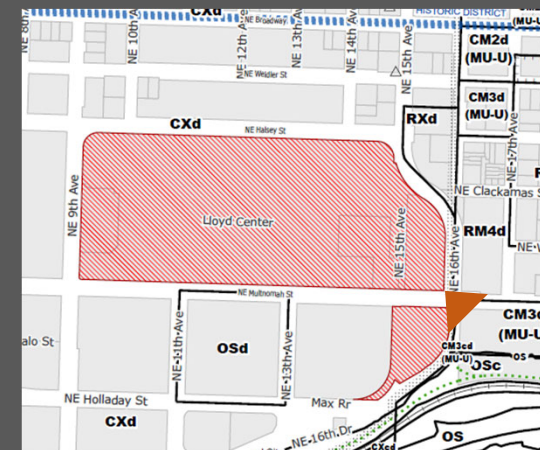






## Context

- Looking NW from corner of NE 16<sup>th</sup> Ave & Multnomah St

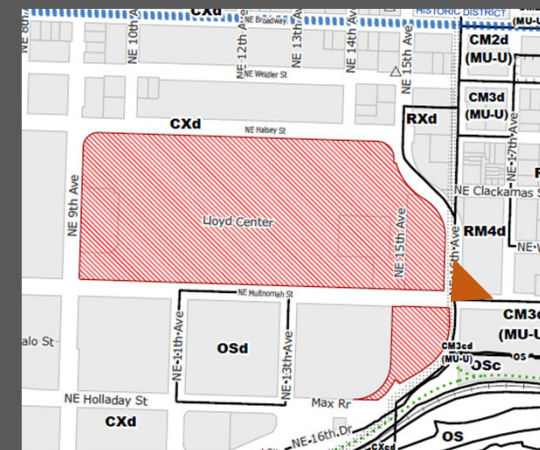






## Context

- Looking SW from corner of NE 16<sup>th</sup> Ave & Multnomah St

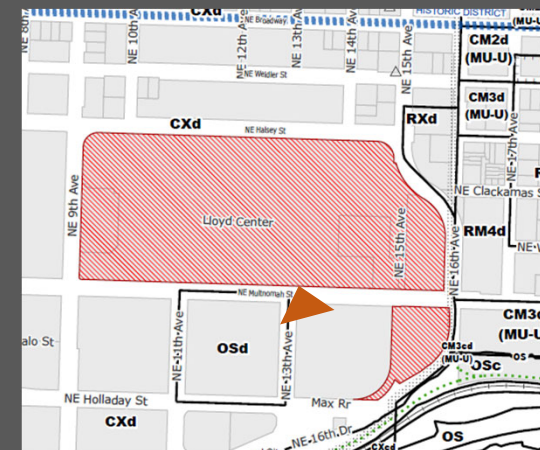






## Context

- Looking N from NE Multnomah St

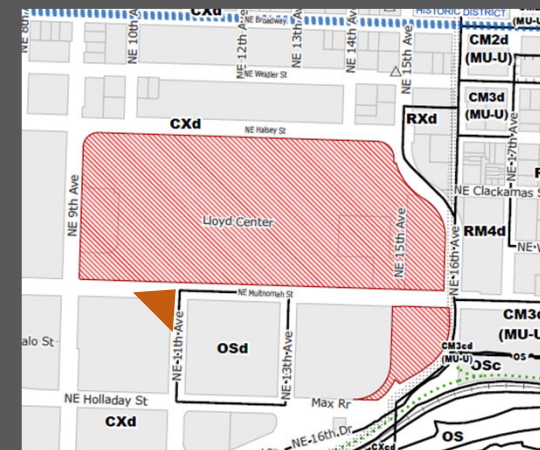






## Context

- Looking NE from NE 11<sup>th</sup> Ave & Multnomah St

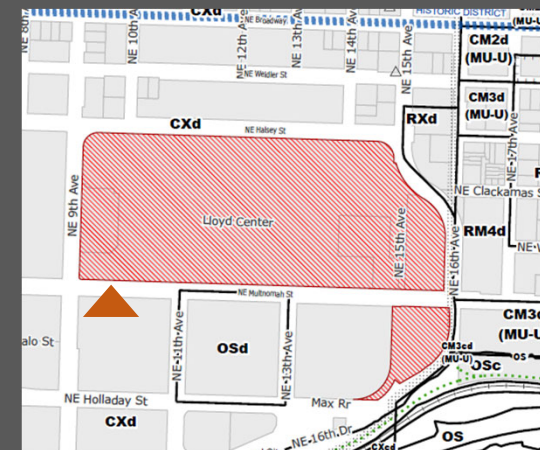






## Context

- Looking N from NE Multnomah St

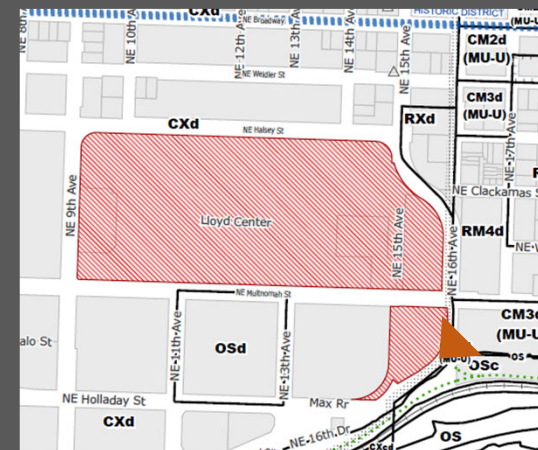






## Context

- Looking SW along NE 16<sup>th</sup> Ave







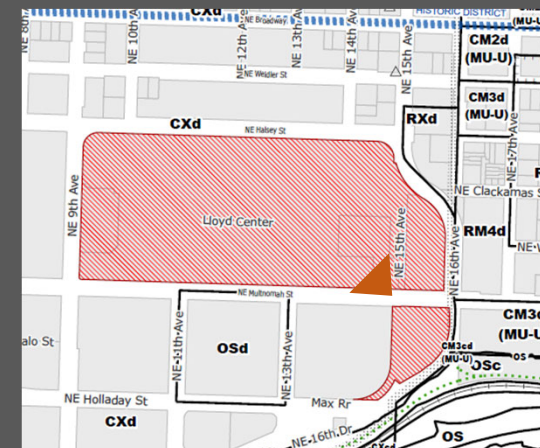
- [illegible]





## Context

- Looking SE from NE 15<sup>th</sup> & Multnomah

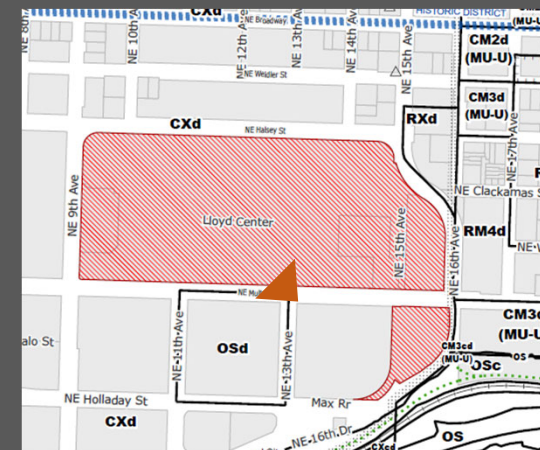






## Context

- Looking SE from NE 13<sup>th</sup> & Multnomah

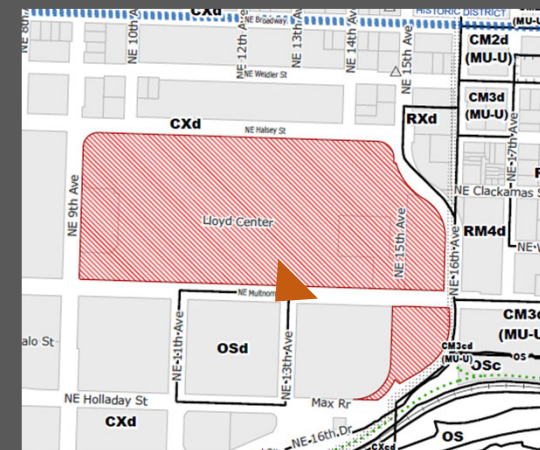






## Context

- Looking SW from NE 13<sup>th</sup> & Multnomah towards Holladay Park

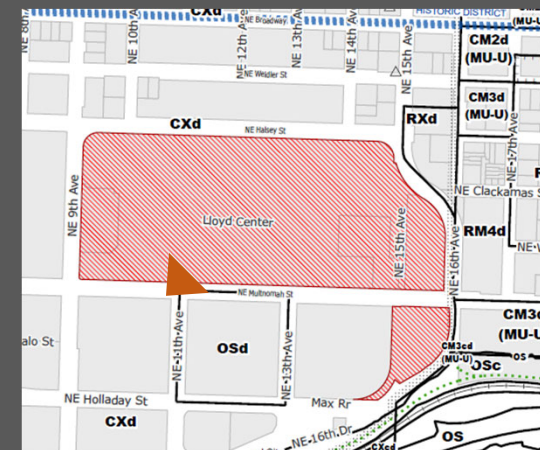






## Context

- Looking SW from NE 11<sup>th</sup> & Multnomah towards Double Tree Hotel

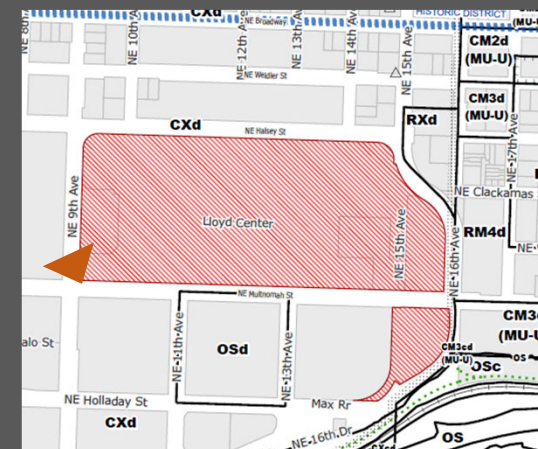






## Context

- Looking S from NE 9<sup>th</sup> & Multnomah towards Double Tree Hotel







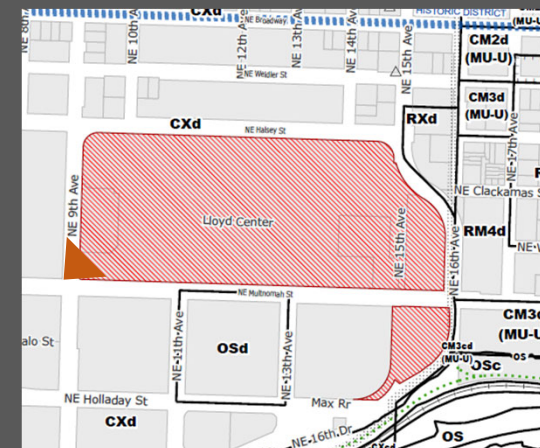
- 
- PLAT MAP
- MINNEAPOLIS, MINN.
- NE 9th Ave
- NE 10th Ave
- NE 11th Ave
- NE 12th Ave
- NE 13th Ave
- NE 14th Ave
- NE 15th Ave
- NE 16th Dr
- NE Holladay St
- NE Multnomah St
- NE Clackamas St
- Lloyd Center
- Osd
- Max Rf
- CM2d
- CM3d
- CM3c
- CM3d (MU-U)
- CM3c (MU-U)
- OS
- OS Sc
- OS Pd
- OS Pd (MU-U)
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## Context

- Looking NW from NE 9<sup>th</sup> & Multnomah towards Lloyd Center Tower

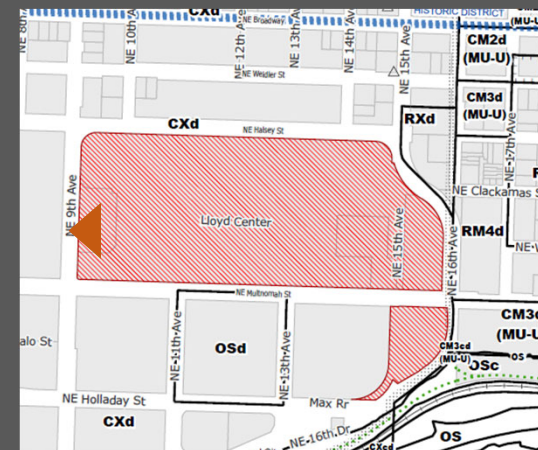






## Context

- Looking W from NE 9<sup>th</sup> Ave towards Lloyd Center Tower

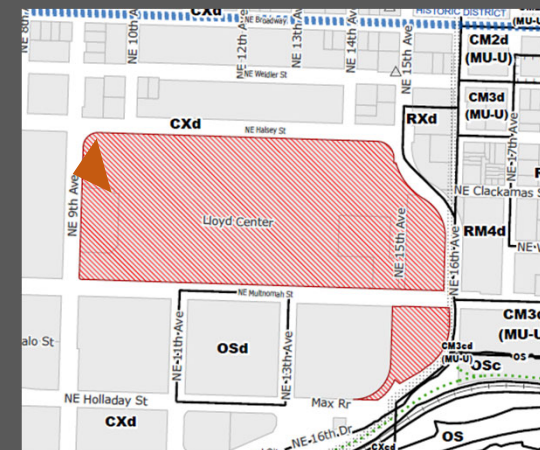






## Context

- Looking W from NE 9<sup>th</sup> Ave towards Lloyd Center Tower parking garage

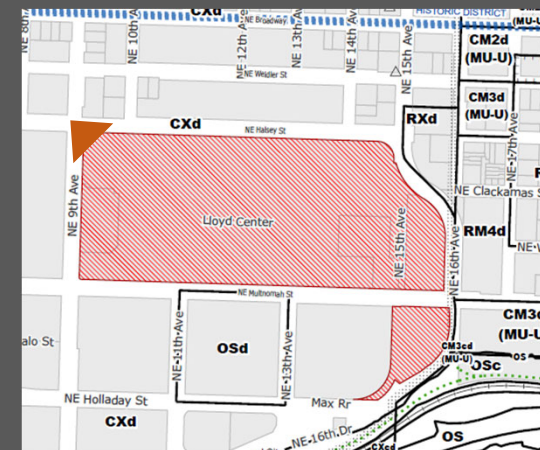






## Context

- Looking NW from NE 9<sup>th</sup> Ave & Halsey towards Lloyd Athletic Club

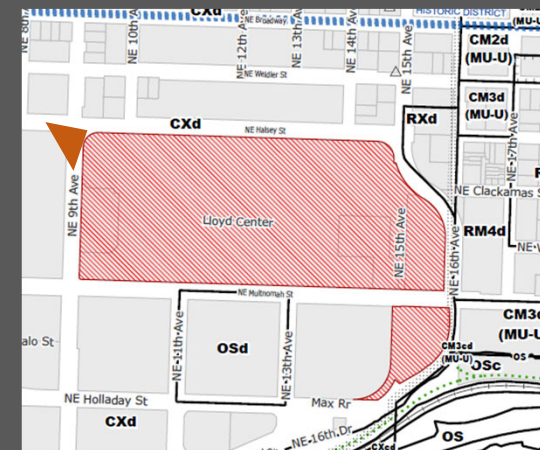






## Context

- Looking NE from NE 9th Ave & Halsey

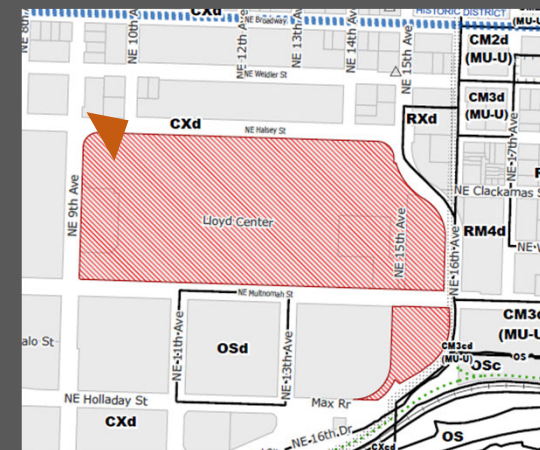






## Context

- Looking NE from NE 10<sup>th</sup> Ave & Halsey

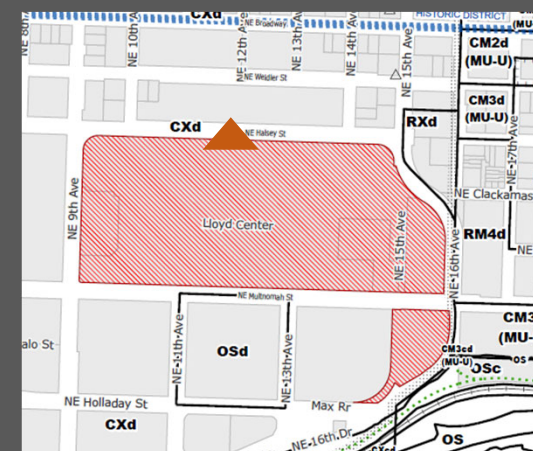






## Context

- Looking N from NE Halsey St at 12<sup>th</sup> Ave pedway

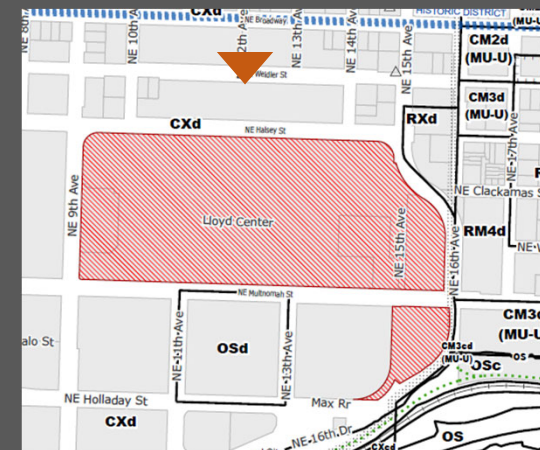






## Context

- Looking S from NE Weidler St at 12<sup>th</sup> Ave pedway

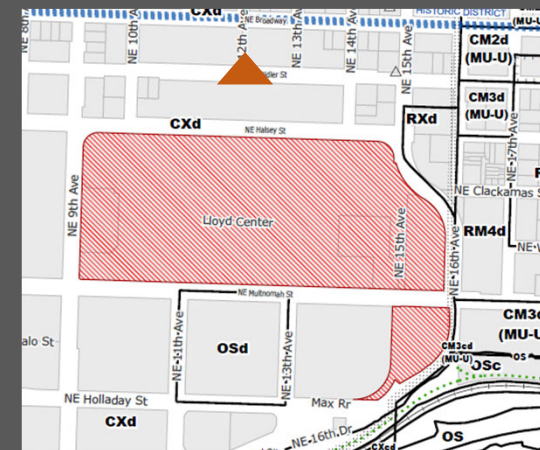






## Context

- Looking N from NE Weidler St at 12<sup>th</sup> Ave pedway

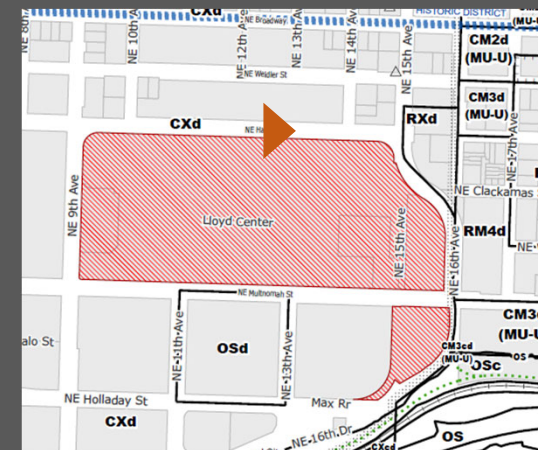






## Context

- Looking E along NE Halsey at approximately NE 13<sup>th</sup> Ave

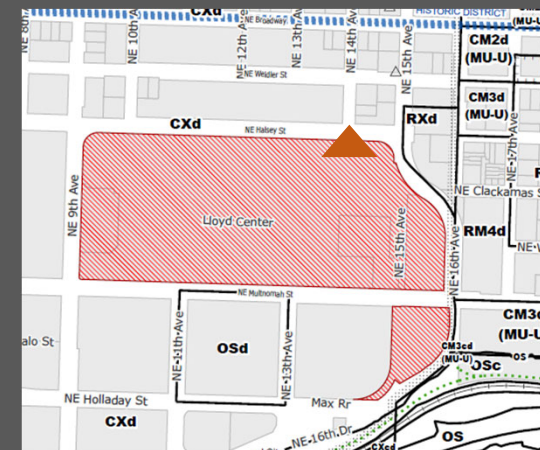






## Context

- Looking N at NE 14<sup>th</sup> & Halsey

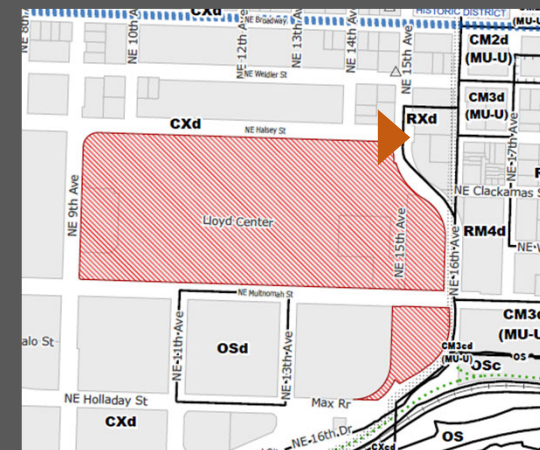






## Context

- Looking E at NE 15<sup>th</sup> & Halsey

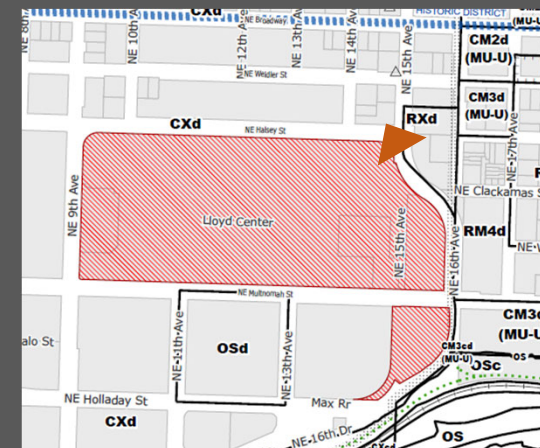






## Context

- Looking NW at NE 15<sup>th</sup> & Halsey

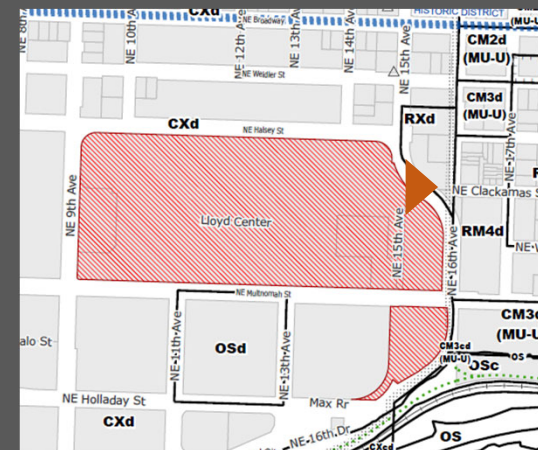






## Context

- Looking E at NE 15<sup>th</sup> & Clackamas

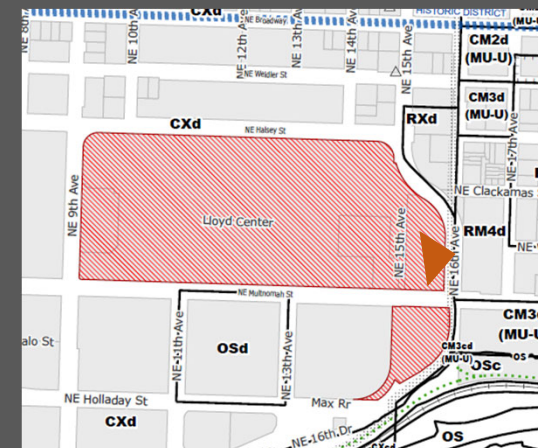






## Context

- Looking E from NE 16<sup>th</sup> near NE Wasco

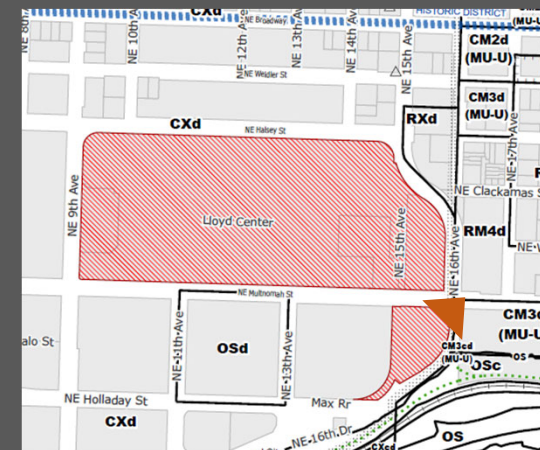






## Context

- Looking NE from NE 16<sup>th</sup> & Multnomah

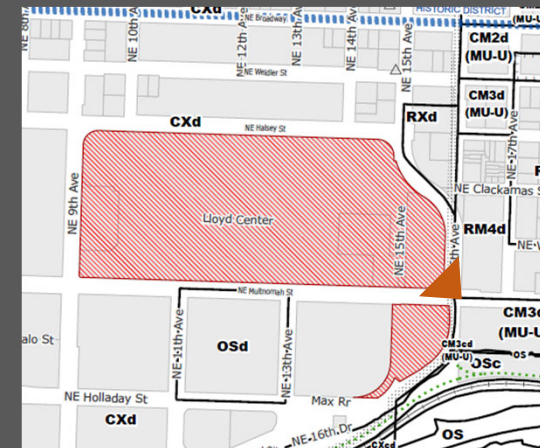






## Context

- Looking SE from NE 16<sup>th</sup> & Multnomah









# Applicant Presentation

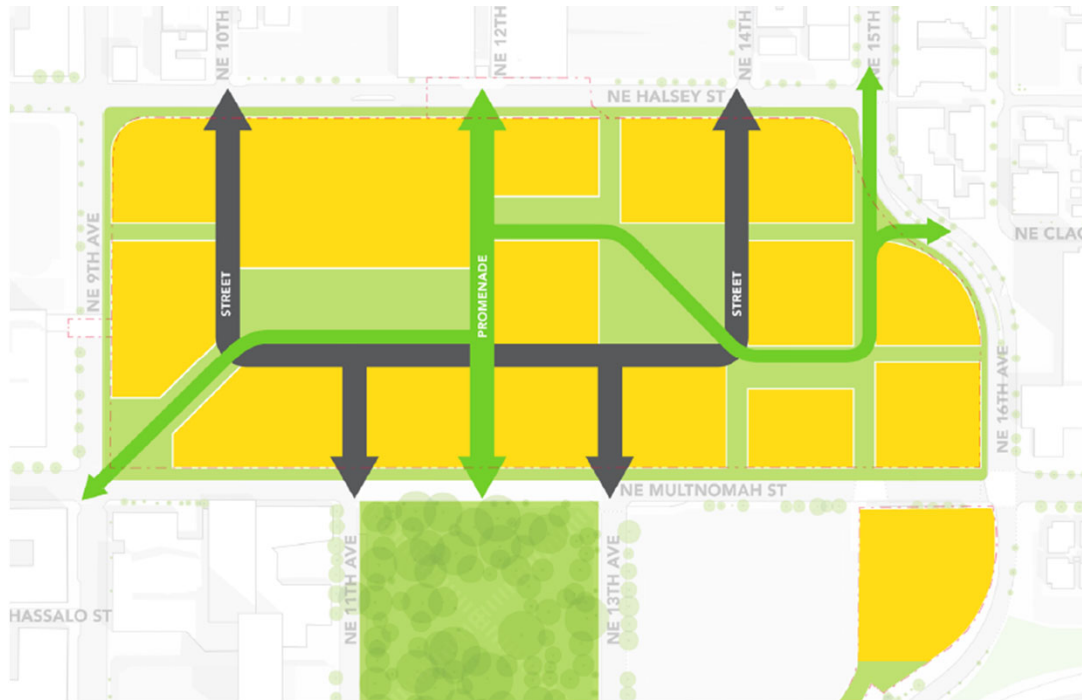


# Discussion Topics









## Ground floor relationships

Active ground floor uses and parking and loading have not yet been identified. These are important considerations to keep in mind during discussions relative to proposed open spaces within the master plan area, relative to Holladay Park, and relative to surrounding development—much of which does not contribute to a vibrant streetscape

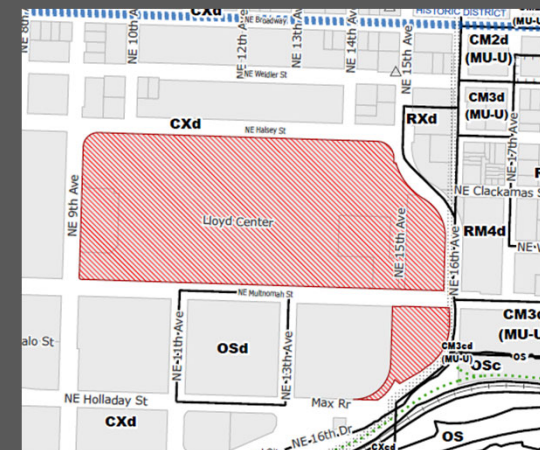
## Framework

Overall

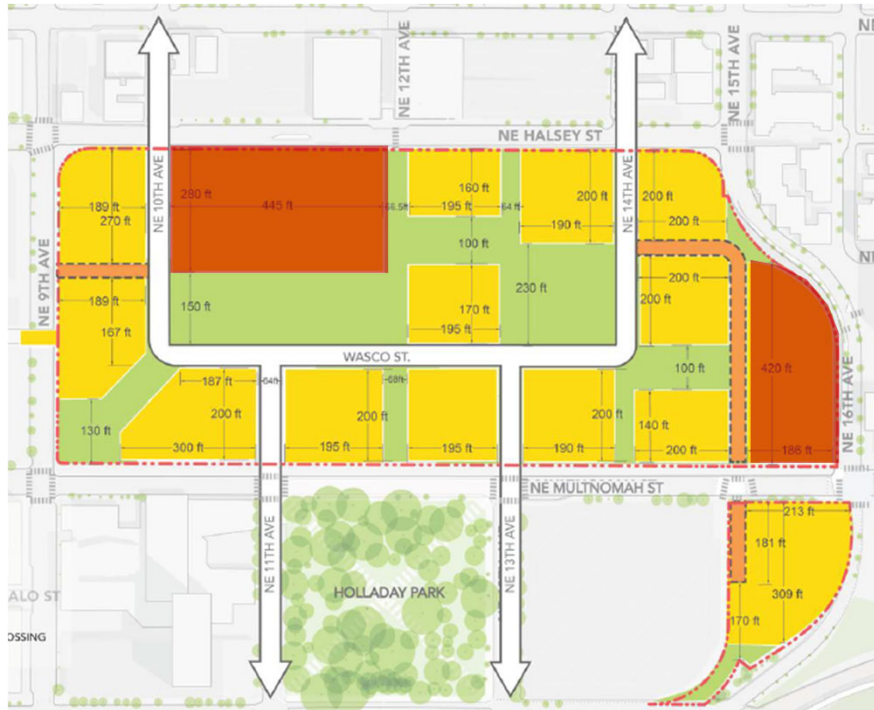
**Ground floor relationships**

Two large tracts

Character & identity







## Two large tracts

Two large development tracts that exceed the standard Portland block size are also proposed in the master plan. Connectivity through the master plan area does not appear to be negatively impacted by these, due to their location relative to development patterns beyond the master plan area, but the relationship of these tracts to the rest of the master plan and surrounding neighborhoods should also be carefully considered (Criterion 1: Policies 3.LD-1 & Policies 5.LD-2 and Criterion 2: Guideline A3, A3-1, & B3-1).

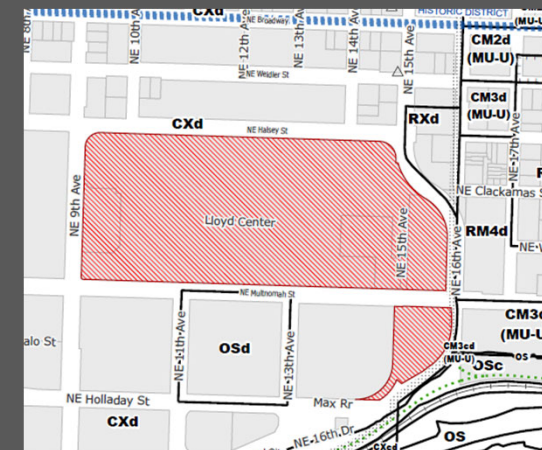
## Framework

Overall

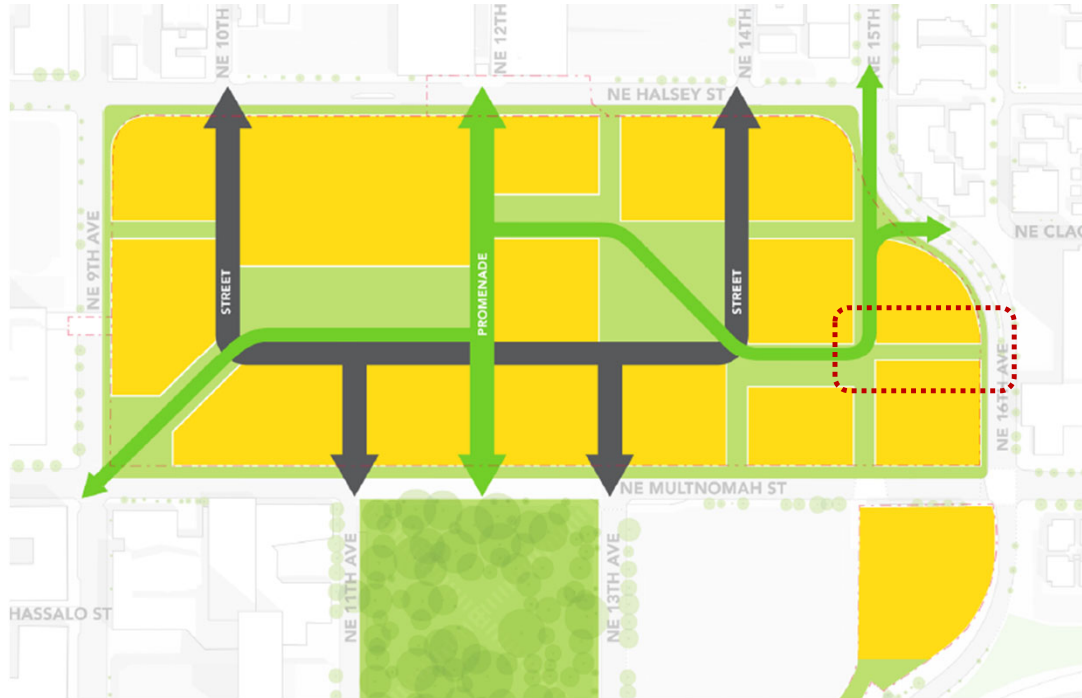
Ground floor relationships

Two large tracts

Character & identity







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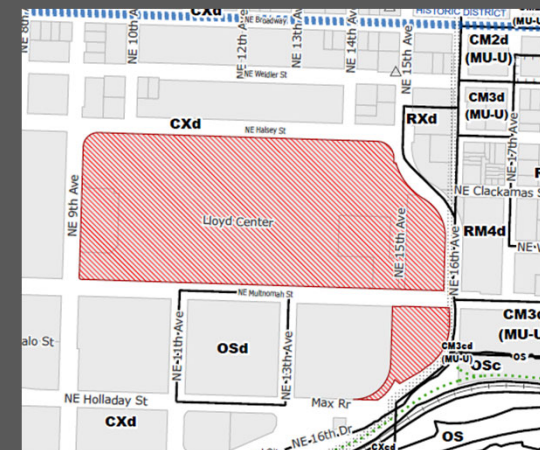
## Framework

Overall

Ground floor relationships

Two large tracts

Character & identity







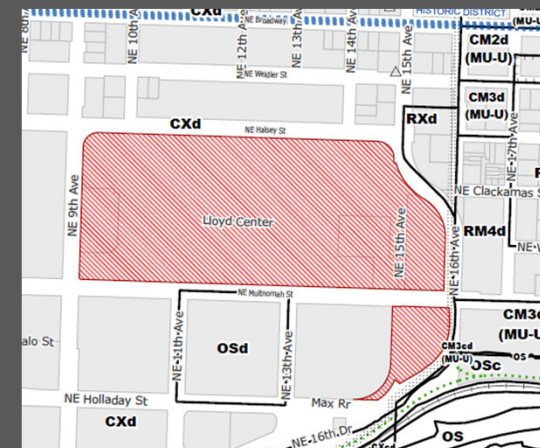
# Framework

Overall

Ground floor relationships

**Two large tracts**

Character & identity







## Character & identity

Although it is early in the approval process, it will be important to provide enough definition in the master plan to define the site's character and identity (Criterion 2: Guidelines A4, A5, and A5-1) and specifically include programs for public art (Criterion 2: Guideline A5-3), water features (Criterion 2: Guideline A5-4), and wayfinding (Criterion 1: Policy 5.LD-5).

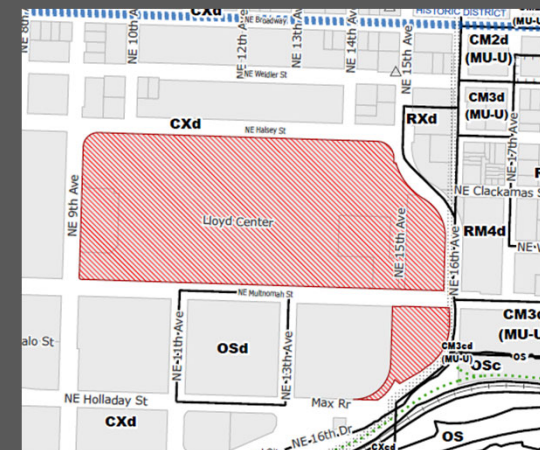
## Framework

Overall

Ground floor relationships

Two large tracts

Character & identity







## Character elements of walkways

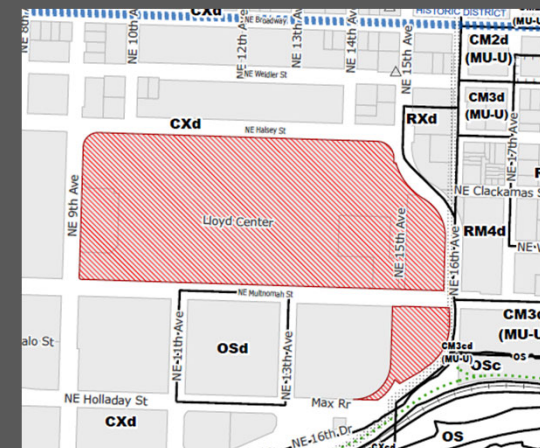
Character elements for pedestrian walkways through the master plan area should serve to help to unify, embellish, and identify the master plan (Criterion 2: Guidelines A4 & A5) and well as to help create a rich and vibrant pedestrian experience through the use of lush landscaping, public art, water features, stopping places, lighting, and other unique experiences (Criterion 2: Guidelines A5-1, A5-3, A5-4, A5-6, A8, B2, B4, & B5). Walkways through the master plan area do not necessarily need to incorporate the same design elements that have been used at other nearby developments

## Applicants' Questions

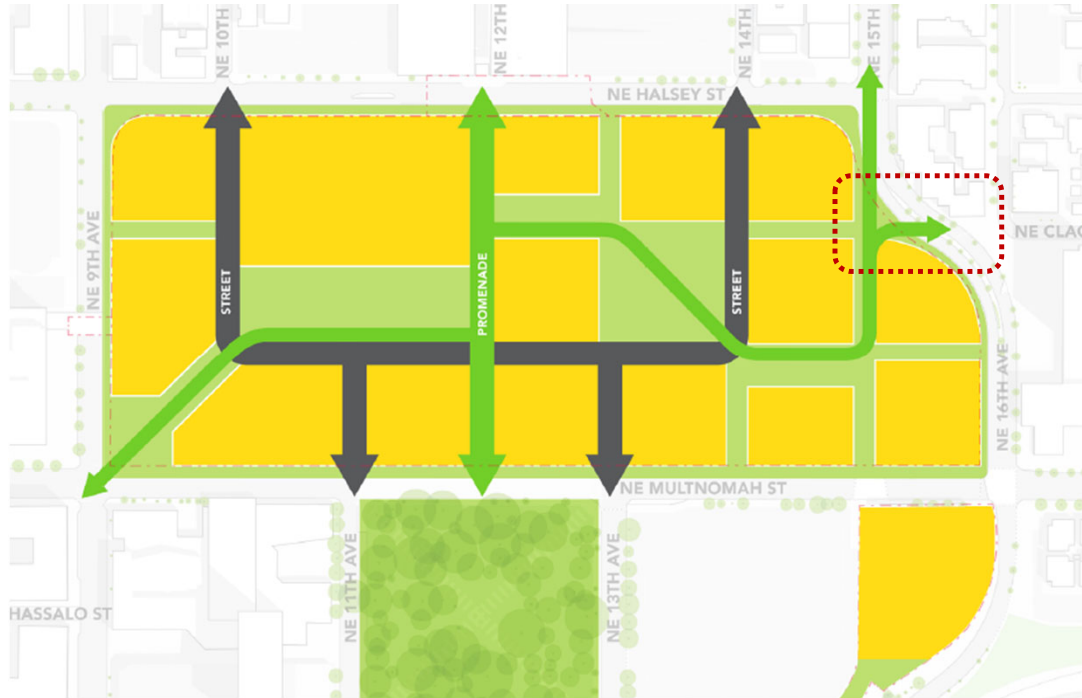
What character elements of walkways used elsewhere might be appropriate here?

Thoughts on pedestrian crossing at 15<sup>th</sup>/16<sup>th</sup> & Clackamas?

Relationship of Holladay Park to sequence of open spaces and development?







## Ped crossing @ Clackamas & 15<sup>th</sup>/16<sup>th</sup>

NE Clackamas St will serve as a segment of the Green Loop to the west of SE 7<sup>th</sup>, providing a connection to the river and Broadway Bridge. Though blocked by a parking garage now, a connection from NE 7<sup>th</sup> to NE 9<sup>th</sup> could happen in the future. Extending this connection to the east may be beneficial. The development team should coordinate with PBOT.

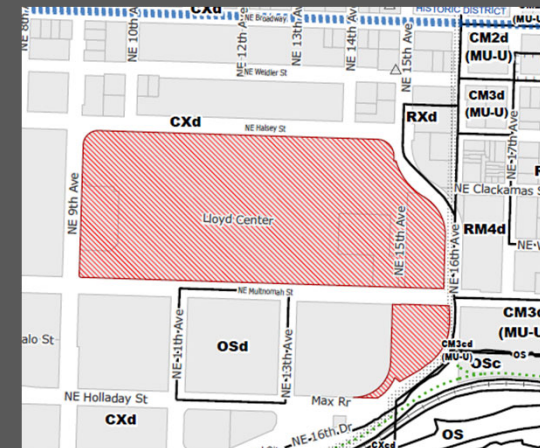
Three blocks between NE Halsey and NE Multnomah is also a long distance to have no other pedestrian crossings.

## Applicants' Questions

What character elements of walkways used elsewhere might be appropriate here?

Thoughts on pedestrian crossing at 15<sup>th</sup>/16<sup>th</sup> & Clackamas?

Relationship of Holladay Park to sequence of open spaces and development?











## Relationship to Holladay Park

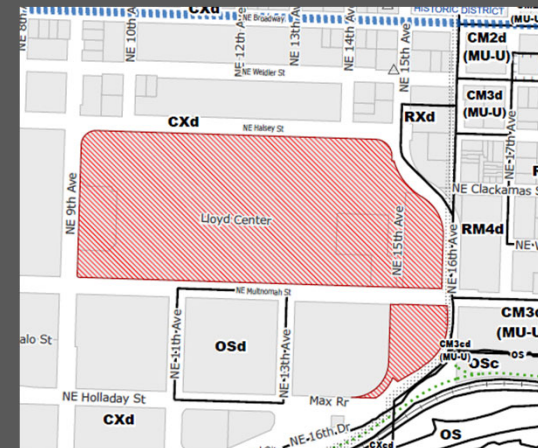
Development along the north side of the park should be oriented to create an active streetscape across the street from the park, which will help to make it safer and more successful. (Criterion 2: Guidelines A3-2 & B5). Extending this active ground level development to the north along NE 11th and NE 13th Avenues will help to connect the park to the master plan's open space, even if parking & loading access to those development tracts is probably also best provided from those streets.

## Applicants' Questions

What character elements of walkways used elsewhere might be appropriate here?

Thoughts on pedestrian crossing at 15th/16th & Clackamas?

Relationship of Holladay Park to sequence of open spaces and development?





# Questions?





# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** November 30, 2023  
**To:** Allison Rouse, ZGF Architects  
**From:** Benjamin Nielsen, Design & Historic Review Team  
503-865-6519, [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov)  
**Re:** EA 23-087508 DA – Lloyd Center Redevelopment Central City Master Plan  
Design Advice Request Commission Summary Memo – November 2, 2023

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the November 2, 2023 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit <https://efiles.portlandoregon.gov/record/16385137>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on November 2, 2023. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type III Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents



**Executive Summary.** The Design Commission generally supported the overall concept of the proposed street and open space network, proposed block sizes, and initial moves in defining the overall character and identity of the master plan area.

**Commissioners Present.** Brian McCarter, Zari Santner, Sam Rodriguez, Chandra Robinson, Joe Swank. Commissioner Tina Bue was absent but provided written comments.

**Summary of Comments.** Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

#### Street Network and Block Size & Pattern

- Commissioners agreed that that overall street network and block pattern seems like a good design solution for the large site and the constraints around it.
- Commissioners believe that the two larger-than-typical blocks shown add variety to the site and allow opportunities for flexibility in future development.
- Commissioners discussed whether a street or pedestrian connection was needed through the southeastern block to connect to NE Wasco St at NE 16<sup>th</sup> Ave, and they believe that it is not critical and can be considered later with future development.
- Commissioners were generally comfortable with the idea that there is no straight-line connection through the site from east to west as long as it was still possible to move from east to west (and vice versa) through the site.
- The Commission requested that the development team work with PBOT to figure out a safe pedestrian and bike crossing at NE Clackamas St & NE 15<sup>th</sup> Ave, noting that the boulevard along NE 15<sup>th</sup>/16<sup>th</sup> Avenues has not always been there and that new development at the Lloyd Center is about making the area more urban.

#### Open Space Network

- The Commission noted that the open space system is the “major signifier” of the master plan area and commented that the relationship of buildings to the open spaces will be critical. Commissioners further commented that they need to ensure that ground floor activity will be compatible with the open spaces.
- Commissioners discussed the relationship of the master plan site and open space network to Holladay Park, and they are looking forward to a master plan that supports active development that will directly engage with the park and help to counteract some of the issues at Holladay Park. The Commission also recommended that the development team engage representatives from the City to work on a new master plan for Holladay Park so that it integrates with and complements the new context that will come with development at the Lloyd Center site.
- One commissioner specifically cited the 12<sup>th</sup> Ave promenade as a meaningful future connecting the site to Holladay Park, though she cautioned that the development not turn its focus too much inward towards the proposed open space network at the expense of supporting Holladay Park.

#### Character & Identity

- Commissioners noted that the large size of the master plan area represents an interesting opportunity to create a development using two different “urban fabrics”—specifically the primary city grid and the proposed open space network, which together work to create a recognizable district.



- One commissioner remarked that it creates a sense of “getting lost” and “an opportunity for discovery” that is very compelling.
  - Another commissioner elaborated, suggesting that the pedestrianways and associated development could be designed in such a way that the relationship between the open spaces and buildings takes on a different character than on a standard city block.
- The Commission was glad to see that the development team is drawing inspiration from the Halprin Sequence and Pearl District in Portland—districts where, although each building and space has a different character or program, they also incorporate unifying elements.
- Commissioners said that the open spaces—particularly the large ones—need to be designed to accommodate large trees and noted that the character of Sullivan’s Gulch and the best part of Holladay Park are defined by large trees.
  - One commissioner elaborated noting that the large tulip trees and sweetgum trees along NE Holladay are very character defining.
- Commissioners agreed that incorporating an ice skating rink is an appropriate nod towards the site’s past and good activator for one of the open spaces.
- The Commission agreed that the master plan should incorporate a plan for art and water features, noting that the scale of the master plan area and proposed open spaces are large enough to accommodate plenty of both.
- Commissioners discussed ideas of whether to extend standard Lloyd District street designs through the site or whether designs of public streets should be more distinctive and “a few notches up” from the standard. They generally agreed that the open space network and pedestrian system were opportunities to create character and uniqueness in the area while extending standard street designs through the site to tie it to the larger district.
- One commissioner requested that the development team consider broader district sustainability initiatives, such as the idea of a Lloyd Ecodistrict and include that work in the master plan.
- Another commissioner gave a suggestion that the development team explore unique and distinctive ways to provide cover from rain around the site—something that provides both respite during inclement weather and also adds interest.
- Regarding the slope across the site, the commission believes that there should be a gentle slope along the edges of the site and generally throughout. No commissioners contradicted the idea that architectural designs of buildings could take opportunities to work with the slope and create a “double-level experience” in some areas.

#### Consolidation of Parking

- The Commission urged the development team to work to consolidate parking and connect it underground, especially since the existing Lloyd Center has such an extensive basement level already excavated.
  - Related to this, commissioners said that the open spaces need to be designed to withstand large trees (see also the related discussion above under Character & Identity).

#### Ground Level Active Uses

- Though only briefly discussed at this DAR, one commissioner noted the importance of determining where active uses go and which types of public space they face on both the interior of the site and on its edges.



### **Exhibit List**

- A. Applicant's Submittals
  - 1. Drawings
  - 2. Written Project Description
  - 3. Questions for Discussion at Lloyd center DAR#1
  - 4. Revised Drawings, received 10/16/2023 and dated 11/02/2023
- B. Zoning Map
- C. Drawings
  - 1-47. See Exhibit A.4
- D. Notification
  - 1. Mailing list
  - 2. Mailed notice
  - 3. Posting instructions sent to applicant
  - 4. Posting notice as sent to applicant
  - 5. Applicant's statement certifying posting
- E. Service Bureau Comments
  - 1. Bureau of Transportation
  - 2. Bureau of Environmental Services
  - 3. Portland Parks & Recreation
  - 4. Water Bureau
- F. Public Testimony
  - 1. Marcos Lopez, 10/18/2023, comments about proposal
  - 2. Courtney Simms, 10/25/2023, comments about sheltered indoor space
  - 3. Testimony Sign-in Sheet for 11/02/2023 DAR
- G. Other
  - 1. Application form
  - 2. Staff memo to Design Commission 10/26/2023





**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
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[www.portland.gov/bds](http://www.portland.gov/bds)

## Design Advice Request

### DISCUSSION MEMO

**Date:** December 14, 2023  
**To:** Portland Design Commission  
**From:** Benjamin Nielsen, Design & Historic Review Team  
503-865-6519, [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov)  
**Re:** EA 23-087508 DA – Lloyd Center Redevelopment Central City Master Plan  
Design Advice Request Memo – December 21, 2023

This memo is regarding the upcoming DAR on December 21, 2023, for the proposed Lloyd Center Redevelopment Central City Master Plan. This will be the second DAR for the Lloyd Center master plan. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/Record/16401069/>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Approval criteria matrix and other documents (attached).
- Summary memo from DAR 1, which was held on November 2, 2023.

#### I. PROGRAM OVERVIEW

Design Advice Request for a proposed Central City Master Plan to be located on the site of the current Lloyd Center shopping mall in the Lloyd Subdistrict of the Central City Plan District. The proposed master plan area encompasses approximately 29.3 acres of land. The master plan envisions a new neighborhood with higher density residential and commercial buildings that will frame a network of diverse but complementary connected open spaces.

#### II. DEVELOPMENT TEAM BIO

<b>Design Team Rep</b>	Allison Rouse, ZGF Architects, LLP
<b>Owner's Representative</b>	Krista Bailey, KREF Lloyd Center Owner, LLC
<b>Project Valuation</b>	Not Available

#### III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: Section 33.510.255.H, Central City Master Plan Approval Criteria (see attached matrix).

#### IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Slight revisions and further refinement of the layout of development tracts, open space system, and transportation network are shown in the drawing package. These refinements have regularized the open space and transportation systems into more of a typical grid configuration,



with a straight-line connection being provided on the NE Clackamas St alignment. A 30-foot wide *woonerf* type private street/internal accessway connection is proposed along this alignment (p. 13 & pp. 18-19) and will allow for vehicle travel in one direction. The Commission should consider how the open space system discussed at the first DAR may be interwoven or impacted by this new accessway and the impact it may have on adjacent development. This new accessway also straightens out the open space connections shown in the previous iteration of the plan and may afford fewer opportunities to create a sense of “getting lost” and “discovery” that some commissioners found compelling at the last DAR.

Three-dimensional massing envelopes are also indicated (pp. 25-39). These massing envelopes are all set at the maximum allowed height of 225 feet and currently extend straight up from the proposed development tracts. Although this pattern may be consistent with the overall development framework for the greater Lloyd District (see p. 29), the open spaces proposed within the Lloyd Center Redevelopment master plan area could benefit from stepped-down height limits at the development tracts along the south side of the open space network, and it would be good for the Commission to weigh in on whether or not this is needed. (Bear in mind, also, that the Design Commission cannot reduce heights during Design Review of the individual buildings, per zoning code section 33.825.035, Factors Reviewed During Design Review.)

The revised drawing package also begins to discuss locations for active ground floor uses and parking and loading access locations. The active frontages shown on p. 24 are required by zoning code section 33.510.225 and will help to support Holladay Park and the pedestrian environment along NE Multnomah Blvd. Additional thoughts about active edges are shown on pp. 31-33 & p. 35, though specific zones of active ground floors are not yet indicated. Loading access points (and presumably parking access points) are also indicated on p. 24. Together, these diagrams suggest that active ground level development will be primarily oriented towards NE Multnomah St and the proposed new open spaces within the master plan area. Shifting most loading and parking access to the north-south streets through the master plan area seems like a logical location for these uses. In that vein, it may make sense for parking and loading access to be provided off NE 14<sup>th</sup> & NE 15<sup>th</sup> Aves for the two northeastern most parcels, rather than having access off NE Clackamas St. The ground level character of the other three streets bounding the master plan area is unclear at present, though it appears that NE Halsey will host several back-of-house access points. Consolidation of these loading/parking access points and other back-of house uses would be beneficial for the overall pedestrian environment with and surrounding the master plan area and would better meet Approval Criterion 11.

Staff has attached a matrix of the approval criteria with preliminary thoughts on how the criteria are either being met or not met, and this is relatively unchanged from the first DAR. Some criteria have no notes, as the plan is still very preliminary. As stated before the first DAR, staff believes it will be important to provide enough definition in the master plan to define the site's character and identity (Criterion 2: Guidelines A4, A5, and A5-1) and specifically include programs for public art (Criterion 2: Guideline A5-3), water features (Criterion 2: Guideline A5-4), and wayfinding (Criterion 1: Policy 5.LD-5).

Finally, the applicants have provided a list of questions that they would like to discuss at the DAR, which are also attached to this memo. Staff's initial comments regarding these questions are as follows:

1. Staff believes that, overall, the massing envelopes seem reasonable for the type of development envisioned and the character of the Lloyd District, though some step backs in height may be beneficial to provide more light and air to the open spaces. More critical than



the uses in the upper stories of buildings, however, is ensuring that active ground level uses are provided and located to support the pedestrian environment and open spaces.

2. The introduction of cars into the space between buildings and the open spaces fundamentally changes the nature of the interface of these two features, and there are both pros and cons to this design decision. The success of the accessway may be determined in large part by the ground floor uses in buildings adjacent to it and the design and function of the open spaces on the other side. The proposed street section of the accessway, plant and paving materials used, and furnishings and lighting will also be important to the success of the accessway.
3. The master plan approval criteria include a requirement to evaluate factors that include “impacts on pedestrian, bicycle, and transit circulation, and safety” (Criterion 8) as well as ensuring that the plan will “provide multi-modal street connections to support the surrounding grid pattern” (Criterion 9). While BDS staff relies on the professional knowledge of PBOT staff in providing guidance on this issue, it seems that the proposed location of the cycle tracks avoids vehicular crossing points, and the track could be designed to help slow bicycle speeds, as opposed to the tracks developed to help commuters move efficiently and safely through the city.

Attachments (<https://efiles.portlandoregon.gov/Record/16401069/>)

Matrix of Approval Criteria for Central City Master Plans

Revised Drawing Package

Summary Memo from DAR 1



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			
		Policy 1.LD-1	Employment core.			
			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.		<p>area.</p> <p>Access to Holladay Park is provided through the master plan area with the extensions of NE 11<sup>th</sup> Ave and NE 13<sup>th</sup> Ave into the Lloyd Center site. The promenade aligns with NE 12<sup>th</sup> 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.</p> <p>The Lloyd Center master plan will allow for a mix of uses that could include grocery stores, neighborhood-serving businesses, daycares, and schools.</p>	
		<b>Policy 2.LD-2</b>	<b>Successful neighborhood business districts.</b> 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.	<b>YES</b>	<p>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.</p>	
		<b>Policy 2.LD-3</b>	<b>Community building.</b> 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.	<b>?</b>	<p>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.</p> <p>However, the master plan should clarify how development of these open spaces will incorporate public art and history of the district.</p>	
		<b>Policy 2.LD-4</b>	<b>Housing diversity.</b> 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.	<b>YES</b>	<p>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.</p>	
		<b>Goal 3</b>	<b>Transportation</b>			
		<b>Policy 3.LD-1</b>	<b>Optimized street network.</b> 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.	<b>YES?</b>	<p>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.</p> <p>PBOT has indicated preliminary support of the proposed street network, contingent upon further study of east/west connectivity and coordination with underground utilities.</p>	



		<b>Policy 3.LD-2</b>	<b>Rose Quarter and regional attractions.</b> 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.	<b>YES</b>	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.	
		<b>Goal 4</b>	<b>Willamette River</b>			
		<b>Policy 4.LD-1</b>	<b>Lloyd urban riverfront.</b> 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	<b>N/A</b>	This policy does not apply since the master plan area does not contain the Thunderbird site.	
		<b>Policy 4.LD-2</b>	<b>Public trails.</b> 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.	<b>YES</b>	While no public trails intersect the master plan area, the new north-south connections through the site—particularly the 12 <sup>th</sup> Ave promenade—will serve to enhance connections from the north to the planned Sullivan’s Gulch/Rose Quarter to Gorge 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.	
		<b>Policy 4.LD-3</b>	<b>Watershed health and native species recovery.</b> 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.	<b>N/A</b>	This policy does not apply since the master plan area does not abut the Willamette River or contain riparian habitat.	
		<b>Goal 5</b>	<b>Urban Design</b>			
		<b>Policy 5.LD-1</b>	<b>Diverse and distinctive urban places.</b> Foster more intense development in the Central Lloyd area and Rose Quarter while strengthening the distinct character of the existing Lloyd subareas.	<b>YES</b>	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.	
		<b>Policy 5.LD-2</b>	<b>Connectivity through large blocks.</b> 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	<b>YES</b>	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.	



			through well designed internal green spaces and pedestrian connections			
		<b>Policy 5.LD-3</b>	<b>Pedestrian-oriented development.</b> 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	<b>YES</b>	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.	
		<b>Policy 5.LD-4</b>	<b>Street hierarchy and development character.</b> 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.	<b>YES</b>	The small proposed open space at the northeast corner of the master plan area will help to support the boulevard character of NE 15 <sup>th</sup> 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.	
		<b>Policy 5.LD-5</b>	<b>Open space network.</b> 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.	<b>YES?</b>	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.	
		<b>Goal 6</b>	<b>Health and Environment</b>			
		<b>Policy 6.LD-1</b>	<b>Sustainable district.</b> 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.	<b>?</b>	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.	
		<b>Policy 6.LD-2</b>	<b>Sullivan's Gulch.</b> 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.	<b>N/A</b>	Sullivan's Gulch does not abut or traverse the master plan area.	
	<b>2</b>	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.				
		<b>A1</b>	<b>Integrate the River.</b> 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.			
		<b>A2</b>	<b>Emphasize Portland Themes.</b> When provided, integrate Portland-related themes with the development's overall design concept.	<b>YES</b>	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.	
		<b>A3</b>	<b>Respect the Portland Block Structures.</b> 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.	<b>YES</b>	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.	
		<b>A4</b>	<b>Use Unifying Elements.</b> Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.	<b>?</b>	See comments for A5, below.	
		<b>A5</b>	<b>Enhance, Embellish and Identify Areas.</b> 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.	<b>?</b>	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."	
		<b>A6</b>	<b>Reuse / Rehabilitate / Restore Buildings.</b> Where practical, reuse, rehabilitate, and restore building and/or building elements.	<b>?</b>	It is currently unclear which, if any, of the existing buildings on the site will be retained and reused.	
		<b>A7</b>	<b>Establish and Maintain a Sense of Urban Enclosure.</b> Define public rights-of-way by creating and maintaining a sense of urban enclosure.			



		<b>A8</b>	<b>Contribute to a Vibrant Streetscape.</b> Integrate 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.	?	The master plan is beginning to show where active uses and loading access points may be placed. While NE Multnomah St, Holladay Park, and the internal open space streetscapes appear as though they will be made more vibrant with active ground floor uses, other frontages should not be neglected.	
		<b>A9</b>	<b>Strengthen Gateways.</b> 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.	
		<b>B1</b>	<b>Reinforce and Enhance the Pedestrian System.</b> 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.	
		<b>B2</b>	<b>Protect the Pedestrian.</b> 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.			
		<b>B3</b>	<b>Bridge Pedestrian Obstacles.</b> Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.			
		<b>B4</b>	<b>Provide Stopping and Viewing Places.</b> Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.			
		<b>B5</b>	<b>Make Plazas, Parks, and Open Space Successful.</b> 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.			



		<b>B6</b>	<b>Develop Weather Protection.</b> Develop 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.	N/A	Because no specific buildings are currently proposed, integrated 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 <i>Purpose</i> .	
		<b>B7</b>	<b>Integrate Barrier-Free Design.</b> Integrate access systems for all people with the building's overall design concept.			
		<b>C1</b>	<b>Enhance View Opportunities.</b> 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.			
		<b>C2</b>	<b>Promote Quality and Permanence in Development.</b> 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.	
		<b>C3</b>	<b>Respect Architectural Integrity.</b> 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 <i>Purpose</i> .	
		<b>C4</b>	<b>Complement the Context of Existing Buildings.</b> 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.	
		<b>C5</b>	<b>Design for Coherency.</b> 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.	
		<b>C6</b>	<b>Develop Transitions Between Buildings and Public Spaces.</b> 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	N/A	This guideline will be best addressed during Design Review for individual building proposals.	



			private development directly abuts a dedicated public open space.			
		<b>C7</b>	<b>Design Corners that Build Active Intersections.</b> 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.	<b>N/A</b>	This guideline will be best addressed during Design Review for individual building proposals.	
		<b>C8</b>	<b>Differentiate the Sidewalk-Level of Buildings.</b> 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.	<b>N/A</b>	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.	
		<b>C9</b>	<b>Develop Flexible Sidewalk-Level Spaces.</b> Develop flexible spaces at the sidewalk level of buildings to accommodate a variety of active uses.	<b>?</b>	The master plan is beginning to show where active uses and loading access points may be placed. While NE Multnomah St, Holladay Park, and the internal open space streetscapes appear as though they will be made more vibrant with active ground floor uses, other frontages should not be neglected.	
		<b>C10</b>	<b>Integrate Encroachments.</b> 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.			
		<b>C11</b>	<b>Integrate Roofs and Use Rooftops.</b> 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.	<b>N/A</b>	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.	
		<b>C12</b>	<b>Integrate Exterior Lighting.</b> Integrate exterior lighting and its staging or structural components with the building’s overall design concept. Use	<b>N/A</b>	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.	



			exterior lighting to highlight the building’s architecture, being sensitive to its impacts on the skyline at night.			
		C13	<b>Integrate Signs.</b> 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	<b>Park Blocks.</b> 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	<b>South Waterfront Area.</b> 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	<b>Broadway Unique Sign District.</b> 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.	N/A	The master plan area does not lie within the Broadway Unique Sign District.	



			Ensure that all signs receive proper maintenance.			
		<b>D4</b>	<b>New China/Japantown Unique Sign District.</b> Provide opportunities for the development of suitably ornate signs, using motifs, symbols, bright colors, and celebrative forms that add to the atmosphere and character of New China / Japantown.  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.	<b>N/A</b>	The master plan area does not lie within this unique sign district.	
		<b>A1-1</b>	<b>Connect public facilities to the river.</b> 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.	<b>N/A</b>	The master plan area does not have river frontage.	
		<b>A3-1</b>	<b>Support a convenient pedestrian linkage through the superblocks between the convention center and Lloyd Center.</b> 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 9 <sup>th</sup> .	<b>N/A</b>	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.	
		<b>A3-2</b>	<b>Make superblock plazas inviting and easily accessible from Holladay Street.</b> 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.	<b>N/A</b>	The master plan area does not abut NE Holladay St.	
		<b>A5-1</b>	<b>Develop identifying features.</b> Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.	<b>?</b>	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.”	
		<b>A5-2</b>	<b>Accommodate or incorporate underground utility service.</b> Accommodate or incorporate underground utility service to development projects.	<b>YES</b>	Underground utility service is proposed for development throughout the district.	
		<b>A5-3</b>	<b>Incorporate Works of Art.</b> Incorporate works of art into development projects.	<b>?</b>	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.	
		<b>A5-4</b>	<b>Incorporate Water Features.</b> Enhance the quality of public spaces by incorporating water features.	<b>?</b>	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.	
		<b>A5-6</b>	<b>Incorporate landscaping as an integral element of design.</b> Incorporate landscaping as an integral element of design which is supportive of both the built and natural environment.	<b>?</b>	Specific landscaping strategies have not yet been identified as part of the master plan.	
		<b>A5-7</b>	<p><b>Integrate the Civic Campus into the Lloyd District.</b> 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>	<b>N/A</b>	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.	
		<b>A5-8</b>	<p><b>Integrate the Lloyd Center Shopping Center into the Lloyd District.</b> 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</p>	<b>YES</b>	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.	



			to the north. Establish pedestrian access through the shopping center that connects with development in surrounding subdistricts.			
		<b>A8-1</b>	<b>Incorporate Active Ground-Level Uses in Parking Structures.</b> 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.	
		<b>A9-1</b>	<b>Provide a Distinct Sense of Entry and Exit.</b> 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.	
		<b>B1-1</b>	<b>Protect Pedestrian Areas from Mechanical Exhaust.</b> 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.	
		<b>B1-2</b>	<b>Incorporate Additional Lighting.</b> 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.	
		<b>B1-3</b>	<b>Design Projects to Attract Pedestrians to the Broadway/Weidler Corridor.</b> 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.	
		<b>B3-1</b>	<b>Provide Pedestrian Crossings Spaced at Traditional One-Block Intervals.</b> 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.	
		<b>B3-2</b>	<b>Improve Pedestrian Crossings on N.E. Broadway.</b> 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.	
		<b>B6-1</b>	<b>Provide Pedestrian Rain Protection.</b> Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located	N/A	This guideline will be best addressed during Design Review for individual building proposals.	



			adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.			
T		C1-1	<b>Integrate Parking.</b> Integrate parking in a manner 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.	?	Information about the master plan area's parking strategy has not yet been provided.	
		C1-2	<b>Integrate Signs.</b>	N/A	This guideline will be best addressed during Design Review for individual building proposals.	
		C2-1	<b>Maximize View Opportunities.</b>	?	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	<b>Design to Enhance Existing Themes in the Broadway/Weidler Corridor.</b> 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	<b>Orient Development Along the Lloyd District's Eastern Edge Toward Adjacent Neighborhoods.</b> 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	<b>Step Back Upper Building Floors Along Holladay Street.</b> Along Holliday Street from 1 <sup>st</sup> to 13 <sup>th</sup> 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	<b>Use Masonry Materials.</b> 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	<b>Design Exterior Building Walls That Are Transparent in Glazed Areas and Sculptural in Surface.</b> Design exterior building walls that are transparent or translucent in the glazed areas and	N/A	This guideline will be best addressed during Design Review for individual building proposals.	



			which are textural, sculptural, and articulated in surface character.			
		<b>C10-3</b>	<b>Use Light Colors.</b> The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.	<b>N/A</b>	This guideline will be best addressed during Design Review for individual building proposals.	
	<b>3</b>	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.		<b>YES</b>	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.	
	<b>4</b>	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.		<b>YES</b>	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.	
	<b>5</b>	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.		<b>?</b>	<p>There is not enough information to determine how this criterion will be fully met.</p> <p>Since Holladay Park is on the south side of the master plan area, it will not be excessively shaded by new development on the site.</p>	
	<b>6</b>	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.		<b>YES?</b>	<p>The proposed master plan will strengthen the NE 11<sup>th</sup> Ave and NE 13<sup>th</sup> 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.</p> <p>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.</p>	
	<b>7</b>	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.		<b>YES</b>	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.	
	<b>8</b>	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		<b>YES?</b>	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	



		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 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.		<p>make a full recommendation of support.</p> <ul style="list-style-type: none"> <li>- PBOT supports 12<sup>th</sup> Ave. being a pedestrian and bicycle facility to match the existing pattern established in the two blocks north of the site.</li> <li>- PBOT supports the proposed new north/south public streets through the site.</li> <li>- PBOT supports the code intent of providing connectivity in all directions of travel (north, south, east, and west)</li> <li>- 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.</li> <li>- 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).</li> <li>- New public streets should be built to full City standard as described in the attached memo provided by PBOT planning.</li> </ul>	
<b>T</b>	<b>9</b>	The proposed street plan must provide multi-modal street connections to support the surrounding street grid pattern.	<b>YES?</b>	See notes under Criterion 8, above.	
	<b>10</b>	The plan ensures that there will be adequate and timely infrastructure capacity for the proposed development.	<b>?</b>	<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>	
	<b>11</b>	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.	<b>?</b>	Not enough information about active and inactive uses has been provided yet.	





City of Portland  
**Design Commission**

## Design Advice Request

EA 23-087508 DA

# **Lloyd Center Redevelopment Central City Master Plan**

December 21, 2023

Staff Presentation



## **Context**

Location

Zoning

Approval Criteria

Context

Program Overview

## **Applicant Presentation**

## **Discussion Items**

Overall Framework

Applicants' Questions

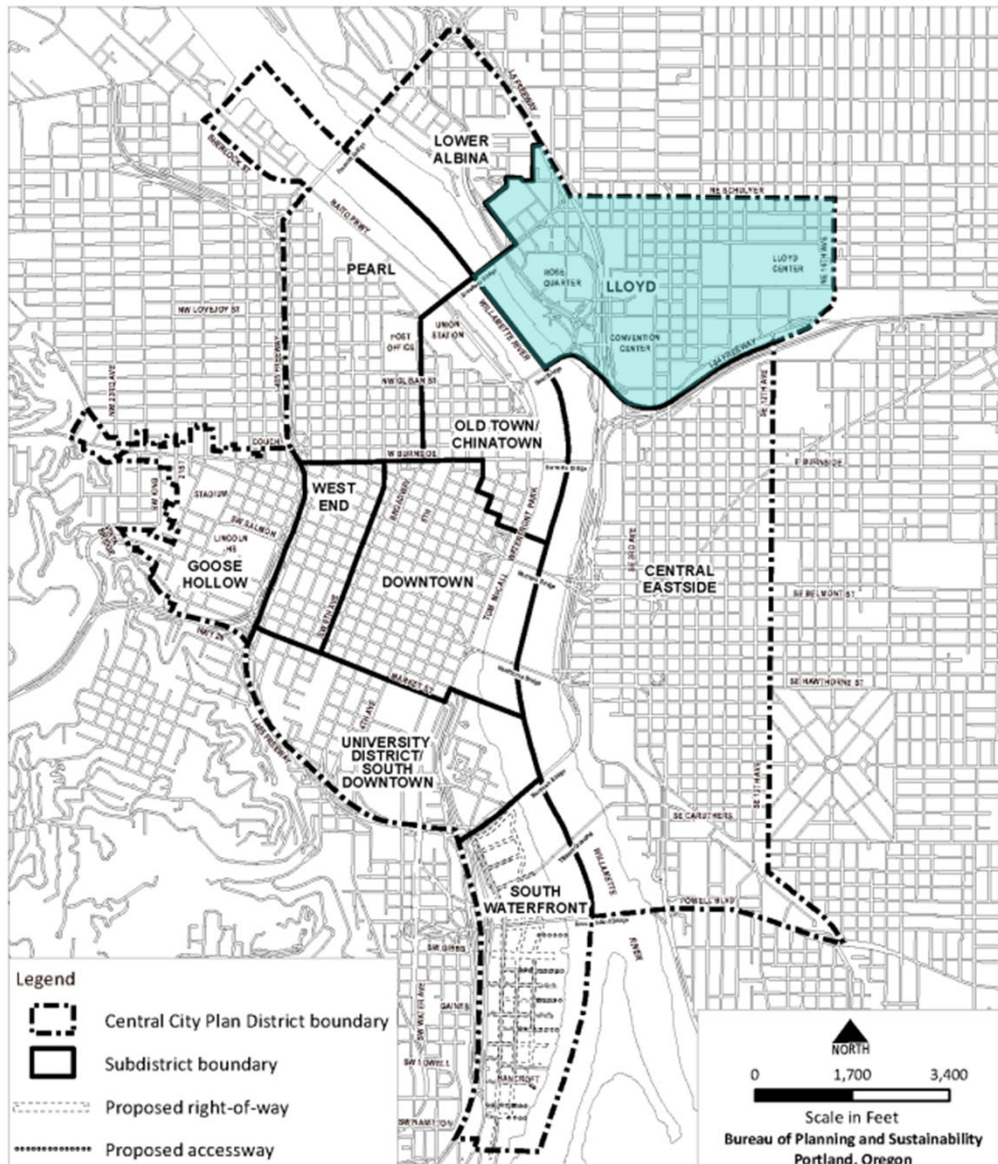
## **Public Comments**

## **Commission Discussion**



# Context



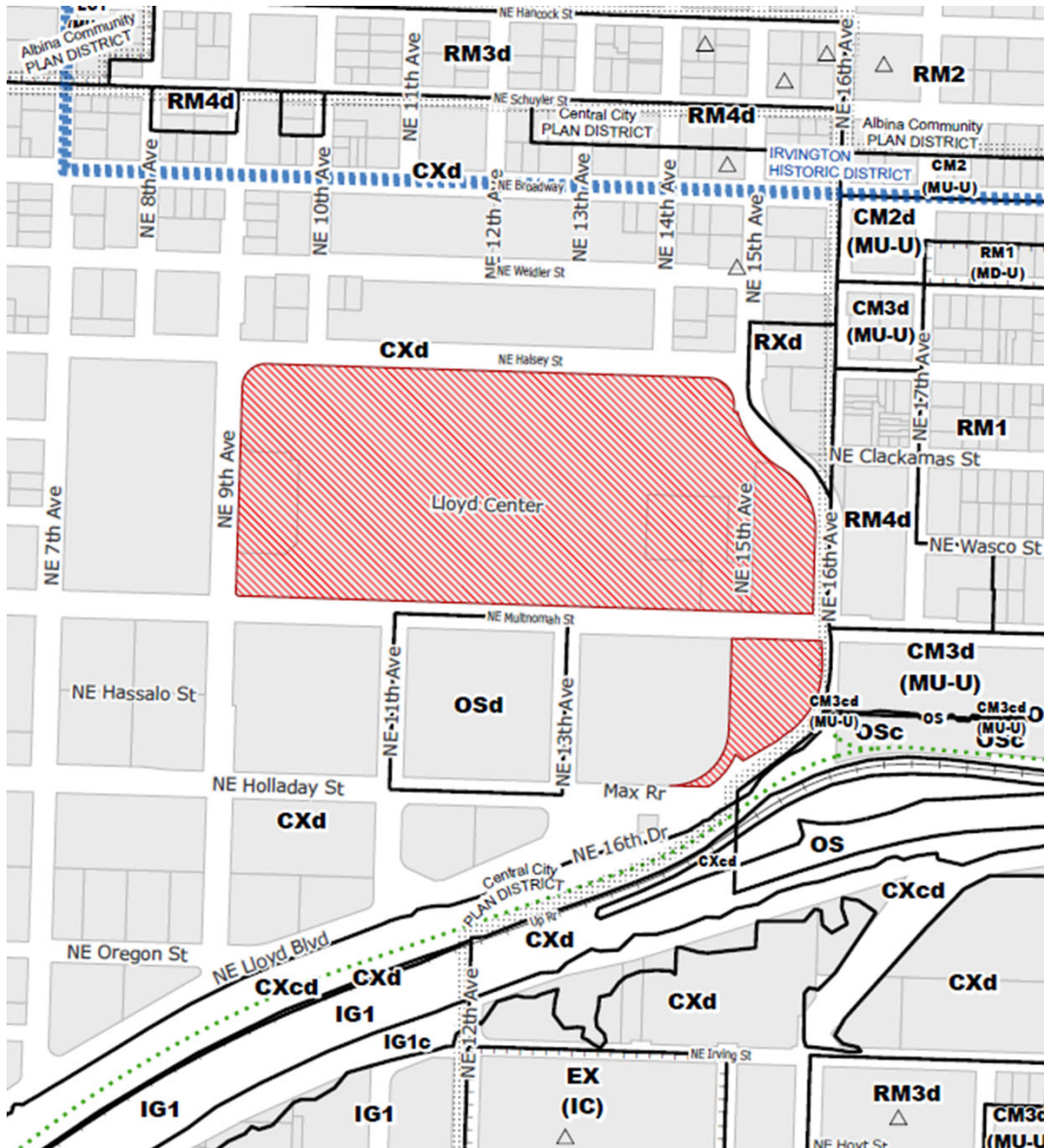


# Location

Central City Plan District

Lloyd Subdistrict





# Zoning

**Base Zone:**  
CX, Central Commercial

**Overlay:**  
d, Design Overlay

**Floor Area Ratio:**  
6:1 base on portion of site north of NE Multnomah & west of NE 15<sup>th</sup>  
4:1 base on portion of site north of NE Multnomah and east of NE 15<sup>th</sup>  
9:1 base on portion of site south of NE Multnomah

+3:1 bonus allowed and unlimited transfers within district

**Height:**  
150' base max  
225' with bonus max



## 33.510.255.H.1-11. Approval Criteria.

1. The Central City Master Plan is consistent with applicable subdistrict goals and policies of the Central City 2035 Plan;
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;
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;
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;
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;
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;
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,

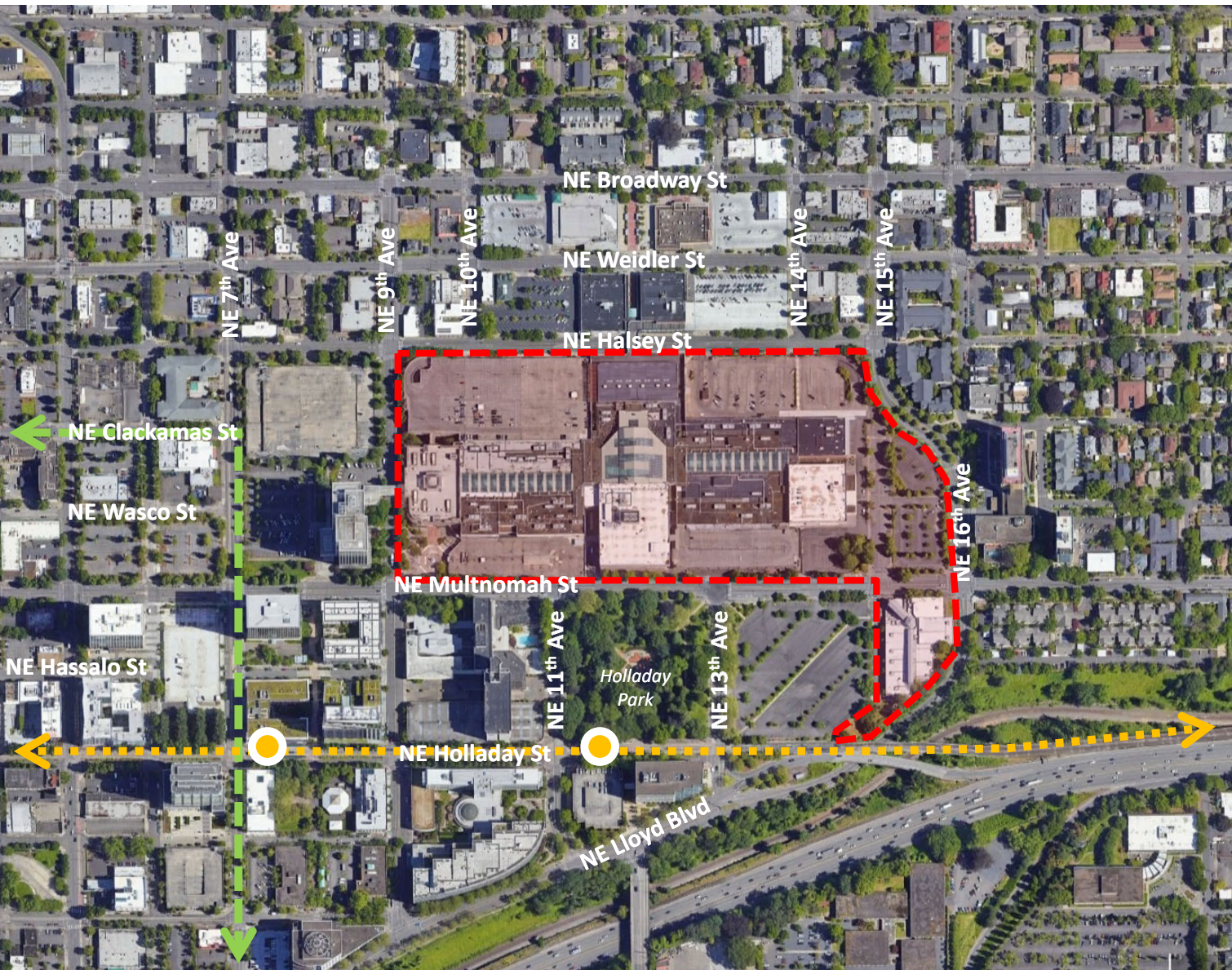
especially on sites near the Willamette River. The size and location of each open area must be adequate to accommodate the intended use of the space.

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 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;
9. The proposed street plan must provide multi-modal street connections to support the surrounding street grid pattern;
10. The plan ensures that there will be adequate and timely infrastructure capacity for the proposed development; and
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.
12. The proposal will not have a significant adverse effect on truck and freight movement;
13. City-designated scenic resources are preserved;
14. Proposed residential uses are buffered from potential nuisance impacts from uses allowed by right in the zone; and
15. The master plan includes a design, landscape, and transportation plan that will limit conflicts between residential, employment, and industrial uses.

## Approval Criteria

Central City Master Plan:  
PZC 33.510.255.H.1-11





## Context

- Anchors east end of the Lloyd District
- Immediately south of Broadway/Weidler corridor
- Max station at southwest end of Holladay Park
- Green loop along NE 7<sup>th</sup> Ave and NE Clackamas
- Numerous superblocks surrounding the site. Those to the west and southwest have private streets and passageways that allow for more movement through the area

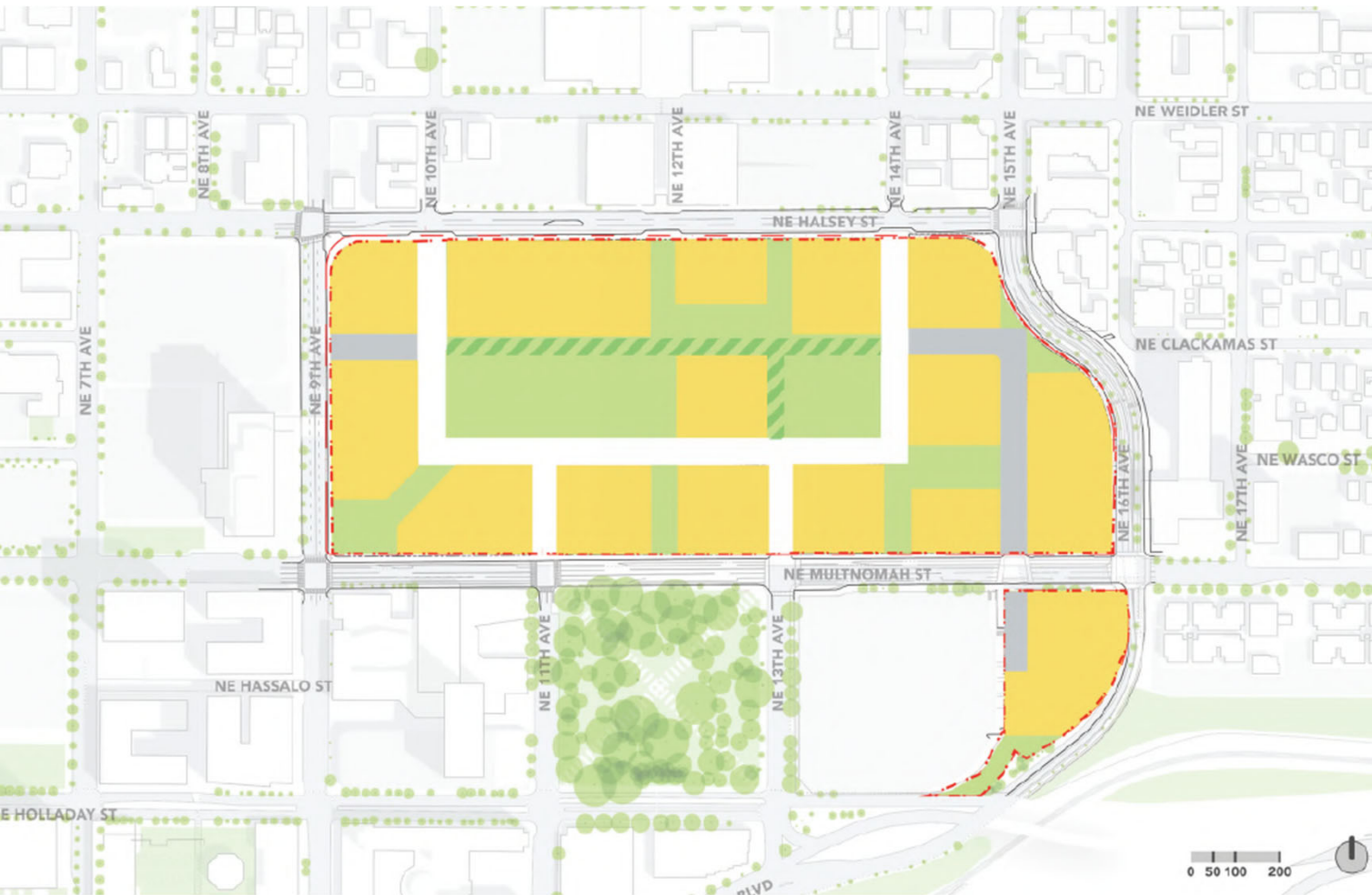




## Context

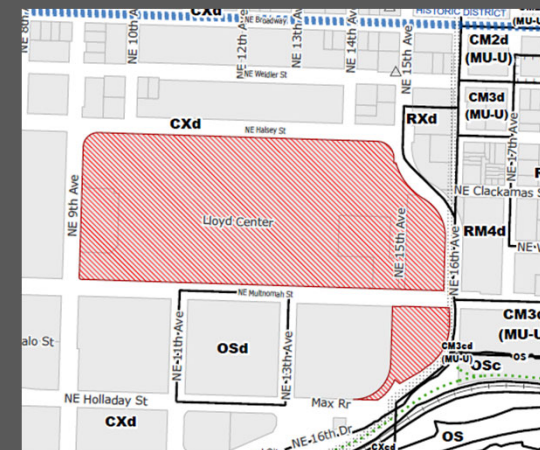
- Anchors east end of the Lloyd District
- Immediately south of Broadway/Weidler corridor
- Max station at southwest end of Holladay Park
- Green loop along NE 7<sup>th</sup> Ave and NE Clackamas
- Numerous superblocks surrounding the site. Those to the west and southwest have private streets and passageways that allow for more movement through the area



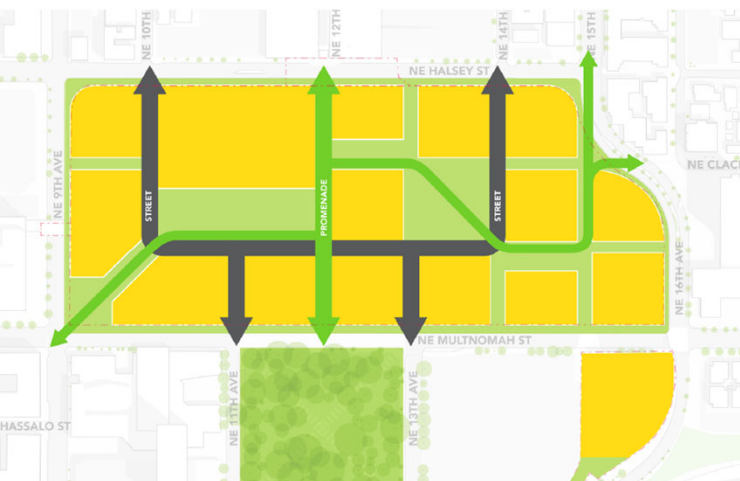


## Program Overview

- Approx. 29.3 acres
- Envisions a new neighborhood with higher density residential and commercial buildings that will frame a network of diverse but complementary connected open spaces.

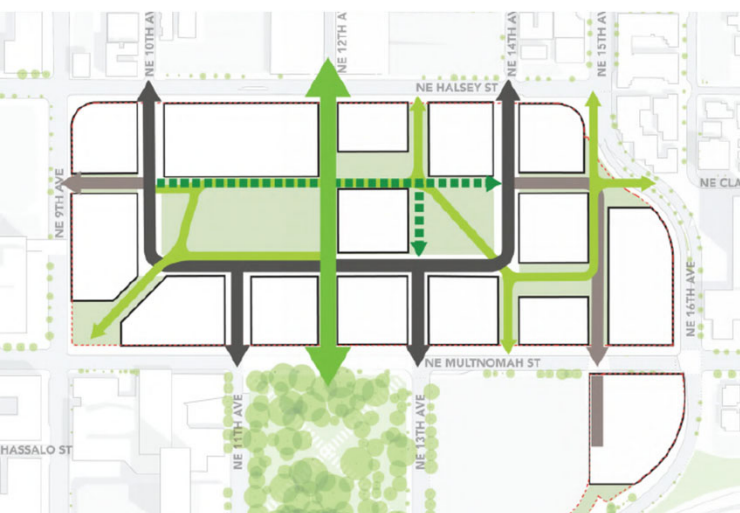






## DAR 1 (11/02/23)

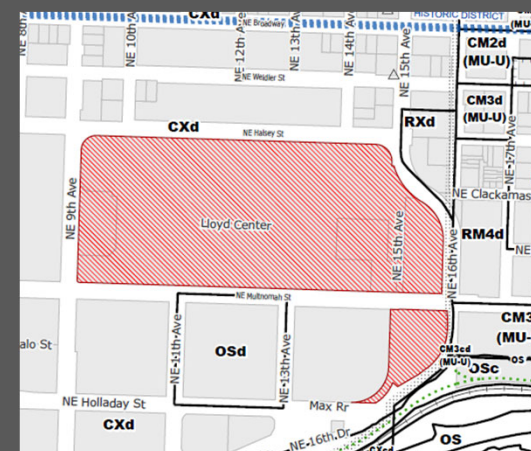
Proposed framework is beginning to establish the Lloyd Center Redevelopment site as a unique but integrated neighborhood in the greater Lloyd District—and particularly so when contrasted to the existing Lloyd Center shopping center.



## DAR 2 (today)

Slight revisions and further refinement of the layout of development tracts, open space system, and transportation network which have regularized the open space and transportation system into more of a typical grid configuration. 3D massing envelopes are also included.

## Project History



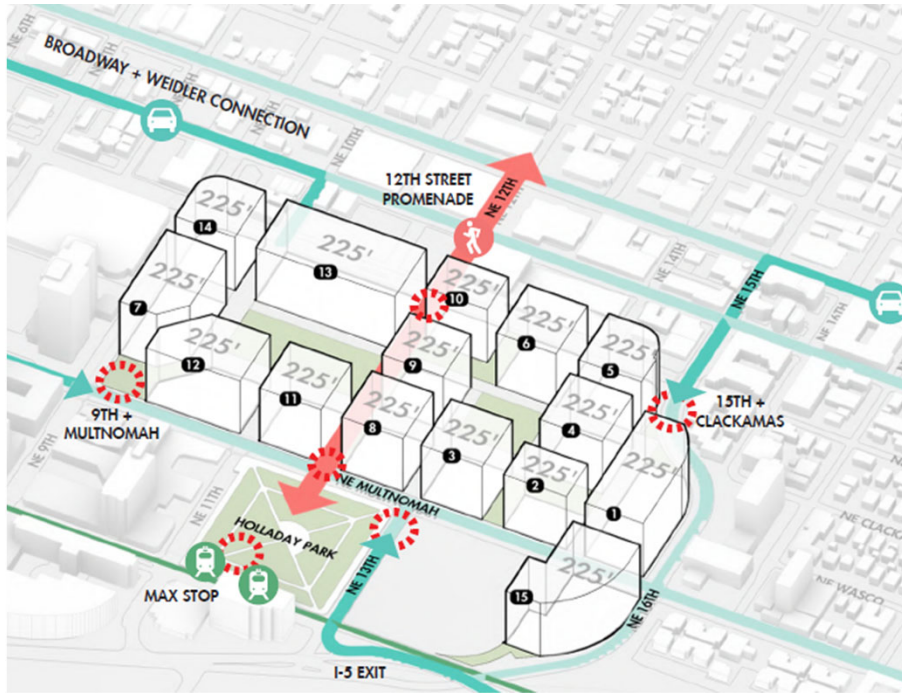


# Applicant Presentation



# Discussion Topics





## Overall

Proposed framework is beginning to establish the Lloyd Center Redevelopment site as a unique but integrated neighborhood in the greater Lloyd District—and particularly so when contrasted to the existing Lloyd Center shopping center.

## Framework

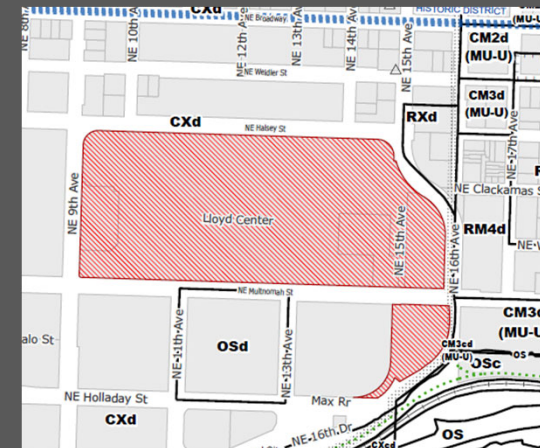
### Overall

Refined street & open space network

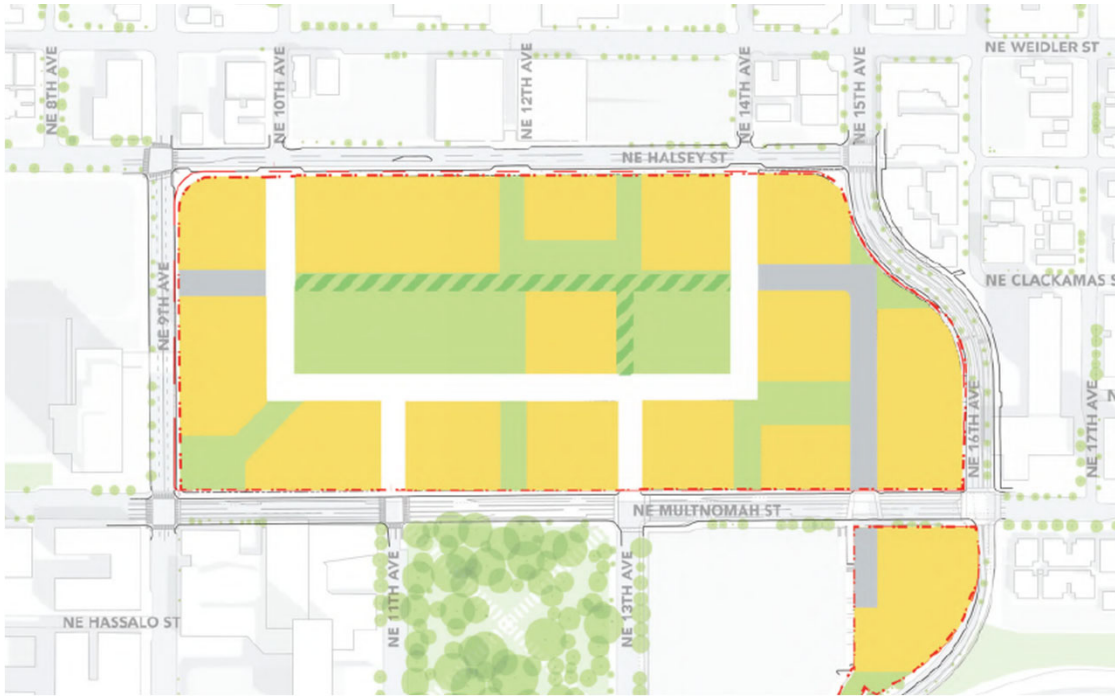
3D massing envelopes

Active ground floor uses

Parking/loading access







## Refined street network

These refinements have regularized the open space and transportation systems into more of a typical grid configuration, with a straight-line connection being provided on the NE Clackamas St alignment. A 30-foot wide woonerf type private street/internal accessway connection is proposed along this alignment and will allow for vehicle travel in one direction. The Commission should consider how the open space system discussed at the first DAR may be interwoven or impacted by this new accessway and the impact it may have on adjacent development.

## Framework

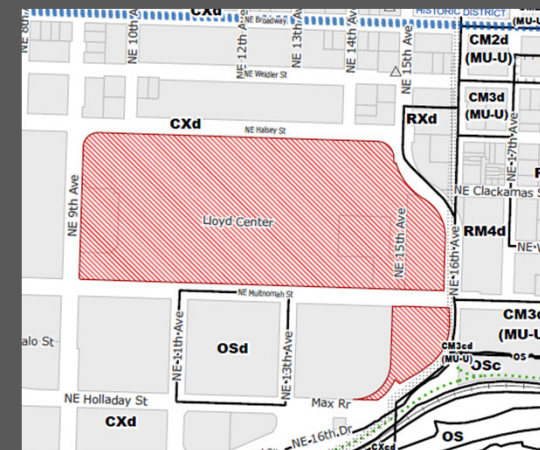
Overall

**Refined street & open space network**

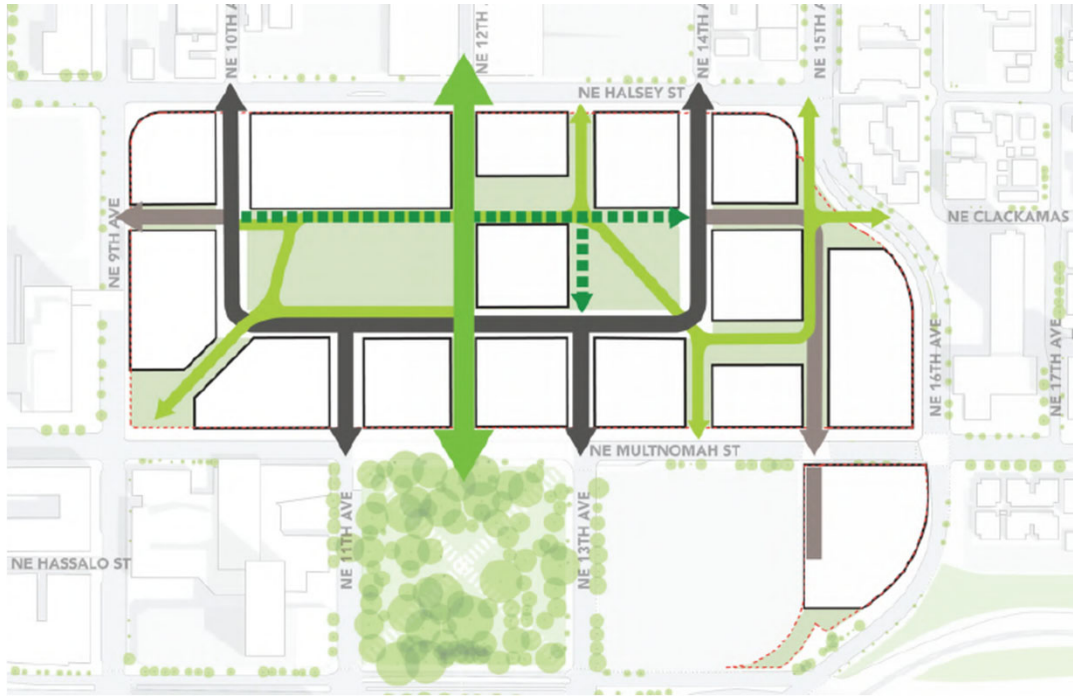
3D massing envelopes

Active ground floor uses

Parking/loading access







## Refined open space network

This new accessway also straightens out the open space connections shown in the previous iteration of the plan and may afford fewer opportunities to create a sense of “getting lost” and “discovery” that some commissioners found compelling at the last DAR.

## Framework

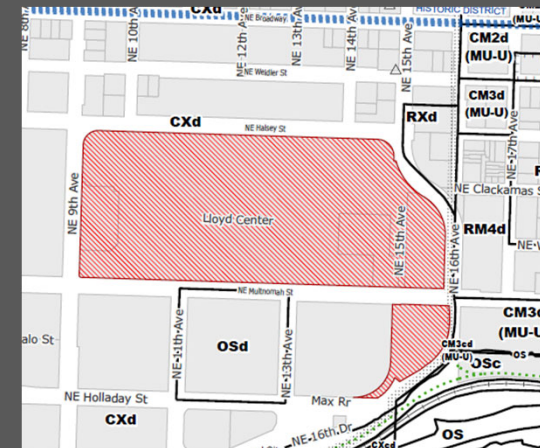
Overall

**Refined street & open space network**

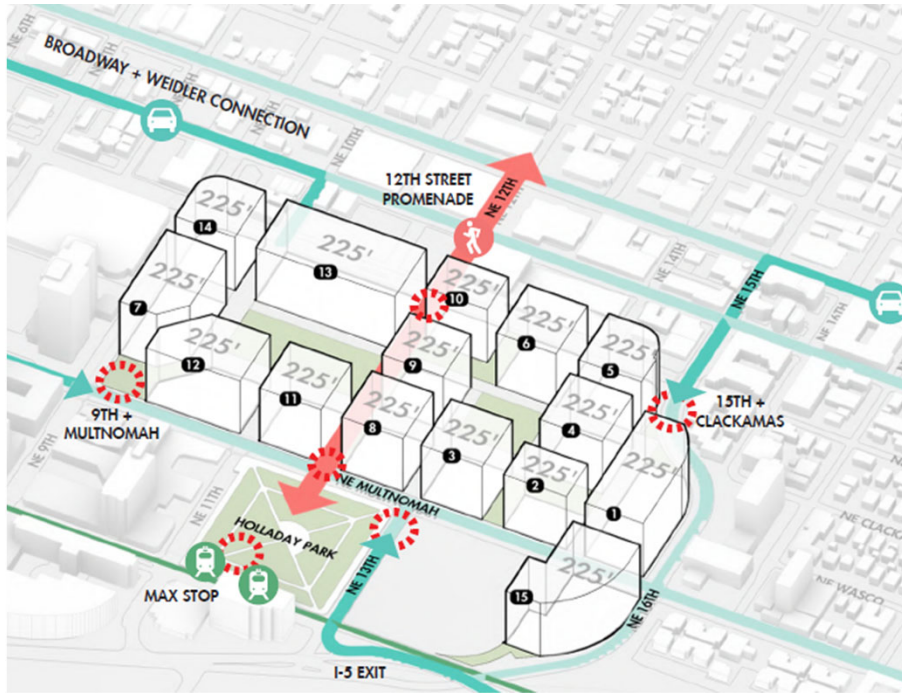
3D massing envelopes

Active ground floor uses

Parking/loading access







## 3D massing envelopes

Massing envelopes are all set at the maximum allowed height of 225 feet and currently extend straight up from the proposed development tracts. Although this pattern may be consistent with the overall development framework for the greater Lloyd District (see p. 29), the open spaces proposed within the Lloyd Center Redevelopment master plan area could benefit from stepped-down height limits at the development tracts along the south side of the open space network, and it would be good for the Commission to weigh in on whether or not this is needed

## Framework

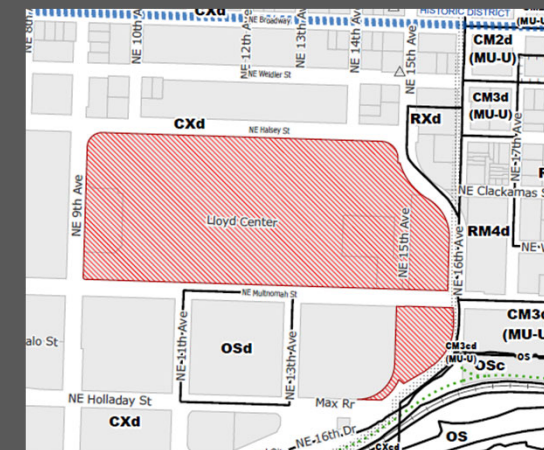
Overall

Refined street & open space network

**3D massing envelopes**

Active ground floor uses

Parking/loading access







## Active ground floor uses

The active frontages shown on p. 24 are required by zoning and will help to support Holladay Park and the pedestrian environment along NE Multnomah Blvd.

## Framework

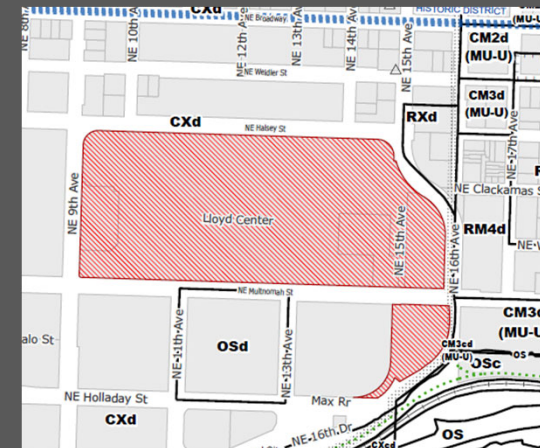
Overall

Refined street & open space network

3D massing envelopes

**Active ground floor uses**

Parking/loading access







## Active ground floor uses

Additional diagrams begin to show concepts about supporting the master plan area's open spaces with active uses, though specific zones of active ground floors are not yet indicated.

## Framework

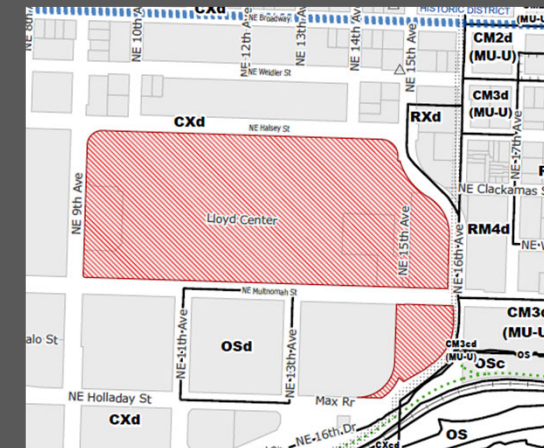
Overall

Refined street & open space network

3D massing envelopes

**Active ground floor uses**

Parking/loading access







## Parking/loading access

Loading access points (and presumably parking access points) are also indicated. When combined with the active use diagrams, they suggest that active ground level development will be primarily oriented towards NE Multnomah St and the proposed new open spaces within the master plan area. Shifting most loading and parking access to the north-south streets through the master plan area seems like a logical location for these uses. In that vein, it may make sense for parking and loading access to be provided off NE 14th & NE 15th Aves for the two northeastern most parcels, rather than having access off NE Clackamas St.

## Framework

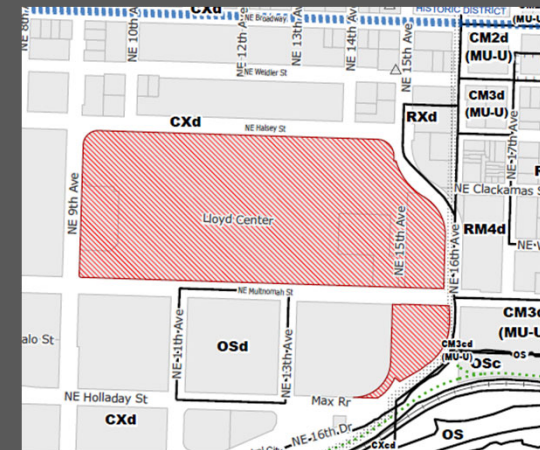
Overall

Refined street & open space network

3D massing envelopes

Active ground floor uses

**Parking/loading access**







## Parking/loading access

The ground level character of the other three streets bounding the master plan area is unclear at present, though it appears that NE Halsey will host several back-of-house access points. Consolidation of these loading/parking access points and other back-of-house uses would be beneficial for the overall pedestrian environment with and surrounding the master plan area and would better meet Approval Criterion 11.

## Framework

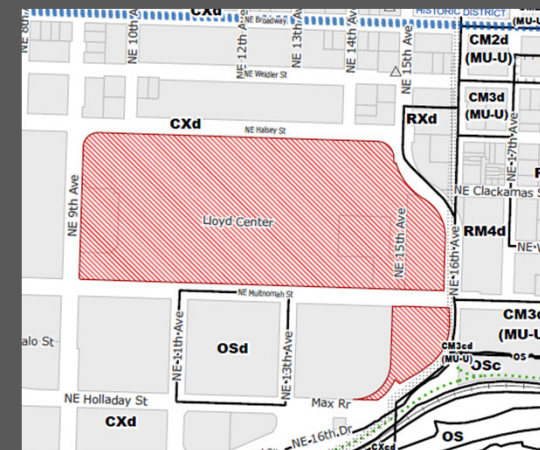
Overall

Refined street & open space network

3D massing envelopes

Active ground floor uses

**Parking/loading access**







## Roles to study for massing?

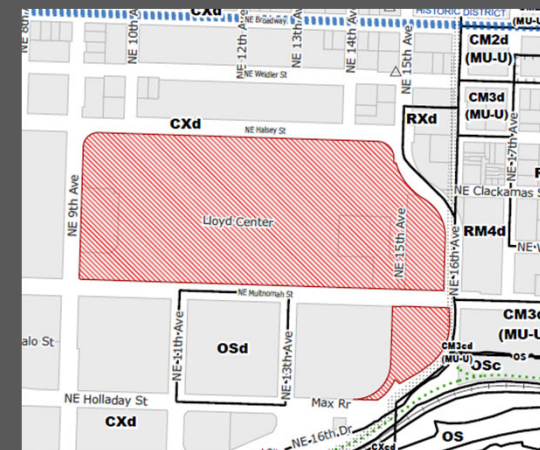
Overall, the massing envelopes seem reasonable for the type of development envisioned and the character of the Lloyd District, though some step backs in height may be beneficial to provide more light and air to the open spaces. More critical than the massing of the upper stories of buildings, however, is ensuring that active ground level uses are provided and located to support the pedestrian environment and open spaces.

## Applicants' Questions

**Roles to study for massing?**

Thoughts on elements that will help the transition zone between open space and development along NE Clackamas accessway?

Thoughts on cycle tracks?

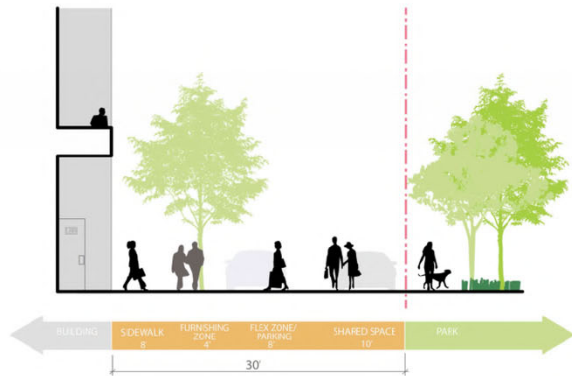
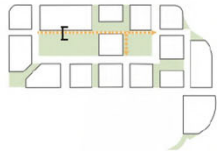




## Circulation

### Street Hierarchy

3 Internal Accessways



## Transition zone along NE Clackamas?

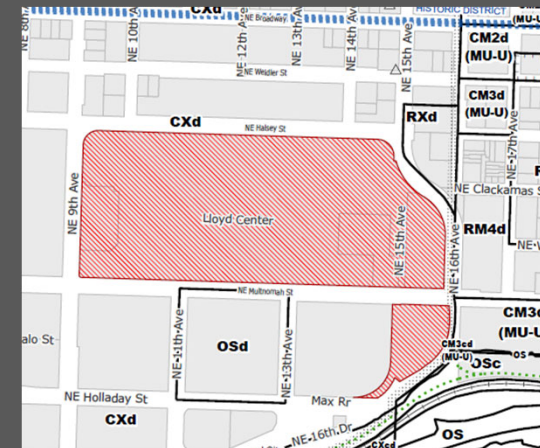
The introduction of cars into the space between buildings and the open spaces fundamentally changes the nature of the interface of these two features, and there are both pros and cons to this design decision. The success of the accessway may be determined in large part by the ground floor uses in buildings adjacent to it and the design and function of the open spaces on the other side. The proposed street section of the accessway, plant and paving materials used, and furnishings and lighting will also be important to the success of the accessway

## Applicants' Questions

Roles to study for massing?

Thoughts on elements that will help the transition zone between open space and development along NE Clackamas accessway?

Thoughts on cycle tracks?

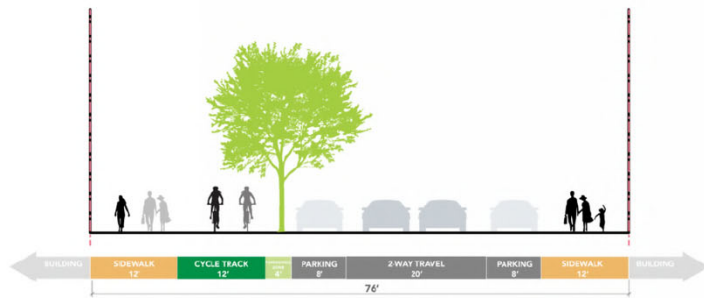
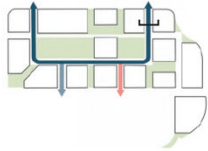




## Circulation

### Street Hierarchy

#### 1 Primary Streets



## Thoughts on cycle tracks?

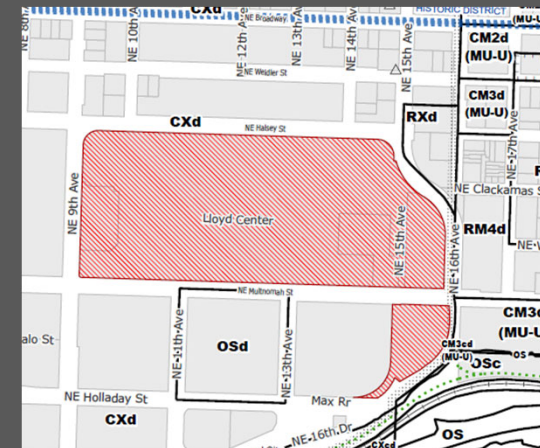
The introduction of cars into the space between buildings and the open spaces fundamentally changes the nature of the interface of these two features, and there are both pros and cons to this design decision. The success of the accessway may be determined in large part by the ground floor uses in buildings adjacent to it and the design and function of the open spaces on the other side. The proposed street section of the accessway, plant and paving materials used, and furnishings and lighting will also be important to the success of the accessway

## Applicants' Questions

Roles to study for massing?

Thoughts on elements that will help the transition zone between open space and development along NE Clackamas accessway?

Thoughts on cycle tracks?





# Questions?



# Additional Slides



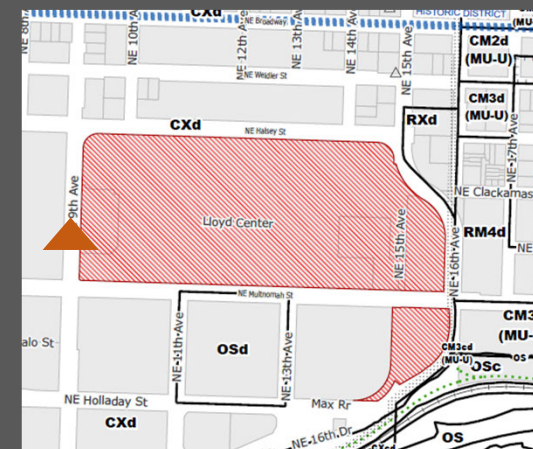






## Context

- Looking N along NE 9th Ave

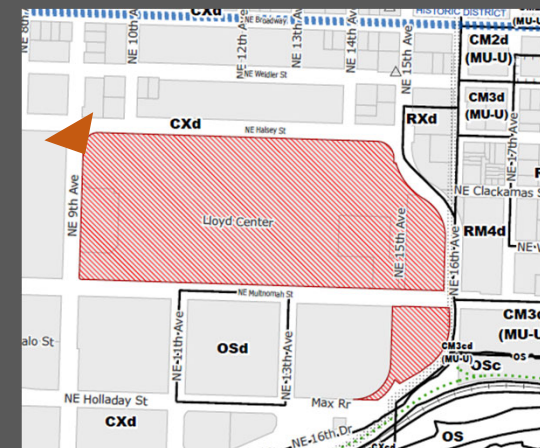






## Context

- Corner of NE 9<sup>th</sup> & Halsey, looking towards SE







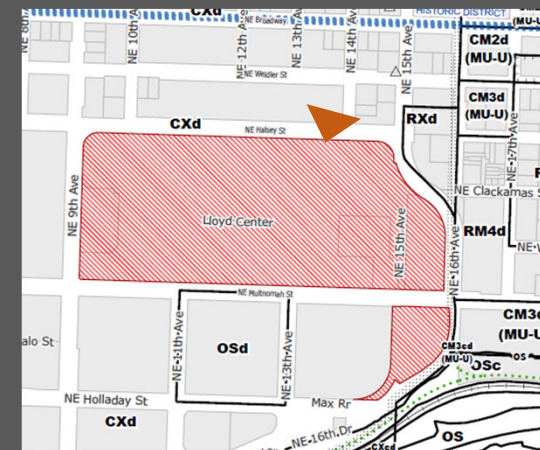
- [illegible]





## Context

- Looking S from NE Halsey St

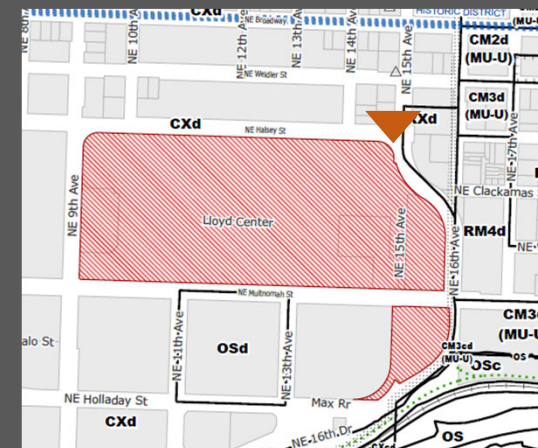






## Context

- Looking S from corner of NE 15th Ave & Halsey St

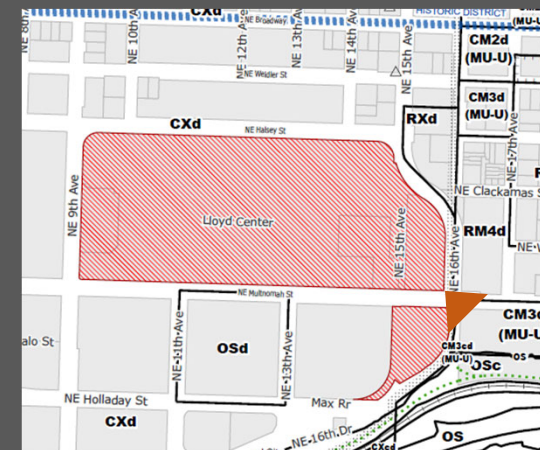






## Context

- Looking NW from corner of NE 16<sup>th</sup> Ave & Multnomah St

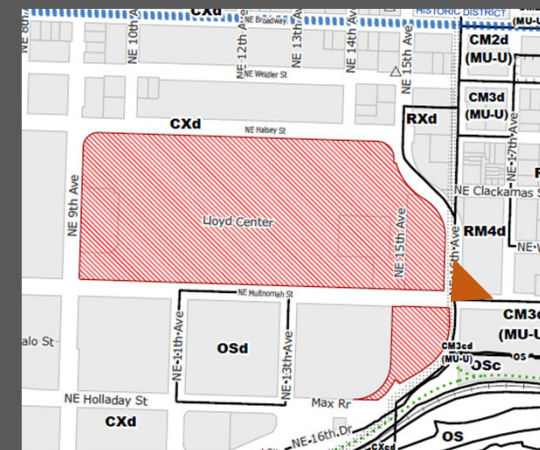






## Context

- Looking SW from corner of NE 16<sup>th</sup> Ave & Multnomah St

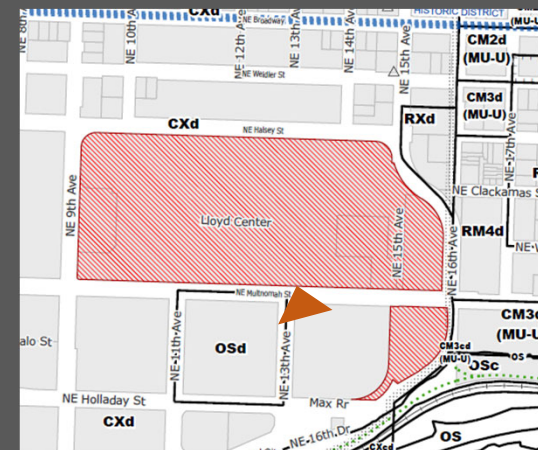






## Context

- Looking N from NE Multnomah St

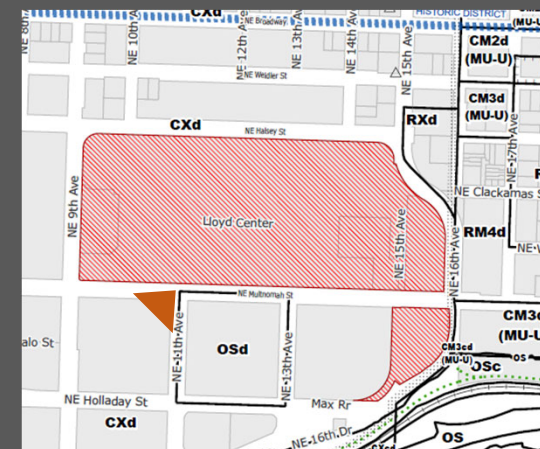






## Context

- Looking NE from NE 11<sup>th</sup> Ave & Multnomah St

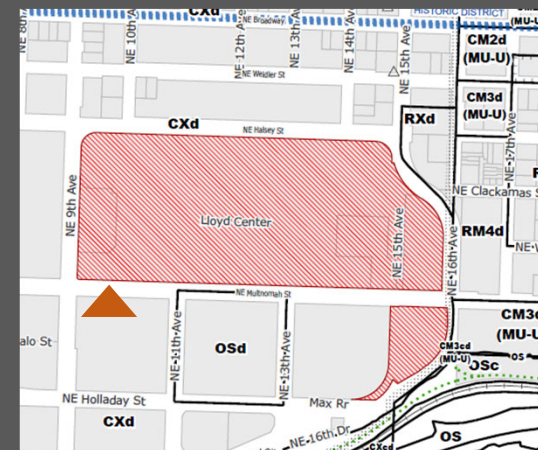






## Context

- Looking N from NE Multnomah St

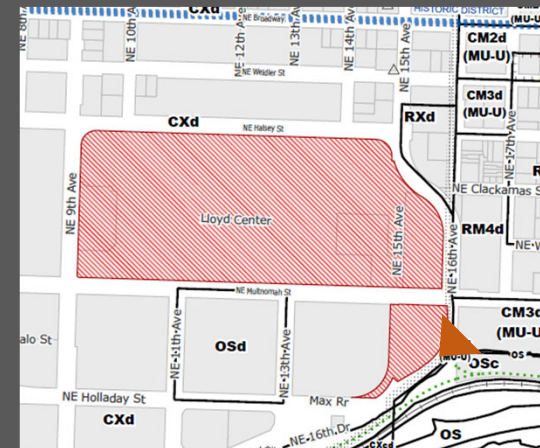






## Context

- Looking SW along NE 16<sup>th</sup> Ave

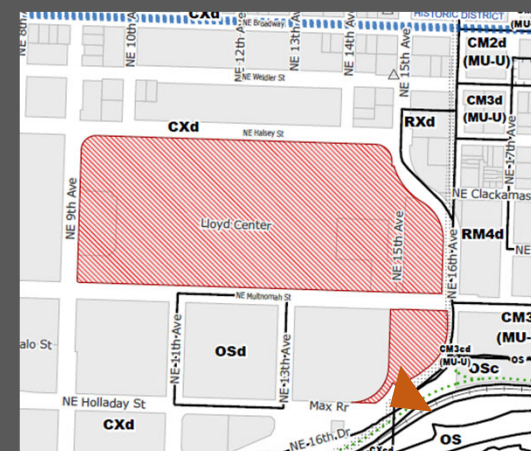






## Context

- Looking SW along NE 16<sup>th</sup> Ave

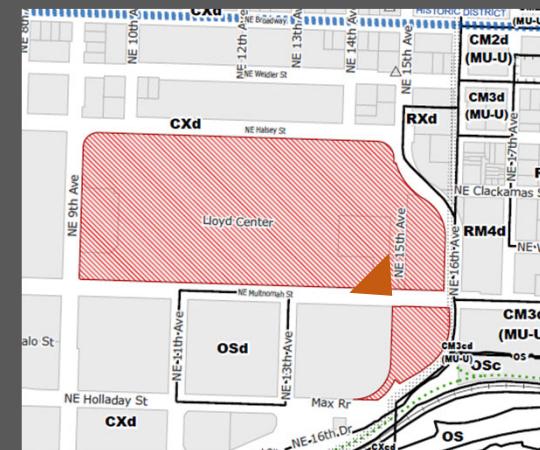






## Context

- Looking SE from NE 15<sup>th</sup> & Multnomah

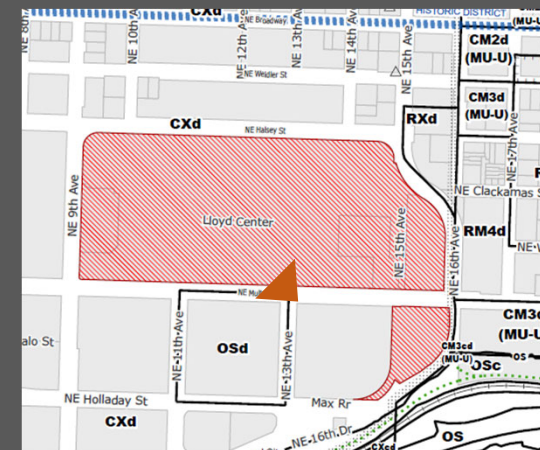






## Context

- Looking SE from NE 13<sup>th</sup> & Multnomah

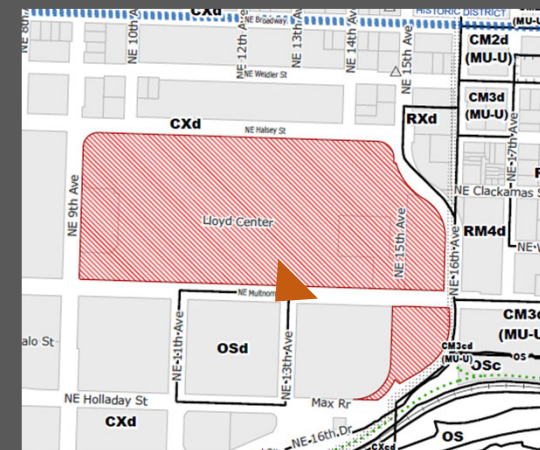






## Context

- Looking SW from NE 13<sup>th</sup> & Multnomah towards Holladay Park

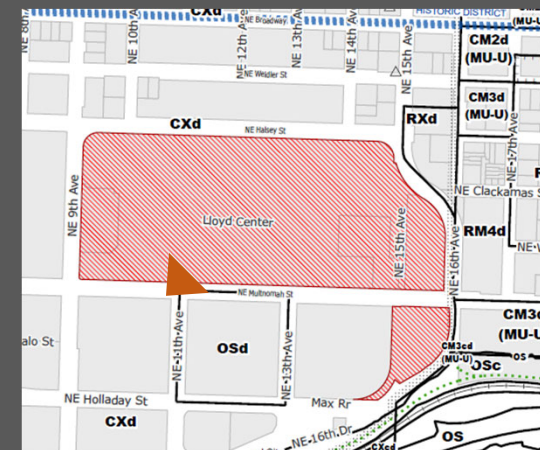






## Context

- Looking SW from NE 11<sup>th</sup> & Multnomah towards Double Tree Hotel

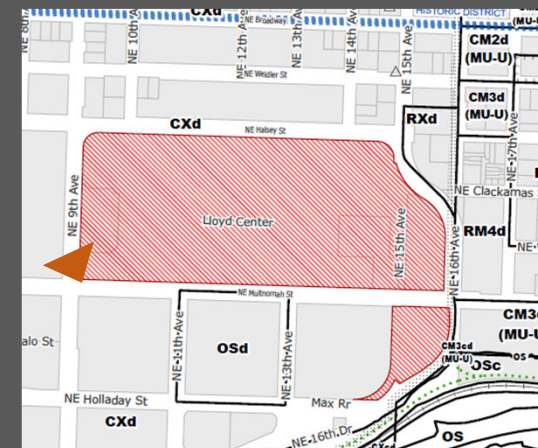






## Context

- Looking S from NE 9<sup>th</sup> & Multnomah towards Double Tree Hotel



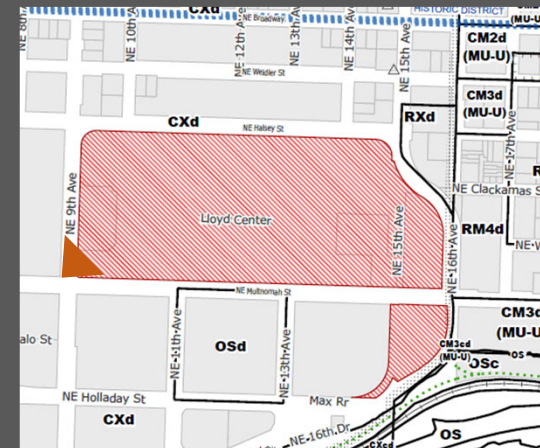




- 
- The map displays Block 60, NE 15th Ave., with lots numbered 1 through 18. Key features include:
- Streets:** NE 9th Ave, NE 10th Ave, NE 11th Ave, NE 12th Ave, NE 13th Ave, NE 14th Ave, NE 15th Ave, NE 16th Dr, NE Holladay St, Max Rr, and NE Multnomah St.
  - Lots and Labels:**
    - Lot 1: Shaded red, labeled "Lloyd Center".
    - Lot 2: Shaded orange.
    - Lot 3: Labeled "OSd".
    - Lot 4: Labeled "OSc".
    - Lot 5: Labeled "CM3cd (MU-U)".
    - Lot 6: Labeled "JSc".
    - Lot 7: Labeled "OS".
    - Lot 8: Labeled "OSd".
    - Lot 9: Labeled "CXd".
    - Lot 10: Labeled "CXd".
    - Lot 11: Labeled "CXd".
    - Lot 12: Labeled "CXd".
    - Lot 13: Labeled "CXd".
    - Lot 14: Labeled "CXd".
    - Lot 15: Labeled "CXd".
    - Lot 16: Labeled "CXd".
    - Lot 17: Labeled "CXd".
    - Lot 18: Labeled "CXd".
  - Other Features:** A large area between NE 15th Ave and NE 16th Dr is shaded red and labeled "Lloyd Center". A smaller area between NE 15th Ave and NE 16th Dr is shaded orange.



- Looking NW from NE 9<sup>th</sup> & Multnomah towards Lloyd Center Tower

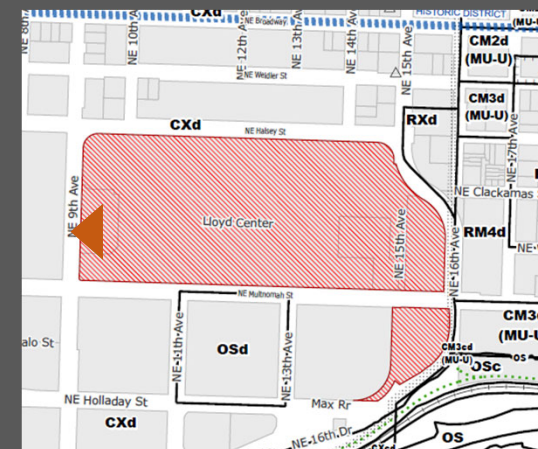






## Context

- Looking W from NE 9<sup>th</sup> Ave towards Lloyd Center Tower

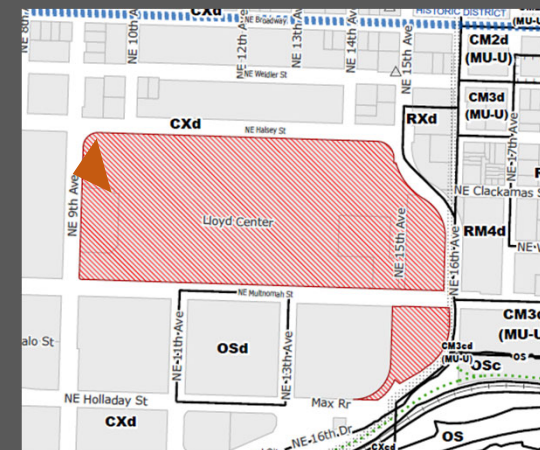






## Context

- Looking W from NE 9<sup>th</sup> Ave towards Lloyd Center Tower parking garage

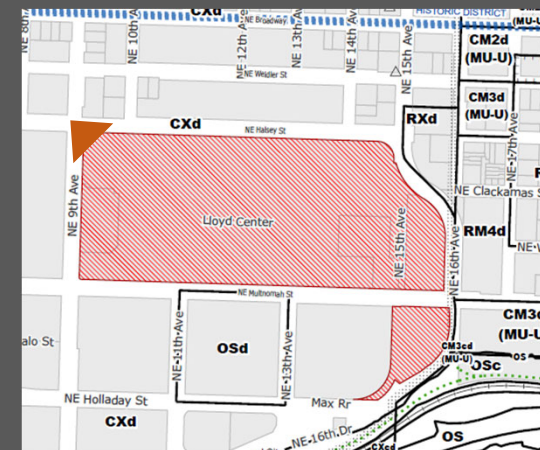






## Context

- Looking NW from NE 9<sup>th</sup> Ave & Halsey towards Lloyd Athletic Club

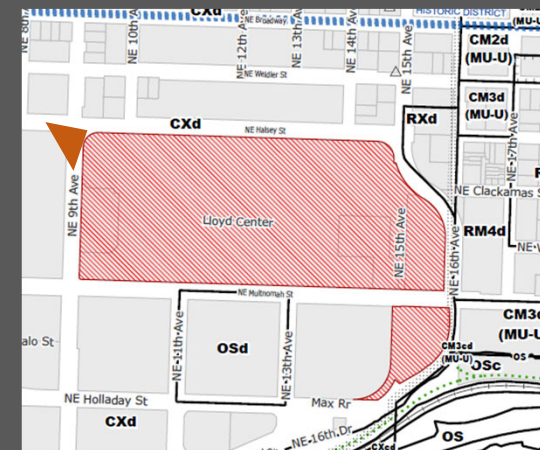






## Context

- Looking NE from NE 9<sup>th</sup> Ave & Halsey







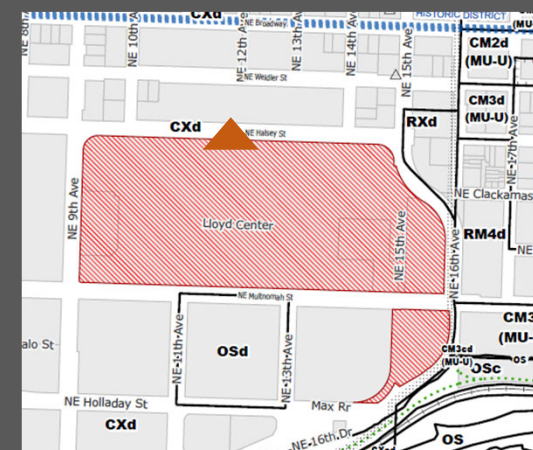
- [illegible]





## Context

- Looking N from NE Halsey St at 12<sup>th</sup> Ave pedway

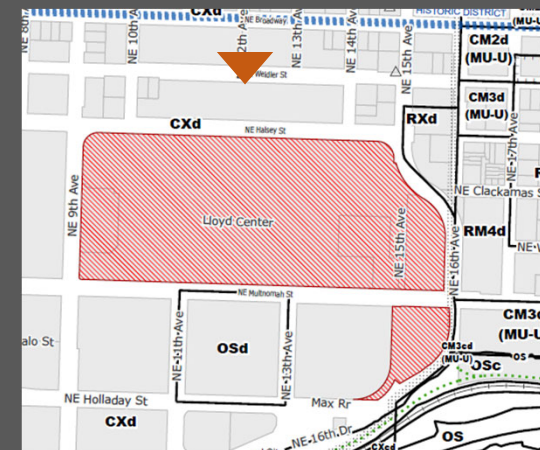






## Context

- Looking S from NE Weidler St at 12<sup>th</sup> Ave pedway

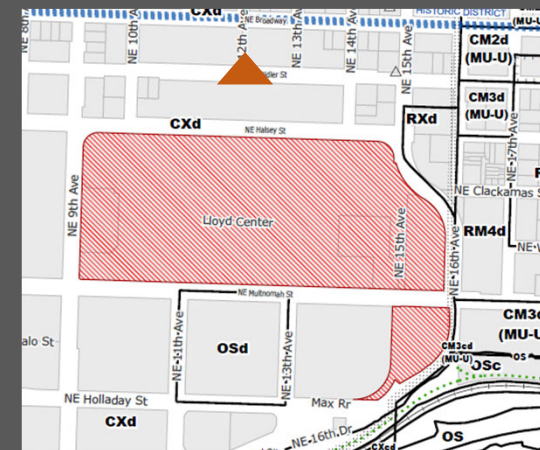






## Context

- Looking N from NE Weidler St at 12<sup>th</sup> Ave pedway

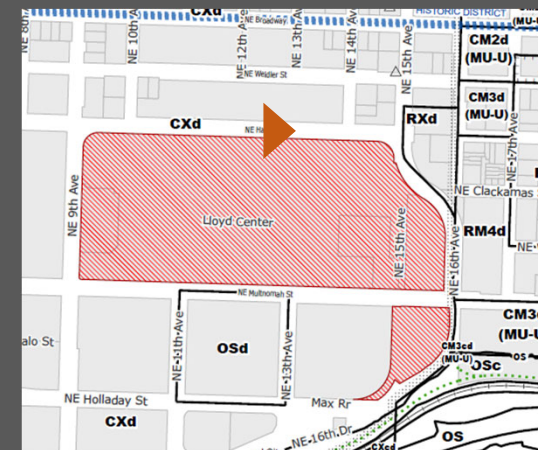






## Context

- Looking E along NE Halsey at approximately NE 13<sup>th</sup> Ave

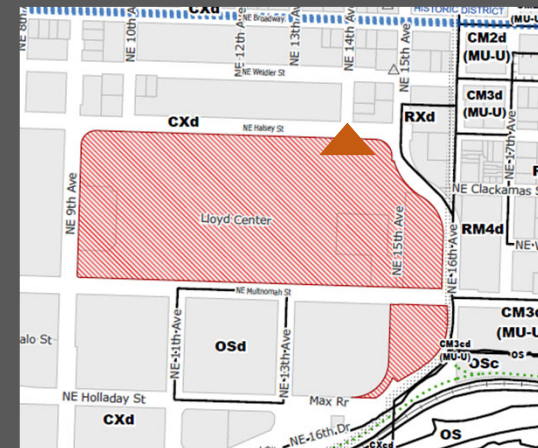






## Context

- Looking N at NE 14<sup>th</sup> & Halsey

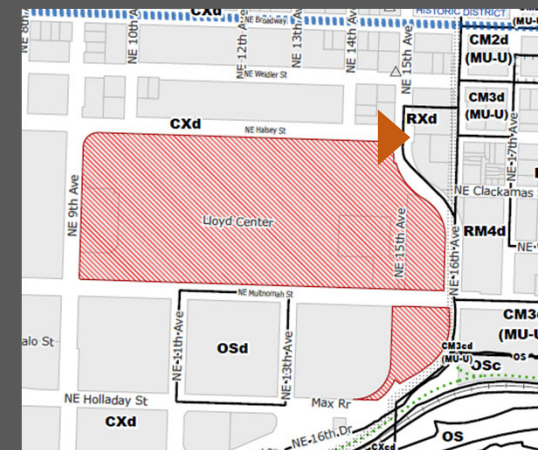






## Context

- Looking E at NE 15<sup>th</sup> & Halsey

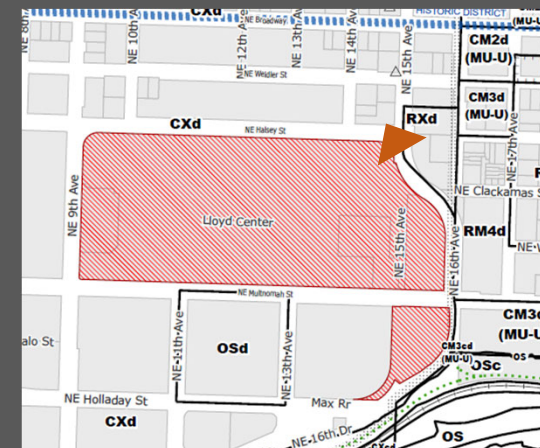






## Context

- Looking NW at NE 15<sup>th</sup> & Halsey

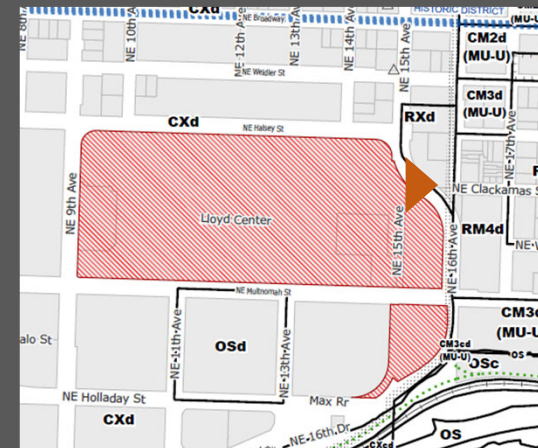






## Context

- Looking E at NE 15<sup>th</sup> & Clackamas

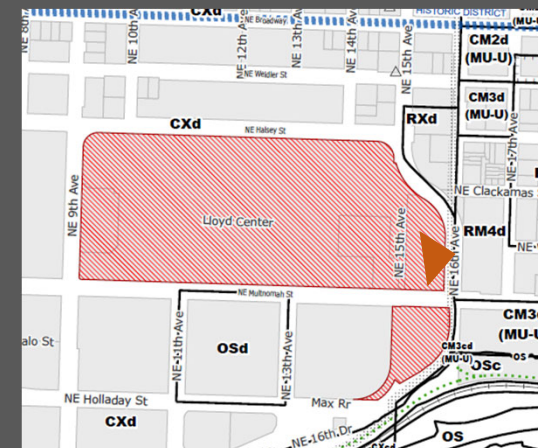






## Context

- Looking E from NE 16<sup>th</sup> near NE Wasco

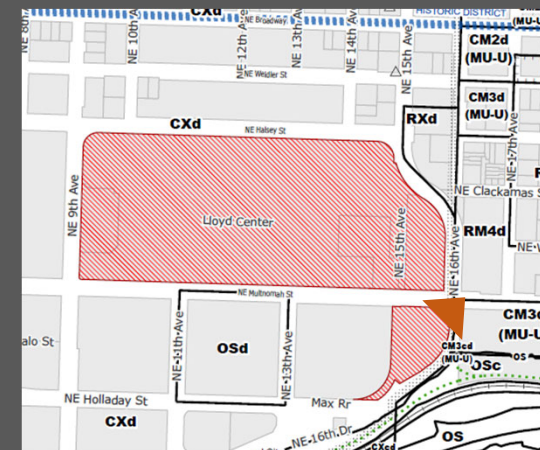






## Context

- Looking NE from NE 16<sup>th</sup> & Multnomah

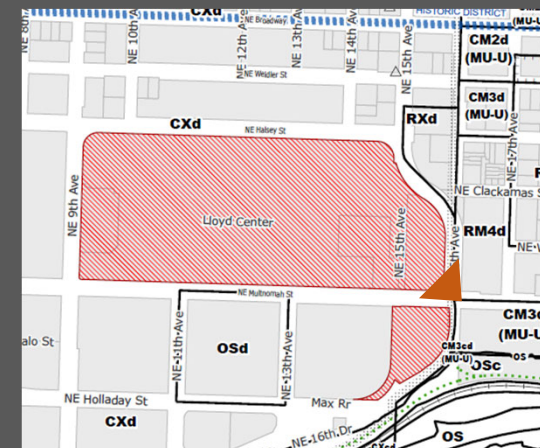






## Context

- Looking SE from NE 16<sup>th</sup> & Multnomah





**From:** [Rouse, Allison](#)  
**To:** [BDS Land Use Intake](#)  
**Cc:** [Nielsen, Benjamin](#); [Joey Shoemaker](#); [Krista Bailey \(kristab@urbanrengroup.com\)](#)  
**Subject:** Lloyd Redevelopment: Request for Design Advice (DAR)  
**Date:** Thursday, September 21, 2023 11:12:10 AM  
**Attachments:** [20230912 FORM Lloyd Redevelopment DAR1.pdf](#)  
[20230921 PROJECT DESCRIPTION Lloyd Redevelopment DAR1.pdf](#)  
[20230921 QUESTIONS Lloyd Redevelopment DAR1.pdf](#)  
[20230921 SITEPLANS Lloyd Redevelopment DAR1.pdf](#)

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Good morning, Land Use Intake:

Please accept the following materials as our request for Design Advice for the Lloyd Redevelopment project:

- Early Assistance Application FORM
- Written PROJECT DESCRIPTION
- List of QUESTIONS to be discussed
- SITE PLANS

Please confirm receipt of these materials, and send a link, copy to Krista Bailey of Urban Renaissance Property Co. (owner) so that we may make payment.

Best regards,

**Allison Rouse** ZGF ARCHITECTS LLP  
Principal T 503-863-2524 E [allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)  
she/her 1223 SW Washington Street, Suite 200  
Portland, OR 97205  
[zgf.com](http://zgf.com)



[ZGF Email Disclaimer](#)



**From:** [Monroe, Staci](#)  
**To:** [Boren-King, Tammy](#)  
**Cc:** [Nielsen, Benjamin](#)  
**Subject:** Lloyd CCMP  
**Date:** Thursday, September 21, 2023 11:57:34 AM  
**Attachments:** [20230816 LLOYD TAC#8 -Draft.pdf](#)  
[Central City Master Plan Roadmap FINAL DRAFT 9-20-23.docx](#)  
[20230412 LLOYD WORK STREAMS to CoP staff comments.pdf](#)

---

Tammy – I am attaching the following docs to help get you up-to-speed with Lloyd CCMP TAC efforts since Fall 2022:

- **CCMP Concepts** via the TAC with city feedback and draft infrastructure plan in prep for CCMP DAR submittal from TAC #8
- **CCMP Roadmap** – We created this document and provided to the applicant. Alice is working with PWP groups in a mtg next week to figure out what 10% means. Chris & Kurt will be there.
- **CCMP Workstreams** – draft workstreams doc created by the applicant. We provided them comments and they have the final version

**Staci Monroe** (she/her)

Senior Planner

Land Use Services Division, Design and Historic Resource Review Team

### **City of Portland – Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6516 (Cell)

[staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)

<https://www.portland.gov/bds>

Work Hours: Monday-Friday, 9-4:30

Have questions about your permit? Book a [15-minute appointment here!](#)

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Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas

Translation and Interpretation: 503-823-4000







**From:** [Rouse, Allison](#)  
**To:** [BDS Land Use Intake](#)  
**Cc:** [Nielsen, Benjamin](#); [Joey Shoemaker](#); [Krista Bailey \(kristab@urbanrengroup.com\)](#)  
**Subject:** RE: Lloyd Redevelopment: Request for Design Advice (DAR)  
**Date:** Thursday, September 21, 2023 1:55:45 PM

---

Emily,

Thank you. Our team will be available within 5 to 8 weeks of the date the fees are paid. We have already discussed a preferred date of November 2<sup>nd</sup> with Ben, who is checking availability on that date's Agenda.

We also appreciate the Information Sheet, and will study it to make sure we stay aligned with an efficient process. Our conversation with the Design Commission is priority for us, and we don't want any administrative omissions to hinder that.

When you share the payment link, please be sure to copy Krista Bailey, above, the owner's representative, who will provide payment promptly.

Best regards,

**Allison Rouse**  
Principal  
ZGF ARCHITECTS LLP  
T 503-863-2524

---

**From:** BDS Land Use Intake <landuseintake@portlandoregon.gov>  
**Sent:** Thursday, September 21, 2023 11:43 AM  
**To:** Rouse, Allison <allison.rouse@zgf.com>; BDS Land Use Intake <landuseintake@portlandoregon.gov>  
**Cc:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Joey Shoemaker <JoeyS@urbanrengroup.com>; Krista Bailey (kristab@urbanrengroup.com) <kristab@urbanrengroup.com>  
**Subject:** RE: Lloyd Redevelopment: Request for Design Advice (DAR)

**EXTERNAL**

Hello Allison,

Thank you for your email. Please take special note that before we can proceed with your application, we need you to confirm that you/your team will be available for your hearing on a Thursday, 5-8 weeks from the date fees are paid. This is a code mandated timeline, so if you won't be available during that timeframe, please let us know, as we will need to discuss your options. Once we receive a new application, it can take us 3-4 business days to process it and send out your billing and your payment options. Once fees have been paid, your Planner will reach out to schedule



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The Design Advice Request Information Sheet is linked to below and provides details on the process, including a Deliverables Timeline:

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The code section for DAR's is 33.730.050 B, linked to below:

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Please note that per 33.730.050 B.4, "The design advice request meetings are limited to one meeting per application. Additional meetings may be granted for proposals that include more than one building proposed on a site."

We look forward to confirmation on if the required timeframe for the hearing will work for your team.

Please let us know if you have any questions!

Best,

**Emily Wilson** ([she/her](#))

*Development Services Technician II*

*Land Use Services Division, Records Management Team*

**City of Portland - Bureau of Development Services**

1900 SW Fourth Avenue, Suite 5000

Portland, OR 97201

503-865-6523

[emily.wilson@portlandoregon.gov](mailto:emily.wilson@portlandoregon.gov)

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Translation and Interpretation: 503-823-4000

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**Sent:** Thursday, September 21, 2023 11:11 AM

**To:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>

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T 503-863-2524 E [allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)

1223 SW Washington Street, Suite 200  
Portland, OR 97205

[zgf.com](http://zgf.com)



[ZGF Email Disclaimer](#)



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**To:** [Rouse, Allison](#); [BDS Land Use Intake](#)  
**Cc:** [Nielsen, Benjamin](#); [Joey Shoemaker](#); [Krista Bailey \(kristab@urbanrengroup.com\)](#)  
**Subject:** RE: Lloyd Redevelopment: Request for Design Advice (DAR)  
**Date:** Thursday, September 21, 2023 2:23:30 PM

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*Development Services Technician II*  
*Land Use Services Division, Records Management Team*  
City of Portland - Bureau of Development Services  
503-865-6523  
*Work Hours: M-F 8:30am-5:30pm*

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**From:** Rouse, Allison <allison.rouse@zgf.com>  
**Sent:** Thursday, September 21, 2023 1:56 PM  
**To:** BDS Land Use Intake <landuseintake@portlandoregon.gov>  
**Cc:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Joey Shoemaker <JoeyS@urbanrengroup.com>; Krista Bailey (kristab@urbanrengroup.com) <kristab@urbanrengroup.com>  
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*Development Services Technician II*

*Land Use Services Division, Records Management Team*

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Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas

Translation and Interpretation: 503-823-4000

---

**From:** Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>

**Sent:** Thursday, September 21, 2023 11:11 AM

**To:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>

**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker <[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; Krista Bailey ([kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)) <[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>

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Best regards,

**Allison Rouse**

Principal  
she/her

ZGF ARCHITECTS LLP

T 503-863-2524 E [allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)

1223 SW Washington Street, Suite 200  
Portland, OR 97205

[zgf.com](http://zgf.com)



[ZGF Email Disclaimer](#)



**From:** [Schoene, Jillian](#)  
**To:** [Monroe, Staci](#); [Esau, Rebecca](#)  
**Cc:** [Nielsen, Benjamin](#)  
**Subject:** RE: Lloyd Center News  
**Date:** Friday, September 22, 2023 3:08:40 PM  
**Attachments:** [image001.png](#)

---

Thank you everyone!

---

**From:** Monroe, Staci <Staci.Monroe@portlandoregon.gov>  
**Sent:** Friday, September 22, 2023 12:38 PM  
**To:** Esau, Rebecca <Rebecca.Esau@portlandoregon.gov>; Schoene, Jillian <Jillian.Schoene@portlandoregon.gov>  
**Cc:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>  
**Subject:** RE: Lloyd Center News

Will do.

**Staci Monroe** (she/her)  
Senior Planner  
Land Use Services Division, Design and Historic Resource Review Team

---

**From:** Esau, Rebecca <[Rebecca.Esau@portlandoregon.gov](mailto:Rebecca.Esau@portlandoregon.gov)>  
**Sent:** Thursday, September 21, 2023 5:21 PM  
**To:** Schoene, Jillian <[Jillian.Schoene@portlandoregon.gov](mailto:Jillian.Schoene@portlandoregon.gov)>  
**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Monroe, Staci <[Staci.Monroe@portlandoregon.gov](mailto:Staci.Monroe@portlandoregon.gov)>  
**Subject:** RE: Lloyd Center News

Hi Jillian, Ben and Staci,

Jillian, we'd love to have you attend the Design Advice Request with the Portland Design Commission for the Lloyd Center project! This is an exciting project to track through the process.

**Ben and Staci** – please make sure Jillian is invited once this gets on the Design Commission agenda. From the meeting yesterday, the applicant's request was to get on the Nov. 2<sup>nd</sup> agenda.

Jillian, you are always welcome to tune in to any of the Design or Landmarks Commission hearings. The agendas for the Design Commission are found here: <https://www.portland.gov/bds/design-commission> You're welcome to check out other Design Advice (DA) requests too. For example there's one on 10/5 for Doernbecher Children's Hospital Addition from 5:35-7:05 PM. Design Advice Requests show up on the agenda as "EA 23-#### DA". EA stands for Early Assistance. And they're all held on Zoom, making it easy to tune in and watch. <https://www.portland.gov/bds/design-commission/events/2023/10/5/10-5-23-design-commission-hearing-agenda>



Have a good evening!

**Rebecca Esau, Director**

**Bureau of Development Services – City of Portland**

1900 SW 4<sup>th</sup> Avenue, Suite 5000

Portland, OR 97201

Cell: (503) 823-8474

[Rebecca.Esau@portlandoregon.gov](mailto:Rebecca.Esau@portlandoregon.gov)

Pronouns: she/her

---

**From:** Schoene, Jillian <[Jillian.Schoene@portlandoregon.gov](mailto:Jillian.Schoene@portlandoregon.gov)>

**Sent:** Thursday, September 21, 2023 5:02 PM

**To:** Esau, Rebecca <[Rebecca.Esau@portlandoregon.gov](mailto:Rebecca.Esau@portlandoregon.gov)>

**Subject:** FW: Lloyd Center News

Rebecca,

I would like to attend the DAR meeting so I can see how it works! Who do I contact??

Jillian

---

**From:** Future Lloyd Center <[futurelloyd@lloydcenter.com](mailto:futurelloyd@lloydcenter.com)>

**Sent:** Thursday, September 21, 2023 4:47 PM

**To:** Emily Fusaro <[emily@fusaro.co](mailto:emily@fusaro.co)>; Sandra McDonough <[SMcDonough@quetzalconsulting.com](mailto:SMcDonough@quetzalconsulting.com)>

**Subject:** Lloyd Center News



The City's email systems have identified this email as potentially suspicious.  
Please click responsibly and be cautious if asked to provide sensitive information.

*We are excited to let you know that the Lloyd Center owners today filed a conceptual master plan with the city of Portland, with a request for a Design Advice Request appointment. This will be followed at a future date with a formal Central City Master Plan land use application. I have attached our news release for your information.*

*In the months ahead, we look forward to continuing our conversation with the community about how this 29.3 acre site can evolve into an exciting, new and authentically Portland neighborhood. Please reach out if you have any thoughts or questions.*

*Tom Kilbane*

*Urban Renaissance Group*

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**From:** [Rouse, Allison](#)  
**To:** [BDS Land Use Intake](#)  
**Cc:** [Nielsen, Benjamin](#); [Joey Shoemaker](#); [Krista Bailey \(kristab@urbanrengroup.com\)](#); [BDS LUS Team Tech](#)  
**Subject:** RE: EA 23-087508 DA for 2201 NE Lloyd Center  
**Date:** Tuesday, September 26, 2023 1:07:26 PM

---

Mary, thank you! Krista and Joey: please let me know if you need my help to make this payment.

**Allison Rouse**  
Principal  
ZGF ARCHITECTS LLP  
T 503-863-2524

---

**From:** BDS Land Use Intake <landuseintake@portlandoregon.gov>  
**Sent:** Tuesday, September 26, 2023 12:57 PM  
**To:** Rouse, Allison <allison.rouse@zgf.com>  
**Cc:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Joey Shoemaker <JoeyS@urbanrengroup.com>; Krista Bailey (kristab@urbanrengroup.com) <kristab@urbanrengroup.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>  
**Subject:** EA 23-087508 DA for 2201 NE Lloyd Center

## EXTERNAL

Hello,

We have now entered your application in our electronic permitting system. Your case file # is EA 23-087508 DA. **You will need your IVR#, which is 4972624, to pay your fees.** Attached you will find your Billing Summary, which reflects a balance of \$6,245. Fees are due immediately and we are not able to schedule your meeting until all fees are paid-in-full. If your fees aren't paid within 5 business days, your case will be cancelled in the system and you will need to re-apply for your review, by emailing your submittal to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov). *\*\*Please let us know if you won't be able to pay this fee right away so we can update our system as soon as possible.*

Below are the payment options:

- **Pay online** through on our online portal [DevHub](#), with a card or an electronic check. You will need to log into your portlandoregon.gov account and find your bill using your IVR#. Instructions on How to Pay Fees Using DevHub can be found here: <https://www.portland.gov/bds/documents/how-pay-feesYour> Payment receipt is your confirmation that intake is complete.



**Call our cashier** at 503-823-5161 and pay *with a card* over-the-phone. They are able to take calls between 8–12pm and 1-3pm, Monday-Friday (but you can leave a message anytime and they'll call you back).

You will need to give the cashier your IVR #.

The cashier will email you a receipt immediately after your phone call.

If the cashier does not answer, leave a message. They will return your call.

It is my understanding that you've been in touch with Ben about your meeting with the commission. Once the fees are paid, I'm sure he can finalize getting your project on the schedule. Please let us know if you have any questions.

Sincerely,

*Mary Butenschoen, Development Services Technician II  
(she/her/hers) [Why do I list my pronouns?](#)  
City of Portland - Bureau of Development Services  
Land Use Services Division, Records Management Team  
1900 S.W. 4<sup>th</sup> Ave, Suite 5000  
Portland, OR 97201  
[mary.butenschoen@portlandoregon.gov](mailto:mary.butenschoen@portlandoregon.gov) - email  
503.865.6744 - phone*

*Office Hours: Monday-Friday 8am-4:30pm*

***Read [here](#) for news about services available at the Development Services Center.***

---

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**Sent:** Thursday, September 21, 2023 2:23 PM

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*Development Services Technician II*  
*Land Use Services Division, Records Management Team*  
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Portland, OR 97201

503-865-6523

[emily.wilson@portlandoregon.gov](mailto:emily.wilson@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)



Work Hours: M-F 8:30am-5:30pm

**Have development-related questions? Book a [15-minute appointment here](#)**

**Information on how to submit for Land Use Review and Final Plat, found [here](#)**

**Information on how to submit for Early Assistance found [here](#)**

**Information on other Land Use Services found [here](#)**

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Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas

Translation and Interpretation: 503-823-4000

---

**From:** Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>

**Sent:** Thursday, September 21, 2023 11:11 AM

**To:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>

**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker <[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; Krista Bailey ([kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)) <[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>

**Subject:** Lloyd Redevelopment: Request for Design Advice (DAR)

Good morning, Land Use Intake:

Please accept the following materials as our request for Design Advice for the Lloyd Redevelopment project:

- Early Assistance Application FORM
- Written PROJECT DESCRIPTION
- List of QUESTIONS to be discussed
- SITE PLANS

Please confirm receipt of these materials, and send a link, copy to Krista Bailey of Urban Renaissance Property Co. (owner) so that we may make payment.

Best regards,

**Allison Rouse**  
Principal

ZGF ARCHITECTS LLP  
T 503-863-2524 E [allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)



she/her

1223 SW Washington Street, Suite 200  
Portland, OR 97205

[zgf.com](http://zgf.com)



[ZGF Email Disclaimer](#)



**From:** [Fioravanti, Kara](#)  
**To:** [BDS LUS Design and Historic Team](#)  
**Subject:** CASE BEN (STACI GRACE TIM ART BUDDIES) FW: EA 23-087508 DA for 2201 NE Lloyd Center - Intake 9/26/23  
**Date:** Wednesday, September 27, 2023 8:43:18 AM

---

Ben – you were expecting this.

**Kara Fioravanti** (she/her)

Supervising Planner

Land Use Services Division, Design and Historic Resource Review Team

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-823-8525 (Cell)

[Kara.fioravanti@portlandoregon.gov](mailto:Kara.fioravanti@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

Work Hours: Tuesday-Friday, 7a-5:30p

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Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या

---

**From:** Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>  
**Sent:** Wednesday, September 27, 2023 7:40 AM  
**To:** Fioravanti, Kara <Kara.Fioravanti@portlandoregon.gov>; BDS LUS OSSII <BDSLUSOSSII@portlandoregon.gov>  
**Cc:** BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>  
**Subject:** EA 23-087508 DA for 2201 NE Lloyd Center - Intake 9/26/23

Hi Kara

Mary did the work on this. I'm passing it along in her absence. There are comments from Mary in A7 regarding invites & scheduling.

We received and set up an EA-DA and it needs planner assignment. The case has been paid



for, and the A7 work has been done. The submittal is available in A7.

I've included the OSSes so they can work on the mail list as needed.

Let us know if you have any Qs.

Thanks,

**Elizabeth Duncan**, (she/her)

Development Services Technician II

Land Use Services Division, Records Management Team

**City of Portland - Bureau of Development Services**

1900 SW 4<sup>th</sup> Ave., Suite 5000

Portland, OR 97201

503-865-6524 (cell)

[elizabeth.duncan@portlandoregon.gov](mailto:elizabeth.duncan@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

Work Hours: Monday-Friday, 7:00am-3:30pm PT

Have questions about your permit? Book a [15-minute appointment here!](#)

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Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas

Translation and Interpretation: 503-823-4000

---

**From:** Duncan, Elizabeth <[Elizabeth.Duncan@portlandoregon.gov](mailto:Elizabeth.Duncan@portlandoregon.gov)>

**Sent:** Wednesday, September 27, 2023 7:33 AM

**To:** Krista Bailey <[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>; Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>

**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker <[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; BDS LUS Team Tech <[BDSLUSTeamTech@portlandoregon.gov](mailto:BDSLUSTeamTech@portlandoregon.gov)>

**Subject:** RE: EA 23-087508 DA for 2201 NE Lloyd Center



Thank you for paying the fees! I'm passing this along for Planner assignment right now.

Please let us know if you have any questions.

Best,

**Elizabeth Duncan**, (she/her)

Development Services Technician II

Land Use Services Division, Records Management Team

**City of Portland - Bureau of Development Services**

1900 SW 4<sup>th</sup> Ave., Suite 5000

Portland, OR 97201

503-865-6524 (cell)

[elizabeth.duncan@portlandoregon.gov](mailto:elizabeth.duncan@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

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Translation and Interpretation: 503-823-4000

---

**From:** Krista Bailey <[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>

**Sent:** Tuesday, September 26, 2023 5:02 PM

**To:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>; Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>

**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker <[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; BDS LUS Team Tech <[BDSLUSTeamTech@portlandoregon.gov](mailto:BDSLUSTeamTech@portlandoregon.gov)>

**Subject:** RE: EA 23-087508 DA for 2201 NE Lloyd Center

This fee has been paid.



Thank you!

Krista Bailey, LEED AP  
Urban Renaissance Group LLC  
c 503.519.2966  
[www.urbanrengroup.com](http://www.urbanrengroup.com)

---

**From:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>  
**Sent:** Tuesday, September 26, 2023 12:57 PM  
**To:** Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>  
**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker <[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; Krista Bailey <[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>; BDS LUS Team Tech <[BDSLUSTeamTech@portlandoregon.gov](mailto:BDSLUSTeamTech@portlandoregon.gov)>  
**Subject:** EA 23-087508 DA for 2201 NE Lloyd Center

Hello,

We have now entered your application in our electronic permitting system. Your case file # is EA 23-087508 DA. **You will need your IVR#, which is 4972624, to pay your fees.** Attached you will find your Billing Summary, which reflects a balance of \$6,245. Fees are due immediately and we are not able to schedule your meeting until all fees are paid-in-full. If your fees aren't paid within 5 business days, your case will be cancelled in the system and you will need to re-apply for your review, by emailing your submittal to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov). *\*\*Please let us know if you won't be able to pay this fee right away so we can update our system as soon as possible.*

Below are the payment options:

- **Pay online** through on our online portal [DevHub](https://www.portland.gov/devhub), with a card or an electronic check. You will need to log into your portlandoregon.gov account and find your bill using your IVR#. Instructions on How to Pay Fees Using DevHub can be found here: <https://www.portland.gov/bds/documents/how-pay-feesYour> Payment receipt is your confirmation that intake is complete.
- **Call our cashier** at 503-823-5161 and pay *with a card* over-the-phone. They are able to take calls between 8–12pm and 1-3pm, Monday-Friday (but you can leave a message anytime and they'll call you back). You will need to give the cashier your IVR #. The cashier will email you a receipt immediately after your phone call. If the cashier does not answer, leave a message. They will return your call.

It is my understanding that you've been in touch with Ben about your meeting with the



commission. Once the fees are paid, I'm sure he can finalize getting your project on the schedule. Please let us know if you have any questions.

Sincerely,

*Mary Butenschoen, Development Services Technician II  
(she/her/hers) [Why do I list my pronouns?](#)  
City of Portland - Bureau of Development Services  
Land Use Services Division, Records Management Team  
1900 S.W. 4<sup>th</sup> Ave, Suite 5000  
Portland, OR 97201  
[mary.butenschoen@portlandoregon.gov](mailto:mary.butenschoen@portlandoregon.gov) - email  
503.865.6744 - phone*

*Office Hours: Monday-Friday 8am-4:30pm*

***Read [here](#) for news about services available at the Development Services Center.***

---

**From:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>  
**Sent:** Thursday, September 21, 2023 2:23 PM  
**To:** Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>; BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>  
**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker <[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; Krista Bailey ([kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)) <[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>  
**Subject:** RE: Lloyd Redevelopment: Request for Design Advice (DAR)

Hello Allison,

Thank you for the confirmation! Excellent to hear you've been in conversation with Ben already. And when billing is ready we will be sure and include Krista on that message.

Please let us know if you have questions or we can help with anything else!

Best,

**Emily Wilson** (She/Her)  
*Development Services Technician II  
Land Use Services Division, Records Management Team  
City of Portland - Bureau of Development Services  
503-865-6523  
Work Hours: M-F 8:30am-5:30pm*

---

**From:** Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>  
**Sent:** Thursday, September 21, 2023 1:56 PM



**To:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>  
**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker <[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; Krista Bailey ([kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)) <[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>  
**Subject:** RE: Lloyd Redevelopment: Request for Design Advice (DAR)

Emily,

Thank you. Our team will be available within 5 to 8 weeks of the date the fees are paid. We have already discussed a preferred date of November 2<sup>nd</sup> with Ben, who is checking availability on that date's Agenda.

We also appreciate the Information Sheet, and will study it to make sure we stay aligned with an efficient process. Our conversation with the Design Commission is priority for us, and we don't want any administrative omissions to hinder that.

When you share the payment link, please be sure to copy Krista Bailey, above, the owner's representative, who will provide payment promptly.

Best regards,

**Allison Rouse**  
Principal  
ZGF ARCHITECTS LLP  
T 503-863-2524

---

**From:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>  
**Sent:** Thursday, September 21, 2023 11:43 AM  
**To:** Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>; BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>  
**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker <[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; Krista Bailey ([kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)) <[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>  
**Subject:** RE: Lloyd Redevelopment: Request for Design Advice (DAR)

**EXTERNAL**

Hello Allison,

Thank you for your email. Please take special note that before we can proceed with your application, we need you to confirm that you/your team will be available for your hearing on a Thursday, 5-8 weeks from the date fees are paid. This is a code mandated timeline, so if you won't be available during that timeframe, please let us know, as we will need to discuss your options. Once we receive a new application, it can take us 3-4 business days to process it and send out your



billing and your payment options. Once fees have been paid, your Planner will reach out to schedule your hearing with the commission.

The Design Advice Request Information Sheet is linked to below and provides details on the process, including a Deliverables Timeline:

<https://www.portland.gov/bds/zoning-land-use/documents/design-advice-request-information-sheet/download>

The code section for DAR's is 33.730.050 B, linked to below:

<https://www.portland.gov/sites/default/files/code/730-qj-procd.pdf>

Please note that per 33.730.050 B.4, "The design advice request meetings are limited to one meeting per application. Additional meetings may be granted for proposals that include more than one building proposed on a site."

We look forward to confirmation on if the required timeframe for the hearing will work for your team.

Please let us know if you have any questions!

Best,

**Emily Wilson** ([she/her](#))

*Development Services Technician II*

*Land Use Services Division, Records Management Team*

**City of Portland - Bureau of Development Services**

1900 SW Fourth Avenue, Suite 5000

Portland, OR 97201

503-865-6523

[emily.wilson@portlandoregon.gov](mailto:emily.wilson@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

*Work Hours: M-F 8:30am-5:30pm*

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**Information on how to submit for Early Assistance found [here](#)**

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Translation and Interpretation: 503-823-4000

---

**From:** Rouse, Allison <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>

**Sent:** Thursday, September 21, 2023 11:11 AM

**To:** BDS Land Use Intake <[landuseintake@portlandoregon.gov](mailto:landuseintake@portlandoregon.gov)>

**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Joey Shoemaker

<[JoeyS@urbanrengroup.com](mailto:JoeyS@urbanrengroup.com)>; Krista Bailey ([kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com))

<[kristab@urbanrengroup.com](mailto:kristab@urbanrengroup.com)>

**Subject:** Lloyd Redevelopment: Request for Design Advice (DAR)

Good morning, Land Use Intake:

Please accept the following materials as our request for Design Advice for the Lloyd Redevelopment project:

- Early Assistance Application FORM
- Written PROJECT DESCRIPTION
- List of QUESTIONS to be discussed
- SITE PLANS

Please confirm receipt of these materials, and send a link, copy to Krista Bailey of Urban Renaissance Property Co. (owner) so that we may make payment.

Best regards,

**Allison Rouse** ZGF ARCHITECTS LLP  
Principal T 503-863-2524 E [allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)  
she/her 1223 SW Washington Street, Suite 200  
Portland, OR 97205  
[zgf.com](http://zgf.com)

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**From:** [Nielsen, Benjamin](#)  
**To:** [Rouse, Allison](#)  
**Cc:** [Krista Bailey](#)  
**Subject:** Lloyd CCMP (EA 23-087508 DA) - posting notice and important dates  
**Date:** Thursday, October 5, 2023 6:14:00 PM  
**Attachments:** [18x24 Sign Board Templates for Applicant.zip](#)  
[Additional Posting Instructions for Applicant.pdf](#)  
[LU 23-087508 DA - Posting Notice Letter.pdf](#)  
[LU 23-087508 DA - Posting Notice.pdf](#)

---

Hi Allison:

I have scheduled your DAR for 11/2/23, as we planned. Posting notice information and instructions are attached to this email.

We have talked before about a deadline for any additional submittals to be sent to the Design Commission. Please send me any revised or additional materials for their consideration by **end of day Monday, October 16, 2023**. That will give me time to work on my report for the Design Commission and get the material in their hands a week ahead of time.

Thanks,

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

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**From:** [Michael Hale](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** Plans/maps for Lloyd Center Redevelopment  
**Date:** Saturday, October 14, 2023 3:52:44 PM

---

Where can I access plans/maps for the Lloyd Center development online that have decent resolution? The Conceptual Infrastructure Plan in the BDS mailing we just received is blurry, the text boxes are illegible, and it is very difficult to distinguish among the variety of dashed grey lines. Plus there are lines that appear to affect the building I live in at Holladay Park Plaza??

Thanks.

Michael Hale  
1605 NE Clackamas St.  
#200C  
Portland, OR. 97232



**From:** [Green, Chester](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** RE: public notice for EA 23-087508 DA  
**Date:** Wednesday, October 11, 2023 5:06:35 PM  
**Attachments:** [EA 23 087508 DA DAR\(OCT12\).pdf](#)

---

Hi Ben,

Attached is your DAR notice with a 10/12 postmark. Please let me know if you need anything else.

Best,

Chester Green (She/Her/Hers)

Office Support Specialist III

**City of Portland - Bureau of Development Services**

**Land Use Services/Records Management – Design & Historic Team**

[Chester.Green@portlandoregon.gov](mailto:Chester.Green@portlandoregon.gov)

(503) 865-6526 -Cell

Work Hours: Monday through Friday 7:45 a.m. to 4:15 p.m.

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Translation and Interpretation: 503-823-4000

---

**From:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

**Sent:** Monday, October 9, 2023 4:11 PM

**To:** BDS LUS OSSII <BDSLUSOSSII@portlandoregon.gov>

**Subject:** public notice for EA 23-087508 DA

Hi Chester and Desiree:

Please send out the public notice for this DAR.

Thanks!

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

Work Hours: M-F, 9am-6pm PT

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**From:** [Boren-King, Tammy](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** FW: Lloyd CCMP (EA 23-087508 DA) - updated drawing package  
**Date:** Monday, October 23, 2023 1:55:33 PM  
**Attachments:** [Lloyd District ROW standards-Final.pdf](#)

---

Hi Ben,

I got the attached really nice response from PBOT planning for the Lloyd District CCMP. I tried adding in A7 it as a second PBOT EA Response, but I couldn't get the images to copy correctly. I added it as a PDF in the Attachment tab. There are 2 PBOT documents to send to the applicant/design commission- my EA response and this memo. Please just let me know if you would rather I send the PBOT materials to the applicant team.

Hope you are having a nice Monday-

Tammy

**From:** [Courtney S](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** Lloyd Center Master Plan  
**Date:** Wednesday, October 25, 2023 10:29:28 AM

---

Hi Benjamin,

I saw you were the City contact for the Lloyd Center Master Plan--if we would like to comment but are not able to attend the public meeting, do we contact you or ZGF?

Thanks for your time,  
Courtney Simms



**From:** [Silkie, Sadie](#)  
**To:** [Nielsen, Benjamin](#); [Horner, Brett](#)  
**Cc:** [Mellott, Andre](#); [Mick, Erin](#)  
**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package  
**Date:** Thursday, October 26, 2023 10:51:21 AM  
**Attachments:** [image002.png](#)

---

Hi Ben,

Sorry I've been out sick and haven't had a chance to look at this. I'll try to do it today.

Thanks,  
Sadie



**Sadie Silkie**, PE (she/her/they) [Why do I list my pronouns?](#)

Engineer | Development Services

Portland Water Bureau

1900 Building | 4<sup>th</sup> floor | Hybrid

**Contact** Teams preferred | 503-823-8336

---

**From:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>  
**Sent:** Wednesday, October 25, 2023 12:03 PM  
**To:** Silkie, Sadie <Sadie.Silkie@portlandoregon.gov>; Horner, Brett <Brett.Horner@portlandoregon.gov>  
**Cc:** Mellott, Andre <Andre.Mellott@portlandoregon.gov>; Mick, Erin <Erin.Mick@portlandoregon.gov>  
**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package

Hi everyone:

I'm checking into see if you have any questions about this and if you'll be able to get me any preliminary comments today.

Thanks,

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Nielsen, Benjamin  
**Sent:** Wednesday, October 18, 2023 4:57 PM  
**To:** Boren-King, Tammy <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)>; Ruth, Ella

<[Ella.Ruth@portlandoregon.gov](mailto:Ella.Ruth@portlandoregon.gov)>; Silkie, Sadie <[Sadie.Silkie@portlandoregon.gov](mailto:Sadie.Silkie@portlandoregon.gov)>; Gleason, Daniel <[Daniel.Gleason@portlandoregon.gov](mailto:Daniel.Gleason@portlandoregon.gov)>; Hulstrom, Brett <[Brett.Hulstrom@portlandoregon.gov](mailto:Brett.Hulstrom@portlandoregon.gov)>  
**Cc:** Mellott, Andre <[Andre.Mellott@portlandoregon.gov](mailto:Andre.Mellott@portlandoregon.gov)>; Mick, Erin <[Erin.Mick@portlandoregon.gov](mailto:Erin.Mick@portlandoregon.gov)>; Haley, Robert <[Robert.Haley@portlandoregon.gov](mailto:Robert.Haley@portlandoregon.gov)>  
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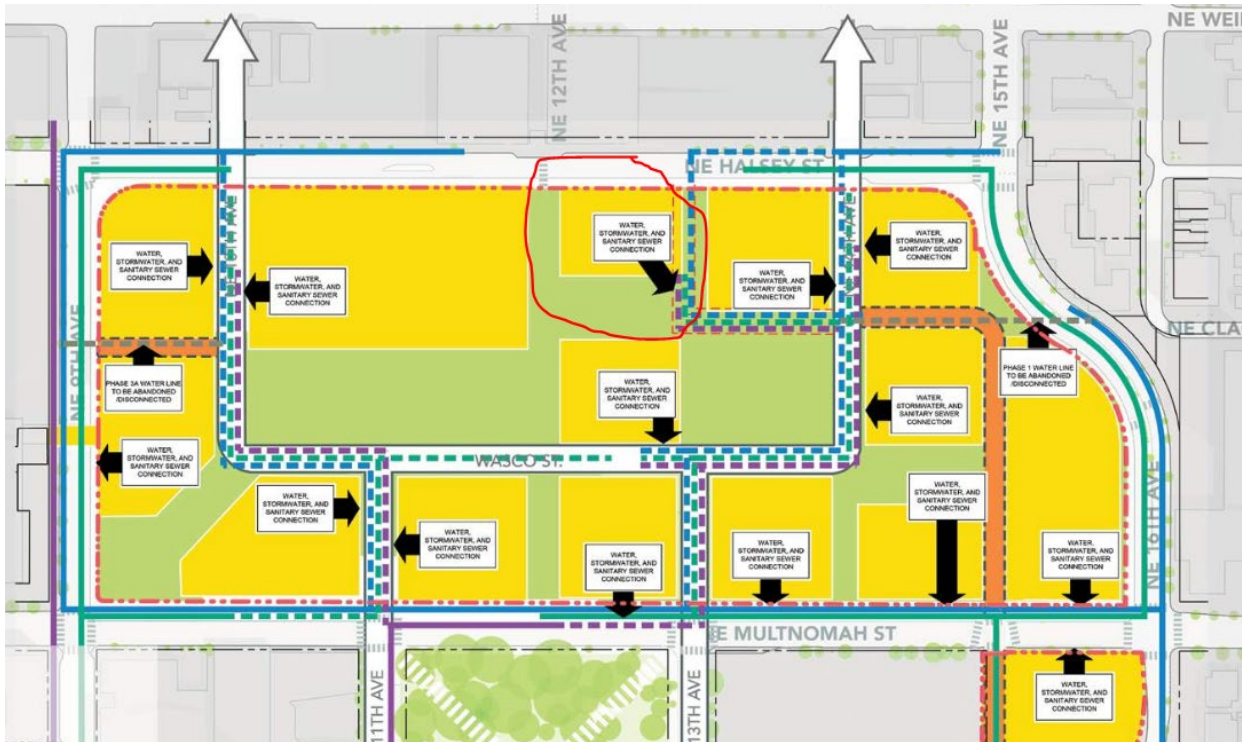
**From:** [Silkie, Sadie](#)  
**To:** [Nielsen, Benjamin](#); [Horner, Brett](#)  
**Cc:** [Mick, Erin](#); [Inman, Jodie](#)  
**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package  
**Date:** Thursday, October 26, 2023 3:02:23 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)

---

Hi Ben,

I think that Jodie is going to weigh in on this. We don't need to hold anything up right now, but PWB doesn't put public mains on private property. Service to the middle property off of Halsey (circled in red below) will need to be figured out.

On a process note, I looked at this permit 23-087508, and water doesn't have a review line, but PBOT, BES and UF do. Is that how it is supposed to be?



Thanks,  
Sadie



**Sadie Silkie, PE** (she/her/they) [Why do I list my pronouns?](#)

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**From:** [Horner, Brett](#)  
**To:** [Silkie, Sadie](#); [Nielsen, Benjamin](#)  
**Cc:** [Mick, Erin](#); [Inman, Jodie](#)  
**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package  
**Date:** Thursday, October 26, 2023 4:24:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Hi Ben,

No red flags from Parks. The only comment from Portland Parks planning at this time that I'd like to submit is that we would like to see NE Multnomah Street be redesigned so it is less transportation and parking focused, and more pedestrian and bike friendly, with better cross street connections to Holladay Park.

Thanks,  
Brett

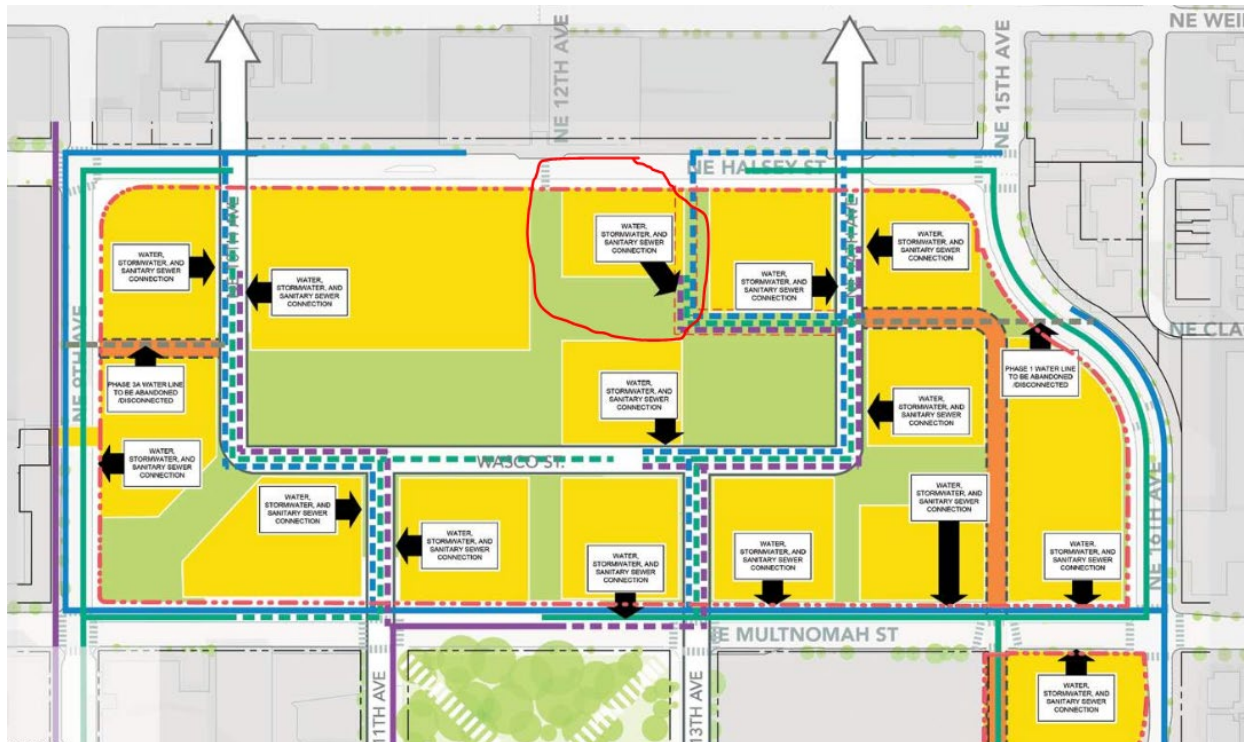
---

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**Sent:** Thursday, October 26, 2023 3:02 PM  
**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Horner, Brett <[Brett.Horner@portlandoregon.gov](mailto:Brett.Horner@portlandoregon.gov)>  
**Cc:** Mick, Erin <[Erin.Mick@portlandoregon.gov](mailto:Erin.Mick@portlandoregon.gov)>; Inman, Jodie <[Jodie.Inman@portlandoregon.gov](mailto:Jodie.Inman@portlandoregon.gov)>  
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Thanks,  
Sadie



**Sadie Silkie**, PE (she/her/they) [Why do I list my pronouns?](#)

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---

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**To:** Boren-King, Tammy <[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)>; Ruth, Ella <[Ella.Ruth@portlandoregon.gov](mailto:Ella.Ruth@portlandoregon.gov)>; Silkie, Sadie

<[Sadie.Silkie@portlandoregon.gov](mailto:Sadie.Silkie@portlandoregon.gov)>; Gleason, Daniel <[Daniel.Gleason@portlandoregon.gov](mailto:Daniel.Gleason@portlandoregon.gov)>; Hulstrom, Brett

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**From:** [Inman, Jodie](#)  
**To:** [Silkie, Sadie](#); [Nielsen, Benjamin](#); [Horner, Brett](#)  
**Cc:** [Mick, Erin](#)  
**Subject:** RE: Lloyd CCMP (EA 23-087508 DA) - updated drawing package  
**Date:** Thursday, October 26, 2023 4:27:59 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image002.png](#)

---

Thanks Sadie. We don't want to say it's a fatal flaw, but the utilities diagram continues to show public water lines in an easement off of Halsey. The Water Bureau doesn't allow public water lines in easements, and somewhat following up on that, there is a concern about the building being served from that line having a service if the public line is no longer there.. I know this is early in the process, but we want to make sure it's clear and that it will get resolved, perhaps with the early public works permit?

Also, please copy me as well as Sadie on all of these Lloyd CCMP topics.

Thanks!



**Jodie Inman, P.E.** (she/her)  
Chief Engineer | Portland Water Bureau  
TPB | 4<sup>th</sup> Floor, Room 416 | Hybrid  
M – Th, every other Friday | 7:00 – 4:30  
**Contact** Email preferred | (503) 823-5965



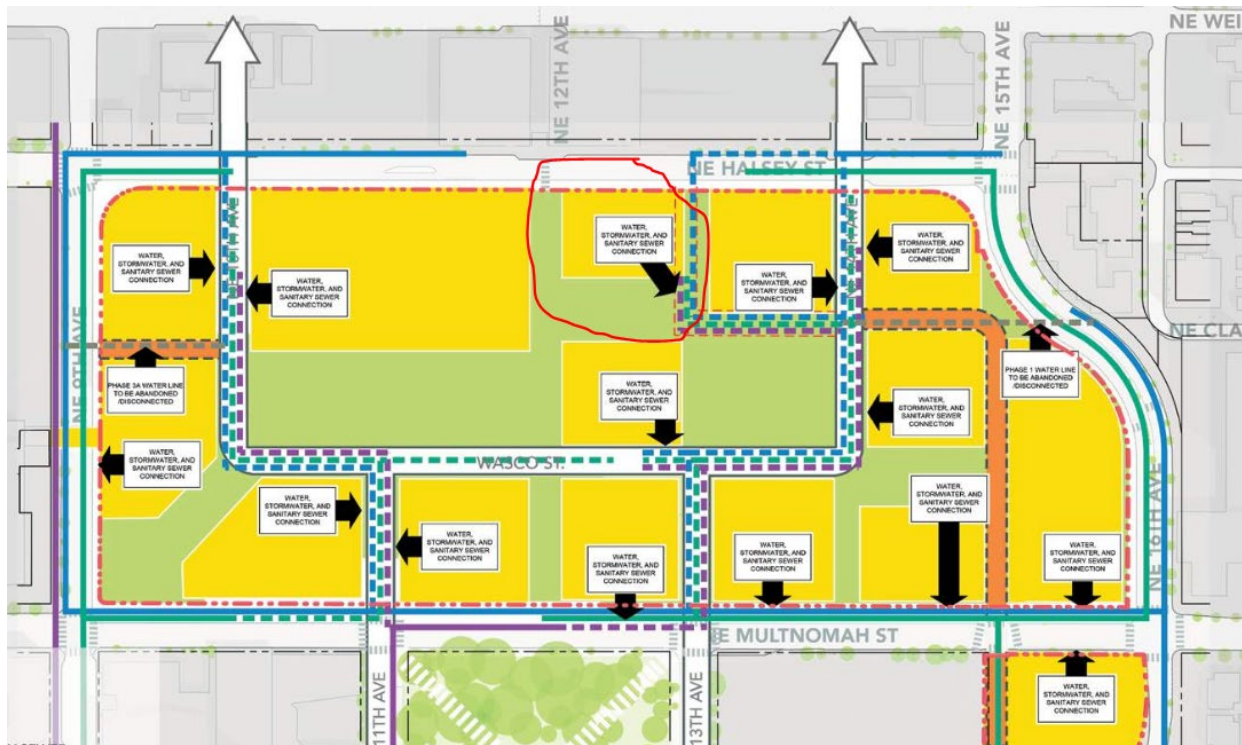
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**Sent:** Thursday, October 26, 2023 3:02 PM  
**To:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Horner, Brett <Brett.Horner@portlandoregon.gov>  
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**From:** [Rouse, Allison](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** Re: Lloyd Center master plan (EA 23-087508 DA) - staff memo, bureau comments, and public comments  
**Date:** Friday, October 27, 2023 12:22:13 PM

---

Thanks, Ben. I am out of town, at the annual ASLA Conference, in Minneapolis. Beautiful, but really, really cold. Anyway, I will forward this to my team, and thank you for sending it.

Allison

Sent from my iPhone

On Oct 27, 2023, at 2:09 PM, Nielsen, Benjamin  
<[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)> wrote:

**EXTERNAL**

Hi Allison:

I didn't see an email go out re: the staff memo yesterday, so I wanted to let you know that you can find it here: <https://efiles.portlandoregon.gov/Record/16385137/>

I have also attached comments from PBOT, BES, Water, and Parks to this email, along with the public comments I have received so far.

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<EA 23-087508 DA - BES.pdf>  
<EA 23-087508 DA - PBOT.pdf>  
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**From:** [Rouse, Allison](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** Re: Lloyd Center master plan (EA 23-087508 DA) - staff memo, bureau comments, and public comments  
**Date:** Friday, October 27, 2023 1:23:42 PM

---

Ben, PBOT's memo references a separate memo from PBOT Planning. Did you send that as well?

Sent from my iPhone

On Oct 27, 2023, at 2:09 PM, Nielsen, Benjamin  
<[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)> wrote:

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**From:** [Robert Leger](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** RE: [EXT] Fwd: Lloyd Center master plan (EA 23-087508 DA) - staff memo, bureau comments, and public comments  
**Date:** Friday, October 27, 2023 5:04:02 PM

---

Hi Benjamin,

Allison forwarded the missing attachment. All good now.

Thank you!

**Robert Léger, PE** *(he/him)*  
Project Manager

**DOWL**

(971) 280-8641 | office  
(971) 280-8656 | direct

[dowl.com](https://dowl.com)

---

**From:** Robert Leger <rleger@dowl.com>  
**Sent:** Friday, October 27, 2023 2:54 PM  
**To:** Benjamin.Nielsen@portlandoregon.gov  
**Cc:** Rouse, Allison <allison.rouse@zgf.com>  
**Subject:** FW: [EXT] Fwd: Lloyd Center master plan (EA 23-087508 DA) - staff memo, bureau comments, and public comments

Hi Benjamin,

The PBOT EA letter, last sentence, references a memo from PBOT Planning that should be attached. We don't see that in the attachments that you sent to Allison, or included in their EA letter. Could you confirm and forward that for our records?

Thank you,

**Robert Léger, PE** *(he/him)*  
Project Manager

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[dowl.com](https://dowl.com)

**From:** "Nielsen, Benjamin" <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>  
**Date:** October 27, 2023 at 2:09:50 PM CDT  
**To:** "Rouse, Allison" <[allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)>  
**Subject:** Lloyd Center master plan (EA 23-087508 DA) - staff memo, bureau comments, and public comments



**EXTERNAL**

Hi Allison:

I didn't see an email go out re: the staff memo yesterday, so I wanted to let you know that you can find it here: <https://efiles.portlandoregon.gov/Record/16385137/>

I have also attached comments from PBOT, BES, Water, and Parks to this email, along with the public comments I have received so far.

Thanks,

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

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переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा  
व्याख्या

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**From:** [Robert Leger](#)  
**To:** [Nielsen, Benjamin](#)  
**Cc:** [Rouse, Allison](#)  
**Subject:** FW: [EXT] Fwd: Lloyd Center master plan (EA 23-087508 DA) - staff memo, bureau comments, and public comments  
**Date:** Friday, October 27, 2023 5:04:06 PM  
**Attachments:** [EA 23-087508 DA - BES.pdf](#)  
[EA 23-087508 DA - PBOT.pdf](#)  
[RE Lloyd CCMP \(EA 23-087508 DA\) - updated drawing package.msg](#)  
[RE Lloyd CCMP \(EA 23-087508 DA\) - updated drawing package.msg](#)  
[Public comment EA 23-087508 Lloyd Center.msg](#)  
[Re Lloyd Center Master Plan.msg](#)

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**Subject:** Lloyd Center master plan (EA 23-087508 DA) - staff memo, bureau comments, and public comments

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**Benjamin Nielsen** (he/him)



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**From:** [Heron, Tim](#)  
**To:** [Brian McCarter](#); [Nielsen, Benjamin](#); [CRobinson.PortlandDesignCx@gmail.com](#)  
**Cc:** [BDS Hearings Clerk](#); [Tina Bue](#)  
**Subject:** 11/2 DC Hearing - Commissioner Tina comments DAR  
**Date:** Thursday, November 2, 2023 9:03:14 AM  
**Attachments:** [image001.png](#)  
[Written Comments for Lloyd Center Redevelopment DAR#1, EAE 23-087508DA.pdf](#)

---

Hi everyone. Forwarding Commissioner Tina's comments for your use and reference at the Lloyd DAR.

See you later today. Tim

**Tim Heron** (he/him)  
Senior City Planner, Urban Design  
Land Use Services Division, Design and Historic Resource Review Team

**City of Portland – Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-823-7726

[tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

Work Hours: M-Th, every other F: 830a-6p

Have questions about your permit? Book a [15-minute appointment here!](#)

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Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas

Translation and Interpretation: [503-823-4000](tel:503-823-4000)

---

**From:** Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)>  
**Sent:** Wednesday, November 1, 2023 9:14:12 PM  
**To:** Tina Bue <[designcommissionertinabue@gmail.com](mailto:designcommissionertinabue@gmail.com)>  
**Cc:** Duvall, Laura <[Laura.DuVall@portlandoregon.gov](mailto:Laura.DuVall@portlandoregon.gov)>; BDS Hearings Clerk <[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)>  
**Subject:** Re: Unable to attend 11/2 DC Hearing

Excellent. Thank you Commissioner Tina for taking the time to do this, and aligning with the three tenets. I heard from Ben your pre brief was very helpful too - so awesome.

See you later. Tim

**Tim Heron** (he/him)  
Senior City Planner, Urban Design  
Land Use Services Division, Design and Historic Resource Review Team

**City of Portland – Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-823-7726

[tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)

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Translation and Interpretation: [503-823-4000](tel:503-823-4000)

---

**From:** Tina Bue <[designcommissionertinabue@gmail.com](mailto:designcommissionertinabue@gmail.com)>

**Sent:** Wednesday, November 1, 2023 9:00:06 PM

**To:** Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)>

**Cc:** Duvall, Laura <[Laura.DuVall@portlandoregon.gov](mailto:Laura.DuVall@portlandoregon.gov)>; BDS Hearings Clerk <[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)>

**Subject:** Re: Unable to attend 11/2 DC Hearing

Hi Tim,

Attaching a doc with my written comments for the Lloyd Center case.

-Tina

On Tue, Oct 31, 2023 at 9:58 AM Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)> wrote:

Excellent. I'll set that meeting up and send out an invite shortly.

Get [Outlook for iOS](#)

---

**From:** Tina Bue <[designcommissionertinabue@gmail.com](mailto:designcommissionertinabue@gmail.com)>

**Sent:** Monday, October 30, 2023 9:35:02 PM

**To:** Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)>

**Cc:** Duvall, Laura <[Laura.DuVall@portlandoregon.gov](mailto:Laura.DuVall@portlandoregon.gov)>; BDS Hearings Clerk <[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)>

**Subject:** Re: Unable to attend 11/2 DC Hearing

Hi Tim,

Good to know there will still be a quorum.

I can submit written comments for at least the second case - Lloyd Center ahead of the hearing.

I'd be interested in attending Tuesday's (tomorrow's) pre-brief meeting to be able to get more context and ask questions. Count me in for that.

Thank you and see you tomorrow!

Tina

On Sun, Oct 29, 2023 at 5:28 PM Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)> wrote:

Thanks Commissioner Tina for letting us know. We still would have a quorum. A couple things:

1. **Written comments on either case?** If you have time, it would be great to forward any comments on either/ both of the cases for DC 11/2/23.
  - If you pinched for time, it would be great to get your comments on at least the **second one would be best** – [EA 23-087508 DA – Lloyd Center Redevelopment Central City Master Plan](#) – it will be coming back as a likely DAR 2.0 and then of the formal Land Use Review for the Central City Master Plan.
  - The Central City Master Plans can get a little deep [high level discussion across multiple blocks]. This site has been looked at before, so there some good history to be aware of, and a good one to get familiar with.

2. **Tuesday Commissioner pre-brief?** Would you still like to attend the Tuesday @ 4p Hearing prep with Commissioner Joe?

Thank you!

9	MILLCREEK	Rodriguez			
10	ALBINA VISION TRUST-AVT	Santner			
11	ADRE	Swank			
12					
13	CONFLICTS	11/2/2023	REGULARLY SCHEDULED DATE	LU 23-079756 DZM - Con-way Block 292 East	EA 23-087508 DA - Lloyd Center Redevelopment Central City Mas
14		KEY:	ATTENDANCE CONFIRMED	PLEASE REVIEW THE FOLLOWING:	PLEASE REVIEW THE FOLLOWING:
15		P-present		DOCS TO REVIEW	DOCS TO REVIEW
16		A-absent			
17		R-recessed			
18		Bue	NO - email 10/29		
19	ZGF	McCarter	YES		
20	COLAB ARCHITECTURE / H	Molinar	NO - email 10/20		
21	LEVERIAVT	Robinson	MAYBE-EMAIL ON 9/15		
22	MILLCREEK	Rodriguez	YES		
23	ALBINA VISION TRUST-AVT	Santner	YES		
24	ADRE	Swank	YES		
25					
26	CONFLICTS	11/16/2023	REGULARLY SCHEDULED DATE	EA 23-069476 DA - Centennial mills	EA 23-090643 DA - 3606 NE MLK BOULEVARD APARTMENT

**Tim Heron** (he/him)  
Senior City Planner, Urban Design  
Land Use Services Division, Design and Historic Resource Review Team

**From:** Tina Bue <[designcommissionertinabue@gmail.com](mailto:designcommissionertinabue@gmail.com)>  
**Sent:** Sunday, October 29, 2023 1:14 PM  
**To:** Duvall, Laura <[Laura.DuVall@portlandoregon.gov](mailto:Laura.DuVall@portlandoregon.gov)>; Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)>  
**Subject:** Unable to attend 11/2 DC Hearing

Hi Laura and Tim,

Due to a change in my work schedule this coming week, I'm now unable to attend the 11/2 DC Hearing.

Hope there's still a quorum for the hearing.

-Tina



**From:** [BDS Hearings Clerk](#)  
**To:** [Nielsen, Benjamin](#); [BDS Hearings Clerk](#)  
**Subject:** RE: can you check if Brad Perkins wants to testify? He keeps calling me  
**Date:** Thursday, November 2, 2023 4:41:23 PM

---

He declined to move over as panelist so it's assumed that means they don't want to testify. I unnamed him as a testifier and waited to see if he would raise his hand. I will rename him and try to move him over....BUT he has to accept moving over to panelist.

**Laura DuVall**, BA, MCL

Hearings Clerk

Land Use Services Division, Records Management

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)

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Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या

---

**From:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>  
**Sent:** Thursday, November 2, 2023 4:39 PM  
**To:** BDS Hearings Clerk <BDSHearingsClerk@portlandoregon.gov>  
**Subject:** can you check if Brad Perkins wants to testify? He keeps calling me  
**Importance:** High

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

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**From:** [BDS Hearings Clerk](#)  
**To:** [perkins@cascadiahighspeedrail.com](mailto:perkins@cascadiahighspeedrail.com)  
**Cc:** [Nielsen, Benjamin](#); [BDS Hearings Clerk](#)  
**Subject:** testifying  
**Date:** Thursday, November 2, 2023 4:44:02 PM

---

Hi Brad,

Are you trying to reach Ben in order to testify? We had you listed to testify, but you declined to move over to panelist. If you want to speak, reach out via this email or raise your hand. You will need to accept the panelist invite when you see it pop up on your screen.

Thank you,

**Laura DuVall**, BA, MCL  
Hearings Clerk  
Land Use Services Division, Records Management

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**From:** [BDS Hearings Clerk](#)  
**To:** [BDS Hearings Clerk](#); [Nielsen, Benjamin](#)  
**Subject:** RE: can you check if Brad Perkins wants to testify? He keeps calling me  
**Date:** Thursday, November 2, 2023 4:56:17 PM

---

Hey Ben,

Brad hasn't responded and his hand isn't going up. Super hard to know for sure if someone wants to speak or not as I can't communicate over ZOOM.

**Laura DuVall**, BA, MCL  
Hearings Clerk  
Land Use Services Division, Records Management

**City of Portland - Bureau of Development Services**

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**Subject:** can you check if Brad Perkins wants to testify? He keeps calling me

**Importance:** High

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

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**From:** [Rouse, Allison](#)  
**To:** [perkins@cascadiahighspeedrail.com](mailto:perkins@cascadiahighspeedrail.com)  
**Cc:** [Nielsen, Benjamin](#); [Thomas Kilbane \(Tom@urbanrengroup.com\)](mailto:Thomas.Kilbane@urbanrengroup.com); [Krista Bailey \(kristab@urbanrengroup.com\)](mailto:Krista.Bailey@urbanrengroup.com); [joeys@urbanrengroup.com](mailto:joeys@urbanrengroup.com); [nolan.lienhart](mailto:nolan.lienhart)  
**Subject:** Lloyd Redevelopment DAR#1  
**Date:** Friday, November 3, 2023 10:45:38 AM

---

Mr. Perkins, hello.

Benjamin Nielsen from the City of Portland reached out to me after our Lloyd Center DAR was over yesterday, to let me know that you had comments you wanted to offer. I understand there was some sort of snafu with the Hearings Clerk, and you were not able to offer them during the DAR itself. But I am happy to hear and make note of them for the Project Team, copy to the City, if you'd like to talk over the phone. (I did see in my phone history that you called, but I get so much spam that I didn't pick up – sorry about that!)

What is a good day and time for you?

Thanks,

Allison

**Allison Rouse** ZGF ARCHITECTS LLP  
Principal T 503-863-2524 E [allison.rouse@zgf.com](mailto:allison.rouse@zgf.com)  
she/her 1223 SW Washington Street, Suite 200  
Portland, OR 97205  
[zgf.com](http://zgf.com)



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**From:** [Rouse, Allison](#)  
**To:** [Doss, Troy](#); [Wier, Christopher](#); [Krista Bailey \(kristab@urbanrengroup.com\)](#); [Rouse, Allison](#); [Alirezaei, Maryam](#); [joey@urbanrengroup.com](#); [nolan.lienhart](#); [Kevin Chewuk](#); [Jeff Shoemaker](#); [Alvey, Chandra](#); [Williams, Sean](#); [nolan.lienhart](#); [Ruth, Ella](#); [Silkie, Sadie](#); [Krueger, Kurt](#); [Monroe, Staci](#); [Krista Bailey](#); [Alirezaei, Maryam](#); [Joey Shoemaker](#); [nolan.lienhart](#); [Kevin Chewuk](#); [Jeff Shoemaker](#); [Alvey, Chandra](#); [Ruth, Ella](#); [Horner, Brett](#); [Williams, Sean](#); [Secrest, Bob](#); [Boren-King, Tammy](#); [Gill, Lisa](#); [Nielsen, Benjamin](#)  
**Cc:** [Inman, Jodie](#); [Tom Kilbane](#); [Aaron Kelley](#); [Nielsen, Alice](#); [Inman, Jodie](#); [Robert Leger](#)  
**Subject:** RE: Lloyd Center Redevelopment TAC Mtg.  
**Date:** Tuesday, November 14, 2023 5:25:21 PM  
**Attachments:** [20231115 AGENDA TAC 11 LLOYD.pdf](#)

---

Greetings, Lloyd TAC –

We will have a 30-minute check-in tomorrow at 11AM. Agenda attached.

Thanks,

**Allison Rouse**  
Principal  
ZGF ARCHITECTS LLP  
T 503-863-2524

-----Original Appointment-----

**From:** Kindred, Janet <zgf-projcal-p25798@zgf.com> **On Behalf Of** ZGF-Project Calendar - P25798

**Sent:** Monday, October 23, 2023 2:30 PM

**To:** Troy.Doss@portlandoregon.gov; Christopher.Wier@portlandoregon.gov; Krista Bailey; Rouse, Allison; Alirezaei, Maryam; Joey Shoemaker; Nolan Lienhart; Kevin Chewuk; Jeff Shoemaker; Nick.Falbo@portlandoregon.gov; Chandra.Alvey@portlandoregon.gov; Indarta, Ella; Brett.horner@portlandoregon.gov; sean.williams@portlandoregon.gov; Mick, Erin; benjamin.nielsen@portlandoregon.gov; Lienhart, Nolan; ZGF-Project Calendar - P25798; Ruth, Ella; Sadie.Silkie@portlandoregon.gov; Krueger, Kurt; Monroe, Staci; Troy.Doss@portlandoregon.gov; Christopher.Wier@portlandoregon.gov; Krista Bailey; Rouse, Allison; Alirezaei, Maryam; Joey Shoemaker; Nolan Lienhart; Kevin Chewuk; Jeff Shoemaker; Nick.Falbo@portlandoregon.gov; Chandra.Alvey@portlandoregon.gov; Indarta, Ella; Brett.horner@portlandoregon.gov; sean.williams@portlandoregon.gov; Lienhart, Nolan; robert.secrest@portlandoregon.gov; tammy.boren-king@portlandoregon.gov; lisa.gill@portlandoregon.gov; Benjamin.nielsen@portlandoregon.gov

**Cc:** Tom Kilbane; Koziol, Daniel; Aaron Kelley; Unterreiner, Jerome; Ruth, Ella; Judd, Geoffrey; Nielsen, Alice; Inman, Jodie; Robert Leger; Tom Kilbane; Aaron Kelley; Unterreiner, Jerome; Judd, Geoffrey; Nielsen, Alice; Inman, Jodie; Robert Leger

**Subject:** Lloyd Center Redevelopment TAC Mtg.

**When:** Wednesday, November 15, 2023 11:00 AM-12:30 PM (UTC-08:00) Pacific Time (US & Canada).

**Where:** Microsoft Teams Meeting

Agendas and meeting materials will be sent 2 weeks in advance to allow for coordination.

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**From:** [Nielsen, Alice](#)  
**To:** [Rouse, Allison](#); [Doss, Troy](#); [Wier, Christopher](#); [Krista Bailey \(kristab@urbanrengroup.com\)](#); [Rouse, Allison](#); [Alirezai, Maryam](#); [joey@urbanrengroup.com](#); [nolan.lienhart](#); [Kevin Chewuk](#); [Jeff Shoemaker](#); [Alvey, Chandra](#); [Williams, Sean](#); [nolan.lienhart](#); [Ruth, Ella](#); [Silkie, Sadie](#); [Krueger, Kurt](#); [Monroe, Staci](#); [Krista Bailey](#); [Alirezai, Maryam](#); [Joey Shoemaker](#); [nolan.lienhart](#); [Kevin Chewuk](#); [Jeff Shoemaker](#); [Alvey, Chandra](#); [Ruth, Ella](#); [Horner, Brett](#); [Williams, Sean](#); [Secrest, Bob](#); [Boren-King, Tammy](#); [Gill, Lisa](#); [Nielsen, Benjamin](#)  
**Cc:** [Inman, Jodie](#); [Tom Kilbane](#); [Aaron Kelley](#); [Inman, Jodie](#); [Robert Leger](#)  
**Subject:** RE: Lloyd Center Redevelopment TAC Mtg.  
**Date:** Wednesday, November 15, 2023 8:09:34 AM

---

Good morning,

Based on the agenda for today's Lloyd Center TAC meeting and in an effort to be mindful of everyone's time, we are asking for just these city staff to be present at today's meeting:

- Ben Nielsen
- Tammy Boren-King
- Sadie Silkie
- Ella Ruth
- Chandra Alvey
- Alice Nielsen
- Lisa Gill
- Christopher Wier

If you have looked at the agenda and feel you need to be present but are not on this list of people, feel free to attend.

Please let me know if you have any questions.  
Thanks!

**Alice Nielsen** (she/her)

Process Management Section Supervisor

Permitting Services, Process Management

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-823-2728 (Cell)

[Alice.Nielsen@portlandoregon.gov](mailto:Alice.Nielsen@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

Work Hours:

Monday through Thursday: 7:00 am to 4:30 pm

Friday: 7:00 am to 3:30 pm / every other off

---

**From:** Rouse, Allison <allison.rouse@zgf.com>

**Sent:** Tuesday, November 14, 2023 5:25 PM

**To:** Doss, Troy <Troy.Doss@portlandoregon.gov>; Wier, Christopher <Christopher.Wier@portlandoregon.gov>; Krista Bailey (kristab@urbanrengroup.com) <kristab@urbanrengroup.com>; Rouse, Allison <allison.rouse@zgf.com>; Alirezaei, Maryam <maryam.alirezaei@zgf.com>; joeys@urbanrengroup.com; nolan.lienhart <nolan.lienhart@zgf.com>; Kevin Chewuk <kmc@dksassociates.com>; Jeff Shoemaker <jshoemaker@dowl.com>; Alvey, Chandra <Chandra.Alvey@portlandoregon.gov>; Williams, Sean <Sean.Williams@portlandoregon.gov>; nolan.lienhart <nolan.lienhart@zgf.com>; Ruth, Ella <Ella.Ruth@portlandoregon.gov>; Silkie, Sadie <Sadie.Silkie@portlandoregon.gov>; Krueger, Kurt <Kurt.Krueger@portlandoregon.gov>; Monroe, Staci <Staci.Monroe@portlandoregon.gov>; Krista Bailey <kristab@urbanrengroup.com>; Alirezaei, Maryam <maryam.alirezaei@zgf.com>; Joey Shoemaker <joeys@urbanrengroup.com>; nolan.lienhart <nolan.lienhart@zgf.com>; Kevin Chewuk <kmc@dksassociates.com>; Jeff Shoemaker <jshoemaker@dowl.com>; Alvey, Chandra <Chandra.Alvey@portlandoregon.gov>; Ruth, Ella <Ella.Ruth@portlandoregon.gov>; Horner, Brett <Brett.Horner@portlandoregon.gov>; Williams, Sean <Sean.Williams@portlandoregon.gov>; Secrest, Bob <Robert.Secrest@portlandoregon.gov>; Boren-King, Tammy <Tammy.Boren-King@portlandoregon.gov>; Gill, Lisa <Lisa.Gill@portlandoregon.gov>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

**Cc:** Inman, Jodie <Jodie.Inman@portlandoregon.gov>; Tom Kilbane <Tom@urbanrengroup.com>; Aaron Kelley <akelley@fieldoperations.net>; Nielsen, Alice <Alice.Nielsen@portlandoregon.gov>; Inman, Jodie <Jodie.Inman@portlandoregon.gov>; Robert Leger <rleger@DOWL.COM>

**Subject:** RE: Lloyd Center Redevelopment TAC Mtg.

Greetings, Lloyd TAC –

We will have a 30-minute check-in tomorrow at 11AM. Agenda attached.

Thanks,

**Allison Rouse**

Principal

ZGF ARCHITECTS LLP

T 503-863-2524

-----Original Appointment-----

**From:** Kindred, Janet <[zgf-projcal-p25798@zgf.com](mailto:zgf-projcal-p25798@zgf.com)> **On Behalf Of** ZGF-Project Calendar - P25798

**Sent:** Monday, October 23, 2023 2:30 PM

**To:** [Troy.Doss@portlandoregon.gov](mailto:Troy.Doss@portlandoregon.gov); [Christopher.Wier@portlandoregon.gov](mailto:Christopher.Wier@portlandoregon.gov); Krista Bailey; Rouse, Allison; Alirezaei, Maryam; Joey Shoemaker; Nolan Lienhart; Kevin Chewuk; Jeff Shoemaker; [Nick.Falbo@portlandoregon.gov](mailto:Nick.Falbo@portlandoregon.gov); [Chandra.Alvey@portlandoregon.gov](mailto:Chandra.Alvey@portlandoregon.gov); Indarta, Ella; [Brett.horner@portlandoregon.gov](mailto:Brett.horner@portlandoregon.gov); [sean.williams@portlandoregon.gov](mailto:sean.williams@portlandoregon.gov); Mick, Erin; [benjamin.nielson@portlandoregon.gov](mailto:benjamin.nielson@portlandoregon.gov); Lienhart, Nolan; ZGF-Project Calendar - P25798; Ruth, Ella; [Sadie.Silkie@portlandoregon.gov](mailto:Sadie.Silkie@portlandoregon.gov); Krueger, Kurt; Monroe, Staci; [Troy.Doss@portlandoregon.gov](mailto:Troy.Doss@portlandoregon.gov); [Christopher.Wier@portlandoregon.gov](mailto:Christopher.Wier@portlandoregon.gov); Krista Bailey; Rouse, Allison; Alirezaei, Maryam; Joey Shoemaker; Nolan Lienhart; Kevin Chewuk; Jeff Shoemaker; [Nick.Falbo@portlandoregon.gov](mailto:Nick.Falbo@portlandoregon.gov);



[Chandra.Alvey@portlandoregon.gov](mailto:Chandra.Alvey@portlandoregon.gov); Indarta, Ella; [Brett.horner@portlandoregon.gov](mailto:Brett.horner@portlandoregon.gov);  
[sean.williams@portlandoregon.gov](mailto:sean.williams@portlandoregon.gov); Lienhart, Nolan; [robert.secrest@portlandoregon.gov](mailto:robert.secrest@portlandoregon.gov);  
[tammy.boren-king@portlandoregon.gov](mailto:tammy.boren-king@portlandoregon.gov); [lisa.gill@portlandoregon.gov](mailto:lisa.gill@portlandoregon.gov);  
[Benjamin.nielsen@portlandoregon.gov](mailto:Benjamin.nielsen@portlandoregon.gov)

**Cc:** Tom Kilbane; Koziol, Daniel; Aaron Kelley; Unterreiner, Jerome; Ruth, Ella; Judd, Geoffrey;  
Nielsen, Alice; Inman, Jodie; Robert Leger; Tom Kilbane; Aaron Kelley; Unterreiner, Jerome; Judd,  
Geoffrey; Nielsen, Alice; Inman, Jodie; Robert Leger

**Subject:** Lloyd Center Redevelopment TAC Mtg.

**When:** Wednesday, November 15, 2023 11:00 AM-12:30 PM (UTC-08:00) Pacific Time (US &  
Canada).

**Where:** Microsoft Teams Meeting

Agendas and meeting materials will be sent 2 weeks in advance to allow for  
coordination.

---

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**From:** [Maryam Alirezai](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** File Transfer: EA 23-087508 DA Discussion Package Lloyd Center CCMP - Lloyd Center Redevelopment  
**Date:** Thursday, December 7, 2023 5:46:59 PM  
**Attachments:** [Transmittal - 00096.pdf](#)

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## Project: P25798 Lloyd Center Redevelopment

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### Notification about File Transfer **EA 23-087508 DA Discussion Package Lloyd Center CCMP**

#### Remarks

Hi Benjamin,

Please find the discussion package for DAR#2 of Lloyd Center CCMP attached.

Regards,  
Maryam

[Download all files](#)

#### File Transfer Info

To: **Benjamin Nielsen (City of Portland)**  
CC: **Allison Rouse (ZGF); Nolan Lienhart (ZGF)**  
Purpose: **For your use and distribution**  
Expiration Date: **12/17/2023**

#### Transferred Files

<b>EA 23-087508 DA Discussion Package Lloyd Center CCMP.pdf</b>	12/7/2023	4:44 PM	19,830 KB
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**From:** [Nielsen, Benjamin](#)  
**To:** [Daniel Heffernan](#)  
**Subject:** RE: Lloyd Masterplan EA  
**Date:** Friday, December 8, 2023 11:58:00 AM

---

Hi DJ:

I'm so sorry for the tardy response to your email! You can submit comments up until the DAR on 12/21, which will begin at 1:30pm. If I receive your comments sooner, that will give Design Commissioners more opportunity to consider them ahead of the DAR.

Please send your comments to me, and I will forward them to ZGF and the Design Commission and also keep them as part of the case record.

Thanks,

**Benjamin Nielsen** (he/him)  
Senior City Planner  
Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Daniel Heffernan <[djheff1@gmail.com](mailto:djheff1@gmail.com)>  
**Sent:** Friday, December 8, 2023 11:55 AM  
**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>  
**Subject:** Re: Lloyd Masterplan EA

Ben???  
Sent from mobile devise.

On Nov 30, 2023, at 10:24 AM, DJ Heffernan <[djheff1@gmail.com](mailto:djheff1@gmail.com)> wrote:

Ben, the EA is: **EA 23-087508 DA**

Tom Armstrong provided me with your contact information. I hope you're the right person. If not, steer me to whomever that is.

Best,

On Wed, Nov 29, 2023 at 2:58 PM DJ Heffernan <[djheff1@gmail.com](mailto:djheff1@gmail.com)> wrote:

Hi Benjamin - I am writing to you with a question about the EA that is open for the draft master plan that ZGF put together for the Lloyd Center properties. I am the past land use chair for the Sullivan's Gulch Neighborhood Assn. and still participate in the review of active development proposals. Our neighborhood has an interest in the project and would like to



offer comments. What is the deadline for SGNA to submit comments? Should we send them to you or to someone in the ZGF team? Please advise.

Best,

--

DJ Heffernan  
(503) 310-2306

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DJ Heffernan  
(503) 310-2306

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**From:** [Allison Rouse](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** File Transfer: EA 23-087508 DA Lloyd Redevelopment CCMP - Lloyd Center Redevelopment  
**Date:** Friday, December 8, 2023 12:20:33 PM  
**Attachments:** [Transmittal - 00097.pdf](#)

---

## Project: P25798 Lloyd Center Redevelopment

### Notification about File Transfer **EA 23-087508 DA Lloyd Redevelopment CCMP**

#### Remarks

Ben,

As discussed earlier, please replace the DAR#2 Discussion package you received last evening with this one. This version corrects some scrivener's errors in the text and labeling on a few diagrams, and some distortion in the diagrams for the Shadow Study near the end of the document.

Thank you for your flexibility, and please don't hesitate to reach out if we can assist you in some other way.

Best regards,

Allison K. Rouse  
ZGF

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#### File Transfer Info

To: **Benjamin Nielsen (City of Portland)**  
CC: **Joey Shoemaker (Urban Renaissance Group LLC); Maryam Alirezaei (ZGF); Krista Bailey (Urban Renaissance Group LLC); Kate Brooks (ZGF)**  
Purpose: **For your use**  
Expiration Date: **12/18/2023**

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**From:** [DJ Heffernan](#)  
**To:** [Nielsen, Benjamin](#)  
**Cc:** [Susan Bickerstaff](#); [Emily Young](#); [Schuyler Halsey](#); [Lynne Coward](#); [Dave Brook](#); [Emily Herbert](#)  
**Subject:** Re: Lloyd Masterplan EA  
**Date:** Friday, December 8, 2023 1:45:32 PM

---

Thank you Ben. I will do my best to get SGNA to get you our comments before 12/21. SGNA folks, here is Ben's response to me re: timing.

You can submit comments up until the DAR on 12/21, which will begin at 1:30pm. If I receive your comments sooner, that will give Design Commissioners more opportunity to consider them ahead of the DAR.

Please send your comments to me, and I will forward them to ZGF and the Design Commission and also keep them as part of the case record.

On Fri, Dec 8, 2023 at 11:58 AM Nielsen, Benjamin  
<[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)> wrote:

Hi DJ:

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Thanks,

**Benjamin Nielsen** (he/him)  
Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Daniel Heffernan <[djheffl@gmail.com](mailto:djheffl@gmail.com)>  
**Sent:** Friday, December 8, 2023 11:55 AM  
**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>



**Subject:** Re: Lloyd Masterplan EA

Ben???

Sent from mobile devise.

On Nov 30, 2023, at 10:24 AM, DJ Heffernan <[djheffl@gmail.com](mailto:djheffl@gmail.com)> wrote:

Ben, the EA is: **EA 23-087508 DA**

Tom Armstrong provided me with your contact information. I hope you're the right person. If not, steer me to whomever that is.

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Best,

--

DJ Heffernan

(503) 310-2306

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DJ Heffernan

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DJ Heffernan

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**From:** [BDS Hearings Clerk](#)  
**To:** [perkins@cascadiahighspeedrail.com](mailto:perkins@cascadiahighspeedrail.com)  
**Cc:** [Nielsen, Benjamin](#); [BDS Hearings Clerk](#); [Heron, Tim](#)  
**Subject:** RE: Lloyd Center question for Design Commission Hearing on 12/21/23  
**Date:** Wednesday, December 13, 2023 1:28:02 PM

---

Hi Brad,

If you would like to testify at the next Hearing, please sign up the same way you did for the last Hearing. The link will be available tomorrow on the Agenda. I do see from the Testimony sheet for 11/2/23 that 4 testifiers were heard and that you were one of 2, who signed up to testify, who declined to testify at time of testimony. In order to testify at our Hearings, the attendee must be present and must accept the request to move to a panelist position at time of testimony. If you have questions or issues during testimony on 12/21/23, please reach out to me, via email, so I may assist you during the Hearing.

Thank you,

**Laura DuVall**, BA, MCL  
Hearings Clerk  
Land Use Services Division, Records Management

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000  
[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)  
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Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या

---

**From:** Heron, Tim <Tim.Heron@portlandoregon.gov>  
**Sent:** Tuesday, December 12, 2023 4:45 PM  
**To:** [perkins@cascadiahighspeedrail.com](mailto:perkins@cascadiahighspeedrail.com)  
**Cc:** [Nielsen, Benjamin](#) <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; [BDS Hearings Clerk](#) <[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)>  
**Subject:** Lloyd Center question for Design Commission Hearing on 12/21/23

Hi Brad. Thanks for reaching out - I got your voicemail, but the connection was really choppy at my end so I didn't hear much more than it was Lloyd Center Master Plan focused.

It would be best for you reach out to Ben Nielsen with questions and next steps for the [Lloyd Center CCMS details at Design Commission next Thursday 12/21/23](#) – he’s on point and would have the most up to date information. Here’s Ben’s contact info below.

- [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov); 503-865-6519

Am I am also aware that you had trouble participating at the last hearing on this item. So I am cc-ing the BDS Hearings Clerk Laura DuVall as well to close the loop and be on the look-out for your registration if you choose to participate.

I hope this helps, but please let me know if any other questions. Tim

**Tim Heron** (he/him)

Senior City Planner, Urban Design

Land Use Services Division, Design and Historic Resource Review Team

**City of Portland – Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-823-7726

[tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)

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**From:** [BDS Hearings Clerk](#)  
**To:** [perkins@cascadiahighspeedrail.com](mailto:perkins@cascadiahighspeedrail.com); [BDS Hearings Clerk](#); [Nielsen, Benjamin](#)  
**Cc:** [Rouse, Allison](#)  
**Subject:** RE: Lloyd Center question for Design Commission Hearing on 12/21/23  
**Date:** Thursday, December 14, 2023 6:34:25 AM

---

Good morning Brad,

Although I do not make any of the decisions regarding how the hearings are run, in order to help make your experience better, I will address your concerns below in hopes to help you understand the process better.

The reason we have virtual hearings is because City Council is re-constructing The BDS Hearing room while they renovate their Council Chambers at City Hall. Once construction is complete of our Hearing Room, City Council will be using our Hearing room while their Hearing Chambers are being reconstructed over at City Hall. We anticipate this to take well over a year so our Hearings will continue to be Virtual until City Council has moved back to City Hall.

Raising your hand when it is not time for public testimony will not give you an option to speak. This is the same as if you were in person in a Hearing. The public must sign up to speak at either forum and the chance to speak in only during public testimony.

I received no emails from you during the last Hearing, so I would love to know who you were emailing for help. If though, you were emailing the planner, the planner is busy leading the hearing and is not able to read emails while communicating the case with the Commissioners. This would be no different if the Hearing was in person – the public would not have the opportunity to interrupt the planner as they were presenting their case. The public would need to sign the testimony sheet in order to have a turn to speak during public testimony.

Testimony is the term that has been determined by our City Lawyers and Code in order to reference the public participation in an event. This is a first as to it being confusing for someone but I can certainly forward your suggestion to those that make the decisions.

To help you prepare for the next Hearing:

Please make sure to sign up to testify the same way you did for the last Hearing.

Please know that if you signed up to testify that I will be updating your name. You will see “TESTIFER-#” in front of your name. (numbers will be given based on sign up time)

Please do not change your name once the clerk has renamed you. If you change it, the clerk will assume you have changed your mind about testifying.

Once testimony has begun, please accept the invitation to move over to a panelist position for preparation for your testimony time.

Please reach out to the clerk email if you have any questions.

Please know that raising your hand after testimony has closed will not be addressed once Commissioner Deliberation is under way.

I understand that these Hearings can run long and it may be difficult to watch the entire thing but to be best prepared to testify it is helpful to understand all that has been discussed prior to individual testimony.

Again, please keep in touch with me during the hearing at this email and I will do my best to help you navigate through the process to make your experience the best possible.

Thank you,

**Laura DuVall**, BA, MCL

Hearings Clerk

Land Use Services Division, Records Management

**City of Portland - Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

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**From:** perkins@cascadiahighspeedrail.com <perkinsrealty@comcast.net>

**Sent:** Wednesday, December 13, 2023 4:35 PM

**To:** BDS Hearings Clerk <BDSHearingsClerk@portlandoregon.gov>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

**Cc:** Rouse, Allison <allison.rouse@zgf.com>

**Subject:** RE: Lloyd Center question for Design Commission Hearing on 12/21/23

Laura and Ben,

I hope all is well with you. My experience last month was very frustrating during the webinar. I signed up to speak, but I couldn't speak nor get any one's attention during the webinar. No amount of hand waving, calls, emails was I able to get through to anyone. Only afterwards did I learn that not only do we have to listen to people talk we have to look at the computer screen at all times to be asked again do you want to testify before your name is mentioned. I did not see the screen 100% of the time. Go back and hear the tape, my name was mentioned and a woman answered instead of me.

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to sit through all the talk and then not be able to have an exchange of pertinent information, but these days it doesn't happen even in this small group. Can we please have face to face meetings like during normal times. The way it is set up now there is too much hierarchy. Please give people the chance to be at these meetings physically or make the choice to be on a webinar.

This is very important planning for the future of the area that I have lived and worked in most of my life. It needs much more stakeholder participation as in a Community Involvement Committee (CIC) of people that live and work in Lloyd Center and the surrounding business and neighborhood associations. What changes occur at Lloyd Center dramatically affects an area between NE 24th and the Willamette River, I-84 to NE Fremont. Will the Lloyd Center planning process eventually be part of a much needed refinement of the North/NE Quadrant Study or will it remain in a silo such as Rose Quarter planning, I-5/RQ Program planning, Albina Vision Trust planning, PBOT lack of planning, Blumenaure Bridge lack of a CIC in the planning process?

Thank you for the time,  
Brad Perkins  
Irvington resident  
NEBBA member  
Cascadia High Speed Rail Pres.

On 12/13/2023 1:27 PM PST BDS Hearings Clerk  
<[bdshearingsclerk@portlandoregon.gov](mailto:bdshearingsclerk@portlandoregon.gov)> wrote:

Hi Brad,

If you would like to testify at the next Hearing, please sign up the same way you did for the last Hearing. The link will be available tomorrow on the Agenda. I do see from the Testimony sheet for 11/2/23 that 4 testifiers were heard and that you were one of 2, who signed up to testify, who declined to testify at time of testimony. In order to testify at our Hearings, the attendee must be present and must accept the request to move to a panelist position at time of testimony. If you have questions or issues during testimony on 12/21/23, please reach out to me, via email, so I may assist you during the Hearing.

Thank you,

**Laura DuVall**, BA, MCL  
Hearings Clerk  
Land Use Services Division, Records Management

**City of Portland - Bureau of Development Services**  
1900 SW Fourth Ave., Suite 5000  
[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)  
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---

**From:** Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)>

**Sent:** Tuesday, December 12, 2023 4:45 PM

**To:** [perkins@cascadiahighspeedrail.com](mailto:perkins@cascadiahighspeedrail.com)

**Cc:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; BDS Hearings Clerk <[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)>

**Subject:** Lloyd Center question for Design Commission Hearing on 12/21/23

Hi Brad. Thanks for reaching out - I got your voicemail, but the connection was really choppy at my end so I didn't hear much more than it was Lloyd Center Master Plan focused.

It would be best for you reach out to Ben Nielsen with questions and next steps for the [Lloyd Center CCMS details at Design Commission next Thursday 12/21/23](#) – he's on point and would have the most up to date information. Here's Ben's contact info below.

- [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov); 503-865-6519

Am I am also aware that you had trouble participating at the last hearing on this item. So I am cc-ing the BDS Hearings Clerk Laura DuVall as well to close the loop and be on the look-out for your registration if you choose to participate.

I hope this helps, but please let me know if any other questions. Tim

**Tim Heron** (he/him)

Senior City Planner, Urban Design

Land Use Services Division, Design and Historic Resource Review Team

**City of Portland – Bureau of Development Services**

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-823-7726

[tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)

[www.portland.gov/bds](http://www.portland.gov/bds)

Work Hours: M-Th, every other F: 830a-6p

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Kapas  
Translation and Interpretation: 503-823-4000

**From:** [Boren-King, Tammy](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** Comments for DAR tomorrow 23-087508-EA  
**Date:** Wednesday, December 20, 2023 6:04:28 PM  
**Attachments:** [PBOT #2 23-087508-EA 2201 NE Lloyd Blvd.doc](#)

---

Hi Ben,

We had a concept meeting today with Lloyd. Attached are my comments for the DAR tomorrow.  
See you tomorrow-

Tammy



**From:** [BDS Hearings Clerk](#)  
**To:** [Adam, Hillary](#); [Brian McCarter](#); [Chandra Robinson](#); [Fioravanti, Kara](#); [Heron, Tim](#); [Jessica Molinar](#); [Joe Swank](#); [Monroe, Staci](#); [Sam Rodriguez](#); [Tina Bue](#); [Zari Santner](#)  
**Cc:** [Nielsen, Benjamin](#)  
**Subject:** 12-21-23 DESIGN COMMISSION AGENDA AND TESTIMONY(ATTACHED)  
**Date:** Thursday, December 21, 2023 1:10:13 PM  
**Attachments:** [12-21-23 ATTENDEE-TESTIFIER SHEET.xlsx](#)

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## [Hearing Registration Link](#)

## AGENDA

1. (1:30-1:45)

### [Items of Interest](#)

2. (1:45-3:15)

### [EA 23-087508 DA – Lloyd Center Redevelopment Central City Master Plan](#) - **CONTINUED** **FROM 11/2/23**

APPLICANT: Allison K. Rouse, ZGF Architects, LLP

SITE: 2201 NE Lloyd Center

CITY CONTACT: Benjamin Nielsen, BDS, 503-865-6519 [Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)

Design Advice Request for a proposed Central City Master Plan to be located on the site of the current Lloyd Center shopping mall in the Lloyd Subdistrict of the Central City Plan District. The proposed master plan area encompasses approximately 29.3 acres of land. The master plan envisions a new neighborhood with higher density residential and commercial buildings that will frame a network of diverse but complementary connected open spaces.

**Laura DuVall**, BA, MCL

Hearings Clerk

Land Use Services Division, Records Management

### **City of Portland - Bureau of Development Services**

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**From:** [Marcos Lopez](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** Public comment EA 23-087508 Lloyd Center  
**Date:** Wednesday, October 18, 2023 2:21:32 PM

---

Good Afternoon Benjamin,

The following are my comments on the Lloyd Center redevelopment project

Return the old block structure aka bring the previous grid back, not all the streets have to go through but should be paseo or promenades to allow for deliveries or pedestrian. The Lloyd blocks is a good example. This would help reconnect NE 15th Street to Multnomah.

Instead of have open space sporadic throughout the site, the open space should be an extension of Holladay park. So between NE 11th and NE13th Ave should be the concentration of open space. This would allow for the ice skating ring to stay.

Best

Marcos (1925 NE Halsey street)

**From:** [Nielsen, Benjamin](#)  
**To:** [Marcos Lopez](#)  
**Subject:** RE: Public comment EA 23-087508 Lloyd Center  
**Date:** Wednesday, October 18, 2023 4:36:00 PM

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Thanks for submitting comments, Marcos. I'll forward these to the Design Commission and the development team for their consideration.

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

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**From:** Marcos Lopez <marcoslpz0@gmail.com>  
**Sent:** Wednesday, October 18, 2023 2:21 PM  
**To:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>  
**Subject:** Public comment EA 23-087508 Lloyd Center

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Marcos (1925 NE Halsey street)



**From:** [Courtney S](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** Re: Lloyd Center Master Plan  
**Date:** Wednesday, October 25, 2023 10:38:46 AM

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Thank you!

Mainly, I wanted to that the Lloyd Center provides a rare service (outside of commercial use) for Portlanders in this area--year-round public space to meet and walk regardless of weather. We have such intense weather sometimes, and having indoor space with lots of room has meant that I often see groups that need to be sheltered from the weather use it for gathering--a lot of nannies or parents walking their kids in strollers while chatting and drinking coffee, older adults who might not want to walk in snow or extreme heat, etc. I don't know if the new plans have gotten that in-depth, but I would ask them to consider that--especially with climate change making weather even more extreme and unpredictable--a larger space that is sheltered from the weather that still feels open for the public to gather and move freely will be very much appreciated by the neighborhood.

Thank you for your time,  
Courtney Simms  
(1533 NE 28th Ave)

On Wed, Oct 25, 2023 at 10:30 AM Nielsen, Benjamin  
<[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)> wrote:

Hi Courtney:

Please send your comments to me. I will forward them to ZGF and the Design Commission.

Thanks,

**Benjamin Nielsen** (he/him)  
Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Courtney S <[cereimel@gmail.com](mailto:cereimel@gmail.com)>  
**Sent:** Wednesday, October 25, 2023 10:29 AM  
**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>  
**Subject:** Lloyd Center Master Plan

Hi Benjamin,

I saw you were the City contact for the Lloyd Center Master Plan--if we would like to comment but are not able to attend the public meeting, do we contact you or ZGF?

Thanks for your time,

Courtney Simms



**From:** [perkins@cascadiahighspeedrail.com](mailto:perkins@cascadiahighspeedrail.com)  
**To:** [BDS Hearings Clerk](#); [Nielsen, Benjamin](#)  
**Cc:** [Rouse, Allison](#)  
**Subject:** RE: Lloyd Center question for Design Commission Hearing on 12/21/23  
**Date:** Wednesday, December 13, 2023 4:35:53 PM

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Laura and Ben,

I hope all is well with you. My experience last month was very frustrating during the webinar. I signed up to speak, but I couldn't speak nor get any one's attention during the webinar. No amount of hand waving, calls, emails was I able to get through to anyone. Only afterwards did I learn that not only do we have to listen to people talk we have to look at the computer screen at all times to be asked again do you want to testify before your name is mentioned. I did not see the screen 100% of the time. Go back and hear the tape, my name was mentioned and a woman answered instead of me.

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Irvington resident

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Thank you,

**Laura DuVall, BA, MCL**

Hearings Clerk

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**From:** Heron, Tim <Tim.Heron@portlandoregon.gov>

**Sent:** Tuesday, December 12, 2023 4:45 PM

**To:** perkins@cascadiahighspeedrail.com

**Cc:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; BDS Hearings Clerk <BDSHearingsClerk@portlandoregon.gov>

**Subject:** Lloyd Center question for Design Commission Hearing on 12/21/23

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**Tim Heron** (he/him)  
Senior City Planner, Urban Design  
Land Use Services Division, Design and Historic Resource Review Team

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Translation and Interpretation: 503-823-4000

**From:** [Boren-King, Tammy](#)  
**To:** [Nielsen, Benjamin](#); [Rouse, Allison](#)  
**Cc:** [Jeff Shoemaker](#); [Robert Leger](#)  
**Subject:** PBOT notes post-DAR #2 (23-087508-EA)  
**Date:** Tuesday, December 26, 2023 8:44:46 AM  
**Attachments:** [PBOT Post Heraring #2 23-087508-EA 2201 NE Lloyd Blvd.doc](#)

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Good Morning Ben and Allison,

I hope you both had an enjoyable holiday. Typically city bureaus send in notes to the Design Commission in advance of hearings only. Given the nature of the ongoing conversations surrounding Lloyd Center, it feels important to keep communications flowing for this project. In that spirit, I have attached PBOT notes relative to discussion topics that were raised in the hearing and not yet covered by other notes provided by PBOT. Please feel free to call or email if there is anything you wish to discuss in these notes or about the transportation related aspects of the review.

I am still working on getting answers about whether or not existing on-street parking can be removed on the existing frontages. Most of the people involved in those decision processes are out for the holidays. I hope to have something definitive about that in writing before our next public works meeting on 1/10.

If we don't talk before then, I hope you all have a Happy New Year.

**Tammy Boren-King | Development Review Senior Planner**

Work Hours: M-F 8:00 to 4:30

Pronouns: She/Her

Portland Bureau of Transportation

1900 SW 4<sup>th</sup> Ave, Suite 5000

Portland, OR 97201

Phone: 503.823.2948

[Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)

[www.portlandoregon.gov/transportation](http://www.portlandoregon.gov/transportation)