

LLOYD CROSSING SUSTAINABLE URBAN DESIGN NEIGHBORHOOD PLAN

Portland, Oregon

The Lloyd Crossing Sustainable Urban Design Plan looks at an urban ecosystem in which individual properties and the neighborhood public realm function together as an environmentally low-impact unit with high economic potential. The Plan provides the vision, goals, and strategies that establish a sustainable framework and identity for the neighborhood and which can provide guidance for future development. It examines how these strategies can be implemented at both the neighborhood and project level, and models the financial performance of the projected development over a 45-year period.

GOALS

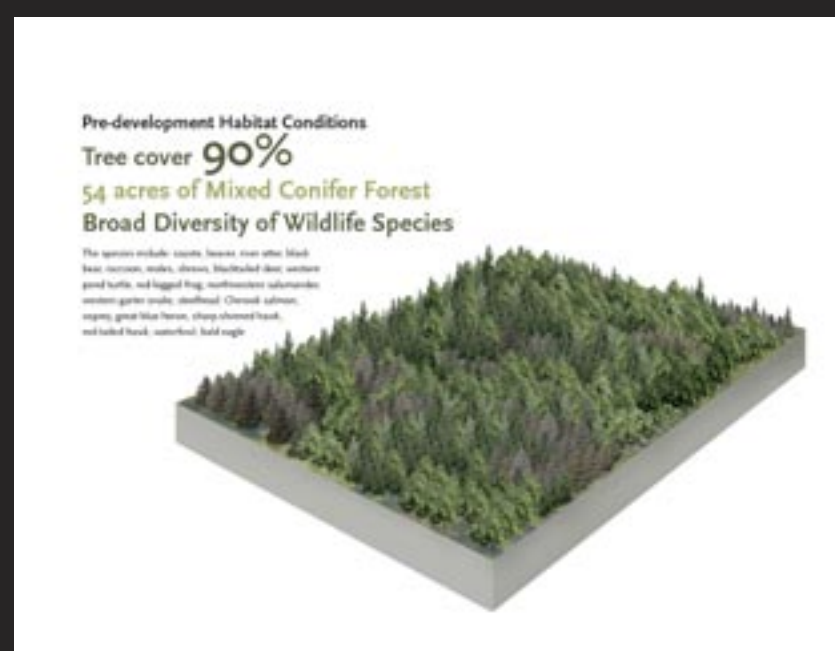
- reduce environmental impact to pre-development levels
- restore pre-development habitat metrics
- live within the site's rainfall budget
- live within the site's solar budget
- achieve carbon balance
- preserve urban density

Consultant Team:

Mithun - Team Leader, Architecture and Urban Design
 Solarc - Neighborhood Energy Strategies
 KPFF - Civil and Water Strategies
 Greenworks - Landscape, Streetscape and Habitat
 Heartland - Financial Analysis
 Urbworks - Zoning, Vibrancy Index, Urban Design
 Interface - Building Energy Strategies
 Walsh - Cost Estimating
 ID - Branding



HABITAT



Pre-development



2004 existing



2050 per Plan

WATER

cash flow 2050 = \$22.4M



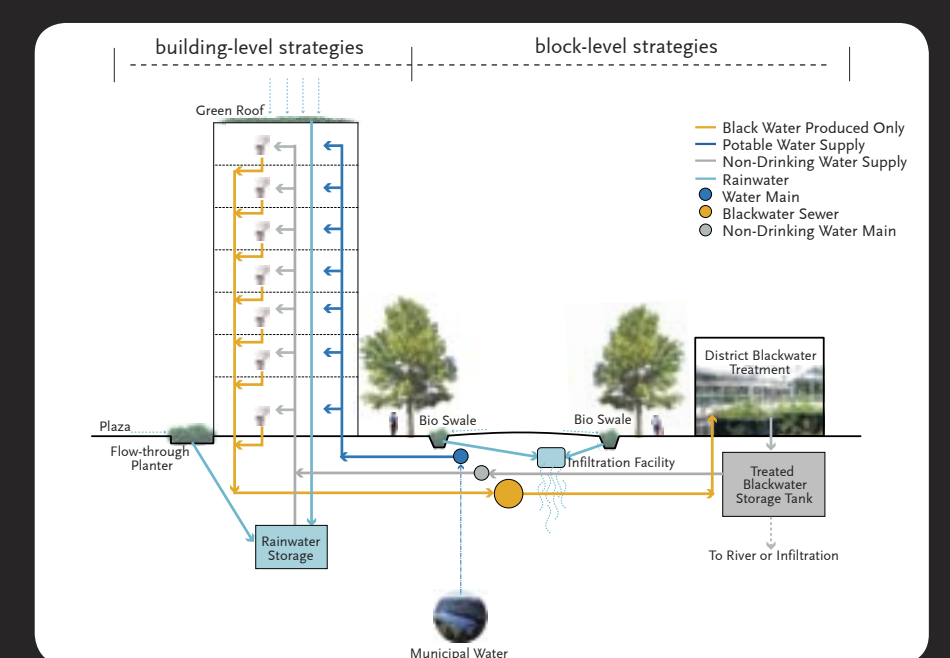
Pre-development



2004 existing



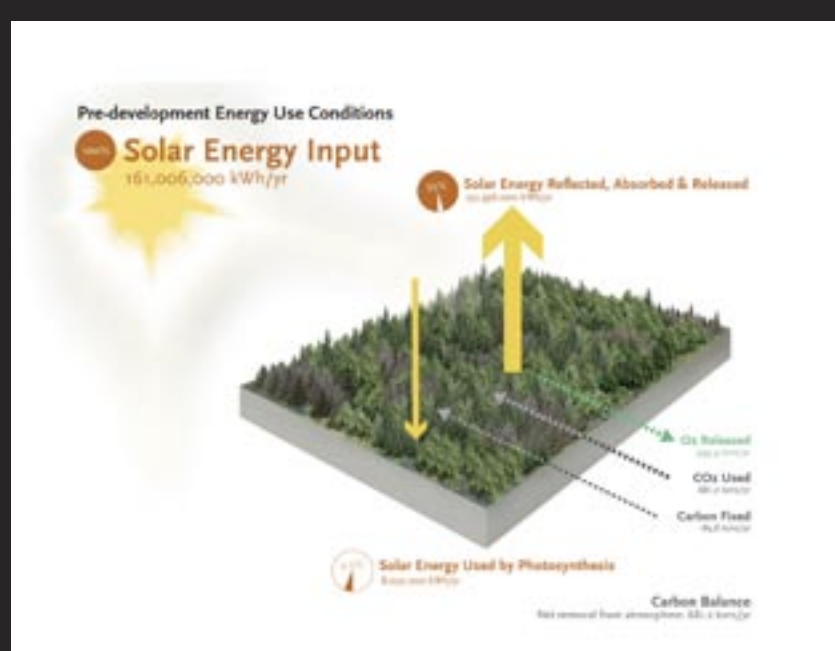
2050 per Plan



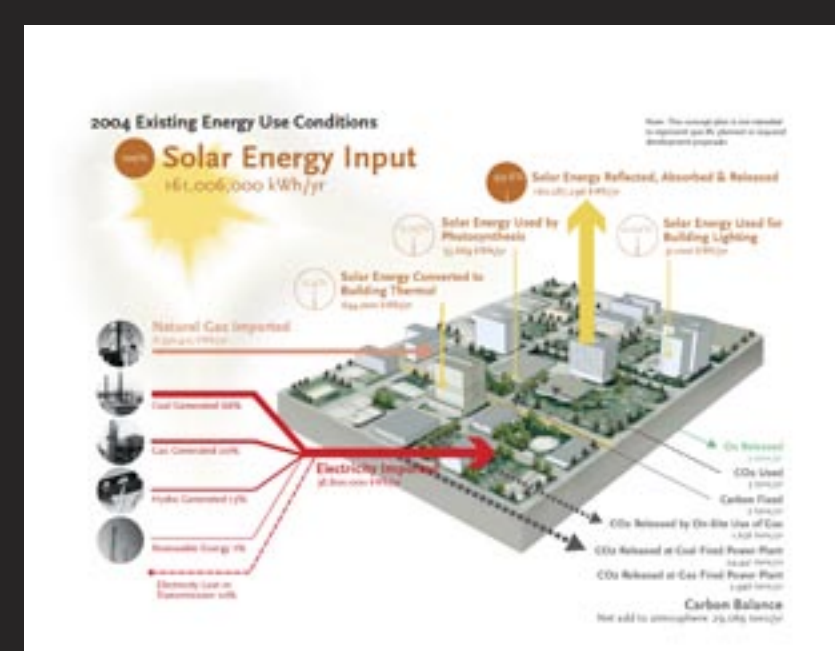
Water concepts

ENERGY

cash flow 2050 = \$29.4M



Pre-development



2004 existing



2050 per Plan

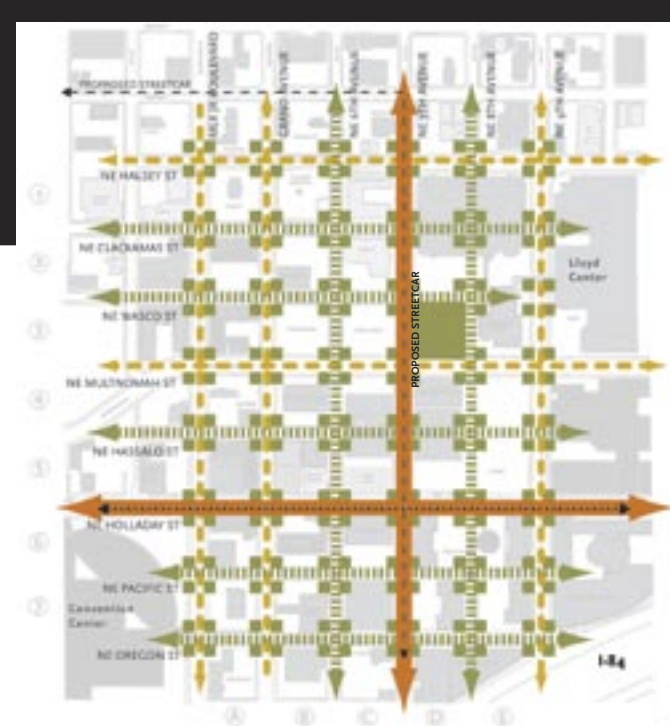


Solar energy

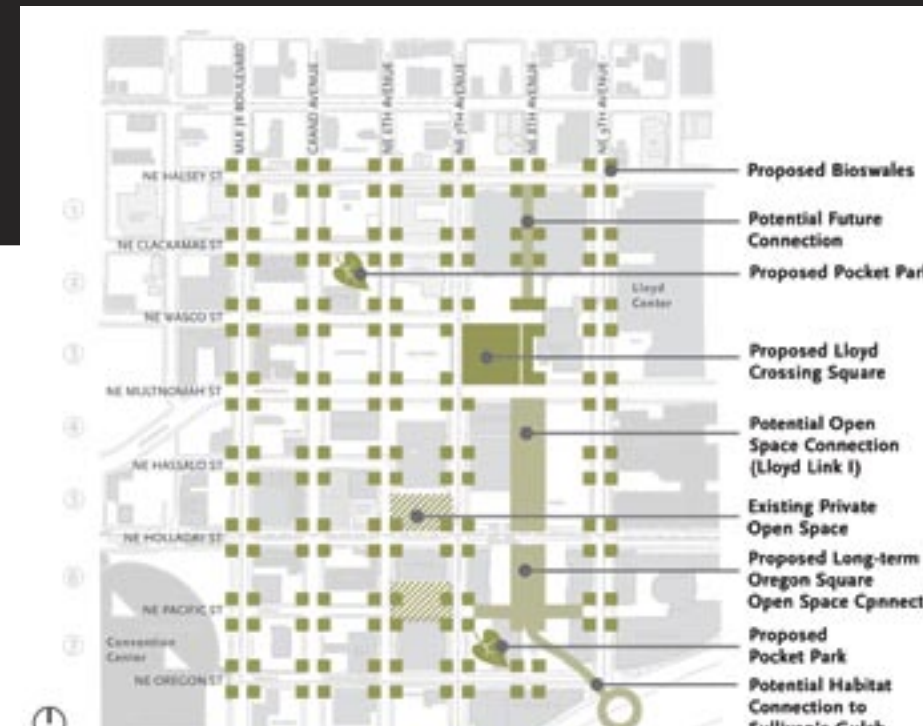
Carbon balance

PLACEMAKING

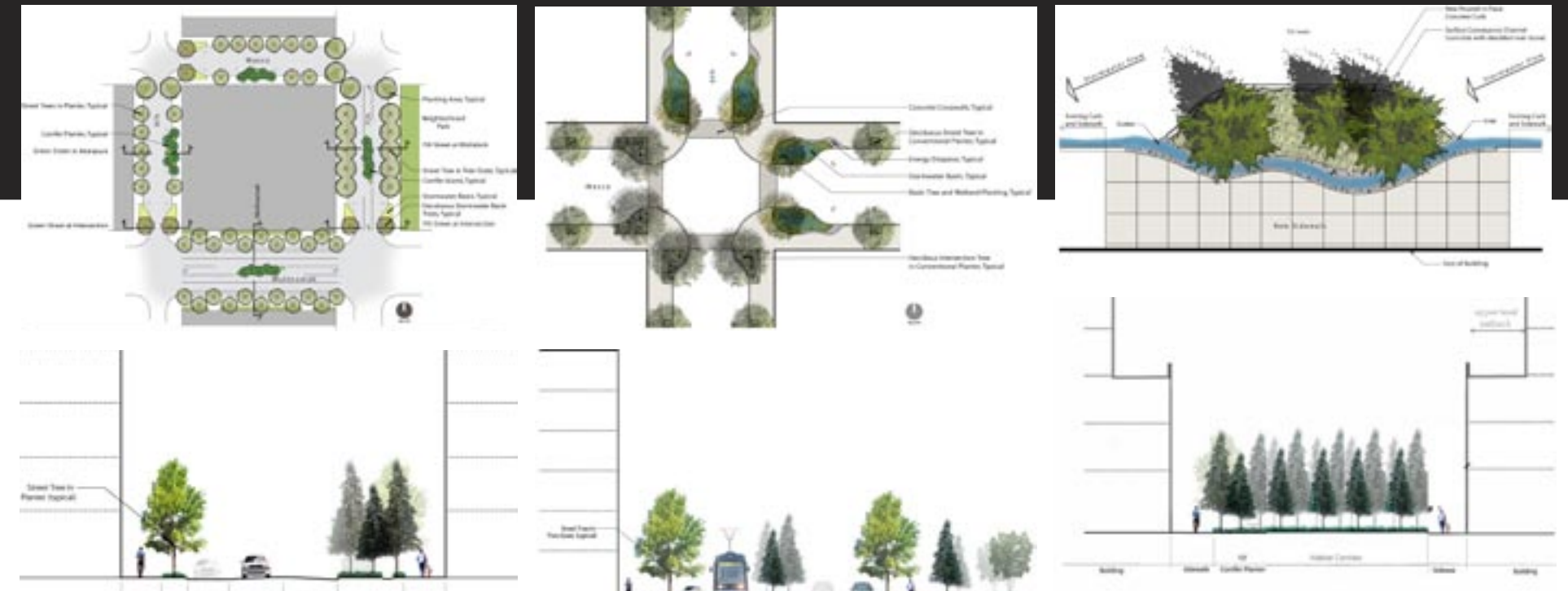
cash flow 2050 = (\$14.7M)



Street Hierarchy



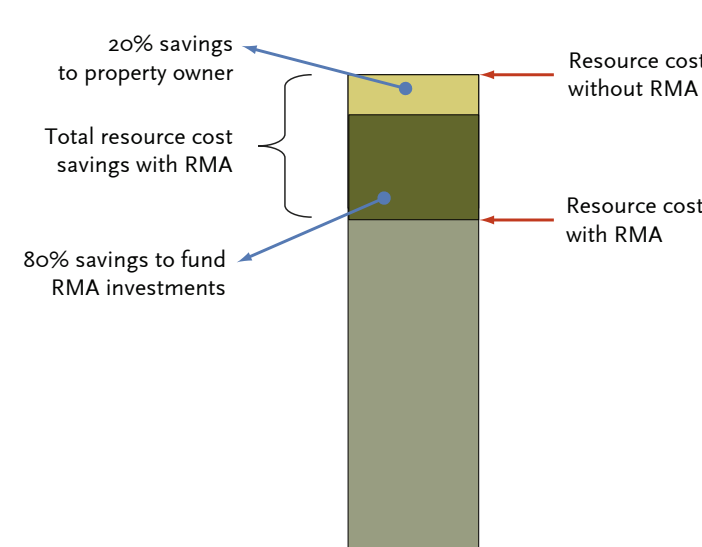
Open space and connections



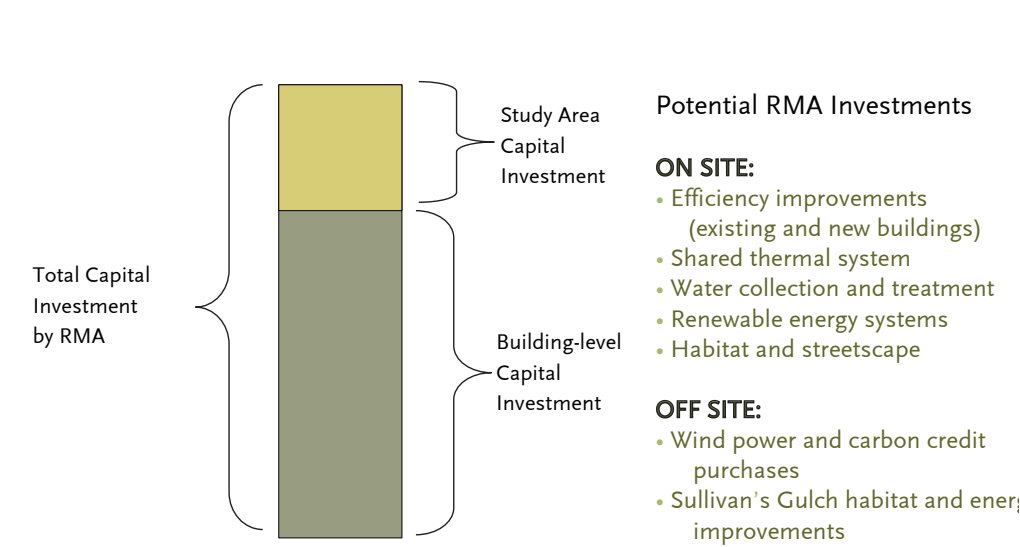
Streetscape concepts

IMPLEMENTATION

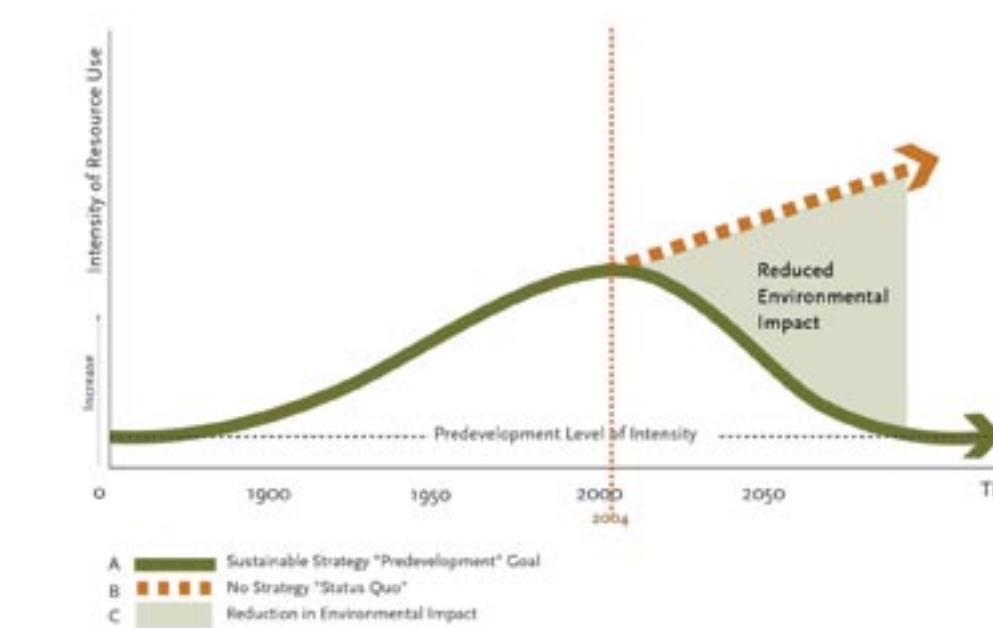
cash flow 2050 = (\$14.7M)



RMA operating model



RMA investments



Environmental impact reduction

total cash flow 2050 = \$5.0 M