



PACIFIC DEVELOPMENT, INC.

December 9, 1991

Ms. Rena M. Cusma
Executive Officer
Metro
2000 SW First Avenue
Portland, Oregon 97201

RE: New Metro Building Design Review

Dear Rena:

Last week, I and others from PDI visited your offices to review the model and plans of the building designed by TVA/Cole Associated Architects. We received a thorough presentation of the materials and development concept from Berit Stevenson, Glen Taylor and Bob Thompson.

The renovation scheme you have developed is very impressive, and we believe it will be regarded as a another welcome addition to the Lloyd District. With enthusiasm, PDI approves the preliminary development program and design.

Although we have no objections to register with Metro pursuant to PDI's design review rights, we would like to highlight a few issues which the City may visit during their review process:

- Possible excessive blank wall and inadequate retail provision on Grand Avenue. We believe the right restaurant could work at this location.
- Detailed design of plaza needs to insure that it counts as building line on Grand and is not considered a parking lot.
- Lloyd Boulevard frontage needs to be given attention for both how it looks to auto passengers and how it works for pedestrians. We got a lot of attention on the State Office Building Lloyd frontage.

We believe Metro's design is an exciting one which will further redevelopment initiatives in the Lloyd District. We look forward to seeing the actual building renovation in process during 1992!

Very truly yours,

William C. Scott
President