

WELCOME NEW NEIGHBORS

■ **CH2M HILL** will soon be moving its Portland regional office into three floors of the Lloyd Center Tower.

The engineering consulting firm was formed 45 years ago in Corvallis by an Oregon State University professor and three of his students. Now a 4500-person corporation, the firm has three subsidiaries and 60 offices worldwide.

CH2M HILL provides services in six major areas – water, wastewater, hazardous waste, solid waste, energy and transportation systems.

The Lloyd Center Tower office will employ 180 staff members and the company already has plans for expanding its 48,700 square feet of space. CH2M HILL is currently working on a transportation planning project.

■ The headquarters for the largest public works project ever in Oregon, **Tri Met's West Side Light Rail**, is based in the 710 Building at Oregon Square. The move signifies the final development stage of the project, with groundbreaking for light rail construction scheduled for Spring,

1993. The light rail will extend 11.5 miles from downtown Portland to Southwest 185th. In 1995 another construction phase will take the light rail to its end point in Hillsboro.

About 85 of the project's engineers, consultants and staff members occupy the 31,000 square foot building leased by Tri-Met as home base for the massive \$1 billion project. Another 40-50 consultants will work from an office in the Lloyd Center Tower.

Project leader Tuck Wilson compares coordinating the West Side Light Rail to solving an enormous puzzle – that of gaining consensus among nine community governments and countless committees in order to get the job done.

AROUND OREGON SQUARE

■ **Delicious Delights**, a European-style kiosk, is thriving on Pacific Street at the entrance to Oregon Garden. Espresso, gourmet coffees, and freshly baked breakfast treats are available at 6 a.m. for Lloyd District early birds. Beverages and snacks are also offered until the kiosk closes at 2 p.m. Full lunch service will begin in June.

Owners Pamela Pierce and Denny Travnick see Oregon Square as an up-and-coming location for their small, busy restaurant and enjoy the proximity of the State Office Building.

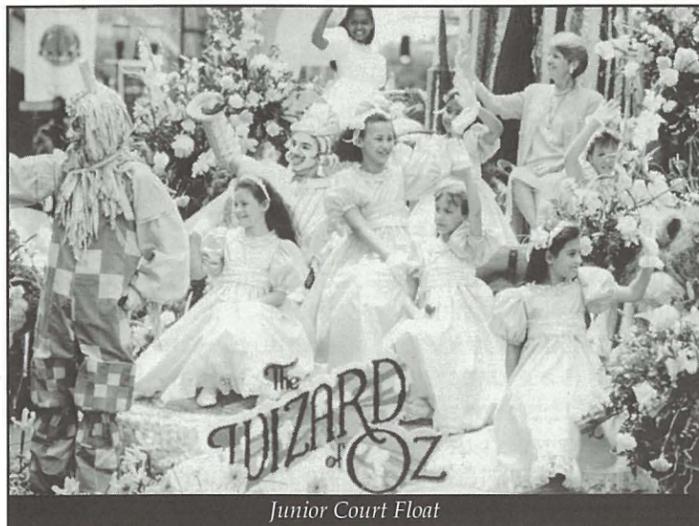
■ The **Supercities Walk** sponsored by the **National Multiple Sclerosis Society** will be held Sunday, April 5. Walkers will start at 9 a.m. from The Carousel Courtyard and follow a 20-kilometer course to Mt. Tabor, Alameda and back through the Lloyd District to the Courtyard.

Competitors take pledges from supporters to earn money for every kilometer they walk. Last year more than 1000 walkers participated. Compete as an individual or a team, win prizes, exercise, have fun and meet the wives of Portland

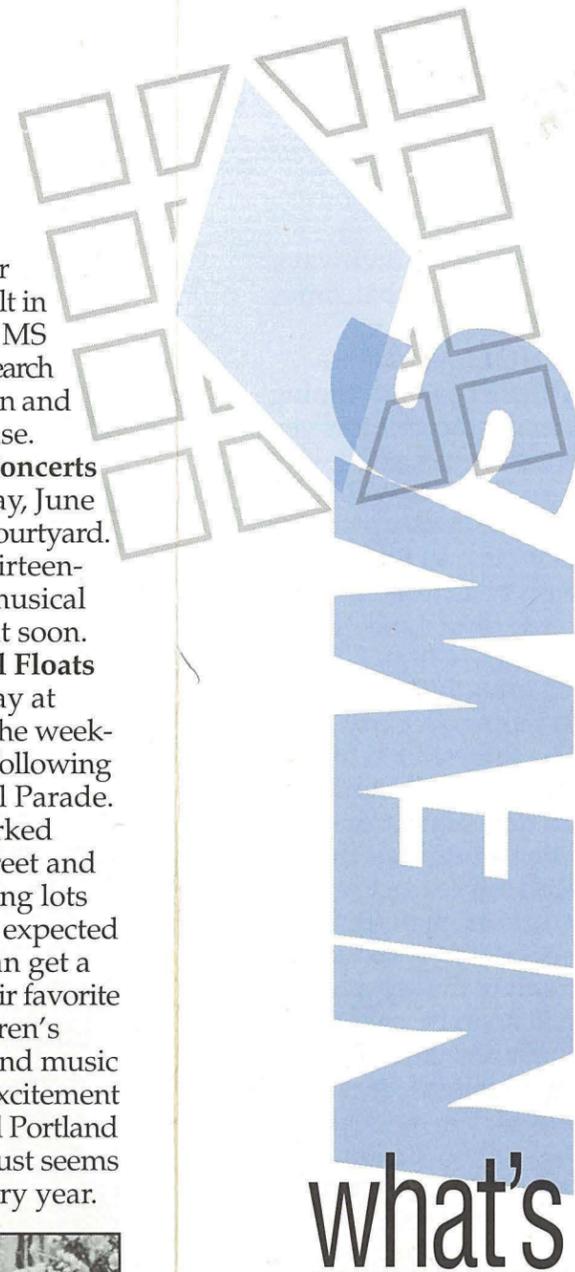
Trail Blazers. Your pledges will result in medical help for MS patients and research into the prevention and cure of the disease.

■ **Lunchbox Concerts** begin Wednesday, June 17 in Carousel Courtyard. Details of the thirteen-week summer musical series will be out soon.

■ **Rose Festival Floats** will be on display at Oregon Square the weekend of June 6-7, following the Grand Floral Parade. They will be parked along Pacific Street and in the two parking lots there, so that an expected 50,000 people can get a closer look at their favorite creations. Children's activities, food and music will add to the excitement of this traditional Portland festivity, which just seems to get better every year.



Junior Court Float



what's

HIGHLIGHTS

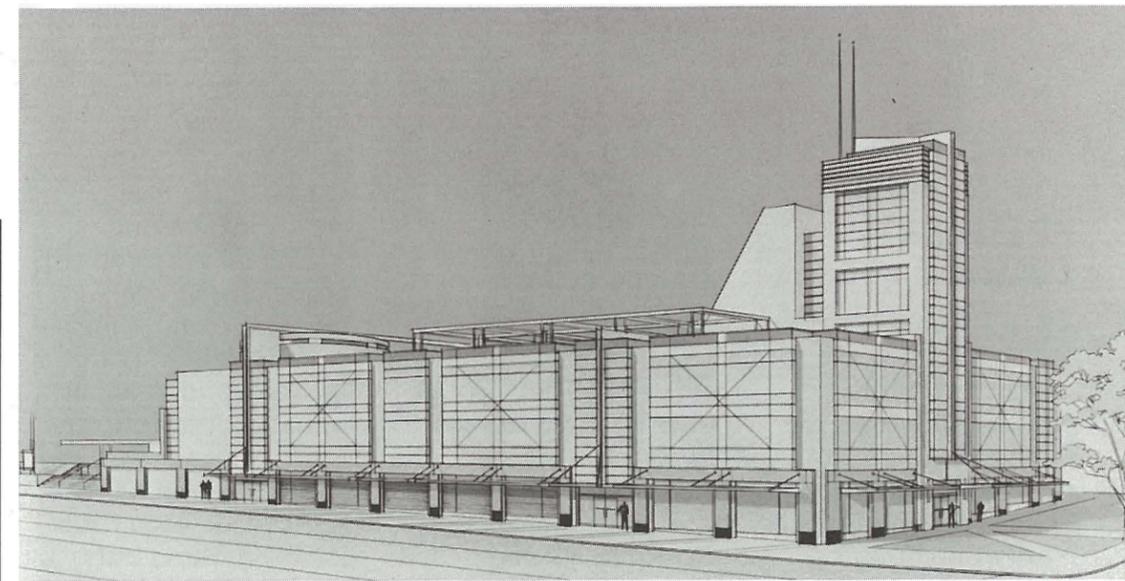
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METRO'S FUTURE HOME BUILDS FROM PAST

A neighborhood landmark since 1929, the Sears Building is taking on a strong new identity as Metro's headquarters.

The \$23 million project now in progress will retain architectural features from the past but create a new building to suit Metro's needs. The design team of architects TVA/Cole and Hoffman Construction emphasize that this is a renovation, not a restoration. Hoffman built the original Sears Building more than sixty years ago.

Extensive use of glass in the building design signifies the concept of openness Metro strives for in its interaction with the people of the region. Glass allows those outside the building to see the workings inside; creates a light and friendly environment for people within; and enhances the exterior design.

The north end of the building is Metro's new "front door." A large plaza will provide a place for people to gather and open their view to the convention center. Wide public stairs from Grand and Irving Streets will welcome them from the street.

The Sears tower, the building's most distinctive feature, will be transformed into a unique space for Metro employees. A two-level staff lounge will open to a rooftop, and the tower's top floor will hold a conference room with incredible views in all directions.

Plentiful parking, shops and services and a carefully designed child care center are features of Metro's new building that will make its employees and tenants happy to call it home.

Metro is turning the construction of its new headquarters into a

major recycling project.

Metro chose its new site in order to recycle the venerable Sears building, and project leader Berit Stevenson credits designers and contractors for putting time and thought into a complex waste reduction plan for the renovation.

Elements of the plan include: 1) recycling building materials by reusing or salvaging them; 2) eliminating waste in construction by source separating into wood, brick, metal and other material categories; 3) using recycled products for building materials; 4) documenting the whole process in a manual to be shared with other construction projects dedicated to reducing Oregon landfills.

Congratulations Metro for setting new standards in recycling!

PRESIDENT'S COLUMN

by Bill Scott, President
Pacific Development, Inc.

As you could probably tell from the moving vans out in front, the new State Office Building is now a fully functioning office building – home to 875 state employees that are new to the Lloyd District. I'd like to personally extend a welcome to them, and hope that we can all lend a hand to help them settle into our neighborhood.

They will be joined this spring by 170 people working on the Tri-Met West Side Light Rail project; 180 employees of CH2M HILL; and approximately 175 additional NERCO employees arriving from Vancouver, Washington and St. Louis, Missouri.

The influx of new people brings greater vitality to the Lloyd District, and helps to drive the creation of the new restaurants and shops we all appreciate. It also adds activity on the streets and means that there are now more of us who are playing a part in the district's evolution.

DISTRICT DIRECTIONS

■ **JAMIE'S** is a blast from the past. A red and white '57 Chevy coupe emerges from the wall to greet you and the soothing tunes of oldies-but-goodies from a restored Wurlitzer jukebox welcome you through the door in the old Irvington Theater building on Broadway.

A family-owned business that caters to families, Jamie's all-American menu specialties include burgers, fries, chili and treats from the old fashioned soda fountain. Children's meals, "dinky deals," come in colorful, car-shaped cardboard boxes.

Jamie's opens at 7 a.m. for breakfast and serves fifties-style favorites until 10 p.m. school nights and 11 p.m. on Friday and Saturday.

■ "This town was too big for just one," said owner John Stafford at the opening of his second **CASA-U-BETCHA**, in the purple building at 1700 Northeast Broadway which used to be Lloyd's Interiors. The Casa's New World cuisine and strange but wonderful space without corners promises to be as popular as the original on North-

west 23rd Avenue.

The Casa's interior is a world unto itself, a pleasing blend of urban chic, ancient Mayan symbols and Spanish romance. With curving walls, warm colors and fantasy lighting, this self-called "Taco Club" looks anything but.

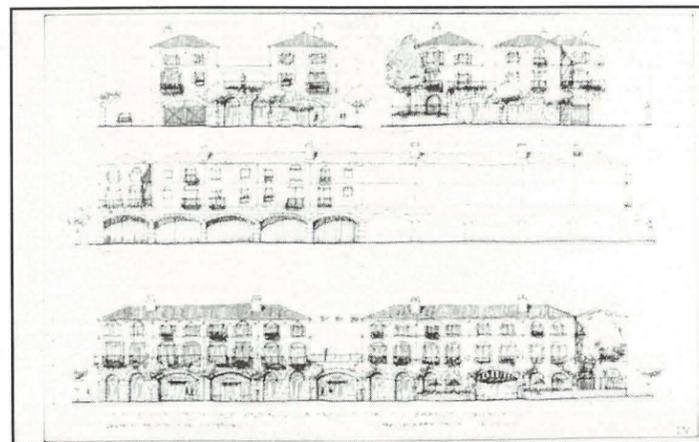
Casa-U-Betcha serves lunch Monday through Friday, dinner every day of the week, and the bar hops until 2:30 a.m. nightly.

■ **THE VILLA MEDICEA**, an Italian-style housing and retail development, is coming to Weidler Street, in the block between Northeast 14th and 15th Avenues.

Construction begins soon on the project, which will include townhouse apartments, an Italian restaurant, retail tenants, a brick piazza and off-street parking. The two-story structure will

feature stone archways, wrought iron balconies and tile roofing.

■ **HOLLADAY STREET** is undergoing a major face lift this year, which began a few weeks ago. The construction will be done in two phases, so that 7th and 9th Avenues won't be closed at the same time. Look for the first phase from Grand to 7th (plus the MAX station) to reopen in early July. The final stretch from 9th to 13th Avenues will then be under construction throughout the fall. Holladay Street will be a much more inviting pedestrian walkway as a result of this upgrade. We will soon be enjoying street furniture and drinking fountains, brick paved sidewalks, new lighting, and enhanced landscaping. Plus an improved 7th Avenue MAX/ Vintage Trolley station.



Villa Medicea

STATE OFFICE BUILDING HUMMING ON OREGON STREET

A resounding welcome to our new neighbors who recently moved into the new State Office Building at 800 Northeast Oregon Street!

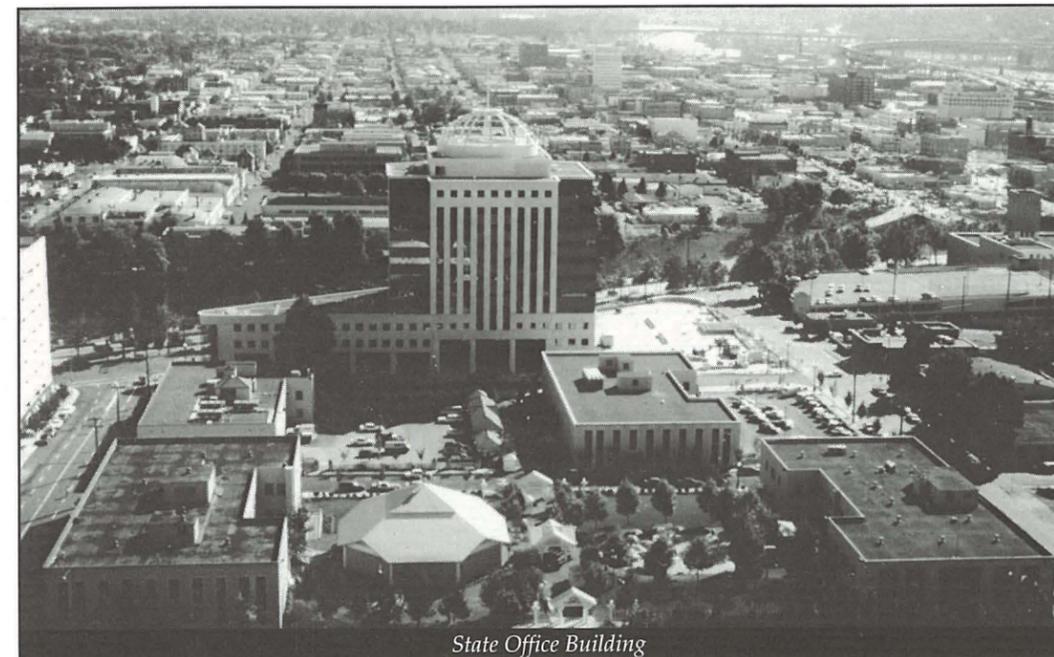
Located north of the Banfield freeway, this distinctive building's front yard is Oregon Garden and Oregon Square.

landmark in the heart of the Lloyd District and the public should be happy, they're getting a lot for every dollar spent on it. It will stand the test of time."

Designed by GBD Architects, the 11-story precast concrete and glass building provides 250,000 square feet of office space including two multi-

care for 40-50 children of building employees. Named "Meadowlark," after the Oregon state bird, the day care center is the first of its kind in an Oregon state building. Meadowlark has its own kitchen and both covered and open outdoor play areas.

Employees of 25-30 state agencies, commis-



State Office Building

From developer Paul Schlesinger's point of view the State Office Building is a great success. "This was a very satisfying project that was also completed on time. The building is a

purpose conference rooms, a geology shop, an employee-run wellness center and a cafeteria which is open to the public.

A day care center run by the Coumbia-Willamette YMCA will

sions and boards work here, ranging in size from 300 staff members at the Health Division to two-person offices. The Governor's Portland office is located near the top of the building.

NEW TOWER COMING TO HOLLADAY STREET

Pacific Power and the Ralph Schlesinger Company are joint venture partners in a 21-story office tower to be built at 600 Holladay Street.

More than 800 people will work in the building, with Pacific Power and other PacifiCorp tenants occupying 60 percent of the office space. Design development is ongoing, with construction scheduled to begin in July. The 480,000 square foot building should be completed by late 1994.

An eight-floor parking garage will provide parking for the new tower and the Lloyd Five Hundred Building. Service and retail space and a day care center will be part of the building which is designed by GBD Architects.

EDITOR'S NOTE

"What's NEWS" is a publication of Pacific Development, Inc. for the Lloyd District Properties. For more information or additional copies, please contact Janice Babcock at 233-4048.