

Lloyd Crossing

Portland, Oregon, U.S.



Mithūn

Size:
35 blocks, 8,000 residents

Dates:
2005 - 2050

Project Team:
Mithun
Architects+Designers+Planners,
KPF Consulting Engineers,
GreenWorks, PC, SOLARC
Architecture and Engineering, LLC

Lloyd Crossing is a 35-block area located in downtown Portland. The planning will allow for mixed-use commercial services and residential units in a pioneering ecodistrict that compliments Portland’s 25-year strategic roadmap. It aspires to meet and not exceed the site’s per-development water, biodiversity, energy, and carbon metrics while creating a dense urban city district.

Goals & Strategies

 Place	
Limits to Growth	<p>Goals: Goals not defined.</p> <p>Strategies: Strategies not reported.</p>
Food	<p>Goals: Proximity to resources within the urban center.</p> <p>Strategies: Strategies not reported.</p>
Habitat	<p>Goals: 4 acres (10%) of public accessible park space.</p> <p>Strategies: 30% tree coverage using native forest species. Green roofs. Habitat corridors. Hierarchical system of green streets, pedestrian streets. Bioswales. 50 acres of restored forest habitat implemented off site.</p>
Transportation	<p>Goals: Goals not defined.</p> <p>Strategies: Existing public transit system. Streetcar line planned. Underground parking lots. Bike infrastructure. Ride sharing.</p>

 Water	
Water	<p>Goals: 2050 water neutral. 100% potable water from rainwater. 45% stormwater runoff.</p> <p>Strategies: Blackwater treatment system. 60% water conservation through efficiency. Separated water types in all buildings. Individual rainwater harvesting systems throughout development. Bioswales water used for landscaping, non-potable building uses.</p>
 Energy	
Energy	<p>Goals: Carbon-neutral, 80% carbon reduction by 2050. 90% energy from renewable sources by 2050. 60% reduction in energy demand.</p> <p>Strategies: Predevelopment metrics. Solar massing guidelines for future buildings. Net energy producer incorporating solar, wind, biomass, and carbon credits on- and off-site. Strict energy efficiency standards. 10% of energy from on-site renewable resources. Energy retrofits of existing buildings.</p>
 Health + Happiness (Details not provided by researchers)	
 Materials	
Material Plan	<p>Goals: Goals not defined.</p> <p>Strategies: Materials selected based on LCAs, toxicity, recycled and renewable resources, energy performance, durability, and low-maintenance status.</p>
Embodied Energy & Carbon	<p>Goals: Goals not defined.</p> <p>Strategies: Minimize use of virgin materials. Materials come from 300- to 500-mile radius.</p>
Waste	<p>Goals: Zero waste.</p> <p>Strategies: Eliminate waste. Optimize reuse and salvaging. Compost, waste-to-energy recovery systems. Adaptability and flexibility of systems, buildings.</p>
 Equity	
Neighborhood & Access	<p>Goals: Goals not defined.</p> <p>Strategies: Walkable with diverse accessible services.</p>
Access to Nature	<p>Goals: Goals not defined.</p> <p>Strategies: Monitor indoor air quality. Daylighting. Biophilic design.</p>
Access to Community Services	<p>Goals: Goals not defined.</p> <p>Strategies: Community identity.</p>
Investment	<p>Goals: Goals not defined.</p> <p>Strategies: Strategies not reported.</p>
 Beauty (Details not provided by researchers)	

Performance Levels Achieved:

	Standard	Good	Better	Living	Regenerative
Place					
Limits to Growth					
Food					
Habitat					
Transportation					
Water					
Energy					
Health + Happiness					
Civilized Environment					
Neighborhood Design					
Biophilia					
Resilient Connections					
Materials					
Material Plan					
Embodied Energy & Carbon					
Waste					
Equity					
Neighborhood & Access					
Access to Nature					
Access to Community Services					
Investment					
Beauty					
Beauty & Spirit	Not specified				
Inspiration					

Sources:

- <http://mithun.com/project/lloyd-crossing-sustainable-urban-design-plan/>
- http://ecolloyd.org/wordpress/wp-content/uploads/2013/02/lloyd_roadmap_FINAL_hires.pdf
- <https://www.asla.org/awards/2005/05winners/022.html>

**Note: This case study was developed using found information.*

21st Century Development is a model for the creation of regenerative communities that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

The initiative is created and supported by a partnership of AIA Minnesota, the Center for Sustainable Building Research, Colloqate Design and The McKnight Foundation.

