



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

Dan Saltzman, Commissioner
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Date: August 27, 2012
To: Interested Person
From: Staci Monroe, staci.monroe@portlandoregon.gov, 503-823-0624

**NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE
DEVELOPMENT IN YOUR NEIGHBORHOOD**

FILE: EA 12-168625 DA, LEGACY CENTRAL LAB
REVIEW BY: Design Commission
WHEN: Thursday, September 20, 2012 at 1:30 pm
WHERE: 1900 SW Fourth Ave, Ste. 2500A Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me if you have questions regarding this process. Please contact the applicant's representative if you have questions regarding any future development on the site.

Applicant: Larry Hill (property owner) / Legacy Health
2801 N. Gantenbein Avenue, Suite 1009 / Portland, OR 97227

Representative: Kimberly Ritter (architect), 503-23-0992 / Gbj Architecture
815 SW 2nd Avenue / Portland, OR 97204

Site Address: NE 2nd & NE Clackamas St

Legal Description: BLOCK 59&60 TL 400, HOLLADAYS ADD
Tax Account No.: R396201580
State ID No.: 1N1E34AA 00400
Quarter Section: 2930
Neighborhood: Lloyd District Community, contact Lisa Faust at 503-350-1205.
Business District: Lloyd District Community Assoc, contact Gary Warren at 503-905-3318.
Plan District: Central City - Lloyd District
Zoning: CXd - Central Commercial zone with a Design overlay
Design District: Central City - Lloyd
Historic District: None
Case Type: DA, Design Advice Request
Procedure: A public meeting with the Design Commission to provide informal, advisory response for the property owner and applicant's representative to consider in preparation of a potential future land use review application.

Proposal:

The applicant seeks design advice on a potential development for a two-story laboratory facility for Legacy Health Systems. The building would relocate lab departments currently housed at other Legacy campuses to a shared central facility. The building would be sited on Legacy property north of the existing Holladay Park facility at 1225 NE 2nd Avenue, displacing some surface parking and a

grassy area along the north property line. The building footprint would be approximately 32,000 square feet per floor and likely be structured to accommodate future vertical additions of one or two stories. Parking and courier drop-off areas would be development to the west between the building and I-5.

The subject site, tax lot 400, totals 68,900 SF and includes portions of a vacated right-of-way for NE Clackamas. In conjunction with the abutting properties, the site is considered a Superblock, and as such, requires pedestrian walkway systems and plaza areas to be provided at 50% of the aggregate square footage of the vacated streets. For this site, this equates to 12,000 SF of new plaza and walkway connections. In addition, an east-west connector is envisioned on or about the vacated portion of NE Clackamas, potentially including a pedestrian bridge over I-5 into the Rose Quarter, as a part of the N/NE Quadrant Plan. Given that the Superblock requirements and future connections through the property would impact the site design, the applicant is seeking feedback on the building placement during their Schematic Design Phase.

Approval Criteria:

If a formal land use review application were submitted in the future for the proposed development, it would be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code.

The applicable approval criteria could include some or all of the following: 33.130, Commercial Zones; 33.420, Design Overlay Zone; 33.510, Central City Plan District; 33.825, Design Review; the Central City Fundamental Design Guidelines; and the Lloyd District Design Guidelines.

If requested, Modifications would be reviewed against 33.825.040, Modifications That Will Better Meet Design Review Requirements.

If requested, Adjustments would be reviewed against 33.805.040, Adjustment Approval Criteria.

This application was submitted on August 3, 2012.

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Historic Landmarks Commission or Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the

Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process.

At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association, listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Design Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.ci.portland.or.us.

Design Advice Request Results

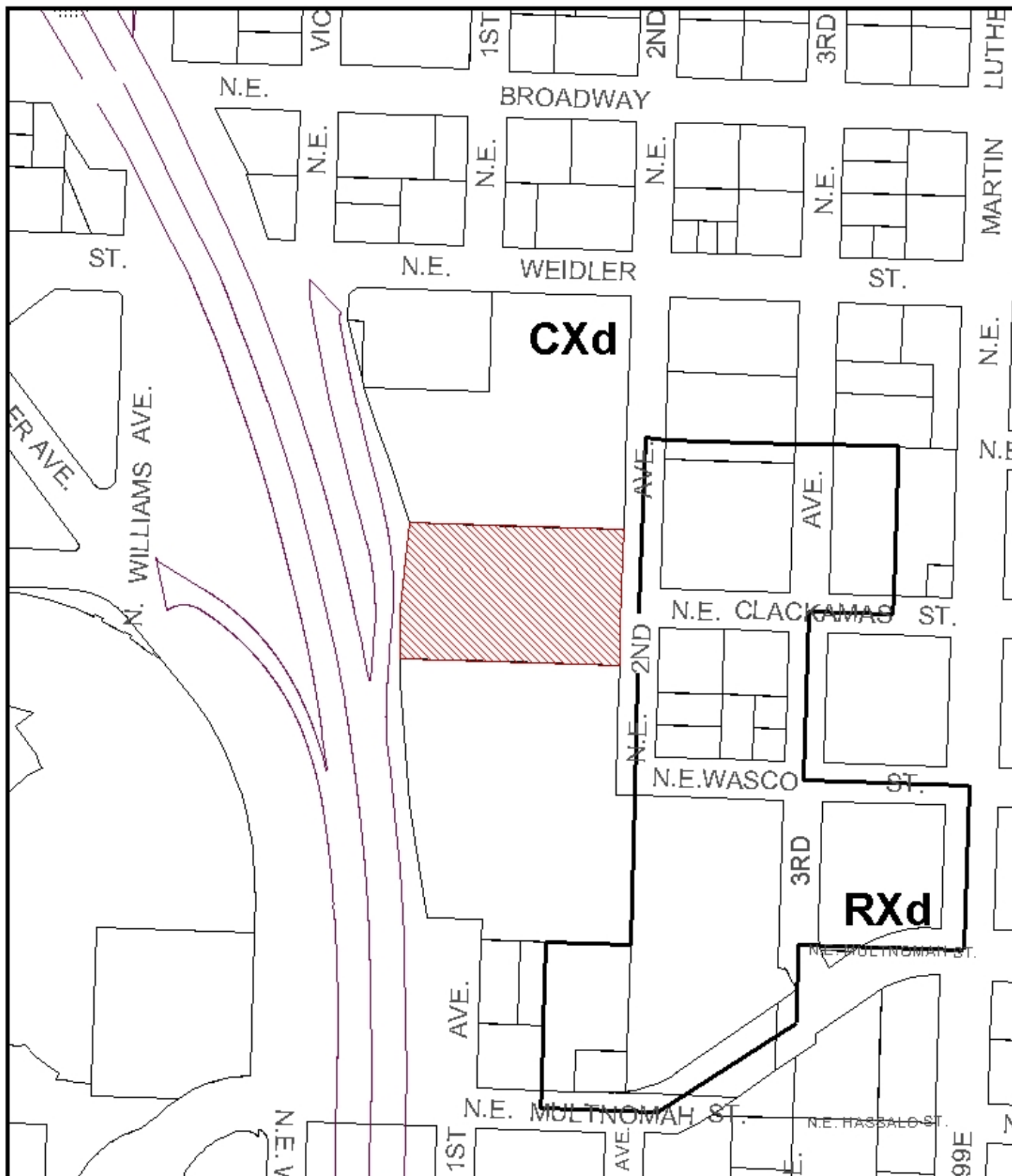
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Meeting Cancellation

This public meeting will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The meeting will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for immediate information regarding cancellations or rescheduling. To attend the meeting, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.tri-met.org/routes_times.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map, Site Plan, Building Elevations



ZONING



Site



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	EA 12-168625 PC
1/4 Section	2930
Scale	1 inch = 200 feet
State_Id	1N1E34AA 400
Exhibit	B (Aug 07,2012)



August 1 2012



SITE PLAN
LEGACY LAB
Central Lab - North Parcel



