



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

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 30, 2012  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Review, 503-823-0624

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

**FILE:** **12-168625 DA, 2<sup>ND</sup> DESIGN ADVICE REQUEST**  
Legacy Central Lab at NE 2nd, Cross Street NE  
Clackamas  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday, December 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:** Kimberly Ritter (architect), 503-23-0992  
GBJ Architecture  
815 SW 2nd Avenue  
Portland, OR 97204

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

**Site Address:** NE 2nd, Cross Street 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 Michael Jones at 503-265-1568.  
**Business District:** Lloyd District Community Association, 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 a second design advice request 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 2<sup>nd</sup> Avenue, displacing some surface parking and a grassy area. 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.

The revised proposal is in response to the Commission's feedback at the September 20th meeting. The revision includes relocating the building to the south in order to retain an area in the parking lot that could accommodate the Superblock improvements and align with the future extension of NE Clackamas across the redesigned I-5 Corridor envisioned in the N/NE Quadrant Plan. In addition to the building location, the applicant is seeking feedback on a reduction of the Superblock requirements for the site. They are requesting the Superblock requirements be based on the vacated rights-of-way of Clackamas Street and 2<sup>nd</sup> Avenue rather than on the numerous vacated rights-of-way that traverse the site. Advice on the Superblock improvements proposed is also desired by the applicant.

**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 Historic Landmarks Commission or 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 Historical Landmarks Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Historical Landmarks 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](http://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](http://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

## ZONING



**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)







