



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
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www.portlandoregon.gov/bds

Date: May 23, 2013
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-139304 DZM PR
**Design Review for New Legacy Central Lab and
Central City Parking Review**
Pre App: PC # 12-217988

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Staci Monroe at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: June 17, 2013** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: July 1, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for July 11, 2013 at 1:30 PM**

Applicant: Kimberly Ritter, 503-223-0992
Gbj Architecture
815 SW 2nd Ave
Portland OR 97204

Owner: Larry Hill
Legacy Health
2801 N Gantenbein Ave Suite 1009
Portland OR 97227

Site Address: 1225 NE 2ND AVE

Legal Description: BLOCK 57 INC PT VAC ST-E 40' OF LOT 1 E 40' OF LOT 2, HOLLADAYS ADD; BLOCK 57 LOT 5-8 TL 2100, HOLLADAYS ADD; BLOCK 59&60 TL 400, HOLLADAYS ADD; BLOCK 58&59 TL 1700, HOLLADAYS ADD; BLOCK 63&64 TL 2200, HOLLADAYS ADD; BLOCK 57 LOT 5&6 TL 2101, HOLLADAYS ADD

Tax Account No.: R396201500, R396201530, R396201580, R396201640, R396202080, R396201520

State ID No.: 1N1E34AA 01900, 1N1E34AA 02100, 1N1E34AA 00400, 1N1E34AA 01700, 1N1E34AA 02200, 1N1E34AA 02101

Quarter Section: 2830, 2930

Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568.

Business District: Lloyd District Community Association, contact Gary Warren at 503-234-8271.

District Coalition: None

Plan District: Central City - Lloyd District

Zoning: CX, RXd – Central Commercial and Central Residential Zone with Design overlays

Case Type: DZM PR – Design Review with a Modification and Central City Parking Review

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant seeks Design Review approval for a two-story laboratory 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 landscape area. The two-story building would provide 76,510 SF of floor area with a partial basement and rooftop penthouse. The partial basement would connect the elevator core of the new building to the existing waste, storage and loading dock facilities in the existing building. A partial mechanical penthouse on the south and east sides of the roof level would allow for a 2nd phase of 18,000 SF for a future lab expansion on the north end of the roof.

The proposal include a Central City Parking review since the replacement parking area is greater than 40,000 SF and contains more than 60 spaces. A new curb cut is proposed on NE 2nd Avenue to access the relocated parking on the north and west side of the building. Perimeter and interior landscaping is proposed as well as stormwater planters.

The value of the project triggers nonconforming upgrades to the entire site and ownership, which extends south to Multnomah and east to 2nd and 3rd Avenues. The entire site will be brought in conformance with current code for perimeter and interior parking lot landscaping, bike parking and pedestrian connections.

The following Modification is requested:

- Superblock Requirement (33.293.030.A) – A reduction to the required Superblock walkway, plazas and landscaping areas for the site from 58,915 SF to 23,650 SF and to defer a portion of the improvements on the specific project area to the future when a potential extension of NE Clackamas would occur on the north end of the site providing a pedestrian connection over I-5 to the Rose Quarter.

A Type III Design Review is required because the proposed new development is in the Lloyd sub district of the Central City Plan District and exceeds the value of \$2,038,500.

Approval Criteria:

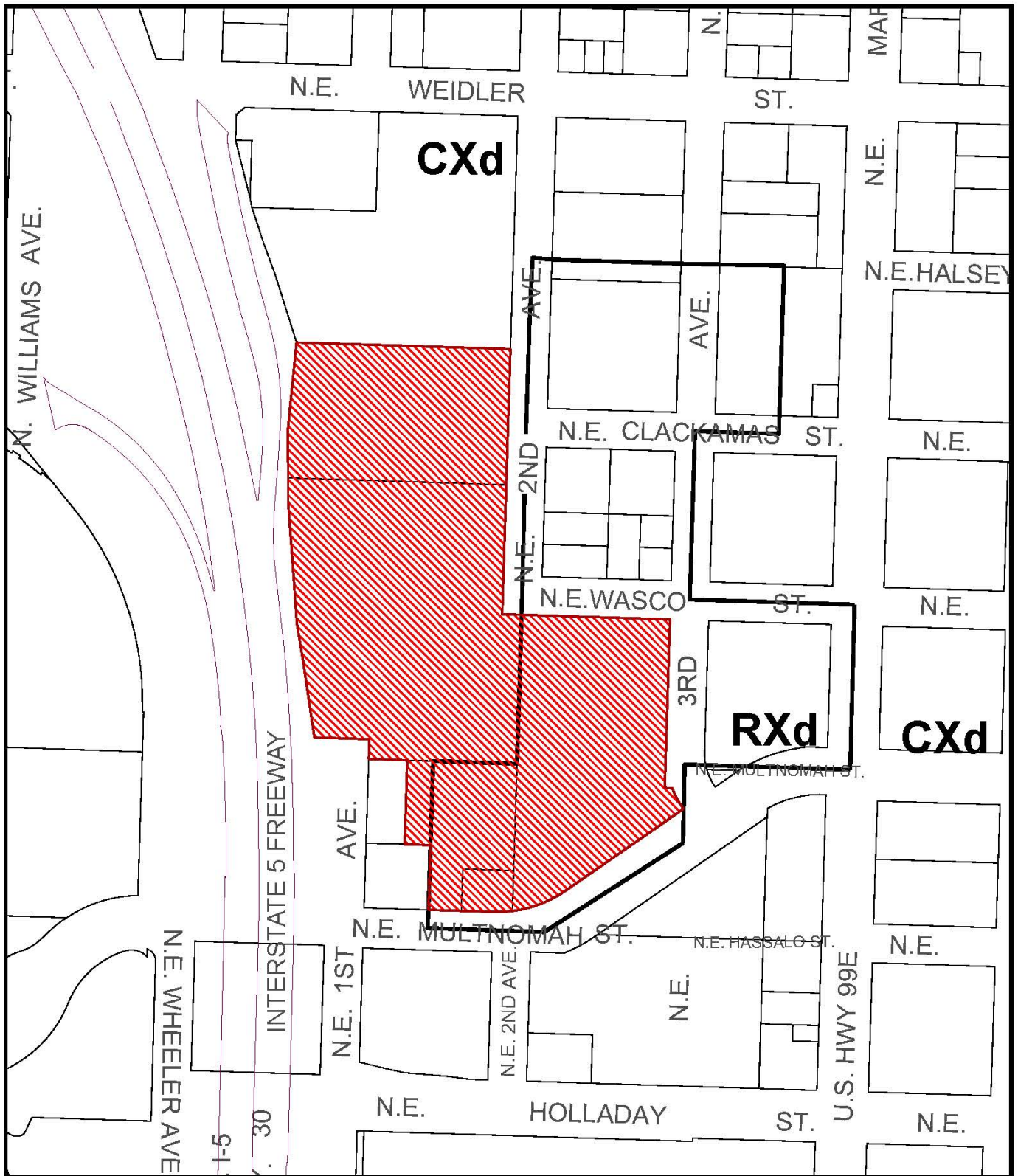
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- | | |
|--|---|
| ▪ Central City Fundamental Design Guidelines | ▪ Modifications Considered Through Design Review – Section 33.825.040 |
| ▪ Lloyd District Design Guidelines. | ▪ Central City Parking Review Approval Criteria – Section 33.808.100 |

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on April 12, 2013 and determined to be complete on May 20, 2013.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Building Elevations



ZONING



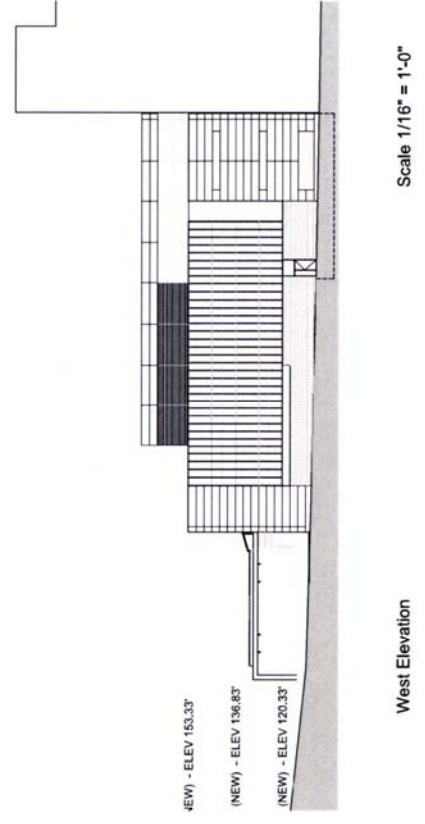
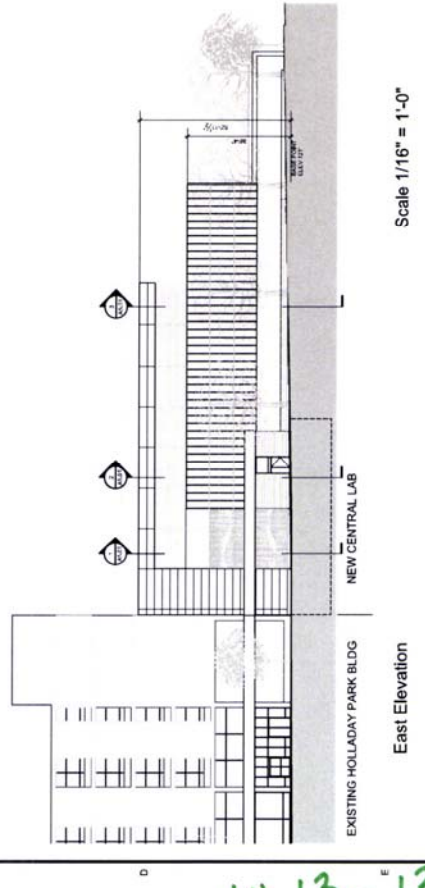
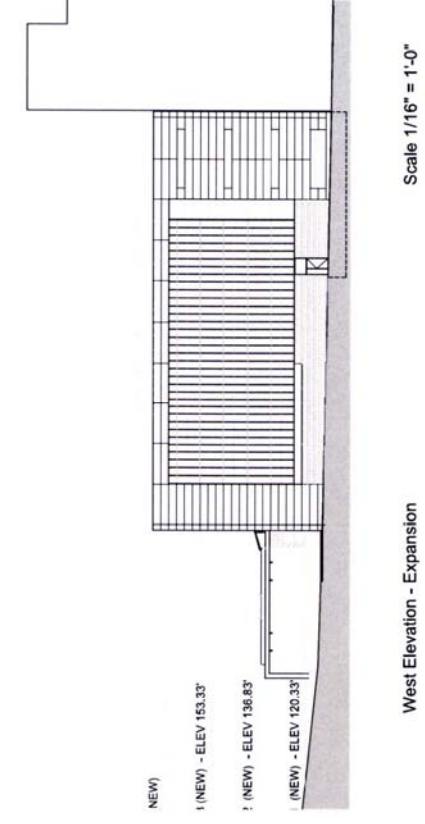
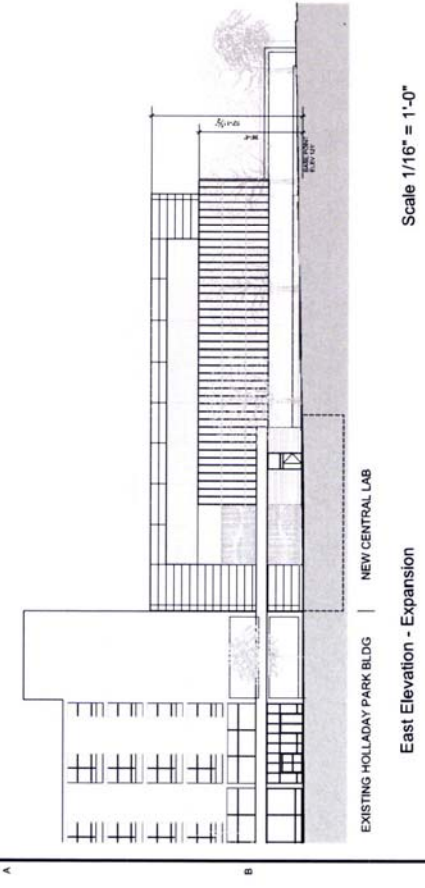
Site



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
LLOYD DISTRICT

File No. LU 13-139304 DZM,PR
1/4 Section 2930
Scale 1 inch = 200 feet
State_Id 1N1E34AA 1700
Exhibit B (Apr 17, 2013)



LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION
1225 NE 2nd Ave.
PORTLAND, OREGON 97232



EXTERIOR
ELEVATIONS

A4
02

Date: 03-04-2013
Scale: 1/16" = 1'-0"
Drawn By: GJB
Job No.: 13-0942

W 13-139304 D3M PR