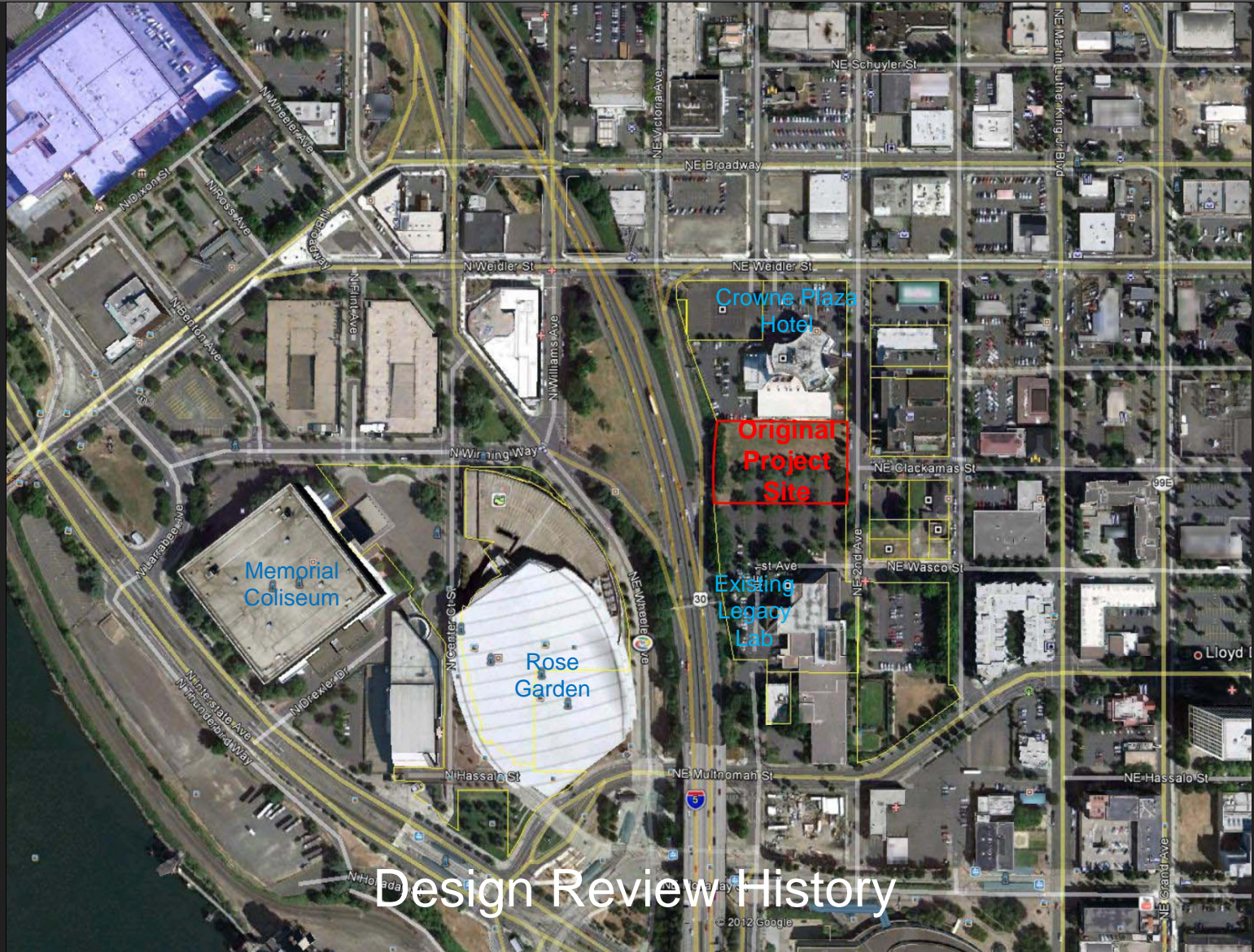


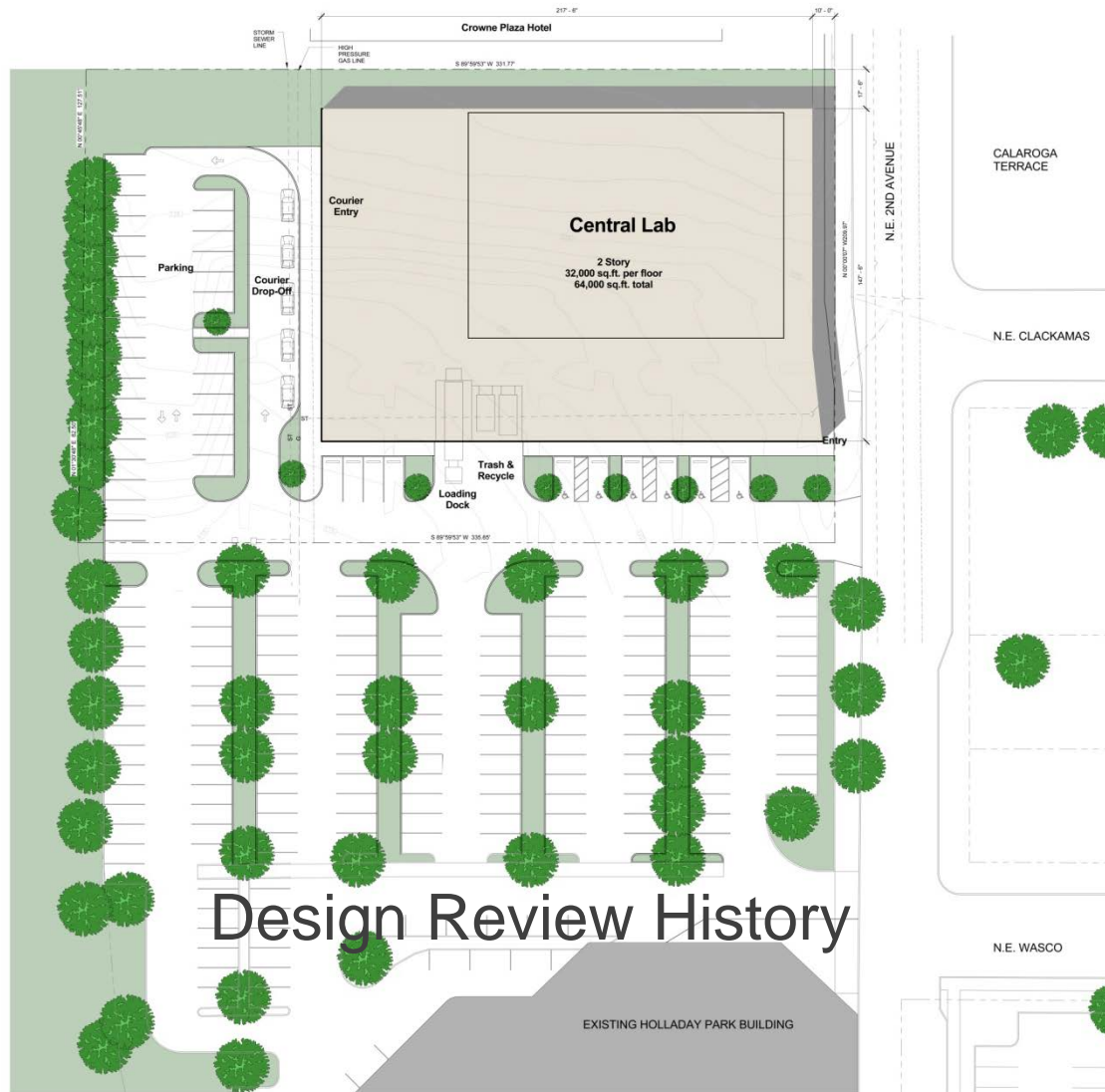
# Legacy Holladay Park Central Lab

Portland, OR

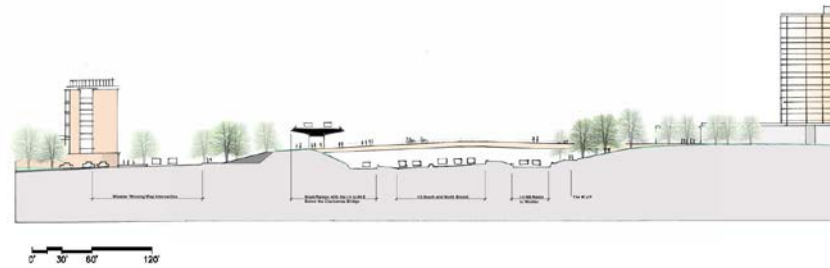
LUR 13-139304 DZM PR

Proposal for a Clinical Laboratory  
for Legacy Health  
Two floors, 31,000 sq ft each

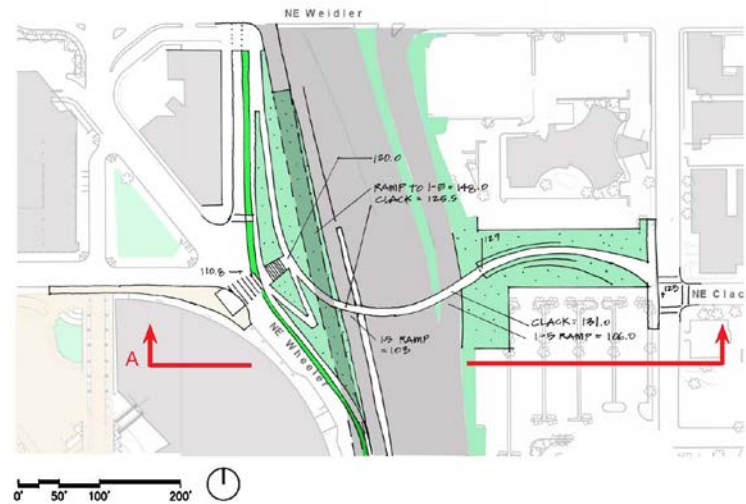




## Design Review History



Section: A



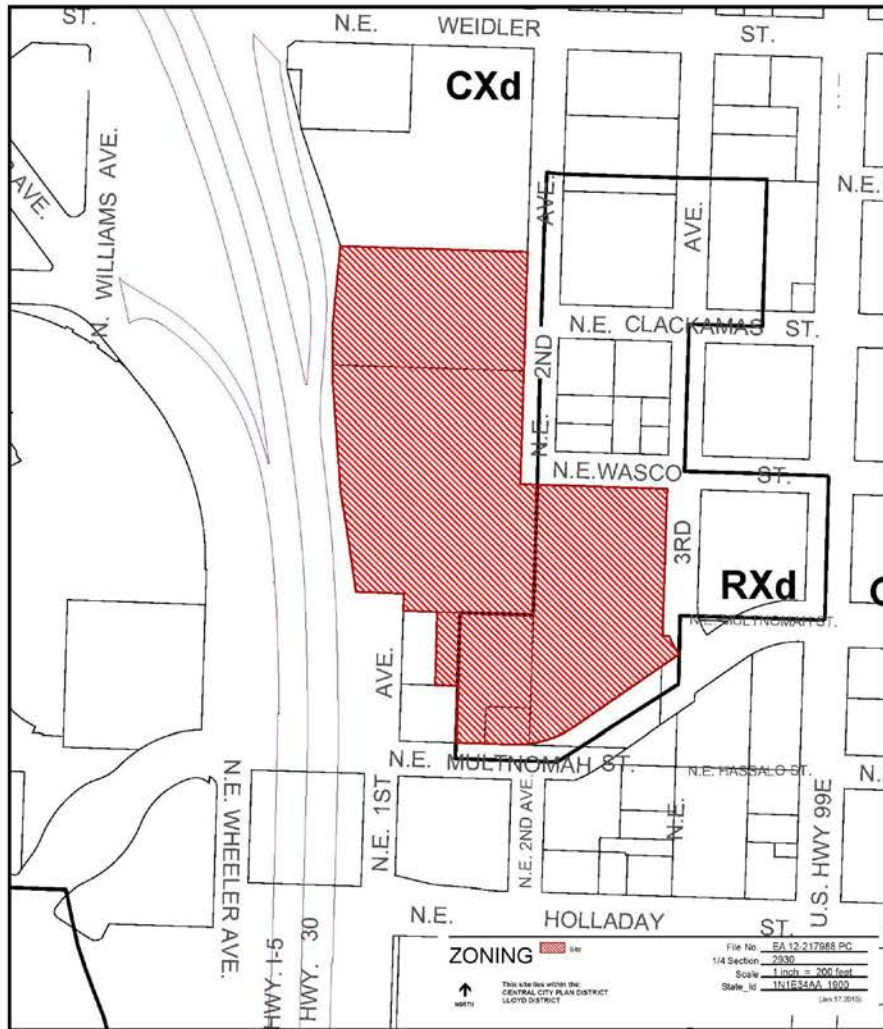
Clackamas Overcrossing Studies:  
Site Plan: Option 2 - Under Southbound Braided Ramps

N/NE Quadrant and I-5 Broadway/Weidier Plans  
APPENDIX S-G: Summary Urban Design Studies

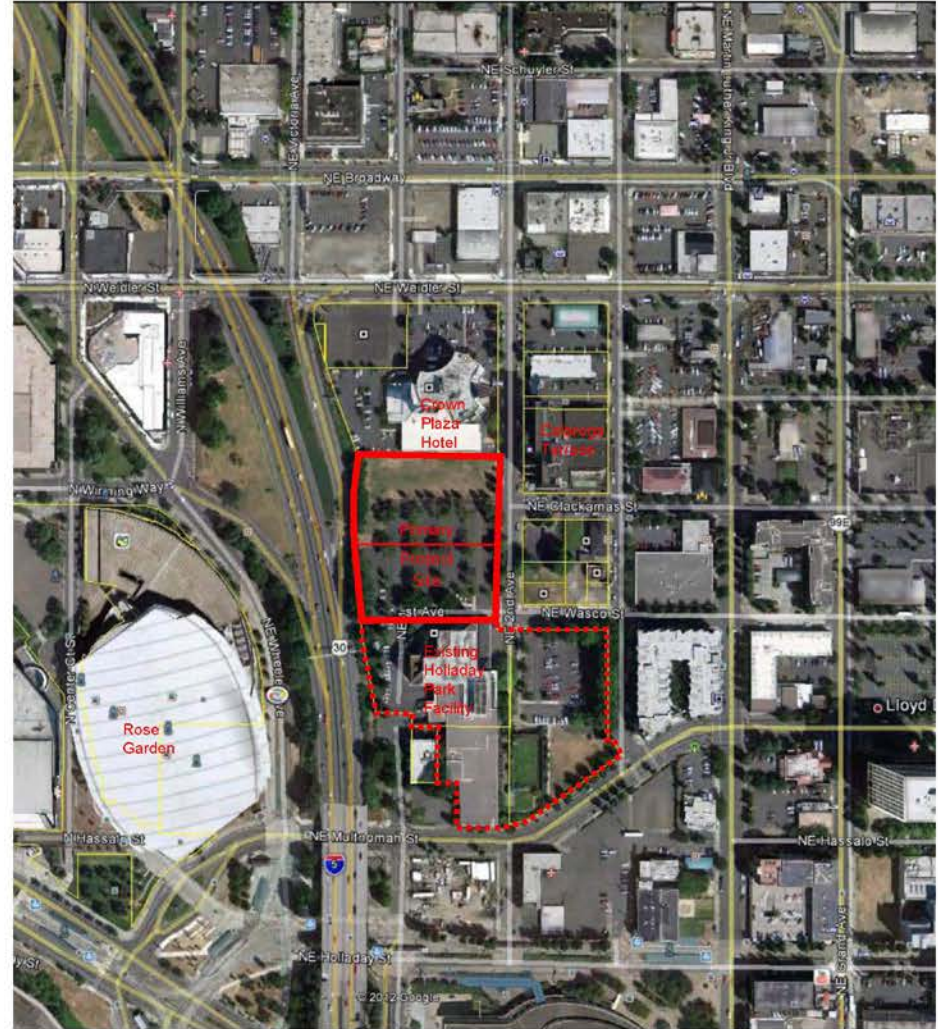
## Design Advice Request Summaries:

The project design addresses the following issues identified Design Advice Request hearings 09/20/2012 and 12/20/2012

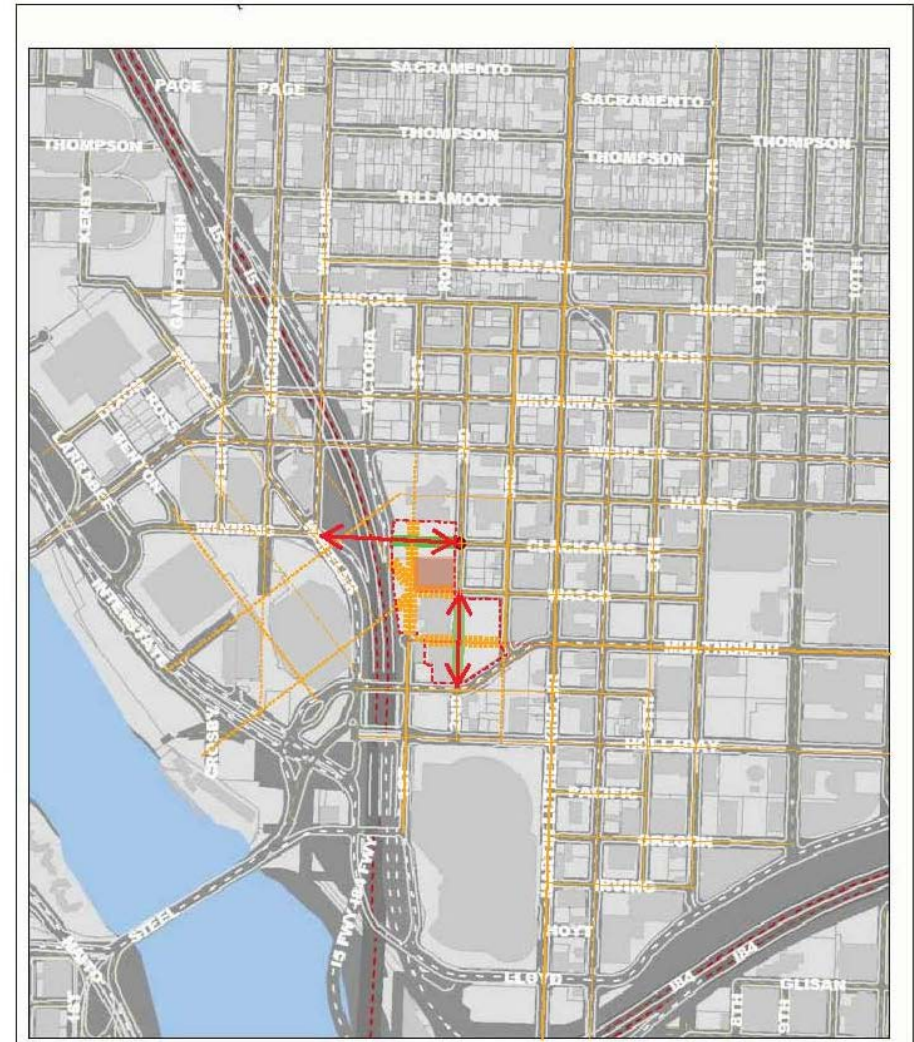
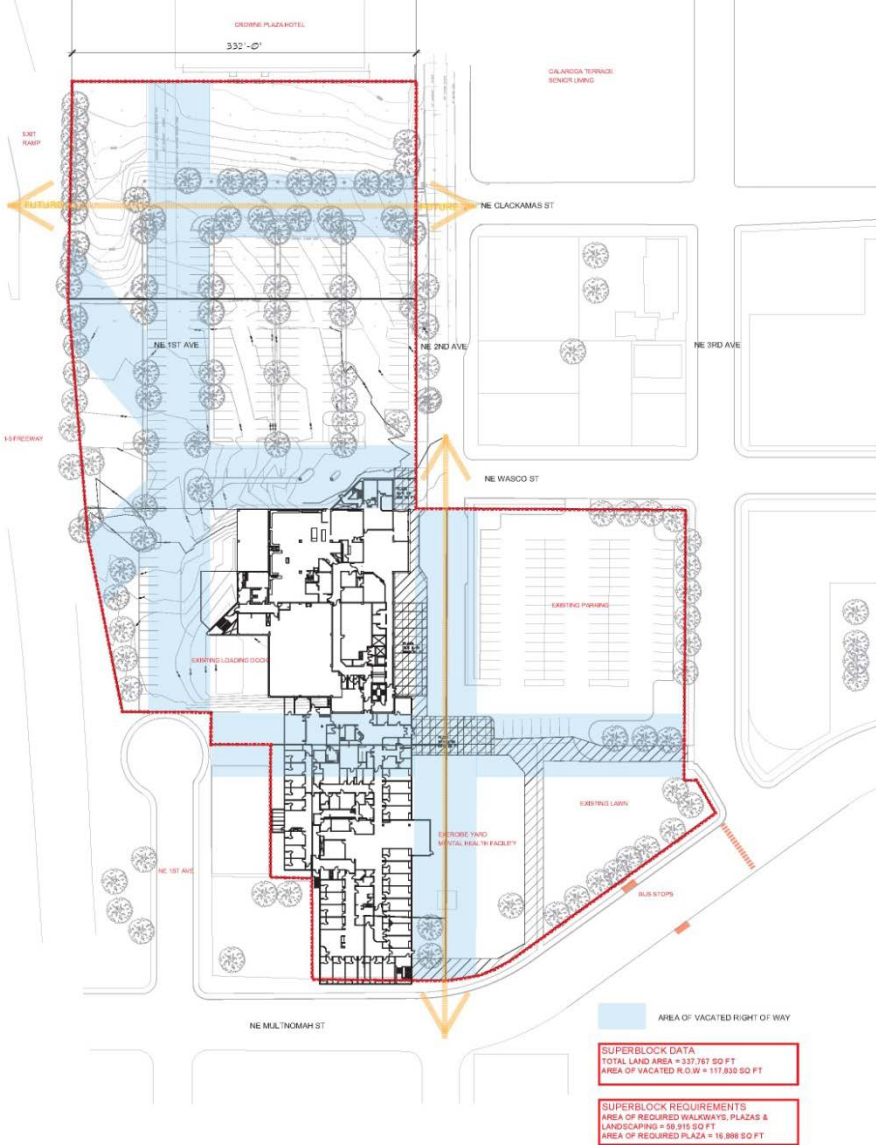
- **Relocate the building to the south** in consideration of a potential future east/west bike and pedestrian bridge across I-5 at NE Clackamas identified in the N/NE Quadrant Plan connecting the Lloyd District to the River.
- **Recognize the termination of Wasco at NE 2<sup>nd</sup>** as an arrival point in the building and site design consolidation of design effort to energize this intersection.
- **Reduce the Superblock requirements for plazas, walkways and landscaping** given the large amounts and residual character of vacated rights-of-way within Legacy's property resulting from the erasure of the urban grid to construct I-5.
- **Allow interim use of areas required for superblock improvements**, allowing uses such as parking and landscaping until such time as the East West connection is activated by construction of the I-5 crossing.
- **Create Pedestrian Environment along NE 2<sup>nd</sup>** to activate and enhance the experience. Additional development of the design with finer scaled and enhanced tactility of materials and colors, particularly within the pedestrian environment along NE 2<sup>nd</sup>.



Quarter Section Map with Zoning

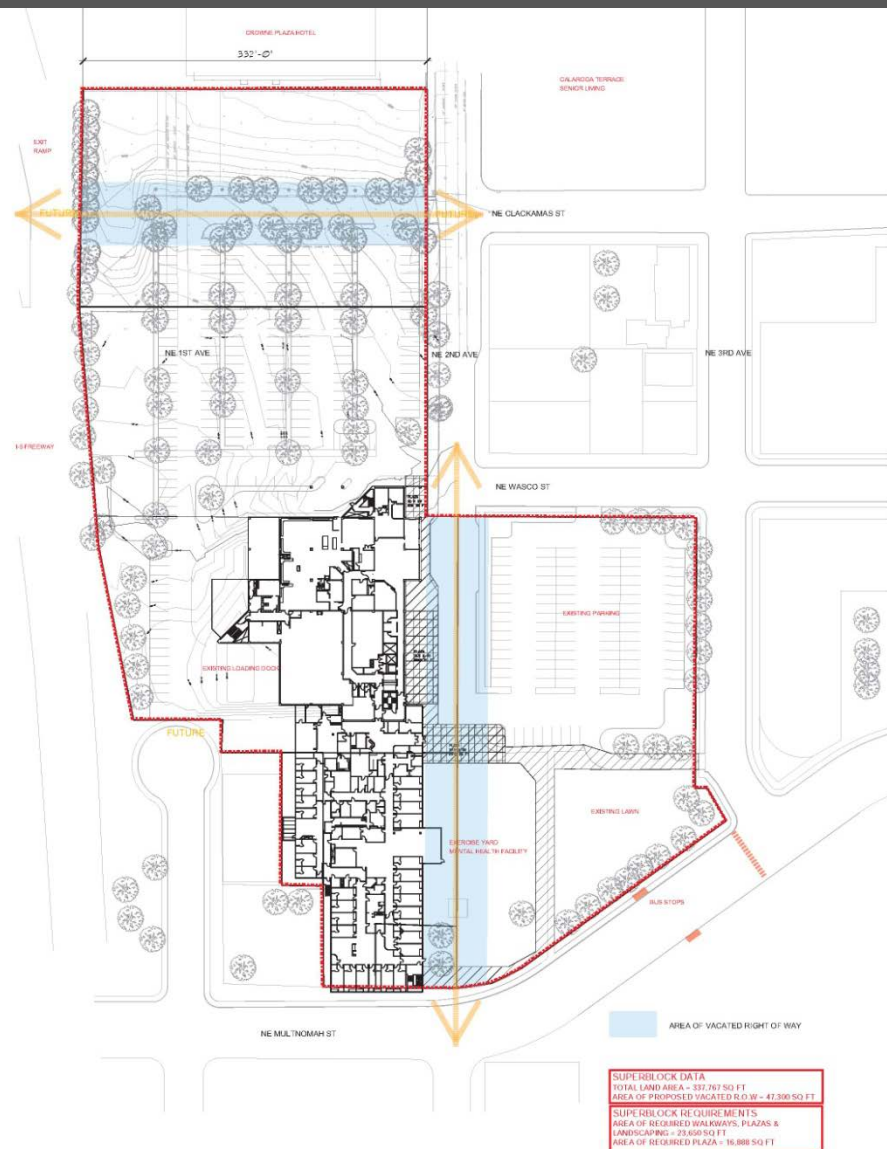


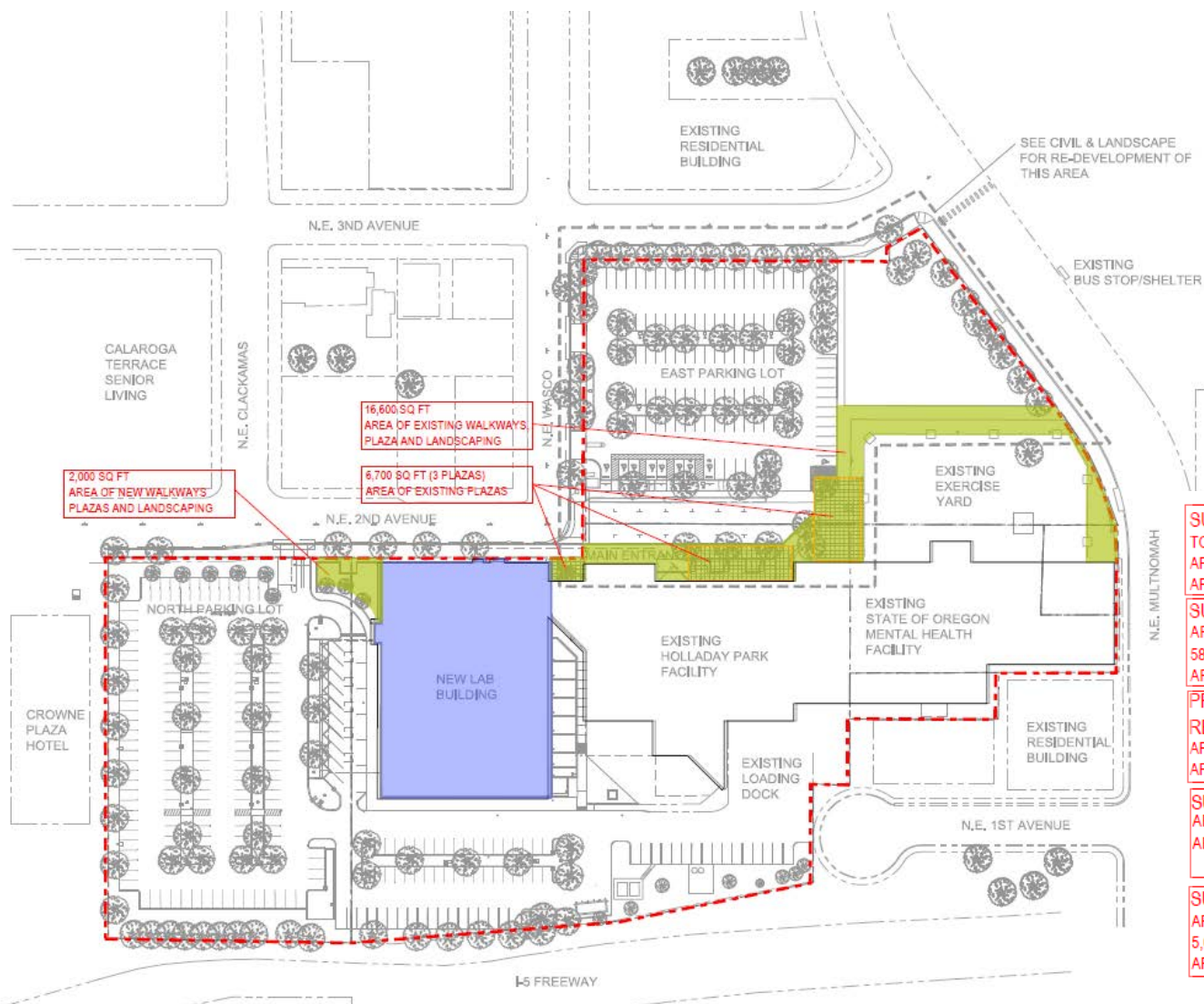
Aerial View - Project Vicinity



LEGACY HOLLADAY PARK  
CENTRAL LABORATORY RELOCATION PROJECT  
**Superblock Requirements**  
November 27, 2012

	Previous Calculations Required (in square feet)	Modified Calculations Required	Reduction	% of Reduction
Total Land Area	337,767	337,767		
Area of Vacated R.O.W.	117,830	47,300	70,530	60%
Super-Block Requirements Walkways, Plazas, & Landscaping	58,915	23,650	35,265	60%
Super-Block Requirements Plazas required	16,888	16,888	0	0%





#### SUPERBLOCK DATA

TOTAL LAND AREA = 337,767 SQ FT  
 AREA OF VACATED R.O.W. = 117,830 SQ FT  
 AREA OF PROPOSED VACATED R.O.W. = 47,300 SQ FT

#### SUPERBLOCK REQUIREMENTS

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = 58,915 SQ FT  
 AREA OF REQUIRED PLAZA = 16,888 SQ FT

#### PROPOSED REDUCED SUPERBLOCK

##### REQUIREMENTS

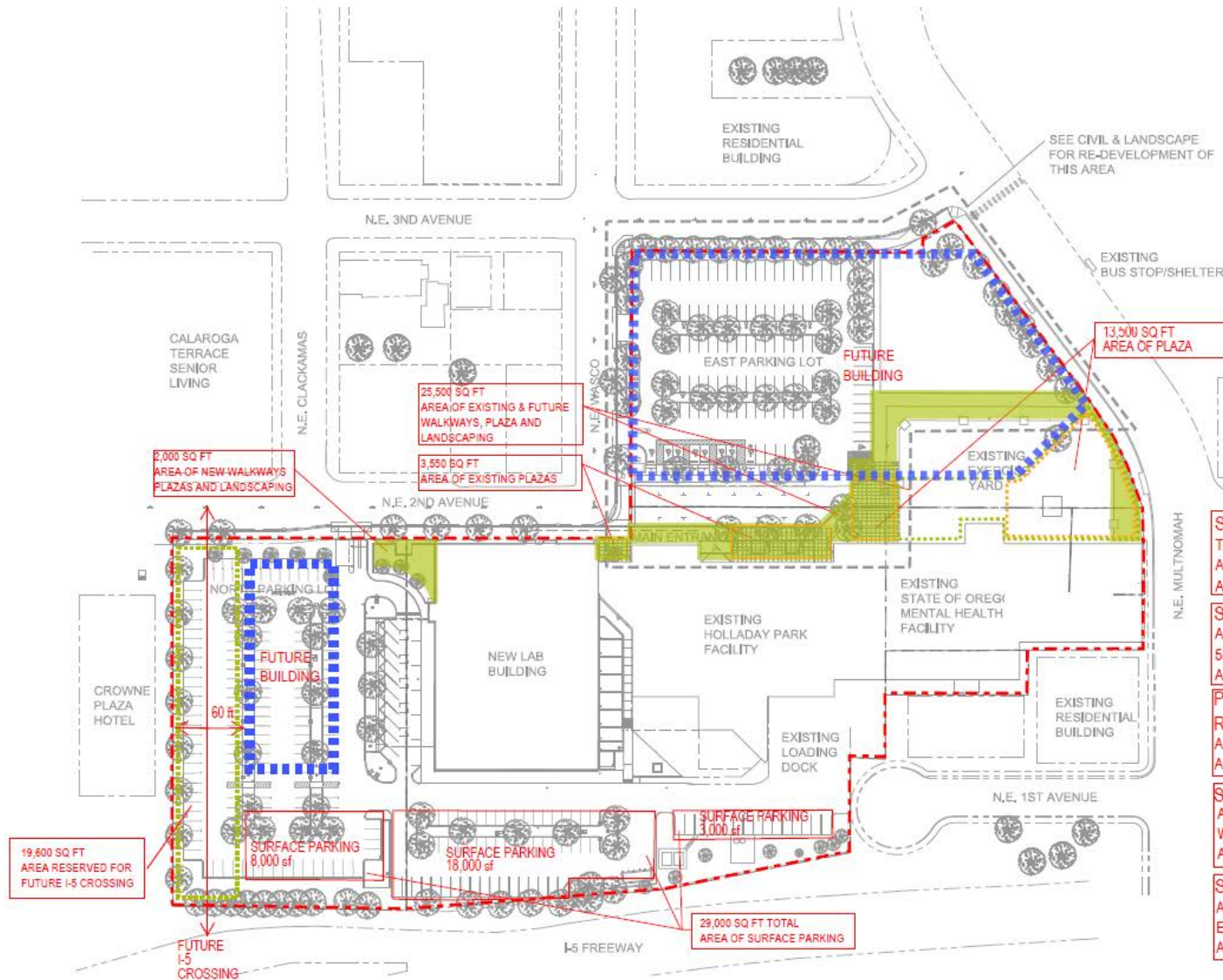
AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 23,650 SQ FT  
 AREA OF REQUIRED PLAZA = 16,888 SQ FT

#### SUPERBLOCK REQUIREMENTS MET

AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 18,600 SQ FT  
 AREA OF REQUIRED PLAZA = 6,700 SQ FT

#### SUPERBLOCK REQUIREMENTS REMAINING

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = 5,050 SQ FT  
 AREA OF REQUIRED PLAZA = 10,188 SQ FT



**SUPERBLOCK DATA**

TOTAL LAND AREA = 337,767 SQ FT  
AREA OF VACATED R.O.W. = 117,830 SQ FT  
AREA OF PROPOSED VACATED R.O.W. = 47,300 SQ FT

## SUPERBLOCK REQUIREMENTS

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = 58,915 SQ FT  
AREA OF REQUIRED PLAZA = 16,888 SQ FT

## PROPOSED REDUCED SUPERBLOCK

**REQUIREMENTS**  
AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 23,650 SQ FT  
AREA OF REQUIRED PLAZA = 16,888 SQ FT

**SUPERBLOCK REQUIREMENTS MET**

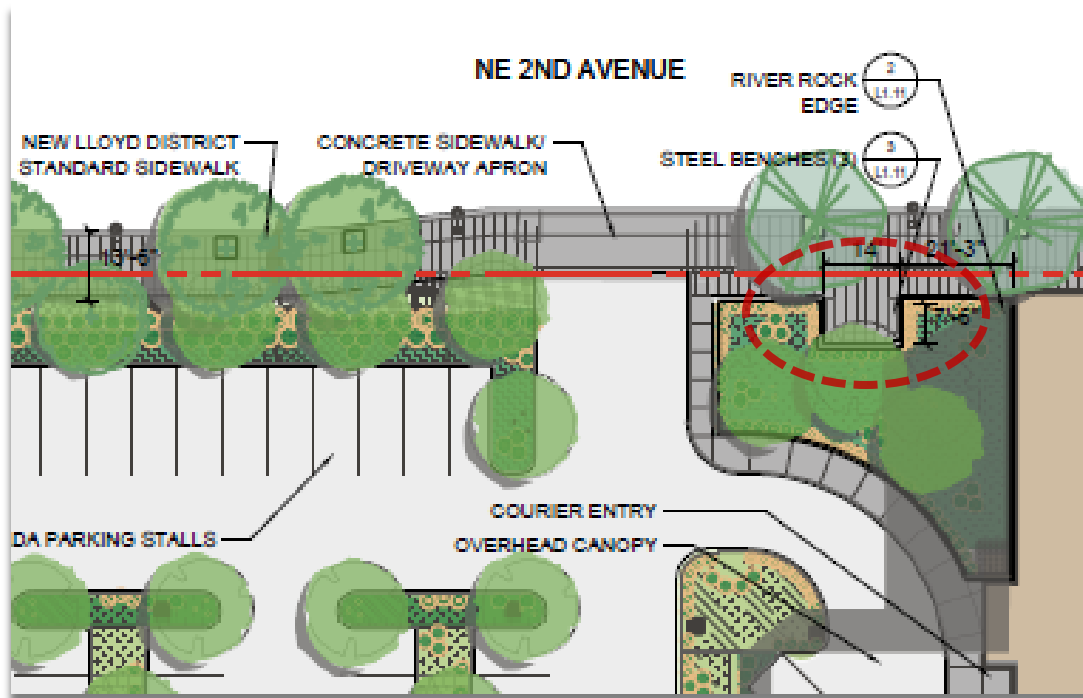
AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 27,500 SQ FT  
WITH S.E. PARCEL DEVELOPMENT  
AREA OF REQUIRED PLAZA = 17,050 SQ FT

SUPERBLOCK REQUIREMENTS REMAINING

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = EXCEEDED BY 3,850 SQ FT  
AREA OF REQUIRED PLAZA = EXCEEDED BY 162 SQ FT



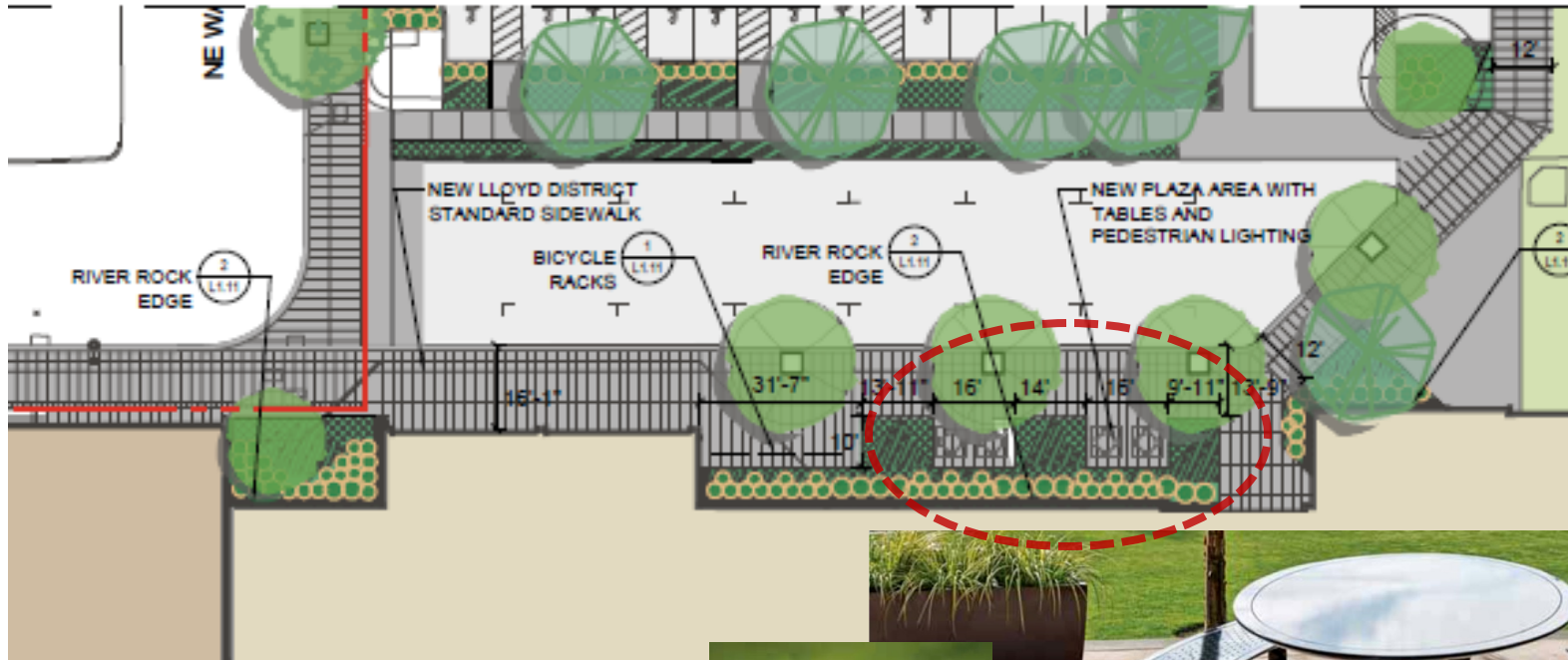




Partial Site Plan



Steel Bench



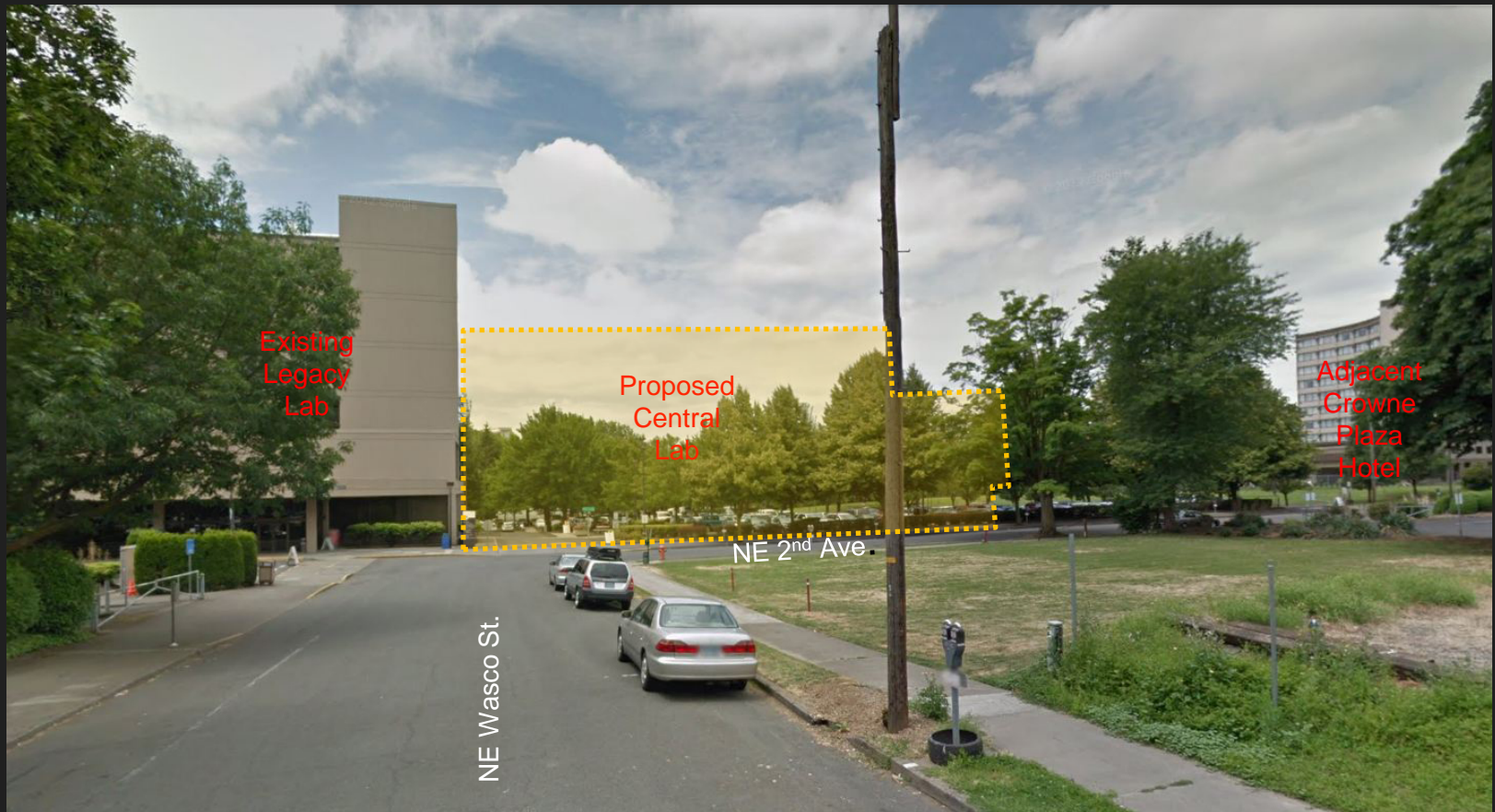
## Partial Site Plan



Plaza Table









View looking north from existing Lab Main Entry



View looking southwest - Existing Lab Main Entry



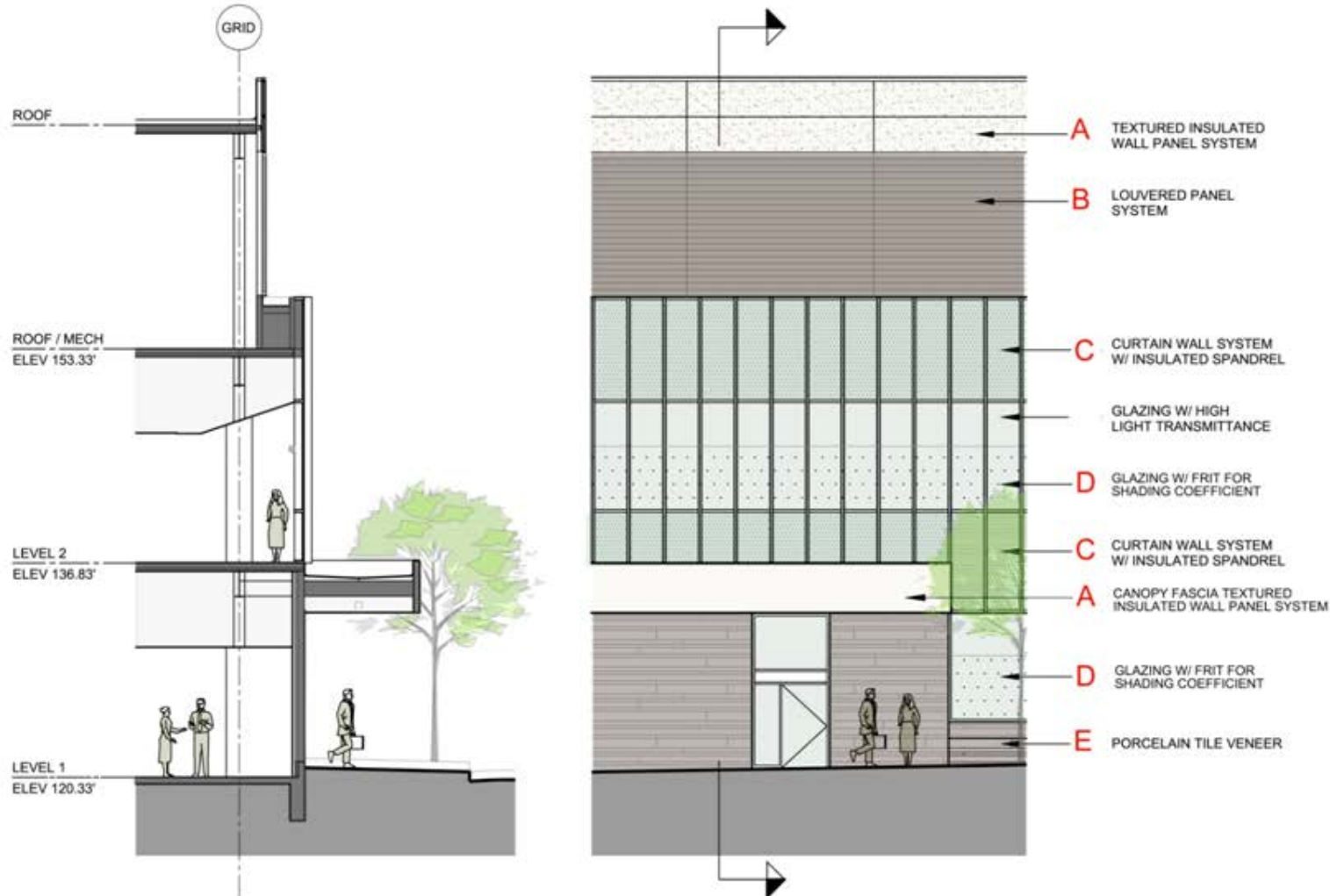
View looking west – from Existing East Parking Area



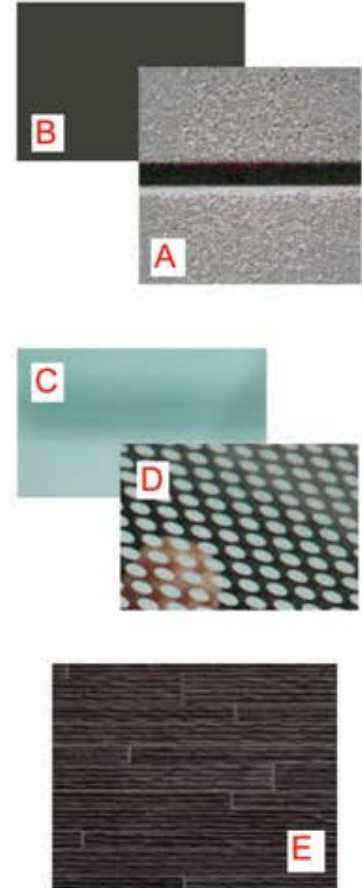
## Design Review History

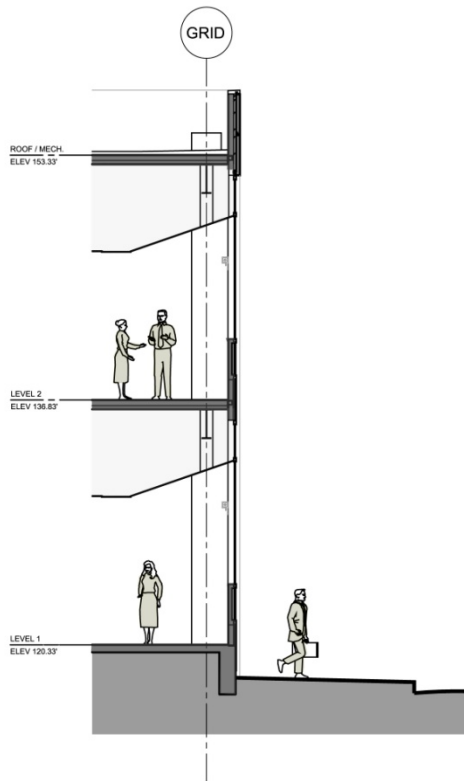


## Design Review History

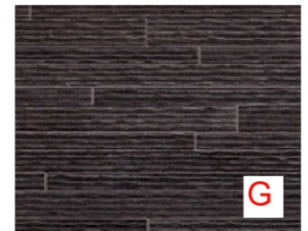
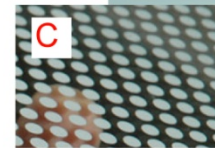
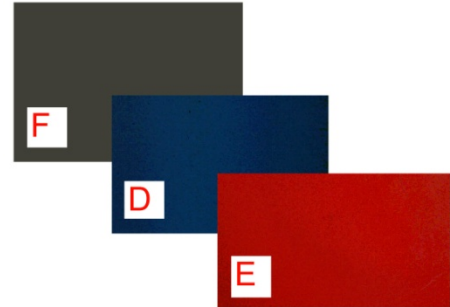
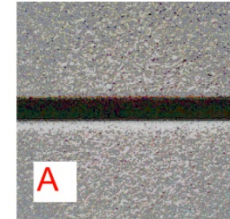
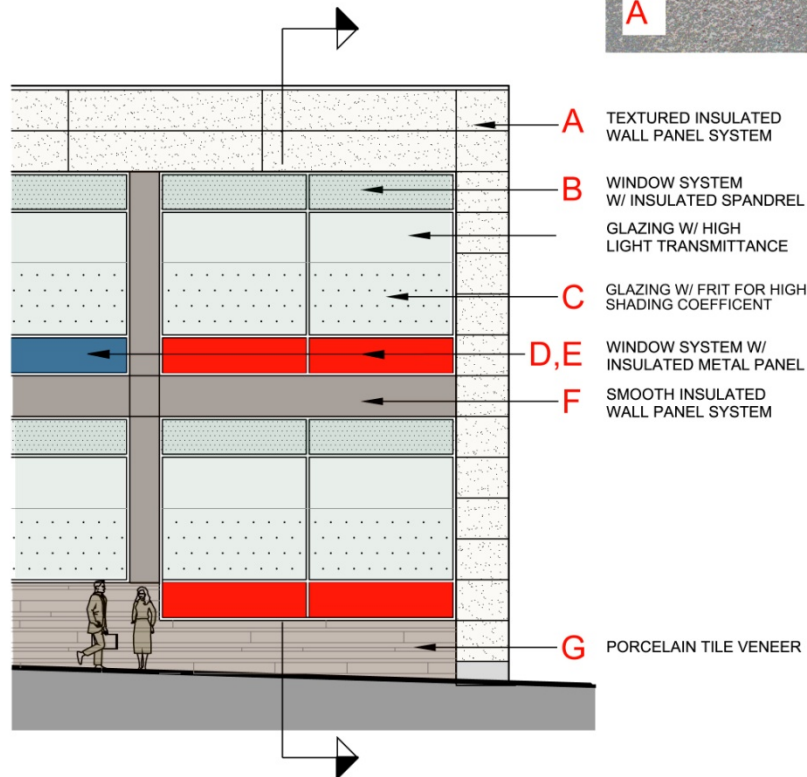


Wall Section / East Elevation





Wall Section / North Elevation

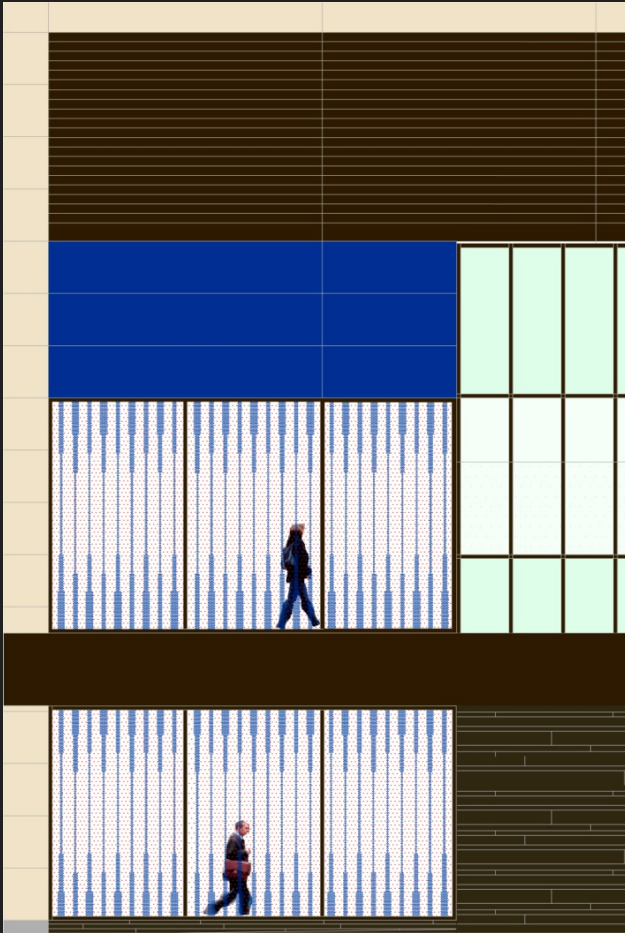




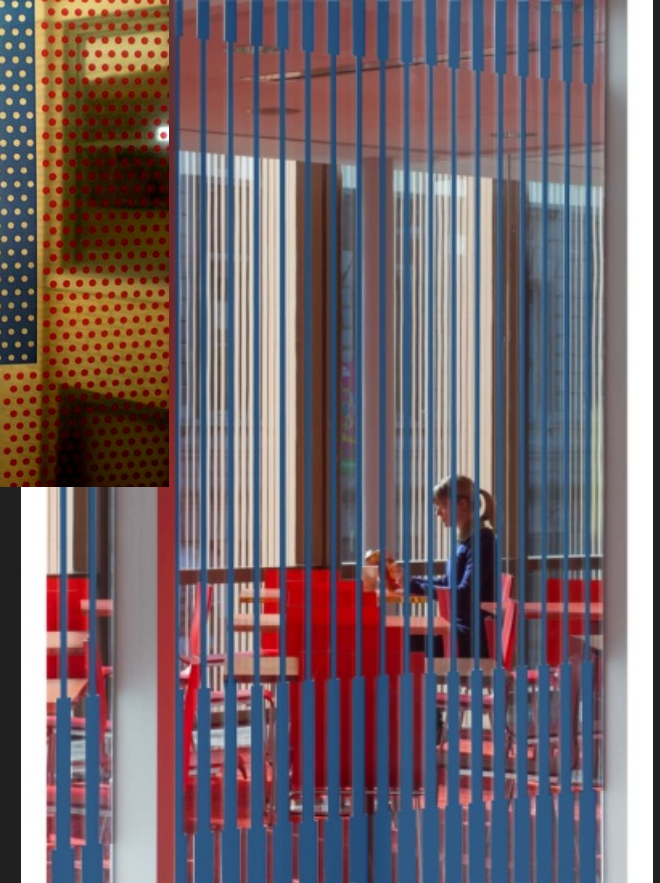
View from N.E. Wasco



View from N.E. Wasco



Lantern – View from N.E. Wasco



Pattern - Decorative Window Film



View Looking South



View Looking North



Phase 1



Phase 2 - Expansion

View Looking South



Phase 1



Phase 2 - Expansion

View Looking North



Phase 1



Phase 2 - Expansion

View from N.E. Wasco



View from N.E. Wasco

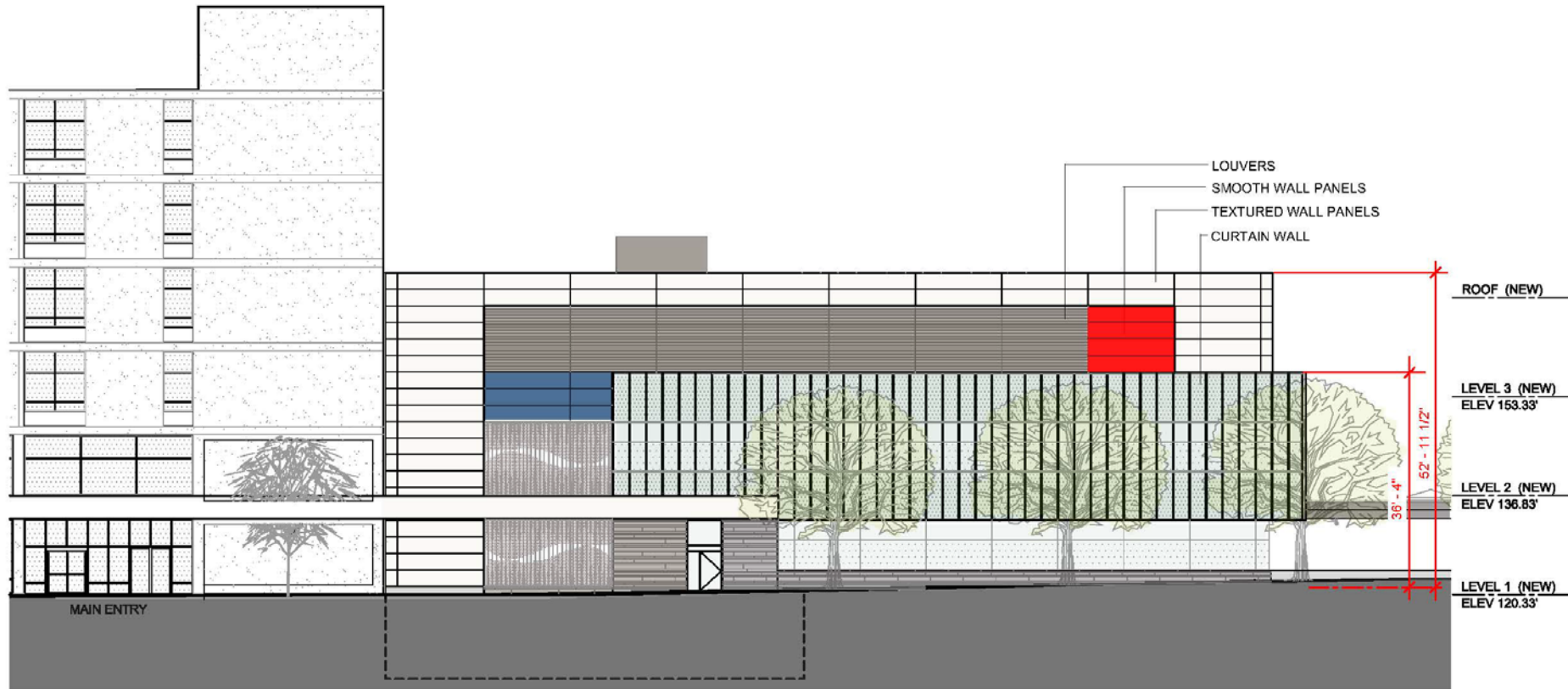
# Legacy Holladay Park Central Lab

Portland, OR

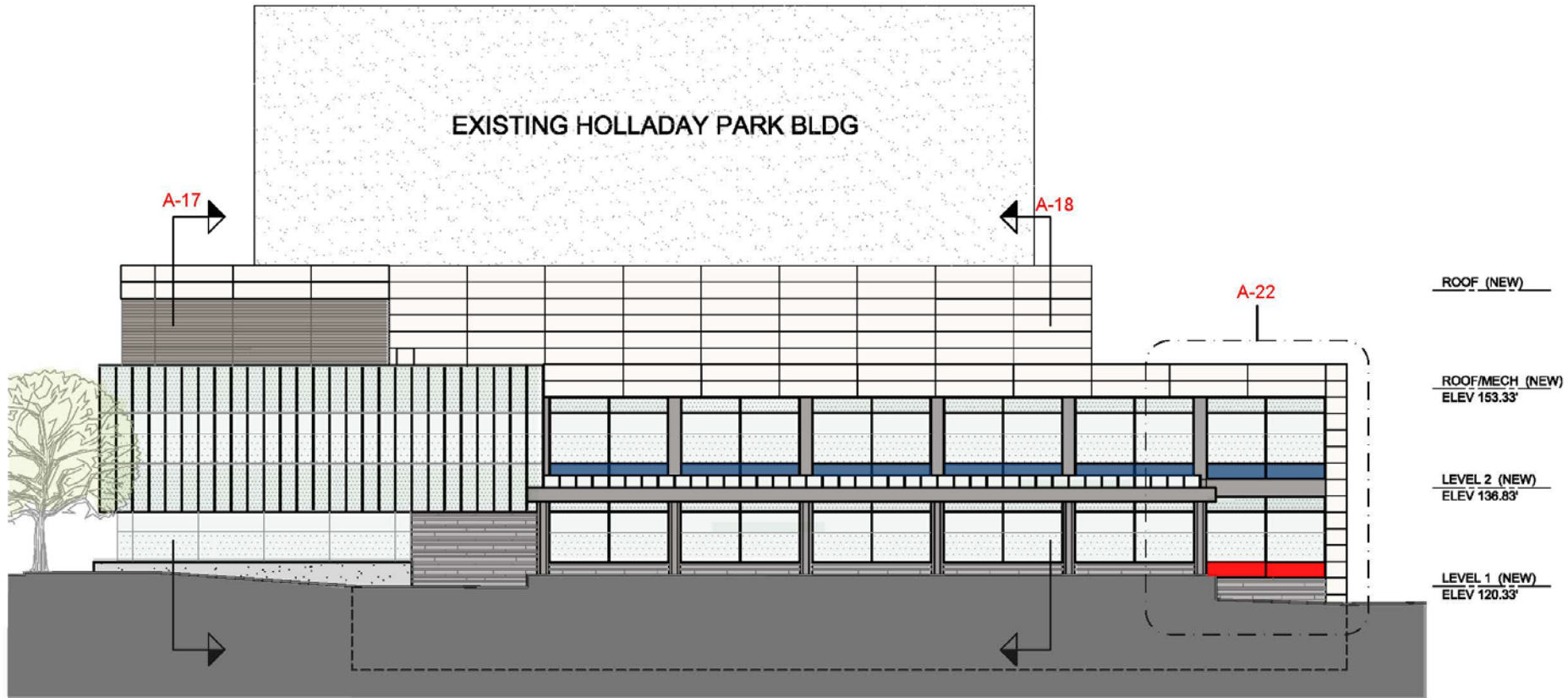
LUR 13-139304 DZM PR

Proposal for a Clinical Laboratory  
for Legacy Health  
Two floors, 31,000 sq ft each

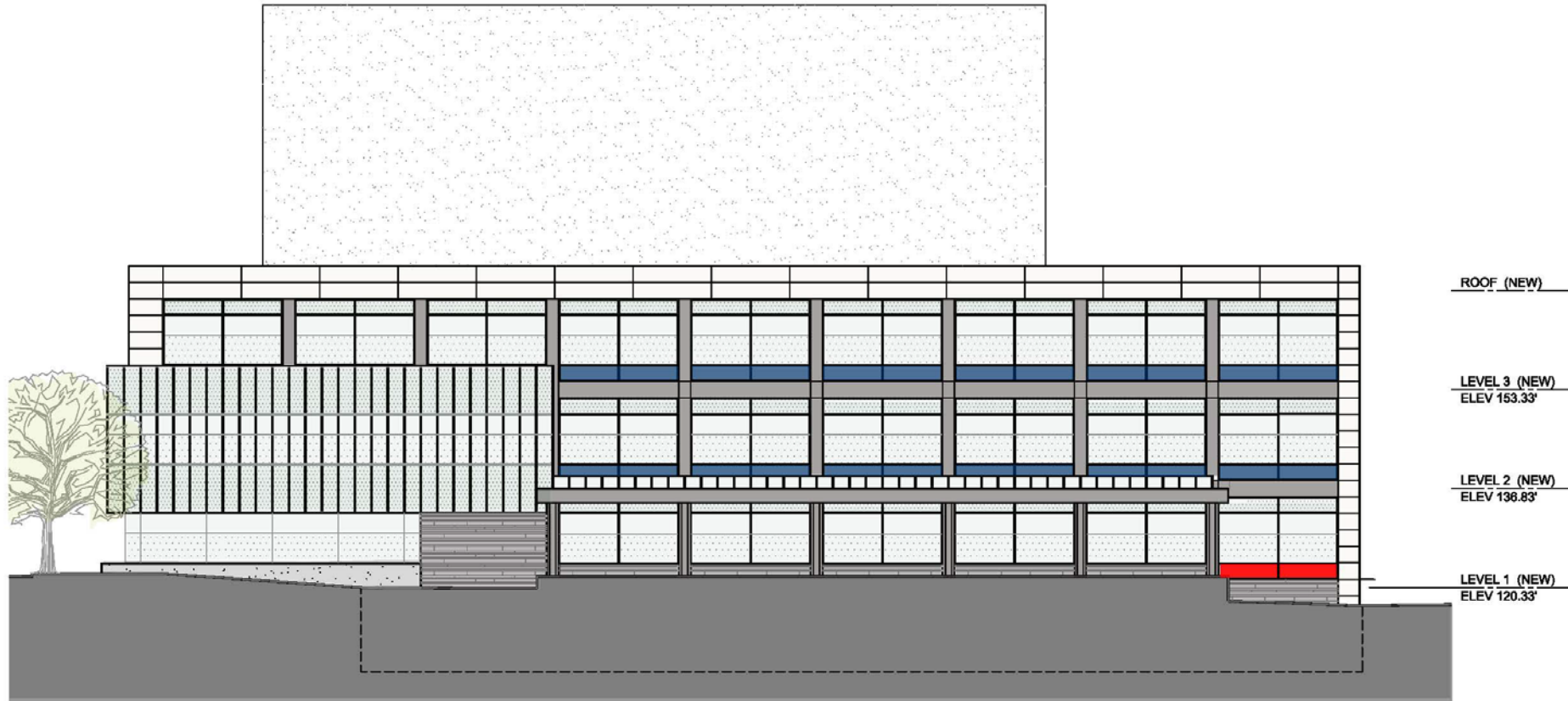




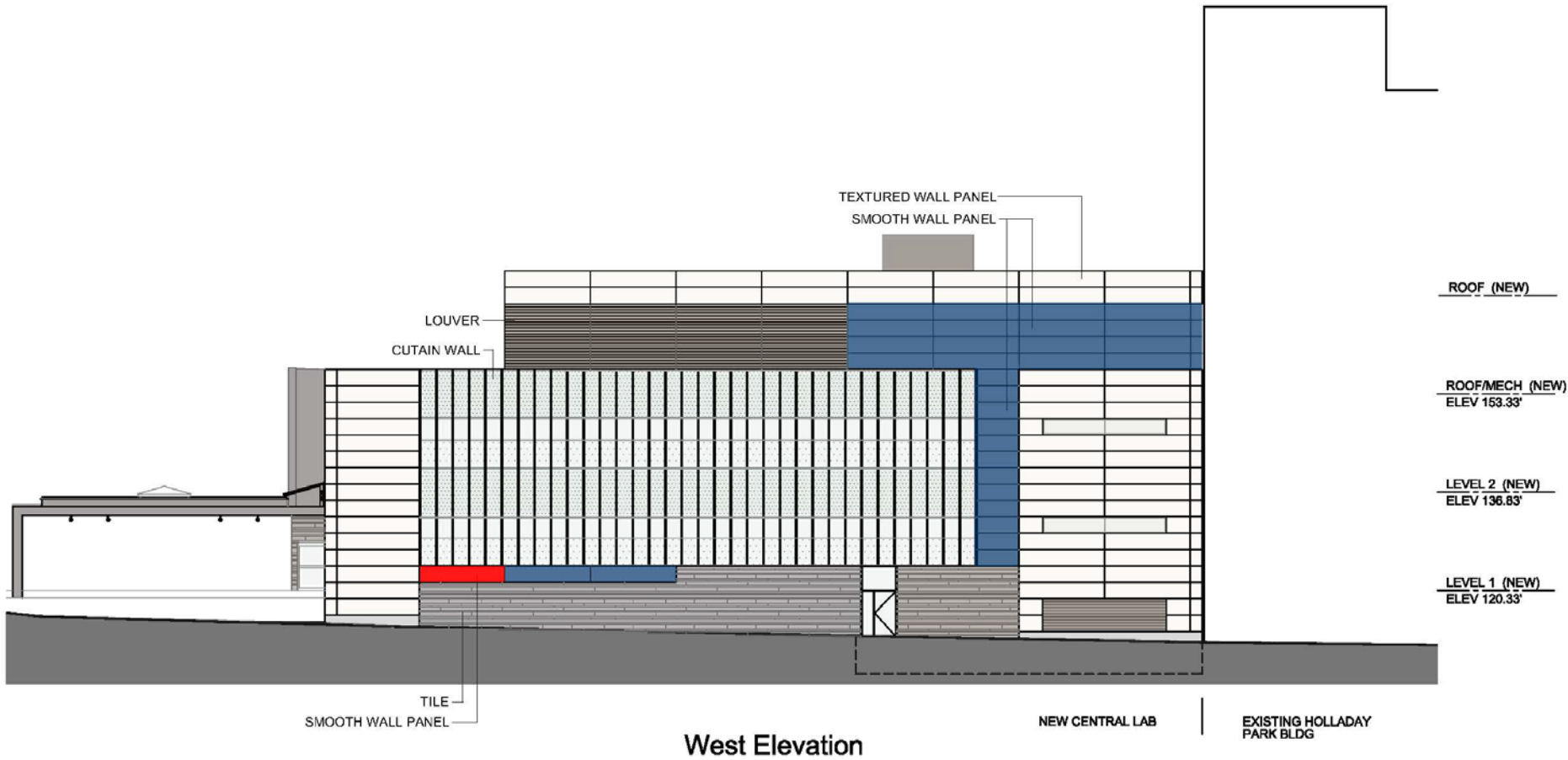
East Elevation - Future Expansion

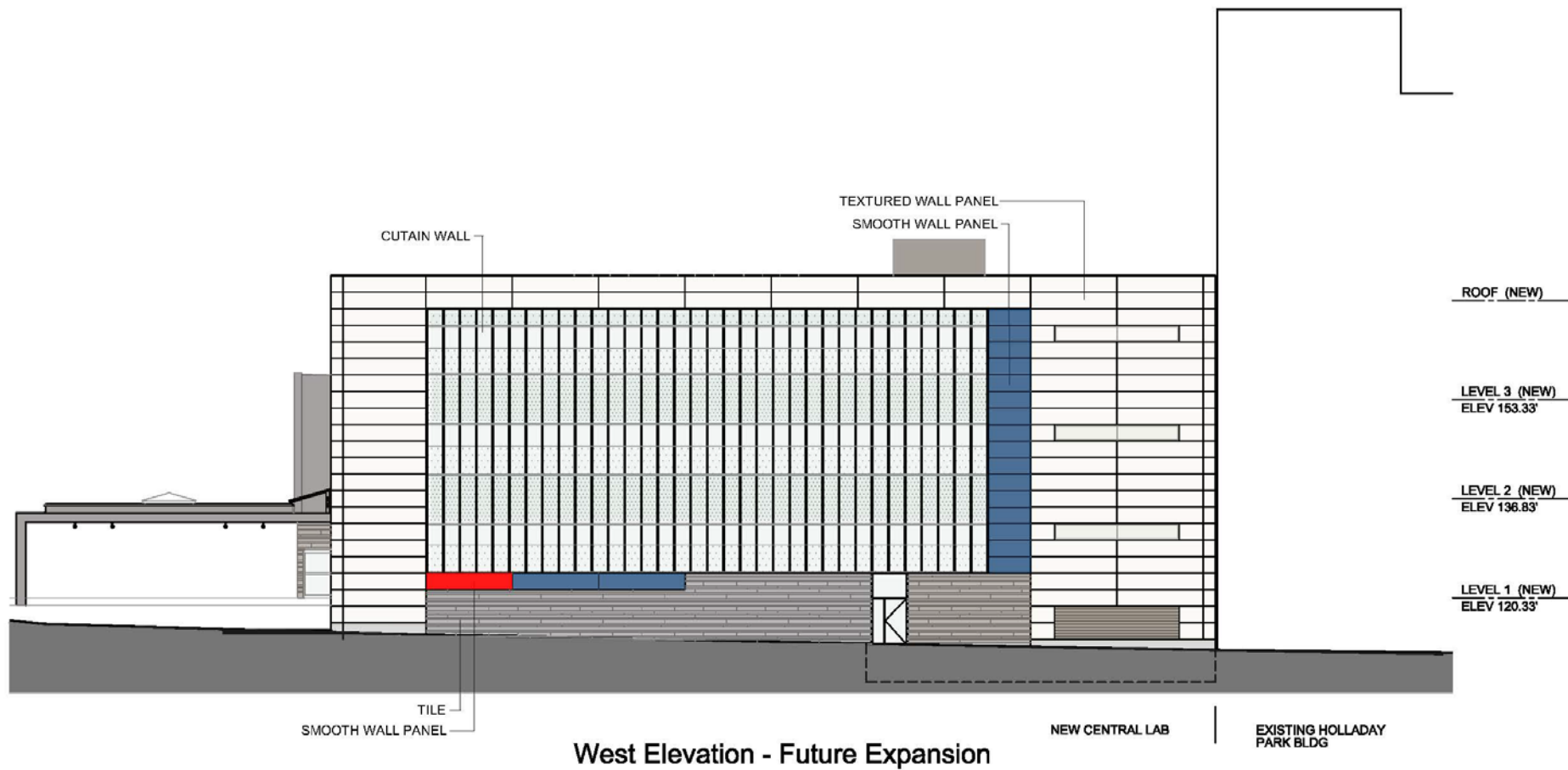


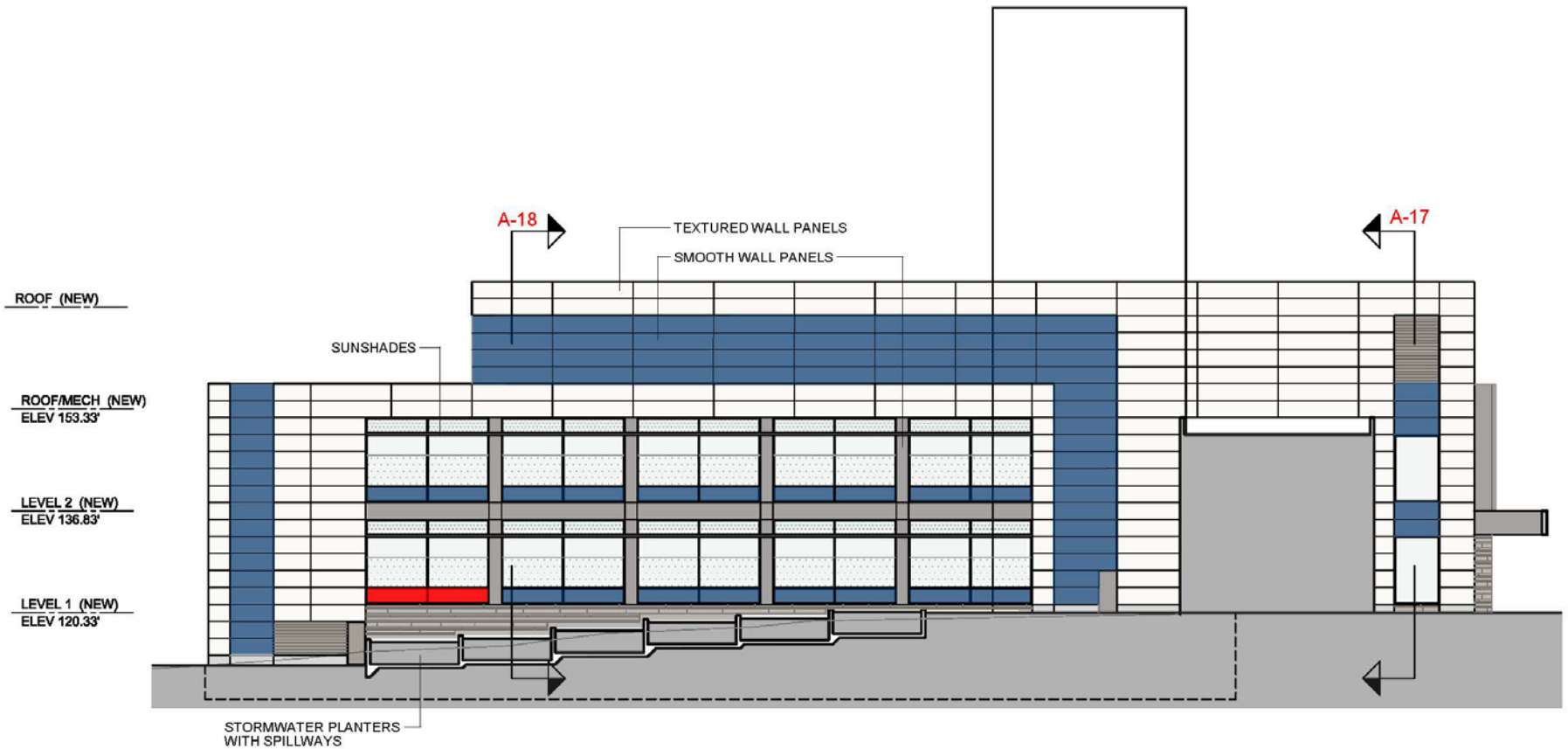
North Elevation



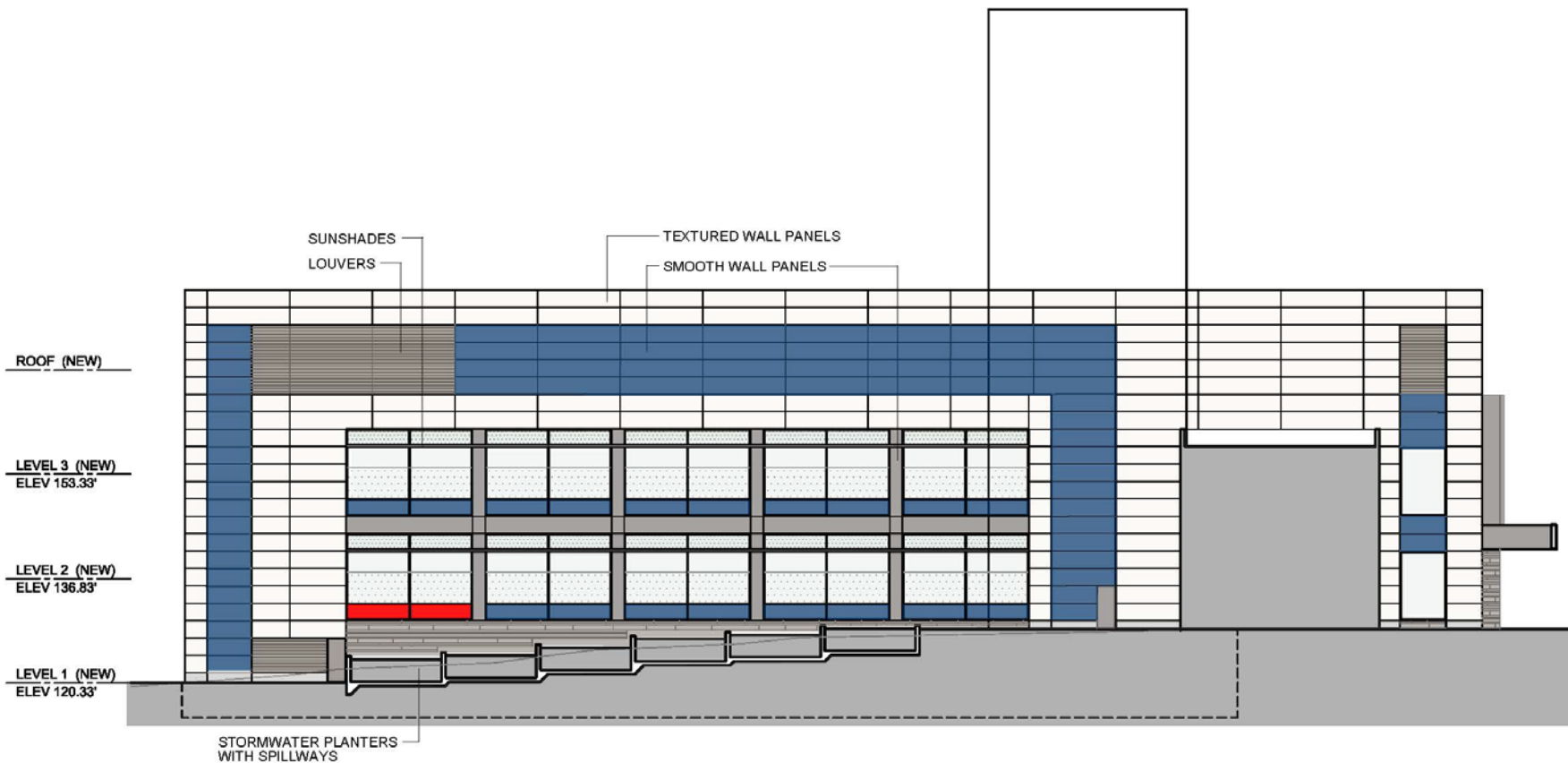
North Elevation - Future Expansion



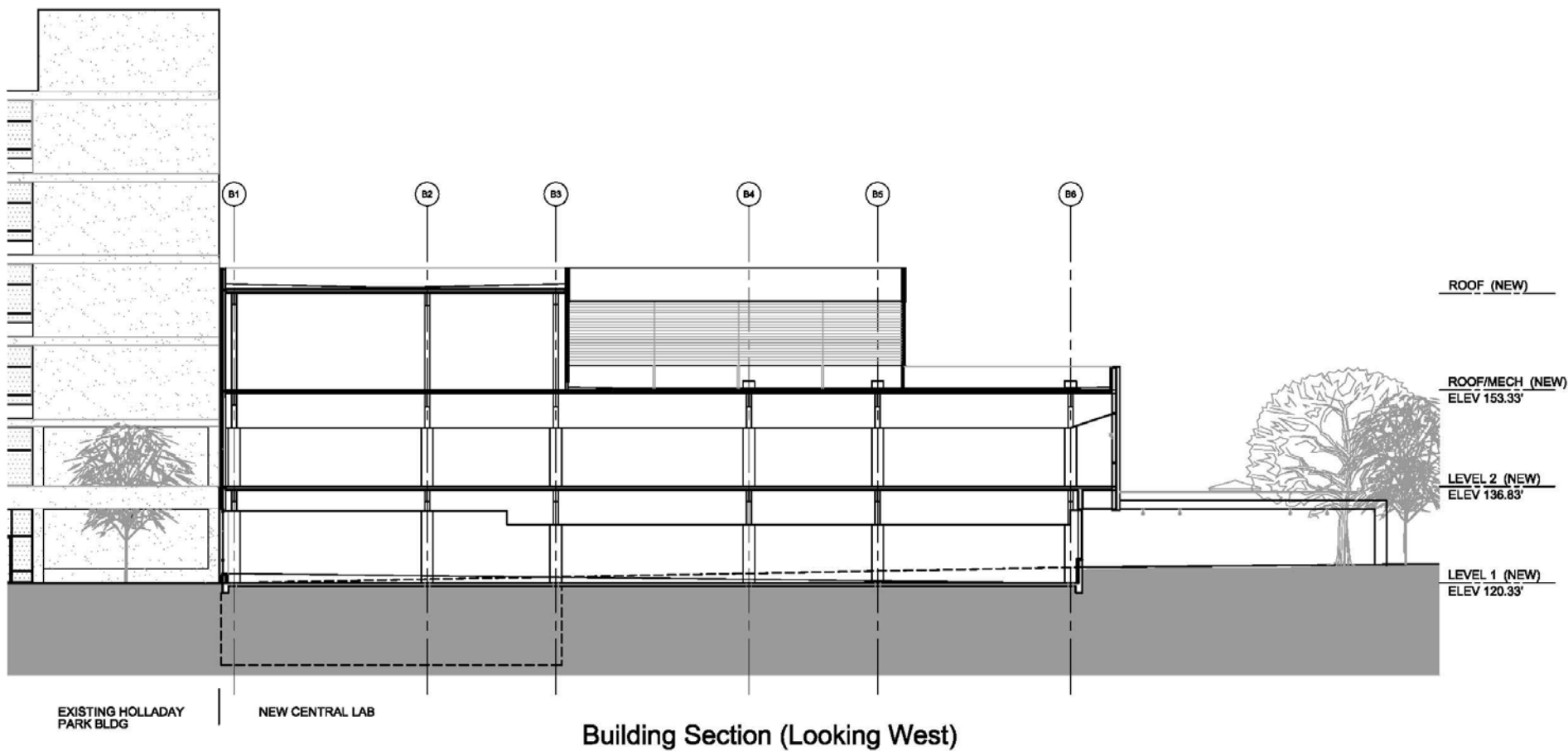


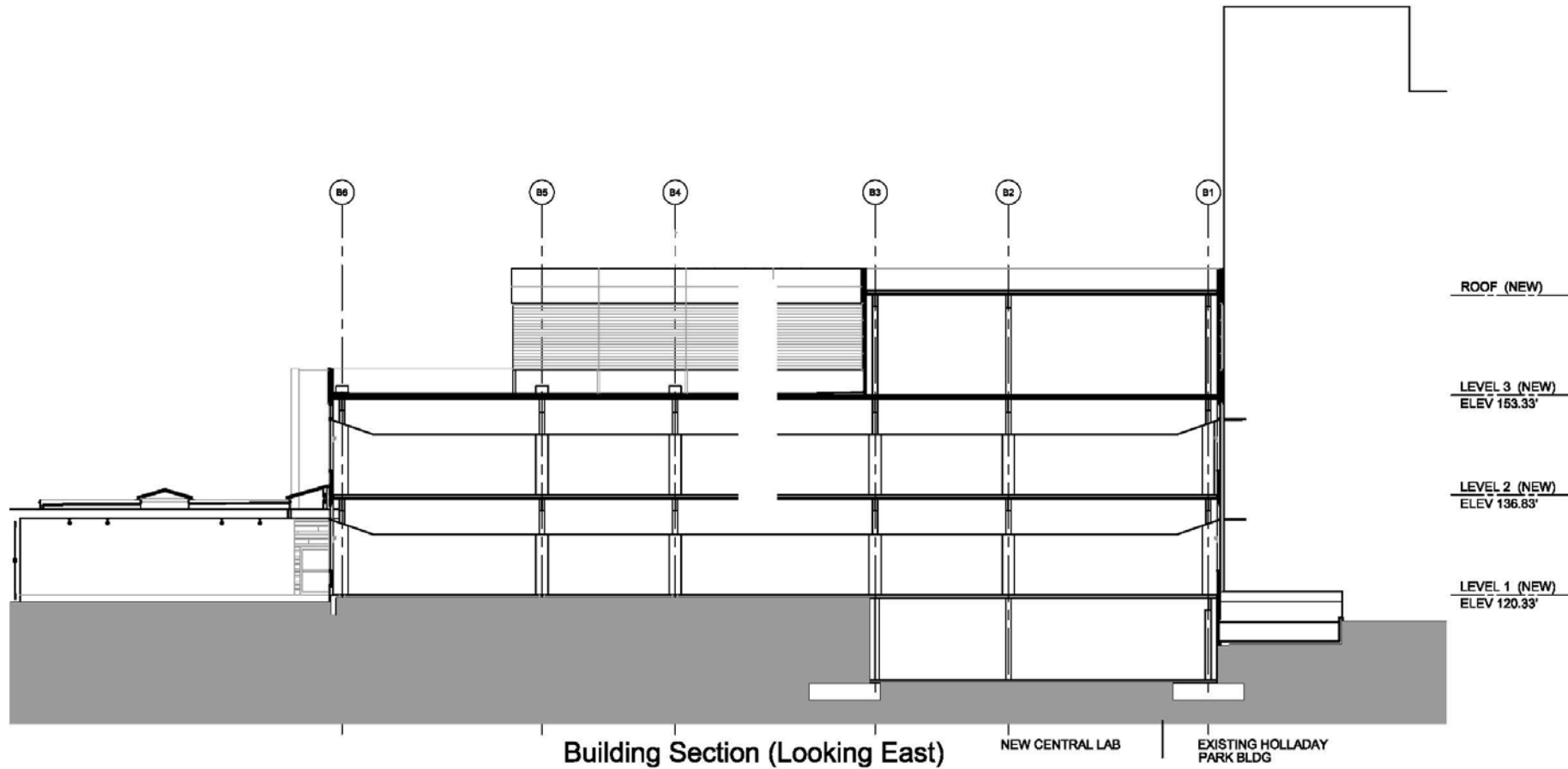


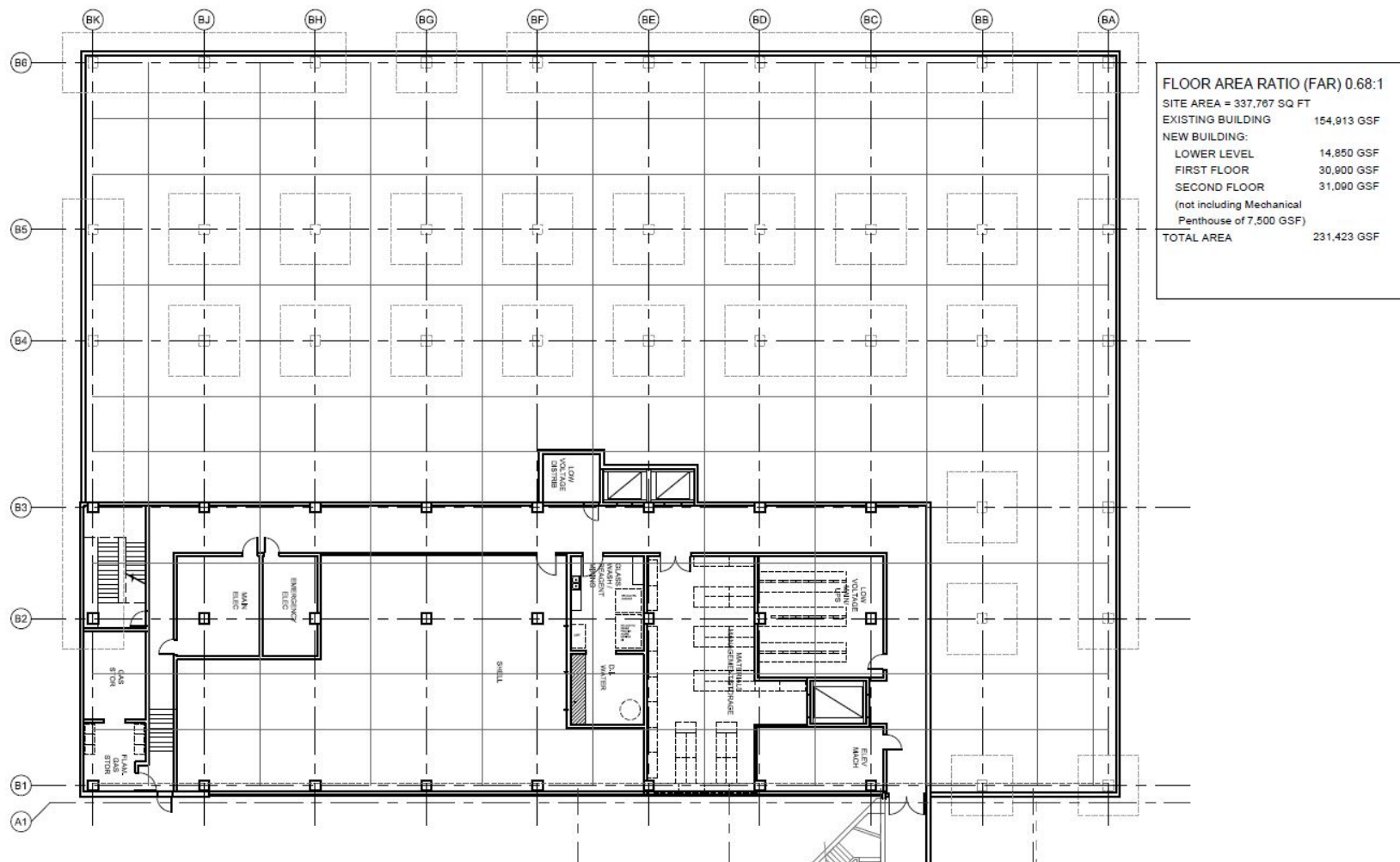
South Elevation

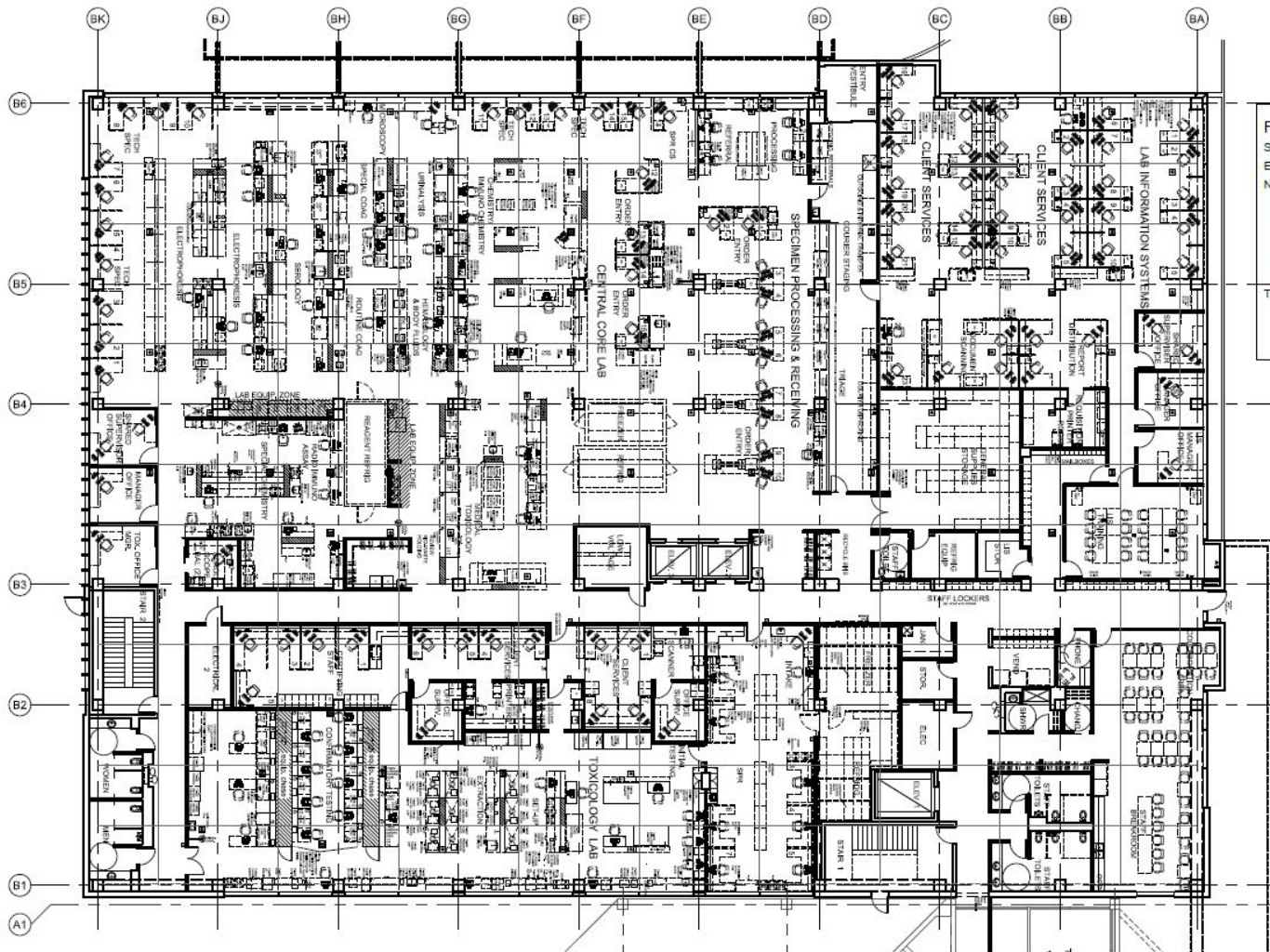


South Elevation - Future Expansion









FLOOR AREA RATIO (FAR) 0.68:1

SITE AREA = 337,767 SQ FT

EXISTING BUILDING 154,913 GSF

NEW BUILDING:

LOWER LEVEL 14,850 GSF

FIRST FLOOR 30,900 GSF

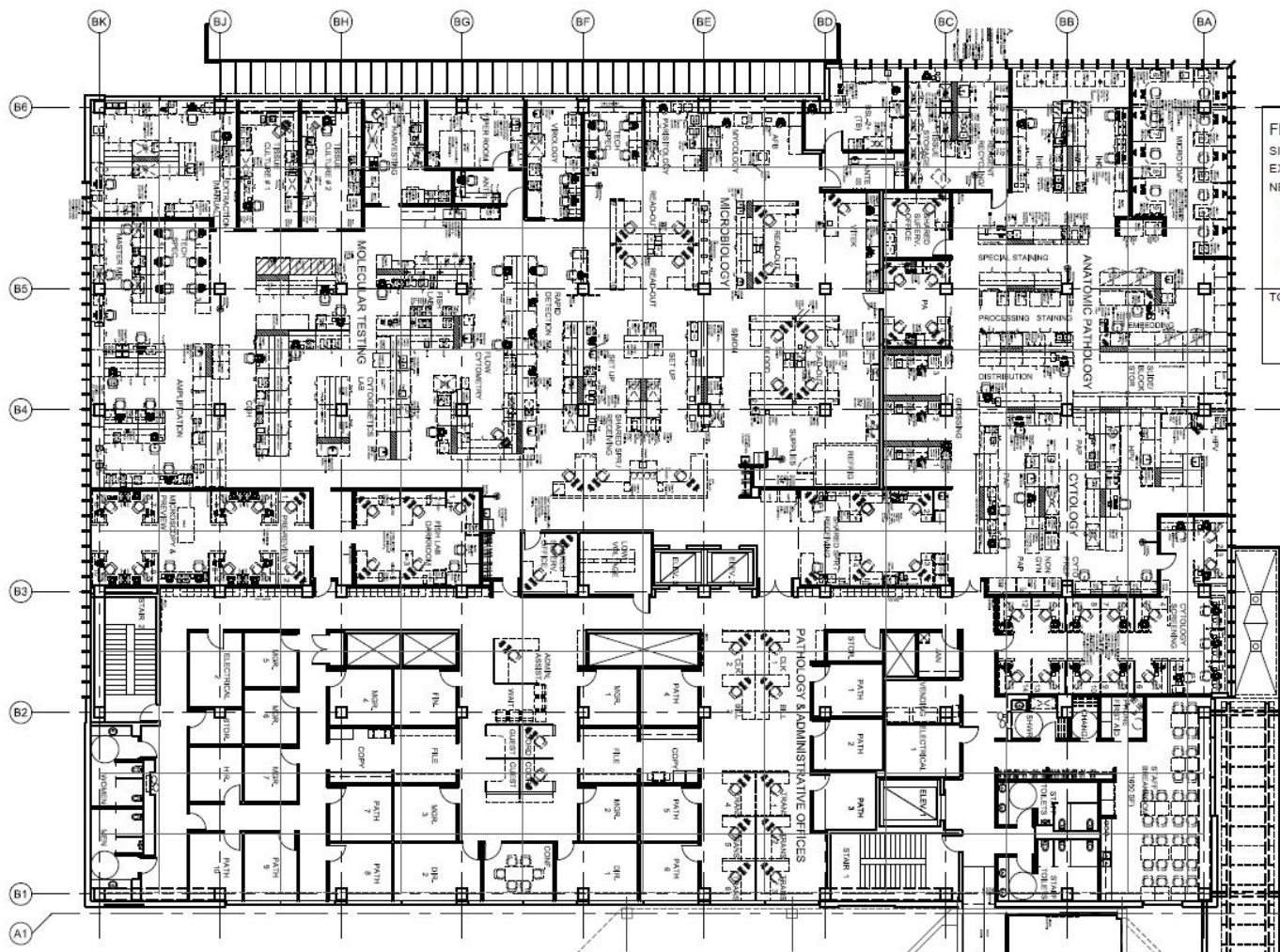
SECOND FLOOR 31,090 GSF

(not including Mechanical  
Penthouse of 7,500 GSF)

TOTAL AREA 231,423 GSF

Level 1 Plan





FLOOR AREA RATIO (FAR) 0.68:1

SITE AREA = 337,767 SQ FT

EXISTING BUILDING 154,613 GSF

NEW BUILDING:

LOWER LEVEL 14,850 GSF

FIRST FLOOR 30,900 GSF

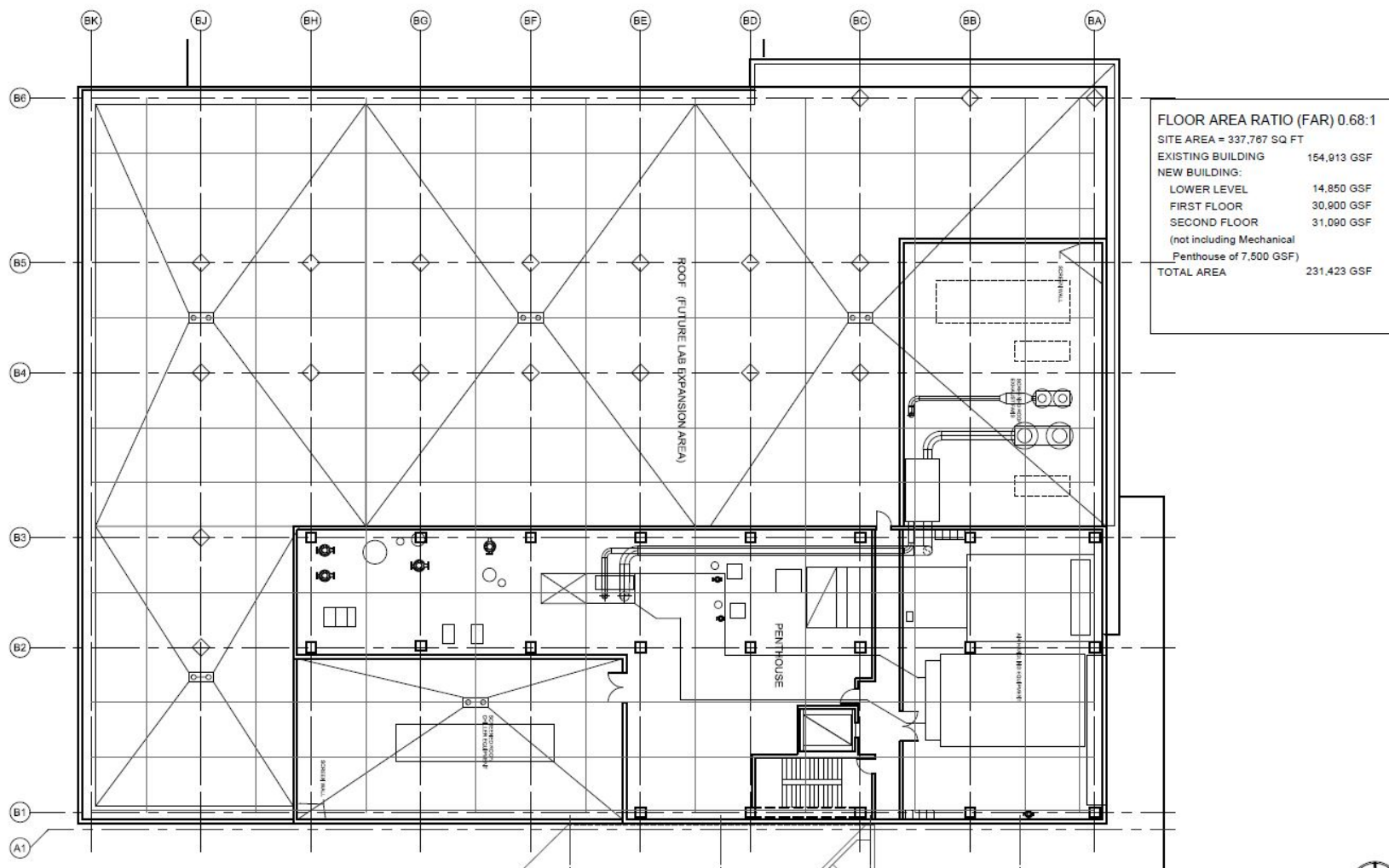
SECOND FLOOR 31,090 GSF

(not including Mechanical  
Penthouse of 7,500 GSF)

TOTAL AREA 231,423 GSF

Level 2 Plan





Penthouse / Level 3 Plan

