

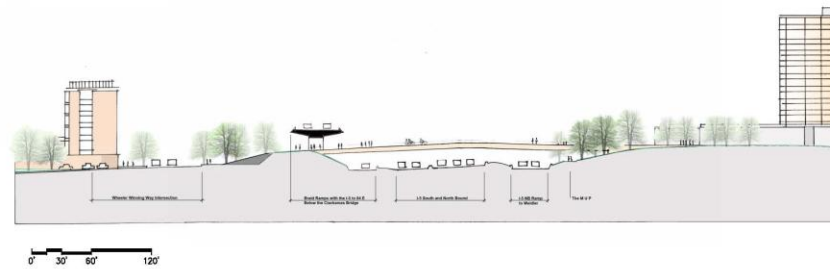
Legacy Holladay Park Central Lab

Portland, OR

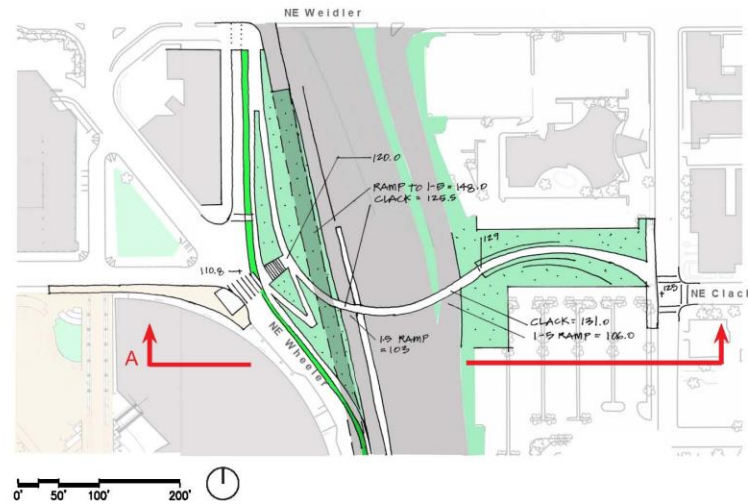
Proposal for a Two-Story, 62,000 Square Foot Clinical Laboratory for Legacy Health

The project will consolidate laboratory facilities currently distributed among three campuses including current services at Holladay Park





Section: A



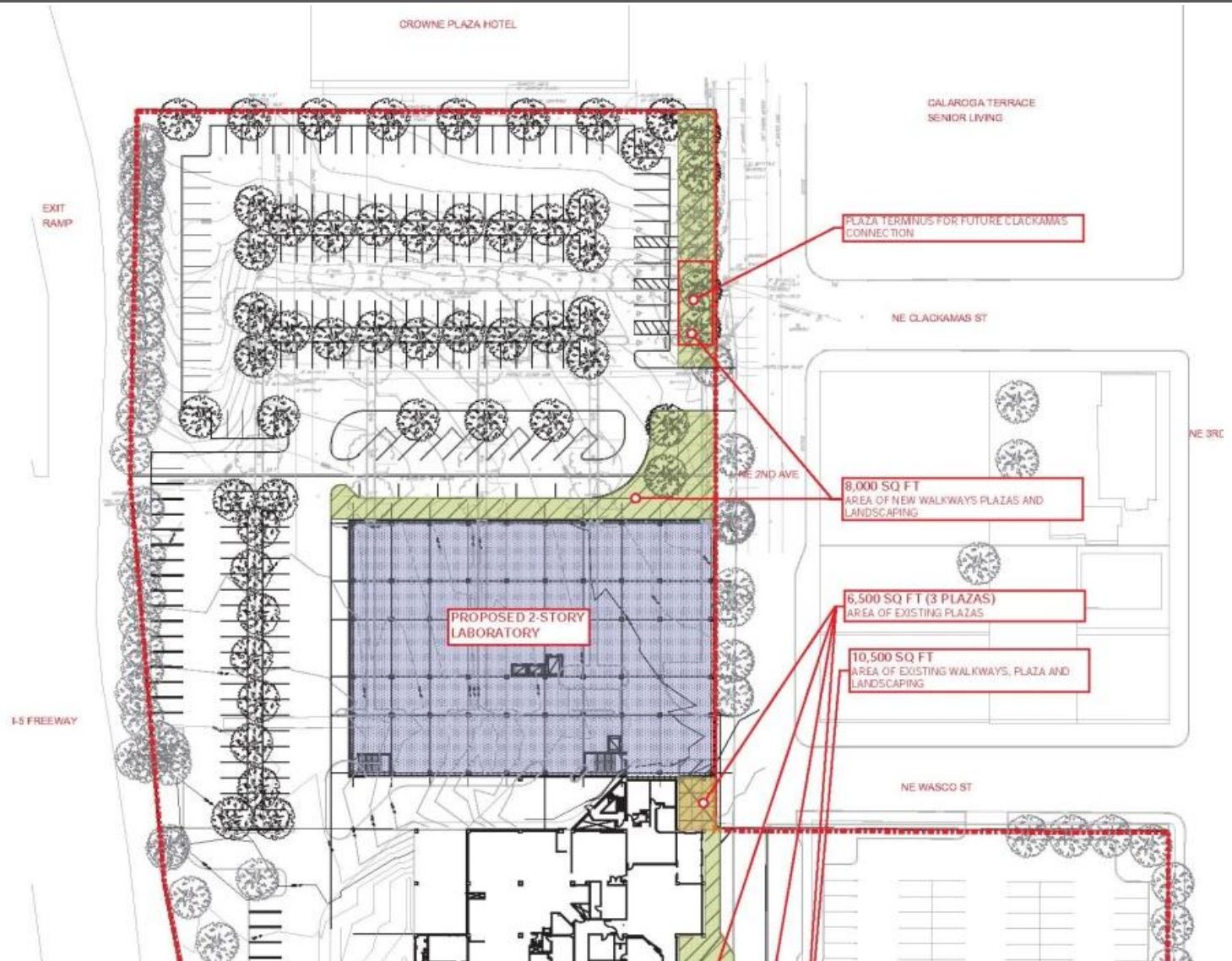
Clackamas Overcrossing Studies:
Site Plan: Option 2 - Under Southbound Braided Ramps

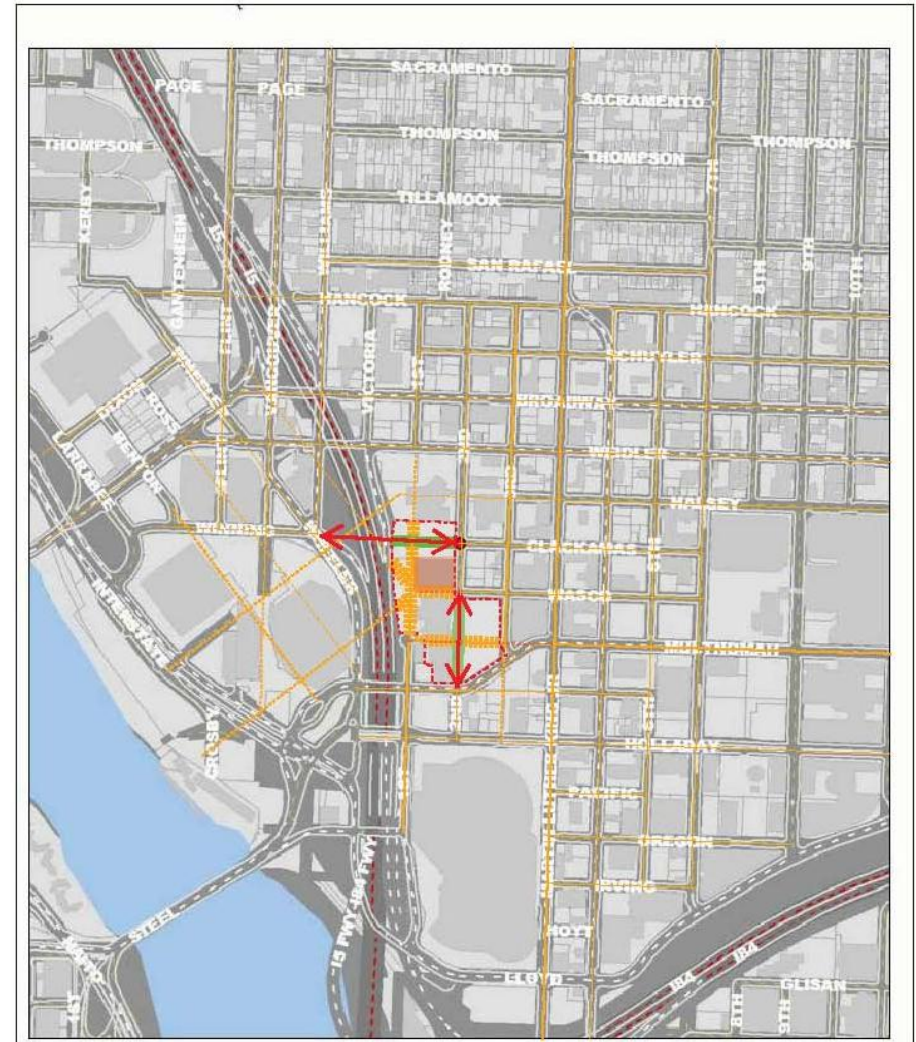
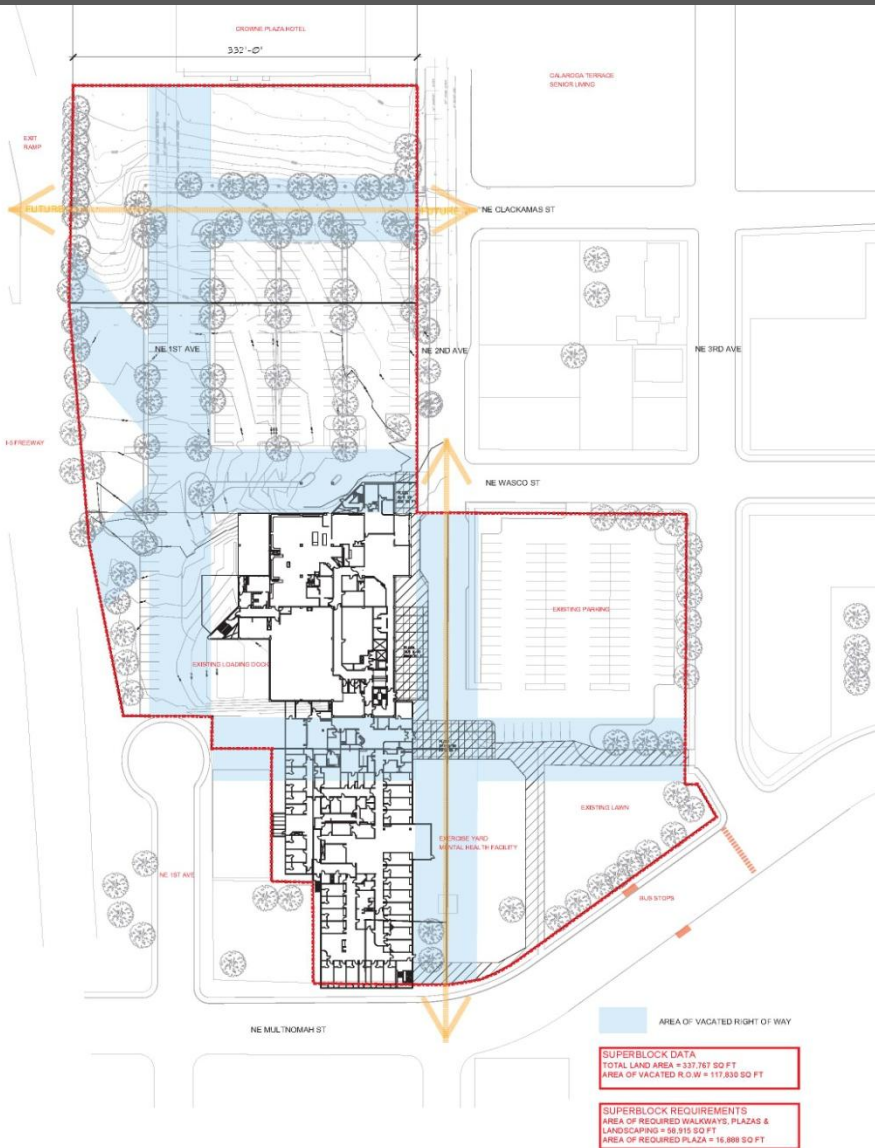
N/NE Quadrant and I-5 Broadway/Weidler Plans
APPENDIX S-G: Summary Urban Design Studies

General Comments

A majority of the Commission concluded the following:

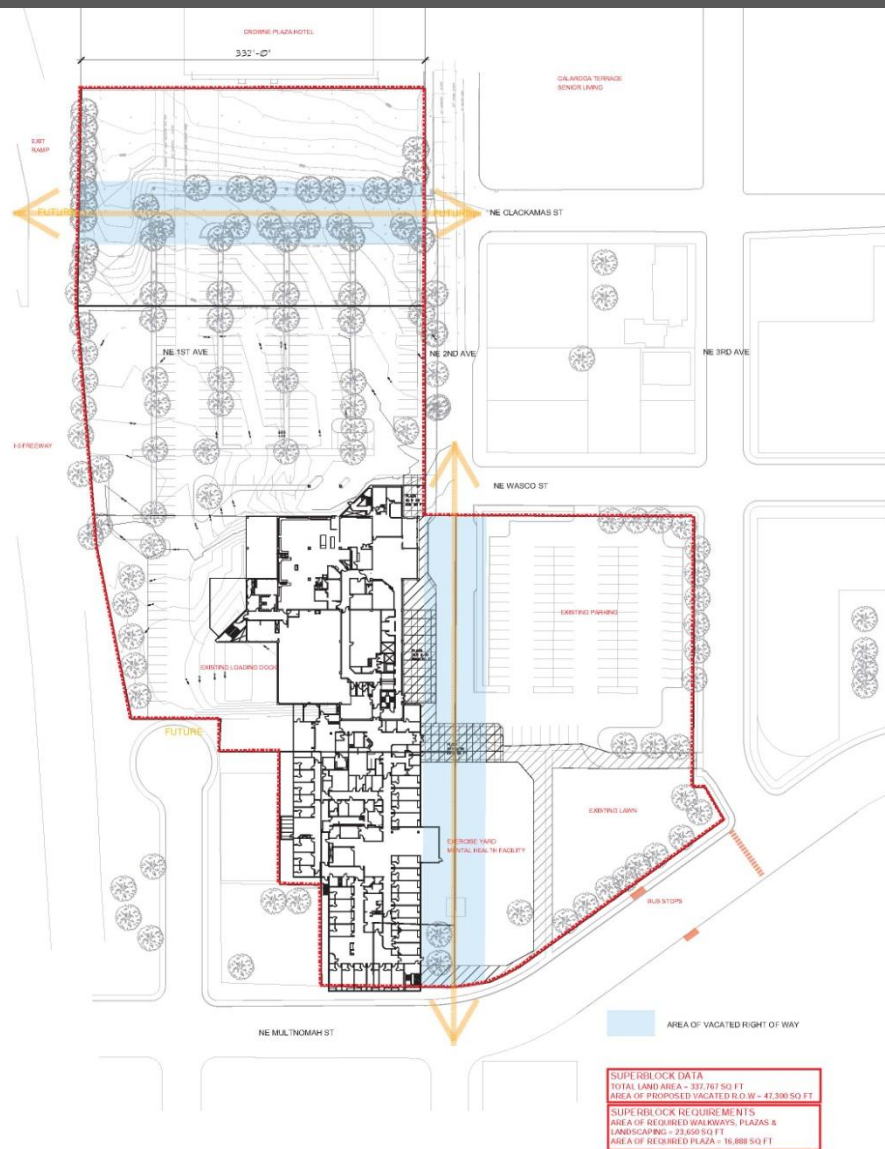
- Master Plan is necessary (and required) to show how the walkways and the public spaces would be connected throughout Legacy's Superblock site.
- The City should consider reducing the Superblock requirements, given the large amounts of vacated streets on the site, or another compromise so long as the intent of the Superblock requirements could be met.
- City and Applicant need to work together toward a creative approach to provide the Superblock improvements and meet Legacy's goals for the site with consideration of the future east-west connection along Clackamas identified in the N/NE Quadrant Plan.
- An interim use/development of the area required for the Superblock improvements could be considered, such landscaping or parking, while deferring the actually pedestrian and public

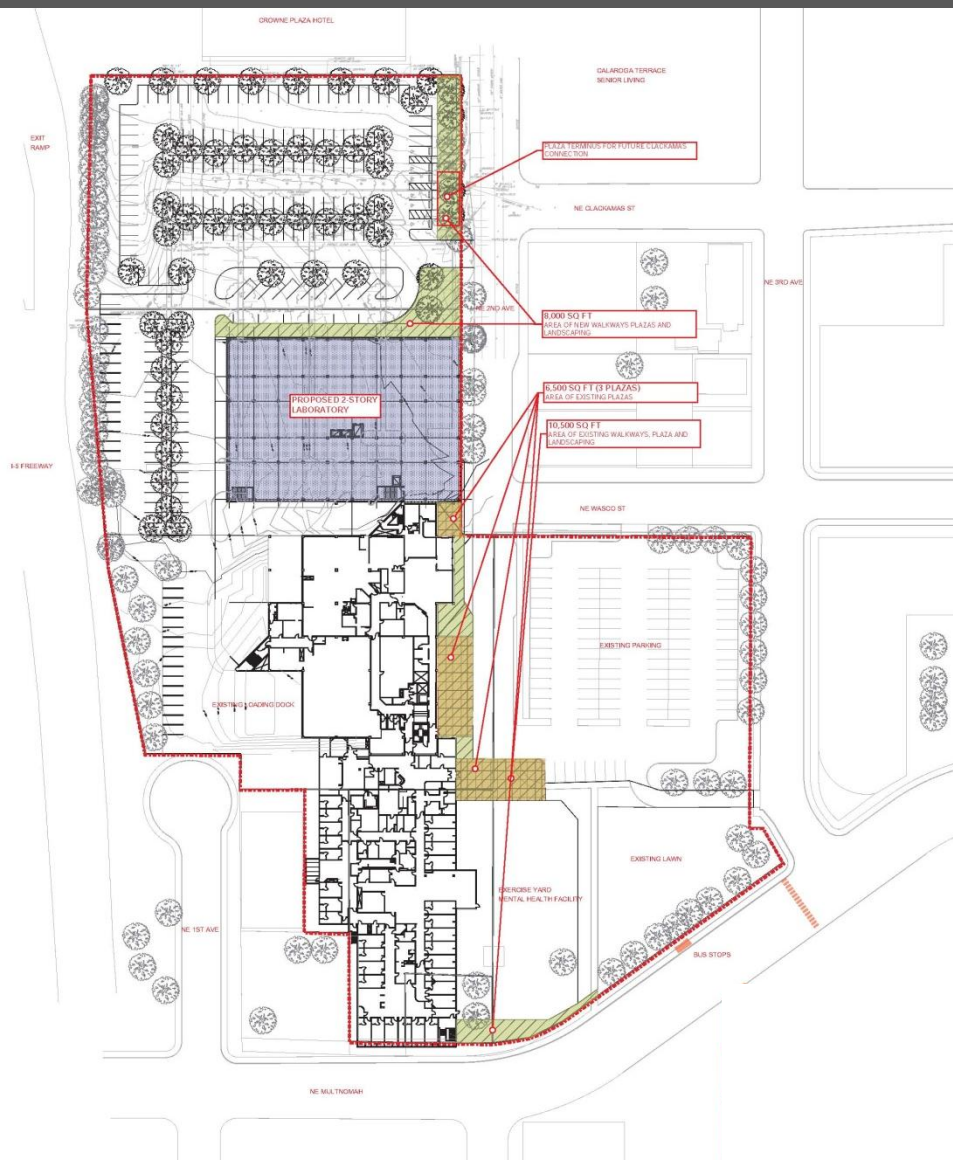




LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION PROJECT
Superblock Requirements
November 27, 2012

	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

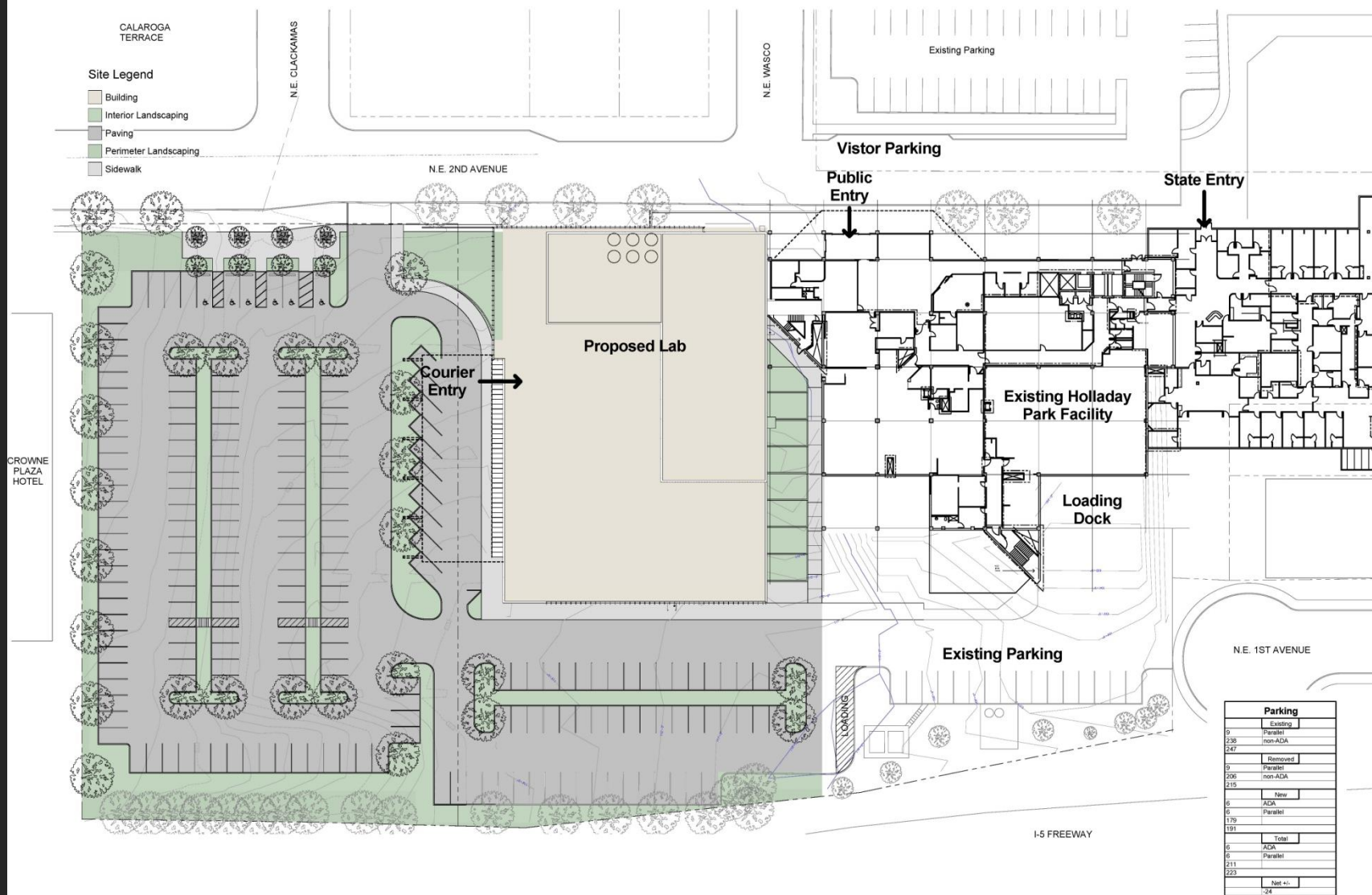
AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 28,500 SQ FT (10,500 EXISTING + 8,000 WITH NEW LAB BUILDING)
 AREA OF REQUIRED PLAZA = 6,500 SQ FT

SUPERBLOCK REQUIREMENTS REMAINING

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = EXCEEDED BY 4,850 SQ FT
 AREA OF REQUIRED PLAZA = 10,388 SQ FT

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

Requirements Met						
	Modified Requirements (in square feet)	Existing Today	w/ New Central Lab	w/ S.E. Parcel Development	Total Met Requirements All Phases	Remaining to be Met
Super-Block Walkways, Plazas, & Landscaping	23,650	10,050	8,000	6,450	24,500	0
Super-Block Plazas	16,888	6,500	0	0	6,500	10,388
Development % of Super Block			40%	28%		







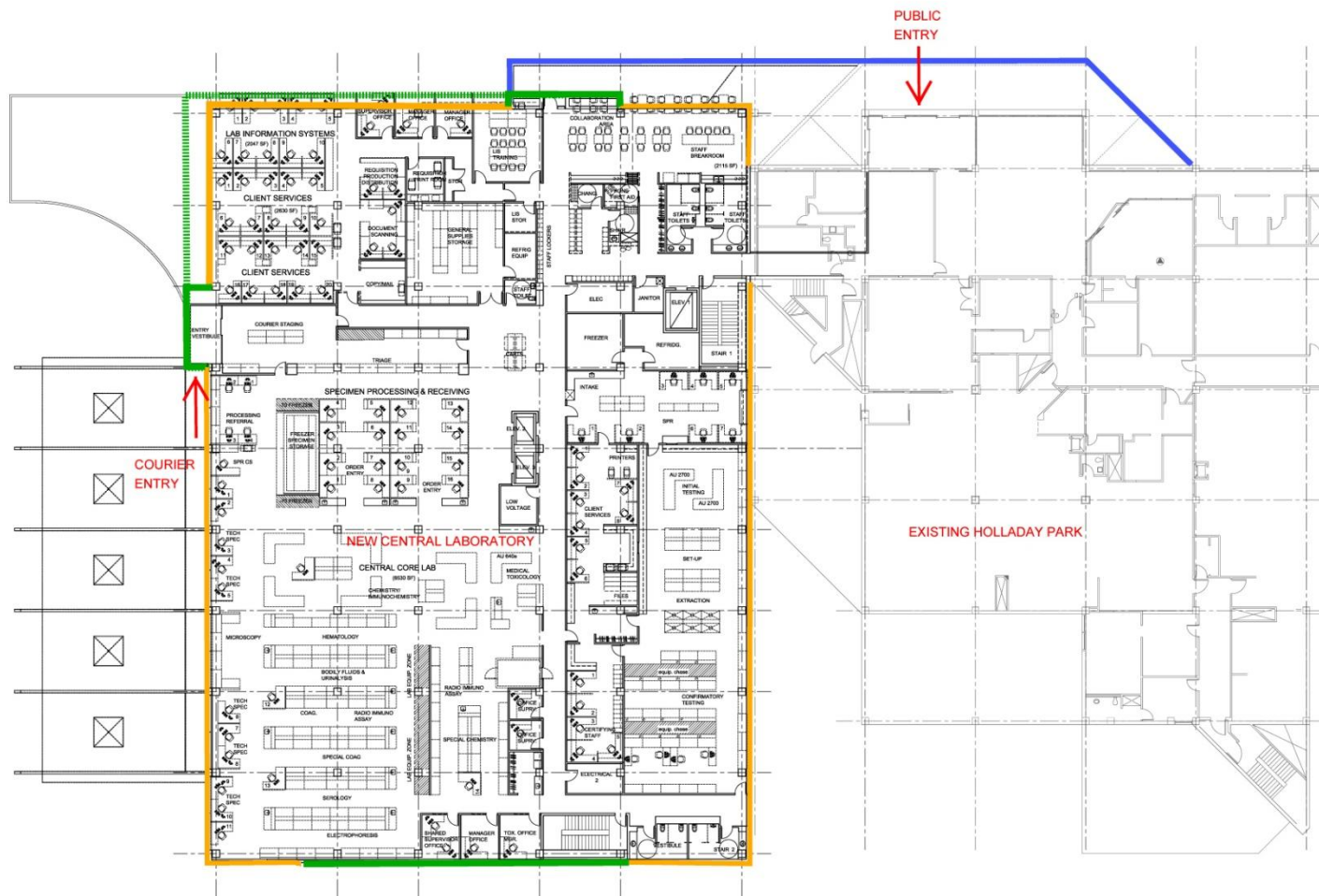




View looking North from existing Lab front entry







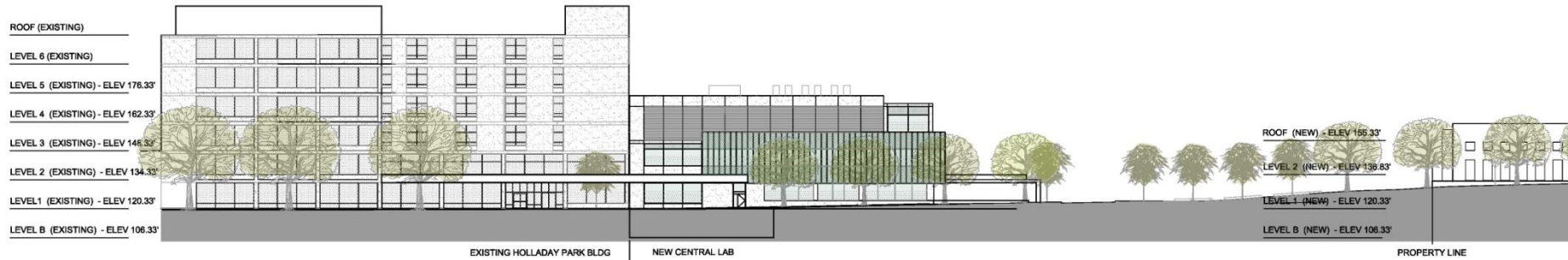
First Floor Plan - Design Development Progress Printing
LEGACY HOLLADAY PARK
Central Lab

DECEMBER 20, 2012

3/32"=1'-0"



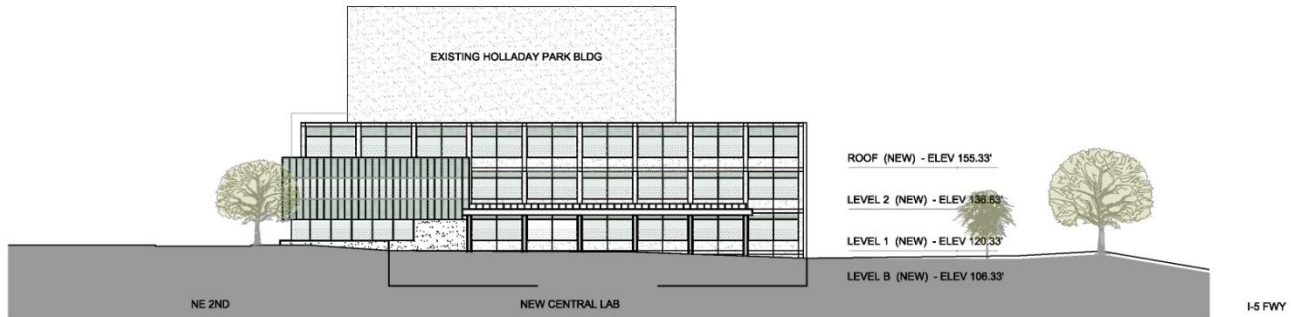




East Elevation - NE 2nd Avenue - Expansion

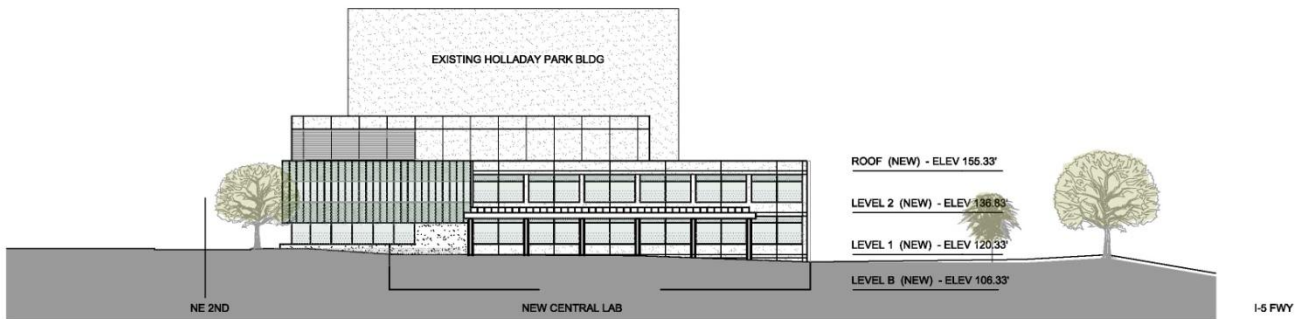


East Elevation - NE 2nd Avenue



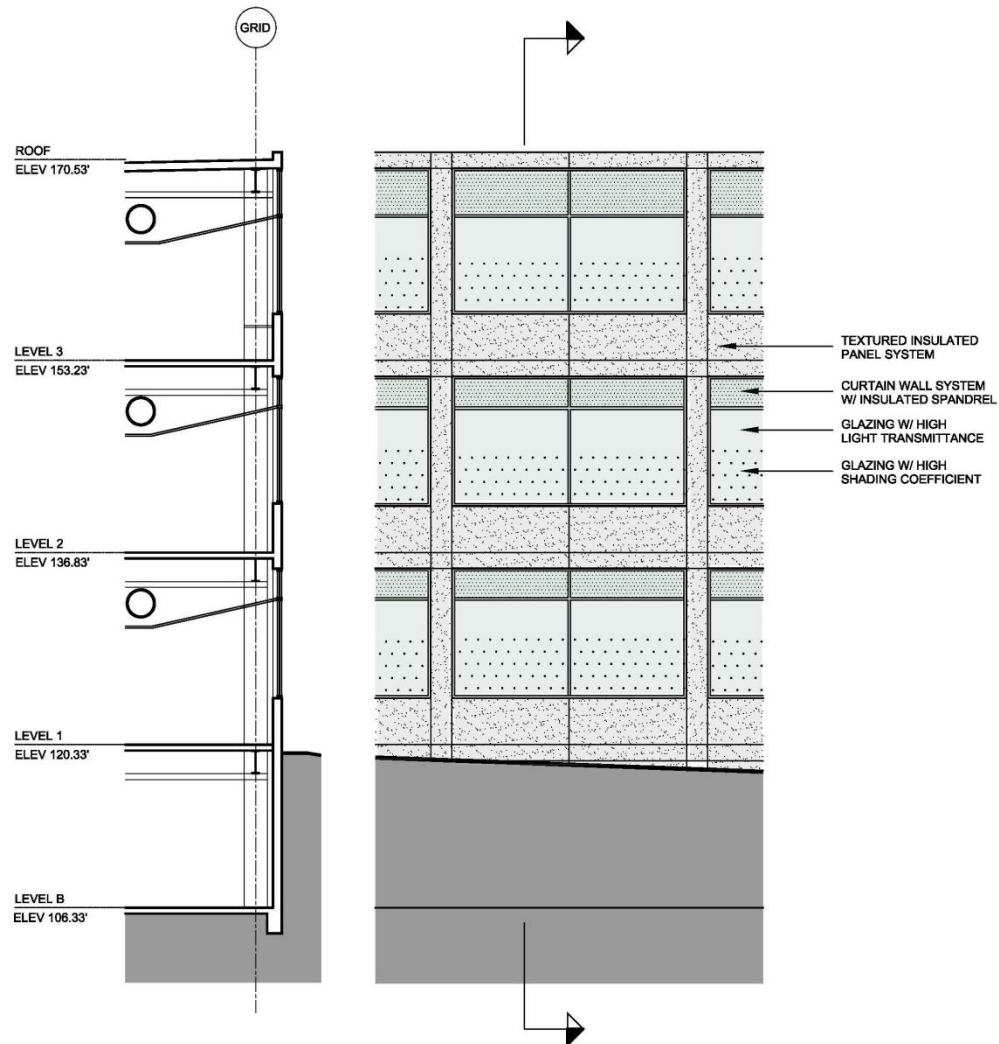
North Elevation - Expansion

Scale 1'-0" = 1/32"

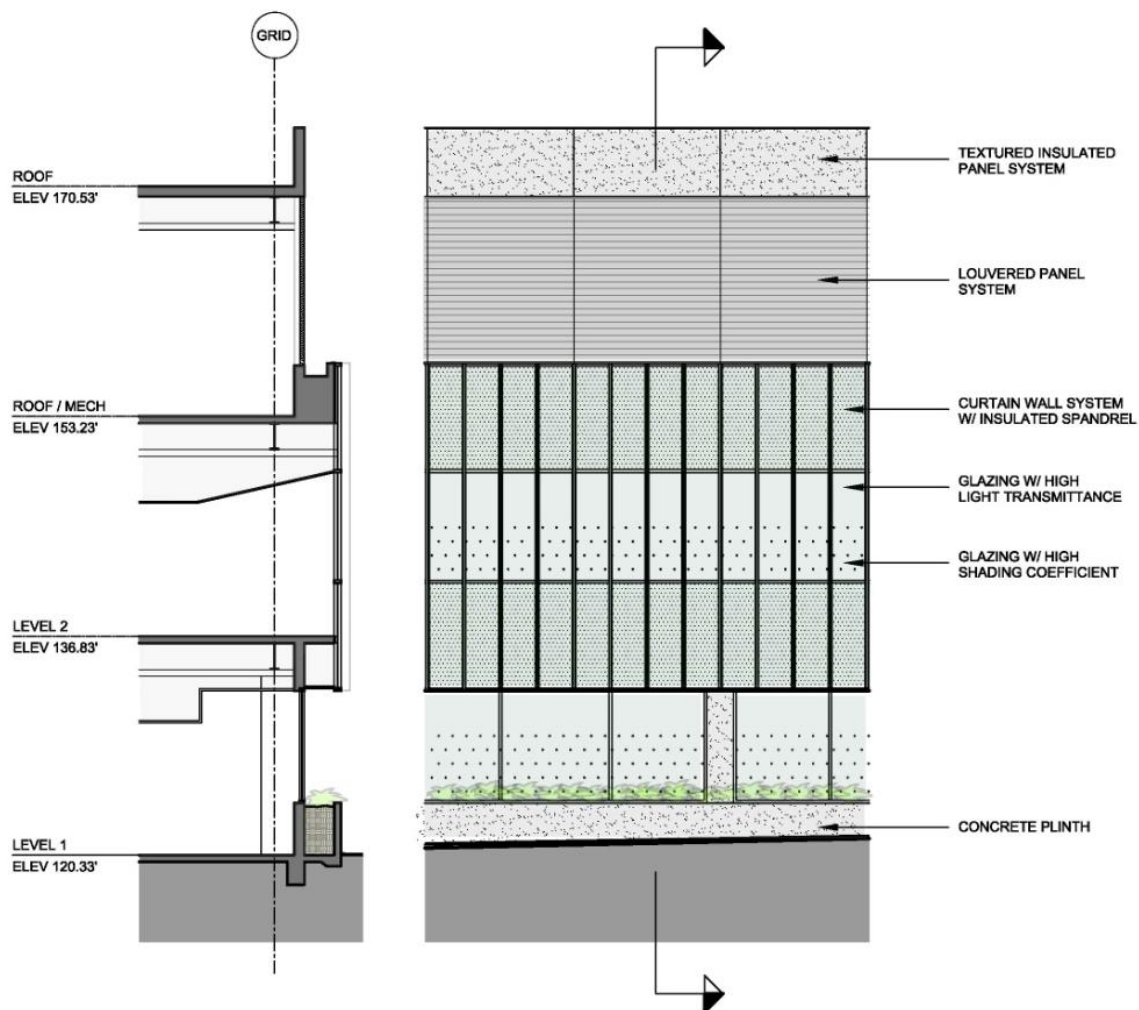


North Elevation

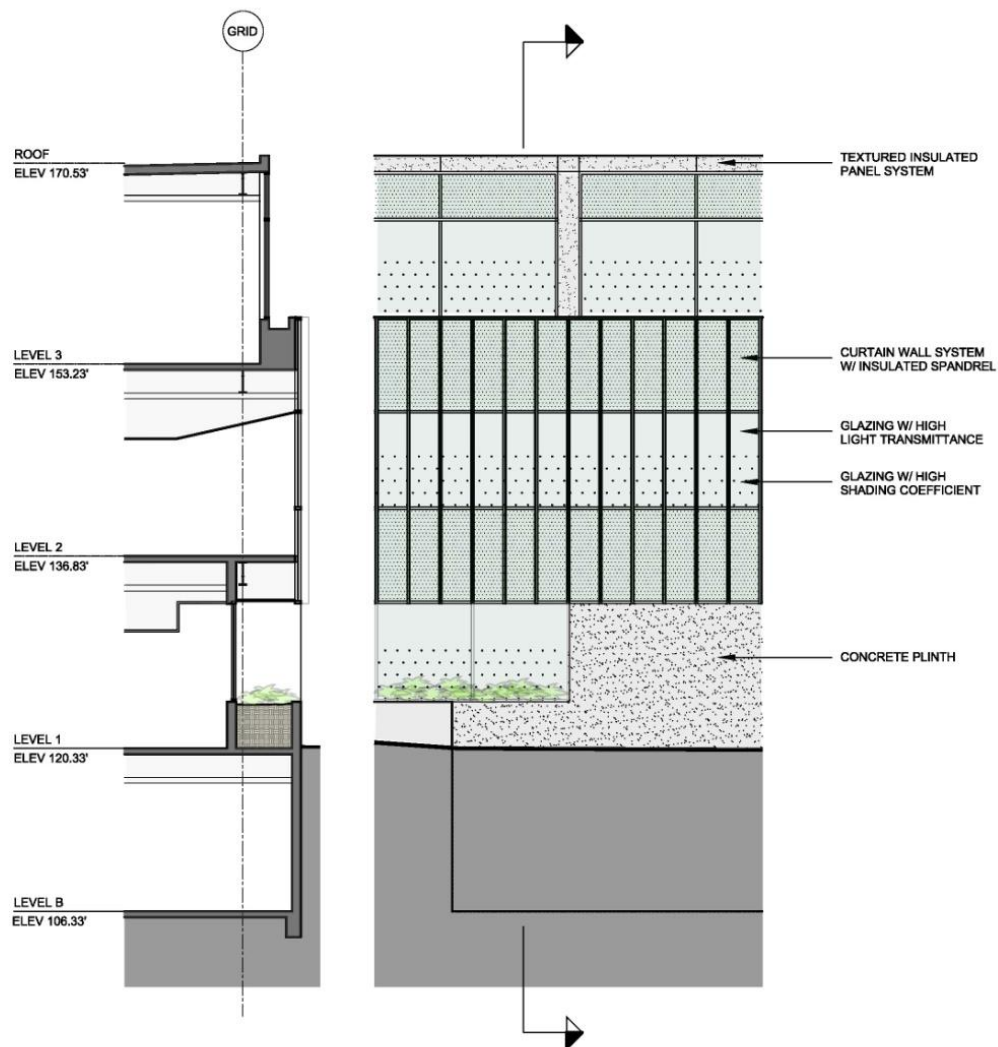
Scale 1'-0" = 1/32"



Detail Wall Section / Elevation



Detail Wall Section / Elevation



Detail Wall Section / Elevation











