



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

Charlie Hales, Mayor  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 18, 2013  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Services  
503-823-0624 / [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL  
IN YOUR NEIGHBORHOOD**

**CASE FILE:** LU 13-139304 DZM  
PC # 12-217988  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday, July 11, 2013 at 1:30 PM  
**WHERE:** 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

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.

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

**Applicant:** Kimberly Ritter (architect)  
GBJ Architecture  
815 SW 2<sup>nd</sup> Avenue  
Portland, OR 97204

**Owner:** Larry Hill  
Legacy Health  
2801 N Gantenbein Avenue, Suite 1009  
Portland, OR 97227

**Site Address:** 1225 NE 2ND AVENUE

**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 zones with a Design overlay  
**Case Type:** DZM – Design Review with a Modification

**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 2<sup>nd</sup> 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 2<sup>nd</sup> phase of 18,000 SF for a future lab expansion on the north end of the roof.

The existing north parking area will be replaced on the north and west side of the new building. This relocation will result in a loss of 17 spaces. The parking area that exists east of the hospital building will lose several spaces as a result of adding new interior and perimeter landscaping to meet nonconforming upgrades to the site. Other site improvements include widening pedestrian walkways, repaving walkways and plaza areas, and adding bicycle parking, lighting, benches and landscaping throughout the larger Holladay Park site.

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.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- Lloyd District Design Guidelines
- Modification Approval Criteria – Section 33.825.040

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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on April 12, 2013 and determined to be complete on May 21, 2013.

**DECISION MAKING PROCESS**

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at [www.portlandonline.com](http://www.portlandonline.com). On the

left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. 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 of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

We are seeking your comments on this proposal. The evidentiary proceeding before the Design Commission will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Design Commission decision and the evidence in the record compiled by the Design Commission in support of that decision.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

Comments for a Design Review or Historic Design Review should be sent directly to the Planning staff listed in this document.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

#### **APPEAL PROCESS**

You can appeal the Design Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Design Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Design

Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Design Commission findings are not supported by the evidence submitted to the Design Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Design Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Design Commission in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

**HEARING CANCELLATION**

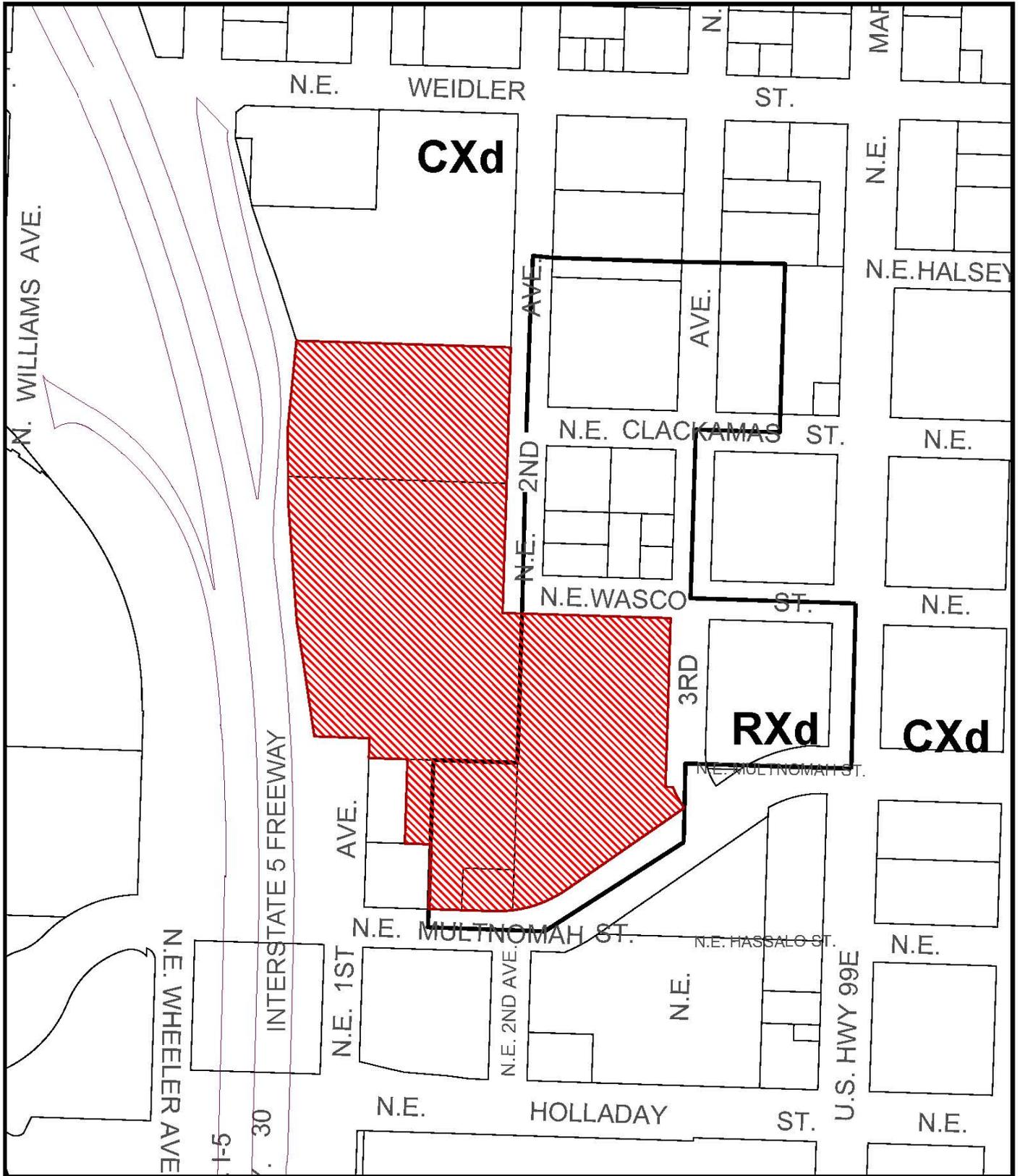
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, 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.trimet.org/schedule/allroute.htm](http://www.trimet.org/schedule/allroute.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 Elevation



# ZONING



Site



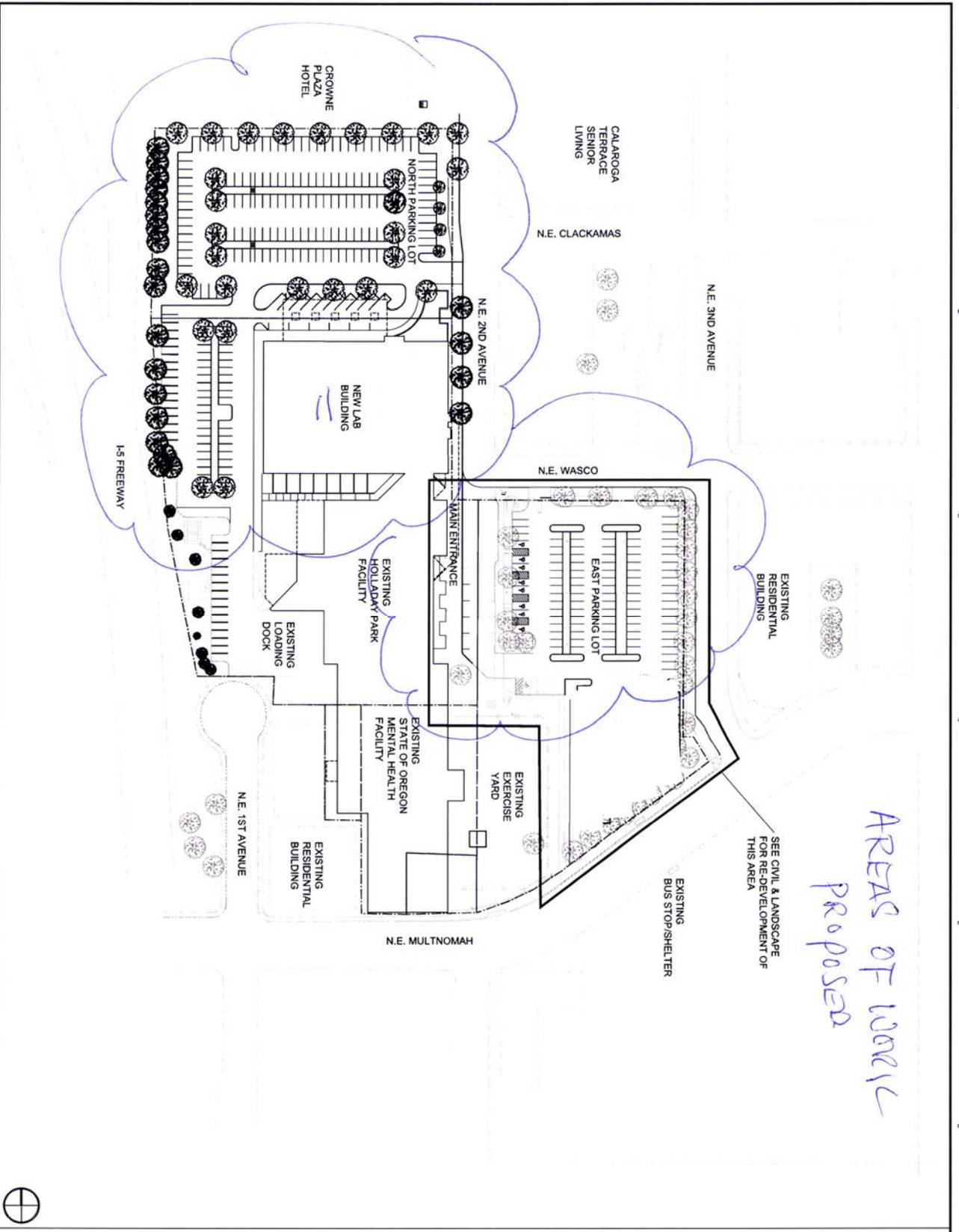
NORTH

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

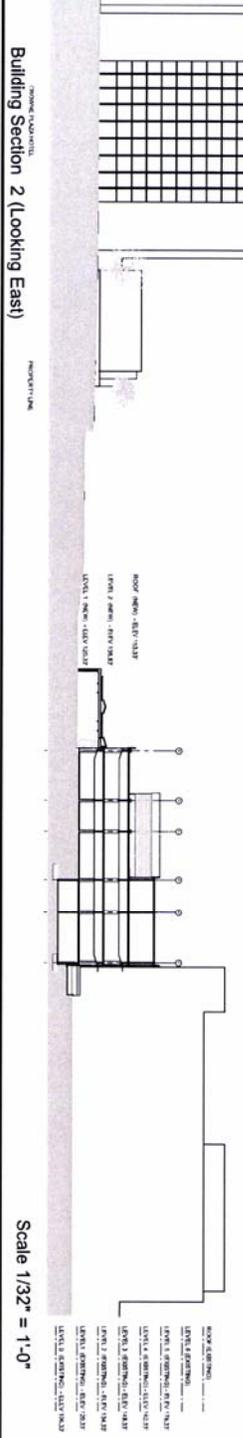
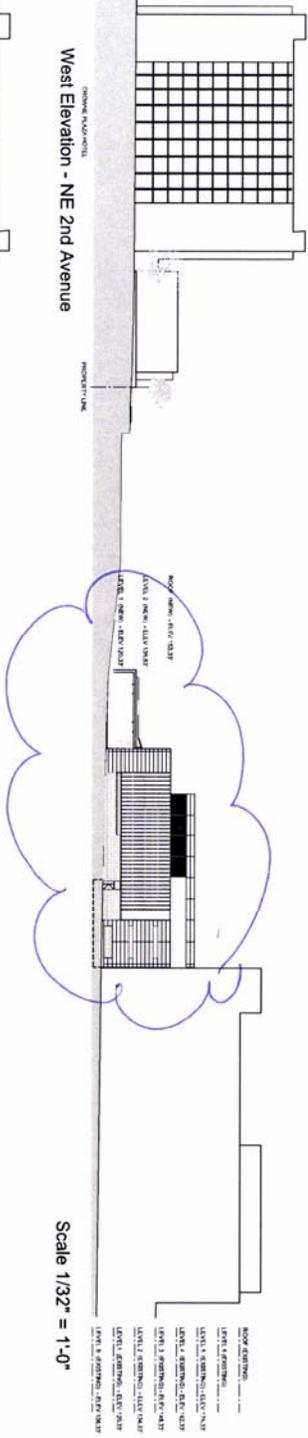
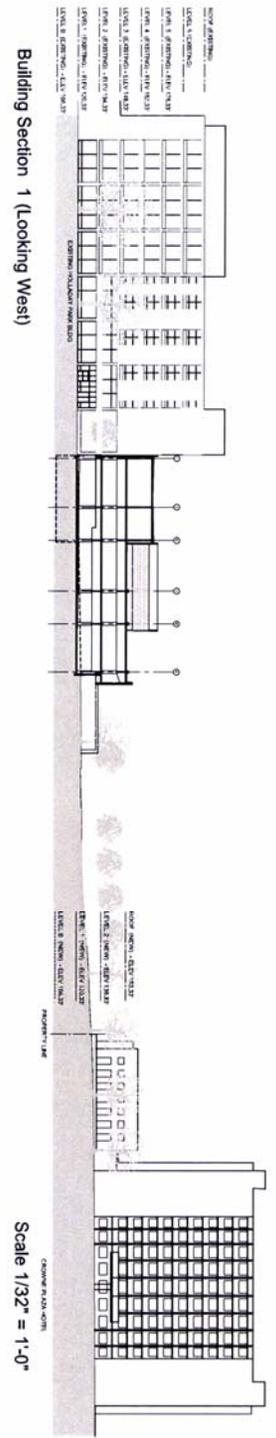
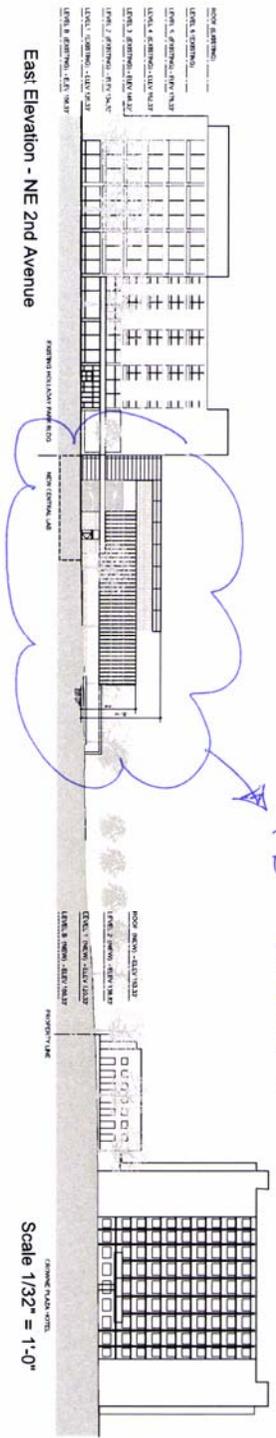
File No. LU 13-139304 DZM,PR  
 1/4 Section 2930  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E34AA 1700  
 Exhibit B (Apr 17, 2013)

AREAS OF WORK  
PROPOSED

SEE CIVIL & LANDSCAPE  
FOR RE-DEVELOPMENT OF  
THIS AREA



LU 13-139304 D2M



LU13-139304 DSM