



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

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REVISED STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 13-139304 DZM – Legacy Central Lab
PC # 12-217988

REVIEW BY: Design Commission

WHEN: August 1, 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.

BUREAU OF DEVELOPMENT SERVICES STAFF: STACI MONROE / STACI.MONROE@PORTLANDOREGON.GOV

Applicant: Kimberly Ritter (architect)
GBJArchitecture
815 SW 2nd 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: CXd, RXd – Central Commercial and Central Residential zones with a Design overlay

Case Type: DZM – Design Review with a Modification

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 areas. 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 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 building's exterior is comprised of three basic façade material: 1) smooth insulated metal wall panels and louvers in off-white and bronze, 2) curtain wall incorporating vision and spandrel glass, colored patterned film and ceramic frit dot pattern, 3) porcelain tile in an ashlar pattern. The storefront system along the ground level is a bronze aluminum to match the hospital facility.

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 16 spaces. The parking area that exists east of the hospital building will lose 5 spaces as a result of adding new interior and perimeter landscaping to meet nonconforming upgrades to the site. These modification to the parking for the site are being reviewed under a separate Central City Parking Review (13-167699 PR), which was heard before the Hearings Officer on July 17, 2013 and is pending a final decision. Other site improvements include widening pedestrian walkways, adding bicycle parking and new 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 695 SF of the project's pro-rata share of Superblock walkway, plazas and landscaping areas to future development on the site.

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 approval criteria of Title 33, Portland Zoning Code. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- Lloyd District Design Guidelines
- Modifications Considered Through Design Review – Section 33.825.040

ANALYSIS

Site and Vicinity: The 337,767 SF site is located in the NE quadrant of the City and bounded by the I-5 freeway to the west, Multnomah Street to the south, 2nd and 3rd Avenues to the east and Wasco to the north. It lies within the Lloyd sub district of the Central City Plan District, as well as, the Lloyd Pedestrian District. Multnomah Street is classified as a Transit Access Street and MLK and Grand Avenues to the east are both Major Transit Priority Streets. This area is well served by public transportation with frequent bus service on most of the major streets, Streetcar on Grand (2 blocks east) and light rail on Holladay (1 block south).

The site is a Superblock with vacated rights-of-way traversing it including Clackamas, Wasco, Multnomah, 1st, 2nd, Ross and Halsey that occurred when the I-5 freeway came through this area.

The site is zone Central Commercial (CX) and Central Residential (RX). The surrounding area in all directions is also zoned CX with the exception of the properties to the immediate north and east. The RX zoned portion of the subject site, as well as these adjacent properties, are anticipated to be rezoned CX in the next several years under the N/NE Quadrant Plan

The site is developed with a 6-story, 154,913 SF hospital facility that is used partially for research, a laboratory, and the remainder is leased to the State of Oregon. Parking lots that serve the existing building are located at the north and east ends of the site. An secured outdoor area for patients exists along the east wall of the building.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Lloyd Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include the following:

- CU 105-61: Approval of a 1961 Conditional Use for off-street parking for hospital.
- CU 008-63 - Approval of a 1963 Conditional Use for hospital parking lot.
- CU 073-68: Approval of a 1968 Conditional Use for reconsideration of a previous CU for the expansion of a hospital.
- CU 045-69: Approval of a 1969 Conditional Use for signage for the emergency entrance.
- CU 020-72: Approval of a 1972 Conditional Use Master Plan for the hospital expansion.
- CU 106-72: Approval of a 1972 Conditional Use for a hospital expansion for phase 1 of the CU master plan.

- CU 102-73 – Approval of a 1973 Conditional Use for a small addition to the Holladay Park Hospital.
- CU 094-75: Approval of a 1975 Conditional Use for a medical office accessory to the hospital.
- CU 031-76: Approval of a 1976 Conditional Use for new identification and directional signs for the new and existing hospital.
- CU 006-79: Approval of a 1979 Conditional Use review for a hospital expansion and amended by supplemental report.
- ADJ 025-90: Approval of a 1990 Adjustment for three new 58 SF signs.
- DZ 083-90: Approval of a 1990 Design Review for new signage.
- LUR 96-00384 DZ: Approval of a 1996 Design Review for a rooftop cellular facility.
- LUR 96-01059 DZ: Approval of a 1996 Design Review for new mechanical equipment on the ground (cooling tower) and on the rooftop (chiller).
- LUR 97-00780 DZ: Approval of a 1997 Design Review for new rooftop equipment.

Agency Review: A “Request for Response” was mailed **May 23, 2013**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E-1)
- Bureau of Transportation Engineering (Exhibit E-2)
- Water Bureau (Exhibit E-3)
- Site Development Section of BDS (Exhibit E-4)
- Plans Review Section of BDS (Exhibit E-5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 18, 2013. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW

Chapter 33.825, Design Review

Section 33.825.010 Purpose

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design district guidelines.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the “front door for Oregon and our city.” The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City’s districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City’s districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Central City and Lloyd District Guidelines are addressed concurrently.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and Greenway. Develop access ways for pedestrians that provide connections to the Willamette River and Greenway.

A1-1. Connect Public Facilities to the River. Provide public access to, from, and along the river in a manner that connects major public use facilities in the District to the river which stimulate year-round enjoyment.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development’s overall design concept.

Findings for A1, A1-1 and A2: The site is not directly adjacent to the Willamette River,

which is approximately 1,500 feet or so to the west. NE Multnomah Street is a primary vehicle, pedestrian and bike connector to the Eastbank Esplanade and Steel Bridge, which abuts the larger site at its southern edge. Otherwise, the site is isolated from the river by the I-5 freeway that runs along its entire western edge. During the early design of the project, the lab building was intentionally shifted south to its current location to accommodate a potential future extension of NE Clackamas across the northern portion of the site. The extension would include a bike and pedestrian bridge over the I-5 freeway and down into the Rose Quarter. This future connection would provide a much needed connection that would physically unify the eastern portion of the district with the Willamette River.

The project celebrates several Portland-related themes including pedestrian focused streetscapes and elements and stormwater features. The design of the ground-level façade along NE 2nd contains significant glazing allowing views into the unique activities that occur within a laboratory and an extensive canopy along the southern end of the east façade. Existing sidewalks and walkways throughout the site are being expanded to 12' in width and repaved with the Lloyd District scoring pattern. New walkways are also proposed to NE 3rd Avenue. Landscape planters that capture and treat rainwater are included throughout the site. Along the south side of the new lab raised concrete stormwater planters with spillways are identifiable examples of the stormwater features. *These guidelines have been met.*

A3-2. Make Superblock Plazas Inviting and Easily Accessible From Holladay Street. Make superblock plazas and public spaces in superblocks fronting on Holladay Street inviting and easily accessible from Holladay Street. Public spaces should be visually connected to Holladay Street. Public/private spaces are also encouraged to be visually connected with adjacent public improvements.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings for A3-2, C6, C9, B4 and B5: The project includes several ways in which it provides and enhances areas for the public to stop, rest and socialize. The existing 6' wide walkways will be widened to 12'. An additional 6' wide walkway will be provided along south end of the east parking lot to provide a pedestrian connection to NE 3rd. These new and widened walkways will be lighted with bollards and repaved, along with the existing plaza area, to match the scoring pattern of the Lloyd District. The walkway from NE Multnomah is a block north of Holladay, however, it provides access to the Convention Center and public transit (light rail and bus) south of the site. The paving and lighting provides an integrated treatment of these public walkway and plaza areas so they are clearly identifiable.

The existing plaza area is located on the east side of the hospital building and is directly connected to the widened walkways and the public sidewalks along NE 2nd and NE Wasco. The plaza is directly south of the main entrance and in front of the ground level of the hospital that contains considerable glazing to view the activities within the building and out in the plaza. Landscaping along the walkways and plaza include new and enhanced planters with trees and areas to rest. The existing plaza contains permanent tables and seating for

employees to use for lunch or breaks or for visitors. The new landscape area north of the new lab contains a seating alcove with 3 benches along NE 2nd.

These proposed improvement to the walkway and plaza areas strengthen the north – south connection recommended by the Design Commission at the 2nd Design Advice Request (DAR). In addition, these walkways and plaza are well situated to be integrated with the future plaza and walkway areas identified on Exhibit C-12 at the southern portion of the site. The potential future extension of NE Clackamas at the north end of the site will also provide a path for pedestrian and bicycles for the public. *These guidelines have been met.*

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-1. Develop Identifying Features. Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.

A5-2. Accommodate or Incorporate Underground Utility Service. Accommodate or incorporate underground utility service to development projects.

A5-3. Incorporate Works of Art. Incorporate works of art into development projects.

A5-4. Incorporate Water Features. Enhance the quality of major public spaces by incorporating water features.

A5-5. Use Public Right-of-Way Design Criteria Established for the Lloyd District. Use the public right-of-way design criteria as established and administered by the City Engineer especially for the Lloyd District from the adopted Lloyd District Transportation Capital Improvements – District-Wide Design Criteria.

A5-6. Incorporate Landscaping as an Integral Element of Design. Incorporate landscaping as an integral element of design which is supportive of both the built and natural environment.

A5-7. Integrate the Civic Campus into the Lloyd District.

- Integrate the Civic Campus into the Lloyd District in a manner that provides a cohesive link westerly to the river and easterly to the core of the Lloyd District.
- Extend the Holladay Street pedestrian project to an active terminus overlooking the Willamette River.
- Link river overlooks, open spaces and trails into a unified system to and along the riverfront wherever possible; create clear pedestrian connections to the riverfront; and encourage and enhance visual and physical corridors to river viewpoints and amenities.
- Provide safe and attractive vehicular/pedestrian access through the area that connects with development patterns in surrounding sub-districts.
- Integrate bridge and freeway access ramps into the arterial streets circulation pattern.

Findings for A4, A5 & A5-1 through A5-7: The project is designed to relate to development in the Lloyd District in a number of ways including simple yet strong building form, coloration and materials, as well as, landscape treatments. The rectilinear building includes a off-white base color to match the hospital building and the light building colors of the district. The proposal does not include art, however, the lantern feature of colored and patterned film on the full height glazing illuminated from within 24 hours a day creates an indentifying and animated feature at the intersection of NE 2nd and Wasco. Other elements of the subdistrict such as obscured utility services have also been incorporated. The transformer is proposed in a heavily landscaped planter along the west side of the new lab building. This above ground location is fully screened from the pedestrian environment being setback over 300' from NE 2nd and behind the new lab building.

The abutting rights-of-way along NE 3rd, NE Wasco and NE 2nd will be built to meet the Lloyd District Street Standards, including the distinctive gridded sidewalk scoring patterns, new street trees with metal decorative grates and 1'-0" wide curbing. A similar scoring treatment will integrate the walkways throughout the site and plaza areas. Stormwater planter with spillways along the south side of the new lab celebrate rainwater while providing stormwater treatment. Together the new and enhanced landscaping for the parking areas and along the walkways and building and stormwaters planters, are well integrated into the project, support the built environment in terms of function and use and enhance the building and site's perimeter.

The Legacy site is a block north of Holladay Street and the Convention Center. The widened north-south walkway that extends to NE Multnomah will provide a connection to the civic campus further south of the site. *These guidelines have been met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings for A7 and A8: The design of the new building establishes and maintains a sense of urban enclosure along NE 2nd by building up to the sidewalk and articulating the planes of the façade to create an appropriately scaled, pedestrian-friendly environment along this edge. The significant glazing along the ground level, and even above on the 2nd level, reveal the unique operations of the interior activities along the pedestrian environment. Additionally, the two-story lantern feature at the intersection of NE Wasco & NE 2nd where the staff lounges are located to provide more opportunities for transparency. The facility operates 24 hours a day, 7 days a week. This constant internal activity and illumination will contribute to vibrancy along the pedestrian environment throughout the day. Several benches along NE 2nd within the landscape planters and outdoor tables and seats in the plaza area south of the main hospital entry increase space for public use along the sidewalk. The applicant also states they regularly invite street vendors to bring food cart on the property within the vacation NE 2nd right-of-way during the day, which further activates the adjacent seating and outdoor areas. *These guidelines have been met.*

C1-1. Integrate Parking.

Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for C1-1: The integration of stormwater planters and interior and perimeter landscaping within the surface parking areas soften the visual impact along the abutting rights-of-way and surrounding properties. The significant setback of the east parking lot from NE Multnomah, over 80' at its closest point, helps to further mitigate any adverse impacts along this major street. The majority of these surface parking areas are temporary in that the entirety of the east lot and most of the north lot have been identified as locations for future buildings. *This guideline has been met.*

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

A9-1. Provide a Distinct Sense of Entry and Exit. Design and develop gateways into and within the Lloyd District that are appropriate and relate to the District's and sub-District's emerging characteristics.

Findings for A9 & A9-1: The proposed laboratory is not located on a site that has been identified as a gateway or that contains a major intersection. At the time when the future pedestrian and bike connection occurs at the north end of the site, this area may be more appropriate for some form of informal gateway feature. *These guidelines are therefore not applicable.*

B1-1. Protect Pedestrian Areas from Mechanical Exhaust. Incorporate mechanical exhausting systems in a manner that does not detract from the quality of the pedestrian environment.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings for B1-1 & B2: All the mechanical for the new building is located on the penthouse approximately 30' above the sidewalk on NE 2nd. All but one of the numerous mechanical units and exhaust fans for the lab will be below the penthouse wall and behind the metal louvered panel. The single unit that project about 6' above the penthouse is a solid matted gray color that matches the metal louver on the façade below. All of the loading and trash and other services will be handled within the existing service areas of the hospital building located on its west elevation. The courier drop-off area on the north side is set back over 60' from the sidewalk on NE 2nd with a landscaped planter as an additional buffer. Additional landscape planters have been included between the parallel parking spaces and the sidewalk on NE Wasco to provide more physical separation between vehicles and pedestrians. The walkways abutting the parking areas and throughout the site are buffered by landscape planters and contain bollard and pole lighting for safety. The elevated location and screening of the mechanical, shared, setback service areas and buffered walkways will ensure the impacts on the pedestrian environment are minimal, if any. *These guidelines have been met.*

B1-2. Incorporate Additional Lighting. Incorporate project lighting in a manner that reinforces the pedestrian environment and which provides design continuity to an area by enhancing the drama and presence of architectural features.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings for B1-2 & C12: Along the new building's frontage on NE 2nd are two forms of lighting that will enhance the pedestrian environment and highlight the building. The staff lounge is located in the new building at the intersection of NE Wasco & Ne 2nd. As a central laboratory, the facility operates 24 hours a day, 7 days a week, so the staff lounges will be illuminated at all times. Accordingly, the design of the colored and patterned film applied to the glass in this area will act as a lantern viewed from the street. Additional, LED strip lighting will be integrated in the lower plinth under the full height glass to provide sidewalk level illumination from a concealed source. New pole light fixtures in the parking north parking lot will match the new light heads to replace the old ones in the east parking lot and along the southern building and outdoor area. Bollard light fixtures area proposed along the walkways that extend from NE Multnomah to NE Wasco and to NE 3rd to ensure these walkways are well-illuminated for night-time use. These integrated lighting features offer safety, interest and diversity to the pedestrian. *These guidelines have been met.*

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist,

locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B3-1. Provide Pedestrian Crossings Spaced at Traditional One-Block Intervals. Provide and design for pedestrian crossings spaced at traditional one-block intervals where deemed safe and appropriate by the City Engineer.

Findings for A-3, B1, B3 & B3-1: The project maintains and improves the pedestrian circulation within and along the site. The north /south connection from NE Multnomah to NE Wasco is enhanced with widened walkways to 12' and exterior bollard lighting. A new 6' wide walkway extends from the existing building and walkway to NE 3rd. The sidewalks along NE 2nd, Wasco and 3rd will also be 12' wide and improved to the Lloyd District Standards. The glazing, canopy and differentiation of the east, ground level façade of the new lab building further enhances and reinforces the pedestrian environment on 2nd. Integrating the seating, paving treatment and enhanced exterior lighting strengthens the connection and supports the existing urban fabric and public transit circulation patterns. Consistent sidewalk designs and well delineated crossings at NE 2nd and NE Wasco bridge pedestrian obstacles. *These guidelines have been met.*

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B6 & B6-1: The design of the building façade along NE 2nd integrates several weather protection features at the sidewalk level. The building frontage zone includes a 3' deep overhang and shelters a staff entrance. A 95' long canopy extends from the NE Wasco/NE 2nd intersection to the existing main entrance canopy for a total of 160 lineal feet of canopy protection along the public sidewalk on NE 2nd. A large canopy on the north side of the building extends over the courier drop-off area and provides protection for those utilizing the north entry from the walkway and parking area. Other design features on the building, sunshades at south-facing openings and vertical deep mullion caps, provide shading on the west and east facades for the building's occupants. *These guidelines have been met.*

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: The main entry to the lab will be through the existing main building entrance located near the intersection of NE 2nd And NE Wasco. This barrier-free entry is located immediately opposite the accessible parking spaces in the surface lot located east of the building. As part of this project, all of the accessible parking spaces and pedestrian routes serving them will be improved to make them barrier-free. A raised pedestrian crossing will extend across the driveway entrance at the NE 2nd/NE Wasco intersection, connecting parking with the main entrance. *This guideline has been met.*

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

C2-1. Maximize View Opportunities.

Findings for C1 & C2-1: The strategic location of the staff lounges at the intersection of NE Wasco and NE 2nd captures the opportunity for a long view down the axis of NE Wasco for building common areas. The development of the full height glass areas as a lantern feature provides a focus for the night time view down NE Wasco toward the building. The layered transparency of the building along the street edge on NE 2nd allows view into work area and creates visual connection to the public sidewalk and street. *These guidelines have been met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C10-1. Use Masonry Materials. Except for window glazing, use masonry types of materials as the predominant exterior material for building walls. Use modular stone or masonry materials on the building base or first floor of buildings whenever possible.

C10-2. Design Exterior Building Walls that are Transparent in Glazed areas and Sculptural in Surface. Design exterior building walls that are transparent or translucent in the glazed areas and which are textural, sculptural and articulated in surface character.

C10-3. Use Light Colors. The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2, C4, C10-1, C10-2, C10-3 and C5: The new laboratory is designed and detailed with a high standard of durability, performance and permanence. The steel frame and concrete construction is designed to provide minimum disruption from earthquake or vibrations on all the floors given the sensitivity of the laboratory processes. The primary exterior cladding materials of metal panels, aluminum and glass establish continuity and coherence with the existing Holladay Park building with light weight and durable finishes. The insulated panel systems consist of 22-gauge metal skins and an insulation core, which are bonded to form a rigid sandwich having extraordinary structural and planar integrity. The metal panel will closely match the color of the off-white painted concrete on the hospital building. Although a different texture, the smooth finish of the metal panel will better complement the more modern aesthetic of the newer building. The aluminum window system will also match the bronze system used on the hospital. This bronze finish will be carried over to some of the metal panels and on the upper metal louvers at the penthouse level. The porcelain tile along the base will complement the bronze finish and establish a visual connection to the masonry and stone materials of traditional buildings with the Lloyd District. The tile will also be extend south in the form of a low and full height wall where the buildings connect to better unify the two structures. The mixture of large and small textured tiles complement both the larger mass of the building and the finer scale of the pedestrian level. The coursed ashlar pattern of the tile also provides interest and a durable material along the building's base.

Several types of glazing are used, clear insulated glass with and without a ceramic frit pattern of 1/8" diameter dots on staggered centers and spandrel glass. The frit pattern is applied to the spandrel panels and most windows to a height of 8' from the floor line to

increase energy performance, reduce glare within the perimeter zone for building occupants and provide visual interest along the sidewalk level. Spandrel panels will be backed and painted to provide subtle contrast in floor at floor lines. The facades are articulated with plane changes to provide variation in surface, to delineate the pedestrian level of the building and differentiate facades based on orientation. Glass areas are patterned in a variety of ways – current walls on west and east facades have dominant verticals, lower level glazing recalls window proportion the existing hospital building. *These guidelines have been met.*

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings for C8 & C6-1: Differentiation of the sidewalk level is achieved in several ways. The second story projects out to the property line above the base articulated in the building frontage zone. This strategy defines the pedestrian zone and creates visual stopping points along the vertical plans of the façade facing the sidewalk on NE 2nd Avenue. A canopy reinforces the visual effect, as does the texture of vertical salient mullion caps within the second story middle zone. The horizontal frame of off-white textured metal panel along the top of the building provides a cornice line for the new addition. The use of porcelain tile cladding in contrasting color and texture along the building's base further differentiates the sidewalk level. *This guideline has been met.*

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings: The enclosed mechanical penthouse and screened mechanical areas are consolidated along the south and east sides of the building to allow the remaining roof area to be developed as floor area in the future (Phase 2). The top of the parapet is located so as to fully screen fans, air cooled chillers and other mechanical equipment from view, with the exception of a single unit that projects about 6' above the penthouse. It will be painted a solid matted gray color to match the metal louvers on the façade below. Screen wall are comprised of a solid metal panel frame/cornice line and sight-obscuring louvers. The design of the penthouse level and screens are integral to the overall building concept and façade materials and colors. This design approach to the building's top will have limited impacts on the skyline and from surrounding viewpoints. *This guideline has been met.*

(2) MODIFICATION

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Superblock Regulations (33.293.030) – 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 55 SF the project's pro-rata share of Superblock walkway, plazas and landscaping areas to future development on the site.

Findings: The Superblock requirements of Chapter 33.293 require walkways, landscaping and public plaza area based on the amount of vacated streets on the Superblock and the overall area of the Superblock. This Superblock contains portions of 6 vacated streets (NE Ross, NE Clackamas, NE 1st, NE 2nd, NE Wasco and NE Multnomah), which total 117,830 SF in area. The total area of landscaped areas and public plazas must be at least 50 percent of the total area of the vacated streets within the superblock, which for this site is 58,915 SF. At the 2nd DAR for this project on December 20th, 2012, the Design Commission recommended the site focus its Superblock connections along the north-south spine where NE 2nd was vacated and the east-west spine where NE Clackamas was vacated. The basis for the Commission's direction was that these two areas were the most logical and important given the potential future extension of NE Clackamas with a bike and pedestrian bridge over I-5 and the transit facilities(bus and light rail) and Convention Center activities on NE Multnomah and NE Holladay. The application, therefore, includes a modification to reduce the site's total requirement for walkways, landscaped areas, public plazas within the superblock from 58,915 SF to 23,650 SF. This reduction is based on the area of the vacated rights-of-way for NE Clackamas and NE 2nd only, as recommended by the Design Commission. No reduction is requested for the total public plaza requirement, which is based on 5% of the total Superblock area (337,767 SF), in this case 16,888 SF.

When only a portion of a Superblock is proposed to be developed, each phase must provide their pro-rata share of the both Superblock requirements. In this case the new lab building and replacement parking at the north end comprise 40% of the Superblock site, thus there pro-rata share of the public plaza requirement is 6,755 SF and 9,460 SF for walkways, landscaping and public plaza area. The latter again, is based on the reduced overall requirement discussed immediately above. The improvements proposed to meet these requirements are almost all south of the new lab building and include improving existing walkways and plaza with integrated paving and lighting treatments as follows:

Plaza Area

6,755 SF - Lab's pro-rata share required

6,060 SF - Existing plaza area adjacent to hospital entry to be improved with lighting, paving and landscaping

695 SF – Lab's pro-rata share to be deferred to future development on remainder of site, which would total (10,828 SF)

Walkways, Landscaping, and Plazas

9,460 SF - Lab's pro-rata share required

18,600 SF – New and existing walkways, plazas and landscape areas (exceeds the project's pro-rata share and leaves 5,050 SF to future development of the remainder of the site)

The modifications to reduce the site's *total* requirement for walkways, landscaped areas, public plazas within the superblock from 58,915 SF to 23,650 SF and to defer 695 SF of the lab's pro-rata share to future development on the site is supportable as it is consistent with

the intent of the Superblock requirements. Focusing the improvements on the north-south connections rather than at numerous areas throughout the site, where the six vacated streets are located, provides a more convenient and logical connection to public sidewalks and transit facilities and to existing and future buildings on the site. The walkways strengthen the site's connection to the activities of the Convention Center and lightrail on Holladay and bus services on Multnomah. The walkways will connect to the new widened and improved sidewalk along 2nd Avenue providing a more pleasant and direct connection north to the Broadway/Weidler Corridor. The walkways align with the access point of the existing hospital. The southeast corner of the site has been identified for a future building. The portion of the walkway in its location would shift to the west and integrate with the future plaza area identified along NE Multnomah (Exhibit C.12). The additional 695 SF of plaza area proposed for deferral could also be well integrated within this future larger plaza area. As discussed in detail in the above finding, the proposal better meets Design Guidelines A3-2, C6, C9, B4 and B5 in several ways. The improvements provide and enhance areas for the public to stop, rest and socialize. Intentionally shifting the lab building to the south to its current location to accommodate a potential future extension of NE Clackamas across the northern portion of the site provides a much needed connection that would physically unify the eastern portion of the district with the Willamette River. *These Modifications merit approval.*

DEVELOPMENT STANDARDS

Development Standards

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal includes revisions that address the majority concern of the Design Commission from the July 1st hearing resulting in a more coherent composition, better identification of the entrance, and enhances the pedestrian experience along NE 2nd & Wasco, walkways and plaza area. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

Staff recommends approval of a two-story, 76,510 SF lab building and associated site improvements in the Lloyd Sub District of the Central City Plan District.

Staff recommends approval of a 2nd phase that includes a 18,000 SF expansion of the lab on the north end of the roof level.

Staff recommend approval of the following Modification:

- 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 695 SF of

the project's pro-rata share of Superblock walkway, plazas and landscaping areas to future development on the site.

The following conditions of approval are recommended:

- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 13-139304 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The 2nd phase approval of the rooftop addition shall occur within 10 years of the date of this approval, or a new Design Review is required,

Procedural Information. The application for this land use review was submitted on April 12, 2013, and was determined to be complete on May 21, 2013.

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. Therefore this application was reviewed against the Zoning Code in effect on April 12, 2013.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. The 120-day will expire on September 18, 2013.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or

reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at 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. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, only evidence previously presented to the Design Commission will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. Appeals must be filed within 14 days of the decision. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged (one-half of the BDS application fee, up to a maximum of \$5,000).**

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

Planner's Name: Staci Monroe

Date: July 22, 2013

EXHIBITS

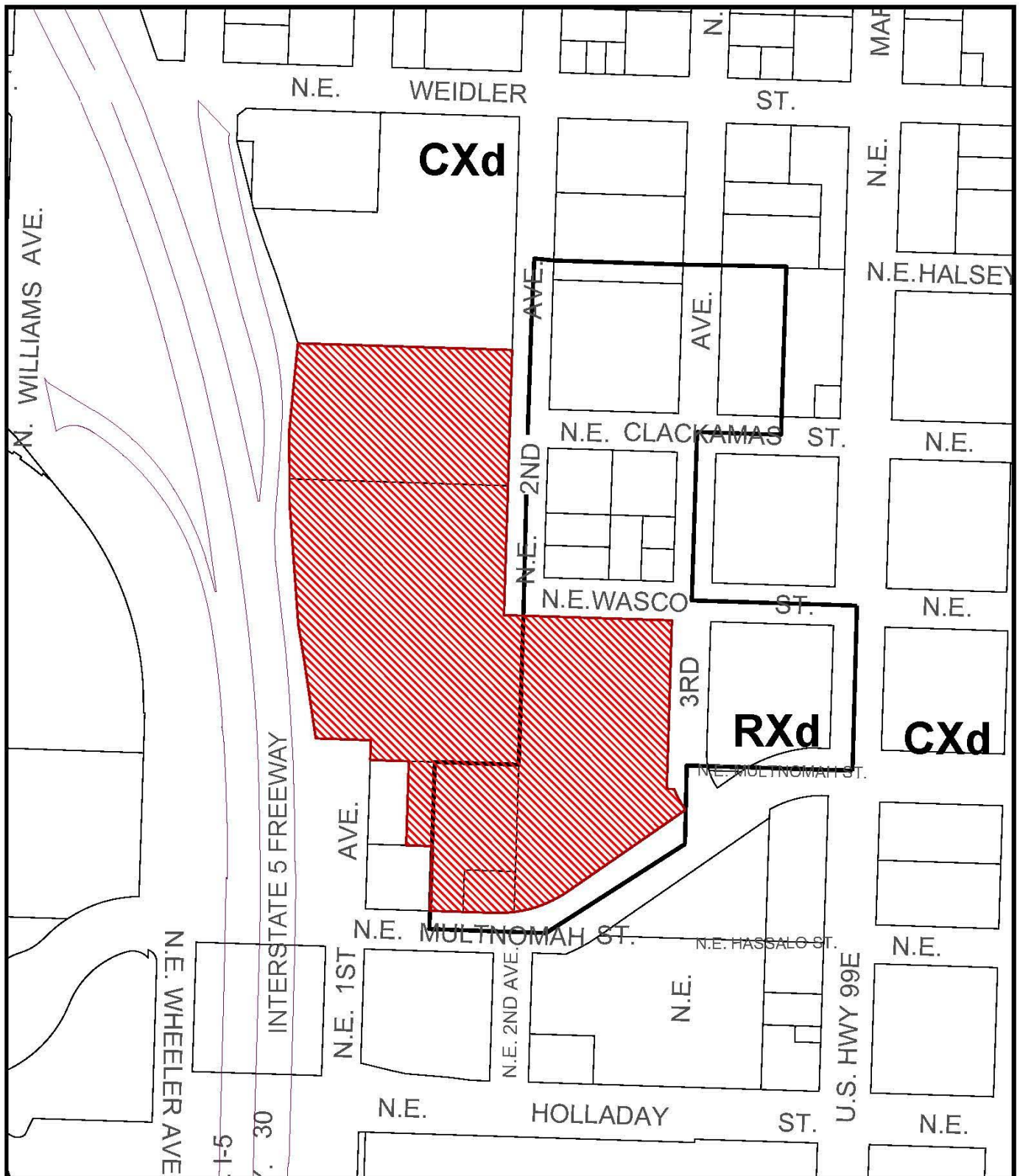
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
 - 1. Project Narrative & Responses to Approval Criteria
 - 2. Responses to Incomplete Letter
 - 3. Response to Design Commission concerns dated July 18, 2013
- B. Zoning Map (attached)
- C. Plans & Drawings:
 - 1. Vicinity Plan
 - 2. Aerial View
 - 3. Site Photos
 - 4. Site Photos
 - 5. Site Photos
 - 6. Site Photos
 - 7. Site Photos
 - 8. Site Photos
 - 9. Site Development Plan (attached)
 - 10. Enlarged Site Plan of Lab and North Parking Lot
 - 11. Superblock Improvement Plan
 - 12. Future Development and Surface Parking Areas Plan
 - 13. Lower Level Plan
 - 14. First Floor Plan
 - 15. Second Floor Plan
 - 16. Third Floor Plan

17. North Canopy Plan
18. Perspective Looking North
19. Perspective Looking North with Phase 2
20. Perspective Looking South
21. Perspective Looking South with Phase 2
22. Perspective Looking West with Phase 2
23. Perspective Looking West
24. Perspective Looking West at Night with Phase 2
25. East Elevation (attached)
26. East Elevation with Phase 2
27. North Elevation (attached)
28. North Elevation with Phase 2
29. West Elevation (attached)
30. West Elevation with Phase 2
31. South Elevation (attached)
32. South Elevation with Phase 2
33. Building Section Looking West
34. Building Section Looking East
35. Enlarge Wall Section of East Elevation
36. Enlarge Wall Section of East Elevation
37. Enlarge Wall Section of North Elevation
38. Enlarge Wall Section of East Elevation
39. Wall Sections
40. Wall Sections
41. East Canopy Plan
42. East Canopy Sections
43. Exterior Details
44. Exterior Details
45. Exterior Details
46. Exterior Details
47. Exterior Details
48. Exterior Details
49. Exterior Details
50. Exterior Details
51. Exterior Details
52. Exterior Details
53. Exterior Details
54. Exterior Details
55. Exterior Details
56. Overall Superblock Site Plan
57. Enlarged Superblock Site Plan of North Portion of Site
58. Enlarged Superblock Site Plan of Southeast Portion of Site
59. Landscape Plan of North Portion of Site
60. Landscape Plan of Southeast Portion of Site
61. Enlarged Landscape Area Plan
62. Landscape Details
63. Site Improvement Details (bike racks, benches and river rock)
64. Irrigation Plan of North Portion of Site
65. Irrigation Plan of Southeast Portion of Site
66. Irrigation Details
67. Civil Layout and Paving Plan – North Lot
68. Civil Grading Plan – North Lot
69. Civil Site Utility Plan – North Lot
70. Site Lighting Plan - North Lot

71. Photometrics Plan – North Lot
 72. Site Lighting Plan – East Lot
 73. Photometrics Plan – East Lot
 74. East Alcove Infill Floor Plan & Elevation
 75. Site Furnishings
 76. Civil Layout & Paving Plan – East Lot
 77. Civil Grading Plan – East Lot
 78. Civil Site Utility Plan – East Lot
 79. Porcelain Tile Veneer Detail
 80. Louvered Panel Detail
 81. Sunshade Detail
 82. Metal Panel Wall System Detail
 83. Glass Curtain Wall Detail
 84. Aluminum Storefront Detail
 85. Light Pole Fixture Detail
 86. Building Light Scone Detail
 87. Recessed Wall Light Detail
 88. Canopy Light Detail
 89. Bollard Light Detail
 90. Bench Detail
 91. Transformer Detail
 92. Generator Detail
 93. Rooftop Exhaust Fan Details
- D. Notification information:
1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailing list
 6. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Site Development Review Section of Bureau of Development Services
 5. Plan Review Section of Bureau of Development Services
- F. Letters: none
- G. Other:
1. Original LUR Application
 2. Pre-Application BDS Planner Response
 3. Request for Completeness Review Notice and Bureau Responses
 4. Incomplete Letter dated May 2, 2013
 5. Memo to Applicant dated June 12, 2013 regarding outstanding issues.
 6. Site Photos of Existing Plaza & Walkways
 7. Memo to the Commission dated July 1, 2013
 8. Copy of Staff's PowerPoint Presentation from July 11, 2013 hearing
 9. Memo to the Commission dated July 22, 2013
 10. Copy of Staff's PowerPoint Presentation from August 1, 2013 hearing

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).



ZONING



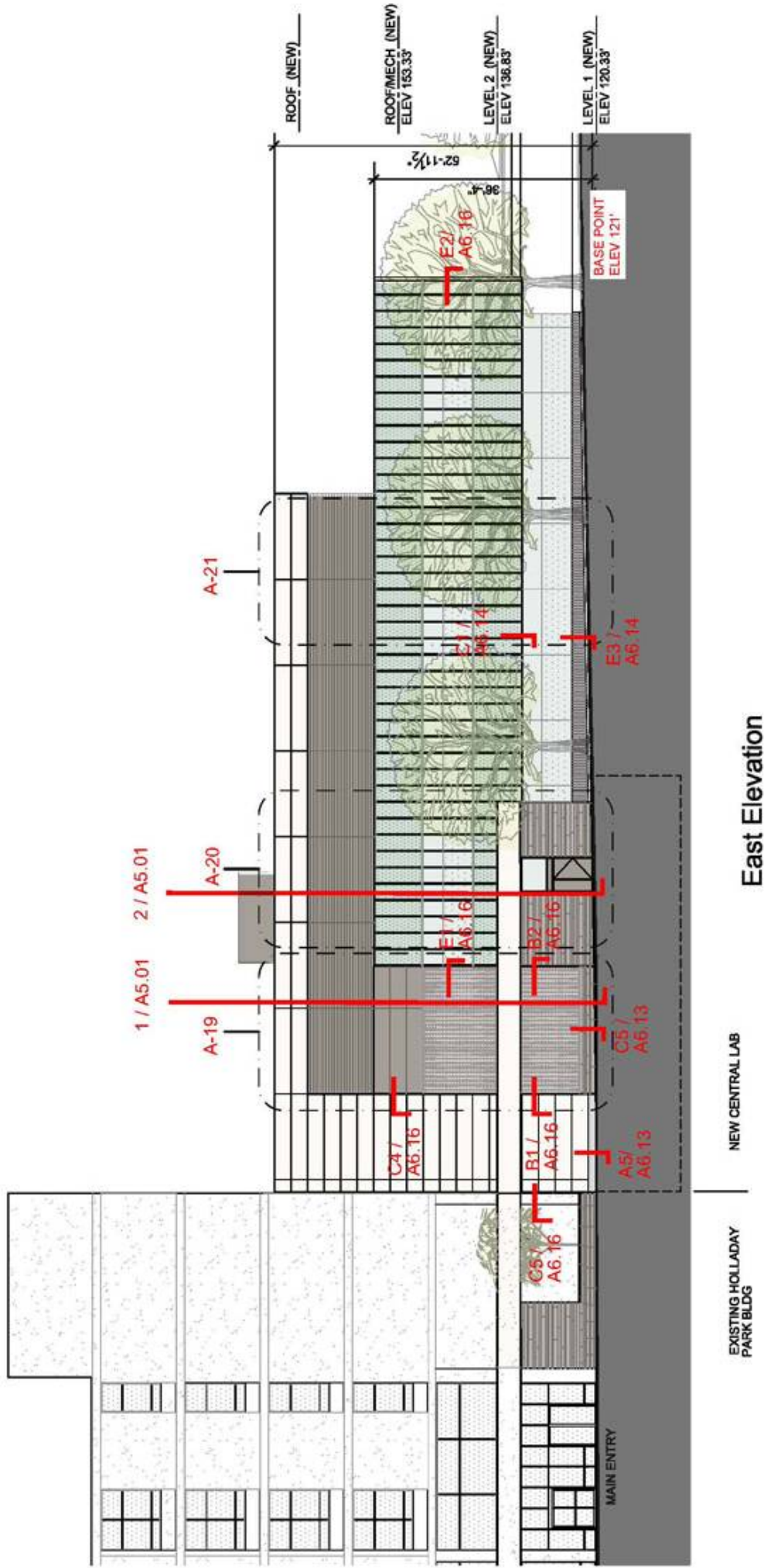
Site

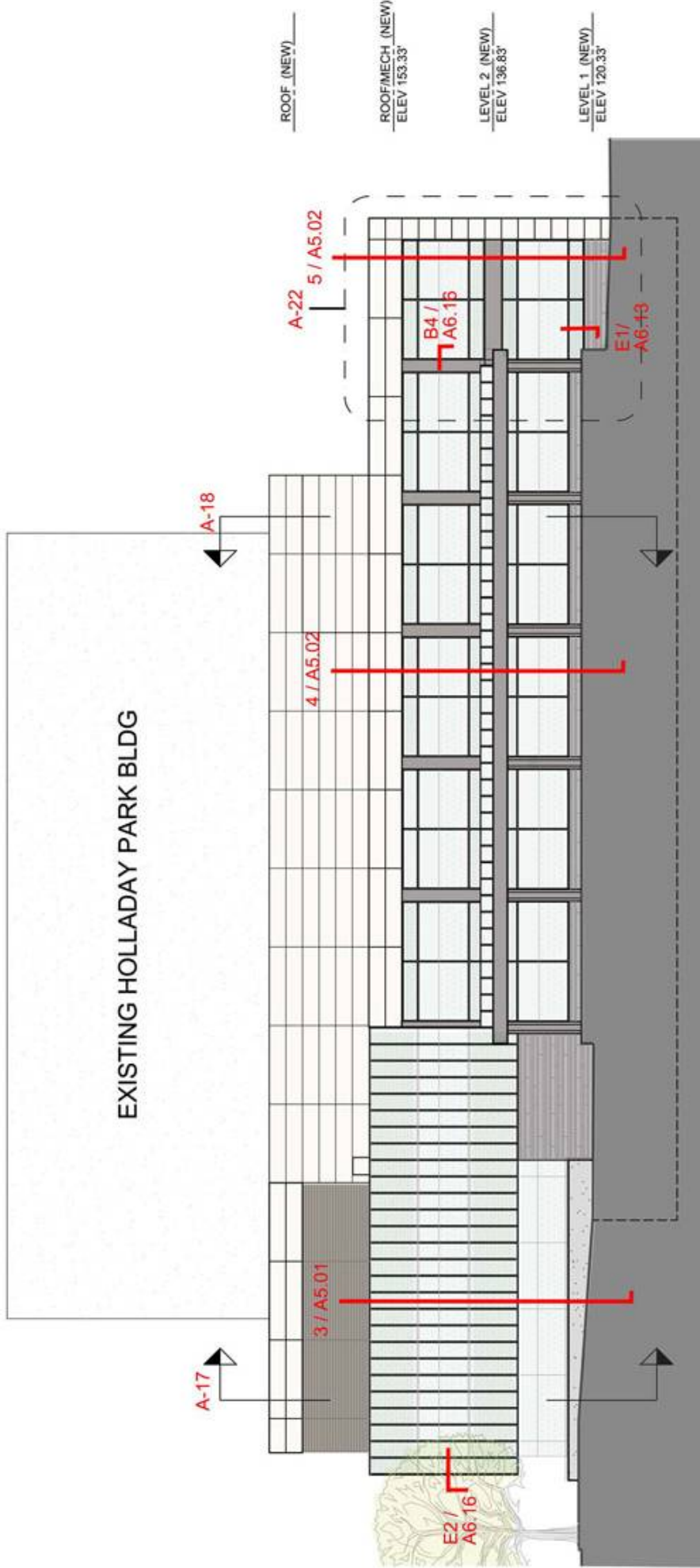


NORTH

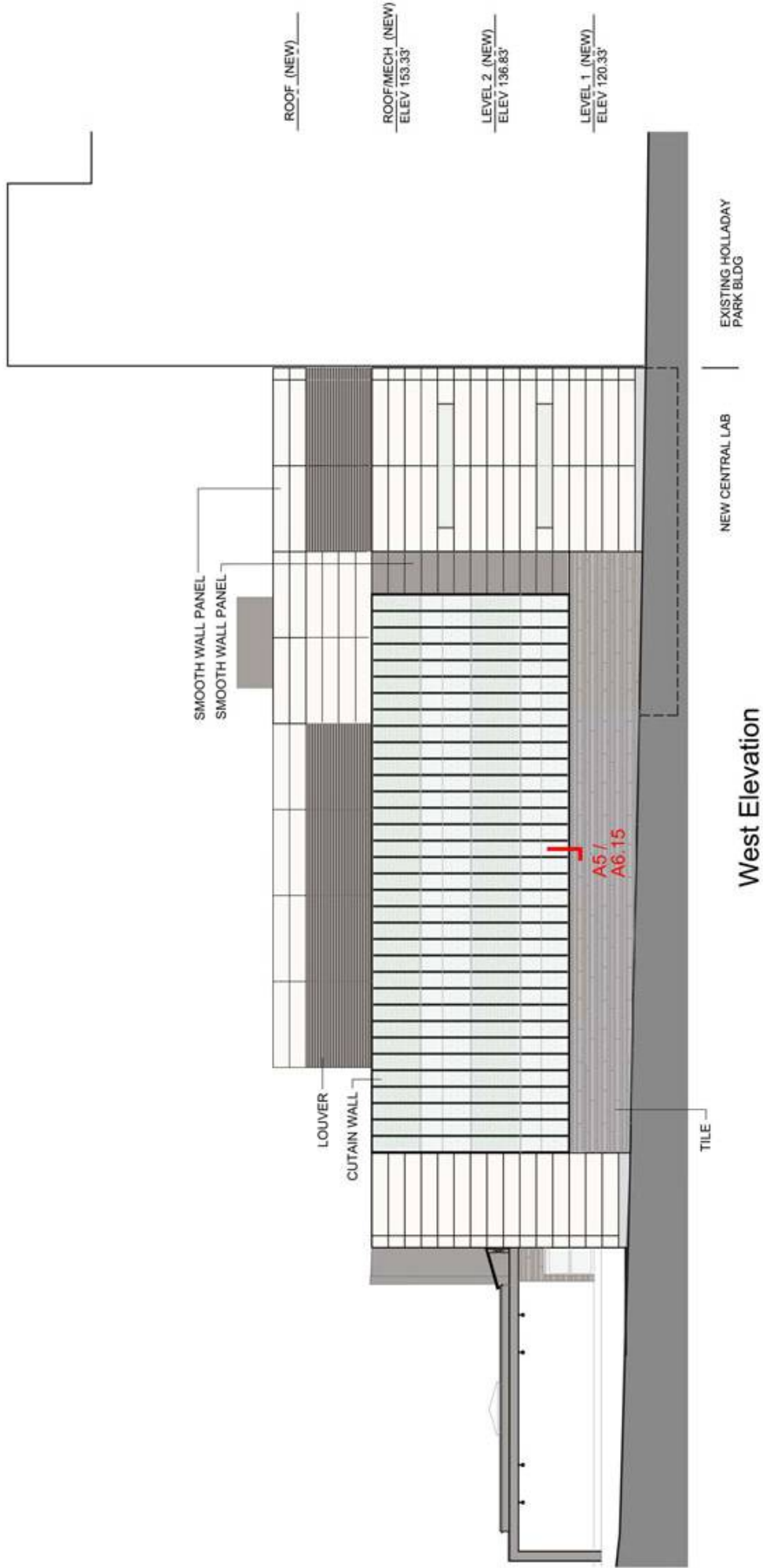
This site lies within the:
CENTRAL CITY PLAN DISTRICT
LLOYD DISTRICT

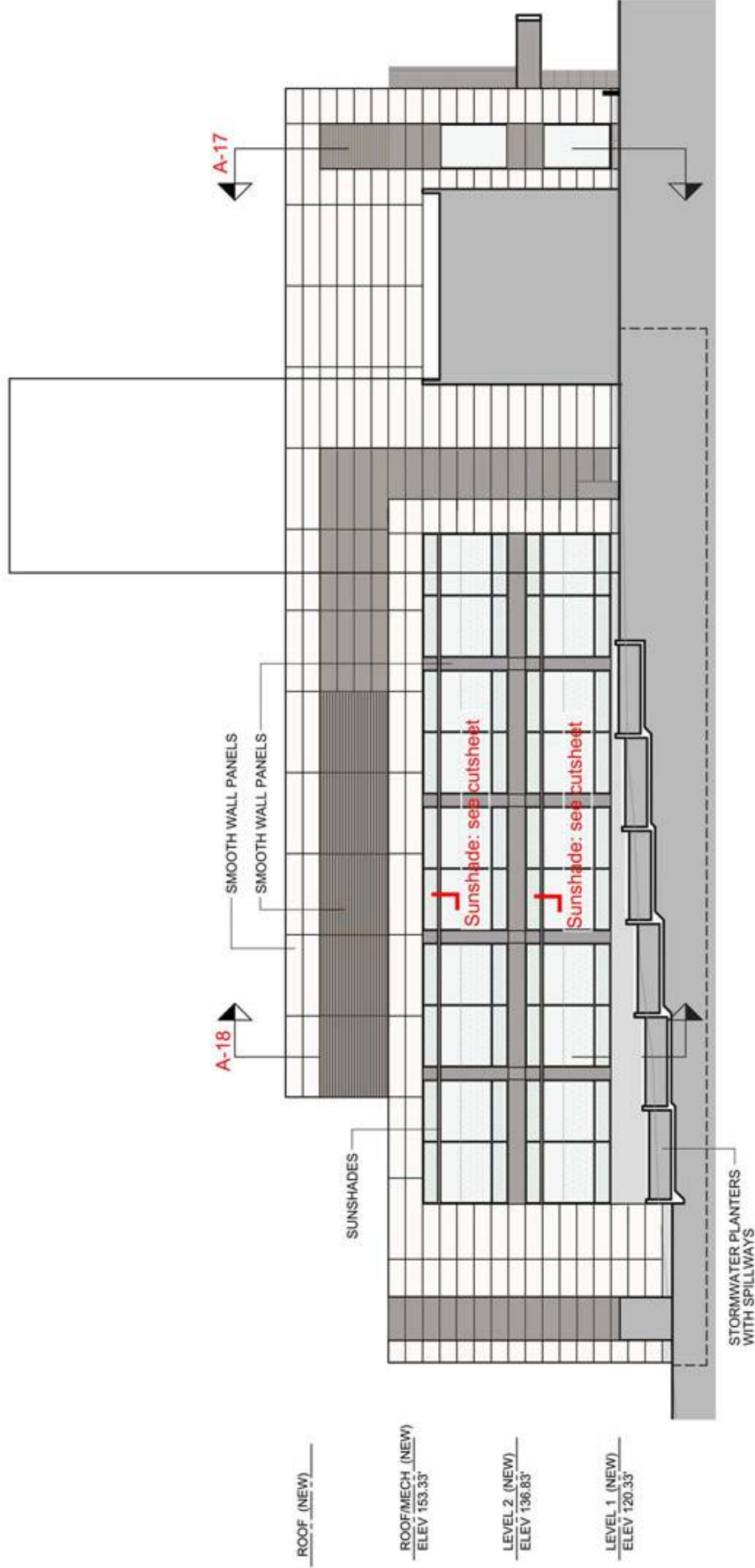
File No. LU 13-139304 DZM
1/4 Section 2930
Scale 1 inch = 200 feet
State_Id 1N1E34AA 1700
Exhibit B (Apr 17, 2013)





North Elevation





South Elevation