



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: July 5th, 2019

From: Mark Moffett, City Planner
503-823-7806 / Mark.Moffett@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 19-163449 PR (Marquam Hill Parking Review)
H.O. Case #: HO 4190013
Pre-App.: PC # 18-261654

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

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Mark Moffett at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

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

- **Please send your response to BDS no later than: Tuesday July 23rd, 2019** (Comments received after this date may not be included in the staff report).
- **We must publish our report by: Friday, July 26th, 2019.**
- **A public hearing before the Hearings Officer is tentatively scheduled for Monday August 5th, 2019 @ 9:00 AM.**

Applicant: Ed Trotter, OHSU
3181 SW Sam Jackson Park Rd; Mail Code PP22E
Portland, OR 97239
(971) 337-7923, trottere@ohsu.edu

Legal Counsel: Christe White, Radler White Parks & Alexander LLP
111 SW Columbia St., #700
Portland, OR 97201
(971) 634-0204, cwhite@radlerwhite.com

Owner: Oregon State Board of Higher Education
3181 SW Sam Jackson Park Rd
Portland, OR 97239

Site Address: 3181 SW SAM JACKSON PARK RD and others (OHSU Campus)

Legal Description: BLOCK 60 LOTS 1-4 E OF SW U.S. VETERANS HOSPITAL RD, PORTLAND CITY HMSTD; BLOCK 82 INC PT VAC STS LOT 1 EXC W 40' INC PT VAC ST LOT 2&3 EXC W 40', PORTLAND CITY HMSTD; BLOCK 93 INC PT VAC STS LOT 1 INC PT VAC ST LOT 2-4, PORTLAND CITY HMSTD; TL 3800 0.09 ACRES, SECTION 09 1S 1E; TL 600 14.19 ACRES, SECTION 09 1S 1E; TL 500 7.41 ACRES, SECTION 09 1S 1E; TL 200 26.24 ACRES LAND & IMPS SEE R327745 (R991090552) FOR AIRSPACE & IMPS & R327746 (R991090555) FOR IMPS, SECTION 09 1S 1E; TL 3200 1.63 ACRES, SECTION 09 1S 1E; TL 8000 0.18 ACRES, SECTION 09 1S 1E; TL 8100 0.32 ACRES, SECTION 09 1S 1E; TL 8200 0.31 ACRES, SECTION 09 1S 1E; TL 500 1.94 ACRES LAND & IMPS SEE R327785 (R991091031) FOR AIRSPACE & IMPS, SECTION 09 1S 1E; TL 100 0.65 ACRES LAND & IMPS SEE R327835 (R991091601) FOR IMPS AND AIR SPACE, SECTION 09 1S 1E; TL 100 0.46 ACRES, SECTION 09 1S 1E; TL 300 0.23 ACRES, SECTION 09 1S 1E; TL 400 2.09 ACRES, SECTION 09 1S 1E; TL 1300 7.96 ACRES, SECTION 09 1S 1E; TL 1400 8.23 ACRES, SECTION 09 1S 1E; TL 1500 3.59 ACRES, SECTION 09 1S 1E

Tax Account Nos.: R668003590, R668004910, R668005640, R991090410, R991090420, R991090430, R991090460, R991090480, R991090550, R991090620, R991090720, R991090830, R991090860, R991090900, R991091030, R991091600, R991091670, R991091700, R991091710, R991091720, R991091730, R991091740

State ID Nos.: 1S1E09AC 08300, 1S1E09AC 03600, 1S1E09AC 03400, 1S1E09AC 03800, 1S1E09AC 03700, 1S1E09AC 03500, 1S1E09 00600, 1S1E09 00500, 1S1E09 00200, 1S1E09DB 03200, 1S1E09AC 00100, 1S1E09AC 08000, 1S1E09AC 08100, 1S1E09AC 08200, 1S1E09AD 00500, 1S1E09AD 00100, 1S1E09DB 00100, 1S1E09 00300, 1S1E09 00400, 1S1E09 01300, 1S1E09 01400, 1S1E09 01500, 1S1E09 00500, 1S1E09AC 03700, 1S1E09 00600, 1S1E09 00200

Quarter Sections: 3328, 3428

Neighborhood: Homestead, contact at land-use@homesteadna.org.

Business District: None.

District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Zoning: **EXd, EXcd, EXdp, EXdps (IC), Marquam Hill plan district, Public Recreational Trail** (Central Employment base zone with c or Environmental Conservation, d or Design, p or Environmental Protection

and s or Scenic Resource overlay zones, with an IC or Institutional Campus Comprehensive Plan Map designation)

Case Type: PR (Marquam Hill Parking Review)
Procedure: **Type III**, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal: Parking at Oregon Health Sciences University (OHSU) is regulated in the Zoning Code through the Marquam Hill plan district (33.555). A new OHU hospital expansion project (acronym OHEP) is currently being proposed to include 220 new parking spaces, all for guest or patient parking (versus employee parking, which is not proposed). The parking will be physically located in the OHEP building which would be located mid-campus along two different frontages of (private) SW Campus Drive.

The OHP project site is within Subdistrict B in the Marquam Hill plan district (Map 555-1). Any new parking constructed after August 1, 2012 in the plan district requires a Type B Marquam Hill Parking Review (33.555.280.F.2.b). The maximum allowed parking across all of subdistricts A and B is 4,429 spaces (33.555.280.E.1.a), whereas the applicant states the total in this area will be 3,743 after the addition of the 220 proposed new parking spaces. A Type B Marquam Hill Parking Review is processed as a Type III procedure (33.849.100.B), and the approval criteria are found at 33.849.110.B. Proposals that require a Type B review do not also require a Type A review (33.555.280.F).

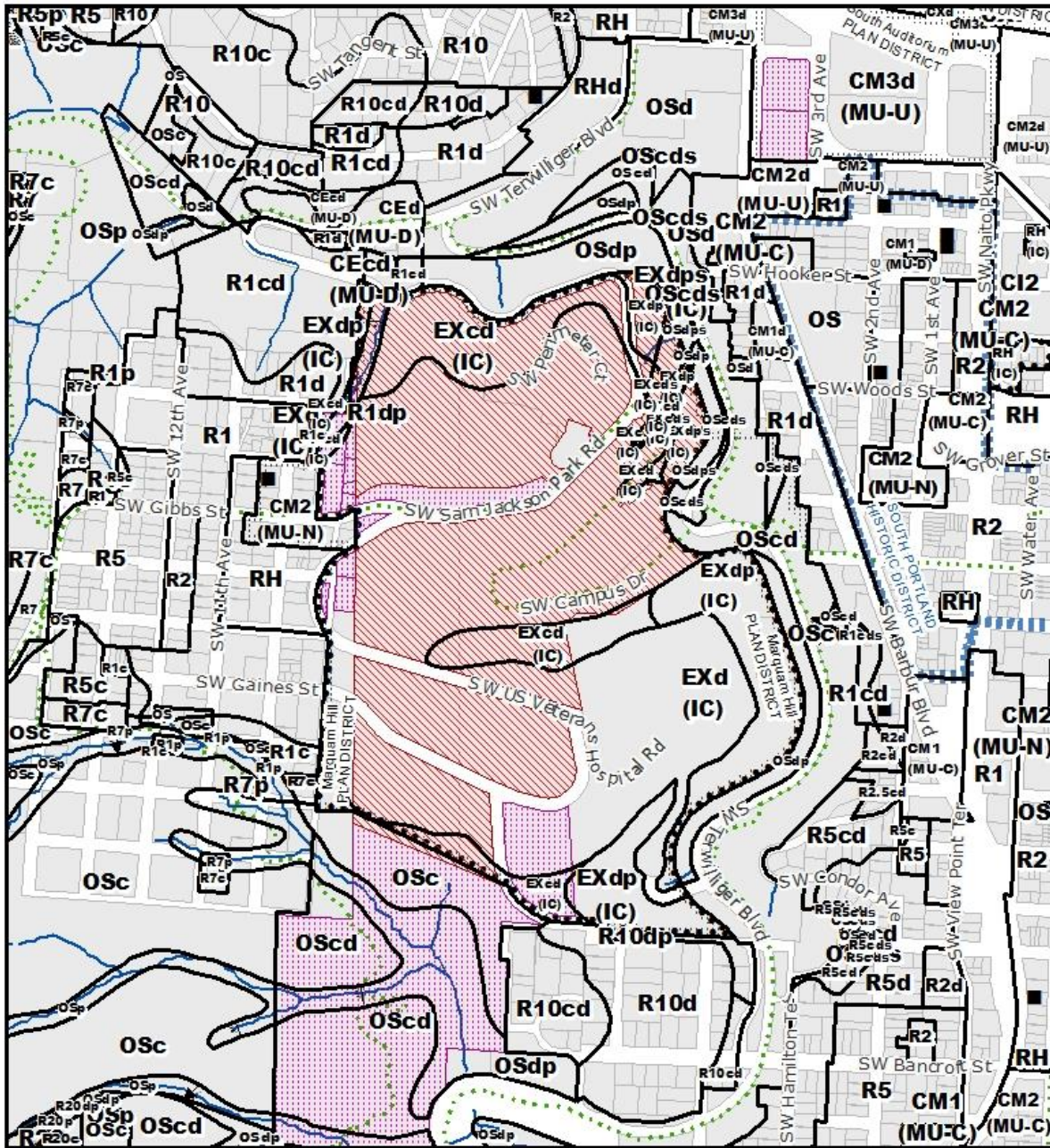
The larger OHEP building project will also require a separate Design Review, to evaluate the physical massing and appearance of the building, as well as how it integrates into the surrounding context and pedestrian environment, etc. However, in order to construct the project with the proposed 220 parking spaces, the applicant must obtain approval of this Type B Marquam Hill Parking Review.

Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are found at **33.849.110.B.1.a-c, Type B Marquam Hill Parking Review**. Subcriterion 33.849.110.B.2 applies but is not relevant, as no Type A Marquam Hill Parking Review is required for this proposal. Full citations and all Zoning Code chapters are available online at www.portlandoregon.gov/zoningcode.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on May 10, 2019 and determined to be complete on June 10, 2019.

It is important to submit all evidence to the Hearings Officer. City Council will be able to accept additional evidence if there is an appeal of this proposal, but it is helpful to get all your comments on the record before the Hearings Officer prior to any appeal.

Enclosures: Zoning Map, Vicinity Plan, OHEP Site Plan

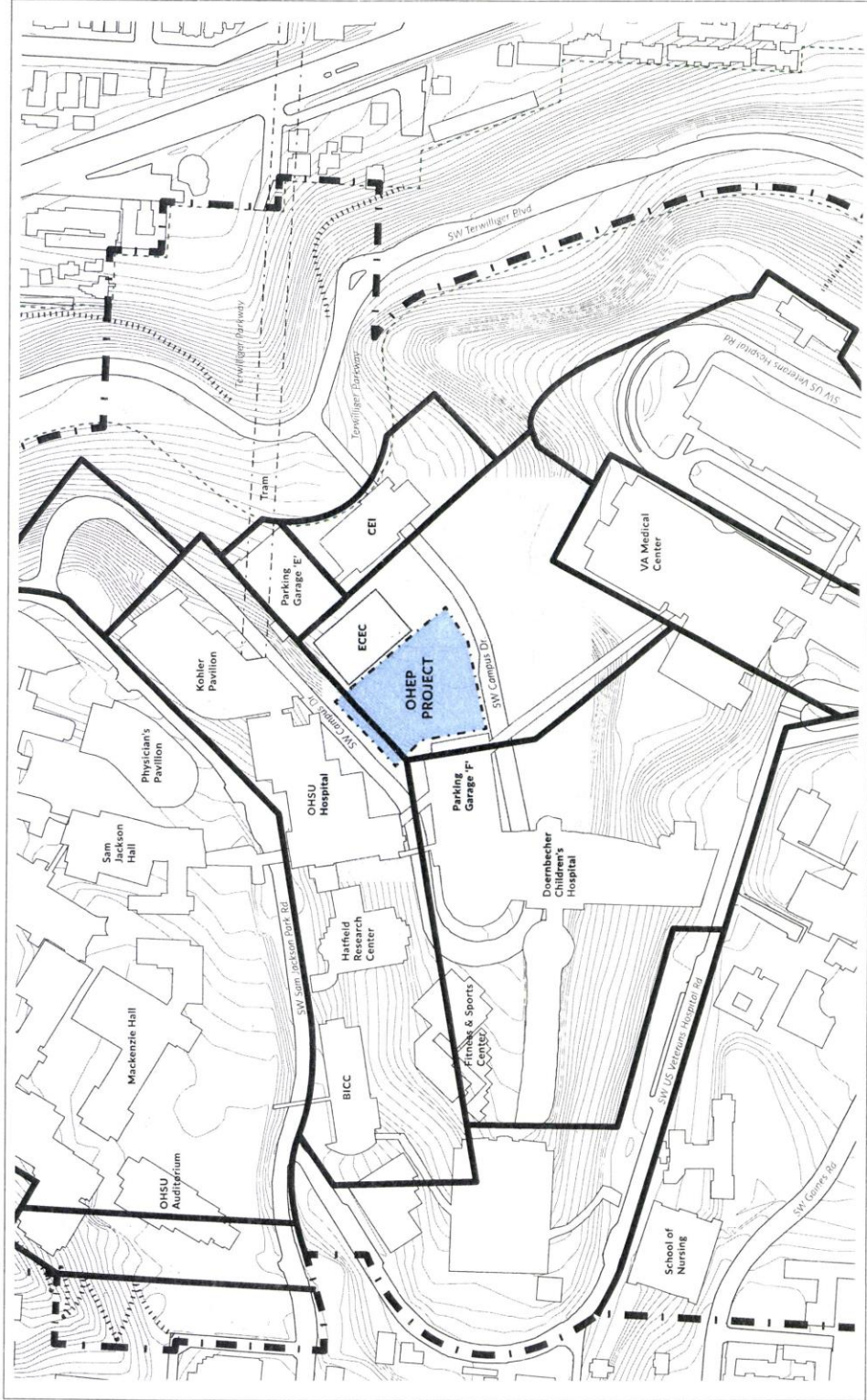


ZONING

THIS SITE LIES WITHIN THE:
MARQUAM HILL PLAN DISTRICT
E, A, B, C SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Stream
-  Historic Landmark
-  Recreational Trails

File No.	LU 19-163449 MHPR
1/4 Section	3328,3428
Scale	1 inch = 600 feet
State ID	1S1E09 200
Exhibit	B May 14, 2019



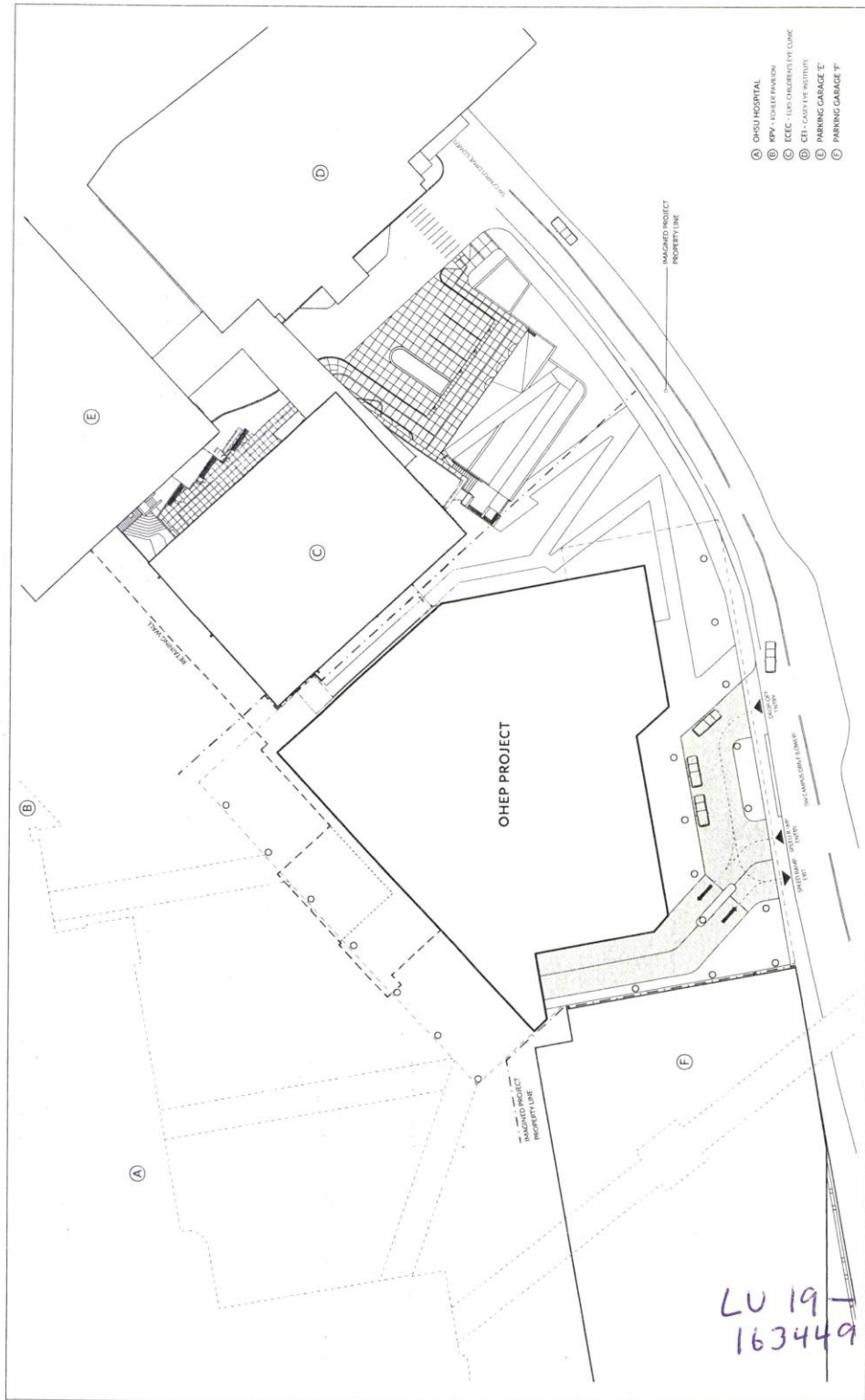
VICINITY PLAN

LAND USE REVIEW LU 19-163449 MHPR
 (MARQUAM HILL PARKING REVIEW)

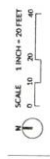
OHSU HOSPITAL EXPANSION PROJECT

SKANSKA *nbbj*
 OHSU

LU 19-163449 PR



LU 19-163449



PROJECT SITE PLAN

LAND USE REVIEW LU 19-163449 MHPR
(MARQUAM HILL PARKING REVIEW)

OHSU HOSPITAL EXPANSION PROJECT

SKANSKA *nbbj*



PR