



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

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FINAL FINDINGS AND DECISION BY THE DESIGN COMMISSION RENDERED ON December 12, 2019

CASE FILE NUMBER: LU 19-195718 DZ

[PC # 18-261654, DAR # 18-280884]

OHSU Hospital Expansion Project

BUREAU OF DEVELOPMENT SERVICES STAFF: Arthur Graves 503.823.7803
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The Design Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

GENERAL INFORMATION

Applicant: Carl Tully | Nbbj | 206.621.2251
223 Yale Ave N | Seattle WA 98109

Owner: Oregon State Board of Higher Education
3181 SW Sam Jackson Park Rd | Portland, OR 97239-3011

Owner's Agent: Ed Trotter | Oregon Health & Sciences University
3181 SW Sam Jackson Park Road, Mail Code Csb210
Portland OR 97239

Site Address: 3181 SW Sam Jackson Park Road

Legal Description: TL 200 26.24 ACRES LAND & IMPS SEE R327745 (R991090552) FOR AIRSPACE & IMPS & R327746 (R991090555) FOR IMPS, SECTION 09 1S 1E; TL 500 1.94 ACRES LAND & IMPS SEE R327785 (R991091031) FOR AIRSPACE & IMPS, SECTION 09 1S 1E

Tax Account No.: R991090550, R991091030

State ID No.: 1S1E09AD 00500, 1S1E09 00200, 1S1E09 00600

Quarter Section: 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.

Plan District: Marquam Hill, Sub-District B

Other Designations: Within the Terwilliger Parkway Design District.

Zoning: EX (IC)c,d,s,p: Central Employment (EX) base zone, Environmental Conservation Zone (c) overlay, Design (d) overlay, Environmental Protection Zone (p) overlay, Scenic Resource Zone (s) overlay.

Case Type: DZ: Design Review

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 requests a Type III Design Review for a proposed new 14-story OHSU Hospital Expansion Project building on the Oregon Health Sciences University (OHSU) Campus. The approximate gross area of the project is 526,297 square feet. Building program includes ground floor entry lobby with upper floors dedicated to: public amenity spaces; adult acute care; adult service programs; patient parking; and Women's and Children's programs. A porte cochère vehicle entry court and drop-off area is proposed at the south elevation between the building and SW Campus Drive. 3 skybridges are proposed, one at the 8th floor and two at the 9th floor, to connect to buildings to the north. Landscape amenities and pedestrian accessways connecting to the Elks Children's Eye Clinic sensory garden and landscaping are also proposed along the south edge of the site fronting SW Campus Drive. No Modifications or Adjustments to the code are currently requested.

Within this submittal is a request to complete the Formal Open Area requirements of both the Elk's Children's Eye Clinic and this OHSU Hospital Expansion Project. If construction of this OHSU Hospital Expansion Project does not occur the applicant will complete all aspects of the landscape approved in LU 18-116134 DZ.

This submittal also includes alterations to the adjacent parking garage to the immediate west to comply with building code fire resistive protection. Alterations include infilling all existing east openings of the parking garage with 2 hour rated partitions. Because this will remove an existing access point to the garage, a new access point is proposed on the south elevation of the parking garage off of Southwest Campus Drive.

A Type III Design Review is required for proposed new non single-dwelling development in the Terwilliger Parkway Design District that is visible from Terwilliger Boulevard.

Relevant Approval Criteria:

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

- Marquam Hill Design Guidelines
- Terwilliger Parkway Design Guidelines

ANALYSIS

Site and Vicinity:

Oregon Health & Science University's (OHSU) main campus lies on approximately 108 acres of land on southwest Portland's Marquam Hill. The campus is composed of many mid-rise buildings staggered over and across the hill and down into surrounding canyons. The first buildings on the hill were constructed in the late 1910s and early 1920s, and the most recent building on the hill was constructed within the last 10 years.

The subject site was the previous location of the School of Dentistry which was vacated and demolished for construction of both this building and the Elks Children's Eye Clinic facilities. The site is immediately west of the existing Casey Eye Institute (CEI) and the CEI parking garage, both five story masonry structures, which largely separate the subject site from the Terwilliger Parkway to the east. The proposed building and all adjacent facilities utilize the same access to SW Canyon Drive (to the south). South of the site is the Veteran's Affairs Medical Center (VAMC), which is completely obscured from the site due to existing established vegetation. The VAMC is connected to the central OHSU Hospital to the north through an

approximately 700-foot-long, nine-story-high, skybridge. The aerial tram landing platform is directly north of the site and is accessible through the CEI parking garage.

The site slopes steeply down to SW Terwilliger Boulevard which is designated as a Transit Access Street, Neighborhood Collector Street, City Bikeway, and City Walkway in the Transportation System Plan (TSP).

Zoning:

The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The Environmental Conservation Zone (c) overlay conserves important resources and functional values in areas where the resources and functional values can be protected while following environmentally sensitive urban development.

The Design Overlay (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 Environmental Protection Zone “p” overlay provides the highest level of protection to the most important resources and functional values. These resources and functional values are identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each specific study area. Development will be approved in the environmental protection zone only in rare and unusual circumstances.

The Scenic Resource Zone “s” overlay is intended to protect Portland’s significant scenic resources as identified in the Scenic Resources Protection Plan; enhance the appearance of Portland to make it a better place to live and work; create attractive entrance ways to Portland and its districts; improve Portland’s economic vitality by enhancing the City’s attractiveness to its citizens and to visitors; and implement the scenic resource policies and objectives of Portland’s Comprehensive Plan. The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

Land Use History: City records indicate the following prior land use reviews for this site on the OHSU Campus.

- LUR 91-00159 DZ and LUR 91-00160 CU – approval of exterior stairway and mechanical shaft on exterior of south building;
- LUR 91-00749 DZ – 4-story clinic above an existing parking structure;
- LUR 91-00794 CU, AD – Approval of Master Plan and construction of two structures;
- LUR 92-00751 DZ – approval of floors 10-14 and a penthouse on the Hospital South C-Wing;
- LUR 92-00783 CU, AD – approval for additional square footage for Dotter Institute and relocation of existing parking information booth;
- LUR 92-00866 CU, EN, AD – Approval of four-level, 157-car parking garage on north end of Shriner’s Hospital;

- LUR 93-00125 MS, ZC, AD – approval to amend master plan and relocate viewpoint VM 31-25;
- LUR 93-00702 CU, AD – Approval of Ambulatory Research & Education Center & Emergency room relocation & Helicopter Landing Facilities Relocation;
- LUR 94-00946 EN – Approval to prune Douglas Fir trees & two Broadleaf Maples;
- LUR 95-00155 DZ – Approval to cut down three trees in R1d zone;
- LUR 95-00324 MS & LUR 95-00366 DZ – Approval to construct Doernbecher Children’s Hospital & an adjacent parking facility for 150 cars;
- LUR 98-00761 CU – Approval to install six rooftop antennas and four self-contained equipment cabinets on the rooftop of the Facilities Maintenance Building;
- LUR 98-00985 CU – Approval to install three pipe mounted rooftop panel pcs antennas and one gps antenna;
- LUR 99-00808 CU – Approval to add antennas to roof of existing building in R zone;
- LUR 00-00277 AD – Approval in increase maximum height and area of a non-illuminated, freestanding directional sign.
- LU 02-138020 DZ – Approval of Design Review, with conditions, for the Biomedical Research Building [BRB], 260,233 SF of program space distributed over 11 levels: four partial basement levels and seven levels completely above grade.
- LU 02-149248 EN – Approval of Environmental Review, with conditions, for the associated BRB disturbance area and mitigation proposal.
- LU 02-150331 PRM – Approval of a Parking Review for 340 new parking spaces and 31 replacement spaces in connection with the proposed Biomedical Research Building [BRB] located in Subdistrict A and 480 new parking spaces and 35 replacement parking spaces in connection with the proposed PCF located in Subdistrict B.
- LU 18-116134 – Approval of Design Review for a new 5-story “Elks Children’s Eye Clinic” building.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **September 27, 2019**. The following Bureaus have responded with no issue or concerns:

- Portland Bureau of Transportation: Robert Haley: August 06, 2019. (Exhibit E-1). With no concerns and the following response:

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

The site has frontage on SW Campus Drive. This is a private roadway. No dedications or street improvements will be required as part of this design review. However, OHSU is currently in the process of seeking approval of the proposed 220 patient parking spaces in the future parking garage. That request is being processed as a Type III Marquam Hill Parking Review (19-163449 PR). The public hearing before the Hearings Officer was held yesterday, August 5th, 2019. There was significant public testimony regarding existing traffic concerns in the immediate neighborhoods. The record was left open for a week to allow for additional written testimony. It is likely that the HO’s decision will be appeal to City Council. Final design approval will be contingent upon OHSU receiving approval of their Marquam Hill Parking Review.

The appeal period for the Marquam Hill Parking Review (19-163449 PR) concluded on September 26, 2019. It was not appealed.

- Bureau of Development Services Site Development: Ian LaVielle: August 12, 2019. With no concerns. (Exhibit E-2).

- Fire Bureaus: Dawn Krantz, September 16, 2019. (Exhibit E-3). With no concerns.
- Bureau of Development Services Life Safety / Building Code Section: Channel Horn: September 16, 2019. (Exhibit E-4). Issues mentioned include:
 - A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. OSSC 105.1
 - **Mech. Permit** - A separate Mechanical Permit is required for the work proposed. OMSC 106.1
 - **Process Mgr. Request & Prelim. Mtg.** - It is recommended the applicant contact the Process Management section at (503) 823-7452 to request a process manager to assist in coordinating the City reviews and to arrange a Preliminary Fire and Life Safety Meeting.
- Parks Bureau, Urban Forestry: Casey Clapp: September 18, 2019. (Exhibit E-5). With no concerns, however, with the following comments:
 - Response Summary
Urban Forestry does not object to approval of the proposed development. The development will be subject to Urban Forestry standards and requirements during the permit review process.
 - Tree Plan (11.50.060)
A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was not submitted with the Land Use application, so additional tree information is required. The plan must include the following information for street trees:
 - The size and location of street trees adjacent to the subject property.
 - Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
 - Tree(s) proposed for removal.
 - Tree planting plan (tree species and location(s)).
 - Street Trees
 1. *Existing Street Conditions*
 - SW US Veterans Hospital Rd: The site has approximately 1,373 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strips, and sidewalks. There are no overhead high voltage power lines. There are 14 street trees all in fair to good condition.
 - SW Sam Jackson Park Rd: The site has approximately 1,890 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks in most places. There are no overhead high voltage power lines. There are many street trees, some in formal planting areas and other in natural areas to the north. Most are in good condition in the formal areas.
 - SW Terwilliger Blvd: The site has approximately 1,518 feet of street frontage. The right-of-way is improved with pavement and curbs. There are no overhead high voltage power lines. There are many street trees located in an unimproved natural area.
 2. *Street Tree Preservation (11.50.040)*
The applicant does not propose the removal of any street trees.

3. *Street Tree Protection Specifications* (11.60.030)

Tree protection is required in accordance with Title 11 Trees, Protection Methods (11.60.030). Tree protection shall follow either the Prescriptive or Performance path. Protection methods must be shown on the tree plan. If using the Performance path, the alternate tree protection plan must be prepared by an arborist who has visited the site

4. *Street Tree Planting* (11.50.060.C)

The applicant has not provided a conceptual street tree planting plan. One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1). Street trees must be planted at a minimum 2.5 caliper inches. Trees will be required to be planted through the building permit. Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

- Heritage Trees
 - *Heritage Trees* (11.20.060):
There are no Heritage Trees on or adjacent to this site.
 - Conditions of Approval
Urban Forestry has no objections to the proposal.
- Bureau of Environmental Services: Emma Kohlsmith: September 19, 2019. (Exhibit E-6). With no recommended issues of approval, and the following comment:
 - BES does not object to approval of the design review application. The proposed development will be subject to BES standards and requirements during the permit review process.
- Portland Water Bureau: Michael Puckett: September 20, 2019 (Exhibit E-7). With no concerns or conditions of approval.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **September 27, 2019**. There were no written responses received from either the Neighborhood Association or notified property owners in response to the proposal.

PROCEDURAL HISTORY

- **Early Assistance Pre-Application Conference (PC): EA 18-261654 PC: November 27, 2018:**
Issues included massing, elevations, skybridges, building skin, parking and Formal Open Areas.
- **Design Advice Request (DAR) #1: EA 18-280884 DA: May 04, 2019:**
Commission had the following contextual concerns: massing; importance of views from Terwilliger Boulevard; concern with the cavernous depth of the entry/porte cochere; feeling that Upper SW Campus Drive be service oriented; and the integration with future light rail station connections. Public realm issues included: concern with interface with SW Lower Campus Drive (LCD); ground floor entry sequence; need for increased vegetation at entry and along LCD; need for improved landscaping to better integrate with the building and building's mass. Quality and permanence issues included: concern with blank walls on the south and east, support for the west elevation, concern for parking walls, concern of too many moves on facades – looking “pasted” on as transitioning from elevation to elevation.

NOTE: Public comment was taken regarding parking. See <https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=EA+18-280884+> to access audio of the meeting.

- **Design Advice Request (DAR) #2: EA 18-280884 DA: June 27, 2019:**
Commission continued to discuss the building massing. The south wall treatment (and mass) was also a concern. Lifting the mass on the south elevation, at the entrance, was supported. The cavernous entry remains a concern, façade treatments were generally supported, and further refinement was suggested. Alterations to the landscape was supported. Concern was raised regarding the aesthetics of the stormwater plantings. The entry was determined to need further study and refinement.

NOTE: Public comment was taken regarding parking. See <https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=EA+18-280884+> to access audio of the meeting.

- **Land Use Application LU 19-195718 DZ: Submitted on July 19, 2019:**
Deemed complete on August 13, 2019. A hearing was originally scheduled for October 03, 2019 - 51 days after being deemed complete, and per the applicant's request, rescheduled to October 17, 2019.
- **Design Commission Hearing #1: October 17, 2019:**
Commission had concerns with additional materials being added (board formed concrete and columnar basalt) at the entrance. The quality of the pedestrian realm regarding separation from LCD remained a concern. Aspects of the Formal Open Area design were a concern and needed further refinement: continuity from Elks Children's Eye Clinic; upper patio area; and it appearing to simply be a path. Success of vegetation within the porte-cochere was a concern. Reflectivity of the vision glass was a concern. Commissioners were concerned with the proposed spandrel glass at the parking levels (within the port-cochere) and requested that this be consistent with the proposed faux-wood material.

NOTE: Public comment was taken. See <https://efiles.portlandoregon.gov/Search to access audio of the hearing>.

- **Design Commission Hearing #2: December 12, 2019:**
Commission supported the design and Staff Report of approval. One condition of approval was added regarding the "reflectivity" of glazing – see conditions of approval below.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

33.825.010 Purpose

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

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 guidelines for the area.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body conducting design review may waive individual guidelines for specific projects should they find that one or more fundamental design guidelines is not applicable to the circumstances of the particular project being reviewed.

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

Findings: The site is designated with design overlay zoning (d) and requires Type III Design Review approval. Because the site is located within the Marquam Hill Plan District and the Terwilliger Parkway Design District. The applicable design guidelines are the Marquam Hill Design Guidelines and the Terwilliger Parkway Design Guidelines.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

Marquam Hill Design Guidelines

1. Enhance views of Marquam Hill. Enhance views of Marquam Hill in visually prominent new development by emphasizing verticality, de-emphasizing a building's overall mass, and/or articulating building facades.

Findings: The proposed site and development is located behind the existing Casey Eye Institute (CEI) and CEI parking garage to the north and east, and the new Elks Children's Eye Clinic (ECEC), also to the east. The proposed building intends to meet its full height allowance of 580 feet above sea level (ASL) and so will be a clearly visible addition to the OHSU Campus on the hill from both near and far. The building breaks its massing, when viewed from the east, by recessing the central portion from the 4th level up, allowing its twin arms to the north and south to prominently extend, further articulating the facades changes on this elevation while contributing to the dynamic built environment on the campus. Additional material shifts in the curtain wall such as: the 5" deep vertical fin offsets; use of insulated vision and insulated spandrel glass; and earth-tone louver vision screen at the base, also contribute to expressing the verticality of the building, changes in the façade plane (creating shadow lines), and de-emphasizing its mass on this prominent façade.

Proposed façade treatments to break down the mass of the building on the south elevation are not as dramatic as the moves on the east elevation but are collectively significant and well placed to provide an impact at the pedestrian level. Overall moves include materials and material changes consistent with those on the other elevations: insulated vision and insulated spandrel glass; 5" deep vertical fins; and earth-tone louver vision screen at the base. However, approximately the first 24' feet of the building on this elevation is recessed back (approximately) 35' to provide for the entrance porte-cochere to accommodate light and vegetation without being cavernous. Additional treatments on and adjacent to this elevation, most noticeably the increased landscaping, provide a buffer

from SW Campus Drive traffic, connection to the established second growth landscape to the south, and help to provide a human scale that contributes to diminishing the mass of the building along this elevation, while fitting into the context of the built and natural environment.

Therefore, this guideline is met.

2. Develop Integrated Building Rooftops. Size and place rooftop penthouses, mechanical equipment and related screening elements to mitigate their impacts on views of the buildings. Consider the incorporation of rooftop gardens and/or roof-level stormwater management systems to enhance views of and views onto the rooftops of buildings and parking structures.

Findings: The OHEP building includes two rooftops: one at the 4th level that is open to the east and enclosed by the building on the remaining three sides, and the other at the top of the remaining tower. The 4th level roof proposes an integrated eco-roof design with rolling landscaped mounds planted with ornamental grasses, ferns, low shrubs and perennials. While the roof area is not accessible (due to privacy concerns of the adjacent patient rooms) the entire 4th floor roof is fully landscaped and visible from all upper floors. In addition, the 4th floor roof contains no mechanical units, vents, etc. which could impact the aesthetic integrity of the design. In effect the proposed vegetated roof design provides a tranquil landscape amenity in the foreground that connects successfully with the Cascade Range and Mt. Hood in the distance.

The upper level mechanical floor (level 11) is entirely enclosed by the building fenestration, providing a continuous and unified building expression. This treatment provides nearly complete screening from all mechanical equipment, vents, over-runs, etc. that would typically be visible on the roof. While the upper roof consists of various mechanical wells, fire-fighting appurtenances and roof hatches, no part of the upper roof projects above the maximum height of 580' (above sea level) allowed in Sub-District B of the Marquam Hill Plan District. The only aspect that is not fully screened by the enclosure is a cooling tower well that is located on the southern portion of the roof. Collectively, each roof contributes to, and/or does not detract from, the design success of the building and the context of the OHSU Campus.

Therefore, this guideline is met.

3. Maintain and Enhance Views from Marquam Hill. Maintain and enhance views from existing designated viewpoints.

Findings: Three viewpoints are mentioned in this guideline: VM 31-21 and VM 31-25 and VM 31-26. None of these viewpoints effectively exist at this time as they appear in, and are defined by, this guideline.

Viewpoint 31-21 has been moved and renamed. Now SW63, this viewpoint was originally located "behind the new Veteran's Hospital at the edge of the loading area" (as stated in the 1991 Scenic Resources Protection Plan), due to dense vegetation this viewpoint was moved to the Veterans Hospital/OHSU sky bridge.

Viewpoint 31-25 has also been moved and renamed. Due to the construction of Kohler Pavilion, viewpoint 31-25 was moved from its original location, at "the fountain in front of the Oregon Health Sciences University off of SW Sam Jackson Park Road" (per the 1991 Scenic Resources Protection Plan). In addition, viewpoint 31-25 has been divided into two new viewpoints and renamed: SW54 and SW55. Both new viewpoints are located at the northeast corner area of Kohler Pavilion: SW54 to the viewing platform, lower deck; SW55 to the viewing platform, upper deck.

Viewpoint 31-26 has not been moved or renamed but due to its being located on an area of the Veterans Affairs Medical Center that is fully obscured from view by dense vegetation the viewpoint has been “retired” (per the Central City 2035 plan adopted by City Council in 2018).

In addition to “retiring” viewpoint VM 31-16 the Central City 2035 plan decided to “not protect” viewpoint VM 31-21 (SW63) because the viewpoint is not located in a public space.

As written, this guideline is no longer applicable.

(Note: Staff has discussed this guideline at length with Bureau of Planning and Sustainability (BPS) staff who concur that this guideline does not apply. See Exhibit H-7)

4. Develop Successful Formal Open Areas. Orient formal open areas to take advantage of available sunlight, existing and potential visual connections, pedestrian movement, building entries, and adjacent active uses. Ensure that formal open areas provide visual, spatial, and tactile relief from the density of Marquam Hill’s institutional development. Depending on their desired functions, consider the incorporation of public amenities in formal open areas.

Findings: The proposal meets the Formal Open Area (FOA) requirement for both this guideline and the Marquam Hill Plan District code requirements. Regarding aspects of this guideline, the proposed landscaping and integrated path system provides a means of utilitarian connection and access between the OHSU Hospital Expansion Project (OHEP) and the Elks Children’s Eye Clinic (ECEC), while also providing wayfinding and emphasis to the entrances of both buildings. The path within the FOA also utilizes the significant grade changes on the site to provide both accessible routes for all users, while also establishing nodes with material shifts and seating to allow users to sit, rest and socialize. Significantly landscaped with clear views across the river, the FOA provides physical and visual relief from the adjacent built environment while providing clear connection and continuity with the established natural landscape south of SW Campus Drive. In addition, the patio area located at the southeast corner of the building, while not meeting the Plan District’s standards for a FOA, does meet the guideline’s loose definition in that it provides an additional exterior area including: southern and eastern exposure; distant views; areas to sit and socialize. This patio area has also been modified from the previous design and now includes an increased path width from the building’s main entrance and porte-cochere: from approximately 9’ to approximately 15’; and additional access from the building through twin double-doors at the northwest edge of the patio. The increased width of the walkway from the porte-cochere to the patio allows improved physical and visual connection to the patio, providing cues to users that the space is public and accessible.

Regarding the code requirements (Portland Zoning Code 33.555.260), the proposed FOA provides the necessary 40’ X 40’ square while contributing an additional 9,000 square feet of FOA to the sub-district: Sub-District B. In addition, the square footage of FOA provided by this project increases the net square footage of FOA in this sub-district to 25,204 SF and so the minimum square footage requirement of 25,000 square feet for this sub-district is met.

Therefore, this guideline is met.

5. Strengthen the Pedestrian Network. Strengthen and enhance the pedestrian network and trail system by developing new segments that are safe, well-connected (both physically and visually), and rich in their amenities and material qualities.

Findings: The proposal provides improvements to both the internal and external pedestrian networks. The internal network, most notably the “9th Floor” is significantly strengthened with the integration of skybridges connecting to the OHSU Hospital to the north. External pedestrian networks, as mentioned previously, provide access and connection to ECEC through the FOA. The fully accessible switch-back paths, integrated within significant landscaping, utilize and incorporate a number of materials to enhance the pedestrian network, including: basalt pavers, cast-in-place concrete paving, metal railings, metal walkways and wood benches. The exterior network is also selectively lighted with wall mounted lighting along the pathway, pole lighting, and down lights within the porte-cochere. Also adding to the success of the pedestrian network is the sidewalk alteration adjacent to SW Campus Drive. Pulling the curb-tight sidewalk further away from SW Campus Drive allows for improved connectivity and increase vegetation to buffer pedestrians from vehicle traffic on the adjacent street. Collectively, creating a more comfortable and accommodating pedestrian environment and experience.

Staff was previously concerned with the success of the pedestrian network due to the approximately 10-foot-high retaining wall that users would encounter as they moved up slope to the base of the patio area at the southeast corner of the building. While a wall of this height is not ideal, staff no longer sees it as the barrier it once was. This is largely due to the integration of materials with the rest of the site: basalt with cut stone insets (also used against the new parking garage wall to the west of the building); improved integration of the maintenance access door with the basalt veneer; and increased use and size of areas along the path to sit and rest. To this last point, staff feels it is a treatment that helps provide subtle visual cues to users that this path is less concerned with providing convenient access and more about providing a means to experience nature, sit, and relax. In addition, staff also understands the constraints that the significant grade change has put on the FOA and associated pedestrian network. To this, staff feels that the greater area is best served with paths that provide universal access and areas to rest and socialize.

Therefore, this guideline is met.

6. Support the Pedestrian Network with New Development. Support the pedestrian network by developing building facades that create strong physical and visual connections to the system. Incorporate building equipment and/or service areas in a manner that does not detract from the pedestrian environment, including trails.

Findings: The pedestrian network is enriched by many aspects of the proposed design: path connection to ECEC; increased vegetation both in the Formal Open Area and along the sidewalk adjacent to (Lower) SW Campus Drive; increased integration of vegetation into the entrance porte-cochere area through the adjustment of façade height and setback, and incorporation of garage screening and louvers that help the building integrate with the adjacent established forest area to the south. Revised drawings of the exterior patio area at the southeast corner of the building show increased path connection from the main entry and building’s porte-cochere: increased path width from approximately 9’ to approximately 15’. Additional access to the patio was also provided from the building through twin double-doors located at the northwest edge of the patio. Revised drawings of the entrance and porte-cochere also illustrate a more clear, restrained and consistent material palette regarding the landscape design (particularly the west wall area adjacent to the existing parking garage). Previously proposed materials such as columnar basalt have been removed in place of simple board formed concrete with horizontal inset stone elements (consistent with the previously mentioned basalt veneer wall at the southeast corner of the building). This reduces the number of additional materials while also proving increased area for vegetation. In turn, the simplified landscape materials and treatments help to support and accentuate the

pedestrian environment, porte-cochere and fully glazed entrance without unnecessarily competing with it.

Therefore, this guideline is met.

7. Enhance Relationships with Adjacent Forested Areas and Terwilliger Parkway.

Strengthen the relationships between new institutional development and adjacent forested areas or Terwilliger Parkway by working to reduce site impacts and enhance the integration of the built and natural environments. Incorporate building equipment and/or service areas to strengthen the natural qualities of adjacent forested areas or Terwilliger Parkway.

Findings: The proposed OHEP building is on the site of the previous OHSU School of Dentistry Building, and is set back approximately 500 feet from Terwilliger Blvd, behind the Casey Eye Institute, an adjacent parking garage, and the new Elks Children's Eye Clinic. This is all to say that no existing landscaping will be affected and that the proposed development will not reach into the Terwilliger Parkway or across (Lower) SW Campus Drive to impact the existing topography or vegetation.

Loading and back-of-house services are proposed at the north elevation and away from the natural areas and landscaped areas to the west and south of the site. Significant glazing on the west and south elevations are intended to reflect the adjacent established 2nd growth vegetation across (Lower) SW Campus Drive to help integrate the building with the surrounding landscape. In addition, the proposed building's dark base (a brown metal louver system), is intended to evoke a wood-like material that integrates with the adjacent forested areas. The effect of this material will be further integrated into the building, specifically at the porte-cochere where the soffit is proposed to be a faux-wood that will extend into the lobby of the building. Lastly, the proposed landscaping to the west and the south of the site, which adds landscaping to the entry of the site and continues the Formal Open Area design from the Elks Children's Eye Clinic, provides additional integration with the adjacent forested areas and Terwilliger Parkway.

Therefore, this guideline is met.

8. Strengthen Connections to the Village Center. Create an active, urban interface with the Village Center by incorporating pedestrian-level spaces that can accommodate a variety of active uses.

Findings: The proposed OHEP building is approximately a quarter-of-a-mile from the Homestead Neighborhood Village Center as it is described in the Marquam Hill Design Guidelines. That said, while this guideline does not apply to this site on the OHSU campus, the proposed design is consistent with the spirit of the guideline with the integration of new pedestrian-level spaces, through the Formal Open Areas requirements, that can accommodate a variety of active users and uses.

This guideline is not applicable.

9. Further the Implementation of the Site Development Concepts. Further the implementation of the functional areas, pedestrian, and vehicular circulation site development concepts.

Findings: The site development concepts suggest that the institutional core functions should interact with each other efficiently, that lower intensities should be at the edges of the campus, that the campus should provide opportunities to interact with the neighborhood, that pedestrian connections should be provided throughout the campus and connect to open spaces and other pedestrian networks in the surrounding neighborhood, and that vehicle trips should be minimized. Staff notes that the proposed

development is located at the eastern edge of the campus adjacent to the new ECEC building and existing Casey Eye Institute. All told, the OHEP building is consistent with the guideline proposal to locate "Patient care" uses central to the campus but east of the Village Center. In addition, OHEP furthers the compact urban form aspect of this guideline in its being located adjacent to the both ECEC and Doernbecher Hospital while also providing direct connection to, via skybridge, the OHSU Hospital to the north. Within the scope of this submittal the proposed pedestrian connections are provided across the site, providing connection from the main entrance of OHEP to the adjacent Formal Open Area and ECEC. The vehicle circulation aspect of this guideline is supported through utilizing the SW Campus Drive and Terwilliger Blvd intersection as the means for the additional patient and visitor parking, supported in the Marquam Hill Parking Review (LU 19-163449 PR).

Therefore, this guideline is met.

Terwilliger Parkway Design Guidelines

This site is located within the Terwilliger Parkway. City Council has adopted specific goals and design review guidelines for this area.

Terwilliger Parkway, Boulevard and Trail are unique and notably successful parts of the City which allow people to enjoy the natural beauty and setting of Portland while moving through it. There are sequential views of the City, Mt. Hood, Mt. St. Helens, the Willamette River and the wooded hills along which the Boulevard is constructed. These expansive views are contrasted by sections of the Boulevard which are lush and enclosed by tall stands of deciduous trees and second growth fir. Dominant masses of nature temperate forest set off park-like plantings of ornamental shrubs and mowed lawns.

Terwilliger Boulevard was originally envisioned as a centerpiece for the development of "high class suburban and country residences."¹ Urban development adjacent to the Parkway is sometimes hidden from the Trail and Boulevard. When visible, it often fits into the natural topography and enhances the aesthetic experience of the Parkway. Buildings which are set back from the Boulevard, well but simply landscaped, small in scale, and designed with care tend to add romance to the drive or walk.

The careful and balanced mix of urban and natural experiences, which makes Terwilliger both unique and successful, is also reflected in the way in which it is used. At its best, Terwilliger can accommodate walkers of all ages, runners, bicyclists and picnickers, as well as moderate numbers of motorists sight-seeing or driving to nearby locations along the Boulevard's easy grades and gentle curves.

Terwilliger changes as the landscape and the City grow. The quality of its future character will depend both on the effects of nature and the care taken by the citizens of Portland.

Terwilliger Parkway Goals

The following goals are general statements of the City's objectives for the Terwilliger Plan Area. They provide a framework for the Design Review process, defining its purpose and context.

- A. TO PRESERVE AND ENHANCE THE SCENIC CHARACTER AND NATURAL BEAUTY OF TERWILLIGER PARKWAY AND BOULEVARD.
- B. TO MAINTAIN AND ENHANCE UNOBSTRUCTED VIEWS FROM TERWILLIGER BOULEVARD AND TRIAL.
- C. TO IMPROVE OPPORTUNITIES FOR A VARIETY OF RECREATIONAL USES ALONG TERWILLIGER AND REDUCE CONFLICTS BETWEEN THESE USES.

D. TO GUIDE THE SITING, SCALE, LANDSCAPING, TRAFFIC IMPACTS AND DESIGN OF NEW DEVELOPMENT TO ENHANCE THE AESTHETIC EXPERIENCE OF TERWILLIGER.

E. TO MANAGE THE LOCATION AND DESIGN OF NEW VEHICULAR AND PEDESTRIAN ACCESS TO TERILLIGER IN ORDER TO REDUCE TRAFFIC HAZARDS AND INCOMPATIBLE VISUAL IMPACTS.

F. TO REINFORCE THE PRIMARY TRANSPORTATION FUNCTION OF THE PARKWAY AS A LEISURELY, SCENIC DRIVE AND A BICYCLE COMMUTING PATH, RATHER THAN A HEAVILY USED ROUTE FOR VEHICULAR THROUGH TRAFFIC.

G. TO IMPROVE PUBLIC SAFETY AND PROTECT CITIZENS FROM CRIME.

H. TO REDUCE MAINTENANCE AND IMPROVEMENT COSTS.

The Guidelines which follow are intended to implement the Goals of the Terwilliger Parkway Corridor and the "Character of Terwilliger" Statement. They are intended to aid developers and designers in understanding the expectations of the City and the concerns and objectives of the Design Commission for development within the Terwilliger Plan Area.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A. Height and Setback:

1. Buildings should be set back sufficiently from the Parkway to allow for development of the landscape treatment prescribed in the Terwilliger Plan including adequate setbacks to protect the root system of trees within the Parkway, (The Terwilliger Landscape Concept Plan is shown on map 1, accompanying this document.)
2. Downhill from Terwilliger, new buildings should be limited in height and have sufficient setback to preserve unobstructed Major Views and Panoramas as identified in the Terwilliger Plan.
3. In commercial zones, buildings should be setback from the Parkway not less than ten feet.
4. In areas adjacent to Parkway lands obtained by Deeds of Gift from the Fulton Park Land Company, Terwilliger Land Company and the Oregon/Washington Railroad and Navigation Company, no building within twenty-five (25) feet of the uphill property line of the Parkway should be allowed. (This requirement is explained in Section VII of this Document.)

Findings: The OHEP building, which is up-hill from Terwilliger Blvd, is set back approximately 500 feet from the Terwilliger Parkway behind the existing Casey Eye Institute, adjacent parking garage, and new Elks Children's Eye Clinic. Although the OHEP building will be visible from the Terwilliger Parkway, it will not affect landscaping and vegetation within the Parkway.

This guideline is met.

B. Landscaping

1. A landscaping plan should be incorporated into the proposed development which provides for the following:
 - a. Landscaping should be consistent with the Terwilliger Landscape Concept Plan shown on Map 1 and illustrated in Figures 3 through 10, Pages 11-14.
 - b. Preservation of as many trees over 6 inches in caliper as practical.

- c. Preservation of the existing topography to the extent practical by reducing necessary grading and limiting cuts and fills to slopes of less than 2 to 1 (retaining walls are permitted if they conform with the “style, scale, siting, materials and color guidelines”).
- d. Protection of Root Systems; trees designated for preservation should have no grading within the drip line diameter of the limbs of the tree. (see Figure 2)

Findings: The project limit of work is approximately 215 feet from the Terwilliger Parkway and will not impact existing root systems, topography, or vegetation within the Parkway. Incidentally, landscaping proposed for the project is a combination of native and ornamental plantings that are visually consistent with the existing Parkway landscape.

This guideline is met.

C. Style, Scale, Siting, Materials and Color

1. Architectural scale, style, siting, lighting, building material, color and finishes should complement the landscape and be in keeping with the “Character of Terwilliger” statement.
2. Care should be taken with all aspects of the project seen from the Boulevard and Trail, including roofs, foundations, drives and parking areas, to ensure that they are aesthetically pleasing and in keeping with the “Character of Terwilliger” statement.

Findings: OHEP clearly reads as a contemporary building on the OHSU campus. Building materials and features that will be visible from the Parkway include various metal panel, vision and spandrel glass, 4th level eco-roof, and north elevation skybridges. However, proposed materials at the base of the building, such as the proposed brown screening louvers, help to meet the aspect of the guideline that asks projects to integrate with the aesthetics of the Parkway. The base of the building is further integrated into the landscape with proposed setbacks to the south elevation that allow vegetation to continue into the drop off area. The addition of landscape in this area provides continuity with both the Formal Open Area landscaping to the east as well as the established vegetation to the south, while also providing increased visual screening and buffer to (Lower) SW Campus Drive. The proposed Formal Open Area landscaping provides an additional buffer to the base of the building, further balancing the mix of urban and natural experiences when viewed from Terwilliger Blvd.

This guideline is met.

D. Views and Special Natural Features.

Preserve or improve views and special natural features identified in the Terwilliger Landscape Concept Plan (Map 1).

Findings: No views identified within the Terwilliger Landscape Concept Plan (Map 1) will be impacted. Incidentally, the majority of views delineated on the Terwilliger Landscape Concept Plan (Map 1) are from Terwilliger Boulevard to the east. Views from Terwilliger to the west are strategically located to capture “Forest Views”. The only Forest View that is shown within proximity to the proposed development is located slightly north of the vehicle access point to (Lower) SW Campus Drive, directed south, to the established hillside trees and vegetation that screens the Veterans Affairs Medical Center. This Forest View will not be impacted by this proposal.

This guideline does not apply.

E. Sign.

1. Permanent private signs should not be visible from Terwilliger Boulevard or Trail, except in commercial areas.
2. In commercial areas abutting the Parkway, all signs should be in keeping with the “Character of Terwilliger” statement.

Findings: No signs are proposed with this submittal.

This guideline does not apply.

F. Vehicle Access.

1. In areas adjacent to Parkway lands granted by the Fulton Land Company, Terwilliger Land Company or the Oregon/Washington Railroad and Navigation Company (see Section VII, Page 25) access points are limited first to existing access, then to natural future access points identified on the Access Plan²; then to other points where the City can establish roadways on easy grades. In all other areas, vehicle access is limited to existing access points, and new access is proposed only when no other reasonable alternatives are available.
2. New access to Terwilliger should be accommodated by consolidating with existing access points or, where this is not possible, by consolidating with access points planned for other new developments. (See Figure 11, page 16).
3. Traffic volumes generated by a proposed development should be reduced to the greatest extent practical. Measures considered to mitigate traffic impacts on Terwilliger should include, but are not limited to; encouraging use of public transportation, staggered work hours, carpooling, pedestrian and bicycle access, and parking limitations. New development shall not require the installation of turn lanes, special channelization or traffic signals at the point of the development’s access to Terwilliger.
4. Vehicle access to Terwilliger Boulevard should have a vertical and horizontal sight distance adequate for Terwilliger speeds of 35 MPH, approximately 300 feet. (see Figure 12, Page 17).
5. The access has a 1 to 5 percent grade within 20 feet of the Boulevard or Trail, and less than 20 percent grade beyond the first 20 feet. (See Figure 12, Page 17).
6. Cuts and fills in access areas should be avoided. Where they are unavoidable, the resulting slopes should be limited to 2 to 1 slopes. (See Figure 12, Page 17).
7. Where crossing the Terwilliger Trail is proposed, adequate sight distance to ensure safe crossing must be provided.
8. Avoid access routes to Terwilliger which link other parts of the street system to Terwilliger consequently allowing the shift of additional through traffic onto the Boulevard. Access plans will be reviewed by the City Traffic Engineer, the Bureau of Parks and the City Forester whose comments will be considered by the Design Commission and where appropriate the Hearing Officer or the City Council on appeal.

Findings:

Although 220 new patient/visitor parking spaces are proposed within the new OHEP building (on levels 1, 2 and 3), the project does not intend to develop new access from Terwilliger Blvd. Because of this, the majority of the above numbered points within this guideline do not apply. In addition, as was pointed out by PBOT in the Marquam Hill Parking Review (LU 19-163449 PR) that was required with this development and approved by the Hearings Officer on September 12, 2019: “OHSU is proposing a much lower number of parking spaces within the hospital expansion than the supply that would be allowed by the Zoning Code (220 spaces provided versus the 675 spaces that would be allowed within the building)”. Also, after reviewing the traffic study addressing additional trips to the proposed parking garage within the OHEP building PBOT states that, “*The results show that the intersection of SW Campus Drive and Terwilliger is operating below standard on the (private) Campus Drive approach of the intersection.*” While PBOT mentions

that the “level of service” (LOS) would be improved with the addition of a traffic signal at the intersection of SW Campus Drive and SW Terwilliger Blvd, they do not currently support the proposed signal, “due to the widening necessary, and additional asset and maintenance obligations”. Lastly, PBOT notes, “The Southwest Corridor project is also considering improvements to this intersection for pedestrian access to the Corridor, but the project team has yet to make a final decision. Concurrently, PBOT has prepared a preliminary analysis for all-way stop control at the intersection. Upon final review of this report, PBOT may recommend installation of the necessary signage as a condition of building permit for the parking garage.”

On balance, this guideline is met.

G. Pedestrian Access.

1. Pedestrian access through new development should be provided at the time of development, and at locations consistent with the Terwilliger Access Plan, Map 2.
2. All projects must provide for convenient and well-graded pedestrian access to transit service and the Terwilliger Trail.

Findings: This proposal does not include pedestrian access through the Terwilliger Parkway.

This guideline is not applicable.

H. Project Improvements Within the Parkway.

Project improvements within the Parkway shall be limited to access and other uses specified by the Terwilliger Access and Landscape Concept Plans, Maps 1 and 2.

Findings: The proposal does not include improvements within the Terwilliger Parkway.

This guideline is not applicable.

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 requirements of Title 11 can be met, and 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 proposed building and site developments are consistent with surrounding buildings and amenities on the OHSU campus and fully meet the Marquam Hill Design Guidelines and the Terwilliger Parkway Design Guidelines.

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. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval.

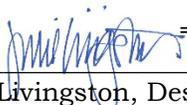
DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve a Design Review for a new 14-story Hospital Expansion Project building on the Oregon Health Sciences University (OHSU)

Campus. The proposed development includes an entry porte-cochere on the south elevation of the building, Formal Open Area installation to the south and east, alterations to the access of the adjacent parking garage to the west, and three skybridges on the north elevation of the building. The approximate gross area of the project is 526,297 square feet. The site is located in the Marquam Hill Plan District, Sub-District B.

Approvals per Exhibits C-1 - C-42, signed, stamped, and dated December 22, 2019 subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B – D) 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 19-195718 DZ. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. NO FIELD CHANGES ALLOWED.
- D. The exterior glazing of the main body of the building be a maximum of 25% exterior reflectivity.

By:  _____
Julie Livingston, Design Commission Chair

Application Filed: July 19, 2019
Decision Filed: December 13, 2019

Decision Rendered: December 12, 2019
Decision Mailed: December 27, 2019

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on July 19, 2019, and was determined to be complete on August 13, 2019.

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 July 19, 2019.

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 the applicant waived the 120-day review period, as stated with Exhibit A-3. The **120 days expire on: August 12, 2020.**

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. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on January 10, 2020 at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5000 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **January 10, 2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

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

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

Arthur Graves

Date prepared December 22, 2019

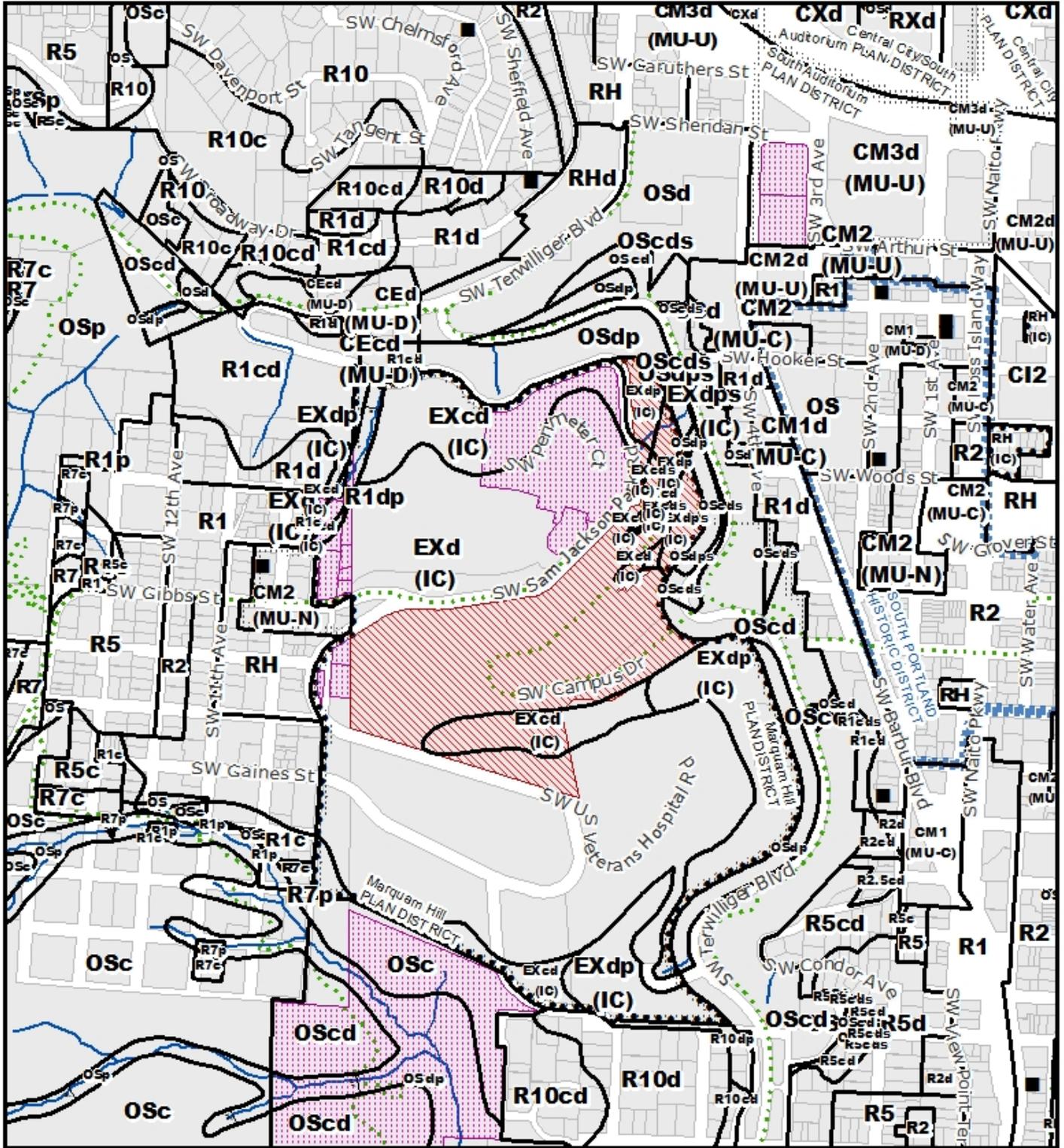
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Original Submittal - Narrative: July 19, 2019 (superseded)
 2. Original Submittal - Drawings: July 19, 2019 (superseded)
 3. Signed Waiver: June 20, 2019
 4. Preliminary Stormwater Management Report: July 2019
 5. Revised Drawings: Formal Open Area: September 13, 2019
 6. Scope Addition Drawings: Adjacent Garage: September 24, 2019
 7. OHSU Marquam Hill: SubDistrict B Calculations: September 26, 2019
 8. Final Submittal - Stormwater Report: September 2019
 9. Final Submittal (for 10.17.19 Hearing) – Narrative
 10. Final Submittal (for 10.17.19 Hearing) - Drawings
- B. Zoning Map (attached)
- C. Plan & Drawings
 1. Site Plan – Enlarged (attached)
 2. Floor Plan – Level B1 and G1
 3. Floor Plan – Level P1 and P2
 4. Floor Plan – Level P3 and L2
 5. Floor Plan – Level L2.5 and L3
 6. Floor Plan – Level L4 and L5
 7. Floor Plan – Level L6 and L7
 8. Floor Plan – Level L8 and L9
 9. Floor Plan – Level L10 and L11
 10. Floor Plan – Roof
 11. Elevation – South (attached)
 12. Elevation – East (attached)
 13. Elevation – North (attached)

14. Elevation – West (attached)
 15. Elevation/Section – North Courtyard
 16. Elevation/Section – South Courtyard
 17. Section 1 – East/West – Looking North
 18. Section 2 – East/West - Looking North
 19. Section 1 – North/South – Looking West
 20. Section 2 – North/South - Looking East
 21. Curtainwall: Façade System A
 22. Curtainwall: Façade System B
 23. Curtainwall: Façade System C
 24. Curtainwall: Façade System D
 25. Curtainwall: Façade System E
 26. Curtainwall: Façade System F
 27. Curtainwall: Façade System G
 28. Curtainwall: Façade System H
 29. Façade Details
 30. Landscape: Tree and Planting Plan
 31. Landscape Plan: Enlarged
 32. Landscape: Entry Drop-Off
 33. Landscape: Entry Drop-Off - Enlarged
 34. Landscape: Formal Open Area
 35. Ecoroof on Level 4
 36. Landscape: Sections
 37. Landscape: Materials Palette
 38. Landscape: Lighting Plan
 39. Adjacent Garage
 40. Garage Screening
 41. Spandrel Glass
 42. Manufactures Cutsheets
- 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. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Portland Bureau of Transportation: Robert Haley: August 06, 2019.
 2. Bureau of Development Services Site Development: Ian LaVielle: August 12, 2019.
 3. Fire Bureau: Dawn Krantz: September 16, 2019.
 4. Bureau of Development Services Life Safety / Building Code Section: Chanel Horn: September 16, 2019.
 5. Parks Bureau, Urban Forestry: Casey Clapp: September 18, 2019.
 6. Bureau of Environmental Services: Emma Kohlsmith: September 19, 2019.
 7. Portland Water Bureau: Michael Puckett: September 20, 2019.
- F. Letters: No letters were received.
- G. Other
1. Original LUR Application
 2. Incomplete Letter: August 09, 2019
 3. Marquam Hill Parking Review, Staff Report: July 26, 2019
 4. Marquam Hill Parking Review, Decision of the Hearings Officer: September 12, 2019
- H. Design Commission
- Hearing October 17, 2019
1. Staff Power Point Presentation
 2. Staff Report – Recommending Denial

3. Applicant Presentation
4. Testimony
- Hearing December 12, 2019
5. Staff Power Point Presentation
6. Staff Report – Recommending Approval
7. Applicant Presentation
8. Information on Marquam Hill Design Guideline #3 – Viewpoints
9. Response to Staff Report: November 20, 2019
10. Final Submittal (for 12.12.19 Hearing) – Narrative
11. Final Submittal (for 12.12.19 Hearing) – Drawings
12. Testimony



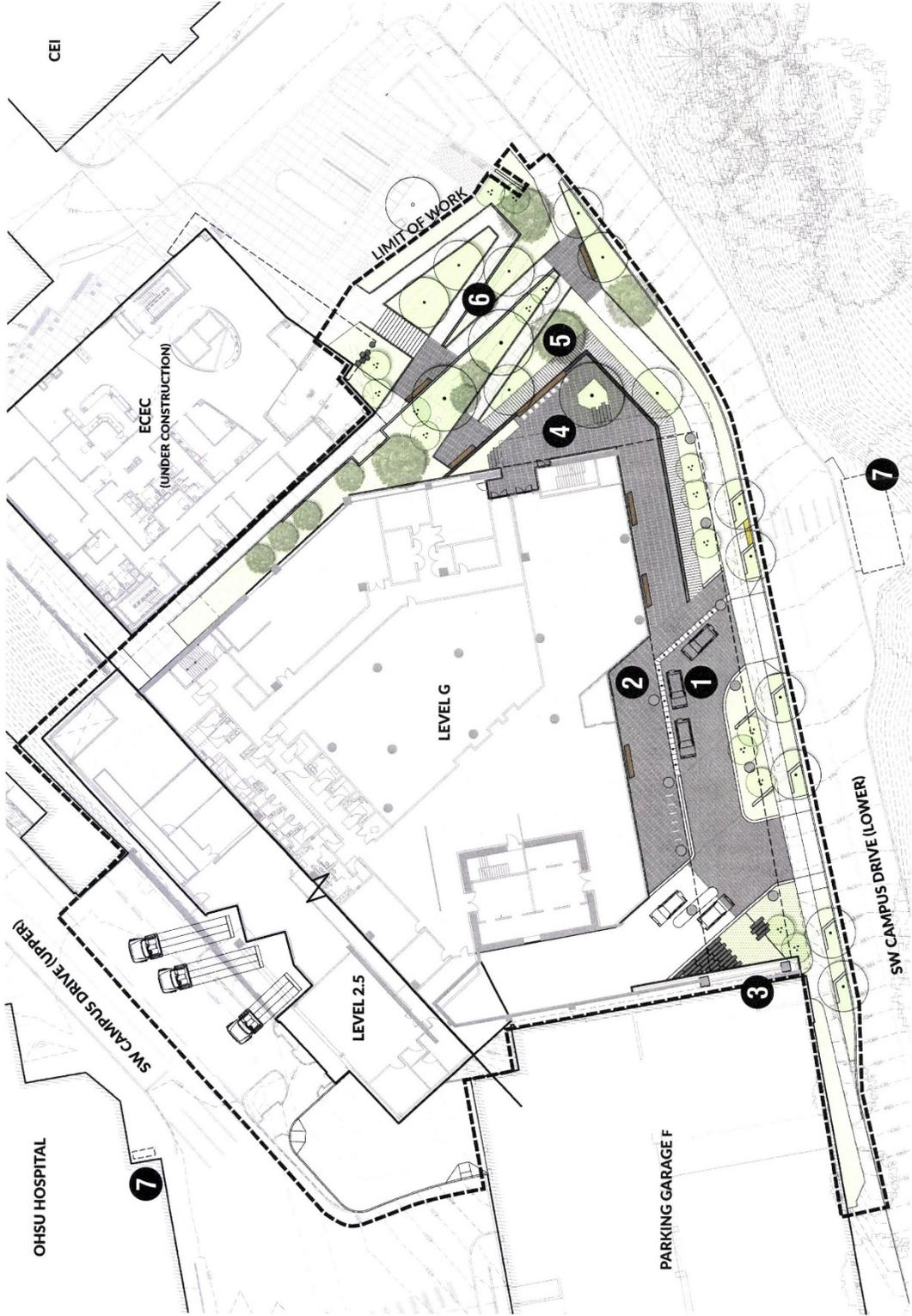
ZONING

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

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

File No.	LU 19-195718 DZ
1/4 Section	3328,3428
Scale	1 inch = 600 feet
State ID	1S1E09 200
Exhibit	B Jul 23, 2019

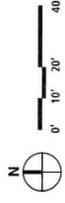
SITE DESIGN SITE PLAN



- LEGEND**
- 1** DROP-OFF
 - 2** ENTRY PLAZA
 - 3** STORMWATER
 - 4** OVERLOOK
 - 5** ELEVATED WALKWAY
 - 6** ADA PEDESTRIAN CONNECTION
 - 7** EX. BUS STOP

Approved
 City of Portland
 Bureau of Development Services
 Planner
 12.27.19

This approval is subject to the conditions of approval. Additional zoning requirements may apply.



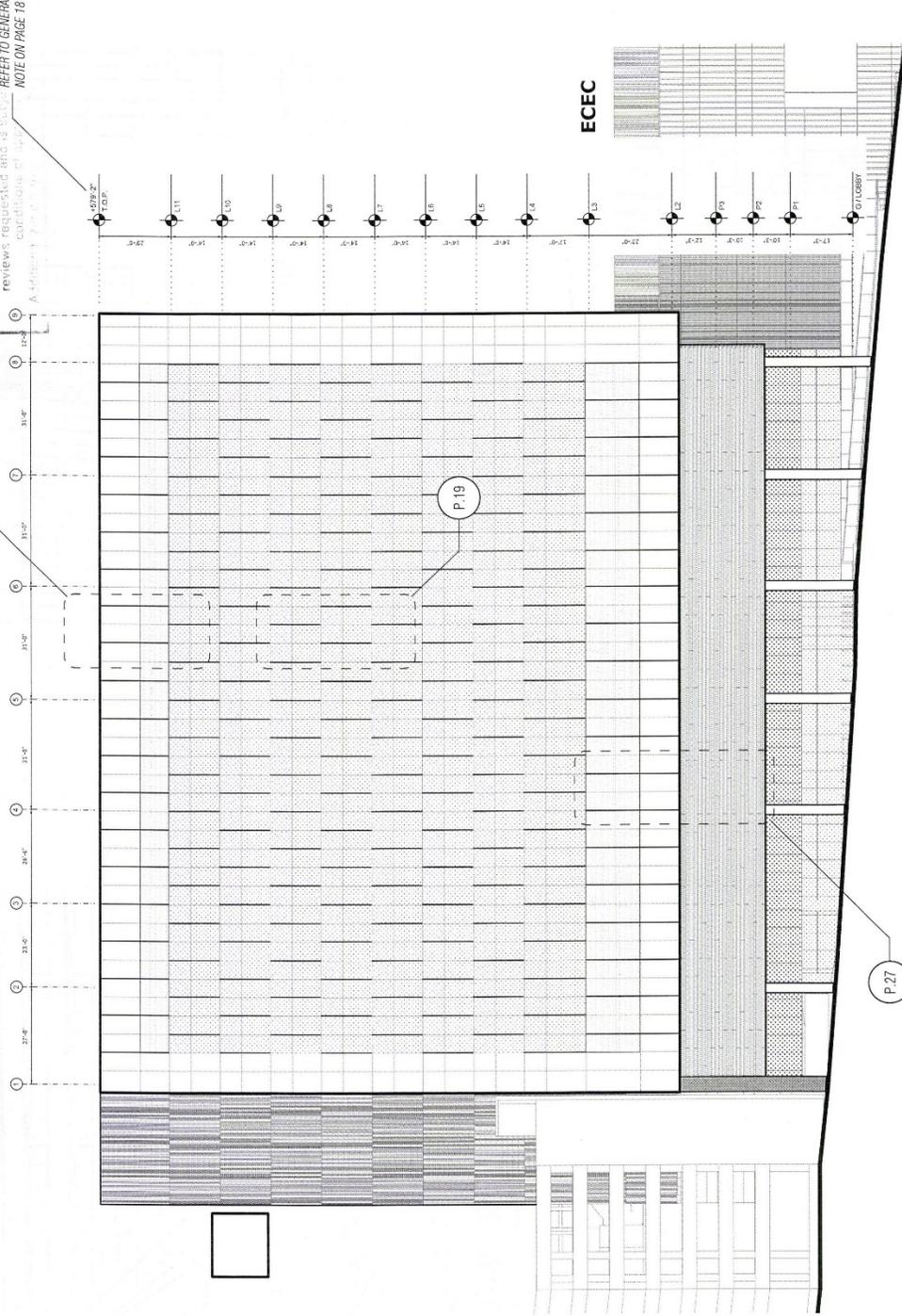
DNH C-1

ELEVATION - SOUTH

OHSU EXPANSION PROJECT

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date **12.27.19**

* This approval applies only to the reviews requested and its conditions. REFER TO GENERAL NOTE ON PAGE 18



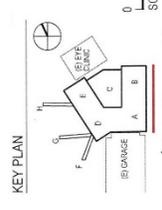
SOUTH ELEVATION
 1/32" = 1'-0"

EXTERIOR WALL TYPES

	[CW-1]		[CW-7]
	[CW-2]		[CW-8]
	[CW-3]		[MP-1]
	[CW-4]		[VS-1]
	[CW-5]		[VS-2]
	[CW-6]		[BFC]

GLASS TYPES

	[GL-1]		[GL-4]
	[GL-2]		[GL-5]
	[GL-3]		



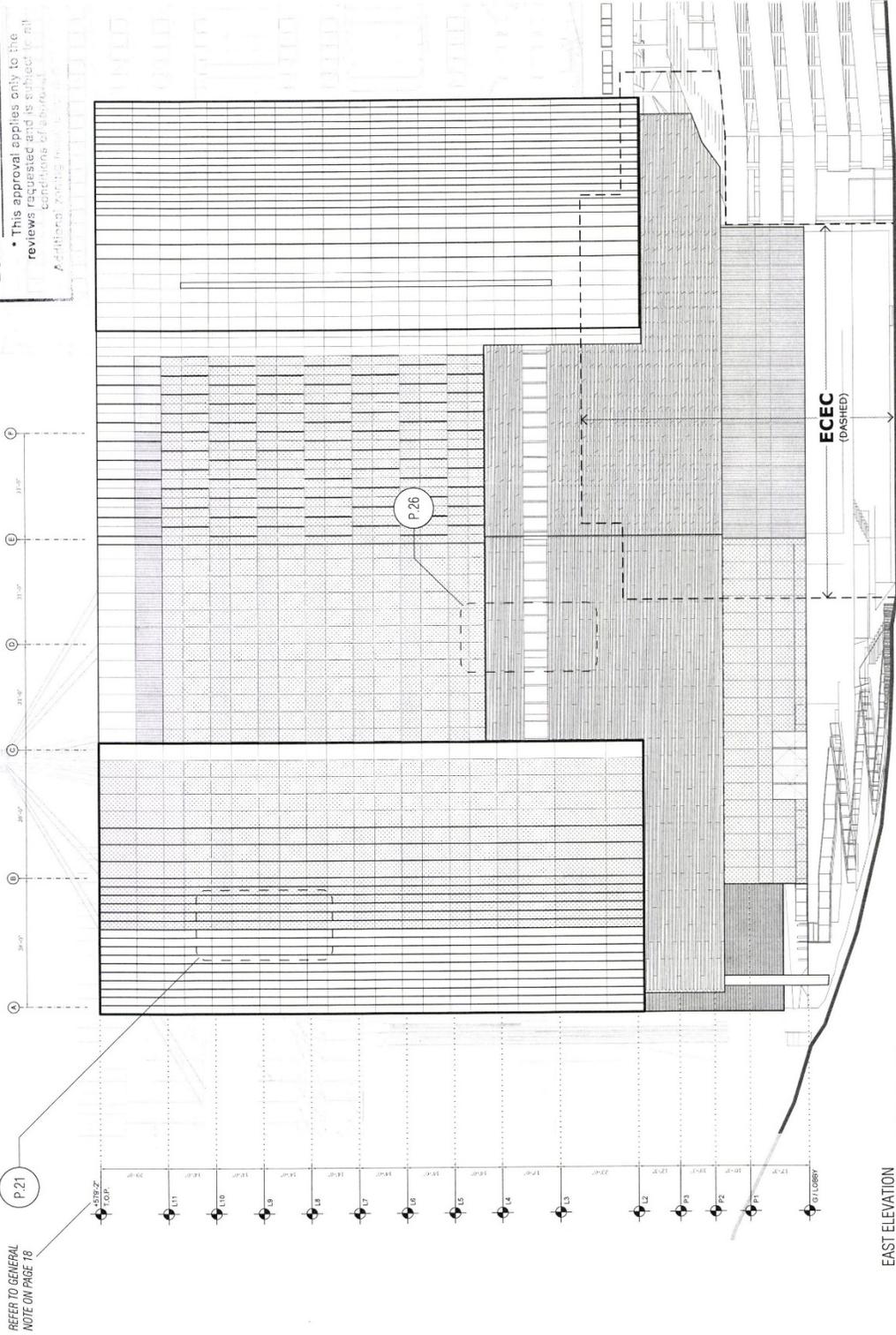
ELEVATION - EAST

OHSU EXPANSION PROJECT

Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date **12.22.19**

*This approval applies only to the reviews requested and is subject to all contributions of submittals.

Additional: 2019.12.19



*SEE PAGE 18 FOR KEYNOTE LEGEND & SYSTEM DESCRIPTION, TYPICAL FOR SYSTEM CALLOUTS

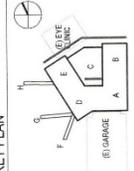
EXTERIOR WALL TYPES

	[CW-1]		[CW-7]
	[CW-2]		[CW-8]
	[CW-3]		[MP-1]
	[CW-4]		[VS-1]
	[CW-5]		[VS-2]
	[CW-6]		[BFC]

GLASS TYPES

	[GL-1]		[GL-4]
	[GL-2]		[GL-5]
	[GL-3]		

KEY PLAN



0 8 16 32 FT
 SCALE: 1/32" = 1'-0"

EXH C-12

EAST ELEVATION
 1/32" = 1'-0"



ELEVATION - NORTH

* Approved*
 City of ~~Portland~~
 Bureau of Development Services
 Planner
 Date **12.21.19**
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements apply.

*SEE PAGE 18 FOR KEYNOTE LEGEND & SYSTEM DESCRIPTION, TYPICAL FOR SYSTEM CALLOUTS

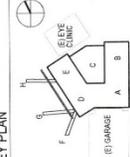
EXTERIOR WALL TYPES

	[CW-1]		[CW-7]
	[CW-2]		[CW-8]
	[CW-3]		[MP-1]
	[CW-4]		[VS-1]
	[CW-5]		[VS-2]
	[CW-6]		[BFC]

GLASS TYPES

	[GL-1]		[GL-4]
	[GL-2]		[GL-5]
	[GL-3]		

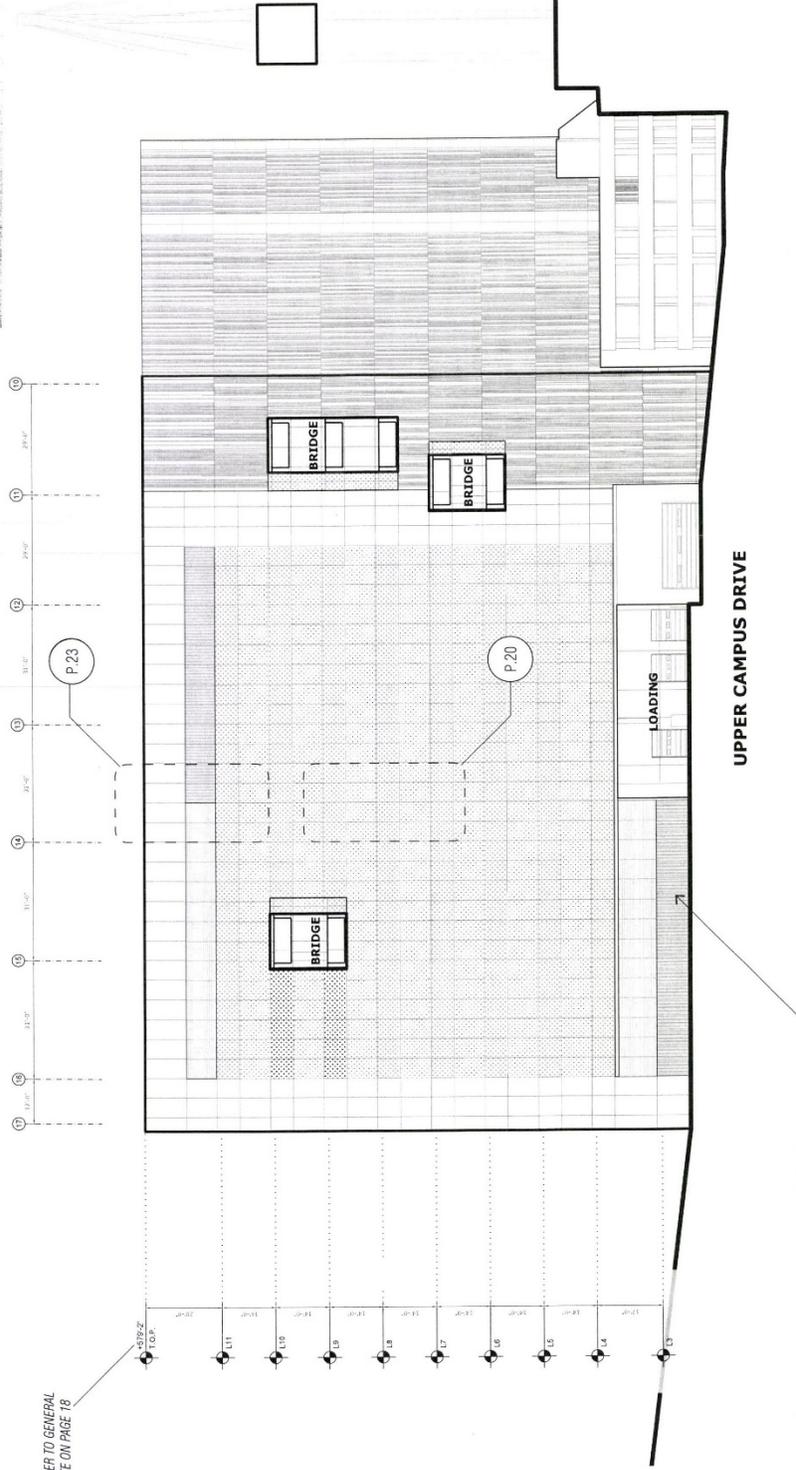
KEY PLAN



0 8 16 32 FT
 SCALE: 1/32" = 1'-0"

EXH C-13

OHSU EXPANSION PROJECT



REFER TO GENERAL NOTE ON PAGE 18

NORTH ELEVATION
 1/32" = 1'-0"



ELEVATION - WEST

OHSU HOSPITAL

OHSU EXPANSION PROJECT

Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date **12.22.19**

*This approval applies only to the reviews requested and is subject to all applicable codes and rules.

REFER TO GENERAL NOTE ON PAGE 18



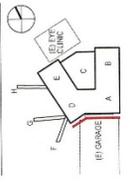
EXTERIOR WALL TYPES

[CW-1]	[CW-2]	[CW-3]	[CW-4]	[CW-5]	[CW-6]	[CW-7]
[MP-1]	[VS-1]	[VS-2]	[BFC]	[GL-1]	[GL-2]	[GL-3]
[GL-4]	[GL-5]					

GLASS TYPES

[GL-1]	[GL-2]	[GL-3]
[GL-4]	[GL-5]	

KEY PLAN



WEST ELEVATION
 100-119

