



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portland.gov/bds

Date: February 24, 2023
To: Interested Person
From: Arthur Graves, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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.

CASE FILE NUMBER: LU 22-205462 DZ: 2 BICYCLE PARKING HUBS

GENERAL INFORMATION

Applicant: Alex Hill | Clark Kjos Architects LLC
621 SW Alder St, Suite 700 | Portland OR 97205
alexhill@ckarch.com | 971.570.4269

Owner: Jennifer Guggenheimer | OHSU Design & Construction
3181 SW Sam Jackson Park Road Mail Code Cb210
Portland OR 97239
guggenhj@ohsu.edu | 971-347-9166

Owner: Oregon State Of (Medical Dept)
3181 SW Sam Jackson Park Rd | Portland, OR 97239

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

Site Address: 3181 SW SAM JACKSON PARK RD

Legal Description: TL 600 14.19 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

Tax Account No.: R991090460, R991090550

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

Quarter Section: 3428, 3328

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

Business District: None

District Coalition: Office of Community & Civic Life, contact Leah Fisher at leah.fisher@portlandoregon.gov

Plan District: Marquam Hill: SubDistricts A and B

Zoning: EX(IC)c,d,p,s: Central Employment (EX) Base Zone and the following Overlay Zones: Environmental Conservation (c); Design (d); Environmental Protection (p); Scenic Resource (s).

Case Type: DZ: Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests a Type II Design Review for two proposed long-term bicycle structures (hubs). Both structures are detached from existing buildings on the OHSU Campus. Both hubs are simple, single story, post-and-beam steel framed structures with polycarbonate glazing around all sides for usability and security. One proposed structure is located adjacent to the Biomedical Information Communication Center, is approximately 1,000 square feet in size and includes 48 bicycle spaces. The other structure is located immediate north-west of the Library and Auditorium, is approximately 1,700 square feet in size, and includes 72 bicycle spaces.

A Type II Design Review is required for proposed new non-exempt development in the Marquam Hill Plan District.

Relevant Approval Criteria:

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

- Marquam Hill 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 northern site is located directly north-west of the Library and Auditorium, surrounded by existing buildings to the north, east, and south. Vegetation surrounds the building to the west. The southern site is located directly north of the Biomedical Information Communication Center (BICC) and closet to the intersection of SW Gibbs Street and SW US Veterans Hospital Road.

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 development standards are intended to allow new development which is similar in character to existing development.

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 zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;

- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

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* (1991) and the *Central City Scenic Resources Protection Plan* (2017); 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.

The Marquam Hill Plan District implements elements of the Marquam Hill Plan by supporting the preservation and enhancement of natural open space areas, existing scenic views, and neighborhood livability, while encouraging an intense level of institutional development including a dynamic mix of medical research, education, and patient care facilities that contribute to Marquam Hill's distinctive character. The plan district regulations enhance the character and features of the district through the implementation of development standards and design guidelines that preserve scenic resources and create a sense of place within the developed portions of the district through a network of plazas, courtyards, and formal open areas connected by a well-designed pedestrian circulation system. The regulations also encourage the development of additional patient care, medical research, and academic facilities and long-term traffic and parking management plans. The northern proposed bicycle hub building is within Subdistrict A of this plan district, the southern hub is within Subdistrict B of this plan district.

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

- 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 DZ – Approval of Design Review for a new 5-story “Elks Children’s Eye Clinic” building.
- LU 19-195718 DZ – Approval of Design Review for a new 14-story OHSU Hospital Expansion Project building.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **January 17, 2023**.

1. Portland Water Bureau: Michael Puckett: January 24, 2023. (Exhibit E-1). With no concerns or conditions of approval.
2. Portland Bureau of Transportation: Tammy Boren-King: January 25, 2023. (Exhibit E-2). With no objections.
3. Fire Bureaus: Dawn Krantz, January 26, 2023. (Exhibit E-3). With no concerns.
4. Parks Bureau, Urban Forestry: Mariano Masolo: February 06, 2023. (Exhibit E-4). With no objections.
5. Bureau of Development Services Site Development: Ericka Koss: February 06, 2023. (Exhibit E-5). With no concerns.
6. Bureau of Development Services Life Safety / Building Code Section: Chanel Horn: February 07, 2023. (Exhibit E-6). With no concerns.
7. Bureau of Environmental Services: Emma Kohlsmith: February 07, 2023. (Exhibit E-7). With no concerns.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 17, 2023. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

DESIGN REVIEW (33.825)

33.825.010 Purpose

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

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 guidelines for the area.

Findings: The site is designated with design overlay zoning (d) and requires a Design Review approval. Because the site is located within the Marquam Hill Design District, the applicable design guidelines are the Marquam Hill 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:

This guideline applies to proposed building façades that are "...visually-prominent from distant locations in the city, as well as Terwilliger Parkway..." Neither proposed bike facility is visually prominent from distant locations in the city, nor visible from Terwilliger Parkway. Both proposed bike facilities are single-story structures (approximately 11-feet in height) recessed in the OHSU Campus and intending to be accessory to their adjacent buildings: the Library and Auditorium (a 3-story building) for the northern facility; and the Biomedical Information Communication Center (a 4-story building) for the southern facility.

Therefore, this guideline has been 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:

Roofs on both structures are simple metal deck shed roofs. No rooftop equipment is planned on either of the buildings so screening is not necessary. Stormwater management is not impacted by either of the structures because both leave the ground-plane and existing drainage structures intact.

Therefore, this guideline has been met.

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

Findings:

The two proposed single-story bicycle storage buildings will not impact views from Marquam Hill. Specifically, the three views mentioned in this guideline: VM 31-21 and VM 31-25 and VM 31-26, are not impacted by either proposed structure. In addition, as was discovered during the Design Review process for the OHSU Hospital Expansion Project (LU 19-195718 DZ) 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.

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:

Note: The northern bike facility, adjacent to the Library and Auditorium, is in Marquam Hill Plan District Sub-District A. The southern bike facility, adjacent to the Biomedical Information Communication Center (BICC), is in Marquam Hill Plan District Sub-District B.

Because both of the proposed bike facilities are less than 10,000 square feet the Formal Open Area requirement for the Marquam Hill Plan District is not triggered per Portland Zoning Code 33.555.260.B which states in part, “*In Subdistricts A, B, C, and D, when more than 10,000 square feet of gross floor area is proposed in a subdistrict, formal open area must be developed within that subdistrict as part of the proposal, until the minimum square footage of formal open area required in the subdistrict is met.*”.

In addition, the Formal Open Area requirement for the Marquam Hill Plan District Sub-District B, per Portland Zoning Code 33.555.260.B, were fulfilled with the OHSU Hospital Expansion Project (LU 19-195718 DZ).

Therefore, in summary, this guideline does not apply.

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.

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 for 5 and 6:

The proposed bike facilities strengthen the pedestrian network by providing easy access to secure bicycle parking, an amenity that enhances the multi-modal transportation system – providing more options for pedestrians traveling to and across Marquam Hill Campus. Additionally, the hubs become the terminus for cyclists, encouraging them to dismount and secure their bikes rather than ride along pathways, thus reducing potential cycle and pedestrian conflicts.

The hubs are located to provide easy access to building entries where there are clusters of research, education and hospital buildings with high foot traffic for employees and students.

Specifically, the northern bike facility is accessed from SW Gibbs St/SW Sam Jackson Park Rd, setback approximately 280 feet at the terminus of SW Research Drive, where a pedestrian pathway begins, leading to a research courtyard with entries into six buildings: OHSU Auditorium, Richard Jones Hall, Vollum Institute, Center for Radiochemistry Research, Medical Research Building, and Mackenzie Hall.

The BICC bike facility is at the intersection of SW US Veterans Hospital Rd and SW Sam Jackson Park Rd, easily accessible from a mid-block sidewalk ramp that was previously used for a shuttle service. About 25 feet from street, the bike facility is tucked into a small retaining wall along a pedestrian pathway, offset from the circulation path where existing bike racks will be replaced with long-term spaces. From here, users can easily access three building entries into BICC, Physical Plant, and Hatfield Research Center (HRC). The entry into HRC is on the common 9th floor, which is connected to core of campus, including OHSU Hospital, Kohler Pavilion, Sam Jackson Hall and Doernbecher Children's Hospital.

The new structures are simple, glass boxes with low-profile roofs, deep overhangs on 4 sides, and consistent with the bike facility design previously approved in LU 20-105332 DZ. The roof edges are tapered to enhance the illusion of a thin, floating plane hovering above the transparent walls. Glazing will consist of transparent panels, captured by mullions on either side with the top and bottom edges exposed. The internal steel structure is exposed and becomes part of the building fabric, visible from inside and out and creating a rhythm consistent with the parking layout inside. Structure mounted lighting will illuminate the adjacent pathways where circulation routes are clearly defined by existing signage, stairs and building entries.

Therefore, these guidelines are 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:

Both structures are sited on existing hard-surface foundations with no direct impacts to natural areas. The BICC bike facility (southern facility) is fully surrounded by existing development and visually separated from any wooded regions surrounding Marquam Nature Park and Terwilliger Parkway. The proposed northern bike facility is built on top of the existing elevated private driveway at the terminus of SW Research Dr, which provides access to the research buildings in the northwest corner of campus for pedestrians, logistics operations, and emergency responders. The Northwest facing elevation is built on top of the existing concrete guardrail and will appear as a simple extension of the existing structure, which may be partially visible from areas of Connor Trail, but does not alter the existing character.

Therefore, this guideline has been 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 Village Center is part of the Functional Areas Site Development Concept, which includes existing commercial development that serves the neighborhood, located to the west of OHSU's campus, and within walking distance of the two proposed bike facilities. Though not a part of the Village Center, the hubs enhance the active street uses by encouraging cyclists to secure their bikes and walk to nearby buildings and destinations. The structures are transparent, allowing visibility within and around the hubs, reinforcing the function of the buildings while contributing to an active streetscape. Deep overhangs create a layering of space between enclosed area and the open-air walkways that protect entries as cyclists pause to 'badge-in' and allow the automatic door to open.

Therefore, this guideline is met.

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 new bike facilities are integral to the Campus transportation plan and sited to maximize usefulness and visibility to employee and student users, which further the implementation of the Site Development Concepts in the following ways:

- Both proposed bicycle hubs are located in the “research and education” functional areas of the Site Development Concept and situated in proximity to prominent building entries while also being separate from the patient entries dispersed across campus.
- Both hubs provide direct access from two of the identified “primary employee/ student/ neighborhood access” corridors of the Vehicular Circulation Site Development Concept—SW Gibbs/SW Sam Jackson Park Rd and SW US Veterans Hospital Road, appropriately located for the employee and student users they intend to serve. These areas are less traversed by patients. The primary patient/ visitor access road, as indicated in the Site Development Concept, is SW Campus Drive from SW Terwilliger Boulevard.
- Both hubs connect cyclists to designated pedestrian circulation pathways of the Site Development Concept. The BICC bike facility is located along two identified circulation routes – “primary connections” and “external (9th fl.) connections,” just 225 feet from the Hatfield Research Center and “internal (9th fl.) connections”. The northern bike facility is located adjacent to the research courtyard with access to six building entries, including the “internal (9th fl.) connections” from the backside of Mackenzie Hall.

Therefore, this guideline is met.

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 proposed single-story bicycle hub buildings are integrated within the OHSU Campus to be recessed and not visually prominent while being located in areas that are easily accessible to those on the campus. Proposed hubs successfully provide secure facilities to accommodate

alternative transportation amenities to the OHSU Campus. The project fully meets the Marquam Hill 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.

ADMINISTRATIVE DECISION

Approval of two proposed single-story clear glazed bicycle hubs on the OHSU Campus within the Marquam Hill Plan District (Sub-Districts A and B) per approved site plans, Exhibits C-1 through C-14, signed and dated February 22, 2023, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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 22-205462 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.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on February 22, 2023.**
By authority of the Director of the Bureau of Development Services

Decision mailed: February 24, 2023.

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 November 21, 2022 and was determined to be complete on December 30, 2022.

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 November 21, 2022.

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. Unless further extended by the applicant, **the 120 days will expire on: April 29, 2023.**

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 decision 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.

Appealing this decision. This decision may be appealed to the Design Commission, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on March 10, 2023. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIx decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

Attending the hearing. 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 the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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 **March 10, 2023**, 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 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.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Original Submittal: November 21, 2022
 - 2. Revised Submittal: December 30, 2022
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site/Context Plan – Campus Context (attached)
 - 2. BICC Hub Plan
 - 3. BICC Hub Plan (attached)
 - 4. BICC Hub Elevations – North and South (attached)
 - 5. BICC Hub Elevations – East and West
 - 6. BICC Hub Sections
 - 7. BICC Hub Materials
 - 8. North Hub Plan
 - 9. North Hub Plan (attached)
 - 10. North Hub Elevations – North and South
 - 11. North Hub Elevations – East and West (attached)
 - 12. North Hub Sections
 - 13. North Hub Materials
 - 14. Manufactures Cutsheets
- D. Notification information:
 - 1. Mailed list
 - 2. Mailing notice
- E. Agency Responses:
 - 1. Portland Water Bureau: January 24, 2023.
 - 2. Portland Bureau of Transportation: January 25, 2023.
 - 3. Fire Bureaus: January 26, 2023.
 - 4. Parks Bureau, Urban Forestry: February 06, 2023.
 - 5. Bureau of Development Services Site Development: February 06, 2023.
 - 6. Bureau of Development Services Life Safety / Building Code Section: February 07, 2023.
 - 7. Bureau of Environmental Services: February 07, 2023.
- F. Letters: No letters were received.
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter: December 05, 2022

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).