

## 33.849 Marquam Hill Parking Review

# 849

### Sections:

- 33.849.010 Purpose
- 33.849.100 Procedure
- 33.849.110 Approval Criteria

### 33.849.010 Purpose

The regulations of Sections 33.849.100 and .110 allow for parking within the institutionally developed portions of Marquam Hill in a manner consistent with the goals and objectives of the Marquam Hill Plan. The approval criteria ensure that the demand for parking will be managed, and the negative effects of parking and associated traffic will be minimized.

### 33.849.100 Procedure

- A. **Type A.** Type A Marquam Hill Parking Reviews are processed through a Type Ix procedure.
- B. **Type B.** Type B Marquam Hill Parking Reviews are processed through a Type III procedure.

### 33.849.110 Approval Criteria

- A. **Approval criteria for Type A Marquam Hill Parking Review.** The request for a Type A Marquam Hill Parking Review will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:
  1. Single-occupancy vehicle trips. Single-occupancy vehicle trips to and from the plan district by the applicant's employees and students will not exceed the percentages in Table 849-1. The percentages in Table 849-1 vary based on when the application for Marquam Hill Parking Review is submitted.

Date Application for Review is Submitted	Maximum
July 31, 2002 – December 31, 2007	51%
January 1, 2008 – December 31, 2012	48%
January 1, 2013 – December 31, 2017	45%
January 1, 2018 – December 31, 2022	43%
January 1, 2023 – December 31, 2027	41%
After January 1, 2028	39%

2. PM peak traffic flow rate. The PM peak hour is measured between 4:30 PM and 5:30 PM.
  - a. SW Campus Drive. The PM peak eastbound traffic flow rate on SW Campus Drive will not exceed the maximums stated in Table 849-2. The measurement will be taken on SW Campus Drive approximately 100 feet west of SW Terwilliger Boulevard. The maximums stated in Table 849-2 vary based on when the application for Marquam Hill Parking Review is submitted.

<b>Table 849-2</b>	
<b>Maximum Allowable PM Peak Traffic Flow Rates on SW Campus Drive</b>	
Date Application for Review is Submitted	Maximum PM Peak
July 31, 2002 – December 31, 2015	550
January 1, 2016 – December 31, 2029	500
After December 31, 2029	450

- b. SW Homestead Drive, SW Hamilton Terrace, and SW Condor Lane. The PM peak eastbound traffic flow rate on SW Homestead Drive, SW Hamilton Terrace, and SW Condor Lane attributed to trips made by the applicants employees and students will not exceed the maximums stated in Table 849-3.

<b>Table 849-3</b>	
<b>Maximum Allowable PM Peak Traffic Flow Rates</b>	
Street	Maximum PM Peak
SW Homestead Drive	330
SW Hamilton Terrace	100
SW Condor Lane	50

- B. Approval criteria for Type B Marquam Hill Parking Reviews.** The request for a Type B Marquam Hill Parking Review will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:
1. If the proposal is to develop parking in excess of the maximums stated in Table 555-1, or the proposal is to develop parking after August 1, 2012 the following criteria must be met:
    - a. The proposal will not by itself, or in combination with other parking facilities in the area, significantly lessen the overall desired character of the area. The desired character of the area is determined by the Marquam Hill vision, policies, and objectives, the Marquam Hill Plan Functional Areas Site Development Concept, the Marquam Hill Vehicular Circulation Site Development Concept, and the Marquam Hill Pedestrian Circulation Site Development Concept;
    - b. The transportation system is capable of supporting the proposed facility in addition to the existing uses in the area. Evaluation is based on a transportation impact analysis and includes factors such as street capacity and level of service, on-street parking impacts, access requirements, impacts on transit operations and movement, impacts on the immediate and adjacent neighborhoods, and pedestrian and bicycle safety
    - c. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.
  2. If the proposal would otherwise be subject to Type A Marquam Hill Parking Review but does not meet the approval criteria for that review, the applicant must demonstrate how those approval criteria will be met within three years. The standards that must be met within three years are the standards that will be in effect

at the end of the three year period, rather than the standards in effect when the application is submitted.

If the applicant cannot demonstrate that this criterion is met, the criteria of Paragraph B.1, above, must be met.

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*(Added by: Ord. No. 176742, effective 7/31/02; amended by: Ord. No. 185915, effective 5/1/13.)*

