



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 31, 2014
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

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 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 14-104030 DZ

DOERNBECHER HOSPITAL IMRI ADDITION

GENERAL INFORMATION

Applicant: Brian Higgins/SRG Partnership
621 SW Morrison Street, Suite 200/Portland, OR 97205

Owner: Naomi Mathaba/Oregon Health and Science University
3181 SW Sam Jackson Pk Rd, Mail Code CSB 210/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

Tax Account No.: R327744 **State ID No.:** 1S1E09 00200 **Quarter Section:** 3428

Neighborhood: Homestead, contact Anton Vetterlein at 503-866-1667.

Business District: South Portland Business Assoc, Kevin Countryman at 503-750-2984.

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Marquam Hill, Subdistrict B

Zoning: EXdcp - Central Employment base zone, with Design, Environmental Conservation, and Environmental Protection overlay zones.

Case Type: DZ - Design Review.

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

PROPOSAL: The applicant seeks design review approval for a 10,000 square foot, three-story building addition to the west side of the existing Doernbecher Children's Hospital located in the Marquam Hill Plan District, Subdistrict B. The new structure will house an Intra-operative MRI operating suite on the 8th floor, and the new structure will be accessed via the internal corridors of the hospital at these upper floors. Exterior materials include vertical interlocking metal wall panels in a silver color, silver-anodized aluminum framed vertical windows, concrete retaining walls and one stormwater planter, rooftop ballast and concrete pavers.

The proposal also includes improvements to an existing portion of a trail that runs from SW Campus Drive up underneath the raised portion of Doernbecher Children's Hospital toward SW Veteran's Hospital Road. This trail currently dead-ends at a set of railroad tie steps just beyond

the hospital building. These steps will be removed as part of the iMRI foundation and stormwater planter construction. There will still be space near the iMRI addition to extend this trail in the future and the retained portions of the trail will be improved with new gravel paving and motion-sensor lighting.

Alterations to existing buildings in a design district require design review and this site's lack of visibility from SW Terwilliger Boulevard as well as its 10,000 SF size allow it to be processed through a Type II Design Review. A concurrent environmental review, LU 14-104035 EN, is being processed for work being done in Environmental Zones c and p.

Relevant Approval Criteria:

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

- 33.825 Design Review
- Marquam Hill Design Guidelines

ANALYSIS

Site and Vicinity: Doernbecher Children's Hospital is located to the south and east of SW Sam Jackson Park Road and directly north of SW US Veterans Hospital Road, within the interior of the 116 acre Oregon Health & Science University (OHSU) campus. The OHSU campus accommodates more than 30 multi-storied buildings housing health care, research, and education programs. Doernbecher Children's Hospital is located in an area with other hospital facilities that make up the main patient care area of the Marquam Hill Plan District; otherwise known as Subdistrict B. The children's hospital site is developed with the main hospital building, structured parking, surface parking and a partially improved trail. The site slopes steeply down to SW Sam Jackson Park Road which is designated as a Neighborhood Collector, a City Walkway, and a Local Service Bikeway in the Transportation System Plan.

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 "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 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 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.

Land Use History: City records indicate an extensive land use review history affecting the OHSU Campus. The following are the most recent in the immediate area, from the past decade:

1. LU 02-138020 DZ – Approval of Design Review, with conditions, for the Biomedical Research Building [BRB].

2. LU 02-149248 EN – Approval of Environmental Review, with conditions, for the associated BRB disturbance area and mitigation proposal.
3. LU 02-150331 PRM – Approval of a Parking Review for new parking spaces and replacement spaces in connection with the proposed Biomedical Research Building.
4. LU 02-156970 EN - Approved the groundwork associated with the PCF Building and SW Campus Drive realignment.
5. LU 02-157591 ZC – Approval to move a viewing platform for a designated view point.
6. LU 03-150215 DZ – Approval for revisions to LU 02-138030 DZ.
7. LU 04-010949 EV - Approval of an Environmental Review for correction of a Zoning Code.
8. LU 07-155018 DZ - Approval for a Type III Design Review for the renovation of existing hospital space and a new three-story addition as a bridge over the existing northern employee parking structure.
9. LU 07-167389 EN – Approval for an Environmental Review for a new three-story addition constructed over the existing parking structure, with associated utilities and stormwater management.
10. LU 08-100476 DZ – Approval for exterior renovations to an existing stair tower and wall
11. LU 09-180429 DZ – Approval of exterior alterations to Shriner’s Hospital.
12. LU 12-164981 AD – Sign size adjustment approval.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 27, 2014**.

The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division
- Water Bureau (Exhibit E-1)
- Site Development Section of BDS (Exhibit E-2 & E2a)
- Fire Bureau (Exhibit E-3)
- Life Safety Review of BDS (Exhibit E-4)
- Bureau of Environmental Services (Exhibit E-5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 27, 2014. 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 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.

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 Type II Design Review approval. Because the site is located within the Marquam Hill Plan 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: The proposed iMRI at Doernbecher Children's Hospital is not a visually prominent new development but is instead a small addition to an existing building. *Therefore, this guideline does not apply.*

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 proposed iMRI addition is a small structure whose roof is below the roof of the main Doernbecher building. The roof of the iMRI addition will be finished with a line of concrete pavers for maintenance access and an area of traditional roof ballast. There is an existing walkway parallel to SW Veteran's Hospital Road that is at a grade above the iMRI roof. There is green space between the walkway and the new roof surface that will be planted as part of the Environment Review. The simple roof materials and orderly paver alignment, and lack of vertical projections such as pipes or vents, creates a simple surface that will not detract from views of the surrounding trees or views from windows in surrounding buildings. *This guideline is therefore met.*

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

Findings: There are no designated viewpoints at or to the proposed area of work. *Therefore, 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.

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

Findings for Guidelines 5, 6 and 9: There is an existing trail that starts at SW Campus Drive, just to the side of the Doernbecher Children's Hospital building. The trail rises up from there, goes underneath the raised portion of Doernbecher, and eventually dead ends in the woods just below SW Veteran's Hospital Road. This trail is noted in the Marquam Hill Plan as a trail for future improvement. The proposed iMRI addition's stormwater facility will impact the dead-end portion of the existing trail, requiring the railroad tie steps and a segment of gravel trail to be removed. However, there is still space available adjacent to the existing removed sections of the trail for the installation of a similar trail in the future, if that connection to the upper street and parking areas is ever desired. Improvements are being made to the portion of the trail that is being retained. These improvements include gravel re-surfacing where there is currently gravel, and the addition of three motion-detection activated light fixtures attached to the wall of the hospital building that runs alongside the trail. Condition of Approval B requires that the conduit mounted to the hospital building wall be painted to match the wall surface it is

attached to so that the conduit will not be visually intrusive and will blend into the area. *With Condition of Approval B, these guidelines are therefore 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 iMRI addition design has been able to reduce its overall site and visual impact by stacking service areas below and behind the operating rooms. This reduces the overall footprint of the structure and reduces the amount of forested area to be removed or replanted. The new addition is also partially buried into the hillside so that areas of wall that would have been seen from adjacent forested areas are hidden below grade. *This guideline is therefore 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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The iMRI addition is well placed for minimal site impacts and allows for the future development of pedestrian connections through the campus. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of design review for a 10,000 square foot, three-story iMRI building addition to the west side of the existing Doernbecher Children's Hospital located in the Marquam Hill Plan District, Subdistrict B. The approved design includes the following:

- Vertical interlocking metal wall panels in a silver color, silver-anodized aluminum framed vertical windows, concrete retaining walls and one stormwater planter, rooftop ballast and concrete pavers;
- Removal of the RR tie stairs near the addition's foundation and stormwater planter; and
- New gravel and motion-sensor lighting on the portion of the trail that is underneath the raised main hospital building.

Approve per the approved site plans Exhibits C-1 through C-24 signed and dated March 24, 2014, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 14-104030 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. Exposed conduit serving the new light fixtures along the trail will be painted to match the adjacent wall surface.

Staff Planner: Chris Caruso

Decision rendered by:  **on March 24, 2014.**
By authority of the Director of the Bureau of Development Services

Decision mailed: March 31, 2014

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 January 13, 2014, and was determined to be complete on February 25, 2014.

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 January 13, 2014.

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: June 26, 2014.**

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, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 14, 2014** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be

in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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

- *Unless appealed*, The final decision may be recorded on or after **April 15, 2014**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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

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

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;

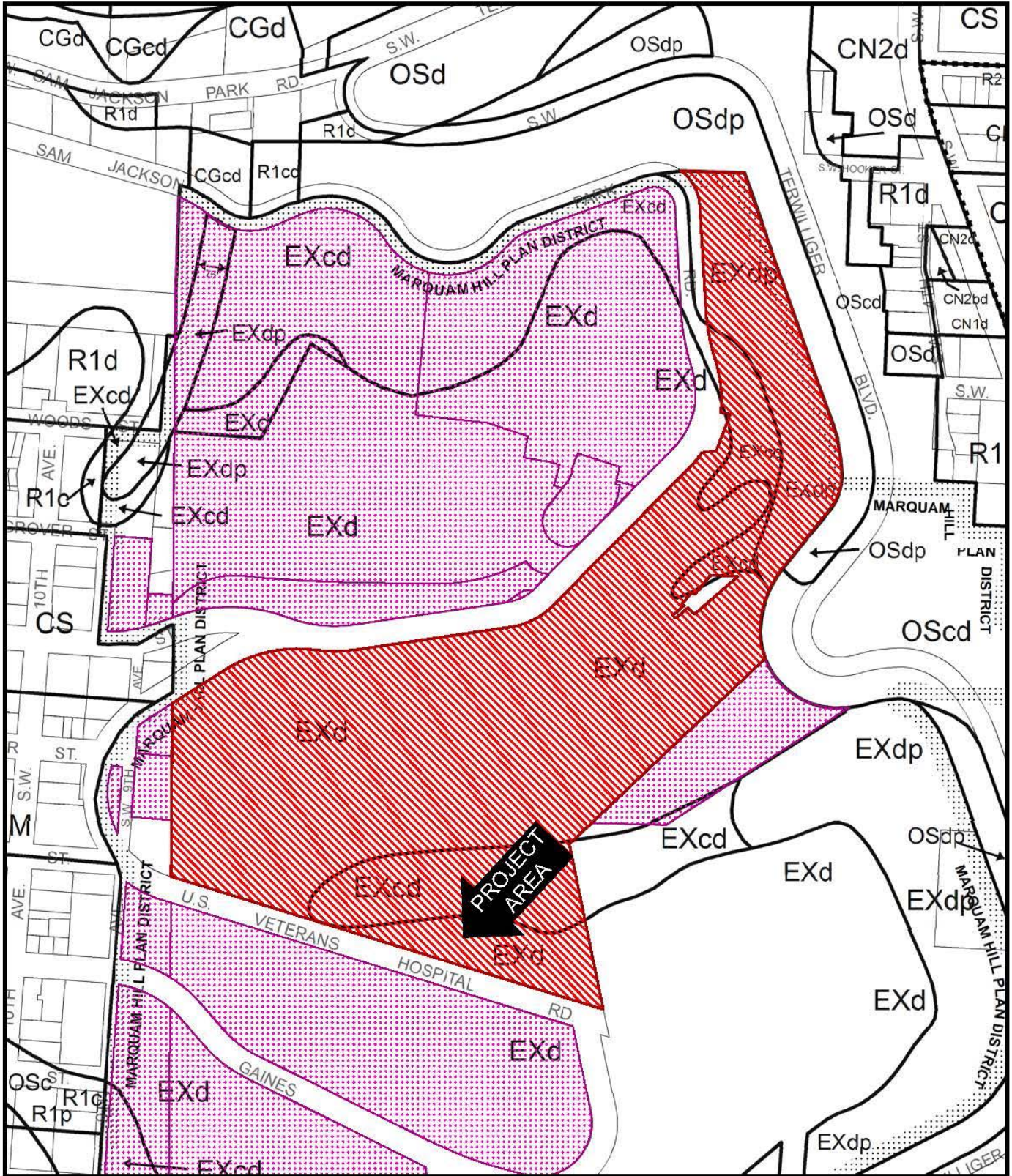
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Information
 - 1. Design Review Narrative
 - 2. Early Assistance Appointment Information
 - 3. Stormwater Management Information
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Building Section
 - 3. 8th Floor Plan
 - 4. 7th Floor Plan
 - 5. East-West Section
 - 6. West Elevation (attached)
 - 7. South and North Elevations (attached)
 - 8. Roof Plan
 - 9. Enlarged Elevation E-W Section at Trail (attached)
 - 10. Wall Sections
 - 11. Details
 - 12. Hospital Addition from Hatfield Research Center
 - 13. Addition from Veterans Road
 - 14. Night Rendering
 - 15. Materials Images
 - 16. Existing Conditions Plan
 - 17. Existing Conditions Site Plan
 - 18. Proposed Development Site Plan
 - 19. Construction Management Site Plan
 - 20. Landscape Mitigation Plan
 - 21. FAR and Building Coverage Summaries
 - 22. Architectural Metal Wall System Information
 - 23. Window and Louver System Information
 - 24. Trail Lighting Information
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Site Development Section of BDS
 - 2a. Site Development Section of BDS
 - 3. Fire Bureau
 - 4. Life Safety Review Section of BDS
 - 5. Bureau of Environmental Services
- F. Correspondence: none received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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



ZONING

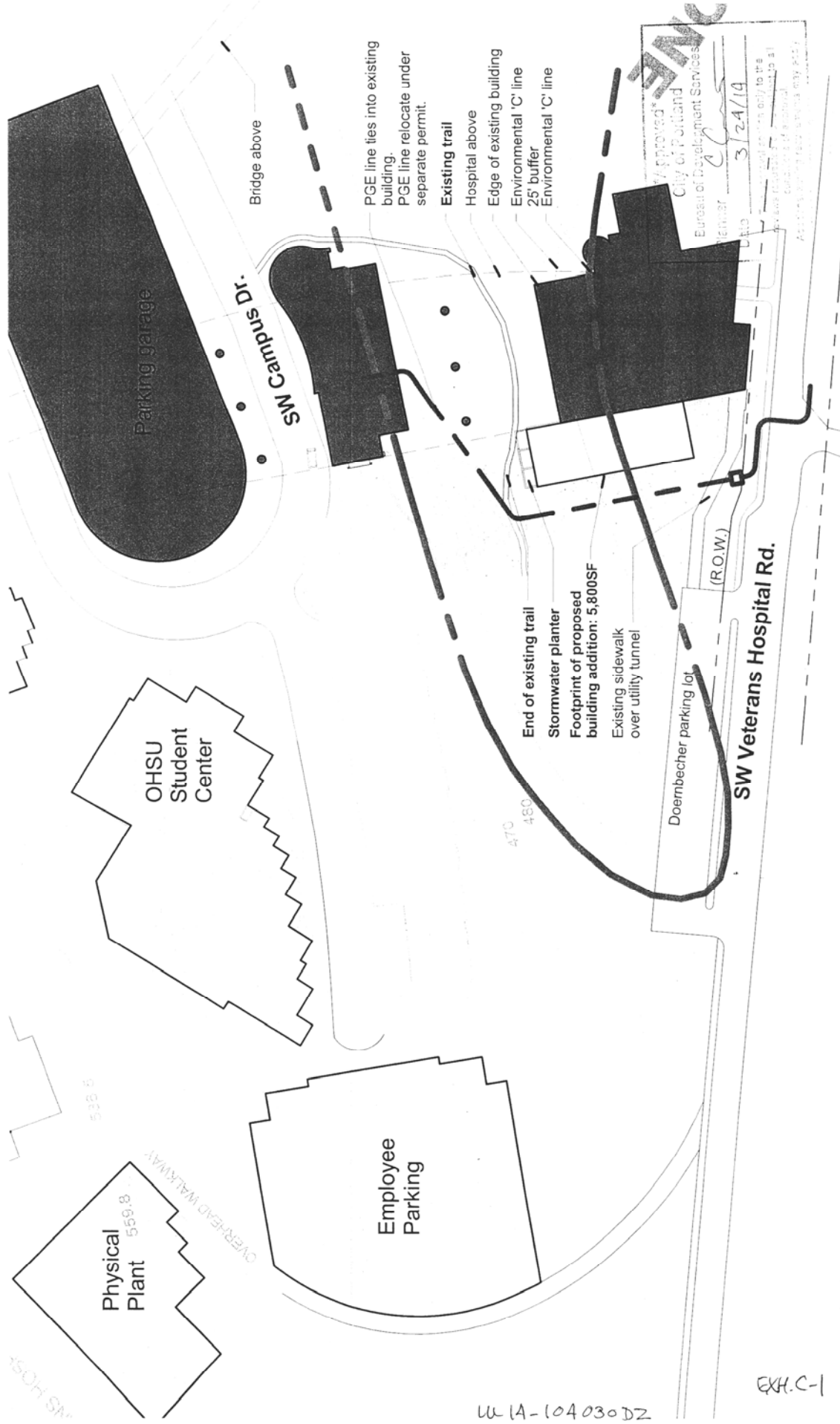
-  Site
-  Also Owned

This site is located within the:
Marquam Hill Plan District
Sub District B



NORTH

File No.	<u>LU 14-104030 DZ</u>
1/4 Section	<u>3328.3428</u>
Scale	<u>1 inch = 311 feet</u>
State_Id	<u>1S1E09 200</u>
Exhibit	<u>B (Jan 14, 2014)</u>



Approved
 City of Portland
 Bureau of Development Services
 Letter 3/24/14
 Date
 This approval is valid only to the conditions of the attached permit.
 Any other conditions, terms, or restrictions shall be stated on the permit.

UWA-104030DZ

EXH.C-1



OHSU IMRI Building Addition

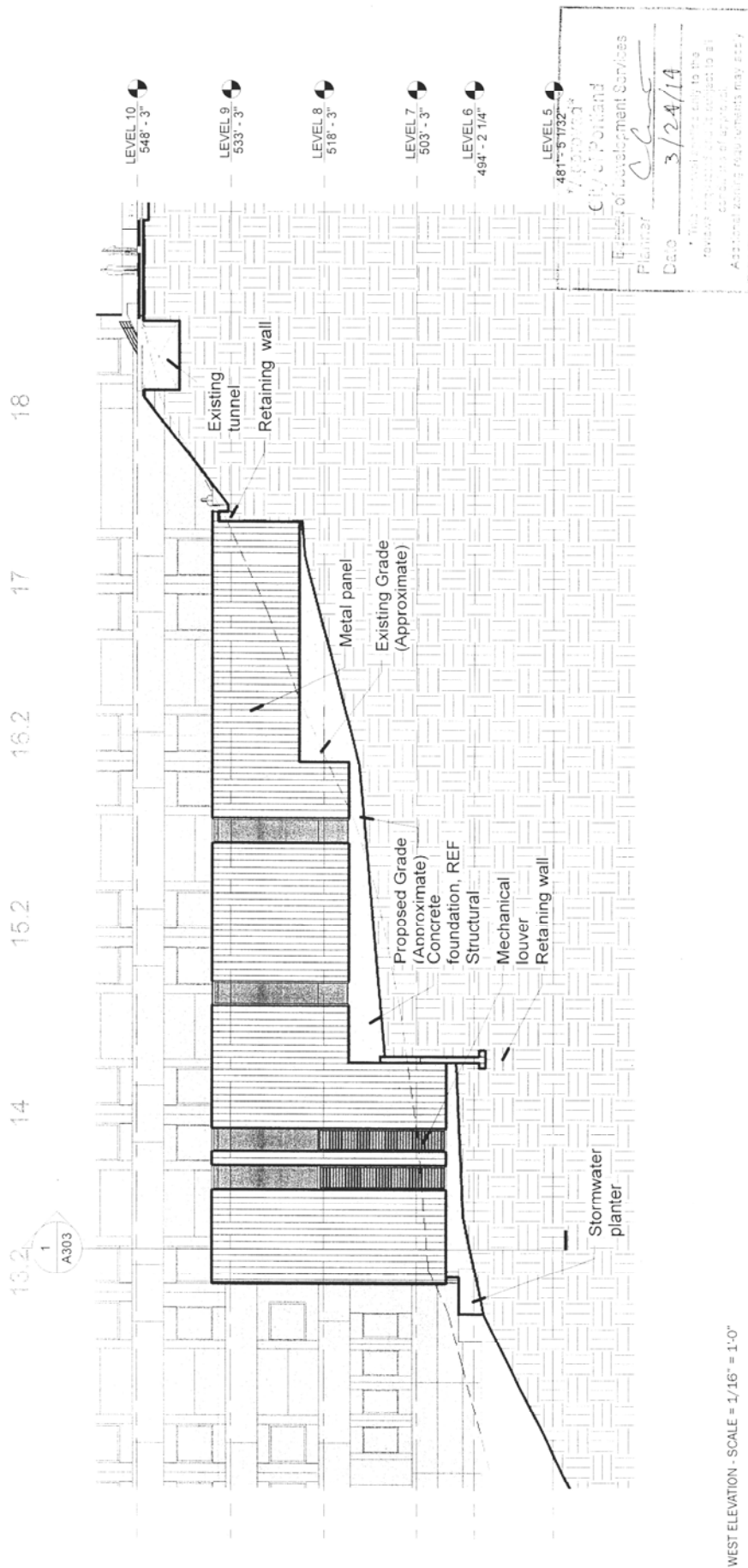
Vicinity Plan

1/64" = 1'-0"

2/31/14

SRG

FIGURE III-4a
ELEVATIONS



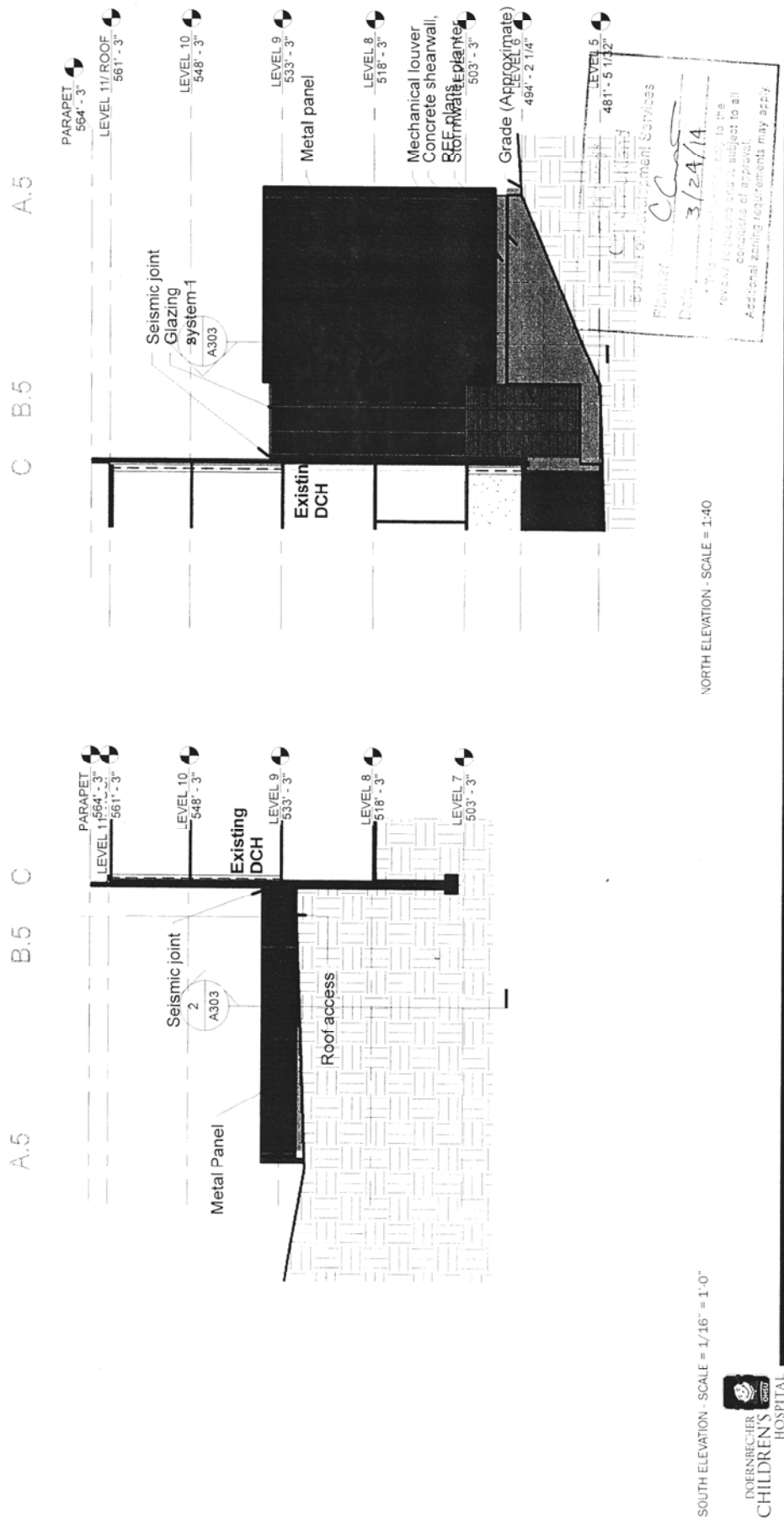
WEST ELEVATION - SCALE = 1/16" = 1'-0"

W 14-104030DZ

EXH. C-6

SRG

FIGURE III-B:
ELEVATIONS



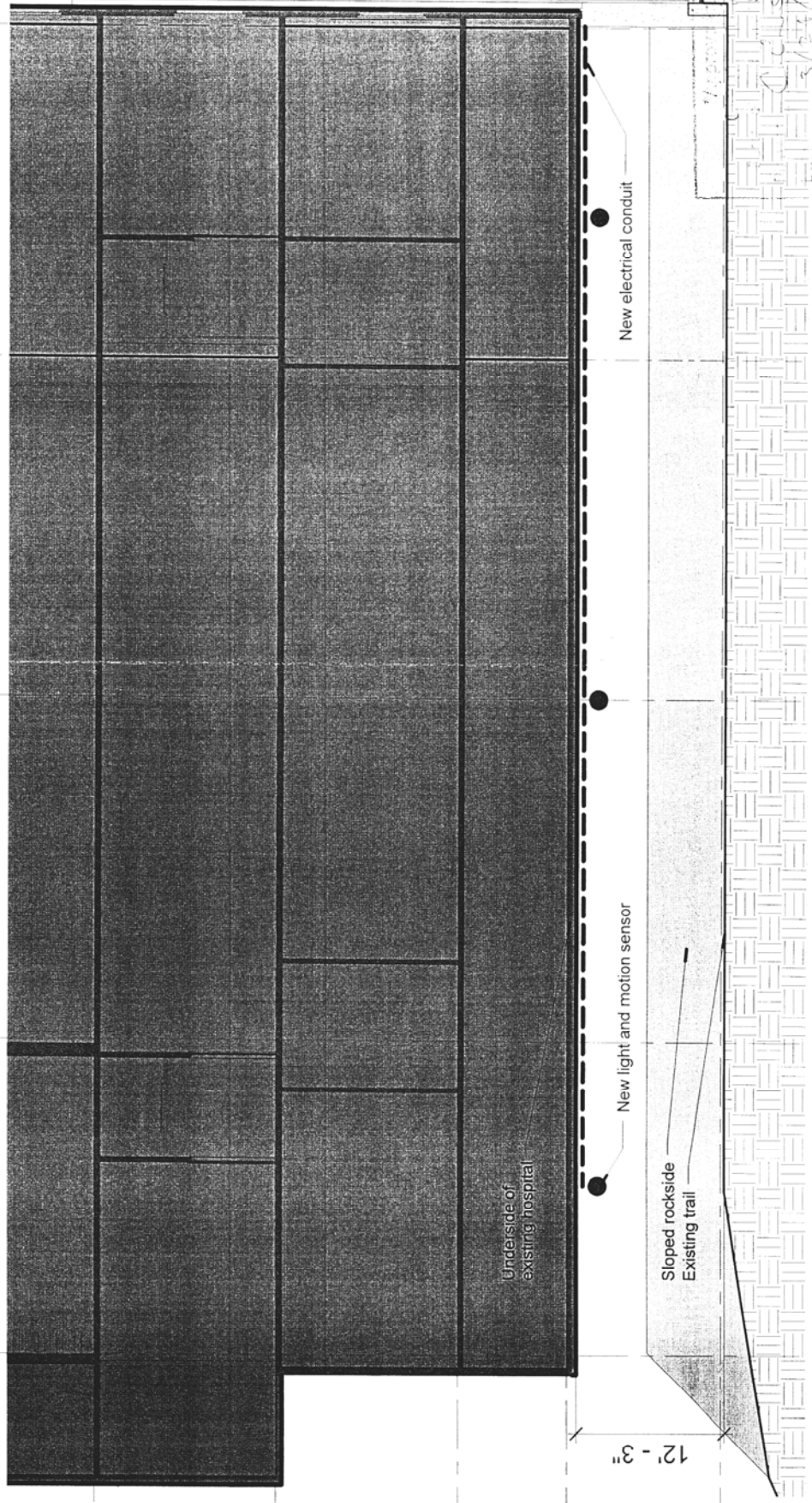
SOUTH ELEVATION - SCALE = 1/16" = 1'-0"

NORTH ELEVATION - SCALE = 1:40

LU 14-104030D2 EXH.C-7

C
D
E
F
G

LEVEL 9
533'-3"
LEVEL 8
518'-3"
LEVEL 7
503'-3"
LEVEL 6
494'-2 1/4"
LEVEL 5
481'-3 1/2"



Underside of existing hospital

New light and motion sensor

Sloped rockside Existing trail

New electrical conduit

12'-3"

7-10-10B
304 TO ALL
may vary

SRG

1/8" = 1'-0"
2/14/14

OHSU iMRI Building Addition
Enlarged Elevation - E-W Section at Trail

DOERNBECHER
CHILDREN'S
HOSPITAL
Oregon Health & Science University

EXH. C 9

2020-10-14-30-02