

FACT SHEET

PROPOSED CITY OF PORTLAND ZONING CODE MAP AMENDMENTS FOR MULTNOMAH COUNTY HEALTH DEPARTMENT HQ PROJECT

BACKGROUND

- Multnomah County is proposing to construct a new headquarters facility for its Health Department in the Old Town/Chinatown neighborhood.
- The proposed facility would be located on the easterly portion of Block “U” (see map below), on NW 6th Avenue between NW Hoyt and NW Irving Streets. The site is immediately adjacent to the recently completed Bud Clark Commons building.
- Development of the Health Department Headquarters is a high priority project of the County due the urgent need to replace existing unsafe, aged, inefficient and undersized facilities, and to meet the increasing demands for health services in Multnomah County.
- The Multnomah County Health Department serves all 748,000 county residents and is also the largest health care safety net provider in Oregon, with 33 primary care, school-based, dental and specialty clinics.
- The project will leverage public investments made in the River District Urban Renewal Area by increasing densities at a location that is well served by public transit and in a location highly accessible to Health Department clients.
- Up to 350 health professionals, including doctors, nurses, epidemiologists and administrators, would work in the building and take advantage of the restaurants and businesses in Old Town/Chinatown, thereby improving the neighborhood’s economy and increasing its vitality.

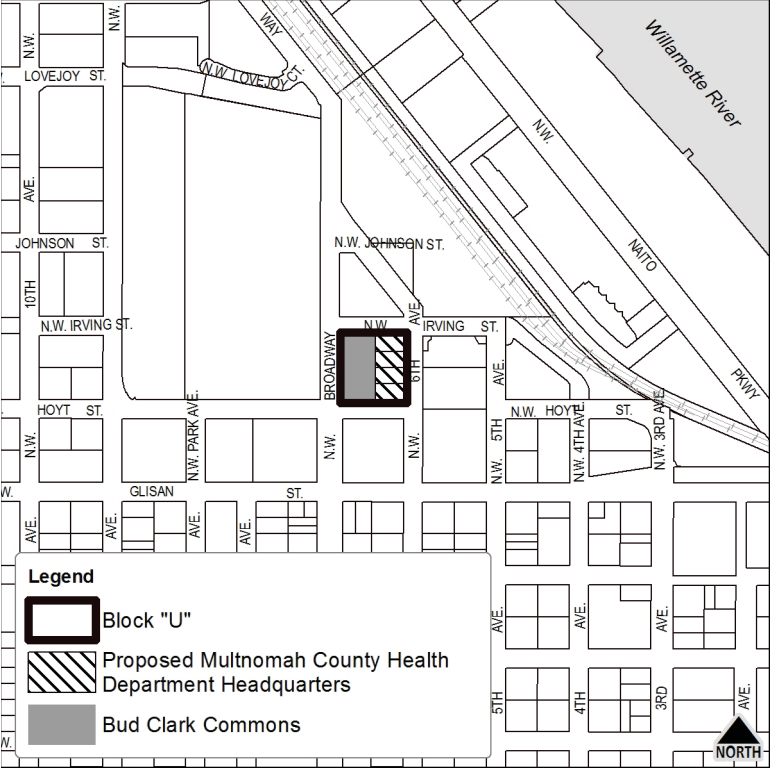
SITE INFORMATION

- The site is currently zoned for a maximum height of 75’ and is not eligible for height bonuses.
- Multnomah County is anticipating the need for approximately 120,000-150,000 square feet of office space.
- In order to accommodate a structure of this size on a site that is slightly less than a half-block, the maximum height allowed on the site would need to be increased.

PRELIMINARY PROPOSAL FOR MAP AMENDMENTS TO CITY OF PORTLAND ZONING CODE

- The Bureau of Planning and Sustainability (BPS) is currently analyzing the County’s proposed project and considering opportunities to raise the height allowance on Block U to a maximum of 150’.
- The preliminary approach under consideration would increase the base height allowed on Block U to 105 feet from the current 75 feet. In addition, the area eligible for height bonuses, which currently terminates on the south side of NW Hoyt to the south of the Block U, would be extended northerly to include Block U. Up to 45 additional feet of bonus height could be earned on the site through the use of floor area ratio (FAR) bonuses available under PCC Chapter 33.510.210 C., for a combined maximum height of 150’. Once the map amendments are in place, it will be incumbent on the County to submit an amended design review application proposing specific FAR bonuses under Chapter 33.510.210 C. and awarding of bonus height under Chapter 33.510.210 D.

- FAR bonus options are intended to encourage the provision of public services and amenities. Among others, they include bonuses for the provision of eco-roofs or bicycle locker rooms.
- BPS will analyze any potential impacts of increased heights on public views of the Union Station Clock Tower, as well as other issues requiring analysis under the Statewide Planning Goal 5 economic, social, environmental, and energy analysis (ESEE) process.



PUBLIC PROCESS

- The proposed changes to Map 510-3 must be approved by the Portland Planning and Sustainability Commission (PSC) and the Portland City Council.
- At the time of development, the proposed new County Health Department building will be required to go through design review and the ultimate building height will result from the design review approval process.

SCHEDULE

- February/March – Draft staff report and ESEE analysis
- March – Finalize staff report with proposed amended Map 510-3 and draft ESEE analysis; stakeholder and neighborhood briefings
- April 28 - Planning & Sustainability Commission public hearing
- Mid/Late June - City Council public hearing

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