



September 29, 2022

Portland Planning & Sustainability Commission
1900 SW 4th Avenue
Portland, OR 97201

Dear Members of the Portland Planning & Sustainability Commission,

Thank you for your service to the City. As you may or may not know, OHSU has worked for over a decade to redevelop a brownfield in South Waterfront, known as OHSU's Schnitzer Campus. The site has contamination left over from approximately 100 years of heavy industrial uses, and OHSU is slowly turning the site into a vibrant part of the Central City that provides jobs and educational opportunities to thousands of those living in Portland and the wider region.

OHSU chose not to testify at your 9/27 floodplain hearing because city staff had assured us that Title 33 changes will have very little impact on our plans for the Schnitzer Campus. In general, where buildings do not exist today, our Schnitzer Campus is largely a gravel and asphalt brownfield cap, with very little habitat value. Where our ability to redevelop the brownfield might come into question is in changes to Title 24, work we had been assured would take place at a later date.

We have heard that some of those who testified at your recent Planning & Sustainability Commission hearing have asked that Title 24 issues be added to your review. If that comes to pass, we formally request that the public be given the opportunity to testify on Title 24 specifically. We also would request that the Planning & Sustainability Commission's consideration of floodplain issues (Title 33 and Title 24) be delayed to allow:

1. More work on identifying a workable mitigation bank for cut & fill obligations; and
2. For FEMA's regulatory guidance process to catch up with the City's efforts.

The City of Portland has a long track record of encouraging OHSU to redevelop South Waterfront, including redeveloping the Schnitzer Campus brownfield. OHSU has put an incredible amount of resources into being able to grow in the Central City so that we can be accessible to patients and employees and students from all walks of life, especially those who have been historically excluded from quality health care, good jobs and educational opportunities that provide for upward mobility. We look forward to your continued exploration on

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floodplain issues and would be happy to provide you with any information on our Schnitzer Campus that could help you in your deliberations.

Sincerely,

Sara Vonde Veld