

## Marquam Hill Plan – City Council Requested Amendments

	<b>Requested Revisions</b>	<b>Requester(s)</b>	<b>Staff Comment</b>
<b>Item #</b>	<b>Topic A: Miscellaneous</b>		
A1	Correct Zoning Code text to meet Planning Commission intent that approval criterion A and B under 33.855.600, Approval Criteria for Other Changes, apply to moving a viewpoint on Marquam Hill as well as the new criterion C.	BOP Staff	<u>Housekeeping item.</u> Staff has prepared amendment language for Council consideration on July 3 <sup>rd</sup> .
A2	Correct Zoning Code text under 33.555.270, Parking to add missing word. Paragraph B.3 should read “Location. Parking may be in a different subdistrict than the net building <u>area</u> it is created in conjunction with.	BOP Staff	<u>Housekeeping item.</u> Staff has prepared amendment language for Council consideration on July 3 <sup>rd</sup> .
A3	Replace the existing Introduction section of the <i>Design Commission Recommended Marquam Hill Design Guidelines</i> . This substitution would not change the substance of the Introduction but would add information to make this document consistent with other City of Portland other design guideline documents.	BOP Staff	<u>Housekeeping item.</u> Staff has prepared amendment language for Council consideration on July 3 <sup>rd</sup> .
	<b>Topic B: Economic Development</b>		
B1*	Reinstate new policies and objectives under the Comprehensive Plan’s Goal 5 - Economic Development that were included in the Proposed Marquam Hill Plan and add PSU to action charts.	PSU, OHSU	<u>Policy decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .

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	<b>Topic C: Suspended Cable Transportation System</b>		
C1*	Reinstate the policies, objectives, and action items regarding a suspended cable transportation system that were included in the Proposed Marquam Hill Plan.	A. Roberts, OHSU, J. Hammerstad, A. Bunenberg, PSU	<u>Policy decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
C2*	Revise the boundary of the Marquam Hill Plan to include a portion of the Open Space zoning in Terwilliger Parkway east of Campus Drive that would be needed for a suspended cable transportation system alignment.	OHSU	<u>Conforming Revision for item C1.</u> Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
C3*	Reinstate the land use regulations regarding a suspended cable transportation system that were included in the Proposed Marquam Hill Plan.	OHSU	<u>Conforming Revision for item C1.</u> Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
	<b>Topic D: Transportation Policy, Objectives and Action Items</b>		
D1	Modify to remove dates from T13, T14, and T15 which call for traffic calming or other measures on local streets and rely on monitoring required in Type A Parking Review.	OHSU	<u>Implementation decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
D2	New action item to use traffic calming or access limitations to address cut through traffic on Humphrey.	City Council	<u>Implementation decision.</u>
D13	Amend T39 to specifically reference the development of a shuttle bus system to facilitate use of satellite parking lots	OHSU	<u>Policy decision</u>
D14	Amend the timeframe on action item T39 (shuttle buses) to “Ongoing.”	L. Beck	<u>Implementation decision.</u>

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	<b>Topic D: Transportation Policy, Objectives and Action Items Continued</b>		
D15	Amend objective 15 and associated action item T35 to recognize that the 2030 mode split goal for OHSU is 39% and that the 2003 Goal of the Marquam Hill Transportation Partnership was a strategic objective and not a required outcome supported by any transportation analysis. Further recognize that a 39% mode split by 2030 is an ambitious objective that is not intended to be met in the transit-rich Central City until 2040.	OHSU	<u>Policy decision</u>
D17	Include VAMC and Shriners as implementors on action items T9, T23, T26, T27 and T28	OHSU	<u>Implementation decision.</u>
D18	Include VAMC as implementor on T16.	OHSU	<u>Implementation decision.</u>
D19	Clarify T19 to show PDOT as the lead implementor.	OHSU	<u>Implementation decision.</u>
D20	Amend T28 relate the improvements to building development as reflected in Design Review through the Site Development Concepts and add VAMC and Shriners to the list of implementors.	OHSU	<u>Implementation decision.</u>
D21	Remove OHSU as an implementor on T30.	OHSU	<u>Implementation decision.</u>
D22	Amend T46 to read investigate and implement if practical” in reference to a motor pool at OHSU to make it consistent with T45.	OHSU	<u>Implementation decision.</u>
D23	Add HmNA as implementor on T47 and encourage the use of alternative fuels by all residents of Marquam Hill.	OHSU	<u>Implementation decision.</u>

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	<b>Topic D: Transportation Policy, Objectives and Action Items Continued</b>		
D24	Adjust action chart timeframe for T7, T24, T25, T27, T31, T32, T35, T45, and T47 as shown on attachment A. Work with OHSU to identify top priority projects.	OHSU	<u>Implementation decision.</u>
D28	Add to action item T15 to study realignment and access limitation of Homestead/6 <sup>th</sup> Drive	HmNA	<u>Implementation decision.</u>
D29	Conform language of 8, 9, 17 and 18 re: affected streets.	T. Miller	<u>Policy decision</u>
D30	Conform language of 8, 9, 17 and 18 re: affected streets.	T. Miller	<u>Policy decision</u>
D31	Conform language of 8, 9, 17 and 18 re: affected streets.	T. Miller	<u>Policy decision</u>
D32	Conform language of 8, 9, 17 and 18 re: affected streets.	T. Miller	<u>Policy decision</u>
D35	Amend objective 10 as follows: " <del>Encourage development of</del> <u>Encourage development of aa freight/service access and circulation plan for Marquam Hill institutions that discourages use of Terwilliger Boulevard south of Veterans Hospital Road.</u>		<u>Policy decision</u>
D39	Include reference to Marquam Hill Road in Existing Conditions Summary.	HmNA, A. Vetterlein	<u>New Item.</u>

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	<b>Topic E: Parking Regulations and Reviews</b>														
E3	Revise parking maximums to limit by parking access location instead of by parking stall location.	OHSU	<u>New Item.</u> Staff has concerns about implementation in Code. Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .												
E4*	Revise parking ratio to 1 space per 600-sq. ft. of net building area. Provide comparison information.	OHSU	<u>Regulation Decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .												
E5*	Delete “consistency with site development concepts” approval criterion from Type A Parking Review	OHSU, OPDR	<u>Regulation Decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .												
E6*	<p>Revise Table 849-1 so that SOV rates decrease as follows:</p> <table style="margin-left: 20px; border: none;"> <tr> <td>After August 1, 2002</td> <td style="text-align: right;">51%</td> </tr> <tr> <td>After December 31, 2007</td> <td style="text-align: right;">49%</td> </tr> <tr> <td>After December 31, 2012</td> <td style="text-align: right;">47%</td> </tr> <tr> <td>After December 31, 2017</td> <td style="text-align: right;">44%</td> </tr> <tr> <td>After December 31, 2022</td> <td style="text-align: right;">42%</td> </tr> <tr> <td>After December 31, 2027</td> <td style="text-align: right;">39%</td> </tr> </table> <p>Provide an option or 2 to this proposal.</p>	After August 1, 2002	51%	After December 31, 2007	49%	After December 31, 2012	47%	After December 31, 2017	44%	After December 31, 2022	42%	After December 31, 2027	39%	OHSU	<u>Regulation Decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
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After December 31, 2017	44%														
After December 31, 2022	42%														
After December 31, 2027	39%														
E10*	Replace approval criterion c and d for a Type B Parking Review with language that has the same affect and is more consistent with similar approval criterion in other land sue reviews.	OPDR	<u>Regulation Decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .												

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	<b>Topic F: Plan District Regulations</b>		
F1	Amend purpose statement of 33.555.010 as follows: “The regulations of this chapter implement the Marquam Hill Plan by supporting the preservation and enhancement of open space areas and existing scenic views <u>and neighborhood livability</u> , while....”	HmNA	<u>New Item.</u> Staff has concerns. Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
F2	Revise height subdistricts consistent with Map 555-2 Alt to avoid creating nonconforming situations and assure that development at the edges of the institutional areas “steps down” as it meets Terwilliger Parkway and residential areas. Planning Commission asked Design Commission to provide advice to City Council on the height limitations.	Design Commission; OHSU	<u>Regulation Decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
F5*	Reinstate the regulations concerning temporary construction staging that were included in the Proposed Marquam Hill Plan.	OHSU	<u>Regulation Decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
F6*	Revise the limitations on Retail and Industrial uses within the plan district to reflect those in the Proposed Marquam Hill Plan.	OHSU	<u>Regulation Decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
	<b>Topic G: Site Review</b>		
G1	Merge Site Review approval criteria into Design Review as additional design guidelines.	OPDR, OHSU	<u>New Item.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .

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	<b>Topic H: Design Review</b>		
H1	Revise upward thresholds for exemptions from Design Review. Provide an option to this proposal.	OHSU	<u>New Item.</u> Staff has concerns. Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
	<b>Topic I: Environmental Issues and Review</b>		
I1*	Delete 33.555.210 to allow environmental standards to be used in Marquam Hill Plan District.	OPDR	<u>Regulation Decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
I2	Delete Open Space and Natural Resources objective 4 and action item OSNR2 which reference the requirement for environmental review.	OHSU	<u>Conforming Revision for item I1..</u> Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
I3	Delete Building and Site Design objective 13 and action item BSD8 which reference the requirement for environmental review.	OHSU	<u>Conforming Revision for item I1..</u> Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
I4	Add new objective and action item supporting/seeking “no net gain in effective impervious area in the Marquam Hill Plan district.”	BES	<u>New Item.</u> Staff has concerns. Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .

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	<b>Topic J: Land Use Policy, Objectives and Action Items</b>		
J1*	Delete “avoided” and “limited” from Policy 1C. Consider changing “and” to “or.” Check Airport approach and be consistent with it.	OHSU	<u>Policy decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
J2*	Rewrite objective 2 and associated action item LU7 to encourage institutions to develop off of the hill, but in the city, to a greater degree than they might without this objective. Better convey Planning Commission intent.	OHSU	<u>Policy decision.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
	<b>Topic K: Marquam Hill Community Policy, Objectives and Action Items</b>		
K1	Delete specific named uses that could occur in Western Plaza from action item MHC4.	OHSU	<u>New Item.</u> Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
	<b>Topic L: Open Space and Natural Resources Policy, Objectives and Action Items</b>		
L6*	New objective and action item to encourage OHSU to transfer ownership of 45 acres of OHSU-owned land south of campus to the Bureau of Parks and Recreation or to implement a conservation easement.	M. Holmes	<u>New Item.</u> Staff has concerns. Requires Council direction. Staff will need to prepare amendment language for Council consideration on July 3 <sup>rd</sup> .
L7	Add Office of Sustainable Development to action item OSNR7.	Comm. Saltzmann	

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The following two revision requests were not included in the requests considered by City Council on June 27, 2002. They were inadvertently left off the list. Other missed items may be added to this list before Monday, July 1, 2002 when the amendment package will be available to the public and City Council members. At the July 3, 2002 City Council hearing on the Marquam Hill Plan, the Council will first review these requests and decide if they wish to consider the amendment further. To facilitate the process of public testimony, amendment language will be prepared for these requests and included in the amendment package.

	<b>Requested Revisions</b>	<b>Requester(s)</b>	<b>Staff Comment</b>
<b>Item #</b>	<b>Topic M: Missed Items</b>		
M1*	Apply Residential Institutional (IR) zone instead of the Central Employment (EX) zone.	L. Beck	<u>Major Change.</u> Requires Council direction.
M2*	Delete 33.855.060.C that provides a new approval criteria for Zoning Map Amendments on Marquam Hill that involve moving a viewpoint.	S. Brennan	<u>Regulation Decision.</u> Requires Council direction.

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