

33.555 Marquam Hill Plan District

555

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General

33.555.010 Purpose

The regulations of this chapter implement elements of the Marquam Hill Plan by supporting the preservation and enhancement of natural open space areas, existing scenic views, and neighborhood livability, while encouraging an intense level of institutional development including a dynamic mix of medical research, education, and patient care facilities that contribute to Marquam Hill's distinctive character. The plan district regulations enhance the character and features of the district through the implementation of development standards and design guidelines that preserve scenic resources and create a sense of place within the developed portions of the district through a network of plazas, courtyards, and formal open areas connected by a well-designed pedestrian circulation system. The regulations also encourage the development of additional patient care, medical research, and academic facilities and long-term traffic and parking management plans.

33.555.020 Where These Regulations Apply

The regulations of this chapter apply in the Marquam Hill plan district. The boundaries of the plan district are shown on Map 555-1 and on the Official Zoning Maps. The subdistricts of the Marquam Hill plan district are also shown on Map 555-1.

Use Regulations

33.555.100 Purpose

The use regulations foster development of institutional uses associated with medical centers and colleges. Limiting uses to those that are typically associated with institutional development, and limiting the total square footage of uses that support institutionally developed areas, will ensure that Marquam Hill remains a dynamic center for patient care, medical research institutions, and educational facilities. The regulations also help address constrained infrastructure conditions in and around the plan district area that impact traffic circulation and safety.

33.555.110 Additional Prohibited Uses

A. Plan district. The following uses are prohibited in the plan district:

1. Quick Vehicle Servicing;
2. Vehicle Repair;
3. Commercial Parking;
4. Self-Service Storage;
5. Commercial Outdoor Recreation;
6. Major Event Entertainment;
7. Warehouse And Freight Movement;
8. Aviation And Surface Passenger Terminals; and
9. Detention Facilities.

B. Subdistrict E. The following uses are prohibited in Subdistrict E:

1. Retail Sales And Service;
2. Office;
3. Manufacturing And Production;
4. Wholesale Sales; and
5. Industrial Service.

33.555.120 Additional Use Limitations in Subdistricts A through D

The following use limitations apply in Subdistricts A, B, C, and D:

A. Retail Sales And Service uses. There may be no more than 25,000 square feet of net building area in Retail Sales And Service use in each subdistrict.

- B. Industrial uses.** There may be no more than 30,000 square feet of net building area in Manufacturing And Production, Industrial Service, or Wholesale Sales uses in each subdistrict. This limitation applies to the net building area of the three use categories added together.

33.555.130 Additional Conditional Uses in Subdistricts A through D

The following are conditional uses in Subdistricts A, B, C, and D:

- A. Household Living.** Household Living in multi-dwelling structures is a conditional use. The approval criteria are 33.815.130.B, C, and E. Household Living in other structure types is prohibited.
- B. Rail Lines And Utility Corridors.** Rail Lines And Utility Corridors are a conditional use.

33.555.140 Basic Utilities in the OS Zone

Suspended cable transportation systems are allowed in the OS zone. All other Basic Utilities are regulated by the base zone.

33.555.150 Impacts of a Suspended Cable Transportation System in the OS Zone

In those portions of the plan district within the OS Zone, a suspended cable transportation system is subject to Section 33.262.050, Noise; Section 33.262.060, Vibration; and Section 33.262.080, Glare. These regulations must be met only within those portions of the plan district within the OS Zone.

33.555.160 Temporary Activities in the OS Zone

Staging areas for institutional development are allowed in the OS Zone subject to the requirements stated in 33.296.030.F.4.c.

Development Standards

33.555.200 Purpose

The development standards of this chapter foster a dense urban institutional campus with an emphasis on attractive, well-designed buildings, and a positive and well-designed pedestrian environment. The standards also help establish an attractive transition between institutional development and adjacent residential development, Terwilliger Parkway, and undeveloped open areas.

33.555.210 Relationship to Base Zone Regulations.

If not addressed by the development standards of this plan district, the development standards of the base zone apply; however, in Subdistricts A, B, C, D, and E, development is exempt from the following standards:

- A.** Paragraph 33.140.215.C.1, Building setbacks on a transit street or in a pedestrian district;
- B.** Section 33.140.230, Ground Floor Windows in the EX Zone;
- C.** Section 33.140.240, Pedestrian Standards;
- D.** Section 33.140.242, Transit Street Main Entrances;
- E.** Section 33.266.100.C, Calculations of Amounts of Required and Allowed Parking;

- F. Section 33.266.115, Maximum Allowed Parking Spaces;
- G. Section 33.266.130.C, On-site Locations of Vehicle Areas; and
- H. Sections 33.266.300 through 33.266.310, Loading.

33.555.220 Drive-Through Facilities

- A. **Purpose.** Drive-through facilities are not allowed within the plan district as such facilities and the uses they serve are not consistent with those uses typically associated with institutional uses, with the exception of facilities that support the purposes of a medical institutions, such as a drive-through facility associated with a pharmacy.
- B. **Standard.** Drive-through facilities are not allowed.

33.555.230 Maximum Height

- A. **Purpose.** The height limits in the plan district protect views and create a “step-down” effect towards adjacent areas to the east, south, and west.
- B. **Height regulations in Subdistricts A through D.** The regulations of this subsection apply in Subdistricts A, B, C, and D.
 - 1. **Standard.** The maximum heights allowed are shown on Map 555-2. Except as allowed by Subparagraph B.2.c, heights greater than those shown on Map 555-2 are prohibited.
 - 2. **Measurement.** Height is measured as follows:
 - a. Height is measured from sea level, not grade.
 - b. Height is measured to the top of the highest element of a structure, including rooftop equipment, mechanical equipment, mechanical penthouses, and helicopter landing facilities, other than those listed in Subparagraph B.2.c.
 - c. Antennas, utility power poles, and public safety facilities are exempt from the height limits of this section.
 - d. The provisions of 33.930.050, Measuring Height, do not apply in subdistricts A, B, C, and D.
 - 3. **Supplemental application requirements.** Applications for land use reviews and building permits for new buildings and additions of square footage must include the following information. Applications for land use reviews and building permits for other development that may affect the height of a structure also must include the following information. Additional information may also be requested through the review process. Site plans must show the following:
 - a. Boundary lines between areas with different height requirements;
 - b. Topography shown by contour lines at five foot vertical contours measured in feet above sea level;
 - c. Elevations at the corners of proposed structures or structures being altered, measured in feet above sea level; and

- d. Elevation of the highest point of the structure, including rooftop equipment, mechanical equipment, mechanical penthouses, and helicopter landing facilities, other than those listed in Subparagraph B.2.c, measured in feet above sea level.

33.555.240 Maximum Floor Area Ratio in Subdistricts A through D.

The regulations of this section apply to sites in Subdistricts A, B, C, and D.

- A. Purpose.** The floor area ratios (FARs) regulate the amount, or intensity, of use allowed in each subdistrict. The FARs provide a means to match the potential amount of uses with the desired character of the area. FARs also work with the height and building coverage standards to control the overall bulk of development.
- B. Calculations.** In Subdistricts A, B, C, and D, FAR is calculated as the amount of floor area in relation to the amount of area in each subdistrict, expressed in square feet.
- C. Standards.** The maximum FAR allowed in Subdistricts A, B, and D is 3:1. The maximum FAR allowed in Subdistrict C is 2:1. Adjustments to these maximums are prohibited.

33.555.250 Maximum Building Coverage

- A. Purpose.** The building coverage standards work with the FAR and height standards to control the overall scale of development and promote development consistent with the desired character of the plan district. The standards also limit the total area of each subdistrict that will be developed with buildings to limit the amount of impervious surfaces created by buildings.
- B. Calculations.** Except for in Subdistrict F, building coverage is calculated in relation to the amount of area in each subdistrict. Within Subdistrict F, building coverage is calculated in relation to the amount of site area.
- C. Standards.**
 1. Subdistrict E. The maximum building coverage allowed in the EX zone in Subdistricts E is 15 percent.
 2. Subdistricts A through D. In Subdistricts A, B, C, and D, there is no limitation on building coverage in each subdistrict; however, the maximum building coverage allowed in the four subdistricts together is 65 percent. Adjustments to this standard are prohibited.

33.555.260 Formal Open Areas in Subdistricts A through D.

- A. Purpose.** The requirements of this section ensure that the institutionally-developed portions of the plan district contain an adequate amount of formal open area, such as plazas, courtyards, and similar features, that enhance the character of the area; provide opportunities for passive recreation and both formal and informal gatherings; and result in a network of attractive and integrated exterior spaces and pedestrian corridors that link buildings and various activities within the plan district.

These formal open areas are medium to large spaces that are open to the public and are typically located along primary pedestrian routes. Small gardens and courtyards that are not generally accessible to the public and are developed primarily to serve as retreats for

patients and their visitors, such as healing gardens or play areas for young patients or their visitors, are not formal open space areas.

- B. When formal open area is required.** In Subdistricts A, B, C, and D, when more than 10,000 square feet of gross floor area is proposed in a subdistrict, formal open area must be developed within that subdistrict as part of the proposal, until the minimum square footage of formal open area required in the subdistrict is met. Existing plazas and other open areas may be used to meet this requirement, but will be reviewed as if they are being created as part of the project. Additional improvements may be required.
- C. Minimum square footage required.** The minimum square footage of formal open area required in Subdistrict A is 20,000 square feet. The minimum square footage of formal open area required in Subdistricts B and D is 25,000 square feet in each subdistrict. The minimum square footage of formal open area required in Subdistrict C is 40,000 square feet.
- D. Standards.** Formal open area used to meet the requirement of Subsection B must meet the following standards:
1. Amount of area required. At least one square foot of formal open area must be developed for each 50 square feet of floor area, up to the minimum required square footage of formal open area for the subdistrict;
 2. Minimum size. Each formal open area must be at least 2,000 square feet in area, and be of such shape to allow a square 40 feet on a side to fit entirely in the area.
 3. Use of area. Formal open areas may not also be used for parking, exterior storage, or exterior work areas.
 4. Adjustments prohibited. Adjustments to the regulations of this subsection are prohibited. However, modifications may be requested as part of the design review process, as allowed by Chapter 33.825, Design Review.

33.555.270 Exterior Storage and Work Activities

- A. Purpose.** The standards of this section ensure that exterior storage and work activities:
- Will be consistent with the desired character of the area;
 - Will not be a detriment to the overall appearance of the subdistrict;
 - Will not have adverse impacts on land uses and properties adjacent to the subdistrict, especially those zoned residential and open space; and
 - Will not have an adverse impact on the environment.
- B. Where these standards apply.** The following standards apply in Subdistricts A, B, C, D, and E.
- C. Location.** Exterior storage and work activities are allowed in Subdistricts A, B, and C, and prohibited in Subdistricts D and E.
- D. Maximum area allowed.** The maximum area that may be used for exterior storage and exterior work activities combined is 10,000 square feet in Subdistrict A, 10,000 square feet in Subdistrict B, and 25,000 square feet in Subdistrict C.

- E. Landscape and screening.** Exterior storage areas and areas used for exterior work activities within 25 feet of the plan district boundary must meet one of the following two landscape standards. The portion of the exterior storage area or area used for exterior work activities within 25 feet of the plan district boundary must either:
1. Be surrounded by a 10-foot wide landscaped strip. The 10-foot strip must be landscaped to at least the L2 standard; however, a wall or berm may not be substituted for the required screen of shrubs. In addition, a fence meeting the F2 standard must be placed along the interior edge of the landscaped area; or
 2. Be surrounded by a 5-foot wide landscaped strip. The 5-foot strip must be landscaped to at least the L4 standard.
- F. Paving.** Exterior storage and work activity areas must be paved.

33.555.280 Parking

- A. Purpose.** The regulations of this section encourage the use of transportation demand management techniques by limiting the supply of parking and creating maximums for single occupancy vehicle trips.
- B. Where these standards apply.** The following standards apply in Subdistricts A, B, C, D, and E.
- C. Creation of parking.**
1. Net building area. Parking may be created only in conjunction with additions of net building area to the site, including that added as part of new development or by adding net building area to existing development;
 2. Maximum ratios. Parking is limited to a maximum ratio of 1 space per 600 square feet of net building area being added.
 3. Location. Parking may be in a different subdistrict than the net building area it is created in conjunction with.
 4. Exception for Subdistrict B. In Subdistrict B, a proposal to create parking not in conjunction with additional floor area may be approved through a Marquam Hill Parking Review, as follows:
 - a. The application for the Marquam Hill Parking Review must be received by the City by December 31, 2010;
 - b. The proposed parking is exempt from the requirements of B.1 and 2, but is subject to the other regulations of this section; and
 - c. Only one proposal may be approved under the provisions of this Paragraph.
 - d. Adjustments to these standards are prohibited.
- D. Existing parking.**
1. Existing parking in Subdistricts A and B. Existing parking in Subdistricts A and B that is reconfigured or demolished and replaced within either of these subdistricts is exempt

from the requirements of Subsections 33.555.280.B and E if no additional parking spaces are created.

2. Existing parking in Subdistricts C and D. Existing parking in Subdistricts C and D that is reconfigured or demolished within the same subdistrict is exempt from the requirements of Subsections 33.555.280.B and E if no additional parking spaces are created.

E. Maximum parking allowed in Subdistricts A through D.

1. The maximum number of parking spaces allowed is:
 - a. Subdistrict A and B combined: 4,429 spaces
 - b. Subdistrict C: 710 spaces
 - c. Subdistrict D: 1,258 spaces
 - d. Subdistrict E: parking is prohibited.
2. Adjustments to the standards of the subsection are prohibited.

F. Marquam Hill Parking Review. There are two types of Marquam Hill Parking Review: Type A and Type B. Proposals that are subject to Type B Marquam Hill Parking Review are not also subject to Type A Marquam Hill Parking Review.

1. Type A Marquam Hill Parking Review is required for all proposals that include parking;
2. Type B Marquam Hill Parking Review is required for the following:
 - a. Proposals to develop parking spaces above the maximum numbers stated in Paragraph D.1;
 - b. Proposals to develop parking when the application for a building permit is submitted after August 1, 2012; or
 - c. Proposals that are subject to Type A Marquam Hill Parking Review but do not meet the approval criteria for that review.

33.555.290 Signs

The sign standards are stated in Title 32, Signs and Related Regulations.

33.555.295 Existing Bicycle Parking

- A. Purpose.** These regulations allow existing uncovered long-term bicycle parking to continue without upgrading the nonconforming elements of the racks. The existing, attendant monitored, bicycle parking provides a convenient and secure long-term bicycle parking option that works in conjunction with the suspended cable transportation system that provides access to both the Marquam Hill plan district and South Waterfront subdistrict of the Central City plan district.
- B. Where these standards apply.** These standards provide an alternative to the long-term bicycle parking standards in 33.266 and apply to required long-term bicycle parking facilities in the Marquam Hill Plan District.

- C. Existing Bicycle Parking.** Existing long-term bicycle parking may be used to meet required long-term bicycle parking. The existing bicycle parking is not required to meet Subsections 33.266.210.C and D if the long-term bicycle parking meets the following:
1. The bicycle parking is located in the South Waterfront subdistrict of the Central City plan district as of March 1, 2020;
 2. The bicycle parking area has an attendant present during the hours of 6:00 am to 7:30 pm from Monday to Friday to monitor the area and aid in parking bicycles;
 3. The bicycle parking area does not exceed 500 spaces;
 4. The bicycle parking must be within 100 feet of a suspended cable transportation system; and
 5. The applicant must sign a covenant that ensures that the existing long-term bike parking will continue to meet the above standards until the bike parking is no longer required. The covenant must comply with the requirements of 33.700.060, Covenants with the City.

Design Review

33.555.300 Design Review

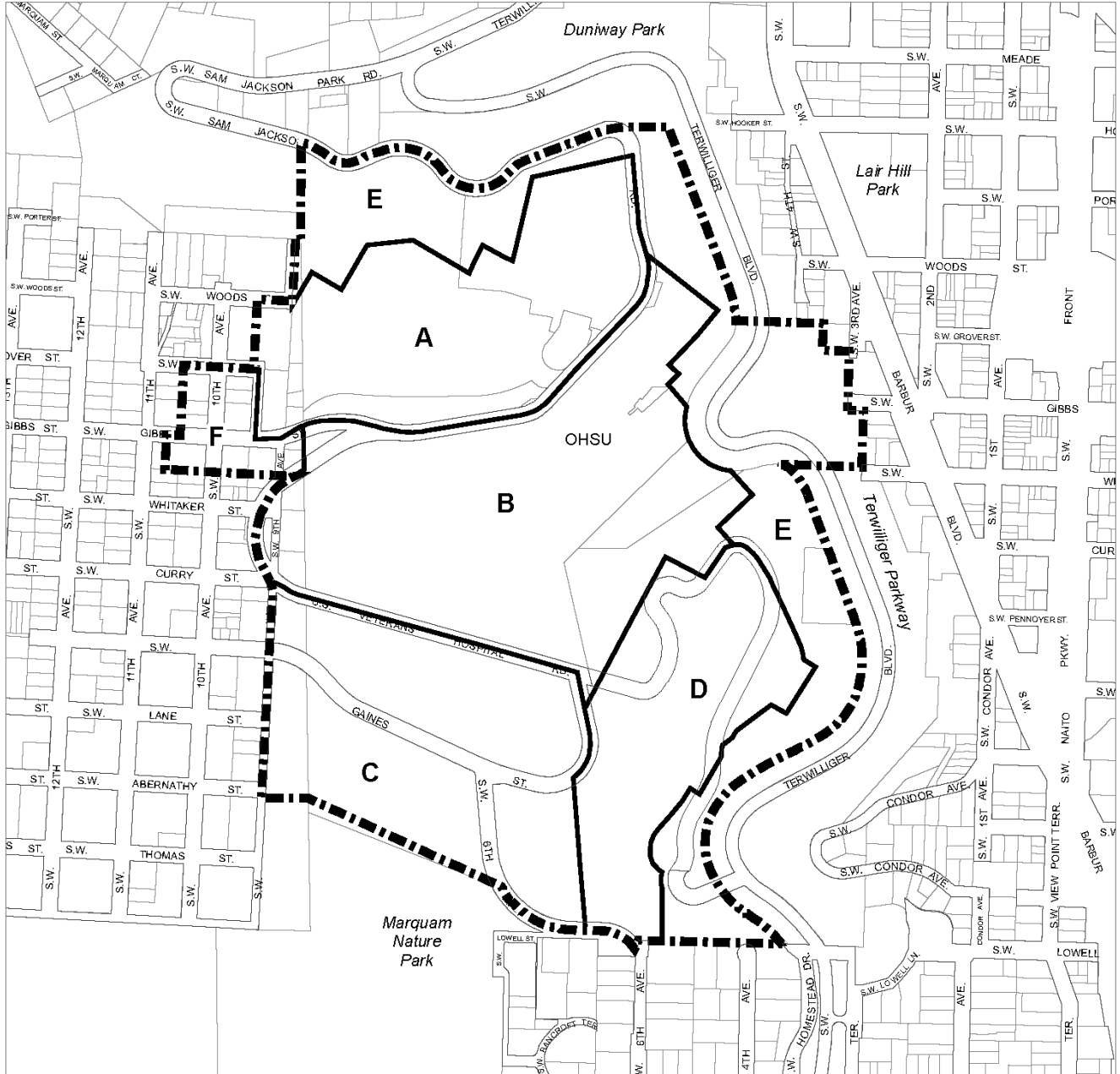
- A. Purpose.** Design review ensures that institutional development is physically and visually integrated within the plan district and with the surrounding neighborhoods, open space areas, Terwilliger Parkway, and the skyline associated with Marquam Hill. It also ensures that the pedestrian environment within the institutionally developed portions of Marquam Hill incorporates quality design providing an attractive and safe environment for pedestrian passage within and through the plan district and an integrated relationship between structures and the pedestrian environment. Design review also promotes the protection and enhancement of views within and to and from the plan district, as well as sustainable development, protection of environmentally sensitive resources, and the incorporation of site amenities within the pedestrian environment. Additionally, design review promotes an efficient and functional arrangement of institutional development within the plan district and improvements to vehicular access and circulation patterns.
- B. Design overlay zone.** The regulations of Chapter 33.420, Design Overlay Zones apply in all areas of the plan district that are within the Design overlay zone.



(Added by: Ord. No. 176742, effective 7/31/02. Amended by: Ord. No. 177422, effective 6/7/03; Ord. No. 185915, effective 5/1/13; Ord. No. 186639, effective 7/11/14; Ord. No. 187216, effective 7/24/15; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18; Ord. No. 189784, effective 3/1/20; Ord. No. 190477, effective 8/1/21.)

Marquam Hill Plan District and Subdistricts

Map 555-1

Map Revised May 24, 2018



-  Plan District Boundary
-  Subdistrict Boundary



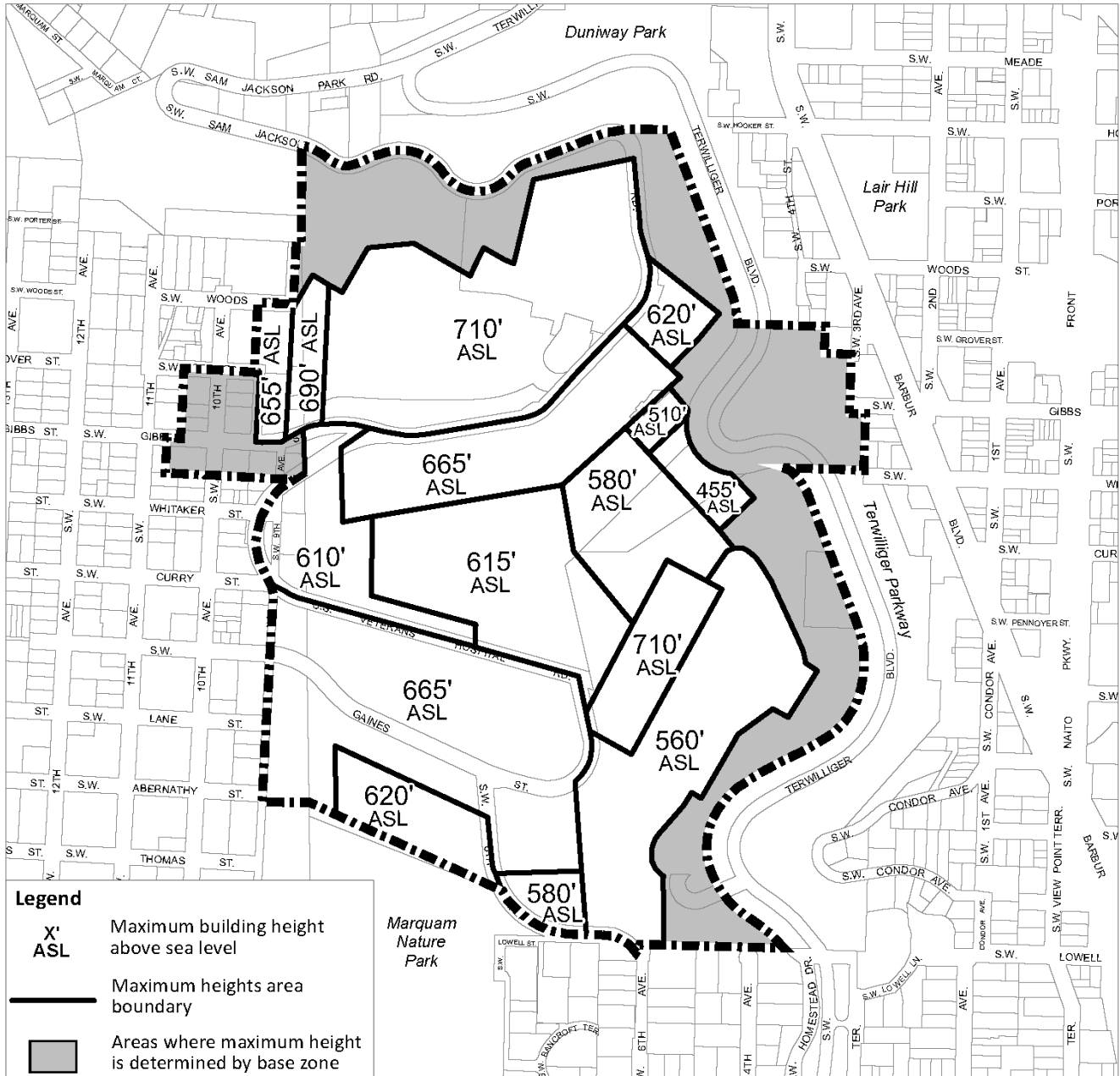
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Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

Marquam Hill Plan District Maximum Heights Measured Above Sea Level - ASL

Map 555-2

Map Revised May 24, 2018



Legend

- X' ASL Maximum building height above sea level
- Maximum heights area boundary
- Areas where maximum height is determined by base zone

 Plan District Boundary



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon