



STAFF REPORT TO THE DESIGN REVIEW COMMITTEE (DRC)

Permit Type: Design Review

File No. Z0208-25

Applicant's Proposal: The proposed new hospital at the Kaiser Permanente Sunnyside Medical Center is a seven-story building, plus basement, spanning approximately 615,000 square feet and housing 308 patient beds. This facility will be powered by an all-electric energy center of approximately 25,000 square feet. The project will replace several structures on the Sunnyside Medical Center campus. Work within the project boundary includes, but is not limited to, building construction, new soil retention construction, grading, new and improved roadways, new surface parking, new hardscape, new walk paths, new site lighting, new signage, new landscaping, and irrigation.

Date of this Report: September 16, 2025

Issued By: Melissa Lord, Senior Planner, MLord@clackamas.us, 503-742-4504

Applicant: Skyler Denniston, Kaiser Permanente

Owner of Property: Kaiser Foundation Hospitals

Zoning: Regional Center Office (RCO) District

Assessor's Map & Tax Lot(s): T2S R2E Section 04A Tax Lots 100 and 170

Site Address: 10180 SE Sunnyside Road, Clackamas, OR 97015

Location Map



Community Planning Organization (CPO) for Area:

Sunnyside/West Mt. Scott (INACTIVE)

Community Planning Organizations (CPOs) are part of the county's community involvement program. They are advisory to the Board of County Commissioners, Planning Commission and Planning and Zoning Division on land use matters affecting their communities. CPOs are notified of proposed land use actions and decisions on land within their boundaries and may review these applications, provide recommendations or file appeals. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at 503-655-8751.

Opportunity to Review the Record and Decision: The complete decision, including findings and conditions of approval, and the submitted application are available for review online at <https://aca-prod.accela.com/CLACKAMAS>. Select the **Planning** tab and enter the file number to search. Select **Record Info** and then select **Attachments** from the dropdown list, where you will find the submitted application. A copy of the decision, application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost by contacting the Planner listed above. Copies of all documents may be purchased at a cost established by the County fee schedule.

Appeal Rights: **This decision will not become final or effective until the period for filing an appeal with the County has expired without the filing of an appeal.** Any person who is adversely affected or aggrieved or who is entitled to written notice of the decision pursuant to Subsection 1307.09(C) of the Clackamas County Zoning and Development Ordinance may appeal this decision to the Clackamas County Land Use Hearings Officer by filing a written appeal. An appeal must include a completed Appeal Form available at www.clackamas.us/planning/supplemental.html and a \$250.00 filing fee and must be **received** by the Planning and Zoning Division by the appeal deadline identified above.

Appeals may be submitted in person during office hours (8:00 am to 4:00 pm Monday through Thursday, closed Friday and holidays). Appeals may also be submitted by email or US mail.

A person who is mailed written notice of this decision cannot appeal this decision directly to the Land Use Board of Appeals under ORS 197.830.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통?

Staff Report to the DRC
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CONDITIONS OF APPROVAL

If approved, the applicants may be subject to the following conditions of approval:

1. Approval of this land use permit is based on the submitted written narrative and plan(s) filed with the County on June 2, 2025 and additional documents submitted on August 4, 2025. No work shall occur under this permit other than which is specified within these documents, unless otherwise required or specified in the conditions below. It shall be the responsibility of the property owner(s) to comply with these documents and the limitation of any approval resulting from the decision described herein.
2. The surfaces of metal exterior building materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion [1005.03(E)]
3. Entrance lighting may not exceed a height of 12 feet and must be directed downward. [1005.04(A)]
4. Nine of the 15 loading berths provided on the new hospital building do not comply with the minimum required dimensions of 35 feet x 12 feet x 14 feet high. All 15 proposed loading berths shall meet the minimum dimensions. [1015.04]
5. **Prior to issuance of a building or development permit**, a Type II Steep Slope land use application shall be reviewed and approved for work on land with a slope of 20% or greater. [1002.01(A)]
 - a. Land use application file number Z0209-25 is currently under review by the County.
6. **Prior to issuance of a building or development permit**, either a Type II Modification or a Type III Conditional Use Permit land use application shall be reviewed and approved for changes to the prior Conditional Use permit.
 - a. Land use application file number Z0143-25 is currently under review by the County

APPLICABLE APPROVAL CRITERIA

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 202, 510, 903, 1000-series, and 1307.

PUBLIC AND AGENCY COMMENTS

Notice was sent to applicable agencies and owners of property within 300 feet. At the time of this report, no comments have been received.

FINDINGS

The findings below identify the standards and criteria that are relevant to this decision, state the facts relied upon in rendering the decision, and explain the justification for the decision.

1. **Background/Overview of Applicant's Proposal:**

The proposed scope of work contained within this application includes substantial reconstruction of the Kaiser Permanente Sunnyside hospital site. The project will include the replacement of the hospital, energy center, surface parking, and other site improvements.

Recently, Kaiser Permanente has proposed work elsewhere on this property, referred to as the "south site" development. This work is outside of the scope of the proposal. Notably, the scope of the south site project is located generally in the southeast portion of the site and includes a new storm retention pond, fire access road and associated improvements including soil remediation, new soil retention construction, grading, new roadway, new walking paths, new site lighting, new site signage, new landscaping, new irrigation, and temporary construction offices. Land use applications associated with that work have been reviewed under land use permit numbers Z0054-25 Steep Slopes, Z0142-25 Design Review, and Z0215-25 Habitat Conservation Area Development.

Land use application file numbers associated with this scope of work include Z0143-25 Modification of Conditional Use, Z0208-25 Design Review (this application), and Z0209-25 Steep Slopes.

2. **ZDO Section 510, Regional Center Office (RCO) District**

510.03 Uses Permitted: Uses permitted in the RCO zoning district are listed in Table 510-1.

Finding: The subject property is located in the RCO zoning district. The site is currently developed with a hospital, medical office buildings, and other accessory structures supporting the hospital campus. The hospital is a Conditional use in the RCO zoning district. The most recent Conditional Use permit was obtained in 2004 to authorize the hospital use (reference land use permit number Z0683-04). The proposed hospital redevelopment will continue to implement the previous conditional

use approval and is subject to the review of land use application Z0143-25 for the modification of that prior Conditional Use. This standard is met.

3. **ZDO Section 903, Setback Exceptions**

Subsection 903.07 Fences and Walls. Clackamas County's Zoning and Development Ordinance (ZDO) states that minimum setback standards do not apply to fences or walls unless the standard explicitly refers to fences or walls.

Finding: There are no other applicable fence-related standards within the ZDO that pertain to the setbacks of the proposed fence. Therefore, this subsection applies and the proposed fence does not need to meet minimum setbacks provided in Subsection 510.04 and Table 510-2.

4. **ZDO Section 1002, Development Standards**

Section 1002 addresses the protection of various natural features including hillsides, the excessive removal of trees prior to development, the protection of trees and wooded areas through development, river and stream corridors, the winter ranges of deer and elk populations, certain open spaces near Mount Hood, significant natural areas, and significant landforms and vegetation.

Finding: The subject property is generally flat but contains slopes towards southern property boundary and a small amount of slope near Sunnyside Rd. The applicant proposes development on slopes greater than 20% which requires the review and approval of a land use permit. A Type II Steep Slope land use application has been submitted to the County for review related to this scope of work (file number Z0209-25). At the time of this report, a decision has not yet been issued. Land use application Z0054-25 is a second Type II Steep Slope review that was approved by the County on this property but is related to the scope of work on the "south site", not the scope of this submittal.

The subject property is not located within a mapped river/stream corridor. The project site is located within the Portland Metropolitan Urban Growth Boundary but the County has no knowledge of excessive tree removal occurring on this site, although tree removal is approved with this land use permit. The project site is not located within the deer and elk winter range or Mt Hood resource protection area therefore Sections 1002.05 and 1002.06 do not apply. The project site is not located within a mapped natural area depicted on Comprehensive Plan Map III-2 and so Section 1002.07 is not applicable. There are no additional elements protected by

Section 1002, as identified in the Clackamas County Comprehensive Plan, present on site. The standards of Section 1002, as applicable, are met.

5. **ZDO Section 1003 and 1004, Hazards to Safety and Historic Preservation**

Section 1003 addresses various hazards to safety including flood, soils, fire, and mass movement areas. Section 1004 addresses standards related to historic preservation.

Finding: The standards in these Sections are not applicable to the subject property.

6. **ZDO Section 1005, Sustainable Site and Building Design**

Section 1005 addresses the development of sites and design of buildings so as to efficiently utilize land, create lively, safe, and walkable centers, support the use of non-auto modes of transportation, reduce impact of development of natural features, utilize opportunities arising from a site's configuration, design lighting so dark skies are maintained when possible and accommodate the needs of users of developments. It applies to institutional, commercial, and industrial development; multifamily dwellings; and developments of more than one two- or three-family dwelling.

1005.02, Site Design Standards

- i. **1005.02(A, B, C):** Where feasible, cluster buildings within single and adjacent developments for efficient sharing of walkways, on-site vehicular circulation, connections to adjoining sites, parking, loading, transit-related facilities, plazas, recreation areas, and similar amenities. Where feasible, design the site so that the longest building elevations can be oriented within 20 degrees of true south in order to maximize the south-facing dimensions. Minimum setbacks may be reduced by up to 50 percent as needed to allow improved solar access when solar panels or other active or passive solar use is incorporated into the building plan.

Finding: *Staff incorporates the findings in the applicant's narrative and concurs that the proposed hospital redevelopment project is designed for efficient sharing of parking areas, walkways, vehicular circulation, and amenities through the campus. The submitted plan set clearly demonstrates compliance with this standard. The main hospital building is positioned to maximize the southern exposure to the maximum extent possible when considering that this is a redevelopment on an existing site. Minimum setbacks are not proposed to be reduced. As proposed these standards are met.*

- ii. **1005.02(D):** A continuous, interconnected on-site walkway system shall be provided.

Finding: Proposed walkways connect directly to Sunnyside Rd. All walkways are a minimum of 5 feet wide and are illuminated. As proposed, this criterion is met.

At the existing parking lot nearest to the intersection of SE 104th Ct and Sunnyside Rd., the applicant is adding a 5-foot wide walkway and striped pedestrian crosswalk to connect pedestrians from this parking lot to the rest of the interconnected on site walkway system. There are a number of missing pedestrian links on the Kaiser campus currently, and, within the development area those appear to be resolved by the proposed site plan.

- iii. **1005.02(E):** Inside the UGB, except for industrial developments, a minimum of 50 percent of the street frontage of the development site shall have buildings located at the minimum front setback line.

Finding: The development has frontage on more than one street. Sunnyside Rd is a Major Transit Street as identified on Comprehensive Plan Map 5-8c and so this standard applies to the Sunnyside Rd. frontage.

Since this is a redevelopment of an existing site, certain standards of this subsection are not feasible to comply with. There is an existing access drive that runs parallel to Sunnyside Rd and is setback from the front property line approximately 70 feet. This drive will remain on site, and due to the footprint of the proposed hospital it is not feasible to site the new building between the access drive and the front lot line in order to comply with this standard. To meet the unique and specific needs of the hospital patients and visitors, the main hospital entry is set back off of the roadway. The canopy will overhang the drop-off zone and the area between the private roadway and the main entrance will be outfitted with public seating, covered seating, and different pedestrian amenities. The design implements the “purpose” of subsection 1005.01 and therefore complies.

- iv. **1005.02(F):** Inside the UGB, parking lots larger than three acres in size shall be built with major on-site vehicular circulation ways that include raised walkways with curbs, a minimum four-foot-wide landscape strip, and shade trees planted a maximum of 30 feet on center.

Finding: No individual surface parking lot is larger than three acres; therefore this criterion is not applicable.

- v. **1005.02(G):** New retail, office, mixed use, and institutional buildings located on major transit streets shall have at least one public entrance facing a major transit street, or street intersecting a major transit street.

Finding: Sunnyside Rd is a Major Transit Street as identified on Comprehensive Plan Map 5-8c. The primary entrance of the proposed hospital building faces west, towards the SE 101st Ave., which is a street that intersects with Sunnyside Rd. Therefore, this standard is met.

- vi. **1005.02(H):** New retail, office, mixed use, multifamily, and institutional buildings located at a major transit stop shall be set back a maximum of 20 feet from at least one of the following: the major transit stop, the major transit street or an intersecting street, or a pedestrian plaza at the major transit stop or a street intersection.

Finding: *There are no Major Transit Bus Stops on Sunnyside Rd or the internal transit loop road, as identified on Comprehensive Plan Map 5-8a; therefore, this standard is not applicable.*

- vii. **1005.02(K):** Where a minimum floor area ratio (FAR) is required by the standards of the applicable zoning district, it shall be calculated as described in this subsection.

Finding: *The minimum FAR in the RCO zoning district is “1.0 for primary office uses on lots greater than 2½ acres” as established by Table 510-1 of ZDO Section 510. The subject property is approximately 48 acres in size.*

Table 510-1, Footnote 23 states that for the purposes of this provision, “office uses” include the following uses from Table 510-1, Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts: Business Services, Financial Institutions, Information Services, Offices, Offices and Outpatient Clinics, and Research Facilities and Laboratories. The primary use of the site is a hospital, and the offices and clinics on the hospital campus are accessory to the overall hospital use. Therefore, this standard is not applicable.

- viii. **1005.02 (I, J and L):** *Are not applicable to this development because the property is within the RCO zoning district.*

1005.03, Building Design Standards

- i. **1005.03(A):** The following standards apply to building facades visible from a public or private street or accessway and to all building facades where the primary entrance is located.

Finding: *Design of the hospital includes different massing and patterns to subdivide large walls and massive building facades. At walkways, building entrances are covered to add emphasis. Staff incorporates the following information provided by the applicant into the findings: The hospital building facade design is a field of warm-toned metal panel that offers relief and scale through the strategic use of control joints, vision glazing, opaque glazing as well as projected balconies. Every patient room incorporates a “pop-out” frame that offsets the glazing plane from the metal panel plane. External sunshades on the eastern, western, and southern facing patient rooms offer both thermal comfort to the occupants and a sense of visual intrigue on the exterior. Additionally, the massing of the building is such that a rounded and staggered corner becomes the junction between the two primarily public-facing towers.*

In addition to the hospital, the applicant proposes to build an “energy center” building in the southwesterly portion of the site. The Energy Center facade is also a combination of metal panel and glazing which is complimentary to the campus. The metal panels incorporate two colors, which establishes a sense of human scale, and the glazing is strategically placed to showcase the mass timber structural system within. Entrances into the building are protected by a canopy above with a depth of at least 4.5 feet.

ii. **1005.03(B):** Requirements for building entries.

Finding: *The hospital has a distinct primary entrance and distinct emergency room entrance. The site plan incorporates a main hospital entry drop-off road connected to SE 101st Ave with a canopy to protect visitors from the elements. Hardscaping, landscaping, and pedestrian pathways are designed to create a welcoming primary entrance. The covered drop-off areas include an overhang of 13.5 feet, which exceeds the minimum 4-foot standard. The Emergency room, attached to the main hospital building, also has its own drop-off entryway covered by a 13.5 deep canopy.*

The Energy Center is not open to the public; it serves the Kaiser Permanente staff, but will not include any uses to support the general public; therefore, the requirements of this subsection are not applicable to the Energy Center.

iii. **1005.03(C):** The street-facing facade of commercial, mixed-use and institutional buildings sited to comply with 1005.02(E) shall meet the following requirements.

Finding: *The proposed hospital building is not sited to comply with Subsection 1005.02(E) and so this standard is not applicable. Nevertheless, the ground floor level of the public-facing facade of the hospital has 71% transparent glass.*

iv. **1005.03(D):** For buildings, other than industrial buildings, with flat roofs or without visible roof surfaces, a cornice or other architectural treatment shall be used to provide visual interest at the top of the building.

Finding: *Both the hospital and the Energy Center will have flat roofs. Each building will be designed with a parapet wall. Staff did not identify a cornice or other architectural treatment of the top of each building that will add visual interest. Staff requests the Design Review Committee member’s review.*

v. **1005.03(E):** Requirements for exterior building materials:

- (1) Use architectural style, concepts, colors, materials, and other features that are compatible with the neighborhood’s intended visual identity.

- (2) Building materials shall be durable and consistent with the proposed use of the building, level and exposure to public view, exposure to natural elements, and ease of maintenance.
- (3) Walls shall be surfaced with brick, tile, masonry, stucco, stone or synthetic equivalent, pre-cast masonry, gypsum reinforced fiber concrete, wood lap siding, architecturally treated concrete, glass, wood, metal, or a combination of these materials.
- (4) The surfaces of metal exterior building materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.

Finding: *Both of the proposed buildings include metal paneling. The metal panels are a warm tone which was chosen because it will complement the warm tones of the masonry on the rest of the campus. The metal panels will be treated with coatings to minimize rust and corrosion. As conditioned, this criterion is met.*

- vi. **1005.03(G):** Requirements to increase safety and surveillance.

Finding: *The site lighting is designed to illuminate the campus to enhance the safety and surveillance of the site. The hospital and the Energy Center both include transparent windows that allow for surveillance opportunities of the nearby pedestrian walkways, pedestrian amenities, and parking areas. In addition, the applicants propose to install CCTV cameras throughout the development area, as depicted on their Security Device Plans. Compliance with this criterion is demonstrated in the submitted land use application. This criterion is met.*

- vii. **1005.03(H):** Solar access requirements.

Finding: *The hospital building design includes external sunshades and balconies for thermal comfort on eastern, western and southern facades. Building placement and landscape design was selected to offer relief from winter winds and anticipates the maximization of summer breezes. The Energy Center includes glazing on the southern façade. This standard is met.*

- viii. **1005.03(I):** Requirements for compatibility with the intent of the design type or with the surrounding area. For purposes of Subsection 1005.03(I), design types are Centers, Station Communities or Corridor Streets as identified on Comprehensive Plan Map IV-8, *Urban Growth Concept*; X-CRC-1, *Clackamas Regional Center Area Design Plan, Regional Center, Corridors and Station Community*; X-SC-1, *Sunnyside Corridor Community Plan, Community Plan Area and Corridor Design Type Location*; or X-MC-1, *McLoughlin Corridor Design Plan, Design Plan Area*.

Finding: The property is within the Clackamas Regional Center Area and Regional Center on Comprehensive Plan Map X-CRC-1, and the Clackamas Regional Center on the Urban Growth Concept Map IV-8; therefore, the design requirements of this subsection are applicable.

The hospital building design implements the use of a warm-toned color palette and materials that offer relief and scale through the strategic use of control joints, vision glazing, opaque glazing as well as projected balconies. Patient rooms include a “pop-out” frame that offsets the glazing plane from the metal panel plane. Additionally, the massing of the building is such that a rounded and staggered corner becomes the junction between the two primarily public-facing towers.

The loading area is located behind the hospital, between the hospital and the new Energy Center. Due to the site’s grade, the location of the loading area in relation to the proposed hospital and Energy Center, the presence of existing trees along the eastern property boundary, and existing fencing along the eastern boundary, the loading/delivery areas will not be visible from the dwellings on adjacent lots.

- ix. **1005.03(J):** Requirements for screening mechanical equipment.

Finding: The hospital will have rooftop mechanical equipment screened with “mechanical screens that are a continuation of the exterior wall aesthetic”. Integral louvers are incorporated as necessary for the functionality of the equipment. The Energy Center mechanical equipment is located 18 feet below the grade level shielded behind site walls.

- x. **1005.03(F, K and L):** Are not applicable to this development because the property is within the RCO zoning district and the proposal is for a hospital.

1005.04 Outdoor Lighting: Standards for outdoor lighting devices.

Finding: The light pole schedule provided clearly demonstrates compliance with the limitations of pole-mounted lighting. No light poles will exceed the 25-foot maximum height limit. Around the pedestrian path and garden areas, lower light poles (16 feet) are proposed in addition to bollard-style lights in narrow pathways which are compatible to the intensity of uses the lighting serves. The applicant states that lighting directed towards welcome signage, flags, and trees are shielded and directed within the boundaries of the subject property. Wall-mounted lighting at entrances was not reviewed by staff; a condition of approval is recommended to ensure compliance with the maximum 12-foot height mounting requirement.

1005.05 Additional Requirements Development: shall comply with a minimum of one of the following techniques per 20,000 square feet of site area. Regardless of site

size, a minimum of one and a maximum of five techniques are required. Partial site area numbers shall be rounded.

Finding: Five techniques are required. The applicant proposes to implement the following five techniques:

(B.5) Utilize deciduous trees to provide summer shade and allow winter sun: Proposal addresses requirement, see Landscape Series sheets and the following Landscape Narrative.

(J) Apply other techniques for onsite storm water treatment identified by the surface water management regulatory authority: Proposal addresses requirement, please see Stormwater Control Plan C5.00 through C5.21.

(K) Lay out site to create functional open areas such as outdoor recreation areas, mini parks, and accessways that are open to the general public: Proposal addresses requirement, see sheet A1.10S, overall site plan and A1.11S-A1.15S for enlarged plans. See Landscape sheets for further details.

(I) Enhance sidewalks and/or walkways by providing additional width, using higher quality materials; shielding from vehicular traffic with enhanced planting strips, street trees and providing pedestrian amenities that are compatible with the design of the development as well as the neighborhood as a whole. Proposal addresses requirement: See Landscape Series sheets.

(S) Lay out sites to maximize significant vistas: A new walking path and seating areas are designed on the south portion of the new project, integrated into the proposed landscape design and are strategically placed to take advantage of the views towards Mount Talbert.

1005.07 Clackamas Regional Center Area Design Standards: Applies in the Clackamas Regional Center Area, including the Regional Center and the Fuller Road Station Community, as identified on Comprehensive Plan Map X-CRC-1, Clackamas Regional Center Area Design Plan Regional Center, Corridors, and Station Community. Where these standards conflict with other provisions in Section 1000, Subsection 1005.07 shall take precedence.

Finding: The property is within the Regional Center and the Clackamas Regional Center Area on Comprehensive Plan Map X-CRC-1. New development is subject to the urban design elements shown on Comprehensive Plan Map X-CRC-3, Clackamas Regional Center Area Design Plan Urban Design Elements. Within the development area of this project, Map X-CRC-3 shows a desired street connection at Sunnyside Rd and SE 104th Ct. The existing driveway into the Kaiser Hospital campus aligns with SE 104th Ct already, and is will not be relocated as a result of this proposal. As such, the design elements within this development area will continue to be met. The scope of this proposal will not involve the development of a freestanding parking structure. The proposed development includes an

interconnected on site walkway system that provides access to onsite walkways and adjacent right of way. As proposed, these standards are met.

1005.08 Regional Center Design Standards: Subsection 1005.08 applies in the Regional Center, as identified on Comprehensive Plan Map X-CRC-1, Clackamas Regional Center Area Design Plan Regional Center, Corridors, and Station Community. Where these standards conflict with other provisions in Section 1000, Subsection 1005.08 shall take precedence.

Finding: *The property is within the Regional Center on Comprehensive Plan Map X-CRC-1. The primary entrance to the hospital will face west towards the internal road, which is the extension of SE 101st Ave. A pedestrian plaza will be located in front of the hospital's main entrance and will include furniture, landscaping, lighting, and be accessible by the interconnected walkway system. There are a number of outdoor pedestrian amenity areas proposed throughout the development. All include a variety of benches, picnic tables, landscaping, boulders, etc. to enhance the visual interest of each area. These gardens offer areas of respite and outdoor space to both visitors and staff alike.*

The entrance to the Emergency Room is located on the north side of the building, oriented towards Sunnyside Rd. Since this is a redevelopment of an existing site, certain standards of this subsection are not feasible to comply with. There is an existing access drive that runs parallel to Sunnyside Rd and located between the proposed hospital and Sunnyside Rd. This drive will remain on site, and due to the size of the proposed hospital it is not feasible to site the new building between the access drive and Sunnyside Rd.

6. ZDO Section 1006, Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control

1006.02 Street Lights: Street lights are required for all development inside the Portland Metropolitan Urban Growth Boundary.

Finding: *The subject property is inside the Portland Metropolitan Urban Growth Boundary; therefore, street lights are required to be installed pursuant to the requirements of Clackamas County Service District No. 5 and the electric company serving the development if not already compliant.*

1006.03 Water Supply: Development which has a need for, or will be provided with, public or community water service shall install water service facilities and grant necessary easements pursuant to the requirements of the district or company serving the development. Approval of a development that requires public or community water service shall be granted only if the applicant provides a preliminary statement of feasibility from the water system service provider.

Finding: *Sunrise Water Authority is the water provider in this area. A signed preliminary statement of feasibility was provided by the applicant confirming that water service, including fire flows, is available in levels appropriate for the*

development and adequate water system capacity is available in source, supply, treatment, transmission, storage, and distribution, or such levels and capacity can be made available through improvements completed by the developer or the system owner. This criterion is met.

1006.04 Sanitary Sewer Service: All development that has a need for sanitary sewers shall install the facilities pursuant to the requirements of the district or company serving the development. Approval of a development that requires sanitary sewer service shall be granted only if the applicant provides a preliminary statement of feasibility from the sanitary sewage treatment service provider and the collection system service provider.

Finding: *Water Environment Services is the sewer provider in this area. A signed preliminary statement of feasibility was provided by the applicant confirming that sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner. This criterion is met.*

1006.06 Surface Water Management: Positive drainage and adequate conveyance of surface water shall be provided from roofs, footings, foundations, and other impervious or near-impervious surfaces to an appropriate discharge point. Approval of a development shall be granted only if the applicant provides a preliminary statement of feasibility from the surface water management regulatory authority. The statement shall verify that adequate surface water management, treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.

Finding: *Water Environment Services is the surface water management authority in this area; a signed preliminary statement of feasibility was provided by the applicant confirming that adequate surface water management, treatment, and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner with conditions. This criterion is met.*

7. **ZDO Section 1007, 1009, 1010 and 1011 apply.** Staff has not yet completed a review of these sections.

8. **ZDO Section 1015, Parking**

Section 1015 is designed to ensure that developments in Clackamas County provide sufficient and properly designed parking for motor vehicles and bicycles as well as appropriate off-street loading areas.

Finding: *The Climate Friendly and Equitable Communities (CFEC) rules are in effect pursuant to OAR 660, Division 12. Per OAR 660-012-0400 through OAR 660-012-0450, a minimum number of off-street vehicular parking spaces cannot be*

required for any development that is within the Urban Growth Boundary and is served by an urban water and sanitary service. This property is eligible to follow the CFEC rules; therefore, no minimum parking is required. However, since the applicant is electing to provide new vehicle parking spaces, the standards of this subsection apply.

The scope of this project will include in a total of 914 vehicular parking spaces; once the overall hospital campus plans have been implemented, the campus will have a total of 3,098 spaces (see land use application Z0143-25 for more detail on the overall campus plans). Three new surface parking lots are proposed. Staff have review the plans for all three lots and determined that the lighting, size, and design requirements appear to be met.

The existing parking lot nearest to the intersection of SE 104th Ct and Sunnyside Rd. will be redesigned to incorporate 90-degree angle parking, a 5-foot wide walkway that will connect to the interconnected on site walkway system.

The bicycle parking plan is shown on Sheet A1.11. The scope of this project will include a total of 110 bicycle parking spaces; 102 for the hospital and 8 for the energy center. Bicycle parking spaces are required at a rate of 1 space per 8 beds for a hospital. The proposed hospital building will include 308 patient beds, necessitating 38.5 bicycle parking spaces (rounded to 39). The proposal provides more than double the number of bicycle parking spaces required. On the first level of the existing Staff parking structure, 43 new bicycle parking will replace 35 automobile parking spaces. These bicycle parking spaces will be covered and secured behind a chain link fence with gate. Other covered bicycle parking spaces are located at the front of the main hospital entrance, which will serve short-term visitors. Staff will review the signage plans and determine if there is adequate wayfinding directing bicyclists to the bicycle parking areas. Subsection 1015.03(A)(5) states that a sign must be posted near the building entrance indicating the location of the bicycle parking facilities; a condition of approval is warranted to ensure this is met.

*Subsection 1015.03(A) states that at least 75% of the required bicycle spaces must be within 50 feet of a public entrance. Sheet A1.11 shows only 18 spaces, or 46%, are within 50 feet of the main hospital entrance. However, Sheet A3.2 which was submitted for review of land use application Z0143-25 shows there are 30 spaces within 50 feet of the main hospital entrance and an additional 22 spaces within 50 feet of the main emergency room entrance. If the plans provided in land use application Z0143-25 are correct, then this standard is met. **Further clarification from the applicant is required to determine if this standard is met.***

The applicant states that the site currently includes 40 loading berths and the proposal will reduce the number to 30. The minimum loading berth requirements are specified in ZDO Section 1015, Table 1015-4. For a 618,000 square foot hospital, a minimum of 19 berths are required. The applicant states that “with the removal and relocation of Supply and Process Center uses offsite, deliveries will be considerably

reduced. Medical Center Operations have confirmed that delivery demand can be managed with 30 loading dock spaces.” The scope of this project will provide fewer than the total number of required loading berths, due to loading berth sharing for the overall hospital campus. In the event several uses occupy a parcel of land and share the same loading berths, the total requirement for off-street loading shall be reduced by up to 25% of the sum of the requirements of the several uses computed separately.

*The new hospital building will include 15 loading berths, 9 of which meet the minimum required dimensions of 35 feet x 12 feet x 14 feet high. Six noncompliant berths are proposed with the new hospital building. **Staff recommends that the applicant submit an updated plan demonstrating they can provide six additional compliant loading berths prior to staff recommending approval.***