
13. CONSISTENCY WITH CITY COMPREHENSIVE PLAN

The project design is governed by the conditions set forth in the Institutional Development Plan (IDP) that was prepared by MMC and approved by City Council. The IDP, page 24, specifically articulates compliance with the City Comprehensive Plan. As mentioned in the IDP, the adopted 2035 Comprehensive Plan "promotes the orderly expansion of institutional uses, such as educational and hospital campuses, which are central to workforce development, employment, and the health of the local and regional economies" (Comprehensive Plan, p.45). The existing MMC staff garage is nearing the end of its structural lifespan and is anticipated to be replaced with a new medical building for patient care on the main campus. The proposed parking garage will provide parking for all staff by replacing spaces in the old garage and consolidating parking from multiple surface lots around the main campus and City.

13.1 Economic Growth

According to the IDP, MMC desires to attract a high quality, highly educated workforce, and hopes that providing convenient parking for all staff members will help achieve this goal.

13.2 Transportation

Since 2009, MMC has implemented a Transportation Demand Management (TDM) plan called "Get on Board!" MMC is updating that plan and considering enhancements to encourage more walking, cycling, and public transportation by its staff members. MMC's ability to promote alternative modes of transportation and success in TDM relies on the availability of a regional system of safe and reliable alternative modes of transportation. A shuttle service will be available to all commuters who park in the proposed garage. Walking from the parking garage to the MMC campus will be encouraged.

13.3 Environment

MMC is environmentally conscious and engages in landscaping best practices to conserve water, reduce maintenance and limit fertilizer use. As mentioned in the approved IDP, MMC has switched away from pesticides to more organic landscape solutions reflecting Portland's goal of "model[ing] environmentally sound landscape management practices, such as planting native species, and limiting the use of pesticides and fertilizers" (Comprehensive Plan, p. 20). MMC intends to continue these best practices by incorporating low maintenance, native plants into the landscaping plan for the proposed project.