



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: November 09, 2017
To: Portland Design Commission
From: Arthur Graves | City Planner – Design/Historic Review Team
503-823-7803 | Arthur.Graves@portlandoregon.gov
Re: 17-233217 DA – OHSU Elks Children’s Eye Clinic
Design Advice Request Hearing on November 16, 2017

Attached is a drawing set for the Design Advice Request hearing for the new building proposed on the Oregon Health Sciences University (OHSU) Campus.

Project Summary:

The building is adjacent to the Casey Eye Institute and on a portion of the site where the former School of Dentistry Building (which is being demolished) is located.

- The proposed building is to be 5 occupied levels and a roof top mechanical penthouse – for a total height of 100 feet.
- The approximate footprint is 11,000 square feet, with a total area of 60,000 square feet.
- The building will be connected to the adjacent Casey Eye Institute by an enclosed pedestrian bridge (on the south elevation) and via below grade tunnel.
- Vehicle access and circulation is proposed to the south, west and east of the new building.
- Landscape improvements including an entry plaza area proposed at the south portion of the site.
- No parking is proposed.
- No Modifications or Adjustments to the code are currently requested.

Review criteria:

- The [Marquam Hill Design Guidelines](#), and
- The [Terwilliger Parkway Design Guidelines](#) (because the project will be visible from Terwilliger Boulevard).

Development Team:

- Architect: NBBJ
- Landscape Architect: Mayer | Reed
- General Contractor: Skanska
- Owner: OHSU / Casey Eye Institute
- Project Valuation: \$45,000,000

Zoning:

- Central Employment (EX) with Design overlay. Located in the Marquam Hill Plan District, SubDistrict B.
- **Note:** The Marquam Hill Plan District is exempt from many of the base zone standards, including: Ground Floor Windows in the EX Zone; Pedestrian Standards; Calculations of Amounts of Required and Allowed Parking; Maximum Allowed Parking Spaces; On-site Locations of Vehicle Areas; and Loading.

DAR Topics: Staff advises you to consider the following, which are discussed in more detail in the attached Guidelines matrix, in your discussion on November 16, 2017:

1. **Building Massing and Visibility:**

- General feedback as they relate to context: OHSU Campus (and the existing Casey Eye Institute), Marquam Hill Plan District and Terwilliger Blvd.
- Visibility from the Tram (above).

2. **Site Organization and Composition:**

- Public spaces and Formal Open Spaces.
- Pedestrian circulation and access
- Vehicle Circulation and access

3. **Ground Level Program:**

- Pedestrian entrance locations
- Entry sequence

4. **Materials:**

- Appropriateness of material selection/palette:
 - South Elevation: Fully glazed, including a fully glazed skybridge.
 - East Elevation: Metal panel with interspersed glazing.
 - North Elevation: Metal panel with interspersed glazing primarily at ground floor.
 - West Elevation: Metal panel.
- Relationship to existing buildings on campus – which include many that are metal and masonry.

Please contact me at 503.823.7803 with any questions or concerns.

Attachments: Plans dated 11.01.2017
The Marquam Hill Design Guidelines and The Terwilliger Parkway Design Guidelines matrix