



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

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Design Advice Request

DISCUSSION MEMO

Date: September 28, 2023
To: Portland Design Commission
From: Grace Jeffreys, Design & Historic Review Team
503-865-6521 | grace.jeffreys@portlandoregon.gov
Re: EA 23-079188 DA – Doernbecher Children’s Hospital Addition
Design Advice Request Memo – October 5, 2023

This memo is regarding the upcoming DAR on October 5, 2023 for Doernbecher Children’s Hospital Addition. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/record/16325633>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix (attached)

I. PROGRAM OVERVIEW

Proposal for an approximately 180,000-sf new building to serve as an addition to the existing Doernbecher Children’s Hospital (DCH) at OHSU, located in the Marquam Hill Plan District. The site includes all the OHSU ownership. The development area for this proposal is directly west of the existing DCH building and is also bound by SW US Veterans Hospital Road to the south, SW Lower Campus Drive to the north (a private street), and an easement to the west. This new building will include Neonatal Intensive Care Unit, Labor and Delivery, Postpartum and Antepartum rooms, and will connect to the existing hospital at levels 3 and 8 (via a bridge connection).

No modifications or adjustments are currently anticipated.

II. DEVELOPMENT TEAM BIO

Architect	Kristina Thomsen ZGF Architects
Owner’s Representative	David Dwyer OHSU
Project Valuation	\$ 200,000,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA:

- [Marquam Hill Design Guidelines \(2003\)](#)

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Response to Guidelines: Below is an outline of potential topics for you to discuss. This outline is organized by topic rather than individual guidelines to help focus discussion on specific issues. For further details, refer to the attached matrix.

- 1. General Architecture and Massing.** Overall massing moves are intended to “minimize the impact to existing drop off and retaining wall, have a simpler structure and not trigger driving under building to get to DCH, as well as best accommodate the program” (pages 24-27). Based on these general massing moves, further refinements studied the form, elevations and material to help break up the overall massing. These considerations culminated in four main building massing elements: the Main building, Elevator core, Understory, and Shared lobby (pages 35-40).

Main Building and Elevator Core (pages 41-48). Studies show the use of patterning, color and texture to help reduce the impact of the overall building massing and respond to the surrounding context. The current design is shown on pages 56-77. The guidelines encourage responding to the surrounding natural context and strengthening and supporting the pedestrian systems. Staff is looking for feedback from the commission on its relationship to the context of campus buildings, building program, and surrounding residential and forested areas.

- **Understory** (page 49). Studies show some of the challenges of these areas with existing retaining walls, entry system and vehicle areas. This is the main entrance area, however, and where patients and visitors will arrive to and experience the building. Consider how to reduce the monumental scale of this space and the support columns to create a more welcoming and comfortable space for pedestrians to support the pedestrian system.

Regarding materiality, Guideline 7 notes that “less-refined” construction materials at lower building levels that reduce glare, such as rusticated stone, textured concrete, or patterns of darker bricks, would help to soften views through the trees and decrease the contrast between new buildings and the landscape”.

- **Shared Lobby** (page 50). The design ties into an existing lobby, providing the opportunity for increasing its prominence and functionality. Consider how to ensure the new entry and lobby sequences are welcoming, prominent and clearly visible to support the pedestrian system.

Guideline 5 notes that new buildings are encouraged to “orient their internal movement systems to create direct, convenient, and safe connections to the external movement system (and extended 9th Floor) to strengthen the overall continuity and functionality of the system”.

Consider Marquam Hill Design Guidelines:

2. *Develop Integrated Building Rooftops.*
5. *Strengthen the Pedestrian Network.*
6. *Support the Pedestrian Network with New Development.*
7. *Enhance Relationships with Adjacent Forested Areas and Terwilliger Parkway.*
9. *Further the Implementation of the Site Development Concepts.*

2. Relationship to Lower Canyon Road (Arrival, entry and exiting DCH)

- **Dropoff and vehicle areas.** As noted above, this is the main entrance area, and where patients and visitors will arrive to and experience the building. Consider how to reduce and soften the largely negative impact of the existing vehicle areas leading to the entry to support the pedestrian system.

Consider Marquam Hill Design Guidelines:

- 5. *Strengthen the Pedestrian Network.*
- 6. *Support the Pedestrian Network with New Development.*
- 9. *Further the Implementation of the Site Development Concepts.*

3. Relationship to SW US Veteran's Hospital Road.

- **New Building.** The overall building massing has been stepped back from SW US Veterans Hospital Road, which is part of the OHSU "pedestrian network" as well as the only adjacent public right of way. The current design shows the building stepped down from the street level (page 70) to a roof top level with a single stair egress door (page 62). Consider how to strengthen the building's minimal relationship to SW US Veterans Hospital Road to better support the pedestrian system.

Guideline 9 notes new development should look beyond just the campus:

- o Support the interface between the campus and adjacent residential neighborhoods and open space areas by connecting pedestrian routes within the campus to those outside of the campus.
- o Promote increased pedestrian connections with transit stops.
- o Enhance existing pedestrian routes to improve connections between the institutional campus and local destinations, such as adjacent neighborhoods and Terwilliger Parkway, and more distant destinations, such as downtown and the North Macadam District.

Guideline 6 acknowledges that typical downtown solutions such as ground-floor windows or awnings may not be the best solutions where the proposed building has a variety of "ground floors", or has facades that are not adjacent to pedestrian network paths needing weather protection. The guidelines do, however, list strategies to support and reinforce the pedestrian orientation of the system:

- o Develop permeable adjacent building walls adjacent to the network,
- o Incorporate weather protection where necessary, and
- o Orient building access points to directly connect with the network, will support and reinforce the pedestrian orientation of the system.

Guideline 2 also notes that the incorporation of seating, landscaping, play structures, artwork and other amenities can significantly enhance the character of rooftops.

- **New Plaza.** The proposal includes improvements to the fire access and the creation of a new plaza (pages 52-54). However, the building is a half story down and has a very limited connection with this plaza. To make the plaza successful, it will be helpful to identify who the users will be and how they be welcomed.
- **Existing Play Area.** Consider how the existing fenced play area outside the DCH can better engage the street.

- **Existing Staff Entry.** Consider how the existing staff entry to the DCH can be made more prominent and provide more information/ wayfinding to passersby.

Consider Marquam Hill Design Guidelines:

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4. Program of building and relationship to site.

- **Wayfinding.** The guidelines focus on improving wayfinding throughout the campus, as well as within new development. Consider how the architecture and open areas can help enhance a sense of place and improve wayfinding.
- **Convenient outdoor space for building users.** Guidelines 7 asks for integration with the surrounding natural areas, and "easing the transition from building to open space". The larger campus provides open spaces areas; however, consider how the building design could also provide smaller outdoor spaces for users and visitors to easily step outside to take a moment in nature and get respite.

Consider Marquam Hill Design Guidelines:

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- 9. *Further the Implementation of the Site Development Concepts.*

Attachments: Drawings dated 10/5/2023

MARRQUAM HILL DESIGN GUIDELINES	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
1. Enhance views of Marquam Hill. Enhance views of Marquam Hill in visually prominent new development by emphasizing verticality, de-emphasizing a building's overall mass, and/or articulating building facades.	NA	<p><i>This guideline applies to buildings which are visually-prominent from distant locations in the city, as well as Terwilliger Parkway. The background for this guideline notes a non-visually prominent building does not need to address this guideline.</i></p> <p><i>This proposed building will not be visible from Terwilliger Parkway or from any distant locations in the city. It is situated in the OHSU canyon directly behind Doernbecher Children's Hospital, which will block views from Terwilliger or the city. It will only be visible from buildings that look onto Campus Drive and the canyon as well as Veterans Way.</i></p>		

<p>2. Develop Integrated Building Rooftops. Size and place rooftop penthouses, mechanical equipment and related screening elements to mitigate their impacts on views of the buildings.</p> <p>Consider the incorporation of rooftop gardens and/or roof-level stormwater management systems to enhance views of and views onto the rooftops of buildings and parking structures.</p>		<p><i>See memo</i></p>		
<p>3. Maintain and Enhance Views from Marquam Hill. Maintain and enhance views from existing designated viewpoints.</p>	<p>NA</p>	<p><i>This guideline is no longer applicable. The "existing designated viewpoints" referred to are VM 31-21, VM 31-25 and VM 31-26. None of these viewpoints effectively exist.</i></p>		
<p>4. Develop Successful Formal Open Areas. Orient formal open areas to take advantage of available sunlight, existing and potential visual connections, pedestrian movement, building entries, and adjacent active uses.</p> <p>Ensure that formal open areas provide visual, spatial, and tactile relief from the density of Marquam Hill's institutional development.</p> <p>Depending on their desired functions, consider the incorporation of public amenities in formal open areas.</p>	<p>NA</p>	<p><i>Formal Open Areas are provided elsewhere on the campus and are not a requirement of this project.</i></p> <p><i>The Formal Open Area requirements for the Marquam Hill Plan District Sub-District B, per Portland Zoning Code 33.555.260.B, have been fulfilled with the OHSU Hospital Expansion Project (LU 19-195718 DZ).</i></p>		
<p>5. Strengthen the Pedestrian Network. Strengthen and enhance the pedestrian network and trail system by developing new segments that are safe, well-connected (both physically and visually), and rich in their amenities and material qualities.</p>		<p><i>See memo</i></p>		

<p>6. Support the Pedestrian Network with New Development. Support the pedestrian network by developing building facades that create strong physical and visual connections to the system. Incorporate building equipment and/or service areas in a manner that does not detract from the pedestrian environment, including trails.</p>		<p><i>See memo</i></p>		
<p>7. Enhance Relationships with Adjacent Forested Areas and Terwilliger Parkway. Strengthen the relationships between new institutional development and adjacent forested areas or Terwilliger Parkway by working to reduce site impacts and enhance the integration of the built and natural environments. Incorporate building equipment and/or service areas to strengthen the natural qualities of adjacent forested areas or Terwilliger Parkway.</p>		<p><i>See memo</i></p>		
<p>8. Strengthen Connections to the Village Center. Create an active, urban interface with the Village Center by incorporating pedestrian-level spaces that can accommodate a variety of active uses.</p>	<p>NA</p>	<p><i>Formal Open Areas are provided elsewhere on the campus and are not a requirement of this project and this development area is not adjacent to the Village Center.</i></p>		
<p>9. Further the Implementation of the Site Development Concepts. Further the implementation of the functional areas, pedestrian, and vehicular circulation site development concepts.</p>		<p><i>See memo</i></p>		