

DOERNBECHER CHILDREN'S HOSPITAL ADDITION | DAR DRAWING PACKAGE

10 05 2023

OHSU | ZGF | ANDERSEN

DOERNBECHER CHILDREN'S HOSPITAL ADDITION

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STRUCTURAL + CIVIL ENGINEER

KPFF Consulting Engineers

MEP ENGINEER

PAE Engineers

GENERAL CONTRACTOR

Andersen Construction

INTRODUCTION

Dear Design Commissioners,

The OHSU Hospital Expansion project represents an enormous step forward in the care of our youngest and most fragile citizens. Put simply, this building offers Oregonians a means to save lives and improve health, at the beginning of life, when it matters most.

Doernbecher Children’s Hospital offers the citizens of Oregon the region’s only academic medical center-affiliated children’s hospital. Our four-part mission of clinical care, education, research and advocacy ensures there is a resource here in Oregon that is dedicated to making sure all Oregonians can get the lifesaving care they may need. Doernbecher has the largest number and widest range of subspecialists that cover every phase of a child’s health from pregnancy through young adulthood. Specific neonatal programs ranging from fetal procedures to surgical and medical programs, only available at Doernbecher, include the state’s only pediatric immunologist, the state’s only nationally renowned program for children with cystic fibrosis, the state’s only phase-one trials group for pediatric cancer, and specific research into fetal and neonatal health issues that is changing the standard of care... not only in the United States but throughout the world.

The OHSU Hospital Expansion program will give Oregonians greater access to all of these programs and create a center where unique resources come together in a single location:

- leading edge clinical care;
- interprofessional education, to make sure pediatric-trained health professionals are available throughout the state;
- research to eliminate the scourges of disease in our youngest most vulnerable citizens;
- the only fetal surgery program in the entire Northwest; and
- a family-centered place to stay – the Rood Family Pavilion – while their child heals.

In short with a single building, patient care, research, education and advocacy on behalf of all of our children will take a giant leap forward.

Thank you.

Dana A Braner, MD, FAAP, FCCM
Credit Unions for Kids Chair
Professor and Chair, Department of Pediatrics
Physician in Chief, OHSU Doernbecher Children’s Hospital

SUMMARY

As Oregon’s Academic Health Center, Oregon Health and Science University (OHSU) is constantly in need of additional space as medicine, research, education, and technology evolve in response to the growing needs of our patient population.

The primary inpatient healthcare facilities for OHSU are located on Marquam Hill in Portland, Oregon, which is densely populated with existing structures. The location presents a challenging terrain with little opportunity for readily available, convenient space for facility expansion. The synergy of the consolidated programs, facilities, and connections creates a vital environment for achieving the OHSU mission and vision. **The challenge of finding the space for growth and connections to existing facilities can provide great benefit to patient outcomes, quality of life along with operational systems and service efficiency.**

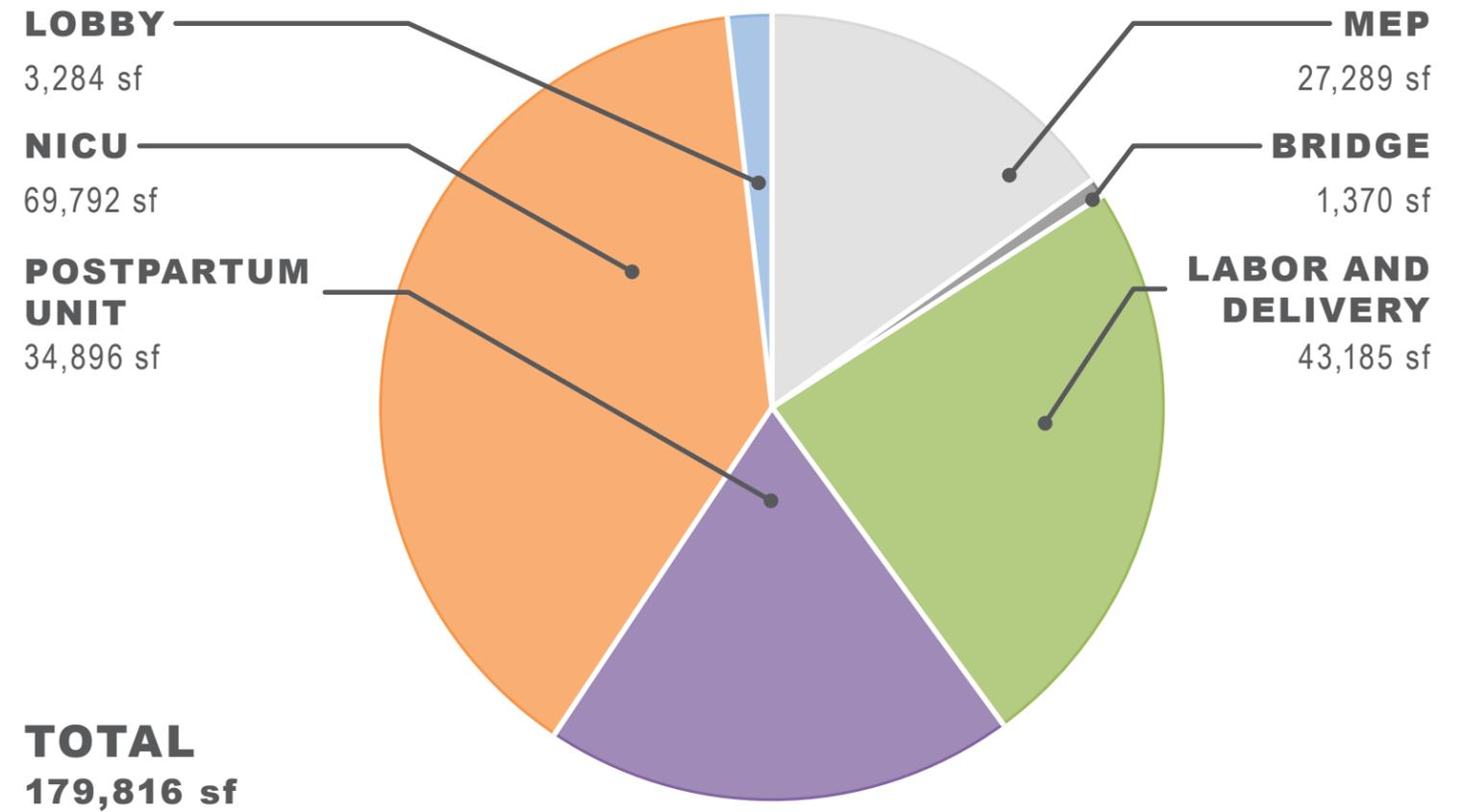
OHSU’s NICU, Postpartum, and Labor & Delivery departments are currently located in the OHSU Hospital and will need to be modernized, expanded, and relocated within a new facility with immediate proximity to the Doernbecher Children’s Hospital (DCH).

The existing Doernbecher Children’s Hospital (DCH) is constructed as a bridge that spans over a small canyon filled with parking structures. The entirety of DCH is dedicated to pediatric care, including surgery, imaging, inpatient oncology nursing unit and outpatient infusion, general medicine nursing unit, outpatient clinics and our pediatric intensive care unit. DCH also serves as a main staff thoroughfare from the south side of campus to the north side of campus.

The Doernbecher Children’s Hospital Addition (DCHA) will provide expansion for the rapidly growing existing departments of NICU, Antepartum and Postpartum, and Labor and Delivery that are currently located in the OHSU Hospital. The proposed DCHA project is around a 180,000 gross square foot building located directly west of the existing Doernbecher Children’s Hospital (DCH) and will be connected to DCH via a bridge connection at Level 8 as well as a shared lobby at the current main entry located on Level 3 (entry level) off SW Lower Canyon Drive.

KEY DRIVERS:

- 60 NEONATAL INTENSIVE CARE UNIT (NICU) BEDS**
- 12 LABOR AND DELIVERY ROOMS**
- 28 POST PARTUM/ANTEPARTUM ROOMS**
- 4 DEDICATED ANTEPARTUM ROOMS**
- 4 COUPLET CARE ROOMS**
- 2 C-SECTION ROOMS**
- 1 PERINATAL OPERATING ROOM (OR)**
- 1 NICU OR**





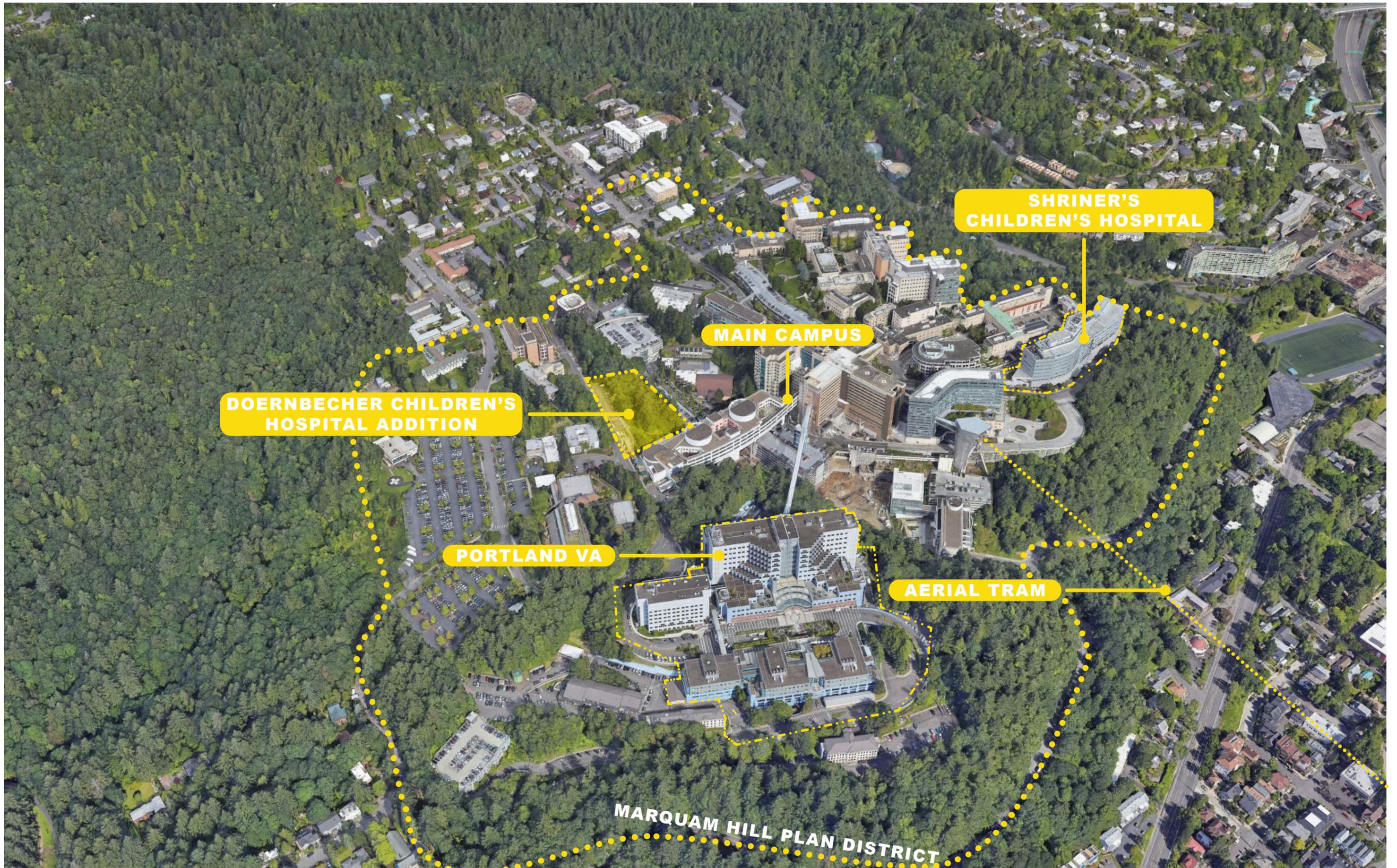
MAIN CAMPUS

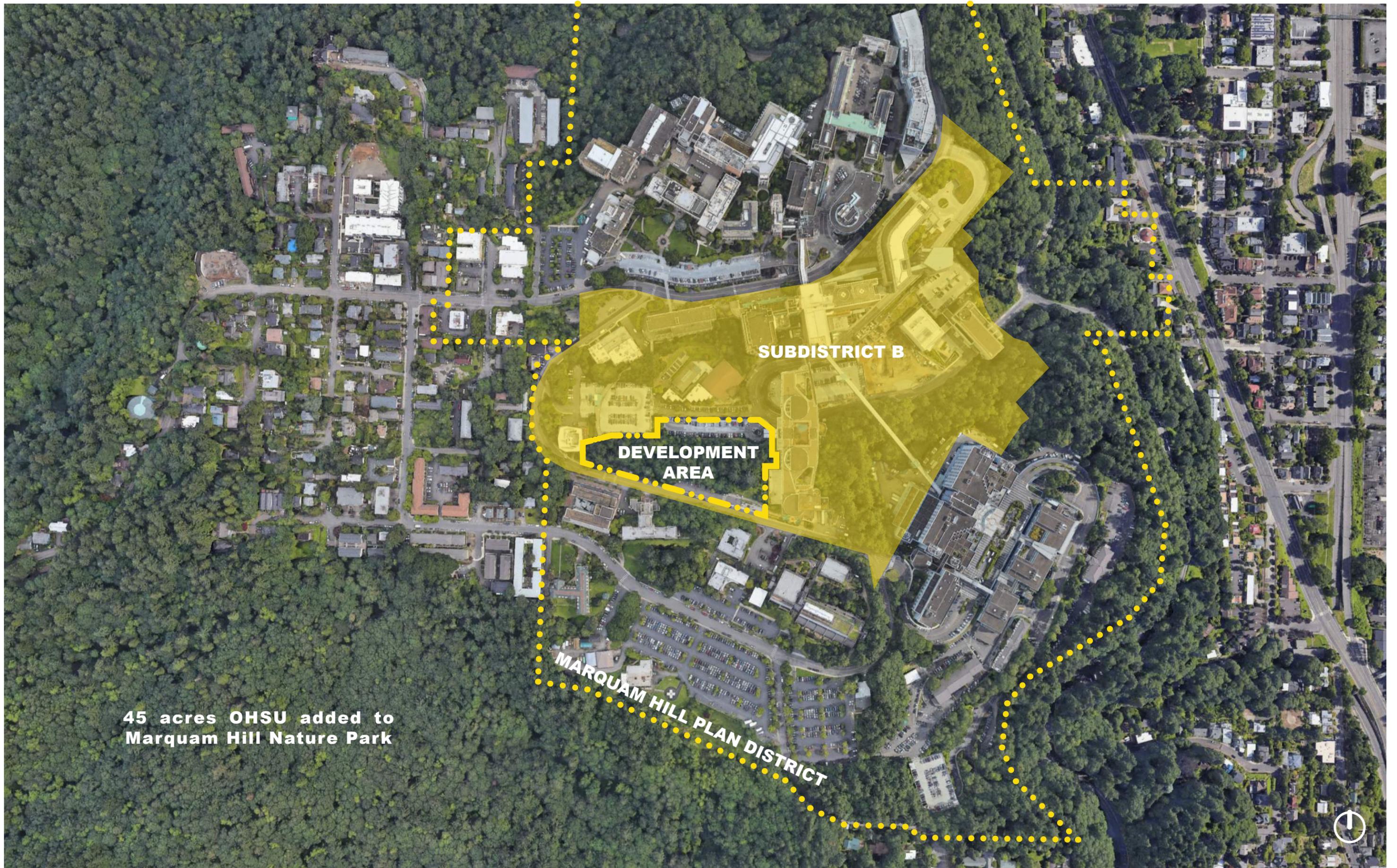
AERIAL TRAM

EDUCATION + RESEARCH

OUTPATIENT

**DOERNBECHER CHILDREN'S
HOSPITAL ADDITION**





45 acres OHSU added to Marquam Hill Nature Park

SUBDISTRICT B

DEVELOPMENT AREA

MARQUAM HILL PLAN DISTRICT



CITY IMPROVEMENTS TO SW TRAIL #1:

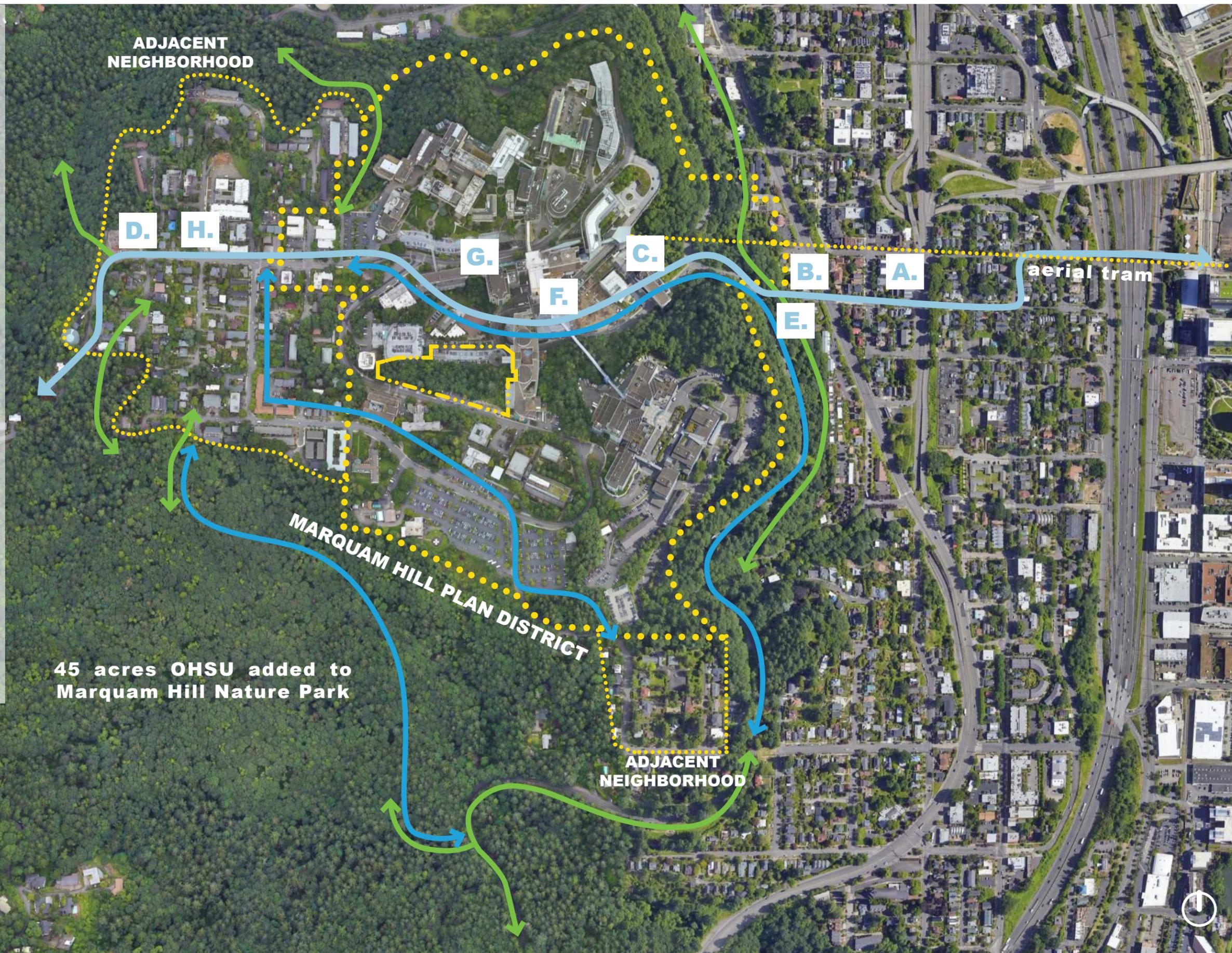
- A. NAITO CROSSING (UNDER CONSTRUCTION)
- B. BARBUR CROSSING
- C. STOP CONTROLLED INTERSECTION
- D. WIDENED SHOULDER

OHSU IMPROVEMENTS TO SW TRAIL #1:

- E. TRAIL IMPROVEMENTS
- F. IPA ADA IMPROVEMENTS (UNDER CONSTRUCTION)
- G. TRAIL IMPROVEMENTS
- H. PLANNED SIDEWALK IMPROVEMENTS

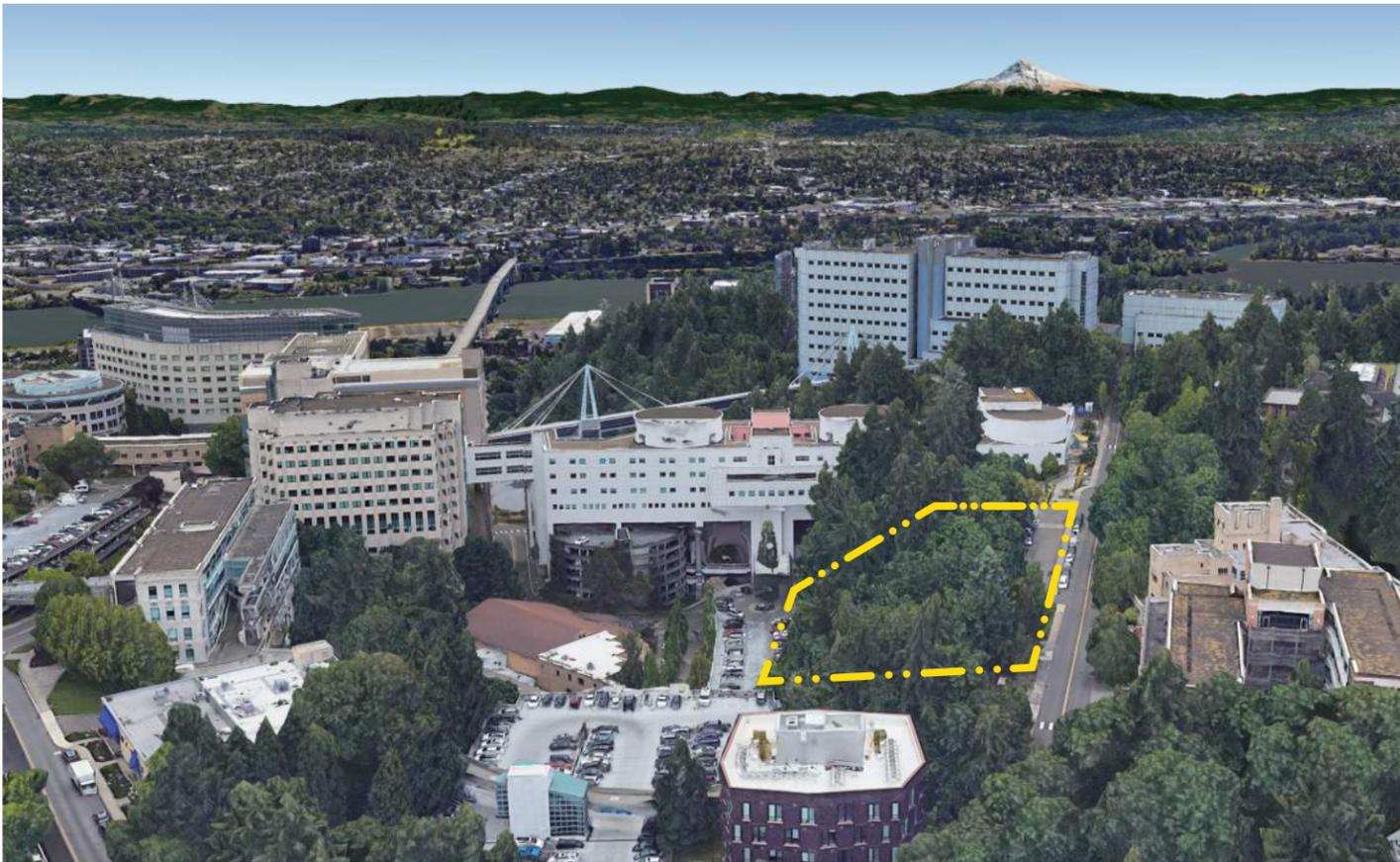
KEY:

- NEIGHBORHOOD TO NATURE 
- NEIGHBORHOOD TO NEIGHBORHOOD 
- SW TRAIL #1 





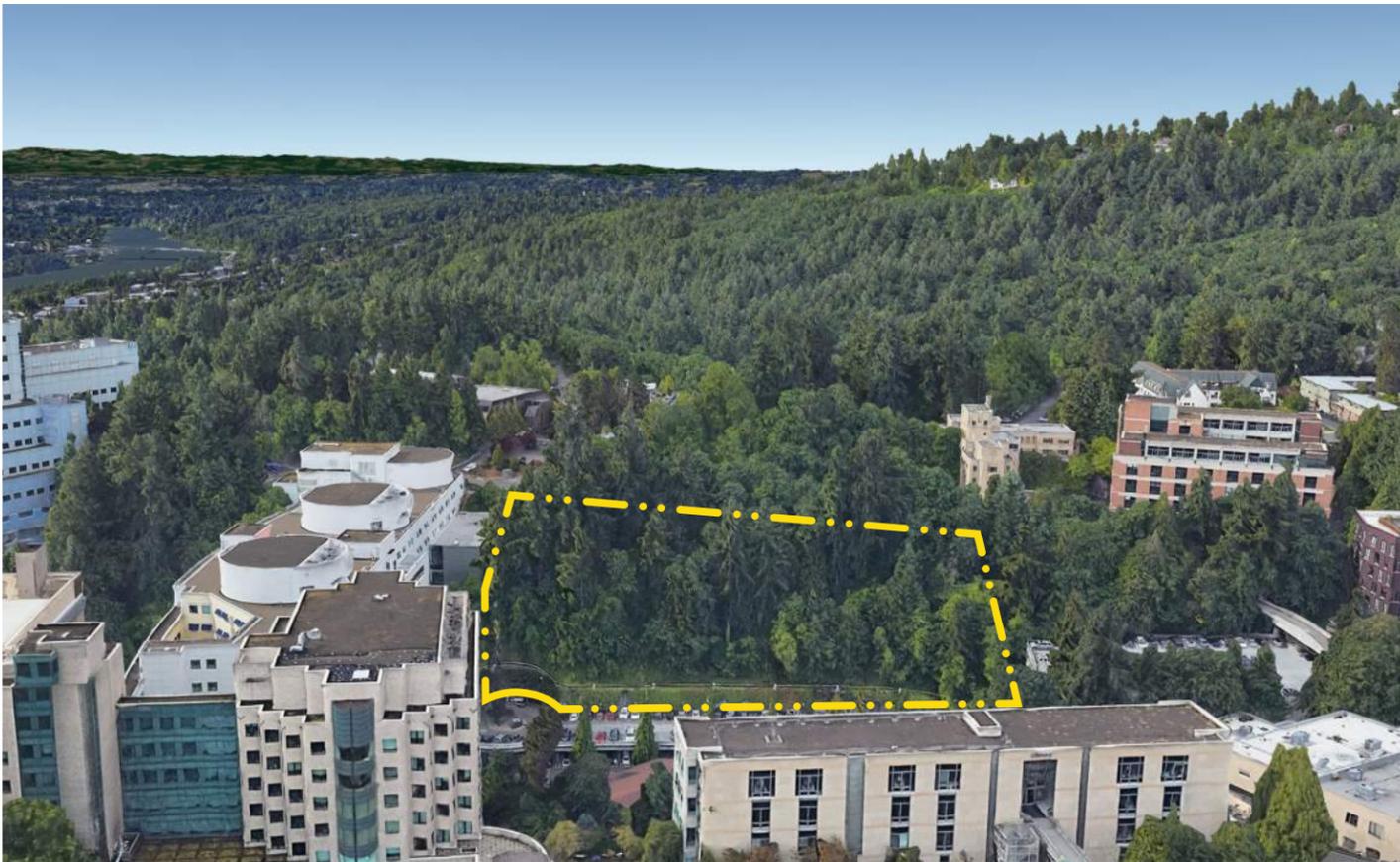
LOOKING NORTH



LOOKING EAST



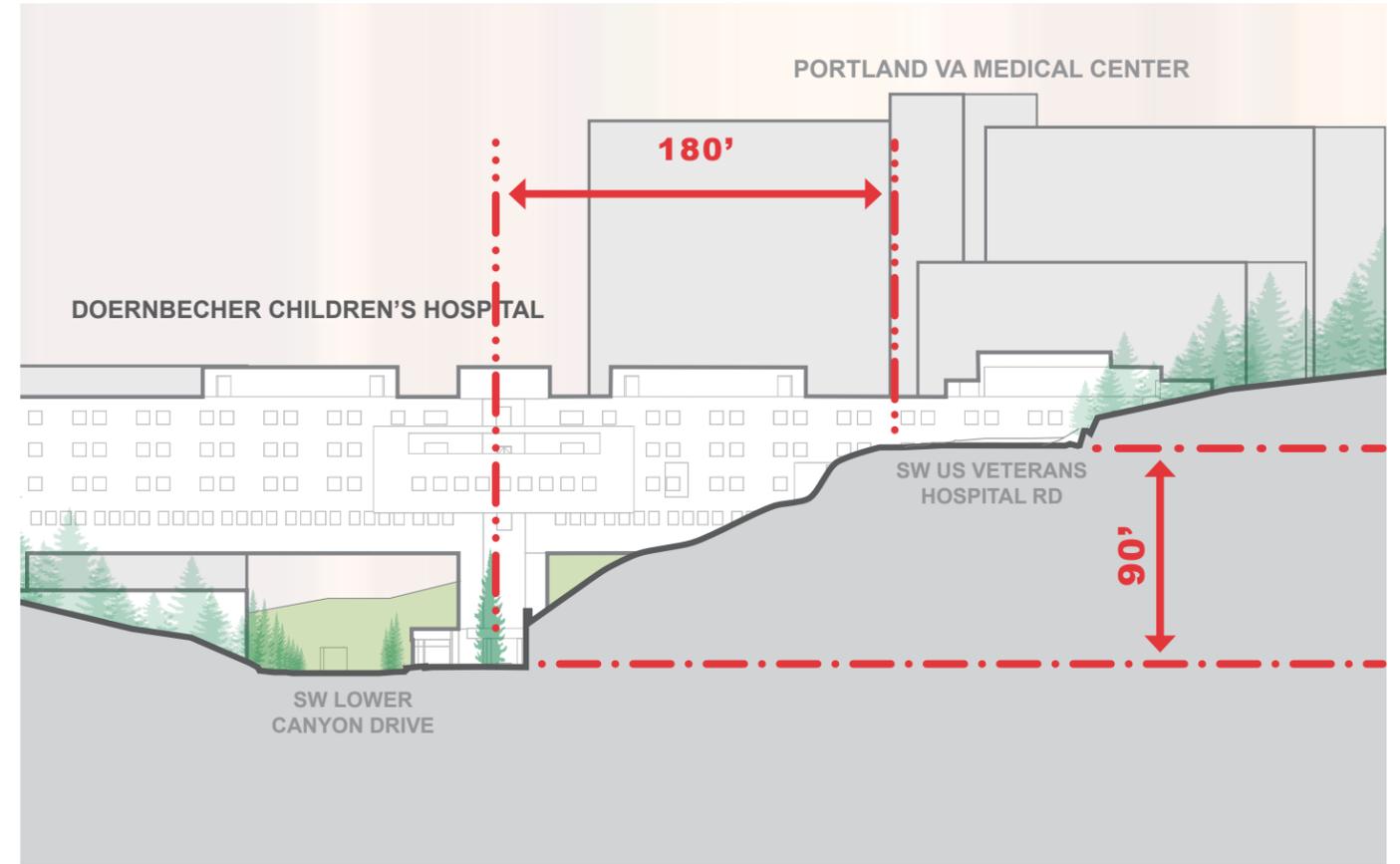
LOOKING WEST



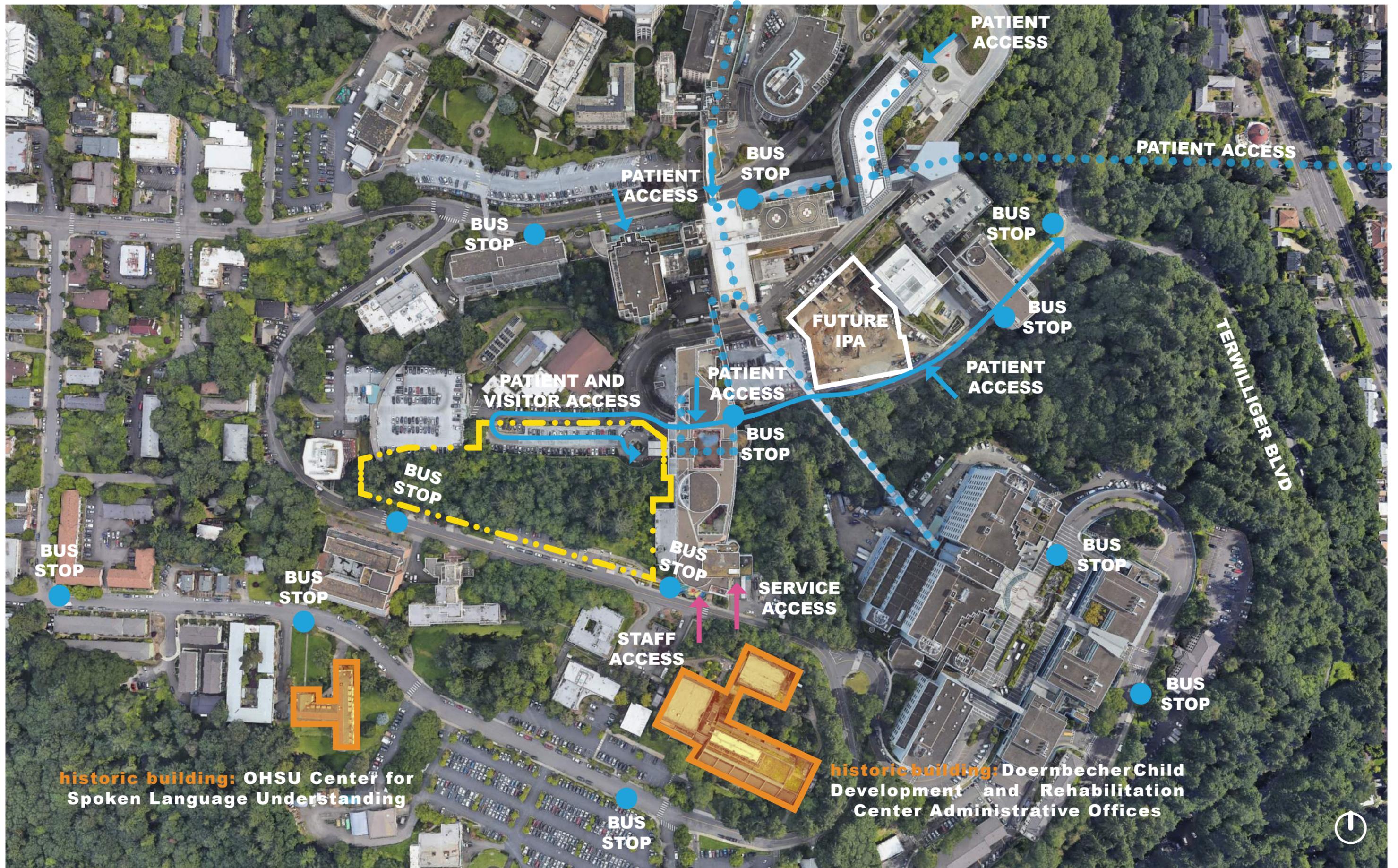
LOOKING SOUTH



LOOKING SE



BUILDING SITE



















FACILITIES PLAN

DESIGN GUIDELINES

Hospital + Clinics Expansion

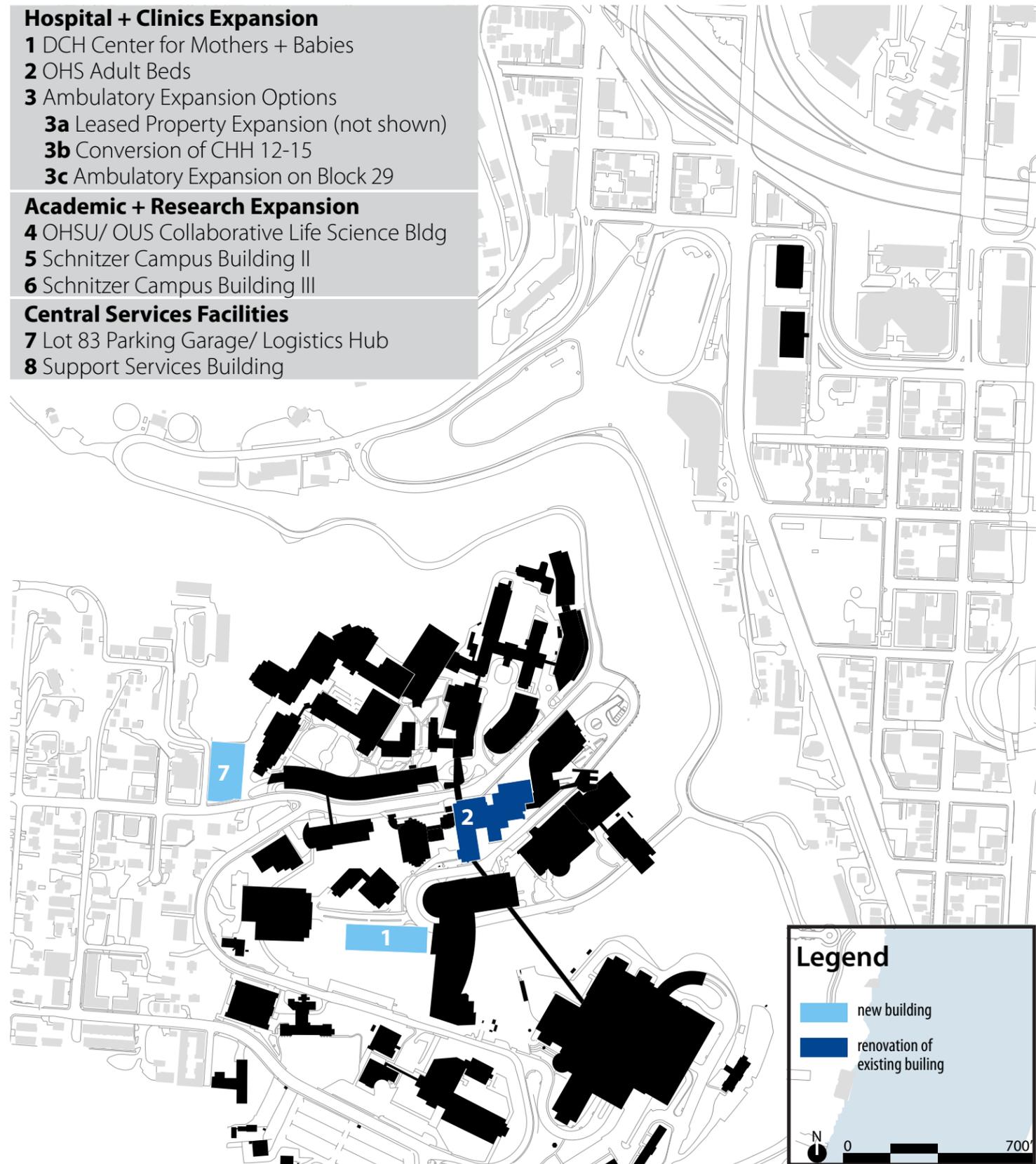
- 1 DCH Center for Mothers + Babies
- 2 OHS Adult Beds
- 3 Ambulatory Expansion Options
 - 3a Leased Property Expansion (not shown)
 - 3b Conversion of CHH 12-15
 - 3c Ambulatory Expansion on Block 29

Academic + Research Expansion

- 4 OHSU/ OUS Collaborative Life Science Bldg
- 5 Schnitzer Campus Building II
- 6 Schnitzer Campus Building III

Central Services Facilities

- 7 Lot 83 Parking Garage/ Logistics Hub
- 8 Support Services Building



1. ENHANCE VIEWS OF MARQUAM HILL
2. DEVELOP INTEGRATED BUILDING ROOFTOPS.
3. MAINTAIN AND ENHANCE VIEWS FROM MARQUAM HILL.
4. DEVELOP SUCCESSFUL FORMAL OPEN AREAS.
5. STRENGTHEN THE PEDESTRIAN NETWORK.
6. SUPPORT THE PEDESTRIAN NETWORK WITH NEW DEVELOPMENT.
7. ENHANCE RELATIONSHIPS WITH ADJACENT FORESTED AREAS AND TERWILLIGER PARKWAY.
8. STRENGTHEN CONNECTIONS TO THE VILLAGE CENTER.
9. FURTHER THE IMPLEMENTATION OF THE SITE DEVELOPMENT CONCEPTS.

ADJUSTMENTS

WE DO NOT ANTICIPATE ANY ADJUSTMENTS AT THIS TIME.

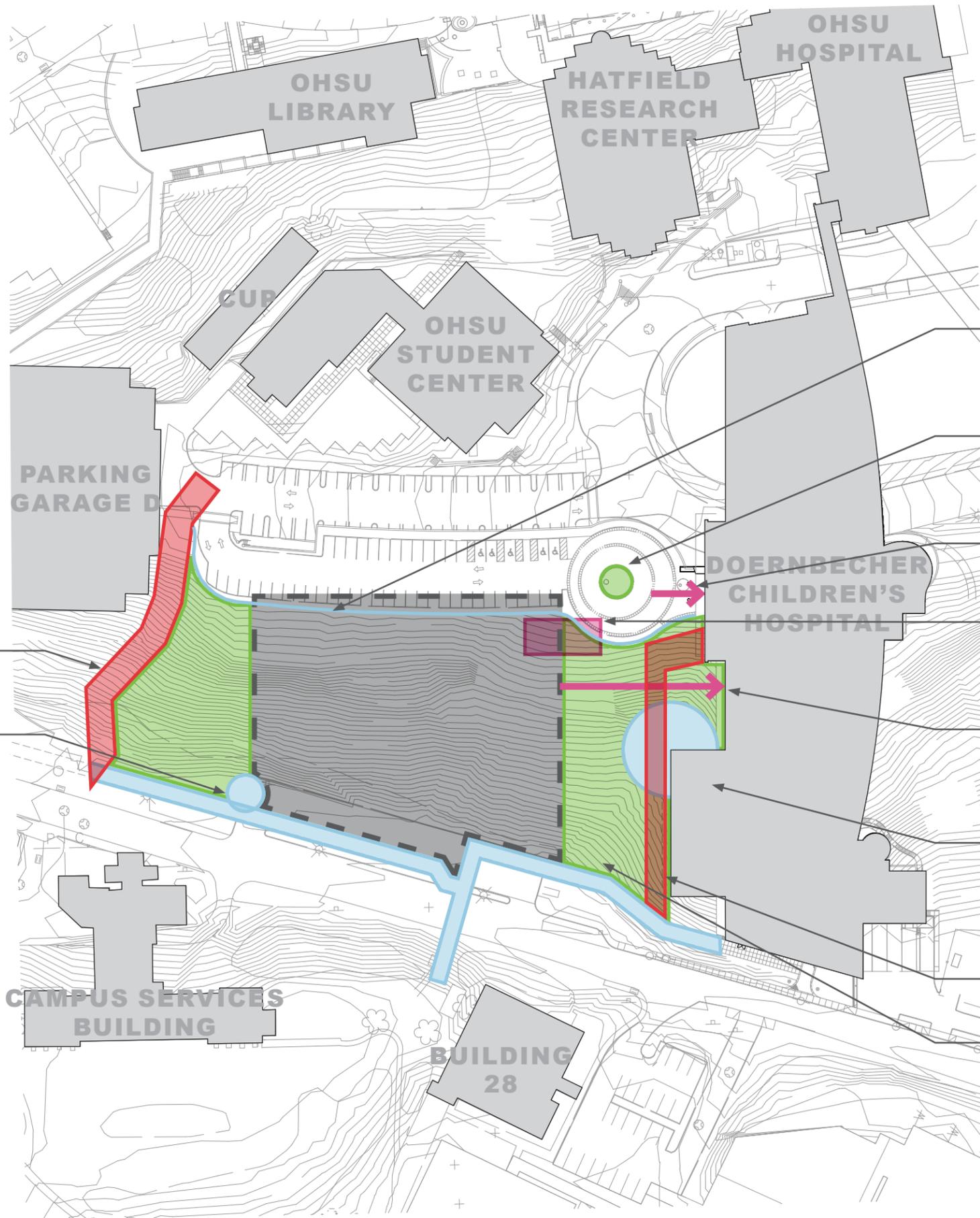
DAR FOCUS AREAS

1. GENERAL ARCHITECTURE AND MASSING

2. RELATIONSHIP TO LOWER CANYON RD (ARRIVAL, ENTRY AND EXISTING DCH)

3. RELATIONSHIP TO US VETERAN'S HOSPITAL ROAD

4. PROGRAM OF BUILDING AND RELATIONSHIP TO SITE.



**STRADDLE THE EXISTING
RETAINING WALL**

**KEEP HERITAGE TREE AND
USE EXISTING DROP OFF**

SHARED ENTRY WITH DCH

**NEW PUBLIC ELEVATORS
CLOSE TO SHARED ENTRY**

**CONNECT TO MEDICAL
SERVICES ON FLOOR 8**

**MAINTAIN 40' FROM
EXISTING DCH TO MAXIMIZE
GLAZING OPPORTUNITIES**

EASEMENT

PRESERVE TREES

EASEMENT
**AVOID EXISTING UTILITIES
AND UTILIDOOD**



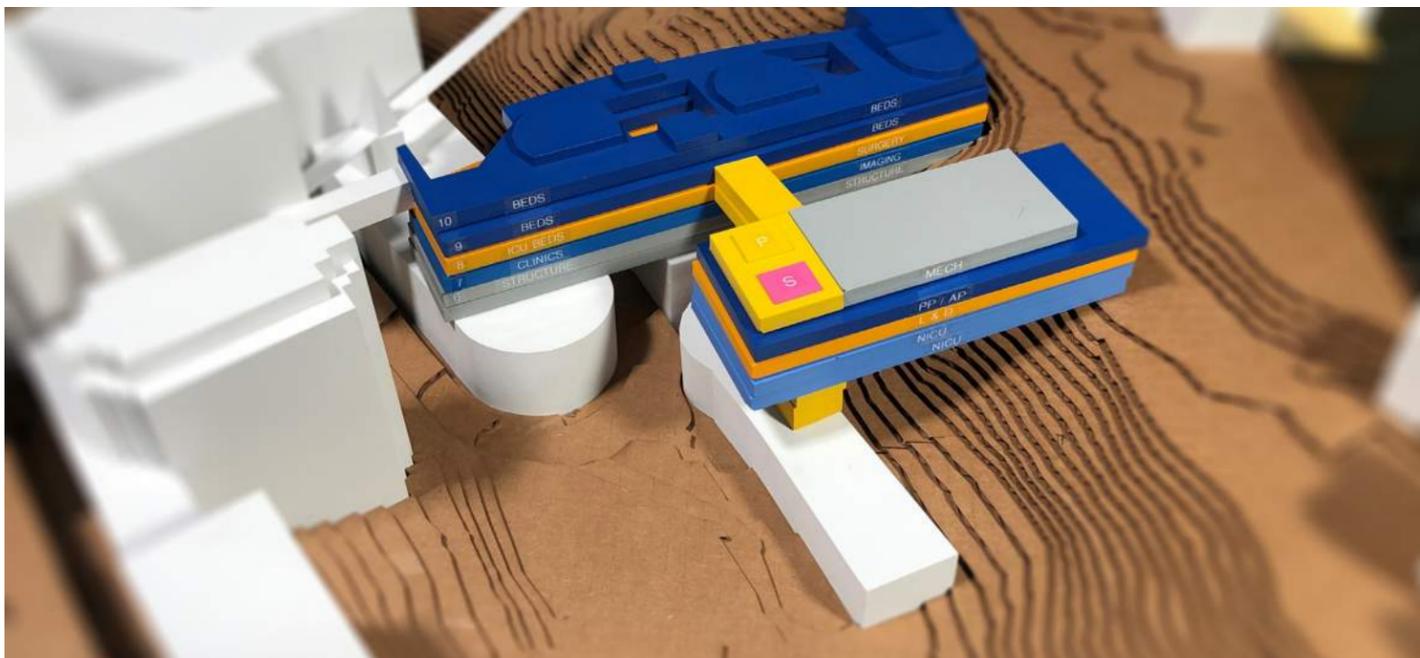


BASELINE RFP

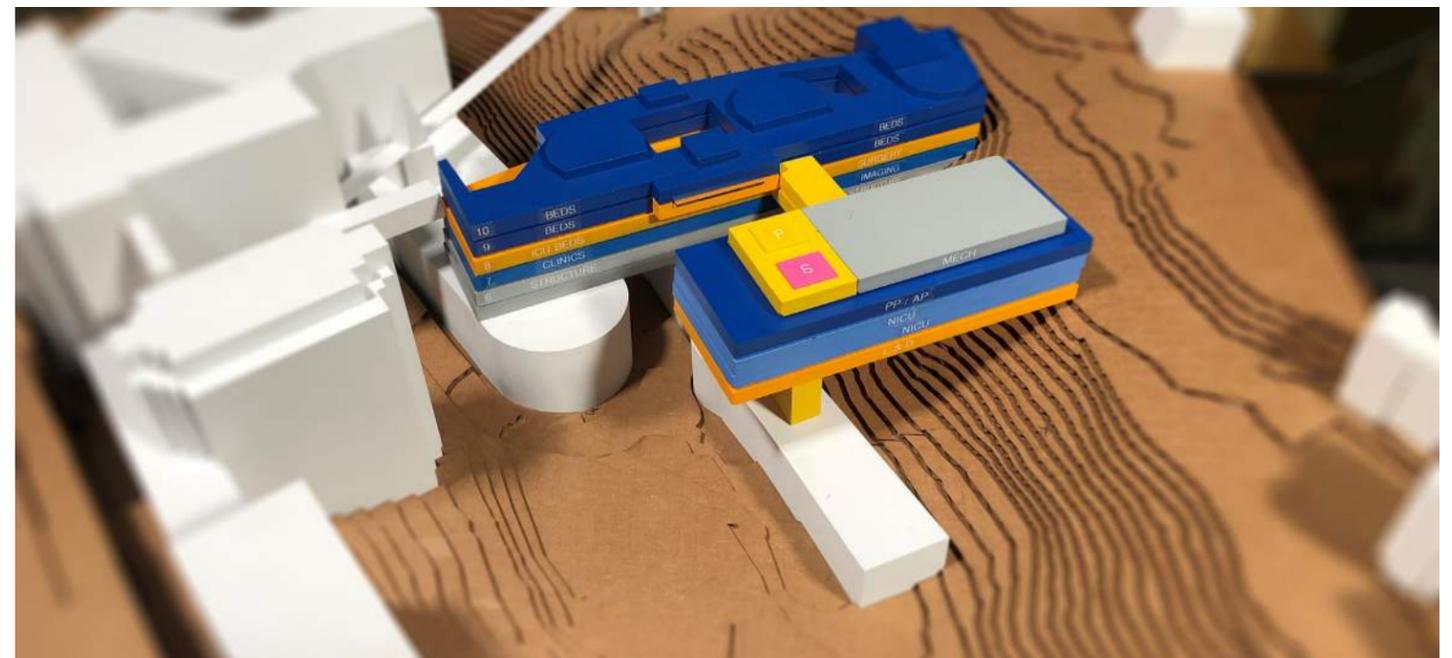


SLIP 'N' SLIDE

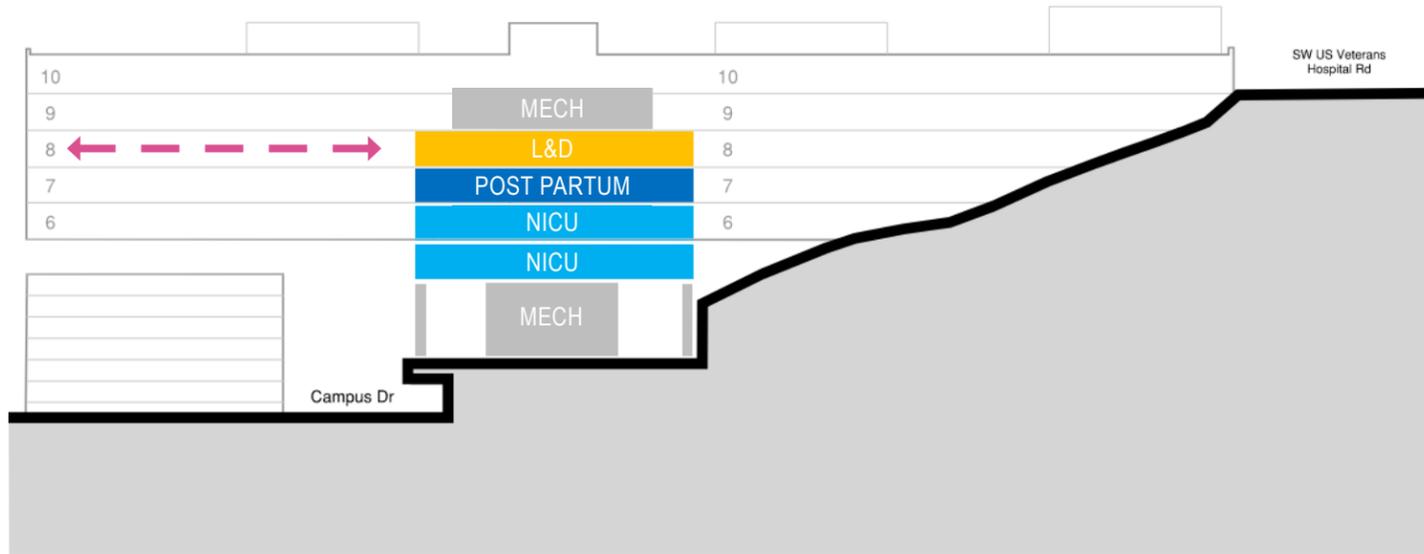
1. Minimizes impact to existing drop off and retaining wall
2. Simpler structure
3. Doesn't trigger driving under building to get to DCH



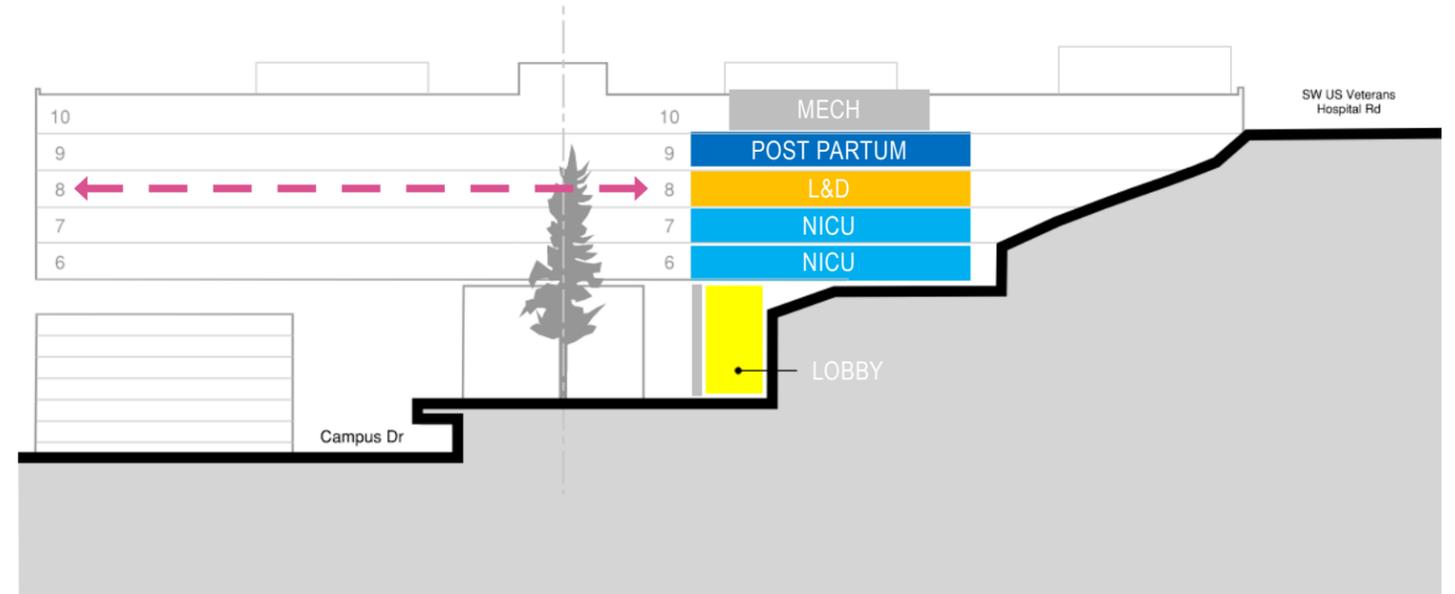
ROTATE



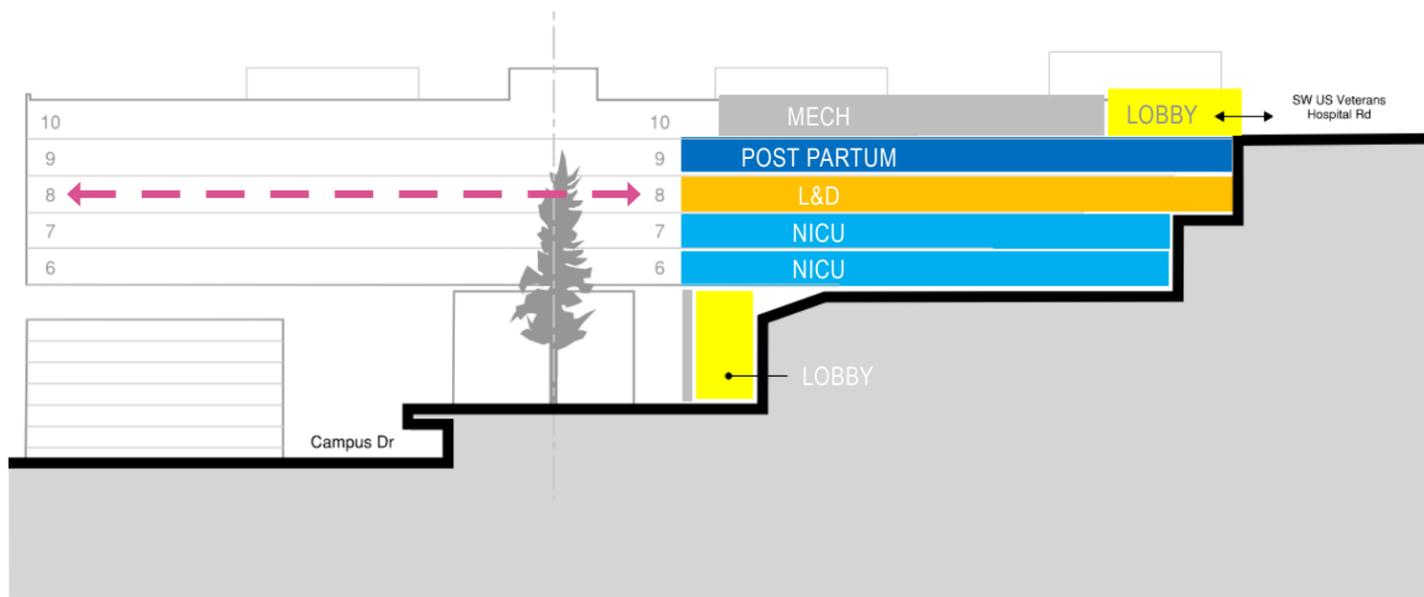
LIFT/PLATFORM



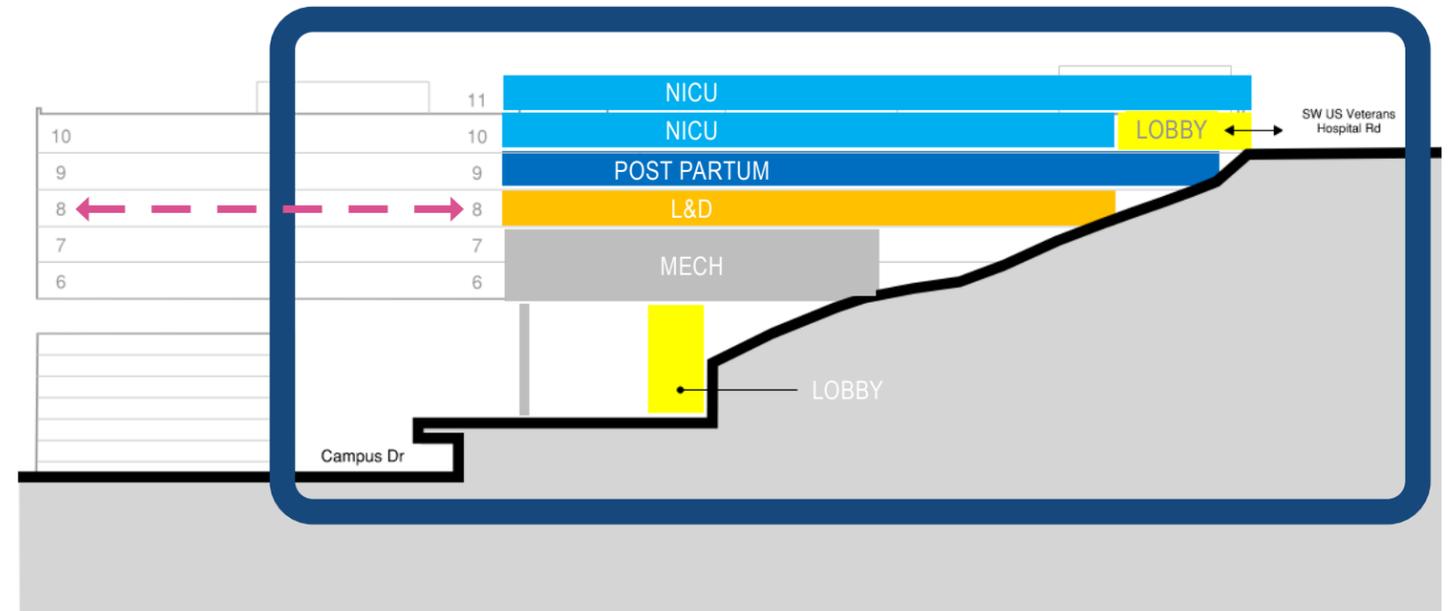
BASELINE RFP



SLIP 'N' SLIDE

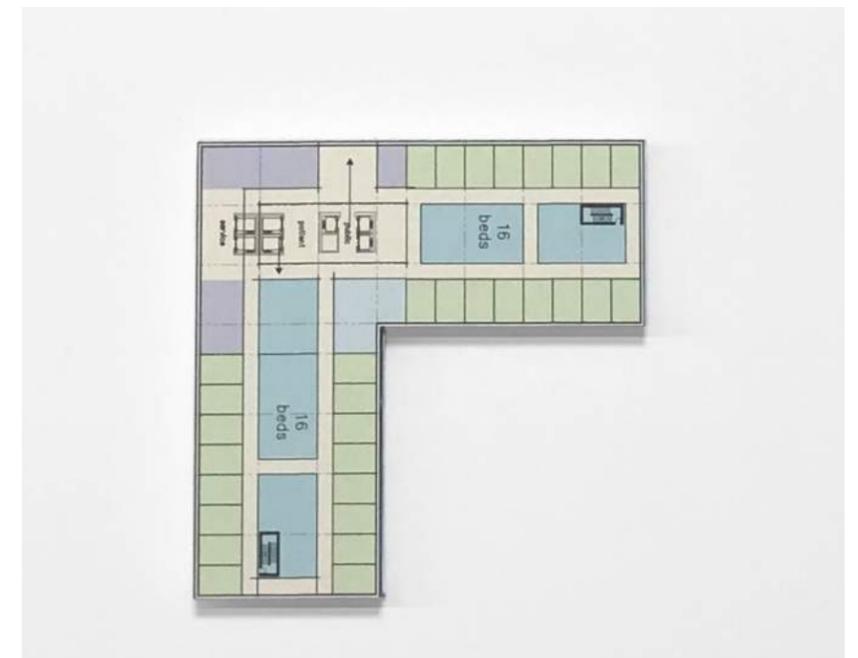
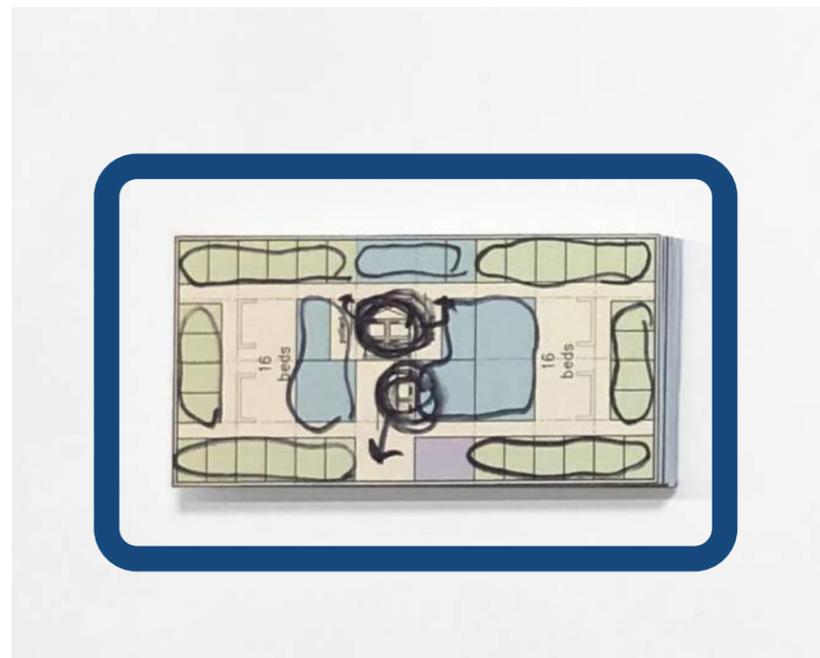
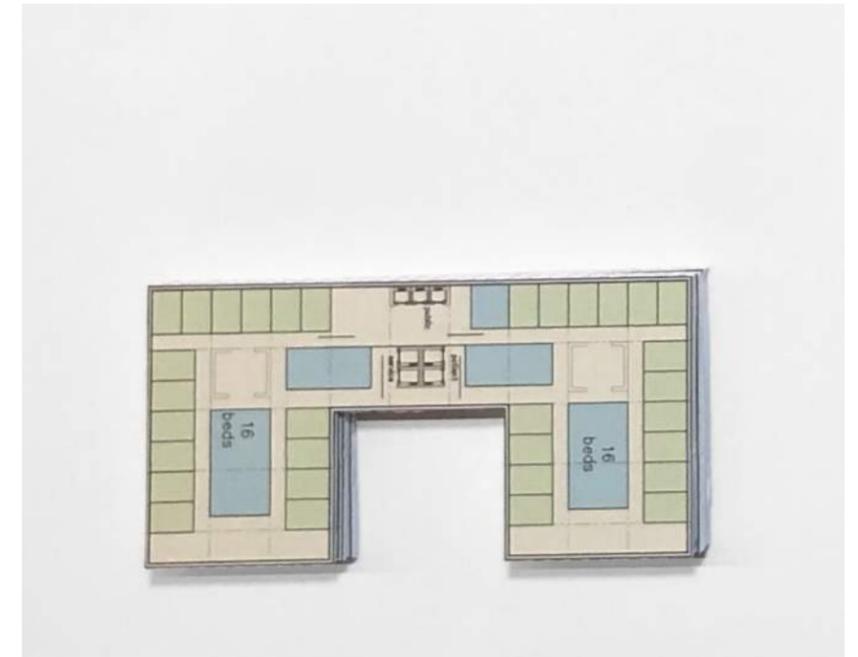


ROTATE



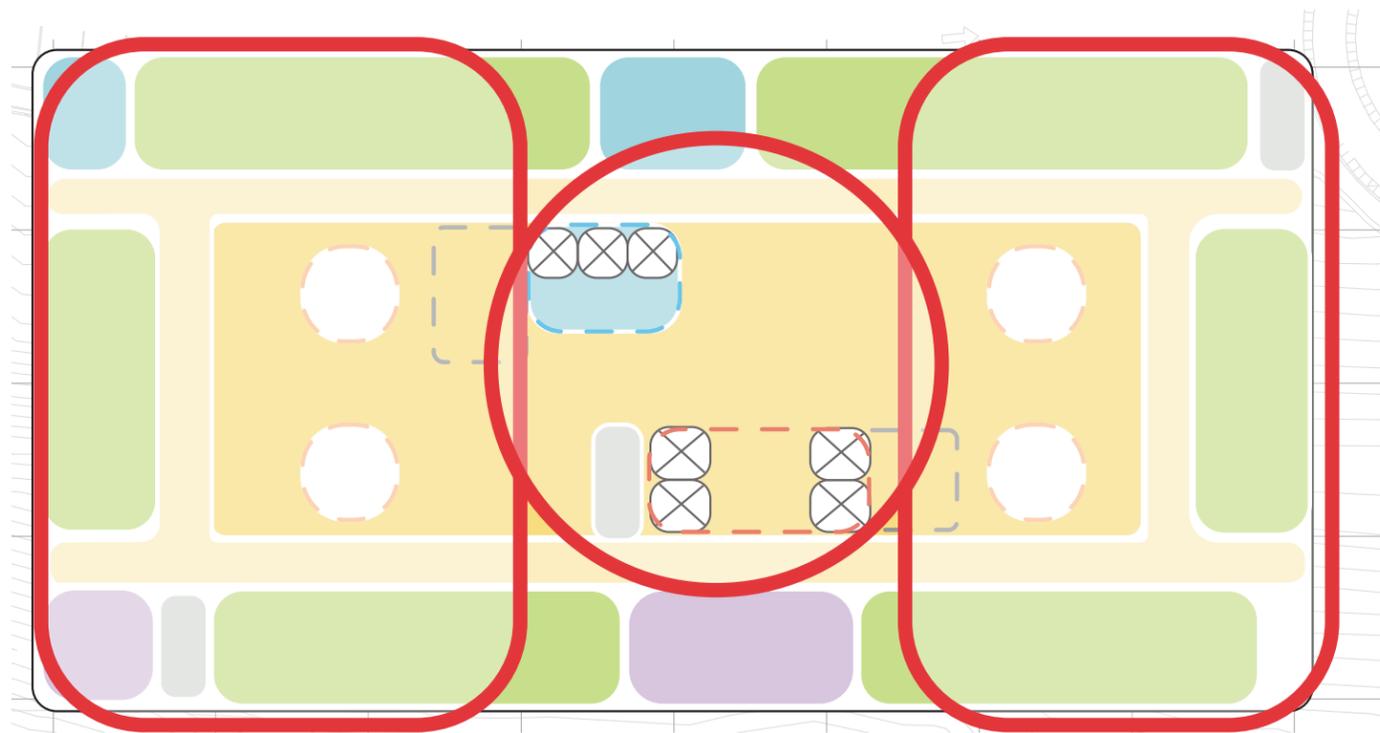
LIFT/PLATFORM

1. Facilitates critical 8th floor alignment
2. Moves programs up out of the hill for views and daylight
3. Creates better presence on SW Veterans Hospital Dr

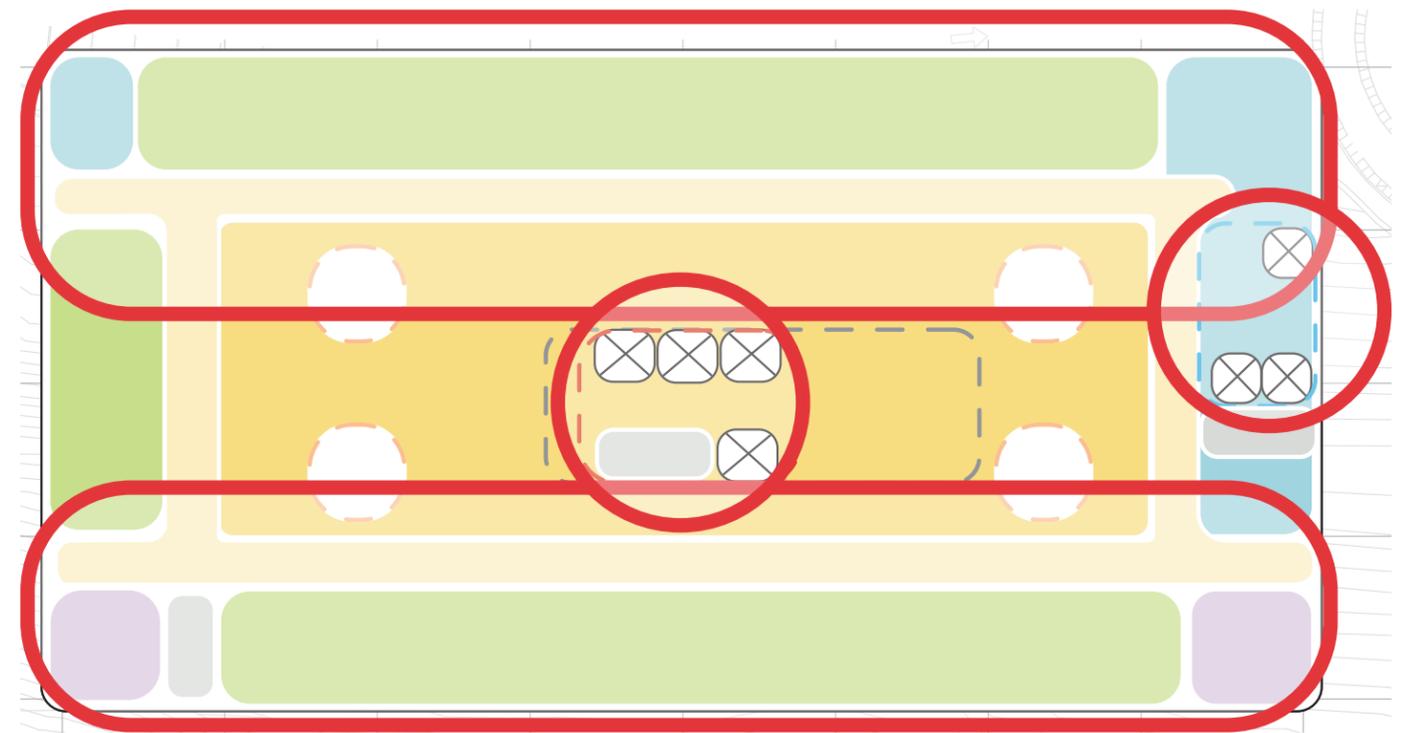


1. Simple shape = simple structure (on hillside)
2. Maximizes views from rooms
3. Wider central support core

SPLIT UNIT VERTICALLY | CENTRAL PUBLIC CORE

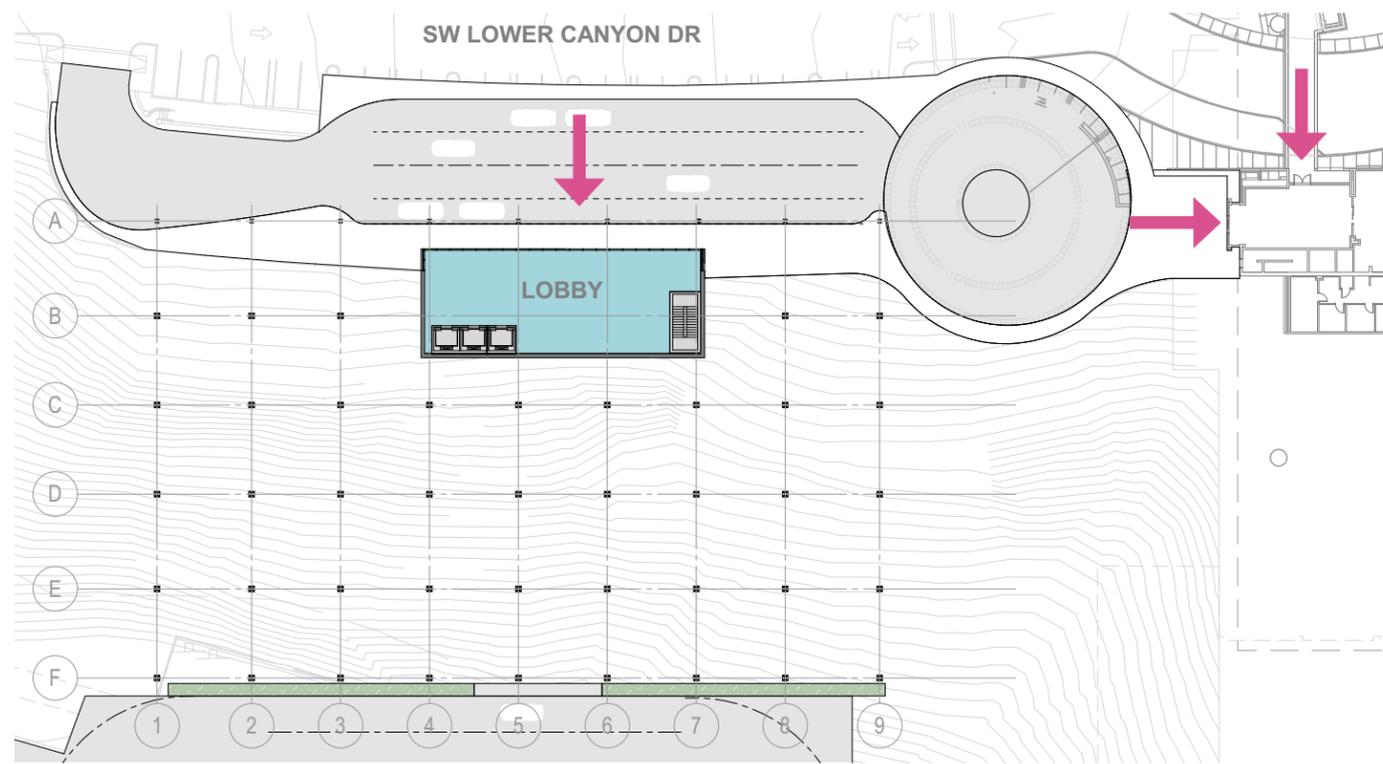


SPLIT UNIT HORIZONTALLY | PUBLIC CORE TO THE EAST

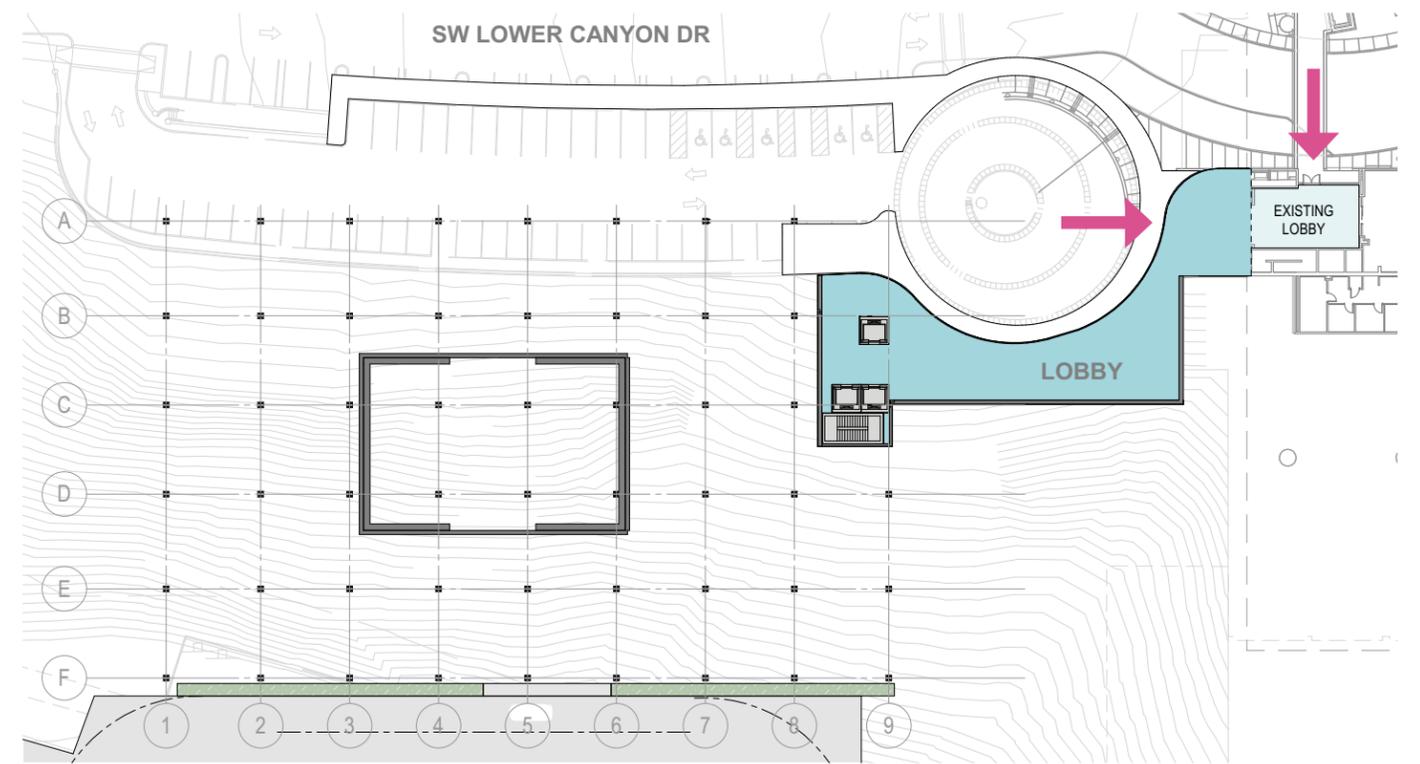


1. Public elevators closer to existing DCH entry
2. Better flexibility across units
3. Centralized family support spaces

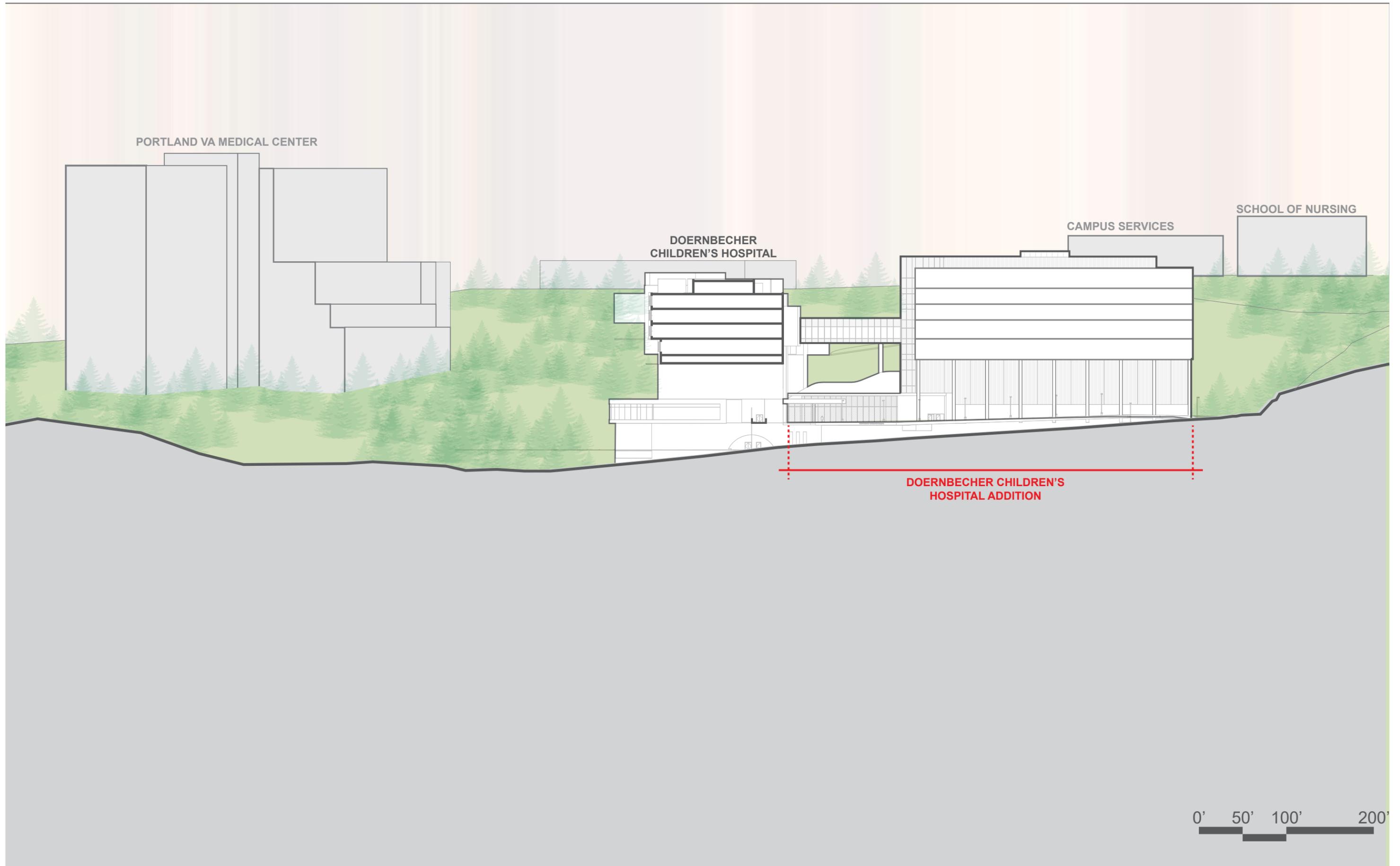
OPTION 1

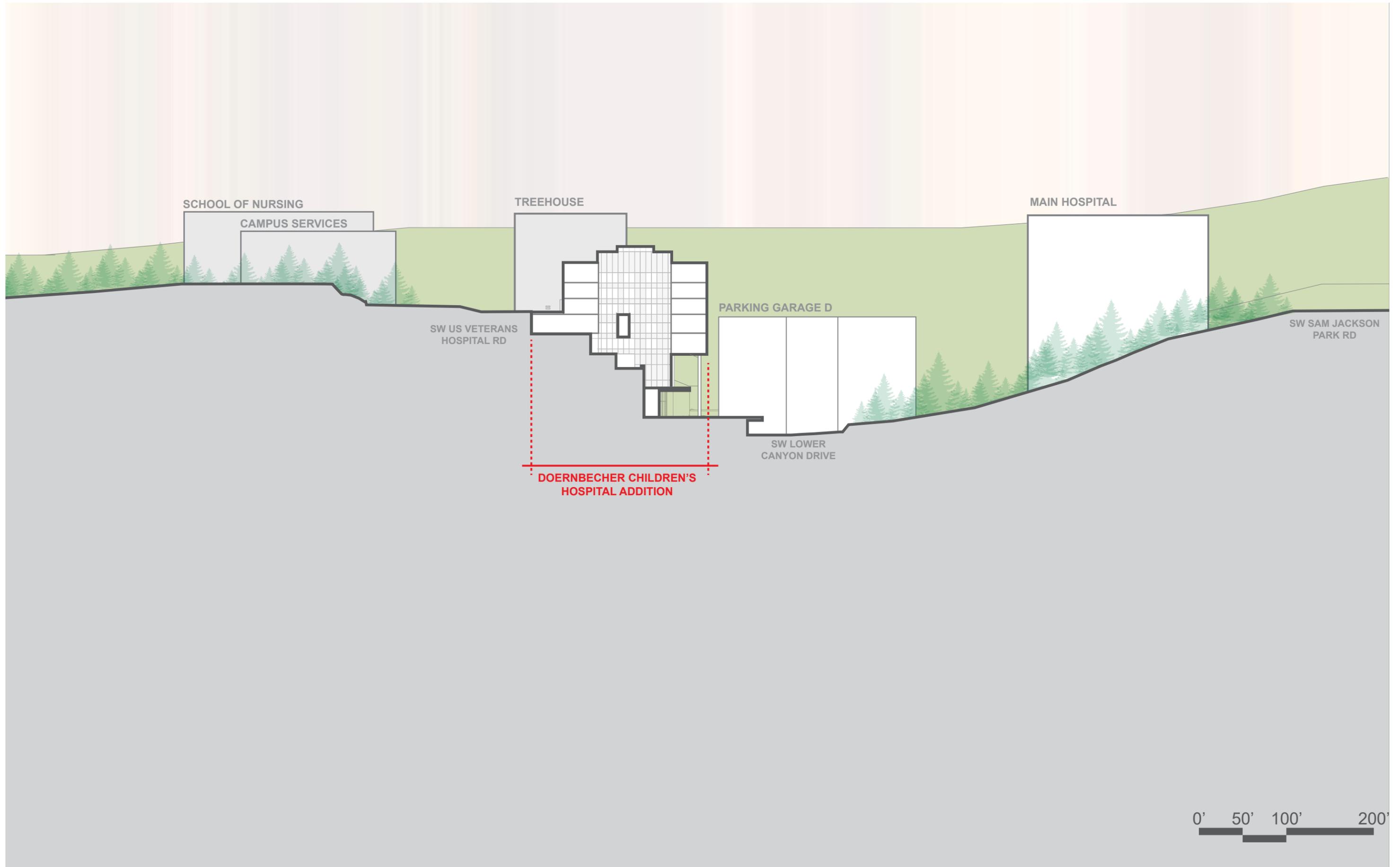


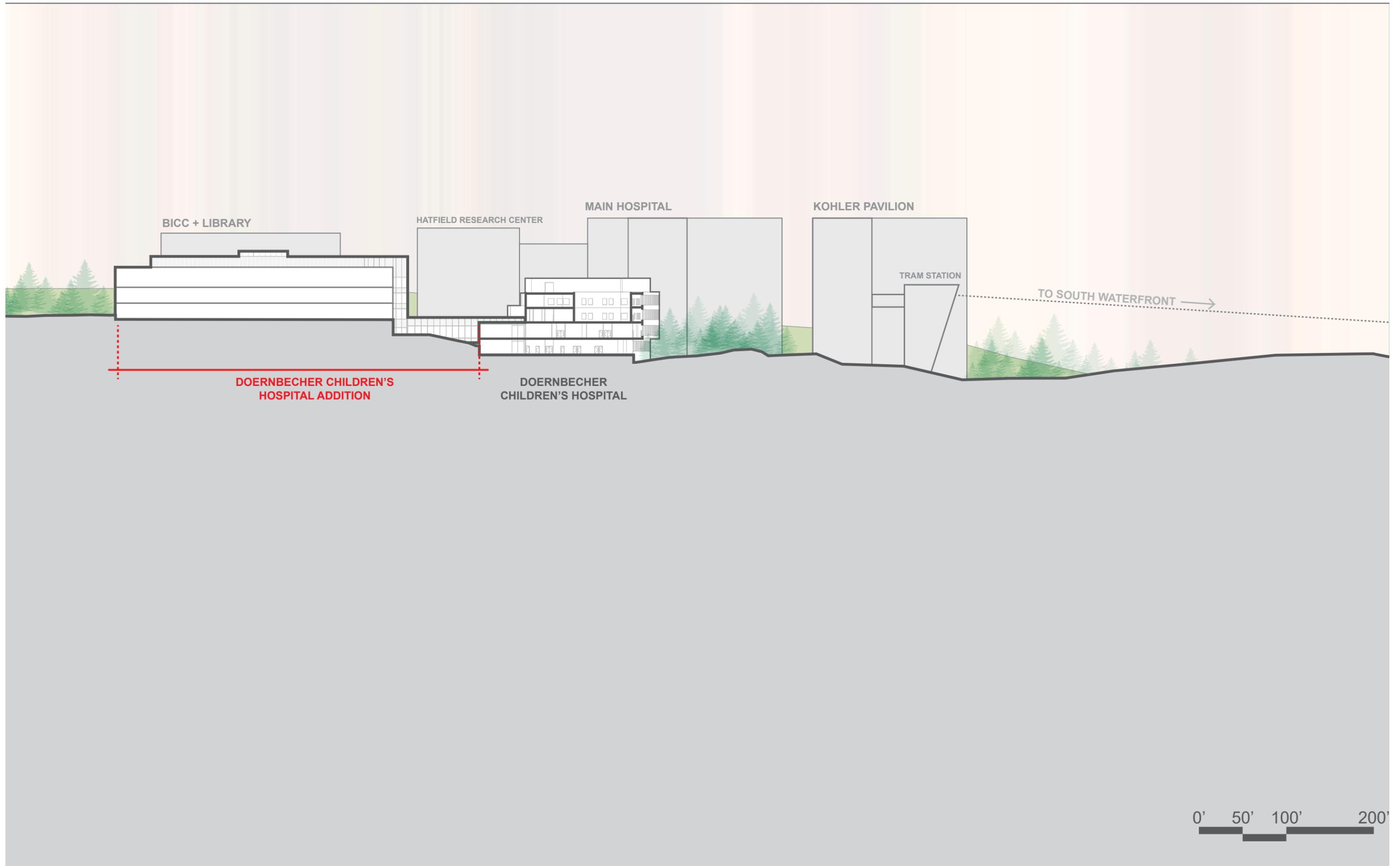
OPTION 2

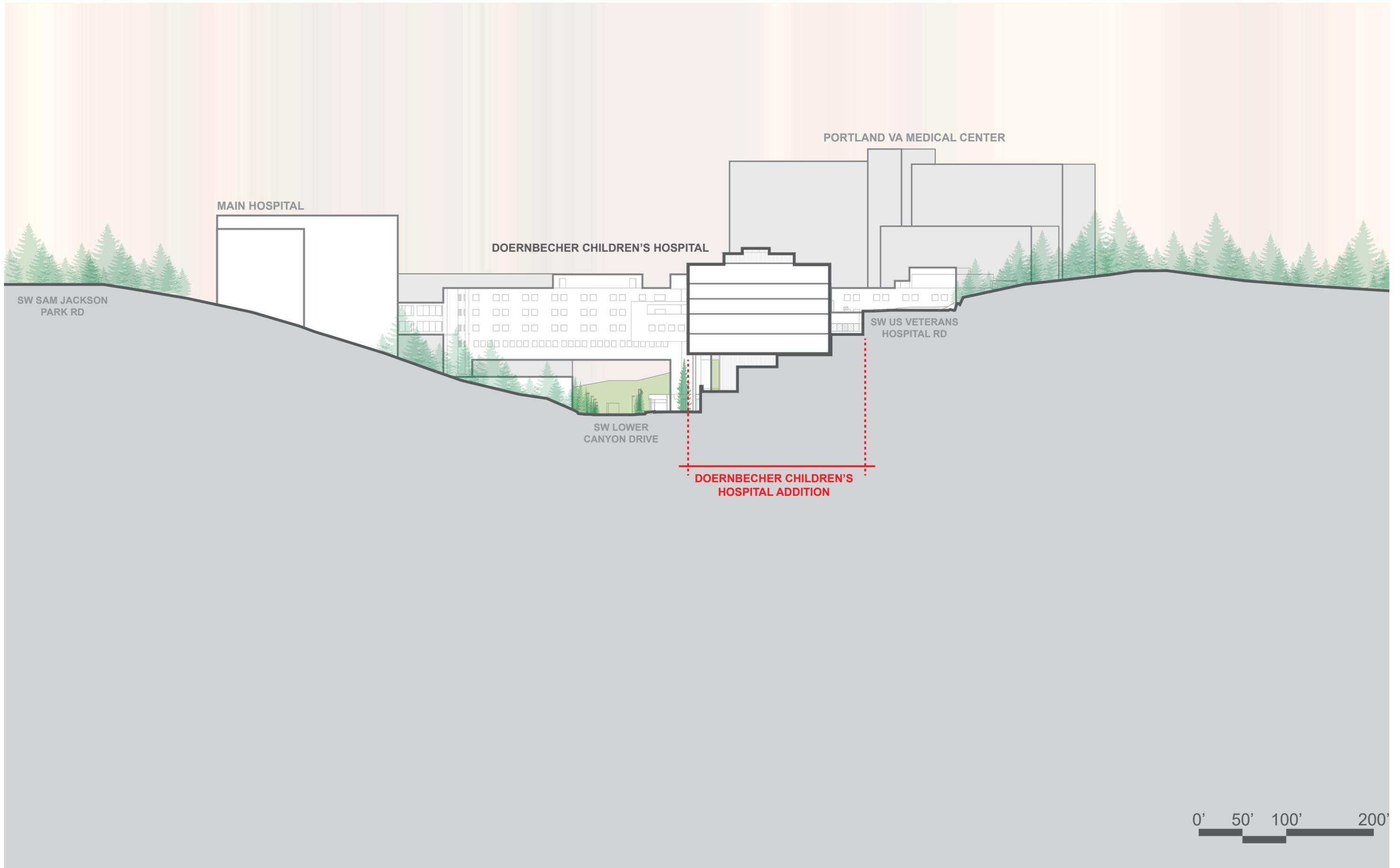


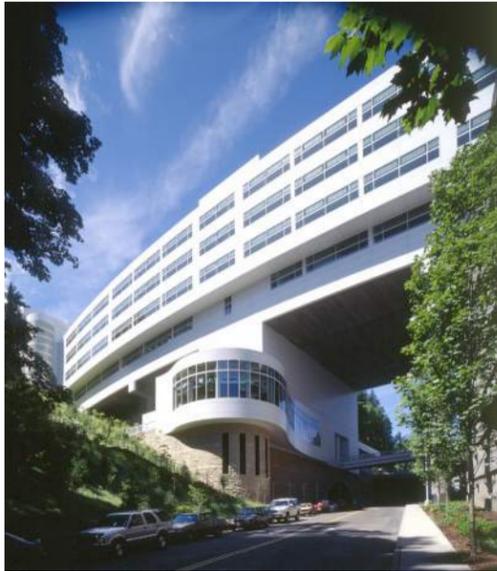
1. Public elevators closer to existing DCH entry
2. Better flexibility across units
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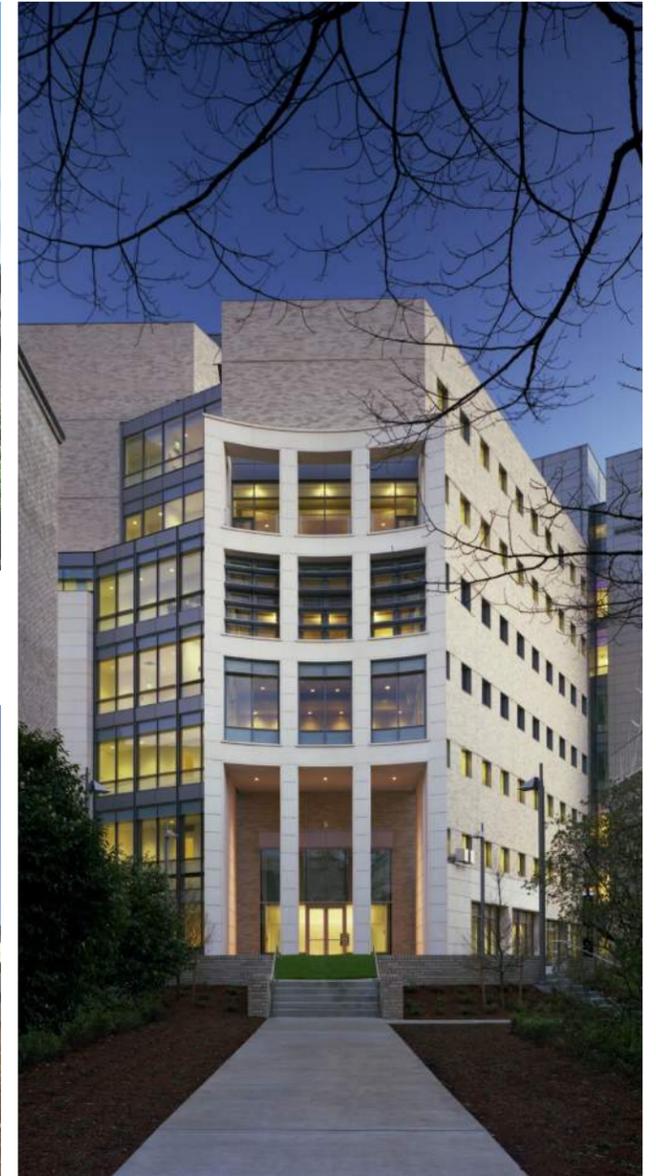
DOERNBECHER



DOERNBECHER



KOHLER PAVILION



LAMFROM BRB



OHEP



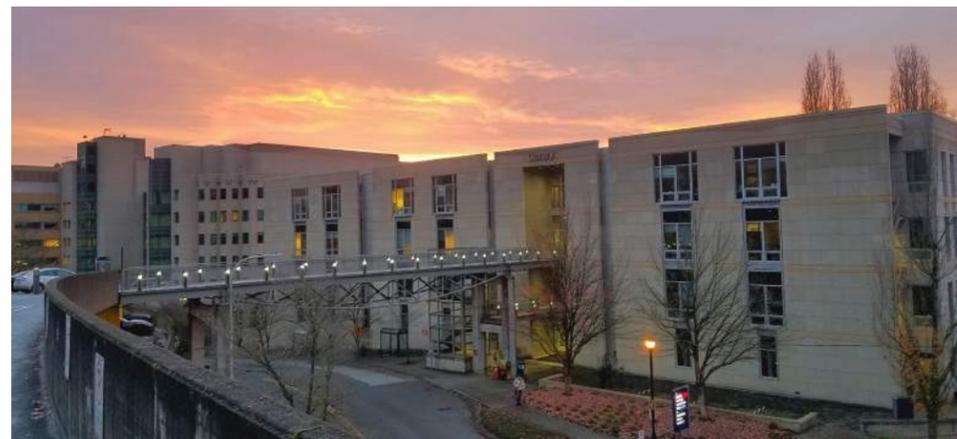
CASEY



CASEY



SHRINER'S



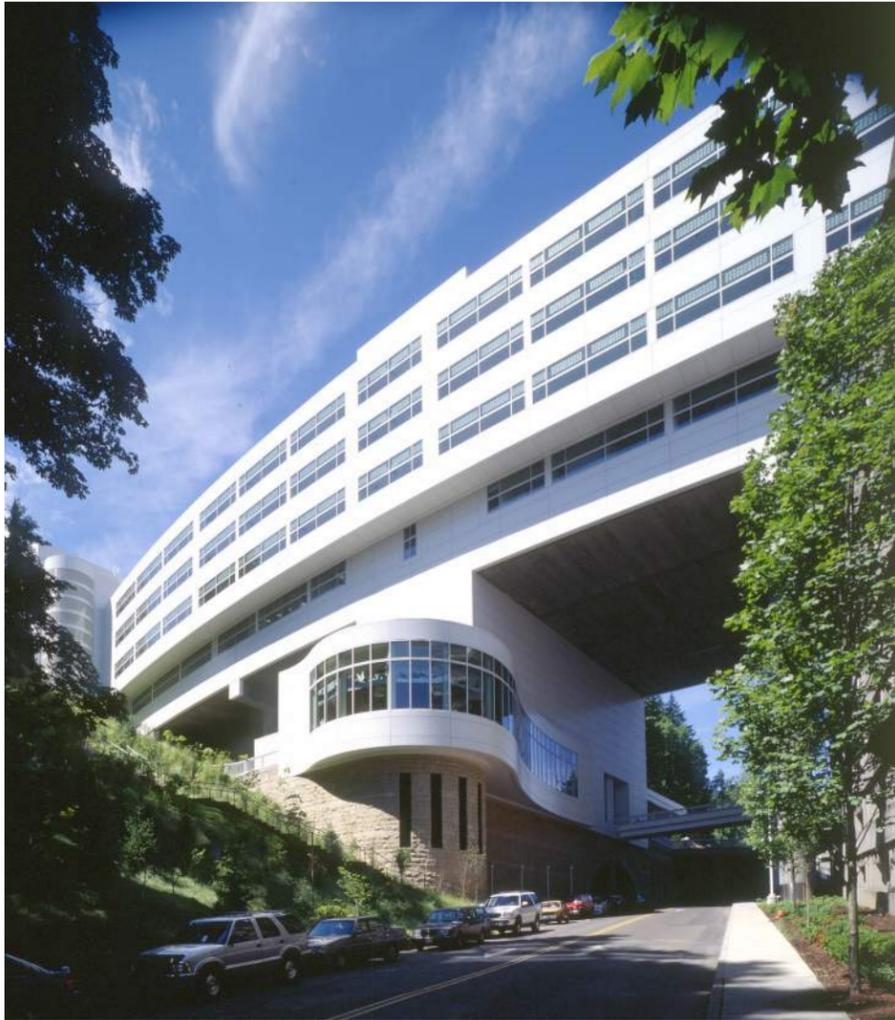
**BIOMEDICAL INFORMATION
COMMUNICATIONS CENTER**



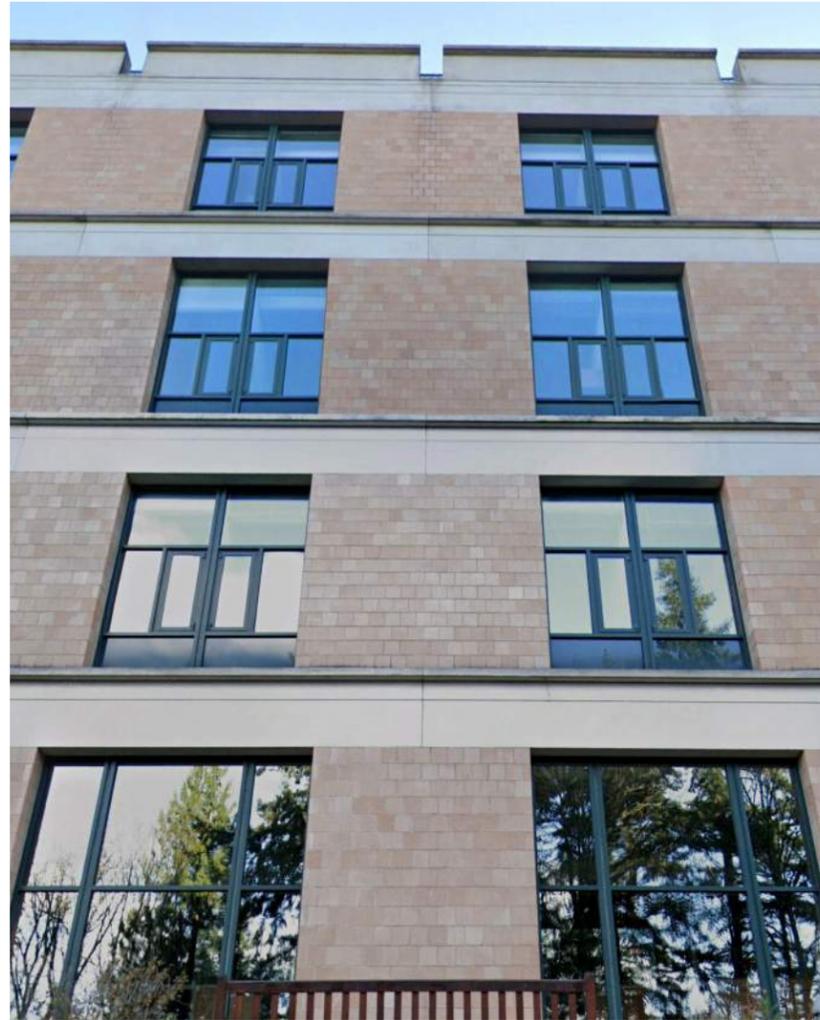
PHYSICIANS PAVILION



HATFIELD



DOERNBECHER



SCHOOL OF NURSING



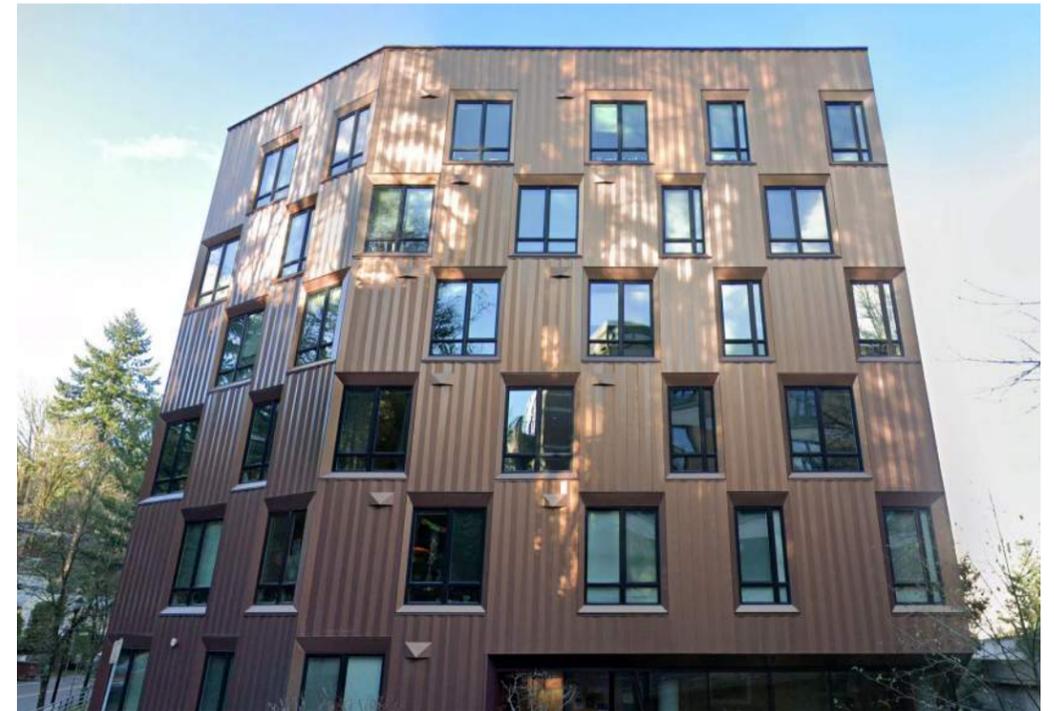
CAMPUS SERVICES BUILDING



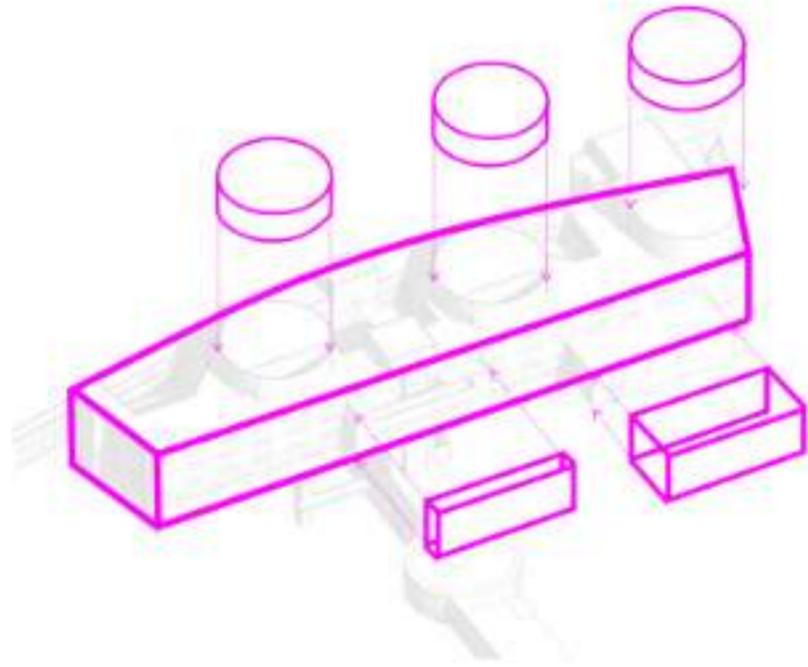
DOERNBECHER



PARKING GARAGE D

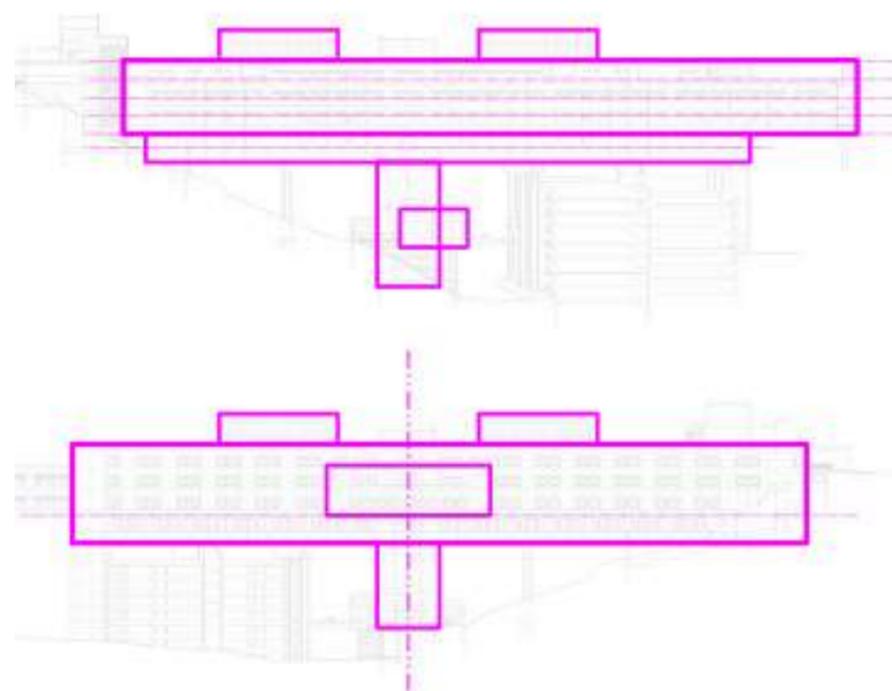


TREEHOUSE APARTMENTS



FORM

- + Simple form with rounded, softened edges
- + Additive forms to announce entries, and subtractive courtyards
- + Horizontally dominant with vertical accents
- + "Bridge" over SW Campus Dr.



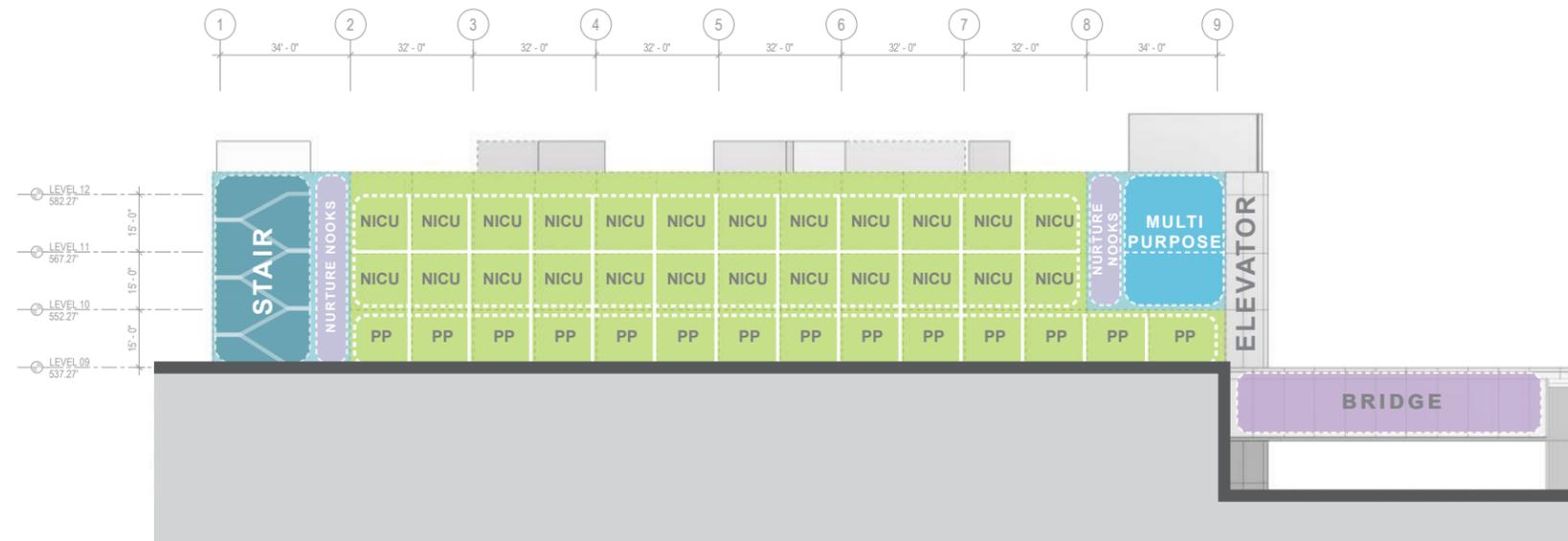
ELEVATION

- + Horizontally dominant window patterning
- + Long-short-long rhythm with generous glazing on east facade
- + Regular, punctuated rhythm on west facade
- + Simple pattern with special moments

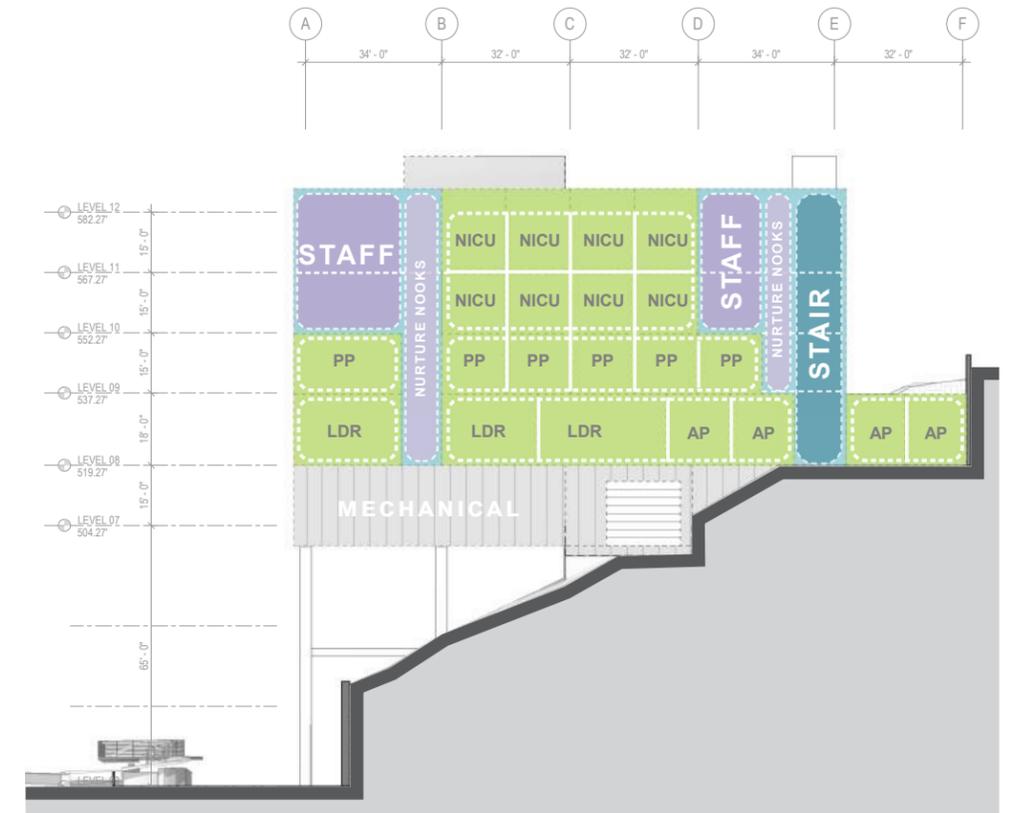


MATERIAL

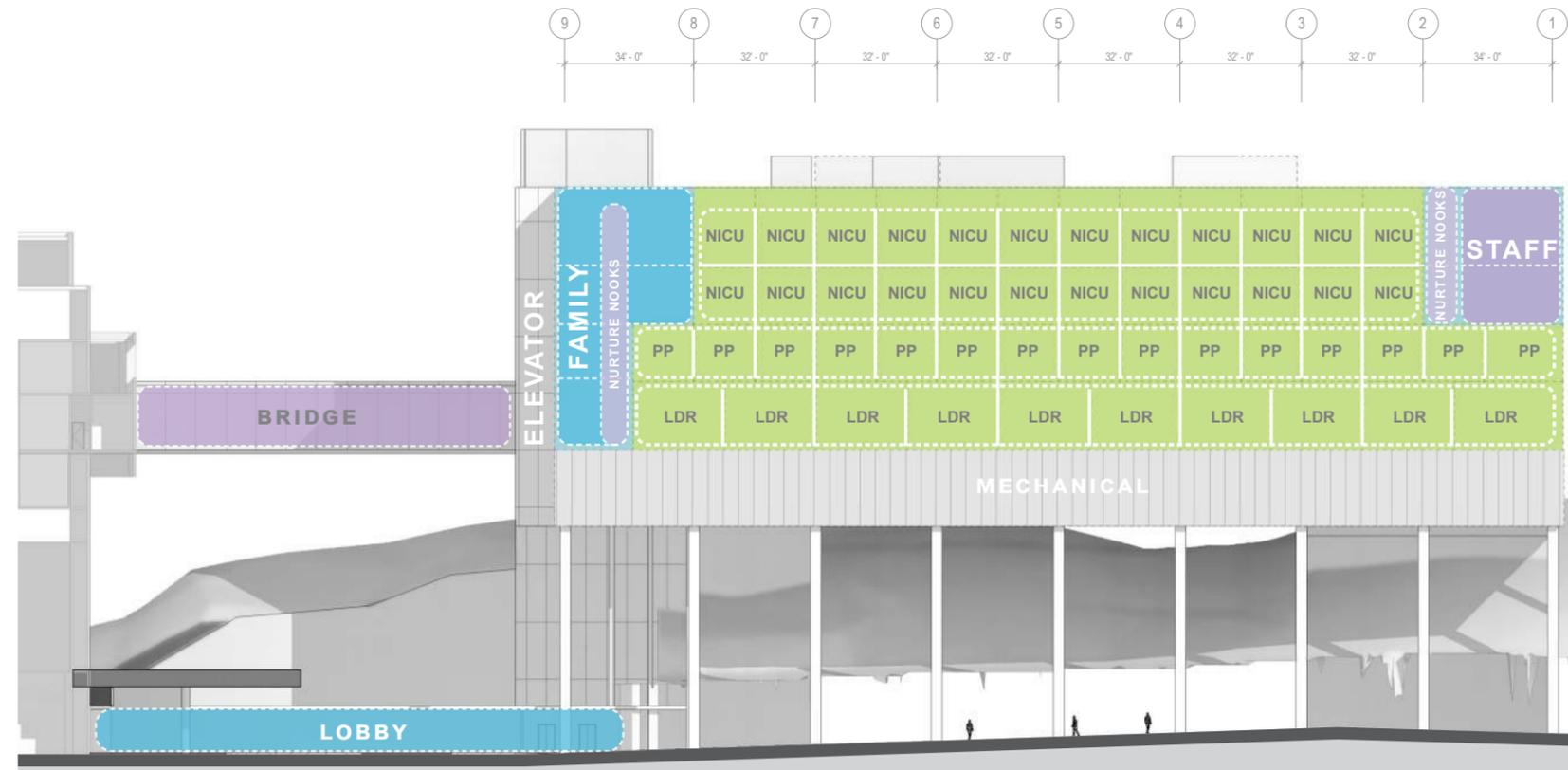
- + Simple color and material palette
- + Horizontally oriented, white metal panels
- + Horizontal strip windows on east, Square punched windows on west
- + Textural light beige/tan stone at ground levels



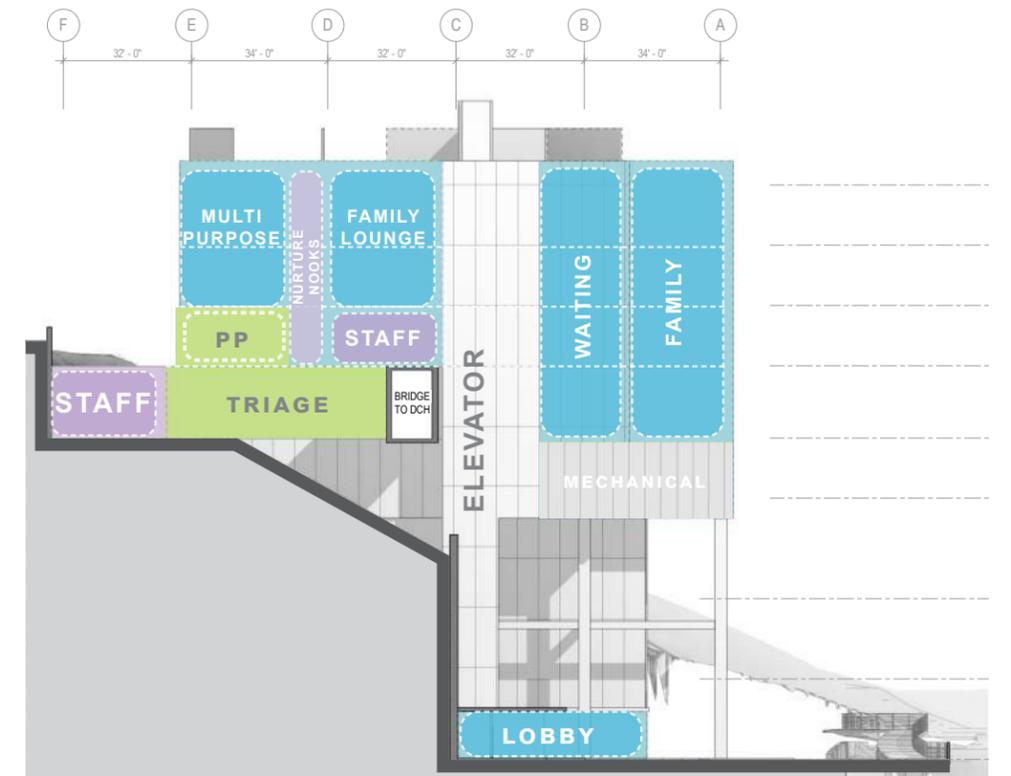
SOUTH ELEVATION



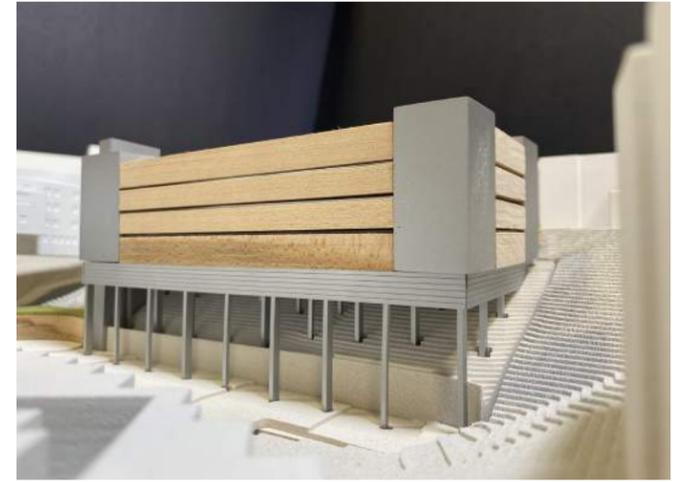
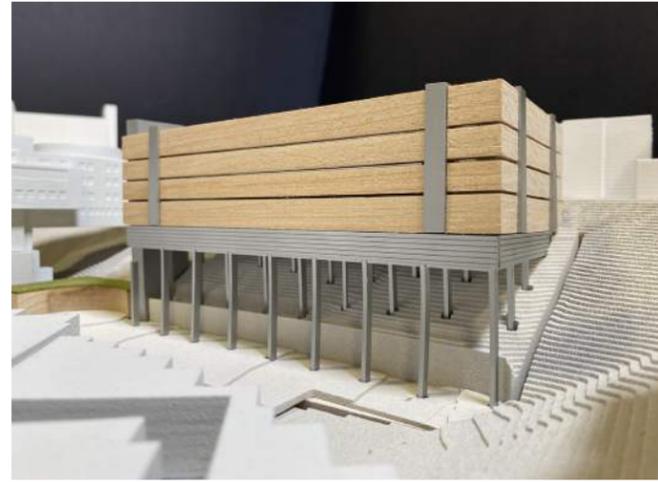
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



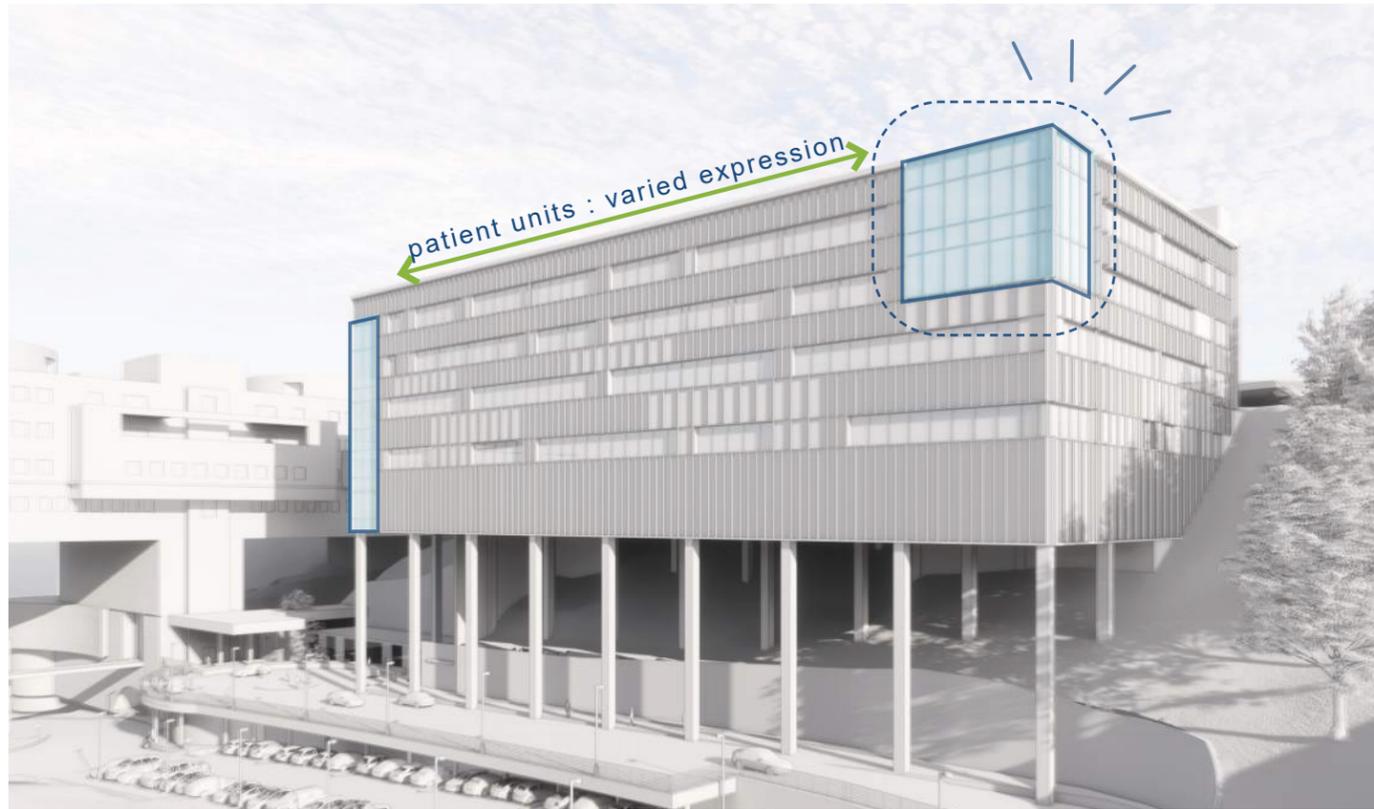
EXPRESSED PROGRAM

CORRIDOR SLOTS

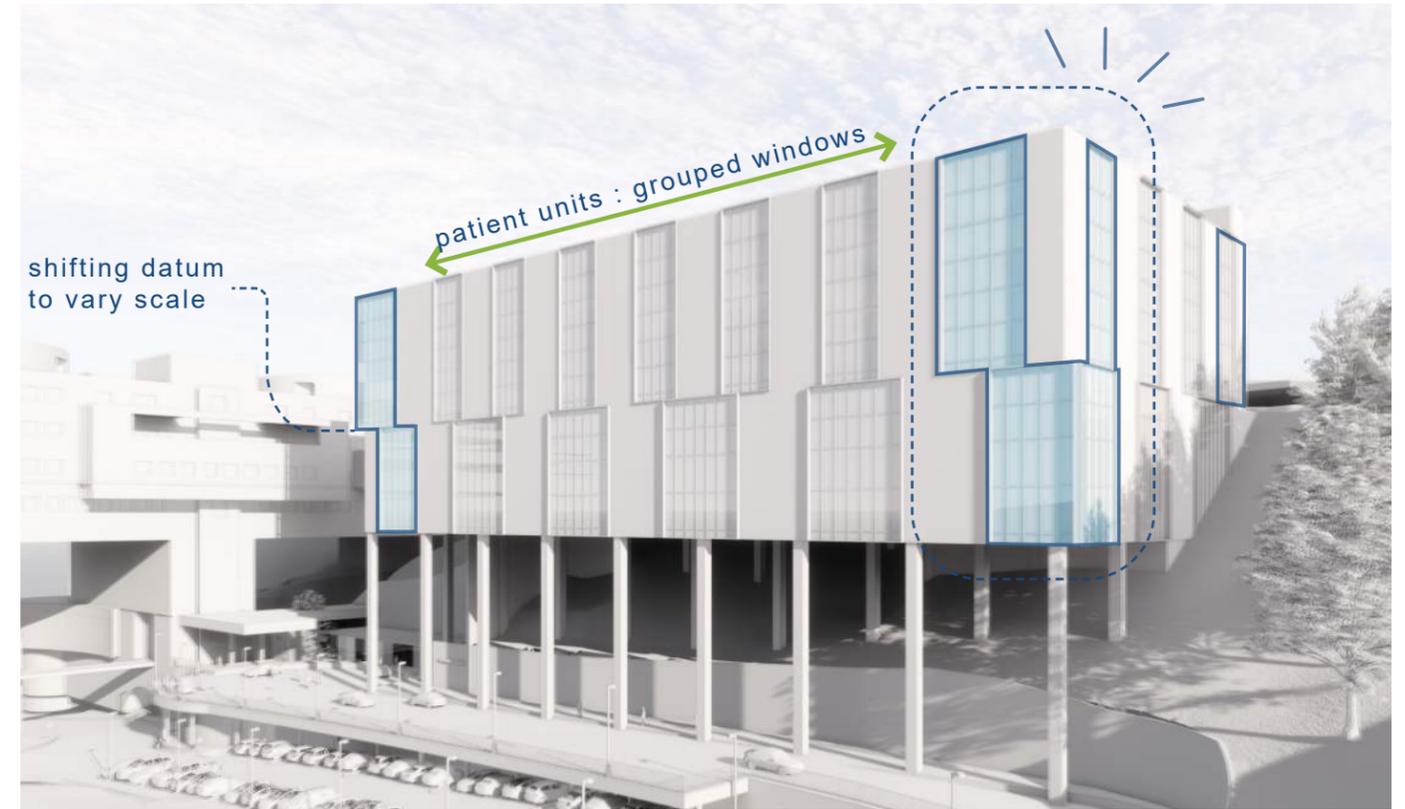
FRONT + BACK

CORNER LANTERNS





PUNCHED WINDOWS



BAY WINDOWS

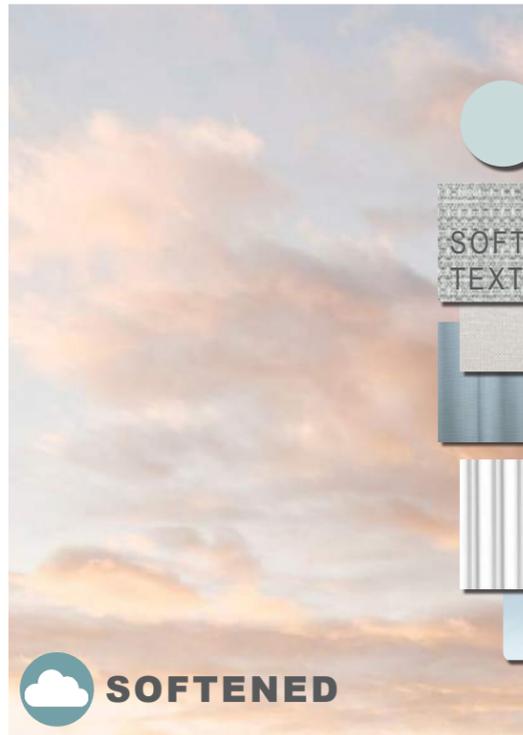


STRIP WINDOWS



GRID / "WOVEN NEST"

NURTURING HAVEN | ELEMENTS



SOFTENED



SOFT
TEXTURES



DIFFUSED
LIGHTING



WARM, CALM
COMBINED ENTRY TO
DCH AND DCHA



EASED EDGES



SHELTERED



A RETREAT



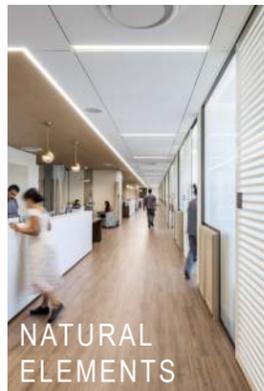
WELCOME, INCLUSIVE,
COMFORTABLE, SAFE



SAFE & SECURE



INSIDE-OUT /
OUTSIDE-IN APPROACH
NURTURING, DAY-LIT SPACES FOR
PATIENTS, VISITORS, AND STAFF



NATURAL
ELEMENTS



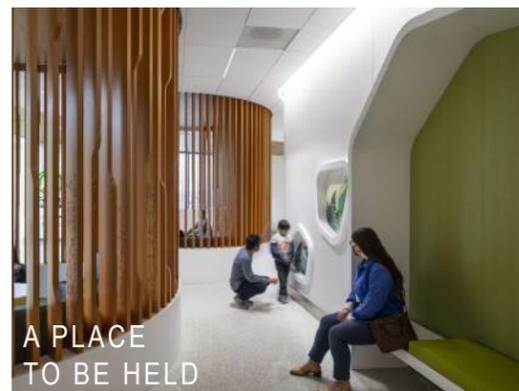
ORGANIC
FORMS



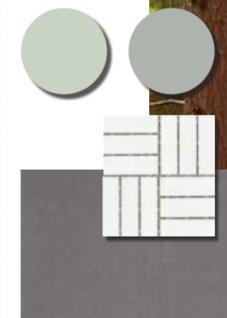
NATURAL



COMPLEMENTS DCH AND OHSU
ENHANCING INTERIOR FUNCTIONS THROUGH
EXTERIOR EXPRESSION



A PLACE
TO BE HELD



INTUITIVE
WAYFINDING



CONNECTED

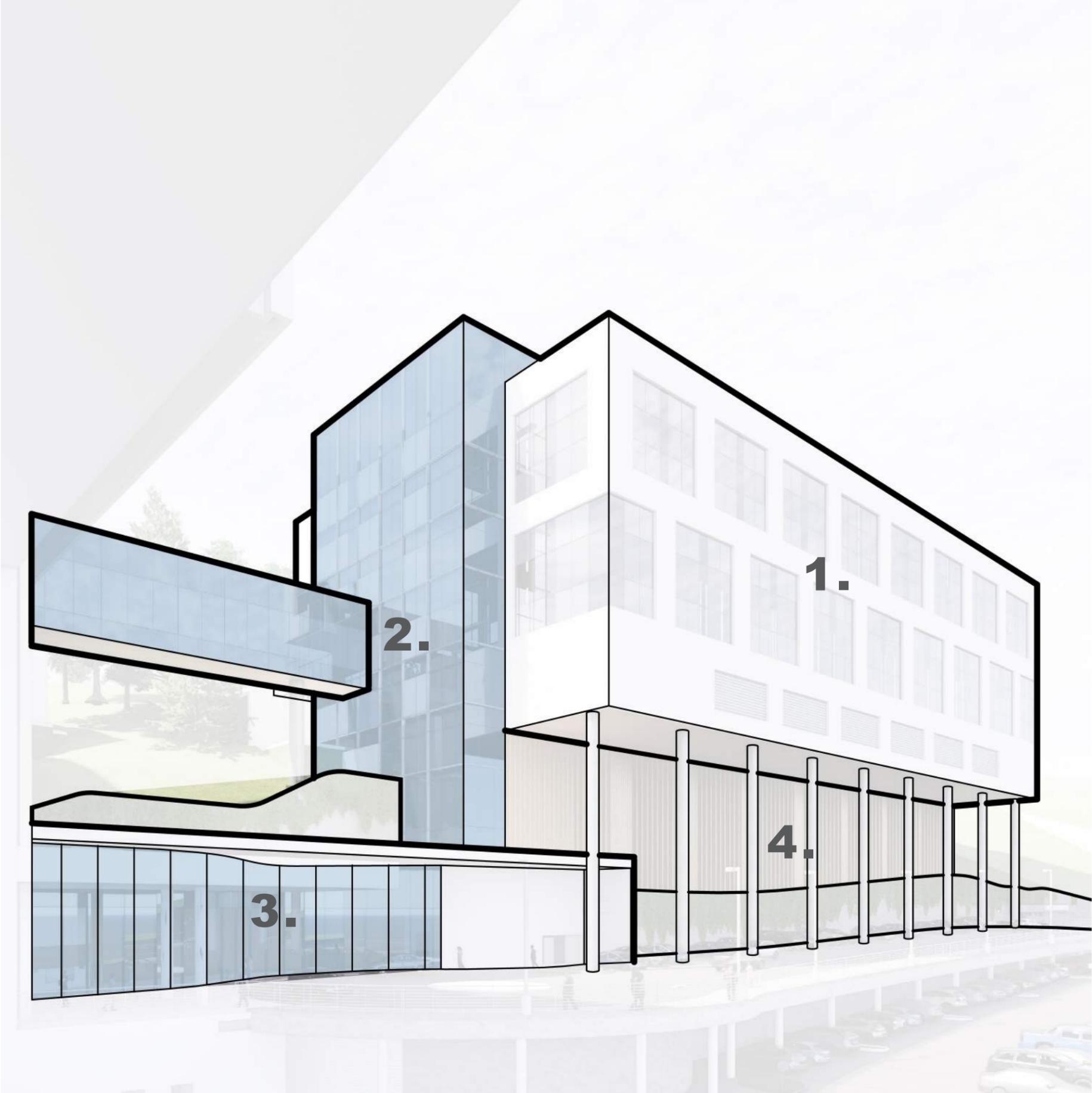
1. MAIN BUILDING VOLUME

2. ELEVATOR CORE AND BRIDGE

3. SHARED LOBBY

4. UNDERSTORY

(N) RETAINING WALL
(E) RETAINING WALL
COLUMNS
SOFFIT





SMALL SQUARES



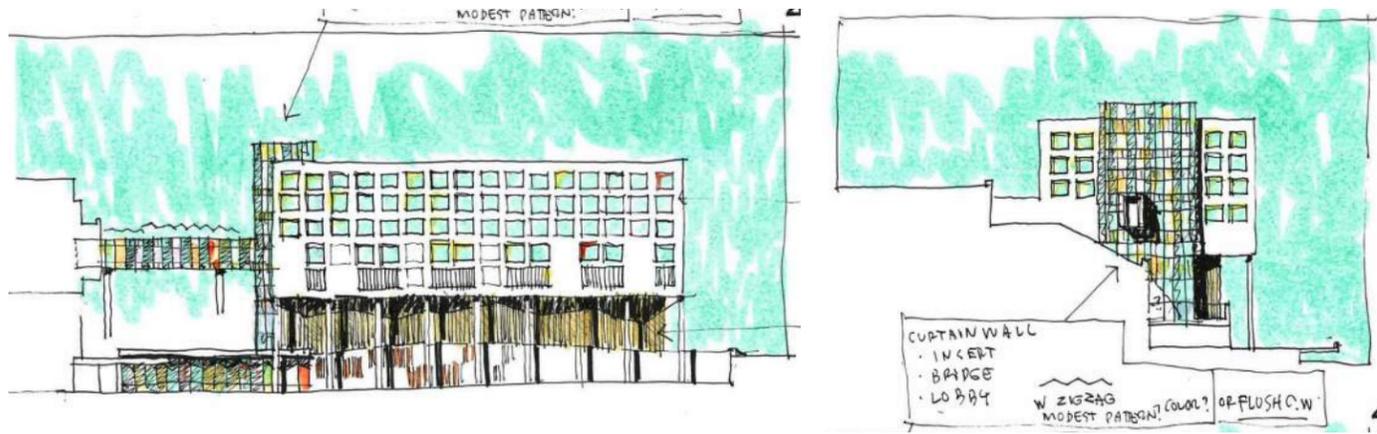
BIG SQUARES



WALKING SQUARES



CONTEXTUAL TO CAMPUS | SIMPLE | INDIVIDUAL SCALE



CONTEXTUAL TO SURROUNDING CAMPUS BUILDINGS

INTERIOR PLANNING, SIMPLY EXPRESSED

VERTICALITY COMPLEMENTS DCH'S HORIZONTALITY

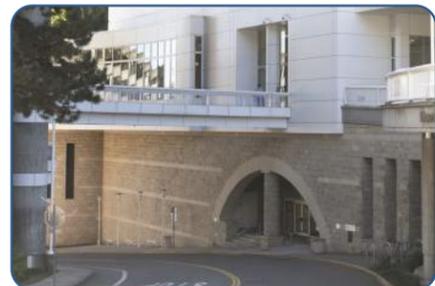
A VERTICAL BRIDGE BETWEEN CANYON DR. AND VETERAN'S ROAD.



OHSU School of Nursing



OHSU Biomedical Information Communication Center



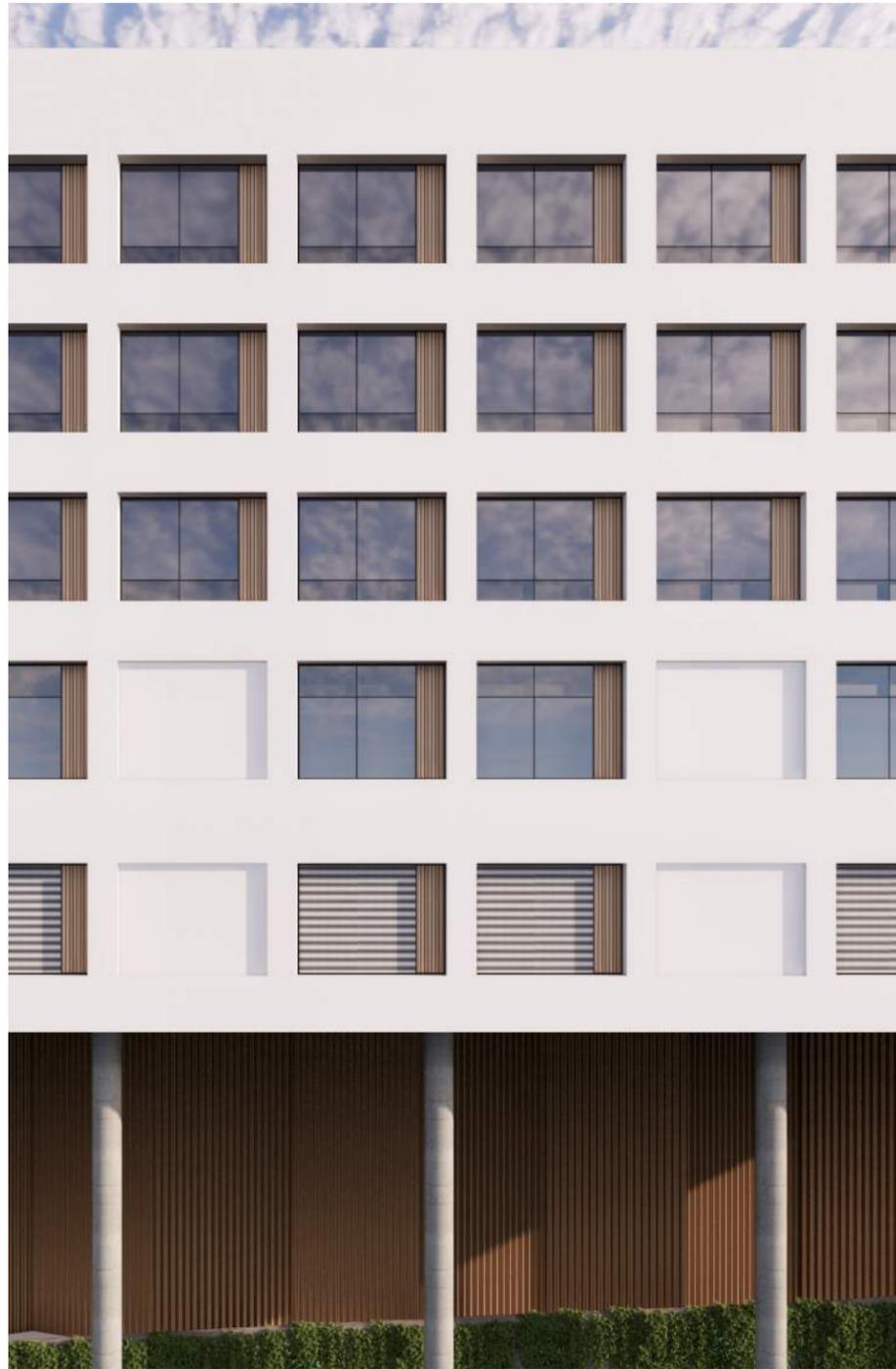
Doernbecher Children's Hospital



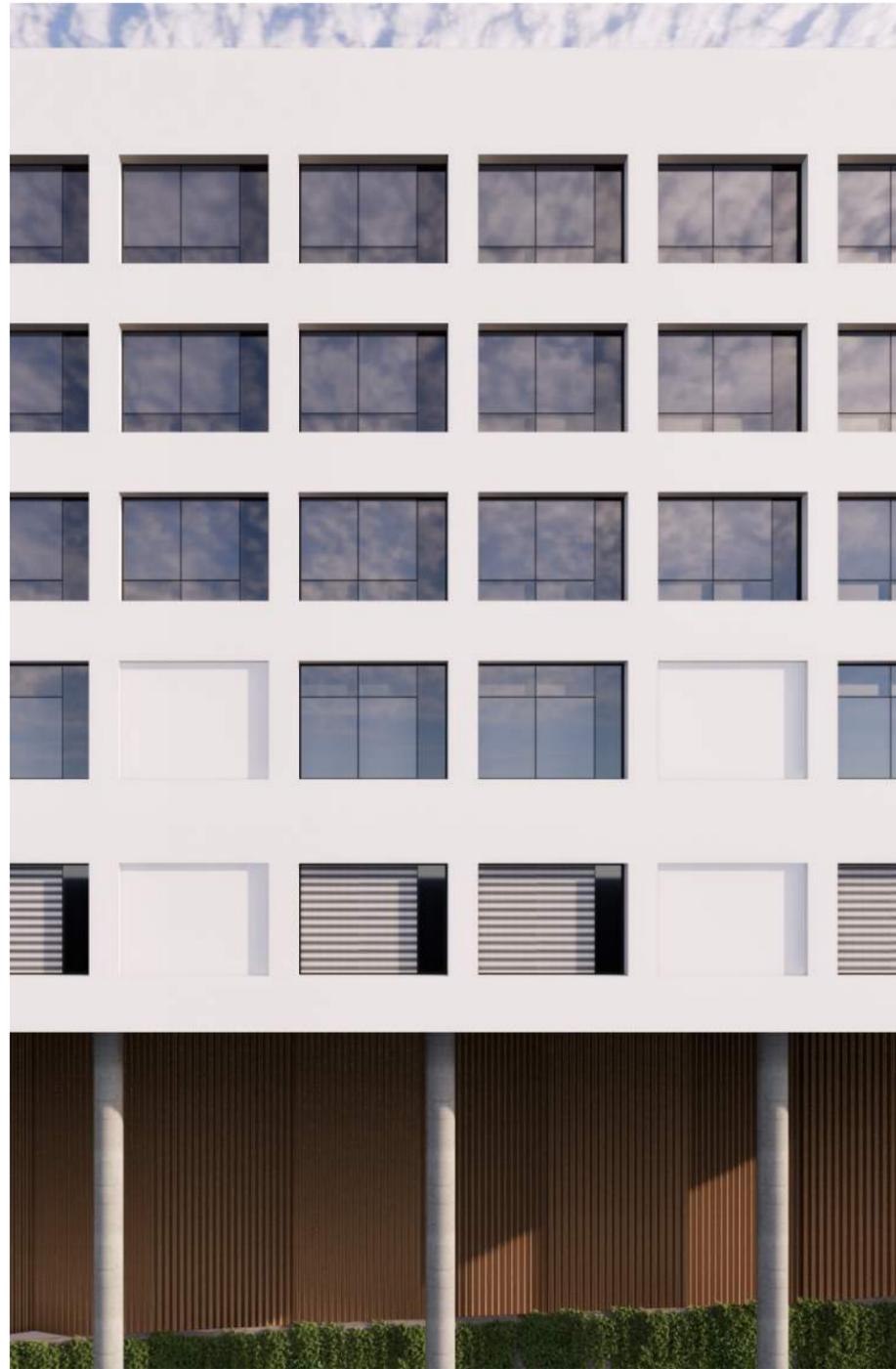
Arrival View



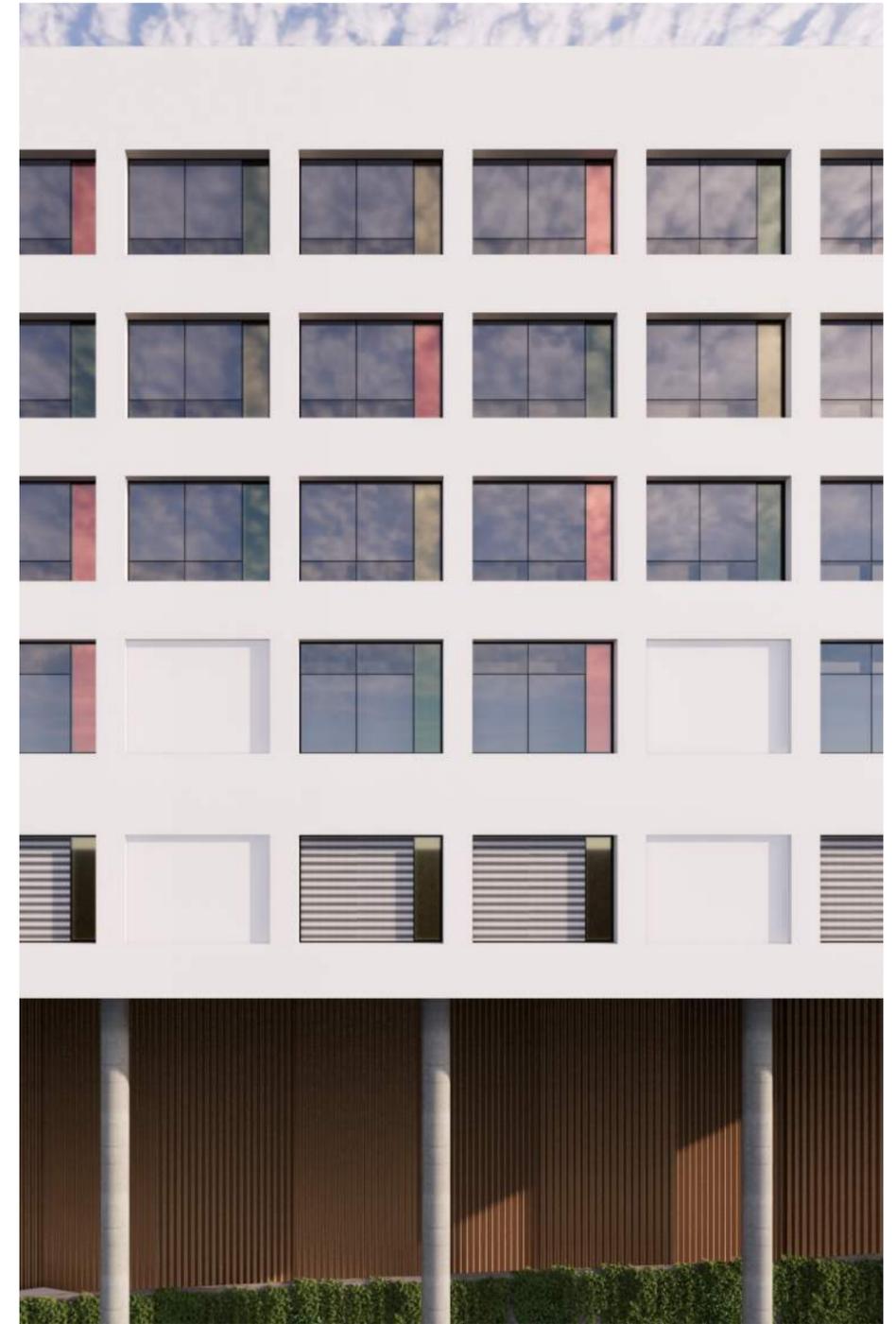
Departure View



SOLID INFILL

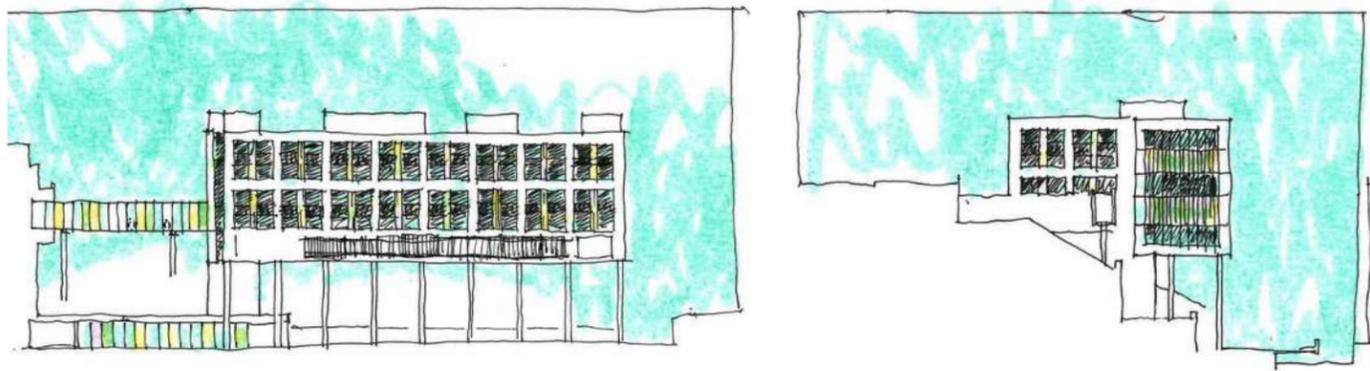


GLASS + SPANDREL



ACCENT COLOR SPANDREL

BIG SHAPES | SQUARE PROPORTIONS | FAMILY SCALE



CONTEXTUAL TO EXISTING DCH

BIG SHAPE NOTION AND SQUARE PROPORTIONS



Doernbecher Children's Hospital



HORIZONTALITY AS AN EXTENSION OF EXISTING DCH

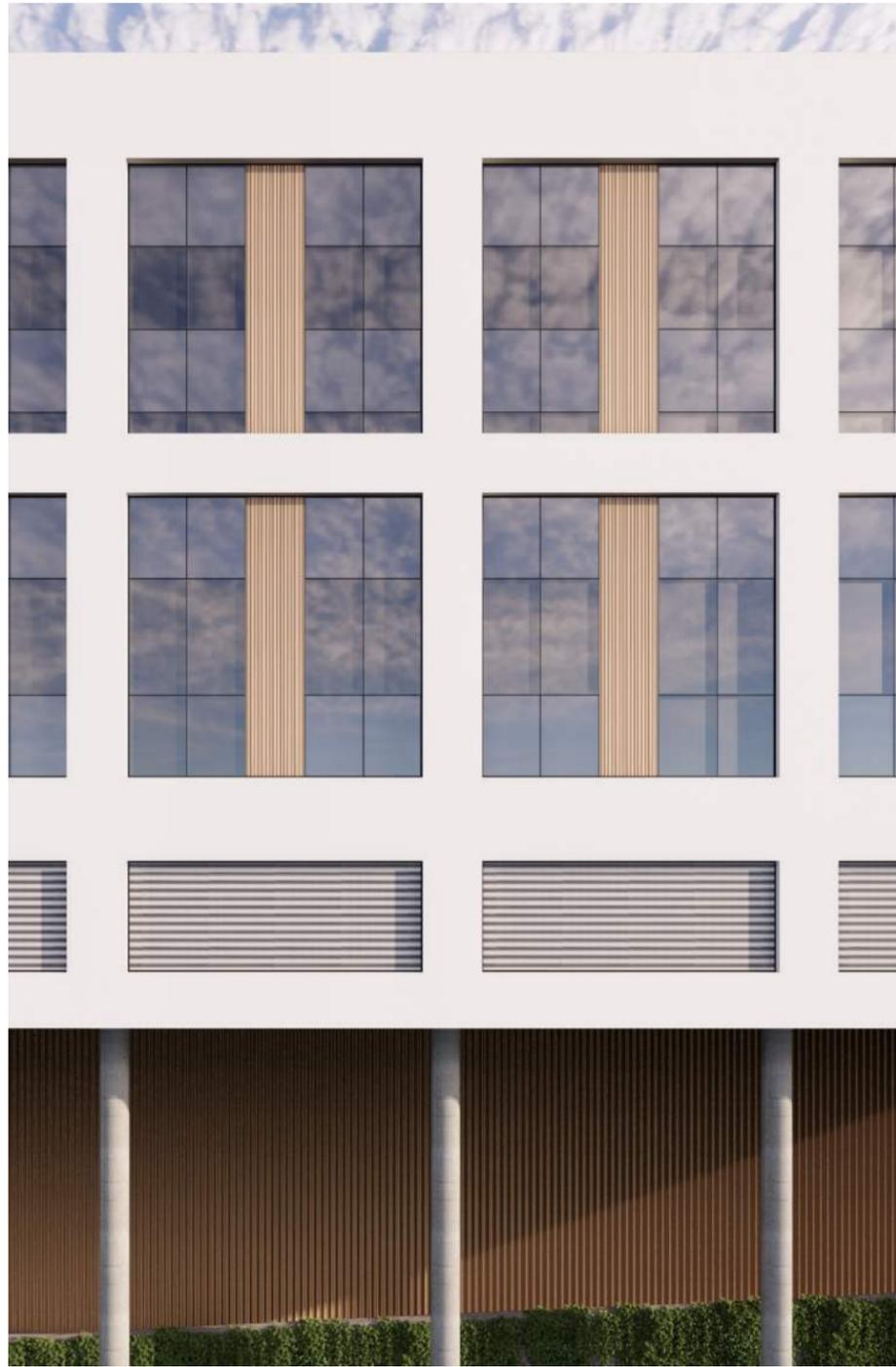
RELATING TO ORIENTATION AND PROPORTIONS OF DCH



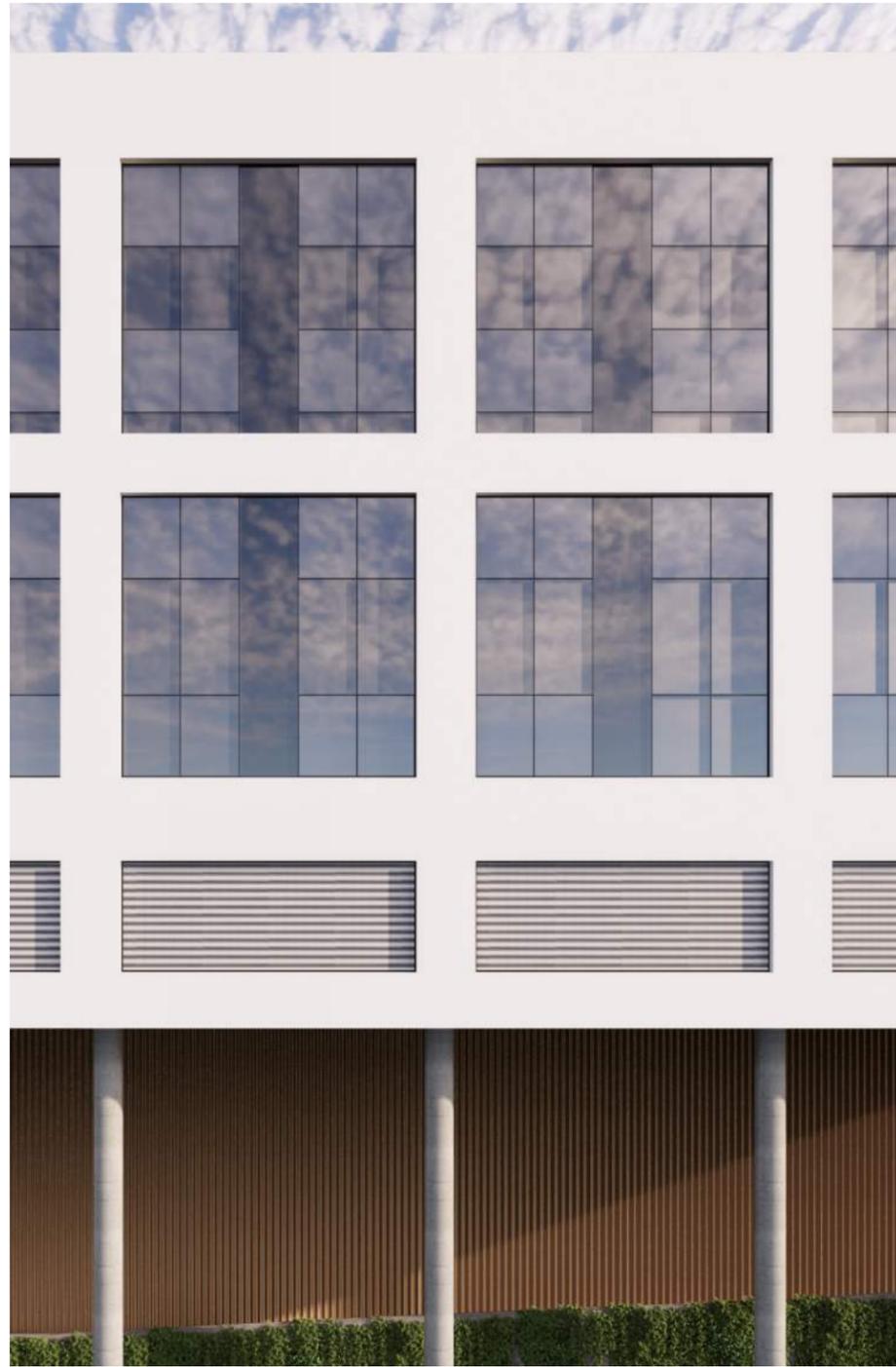
Arrival View



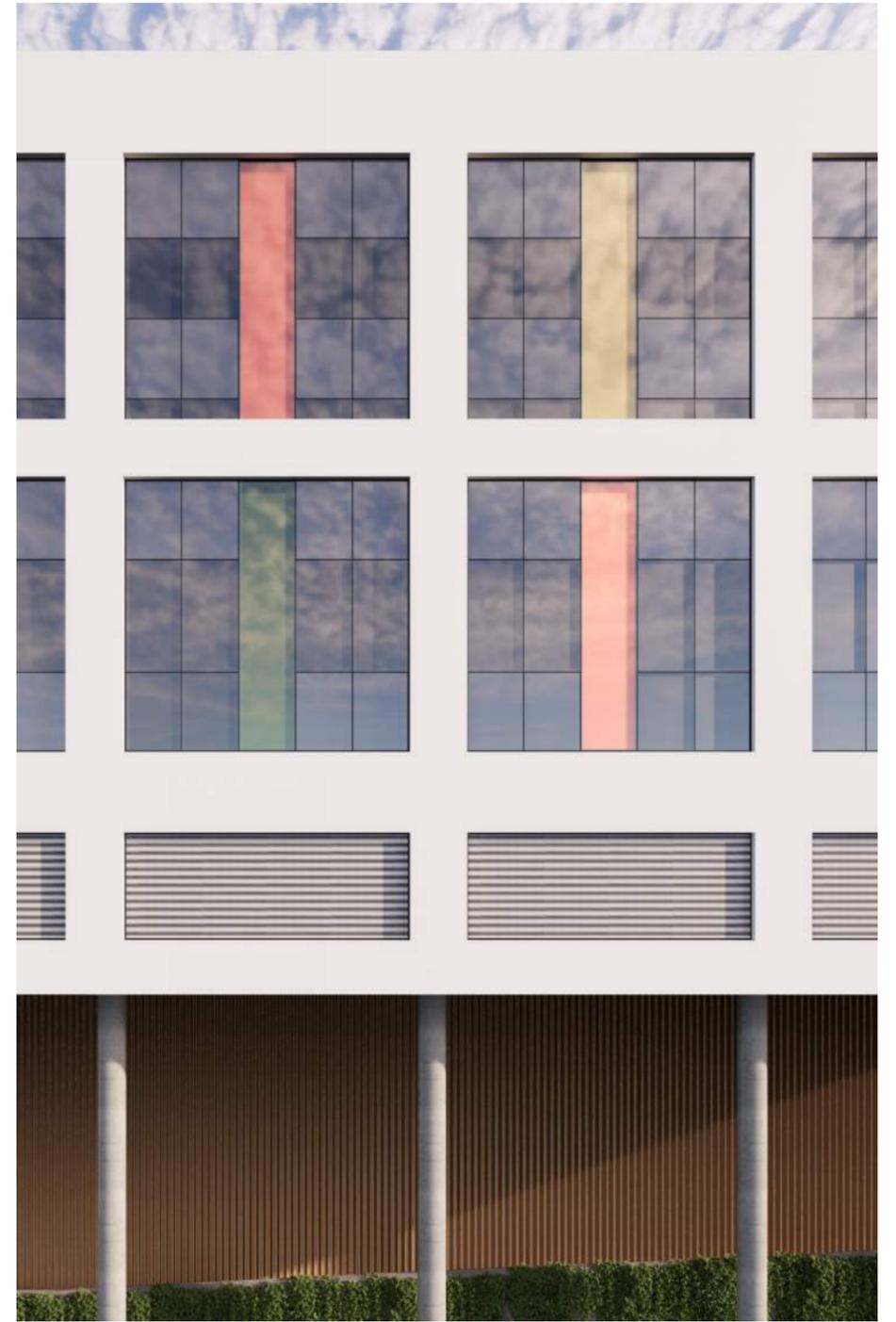
Departure View



SOLID INFILL



GLASS + SPANDREL



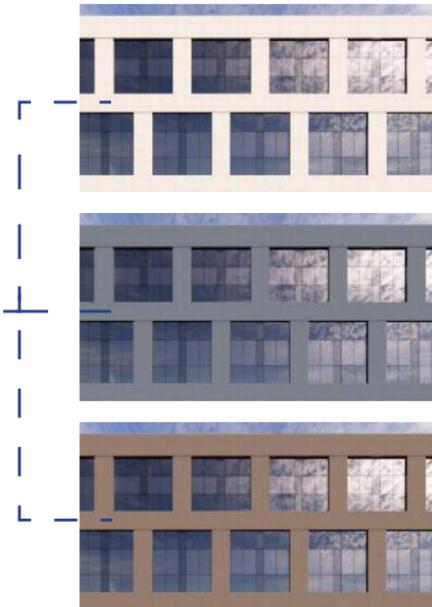
ACCENT COLOR SPANDREL

PLAYFUL MOVEMENT | SQUARE PROPORTIONS | FAMILY SCALE



ADD MOVEMENT AND PLAY TO CALM FORMS

BIG SHAPE NOTION AND SQUARE PROPORTIONS

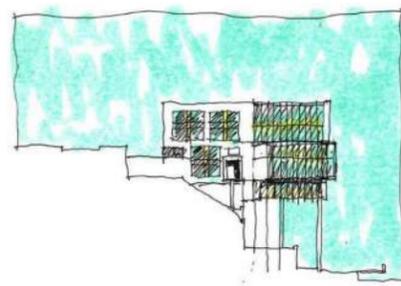


'FAMILY NESTS' GROUPED WINDOW EXPRESSION

A CALM FACADE WITH FEW ELEMENTS



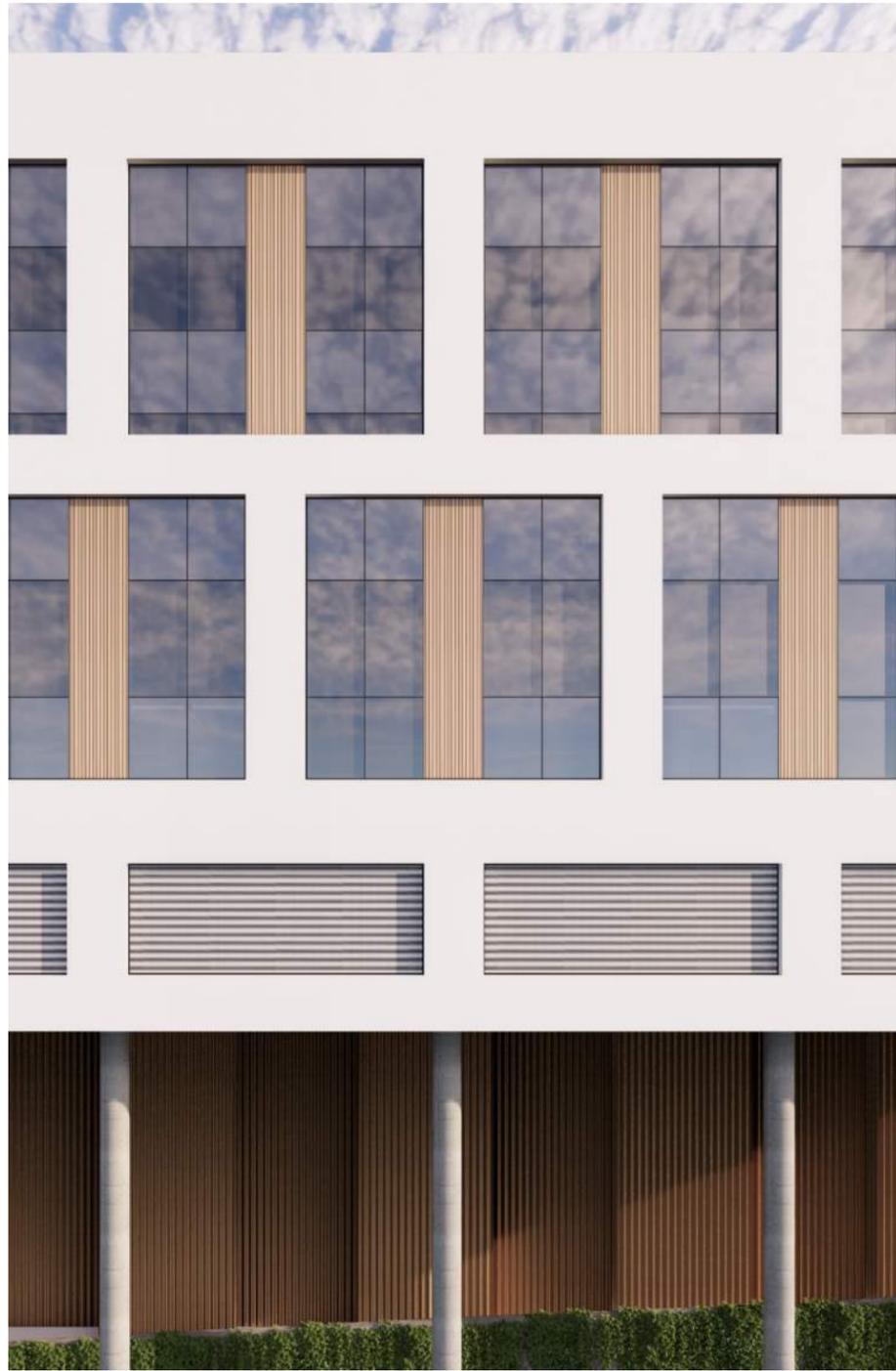
Color and Texture
Softening the Facade



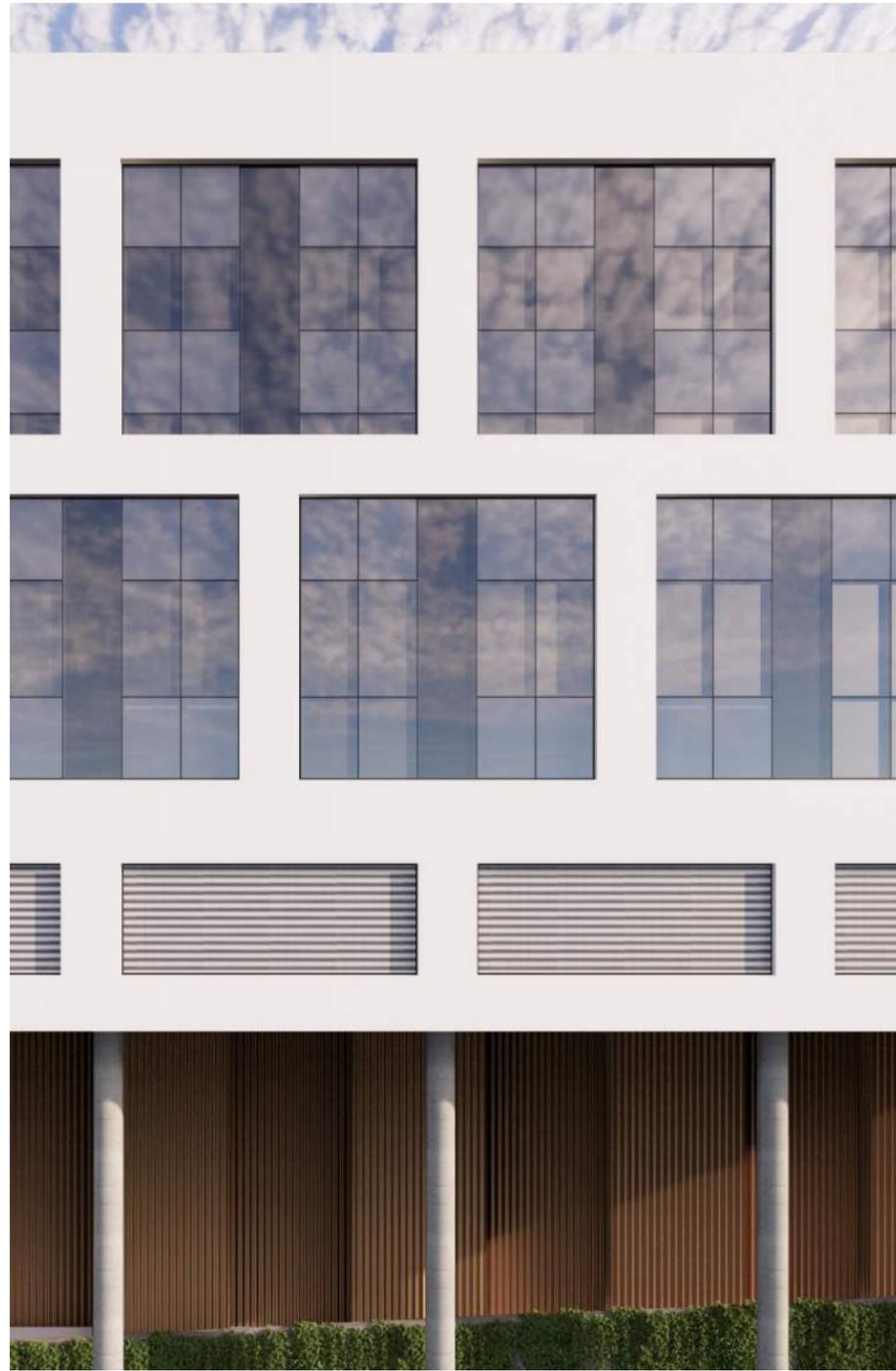
Arrival View



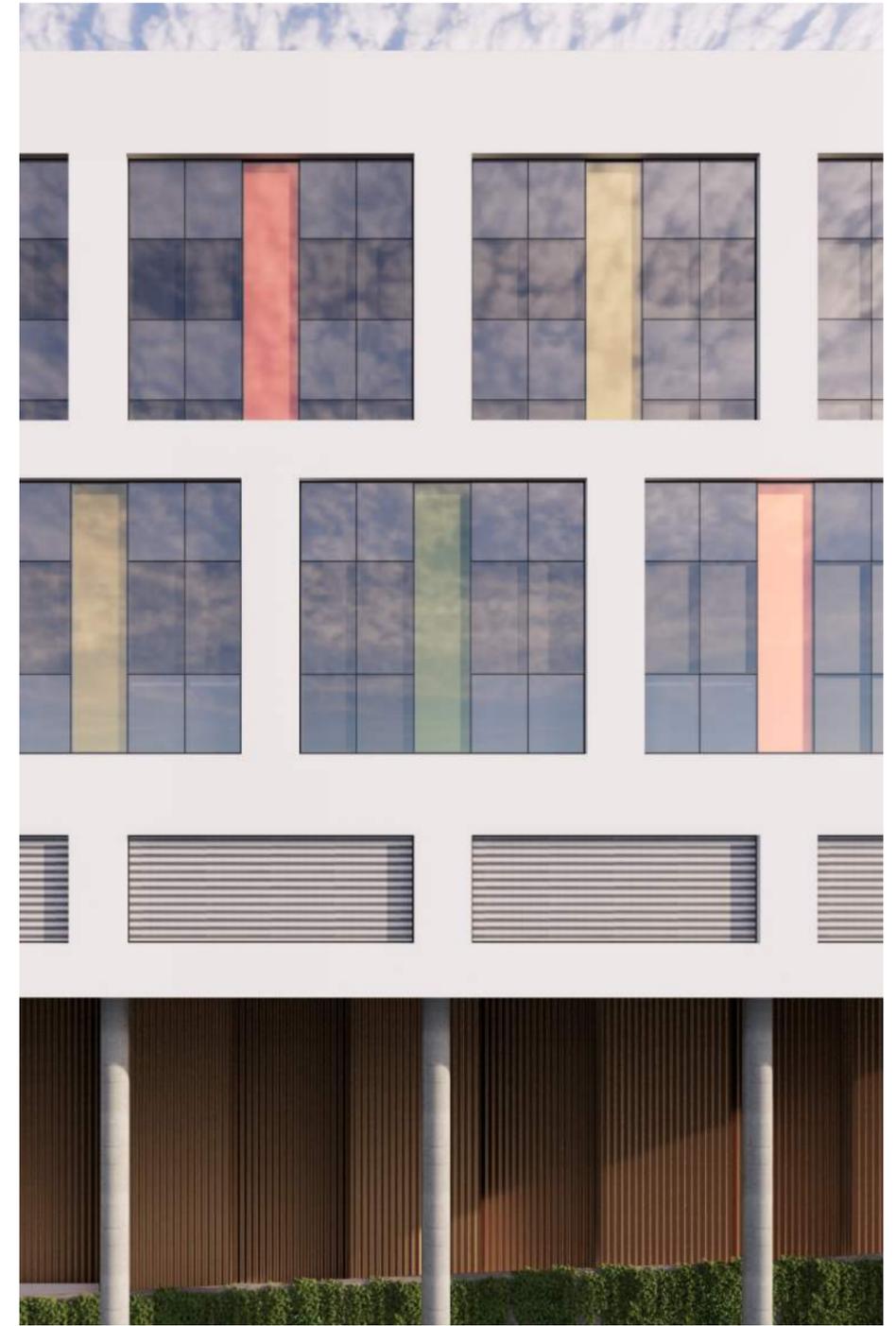
Departure View



SOLID INFILL



GLASS + SPANDREL



ACCENT COLOR SPANDREL

METAL PANEL - FLAT



METAL PANEL - FLAT



METAL PANEL - TEXTURED



METAL PANEL - FOLDED



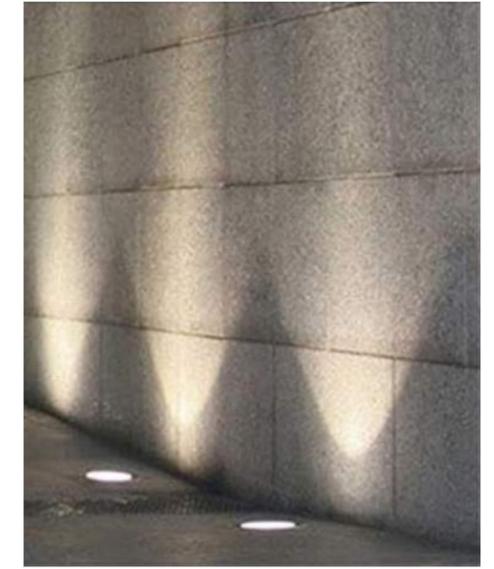
FIBER CEMENT PANEL



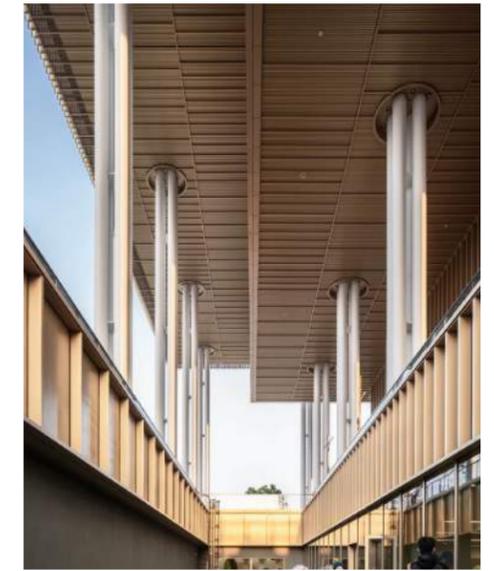
FIBER CEMENT PANEL



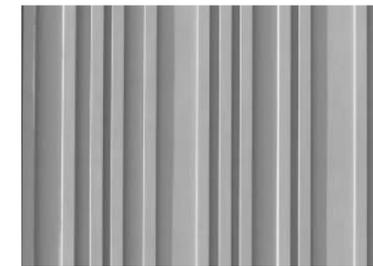
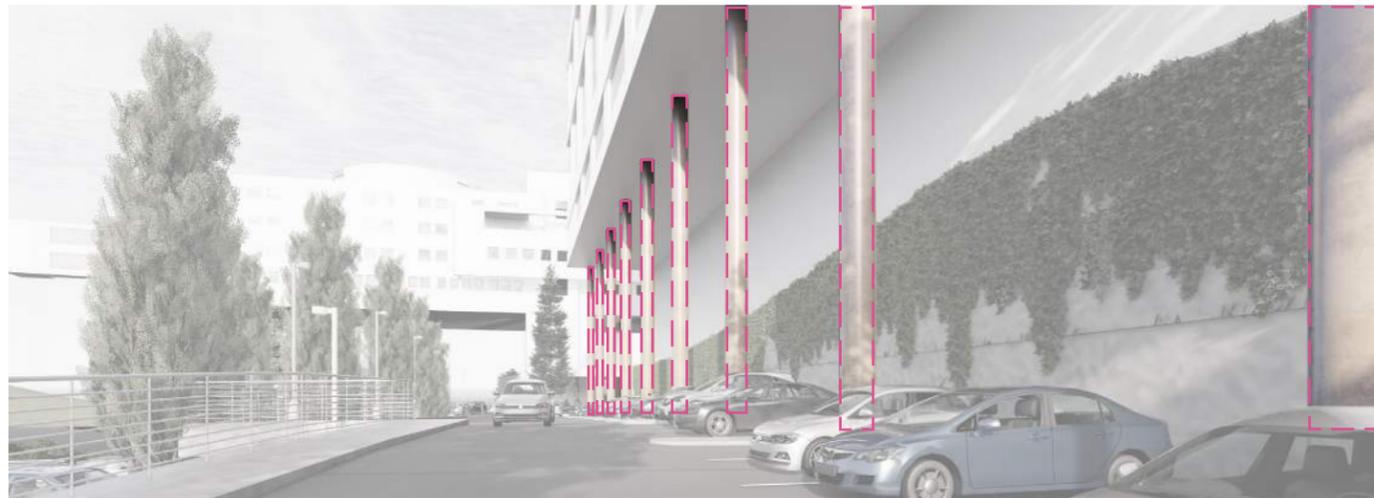
WALL

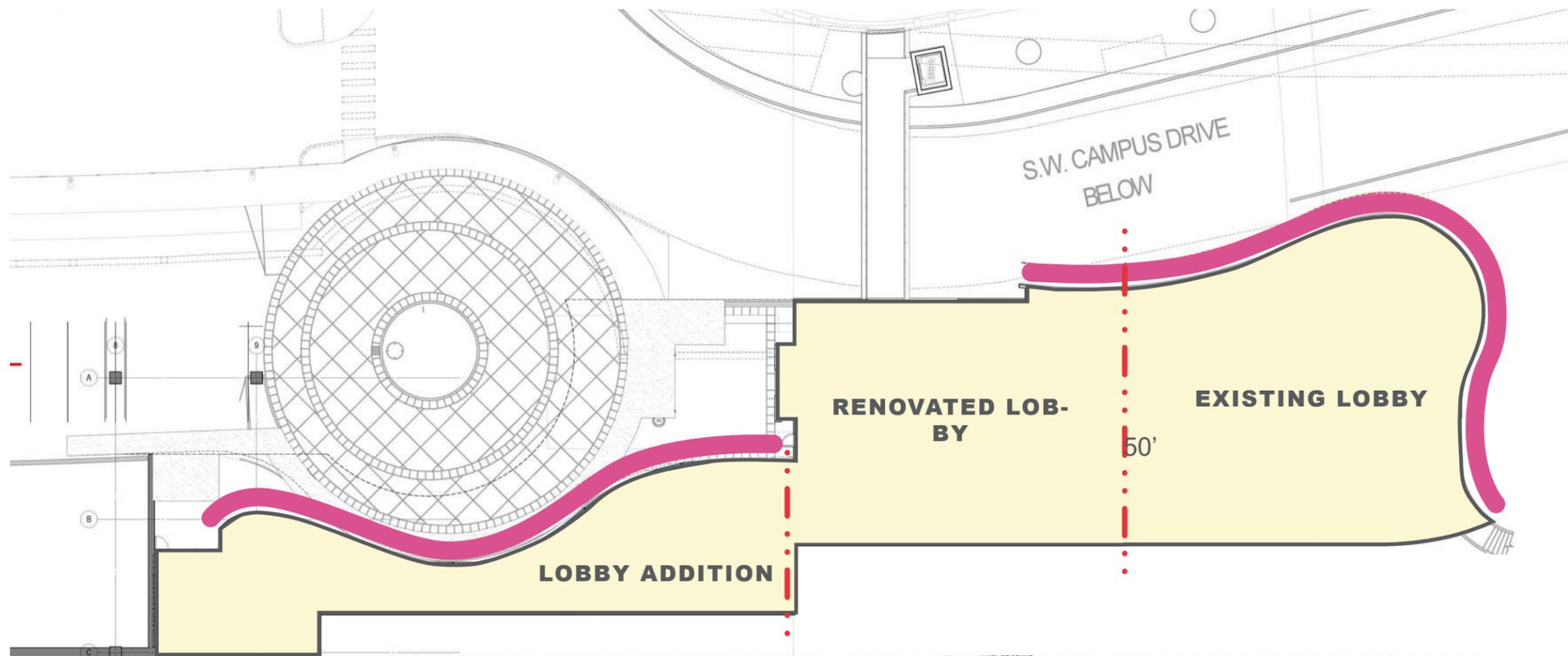


SOFFIT



COLUMNS

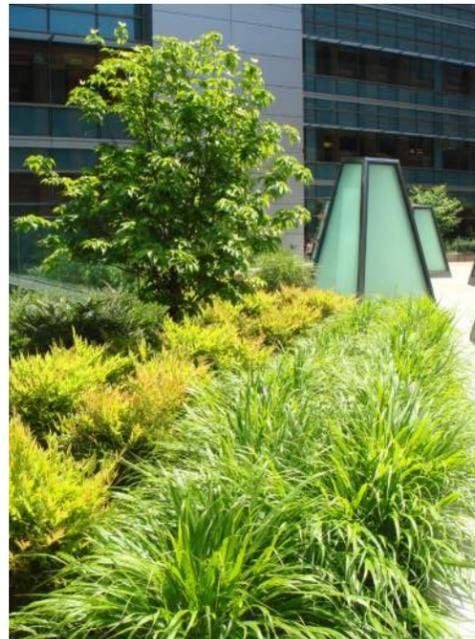
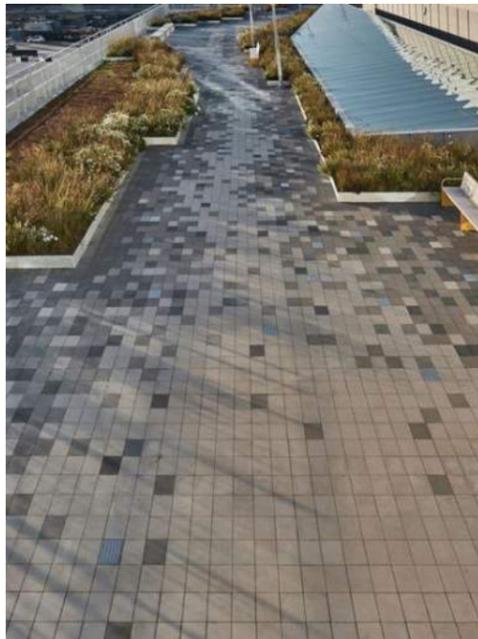
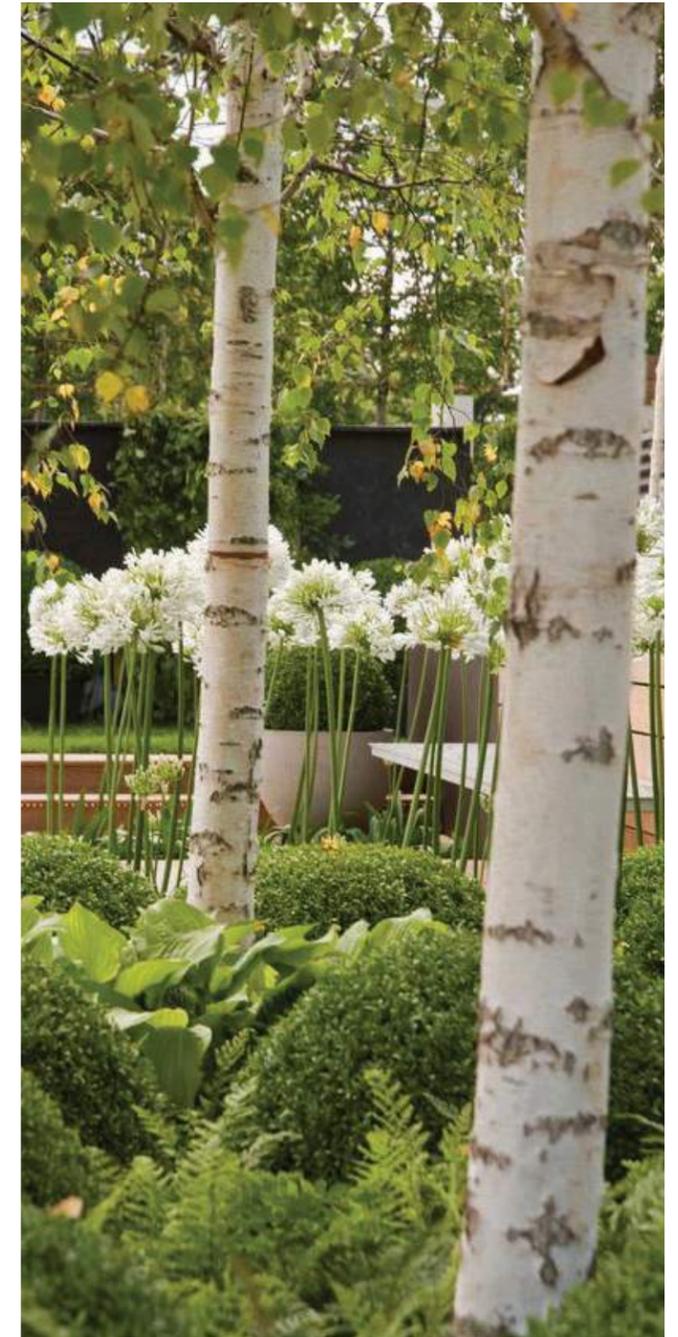


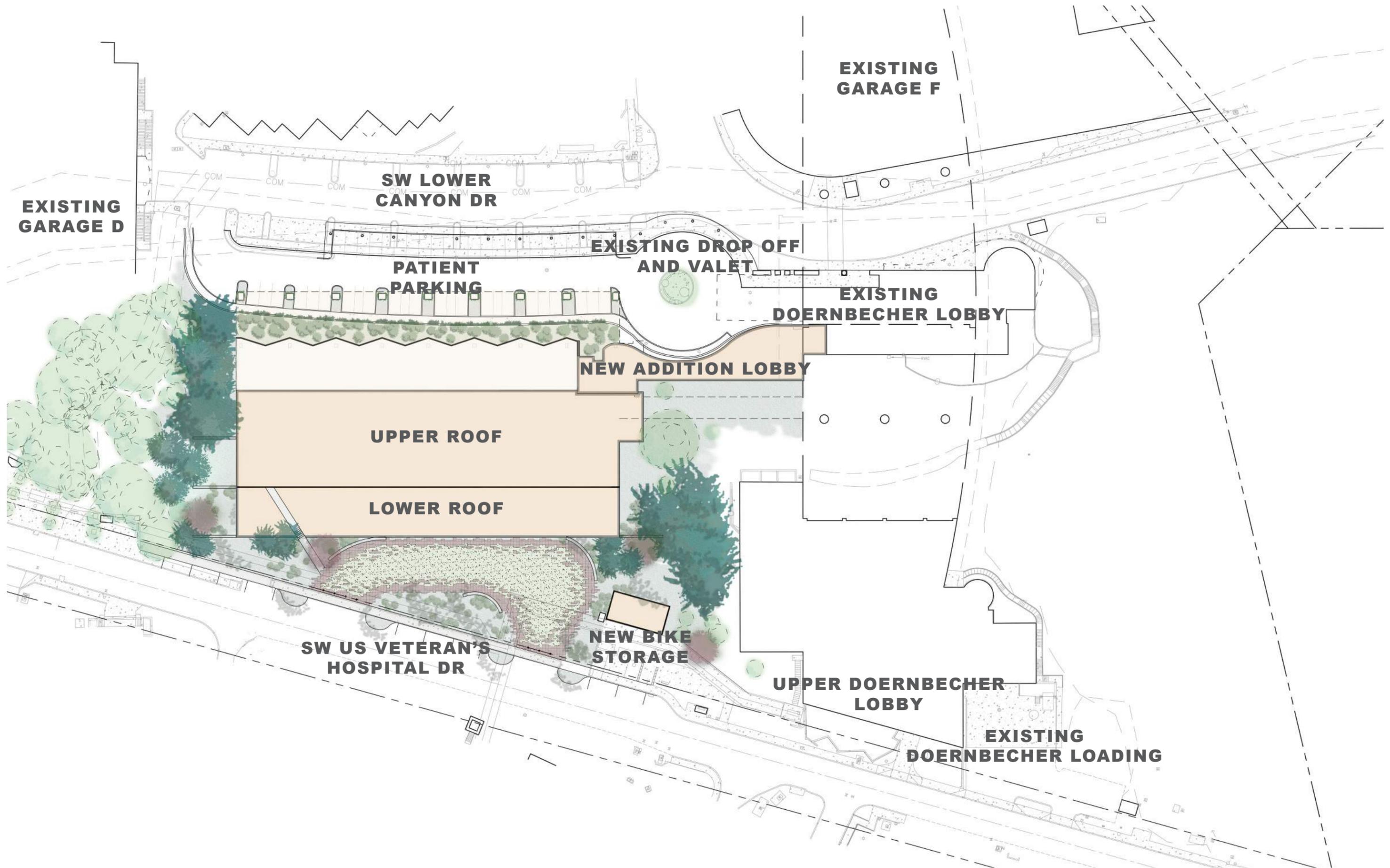


... THE NATURE OF HEALING

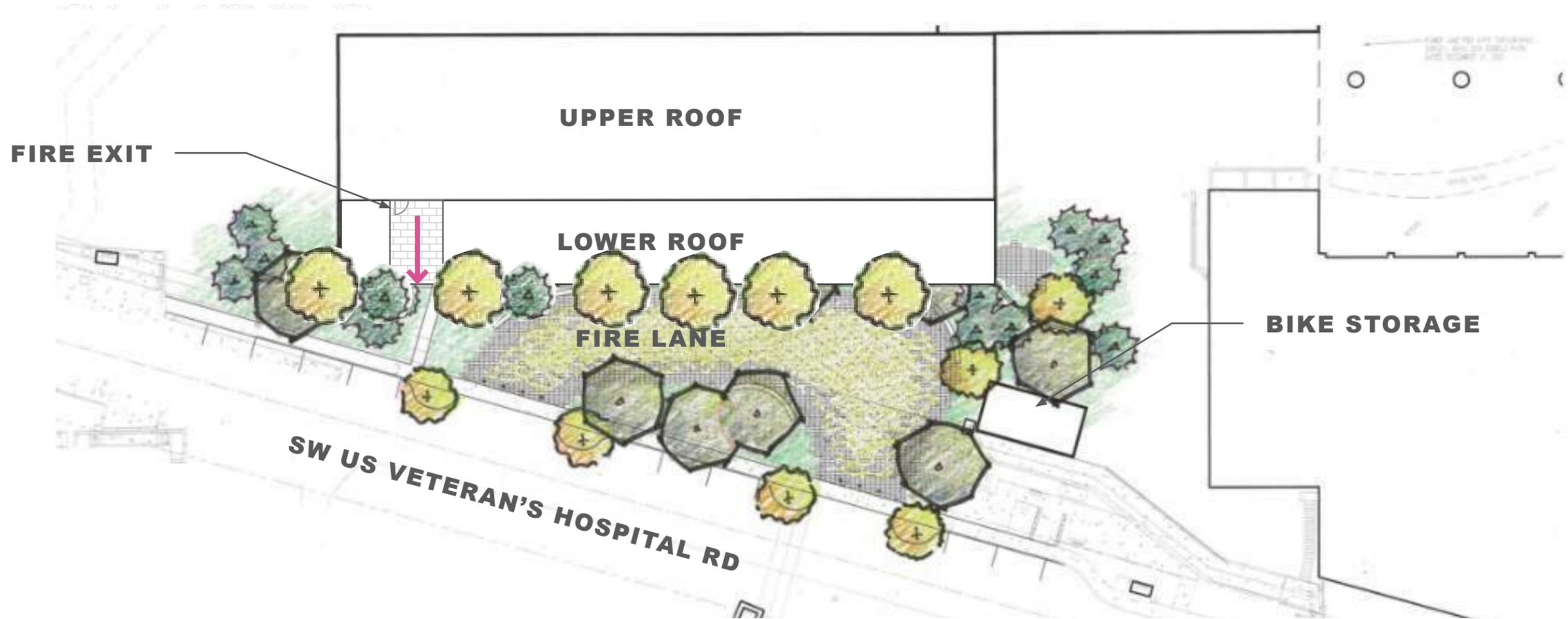
...Our design efforts will also consider the spatial procession and experience of moving from car to lobby to room and beyond. How does the landscape impact a patient's emotional state? How will a sibling waiting for a new sister or brother experience the space? How easy is it for patients and family members to access the natural world visually or physically? Making the gardens accessible and legible will be critical to providing spaces that provide the impact as intended.

Courtesy of Mayer/Reed









APPENDIX



CONTEXTUAL TO CAMPUS | SIMPLE | INDIVIDUAL SCALE



CONTEXTUAL TO SURROUNDING CAMPUS BUILDINGS

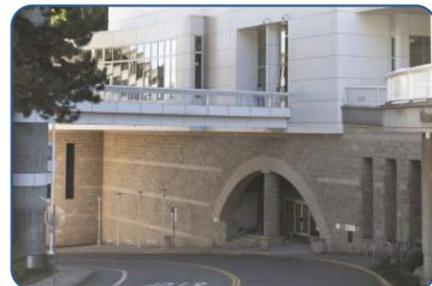
INTERIOR PLANNING, SIMPLY EXPRESSED



OHSU School of Nursing



OHSU Biomedical Information
Communication Center



Doernbecher Children's
Hospital



VERTICALITY COMPLEMENTS DCH'S HORIZONTALITY

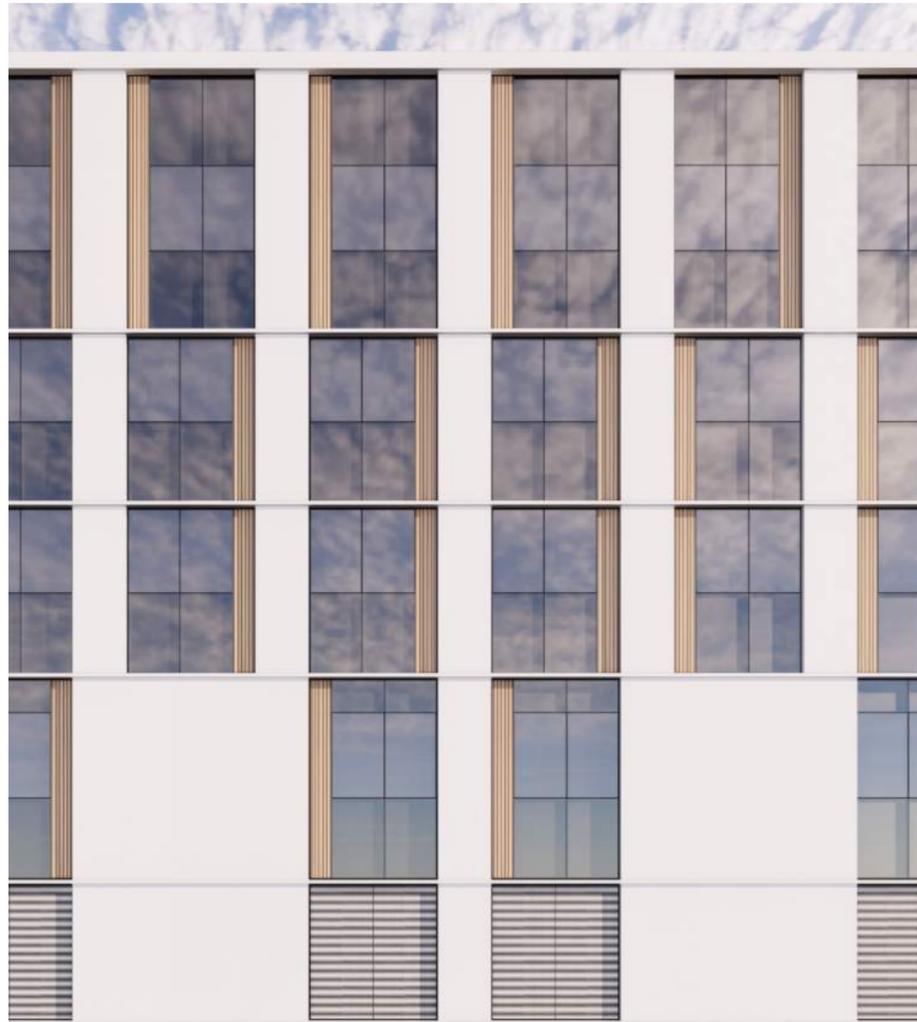
A VERTICAL BRIDGE BETWEEN CANYON DR. AND VETERAN'S ROAD.



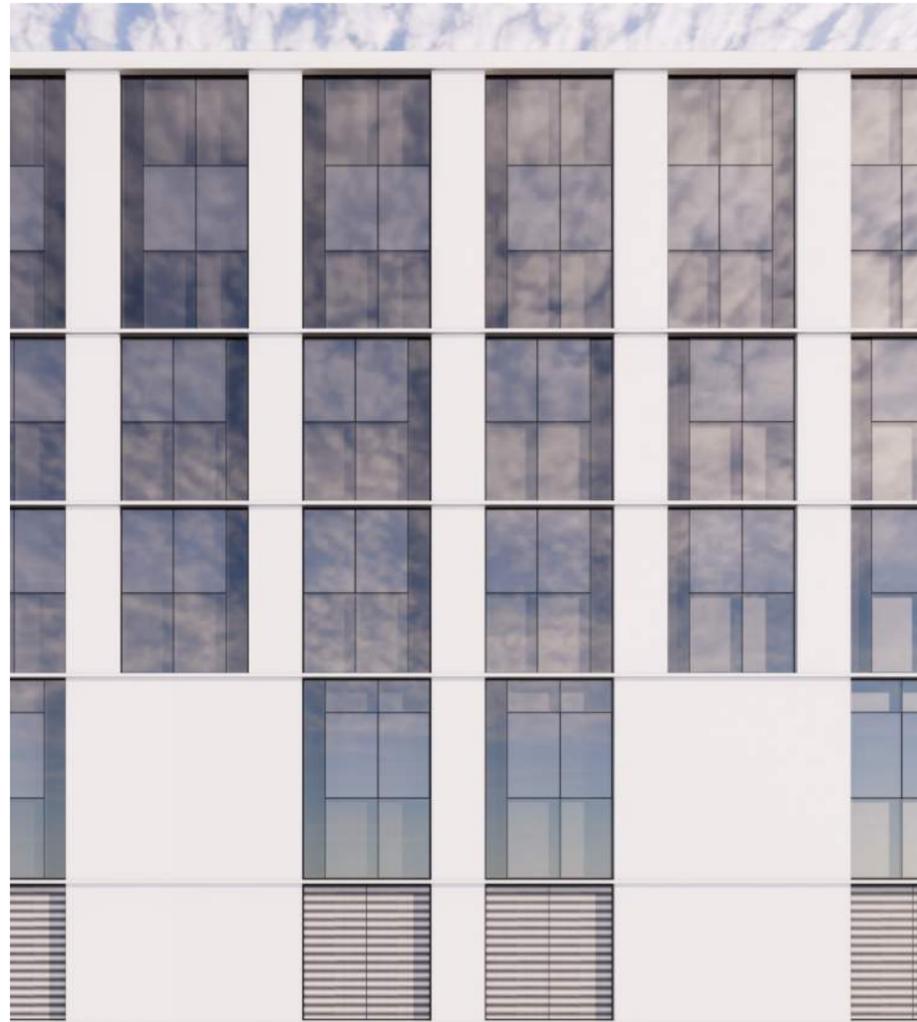
Arrival View



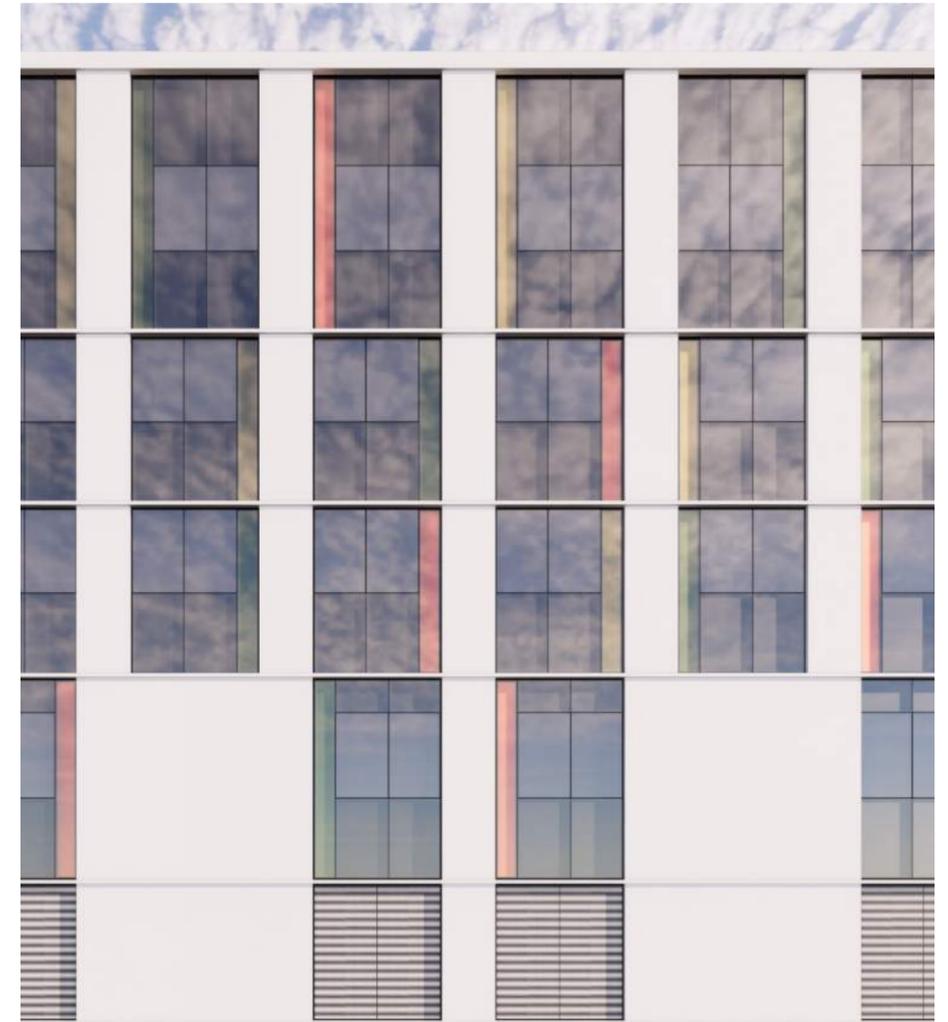
Departure View



SOLID INFILL

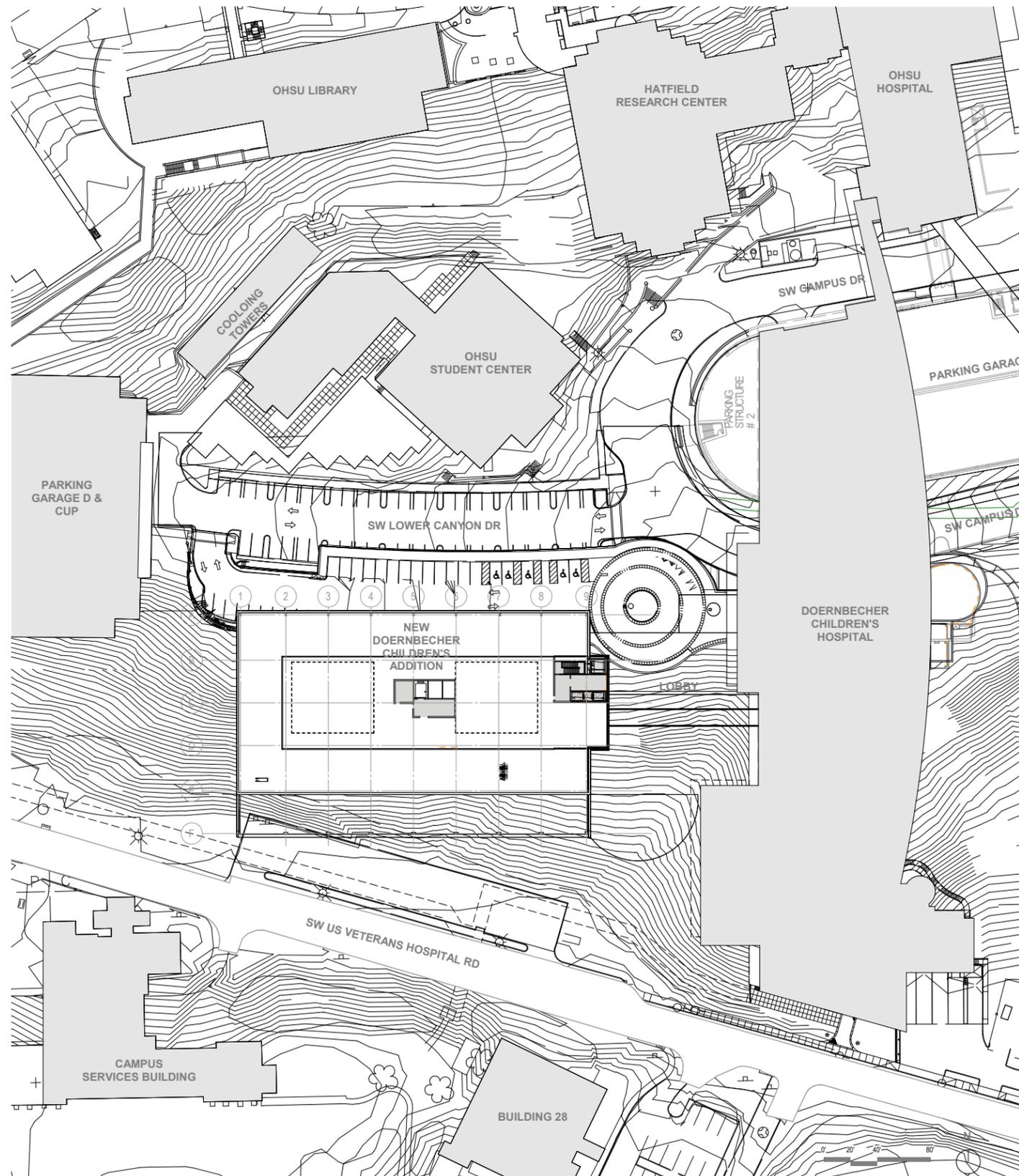


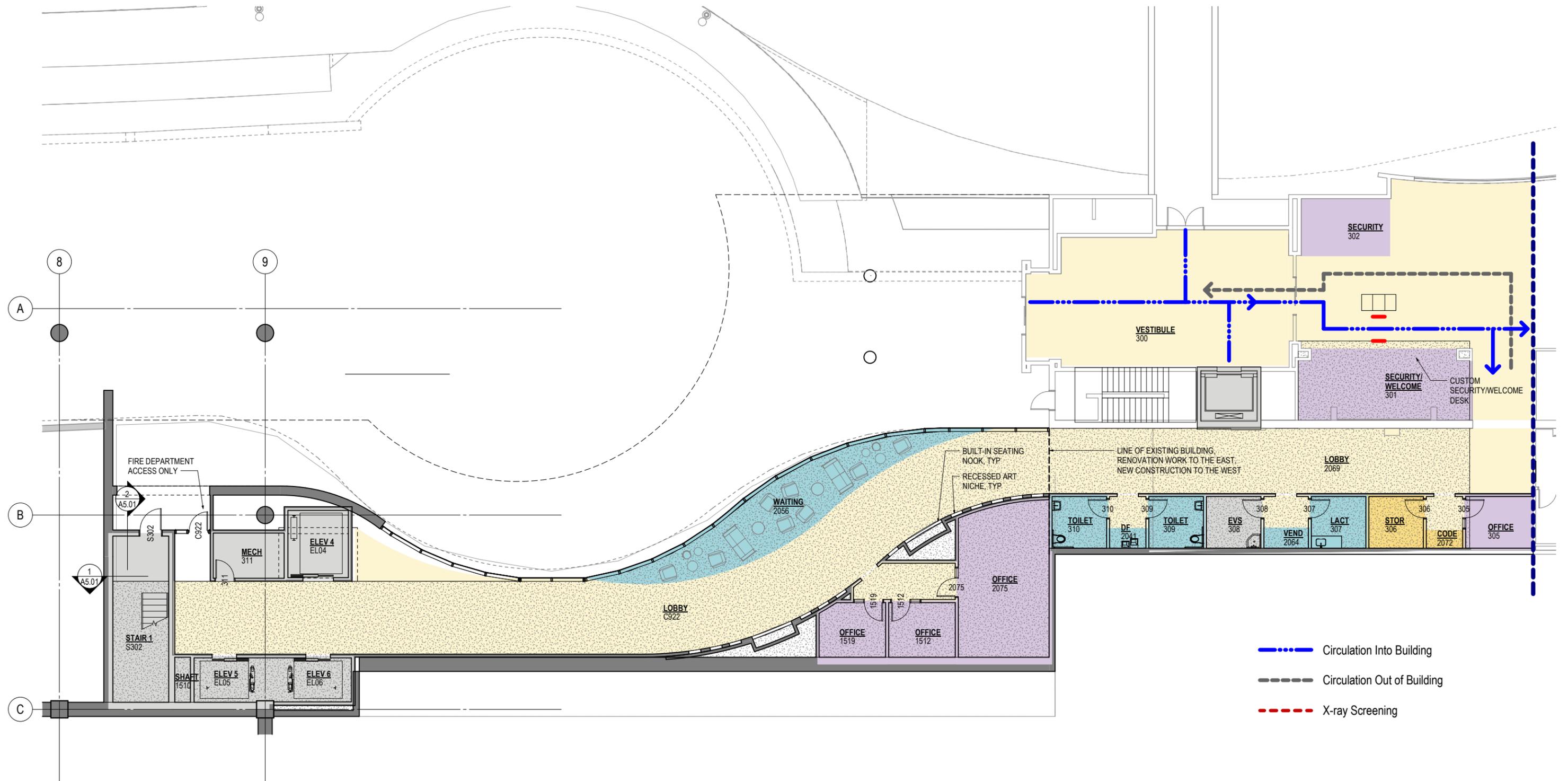
GLASS + SPANDREL

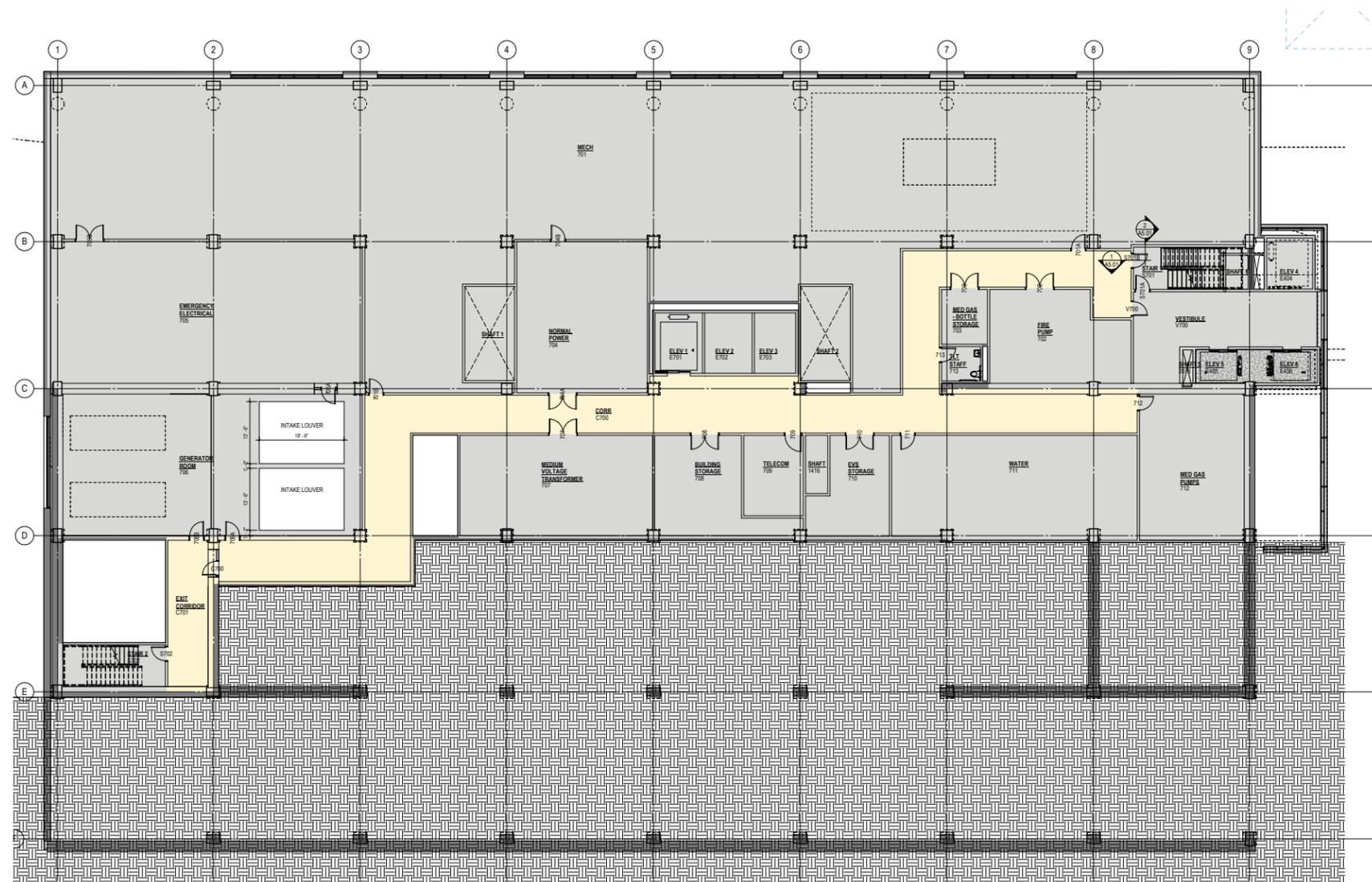


ACCENT COLOR SPANDREL

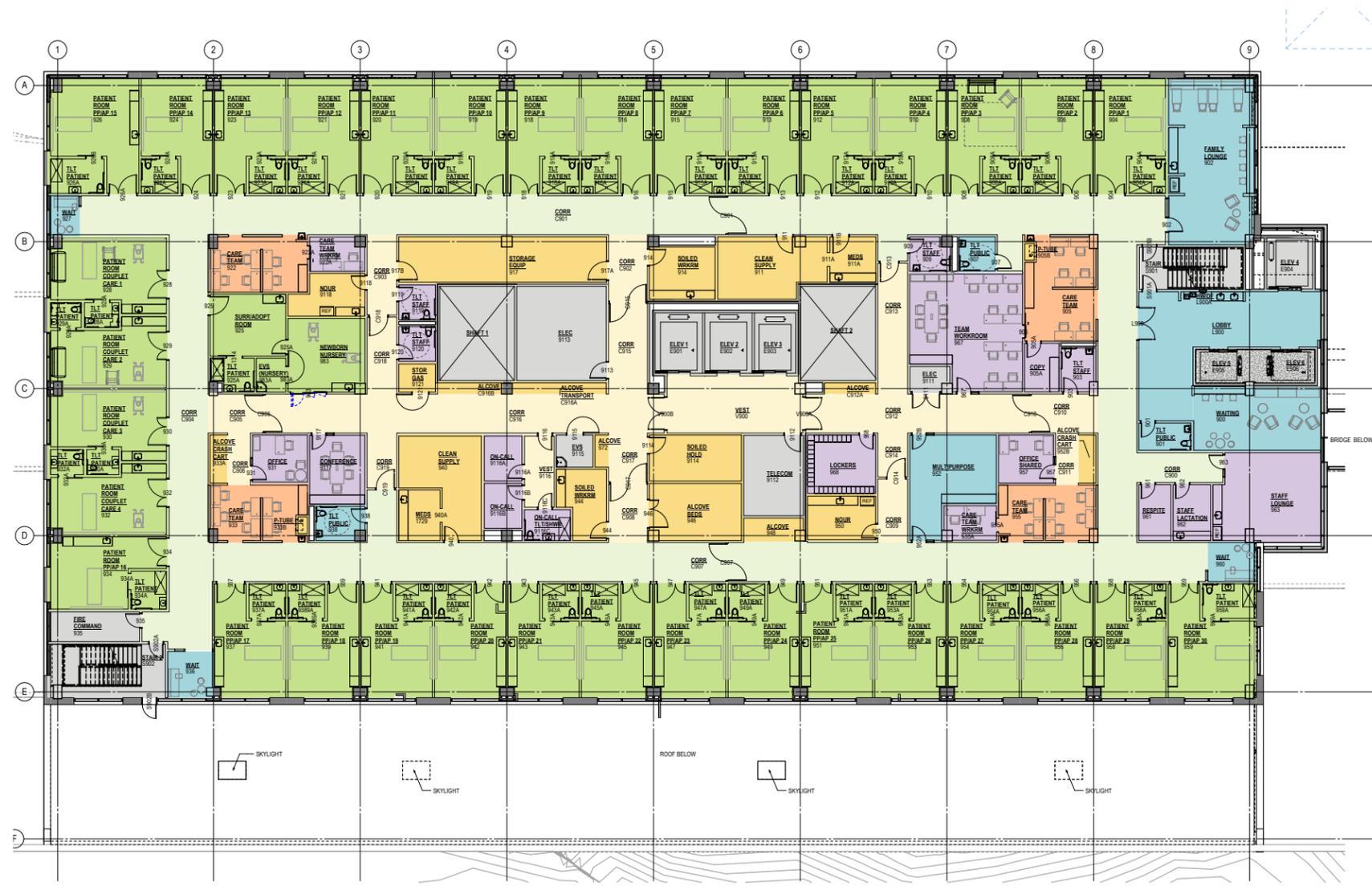






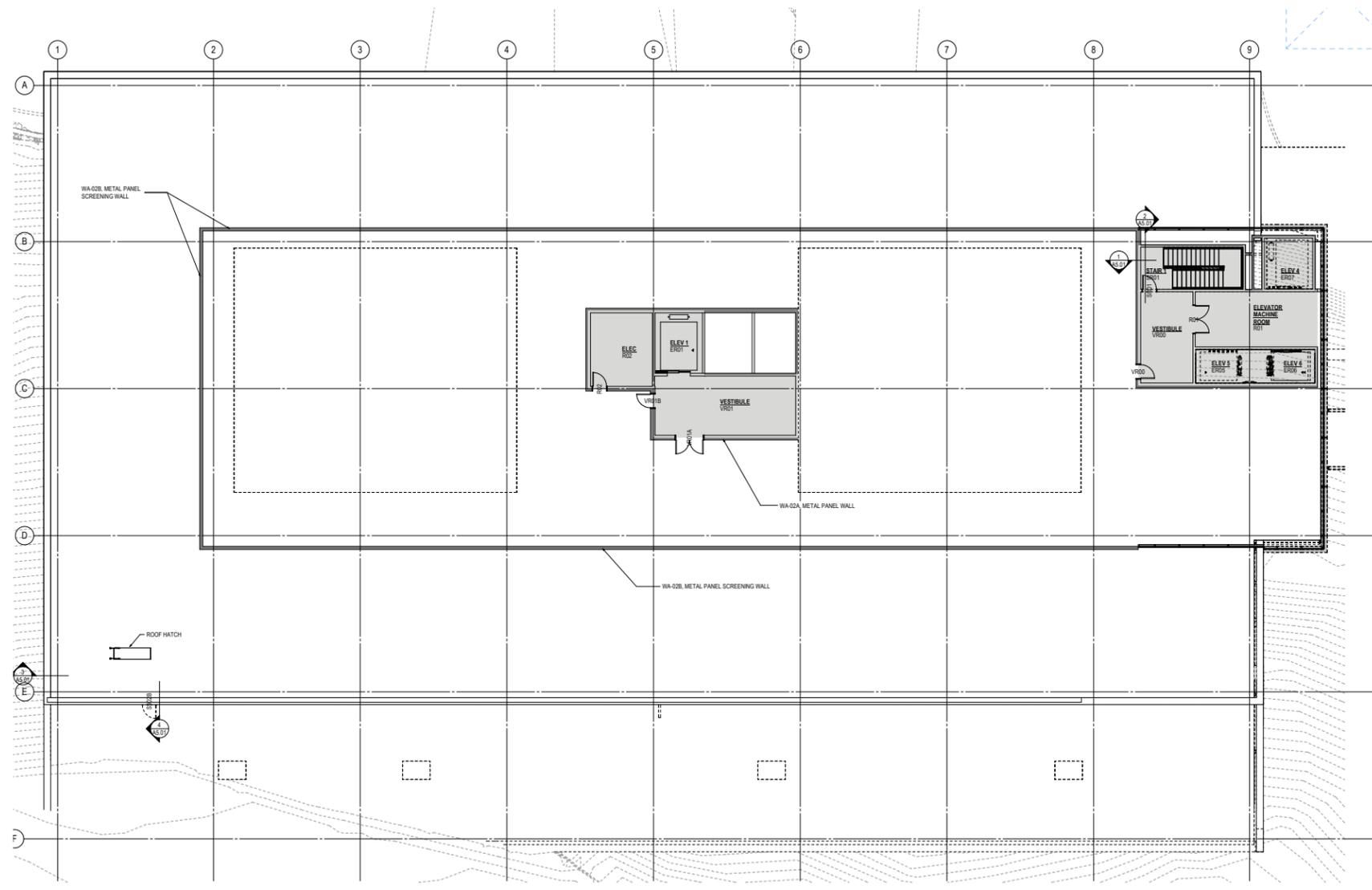






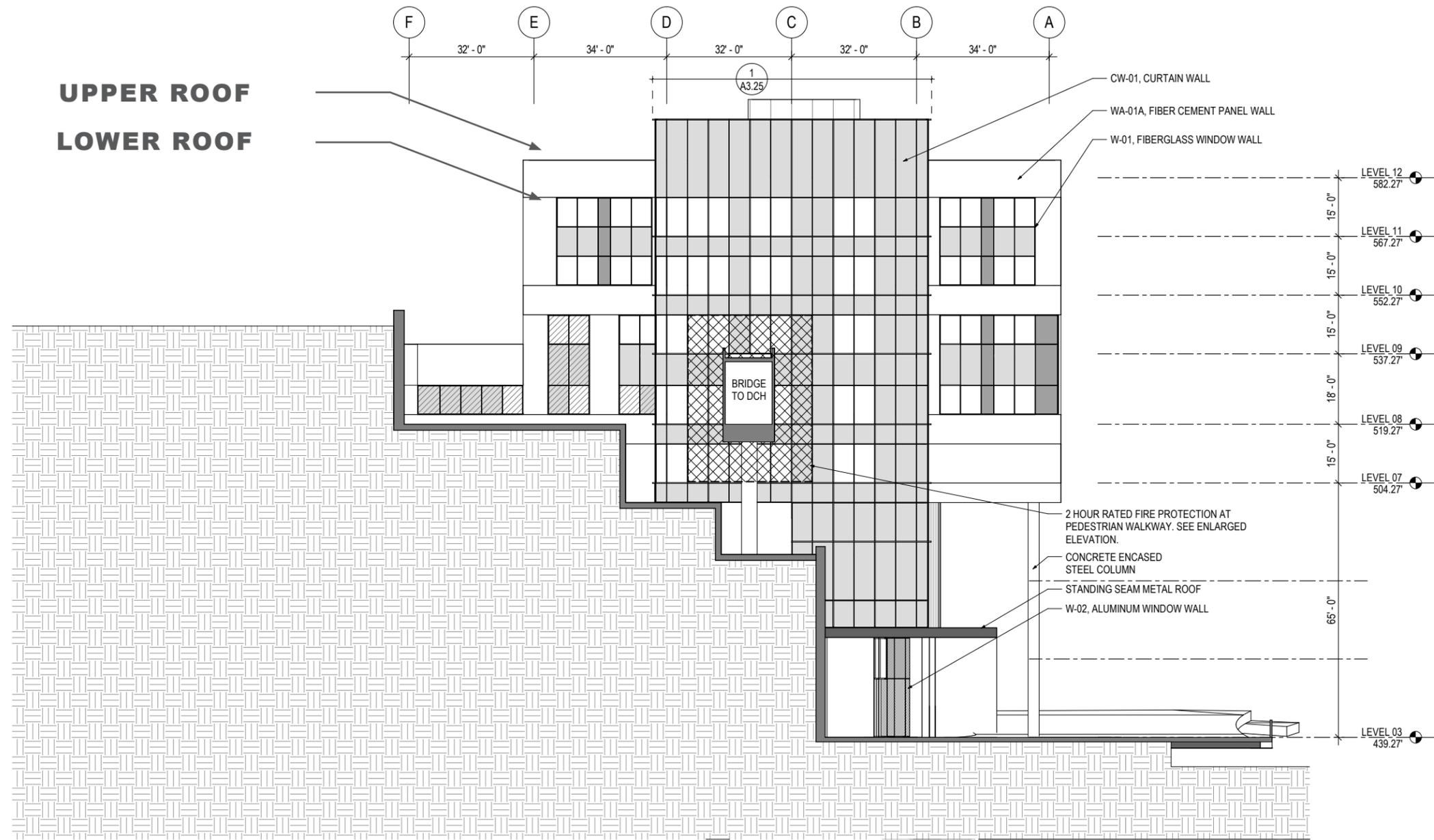


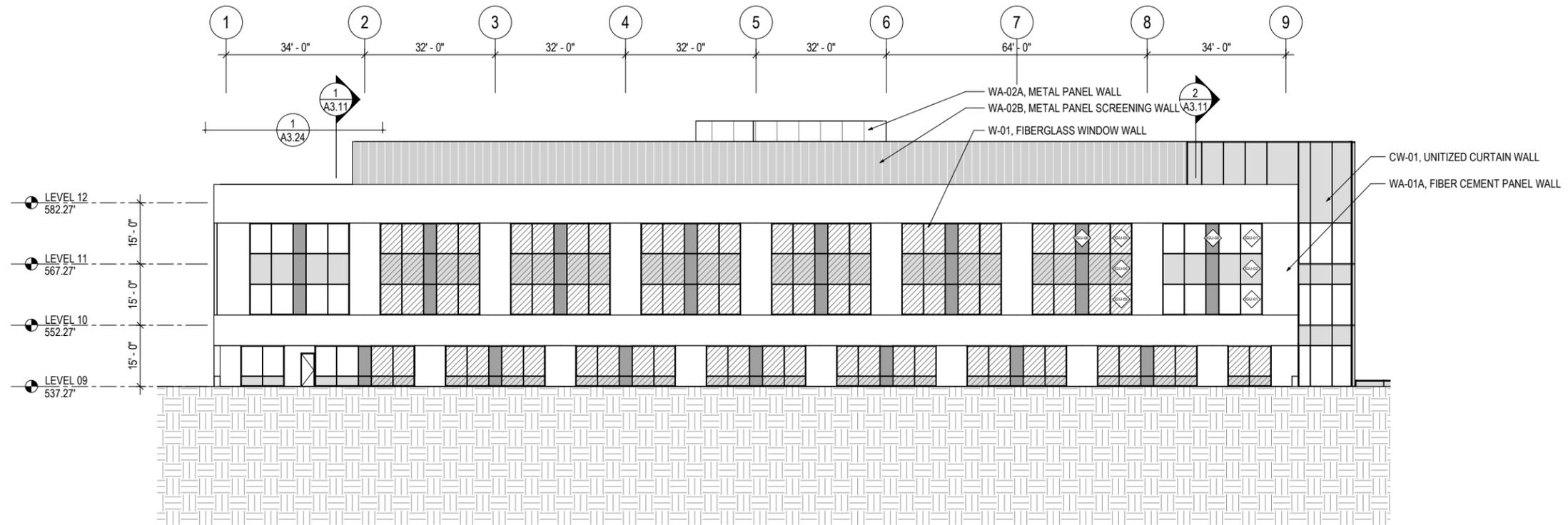


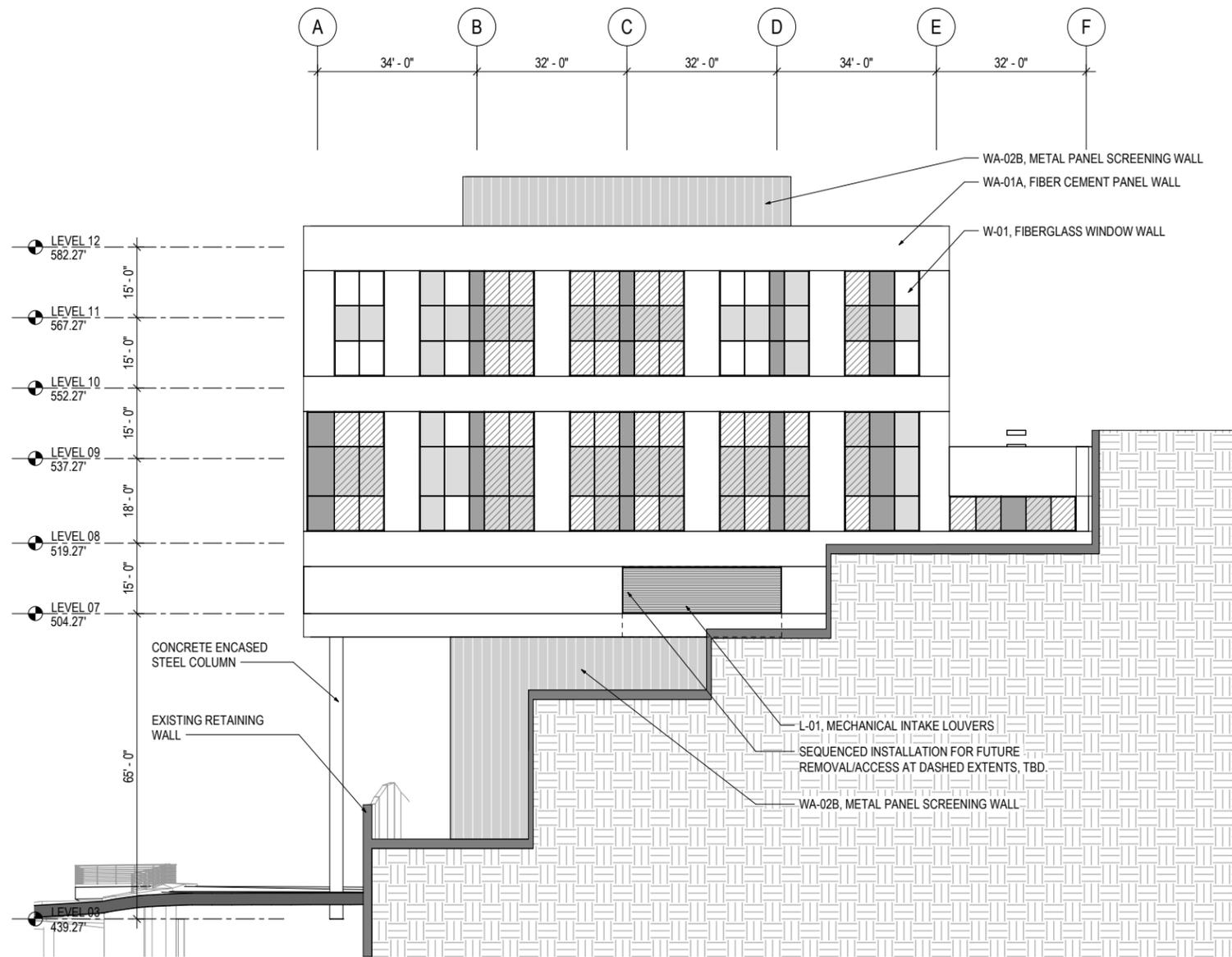


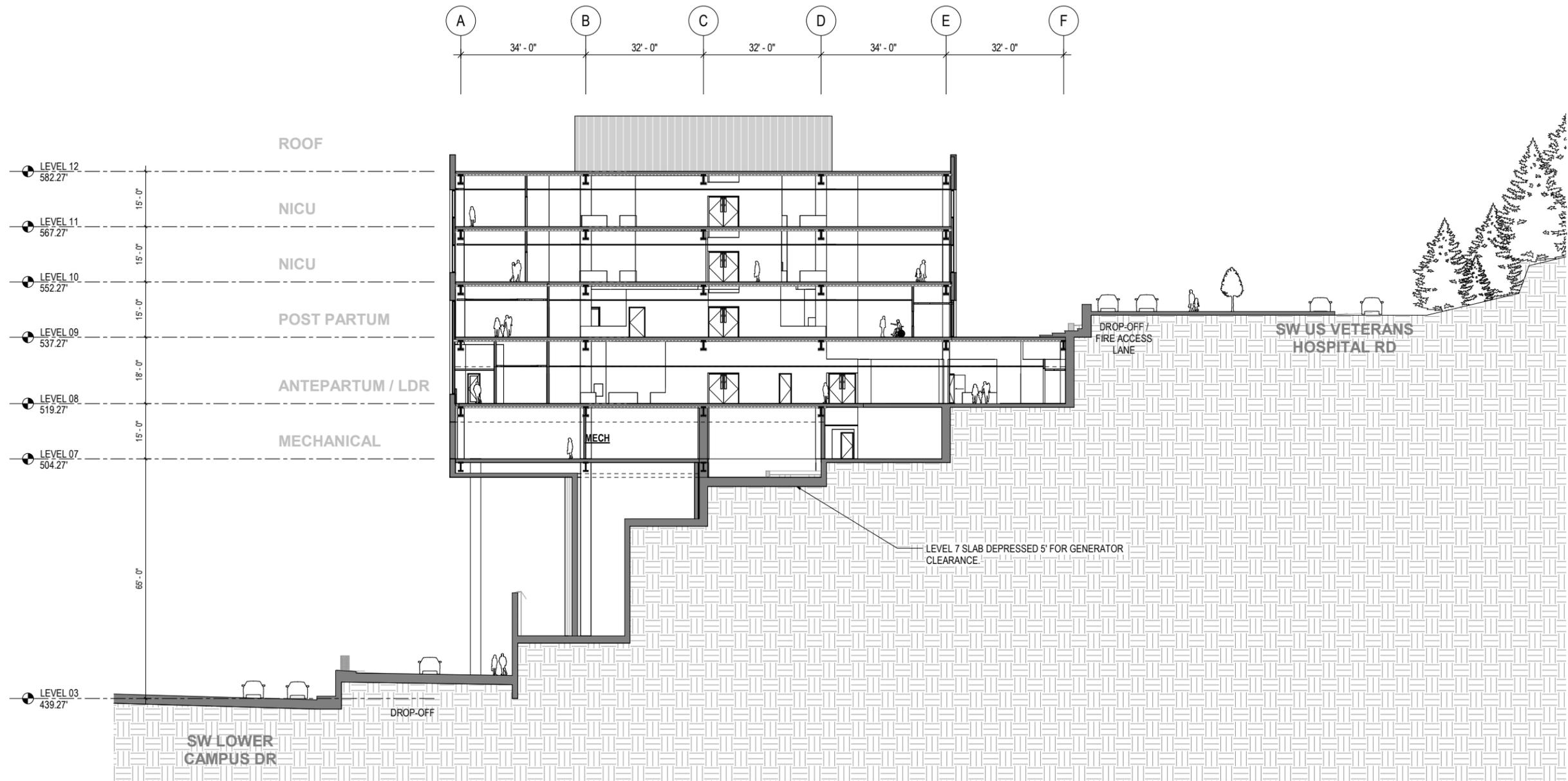


UPPER ROOF
LOWER ROOF









ZONING SUMMARY

ADDRESS:

3181 SW Sam Jackson Park Rd
Portland, OR 97239

BASE:

EX - Central Employment

OVERLAY:

d - Design

BASE OVERLAY

COMBINATION:

EXd(IC)

COMP PLAN:

Institutional Campus

PLAN DISTRICT:

MH - Marquam Hill
E,B

140 | EX - CENTRAL EMPLOYMENT

The EX zone allows a full range of high density commercial, light industrial, institutional and residential uses. This zone is intended for sites in or near the Central City and in Gateway.

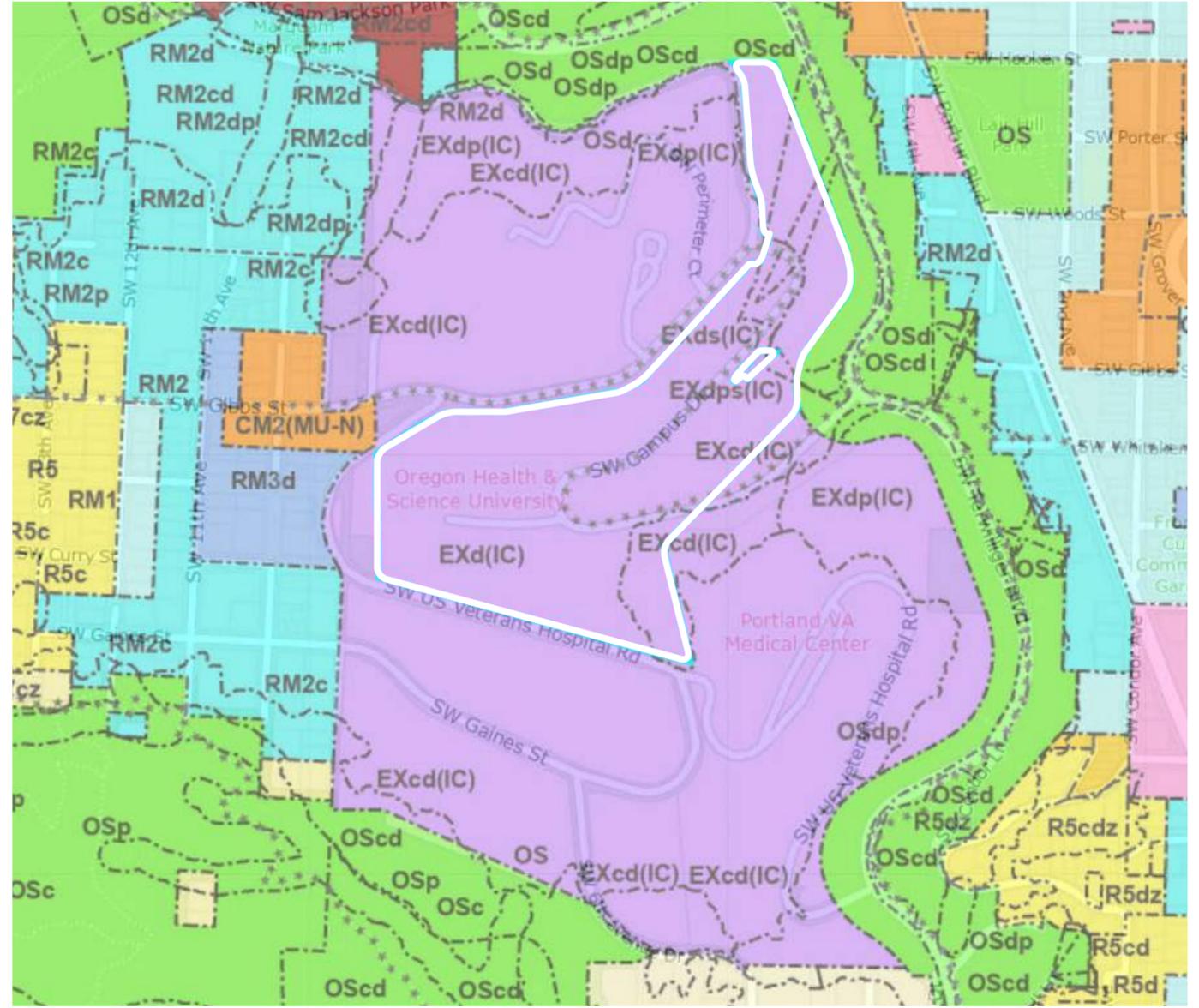
Generally, the uses and character of this zone are oriented towards: Office, Residential, Industry.

Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, residential, parks and open spaces, educational institutions, hospitals and quick vehicle servicing.

420 | D - DESIGN

The regulations of the Marquam Hill plan district support 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.

555 | MARQUAM HILL PLAN DISTRICT (MH)



The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;

Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and

Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

EX

33.140.215 MIN BUILDING SETBACKS STREET LOT LINE:

0

33.140.215 MAX BUILDING SETBACKS STREET LOT LINE:

Exempt

140.225 MIN LANDSCAPED AREA:

None

33.140.230 GROUND FLOOR WINDOW STANDARDS:

Exempt

33.140.240 PEDESTRIAN STANDARDS:

Exempt

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

Standard	EG1	EG2	EX	IG1	IG2	IH
Maximum FAR (see 33.140.205)	3 to 1	3 to 1	3 to 1	no limit	no limit	no limit
Maximum FAR with Inclusionary Housing Bonus (see 33.140.205.C)	NA	NA	5 to 1	NA	NA	NA
Maximum Height (see 33.140.210)	45 ft.	no limit	65 ft	no limit	no limit	no limit
Min. Building Setbacks Street Lot Line (see 33.140.215)	5 ft.	25 ft.	0	0	25 ft.	5 ft.
- Lot line abutting an OS, C, E, or I zoned lot	0	0	0	0	0	0
- Lot line abutting an R zoned lot	See Table 140-3	15 ft.	See Table 140-3	See Table 140-3	15 ft.	15 ft.
Max. Building Stbks (see 33.140.215) Transit Street or Pedestrian District	10 ft.	None	10 ft.	None	None	None
Maximum Building Coverage (see 33.140.220)	85% of site area	85% of site area	100% of site area	100% of site area	85% of site area	100% of site area
Min. Landscaped Area (see 140.225)	15% of site area	15% of site area	None	None	15% of site area	None
Ground Floor Window Standards apply (see 33.140.230)	No	No	Yes	No	No	No
Pedestrian Standards Apply (see 33.140.240)	Yes	Yes	Yes	No	No	No

MARQUAM HILL

33.555.230 MAX HEIGHT:

615'; see diagram (page 66)

33.555.240 MAXIMUM FAR:

3:1; see diagram below

33.555.250 MAX BUILDING COVERAGE:

100% of project area, the maximum building coverage allowed in the four subdistricts together is 65%; see diagram below

Building	Building Coverage (SF)	Floor Area GSF
Biomed. Inform Comm. Ctr.	17,635	72,732
Casey Eye Institute	19,617	74,914
Doernbecher Child's Hosp	70,980	301,298
Doernbecher Addition	51,925	183,410
Elks Children's Eye Clinic	14,736	64,522
Garage F (PS-2, SOD)	46,618	360,142
Garage D (PS-5, Canyon)	36,515	186,771
Garage E (PS-6, CEI)	24,183	124,142
Garage K (PS-9, KPV)	48,066	171,214
Hatfield Research Center	26,547	265,317
Hatfield Shell	-	38,182
Inpatient Addition	50,717	526,297
Modular Bldg. Structure	5,305	10,443
OHSU Hospital	42,618	490,048
OHSU Student Center	12,206	31,882
Kohler Pavilion	37,716	382,823
Physical Plant	14,803	29,481
Treehouse	6,741	42,547
Portion of VAMC in Subdistrict B	8,019	70,000
OHSU Subdistrict B Floor Area Total	534,947	3,426,164
Building Coverage Totals (SF)		
Subdistrict A	406,240	
Subdistrict B	534,947	
Subdistrict C	114,264	
Subdistrict D	208,539	
Subdistrict A-D Total:	1,263,990	
Subdistrict A Total Area (SF):	921,000	
Subdistrict B Total Area (SF):	1,425,000	1,425,000
Subdistrict C Total Area (SF):	990,000	
Subdistrict D Total Area (SF):	670,000	
Subdistrict A-D Total Area (SF):	4,006,000	

33.555.260 FORMAL OPEN AREAS:

Minimum of 25,000sf - none added

33.555.270 EXTERIOR STORAGE AND WORK ACTIVITIES:

Maximum 10,000sf - none added

33.555.280 PARKING:

Maximum of 1 space per 600sf of net building area. Maximum of Subdistricts A and B combined is 4,429 spaces - none added as part of this project

Building	Open Area Size (SF)	Subdistrict	Design Review Decision	Notes
LBRB	6,500	A	LU 02-138020 DZ	Total landscape area for this project was over 30,000 SF which could still be designated FOA delayed in KPV design review, approved with Tram Entry
KPV	13,996	B	LU 04-045110 DZ	ECEC and IPA open areas combined/ square footage assigned as needed
ECEC	2,000	B	LU 18-116134 DZ	
IPA	10,463	B	LU 19-195718 DZ	
	32,959			
Minimum Required SF Remaining per Subdistrict				
Subdistrict	Min. Required	Existing	Remaining	
A	20,000	6,500	13,500	
B	25,000	26,459	(1,459)	
C	40,000	-	-	
D	25,000	-	-	

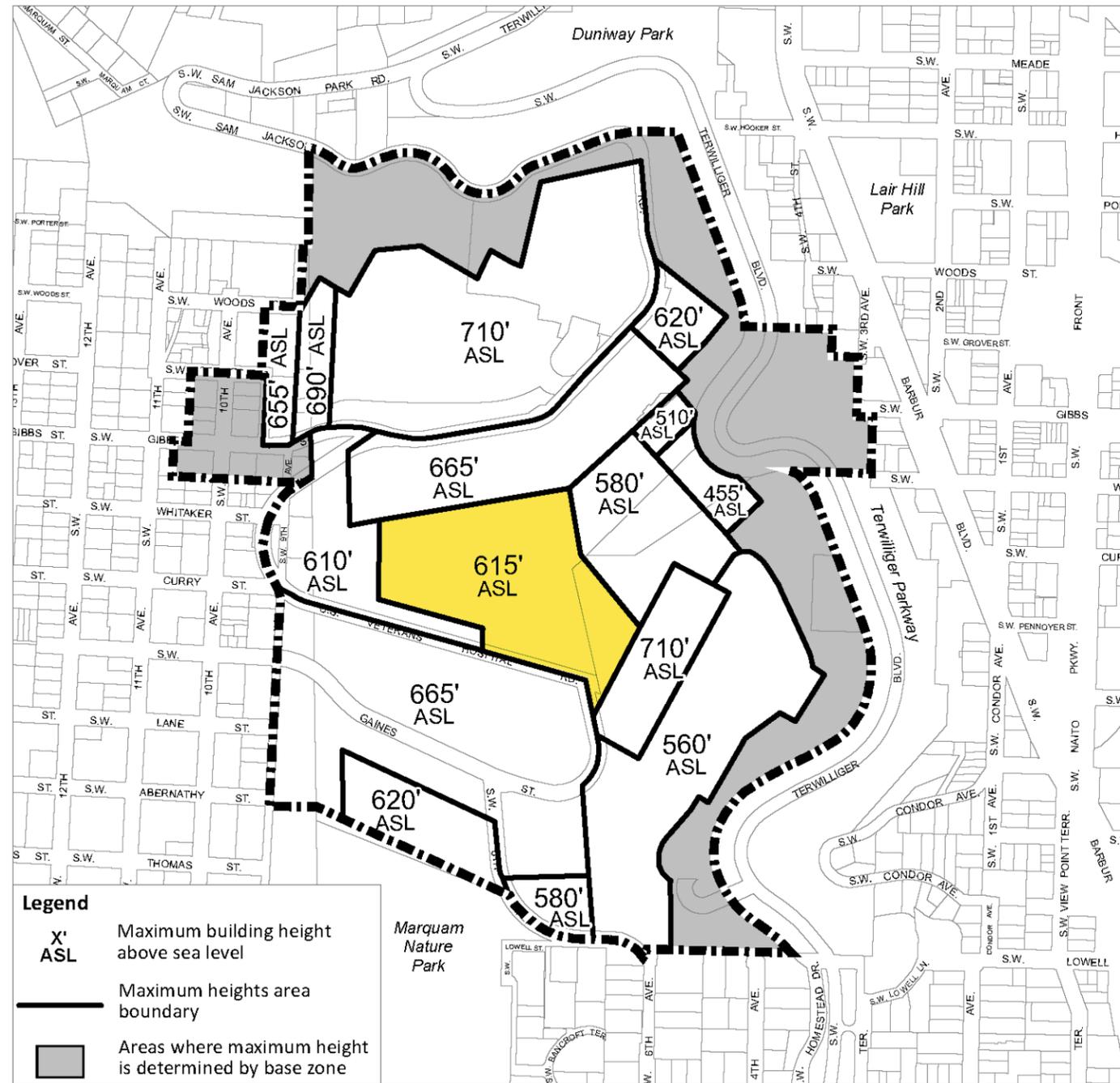
maximum building coverage allowed in subdistricts A-D is combined 65 percent **32%**

maximum FAR in subdistrict B is 3:1 **2.40**

**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

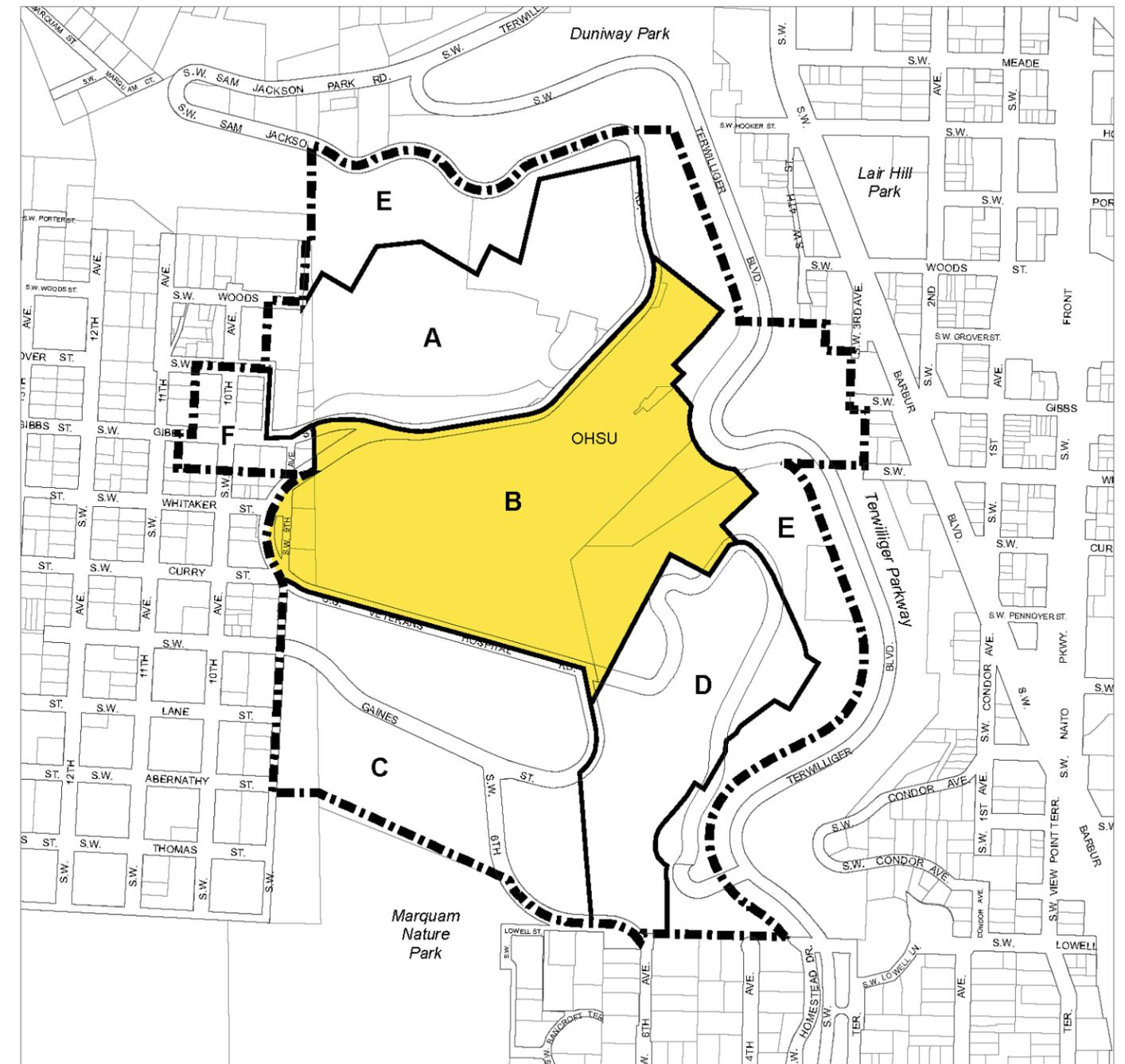
Plan District Boundary



**Marquam Hill Plan District
and Subdistricts**

Map 555-1

Map Revised May 24, 2018



Plan District Boundary

Subdistrict Boundary



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.

COMMENTS

Not yet provided.

For the LU review, please show how this development will enhance relationships to the adjacent forested areas and Terwilliger Parkway.

RESPONSE

Proposed building will not be visible from Terwilliger Parkway or from any distant locations in the city as it is situated in the OHSU canyon directly behind Doernbecher Children's Hospital which will block views from Terwilliger or the City. It will be only be visible from buildings that look onto Campus Drive and the canyon as well as Veterans Way.

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. 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.

COMMENTS

Rooftop treatment and articulation not yet provided. Due to grade changes of the OHSU Campus, buildings above this addition may have prominent views of the proposed roofs. For the LU review, please show potential views of the proposed rooftops, and how this development will integrate the rooftop designs

RESPONSE

Proposed building will be roughly the same height as existing Doernbecher Children's Hospital which is at the height limit for the buildings on this campus so there will be few if any views of rooftop equipment. All rooftop equipment will be screened in a self-enclosed penthouse. This project will use light colored roof materials to reduce heat gain and heat island effect. Although there are limited views to the roof, the project will consider green roofs as design progresses.

3. MAINTAIN AND ENHANCE VIEWS FROM MARQUAM HILL.

COMMENTS

As written, this guideline is no longer applicable. The "existing designated viewpoints" referred to in this guideline are VM 31-21, VM 31-25 and VM 31-26. None of these viewpoints effectively exist. In addition, as was discovered during the Design Review process for the OHSU Hospital Expansion Project (LU 19-195718 DZ) none of these viewpoints effectively exist at this time as they appear in, and are defined by, this guideline

RESPONSE

As written, this guideline is no longer applicable. The "existing designated viewpoints" referred to in this guideline are VM 31-21, VM 31-25 and VM 31-26. None of these viewpoints effectively exist. In addition, as was discovered during the Design Review process for the OHSU Hospital Expansion Project (LU 19-195718 DZ) none of these viewpoints effectively exist at this time as they appear in, and are defined by, this guideline.

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. Ensure that formal open areas provide visual, spatial, and tactile relief from the density of Marquam Hill's institutional development. Depending on their desired functions, consider the incorporation of public amenities in formal open areas.

COMMENTS

Information about Formal Open Areas (FOA) not yet provided. However, staff believes the Formal Open Area requirements for the Marquam Hill Plan District Sub-District B, per Portland Zoning Code 33.555.260.B, may have been fulfilled with the OHSU Hospital Expansion Project (LU 19-195718 DZ)

RESPONSE

Formal Open Areas are provided elsewhere on the campus and are not a requirement of this project.

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.

COMMENTS

Pedestrian network and trail system yet provided.

For the LU review, please show existing and proposed campus and surrounding pedestrian and trail networks and how this development will tie into them and enhance them.

RESPONSE

ZGF will provide existing and proposed campus pedestrian and trail networks. The proposed building will be situated directly west of existing Doernbecher Children's Hospital and tie-in to the existing network. Per the master plan, there is no north/south connection identified or required between Campus Drive and Veteran's Road and this project will not provide a connection. The elevation change between these two streets is 120' there a connection between the two streets would not be feasible. Doernbecher Children's Hospital has a secured Staff Entrance off Veteran's Road as most of the staff park to the south of the building in the staff parking lot. Doernbecher Children's Hospital has a patient/visitor entrance off Campus Drive. Per the Marquam Hill Plan, patients will be arriving at the DCHA via Terwilliger and Campus Drive. Doernbecher patients will not have a need to access services on Veteran's Road.

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.

COMMENTS

Building facade connections to pedestrian networks not yet provided. Building equipment and / or service locations treatments not yet provided.

For the LU review, please show how this development will connect and support existing and proposed pedestrian networks. Please also show locations of building equipment and/or services and how pedestrian networks will not be effected by these.

RESPONSE

The proposed building will be situated directly west of existing Doernbecher Children's Hospital and tie-in to the existing network. Per the master plan, there is no north/south connection identified or required between Campus Drive and Veteran's Road and this project will not provide a connection. The elevation change between these two streets is 120' there a connection between the two streets would not be feasible. The existing Doernbecher Children's Hospital has a secured Staff Entrance off Veteran's Road as most of the staff park to the south of the building in the staff parking lot. The new building will share this entrance, and add a new fire exit onto Veteran's Road. Doernbecher Children's Hospital has a patient/visitor entrance off Campus Drive. The new building will share this existing entrance.

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.

COMMENTS

Not yet provided.

For the LU review, please show how this development will enhance relationships to the adjacent forested areas and Terwilliger Parkway.

RESPONSE

The Marquam Hill Campus is surrounded by the Terwilliger Parkway and Marquam Hill Nature Park, including 45 acres of forested area OHSU voluntarily rezoned to open space. The proposed building is located internally within the campus and not adjacent to those forested areas. In addition, the building will not be visible from Terwilliger Parkway. The new building will be sited directly west of Doernbecher Children's Hospital in a wooded area that the city just removed from its inventory of environmentally zoned land. This project will endeavor to minimize the removal of existing project area trees. This project will also endeavor to reuse project area trees that need to be removed wherever possible on the new building, either on the exterior or interior to tell the story of the project area and enhance the building.

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.

COMMENTS

Not yet provided.

For the LU review, please show how this development will strengthen connections to the Village Center.

RESPONSE

Formal Open Areas and pedestrian-level spaces are provided elsewhere on the campus and are not a requirement of this project.

9. FURTHER THE IMPLEMENTATION OF THE SITE DEVELOPMENT CONCEPTS.

Further the implementation of the functional areas, pedestrian, and vehicular circulation site development concepts.

COMMENTS

Not yet provided.

For the LU review, please show existing and proposed functional areas and pedestrian and vehicle circulation, and how these will create connections and further implementation of the site development concepts:

- Support the Functional Areas Concept (page 39, 42)
- Support the Pedestrian Circulation Concept (page 40, 42).
- Support the Vehicle Circulation Concept (page 41, 43).

RESPONSE

We will provide existing and proposed campus pedestrian and trail networks, circulation and functional areas. The proposed building will be situated directly west of existing Doernbecher Children's Hospital and tie-in to the existing network. Per the master plan, there is no north/south connection identified or required between Campus Drive and Veteran's Road and this project will not provide a connection. The elevation change between these two streets is 120' there a connection between the two streets would not be feasible. Doernbecher Children's Hospital has a secured Staff Entrance off Veteran's Road as most of the staff park to the south of the building in the staff parking lot. The new building will share the existing patient and visitor entrance off Campus Drive.