



Carmen Rubio, Commissioner
David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

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Quarter Section: 3328 & 3248

Neighborhood: Homestead, contact Milt Jones at land-use@homesteadna.org
Business District: NONE
District Coalition: Office of Community & Civic Life, contact Leah Fisher at
leah.fisher@portlandoregon.gov

Plan District: Marquam Hill
Other Designations: None
Zoning: **EX (IC) c, d, p, s**
- Central Employment Base Zone - EX (33.140 Employment
and Industrial Zones)
- Design Overlay Zone - d (33.420),
- Environmental Protection Overlay Zones – c, p (33.430),
- Scenic Resource Zone - s (33.480)

Case Type: **DZ**, Design Review
Procedure: **Type III**, with a public hearing before the Design Commission.
The decision of the Design Commission can be appealed to City
Council.

Proposal:

Applicant seeks Design Review approval for a new approximately 180,000 gross square feet building which will serve as an addition to the existing Doernbecher Children's Hospital, in the Marquam Hill Plan District. Set into a steep hillside, the new Doernbecher Children's Hospital Addition (DCHA) will connect to the existing building at the main entry at Level 3 off of SW Lower Canyon Drive (a private drive) and at via a foot bridge at Level 8. Level 7 is a mechanical floor and Levels 8-11 will serve as patient care and support.

The north façade along SW Lower Canyon Drive will feature improvements to the existing patient-facing entry lobby, drop-off sequence and surface parking area. The

south façade along US Veterans Hospital Road will feature a new pedestrian plaza and a new long-term bike parking structure.

Design Review is Review is required for new development in a Design Overlay Zone per Portland Zoning Code Section 33.420.041.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

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

ANALYSIS

Site and Vicinity: The subject site for this review is OHSU's main campus (Exhibit B). The main campus lies on approximately 108 acres of land on Southwest Portland's Marquam Hill. The campus is developed with many buildings on the hill and in surrounding canyons. The first buildings on the hill were constructed in the late 1910s and early 1920s, and the most recent building on the hill was constructed within the last 10 years.

The development area is a steeply sloped, currently wooded site located directly west of the existing Doernbecher Children's Hospital, east of Parking Garage D, south of SW Lower Canyon Road (a private drive) and north of US Veterans Hospital Road.

The City's Transportation Systems Plan classifies the development area as follows:

- Not located in a Pedestrian District.
- SW US Veterans Hospital Road: Transit Access, Traffic Neighborhood Collector, Major City Walkway, City Bikeway
- SW Lower Canyon Drive: Private driveway/ street.

Zoning: The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the city that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

The Environmental Conservation Zone "c" overlay conserves important resources and functional values in areas where the resources and functional values can be protected while following environmentally sensitive urban development.

The Environmental Protection Zone "p" overlay provides the highest level of protection to the most important resources and functional values. These resources and functional values are identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each specific study area. Development will be approved in the environmental protection zone only in rare and unusual circumstances.

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.

The Scenic Resource Zone "s" overlay is intended to protect Portland's significant scenic resources as identified in the *Scenic Resources Protection Plan* (1991) and the *Central City Scenic Resources Protection Plan* (2017); enhance the appearance of Portland to make it a better place to live and work; create attractive entrance ways to Portland and its districts; improve Portland's economic vitality by enhancing the City's attractiveness to its citizens and to visitors; and implement the scenic resource policies and objectives of Portland's Comprehensive Plan. The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

The Marquam Hill Plan District implements elements of the Marquam Hill Plan by supporting 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. The site is within Subdistrict B of this plan district.

Land Use History: City records indicate that prior land use reviews for the OHSU Marquam Hill Site include:

- LUR 91-00159 DZ and LUR 91-00160 CU – Approval of a Design Review and a Conditional Use Review for an exterior stairway and mechanical shaft on exterior of south building.
- LUR 91-00749 DZ – Approval of a Design Review for a 4-story clinic above an existing parking structure.
- LUR 91-00794 CU AD – Approval of a Conditional Master Plan Amendment with Adjustments for the construction of two structures.
- LUR 92-00751 DZ – Approval of a Design Review for floors 10-14 and a penthouse on the Hospital South C-Wing.
- LUR 92-00783 CU AD – Approval of a Conditional Use Master Plan Amendment and Adjustment for additional square footage for Dotter Institute and relocation of existing parking information booth.
- LUR 92-00866 CU EN AD – Approval of a Conditional Use Master Plan Amendment and Environmental Review with Adjustments for a four-level, 157-car parking garage on north end of Shriner's Hospital.
- LUR 93-00125 MS ZC AD – Approval of a Conditional Use Master Plan Amendment, a Zoning Map Amendment, and an Adjustment to relocate a viewpoint.
- LUR 93-00702 CU AD – Approval of a Conditional Use Master Plan Amendment with Adjustments for relocation of the Ambulatory Research & Education Center, an emergency room relocation, and helicopter landing facilities.
- LUR 94-00946 EN – Approval of an Environmental Review to prune trees.

- LUR 95-00155 DZ – Approval of a Design Review to cut down trees.
- LUR 95-00324 MS & LUR 95-00366 DZ – Approval of a Conditional Use Master Plan Amendment and a Design Review to construct Doernbecher Children’s Hospital & an adjacent parking facility for 150 cars.
- LUR 98-00761 CU – Approval of a Conditional Use Review to install six rooftop antennas and four self-contained equipment cabinets on the rooftop of the Facilities Maintenance Building.
- LUR 98-00985 CU – Approval of a Conditional Use Review to install three pipe mounted rooftop panel PCS antennas and one GPS antenna.
- LUR 99-00808 CU – Approval of a Conditional Use Review to add antennas to the roof of an existing building.
- LUR 00-00277 AD – Approval of an Adjustment in increase maximum height and area of a non-illuminated, freestanding directional sign.
- LU 02-138020 DZ – Approval of a Design Review for the Bio-Medical Research Center.
- LU 02-149248-EN – Approval of an Environmental Review for associated BRB disturbance area and mitigation proposal.
- LU 02-150331 PRM – Approval of a Marquam Hill Parking Review for new parking spaces accessory to the OHSU Patient Care Facility.
- LU 02-156970 DZ – Approval of a Design Review for the OHSU Patient Care Facility consisting of an 11-story hospital of approximately 320,000 square feet and 170,000 square feet parking structure with 450 parking spaces.
- LU 03-150215 DZ – Approval of a Design Review for revisions to LU 02-138020 DZ for the Bio-Medical Research Center.
- LU 04-010949 EN – Approval of an Environmental Review to correct violations.
- LU 18-116134 DZ – Approval of a Design Review for a new 5-story Elks Children’s Eye Clinic building.
- PR 19-146953-NCU – OHSU enters into an Option 2 Nonconforming Upgrade Covenant agreement with the city of Portland to bring the Marquam Hill Campus into full compliance by May 31, 2024.
- LU 19-163449-PRM – Approval of a Type B Marquam Hill Parking Review related to the OHSU Hospital Expansion project (OHEP).
- LU 19-195718 DZ – Approval of a Design Review new 14-story Hospital Expansion Project building.
- LU 19-209290-DZ – Approval of a Design Review for alterations to Parking Structure ‘F’, an 8-story surface parking structure adjacent to the Doernbecher Children’s Hospital.
- LU 19-220925-DZ – Approval of a Design Review for two Radio Frequency screening and antennas at the south end rooftop of the Casey Eye Institute.
- LU 20-105332 DZ – Approval of a Design Review for a multi-modal hub for pedestrians, transit, and bicycles.
- LU 22-207945 CZA –Complex Zoning Analysis regarding parking regulations in the Marquam Hill Plan District.
- LU 22-205462-DZ – Approval of a Design Review for two proposed single-story clear-glazed bicycle hubs on the OHSU Campus within the Marquam Hill Plan District (Subdistricts A + B).
- LU 22-210247-DZ – Approval of a Design Review for both building and site alterations to the previously approved LU 19-195718-DZ decision.
- LU 23-028486-AD – Adjustment Review currently under review to extend compliance period under Option 2 Nonconforming Upgrade Covenant, originally entered into under 19-146953-NCU.
- LU 23-109014 DZ - Approval of a Design Review to change previously approved south wall of BICC bicycle parking hub (LU 22-205945 DZ) from a glazed store system to an opaque wall clad with pre-finished metal panels and windows.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed April 11, 2024. The following Bureaus responded with no issue or concerns, and five of those provided written comments:

- Bureau of Environmental Services (See Exhibit E.1)
- Bureau of Transportation Engineering (See Exhibit E.2)
- Fire Bureau (See Exhibit E.3)
- Bureau of Parks-Forestry Division (See Exhibit E.4)
- Life Safety Section of BDS (See Exhibit E.5)

Two of those provided no written comments:

- Site Development Section of BDS – *No concerns*
- Water Bureau - *No concerns*

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 11, 2024. As of the date of this report, no written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

Procedural History:

- This land use review was deemed complete on March 15, 2024, and the first hearing on May 2, 2024, is 48 days after the application’s complete date.
- EA 23-020717 PC. A Pre-application Conference meeting was held on June 22, 2024 (Exhibit A.7).
- LU 23-079188 DA. A Design Advice Request meeting was held with the Design Commission on October 5, 2023. (Exhibit G.3). The Commission appreciated this project coming in at an early design stage. They acknowledged the challenges of building on this steeply sloped site and the complexity and importance of the proposed program and commended the team on the skillful approach to massing and siting. Additionally:
 - Tower, Core, Bridge. The Commission supports the move towards more glazing, lightness, and transparency, especially at the elevator core and the bridge,
 - Shared Lobby. Tying into the existing lobby makes sense, and the new program also responds well to the single point of entry with the elevator tower above and stacking of program.
 - Understory and Lower Canyon Road. The resulting understory and tall retaining wall present a potentially intimidating monumentality facing Lower Canyon Road, and the main patient approach. This area should be more pedestrian friendly and welcoming, and not overwhelming or intimidating. Also consider ways to reduce and soften the impact of the existing vehicle areas leading to the entry.
 - Lower Roof, Plaza, and US Veterans Hospital Road. Stronger relationships needed to SW US Veterans Hospital Road from the building, the Lower Roof, and the Plaza.
 - Landscaping. How landscaping is treated will be key, and this should be a calming and lush landscape related to the surrounding natural areas.
 - Outdoor Spaces. The Commission encouraged the provision of easily accessible outdoor spaces to offer respite for building users.
 - Relationship to DCH and Materials. There should be a direct resonance with the existing building, however, changes in texture, color and/or detailing can provide needed differentiation and still maintain harmony. Provide details ensuring depth and texture for Land Use.

ZONING CODE APPROVAL CRITERIA

DESIGN REVIEW (33.825)

33.825.010 Purpose

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d) and requires a Design Review approval. Because the site is located within the Marquam Hill Design District, the applicable design guidelines are the Marquam Hill Design Guidelines.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

Marquam Hill Design Guidelines

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.

Findings: The project site is nestled in the canyon behind Doernbecher Children's Hospital and is not visible or prominent within the views of Marquam Hill from a distance. Within the context of Marquam Hill Campus, the proposed design will balance the horizontality of the existing Doernbecher Children's Hospital with desired verticality. The North elevation will provide a great deal of verticality, blending the structural columns with program-dependent fenestration. Dynamic compositions on the West, East and South facades will de-emphasize the building's overall mass. *This guideline is met.*

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.

Findings: The proposed building will consist of an upper and lower roof with different levels of visibility which informs the function and design of each. The upper roof will not be visible from adjacent streets or buildings; all rooftop equipment will be recessed 30' or more from the perimeter, or fully enclosed. Additionally, Level 7 is a dedicated mechanical floor, which greatly reduces the impact of the extensive amount of required mechanical equipment on the surrounding area. The lower roof will be partially visible from the plaza off SW US Veterans Hospital Road, although there will be landscape and fencing between the plaza and the rooftop below. This roof will be an unoccupied, visual garden and will not host any mechanical equipment. This rooftop will incorporate gravel ballast, native planting, and hardscape - including walls and paving - to integrate it with the design elements of the adjacent street-front plaza / fire lane to the

south above it. *This guideline is met.*

3. Maintain and Enhance Views from Marquam Hill. Maintain and enhance views from existing designated viewpoints.

Findings: This guideline does not apply. The “existing designated viewpoints” referred to in this guideline are VM 31-21, VM 31-25 and VM 31-26. 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; therefore, *this guideline does not apply to this Project.*

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.

Findings: The project site is located in Subdistrict B, which has already met the minimum formal open area requirement of 25,000 SF which includes open spaces associated with Kohler Pavilion, Elks Children’s Eye Clinic, and the Inpatient Addition (under construction). This project will provide a new plaza / fire lane located on the south side of the building, taking advantage of available sunlight, in an area that sees significant employee foot traffic between south and central campus buildings and east-west along SW US Veterans Hospital Road. The design will transform a required fire lane into a hardscape plaza / fire lane that will serve as an extension of the pedestrian realm. The new plaza will provide openings along the sidewalk that invite users to slow down, sit and enjoy the space that is setback from the roadway. Benches facing the plaza will be backed against wide planting areas with trees that will provide shade along the plaza / fire lane’s perimeter. *This guideline is met.*

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.

Findings: Along the north side of the building at the patient entrance off SW Lower Canyon Drive, the existing pedestrian network will be substantially enhanced with widened concrete walkways ranging from 5-feet, 6-inches to 13-feet, allowing sufficient width for patient loading and unloading, and provide clearance for pedestrian throughway as one approaches the lobby.

A new trail will be developed on the west side of the proposed building connecting the lower and upper elevations of the campus between SW Lower Canyon Drive and SW US Veterans Hospital Road above, improving campus pedestrian connectivity. From existing Garage D, the pea gravel and concrete trail moves up through the forested hillside, connecting to the new plaza / fire lane along US Veterans Hospital Road.

The plaza / fire lane will be a patterned grid of concrete and specialty concrete and enclosed with planting areas and wood benches along the perimeter. The plaza / fire lane will have two large openings along the sidewalk to US Veterans Hospital Road, to invite users into the space. In addition, the new long-term bike storage facility facing the plaza will be constructed from re-claimed timber from

the trees removed from the site. The wood will add warmth to the plaza and the new bike storage building, which directly faces the plaza, will add activity to this space.

This guideline is met.

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.

Findings: The north façade at SW Lower Canyon Drive will be a patient-facing entry designed to improve the drop-off sequence, with a canopy that protects pedestrians from the elements at their arrival. This patient entrance will feature a 13-foot wide walkway with planting areas that buffer the pedestrian realm from the parking and vehicular circulation and lead them into the improved shared lobby between Doernbecher Children's Hospital and the Addition. The new lobby area will have significant glazing to create a visual connection between arrival and destination points. Located under the building canopy and protected from the elements, the new walkway along the front of the building will be lined with benches, creating comfortable places where patients may rest as they wait for transportation.

The south façade will be set back over 20 feet from US Veterans Hospital Road. It faces onto the lower roof, which will be an unoccupied, visual garden with gravel ballast. Above this will be a bank with native planting and a fence separating this area from the new street-front plaza / fire lane above it. The new plaza along US Veterans Hospital Road, which also serves as the fire lane, will have two wide openings along the sidewalk to invite people into the space. The perimeter of the plaza will be lined with planting areas and benches. A new 36 stall, standalone bike storage facility will front the east side of the plaza / fire lane to serve commuters in adjacent campus buildings, with easy bicycle access from SW US Veterans Hospital Road. This bike shelter will also serve to acknowledge the trees that once forested DCHA site and provide an opportunity to preserve the reclaim some of the many trees that once made their home on this hillside. The west end of the plaza / fire lane will connect to a walkway and hillside trail that allows users to connect to the lower areas of campus, including the front patient-facing entrance of the building.

This guideline is met.

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.

Findings: The project site is not adjacent to Terwilliger Parkway or the forested areas that surround the Marquam Hill Campus. However, these heavily wooded areas are important to the project design and quality of the campus environment. To strengthen these relationships, the project will minimize the removal of existing trees, provide new views through these trees on the project site, and minimize new service areas and visible equipment.

To reduce the effect of the new development on wildlife, including migratory birds, proposed design has incorporated a number of additional natural and design elements: Firstly, 2,500sf of new landscaping has been added to the lower level drop off area where zero landscaping was provided in the existing condition (it was fully paved parking and driving surfaces). Secondly, the project has added 2 new landscaping buffers along US Veterans Hospital Road – one is 1,500 sf at the street edge, the second is 2,500sf between the plaza/fire lane and the new roof terrace. And lastly, although this is *not* required in the Marquam Hill Plan District, the Bird-Safe Exterior Glazing requirements of the Central City Plan District (33.510.223) are nearly met in full with the proposed design (Exhibit A.20). *This guideline is met.*

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.

Findings: Although the project site is not located adjacent to the Village Center, it will provide additional connectivity on the site with a new pedestrian-only trail along the western edge of the project and enhanced pedestrian-level spaces with the new plaza / fire lane located along US Veterans Hospital Road. *This guideline is met.*

9. Further the Implementation of the Site Development Concepts. Further the implementation of the functional areas, pedestrian, and vehicular circulation site development concepts.

Findings:

Functional Areas:

- a. Promote synergy by placing the institutional core functions (research, education, and patient care) in areas where these uses will interact with each other in an efficient manner.

Response: The project is a patient care building within the patient care functional area.

- b. Establish a compact urban form that places dense institutional development within the core of the campus and lower intensities of development where the campus interfaces with adjacent parks, open space areas, and residential neighborhoods.

Response: The project is an addition to the Doernbecher Children's Hospital, further densifying development within the core of campus.

Because this building will serve as an addition, the development area, which is currently a steeply sloped, currently wooded site, is necessarily located directly west of the existing Doernbecher Children's Hospital. The overall site, which is OHSU's main campus, lies on approximately 108 acres of land. The campus is developed with many buildings on the hill and in surrounding canyons. The site also contains large areas of wooded land which will remain, and will meet Title 11.50.050 On-Site Tree Density Standards. So, to support densifying the OHSU site and to allow for the development of this area directly next to the existing hospital, a condition has been added:

The Title 11 tree preservation standards of 11.50.040 do not apply in the area shown on the Site Plan, Exhibit C.28, and listed on the Tree Removal Schedule, Exhibits C.29-31.

- c. Create an interface between the education functional area with the adjacent residential neighborhood to provide opportunities for local residents and campus students and staff to interact through the shared use of campus facilities and local commercial establishments. The incorporation of design elements that visually integrate the institutional area with the commercial/residential area can enhance this interface.

Response: The project is located in central campus in the patient care functional area, but provides opportunities for local residents, campus staff, students, and visitors to interact with the campus facilities, particularly the plaza / fire lane along US Veterans Hospital Road which connects to the sidewalk path, and the trail extension that improves access between the upper and lower areas of campus.

- d. Complement the Vehicular Circulation Site Development Concept.

Response: This patient-facing building is located off SW Campus Drive which is designated as the Primary Patient/Visitor access way.

- e. Locate patient care facilities including access to parking within the central area of the campus.

Response: This patient care facility with existing patient parking in surrounding parking structures is located in the central area of campus.

- f. Reinforce the use of SW Sam Jackson Park Road as the primary vehicle access route into the campus for employees, students, as well as freight and service vehicles by locating facilities, including access to parking, appropriately.

Response: Employees, students, freight, and service vehicles will continue to use SW Sam Jackson Park Rd as the primary vehicle access route into campus; the project will not change the route of travel and retains the location of existing parking.

- g. Complement the Pedestrian Circulation Site Development Concept.

Response: The project design includes a public plaza / fire lane on US Veterans Hospital Road, which will be connected to a trail extension to SW Lower Canyon Drive.

Vehicular Circulation:

- a. Support the Pedestrian Circulation Site Development Concept.

Response: The project design includes a public plaza / fire lane on US Veterans Hospital Road, designated as an exterior (9th floor) connection, which will be connected to a trail extension to SW Lower Canyon Drive.

- b. Complement the Functional Areas Site Development Concept.

Response: The project is a patient care building within the patient care functional area.

- c. Reinforce the intersection of SW Campus Drive and Terwilliger Boulevard as the primary vehicular access entry point for patients and visitors into the campus by locating patient care facilities including access to parking within the central area of the campus.

Response: This patient-facing building is located off SW Campus Drive which is designated as the Primary Patient/Visitor access way. Patients will utilize existing parking in surrounding parking structures located in the central area of campus.

- d. Reinforce the use of SW Sam Jackson Park Road as the primary vehicle access route into the campus for employees, students, as well as freight and service vehicles by locating facilities, including access to parking, appropriately.

Response: Employees, students, freight, and service vehicles will continue to use SW Sam Jackson Park Rd as the primary vehicle access route into campus; the project will not change the route of travel and retains the location of existing parking.

- e. Conveniently locate car and vanpool parking spaces to encourage ride sharing over single occupant vehicle trips.

Response: The project is relying on existing carpool and vanpool parking spaces on campus, as this project is not proposing new parking spaces. Additional parking will be pursued through a separate MHPR.

- f. Create a limited access road section of Campus Drive that prevents employees and students from accessing Terwilliger Boulevard via Campus Drive.

Response: This project does not include road section alterations to SW Campus Drive.

- g. Discourage the use of Homestead Drive/6th Drive as an access route by employees and students.

Response: The access routes for employees and students on campus are not being altered by the project. Employees and students will access the project along SW Campus Drive and SW Lower Canyon Road.

- h. Discourage through traffic along US Veterans Hospital Road between Gaines and Terwilliger Boulevard.

Response: Patients and visitors will enter along SW Campus Drive and SW Lower Canyon Road.

- i. Promote the use of bicycle routes along SW Terwilliger Boulevard and the development of adequate bicycle parking and trip end facilities within the central campus to encourage student and employees to commute by bicycle, to reduce overall vehicle trips.

Response: Bicycle access is encouraged along SW Terwilliger Boulevard and SW Campus Drive through the availability of safe infrastructure, including bike lanes and shared use paths. Significant bike parking is located within proximity to Terwilliger Parkway, located in Garage E (north of Casey Eye Institute), and 100 bike parking spaces planned across from the Inpatient Addition (under construction) on SW Campus Drive. The proposed development includes a new bike parking facility with 30+ spaces to serve this and adjacent campus buildings.

Pedestrian Circulation:

- a. Complement the Functional Areas Site Development Concept.

Response: The project is a patient care building within the patient care functional area.

- b. Develop internal pedestrian connections between new and existing facilities within the campus.

Response: The project includes a shared lobby with the existing Doernbecher Children's Hospital and interior connections for staff to the eighth floor.

- c. 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.

Response: The project is located in central campus in the patient care functional area and does not directly interface with the adjacent residential neighborhoods. However, the project provides opportunities for local residents, campus staff, students, and visitors to interact with the campus facilities, particularly the plaza / fire lane along US Veterans Hospital Road which connects to the sidewalk path, and the trail extension that improves access between the upper and lower areas of campus.

- d. Promote increased pedestrian connections with transit stops.

Response: The proposed development includes three primary pedestrian improvements, as previously discussed – a widened walkway at the front of the building on SW Lower Canyon Road, a pedestrian plaza / fire lane along SW US Veterans Hospital Road, and a hillside trail connecting these two lower and upper campus areas. The pedestrian enhancements along US Veterans Hospital Road are located adjacent to an existing transit stop that is easily accessible to nearby campus buildings. Furthermore, the trail connecting the lower and upper parts of campus gives transit users more flexibility in planning their trips and accessing transit options across campus.

- e. Promote pedestrian recreation and commuter activities by students and staff through the development of trip end facilities in the central campus area.

Response: The project will include a new plaza / fire lane along US Veterans Hospital Road which is adjacent to the existing bus stop. There is a new bike parking facility on the east end of the plaza / fire lane with the capacity to park 30+ bicycles for commuters traveling to the project and adjacent buildings.

- f. Promote the development of new 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.

Response: The project is located in central campus in the patient care functional area and is not directly adjacent to the residential neighborhoods. However, through added transportation facilities, including new bicycle infrastructure and convenient connections to existing public transportation stops, the project provides enhanced opportunities for local residents, campus staff, students, and visitors to interact with the campus facilities. These include the plaza / fire lane along US Veterans Hospital Road which connects to the sidewalk path and offers seating, lighting, and plantings for pedestrians to interact with, and the new trail that improves access between the upper and lower areas of campus.

- g. 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.

Response: This project will strengthen and enhance the existing pedestrian network by creating a new trail connecting SW Lower Canyon

Drive from the west side of Doernbecher Children's Hospital expansion (near Bus Stop 10176), up the hillside. The upper terminus of the trail will connect to a new plaza / fire lane with enhanced pedestrian conditions, including seating, lighting, and plantings.

- h. Develop and enhance pedestrian connections between the campus and recreation destinations such as Terwilliger Parkway, Marquam Hill Nature Park, Council Crest Park, the 40-Mile Loop Trail, and the Willamette Greenway Trail.

Response: This project improves pedestrian connections to these recreation destinations with a new trail that connects the upper and lower areas of campus, from US Veterans Hospital Road to SW Lower Canyon Drive.

This Guideline is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process implements the Design overlay zone, strengthening these areas as places designed for people.

The proposal skillfully balances the numerous challenges of building on this restricted, steeply sloped site and the complexity and importance of the proposed program. The thoughtful siting, massing, building design and landscape design all work together to provide a proposal that, while supporting a building's critical internal functions, will also enhance the existing campus, adjacent neighborhoods and fit in with the surrounding forested areas and natural topography.

Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. The proposal meets the applicable design guidelines therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends approval of an approximately 180,000 gross square feet new building which will serve as an addition to the existing Doernbecher Children's Hospital, in the Marquam Hill Plan District. Set into the hillside, the new building will connect to the existing building at the main entry at Level 3 off of SW Lower Canyon Drive (a private drive) and at via a foot bridge at Level 8. Level 7 is a mechanical floor and Levels 8-11 will serve as patient care and support. The north façade along SW Lower Canyon Drive features improvements to the existing patient-facing entry lobby, drop-off sequence and surface parking area. The south façade along US Veterans Hospital Road features a new pedestrian plaza and a new long-term bike parking structure.

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 24-014201 DZ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portland.gov/bds/documents/design-and-historic-resource-review-approvals-certificate-compliance>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. The Title 11 tree preservation standards of 11.50.040 do not apply in the area shown on the Site Plan, Exhibit C.28, and listed on the Tree Removal Schedule, Exhibits C.29-31.

=====

Procedural Information. The application for this land use review was submitted on February 16, 2024, and was determined to be complete on March 15, 2024.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on February 16, 2024.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A.8. Unless further extended by the applicant, **the 120 days will expire on: March 15, 2025.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged (one-half of the BDS LUS application fee for this case).**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chairperson or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this land use review is approved the final decision will be recorded with the County Recorder. *Unless appealed*, the final decision will be recorded by the Bureau of Development Services.

Expiration of this approval. Generally, land use approvals (except Comprehensive Plan and Zoning Map Amendments) expire five years from the date of the final decision unless one of the actions below has occurred (see Zoning Code Section 33.730.130 for specific expiration rules):

- A City permit has been issued for the approved development,
- The approved activity has begun (for situations not requiring a permit), or

In situations involving only the creation of lots, the final plat must be submitted within three years.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within seven years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions, and regulations of the city.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

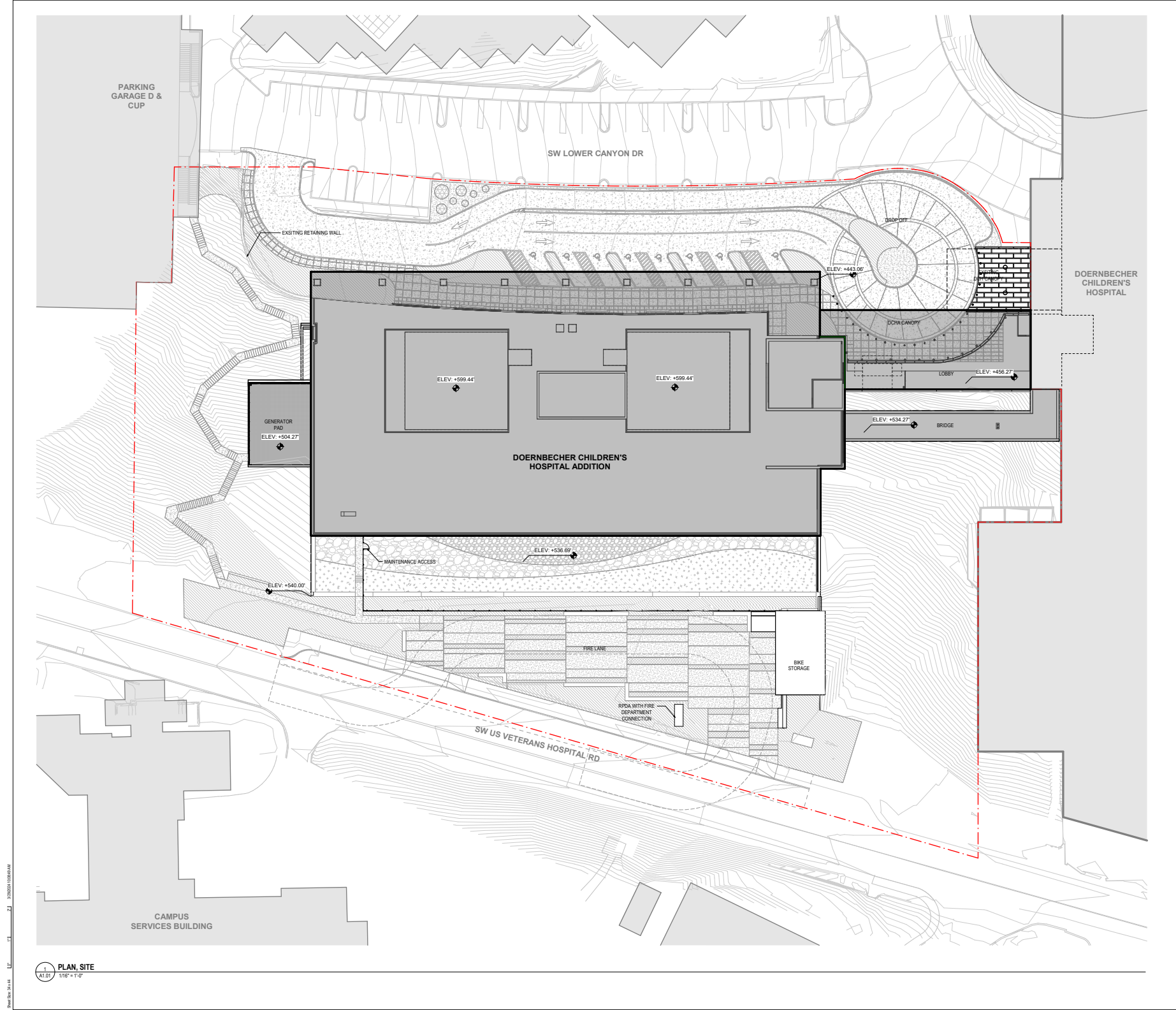
Grace Jeffreys
April 22, 2024

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Neighborhood Contact
 - 2. Narrative
 - 3. Site Plans
 - 4. Building Drawings
 - 5. Site Photographs
 - 6. Public Works Alt Review
 - 7. Pre-App Conference Summary
 - 8. 120-day waiver 2-22-24
 - 9. Stormwater Report 3-15-24
 - 10. Civil Plan 3-15-24
 - 11. Fire Access Plan 3-15-24
 - 12. Storm Drainage Plan 3-15-24
 - 13. Utility Plan 3-15-24
 - 14. Arborist Report 3-15-24
 - 15. Draft Drawing Set 3-29-24
 - 16. Response to guidelines, revised 4-10-24.
 - 17. Final Drawings Appendix 4-12-24
 - 18. Revised Sheet L5.01 4-17-24
 - 19. Revised Elevations and glass cutsheet 4-18-24
 - 20. Bird safe glazing studies 4-18-24
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Cover
 - 2. Table of Contents
 - 3. Title Page
 - 4. Site Plan (attached)
 - 5-16. Plans
 - 17. Axons
 - 18-23. Elevations (Attach sheets 18, 19, 21, 23)
 - 24-27. Sections
 - 28-31. Trees
 - 32-57. Landscape

- 58-80. Civil
- 81-86. Civil – PBOT
- 87-113. Cutsheets
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant.
 - 3. Notice to be posted.
 - 4. Applicant’s statement certifying posting.
 - 5. Mailed notice.
 - 6. Mailing list
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Fire Bureau
 - 4. Bureau of Parks, Forestry Division
 - 5. Life Safety
- F. Letters – None received.
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter 3-7-24
 - 3. Summary from DAR 10-5-24
- H.

File No.	LU 24 - 014201 DZ
1/4 Section	3328,3428
Scale	1 inch =800 feet
State ID	1S1E09 200
Exhibit	B Mar 22, 2024



PLAN, SITE
A1.01
1/16" = 1'-0"

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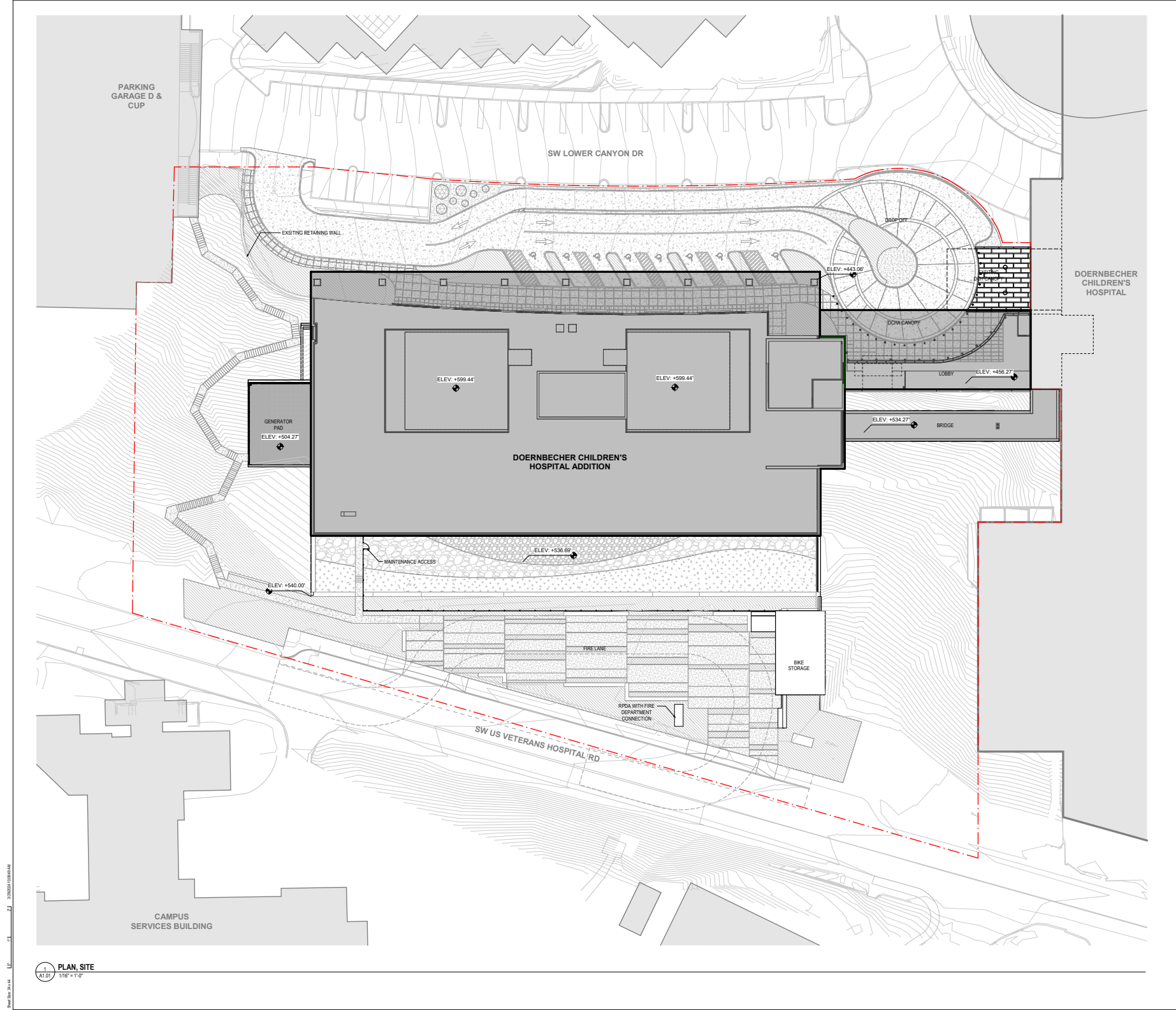
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CHILDREN'S HOSPITAL
ADDITION
Original Issue
Revisions

TRUE NORTH
PROJECT NORTH
0' 8' 16' 32' 64'

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CONSTRUCTION

PLAN, SITE

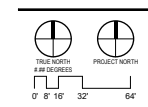
A1.01
DESIGN DEVELOPMENT
FINAL
03/29/2024



PLAN, SITE
A1.01
1/8" = 1'-0"

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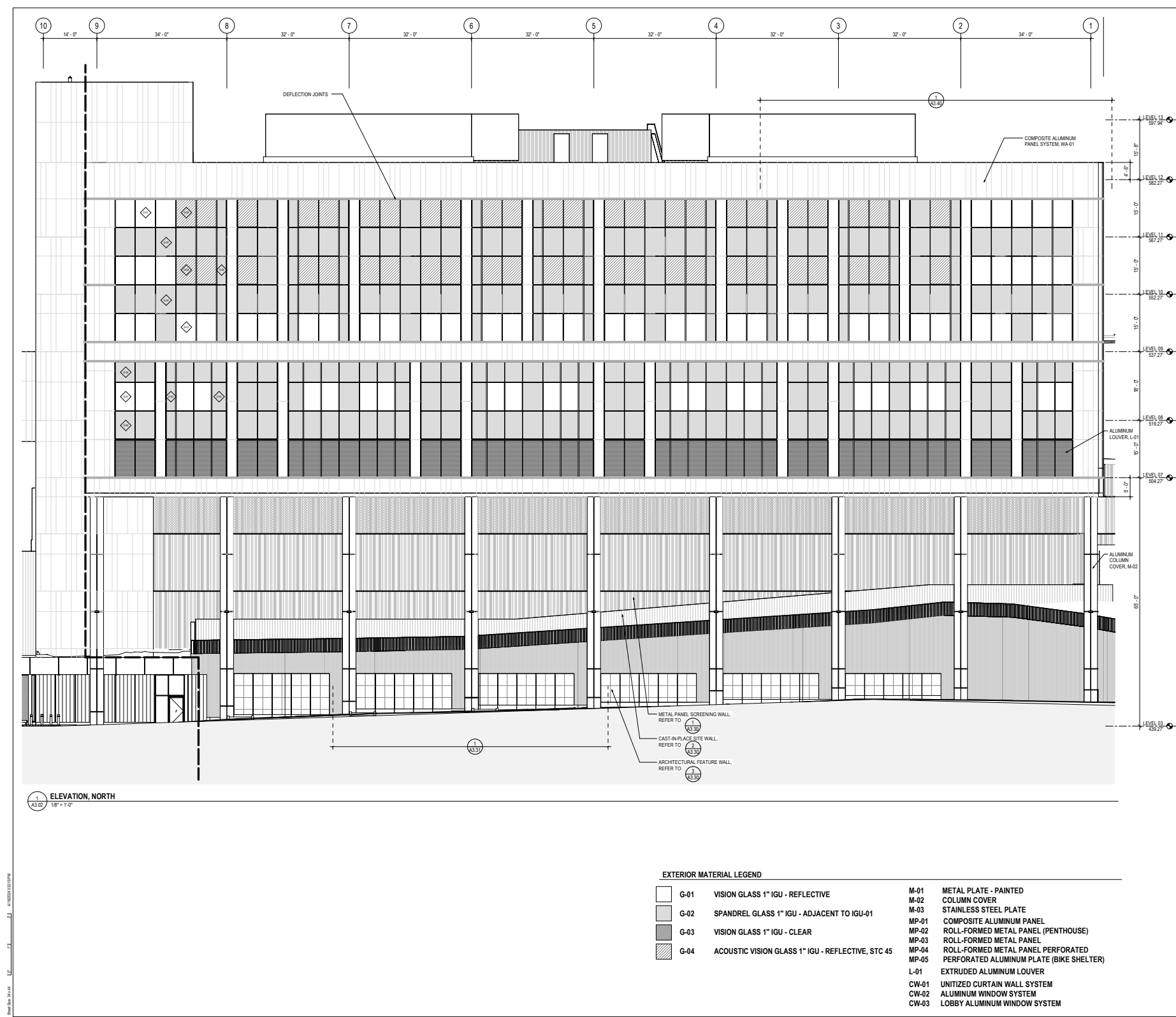
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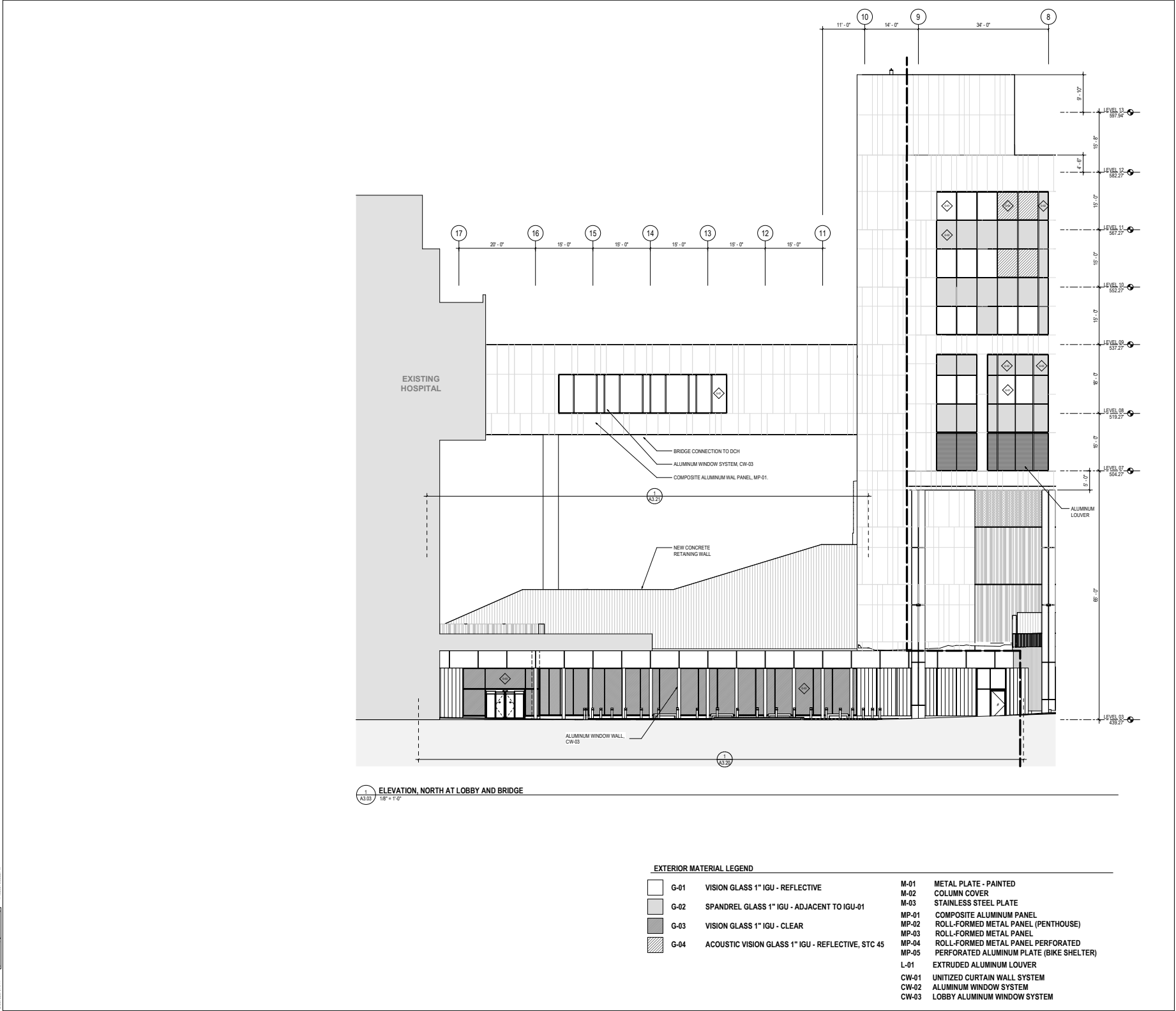
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ELEVATIONS,
EXTERIOR - NORTH
A3.02
DESIGN DEVELOPMENT
FINAL
03/29/2024

EXTERIOR MATERIAL LEGEND			
	G-01	VISION GLASS 1" IGU - REFLECTIVE	M-01 METAL PLATE - PAINTED
	G-02	SPANDREL GLASS 1" IGU - ADJACENT TO IGU-01	M-02 COLUMN COVER
	G-03	VISION GLASS 1" IGU - CLEAR	M-03 STAINLESS STEEL PLATE
	G-04	ACOUSTIC VISION GLASS 1" IGU - REFLECTIVE, STC 45	MP-01 COMPOSITE ALUMINUM PANEL
			MP-02 ROLL-FORMED METAL PANEL (PENTHOUSE)
			MP-03 ROLL-FORMED METAL PANEL
			MP-04 ROLL-FORMED METAL PANEL PERFORATED
			MP-05 PERFORATED ALUMINUM PLATE (BIKE SHELTER)
			L-01 EXTRUDED ALUMINUM LOUVER
			CW-01 UNITIZED CURTAIN WALL SYSTEM
			CW-02 ALUMINUM WINDOW SYSTEM
			CW-03 LOBBY ALUMINUM WINDOW SYSTEM

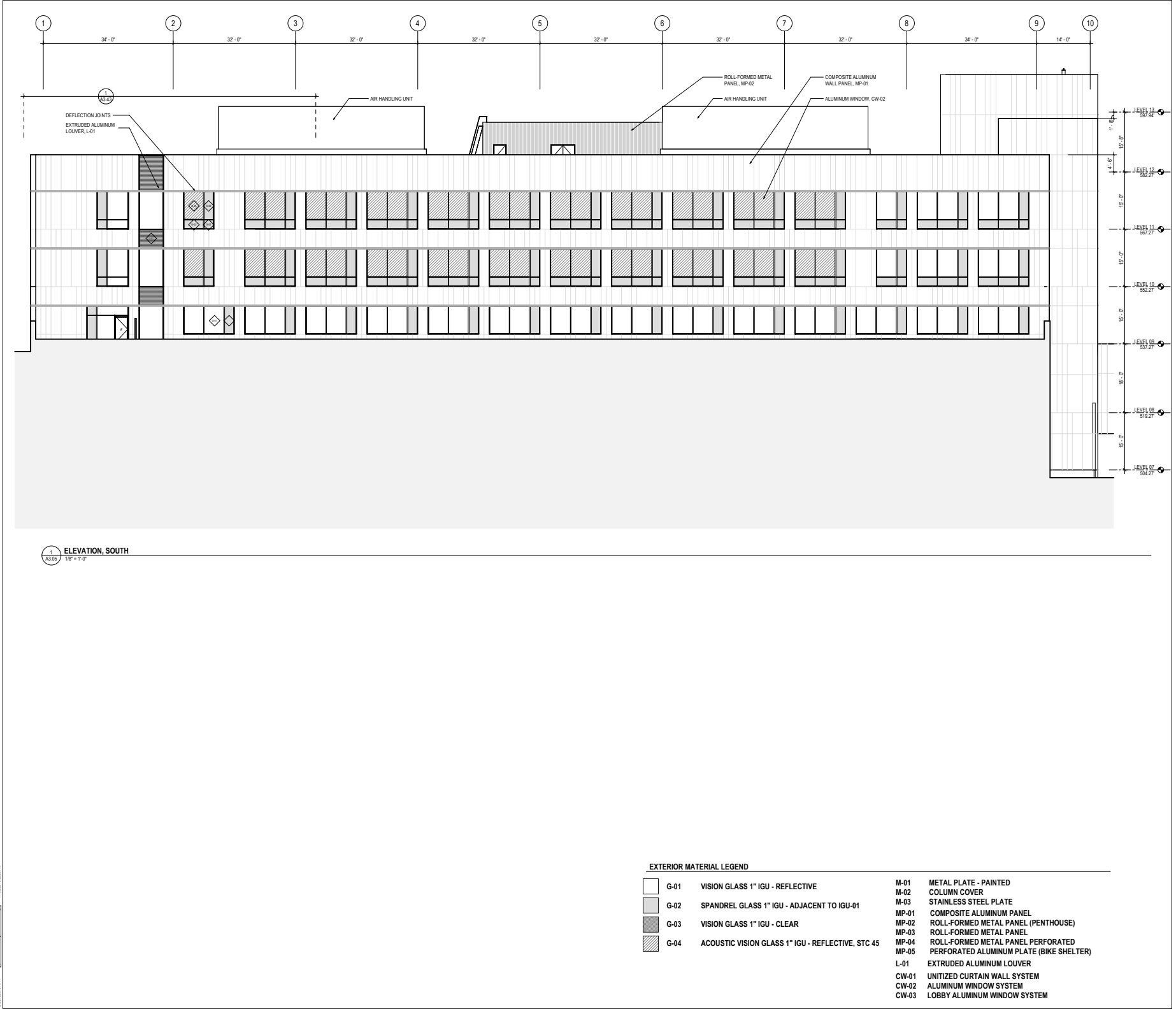


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LOBBY AND BRIDGE
Sheet Title
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Design Development
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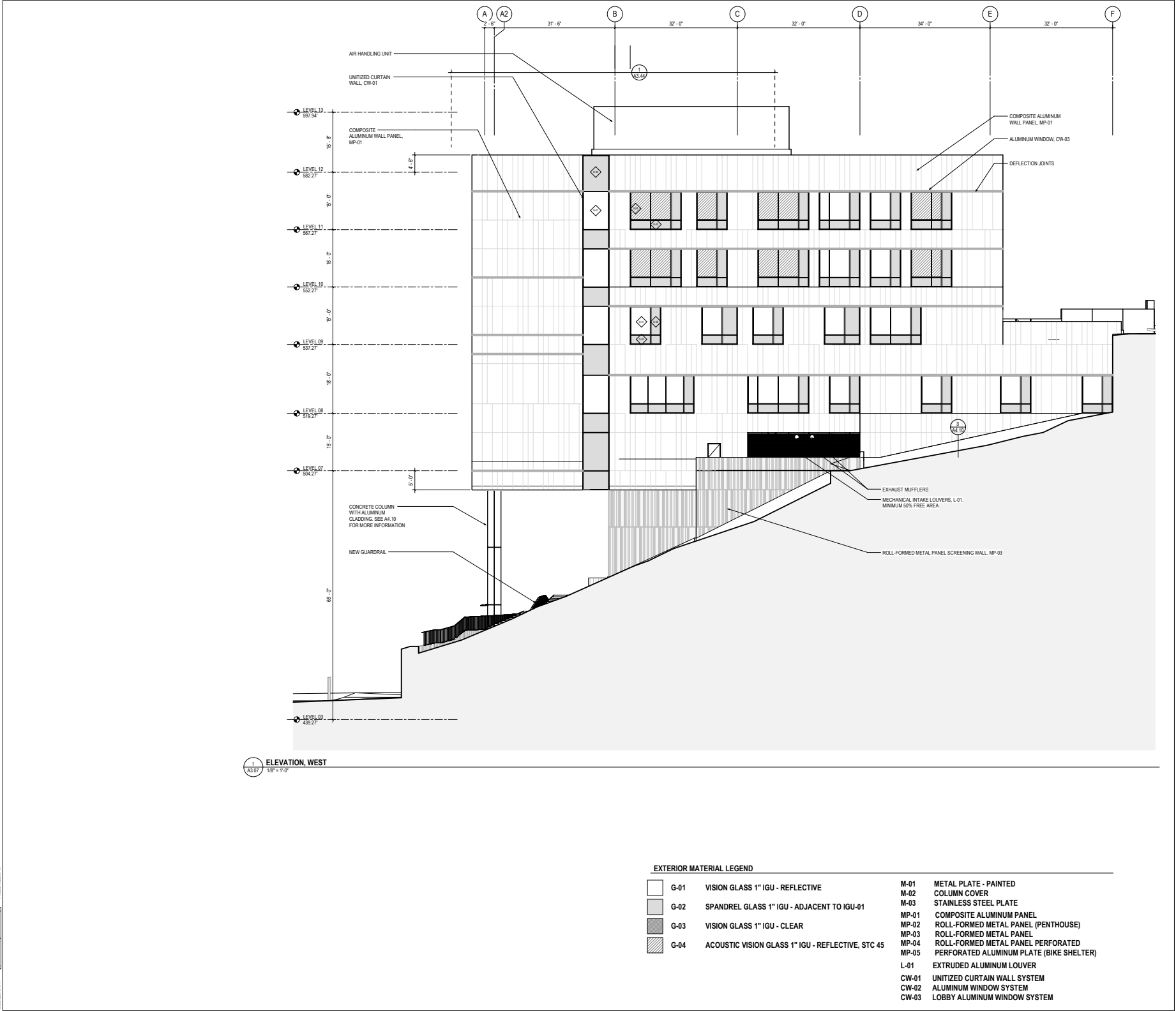
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