# Table of Contents

## OVERVIEW
- Acknowledgements .................................................. 7
- Executive Summary .................................................. 7
- South Waterfront Regional Plan ..................................... 8
- OHSU Schnitzer Campus Strategic Framework Plan ................. 9
- Visual Permeability Assessment ....................................... 10
- Building Square Footage/Program Summary ....................... 12
- OHSU Schnitzer Campus Conceptual Aerial View .................. 13

## SITE FRAMEWORK
- Travel Distance .......................................................... 16
- Transit/Urban Connections ............................................. 17
- Auto Circulation .......................................................... 18
- Bicycle Circulation ...................................................... 19
- Streets ........................................................................ 20
- SW Moody and SW River Parkway .................................... 21
- Transit Circulation .......................................................... 22
- SW Porter – Transit Right of Way ........................................ 23
- Campus Streets and SW Sheridan ....................................... 23
- Conceptual Parking – Conventional ................................. 24
- Conceptual Parking - Mechanical .................................... 26
- Conceptual Site and Greenway Sections ............................ 28

## SCHEMATIC INFRASTRUCTURE
- Existing Conditions Plan .................................................. 36
- Schematic Plat Map ........................................................ 37
- Schematic Grading Plan .................................................... 38
- Schematic Utility Plan ...................................................... 39

## SUSTAINABLE STRATEGIES
- Introduction .................................................................. 42
- Sustainability Goals ....................................................... 43
- Building Massing Optimization ......................................... 44
- Stormwater & Regenerative Landscape ............................... 46
- Wastewater .................................................................... 49
- Resource Management .................................................... 50
- Energy .......................................................................... 51
- Appendix – Climate Analysis ............................................ 59
- Appendix – Shadow Studies .............................................. 63
- Appendix – Resources ..................................................... 67

## ARCHITECTURAL VIGNETTES
- Vignette Site Map ........................................................... 70
- Vignette Images ............................................................. 71
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Executive Summary

This Strategic Framework Plan for the OHSU Schnitzer Campus is a follow-up to the research and efforts presented in the Schnitzer Campus Vision created in May 2007. While the Vision Plan focused on a variety of topics, its intention was to lay the foundation for programmatic and building analysis so that OHSU could begin to visualize how their new 19-acre waterfront campus will take shape. Urban design concepts begun in the Vision Plan are further elaborated here and are taken a step further, showing proposed transit lines of streetcar, light rail, and buses.

As part of the City of Portland’s South Waterfront Regional Plan, the Schnitzer Campus aims to be an active participant in the development of the area, sharing resources and ideas as the buildings and infrastructure evolve. OHSU’s existing property line is depicted in this document with reference to a proposed property line identified in grey. This change hinges on a possible parcel swap which is likely to occur as part of the light rail alignment design in the coming years. Please reference civil plan page 37 of this document for clarification.

The buildings and outdoor spaces depicted in this Framework Plan are only proposed massings and represent a conceptual level of architecture and urban design for the campus. The studies do not include or incorporate any structural, electrical, or mechanical design except for those systems described as opportunities in the Sustainable Civil engineering plans describe the existing site conditions and proposed schematic infrastructure development.

The Sustainability issues raised in this document illustrate a variety of strategies and systems that could be applied to the campus in order to achieve our goal of being the greenest campus in North America. From onsite black water treatment plants to geothermal heating and cooling, the campus intends to be a responsible example of how to operate an institution in the 21st-century.

Like the Vision, the Strategic Framework Plan represents the collective thinking at a “moment in time” and should be looked upon as a snapshot captured in the continuum of the ongoing dialogues among OHSU and its constituents, the neighborhood partners, and local government agencies.
South Waterfront Regional Plan

The Schnitzer Campus site is situated in a unique location relative to the rest of the city of Portland. Centrally located, there is an opportunity to create an active, vibrant neighborhood on the north portion of the South Waterfront District. It will be a place to live, work, play, relax, and above all, learn in an environment that is conducive to the holistic and interdisciplinary approach that OHSU is helping to nurture.

Its location means it is a great place to easily connect to the OHSU Marquam Hill Campus and to downtown’s Portland State University. Aerial tram service connects the South Waterfront to OHSU’s Marquam Hill campus. There is connection to downtown via the TriMet Portland Streetcar and several bus lines and there is nearby access to and from the I-5 freeway. By creating a new urban environment with sufficient density and variety of use, a safe and active extension of the South Waterfront District will be created with the quality of life befitting a graduate school campus. The constituent schools that make up the Schnitzer Campus will be composed of “point towers” allowing vertical integration with each other while maintaining the required view corridors through the campus to the Willamette River.
South Waterfront: Public Views & Visual Permeability Assessment, City of Portland

EXECUTIVE SUMMARY FROM 2006 BUREAU OF PLANNING DOCUMENT

This report presents the City Council accepted version for Phase I of the South Waterfront Urban Design & Development Update Project (UDDU Project). This phase created the South Waterfront Public Views & Visual Permeability Assessment (Assessment). The Assessment utilizes digital information about a building proposal and is used to create a computer model of the South Waterfront subdistrict. This process allows proposed development to be modeled two and three dimensionally, along with all other buildings approved in the subdistrict, to analyze how view corridors and visual permeability can be protected or possibly enhanced.

The Assessment was created to respond to City Council’s direction to provide the Design Commission with a new design review tool to analyze requested modifications to development standards applicable to the South Waterfront Height Opportunity Area (see Appendix D - Resolution 36293). This direction was made by Council as part of their adoption of a code amendment to allow buildings taller than 250 feet in height to be less than 200 feet from other buildings taller than 250 feet if such requests are approved as a modification through design review and the Design Commission finds that the “modification is supportive of the South Waterfront Urban Design and Development Framework” (the Framework referred to here is now known as the Assessment). Prior to this amendment, modifications to these provisions were prohibited.

As part of the process leading to the creation of the proposed Assessment it became apparent that this tool could also be used to evaluate modifications to other regulations intended to protect view corridors and visual permeability in the subdistrict. Upon further examination it was determined that the Assessment may also provide a valuable tool in the analysis of how potential building configurations might protect view corridors and visual permeability during the conceptual design of buildings. In this situation the Assessment would be used voluntarily during the Design Advice Request process that some applicants choose to pursue with the Design Commission.

EXHIBIT A: VIEW POINTS

The following viewpoints are used for viewshed modeling as part of the Assessment.
EXHIBIT B: VIEW MODELING WEST OF DISTRICT

SW1 Terwilliger Parkway: View toward the east-southeast across north portion of South Waterfront and the “central district”. Viewshed includes Mt. Hood, the Willamette River, Ross Island and Bridge, east Portland, and portions of the Central Eastside.

SW2 Terwilliger Parkway: View looks toward the east across the “central district” of South Waterfront. Viewshed includes Mt. Hood, the Willamette River, Ross Island and Bridge, east Portland, and portions of the Central Eastside.

SW3 Terwilliger Parkway: View looks toward the northeast across the southern half of South Waterfront. Viewshed includes Mt. St. Helens, the Willamette River, Ross Island and Bridge, northeast Portland, and portions of the Central City.

EXHIBIT C: VIEW MODELING WEST OF DISTRICT

SW4 Eastbank-Springwater Trail: View looks to the west across the “central district” of South Waterfront. Viewshed includes Ross Island and Bridge, Marquam Hill medical campuses and the Tualatin Hills.

SW4 Eastbank-Springwater Trail: View to west-northwest across northern half of district. Viewshed includes Ross Island Bridge, Tualatin Hills, and Central City.

EXHIBIT D: VIEW MODELING NORTHEAST OF DISTRICT

SW5 Eastbank-Springwater: View to south-southwest across the southern half of South Waterfront. Viewshed includes Ross Island Bridge and the Tualatin Hills.

SW5 Eastbank-Springwater: View to west-southwest across portions of the central portion of South Waterfront. Viewshed includes Ross Island Bridge, Marquam Hill medical campuses and the Tualatin Hills.

When the program for the new Schnitzer Campus was developed with the dean’s council, it was developed through detailed meetings with each of the individual departments of OHSU. Square footage needs were identified by each of the schools and departments, and were done in a way that projected space needs based on current facilities usage. One of the key planning principals of the new Schnitzer Campus is to create a campus that embraces interdisciplinary education and research. In addition to creating well trained and balanced professionals that enter the workplace, the resulting facilities will be more collaborative, and efficient. The facilities efficiency is a result of shared education and research space, that are multi-use environments that are shared by all schools. These spaces will also serve curriculum offering courses that combine different schools, like ethics, anatomy, physiology, etc. Due to these efficiencies, and to other space constraints identified by the university, the overall campus square footage goal has been reduced by approximately 29%, or from 2.8 million GSF to 2.0 million GSF. This reduction has been accomplished by reducing program gsf across the entire planned program, at an equal proportion for each.
OHSU Schnitzer Campus Conceptual Aerial View