

# SHRINER'S HOSPITAL REDEVELOPMENT STUDY

Portland, Oregon

A master plan of a 10 acre site which contains an historic hospital in an estate environment. Design objectives were to maintain the estate-like quality, preserving the existing hospital, and providing sufficient density to make the project economically feasible. A mixture of high density senior housing, market rate duplexes, and high density market rate and subsidized rental apartments were proposed. To minimize the visibility of cars and maximize the open space, the apartments were designed to sit on top of covered, enclosed parking. The existing site has two areas—a plateau on which the hospital sits and the gently sloping lawn and forest area below. The plateau will become a senior area and includes senior independent units in the renovated hospital plus a newly constructed senior building designed in a style replicating the hospital. Two three story apartment blocks straddle the existing lawn maintaining the existing view corridor extending from Sandy Boulevard to the hospital. A third apartment block would be located amidst the grove of trees. Along the east property line, which abuts a forest, a series of stepping duplexes provide more privacy for market rate housing. Detailed cost estimates were generated for the site development and rehab of the existing buildings.

