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MEMORANDUM

Date: September 18, 2015
To: Design Commission
From: Kara Fioravanti, Land Use Review, 503-823-5892
Re: EA 15 123778 DA – Knight Cancer Research Building
Second Design Advice Request – September 24, 2015 hearing

Project Summary

Attached are drawings for a new building undergoing a Design Advice Request (DA). September 24th is the 2nd DA, the first was held on May 21st (summary notes from May 21st are also included in the information provided to you today). The project is OHSU's Knight Cancer Research Building (KCRB) in the South Waterfront sub-district of the Central City Plan District. The proposal includes a new building to be built on the south half of a full block in the Schnitzer Campus [the full block is bounded by SW Moody to the west, SW Meade (which is improved) to the south, the Schnitzer Campus pedestrian/bike promenade to the east, and SW Arthur (to be improved with the future build-out of the full block) to the north].

The KCRB will be approximately 332,000 GSF as a 7-story cancer research building atop 2 levels of below-grade parking. It will include a conference center, research laboratory space, research support functions, ground level retail (likely food service), and offices. Parking and loading will be accessed from SW Meade.

Unique street frontages at the site

- ✓ South frontage - S W Meade Street is classified as an "Enhanced Pedestrian Street" in the 2009 South Waterfront Street Plan. A minimum 60'-long curb extension from SW Moody to the east is required and these streets are expected to have a retail emphasis. It is important to note that SW Arthur, the north frontage of this full-block, also has this designation. (See below for a description of this street designation.)
- ✓ West frontage - SW Moody Avenue. A master plan (PDC Final December 17, 2010- South Waterfront North District Conceptual Street Grading and Utility Master Plan) was completed showing block layout, street layout, transportation locations and utility infrastructure. This master plan formed the base of which the proposed building is taking shape. SW Moody, as recently reconstructed, was realigned to be approximately 45' wide from curb to property line – the additional 30' of right-of-way is referred to as the "SW Moody remnant" because it cannot be built upon given the infrastructure below the surface and the 14' tall retaining wall for the raised street. One portion of the remnant has already been developed with the construction of the Skourtes Tower to the south. Expectations for the established character to continue in front of the KCRB should be discussed.
- ✓ East frontage - Schnitzer Campus Pedestrian/Bike Promenade is expected from SW Porter to SW Sheridan. The Promenade is beginning to take shape with the completion of the Skourtes Tower to the south. Expectations for the established character to continue in front of the KCRB should be discussed.

Anticipated Modifications

1. 33.510.252 A.2. Special Building Heights at SW Meade. South Waterfront regulations assign this designation to 4 east/west streets that all lead to a "Minor Viewpoint" (SW Meade, SW Gibbs, SW Gaines, SW Hamilton). The regulations for these streets require buildings within 50' of the centerline of a street to be no taller than 50'. Floors 4 and 5 fronting SW Meade (which is a 60'-wide right-of-way) are taller than 50'. To allow this additional building height, a Modification would be required to

the standard. (See below for the purpose statement of this standard.) At DA#1 the Commission generally accepted the proposed concept for a Modification, though pushed on the architecture of the south façade. The current proposal is now proposing a design for the south façade, which includes oriel windows that project into the corridor.

2. 33.510.252 A.3. Maximum North-South Dimension. The portion of a building that is 75' in height may have a north-south dimension up to 125' in its general north-south dimension. The proposed building area taller than 75' in height is 135'-6" in width, including newly proposed oriels.
3. 33.510.220. Ground Floor Windows. The standard requires 50% of the length of each façade to be qualifying window features and 25% of the ground floor area to be qualifying window features. The north elevation (which is interim does not meet the standard).
4. 33.510.225 C. Ground Floor Active Use. The standard requires 50% of the east, west and south elevations to be designed and constructed to accommodate active uses – the space must be at least 12' tall, 25' deep, ADA accommodation for tenants, and include windows and doors. The proposal has ground floor active use that meets all of these requirements for only 41% of the frontage.
5. 33.510.215 Required Building Lines. The building at SW Moody and Meade must extend to within 12' of the street lot line for 75% of the lot line. The standard is not met at both frontages. The SW Meade frontage meets the standard for only 49%. The SW Moody frontage meets the standard for only 31% of the frontage, in part due to the excess Moody right-of-way that cannot be built upon due to underground utilities.
6. Oriel Windows. Oriel Windows are limited to 12' in width and must have at least a 12' separation between oriels. There are 2 oriel sizes proposed. The small oriels at the SW corner are only separated by 7' (instead of at least 12'). The larger oriels are 21' in width (not 12' or less in width).
7. 33.266.310 Loading. The project is required to provide 2 on-site loading spaces. The project only provides one loading space. OHSU plans to utilize some of the 4 bays of loading at the Skourtes Tower to the south.

Areas for discussion on September 24, 2015

- **Building design** – Long south facade, south elevation oriels, ground level arcade, allowing building users to get outside (operable windows, terraces), materials, interim north elevation
- **Ground level** – SW Moody ROW remnant design, ground level arcade, south façade overhang, active uses (especially at SW Meade), loading and parking at SW Meade, final design includes 2 travel lanes “in” at Meade and 2 travel lanes “out” at Arthur, Modification requests (focused on ground level active uses and required building lines) at SW Moody and Meade, promenade design
- **Full list of Modifications**

Approval Criteria

The design review criteria are the Central City Fundamental Design Guidelines and the South Waterfront Design Guidelines (copies previously provided).

Purpose Statements for standards needing a Modification

33.510.252 Purpose of Special Building Height Corridors and Tower Orientation. Special building heights along designated east-west corridors and tower orientation standards provide visual access to the Greenway from points west of the district, provide visual access to the Tualatin Hills from points east of the district, provide access to sunlight along designated streets, and encourage an urban form that is visually permeable and varied.

33.510.220 Purpose of Ground Floor Windows. In the Central City plan district, blank walls on the ground level of buildings are limited in order to:

- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;
 - Encourage continuity of retail and service uses;
 - Encourage surveillance opportunities by restricting fortress-like facades at street level; and
 - Avoid a monotonous pedestrian environment.
- The plan district modifications to the base zone standards for ground floor windows are intended to promote ground floor windows in a larger number of situations than in the base zones and to provide additional flexibility in meeting the standard.

33.510.225 Purpose of Ground Floor Active Use. The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards are also to help maintain a healthy urban district through the interrelationship of ground-floor building occupancy and street level accessible public uses and activities. Active uses include but are not limited to: lobbies, retail, residential, commercial, and office.

33.510.215 Purpose of Required Building Lines. Required building lines are intended to enhance the urban quality of the Central City plan district.

Background for SW Meade

Enhanced Pedestrian Streets – SW Meade

Frequently spaced, these streets (Gaines, Grover, Meade and Arthur) favor walkers with wider sidewalks and pedestrian scale street lighting. Gaines and Meade are streets where wide sidewalks incorporate layered plantings while managing stormwater. Both streets hold the potential to connect to Corbett/Terwilliger/Lair Hill either through an overcrossing (Gaines) or a pathway along I-5 and the Ross Island Bridge (Meade).

DESIGN STANDARDS

STREET CLASSIFICATION AND FUNCTION TABLE: STREETS

Enhanced Pedestrian Streets (Arthur, Meade, Gaines; excluding Grover)	Local Service Traffic Street	Two-way Distribute local traffic	Retail and services emphasis	62 feet 36 feet curb-to-curb
	Local Service Transit Street	Provide access to local services	On-street parking	
	Local Service Bikeway	Local transit service	Bicycle parking	
	City Walkway	Access to Greenway and transit services	Enhanced pedestrian environment	
	Local Service Truck Street	Bicycle access	Gaines: residential east of Bond and River Parkway	
	Minor Emergency Response Street	Two-way		

Please contact me with any questions or concerns.