

An aerial photograph of a city, likely Portland, Oregon, showing a river, several bridges, and a large, modern building. The image is overlaid with a semi-transparent blue filter. The text is white and positioned on the left side of the image.

KNIGHT CANCER RESEARCH BUILDING

OREGON HEALTH & SCIENCE
UNIVERSITY

DESIGN ADVICE REQUEST

21 MAY 2015

MEETING OBJECTIVES:

- Project Introduction
- Design Modification Request
- Next Steps

KNIGHT CANCER CHALLENGE

KNIGHT CANCER CHALLENGE

- \$1 Billion for Cancer Research
- This transformative gift has accelerated our development timeline
- \$200 million investment from the State of Oregon in OHSU facilities
- A project of national significance



OHSU CAMPUS DEVELOPMENT

SCHNITZER CAMPUS MASTER PLAN



SCHNITZER CAMPUS MASTER PLAN



SCHNITZER CAMPUS PHASING




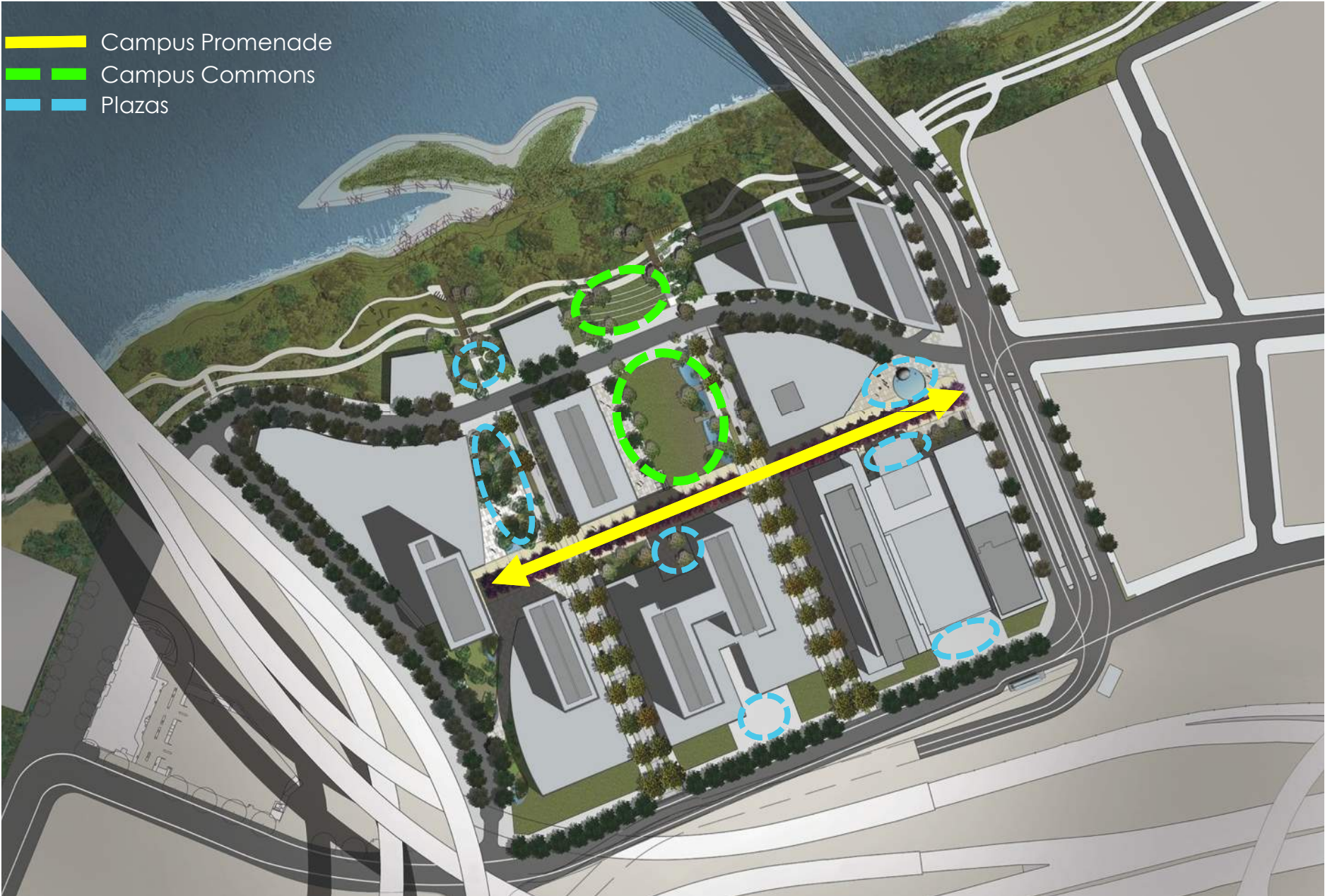
MINIMUM PROGRAM TARGETS

Minimum program targets per sub-area to achieve the Schnitzer Campus's two million SF development program (not including parking).





CAMPUS PROMENADE, COMMONS & PLAZAS

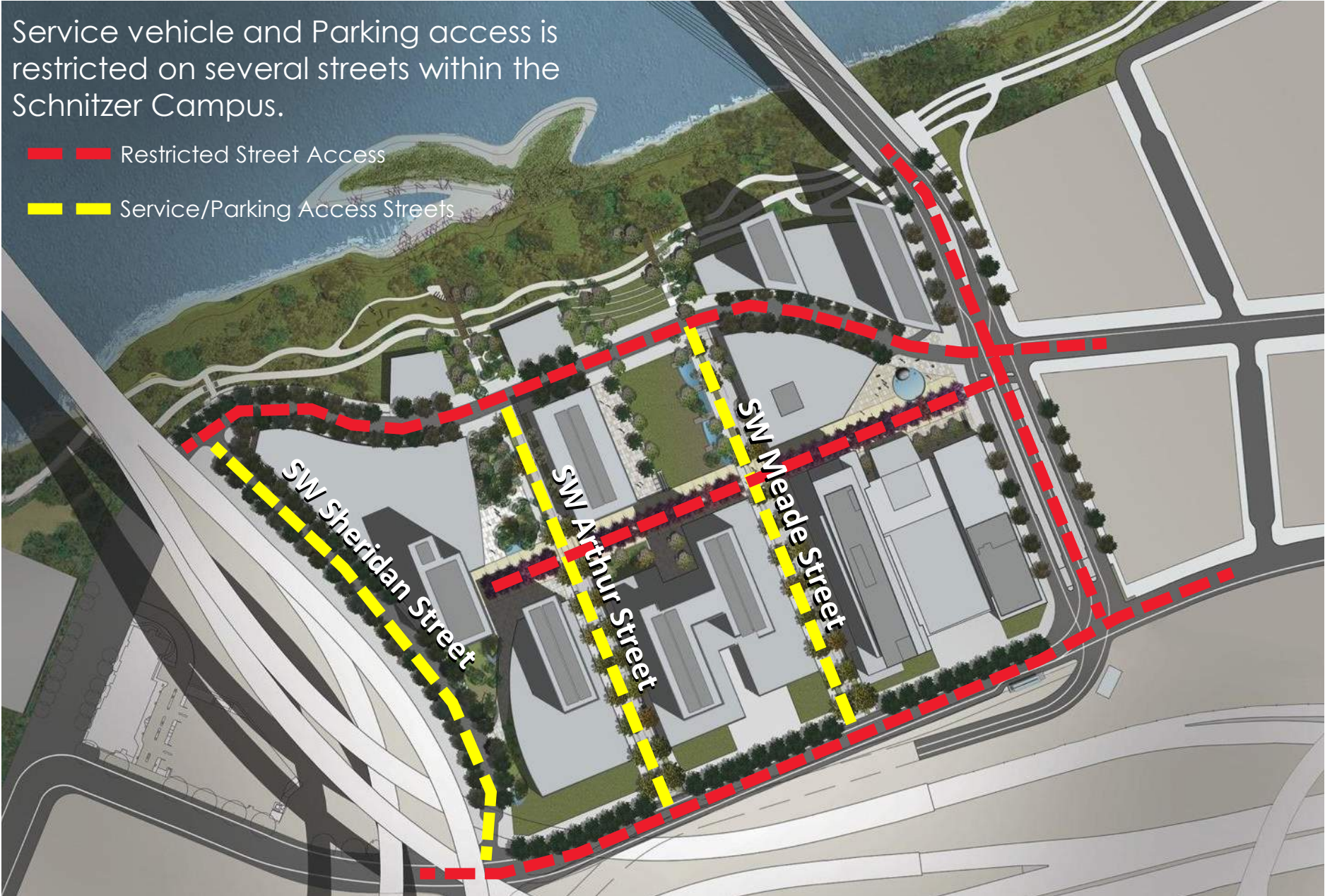
-  Campus Promenade
-  Campus Commons
-  Plazas



RESTRICTED STREET ACCESS

Service vehicle and Parking access is restricted on several streets within the Schnitzer Campus.

-  Restricted Street Access
-  Service/Parking Access Streets



DESIGN DRIVERS

DESIGN DRIVERS: BUILDING CONCEPT

“To create a culture that truly promotes a collegial, collaborative environment where game-changing science can occur.”

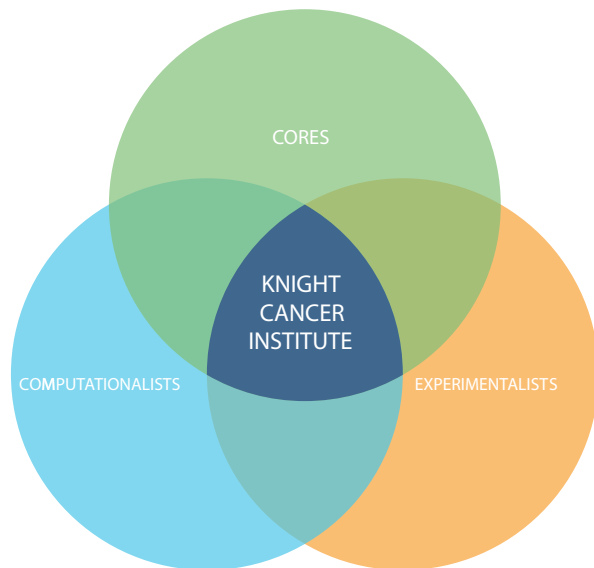
- *Guiding Principles*

“We’re truly creating a new building that doesn’t exist in the world today.”

- *Tom Beer*

“Don’t let the building get in the way ...”

- *Steve Stadum*



DESIGN DRIVERS: GUIDING PRINCIPLES

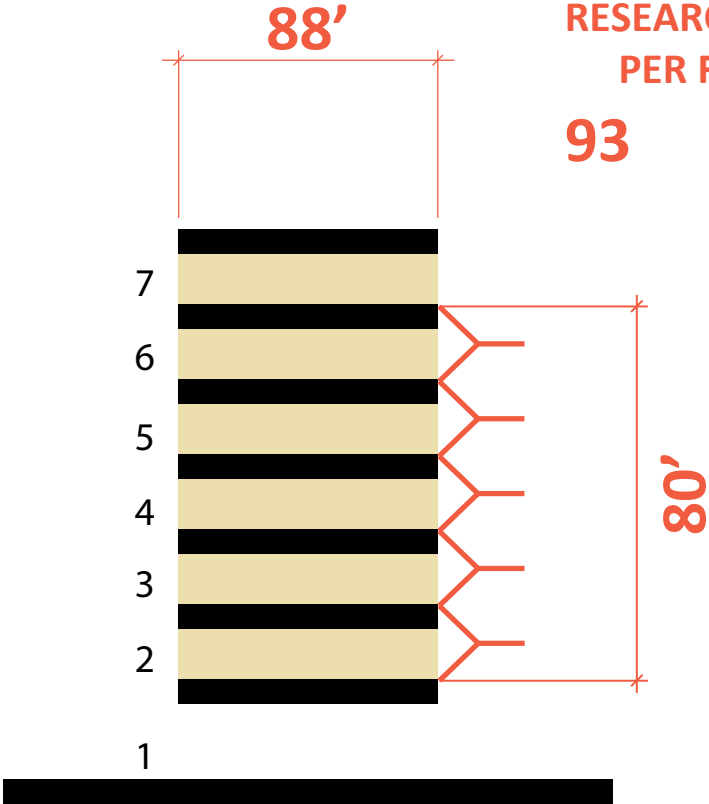
- **Connect Everywhere**
- **High-Performance Workplace**
- **Functional & Flexible**
- **Team Science**



DESIGN DRIVERS: PROMOTING INTERACTION

6 FLOORS

24,400 SF/FL



**NARROW
FLOOR**

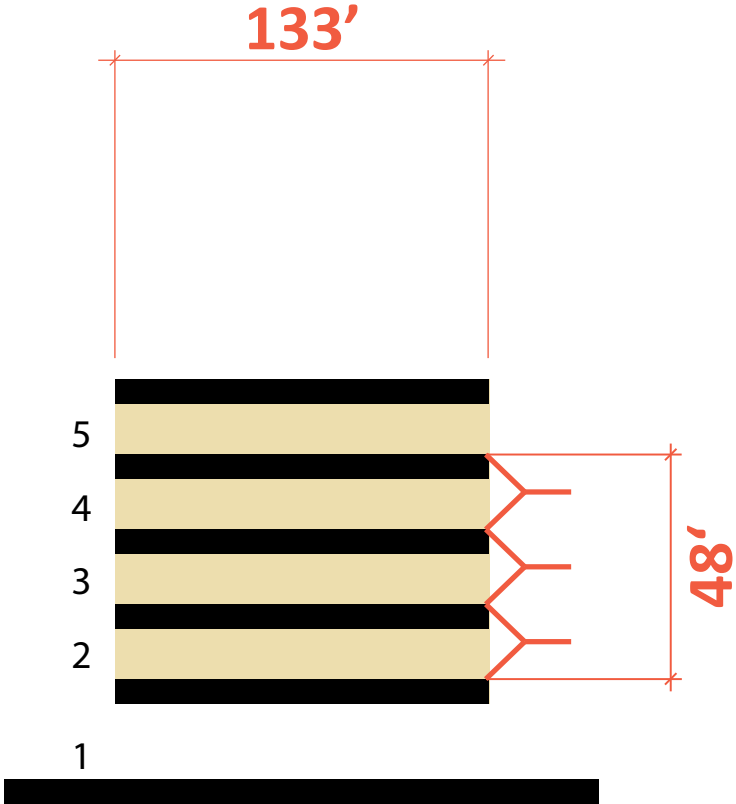
**RESEARCH STAFF
PER FLOOR**

93

139

4 FLOORS

42,000 SF/FL



WIDE FLOOR

DESIGN DRIVERS: PROMOTING INTERACTION

- LAB
- LAB SUPPORT
- OFFICE

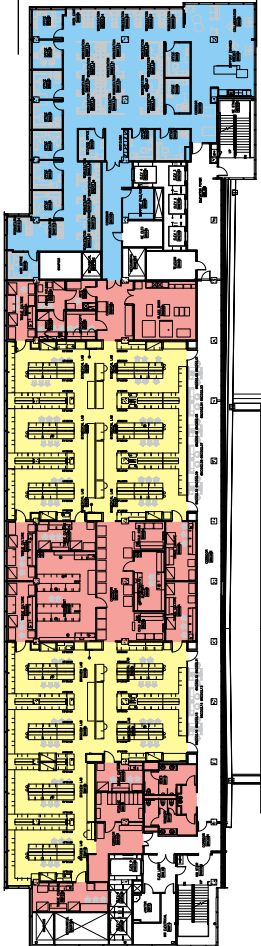
NARROW FLOOR PLATE

80'-0"



WEILL CORNELL

75'-0"



CLSB SKOURTES
TOWER

DESIGN DRIVERS: PROMOTING INTERACTION

- LAB
- LAB SUPPORT
- OFFICE

NARROW FLOOR PLATE



WEILL CORNELL

CLSB SKOURTES TOWER

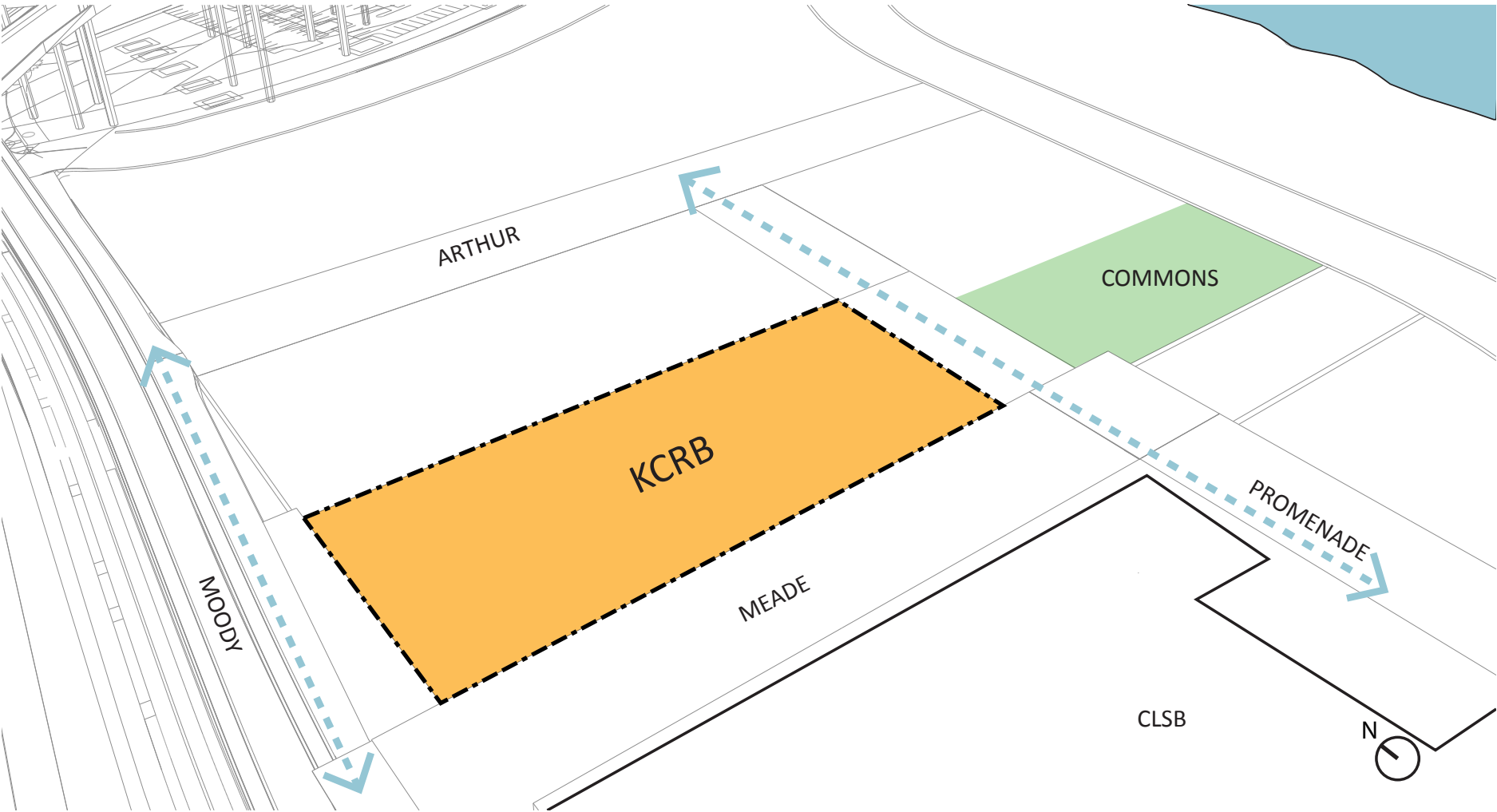
WIDE FLOOR PLATE



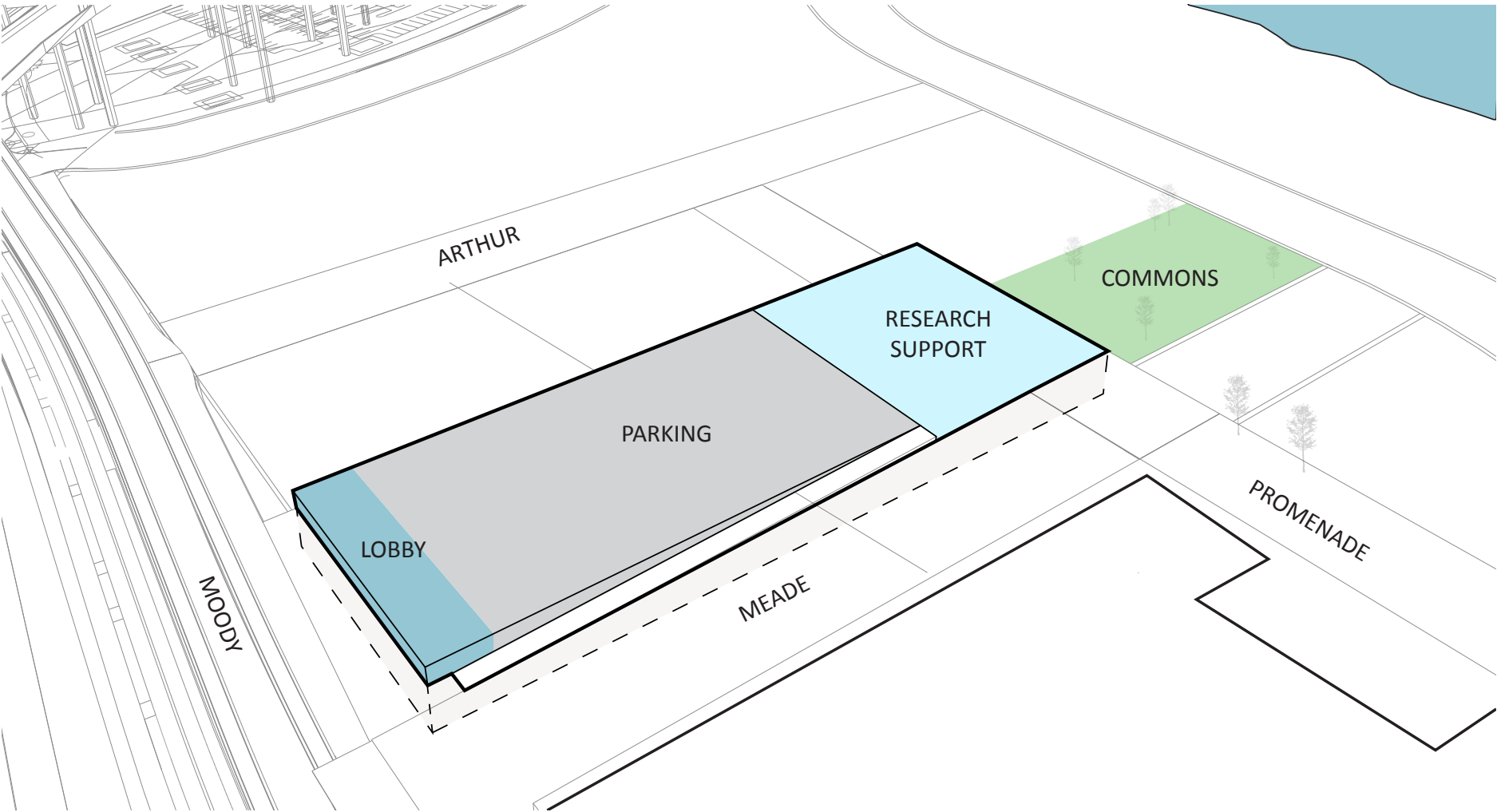
UC San Francisco

Children's Hospital of Philadelphia

DESIGN DRIVERS: PROGRAM STACKING

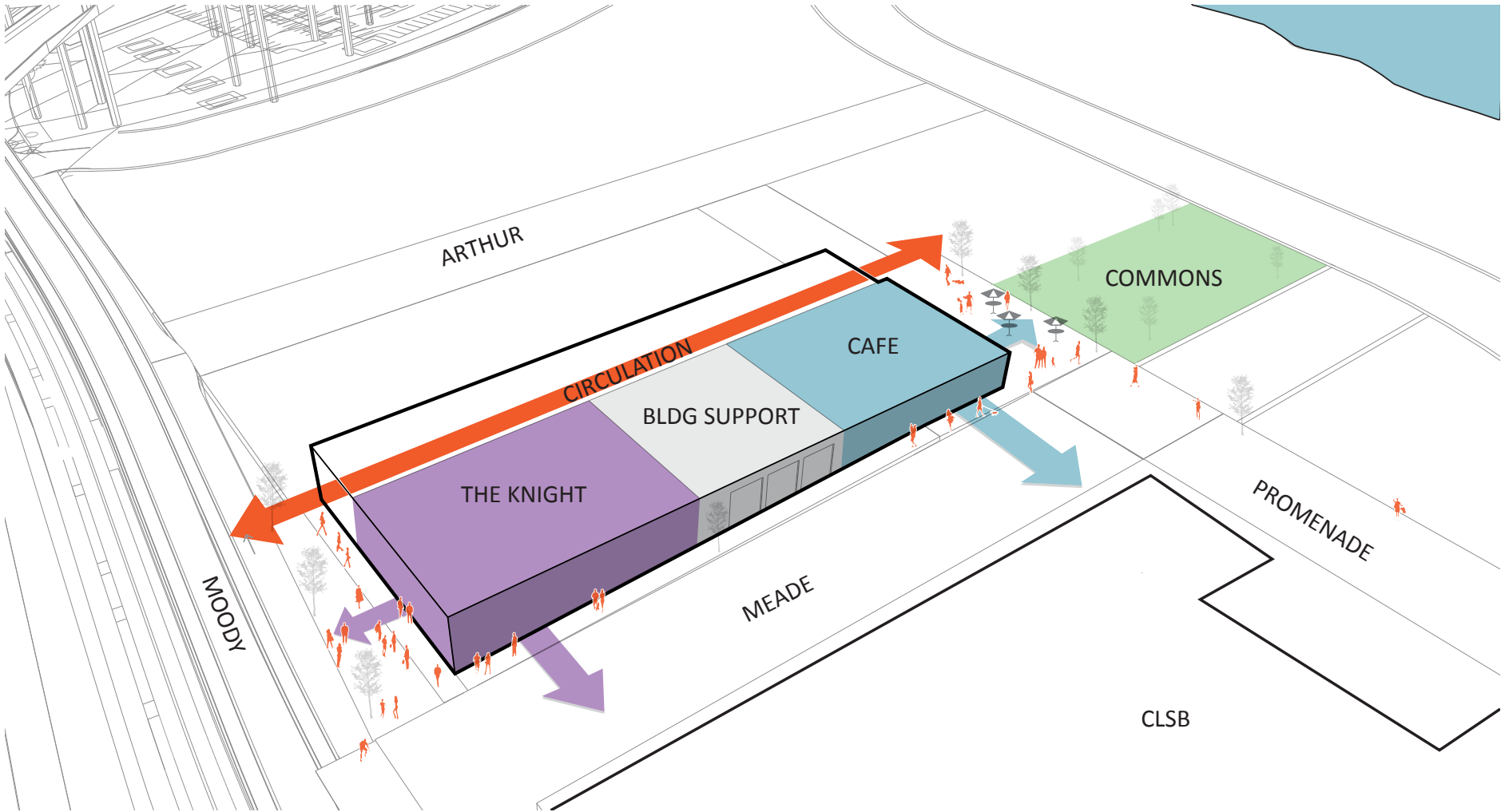


DESIGN DRIVERS: PROGRAM STACKING



PARKING 

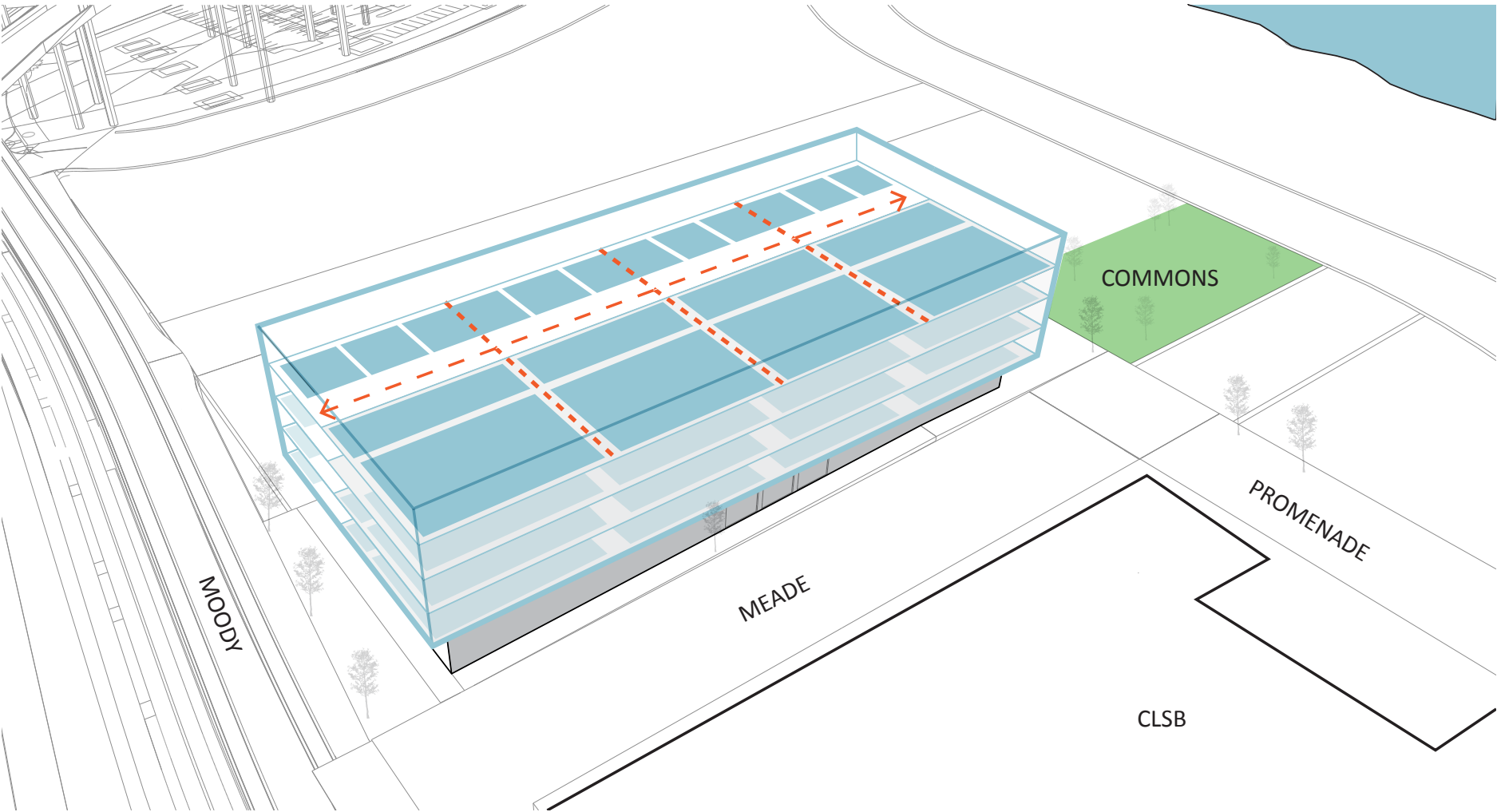
DESIGN DRIVERS: PROGRAM STACKING



GROUND FLOOR



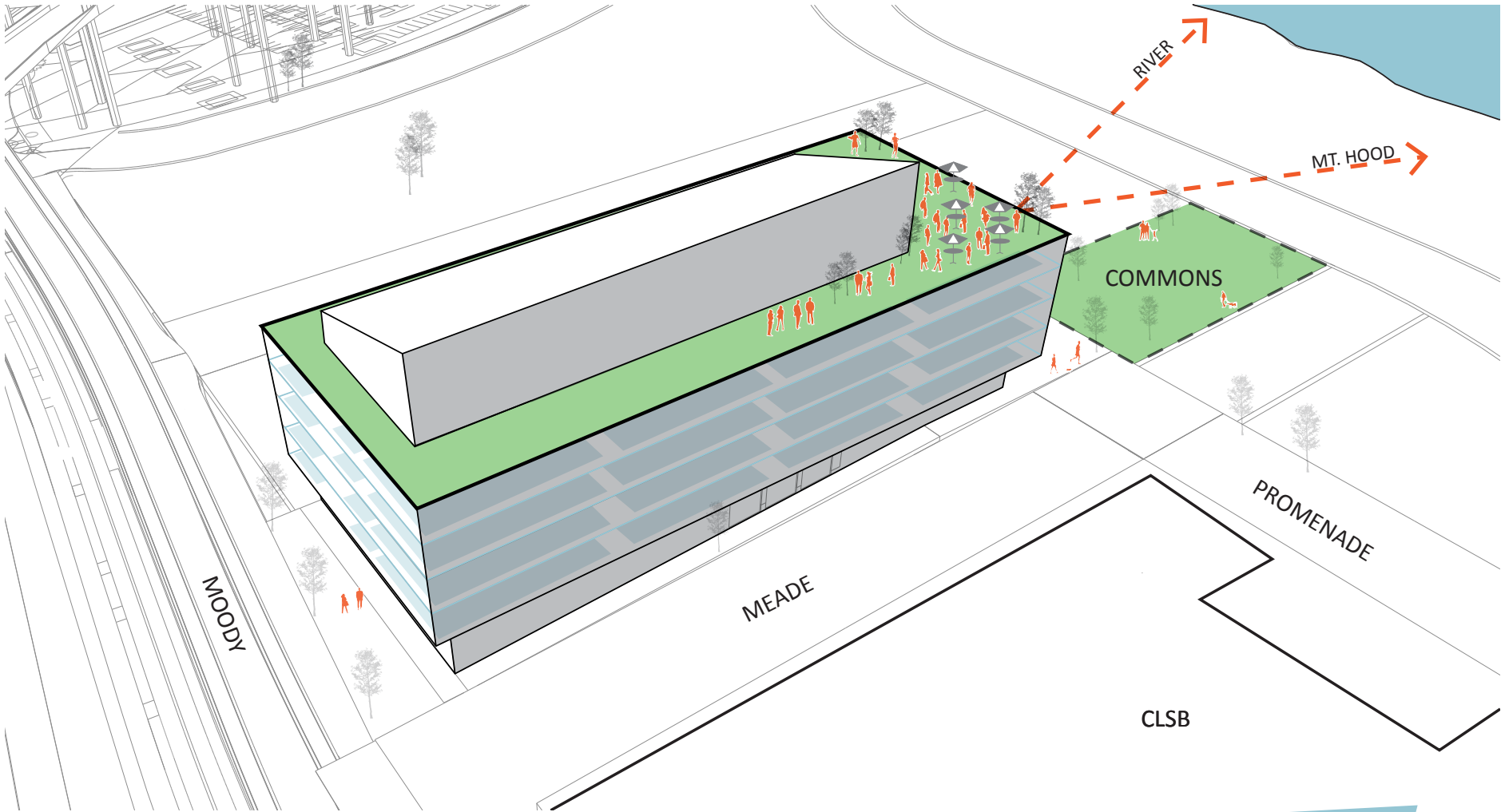
DESIGN DRIVERS: PROGRAM STACKING



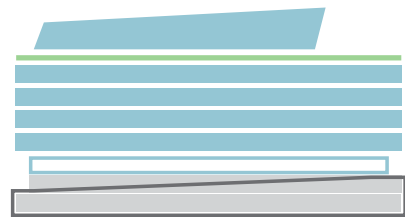
RESEARCH



DESIGN DRIVERS: PROGRAM STACKING



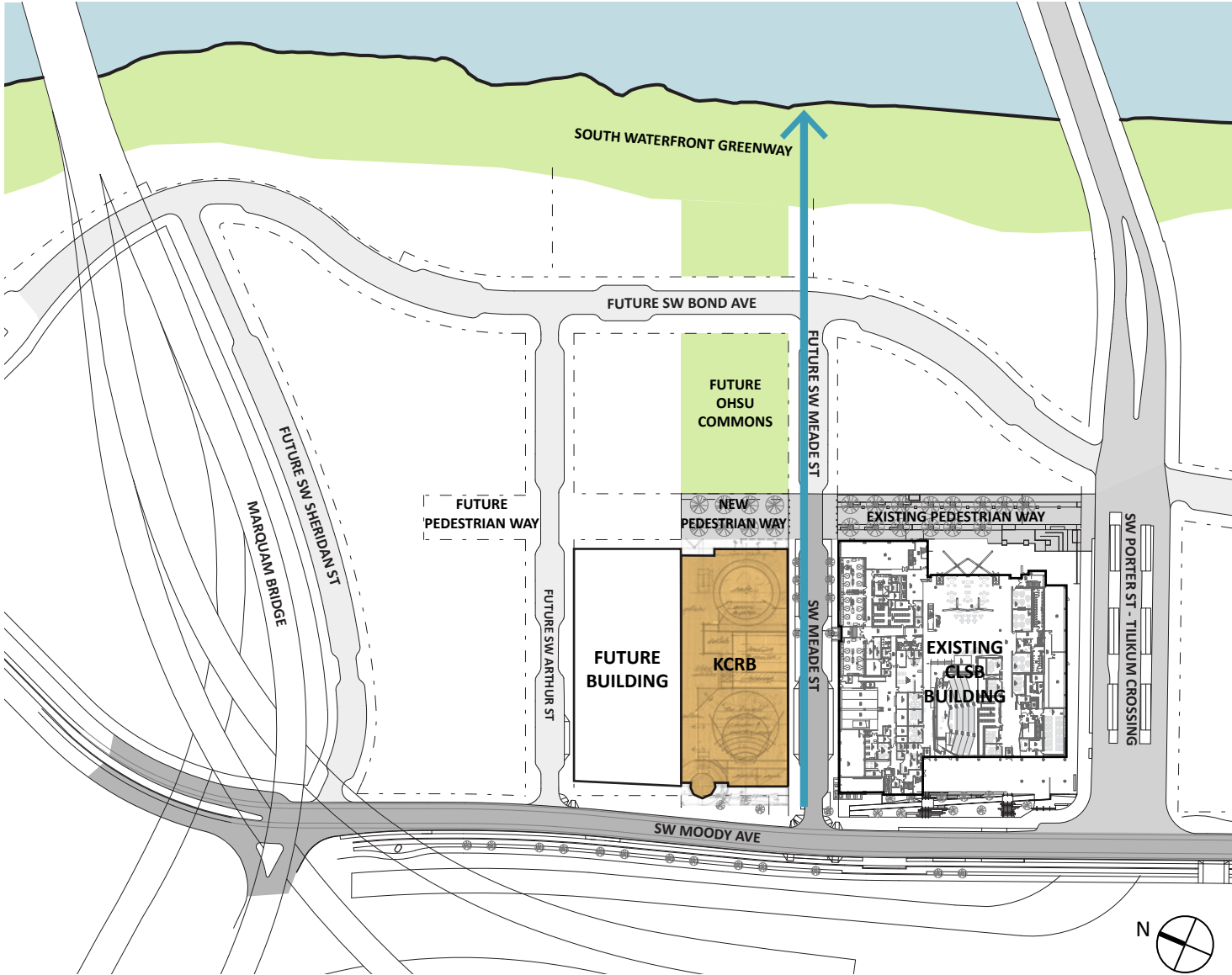
ROOF TERRACE



DESIGN DRIVERS: EXISTING SITE

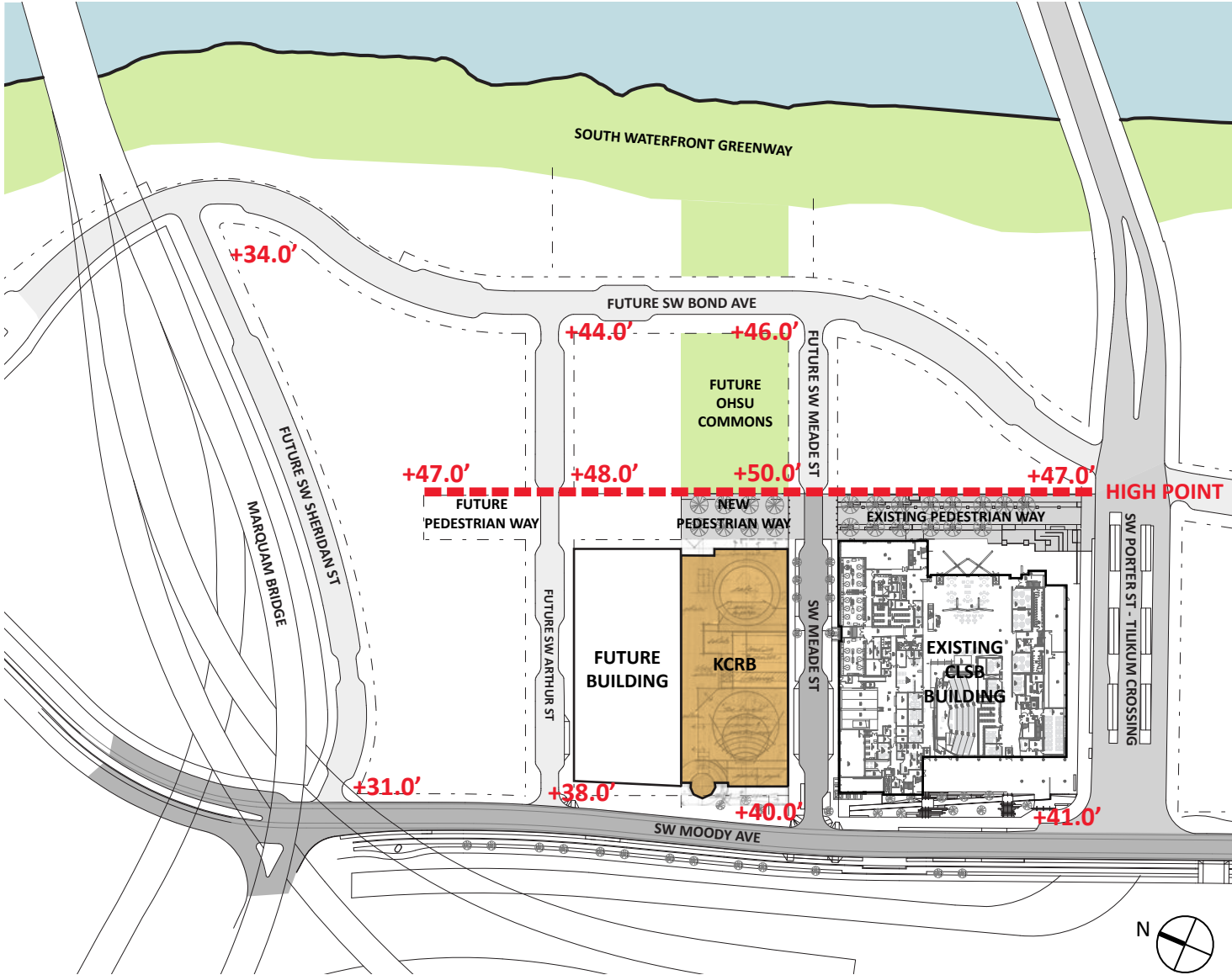


DESIGN DRIVERS: SPECIAL BUILDING HEIGHT CORRIDOR

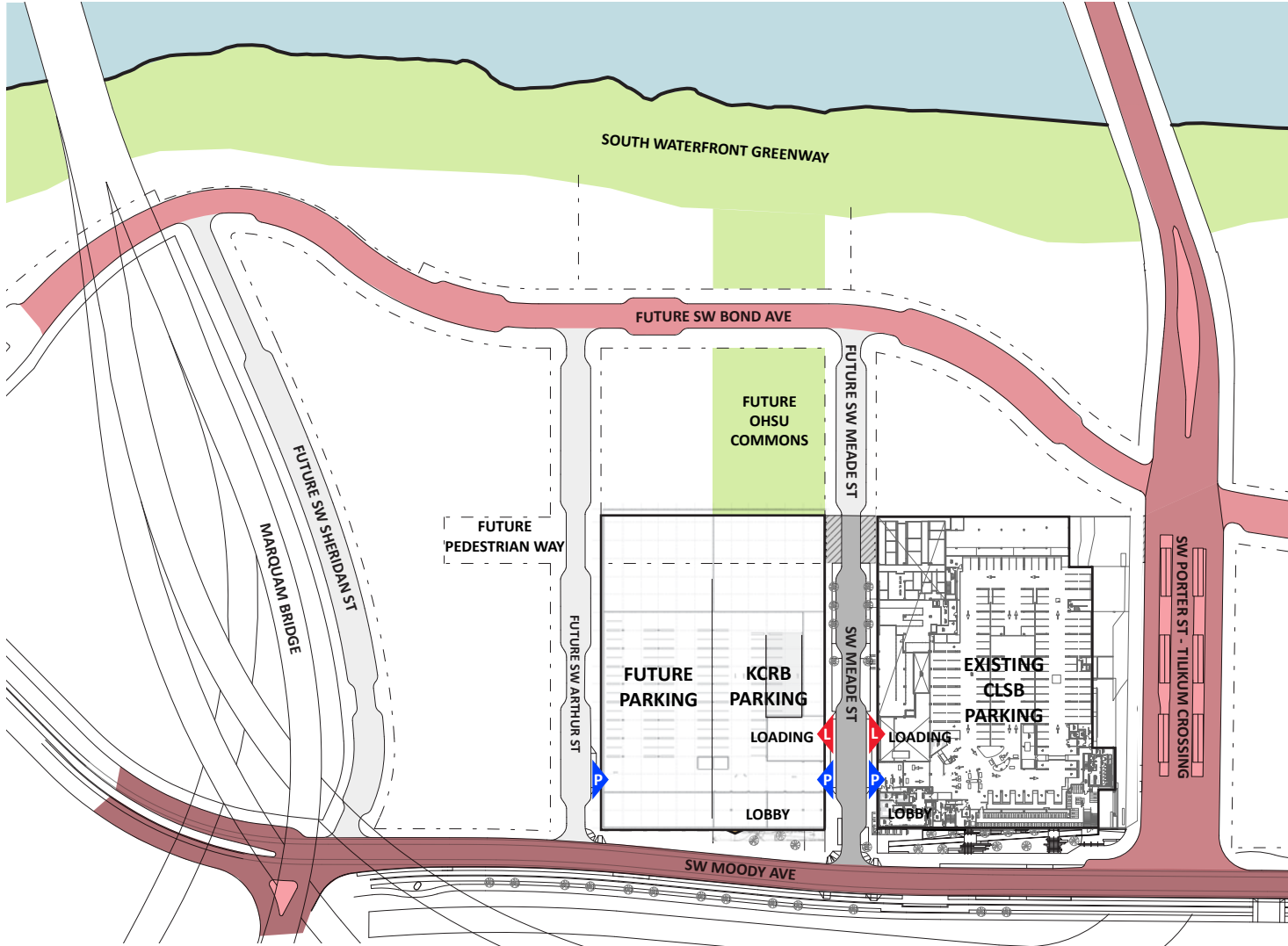


 SPECIAL BUILDING HEIGHT CORRIDOR

DESIGN DRIVERS: GRADE ELEVATION



DESIGN DRIVERS: VEHICULAR ACCESS



 RESTRICTED STREET ACCESS (MAP 510-9)

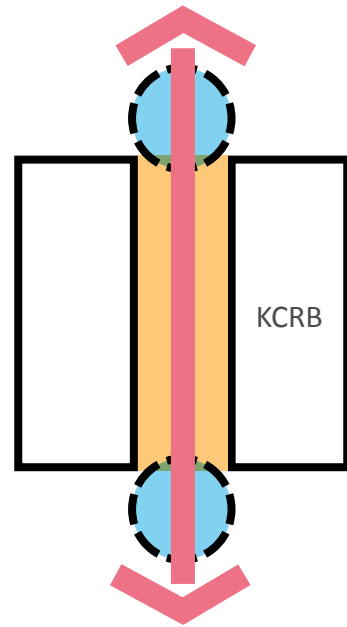
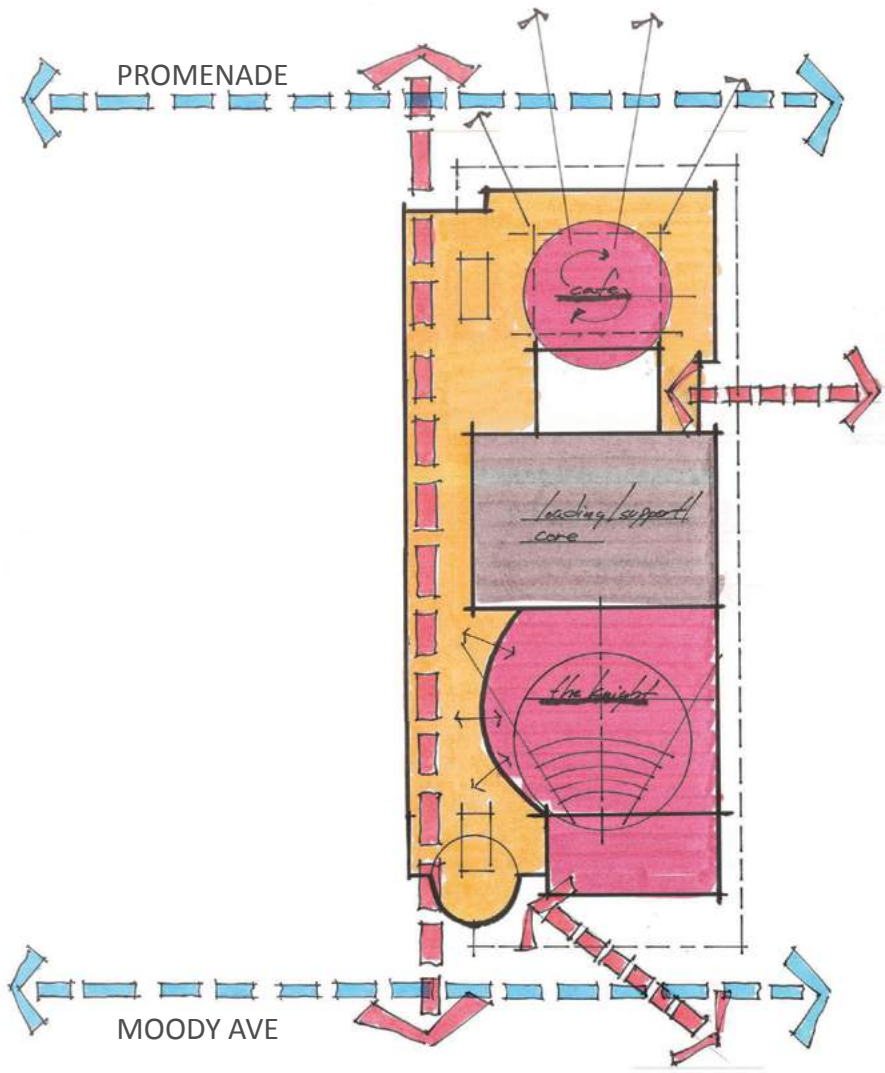
 LOADING ACCESS

 PARKING ACCESS



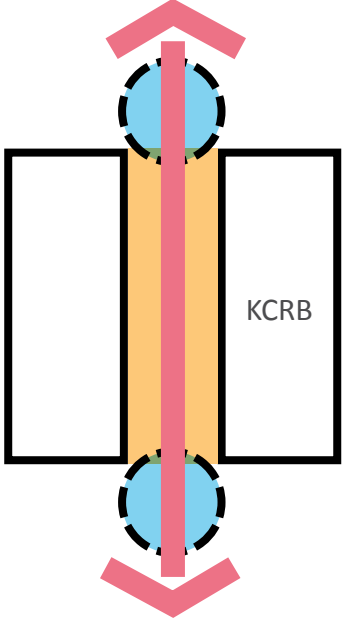
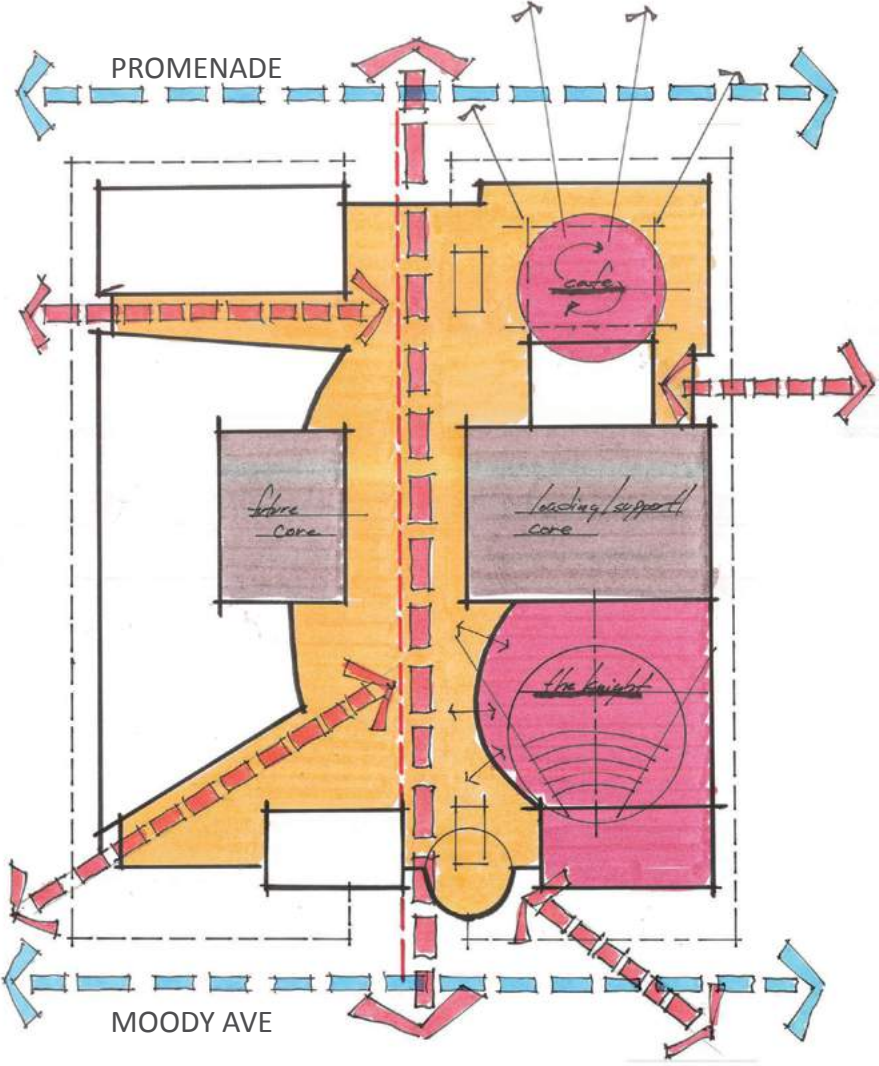
DESIGN DRIVERS: FULL BLOCK APPROACH

FIRST FLOOR

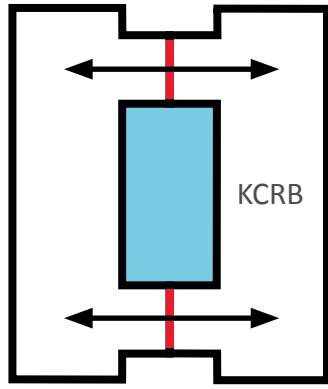
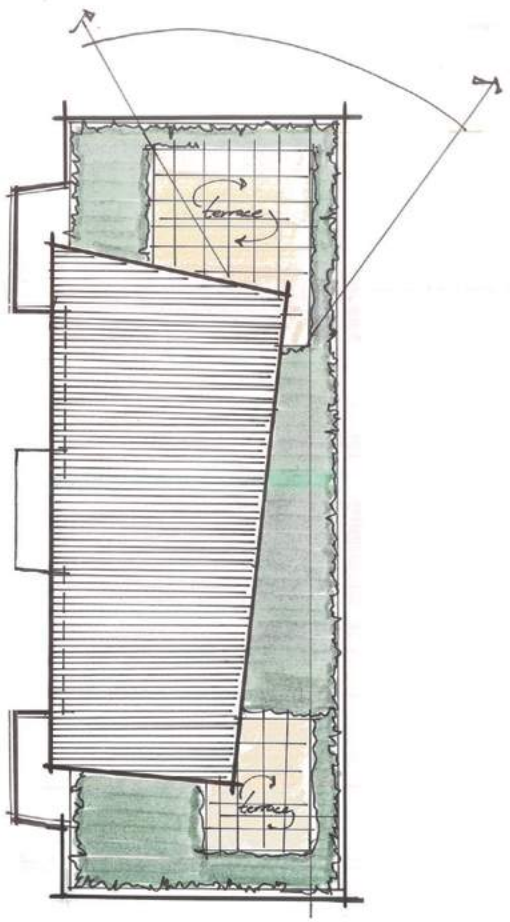


DESIGN DRIVERS: FULL BLOCK APPROACH

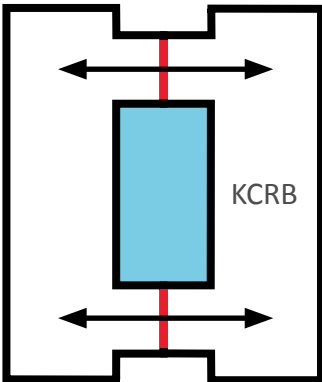
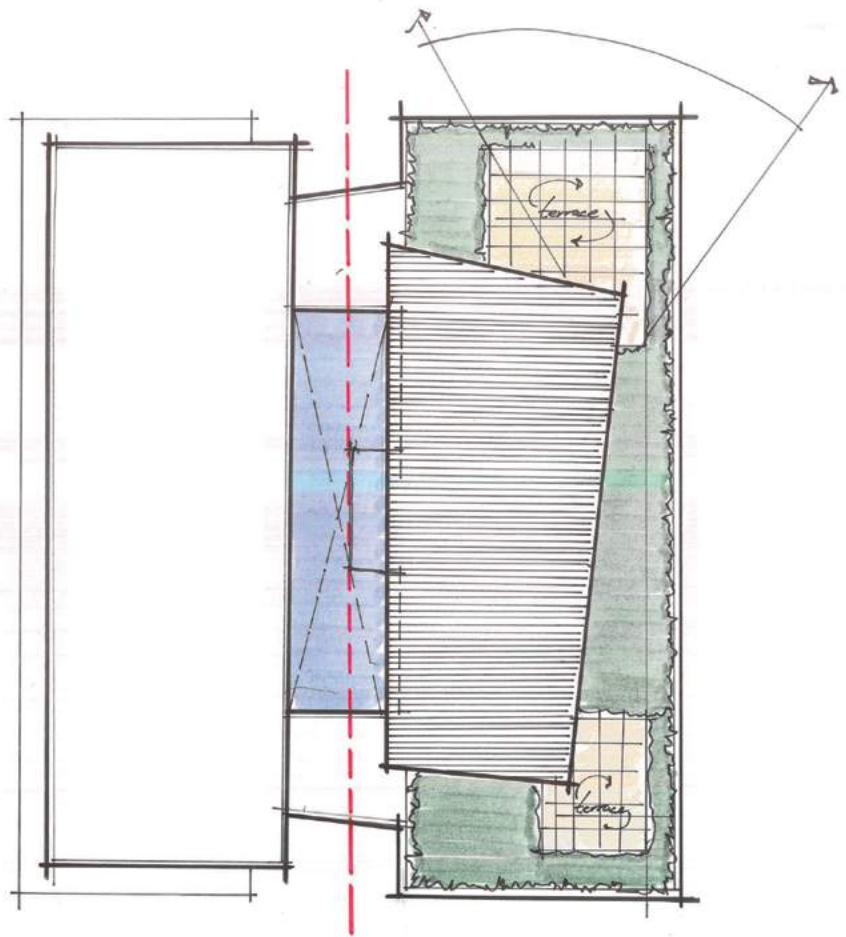
FIRST FLOOR



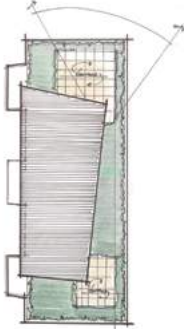
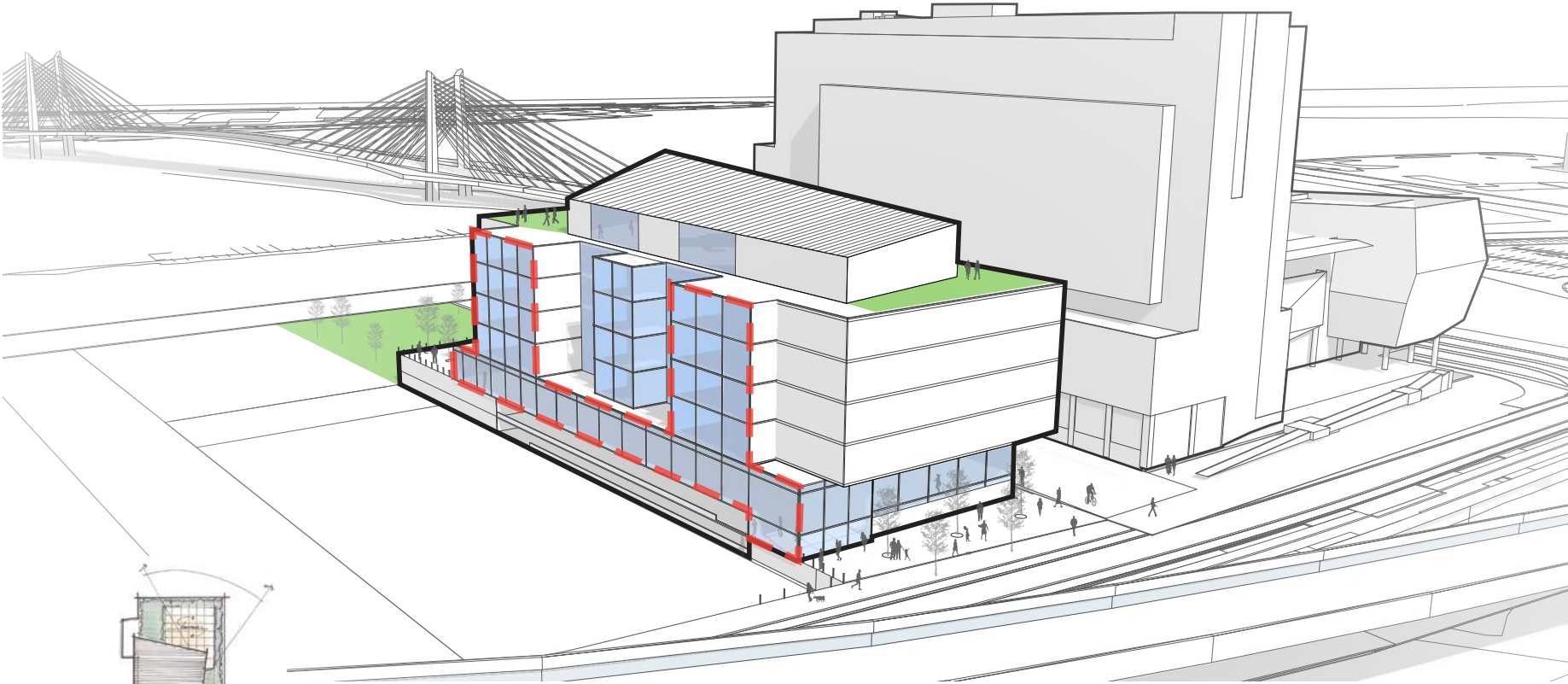
DESIGN DRIVERS: FULL BLOCK APPROACH ROOF TERRACE



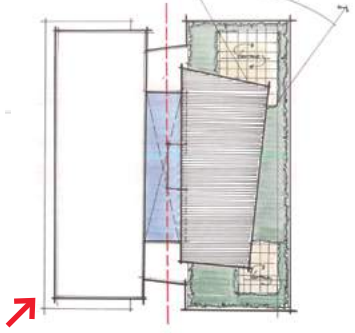
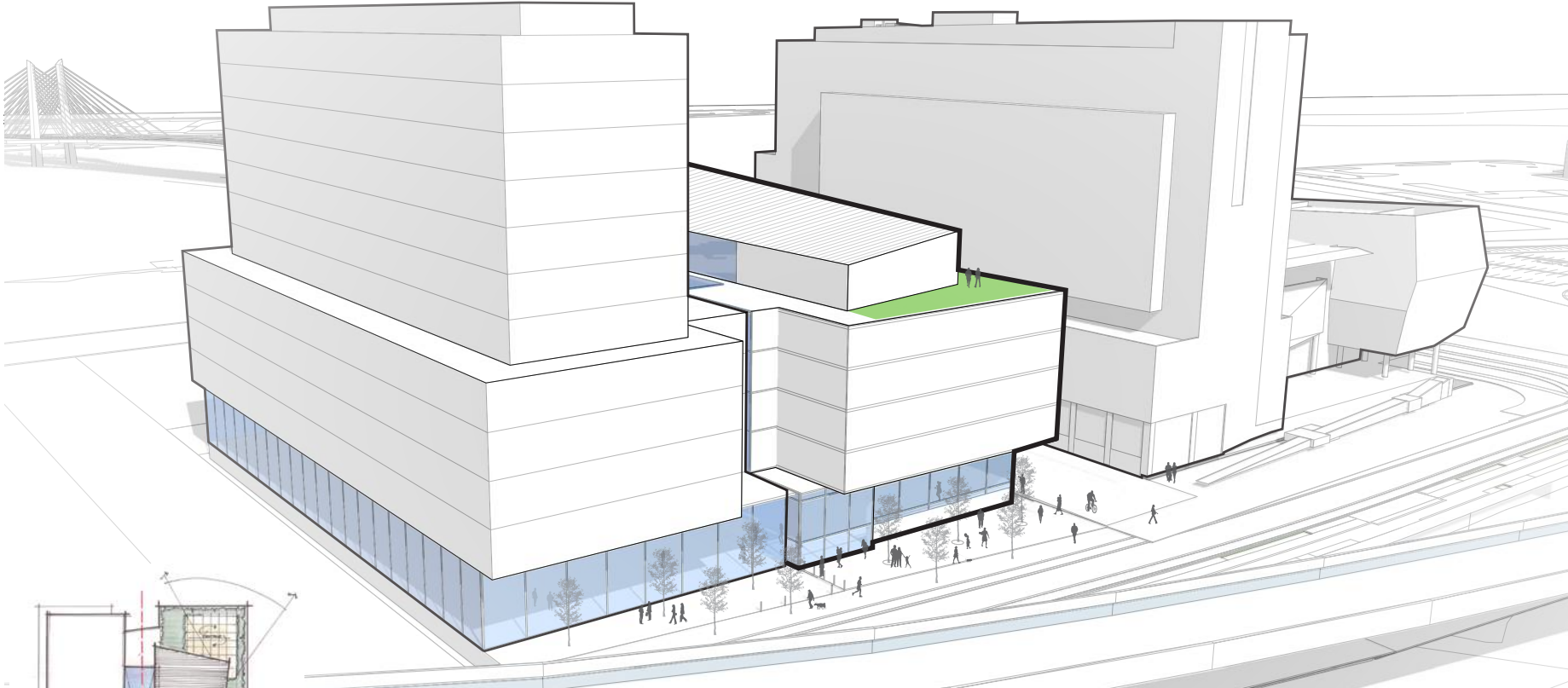
DESIGN DRIVERS: FULL BLOCK APPROACH ROOF TERRACE



DESIGN DRIVERS: NORTH ELEVATION

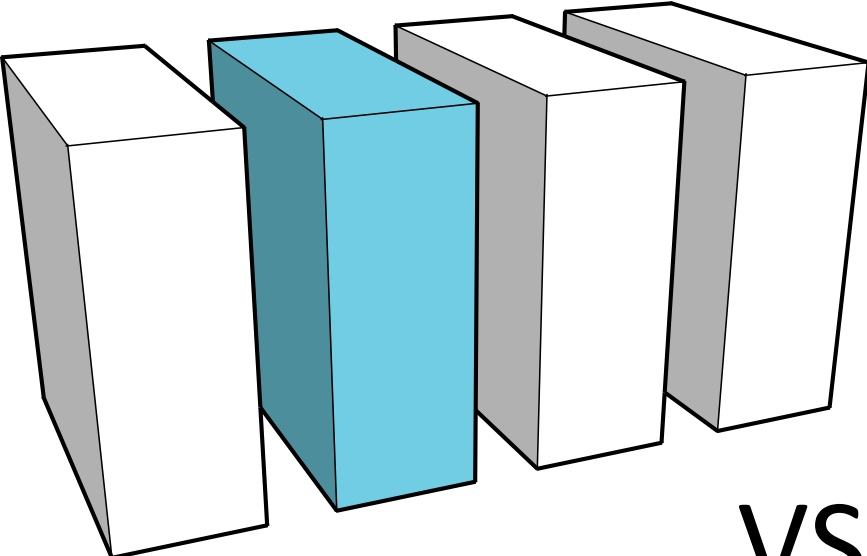


DESIGN DRIVERS: NORTH ELEVATION

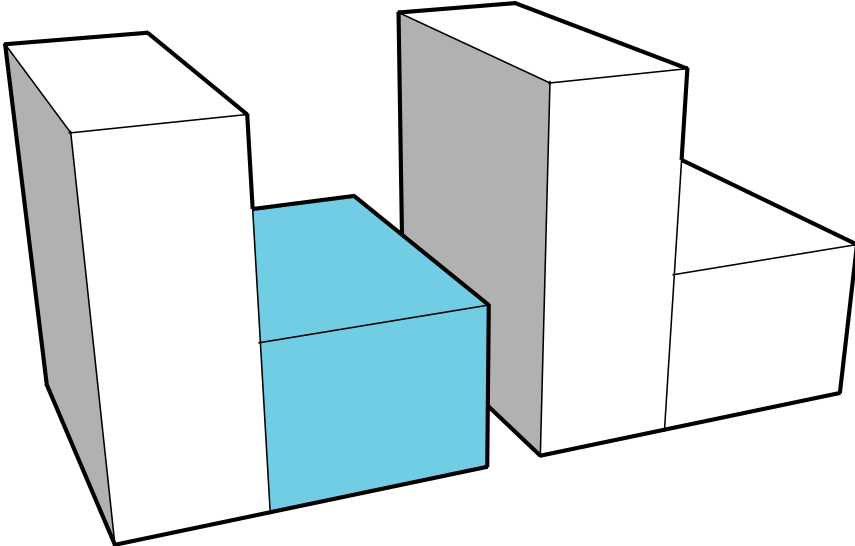


DESIGN MODIFICATION

DESIGN MODIFICATION: CONCEPT



VS.

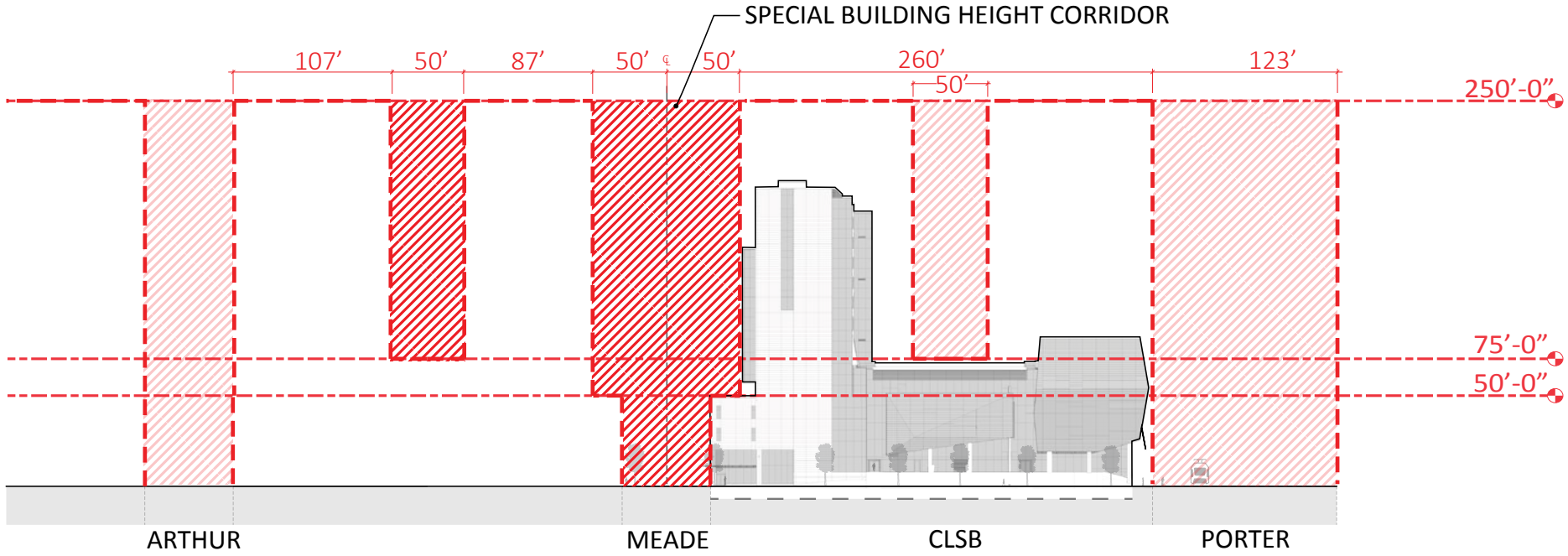


DESIGN MODIFICATION: SPECIAL BUILDING HEIGHT CORRIDOR

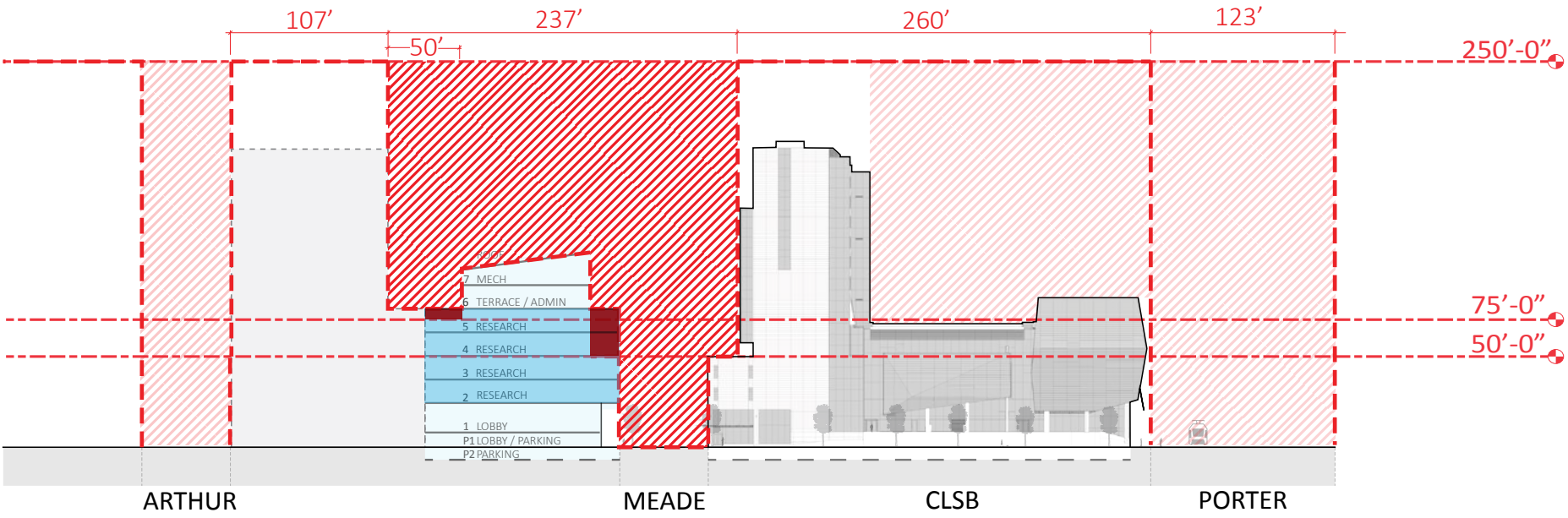
Special building heights along designated east-west corridors and tower orientation standards provide:

- 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 **LIGHT** along designated streets
- Encourage an urban form that is visually **PERMEABLE & VARIED**

DESIGN MODIFICATION: CURRENT ZONING



DESIGN MODIFICATION: PROPOSED BUILDING EXTENT



DESIGN MODIFICATION: VIEW OF NARROW FLOOR PLATE



DESIGN MODIFICATION: VIEW OF WIDE FLOOR PLATE

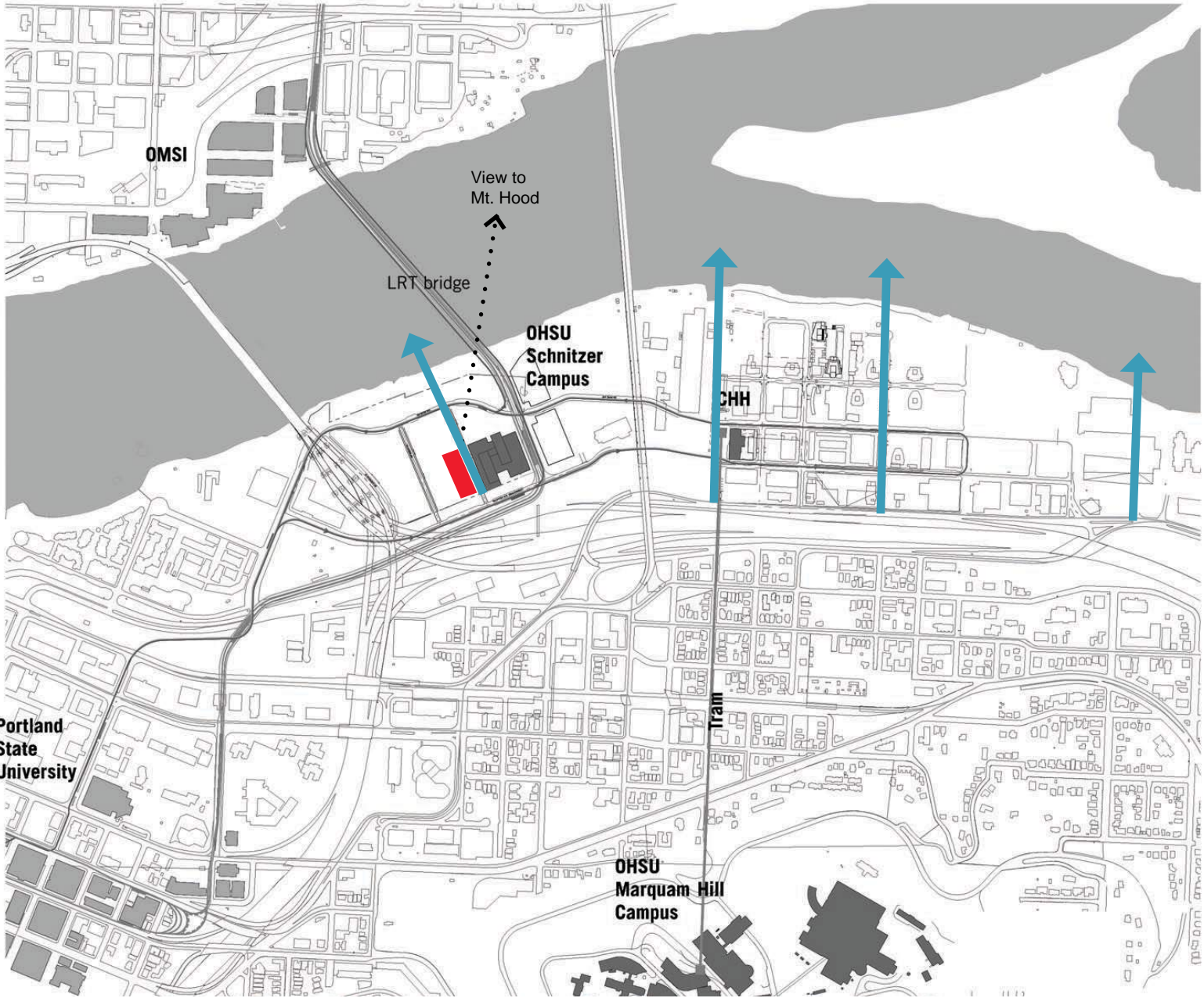


DESIGN MODIFICATION: SPECIAL BUILDING HEIGHT CORRIDOR

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DESIGN MODIFICATION: SPECIAL BUILDING HEIGHT CORRIDOR



OMSI

View to
Mt. Hood

LRT bridge

OHSU
Schnitzer
Campus

CHH

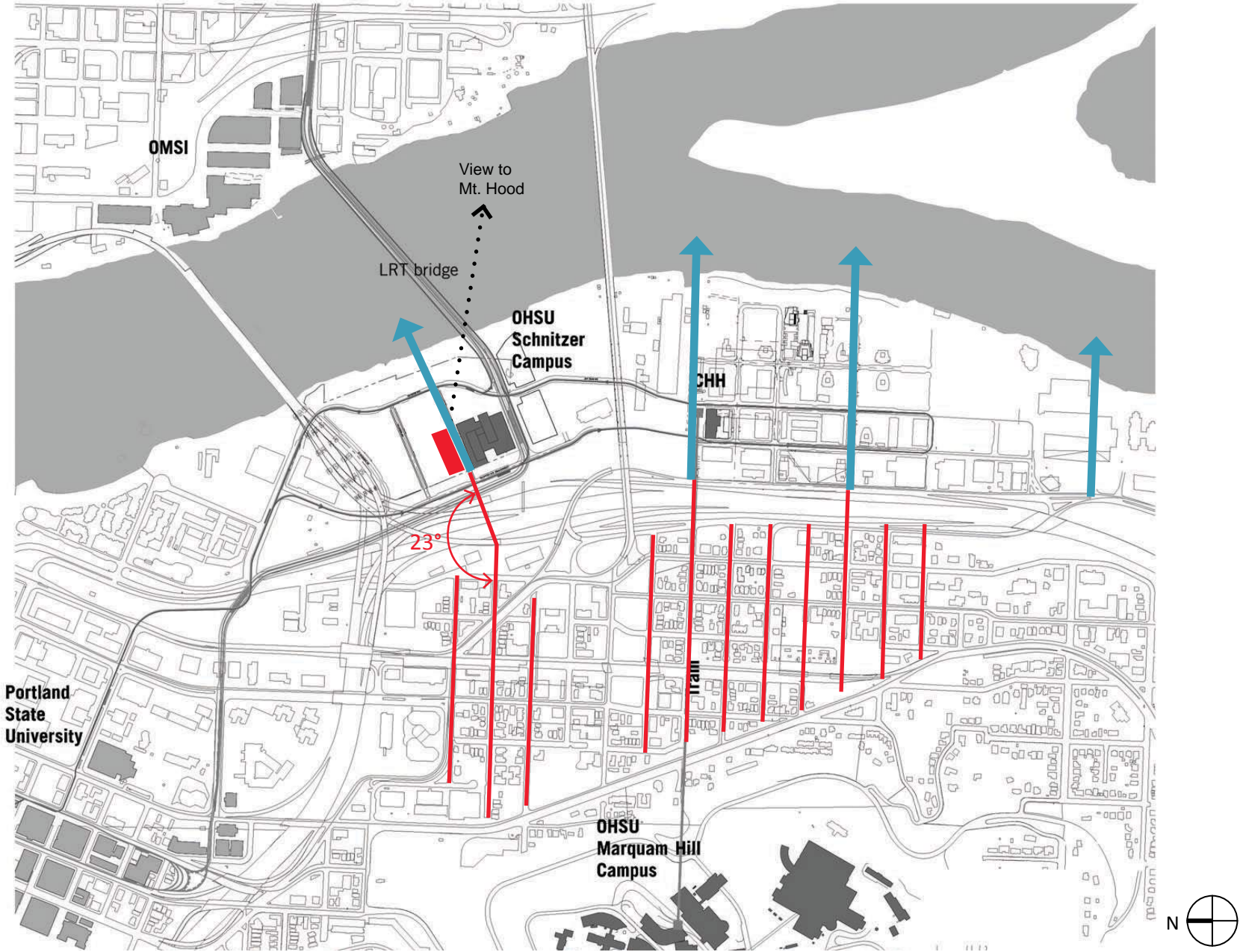
Portland
State
University

Tram

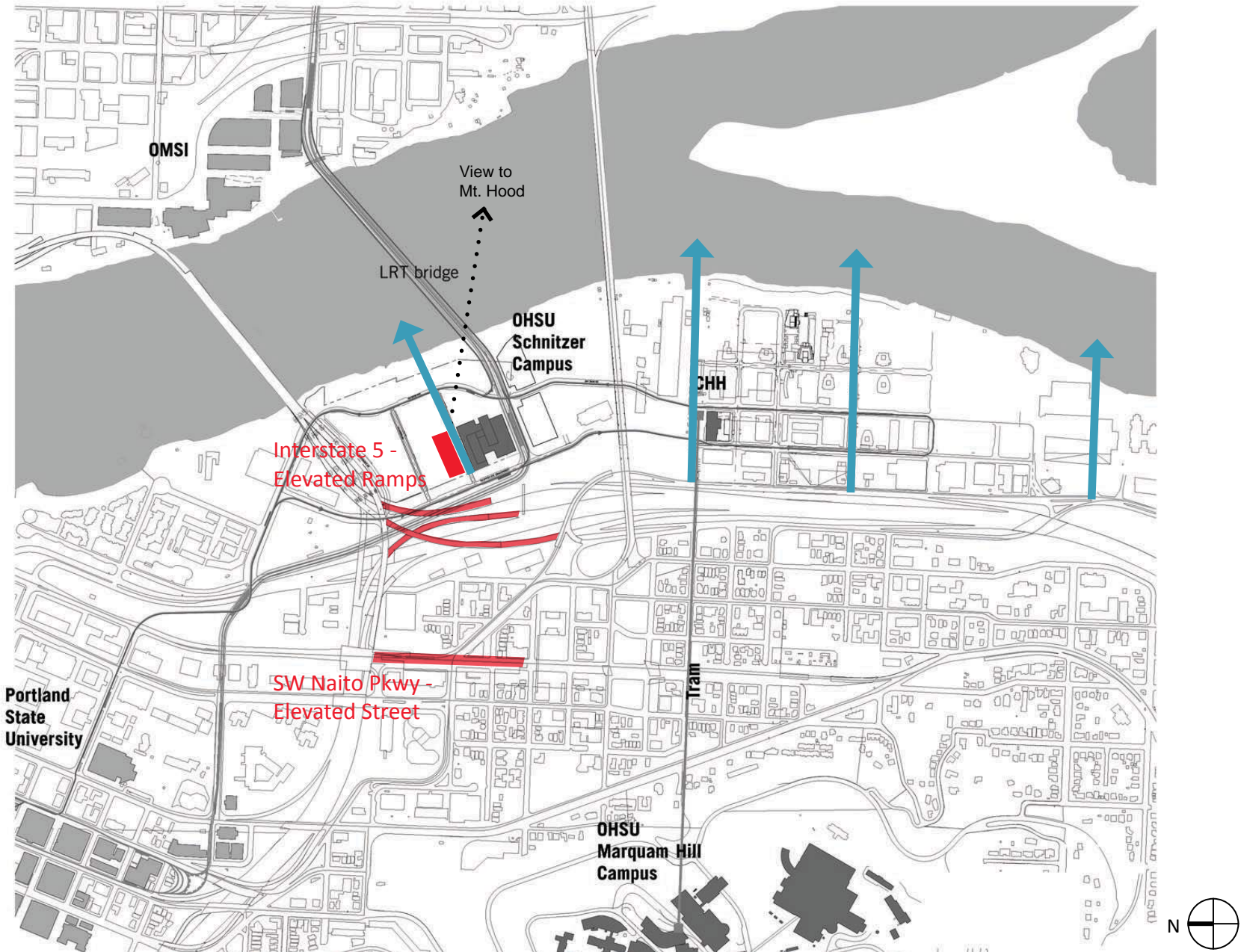
OHSU
Marquam Hill
Campus



DESIGN MODIFICATION: VIEWS FROM THE WEST



DESIGN MODIFICATION: VIEWS FROM THE WEST



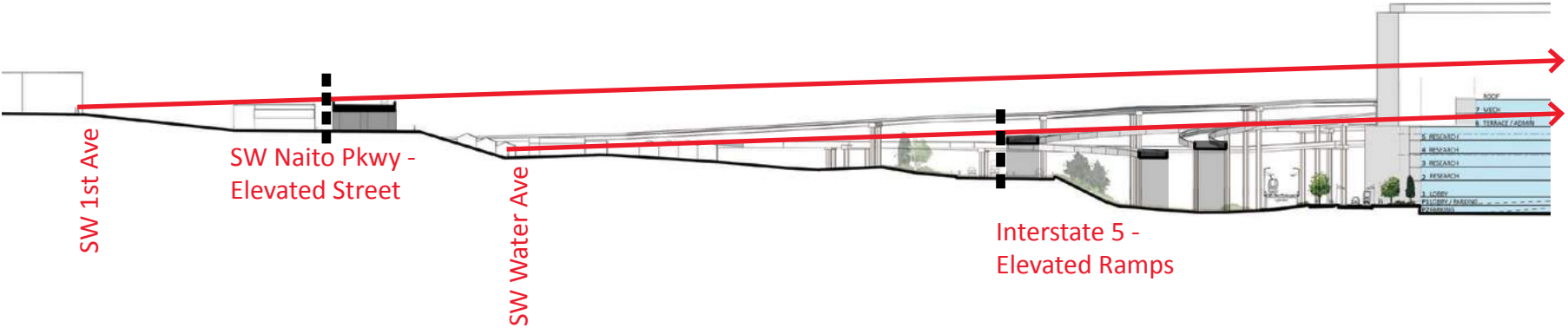
DESIGN MODIFICATION: VIEWS FROM THE WEST



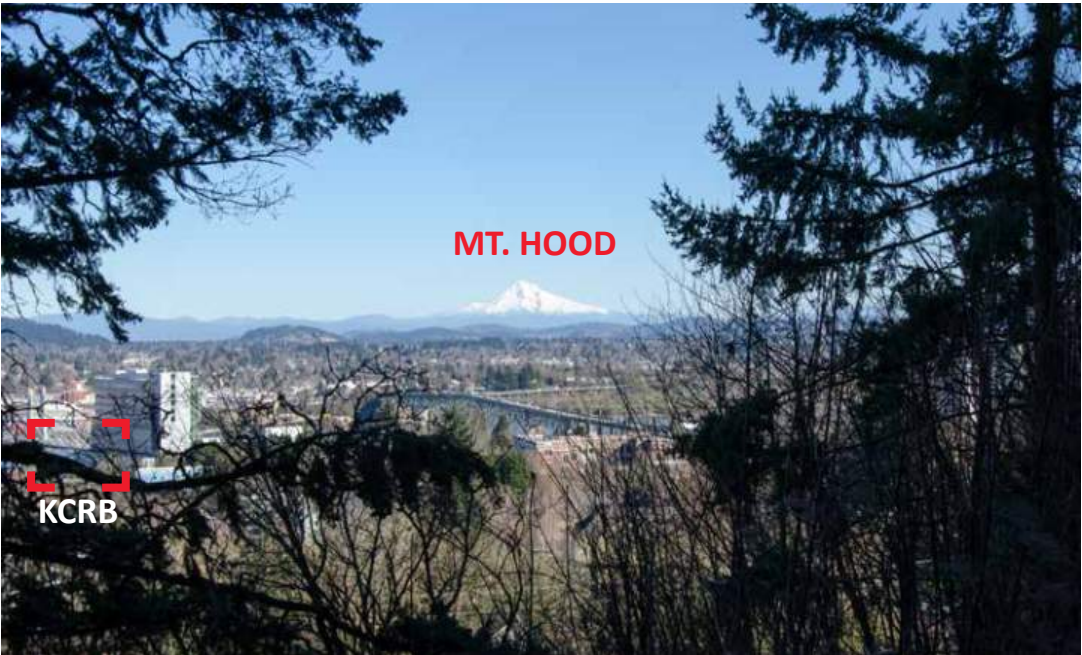
View from Arthur Street at SW 1st Ave



View from Arthur Street at SW Water Ave

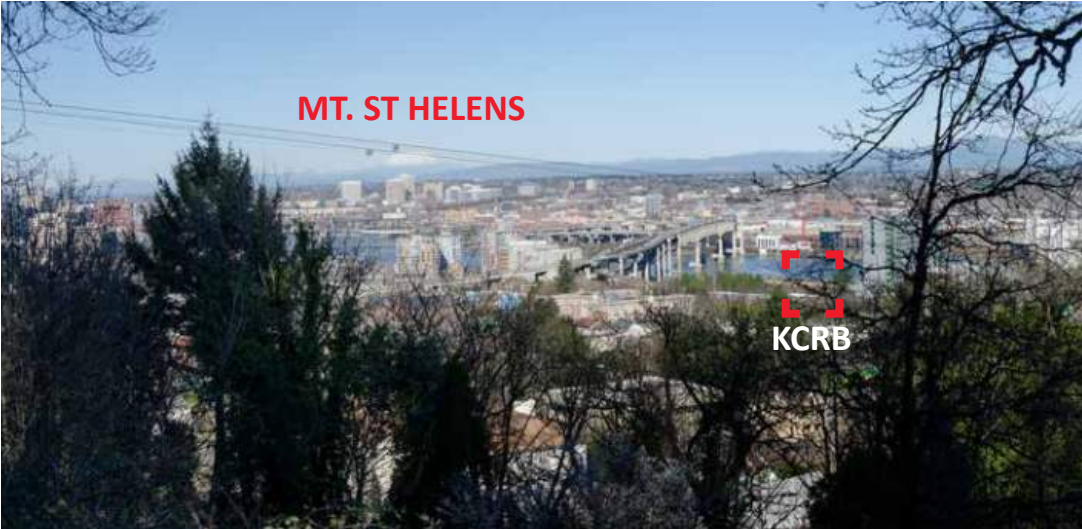


DESIGN MODIFICATION: VIEWS FROM THE WEST



South Waterfront Public Views & Visual Permeability Assessment

Scenic Resource Inventory



DESIGN MODIFICATION: VIEWS FROM THE EAST



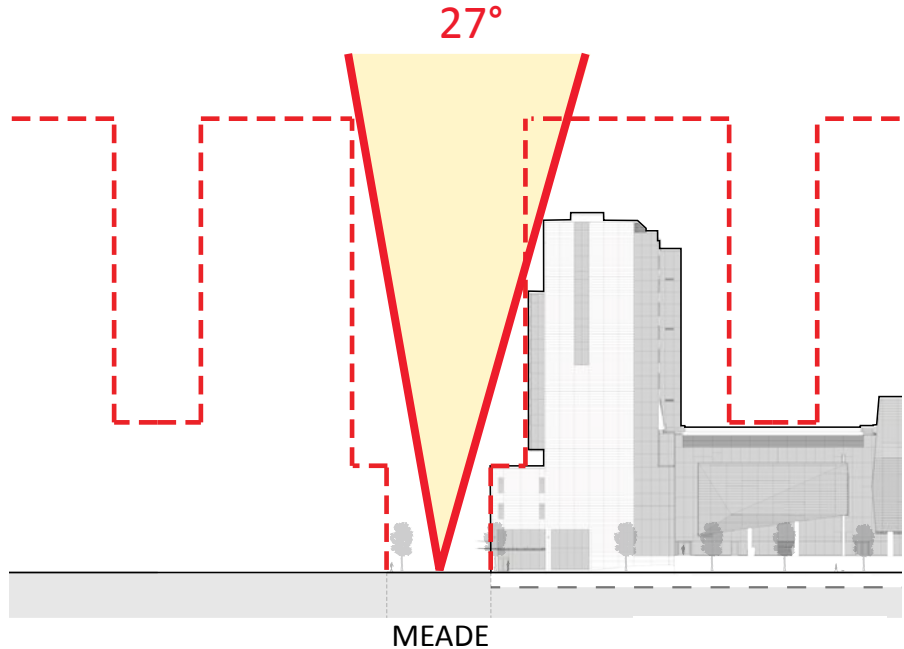
View from Greenway Trail at OMSI

DESIGN MODIFICATION: ACCESS TO LIGHT

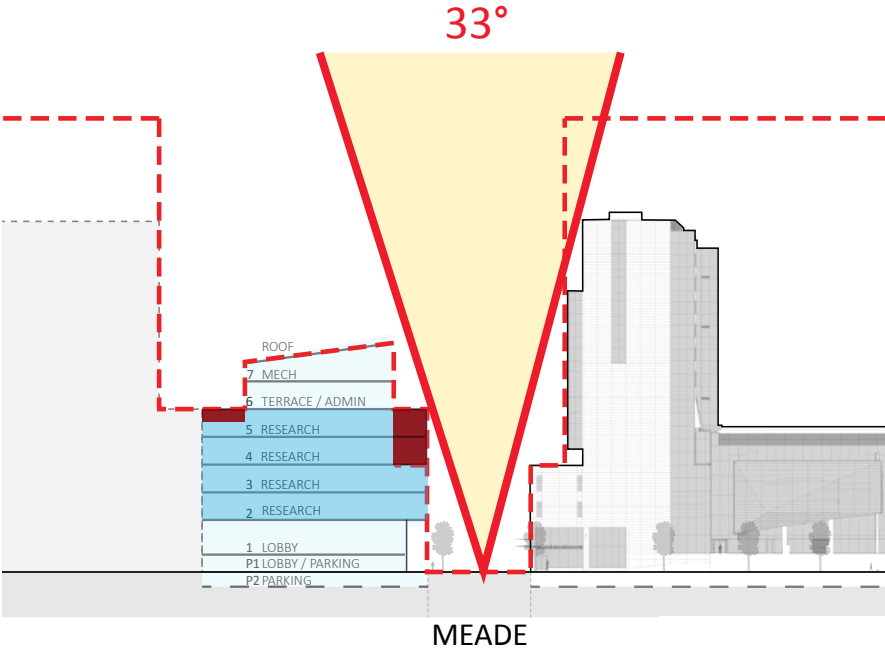
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DESIGN MODIFICATION: ACCESS TO LIGHT



CURRENT ZONING



PROPOSED BUILDING

DESIGN MODIFICATION: ACCESS TO LIGHT



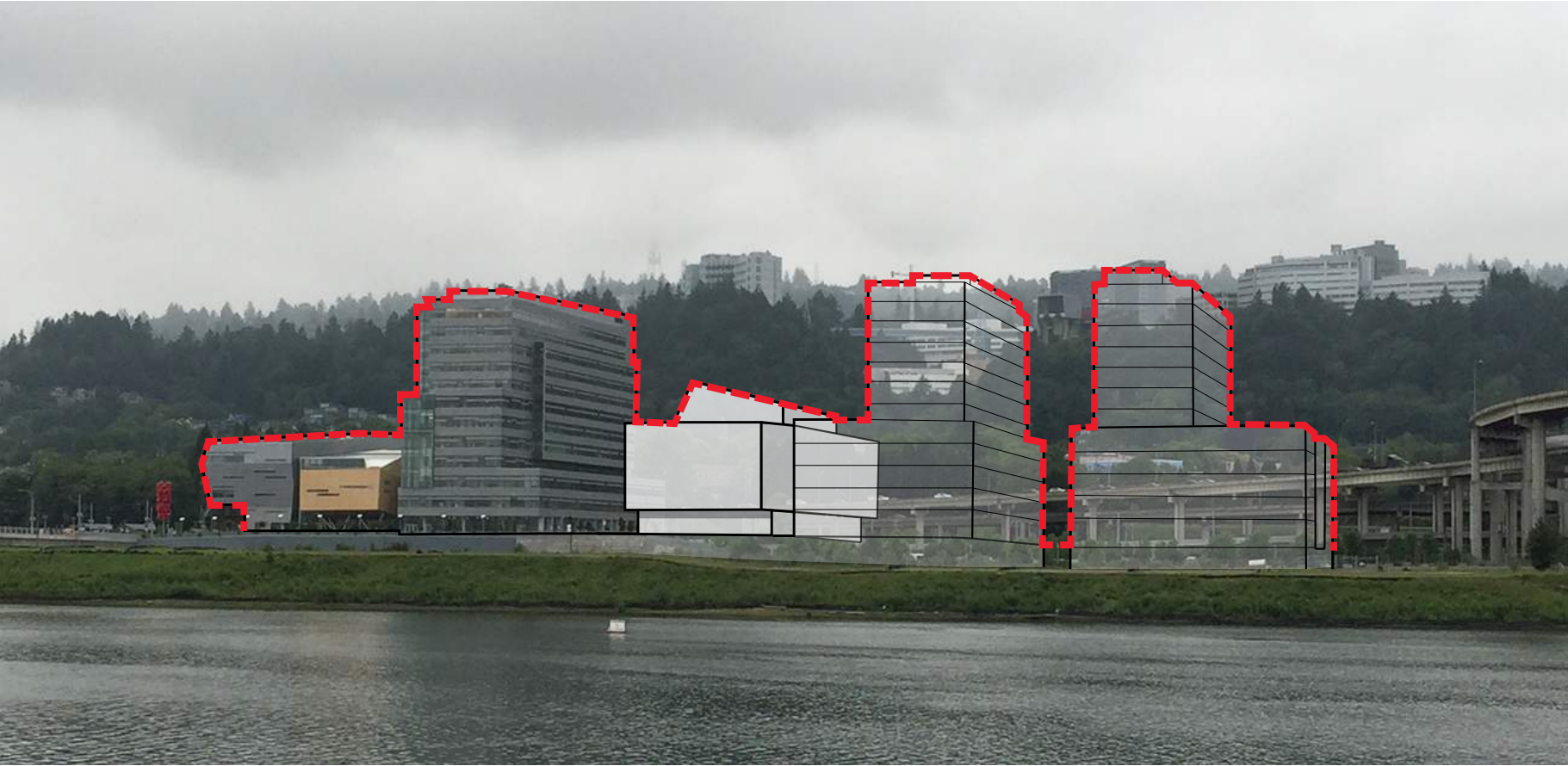
STREET VIEW ALONG MEADE ST

DESIGN MODIFICATION: VISUALLY PERMEABLE & VARIED

Special building heights along designated east-west corridors and tower orientation standards provide:

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DESIGN MODIFICATION: VISUALLY PERMEABLE & VARIED



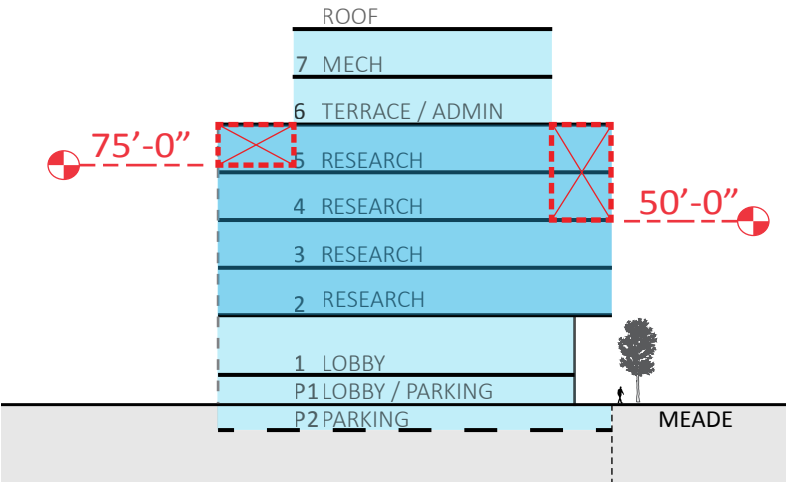
DESIGN ADVICE REQUEST

- **Section 33.510.252, A.2**

Modification to the Special Building Height Corridor

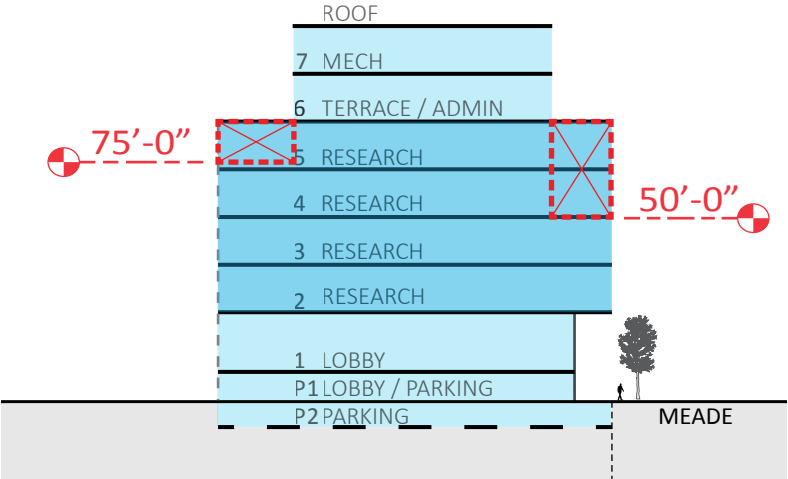
- **Section 33.510.252, A.3**

Modification of the 75' Height Requirement for Building Width



LAND USE DESIGN REVIEW: NEXT STEPS

- **September - DAR #2**
 - Site/Active Use Development
 - Building Massing Development
 - Materials & Building Elevation Concepts
- **January - Land Use Submittal**



SCHNITZER CAMPUS MASTER PLAN

Campus Master Plan Goals:

- Design a vibrant, safe campus as an extension of downtown Portland and open to the waterfront.
- Program development to achieve interdisciplinary approach to learning.
- Maximize sustainable opportunities and strategies to become one of the greenest campus in North America.
- Create and retain jobs in Portland and addresses the health care workforce shortage.

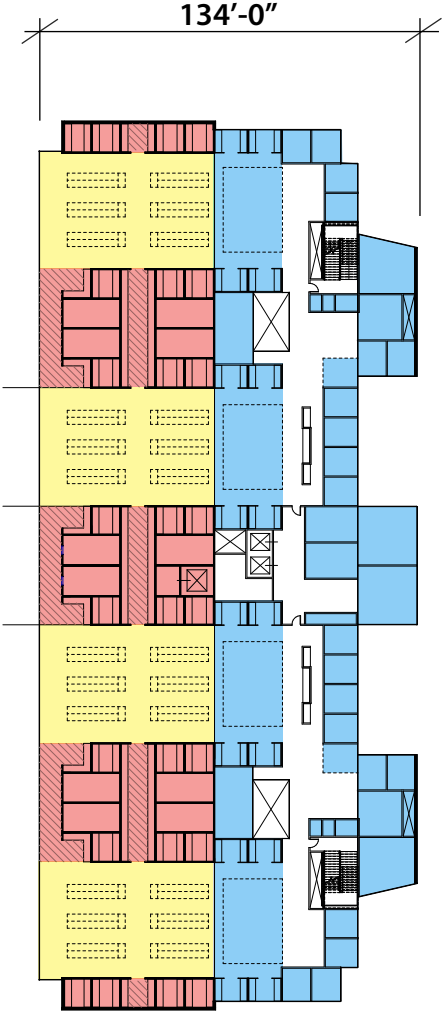
Development Program:

- Two million square feet of academic space, research labs, administrative space.
- OHSU School of Medicine;
- OHSU School of Nursing;
- OHSU School of Dentistry;
- OHSU/OSU Joint Pharmacy Program;
- New OHSU/ PSU School of Public Health;
- Allied Health Programs;
- High Tech Simulation Facilities;
- PSU undergraduate chemistry and biology;
- Approx. 500,000 SF of research labs.

DESIGN DRIVERS: COLLABORATIVE FLOOR PLATE

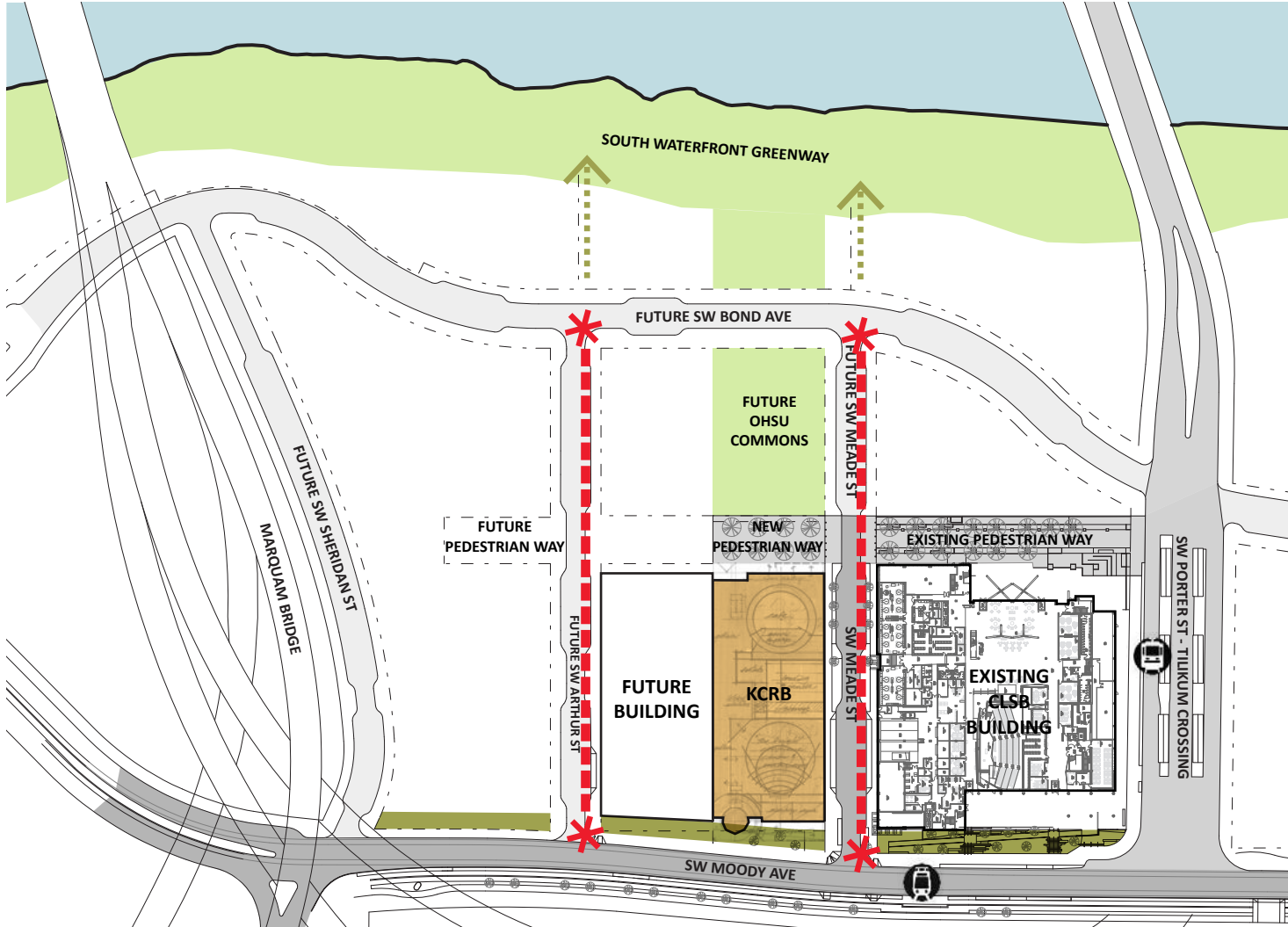
- LAB
- LAB SUPPORT
- OFFICE





PROPOSED FLOOR PLATE



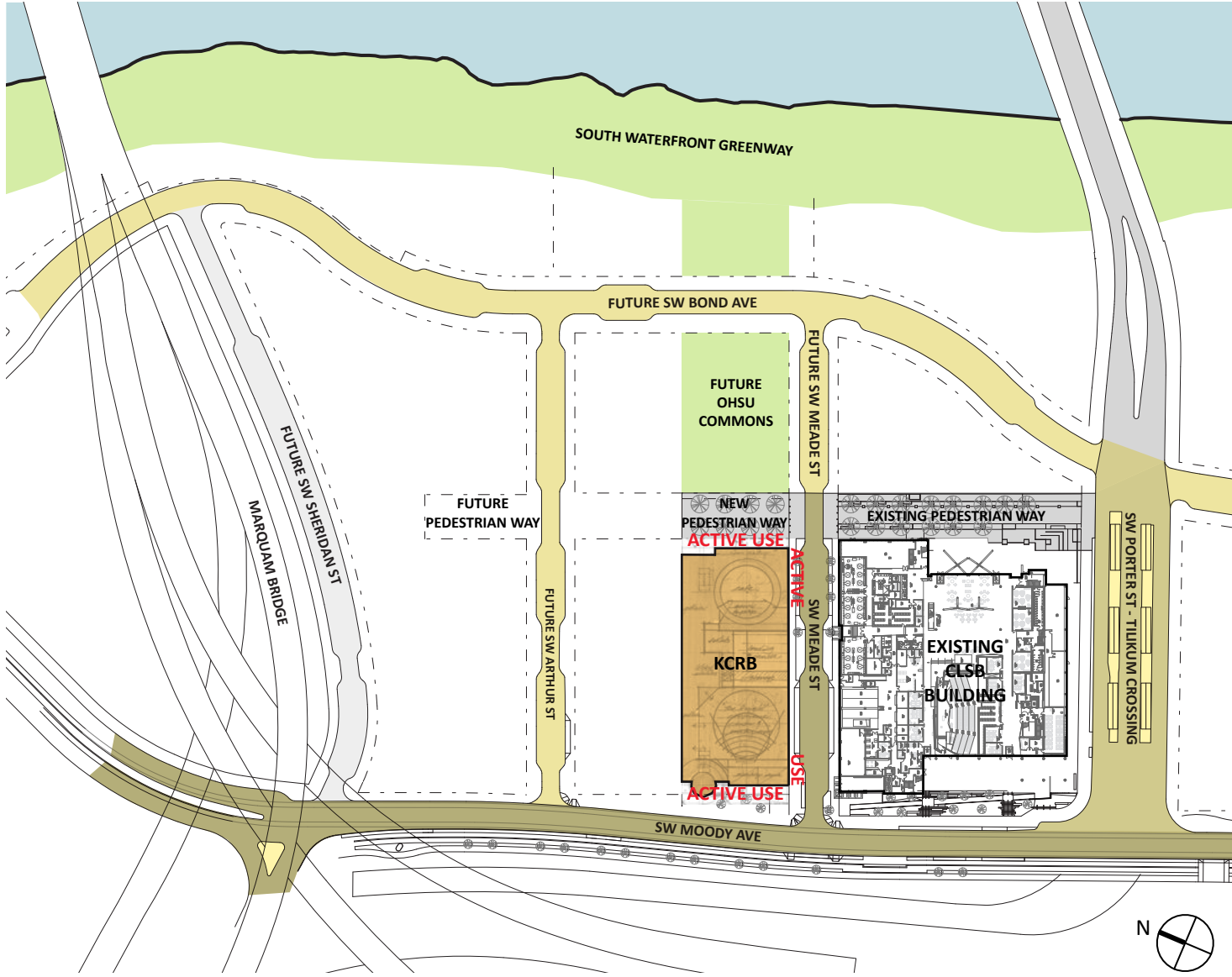
Knight Cancer Research Building

SITE ANALYSIS: PEDESTRIAN ACCESS



-  MOODY REMNANT R.O.W.
-  FUTURE GREENWAY ACCESS
-  ENHANCED PEDESTRIAN STREET
-  ENHANCED INTERSECTION

SITE ANALYSIS: ACTIVE USE AREA



ACTIVE USE AREA (MAP 510-7) - 50%

DESIGN MODIFICATION: VIEWS FROM THE EAST



View from Greenway Trail at SE Caruthers Street



SITE ANALYSIS: NORTH ELEVATION

