



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: June 4, 2015
To: SRG PARTNERSHIP, ERIC WILSON
From: Kara Fioravanti, Development Review
503-823-5892
Re: 15-123778 DA – Knight Cancer Research Building (KCRB)
Design Advice Request Summary Memo May 21, 2015

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the May 21, 2015 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit:

http://efiles.portlandoregon.gov/webdrawer/search/rec?sm_class=uri_7547&count&rows=50

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on May 21, 2015. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your formal land use application, or if you desire another Design Advice Request meeting with the Commission.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on May 21, 2015.

Commissioners in attendance on May 21, 2015: Savinar, Simpson, Kaiser, Millius, Livingston

Service

- The time to interconnect parking and loading functions in a central location, preferably underground, is NOW. This is a campus that is in its infancy. Campuses should share functions. There was strong suggestion to look to CLSB for sharing loading and/or parking. The Commission will not support each building standing on its own and each having its own service areas.

Ground Level

- The ground level should be active. However, have you considered uses other than retail – uses that offer the researchers a break from their many hours spent in the lab?
- This building makes a neighborhood – people need services other than coffee shops.
- Next time show sections through the building that indicate the floor levels in relation to the sidewalk grade.

Massing/Architecture

- Due to the length of the property Commission has reservations about a relentless form, expanse of glass, and the large overhang.
- The building should incorporate operable windows and terraces for 3 reasons – both elements break up a very long façade of glass, they enliven the neighborhood, and they are critical for providing a humane working environment.
- In order to support the Modifications, the Commission will pay particular attention to the views and experience from the sidewalk and exceptional architecture.
- Have you considered what happens to the north side uses when Phase II happens? The North side will lose all light. Should the north side programming move to the south side to break up the south side?
- Tell us more about what happens inside and how it informs the outside.

*** Before DAR #2, please visit with the neighborhood association(s) for their feedback.

Exhibit List

- A. Applicant’s Submittals
 - 1. Original drawing set
 - 2. Draft drawing set
 - 3. Applicant presentation from May 21, 2015 DAR hearing
- B. Zoning Map
- C. Drawings
 - 1. Drawing set provided to Commission on May 15th
 - 2. Drawing set provided to Commission on May 15th
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant, April 16th DAR
 - 3. Applicant’s statement certifying posting
 - 4. General information on DAR process included with e-mailed posting/notice
 - 5. Posting notice as sent to applicant, May 21st DAR
- E. Service Bureau Comments
 - 1. Bureau of Planning and Sustainability, May 19, 2015
- F. Public Testimony
 - 1. none received
- G. Other
 - 1. Application form
 - 2. April 27th meeting agenda and minutes
 - 3. Memo to Design Commission, May 19, 2015
 - 4. PBOT Plan re: Moody Remnant, August 2, 2012
 - 5. Zoning Code excerpt, 33.510.252
 - 6. Staff presentation form May 21, 2015 DAR hearing