



City of Portland
Bureau of Development Services

Staff Presentation to the
Portland Design Commission

EA 15-123778 DA
Knight Cancer Research Building
KCRB

May 21, 2015



Knight Cancer Research Building:

- Wet Lab Research;
- Advanced Biocomputing;
- Research Support;
- Administration/Conference Ctr;
- 330,000 SF

CHH South:

- Ambulatory Surgery;
- Interventional Procedures;
- 23 Hour Recovery;
- Outpatient Clinics;
- Cancer Center;
- Clinical Trials;
- 80-bed Guest House;
- 700,000 SF

Staff PRESENTATION

The Site

The Project

The Context – Policy

The Context - Physical

South Waterfront Sub-District



The SITE

Site Location

SW Moody, SW Meade, SW Arthur, Promenade

Site Area

approx. 84,000 SF (full block)

Site Zoning

CXd, Central Commercial with design overlay

Existing Conditions

full lot: mostly vacant
north of full lot: temporary surface parking

Plan Districts

Central City Plan District
South Waterfront sub-District

Street Designations

SW Moody– Streetcar, Traffic Access, Pedestrian Street, Bus line, City
SW Meade and SW Arthur – Local Service traffic, transit, bikeway, City Walkway
Schnitzer Campus Promenade



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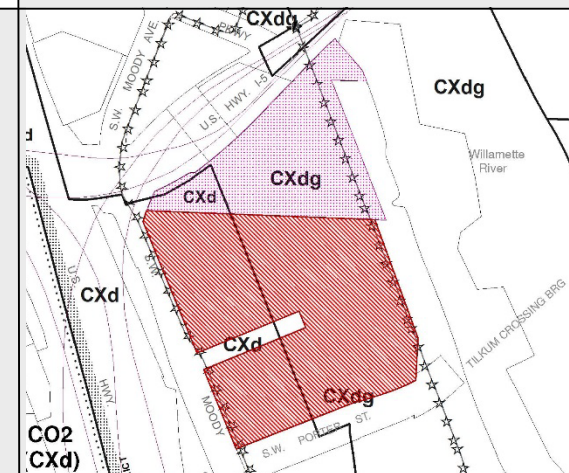
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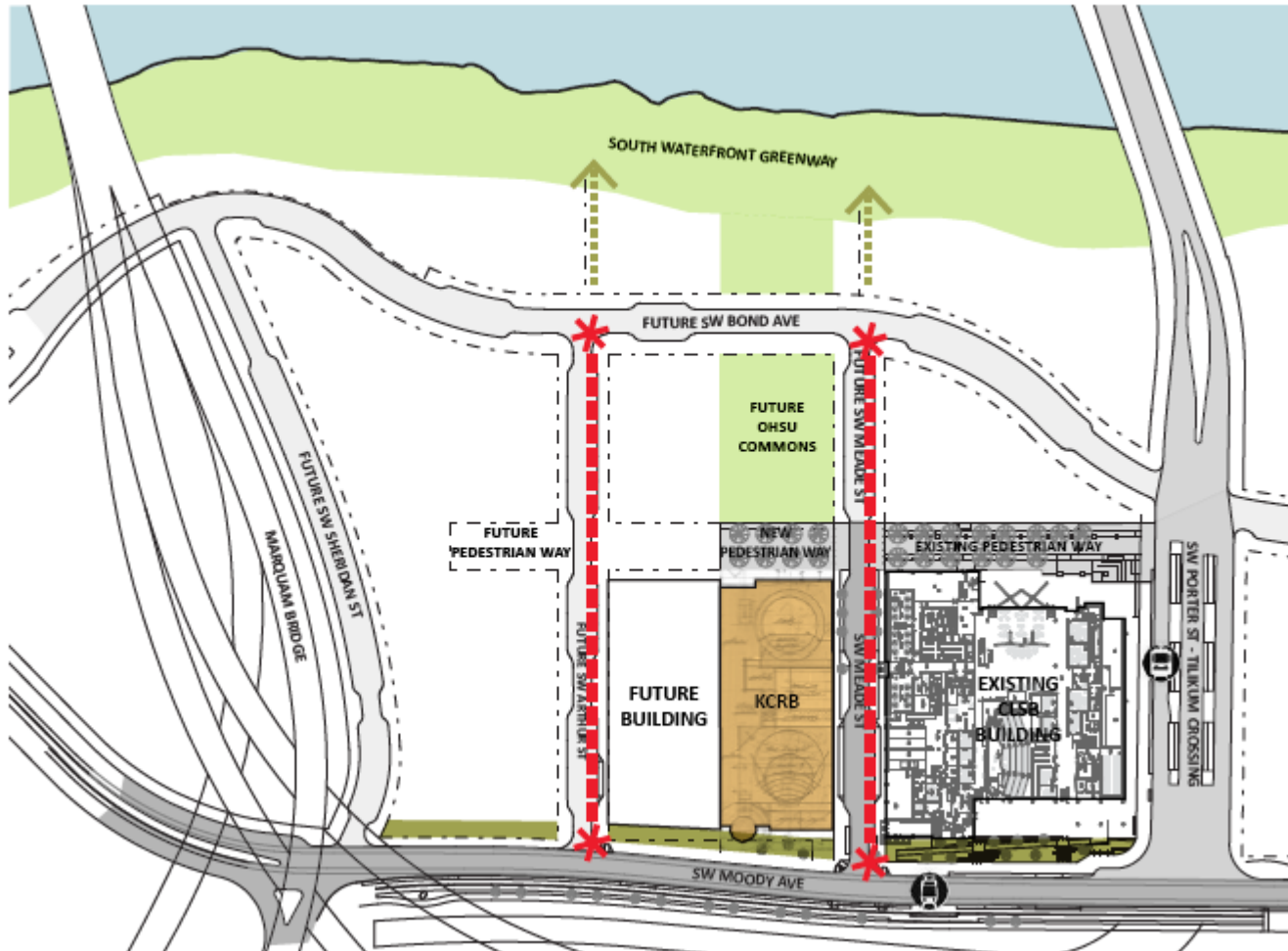
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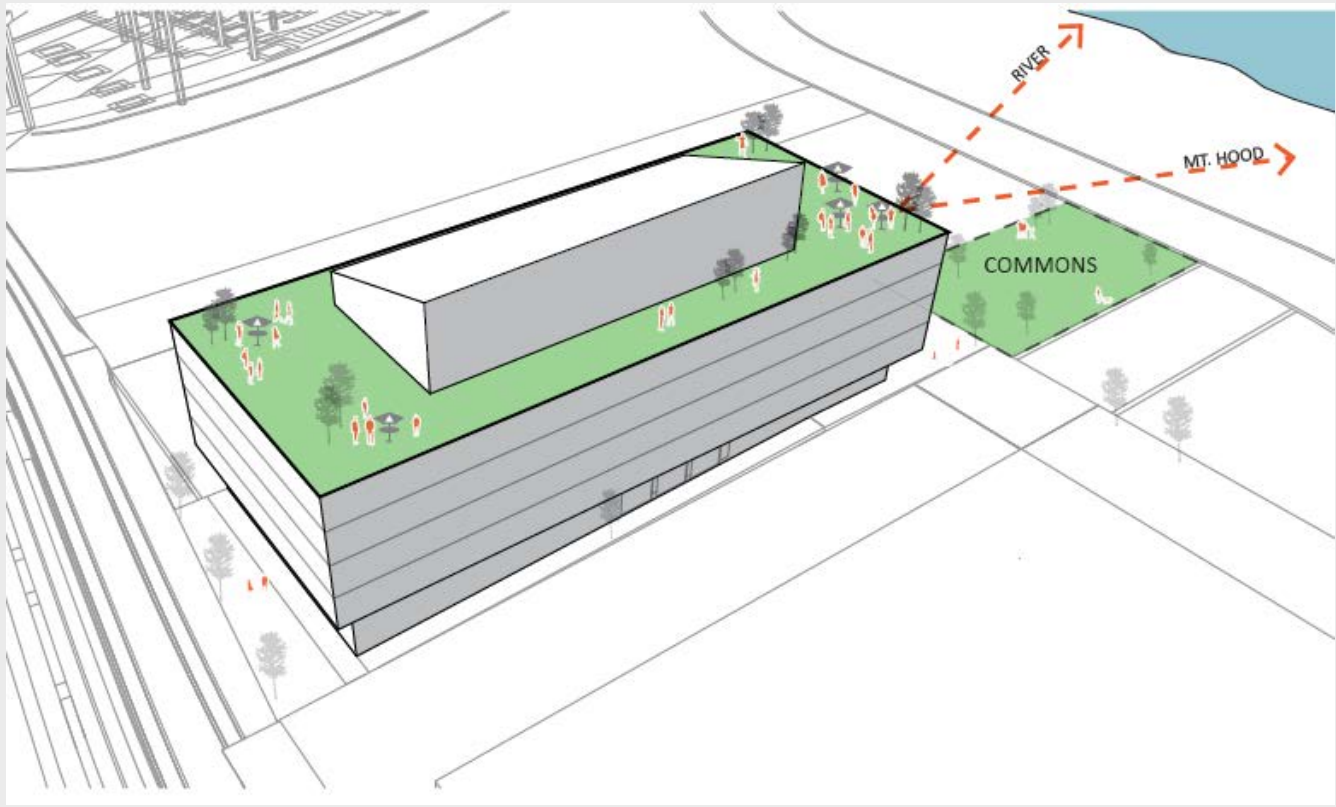
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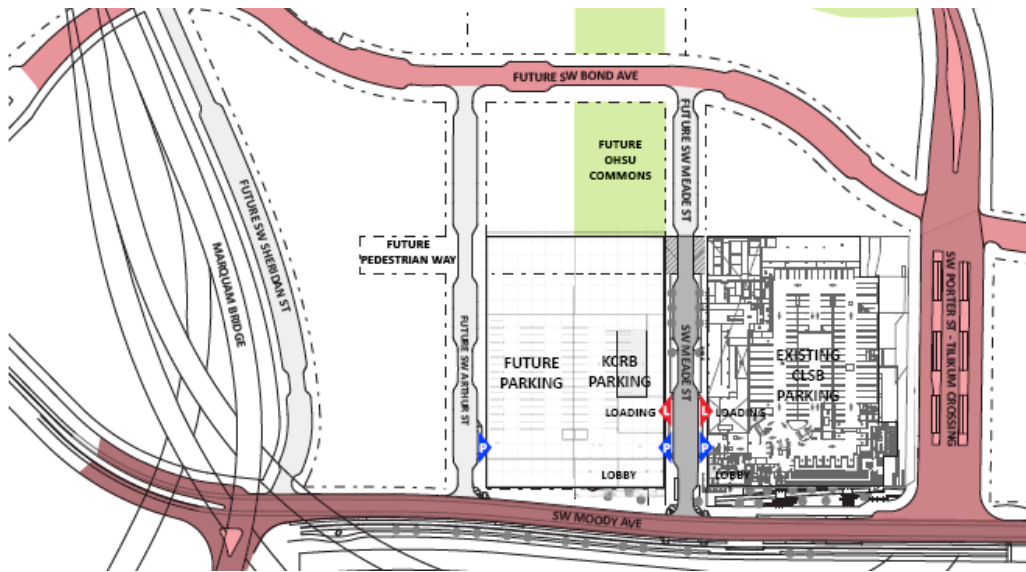
The PROJECT

Program

7 stories, 2 levels of below-grade parking, conference center, research lab space, research support functions, food service retail, offices

Parking & Loading

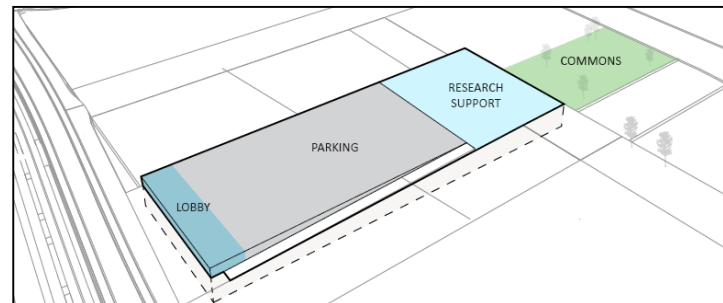
Both accessed from SW Meade



The PROJECT

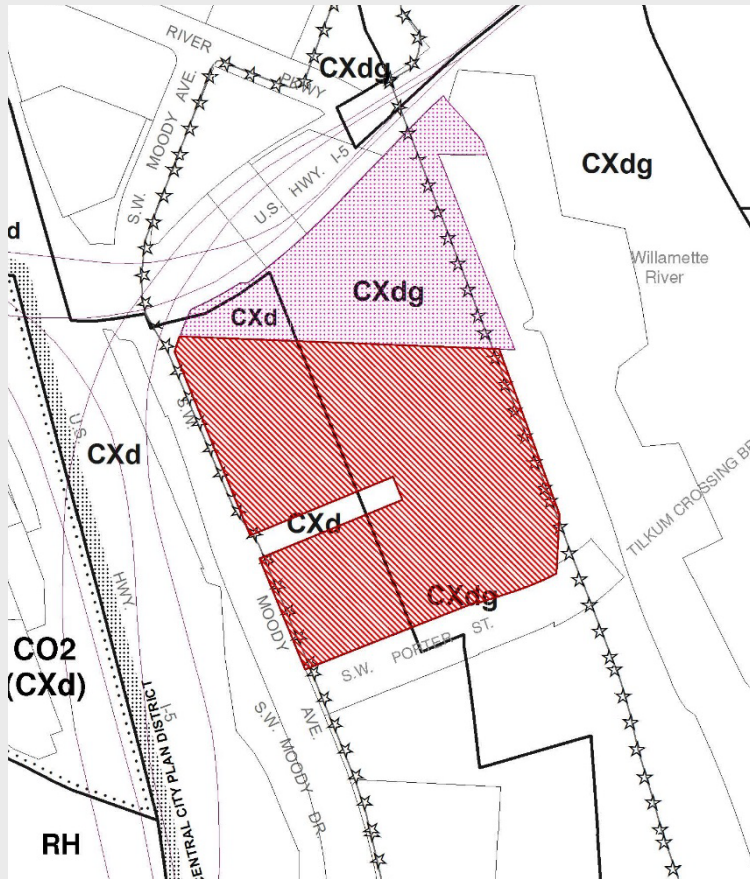
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The CONTEXT – Policy

Zoning

CXd, Central Commercial with design overlay

Floor Area Ratio

Base 6:1 (bonus allowed)

Height

Max 325'

(Height Opportunity Area)

Guidelines

Central City Fundamental Design Guidelines

South Waterfront Design Guidelines

Modification – Special Building Height Corridor

Required: With 50' of the centerline of SW Meade the building may be no more than 50'

Proposed: Floors 4 and 5 are built to the property line, which is only 30' from the centerline of SW Meade

Modification – Maximum North-South Dimension

Required: Over 75' in height, building width is limited to 125'

Proposed: Floor 5 is 132' wide

The **CONTEXT** – Policy

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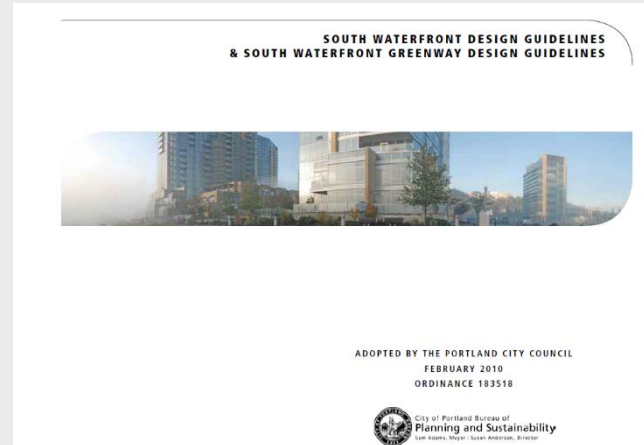
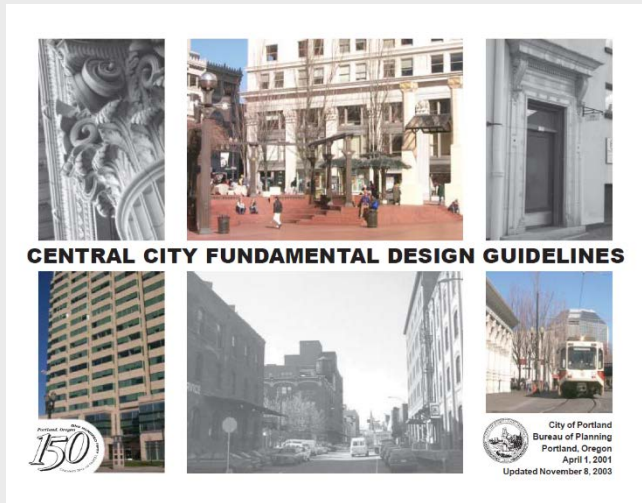
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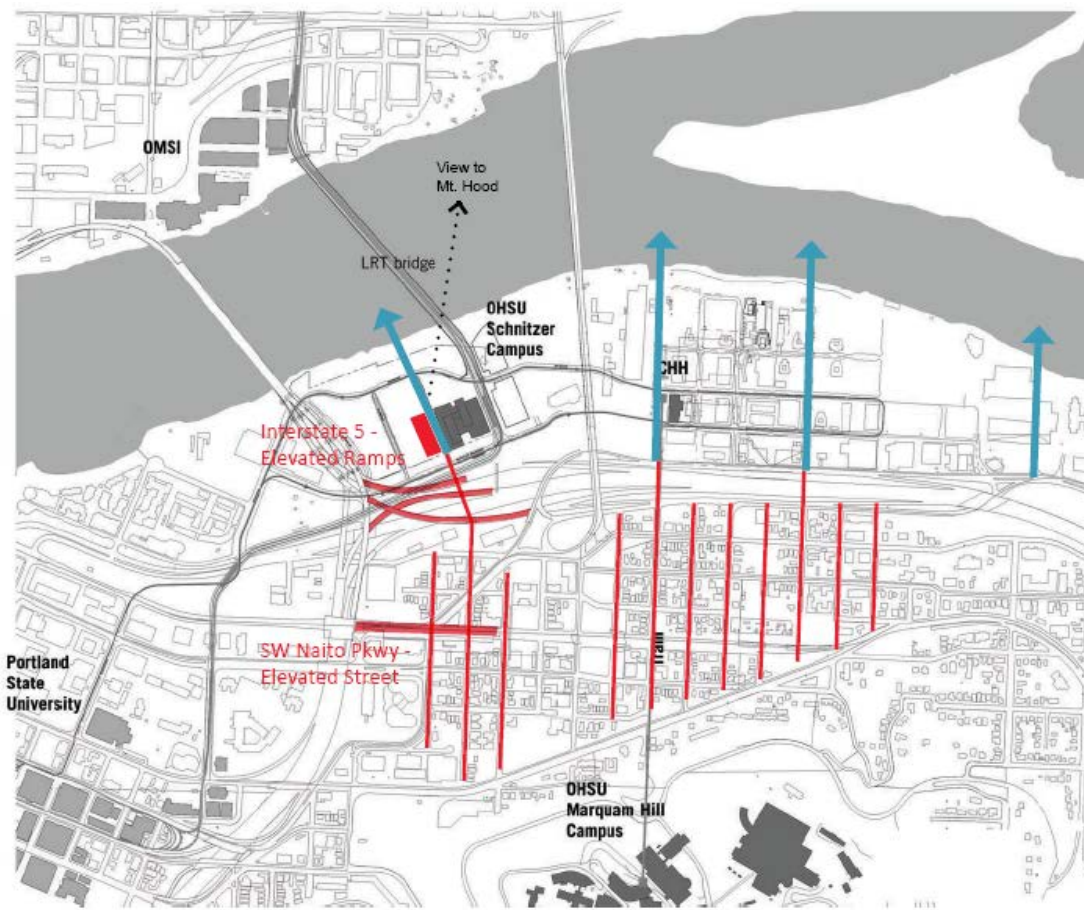
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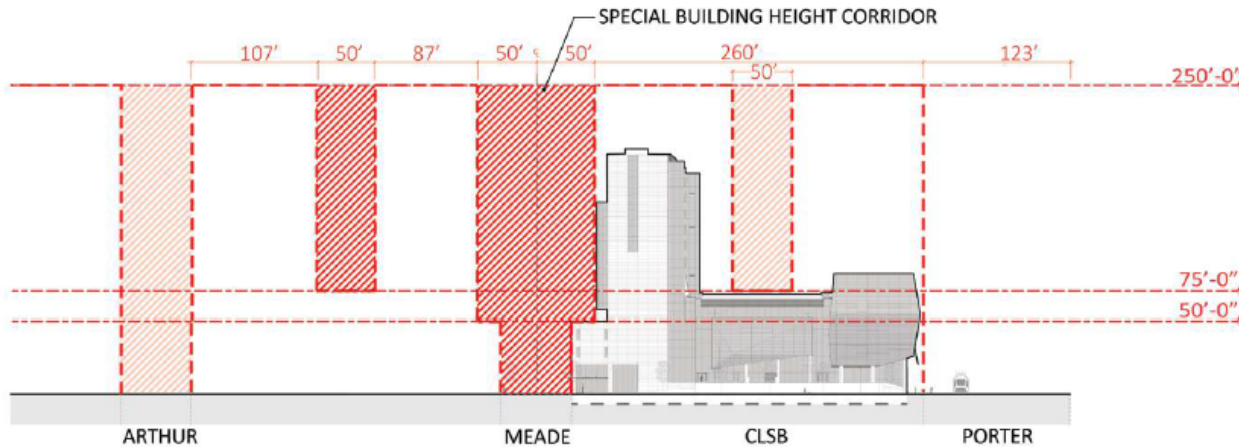
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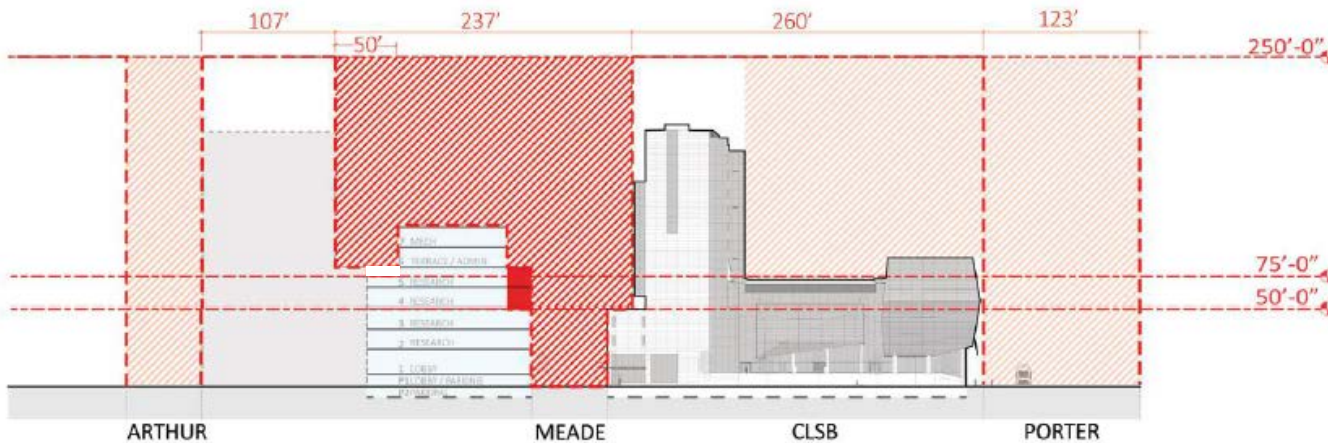
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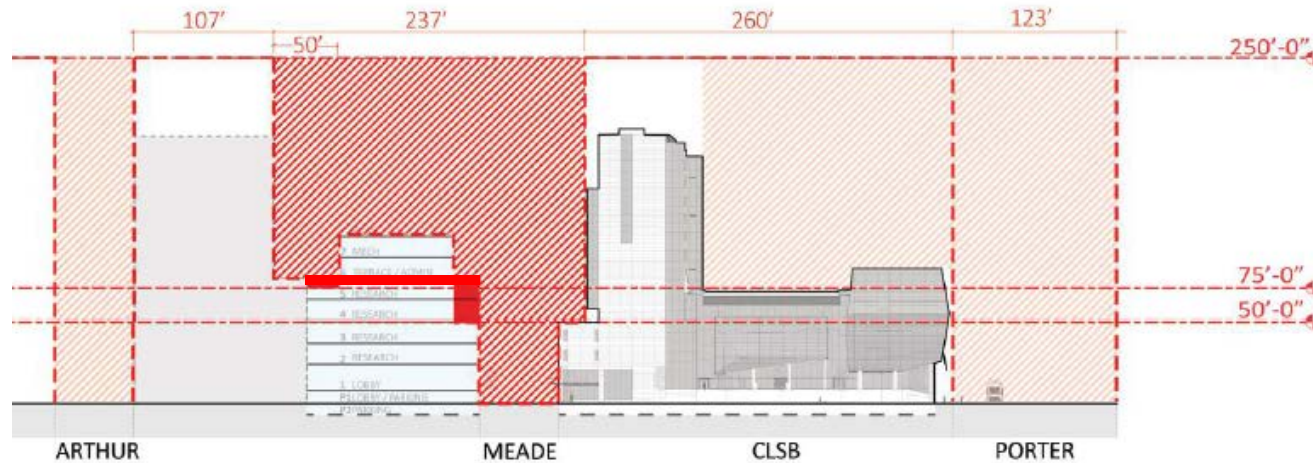
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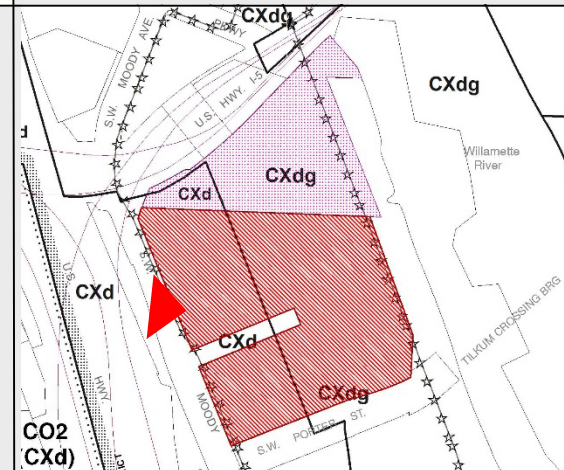
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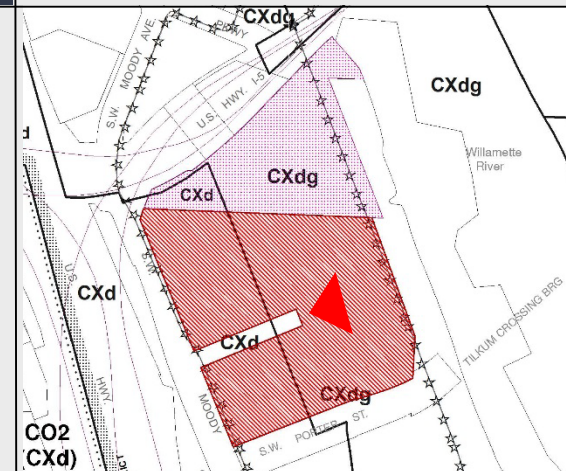
View
Southeast from SW Moody



The **CONTEXT** – Physical



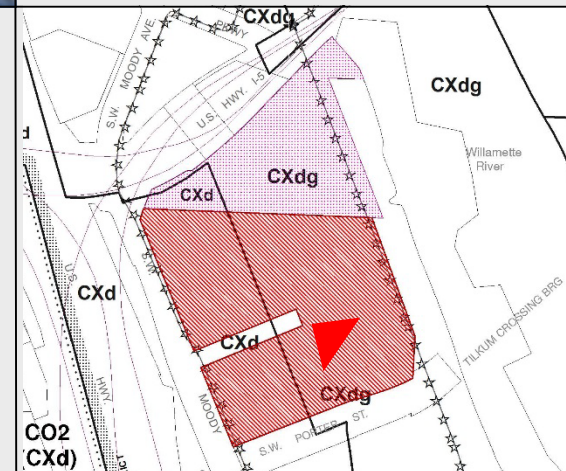
View
West from SW Meade & Promenade



The CONTEXT – Physical



View
West at Meade



Staff Recommended **DISCUSSION TOPICS**

Height/Massing

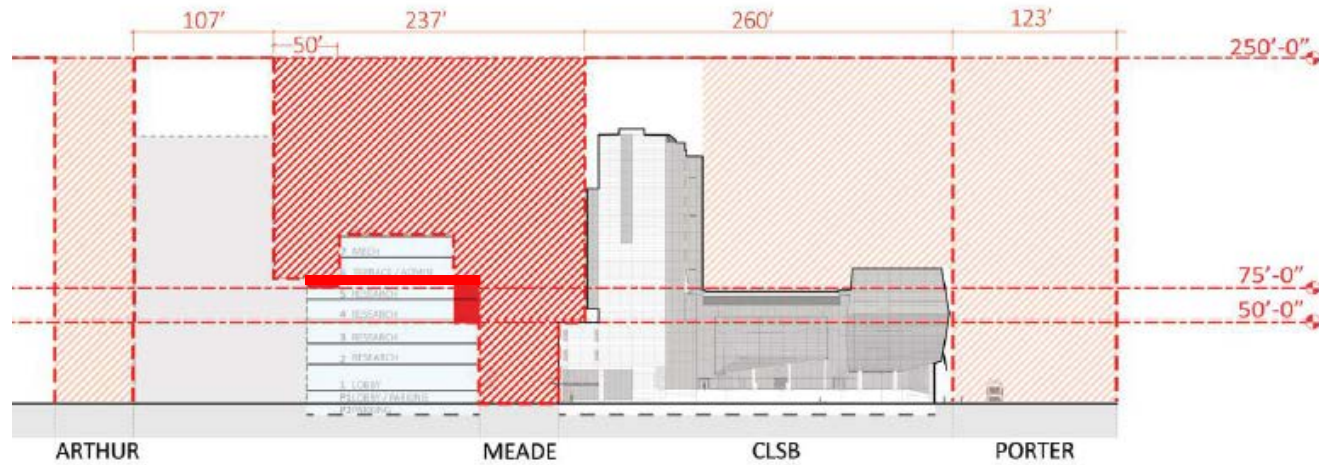
SW Meade

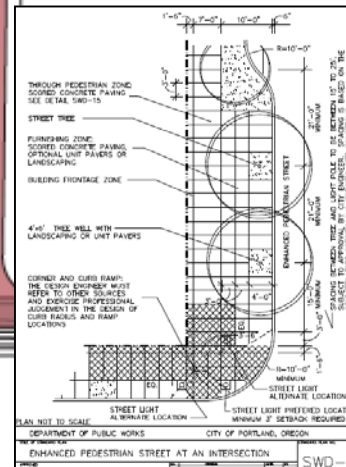
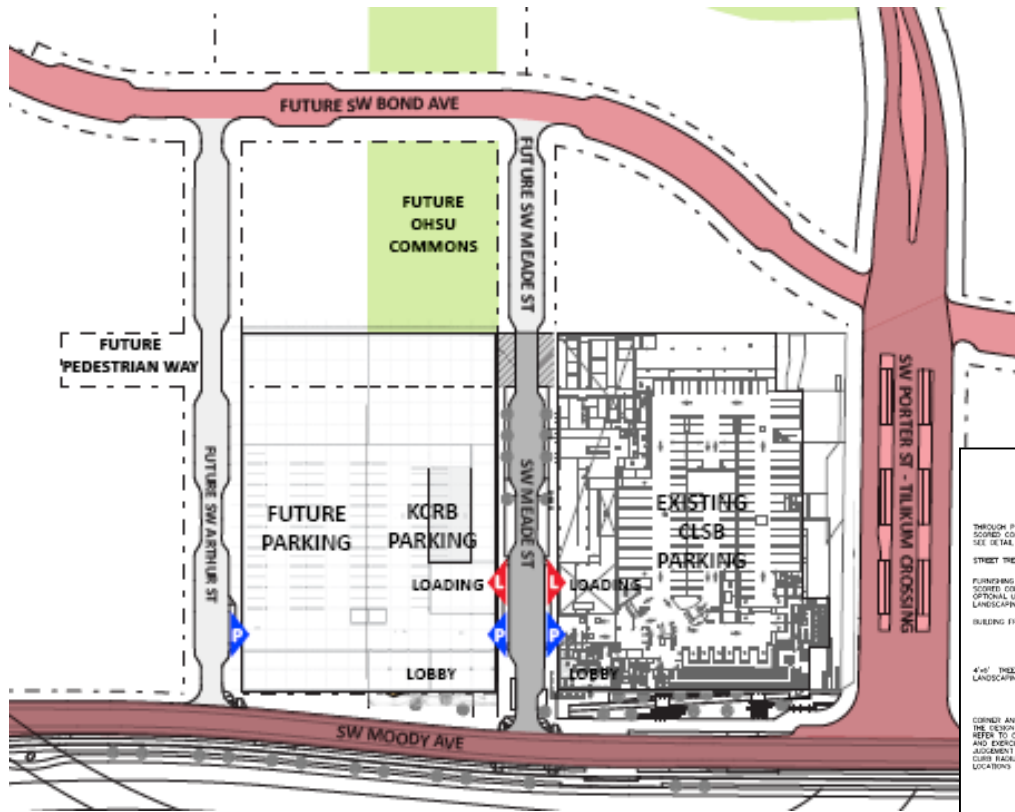
SW Moody

Promenade

Ground Level

program/activation





Staff Recommended DISCUSSION TOPICS

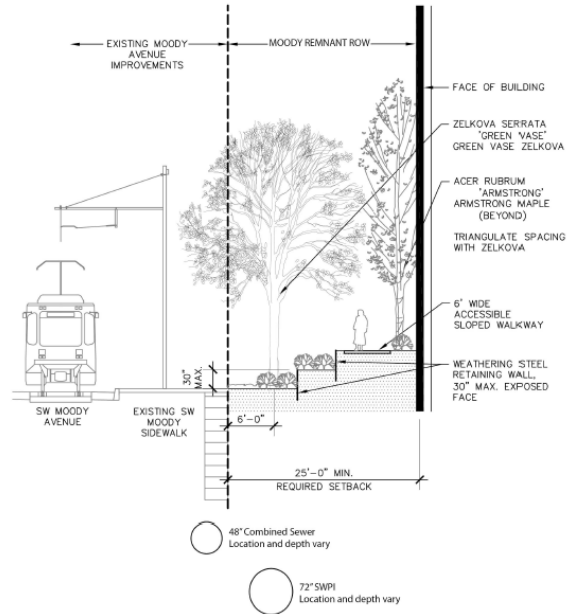
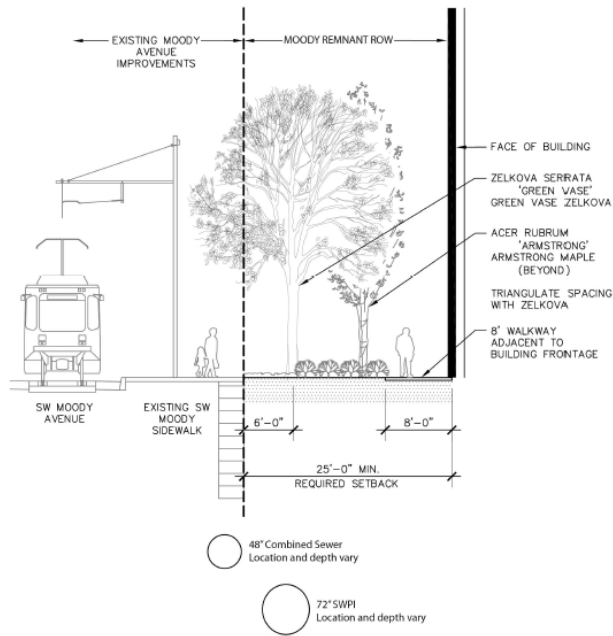
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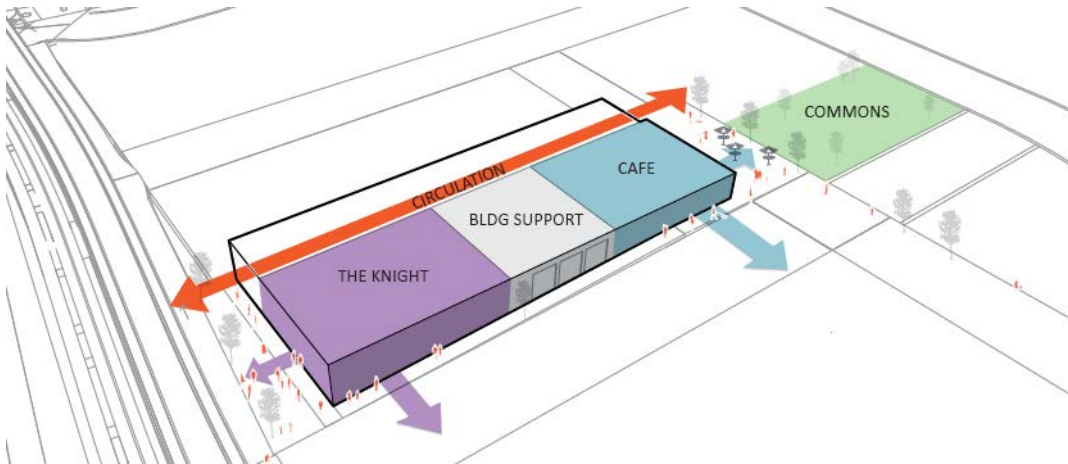
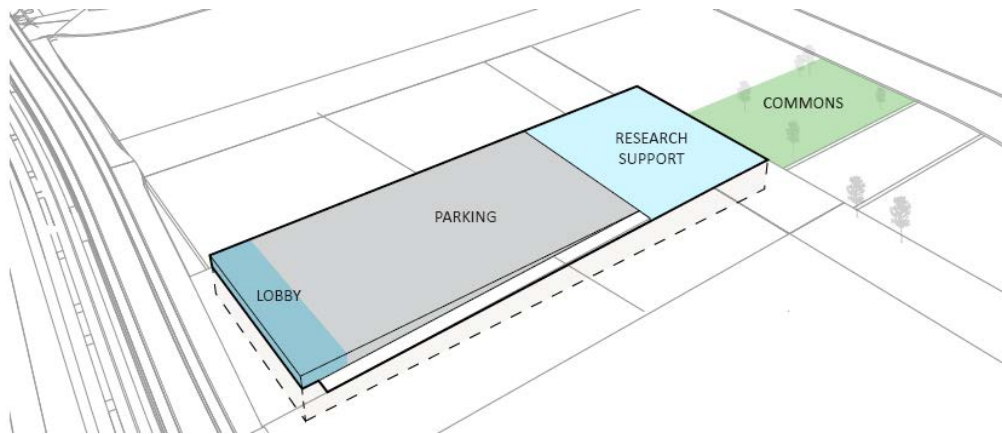
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End of staff presentation