



City of Portland
Bureau of Development Services

Staff Presentation to the
Portland Design Commission

EA 15-123778 DA
Knight Cancer Research Building
KCRB

September 24, 2015



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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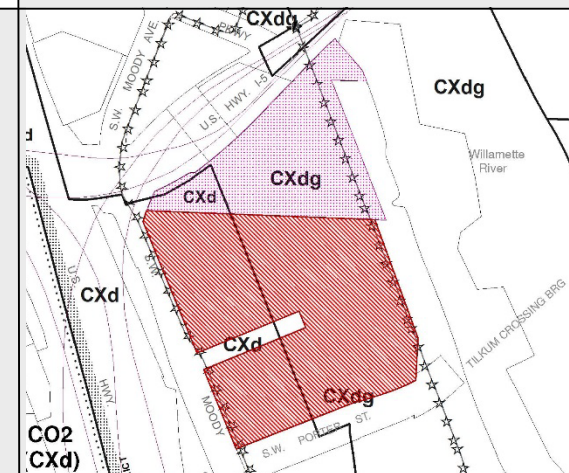
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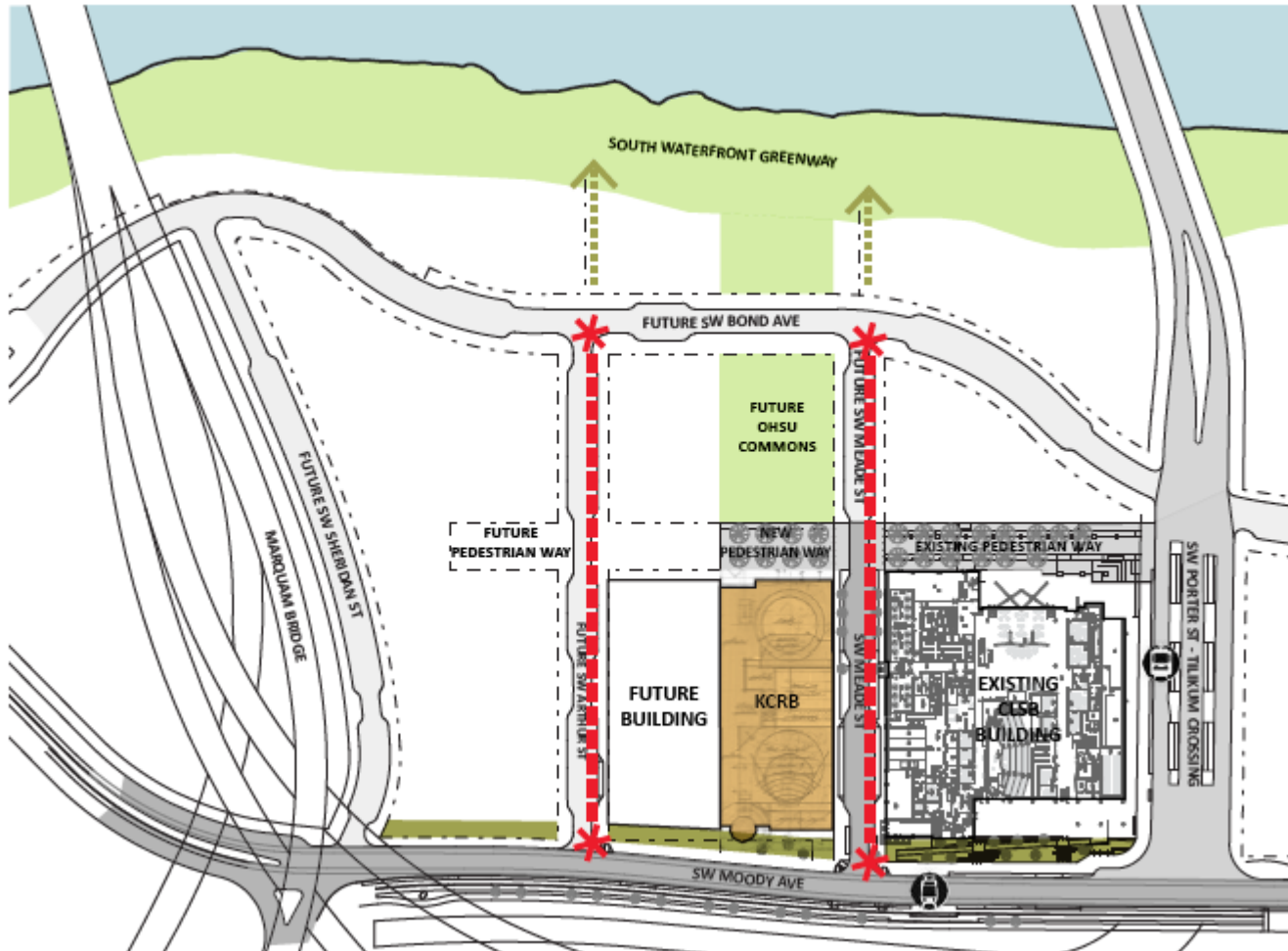
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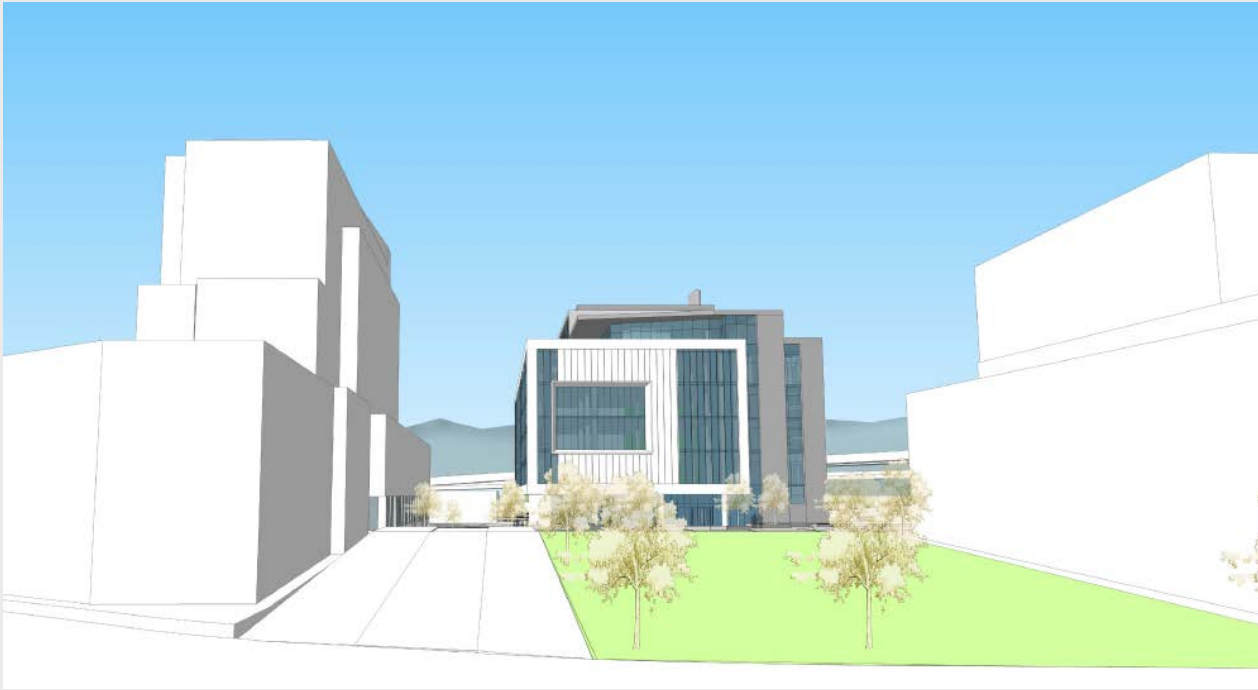
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The **PROJECT**

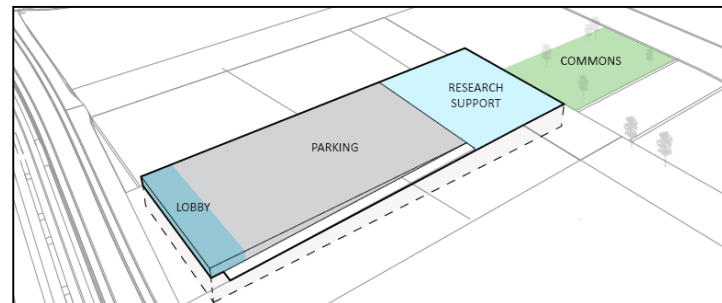
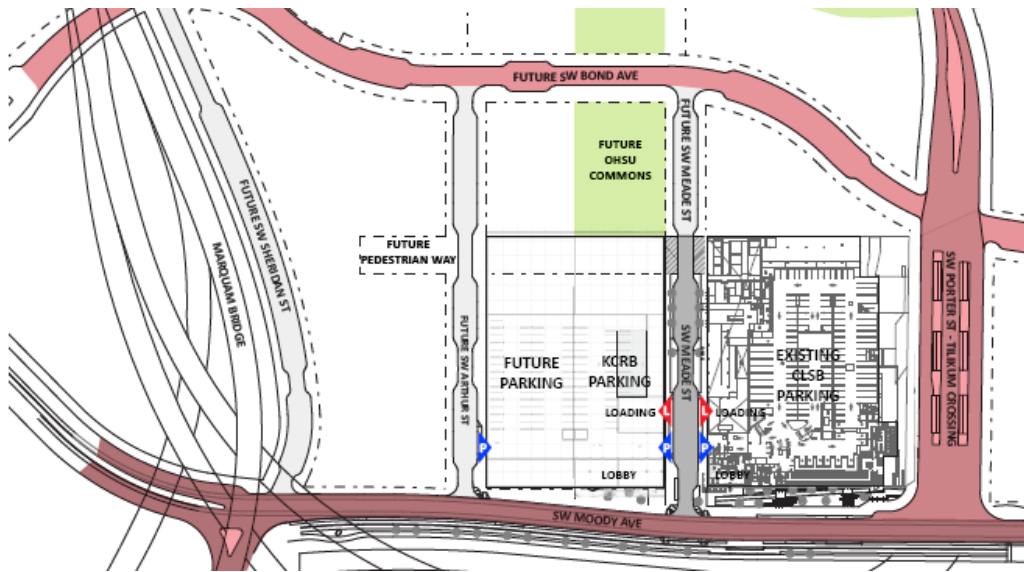
Program

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

The PROJECT

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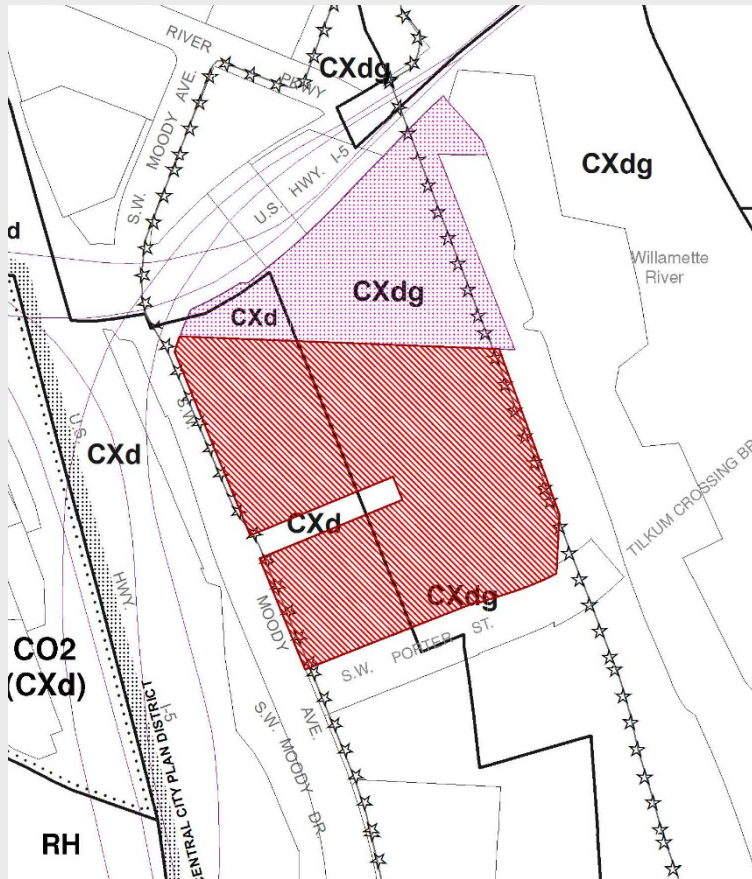
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Parking & Loading

Both accessed from SW Meade

Future plan keeps Loading at SW Meade, and includes 2 entry lanes at SW Meade and 2 exit lanes at SW Arthur



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

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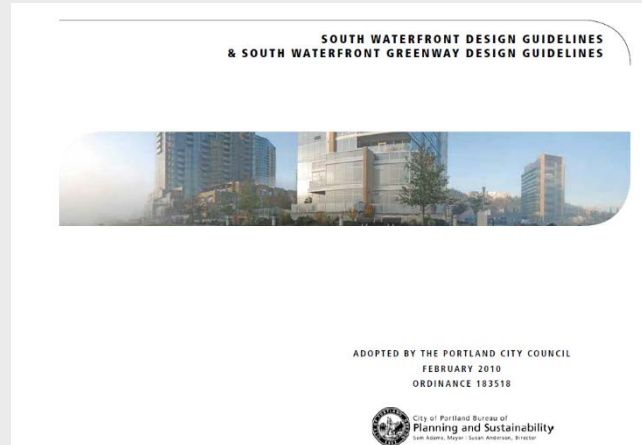
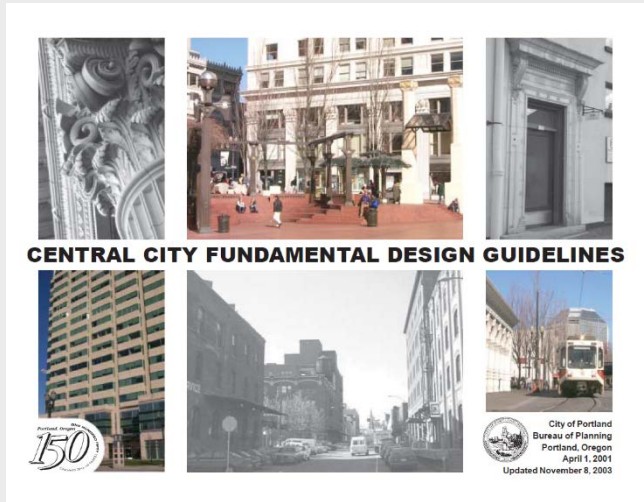
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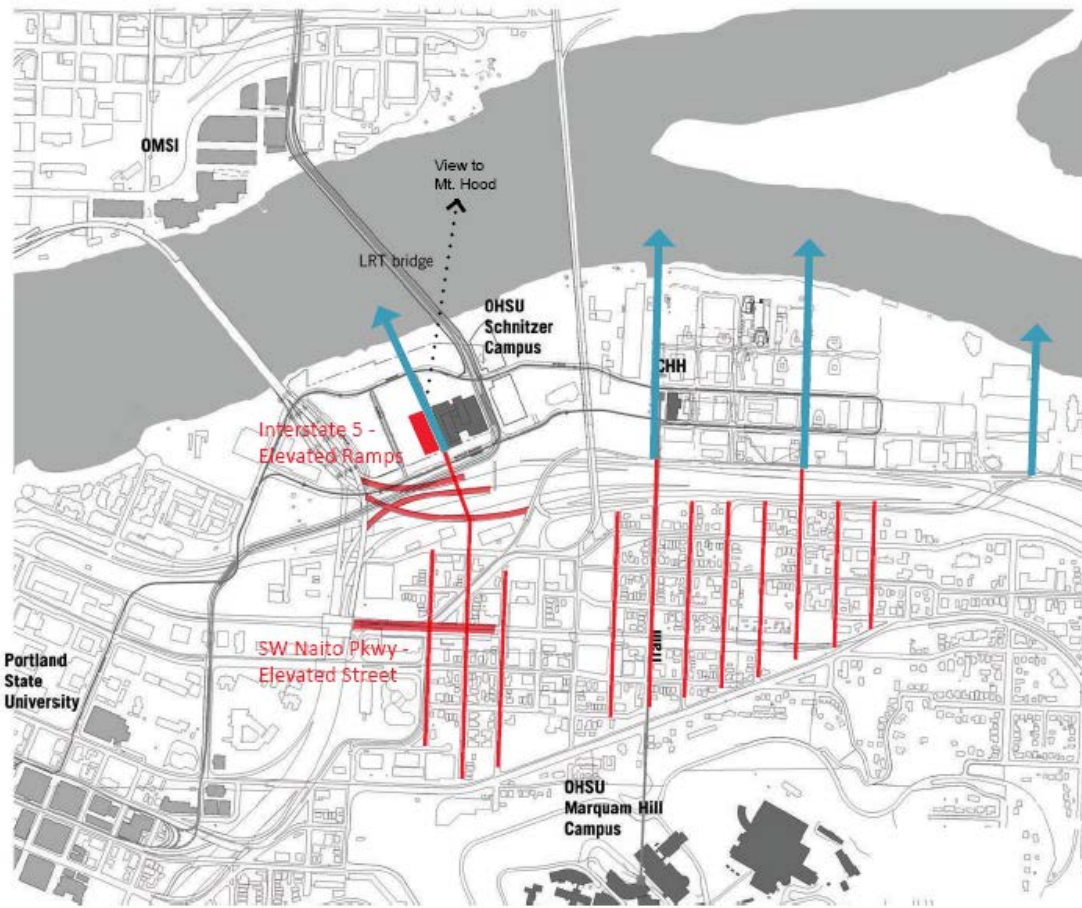
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Modification – Special Building Height Corridor

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

Proposed: Floors 4 and 5 and associated oriels 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

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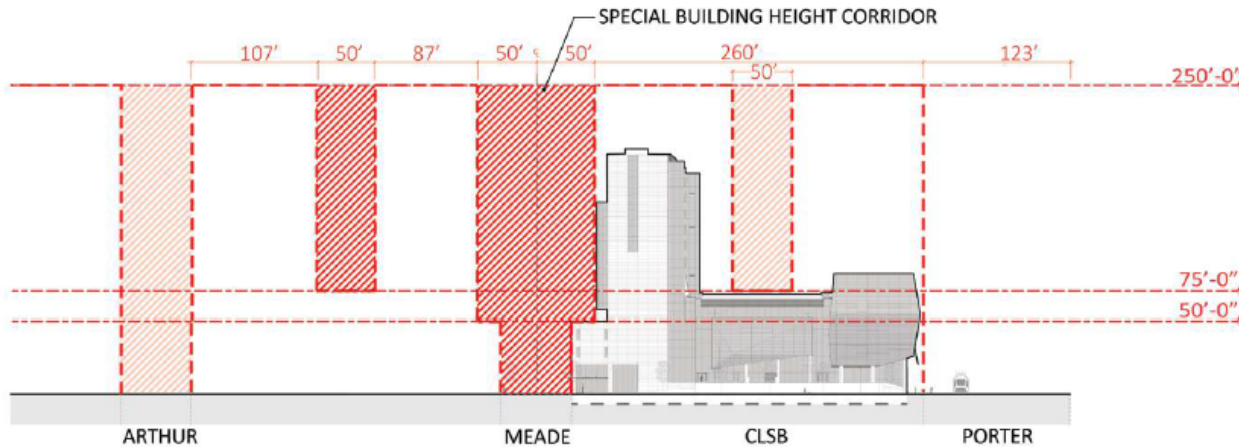
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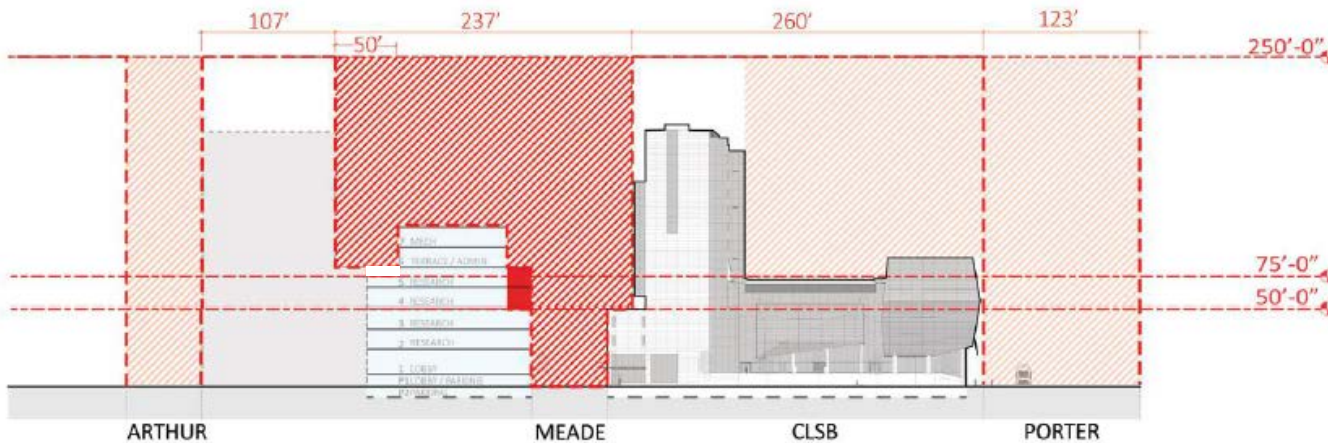
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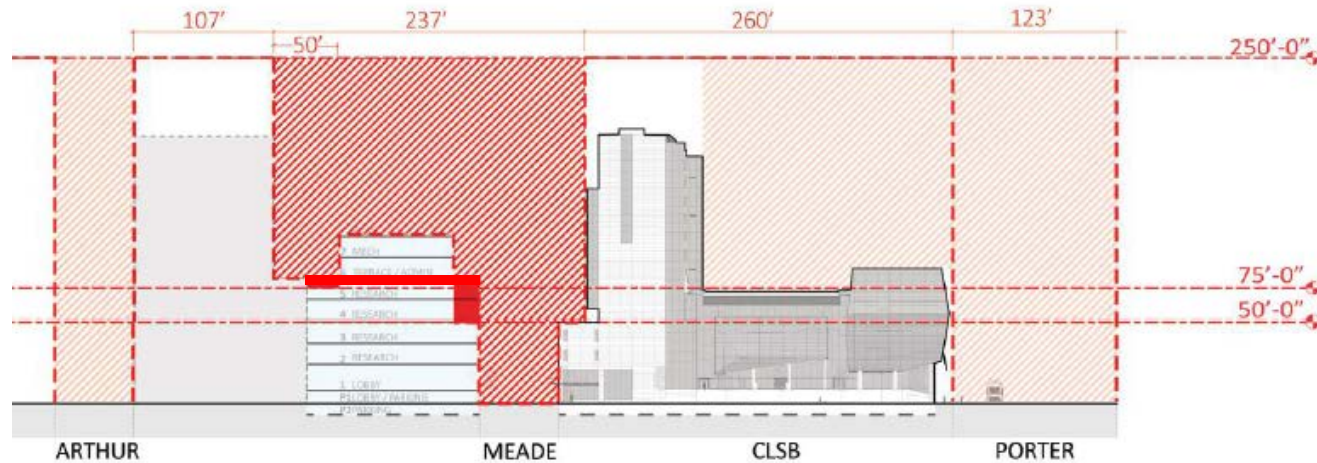
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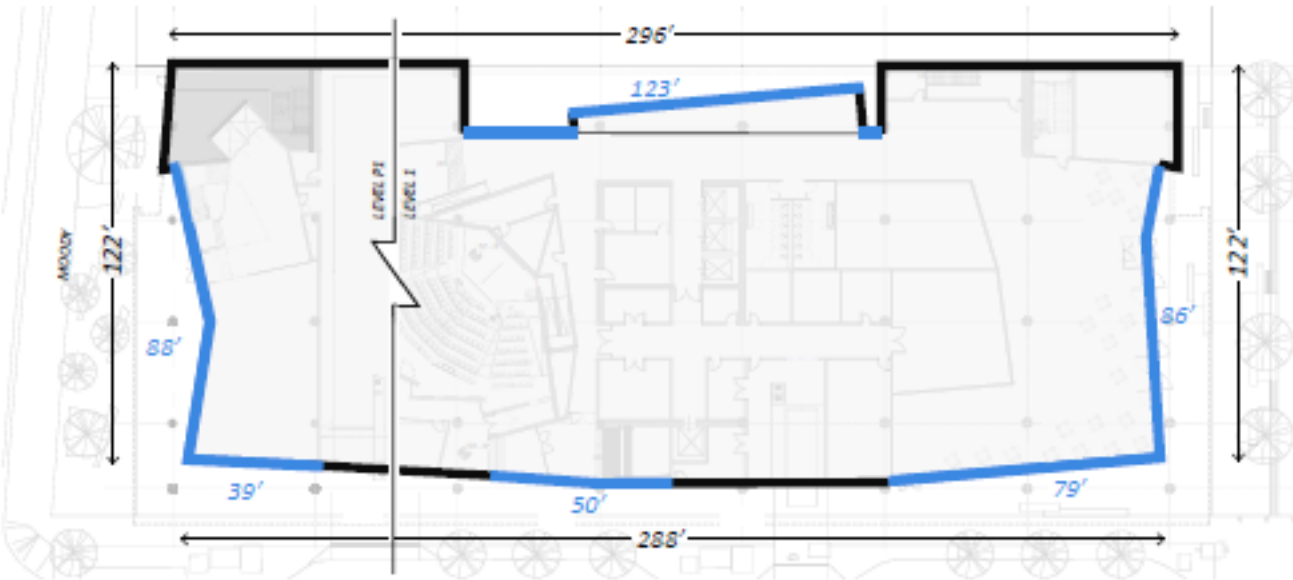
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Modification – Ground Floor Windows

Required: 50% of building length and 25% of ground floor area must be qualifying window features

Proposed: The interim north elevation does not meet the standard

Modification – Ground Floor Active Use

Required: 50% of the south elevation must be able to accommodate active uses

Proposed: 41% of the south elevation accommodates active uses

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Modification – Required Building Lines

Required: The building must extend to w/in 12' of the lot line for 75% of the Meade and Moody frontage

Proposed: Meade – 49% and Moody – 31%

Exception – Oriel Windows

Required: Maximum 12' in length and minimum 12' separation

Proposed: Small oriels – 7' separation, large oriels – 21' in width

The CONTEXT – Policy

Zoning

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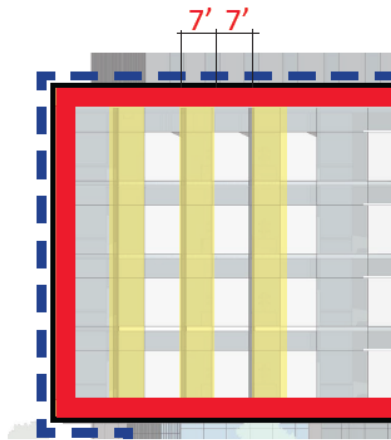
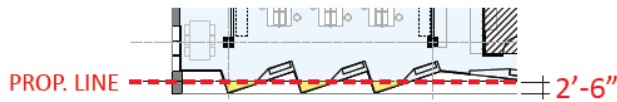
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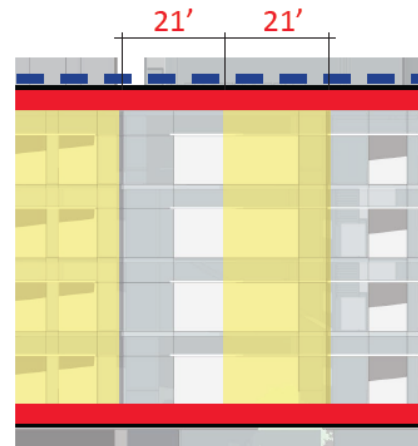
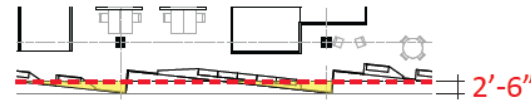
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West End of South Elevation



East End of South Elevation

Modification – Required Building Lines

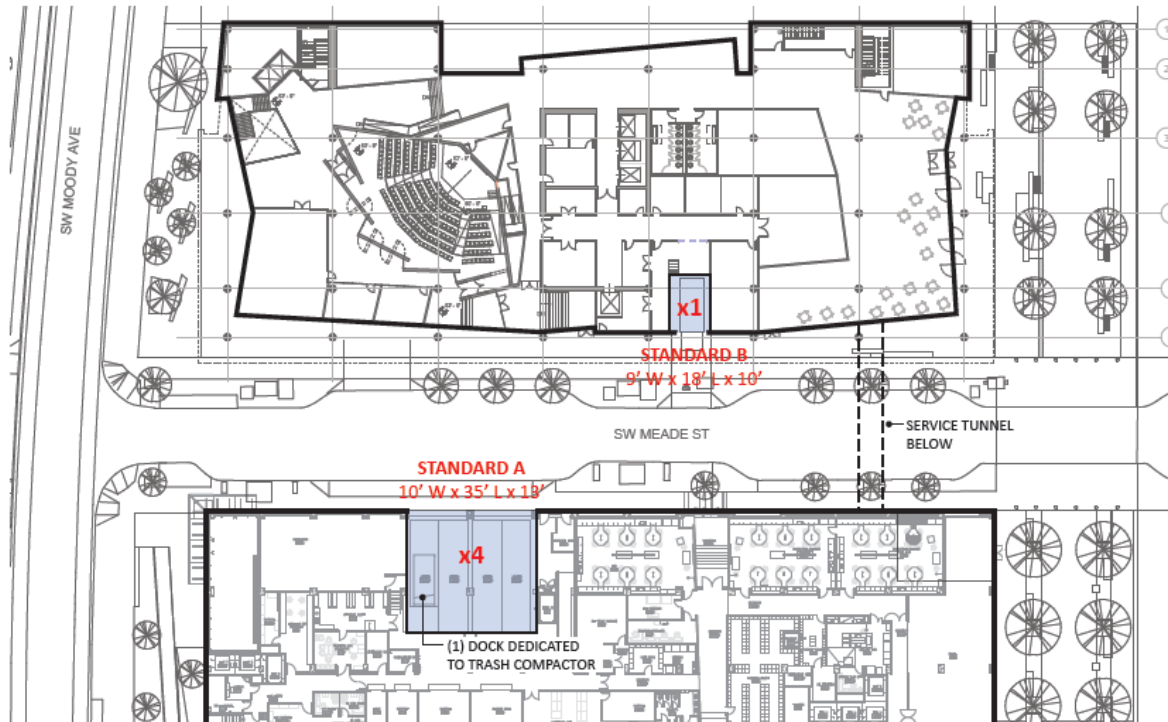
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Adjustment – Loading

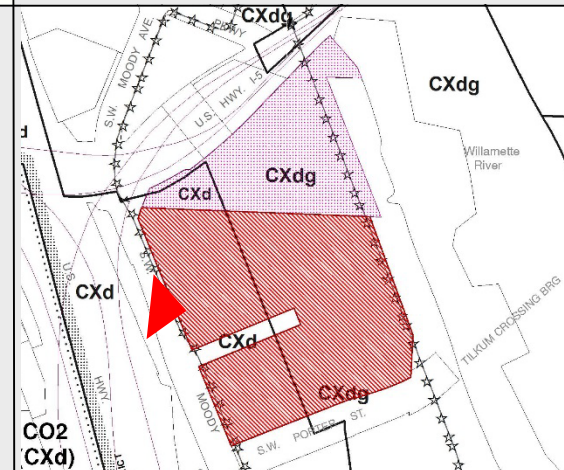
Required: 2 on-site spaces

Proposed: 1 on-site space



The **CONTEXT** – Physical

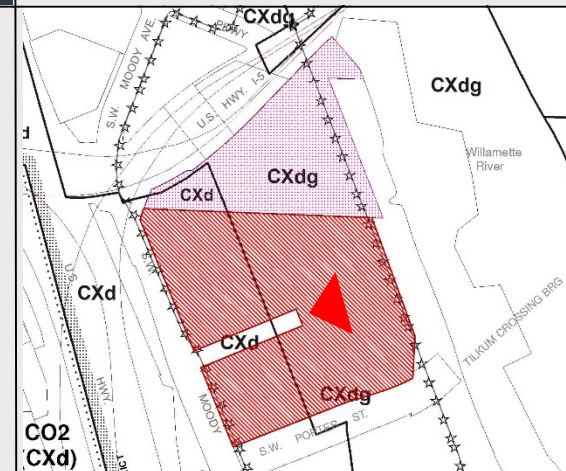
View
Southeast from SW Moody



The **CONTEXT** – Physical



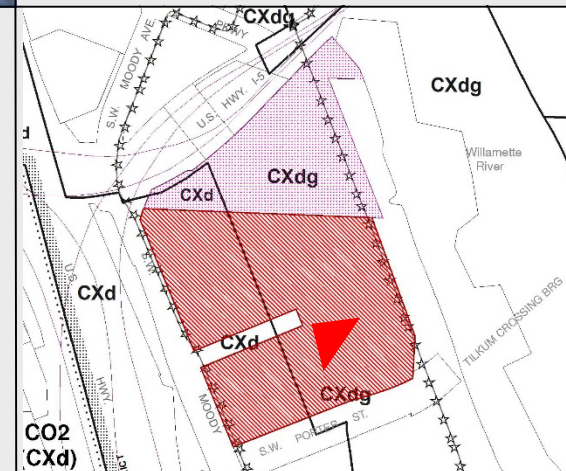
View
West from SW Meade & Promenade



The CONTEXT – Physical



View
West at Meade





Staff Recommended **DISCUSSION TOPICS**

Building Design

Long South Façade, Oriels,
Ground Level Arcade, Operable
Windows/Terraces, Materials,
Interim North Elevation

Ground Level

SW Moody Remnant, Ground
Level Arcade/South Façade
Overhang, Active Uses
(especially at SW Meade),
Loading, Parking, Promenade
Design

Modifications



City of Portland
Bureau of Development Services

End of staff presentation