KNIGHT CANCER RESEARCH BUILDING

LAND USE REVIEW DRAWINGS

LU 15-279775 DZM AD

MARCH 23, 2016

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“We want to cure more people. We want to end cancer as we know it. And we won’t give up until we’ve done that.”

Brian Druker,
M.D., Director,
OHSU Knight Cancer Institute



DR. BRIAN DRUKER

TEAM SCIENCE

The Knight Cancer Research Building will be the hub of the Knight Cancer Institute. In addition to state of the art research space, it will provide places for events as well as social space for researchers across the Institute to connect and share ideas. The project will bring a high level of engagement, commitment and awareness to the goal of curing cancer.

A primary strategy in this endeavor is the creation of a culture of collaboration, where scientists use a team approach to research. In order to provide the physical environment necessary to support this team approach, the design for the building implements several organizational and architectural strategies to foster collaboration.



NEIGHBORHOODS

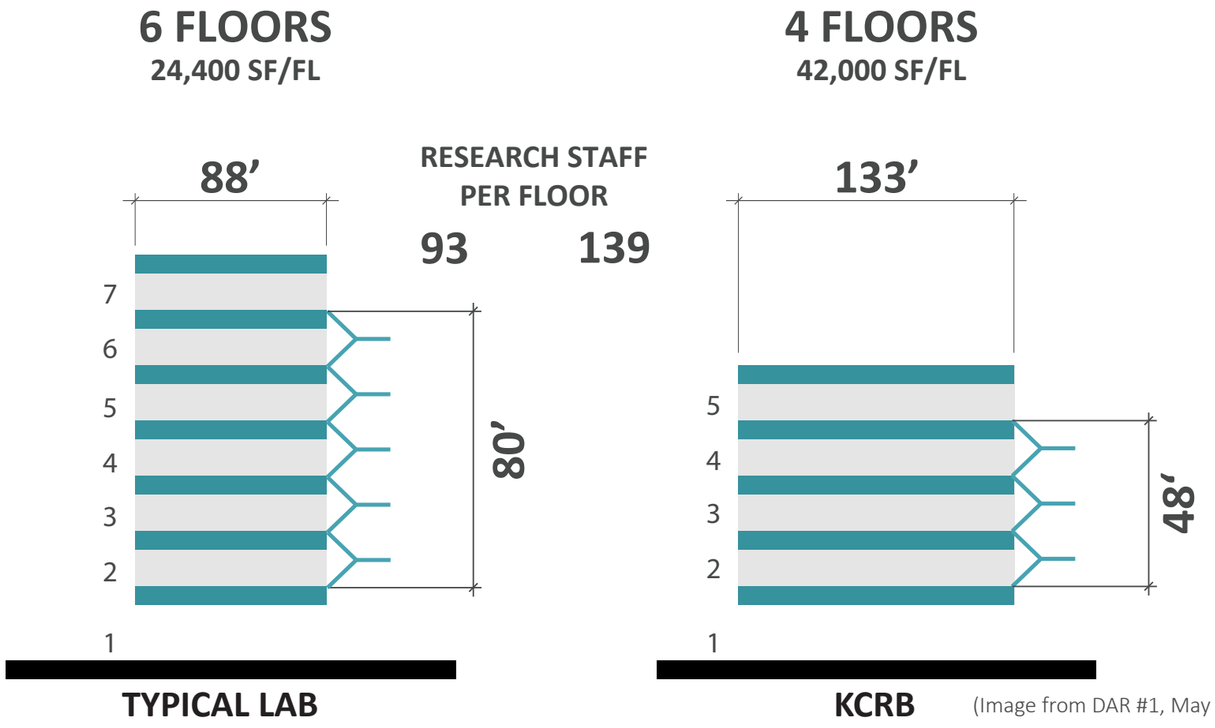
The design of 'lab neighborhoods' creates relationships between offices and labs that is innovative and unique to this building and promotes interaction between team members.

WIDE FLOORS - LOW BUILDING

The wide floor plates, minimizing vertical circulation, creates a work environment where more scientists are in closer proximity to one another.

HUBS & MEETING SPACES

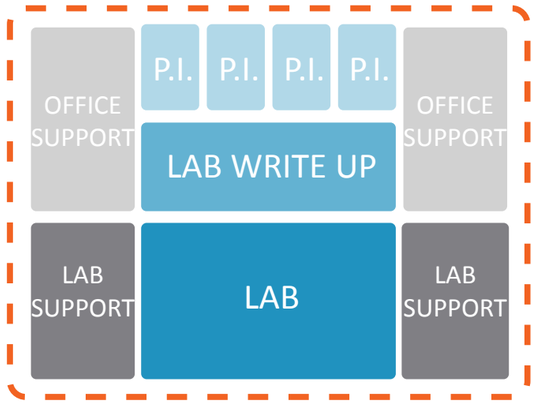
A series of collaboration hubs and smaller diverse meeting and contemplative rooms have been deployed throughout the building to promote interaction between scientists working in different neighborhoods and to further promote the cross-pollination of ideas.



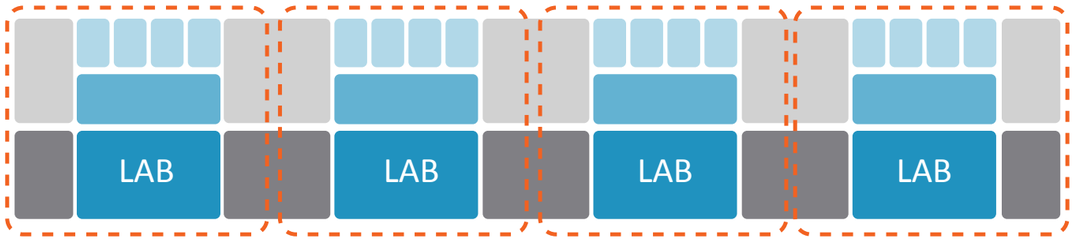
(Image from DAR #1, May 21, 2015)

"Create a dynamic environment that fuels transformative cancer research by driving innovation and discovery."

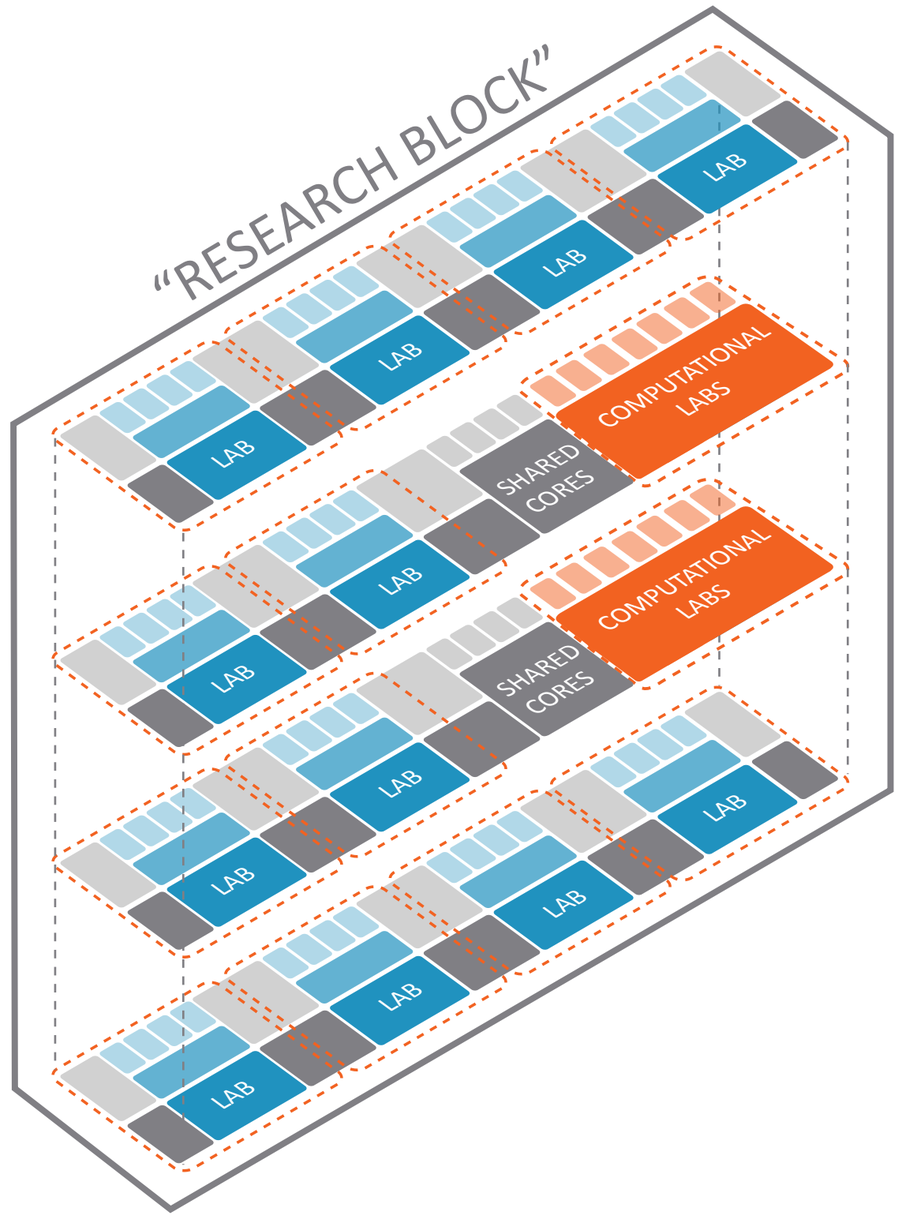
- Mission Statement



LAB NEIGHBORHOOD



TYPICAL FLOOR PLATE



BUILDING USERS

Cancer research is evolving. Knight physicians and scientists advance our understanding of the underlying mechanisms of this disease and advance discoveries to improve detection, diagnosis, treatment and prevention of cancer.

EXPERIMENTALISTS

Experimentalists are those researchers who use bench space for experimentation and research. This type of experimentation requires wet supply and piped gas services as well as increased air changes and/or cooling in the research space.

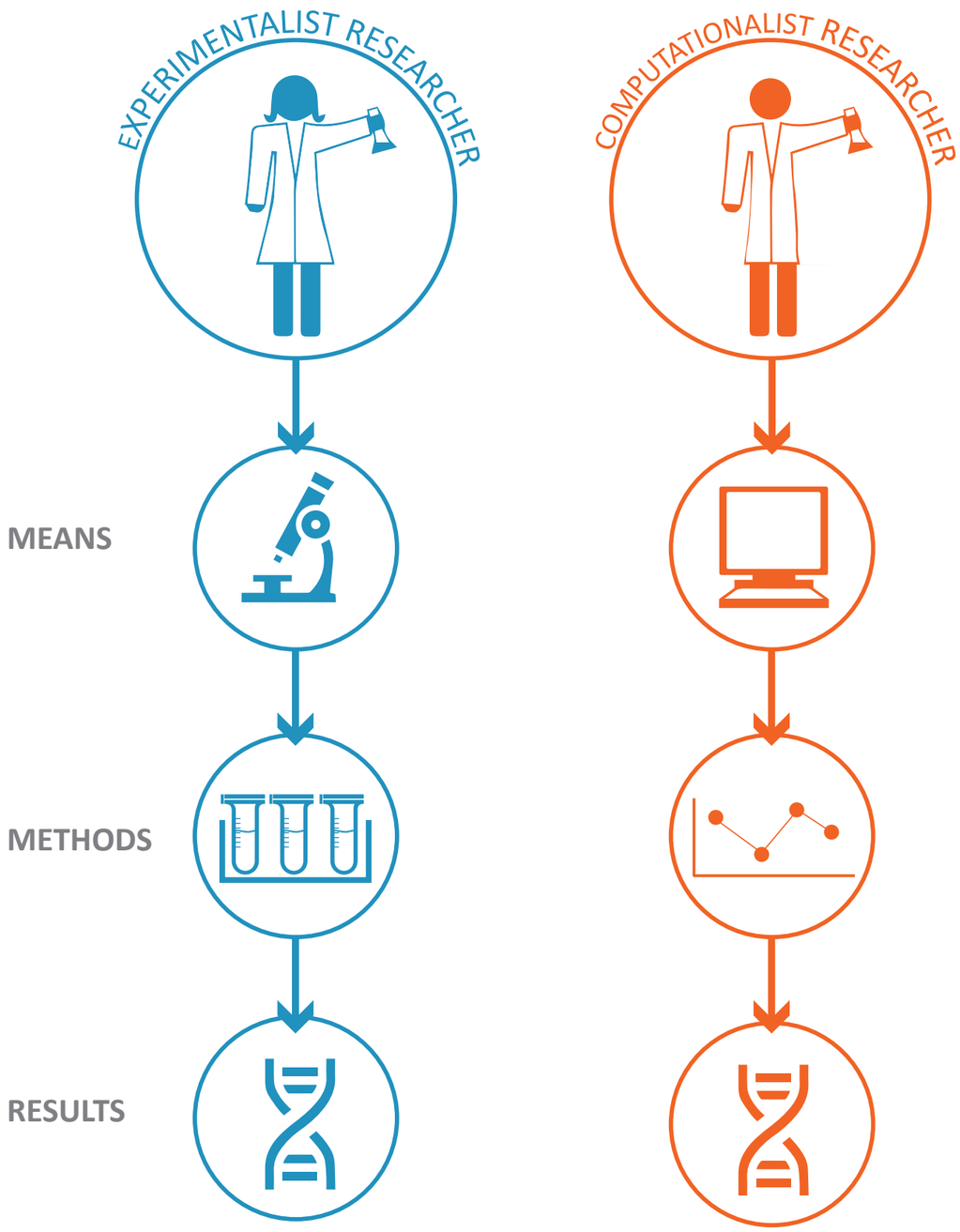
COMPUTATIONALISTS

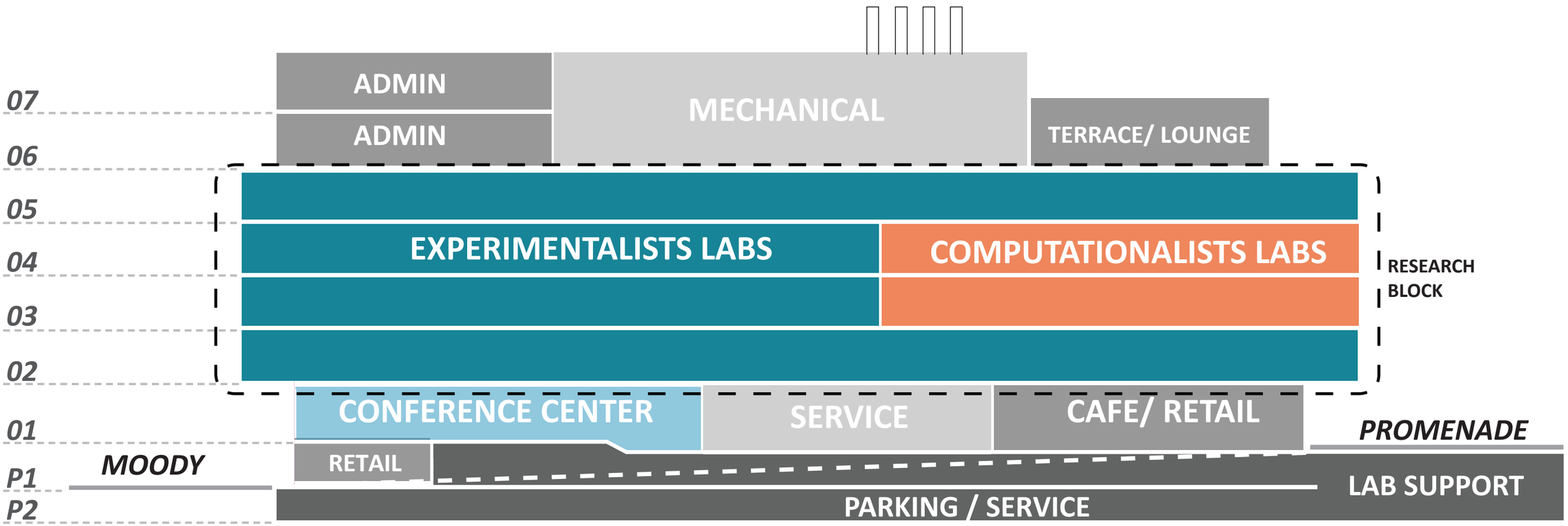
Computationalists are those researchers whose primary work is computational, or computer based. Computational research is performed at workstations, conference rooms, and alternative work sites. Requirements are not significantly different from typical office space.

USER IMPACT

At KCRB one common goal or set of goals will unite research teams. The focus will be neither on grants nor individual publications, but rather on collaboration and sharing of knowledge to achieve collective success.

The design intent for the building is to reinforce the notion of collaboration by creating opportunities for researchers to interact, socialize and work together in a highly efficient and inspired environment.





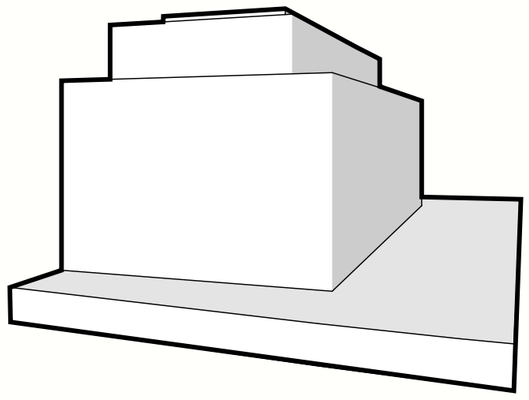
STACKING DIAGRAM

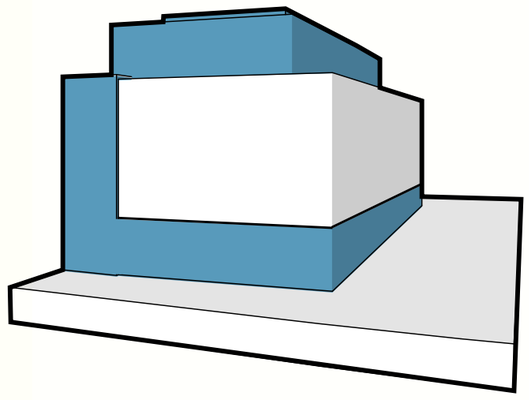
MASSING

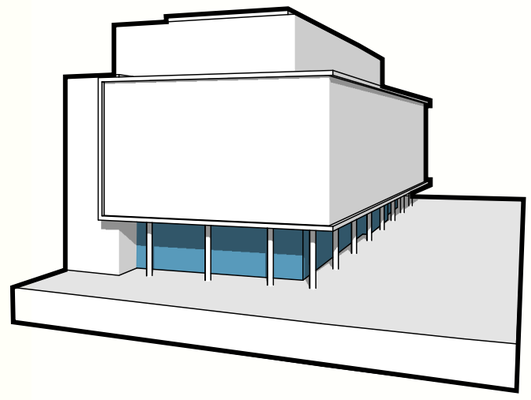
The base building massing is a result of zoning height restrictions and the desire for a lower stair building that promotes collaboration and connectivity.

The mission of the scientists within the building is to discover new and innovative ways to treat cancer. To emphasize the importance of this mission, the research laboratory is articulated and celebrated on the building's exterior. The 'research block' is emphasized through the use of lighter tones, larger windows, and composite metal panels - allowing it to stand out from the darker, quieter body of the building.

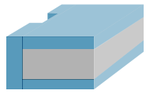
The ground floor façade recesses back on three sides to further emphasize the volume above, but also to better connect the public floors to the site and encourage visitors to circulate adjacent to the building and enter at one of the adjoining entries.

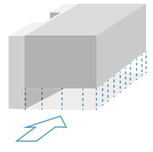












"BASE MASSING"

"EMPHASIZE RESEARCH"

"CONNECTIVITY TO SITE"

BUILDING ELEMENTS

(1) Below-grade lab support has specific control requirements and requires direct access to service areas and the loading dock.

(2) The recessed ground floor provides a varied urban form, helps reduce the scale of the building and provides an opportunity for seating areas along the sidewalk.

(3) Private office are clustered on the north with shared access to daylight and views.

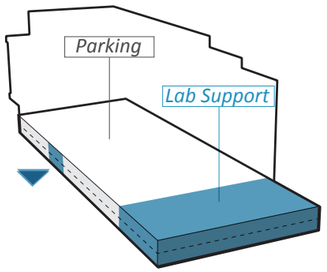
(4) The 'research block' is expressed as a volume that sits proud of other building elements.

(5) For programmatic and functional reasons, the mechanical penthouse is centered over the lab block. The 2-level Admin Suite is located to the west and has views to OHSU's Marquam Hill Campus. The Staff Lounge (Hub) and roof terrace are located to the east and have views of the OHSU Commons, river and mountains.

(6) An articulated frame further highlights the 'research block'.

(7) The sawtooth windows on the south help break-down the scale of the south building face, provide aesthetic interest and allow views out to the east and west from the lab spaces.

(8) Balconies on the east and west and the large computationalist window on the east provide views and a connections to the outdoors.



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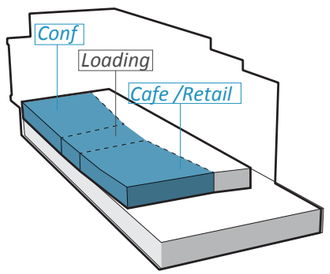

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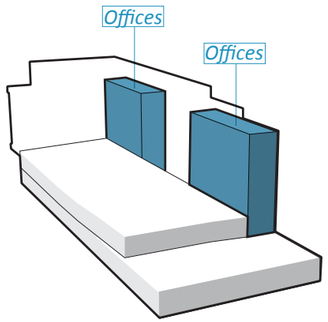

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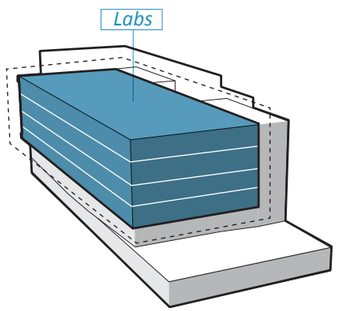

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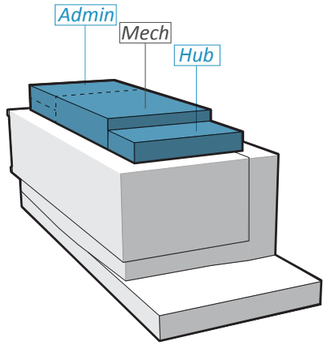

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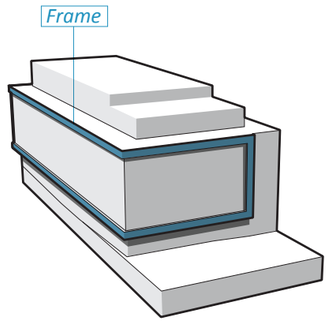

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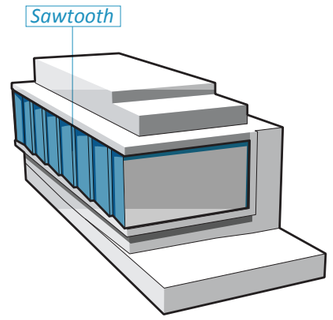

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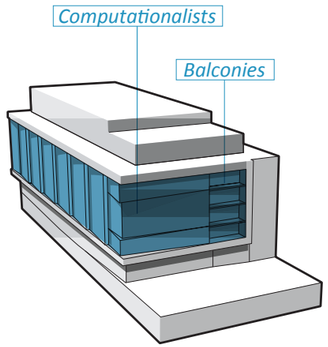

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SITE & CONTEXT

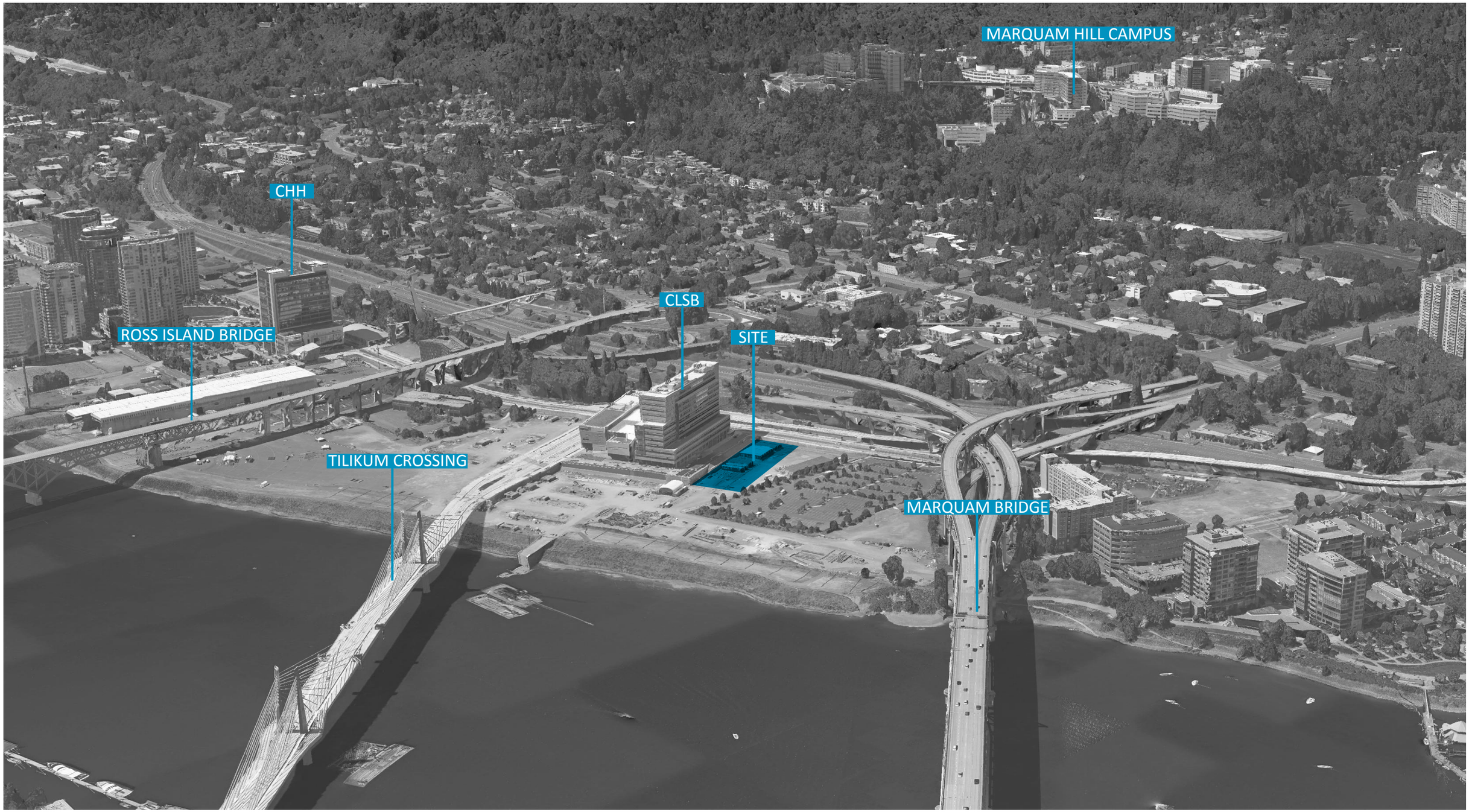
PROJECT LOCATION

The Knight Cancer Research Building will sit at the intersection of Moody Avenue and Meade Street, just north of the existing Skourtes Tower and CLSB. The building will be 314,000 gross square feet total on 7 above-grade levels and 2 below-grade parking/service levels. The building will be primarily comprised of research laboratory and office uses.

At the heart of the growing OHSU Schnitzer Campus, KCRB will face the future OHSU Commons to the east, giving this building a distinct urban presence and an opportunity for views and connection to the Commons, the Greenway, the Willamette River and views beyond.



SITE LOCATION



SITE LOCATION

SITE CONTEXT




SW Moody Ave
DEAD END
SOURTES TOWER OHSU SCHOOL OF DENTISTRY





ZONING

The above grade portion of KCRB sits within a CXd zone, however a portion of the below-grade lab support and the Pedestrian Promenade occur within the CXdg zone.

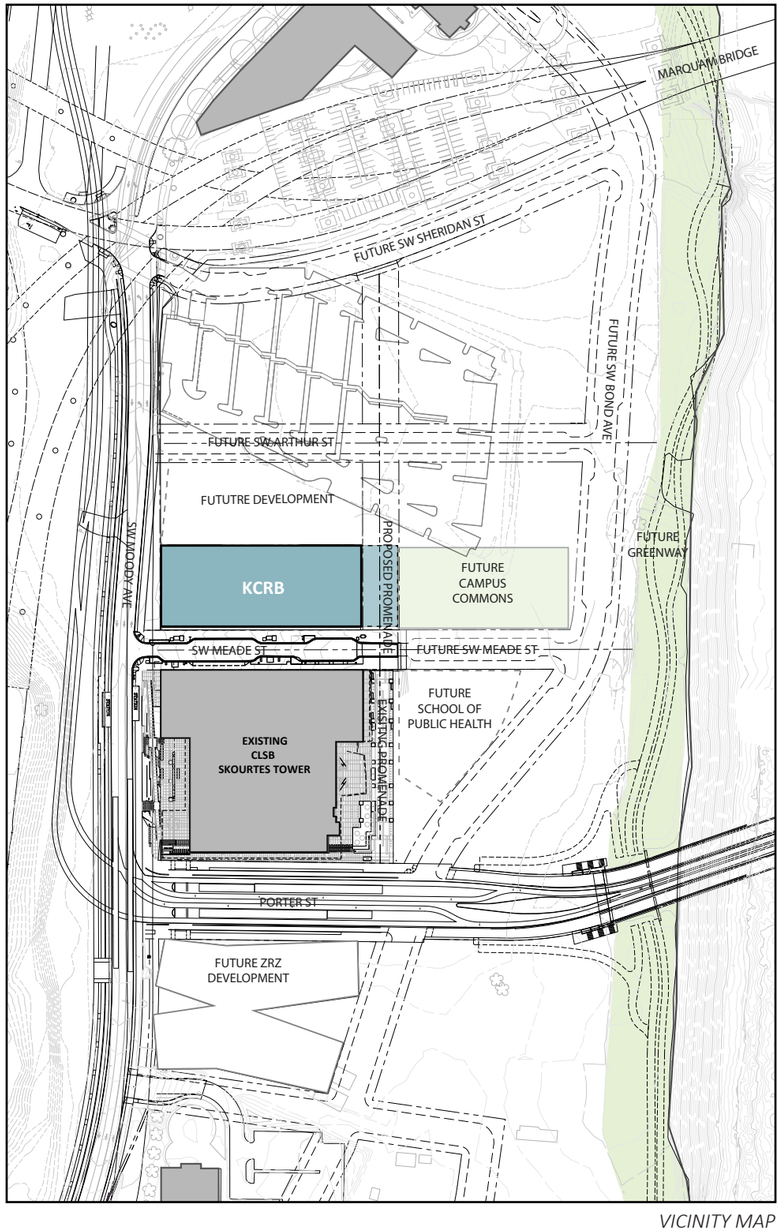
Despite having a portion of the site within a Greenway Overlay zone, no portion of this development is within the South Waterfront Greenway Area as defined by the Portland Zoning Code, Figure 510-2.

SITE ACCESS

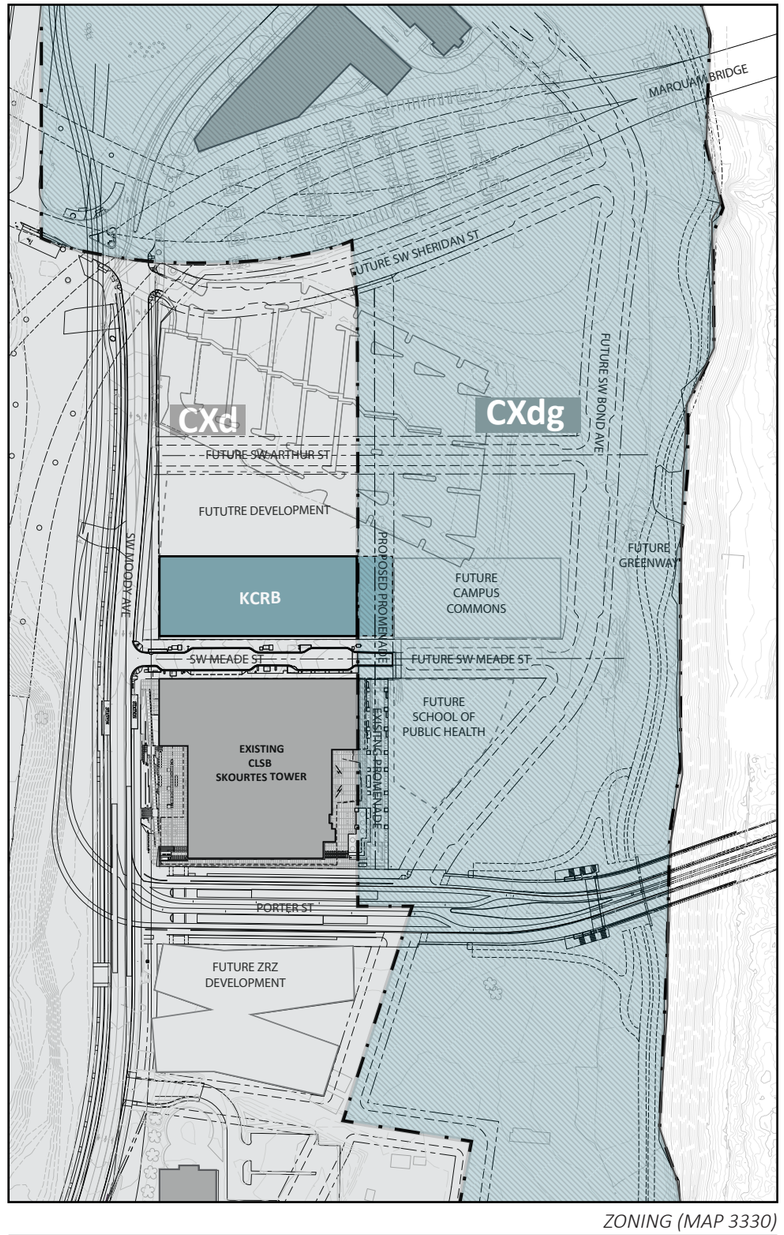
Main building entries are located along the primary pedestrian access routes along SW Moody Avenue and the Pedestrian Promenade. A secondary building entrance is located mid-block along SW Meade Street.

Parking and service vehicle access is restricted along Moody Avenue and the Pedestrian Promenade, leaving Meade Street as the primary vehicular access for the site. Bike parking, showers and locker facilities will be accessed via the Meade Street mid-block entry.

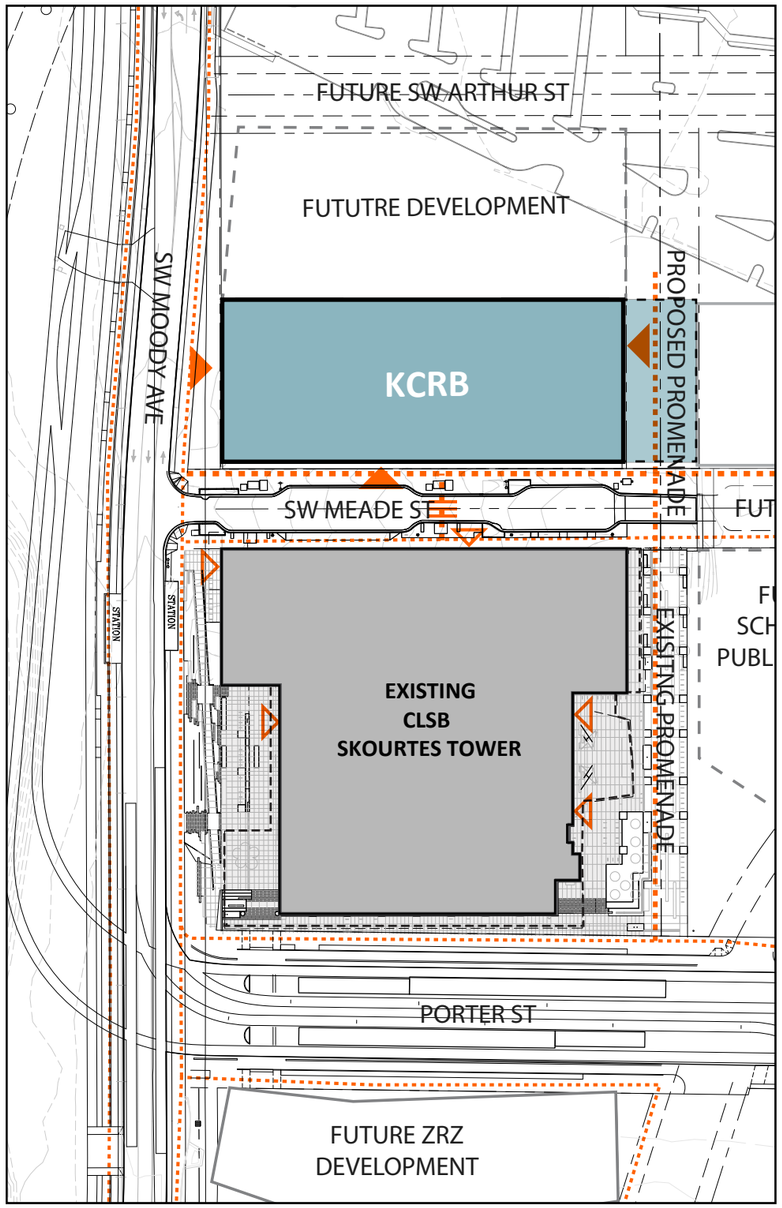
This site has convenient access to the Portland Street Car and Trimet Buses via stops located just south of the Moody Avenue - Meade Street intersection. The building's west entry and landscape elements have been inflected slightly to the southwest to acknowledge the importance of this corner as a gateway and the importance of the pedestrian traffic arriving from the Streetcar and, likewise, from the lightrail station south of CLSB.



VICINITY MAP



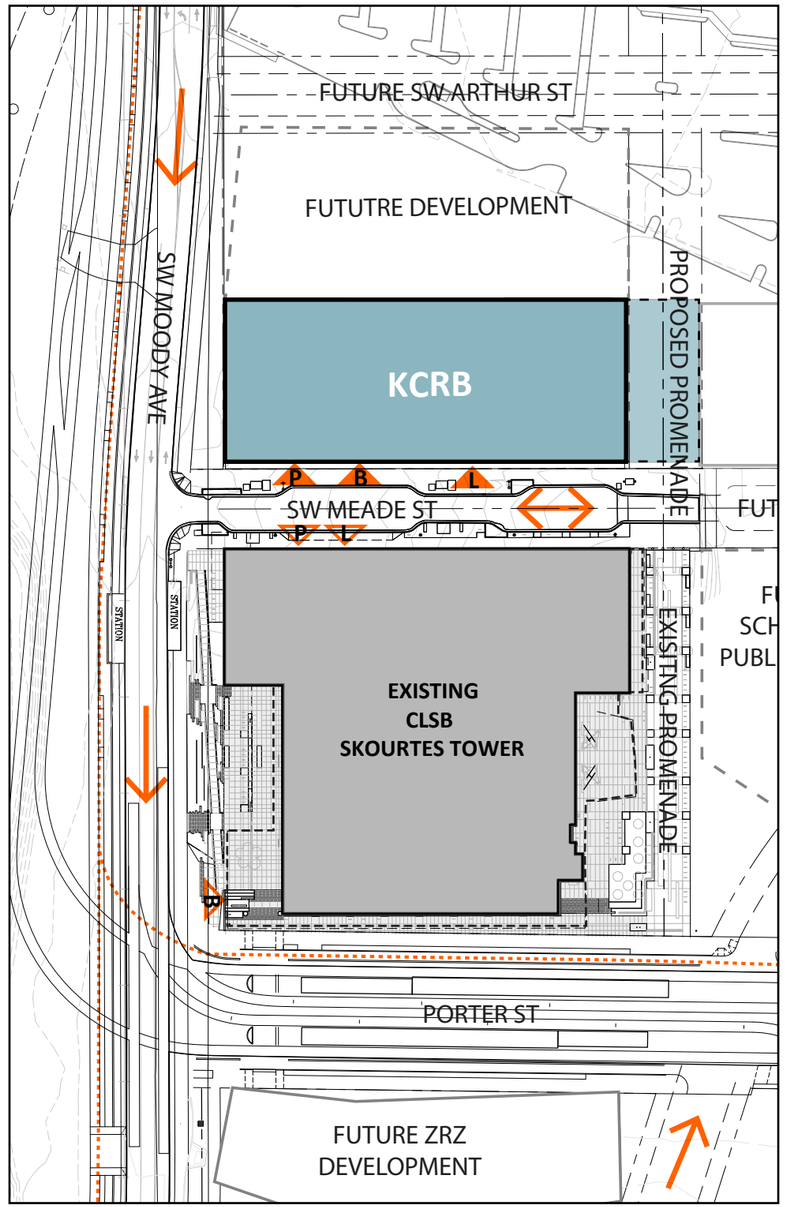
ZONING (MAP 3330)



PEDESTRIAN ACCESS

PROPOSED ENTRY *EXISTING ENTRY*

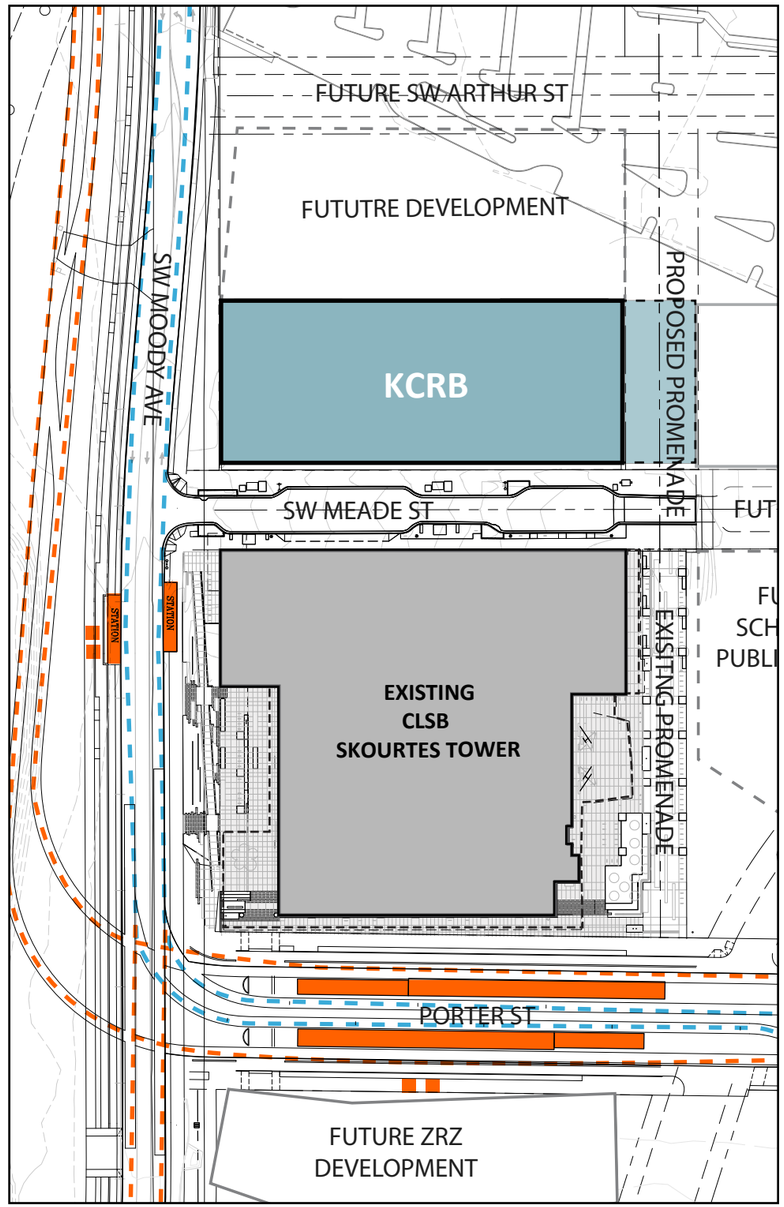
MAJOR WALKWAY *MINOR WALKWAY*



VEHICLE ACCESS

P *PARKING ENTRY* B *BICYCLE ENTRY*

BICYCLE PATH L *LOADING ENTRY*



TRANSIT ACCESS

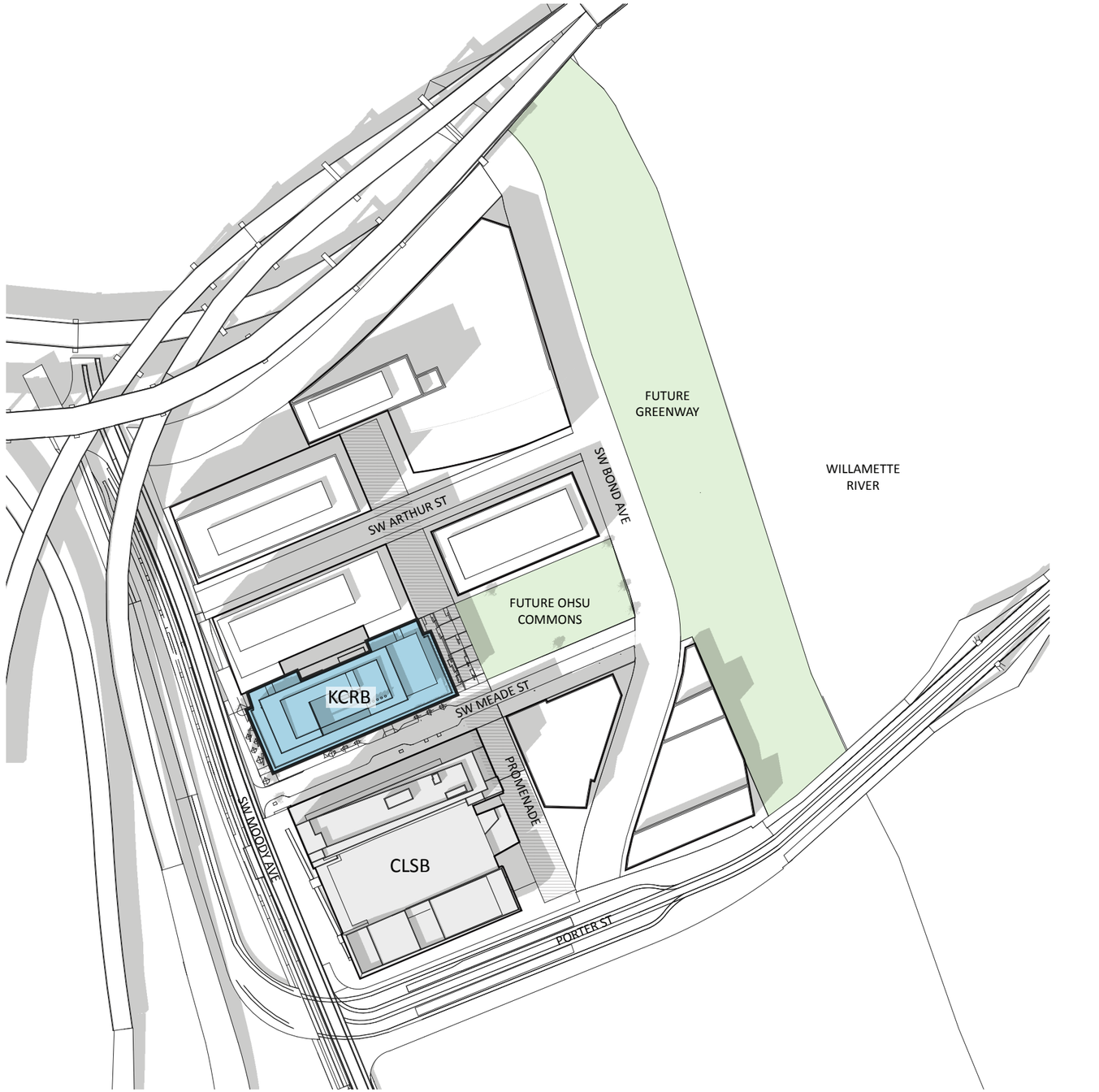
MAX / STREETCAR STOP *BUS STOP*

MAX *STREETCAR*

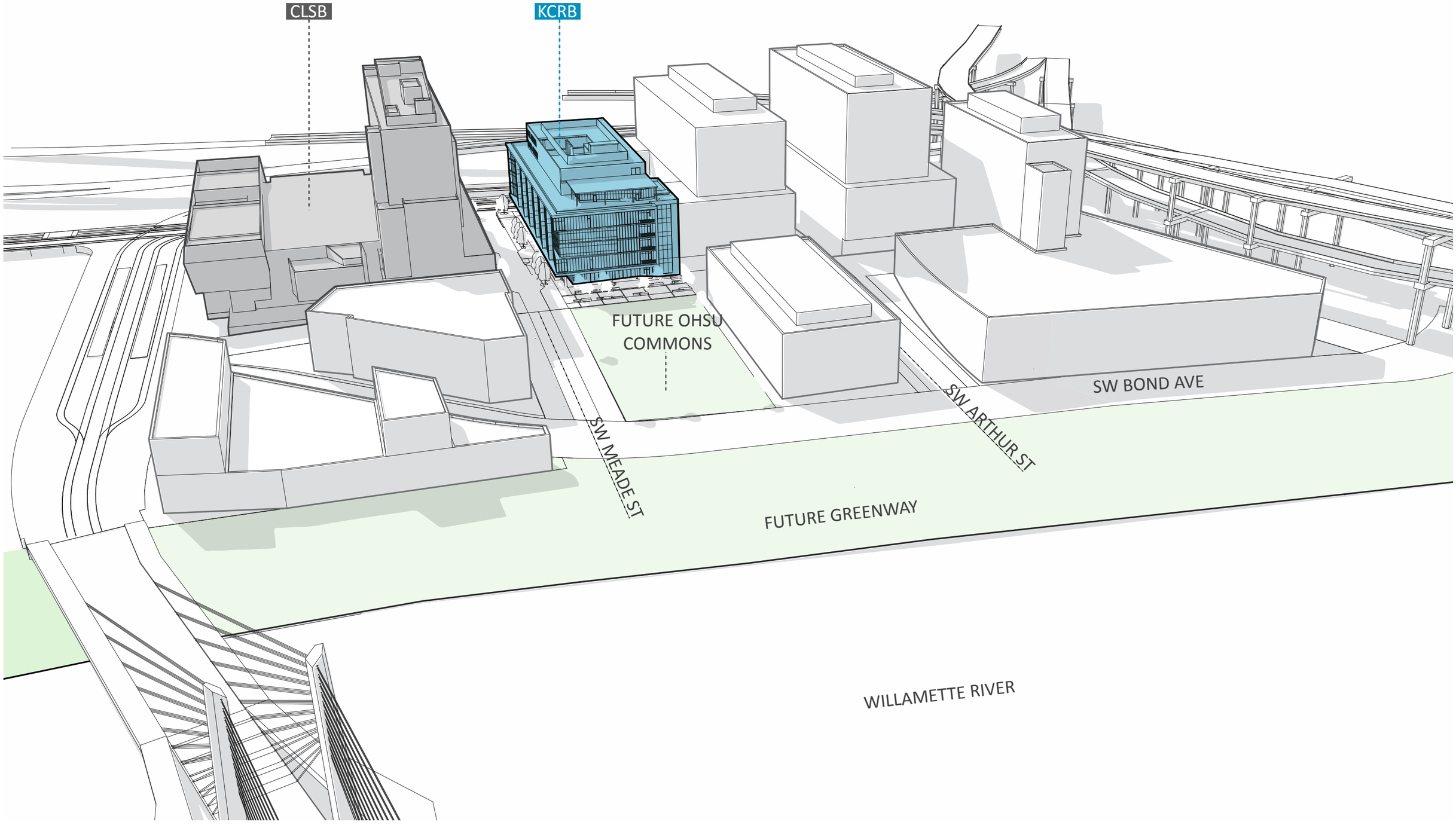
SCHNITZER CAMPUS PLAN

Much of OHSU's future growth, particularly academic and outpatient facilities, will occur on approximately 26 acres that the University owns in Portland's South Waterfront District. The Schnitzer Campus Strategic Framework Plan provides a horizontal framework for the placement of streets, parking, utilities, open space, pedestrian connections, and future building sites. OHSU envisions a campus of approximately two million square feet of gross building area at full build-out.

(Schnitzer Campus & OHSU Commons, www.ohsu.edu)



PROPOSED CAMPUS PLAN



PROPOSED CAMPUS PLAN

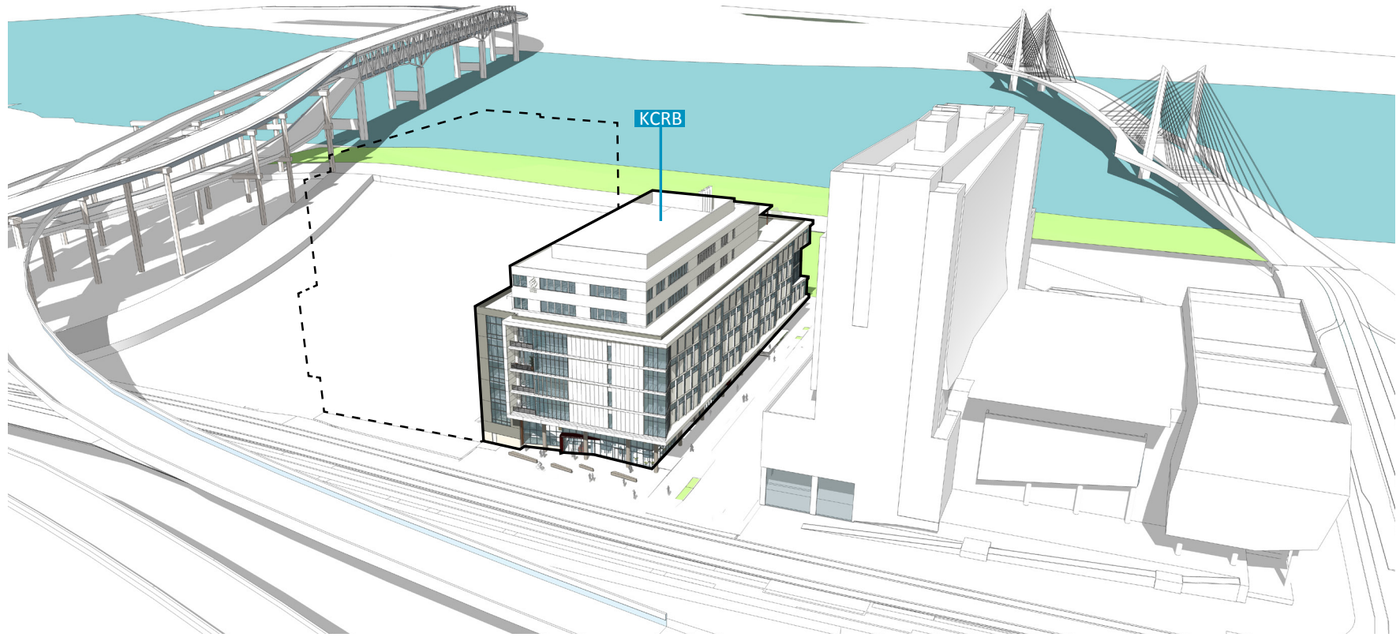
FULL-BLOCK BUILDOUT

Due to the size and timing of the KCRB project, the owner has dedicated a half-block within the Schnitzer Campus for this project. Careful consideration is being given to the future expansion of this block.

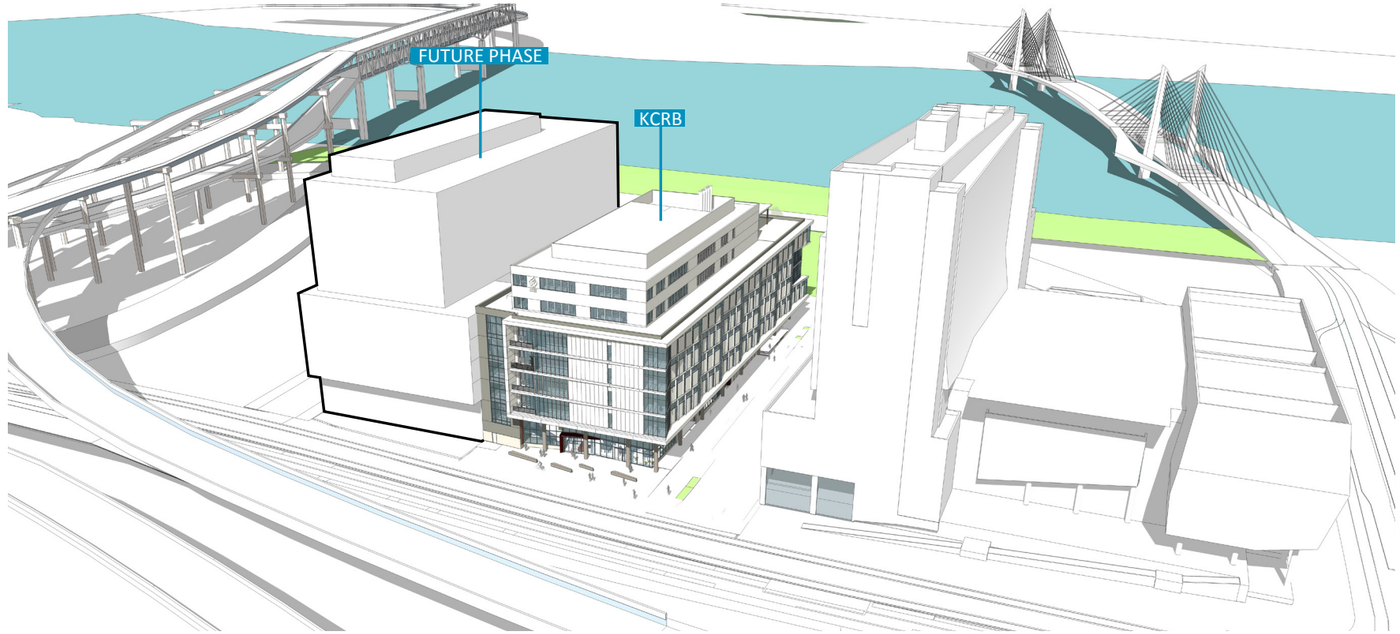
The future expansion is estimated to take place in five to ten years. In the interim the north facade will be exposed to view. This has been taken into consideration in the massing, articulation and material selection for the north side of the building.

The main entries at KCRB are located towards the north side of the site to provide an east-west mid-block circulation spine through the entire building. This is intended to deminish the scale of the super-block into one that is more pedestrian friendly. The future expansion's ground floor will link into this circulation and the ground floor will act as one building. It is anticipated that KCRB's 18 foot wide courtyard will be expanded in the future phase.

The parking garage has been designed in anticipation of expansion. The future half-block will include a ramp to connect the two levels of parking. This will allow the current parking access on Meade Street to be the entry and exit in the future for the full block, eliminating the impact to future Arthur Street.



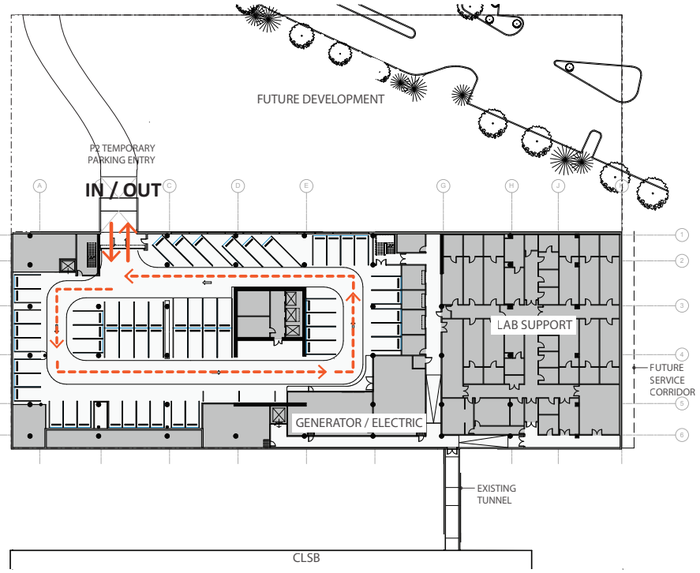
PARTIAL BUILDOUT



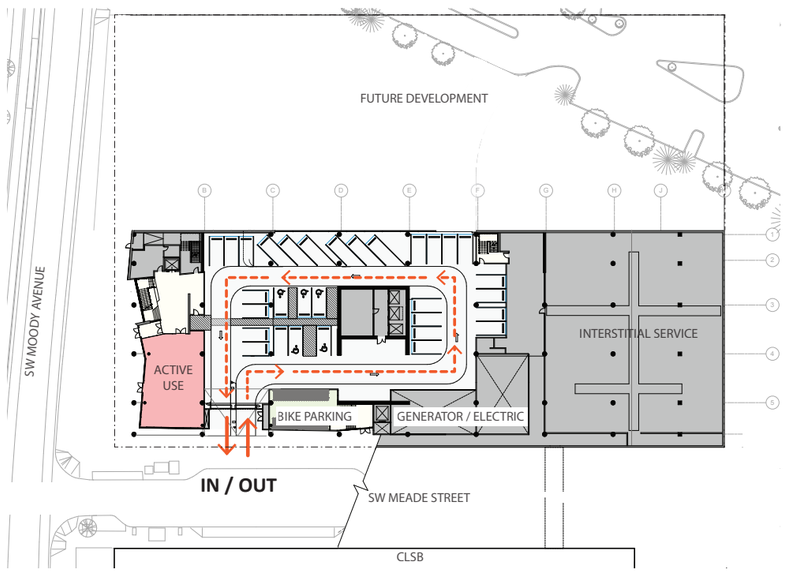
FUTURE BUILDOUT

SEE APPENDIX I - PARKING & LOADING DOCK CONFIGURATION FOR MORE DETAIL

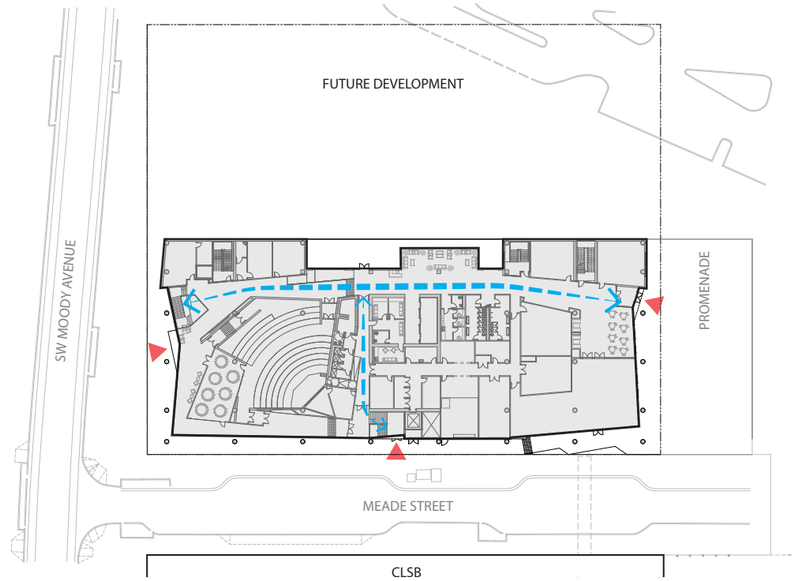
FUTURE BUILDOUT & CONNECTIVITY



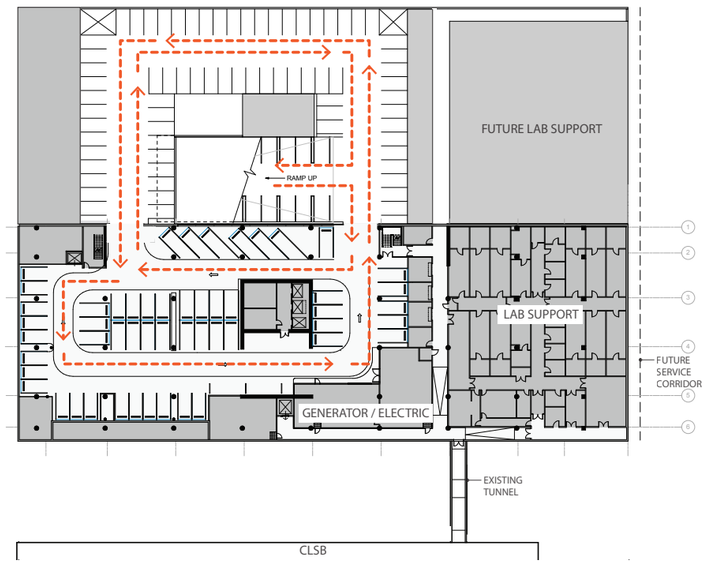
LEVEL P2 PARTIAL BUILDOUT



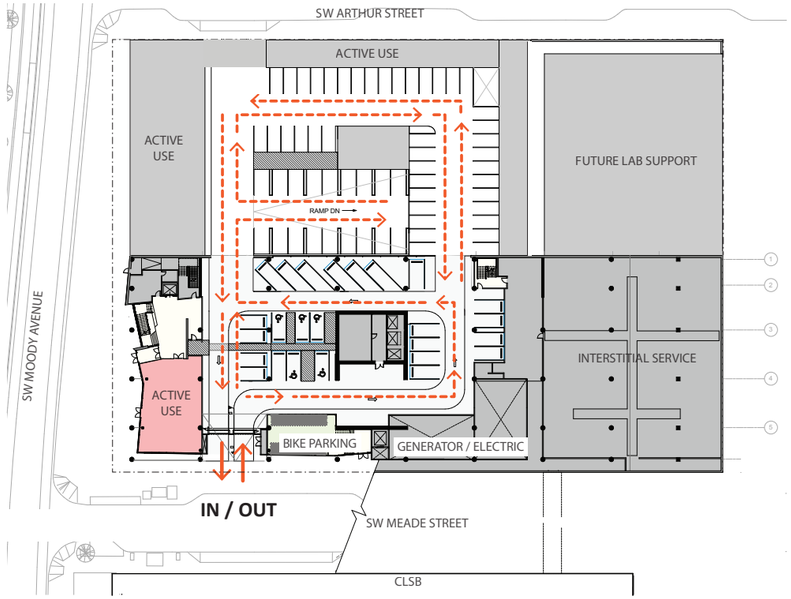
LEVEL P1 PARTIAL BUILDOUT



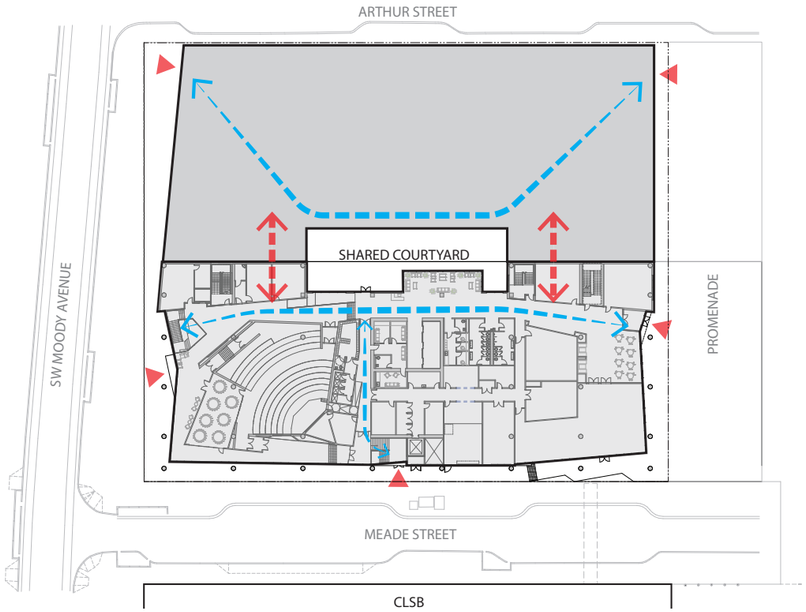
LEVEL 1 PARTIAL BUILDOUT



LEVEL P2 FULL BUILDOUT PHASE



LEVEL P1 FULL BUILDOUT PHASE



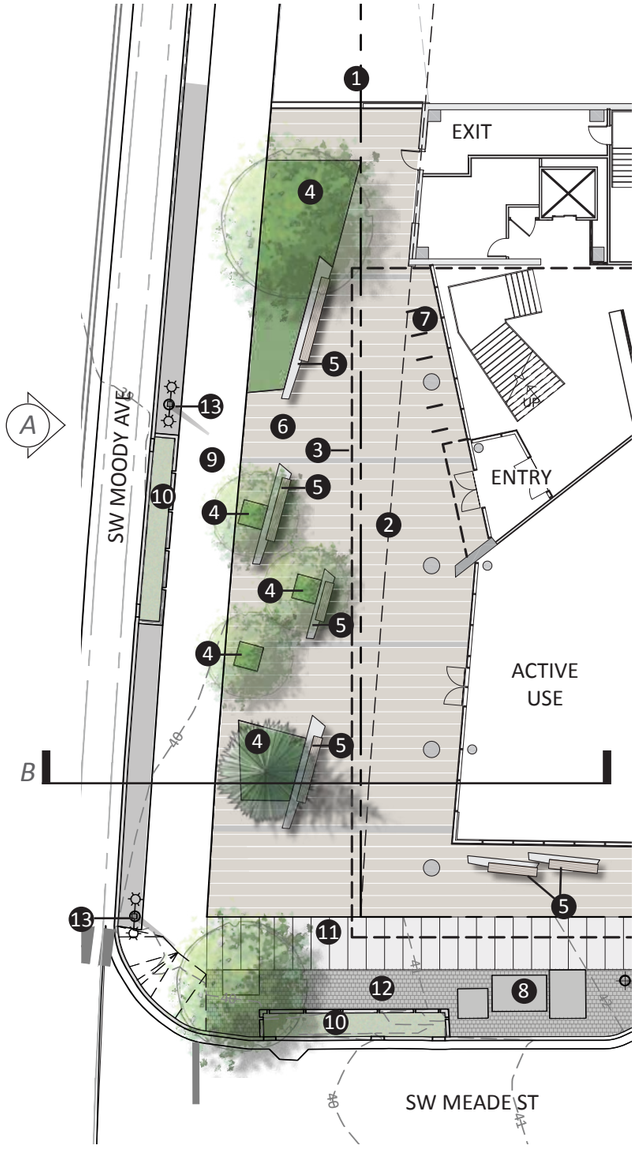
LEVEL 1 FULL BUILDOUT PHASE

LANDSCAPE

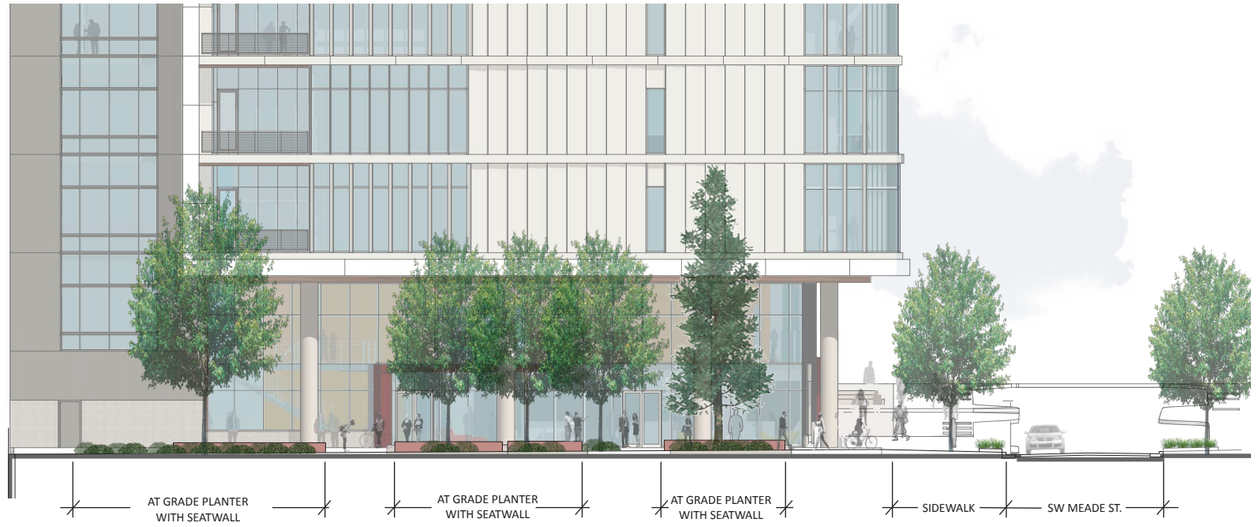
LANDSCAPE /GROUND FLOOR

The landscape design continues the district vocabulary as implemented on the existing property to the south. Extending the campus promenade and continuing the use of warm, fine grain materials throughout the site helps to provide and establish elements of distinction and continuity throughout the site and the developing OSHU Schnitzer Campus.

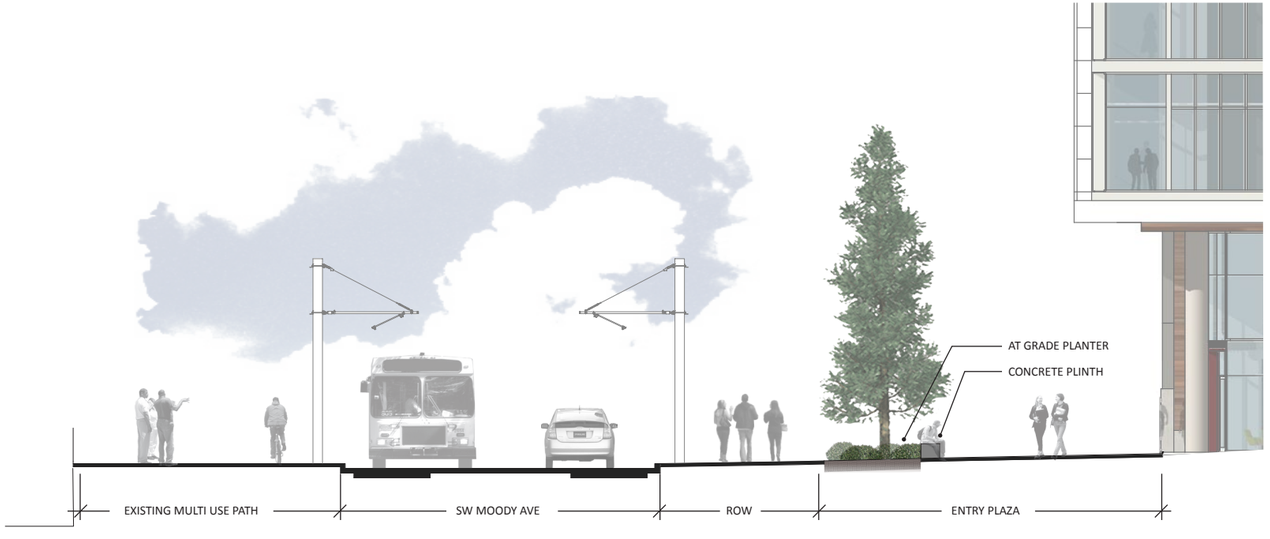
P2 PARKING ENTRY
EXIT
ENTRY
LEVEL P1
LEVEL L1
ENTRY
PROMENADE
SW MOODY AVE
ACTIVE USE
P1 PARKING ENTRY
ENTRY
LOADING DOCK
ACTIVE USE
SW MEADE ST
WVLT
CLSB
BUILDING SUPPORT ENTRANCE FACILITY
PSU MICROCELL/RECOMB DNA LAB
PSU MICROCELL/RECOMB DNA LAB
PSU MICROCELL/RECOMB DNA LAB
RETAIL
RETAIL



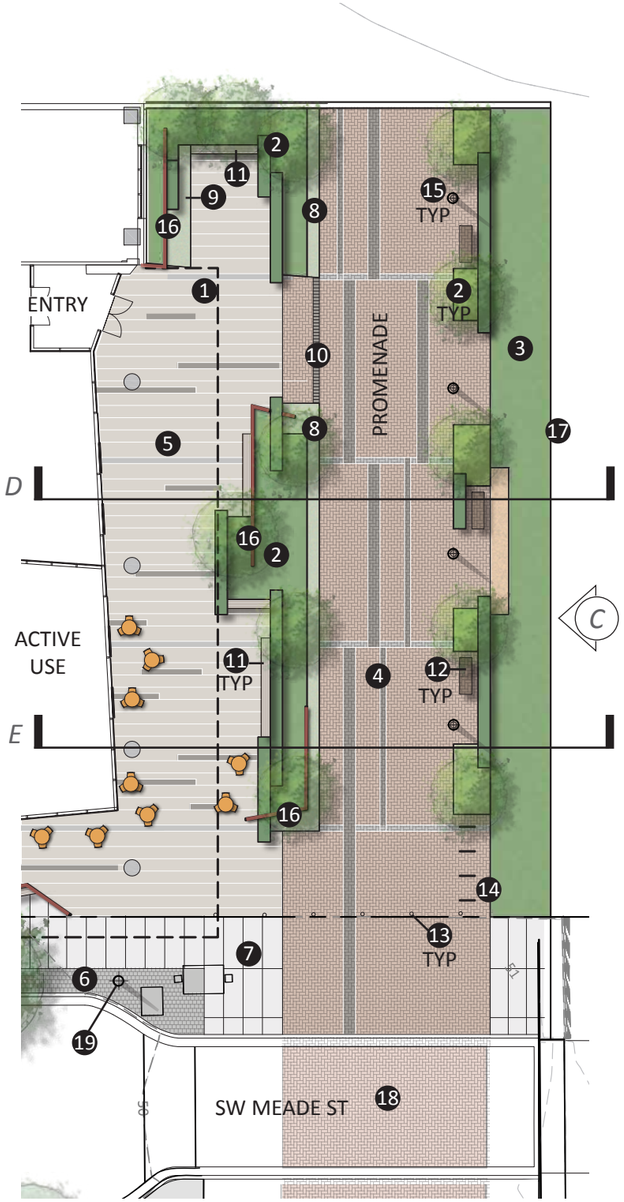
1. PROPERTY LINE
2. 25’ LANDSCAPE SETBACK
3. BUILDING OVERHANG
4. AT GRADE PLANTING AREA
5. PRECAST CONCRETE PLINTH WITH WOOD SEATING SURFACE AND INTEGRADED LED LIGHTS
6. 12” X 24” PRECAST SAND SET PAVERS
7. BIKE RACKS
8. EXISTING AT GRADE VAULTS
9. EXISTING SIDEWALK
10. EXISTING STORMWATER PLANTER
11. C.I.P. SIDEWALK - SWF STANDARD
12. 4” X 4” SAND SET PAVERS SWF STANDARD
13. EXISTING STREET LIGHT



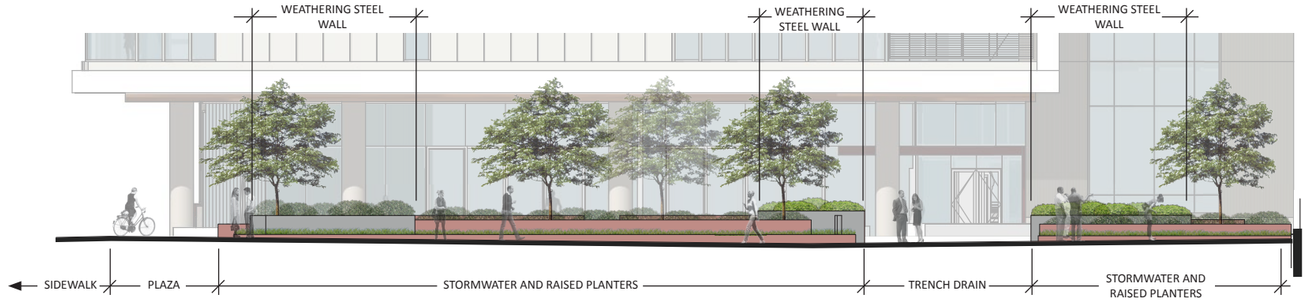
A - ELEVATION - SW MOODY AVE



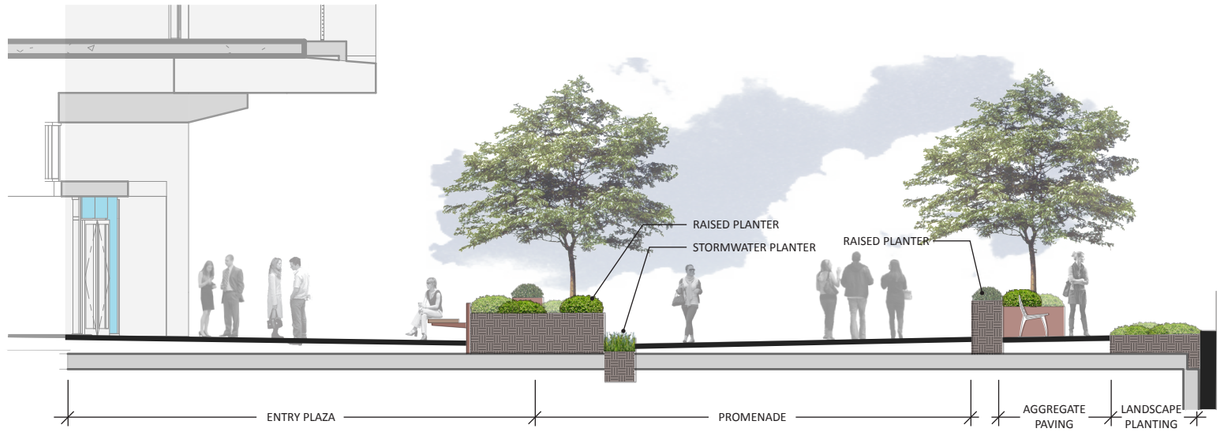
B - SECTION - SW MOODY AVE



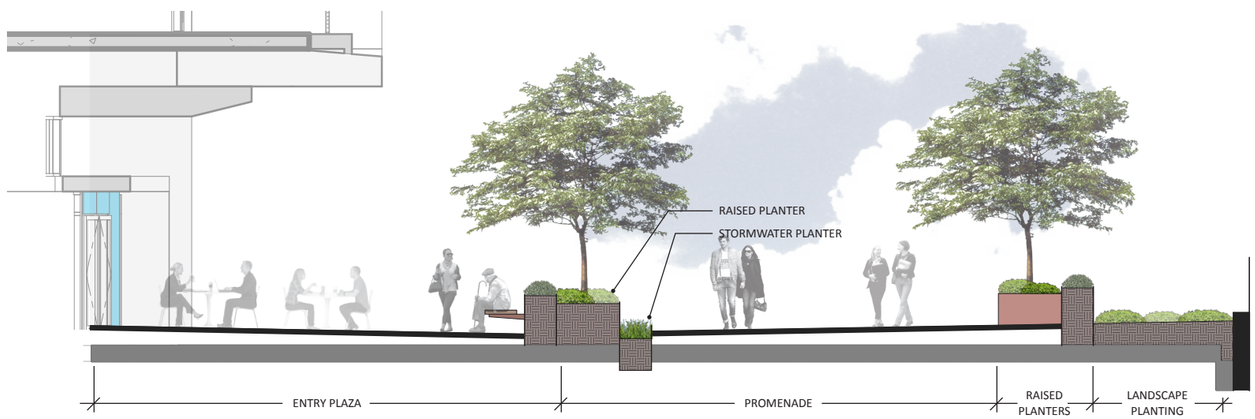
1. BUILDING OVERHANG
2. RAISED PLANTER - WEATHERING STEEL - HT VARIES
3. AT GRADE PLANTER
4. 4” X 8” SAND SET PAVERS AT PROMENADE - SWF STANDARD VEHICLE RATED
5. 12” X 24” PRECAST SAND SET PAVERS
6. 4” X 4” SAND SET PAVERS SWF STANDARD
7. CIP SIDEWALK - SWF STANDARD
8. AT GRADE FLOWTHROUGH STORMWATER PLANTER
9. RAISED STORMWATER FLOWTHROUGH PLANTER
10. 12” WIDE SS TRENCH DRAIN
11. CANTILEVER IPE BENCH AT RAISED PLANTER WITH INTEGRATED LED LIGHTING
12. FREE STANDING BENCH SWF STANDARD
13. REMOVABLE BOLLARDS
14. SS BIKE RACKS - SWF STANDARD
15. PEDESTRIAN POLE LIGHTS
16. WEATHERING STEEL WALL
17. PARAPET WALL WITH GUARDRAIL
18. 4” X 8” SAND SET PAVERS AT ROW - SWF STANDARD - VEHICLE RATED
19. STREET LIGHTS - SWF STANDARD



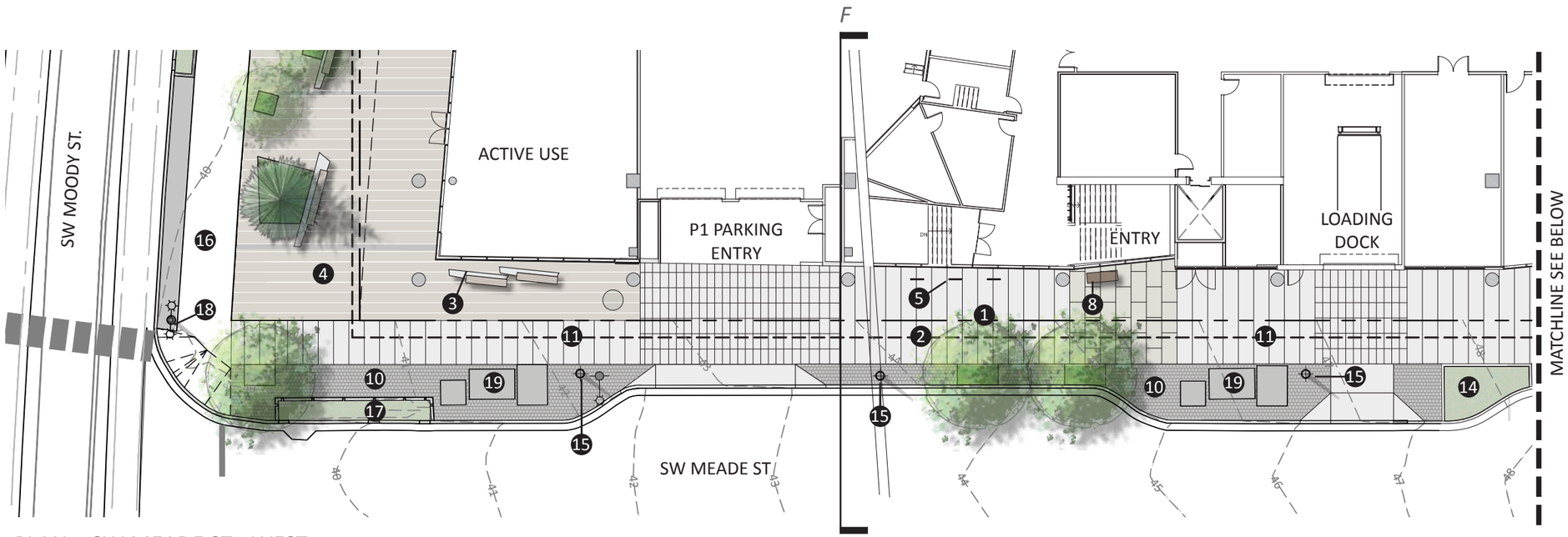
C - ELEVATION - PROMENADE



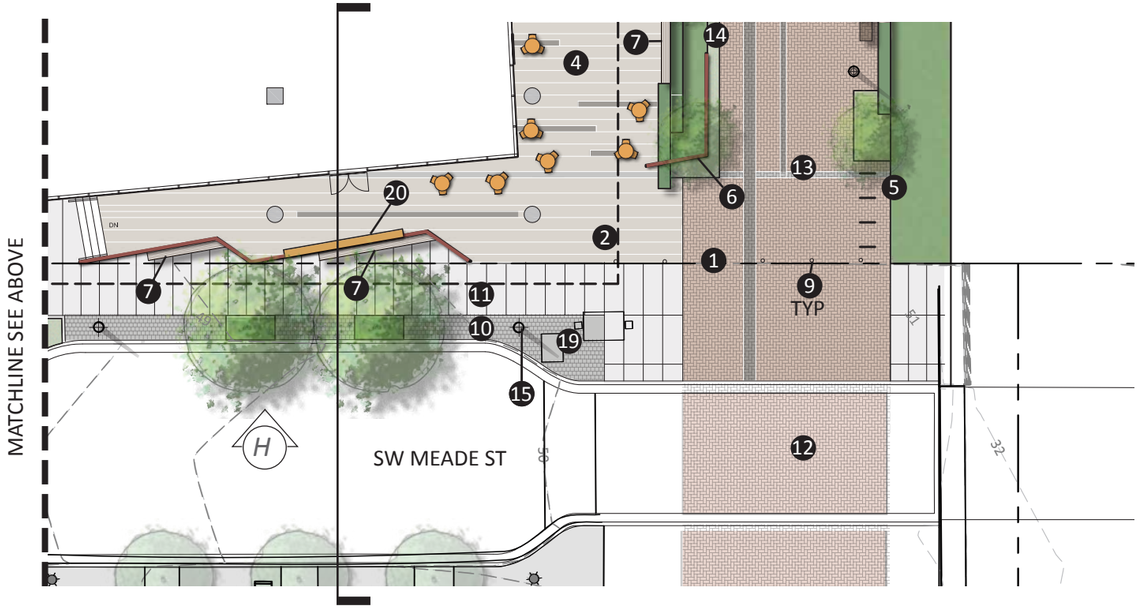
D - SECTION - PROMENADE



E - SECTION - PROMENADE

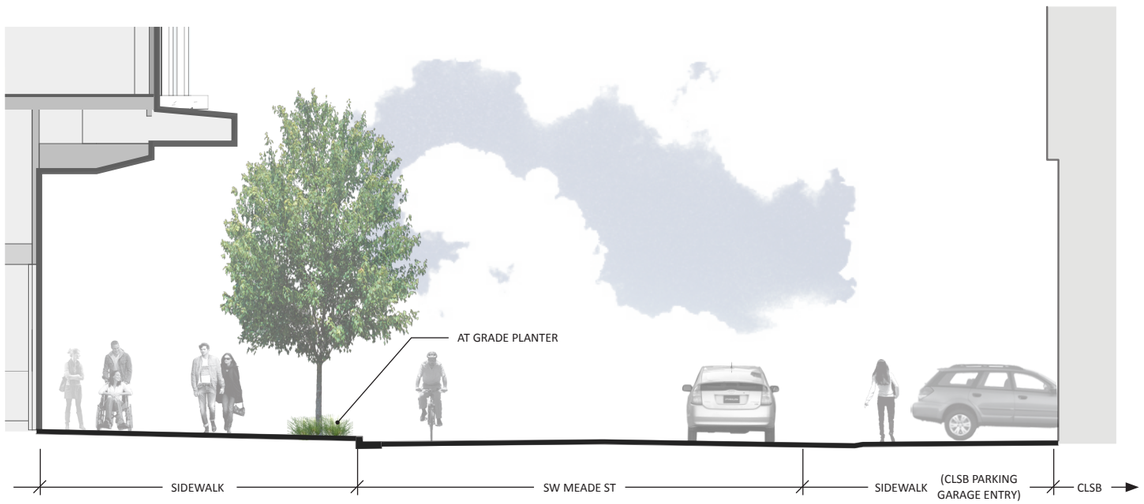


PLAN - SW MEADE ST - WEST

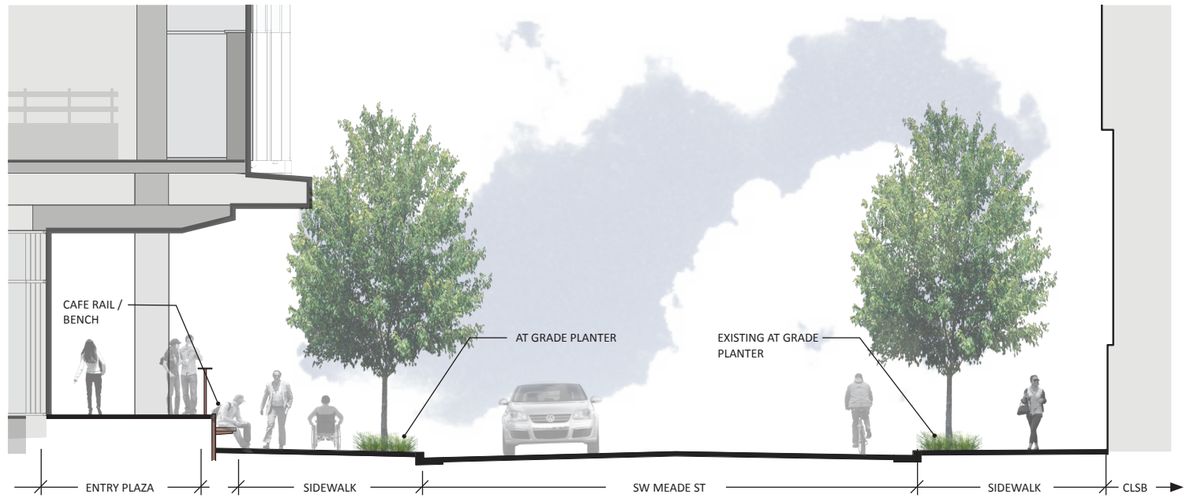


PLAN - SW MEADE ST - EAST

1. PROPERTY LINE
2. BUILDING OVERHANG
3. PRECAST CONCRETE PLINTH WITH WOOD SEATING SURFACE AND INTEGRADED LED LIGHTS
4. 12” X 24” PRECAST SAND SET PAVERS
5. SS BIKE RACKS - SWF STANDARD
6. WEATHERING STEEL WALL
7. CANTILEVER IPE BENCH
8. FREE STANDING BENCH
9. REMOVABLE BOLLARDS
10. 4” X 4” SAND SET PAVERS SWF STANDARD
11. C.I.P. SIDEWALK - SWF STANDARD
12. 4” X 8” SAND SET PAVERS AT ROW - SWF STANDARD - VEHICLE RATED
13. 4” X 8” SAND SET PAVERS AT PROMENADE - SWF STANDARD - VEHICLE RATED
14. STORMWATER PLANTER
15. STREET LIGHT - SWF STANDARD
16. EXISTING SIDEWALK
17. EXISTING STORMWATER PLANTER
18. EXISTING STREET LIGHT
19. EXISTING AT GRADE VAULTS
20. CAFE RAIL



F - SECTION - SW MEADE ST.



G - SECTION - SW MEADE ST.



H - ELEVATION - SW MEADE ST.

PRUNUS X YEDOENSIS

YOSHINO CHERRY



PAXISTIMA MYRSINITES

OREGON BOX LEAF



VACCINIUM OVATUM

EVERGREEN
HUCKLEBERRY



CORNUS SERICEA 'KELSEYI'

KELSEY'S REDTWIG
DOGWOOD



POLYSTICHUM MUNITUM

WESTERN SWORD FERN



ZELKOVA SERRATA

JAPANESE ZELKOVA



TRACHELOSPERMUM ASIATICUM

ASIAN STAR JASMINE



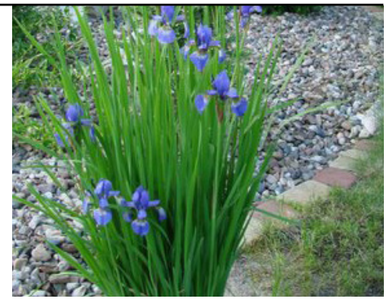
LIRIOPE MUSCARI

LILY TURF



IRIS SIBIRICA

SIBERIAN IRIS



CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'

FEATHER REED GRASS



WEATHERING STEEL PLANTER WALL



SWF STANDARD BIKE RACK



BOLLARDS



CAFE RAIL



SITE LIGHTING



CONCRETE PLINTH



PROMENADE PAVERS

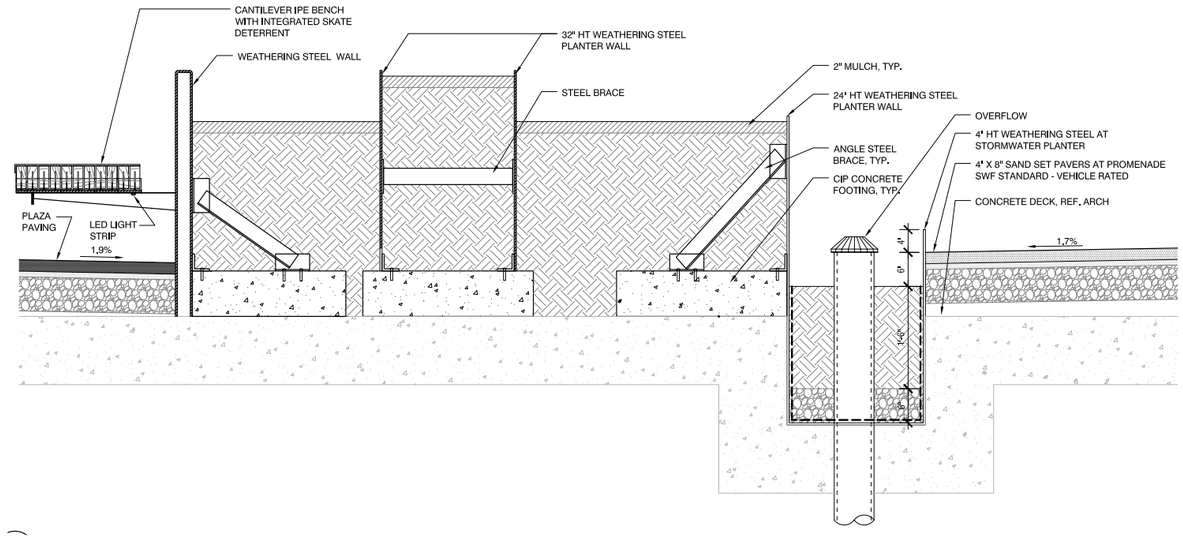


12” x 24” PRECAST PAVERS

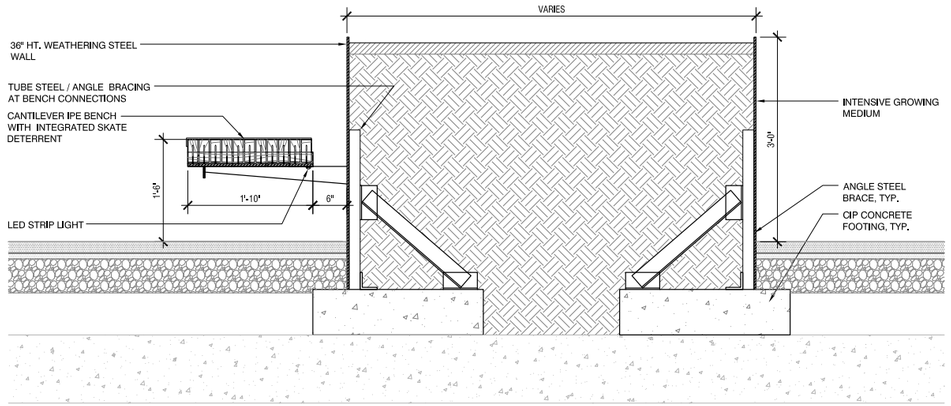


SWF STANDARD TRASH RECEPTACLE

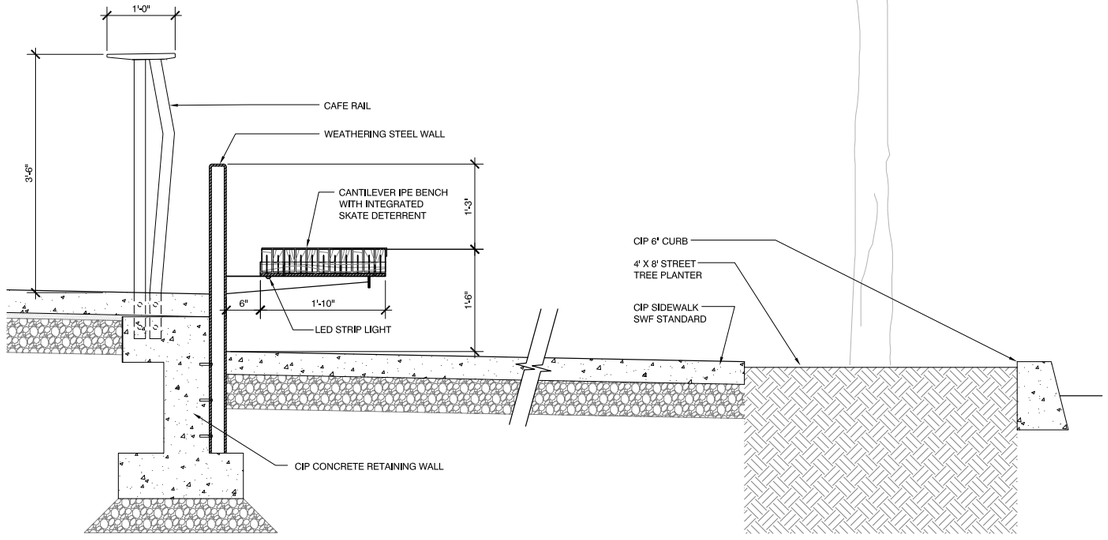




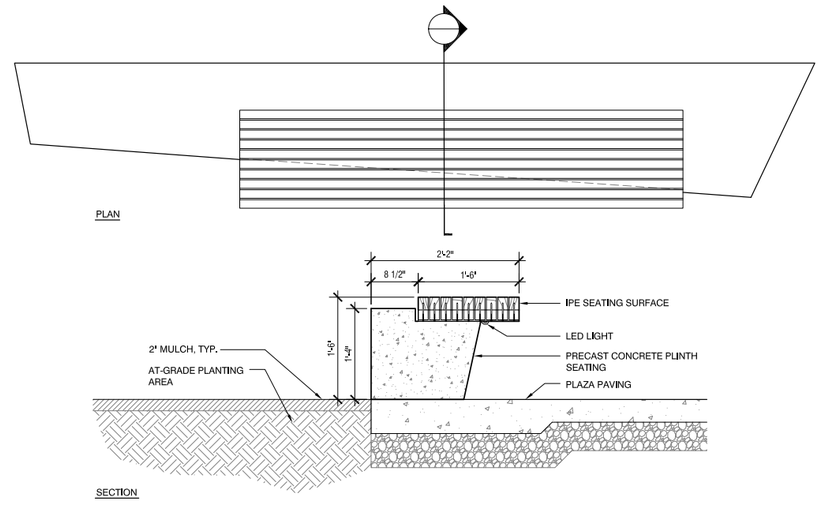
STORMWATER PLANTER



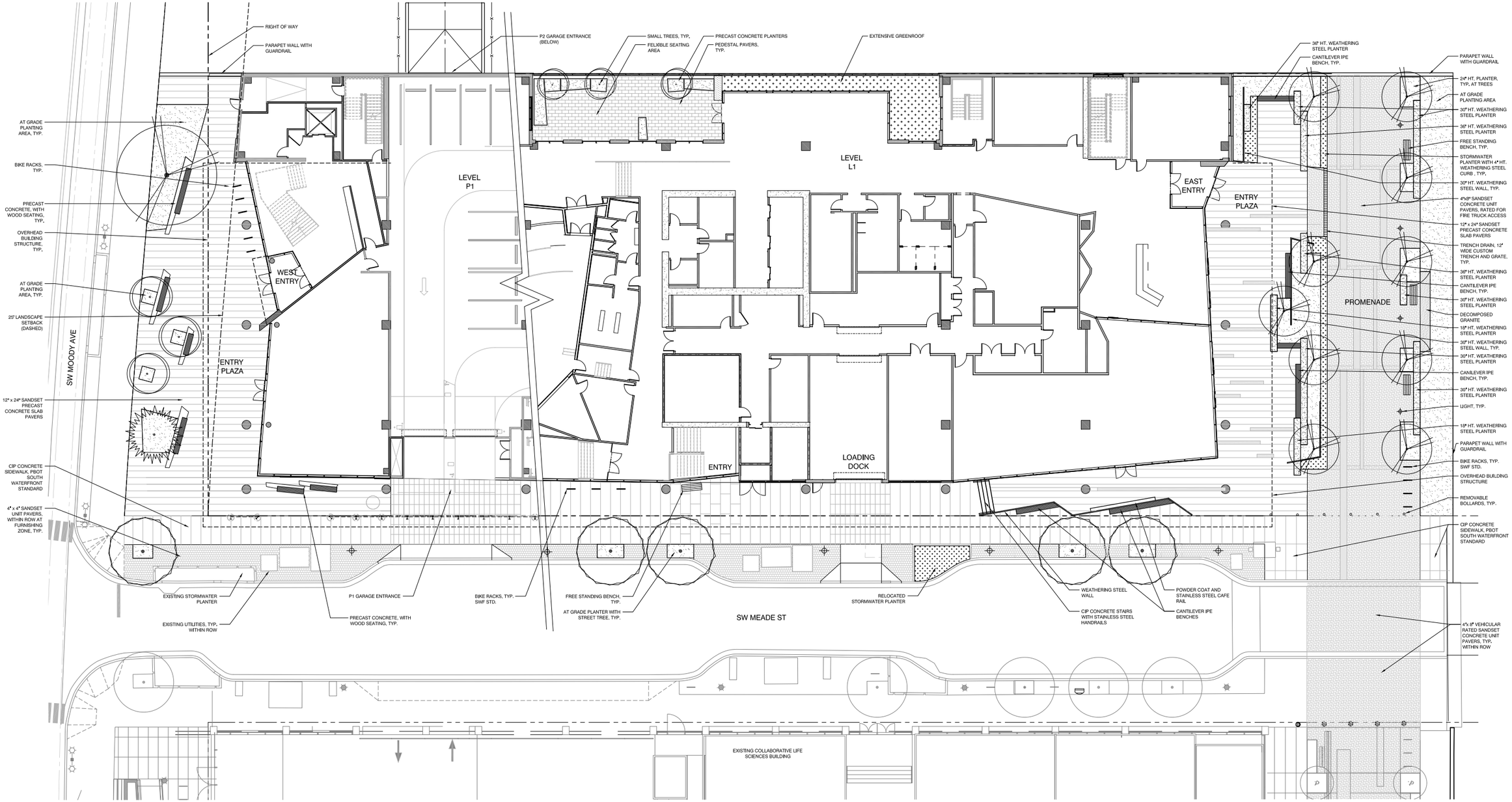
PLANTER WITH SEATWALL



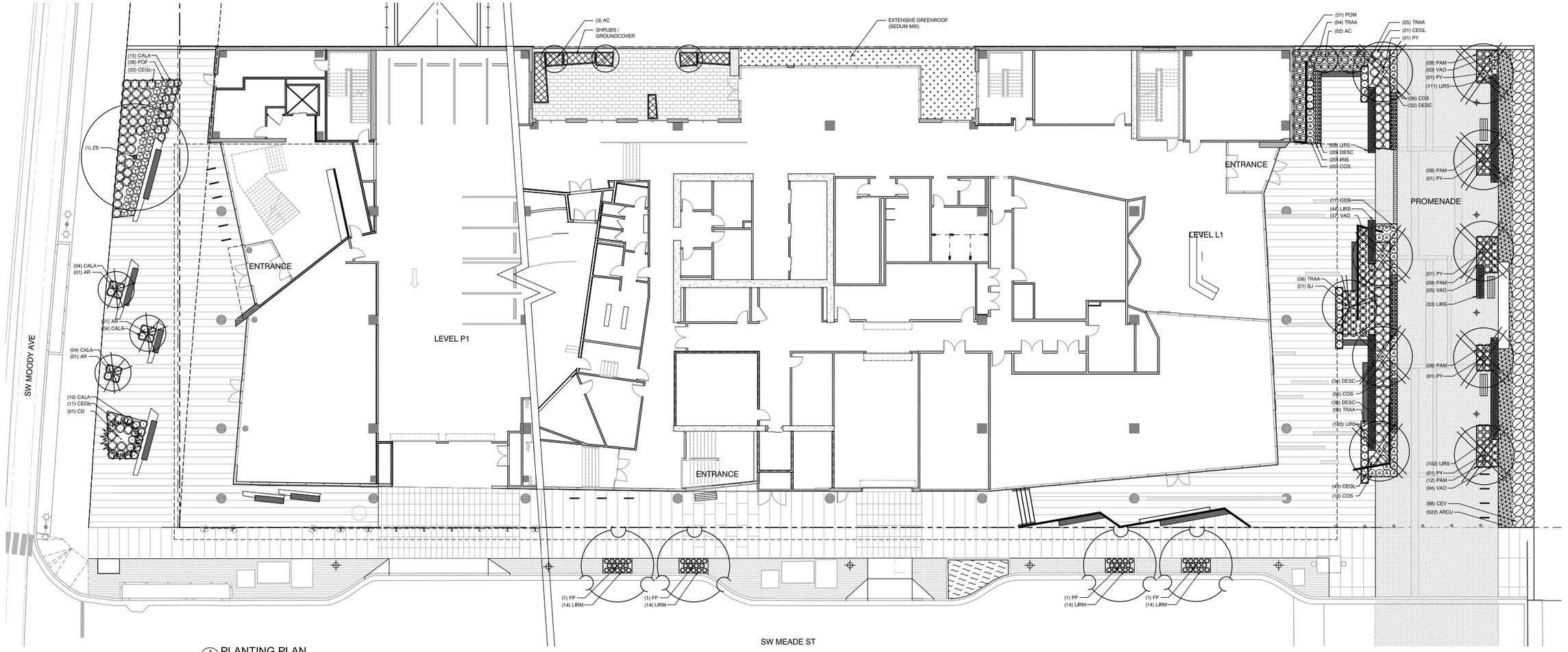
CAFE RAIL WITH CANTILEVER BENCH



PRECAST CONCRETE PLINTH



1 MATERIALS PLAN
1" = 10'-0"



1 PLANTING PLAN
1" = 10'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	NOTES
TREES					
AC	ACER CIRCINATUM	VINE MAPLE	7-8' HT., B&B	AS SHOWN	MULTI-STEM, 3 TRUNK, NURSERY GROWN (NO EXCEPTIONS), HAND SELECTED BY LANDSCAPE ARCHITECT
AR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" CAL., B&B	AS SHOWN	
BJ	BETULA JACQUEMONTII	WHITEBARK HIMALAYAN BIRCH	3" CAL., B&B	AS SHOWN	
CD	CALOCEDRUS DECURRENS	INCENSE CEDAR	6-7' HT., B&B	AS SHOWN	
FP	FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'	PRAIRIE SPIRE GREEN ASH	3-1/2" CAL. B&B	AS SHOWN	
PY	PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	2-2 1/2" CAL. B&B	AS SHOWN	BRANCHING HEIGHT AT 6' FROM BASE
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL., B&B	AS SHOWN	
SHRUBS					
CEV	CEANOTHUS VELUTINUS	SNOWBRUSH CEANOTHUS	2 GAL. CONT.	36" O.C.	
COS	CORNUS SERICEA 'KELSEYI'	KELSEY'S REDTWIG DOGWOOD	1 GAL. CONT.	24" O.C.	
PAM	PAXISTIMA MYRSINITES	OREGON BOX LEAF	2 GAL. CONT.	24" O.C.	
POF	POTENTILLA FRUTICOSA 'PRIMROSE BEAUTY'	SHRUBBY QUINQUEFOIL	2 GAL. CONT.	24" O.C.	
POM	POLYSTICHUM MUNITUM	WEATERN SWORD FERN	1 GAL. CONT.	24" O.C.	

PERENNIALS/GROUNDCOVERS

ARCU	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT.	12" O.C.	
CALA	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	1 GAL. CONT.	30" O.C.	
CEGL	CEANOTHUS GLORIOSUS 'PT. REYES'	PT. REYES CEANOTHUS	1 GAL. CONT.	30" O.C.	
LIRS	LIRIOPE SPICATA	CREEPING LILY TURF	1 GAL. CONT.	AS SHOWN	
LIRM	LIRIOPE MUSCARII	LILY TURF	1 GAL. CONT.	AS SHOWN	
TRAA	TRACHELOSPERMUM ASIATICUM	STAR JASMINE	1 GAL. CONT.	AS SHOWN	

STORM WATER PLANTERS

IRIS	IRIS SIBERICA	SIBERIAN IRIS	1 GAL. CONT.	12" O.C.	
DESC	DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS	1 GAL. CONT.	12" O.C.	
	STORMWATER PLANTER MIX # 1:	EVENLY DISTRIBUTED 50/50 MIX OF THE FOLLOWING:			
IRIS	IRIS SIBERICA	SIBERIAN IRIS	1 GAL. CONT.	12" O.C.	
DESC	DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS	1 GAL. CONT.	12" O.C.	

ECO-ROOF SHRUBS/PERENNIALS/GROUNDCOVERS

CEV	CEANOTHUS VELUTINUS	SNOWBUSH CEANOTHUS	2 GAL. CONT.	36" O.C.
COS	CORNUS SERICEA 'KELSEYI'	KELSEY'S REDTWIG DOGWOOD	1 GAL. CONT.	24" O.C.
NAD	NANDINA DOMESTICA 'BURGUNDY WINE'	BURGUNDY WINE NANDINA	5 GAL. CONT.	30" O.C.
POF	POTENTILLA FRUTICOSA 'PRIMROSE BEAUTY'	SHRUBBY QUINQUEFOIL	2 GAL. CONT.	24" O.C.
CALA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL. CONT.	30" O.C.
CEGL	CEANOTHUS GLORIOSUS	PT. REYES CEANOTHUS	1 GAL. CONT. 'PT. REYES'	30" O.C.
MAHN	MAHONIA NERVOSA	LOW OREGON GRAPE	1 GAL. CONT.	15" O.C.

ECO-ROOF SEDUM PLANTING MIX- PLUGS @ 8" O.C.

LEWISIA COLUMBIANA	5%
SEDUM ACRE	20%
SEDUM DIVERGENS	30%
SEDUM LANCEOLATUM	5%
SEDUM OREGANUM	20%
SEDUM SPATHULIFOLIUM 'CAPE BLANCO'	20%

0' 5' 10' 20' 40'

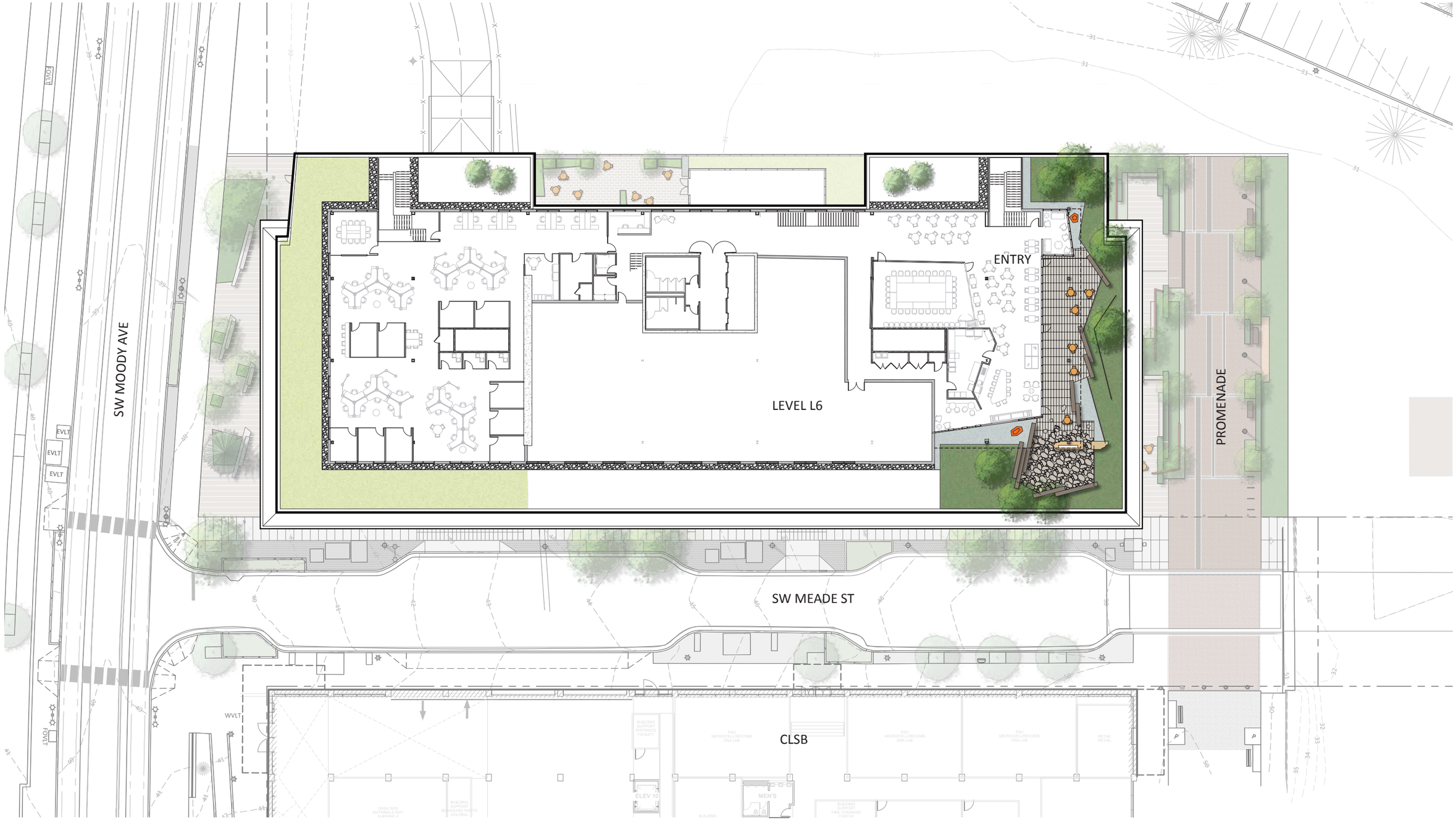
LANDSCAPE SITE PLANTING PLAN

LANDSCAPE / ROOF TERRACE

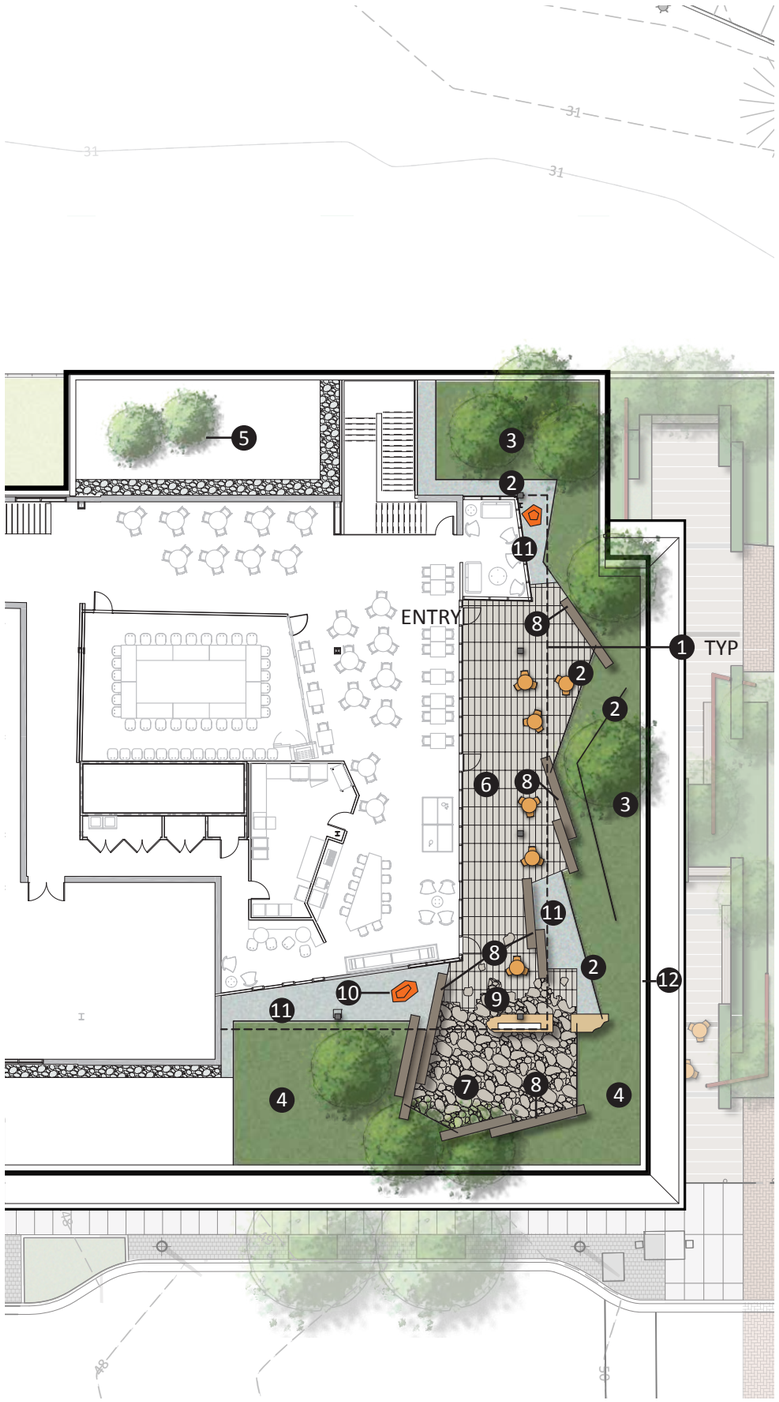
The 6th Floor Roof Terrace is an extension of the Staff Lounge and social hub. It is situated on the east end of the lower roof to take advantage of views of the OHSU Commons, River and mountains.

The terrace is mostly covered to allow year-round use. It is surrounded by an intensive greenroof of various depths and plant species, and is bordered by reclaimed timber benches.

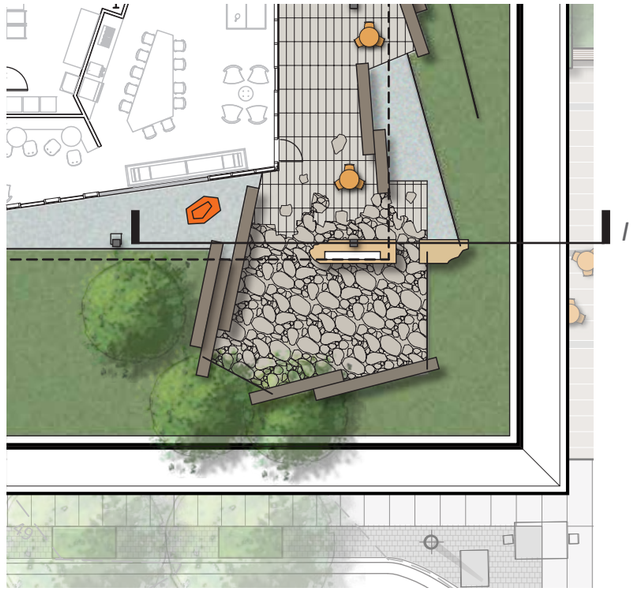
The terrace extends to the south in order to capture a view of the OHSU Marquam Hill Campus to the west. The southern portion of the terrace transitions from precast pavers to flagstone and is highlighted by a gas fireplace on a stone plinth



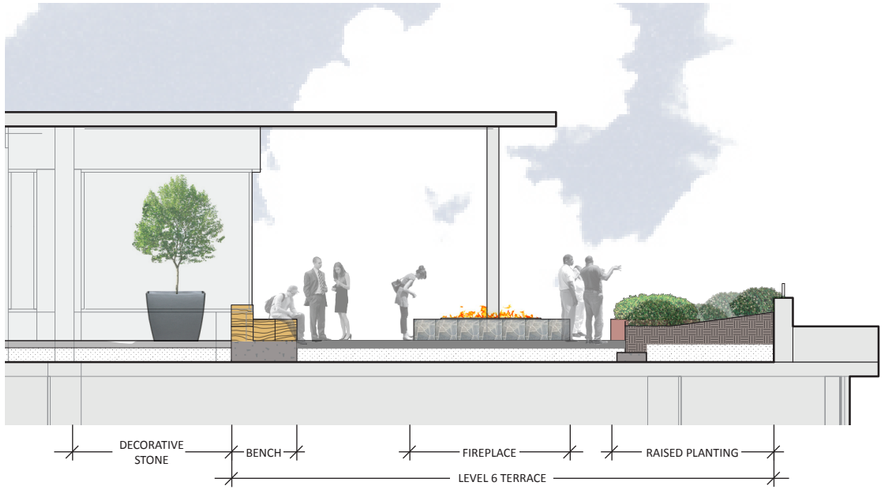
LEVEL 6 TERRACE PLAN **LANDSCAPE**



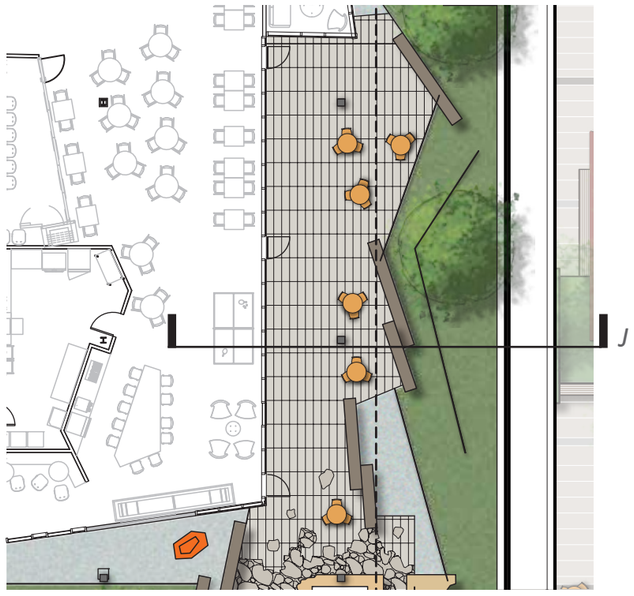
1. BUILDING CANOPY OVERHANG
2. WEATHERING STEEL PLANTER WALL
3. 36” DEPTH INTENSIVE LANDSCAPE
4. 18” DEPTH INTENSIVE LANDSCAPE
5. TREES IN RAISED PLANTER
6. 12” X 24” PRECAST PEDESTAL PAVERS
7. MORTAR SET FLAGSTONE PAVERS
8. RECLAIMED TIMBER SEATING WITH INTEGRATED LED LIGHTING
9. GAS FIREPLACE IN PRECAST / STONE PLINTH
10. SCULPTURAL VESSELS WITH ACCENT LIGHTS
11. DECORATIVE STONE
12. PARAPET WITH RAILING



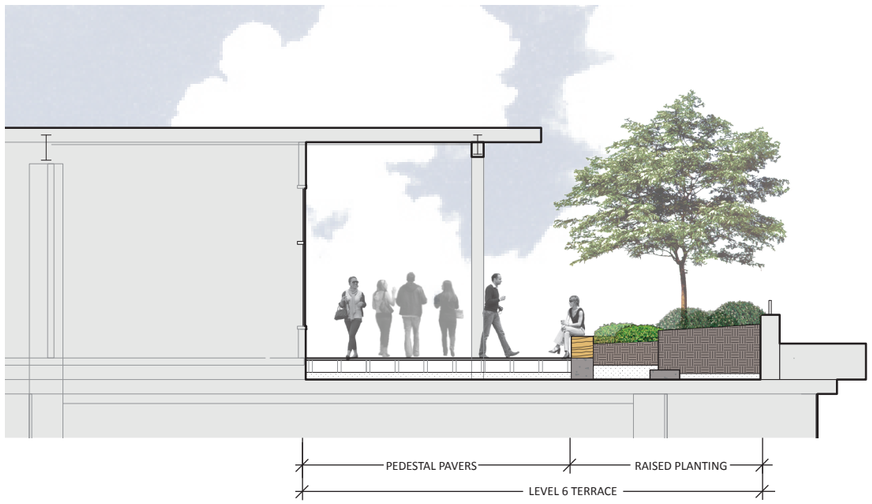
ENLARGED TERRACE PLAN - FIREPLACE



I - SECTION - FIREPLACE



ENLARGED TERRACE PLAN - BENCHES



J - SECTION BENCHES

ACER CIRCINATUM

VINE MAPE



MAHONIA NERVOSA

OREGON GRAPE



POLYSTICHUM MUNITUM

WESTERN SWORD FERN



NANDINA DOMESTICA ‘BURGUNDY WINE’

BURGUNDY WINE NANDINA



CORNUS SERICEA ‘KELSEY’

KELSEY DOGWOOD



SEDUM GREENROOF



PRECAST PAVERS

PRECAST



PLANTER WALLS

WEATHERING STEEL



RECLAIMED TIMBER SEATING



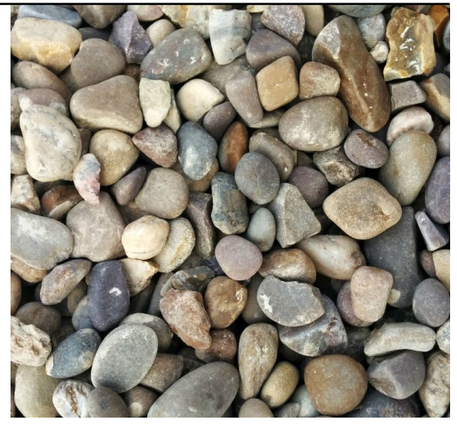
FLAGSTONE PAVING

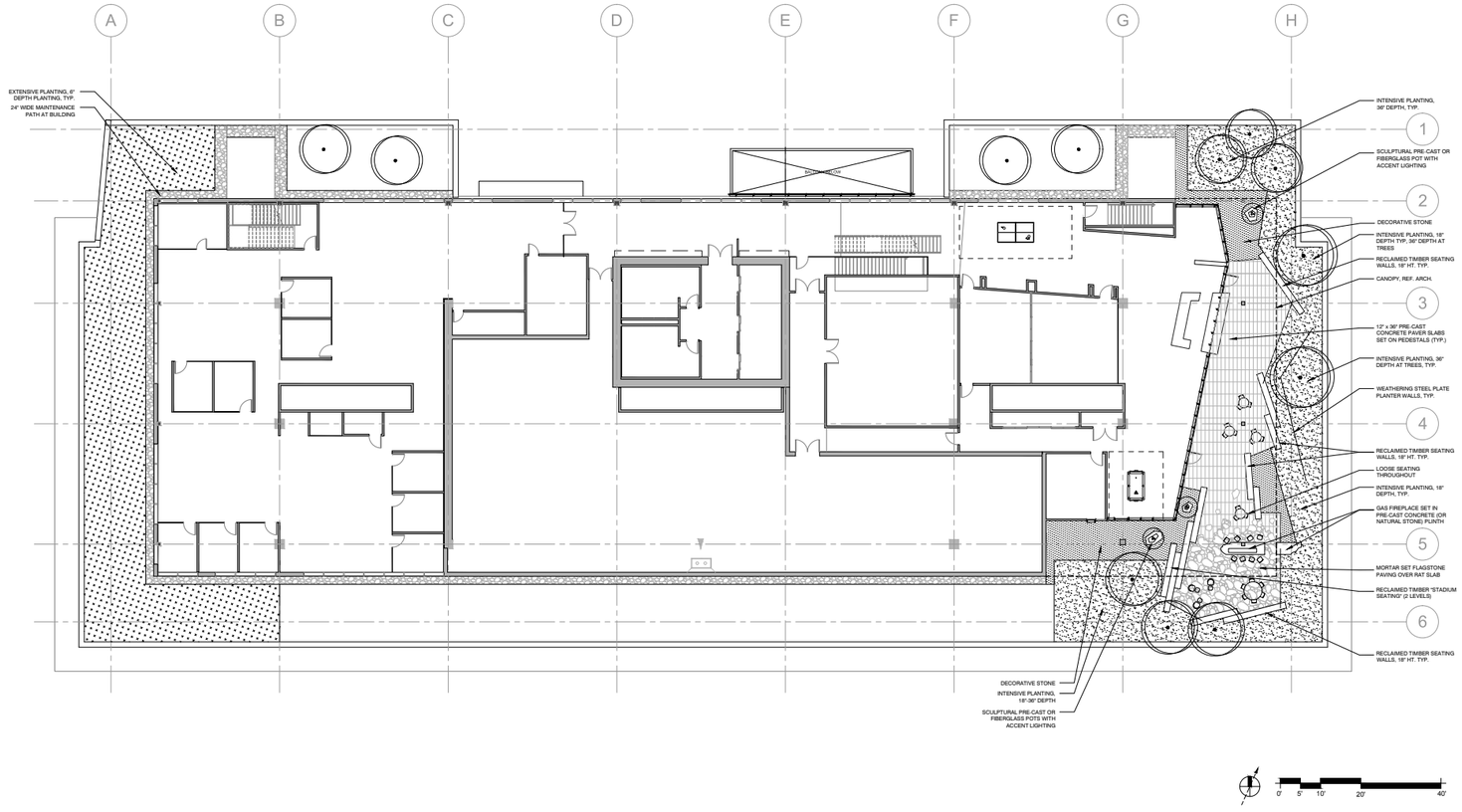


SCULPTURAL VESSELS

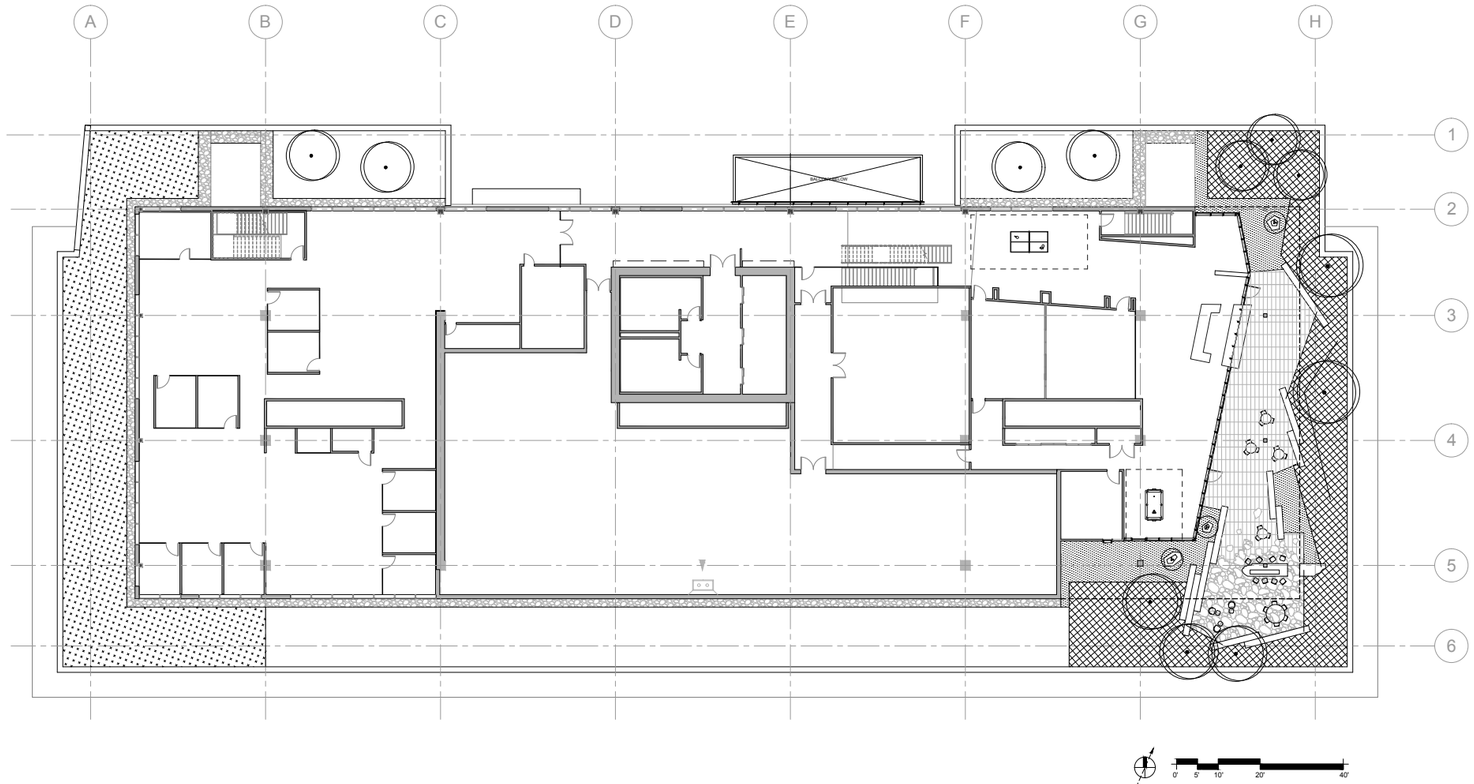


DECORATIVE STONE





LANDSCAPE LEVEL 6 TERRACE MATERIALS PLAN



1 PLANTING PLAN - LEVEL 6
1" = 10'-0"

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
TREES					
	AC	ACER CIRCINATUM	VINE MAPLE	7-8' HT., B&B	AS SHOWN
	KP	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL. B&B	AS SHOWN

SEDUM PLANTING MIX. PLUGS @ 8" O.C.

LEWISIA COLUMBIANA	5%
SEDUM ACRE	20%
SEDUM DIVERGENS	30%
SEDUM LANCEOLATUM	5%
SEDUM OREGANUM	20%
SEDUM SPATHULIFOLIUM ' CAPE BLANCO'	20%

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
SHRUBS/PERENNIALS/GROUNDCOVERS					
	CEV	CEANOTHUS VELUTINUS	SNOWBUSH CEANOTHUS	2 GAL. CONT.	36" O.C.
	COS	CORNUS SERICEA 'KELSEYI'	KELSEY'S REDTWIG DOGWOOD	1 GAL. CONT.	24" O.C.
	NAD	NANDINA DOMESTICA 'BURGUNDY WINE'	BURGUNDY WINE NANDINA	5 GAL. CONT.	30" O.C.
	POF	POTENTILLA FRUTICOSA 'PRIMROSE BEAUTY'	SHRUBBY QUINQUEFOIL	2 GAL. CONT.	24" O.C.
	CALA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL. CONT.	30" O.C.
	CEGL	CEANOTHUS GLORIOSUS 'PT. REYES'	PT. REYES CEANOTHUS	1 GAL. CONT.	30" O.C.
	MAHN	MAHONIA NERVOSA	LOW OREGON GRAPE	1 GAL. CONT.	15" O.C.

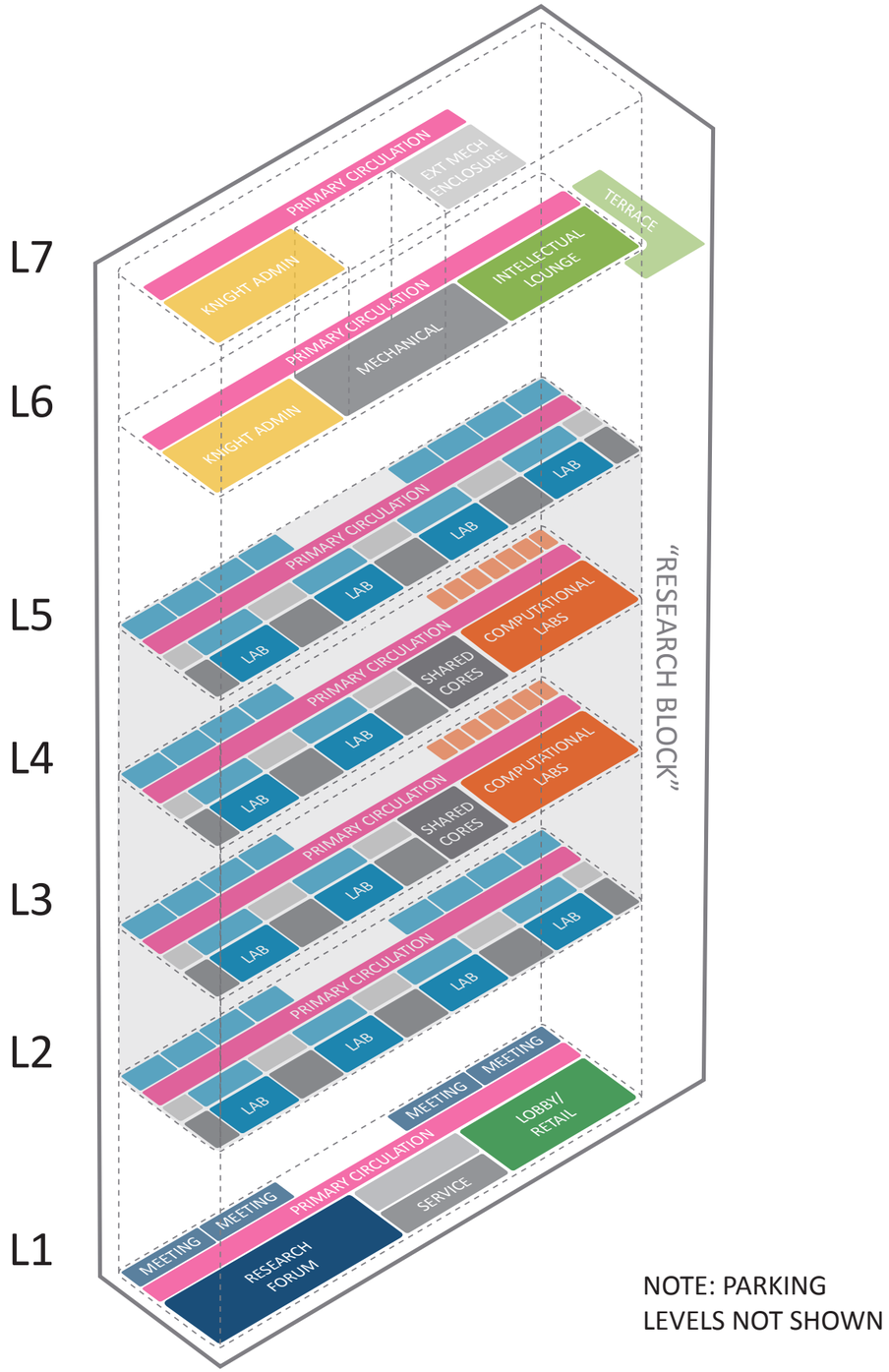
BUILDING DESIGN

FLOOR PLANS

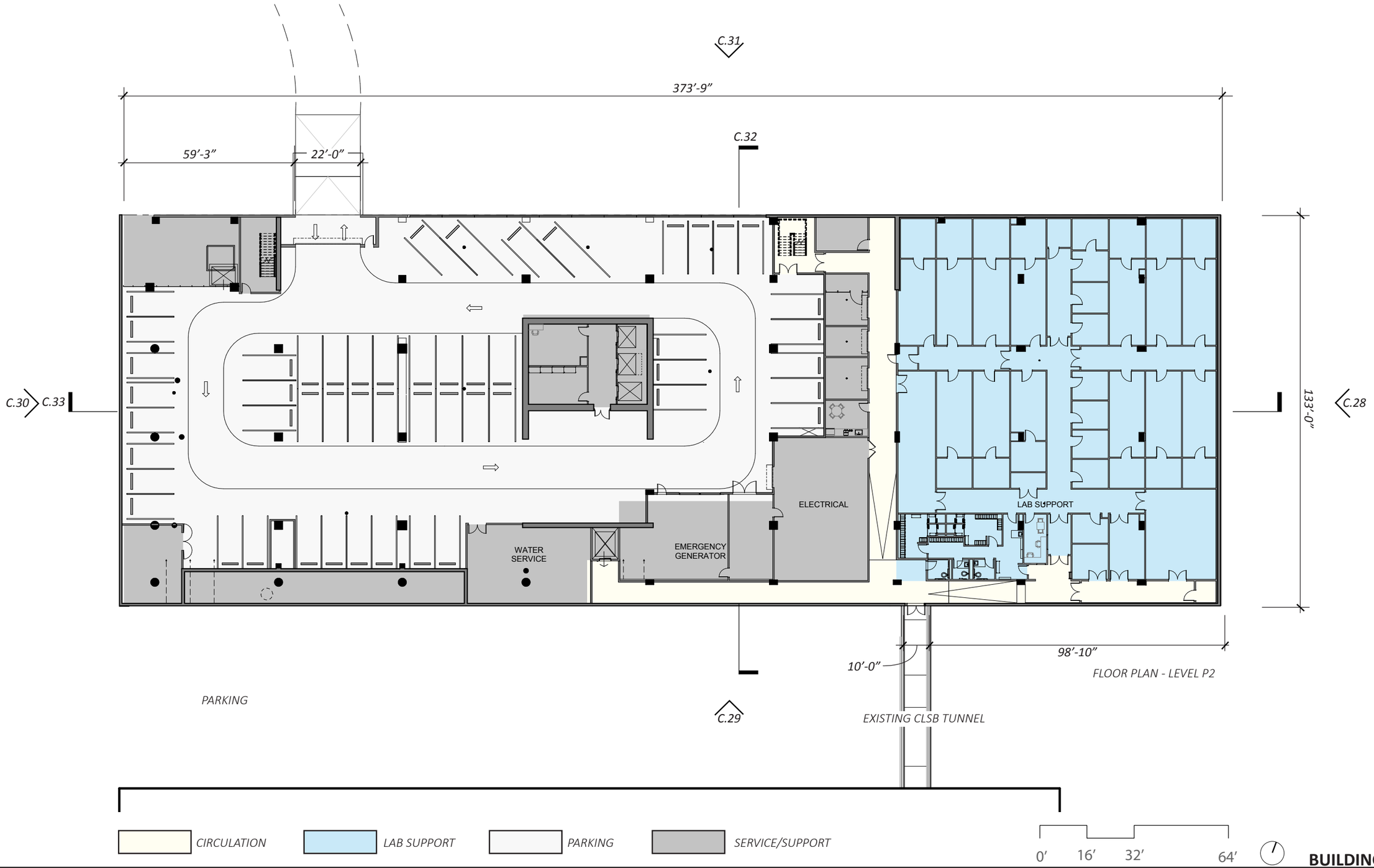
The floor plan organization is an outgrowth of the lab floor programatic requirements. Placing the heavily used lab spaces on the south wall to provide ample daylight means that we are relying on a circulation spine (pink) along the north edge of the lab spaces for access to and between the labs.

This organization is emulated on the ground floor, as well as, on the 6th and 7th floors. This allows the areas within the building to be stitched together vertically via double height spaces, stairs and elevators.

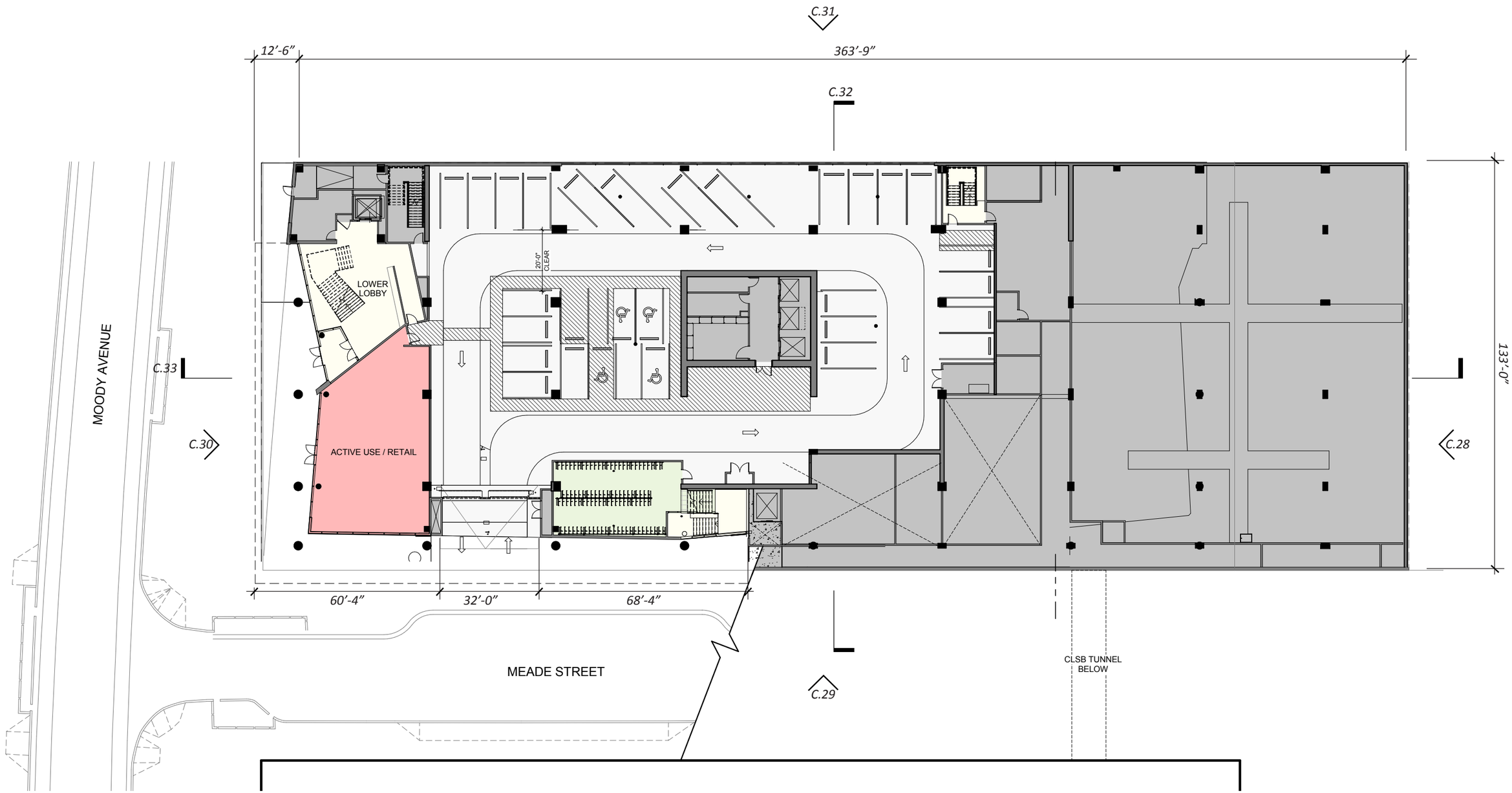
Furthermore, the large programmatic elements have been located to the east and west ends of the building in order to take advantage of views and daylight, and to allow views of the science uses within.



NOTE: PARKING
LEVELS NOT SHOWN



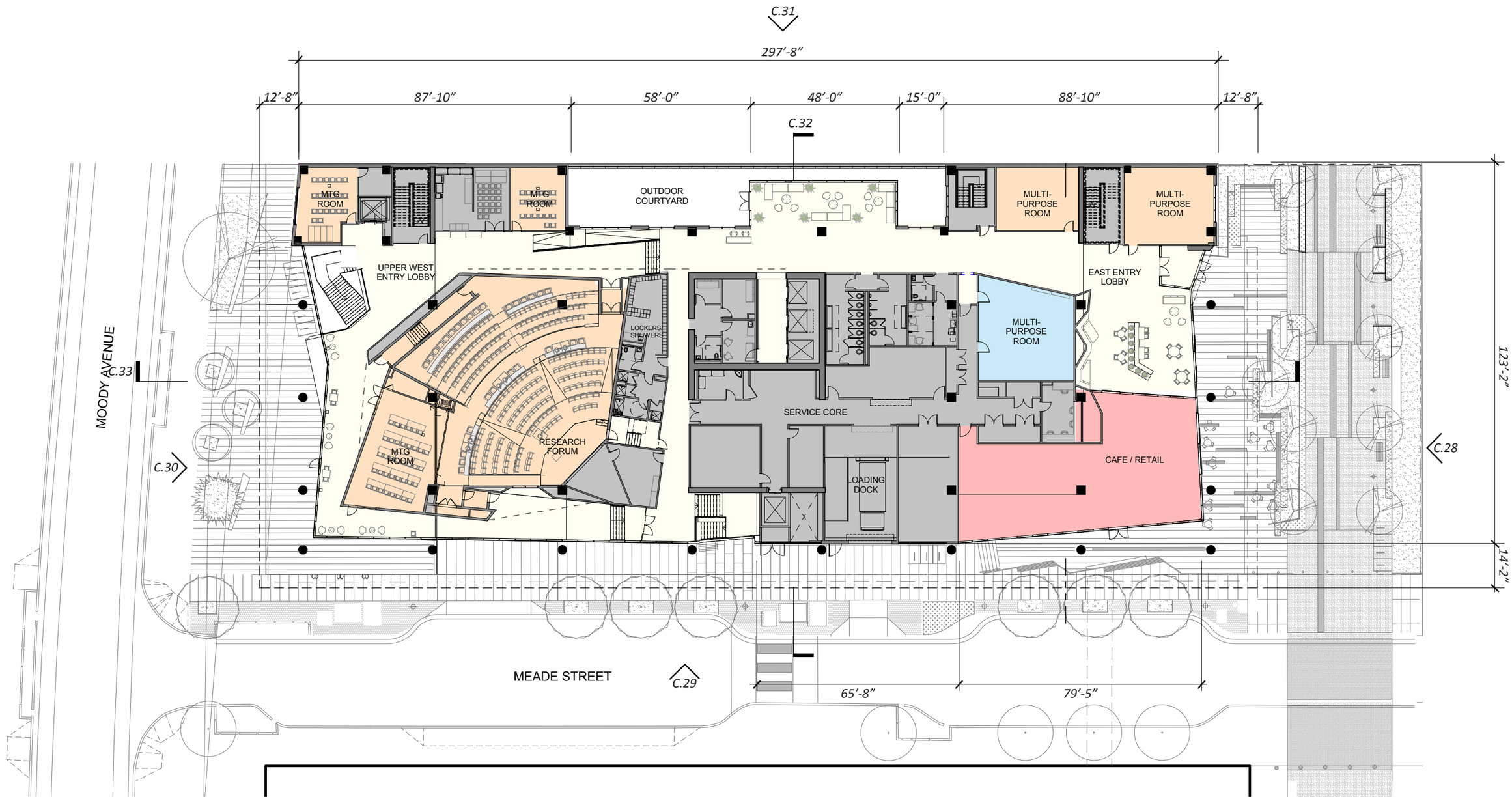
FLOOR PLAN - LEVEL P2



FLOOR PLAN - LEVEL P1

0' 16' 32' 64'

CIRCULATION | ACTIVE USE | BIKE PARKING | PARKING | SERVICE/SUPPORT



FLOOR PLAN - LEVEL 1

CIRCULATION | CONFERENCE/MTG | RETAIL | LAB SUPPORT | SERVICE/SUPPORT

0' 16' 32' 64'



FLOOR PLAN - LEVELS 2 & 5

0' 16' 32' 64'

CIRCULATION | LAB/LAB SUPPORT | OFFICE | SERVICE/SUPPORT

BUILDING DESIGN

EXHIBIT C.22 | OHSU | SRG | McCARTHY/ANDERSEN

C.31

297′-8″

12′-8″ | 87′-10″ | 58′ | 48′ | 15′ | 88′-10″ | 12′-8″

C.32



27′

103′-10″

C.30

C.33

C.28

60′-6″ | 42′ | 42′ | 42′ | 42′ | 42′ | 41′-9″

FLOOR PLAN - LEVELS 3 & 4

C.29

CIRCULATION | MEETING | LAB/LAB SUPPORT | OFFICE | COMPUTATIONALISTS | SERVICE/SUPPORT

0′ 16′ 32′ 64′

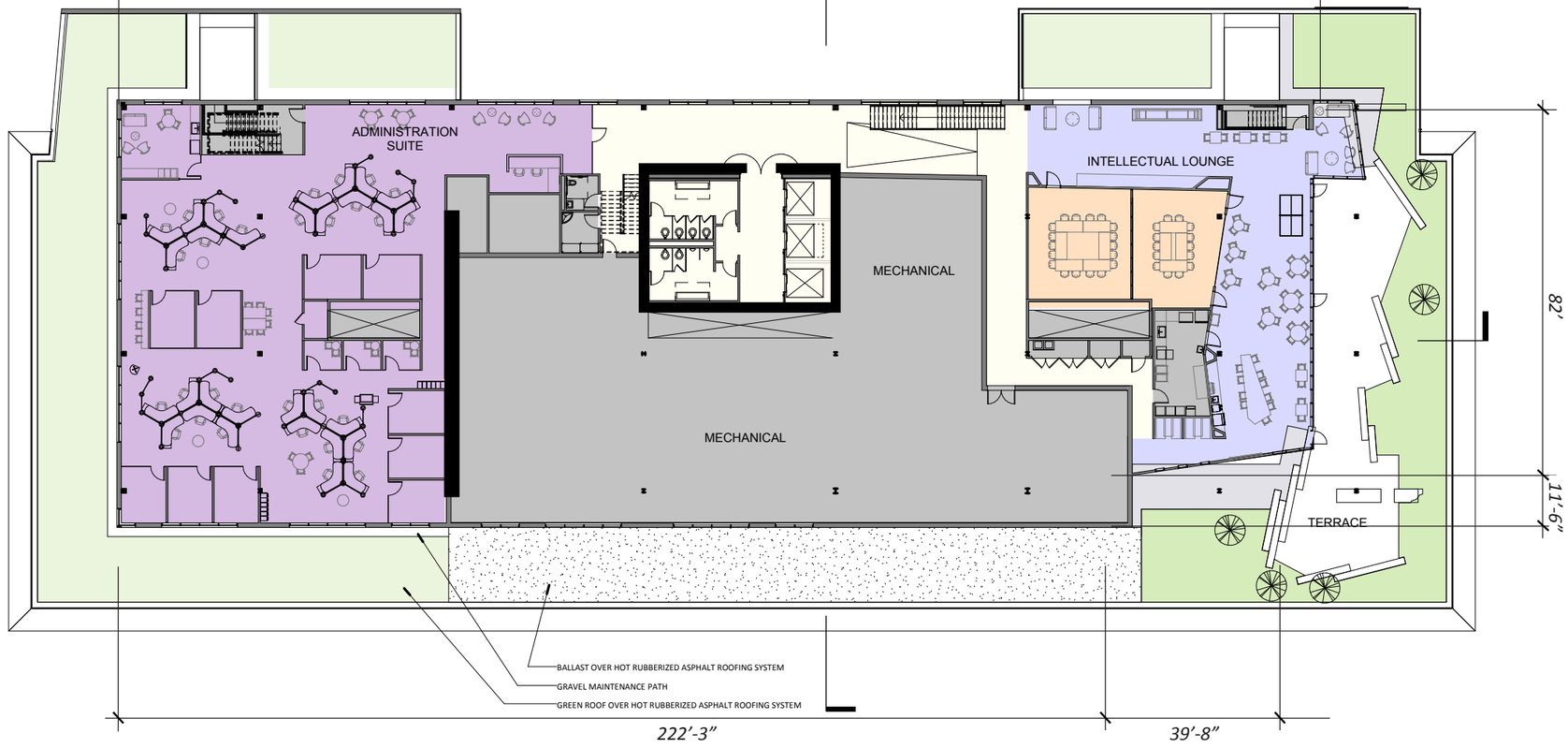
C.31

271′

C.32

C.30

C.33



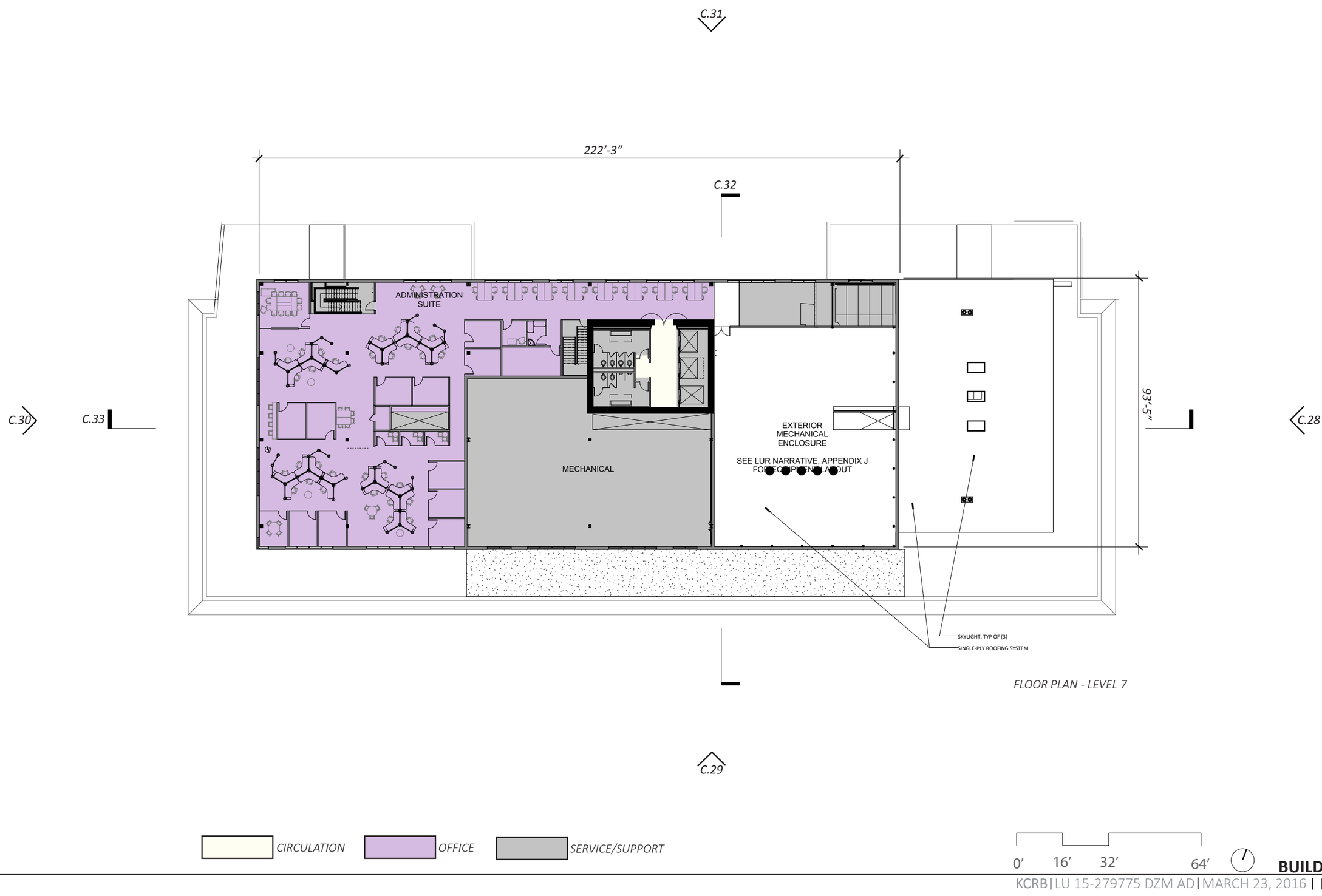
C.28

C.29

FLOOR PLAN - LEVEL 6

0′ 16′ 32′ 64′

CIRCULATION OFFICE MEETING LOUNGE SERVICE/SUPPORT



FLOOR PLAN - LEVEL 7

CIRCULATION
OFFICE
SERVICE/SUPPORT

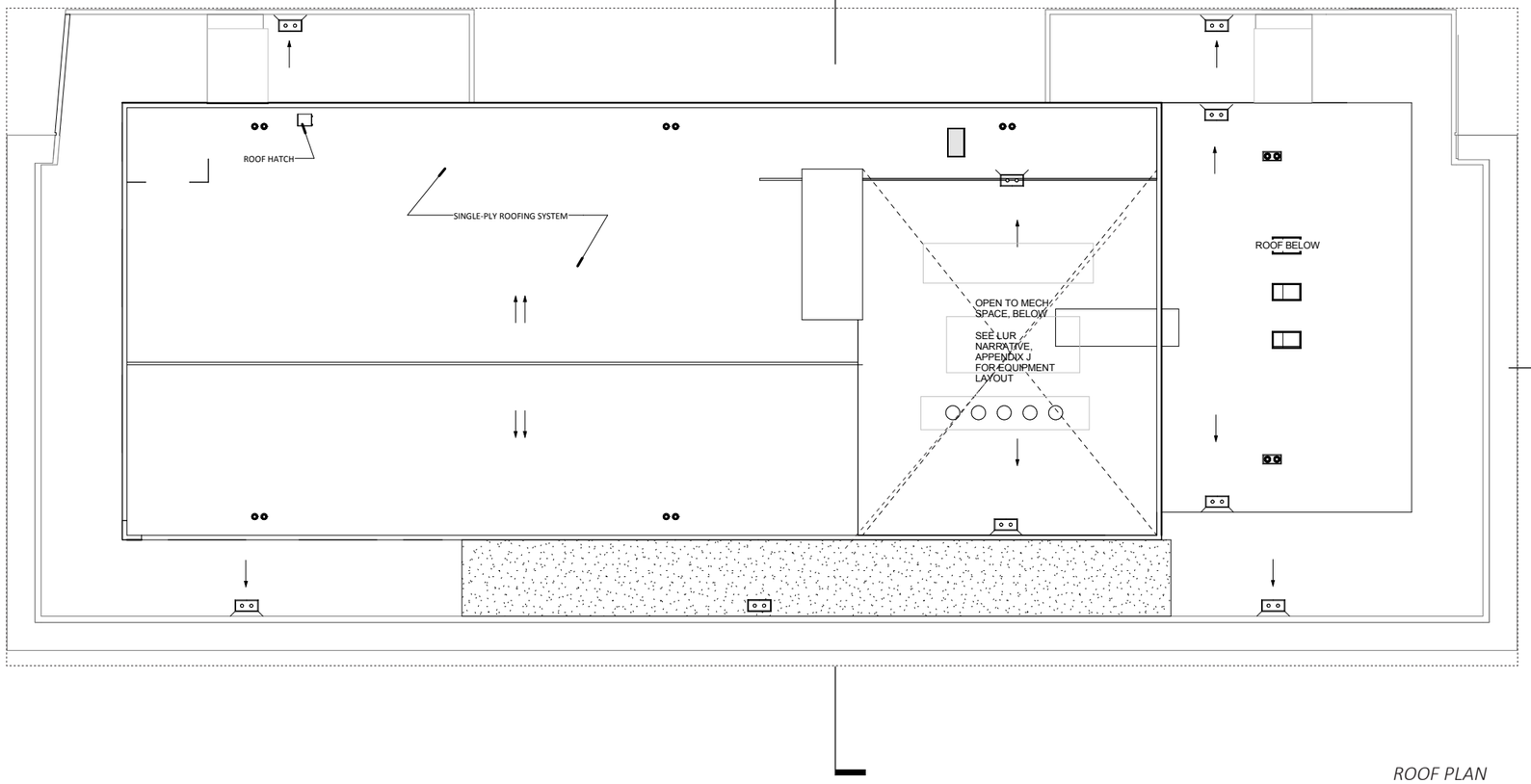
0' 16' 32' 64'

C.31

C.32

C.30

C.33



C.28

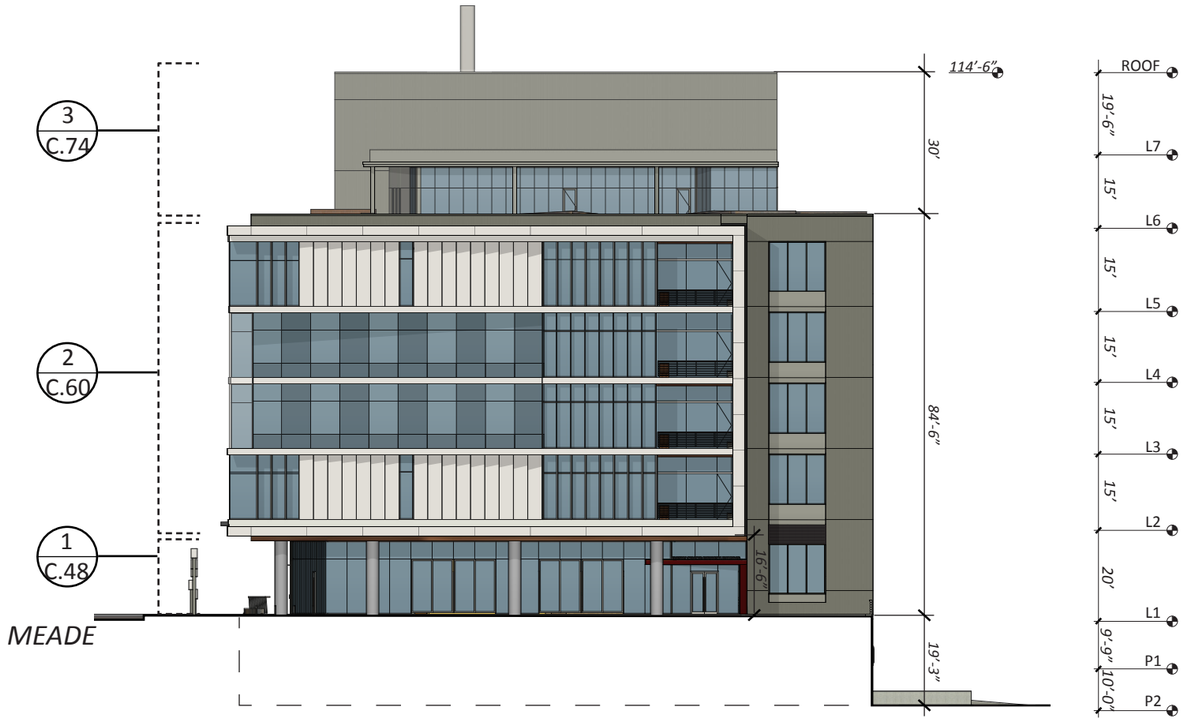
ROOF PLAN

C.29

0′ 16′ 32′ 64′

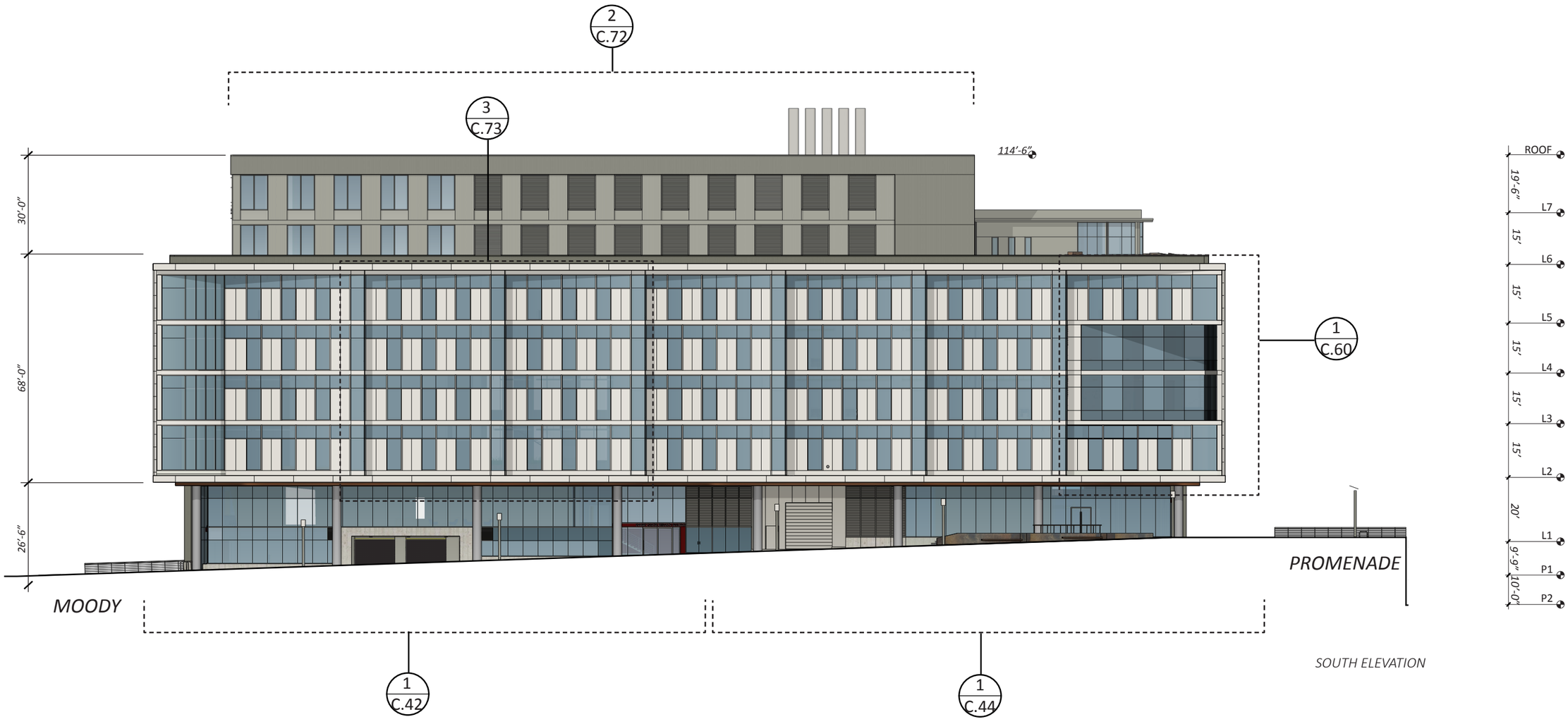

SKOURTES TOWER OHSU SCHOOL OF DENTISTRY
OHSU
Dental
Clinics

ELEVATIONS



EAST ELEVATION

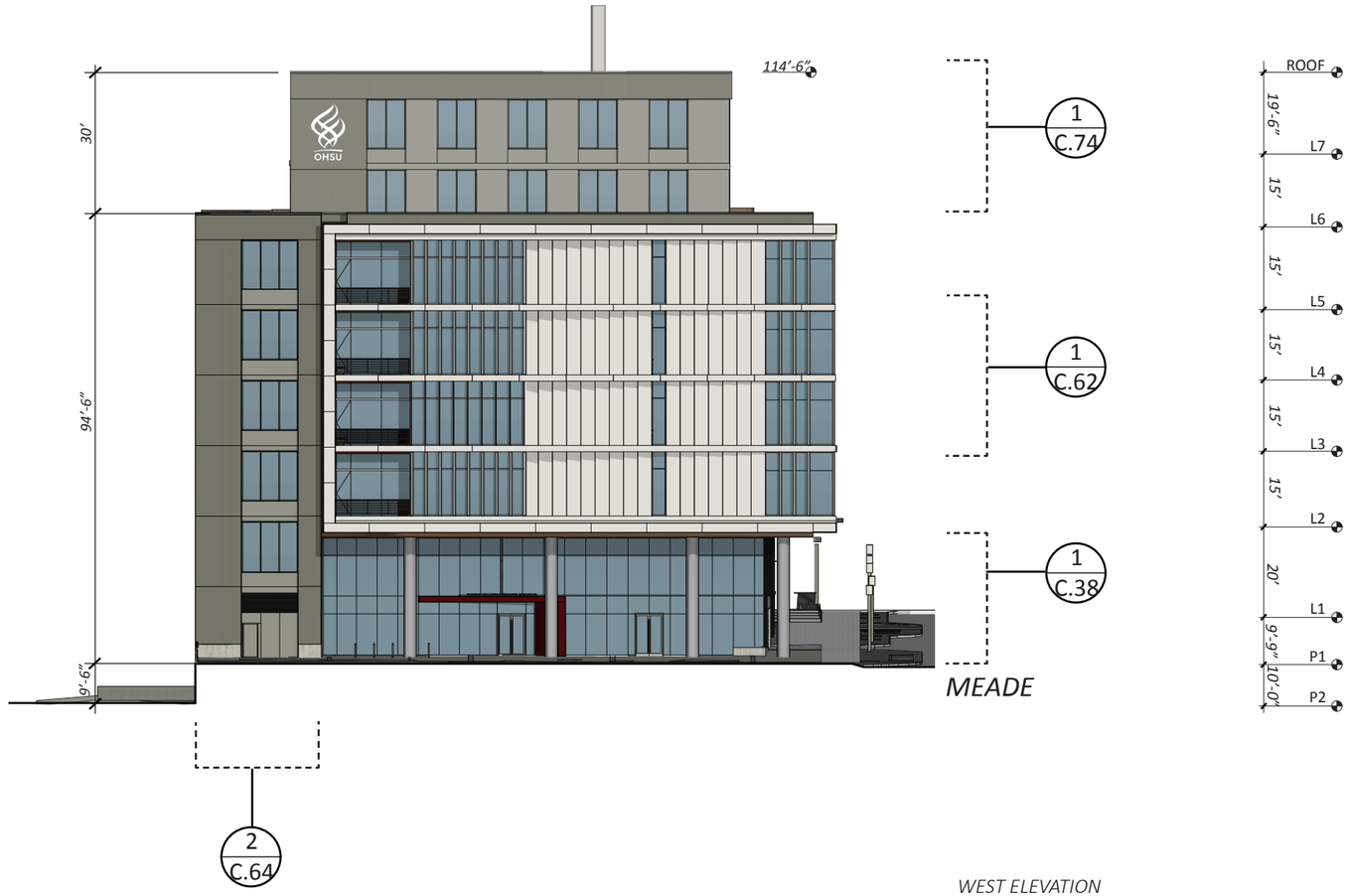
0′ 16′ 32′ 64′



SOUTH ELEVATION

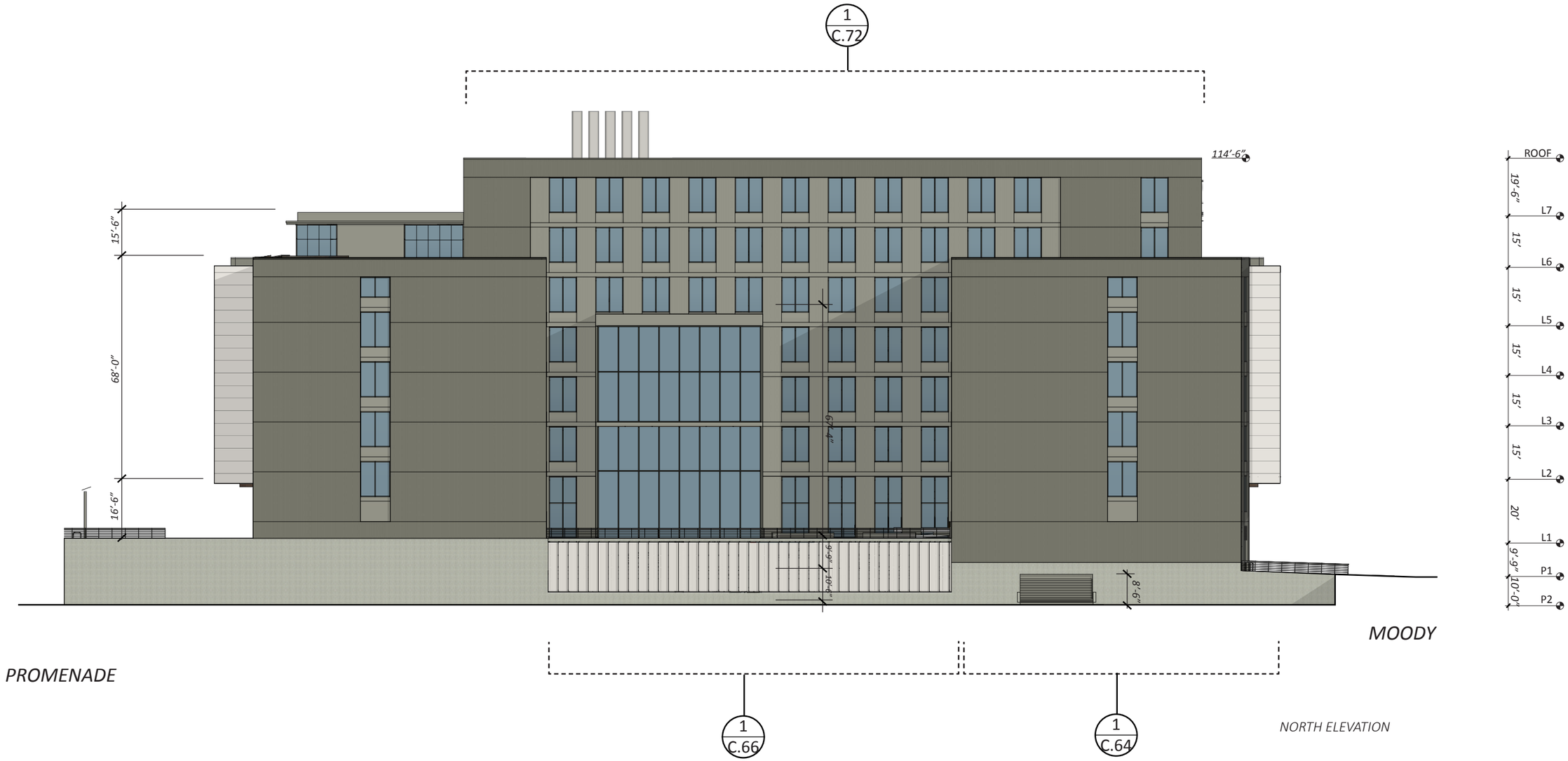
0' 16' 32' 64'

BUILDING DESIGN



WEST ELEVATION

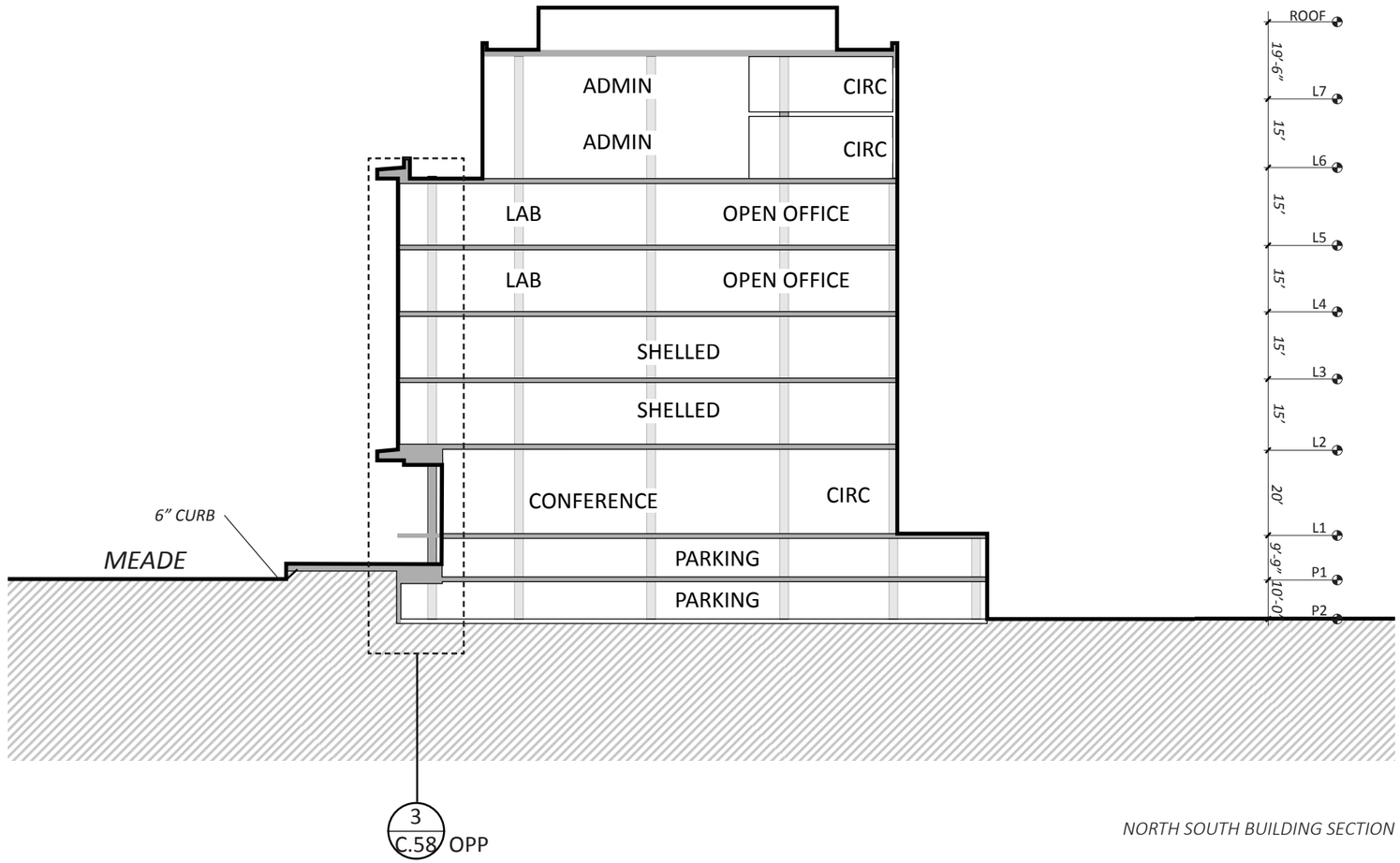
0′ 16′ 32′ 64′



NORTH ELEVATION

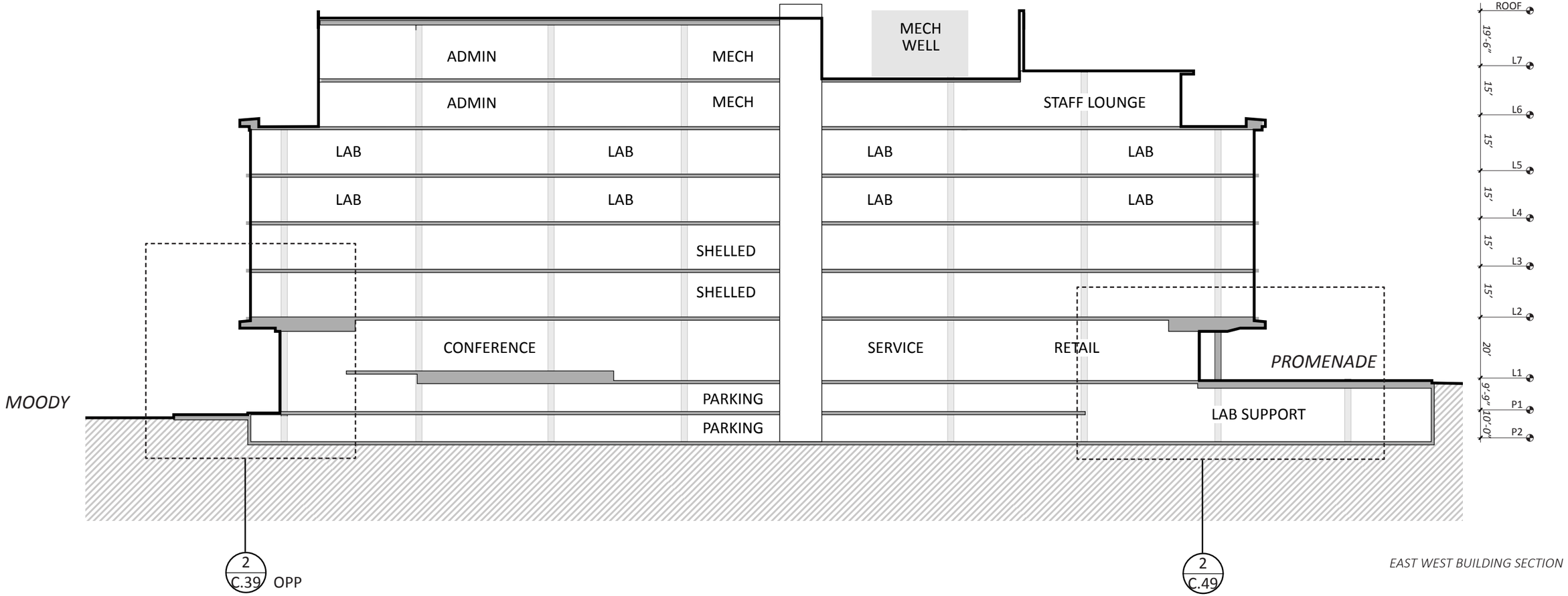
0′ 16′ 32′ 64′

SECTIONS



NORTH SOUTH BUILDING SECTION

0′ 16′ 32′ 64′



EAST WEST BUILDING SECTION

0′ 16′ 32′ 64′


OHSU
SKOURTES TOWER OHSU SCHO OF DENTI
2730
PARKING
DEAD END

WEST VIEW



EAST VIEW

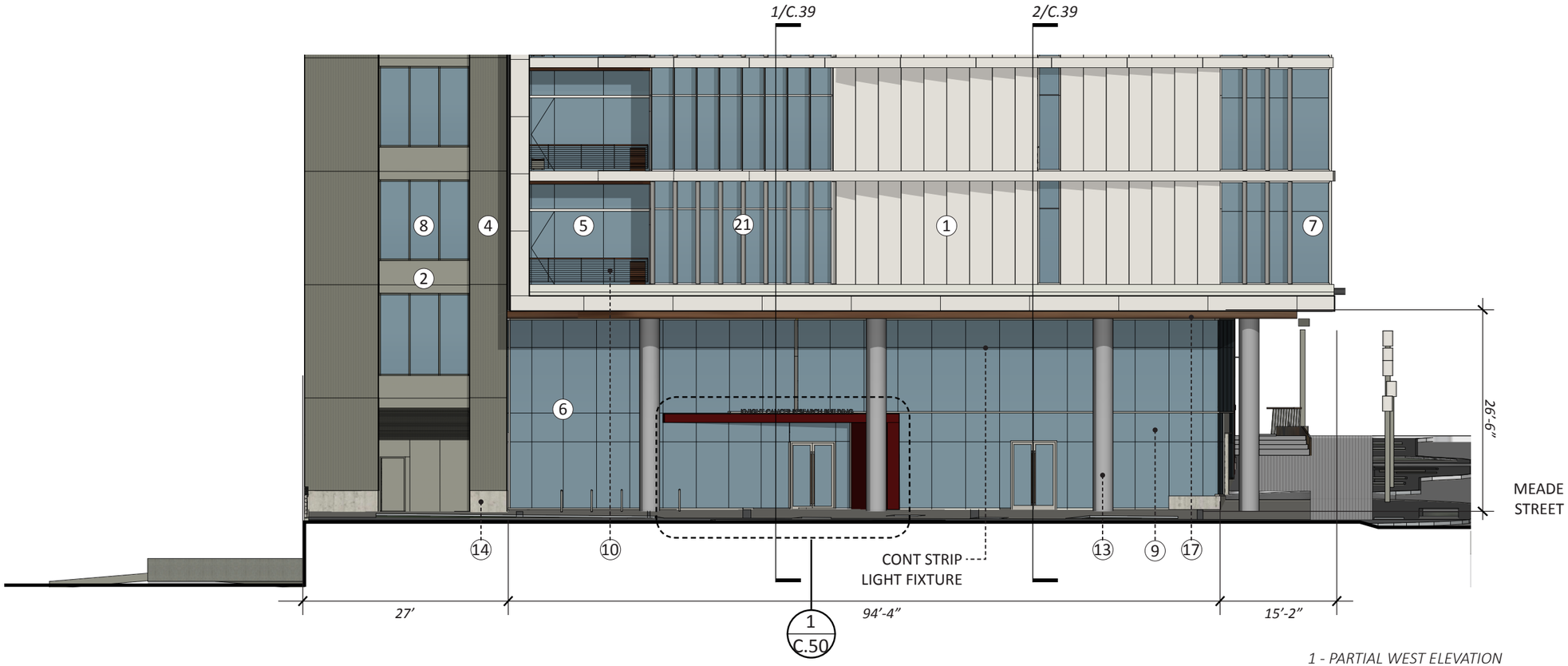
MOODY AVENUE

The frontage along Moody Avenue is unique in that it encompasses a 25 foot ‘special landscape zone’ prescribed by the South Waterfront Street Plan. This zone will extend the existing landscape vocabulary established by the CLSB. The design elements are composed to create a highly permeable public plaza, encouraging pedestrian movement to and around the building.

The ground floor building frontage along Moody Avenue is comprised of a double-height main building entry and a leasable tenant space. In addition, the conference center at the upper lobby will be visible from the exterior. These uses will promote an active and dynamic building frontage.




KNIGHT CANCER

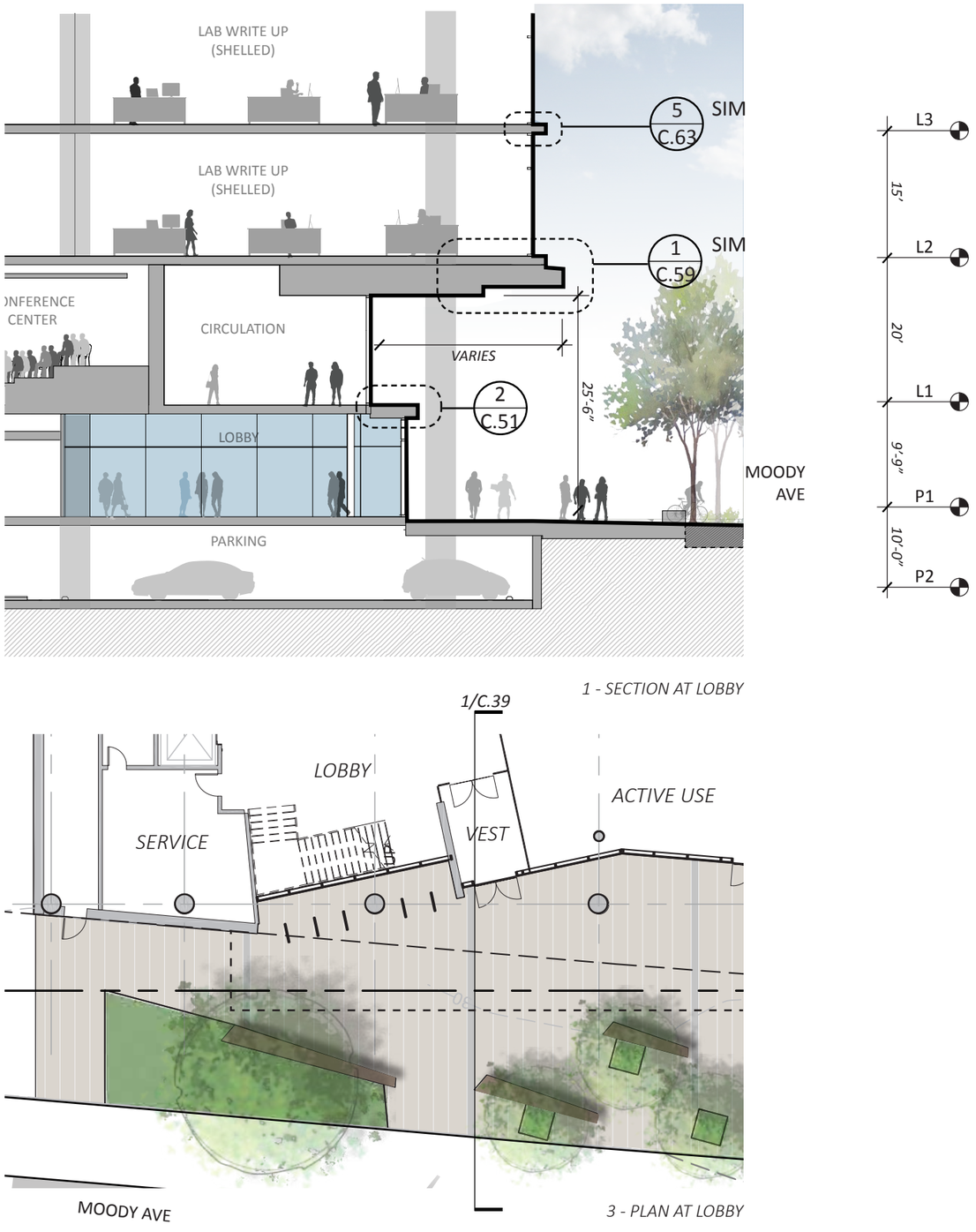


1 - PARTIAL WEST ELEVATION

0′ 8′ 16′ 32′

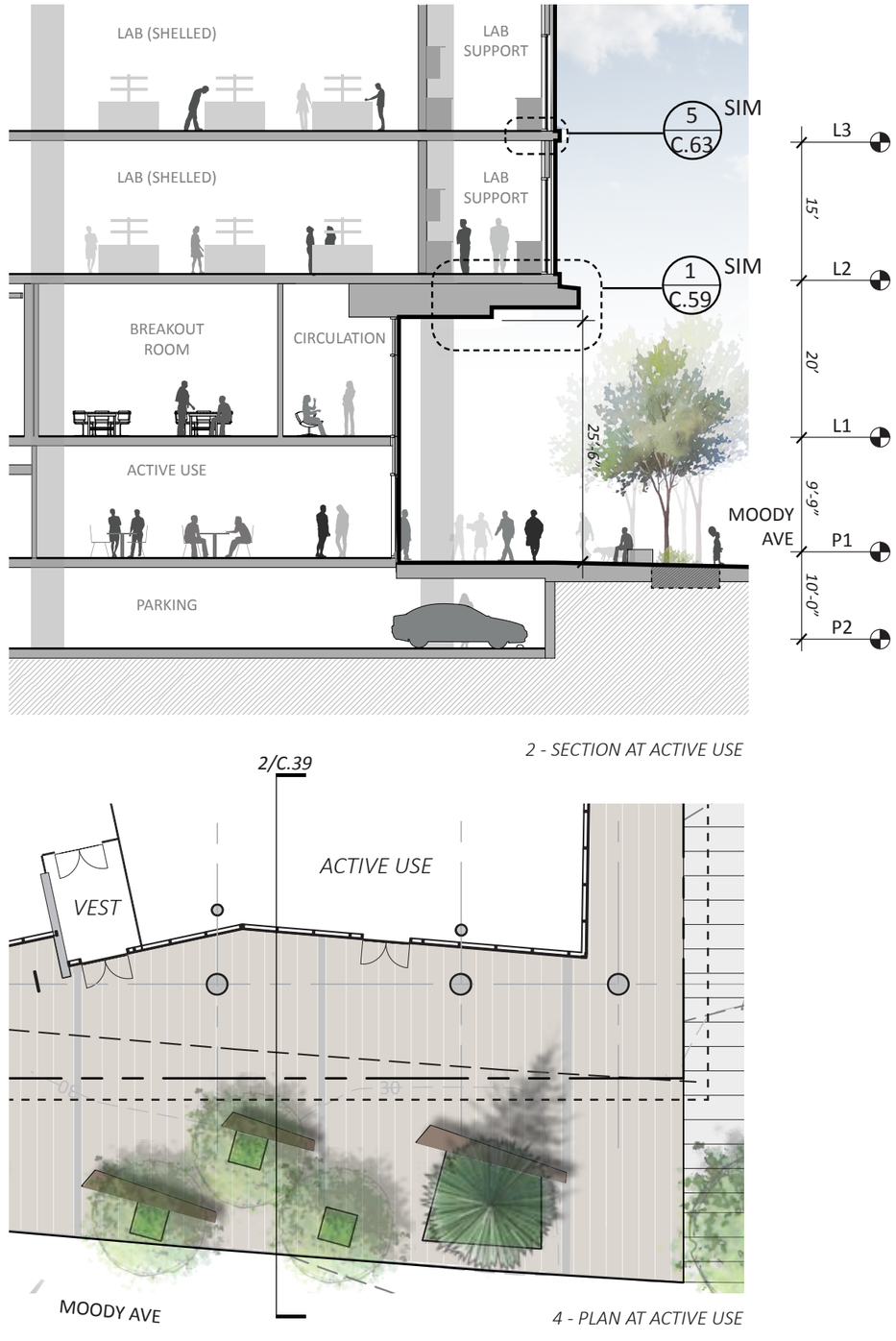


1. FLAT COMPOSITE MTL PNL, PT-1
2. FLAT COMPOSITE MTL PNL, PT-2
3. BOX RIB MTL PNL, PT-1
4. BOX RIB MTL PNL, PT-3
5. STICK-FRAMED CURTAIN WALL, PT-1
6. STICK-FRAMED CURTAIN WALL, PT-2
7. UNITIZED CURTAIN WALL, PT-1
8. PUNCHED WDW SYS, PT-2
9. SPANDREL GLASS
10. GUARD RAIL W/ WOOD CAP
11. THIN LINE ARCHITECTURAL LOUVER
12. MECHANICAL LOUVER
13. CONCRETE COLUMN
14. SEALED CONCRETE WALL
15. CONCRETE WALL W/ WATER REPELLANT COATING, GRAY
16. PERFORATED BOX RIB MTL PNL SCREEN
17. WOOD SOFFIT W/ WOOD FASCIA
18. OVERHEAD COILING DOOR
19. OVERHEAD COILING GRILLE
20. SLIDING GLASS WALL
21. VERTICAL ALUM SUN SHADE, PT-1



1 - SECTION AT LOBBY

3 - PLAN AT LOBBY



2 - SECTION AT ACTIVE USE

4 - PLAN AT ACTIVE USE

0′ 8′ 16′ 32′

MEADE STREET

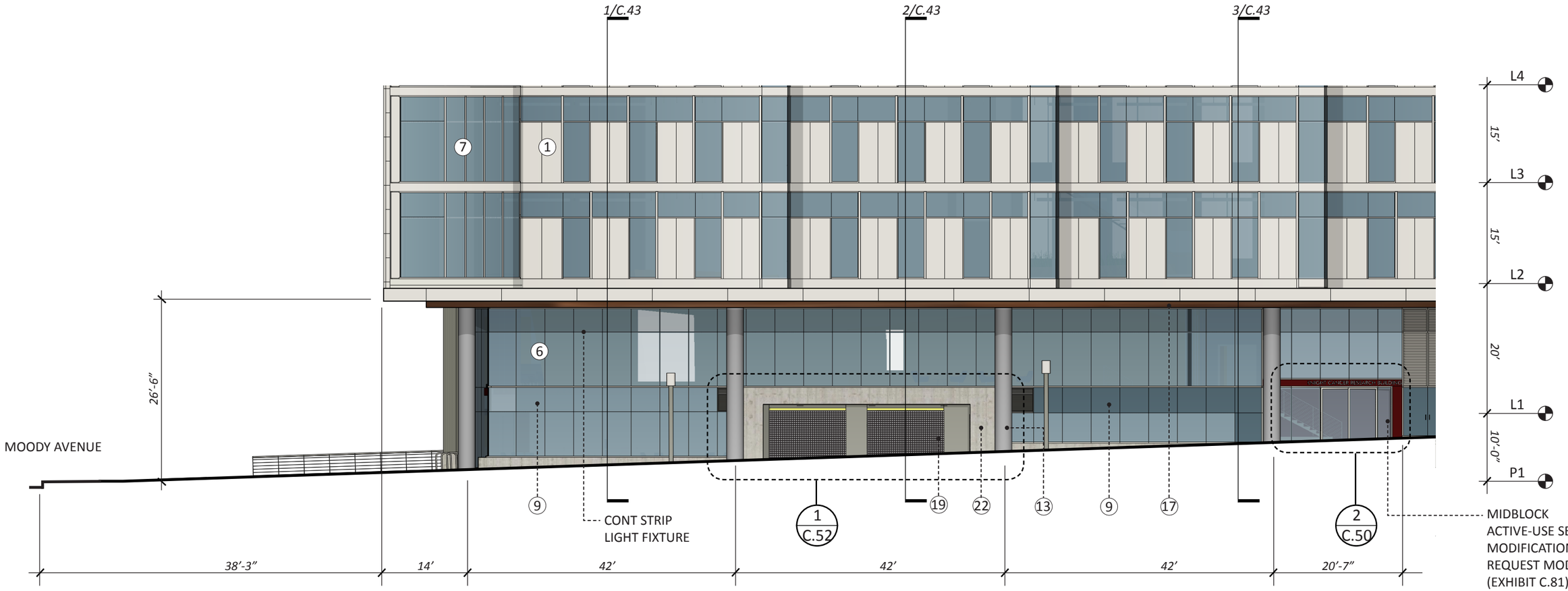
Meade Street is designated as an Enhanced Pedestrian Street and is an accessway from the transit-oriented Moody Avenue to the Pedestrian Promenade, the future OHSU Commons, the greenway and the Willamette River.

The building frontage along Meade Street is set-back 8 feet to give the building facade a varied urban form and to help reduce the overall scale of the building. This provides an opportunity for seating areas and pedestrian amenities along the sidewalk.

Leasable space is located at either end of the ground floor along Meade Street. A mid-block entry provides convenient access to and from CLSB and to the bike parking, showers and lockers. Due to parking and service vehicle access restrictions the parking entry and loading dock are located along Meade Street.





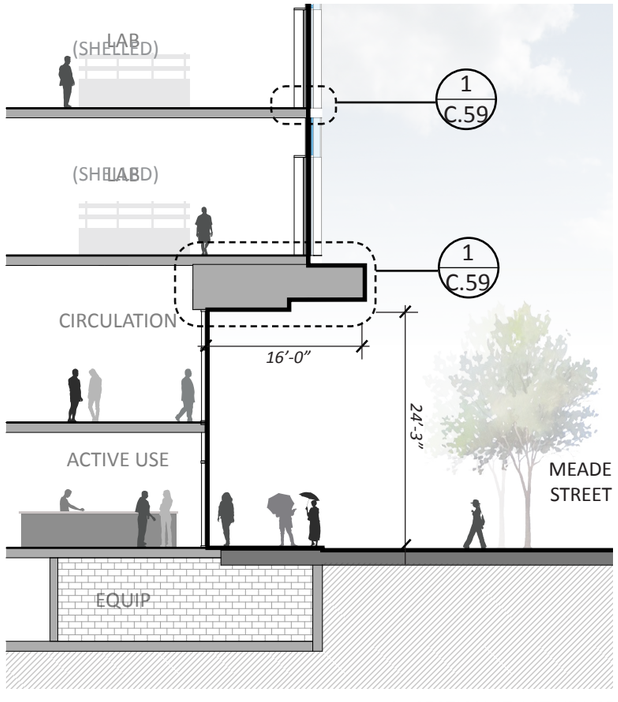


1 - PARTIAL SOUTH ELEVATION

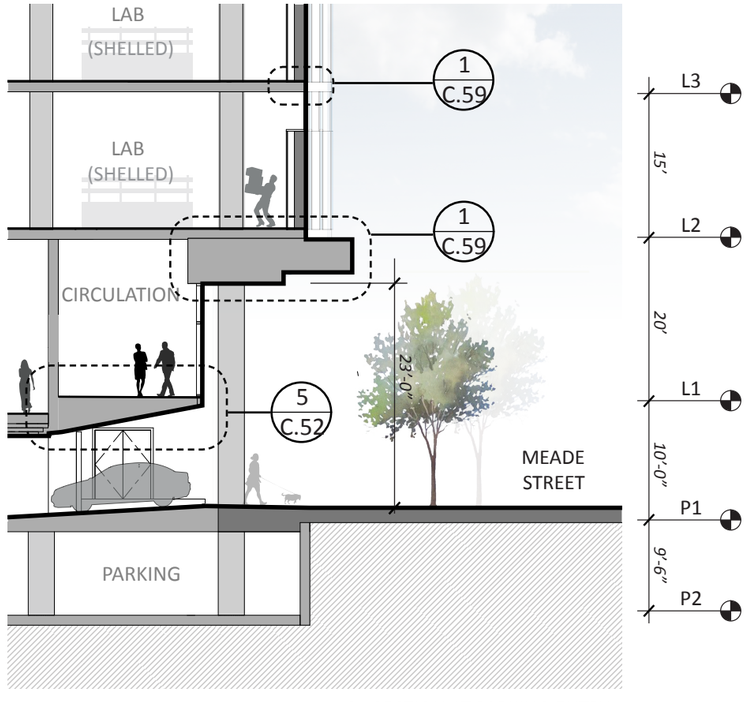
0′ 8′ 16′ 32′



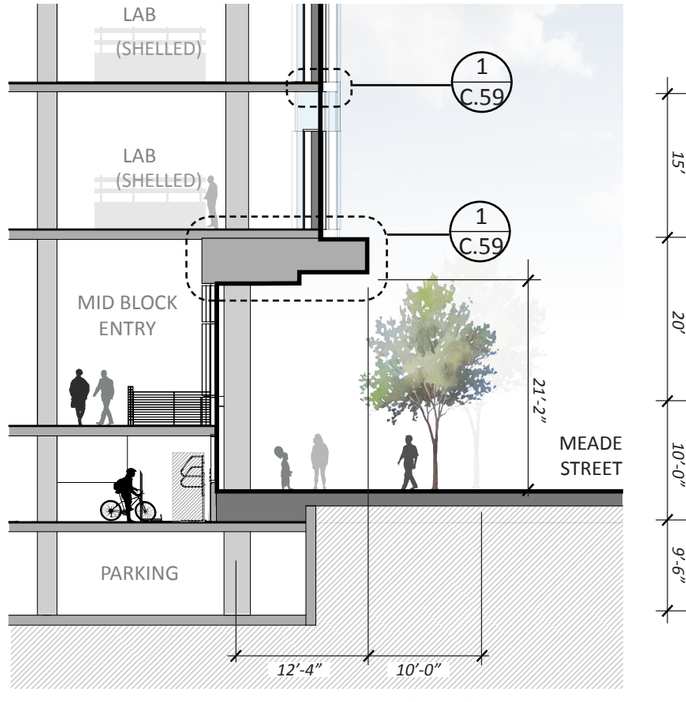
① FLAT COMPOSITE MTL PNL, PT-1
② FLAT COMPOSITE MTL PNL, PT-2
③ BOX RIB MTL PNL, PT-1
④ BOX RIB MTL PNL, PT-3
⑤ STICK-FRAMED CURTAIN WALL, PT-1
⑥ STICK-FRAMED CURTAIN WALL, PT-2
⑦ UNITIZED CURTAIN WALL, PT-1
⑧ PUNCHED WDW SYS, PT-2
⑨ SPANDREL GLASS
⑩ GUARD RAIL W/ WOOD CAP
⑪ THIN LINE ARCHITECTURAL LOUVER
⑫ MECHANICAL LOUVER
⑬ CONCRETE COLUMN
⑭ SEALED CONCRETE WALL
⑮ CONCRETE WALL W/ WATER REPELLANT COATING, GRAY
⑯ PERFORATED BOX RIB MTL PNL SCREEN
⑰ WOOD SOFFIT W/ WOOD FASCIA
⑱ OVERHEAD COILING DOOR
⑲ OVERHEAD COILING DOOR, PERFORATED
⑳ SLIDING GLASS WALL
㉑ VERTICAL ALUM SUN SHADE, PT-1
㉒ CAST CONCRETE



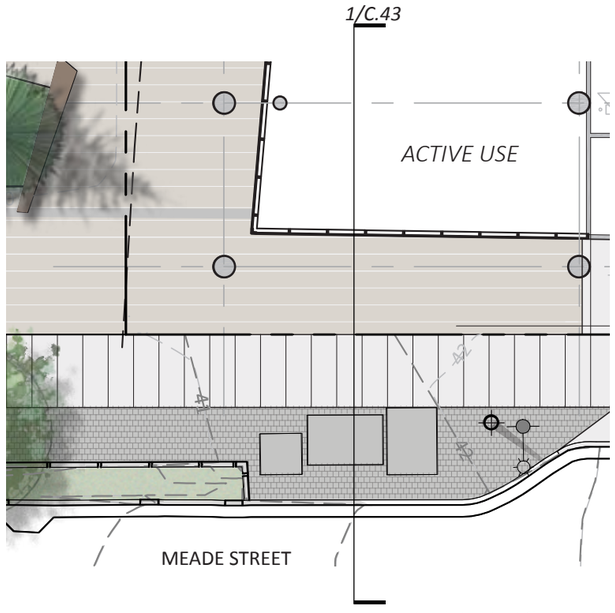
1 - SECTION AT ACTIVE USE



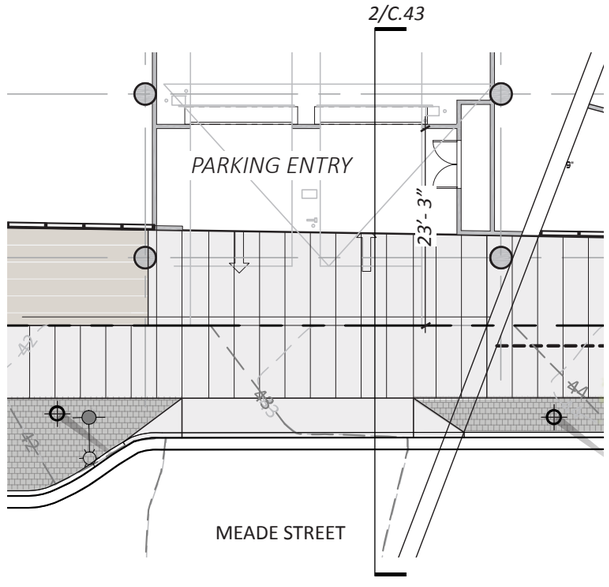
2 - SECTION AT PARKING ENTRY



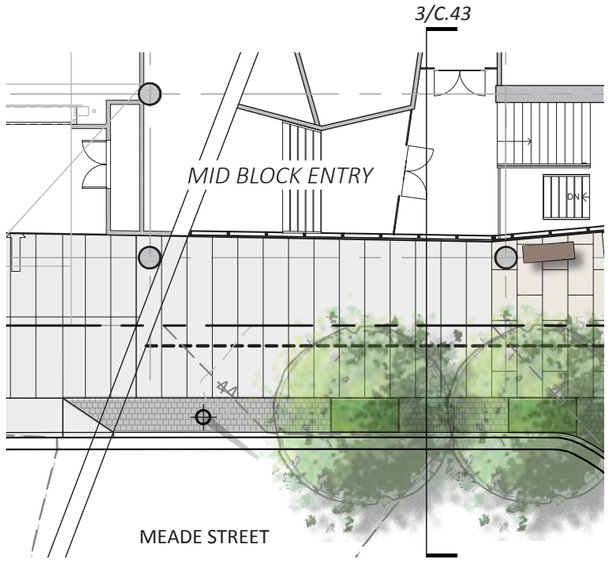
3 - SECTION AT MID-BLOCK ENTRY



4 - PLAN AT ACTIVE USE

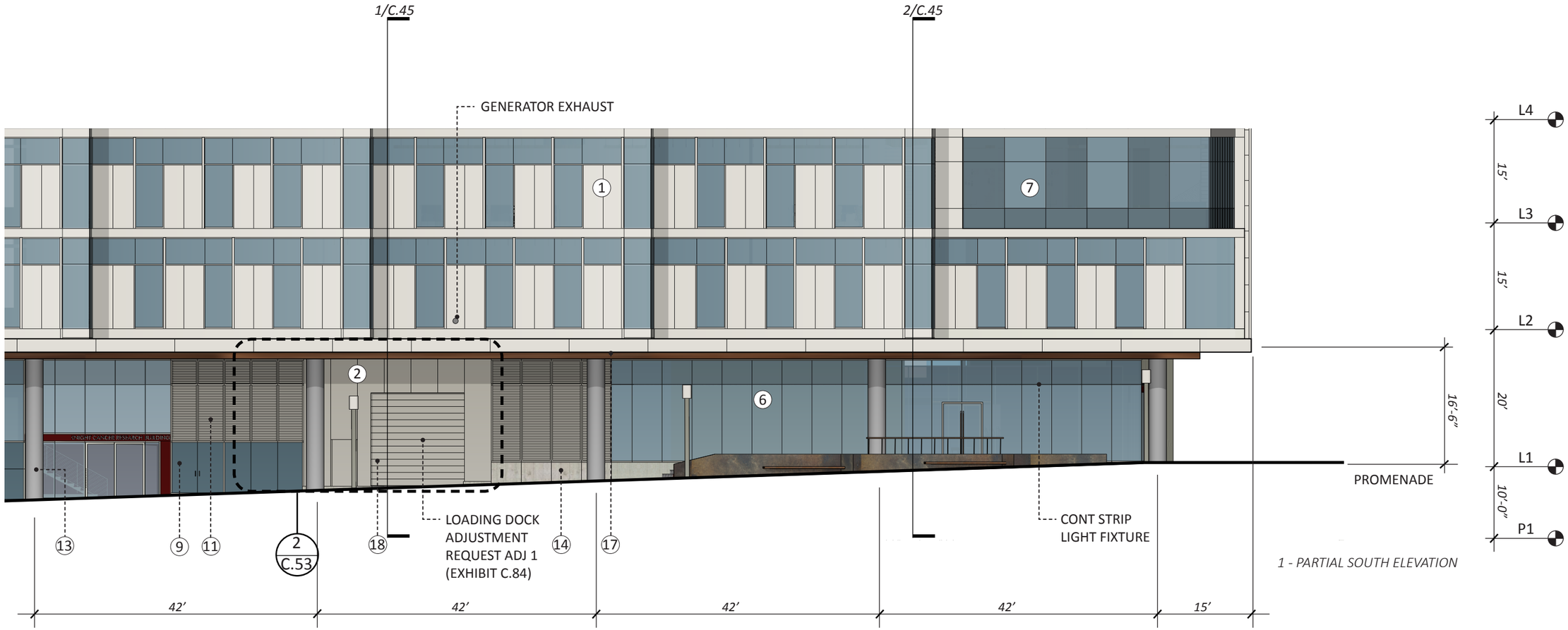


5 - PLAN AT PARKING ENTRY



6 - PLAN AT MID-BLOCK ENTRY

0' 8' 16' 32'

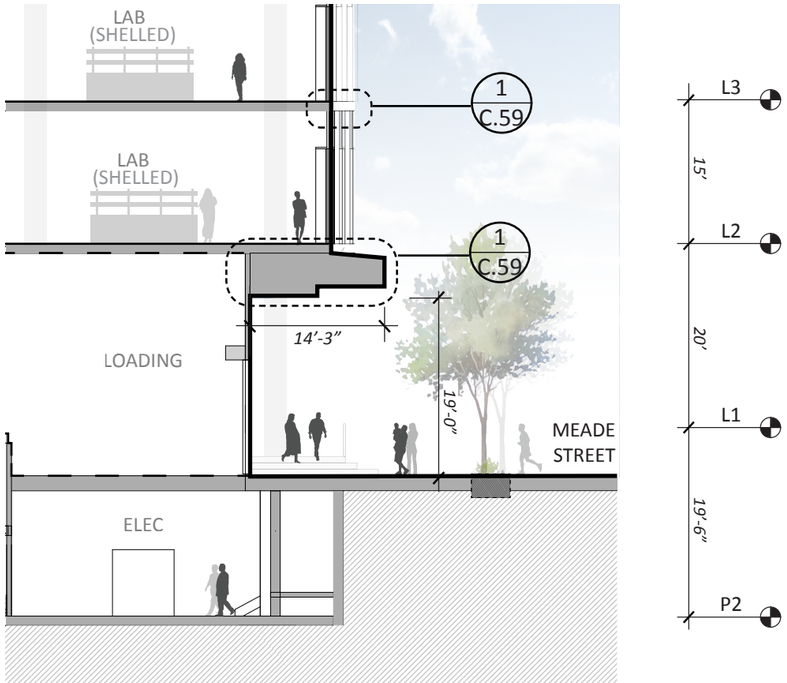


1 - PARTIAL SOUTH ELEVATION

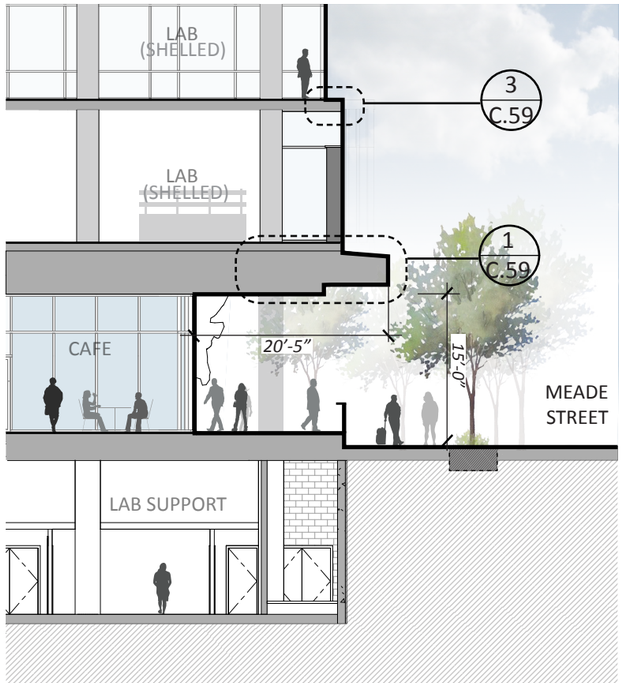
1. FLAT COMPOSITE MTL PNL, PT-1
2. FLAT COMPOSITE MTL PNL, PT-2
3. BOX RIB MTL PNL, PT-1
4. BOX RIB MTL PNL, PT-3
5. STICK-FRAMED CURTAIN WALL, PT-1
6. STICK-FRAMED CURTAIN WALL, PT-2
7. UNITIZED CURTAIN WALL, PT-1
8. PUNCHED WDW SYS, PT-2
9. SPANDREL GLASS
10. GUARD RAIL W/ WOOD CAP
11. THIN LINE ARCHITECTURAL LOUVER
12. MECHANICAL LOUVER
13. CONCRETE COLUMN
14. SEALED CONCRETE WALL
15. CONCRETE WALL W/ WATER REPELLANT COATING, GRAY
16. PERFORATED BOX RIB MTL PNL SCREEN
17. WOOD SOFFIT W/ WOOD FASCIA
18. OVERHEAD COILING DOOR
19. OVERHEAD COILING GRILLE
20. SLIDING GLASS WALL
21. VERTICAL ALUM SUN SHADE, PT-1



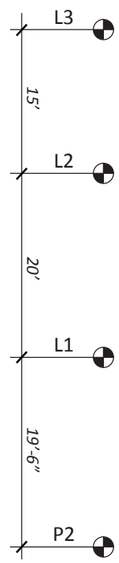
0' 8' 16' 32'



1 - SECTION AT LOADING DOCK



2 - SECTION AT RETAIL / CAFE



3 - SECTION AT LOADING DOCK

4 - SECTION AT RETAIL / CAFE



PROMENADE

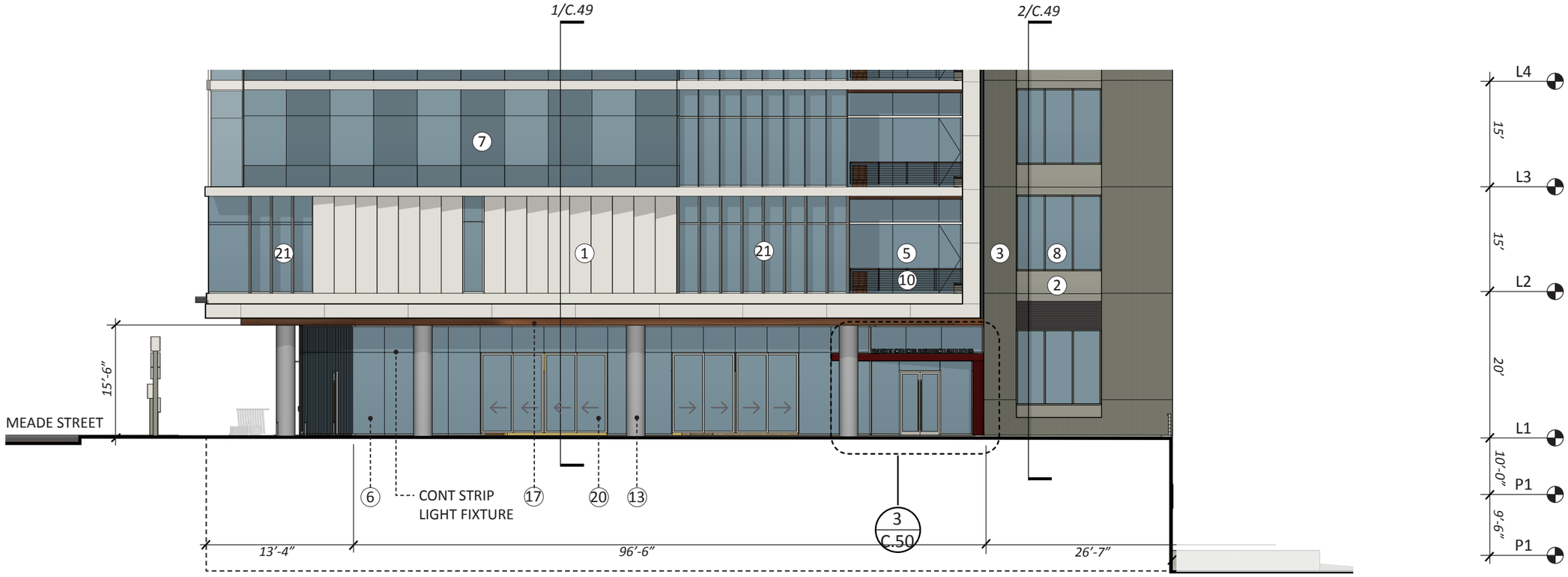
The Pedestrian Promenade has prominence within the Schnitzer Campus as it is consistently at the highest grade elevation - providing opportunities for vistas down streets and views across the future OHSU Commons to the greenway and Willamette River.

The promenade landscape vocabulary will be extended from the existing CLSB. At KCRB a variety of seating areas and raised planters will be located on either side of the promenade.

The ground floor has a leasable space at the SE corner and a secondary main building entrance and seating area. These spaces will face the promenade and will have large operable glass doors which will allow direct access and connectivity to the outdoor plaza and promenade.




KNIG
RESEARCH BUILDING

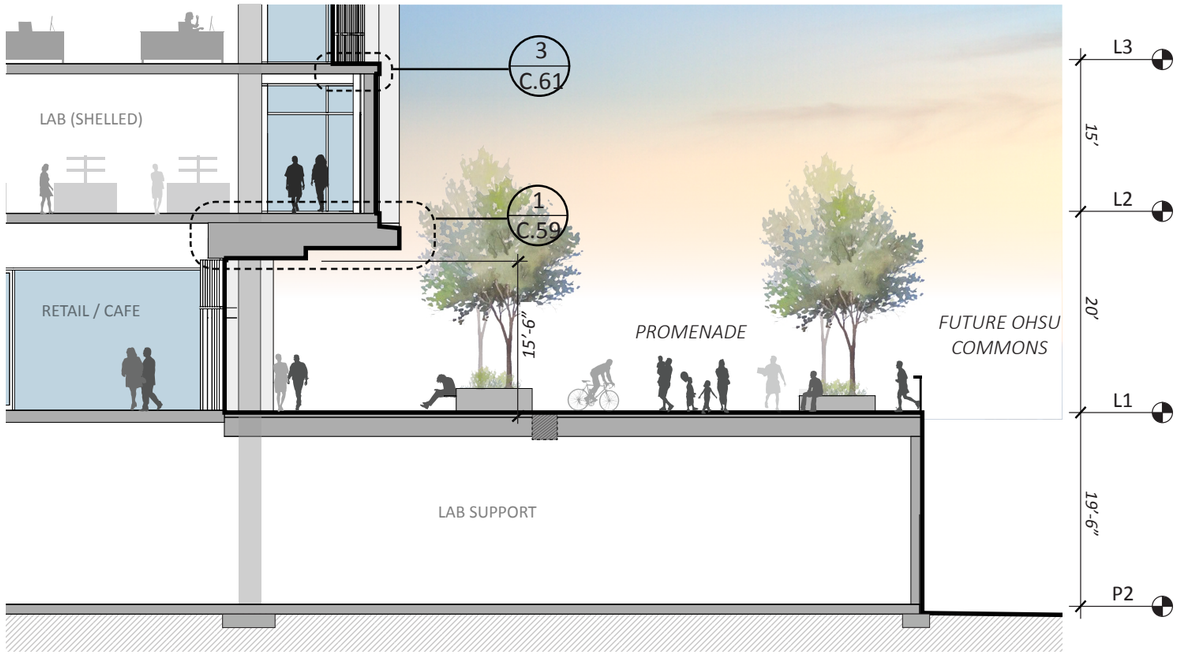


1 - PARTIAL EAST ELEVATION

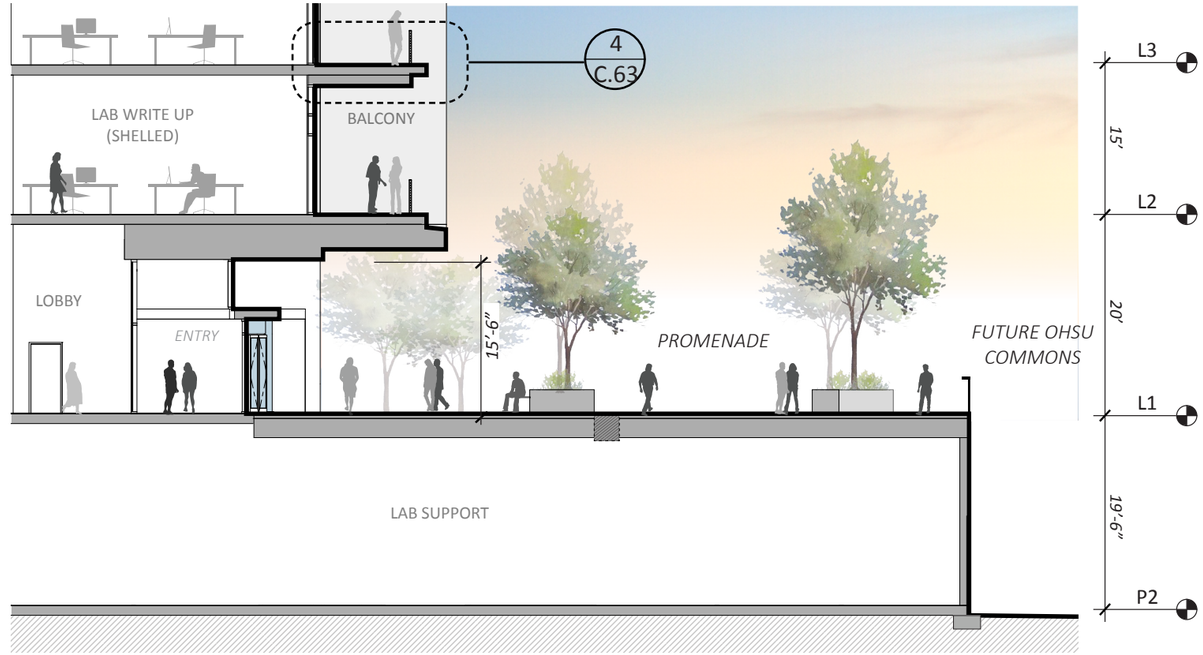
1. FLAT COMPOSITE MTL PNL, PT-1
2. FLAT COMPOSITE MTL PNL, PT-2
3. BOX RIB MTL PNL, PT-1
4. BOX RIB MTL PNL, PT-3
5. STICK-FRAMED CURTAIN WALL, PT-1
6. STICK-FRAMED CURTAIN WALL, PT-2
7. UNITIZED CURTAIN WALL, PT-1
8. PUNCHED WDW SYS, PT-2
9. SPANDREL GLASS
10. GUARD RAIL W/ WOOD CAP
11. THIN LINE ARCHITECTURAL LOUVER
12. MECHANICAL LOUVER
13. CONCRETE COLUMN
14. SEALED CONCRETE WALL
15. CONCRETE WALL W/ WATER REPELLANT COATING, GRAY
16. PERFORATED BOX RIB MTL PNL SCREEN
17. WOOD SOFFIT W/ WOOD FASCIA
18. OVERHEAD COILING DOOR
19. OVERHEAD COILING GRILLE
20. SLIDING GLASS WALL
21. VERTICAL ALUM SUN SHADE, PT-1



0′ 8′ 16′ 32′



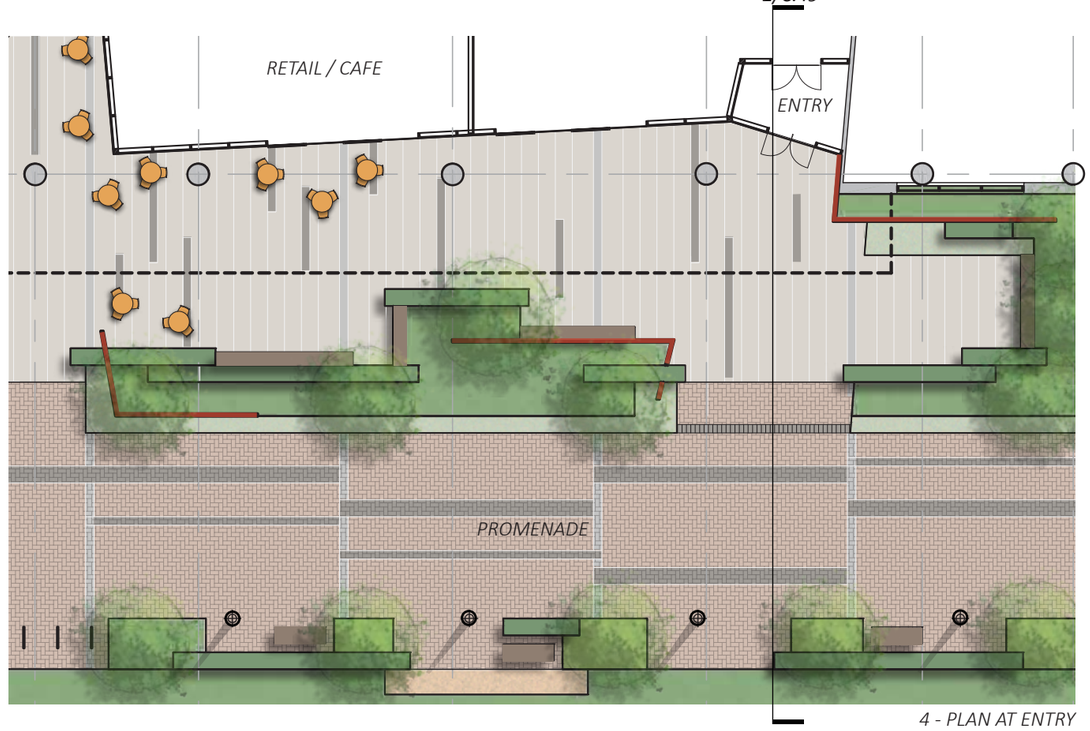
1 - SECTION AT RETAIL / CAFE



2 - SECTION AT ENTRY



3 - PLAN AT RETAIL / CAFE

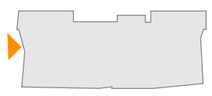


4 - PLAN AT ENTRY

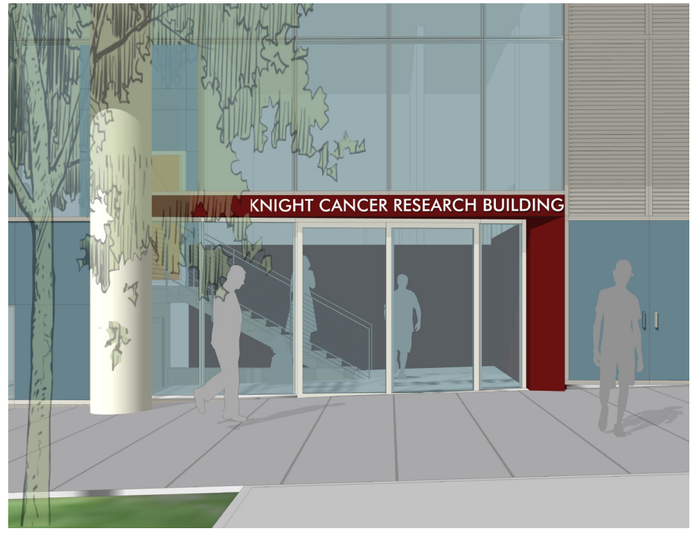
0' 8' 16' 32'

ENTRIES





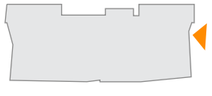
1 - WEST ENTRY



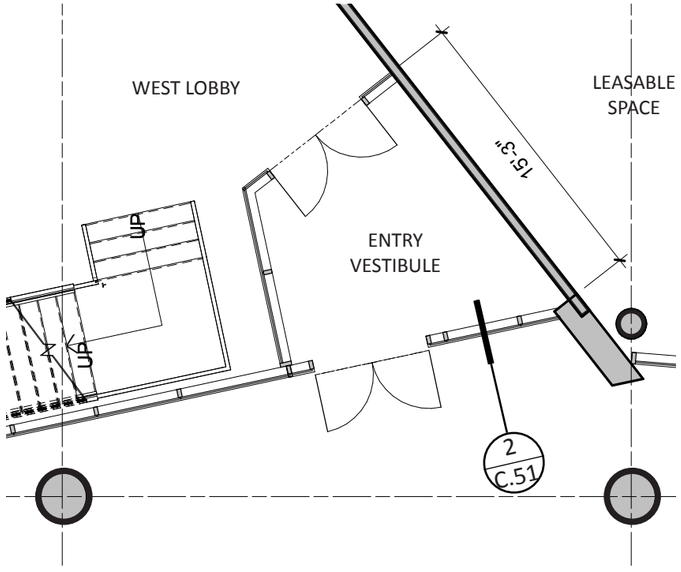


2 - MID-BLOCK ENTRY



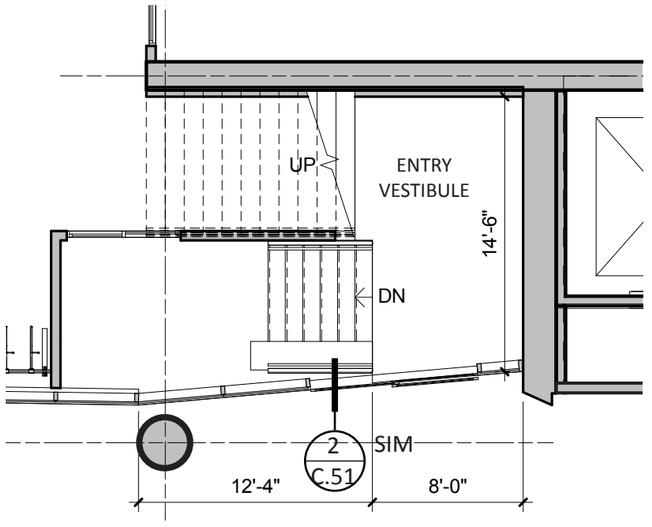


3 - EAST ENTRY

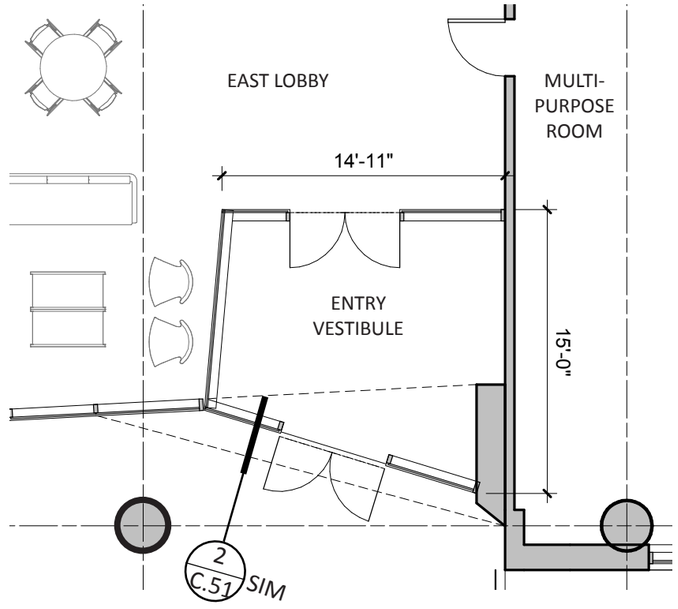


0' 4' 8' 16'

4 - WEST ENTRY PLAN



5 - MID-BLOCK ENTRY PLAN



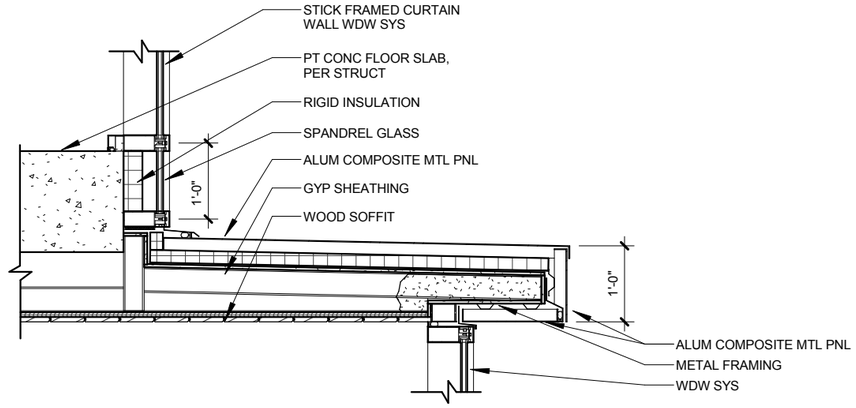
6 - EAST ENTRY PLAN



1 - COLORED ENTRY REFERENCE

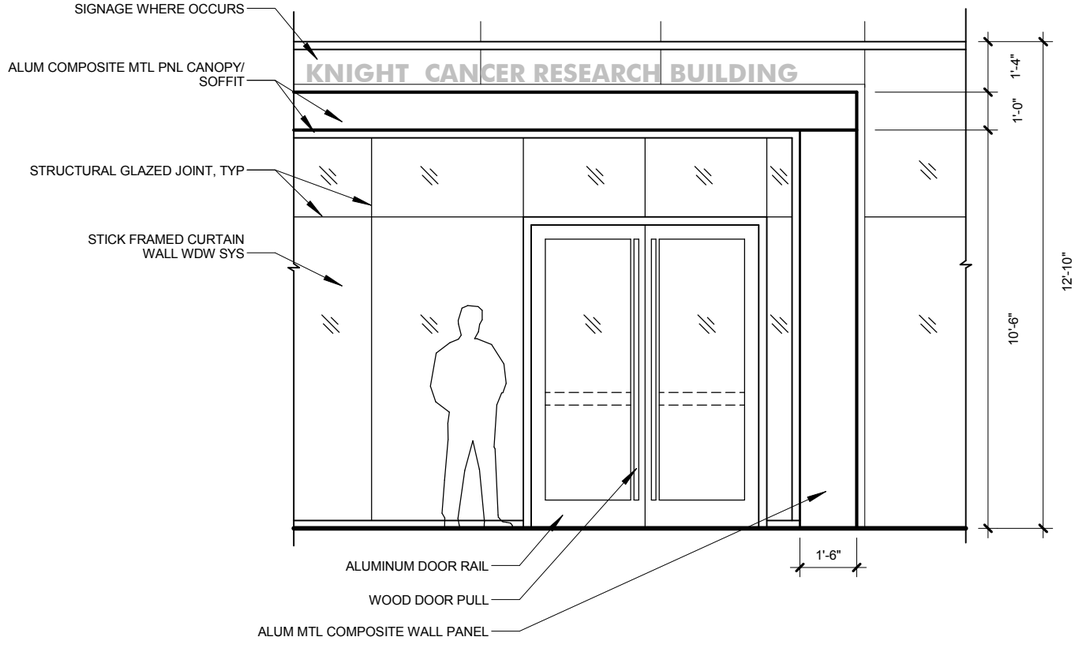


3 - ENTRY SIGNAGE REFERENCE



2 - ENTRY DETAIL

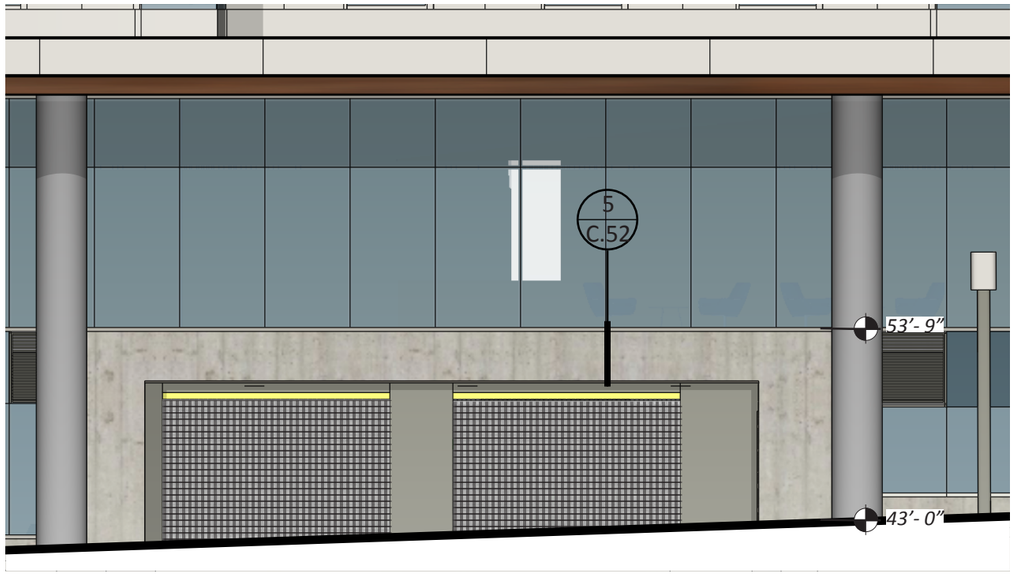
0′ 1′ 2′ 4′



4 - ENTRY ELEVATION

0′ 2′ 4′ 8′

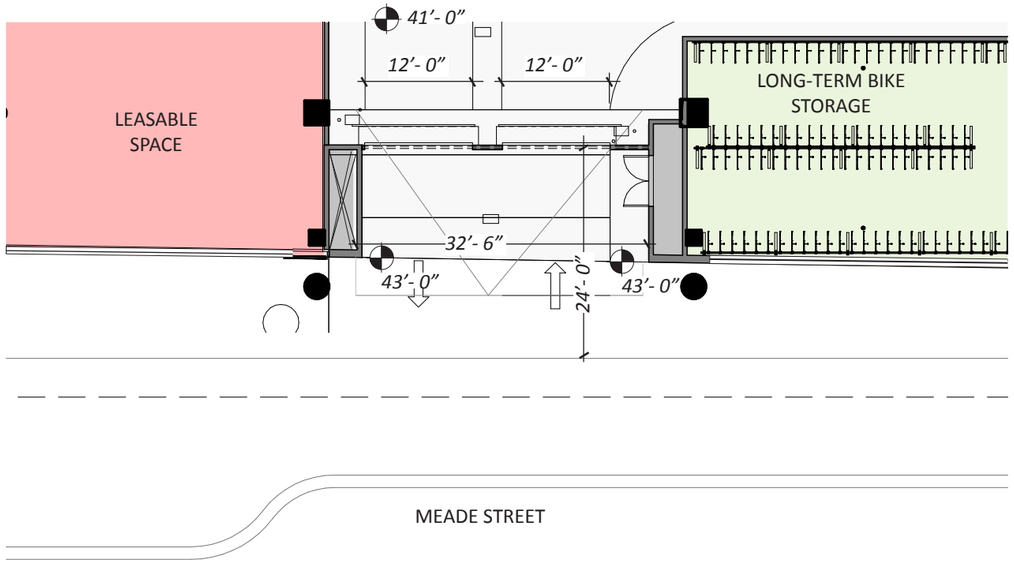
PARKING ENTRY SOUTH



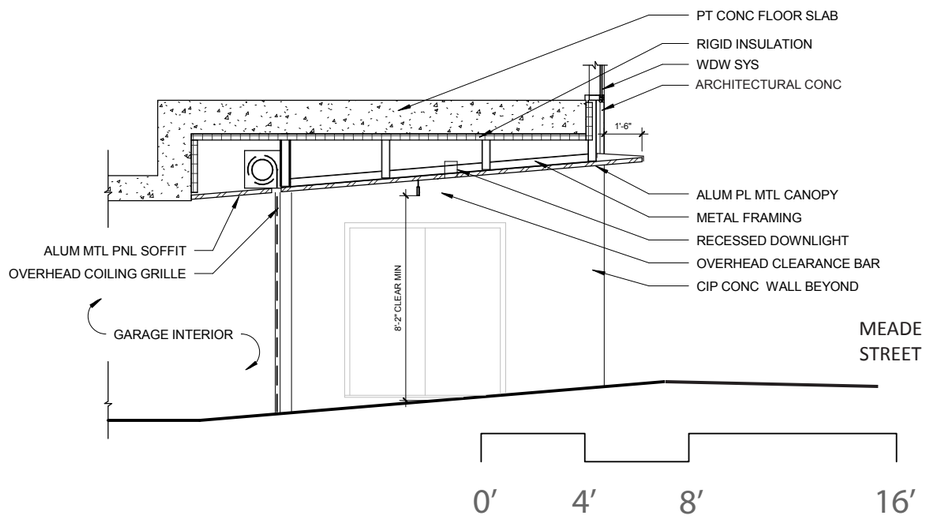
1 - PARKING ENTRY ENLARGED ELEVATION



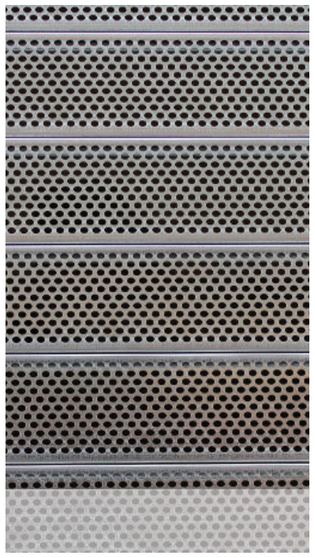
2 - PARKING ENTRY 3D



4 - PARKING ENTRY ENLARGED PLAN



5 - PARKING CANOPY DETAIL



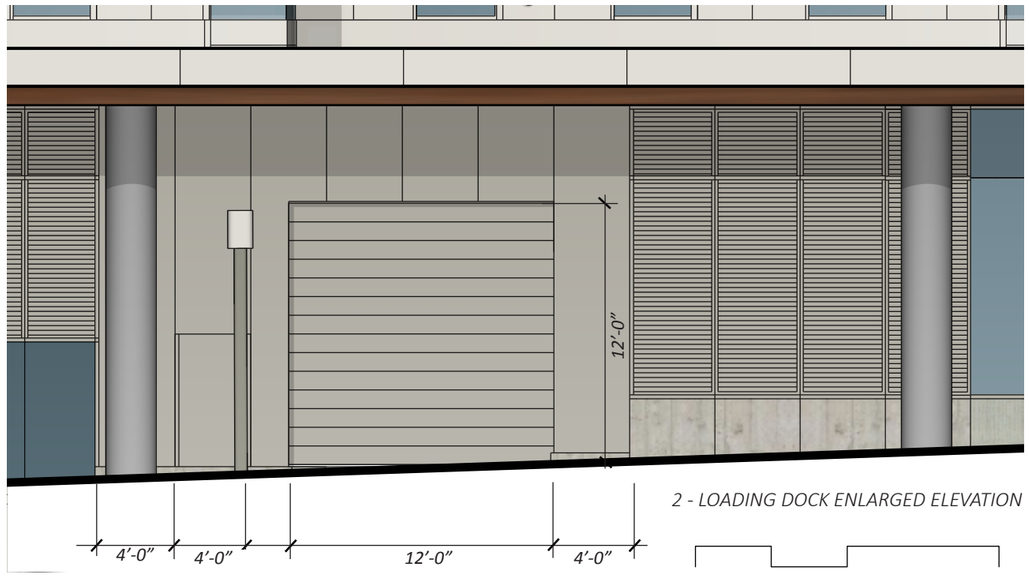
6 - PERF PATTERN REFERENCE

LOADING DOCK

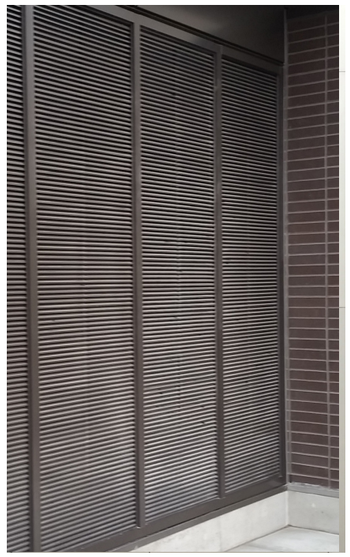
SEE APPENDIX I - PARKING & LOADING DOCK CONFIGURATION FOR MORE DETAIL



1 - LOADING DOCK 3D



2 - LOADING DOCK ENLARGED ELEVATION



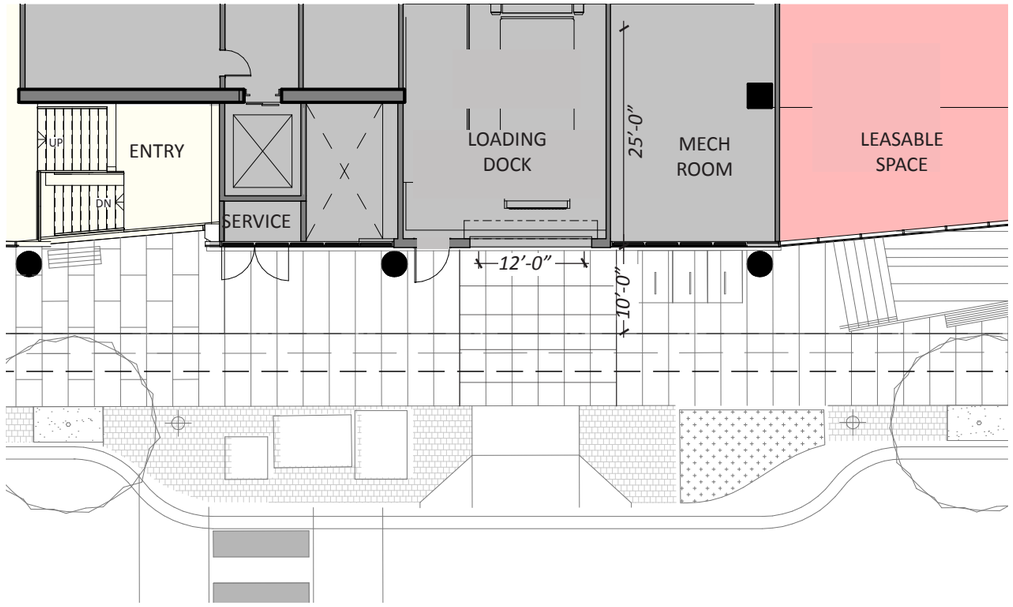
3 - LOUVER PATTERN REFERENCE



4 - COILING DOOR REFERENCE



5 - CONCRETE WALL REFERENCE



6 - LOADING DOCK ENLARGED PLAN



SOUTHWEST CORNER AT MOODY AVE & MEADE ST



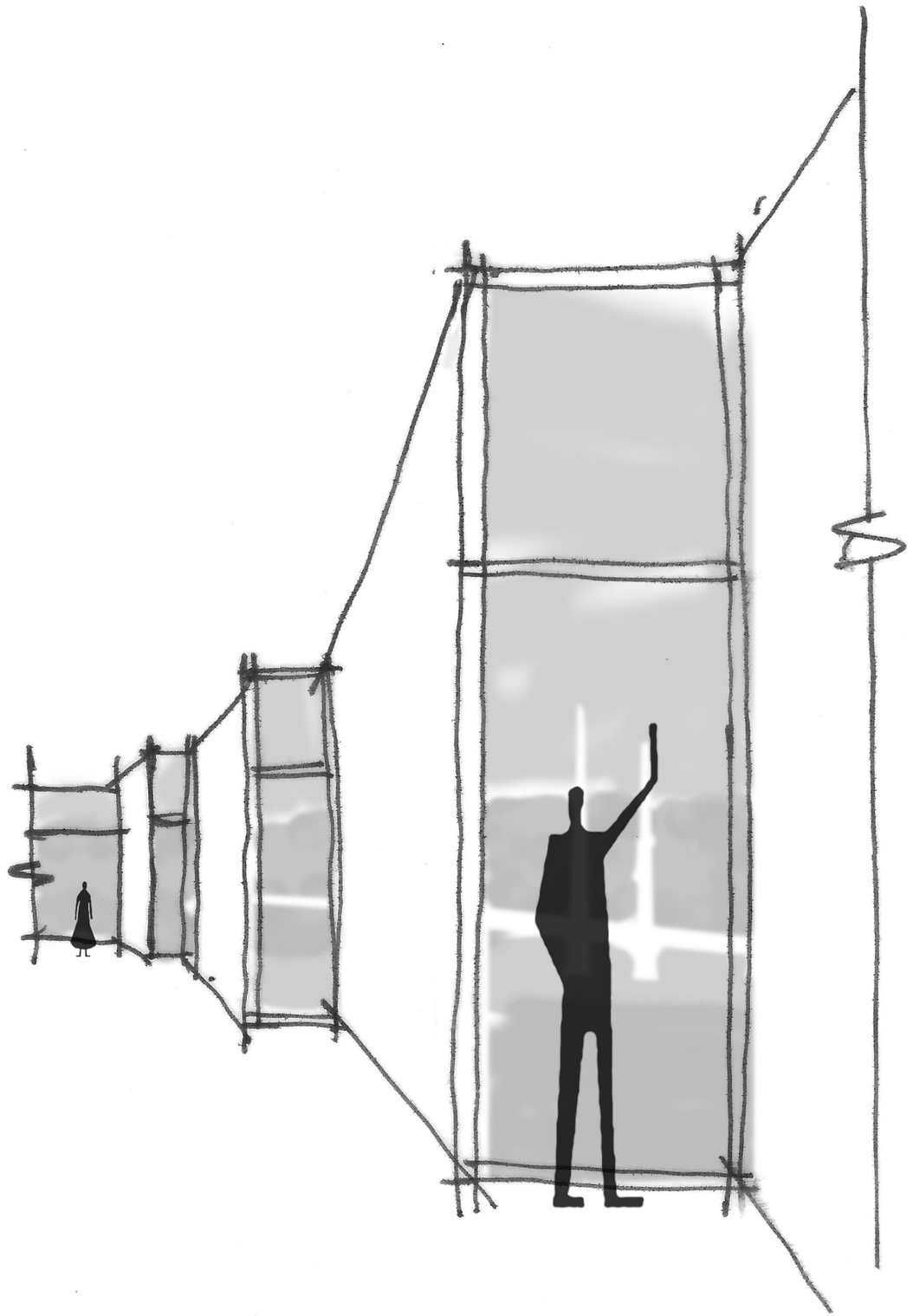
VIEW LOOKING WEST DOWN MEADE

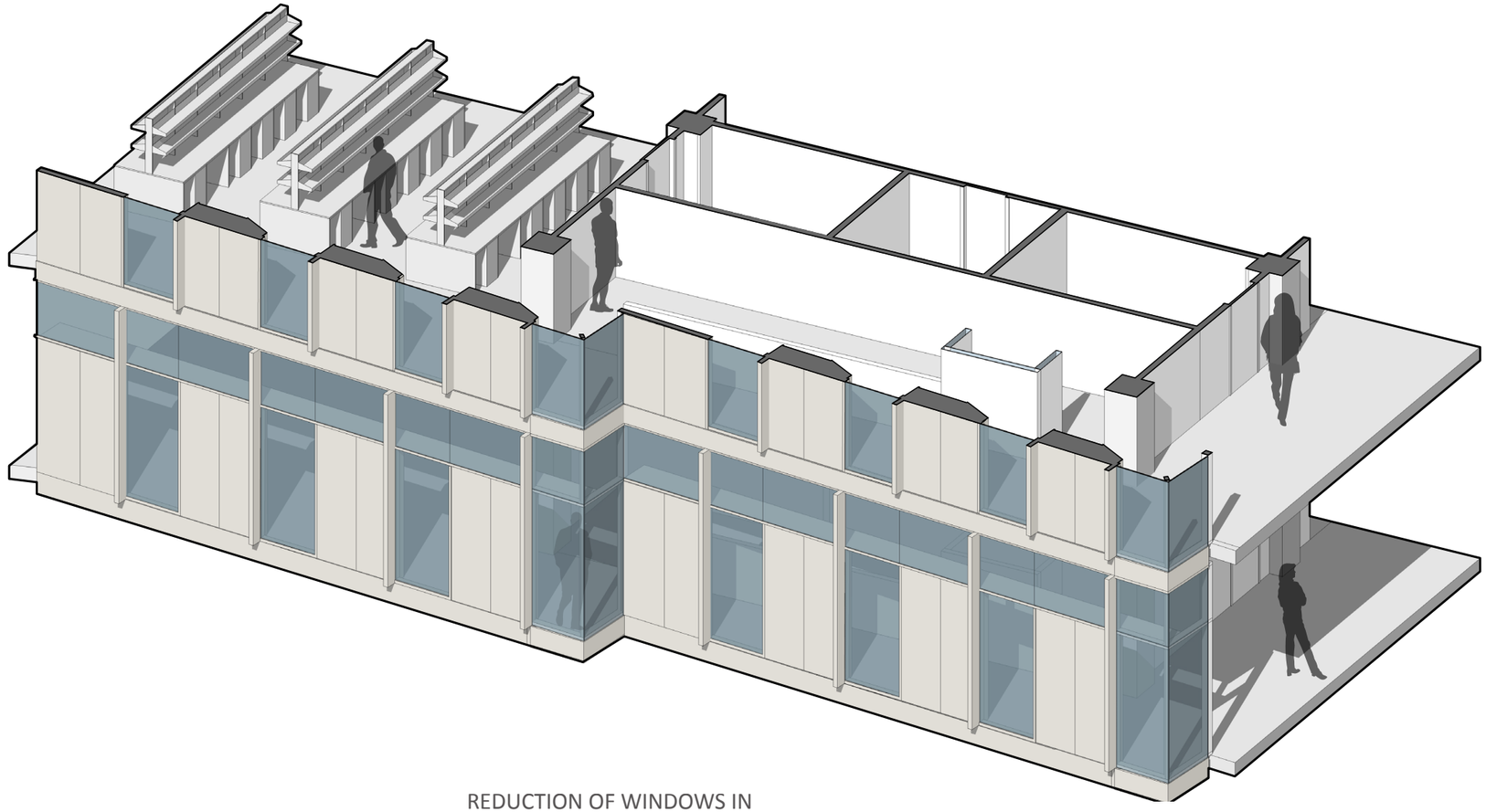
LAB & LAB SUPPORT

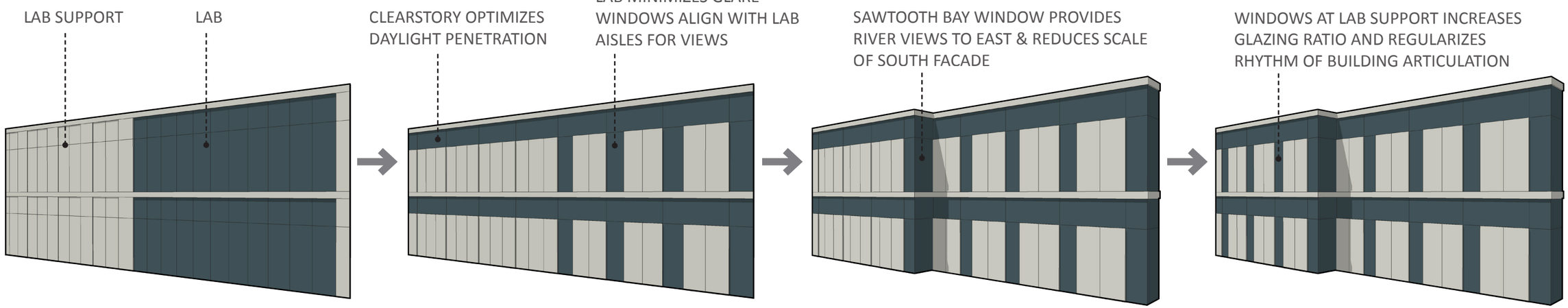
The south elevation of the research block has been tuned to optimize lighting and working conditions. The large continuous clerestory allows daylight to penetrate deep into the space. Automated roller shades at the clerestory window will regulate light levels and limit glare. The window to wall ratio has been balanced to limit the peak cooling loads in the late summer with the need for views and connectivity to the exterior. This resulted in 3 foot wide view windows at the ends of the laboratory bench aisles. (See Daylighting Studies Appendix for additional information)

The saw-tooth oriel windows act to articulate the lab bays and neighborhoods on the façade and introduce multiple scales of form which diminish the overall scale of the research block. They provide views and a connection to the rich urban landscape from the interior and reinforce the buildings relation to the river and west hills.

Balconies are located on the east and west to further provide views and connectivity to the outside environment. The balconies, in concert with vertical fins, help regulate the daylight and minimize glare when the sun is at low angles in the morning and afternoon. The lab support spaces at the ends of the building have been articulated with angled metal wall panels to add visual interest and texture to the exterior wall.







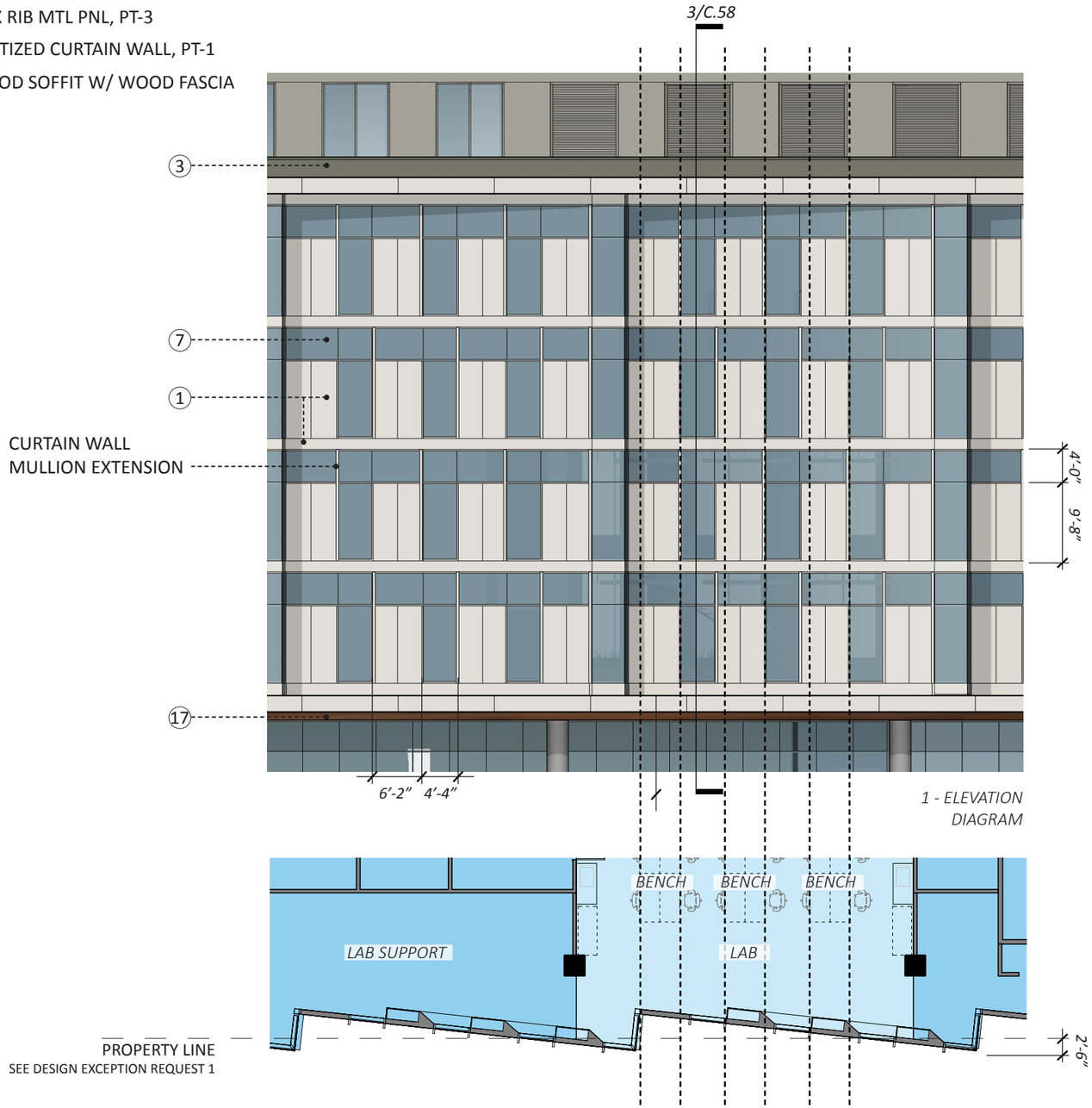
42% | GLAZING AREA (07.08.15)

38% | GLAZING AREA (08.12.15)

44% | GLAZING AREA (DAR #2 09.24.15)

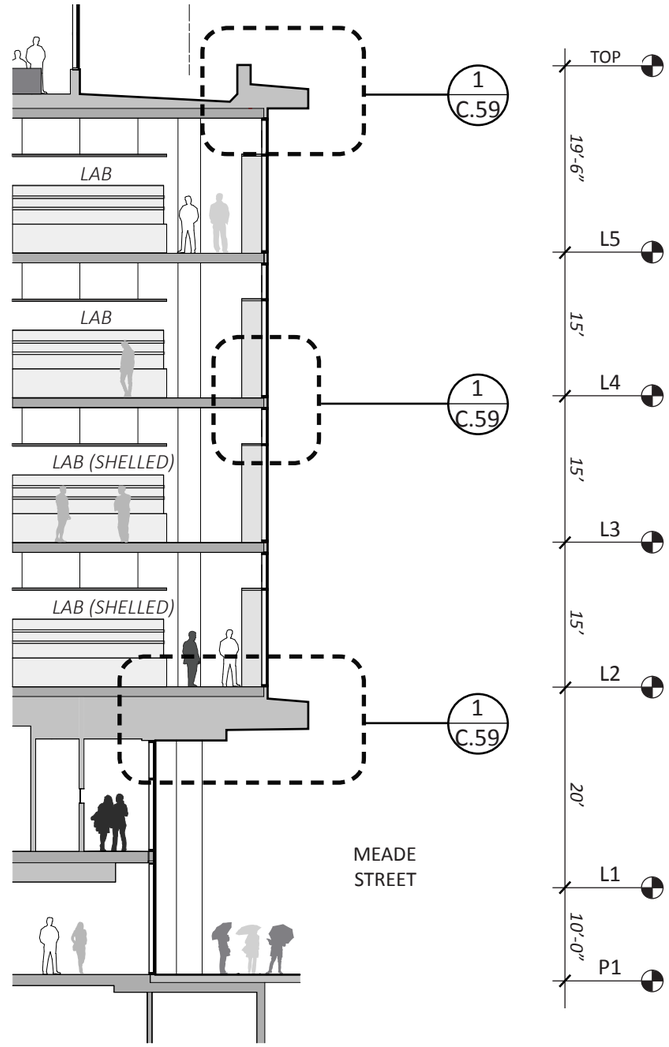
57% | GLAZING AREA (CURRENT)

① FLAT COMPOSITE MTL PNL, PT-1
③ BOX RIB MTL PNL, PT-3
⑦ UNITIZED CURTAIN WALL, PT-1
⑰ WOOD SOFFIT W/ WOOD FASCIA



1 - ELEVATION DIAGRAM

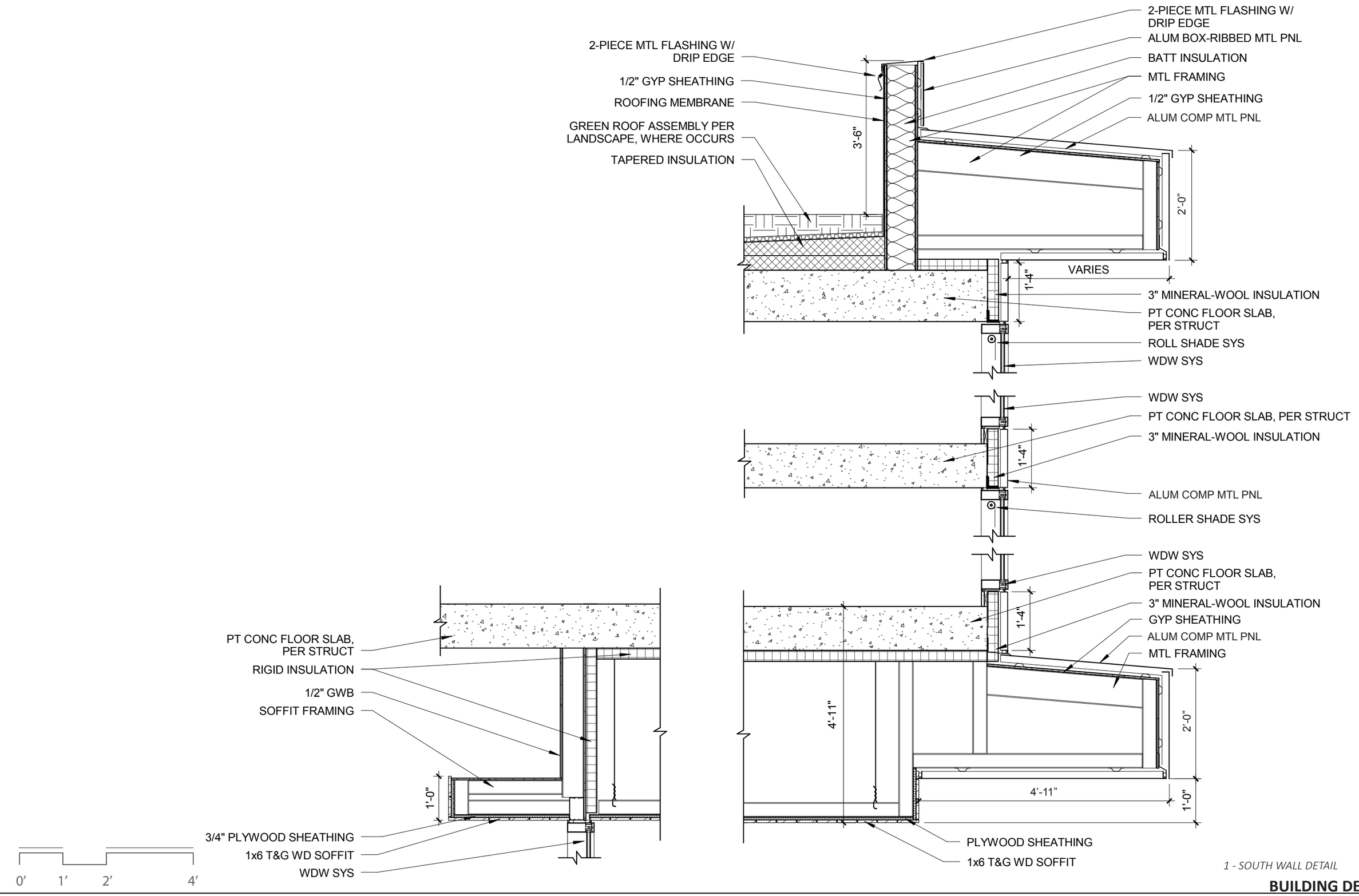
2 - PLAN DIAGRAM



3 - SECTION AT LAB



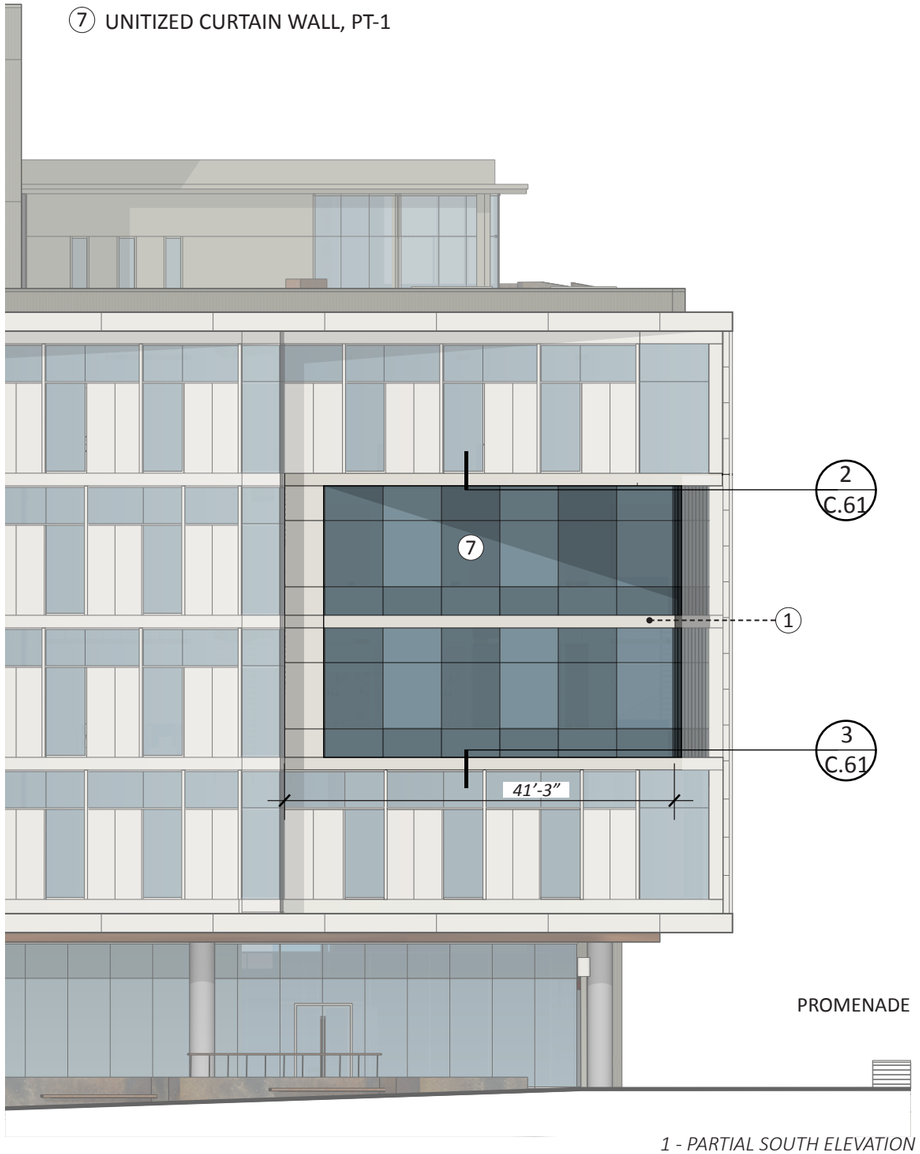
0' 8' 16' 32'



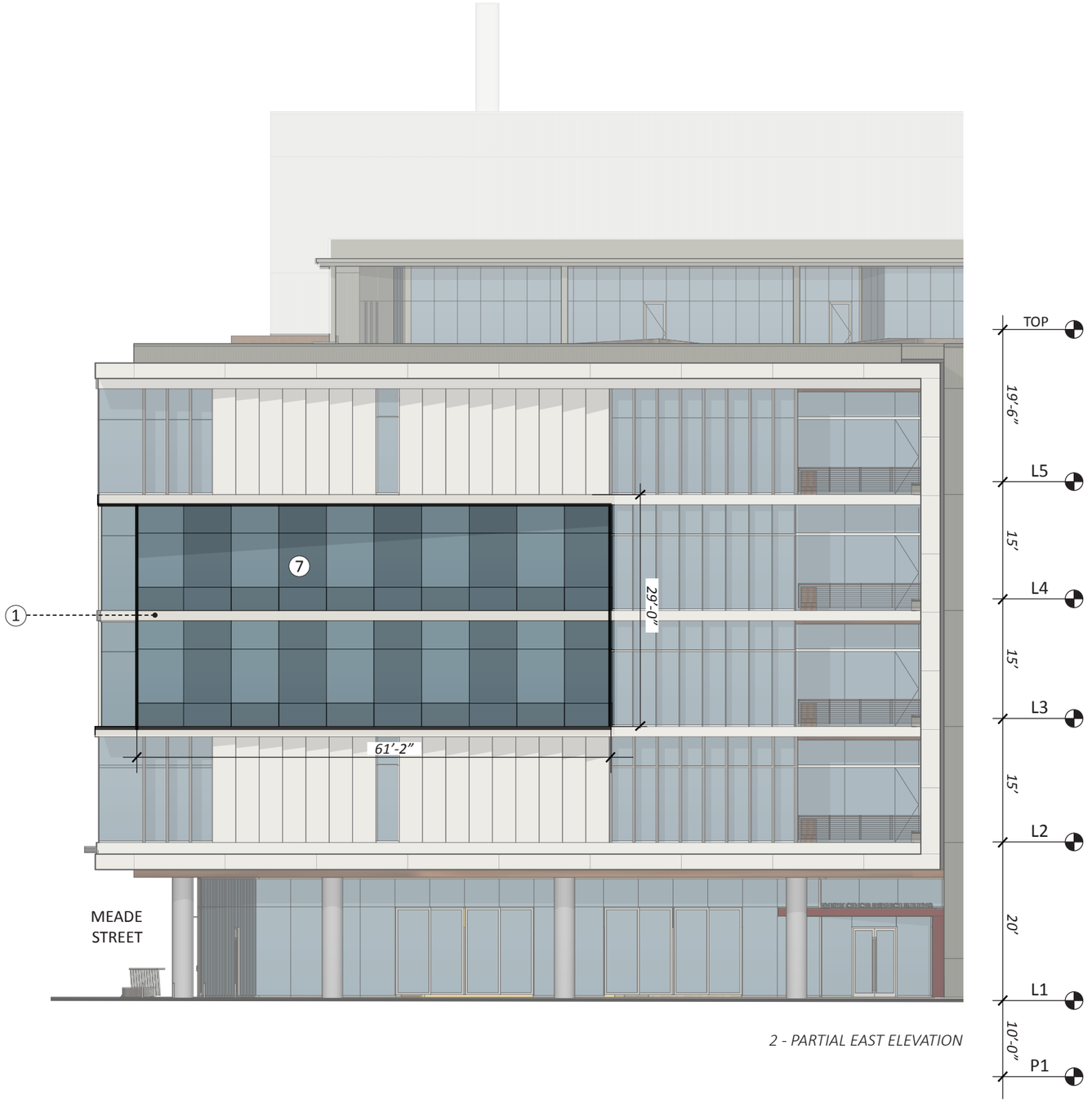
1 - SOUTH WALL DETAIL

① FLAT COMPOSITE MTL PNL, PT-1

⑦ UNITIZED CURTAIN WALL, PT-1



1 - PARTIAL SOUTH ELEVATION

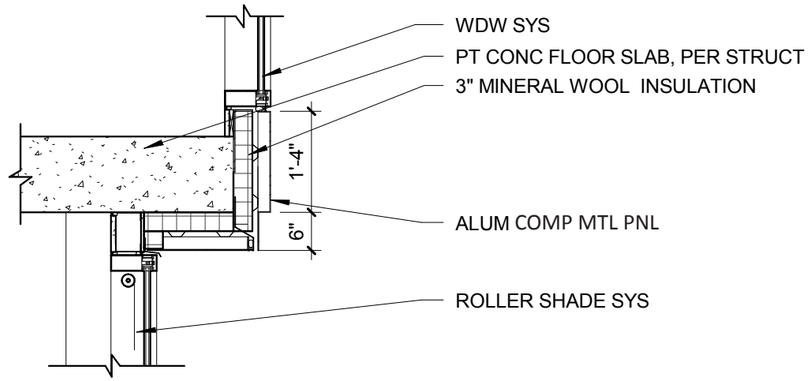


2 - PARTIAL EAST ELEVATION

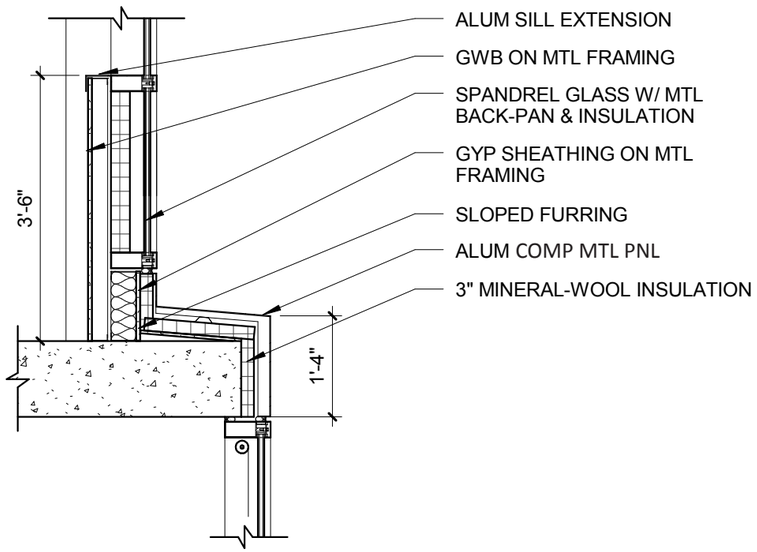
0' 8' 16' 32'



1 - VIEW FROM SOUTHEAST



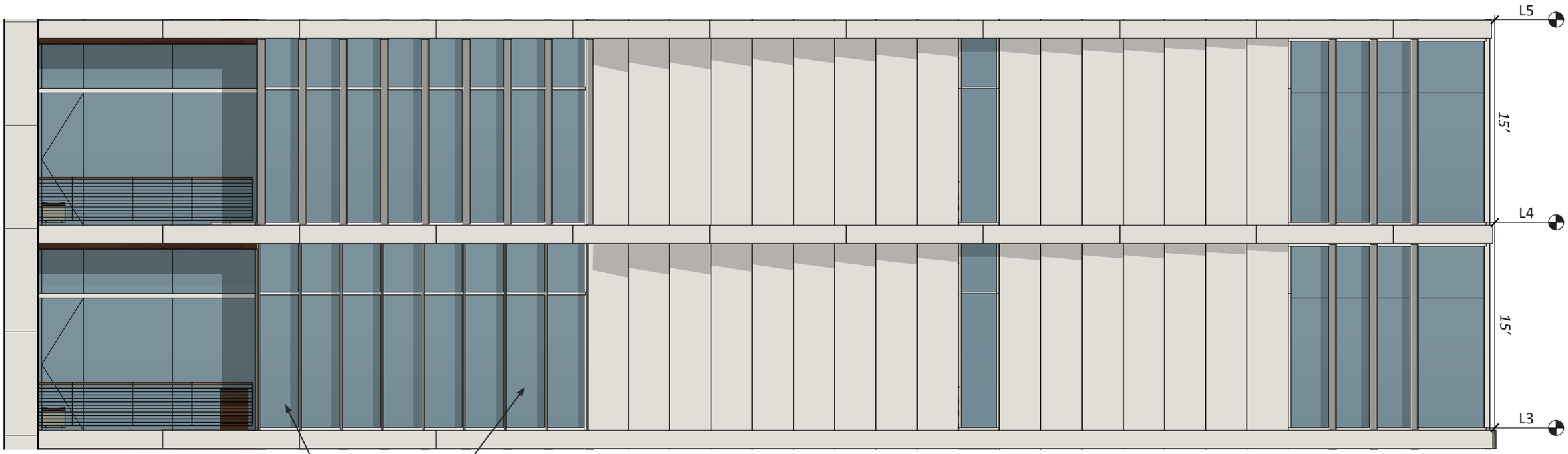
2 - DETAIL



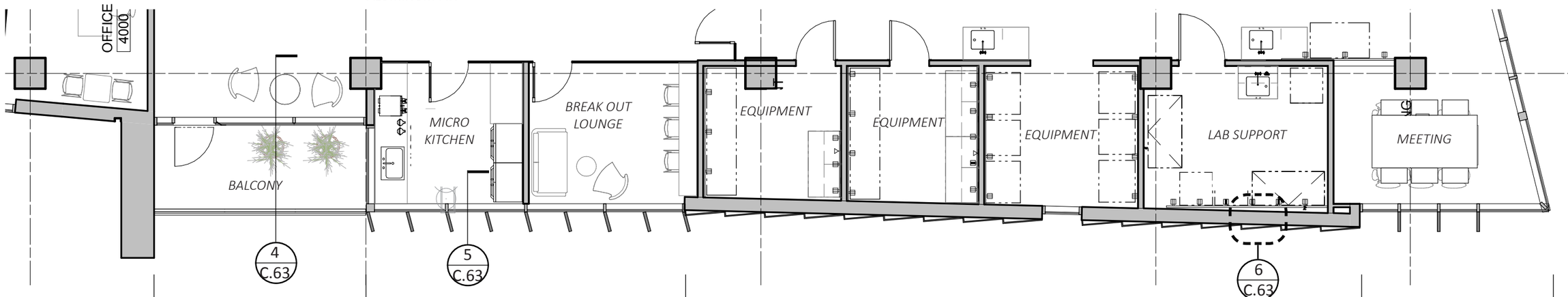
3 - DETAIL

0′ 1′ 2′ 4′

EAST & WEST FACADES

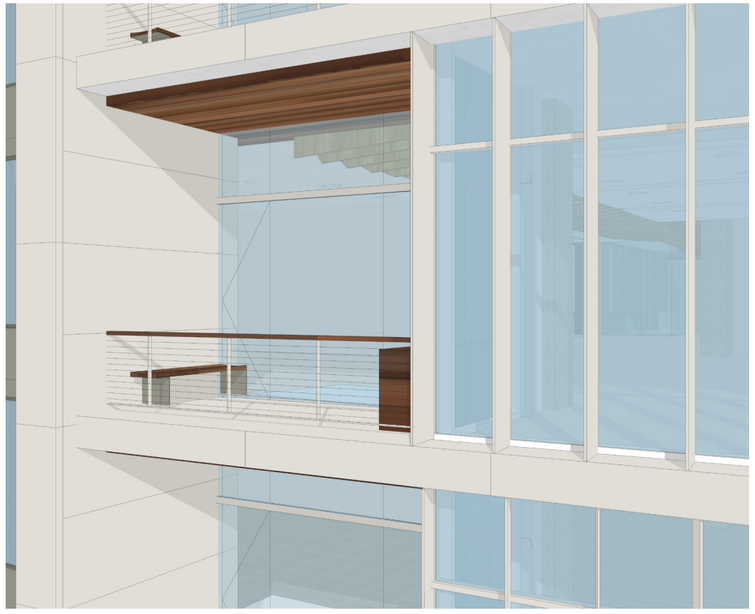


1 - PARTIAL WEST ELEVATION

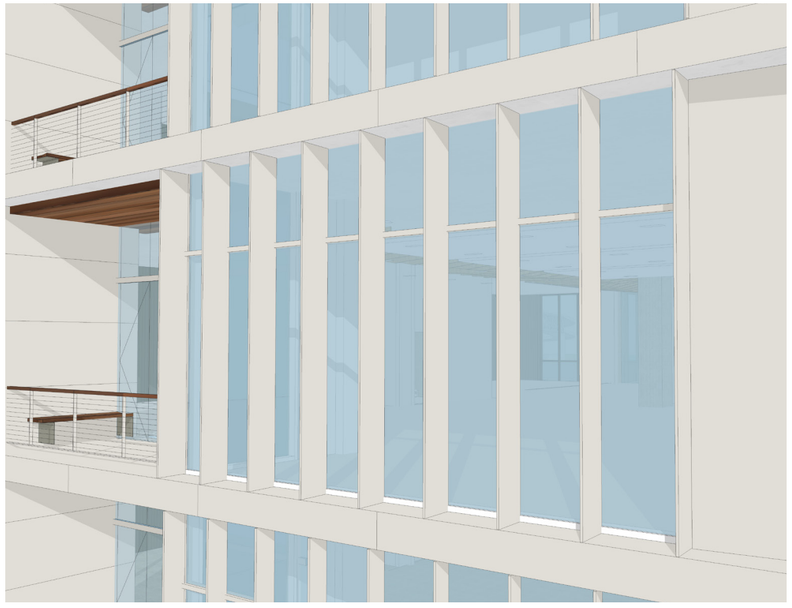


0' 4' 8' 16'

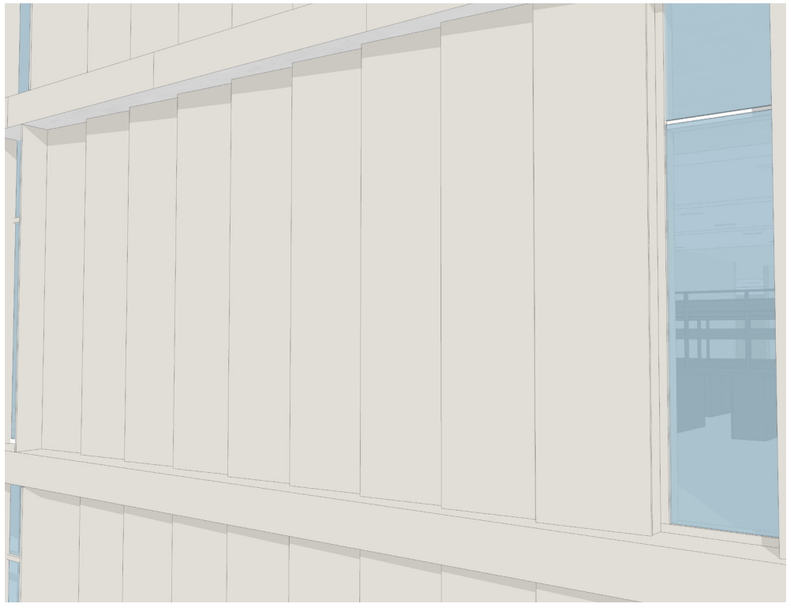
2 - PARTIAL WEST PLAN



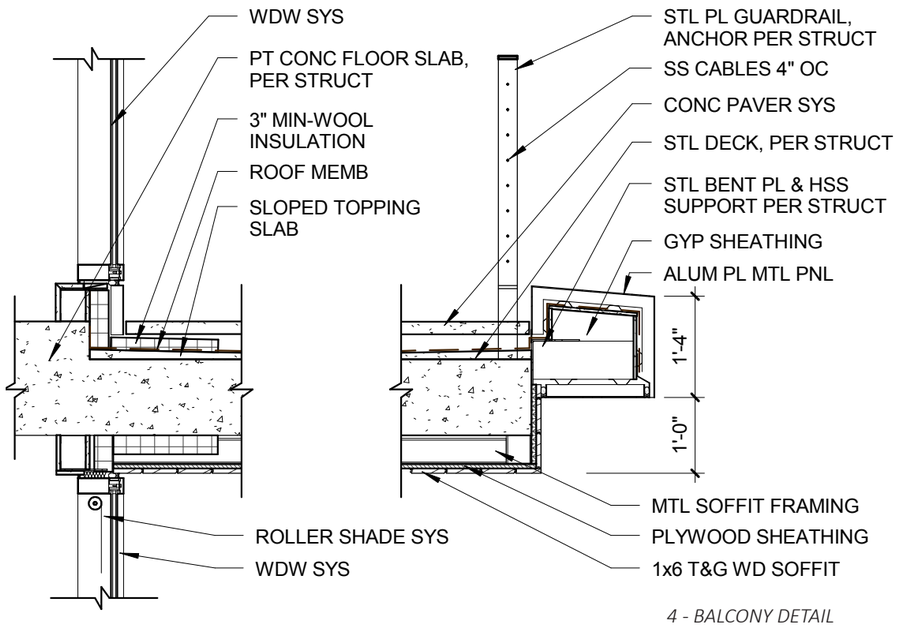
1 - BALCONIES



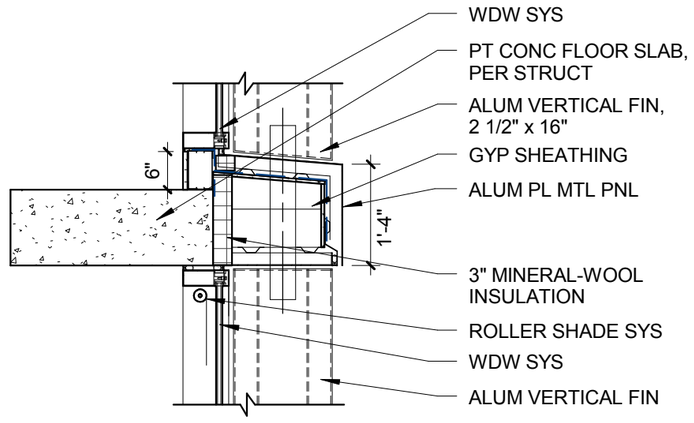
2 - FINS



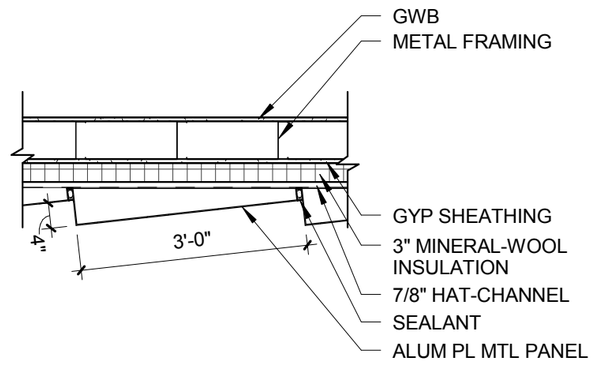
3 - BENT METAL PANELS



4 - BALCONY DETAIL



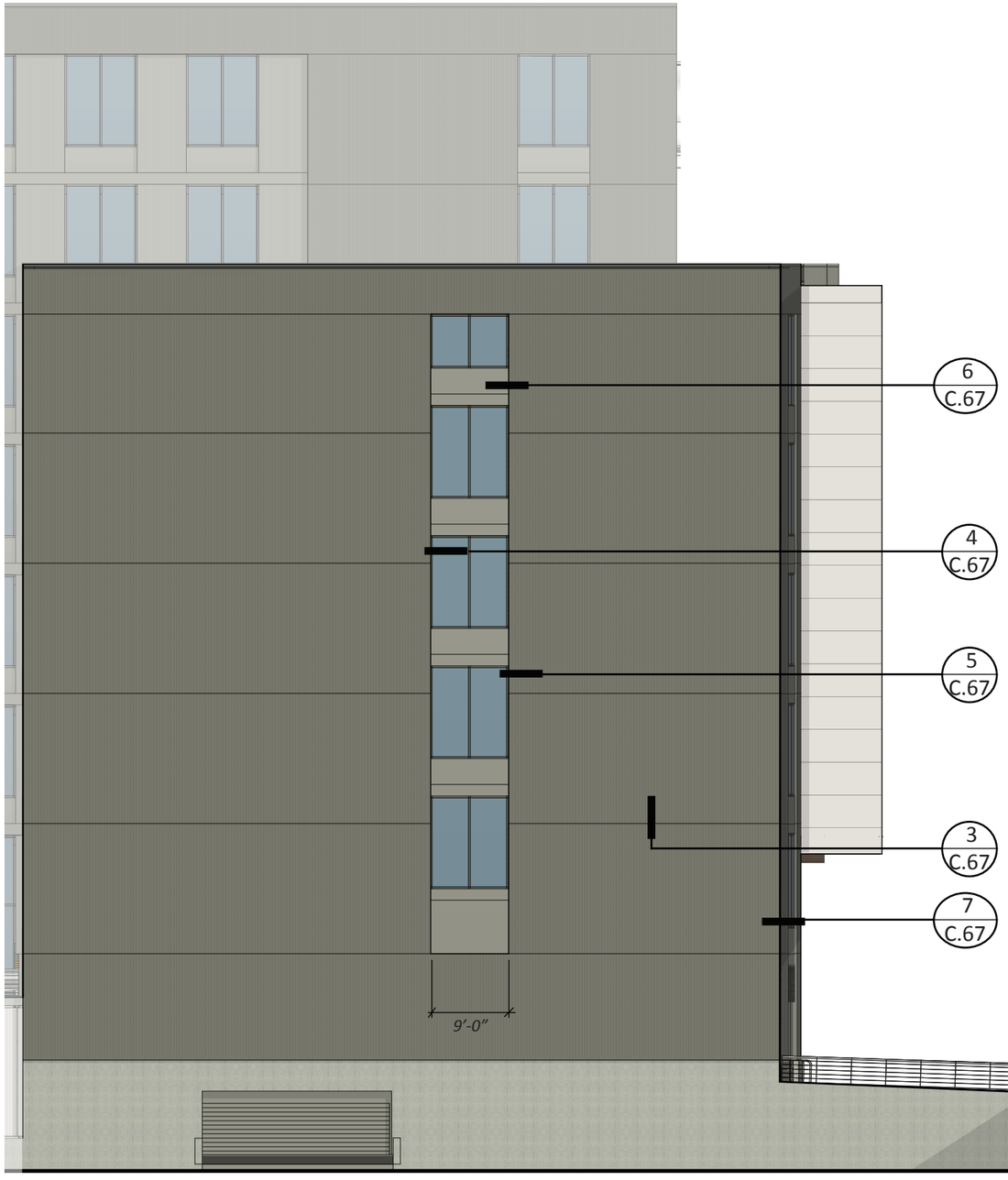
5 - FIN DETAIL



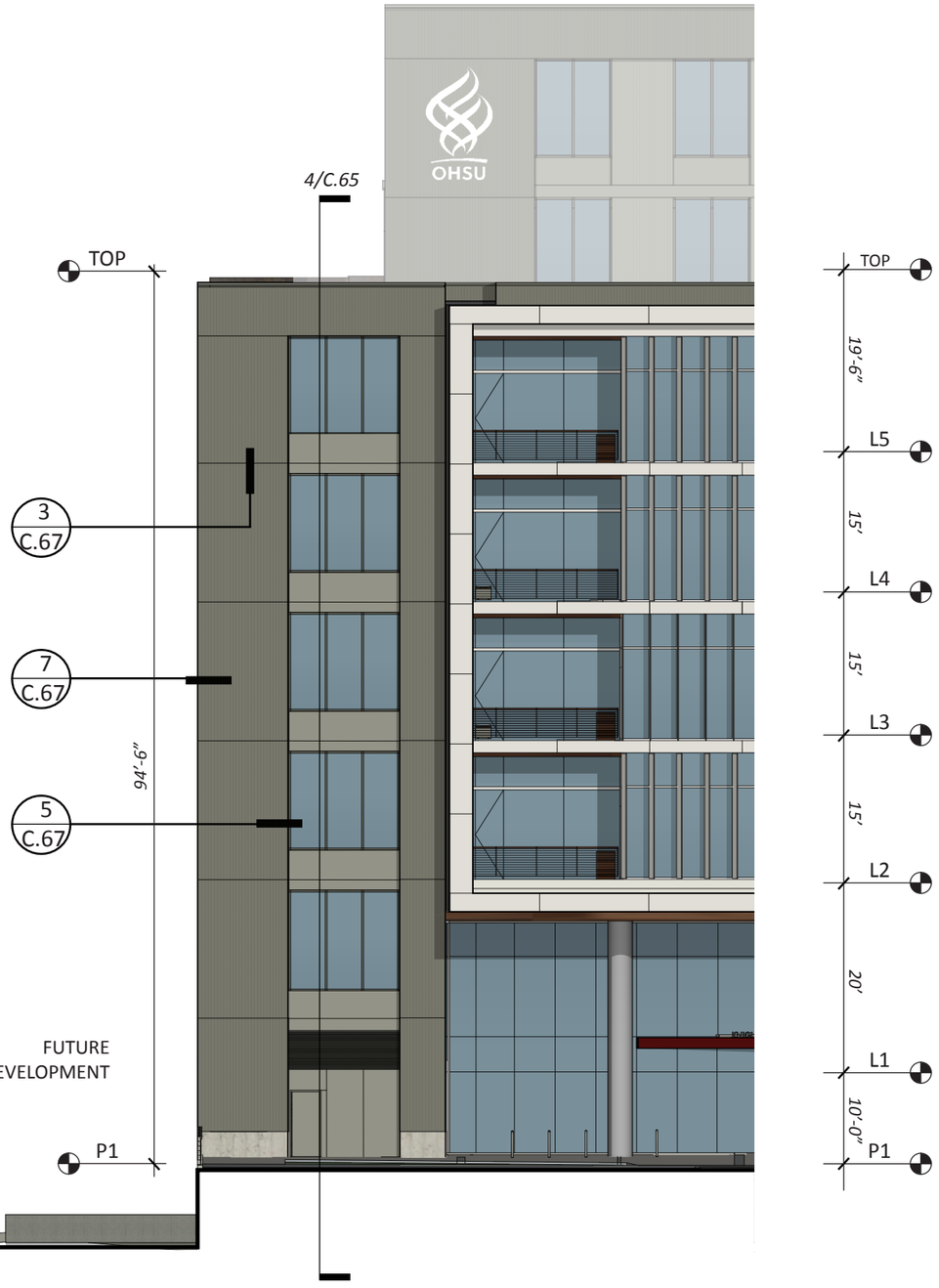
6 - BENT METAL PANELS DETAIL

0′ 1′ 2′ 4′

BOOKENDS

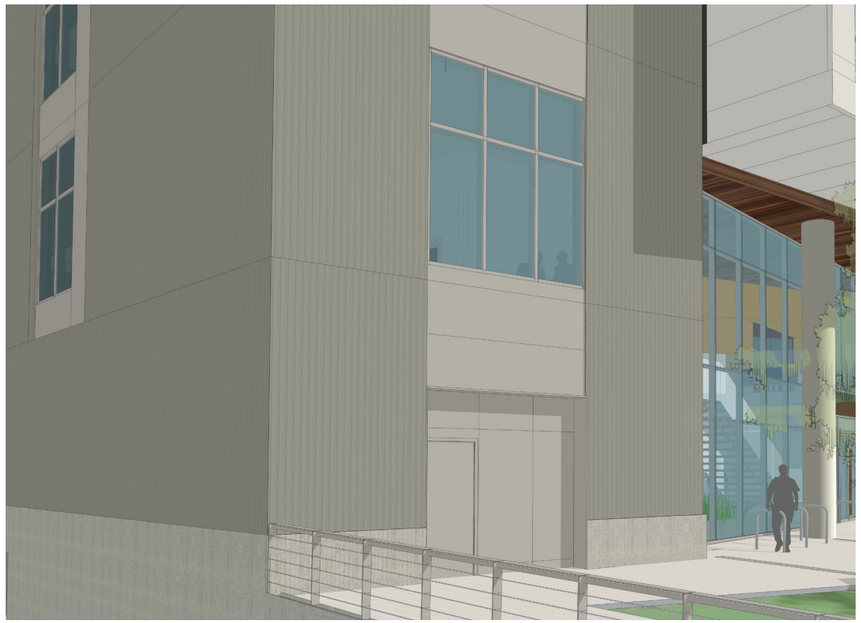


1 - NORTH PARTIAL ELEVATION



2 - WEST PARTIAL ELEVATION

0' 8' 16' 32'



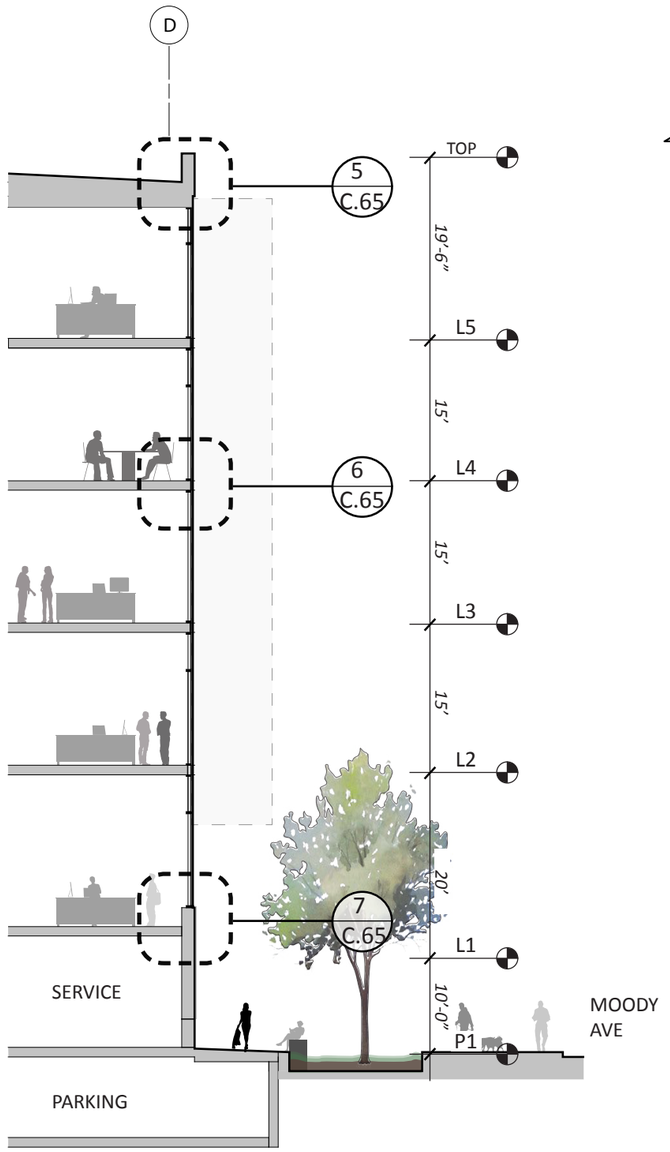
1 - WEST BOOKEND 3D



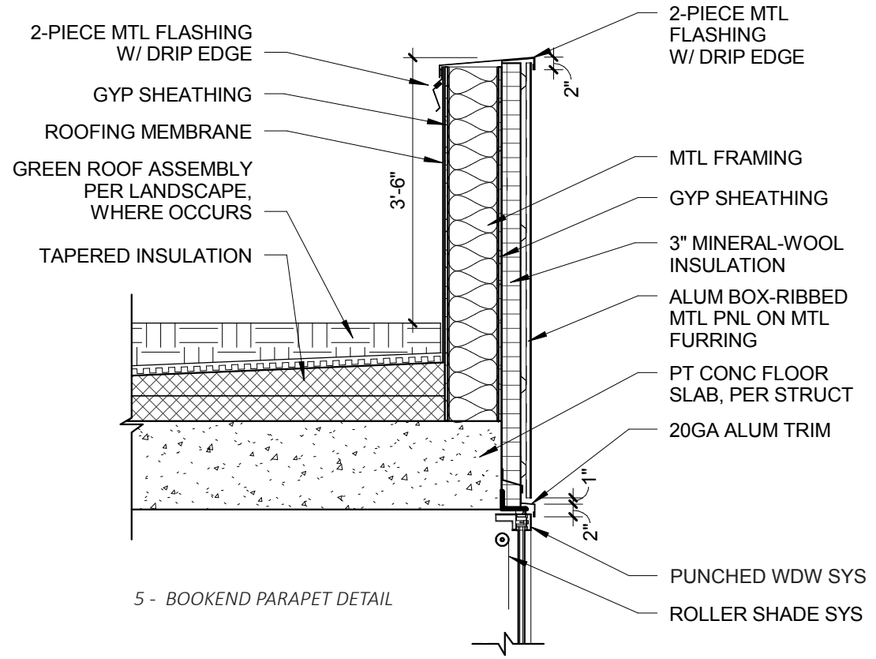
2 -CONCRETE BASE REFERENCE



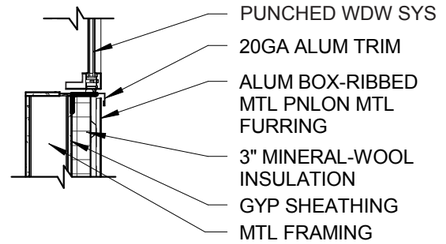
3 - METAL PANEL REFERENCE



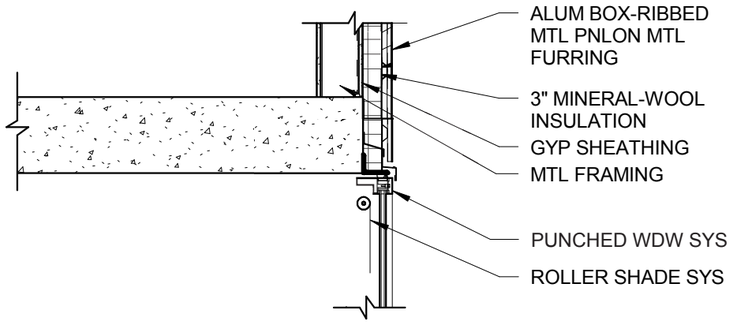
4 - SECTION AT BOOKEND



5 - BOOKEND PARAPET DETAIL



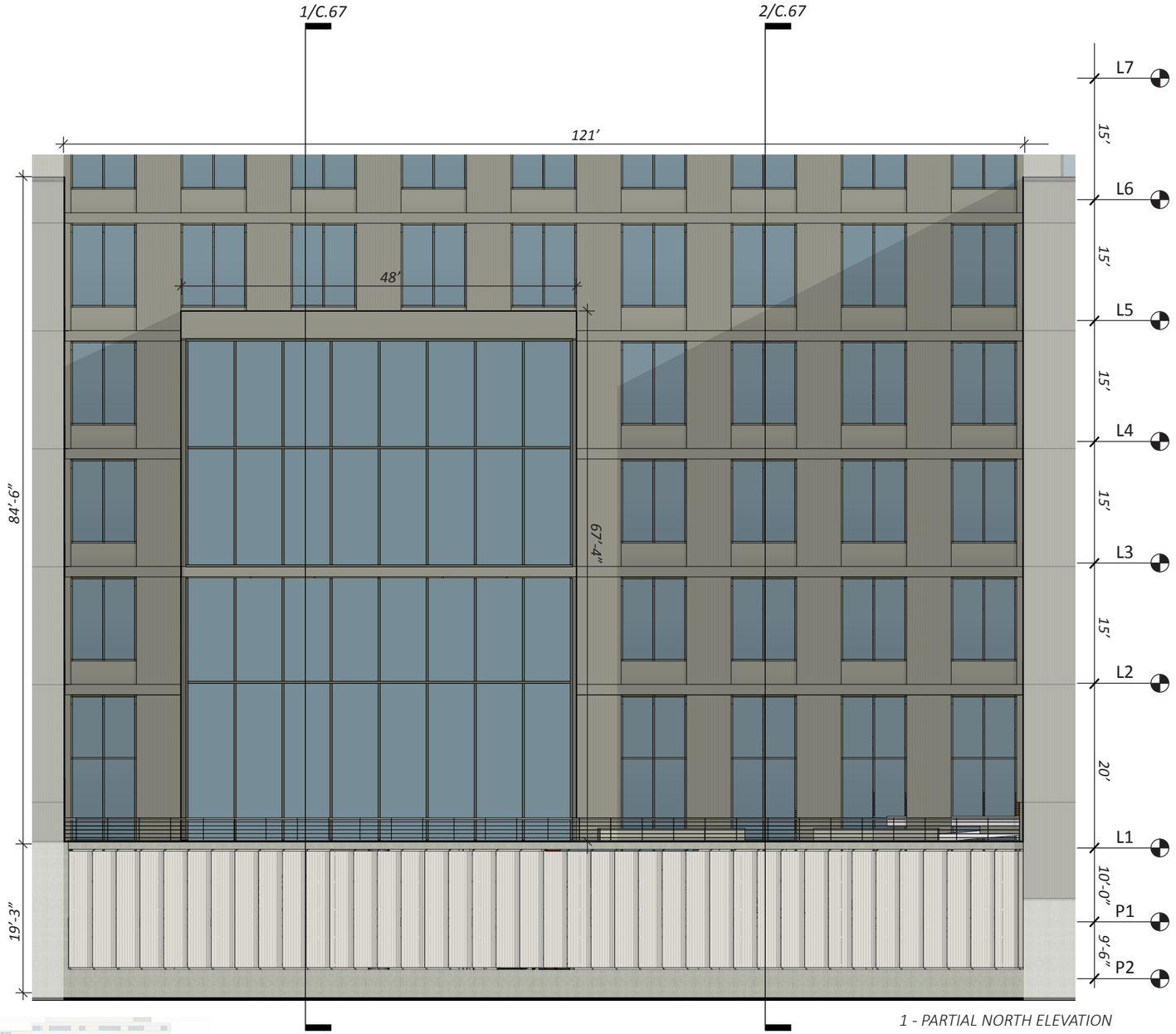
6 - BOOKEND SLAB EDGE DETAIL



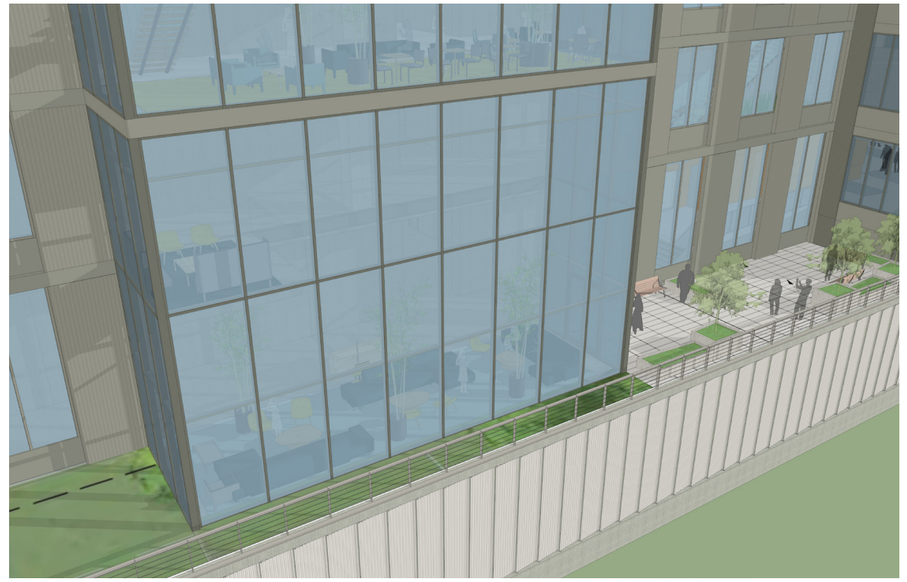
7 - BOOKEND BASE WALL DETAIL

0′ 1′ 2′ 4′

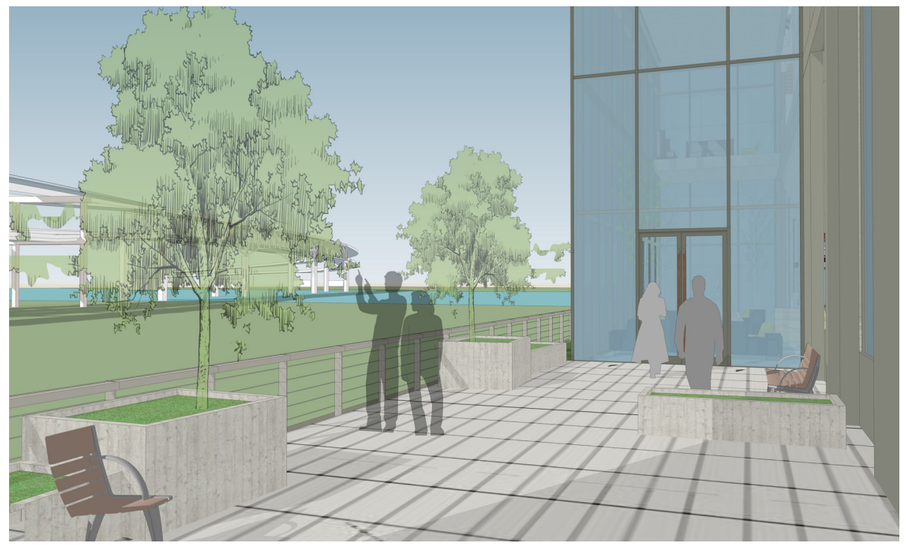
NORTH COURTYARD



1 - PARTIAL NORTH ELEVATION



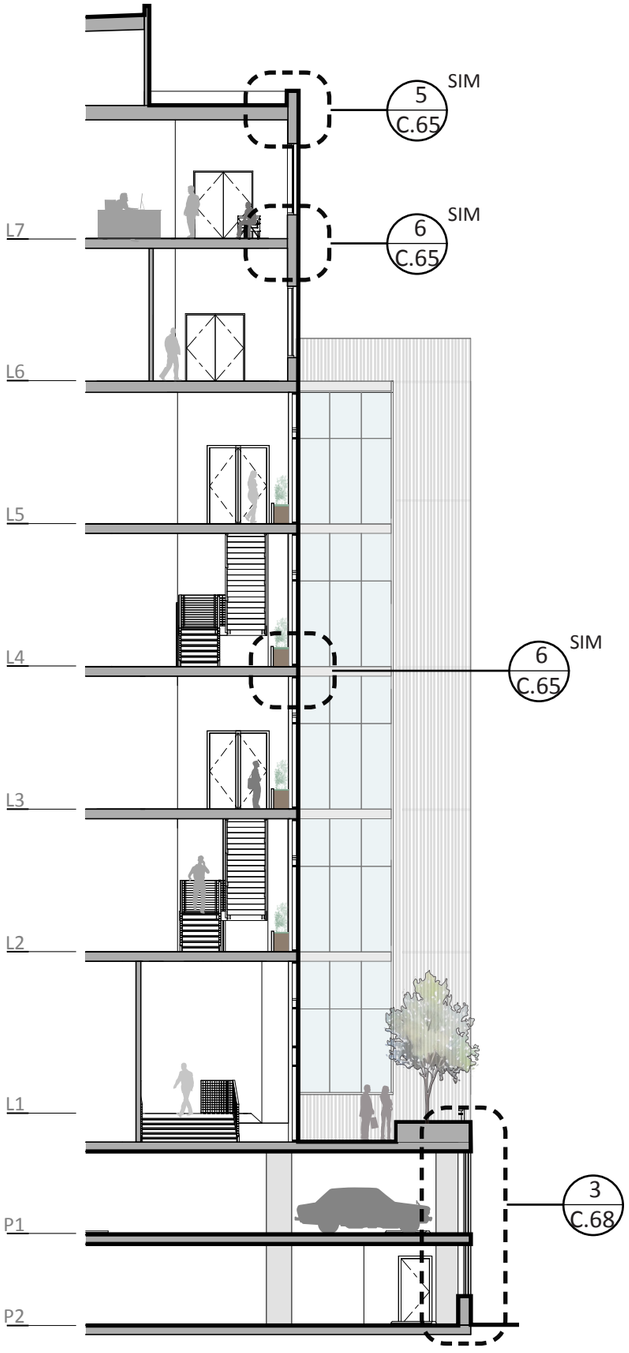
2 - VIEW OF COURTYARD



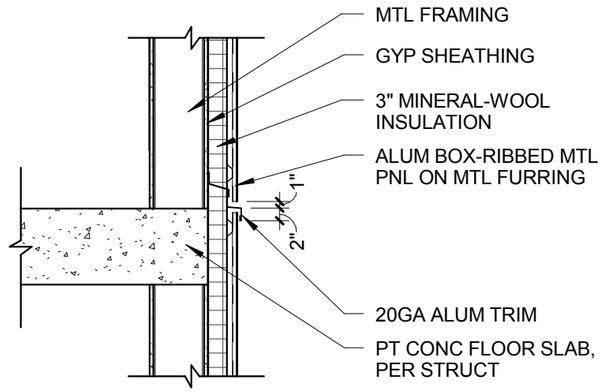
3 - VIEW IN COURTYARD



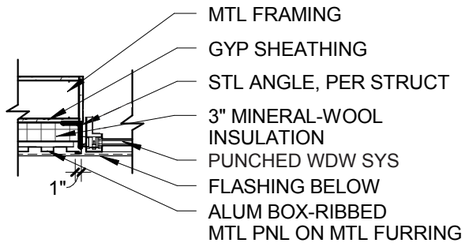
1 - SECTION AT COLLABORATIVE KITCHEN



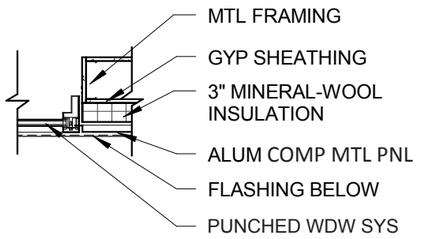
2 - SECTION AT COURTYARD



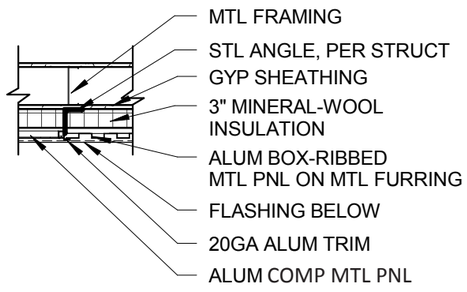
3 - METAL PANEL SLAB EDGE DETAIL



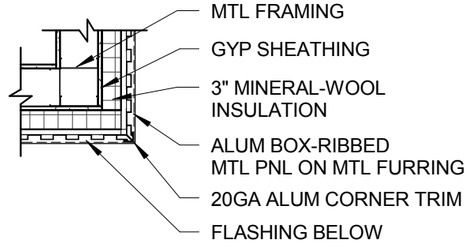
4 - PLAN DETAIL - WINDOW JAMB



5 - PLAN DETAIL - WINDOW JAMB



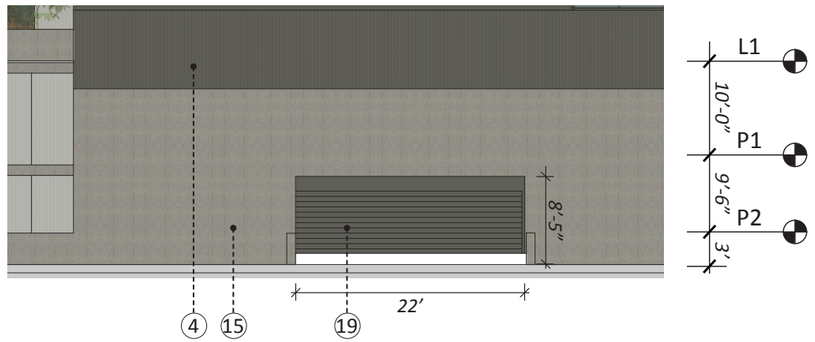
6 - PLAN DETAIL - METAL PANEL TRANSITION



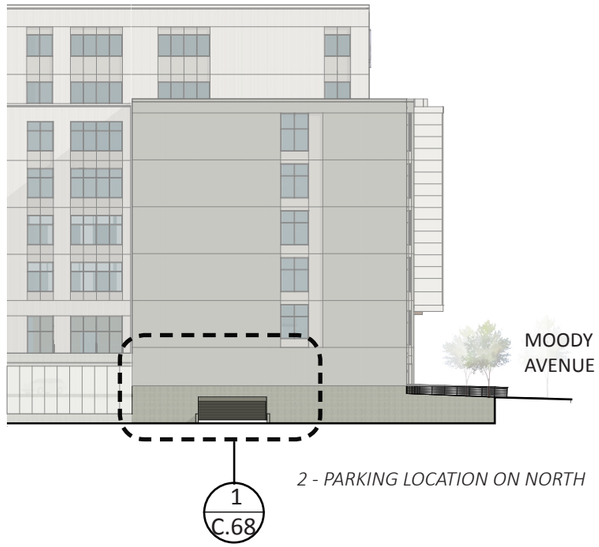
7 - PLAN DETAIL - CORNER

PARKING ENTRY NORTH

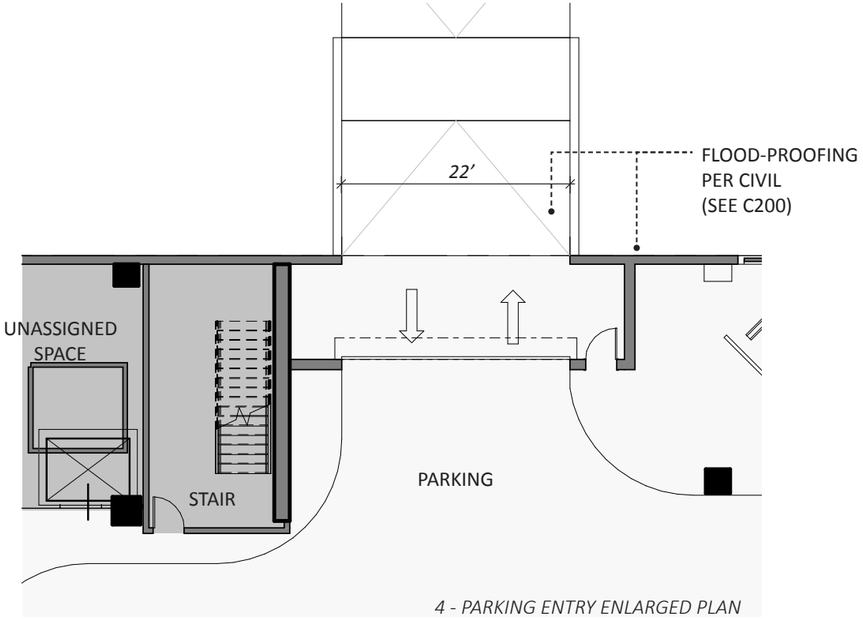
④ BOX RIB MTL PNL, PT-3
⑮ CONCRETE WALL W/ WATER REPELLANT COATING, GRAY
⑲ OVERHEAD COILING DOOR, PERFORATED



1 - PARKING ENTRY ENLARGED ELEVATION

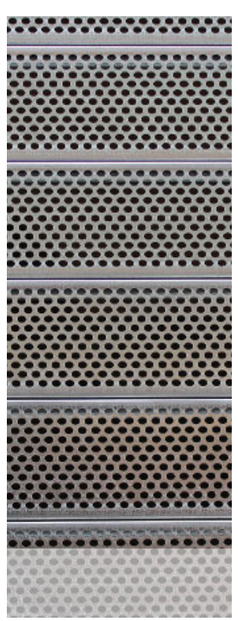


2 - PARKING LOCATION ON NORTH



4 - PARKING ENTRY ENLARGED PLAN

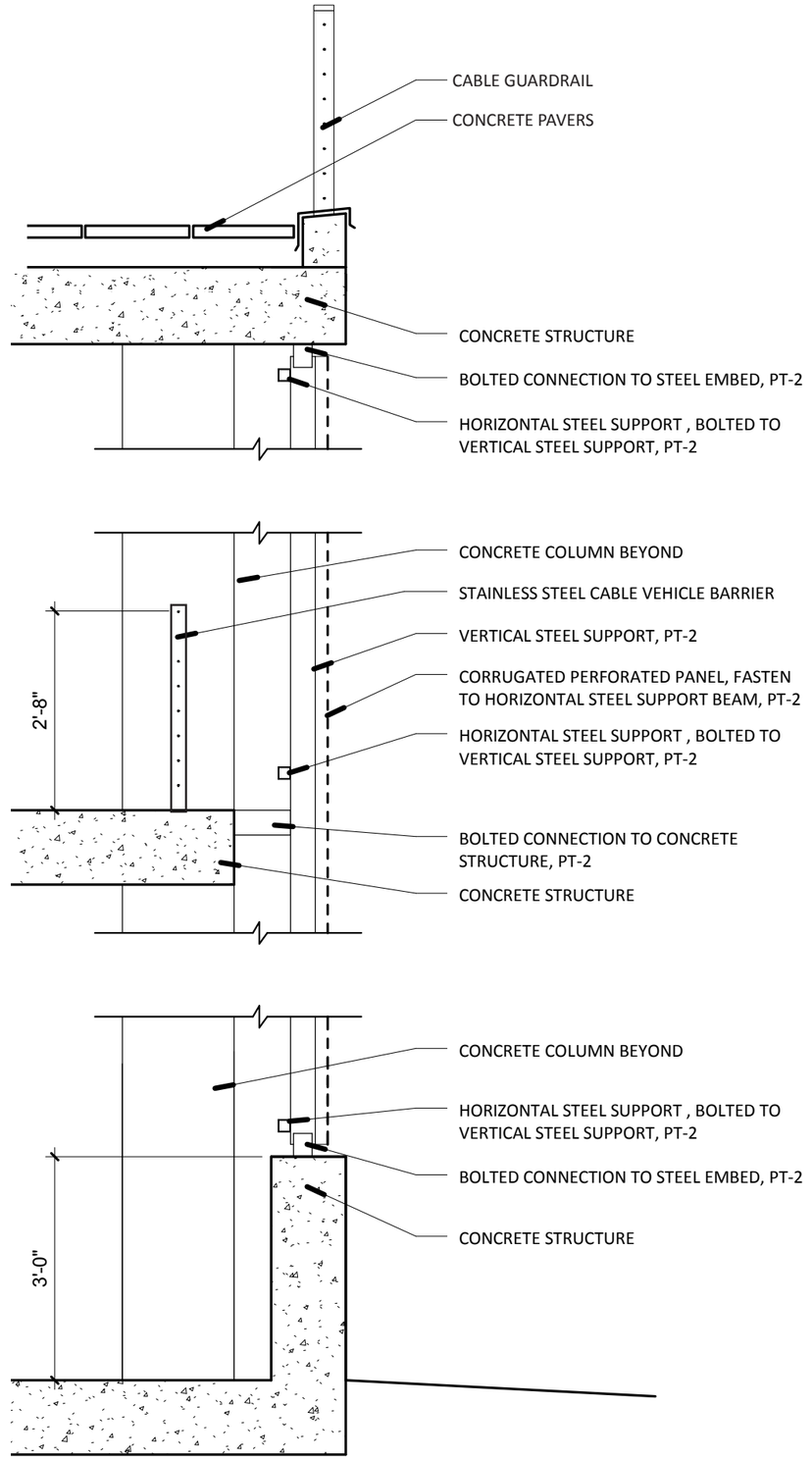
0' 8' 16' 32'



5 - PERF PATTERN REFERENCE

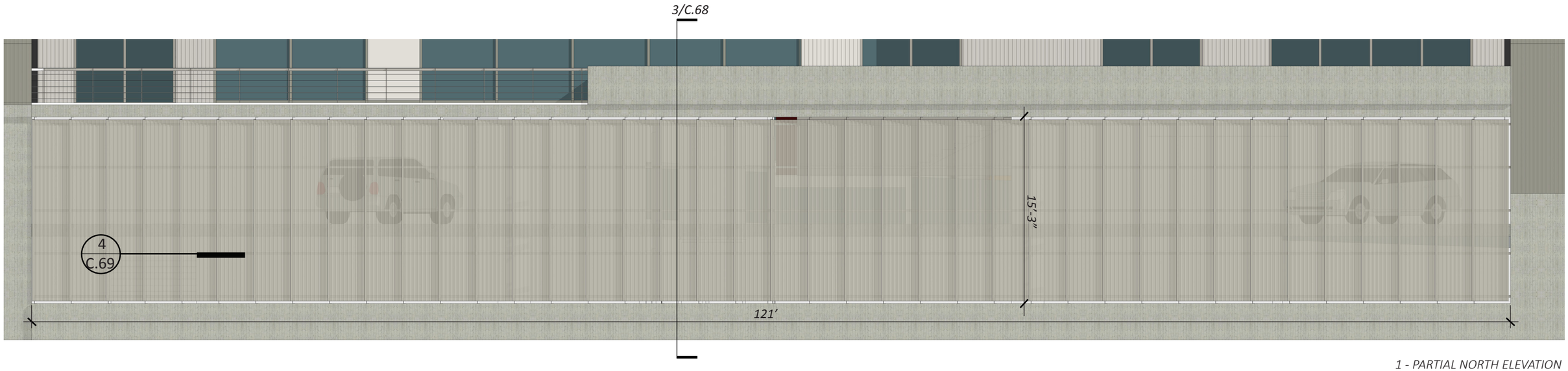


6 - COILING DOOR REFERENCE

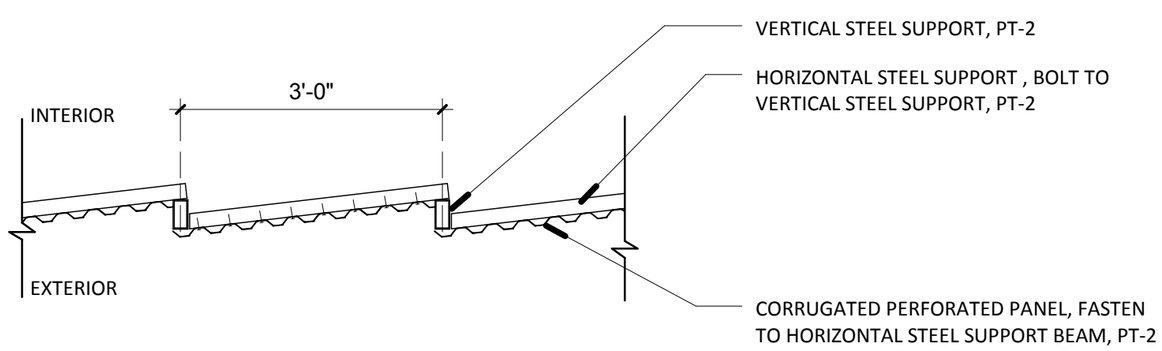


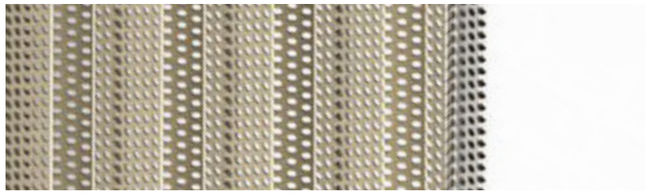
3 - SECTION AT PARKING

PARKING GARAGE SCREEN



1 - PARTIAL NORTH ELEVATION



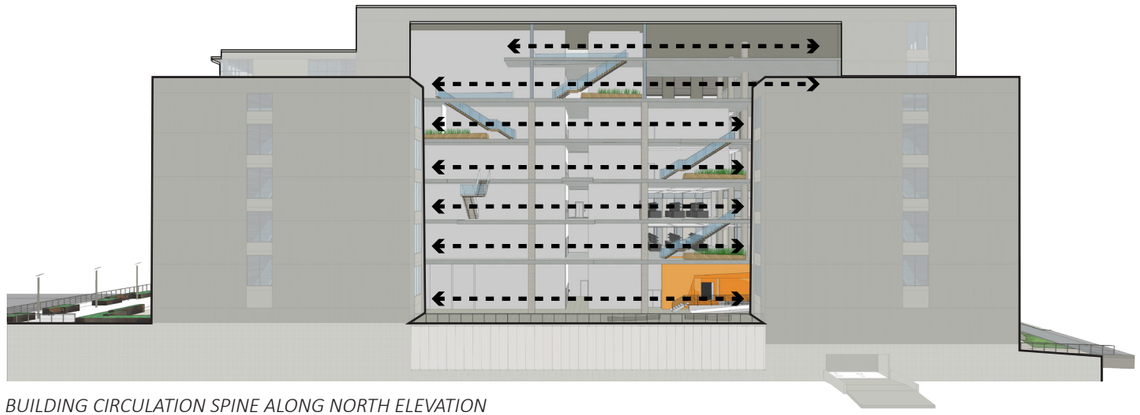


4 - PARKING SCREEN PERF PATTERN/ PANEL PROFILE



5 - PARKING SCREEN 3D

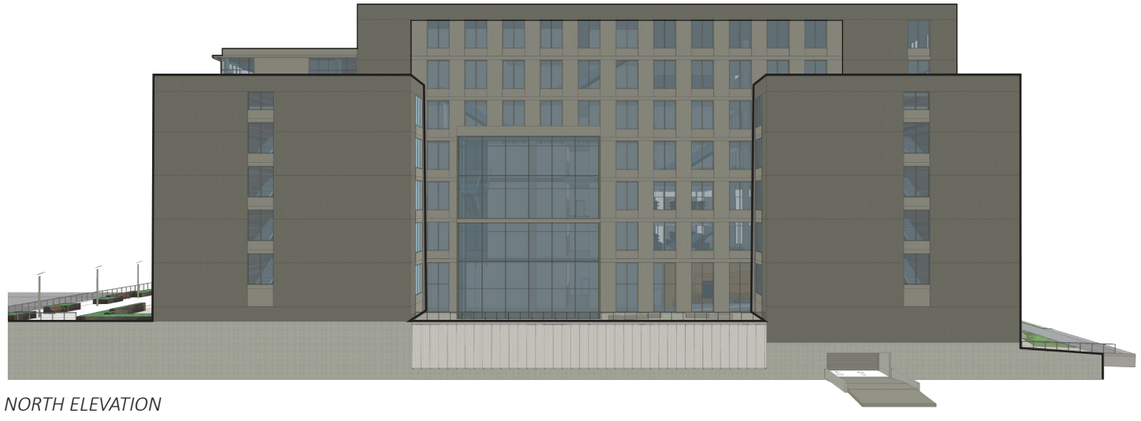
0′ 4′ 8′ 16′



BUILDING CIRCULATION SPINE ALONG NORTH ELEVATION



HUB ARTICULATION

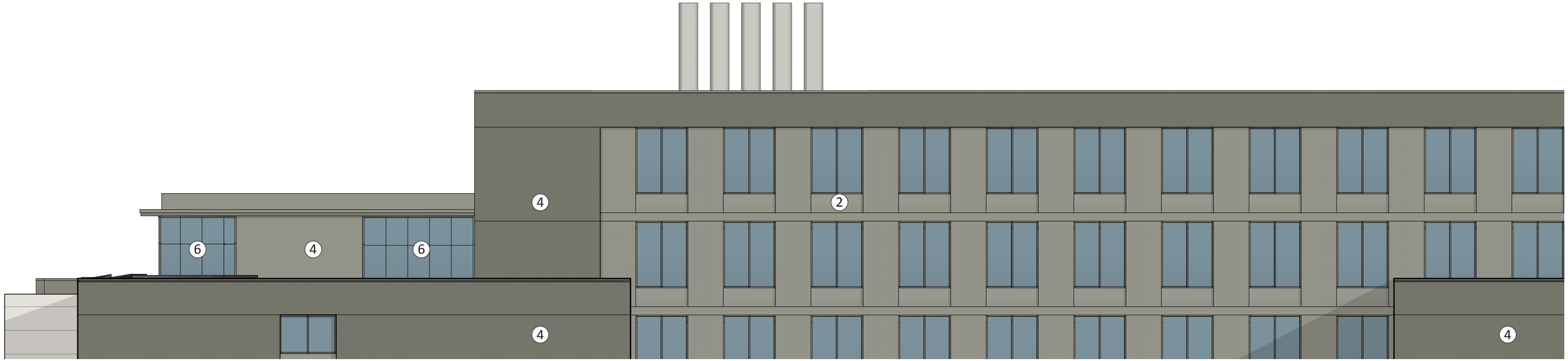


NORTH ELEVATION



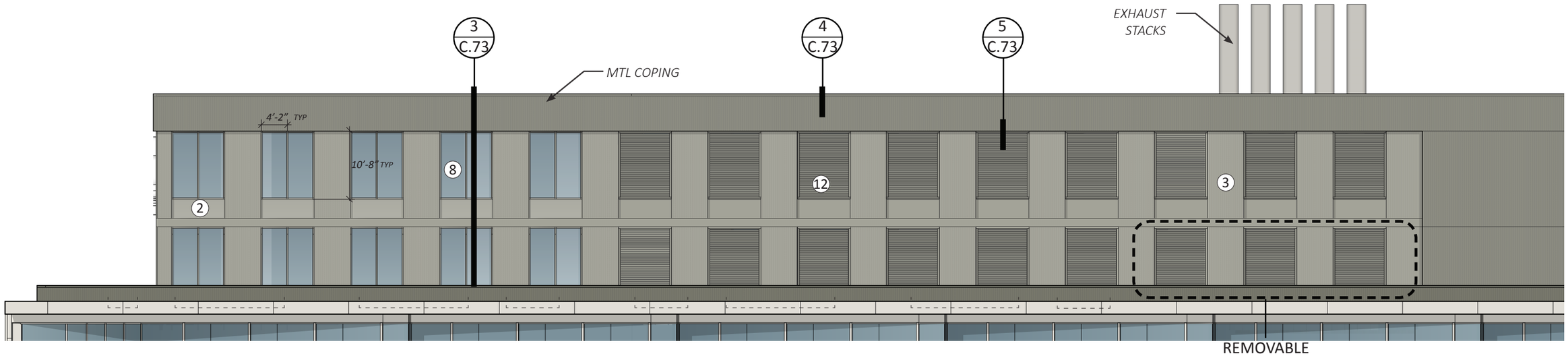
NORTH VIEW

FLOORS 6&7



1 - PARTIAL NORTH ELEVATION

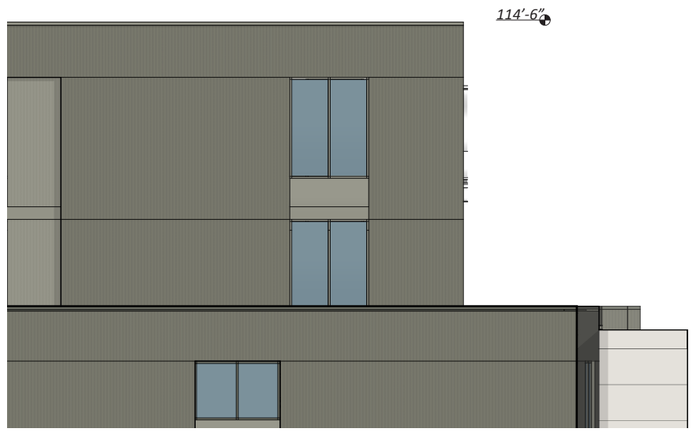




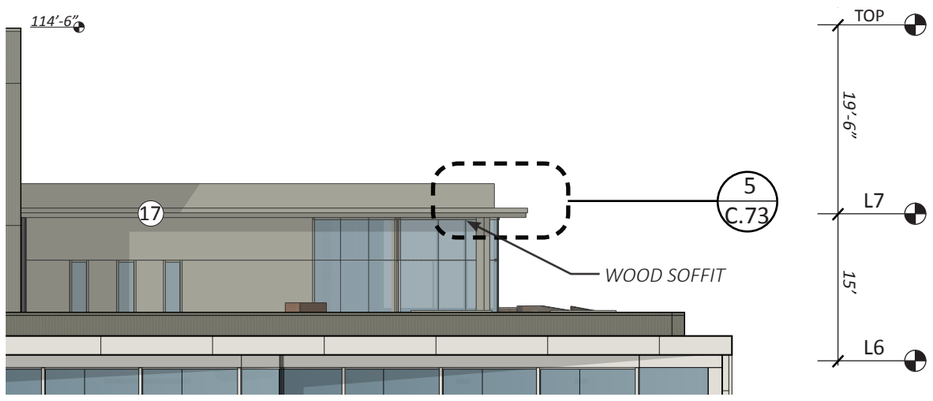
2 - PARTIAL SOUTH ELEVATION



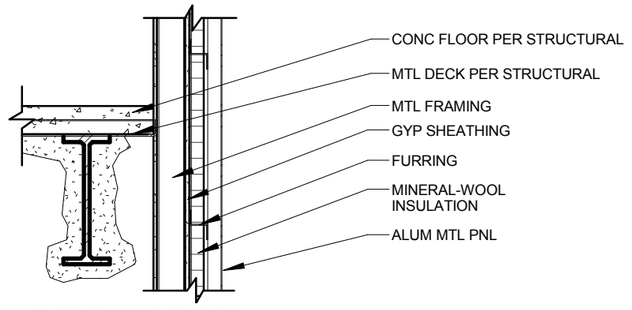
② FLAT COMPOSITE MTL PNL, PT-2
③ BOX RIB MTL PNL, PT-2
④ BOX RIB MTL PNL, PT-3
⑥ STICK-FRAMED CURTAIN WALL, PT-2
⑧ PUNCHED WDW SYS, PT-2
⑫ MECHANICAL LOUVER
⑰ WOOD SOFFIT W/ WOOD FASCIA



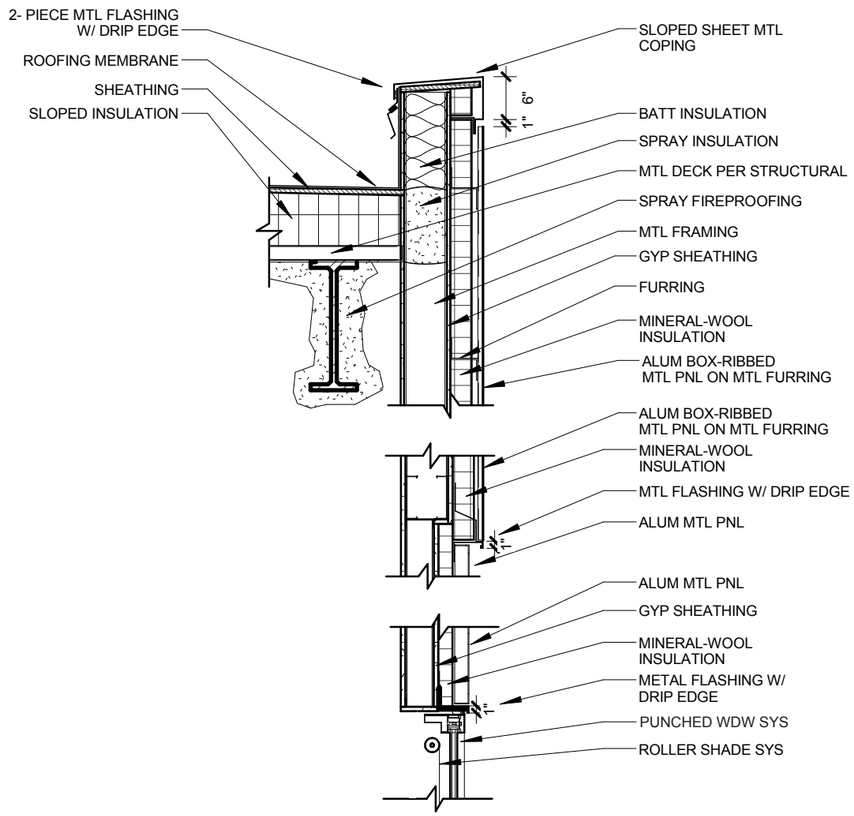
1 - PARTIAL NORTH ELEVATION

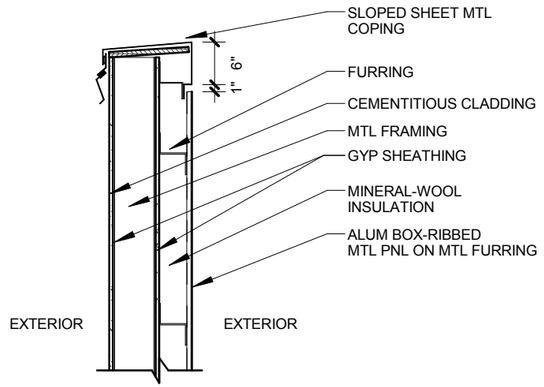


2 - PARTIAL SOUTH ELEVATION

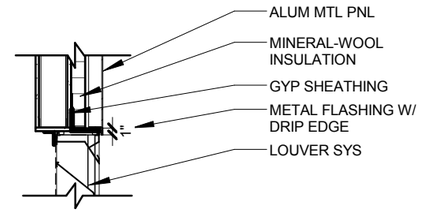


3- PENTHOUSE SECTION

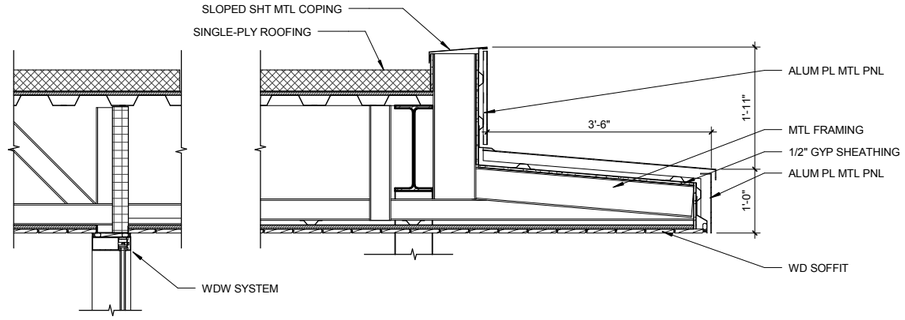




4- PENTHOUSE SECTION

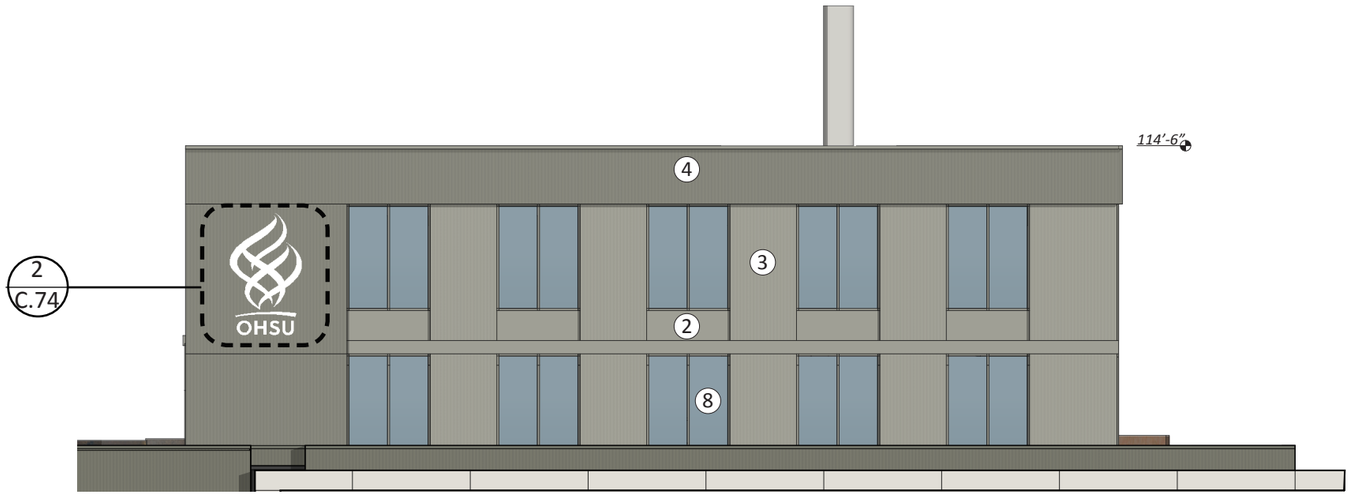


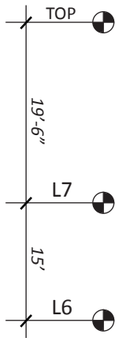
5- PENTHOUSE SECTION



6 - TERRACE CANOPY DETAIL

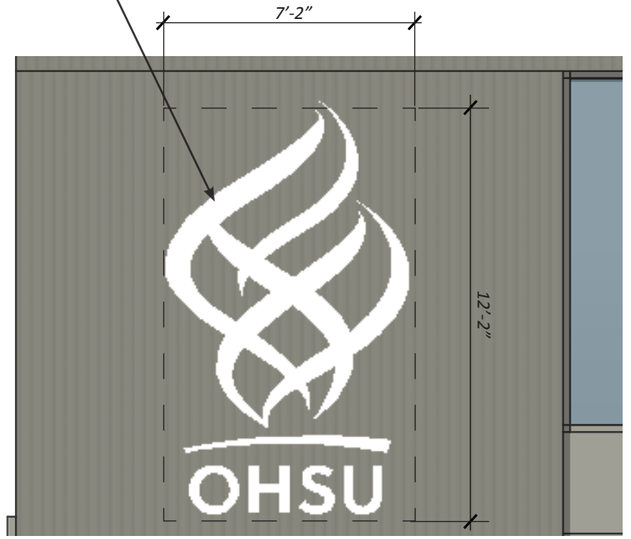
FLOORS 6 & 7



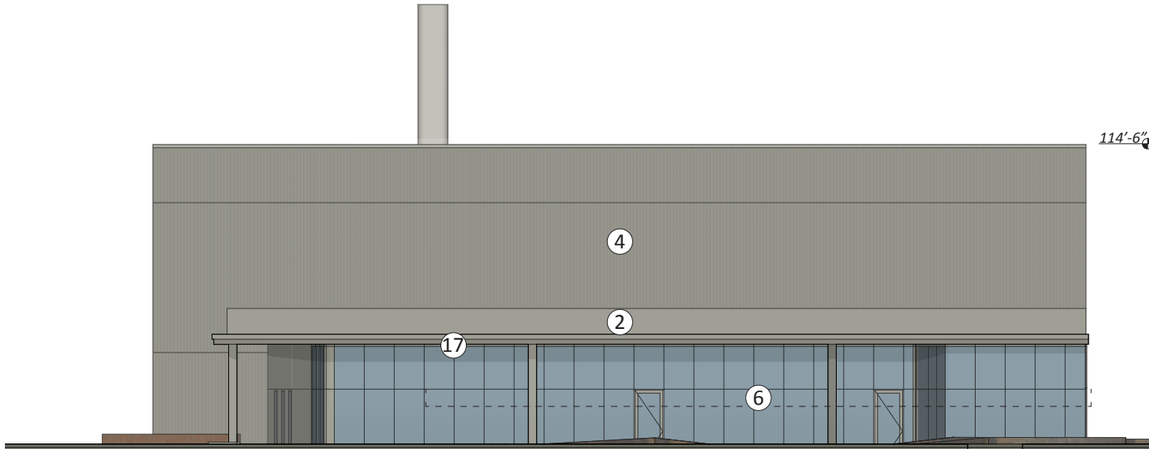


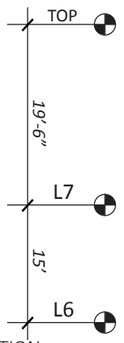
1 - PARTIAL WEST ELEVATION



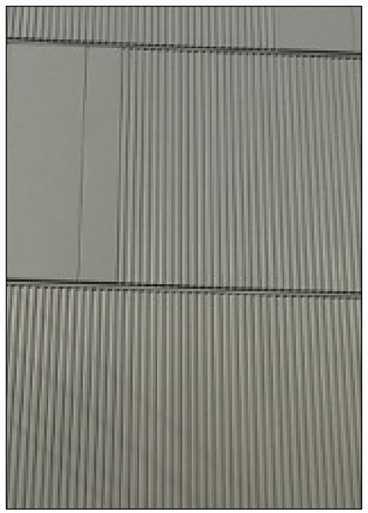


2 - SIGNAGE DETAIL





3 - PARTIAL EAST ELEVATION



4 - METAL PANEL REFERENCE



5 - LOUVER REFERENCE



② FLAT COMPOSITE MTL PNL, PT-2
③ BOX RIB MTL PNL, PT-2
④ BOX RIB MTL PNL, PT-3
⑥ STICK-FRAMED CURTAIN WALL, PT-2
⑧ PUNCHED WDW SYS, PT-2
⑫ MECHANICAL LOUVER
⑰ WOOD SOFFIT W/ WOOD FASCIA

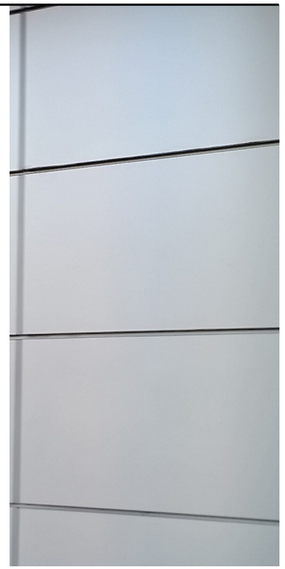


1 - ROOF TERRACE

MATERIALS

MP-1

BOD:
General Sheet Metal
GRS-20
Rainscreen Drained



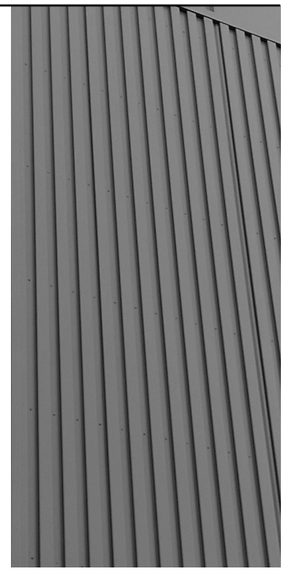
Metal panel
1/2” Aluminum plate
Rout and return
Wet joint system
Finish: Kynar, P-1

Aluminum composite panel
Thermoplastic core
Wet Joint system
Finish: Kynar

PT-1
PT-2

MP-2

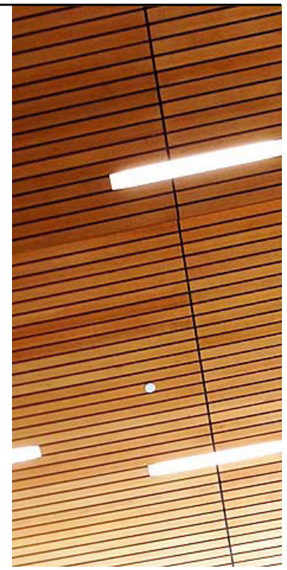
BOD:
Metal Sales
T16-L-WALL



Rib Height: 3/4”
Rib Features: 2” width, vertical box ribs on 4” centers
Material: Aluminum
Finish: Kynar

PT-2
PT-3

WD-1



Western Red Cedar
Linear Plank
Stain: TBD
Standard Finish(es): Marine grade transparent top-coat

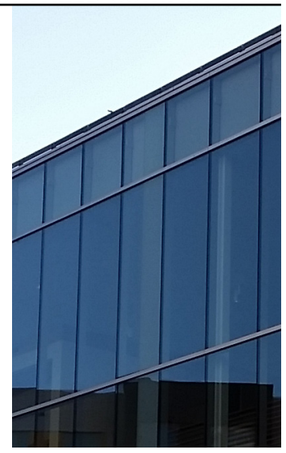
CONC



Cast-in-place concrete
Vertical score orientation
Small tie holes
Medium grain texture

STICK-FRAMED/UNITIZED CURTAIN WALL

Wausau
Superwall 7250



Curtain wall window system
Material: Aluminum
Mullion Profile: 2 1/2”

PUNCHED WINDOW SYSTEM

Wausau
InVent 4250

Window system
Material: Aluminum
Mullion Profile: 1 7/8”

LV-1

THIN LINE
LOUVER



Thin Line Aluminum Louver
Product: Industrial Louvers, Model 1516

Profile: 1 3/8”
Free area: 62.5%

Location: Ground Floor

PT-2

LV-2

MECHANICAL
LOUVER

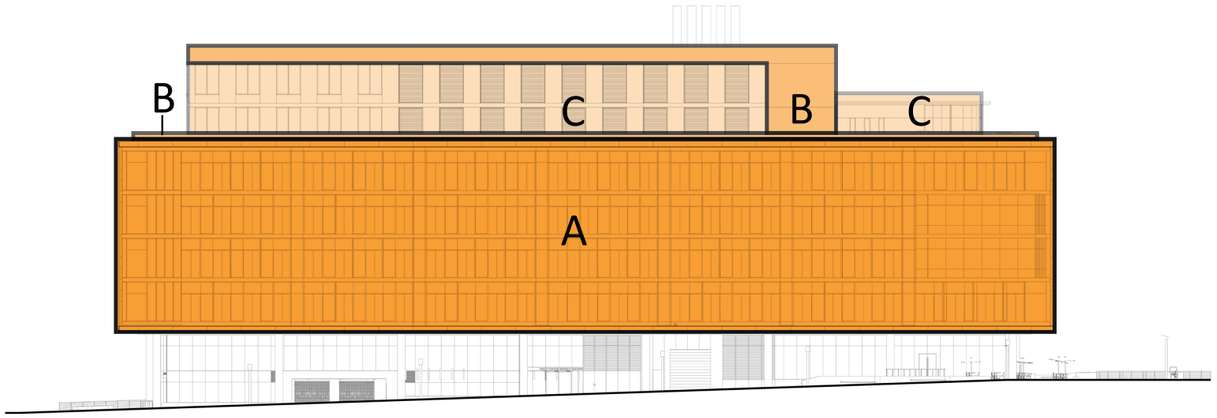


Drainable Fixed Mullion Aluminum Louver
Product: Airolite K6746

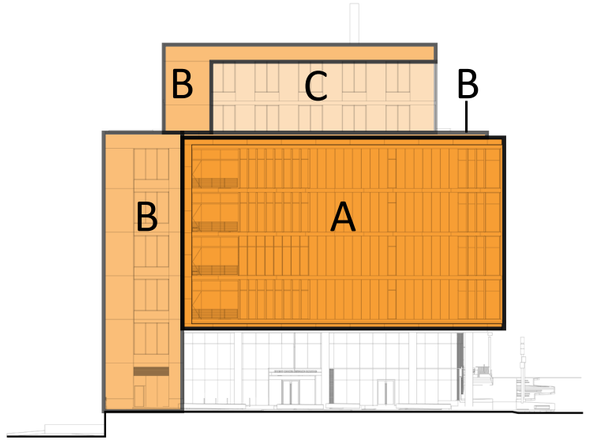
Profile: 6”
Free area: 58.8%

Location: 6th & 7th Floors

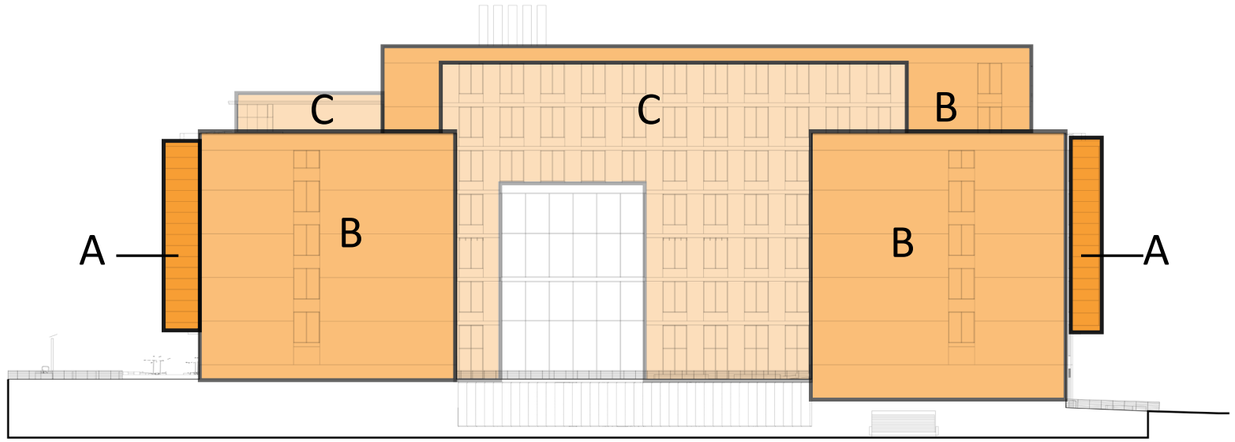
PT-2



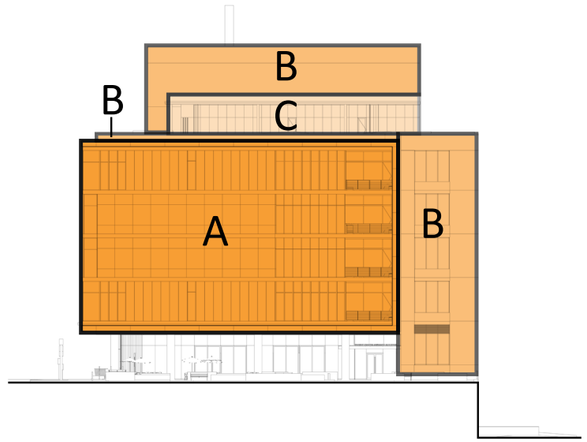
SOUTH ELEVATION
SCALE 1/16" = 1'-0"



WEST ELEVATION
SCALE 1/16" = 1'-0"



NORTH ELEVATION
SCALE 1/16" = 1'-0"



EAST ELEVATION
SCALE 1/16" = 1'-0"

A | **MP-1**
FRAME
LAB BLOCK INFILL PANELS

PT-1

B | **MP-1**
INFILL PANELS

PT-2

B | **MP-2**
BOOKENDS
6 & 7

PT-3

C | **MP-1**
LOUNGE
INFILL ON 6 & 7, NORTH

PT-2

C | **MP-2**
FIELD ON 6 & 7, NORTH

PT-2



VIEW FROM TILIKUM CROSSING

ZONING SUMMARY
& DESIGN MODIFICATIONS

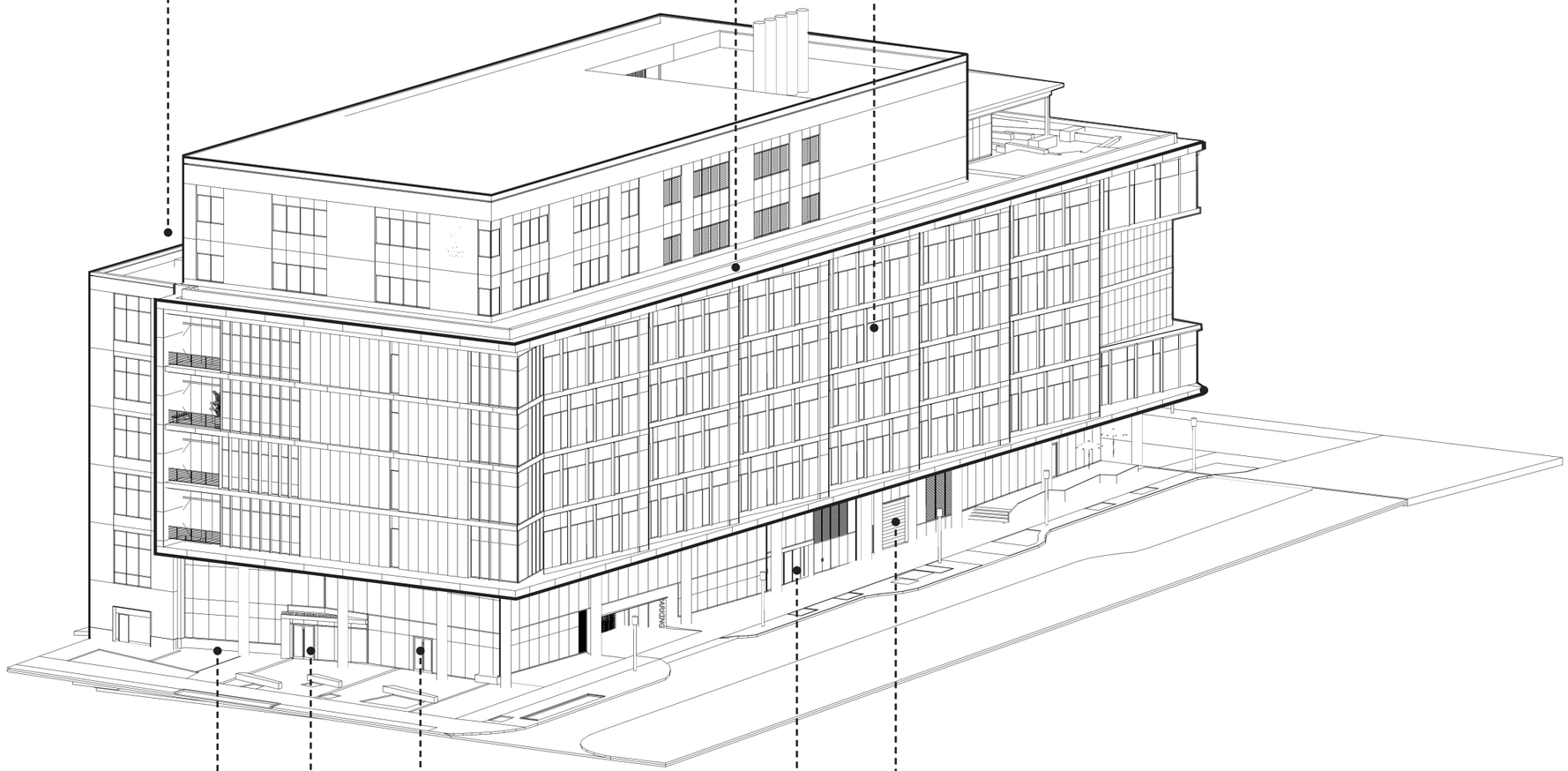
DESIGN MODIFICATIONS / EXCEPTIONS / ADJUSTMENTS

The following diagrams support the Land Use Review Narrative. Please see Section 3 – Applicable Development Standards and Section 4 – Design Modifications, Adjustments & Exceptions for additional information.

MOD 5
33.510.252.A.3 MAXIMUM NORTH-SOUTH DIMENSION

MOD 4
33.510.252.A.2 SPECIAL BUILDING HEIGHTS

EXC 1
OSSC/32/#1 WINDOW PROJECTIONS INTO PUBLIC RIGHT OF WAY



MOD 1
33.130.242.C TRANSIT STREET MAIN ENTRANCE

MOD 2
33.510.215.D.1 REQUIRED BUILDING LINES

ADJ 1
33.266.310 LOADING

MOD 3
33.510.225.C GROUND FLOOR ACTIVE USE

MODIFICATION, ADJUSTMENT, & EXCEPTIONS MASTER DIAGRAM



	MOODY	MEADE	PROMENADE	NORTH ELEV. INTERIM)
12’ DISTANCE FROM PROPERTY LINE (75% REQUIRED)	**26’ (21%)**	228’ (79%)	N/A	N/A
ENTRANCE DISTANCE FROM TRANSIT STREET (25’ REQUIRED)	**50’ & 54’**			

MOD 1

33.130.242.C Transit Street Main Entrance

For portions of a building within the maximum building setback, at least one main entrance for each non-residential tenant space on the ground floor must be within 25 feet of the transit street.

RESPONSE: The portion of the building along Moody Avenue contains only 21 percent of the required building line within the 12 foot extension. Relief from this 75 percent minimum is requested.

MOD 2

33.510.215.D.1 Required Building Lines

In the Central City plan district, the regulation requires 75 percent of ground floor building lines of new developments to extend within 12 feet of their respective property lines.

RESPONSE: The building entrances along Moody Avenue do not meet the 25 foot requirement. Relief from the 25 foot distance is requested.

Modifications Requested.
See Section 4 Design Modifications, Adjustments & Exceptions Narrative



		MOODY	MEADE	PROMENADE	NORTH ELEV. INTERIM)
	GROUND FLOOR ACTIVE USE (50% REQUIRED)	94’ (77%)	148’ (51%)	122’ (100%)	N/A

MOD 3

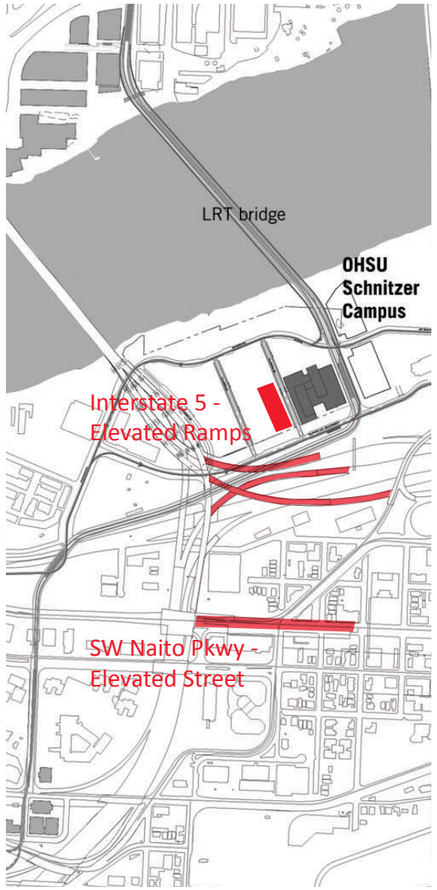
33.510.225.C Ground Floor Active Use

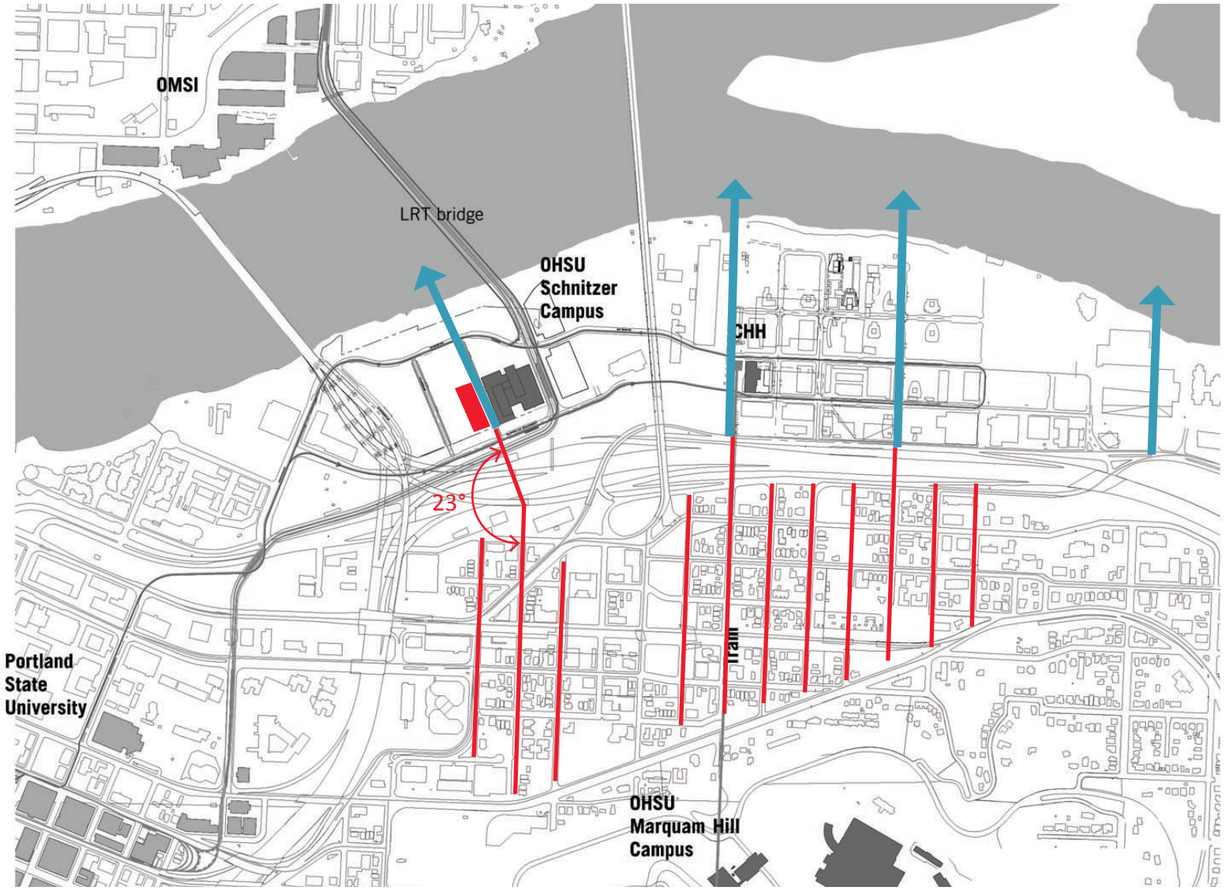
The ground floor active use standards are intended to reinforce the continuity of pedistrian- active ground-level building uses. Active uses maintain a healthy urban district and include but are not limited to: lobbies, retail, residential, commercial, and office spaces.

Standard. At least 50 percent of the ground floor that fronts on to public open space must contain windows and doors, be at least 25 feet deep from the street facing facade, and 12 feet in height from finish floor to bottom of structure.

RESPONSE: The mid-block lobby, which has been included in the Active Use calculation, measures 14.5 feet at its shallowest point and does not comply with the required 25 foot depth.

Modification Requested.
See Section 4 Design Modifications, Adjustments & Exceptions Narrative

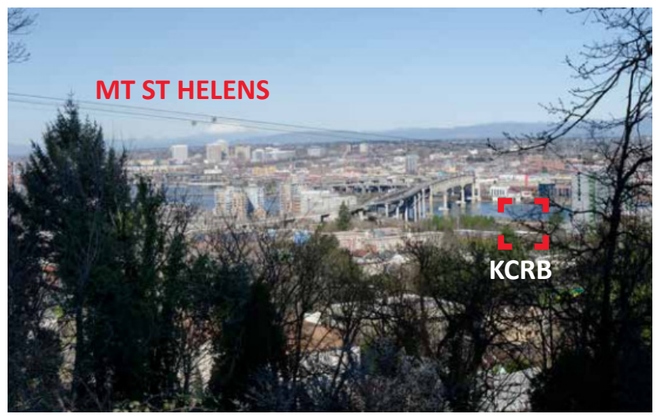




MOD 4

33.510.252.A.2 South Waterfront Standards: Special Building Heights
The portion of a building that is within 50 feet of the centerline of a street or accessway designated as a special building height corridor on Map 510-15 may be no more than 50 feet in height.

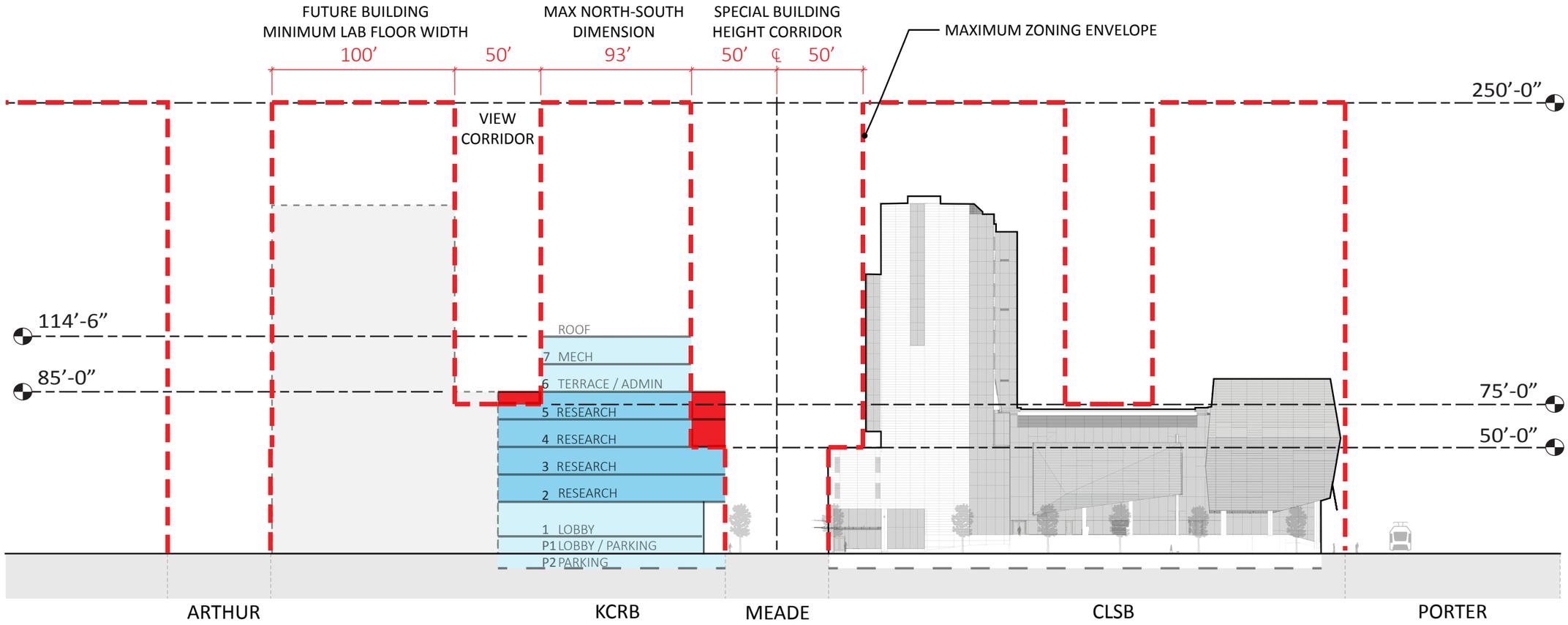
33.510.252.A.3 South Waterfront Standards: Maximum North-South Dimension
The north-south dimensions of buildings are limited as follows:
The portion of a building that is at least 75 feet in height may have a north-south dimension up to 125 feet in width



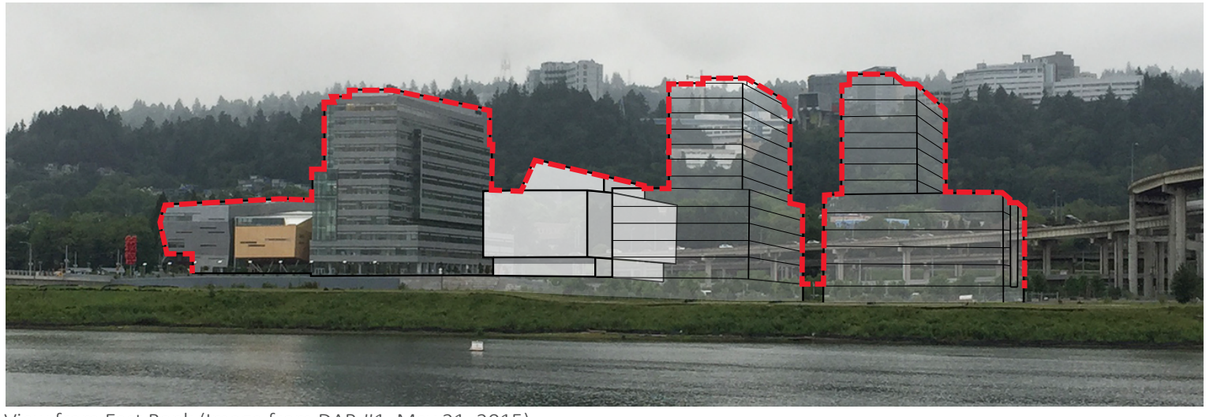
View from Terwilliger Boulevard



View from Arthur Street at SW Water Ave



MOD 5



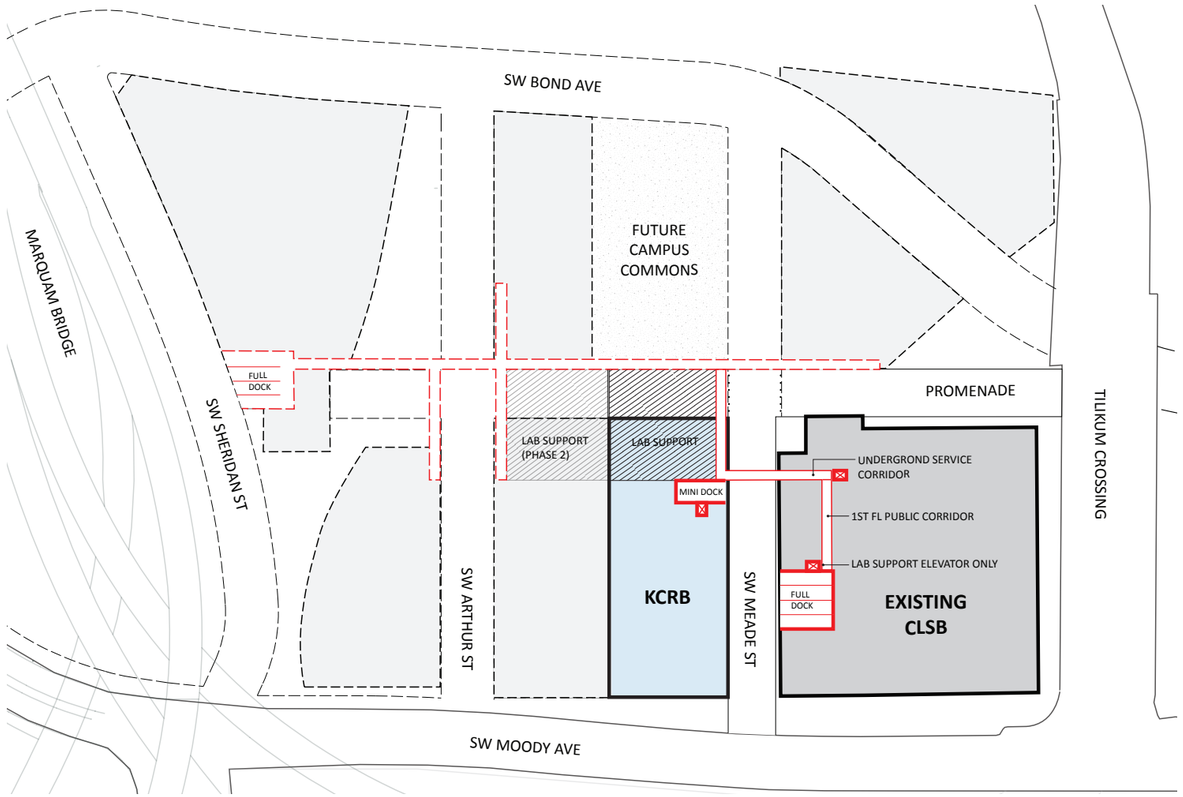
View from East Bank (Image from DAR #1, May 21, 2015)

RESPONSE:

Due to the realignment of the street grid (South Waterfront Plan) and view obstructions (Interstate 5 elevated ramps and SW Naito Parkway elevated street) views aligned with Meade Street from areas east and west of this site are minimal or non-existent. It is proposed that the building maximize its floor plate dimensions in order to minimize the number of stories and overall height of the building. This will result in a much larger view aperture above the building and a building form that is more visually permeable than would otherwise be allowed by this code.

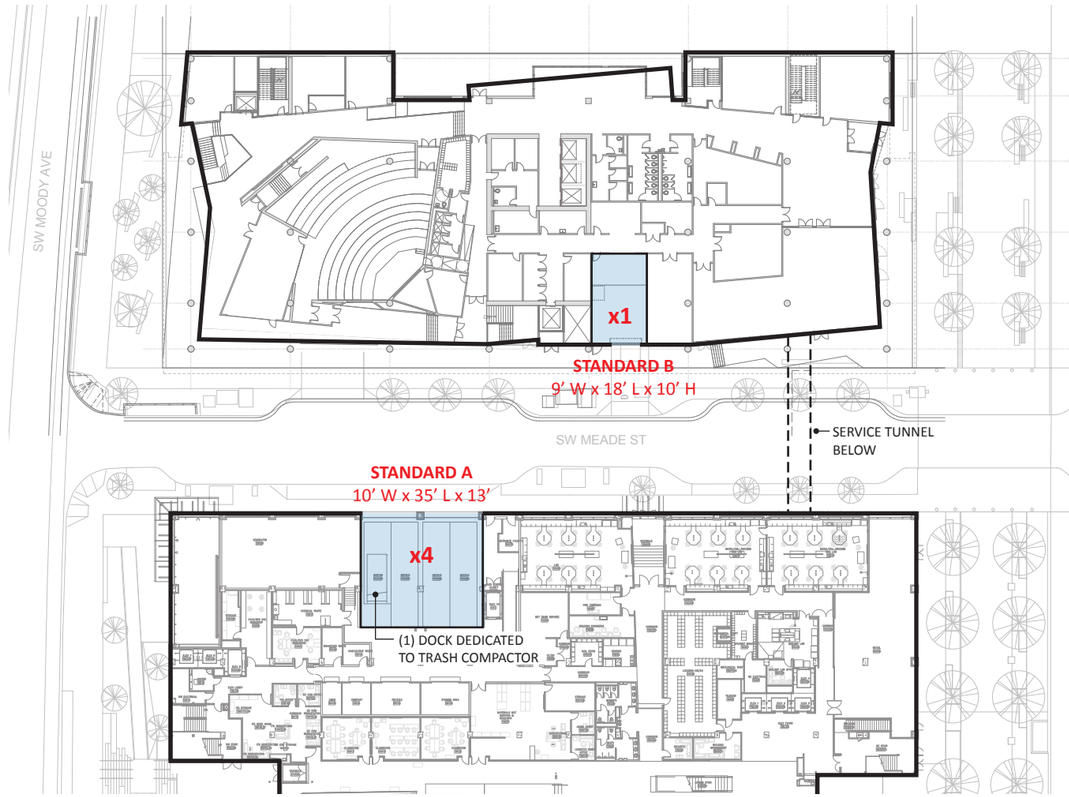
Modification Requested

See Section 4 Design Modifications, Alterations & Exceptions Narrative



FUTURE DEVELOPMENT

CAMPUS LOADING DOCK / SERVICE PLAN



KCRB LOADING DOCK PLAN

ADJ 1

33.266.310 Loading - Number & Size of Loading Spaces

Two loading spaces meeting Standard A are required for buildings with more than 50,000 square feet of net building area in uses other than Household Living.

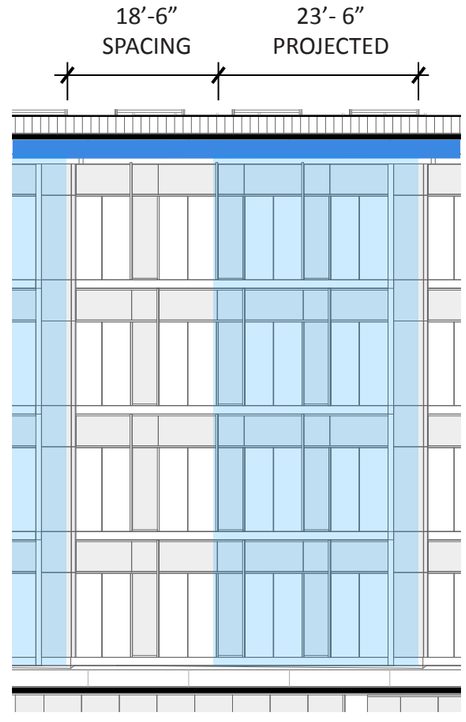
RESPONSE: One loading space is provided (Standard B) dedicated primarily to special lab support requirements.

General building deliveries and loading will be accommodated within the existing loading dock directly across Meade Street at the base of Skourtes Tower/CLSB. The existing dock is sized to function as a district dock in tandem with a future district dock along SW Sheridan Street.

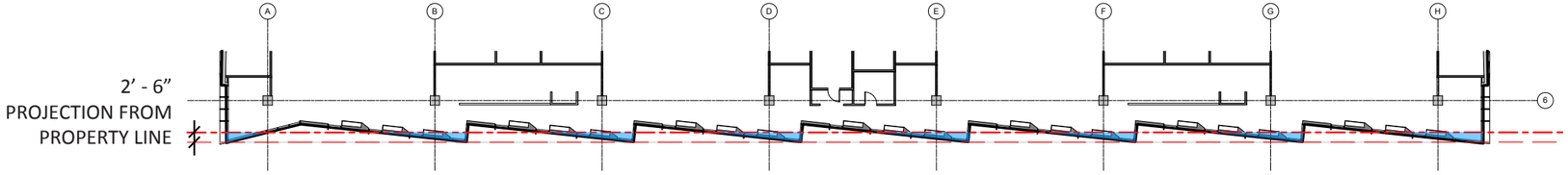
Adjustment Requested
See Section 4 Design Modifications, Adjustments & Exceptions Narrative



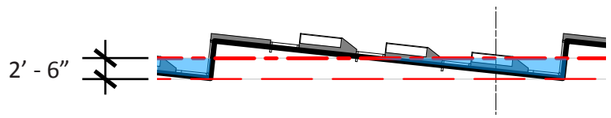
SOUTH ELEVATION



ENLARGED PARTIAL ELEVATION



PARTIAL PLAN - SOUTH WALL



ENLARGED PARTIAL FLOOR PLAN

EXC 1

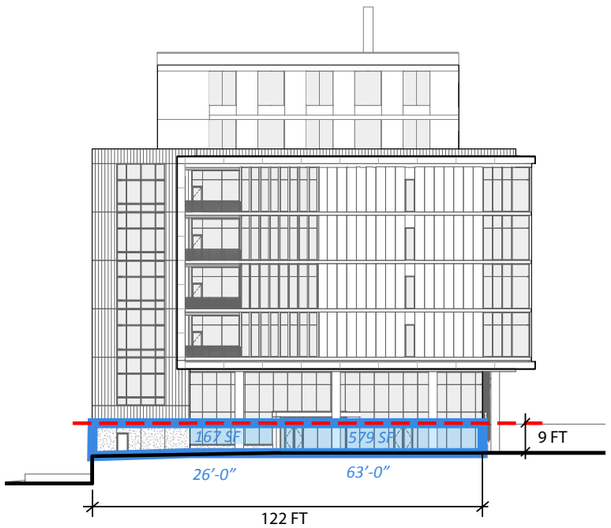
OSSC/32/#1 Window Projections into Public Right-of-Way

For all oriel windows projecting into the public right-of-way, a maximum 12 foot width is allowed. When approved through design review, width may vary provided the area of all projecting windows does not exceed 40 percent of the wall’s area and the width of any single projecting window does not exceed 50 percent of the building wall’s length.

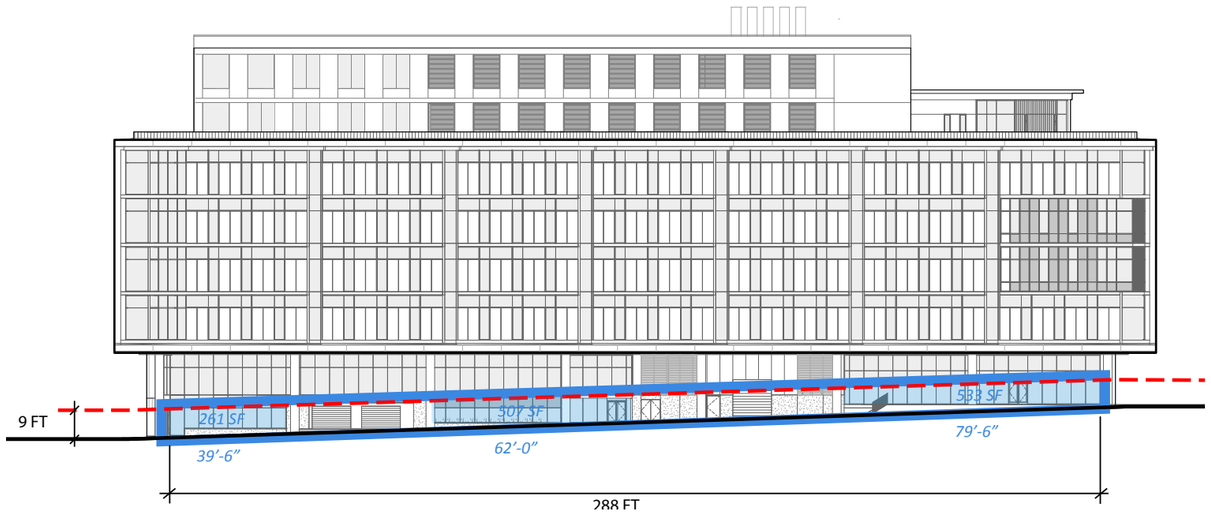
RESPONSE: The south-facing saw-toothed oriel windows are typically 42 feet wide, with the western most oriel window being 20 feet wide. 23.5 feet of the oriel window projects into the right-of-way by 2.5 feet. The total area of windows projecting into the right-of-way does not exceed the 40 percent maximum. Relief from the allowed maximum oriel width of 12 feet is requested.

Exception Requested.
See Section 4 Design Modifications, Adjustments & Exceptions Narrative

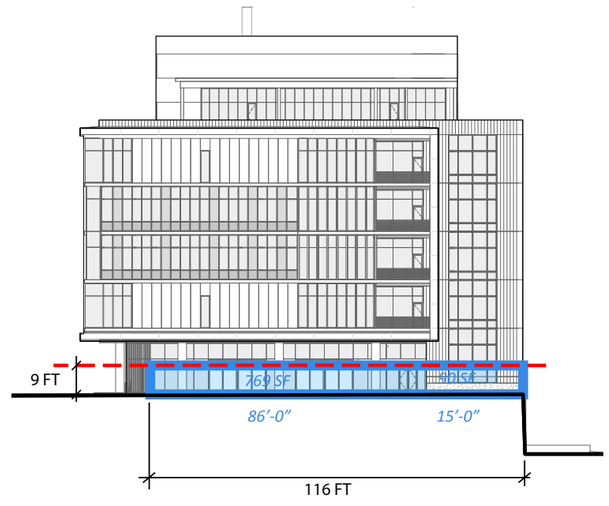
APPLICABLE DEVELOPMENT STANDARDS/ ZONING SUMMARY



WEST ELEVATION (MOODY AVE.)



SOUTH ELEVATION (MEADE ST.)



EAST ELEVATION (PROMENADE)

GLAZED AREA

TOTAL AREA

	MOODY	MEADE	PROMENADE
LINEAR AMOUNT OF GROUND FLOOR WINDOWS W/IN 9'-0" (50% REQUIRED)	89' (73%)	181' (63%)	101' (87%)
AREA OF GROUND FLOOR WINDOWS W/IN 9'-0" (25% REQUIRED)	GLAZED AREA = 746 SF (68%) TOTAL AREA= 1098 SF	GLAZED AREA = 1301 SF (50%) TOTAL AREA= 2610 SF	GLAZED AREA = 859 SF (82%) TOTAL AREA= 1044 SF

COMPLIES

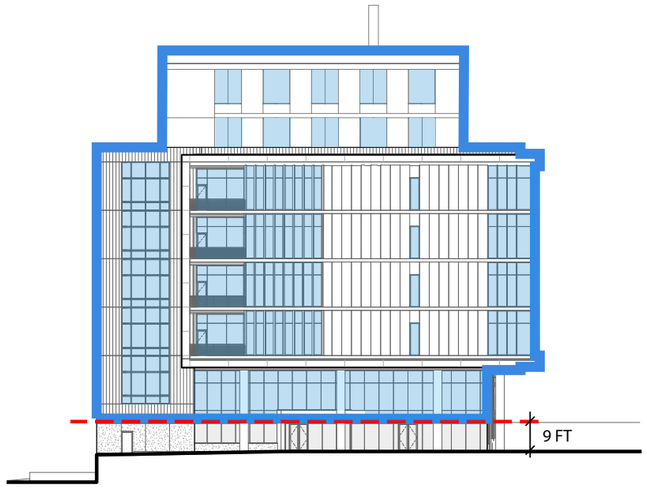
33.510.220 Required Ground Floor Windows

In the Central City plan district, the regulation applies to ground floor portions of the building which interface with public open space. The purpose of these windows is to provide a rich pedestrian experience by connecting activities occurring within the structure to adjacent sidewalk areas.

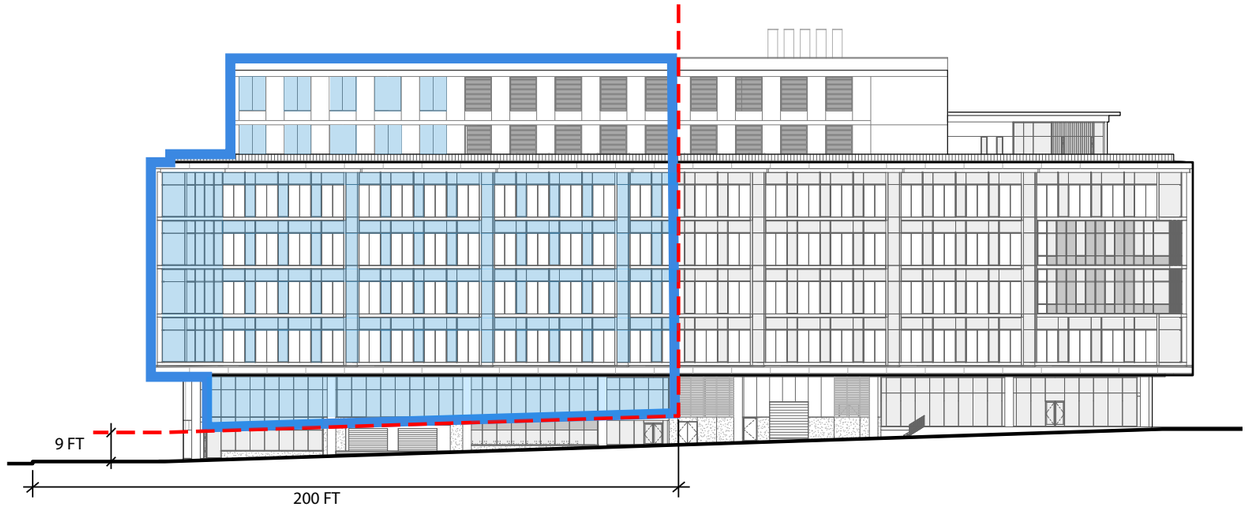
Standard. Windows must cover at least 50 percent of the linear dimension of street-facing facades. Windows must cover at least 25 percent of the area below 9 feet above the finished grade of street-facing facades.

RESPONSE: Along Moody Avenue, Meade Street, and the Schnitzer Campus Promenade, the ground floor windows comply both in the required linear amount as well as the required area.

See Section 3 Applicable Development Standards Narrative



WEST ELEVATION (MOODY AVE.)



SOUTH ELEVATION (MEADE ST.)

		MOODY	MEADE
GLAZED AREA TOTAL AREA	WINDOW AREA ABOVE 9'-0" & WITHIN 200'-0" OF A STREETCAR ALIGNMENT (15% REQUIRED)	GLAZED AREA = 6513 SF (45%) TOTAL AREA= 14383 SF	GLAZED AREA = 7756 SF (44%) TOTAL AREA= 17766 SF

COMPLIES

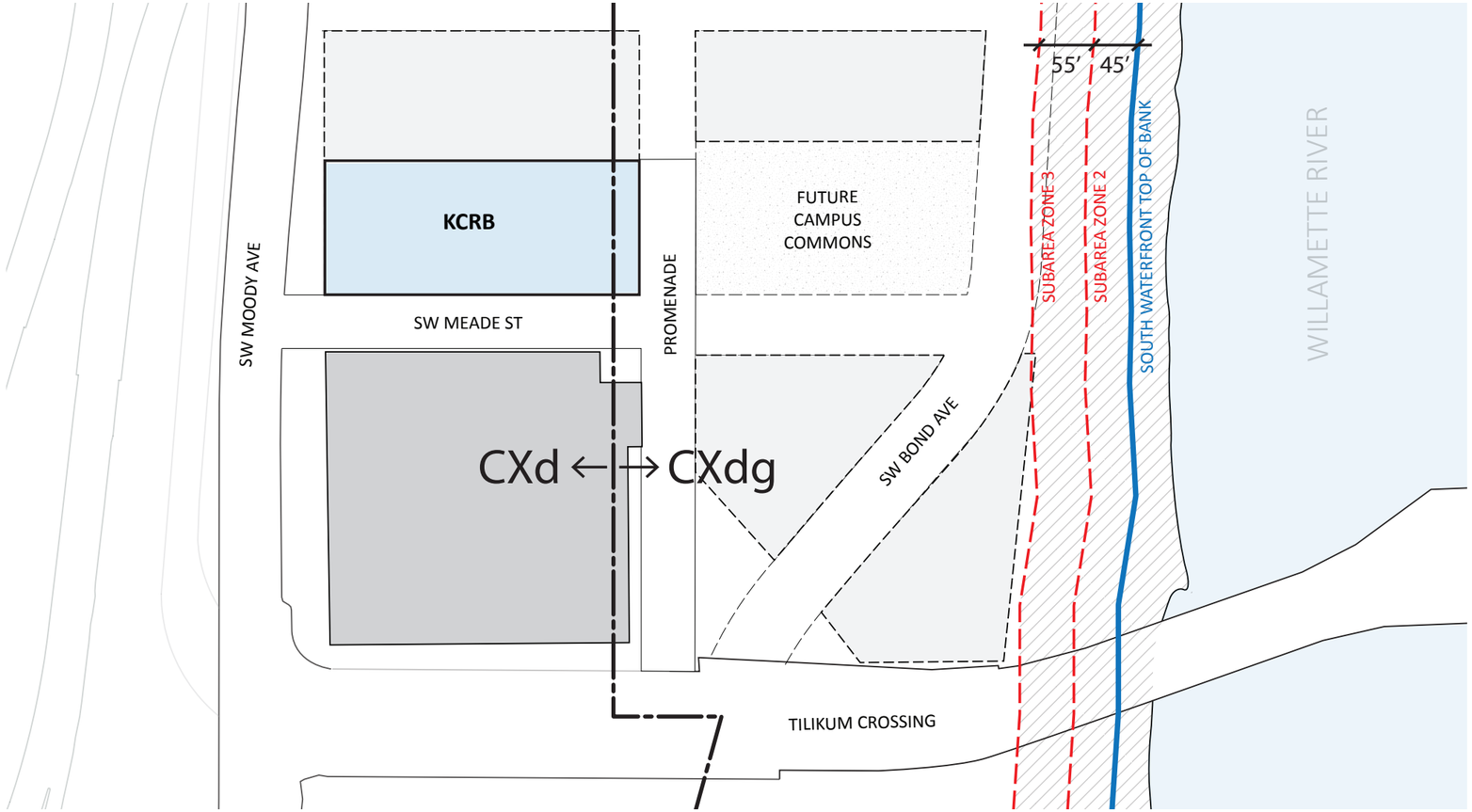
33.510.221 Required Windows Above the Ground Floor

In the South Waterfront Subdistrict, the regulation applies to the portion of a site within 200 feet of a streetcar alignment. The regulation also applies to the portion of a site within 200 feet of a proposed streetcar alignment, as shown on the street plan for the area that has been accepted by City Council. The street plan is maintained by the Portland Office of Transportation.

Standard. Windows must cover at least 15 percent of the area of street-facing facades above the ground floor windows. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade.

RESPONSE: Moody Avenue contains a streetcar alignment. The West Elevation and a portion of the South Elevation comply with this standard.

See Section 3 Applicable Development Standards Narrative



WATERFRONT GREENWAY PLAN

COMPLIES

33.510.253 Greenway Overlay Zone in South Waterfront Subdistrict
In the South Waterfront Subdistrict, the Greenway Overlay Zone is intended to protect land and wildlife, support development, enhance pedestrian experience, and improve stormwater management along the Willamette River.

The regulations apply to any portion of a site within the Greenway Overlay Zone as shown on the official zoning map 510-17 and figure 510-2.

RESPONSE: No portion of this development is within the South Waterfront Greenway Overlay Zone.

See Section 3 Applicable Development Standards Narrative

APPENDIX

I PARKING & LOADING DOCK CONFIGURATION

II MASSING & ARTICULATION

III ZONING & SITE

IV DAYLIGHT ANALYSIS

V BIKE PARKING

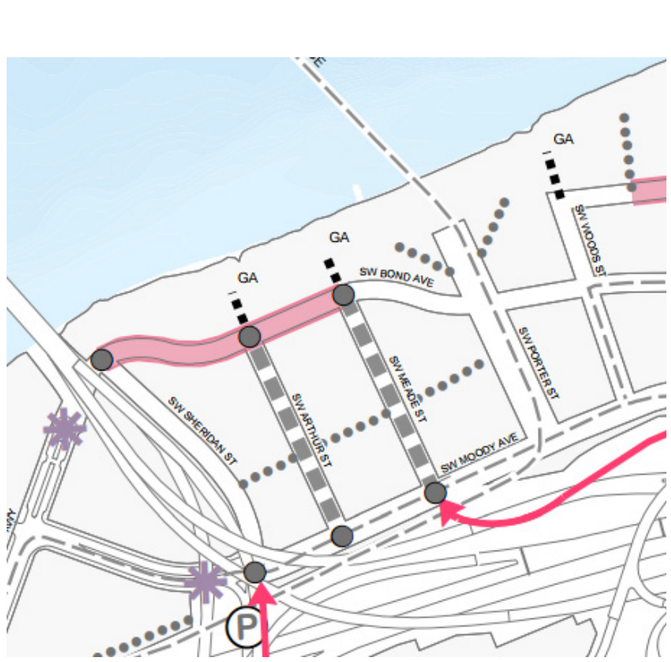
VI PUBLIC ART

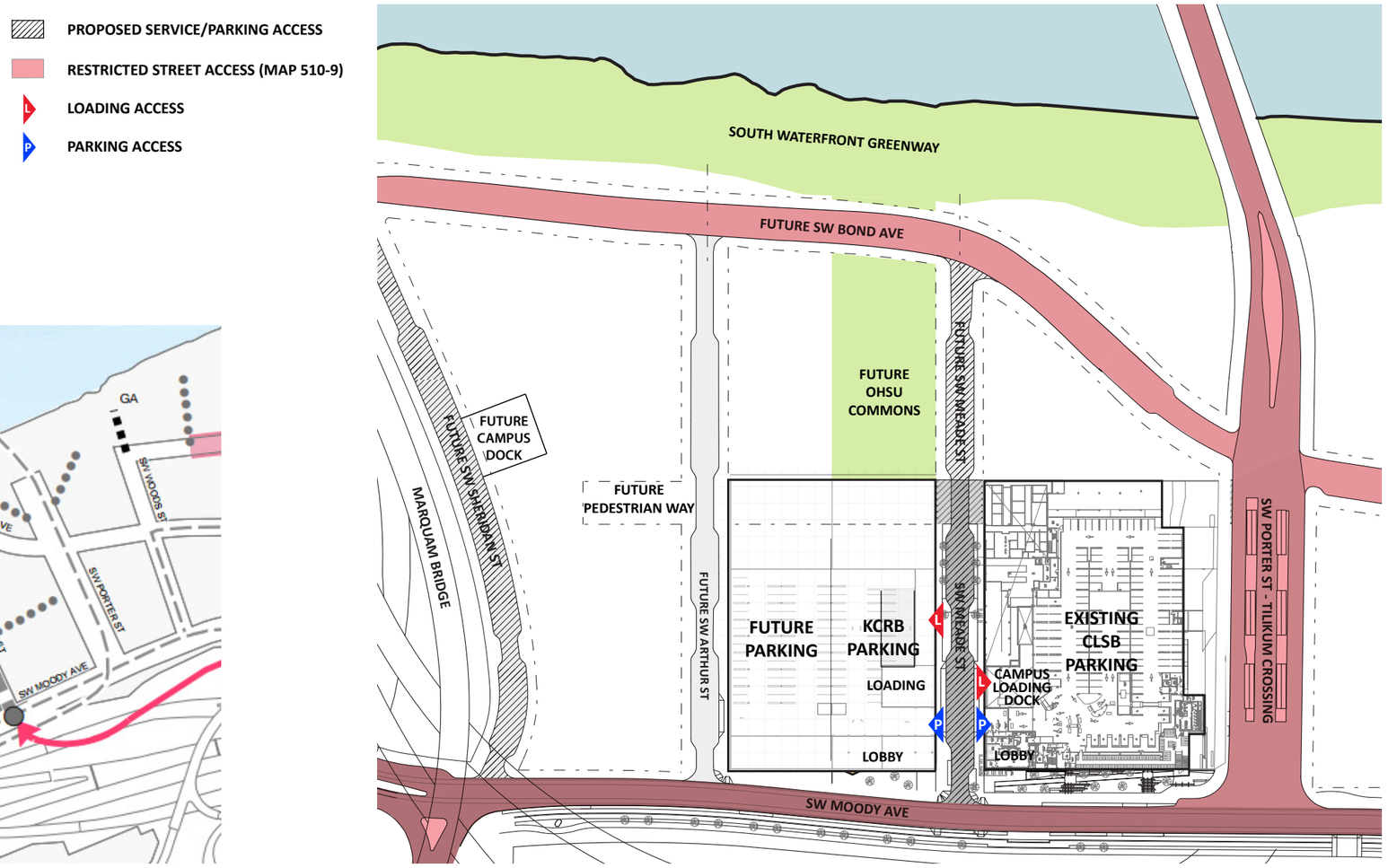
I. PARKING & LOADING DOCK CONFIGURATION

Service vehicle access is restricted on several streets within the Schnitzer Campus due to Light Rail, Streetcar and Pedestrian designated right-of-ways. In addition, parking access for both CLSB (existing) and KCRB (proposed) are limited to SW Meade Street for the same reasons listed above, as well as the designation of Moody Avenue and Porter Street as Parking Access Restricted Streets per the Portland Zoning Code (Map 510-9).

For these reasons, and as discussed at our first Design Advice Request, it has been proposed that Meade Street and Sheridan Street provide the much needed parking and service access to the Schnitzer Campus. This relieves Porter Street and Arthur Street from these service requirements and provides the pair of pedestrian streets prescribed by the South Waterfront District Street Plan.







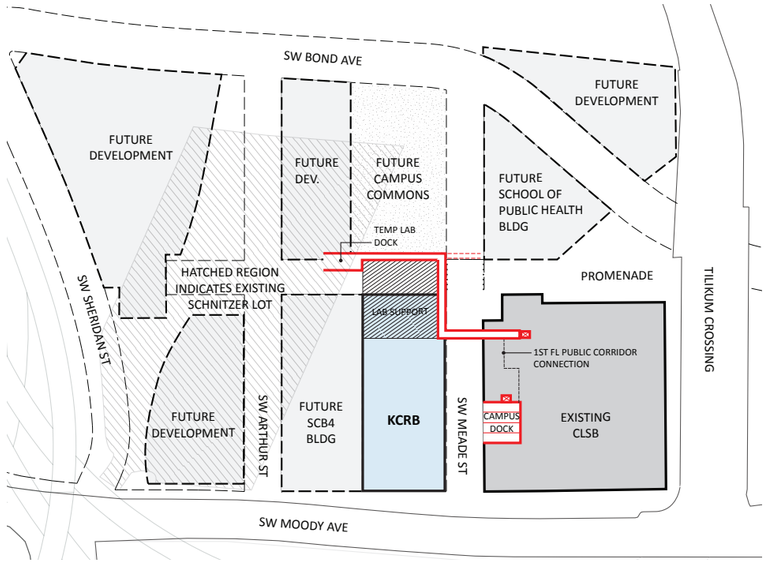
CAMPUS LOADING DOCK DEVELOPMENT

DAR #1 comments questioned a loading dock's impact on Meade Street and on campus development. OHSU and the design team explored several scenarios for implementing a campus loading dock approach to the Schnitzer Campus. These scenarios included utilizing CLSB's existing loading dock as a campus dock for the south half of the campus and a plan to connect to an additional future campus dock along Sheridan Street. The challenge is to develop a plan to incrementally provide required loading and service access as the campus incrementally grows.

An analysis of the existing dock facility at CLSB determined space, capacity and pathway exists to serve support functions for CLSB, KCRB and the future SCB4 project. This approach includes all general building support services - material supply, package deliveries and refuse/recycling removal. Special laboratory support functions need to be separated to avoid conflicts of use and function. This specialty function cannot be shared with the CLSB dock because of these conflicts. This requires an alternate approach to provide support of laboratory research functions with a secure dock and direct route for deliveries. The two options studied were, one, providing a temporary dock with eventual secure access at the north campus dock; and two, a permanent single-stall lab dock at KCRB.

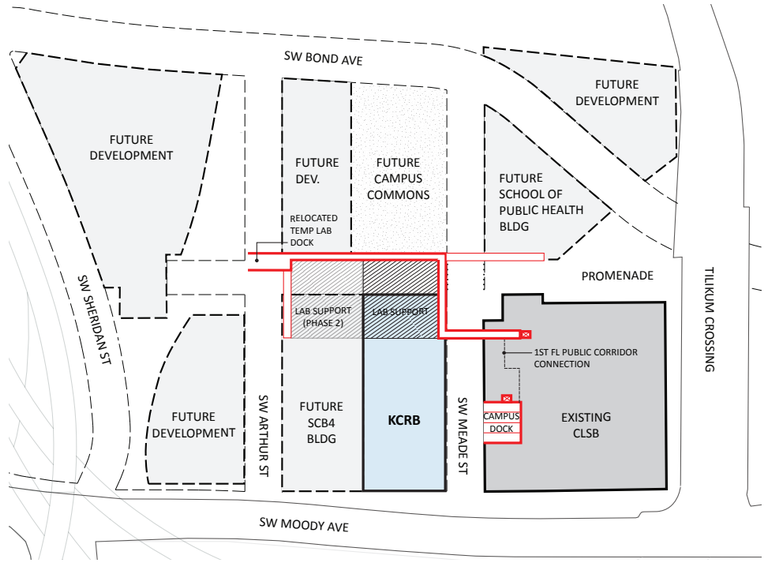
TEMPORARY KCRB LAB DOCK

This loading approach studied the elimination of the loading dock from Meade Street and deployment of temporary docks to serve the incremental growth of the campus until a permanent north campus dock is established. This approach was determined to be infeasible due to the lab support's need for daily dock access uninterrupted for the duration of 12-month or longer lab experiments; as well as the heightened risk to lab operations.



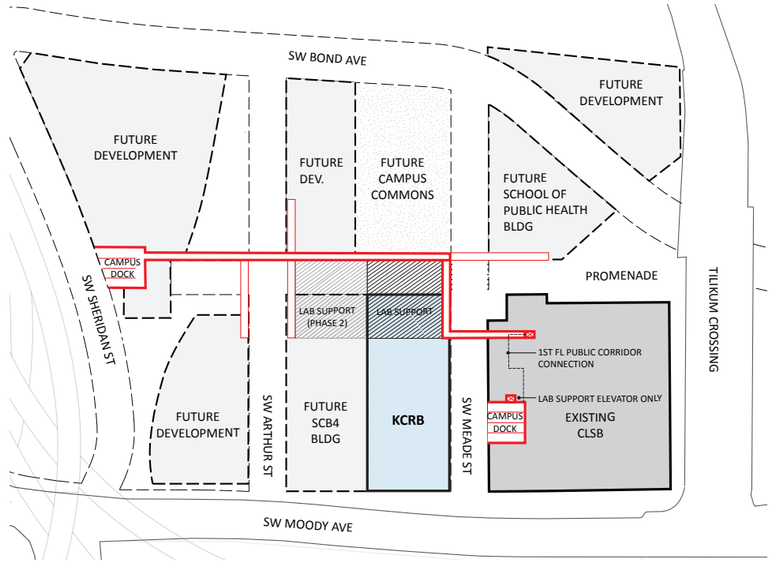
KCRB HALF-BLOCK SERVICE & LOADING ACCESS

- TEMPORARY DOCK AND SERVICE CORRIDOR NOT PART OF CURRENT BUILDING SCOPE
- CAMPUS EXPANSION DISRUPTS THE FUTURE DOCK SERVICE DURING CONSTRUCTION
- ACCESS TO TEMPORARY LAB DOCK CONFLICTS WITH EXISTING SCHNITZER PARKING LOT
- NO DOCK ON MEADE STREET
- TEMPORARY DOCK HAS DIRECT ACCESS TO LAB SUPPORT AREA



FULL-BLOCK SERVICE & LOADING ACCESS

- EXPANSION OF SERVICE CORRIDOR PROVIDES ACCESS TO THE SOUTH CAMPUS DOCK FROM ALL BUILDINGS
- TEMPORARY DOCK HAS DIRECT ACCESS TO LAB SUPPORT AREA WITH MODERATE RISK TO LAB OPERATIONS
- CAMPUS EXPANSION DISRUPTS THE FUTURE DOCK SERVICE DURING CONSTRUCTION
- CONFLICT WITH FUTURE ARTHUR STREET CONSTRUCTION

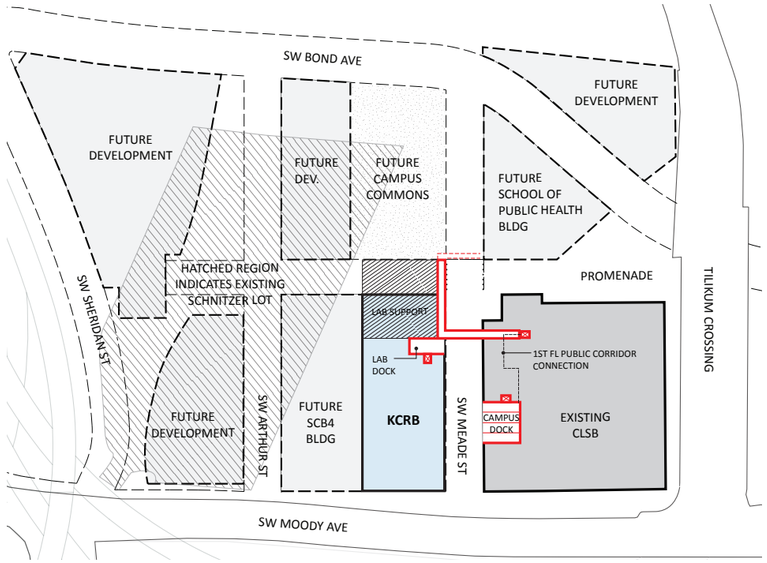


FUTURE CAMPUS SERVICE & LOADING ACCESS

- SERVICE CORRIDOR LINKS ACCESS TO NORTH AND SOUTH CAMPUS DOCKS TO PROVIDE ENTIRE CAMPUS ACCESS
- DISTANCE FROM NORTH CAMPUS DOCK TO LAB SUPPORT AREAS CREATES HIGH RISK TO LAB OPERATIONS AND PROGRAMMATIC REQUIREMENTS.

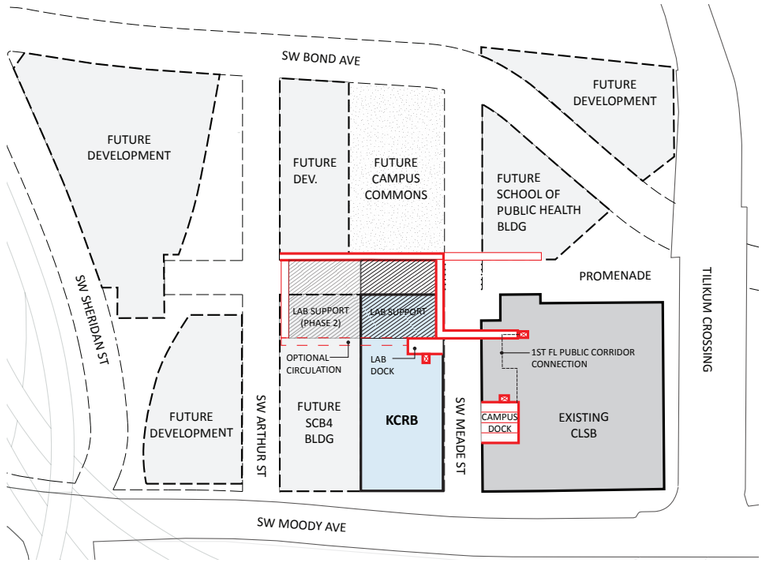
PERMANENT KCRB LAB DOCK

This loading approach provides incremental build-out of a service corridor to a future permanent campus dock and provides a permanent lab dock in KCRB to support special service support for KCRB and SCB4. In response to the concern for the pedestrian experience along Meade Street, the design team has expanded the active and pedestrian attractors on either side of the dock while reducing the presence of the dock on the building's façade.



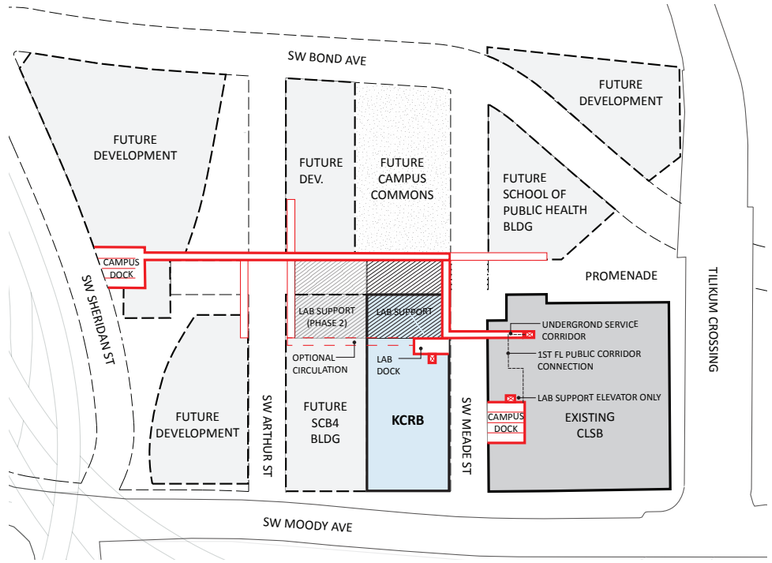
KCRB HALF-BLOCK SERVICE & LOADING ACCESS

- LAB DOCK HAS DIRECT ACCESS TO KCRB LAB SUPPORT
- CLSB CAMPUS DOCK HAS ACCESS TO CAMPUS SERVICE CORRIDOR FOR BUILDING SUPPLY AND MATERIAL REMOVAL FOR CLSB, KCRB AND FUTURE BUILDINGS.



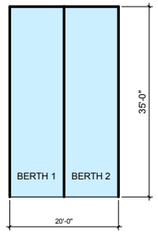
FULL-BLOCK SERVICE & LOADING ACCESS

- SERVICE CORRIDOR PROVIDES ACCESS THROUGHOUT SOUTH CAMPUS DEVELOPMENT
- INCREMENTAL CONSTRUCTION OF SERVICE CORRIDOR WITH CAMPUS EXPANSION
- LAB DOCK PROVIDES SPECIAL LAB SUPPORT TO SCB4 IF REQUIRED
- MULTIPLE CONNECTION OPTIONS FOR FUTURE SERVICE

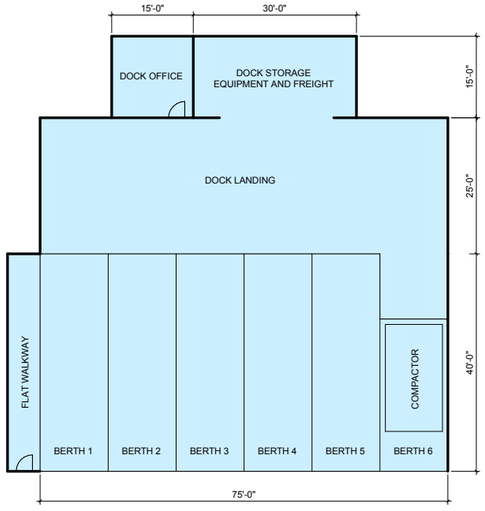


FUTURE CAMPUS SERVICE & LOADING ACCESS

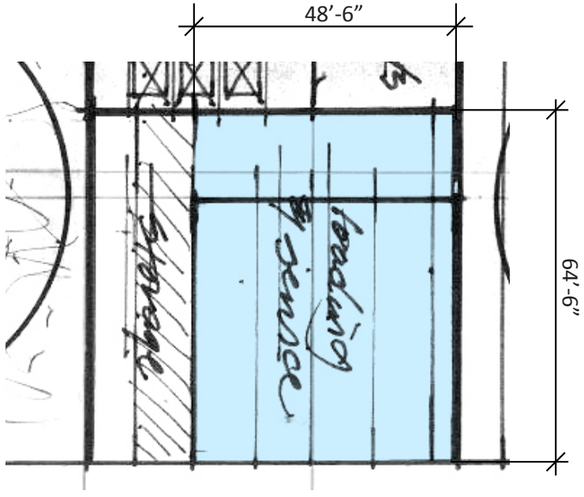
- SERVICE COORIDOR LINKS NORTH AND SOUTH CAMPUS DOCKS TO SERVE ENTIRE CAMPUS
- ALLOWS SUPPORT FOR ALL NECESSARY USES THROUGHOUT INCREMENTAL CAMPUS BUILDOUT
- REDUCES KCRB CODE REQUIRED LOADING SPACES FROM (2) STANDARD A TO (1) STANDARD B



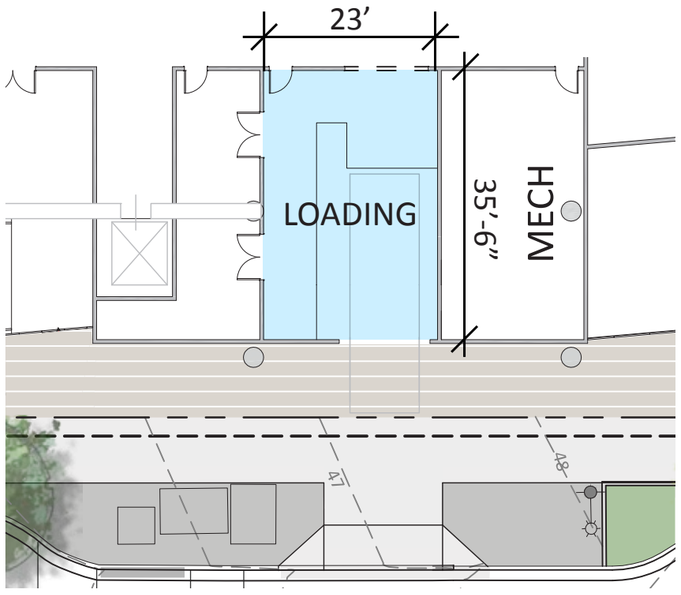
REQUIRED BY ZONING CODE



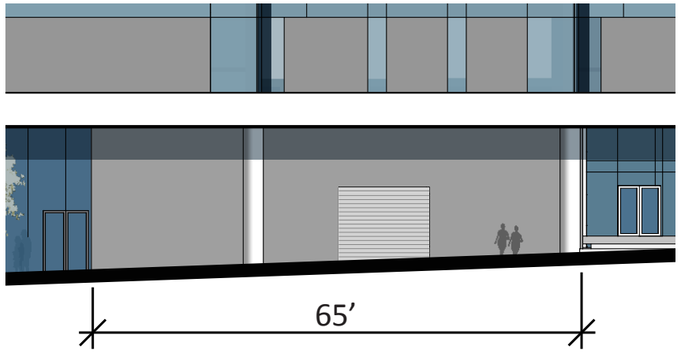
INITIAL PROGRAM



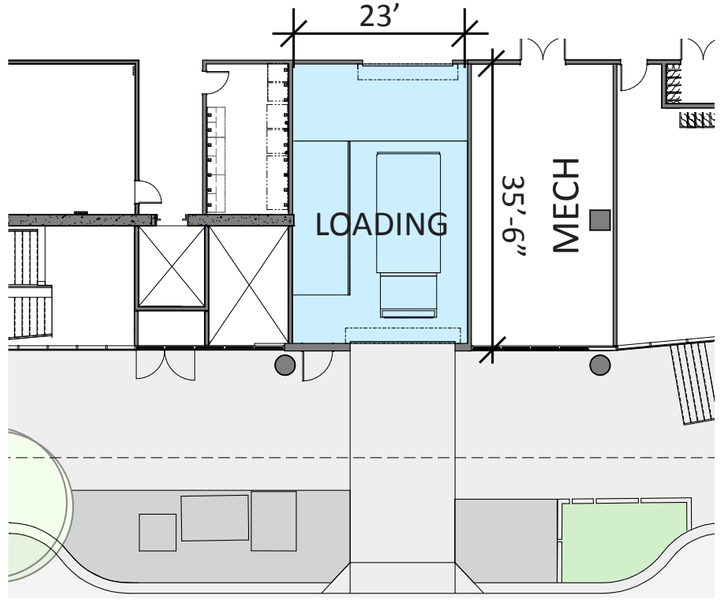
DAR #1 - PLAN



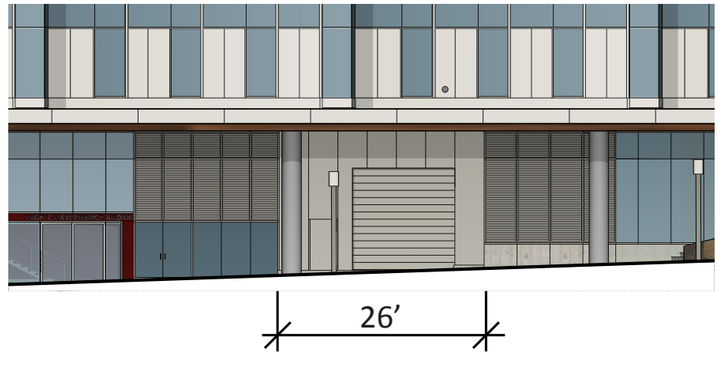
DAR #2 - PLAN



DAR #2 - ELEVATION



CURRENT - PLAN



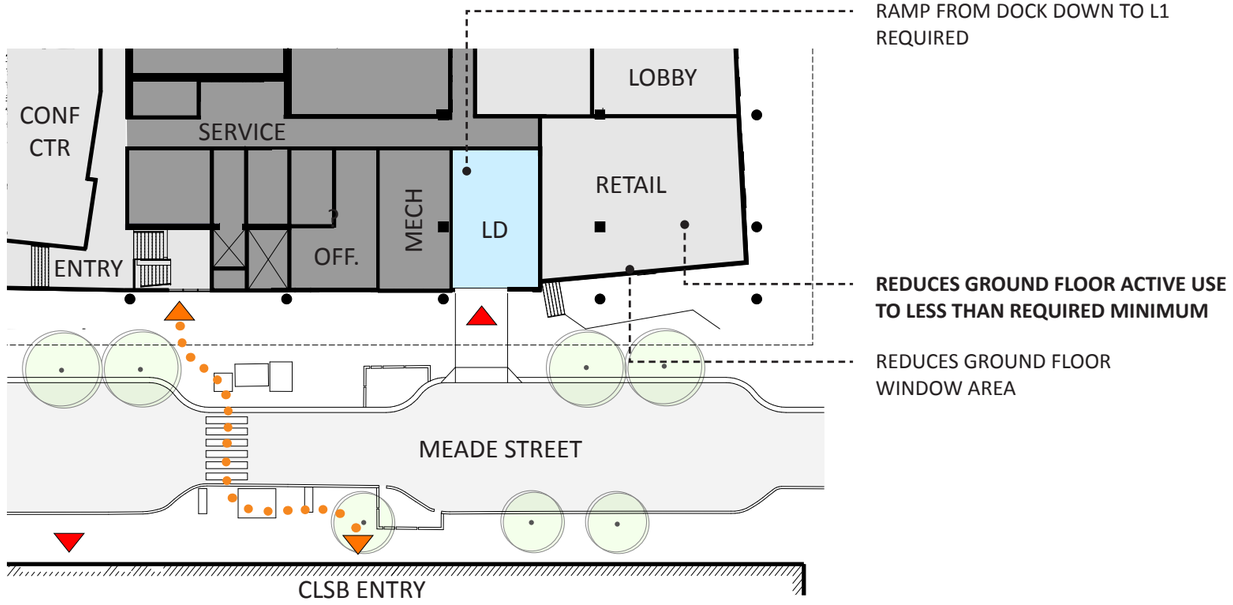
CURRENT - ELEVATION

LOADING DOCK SIZE & LOCATION STUDY

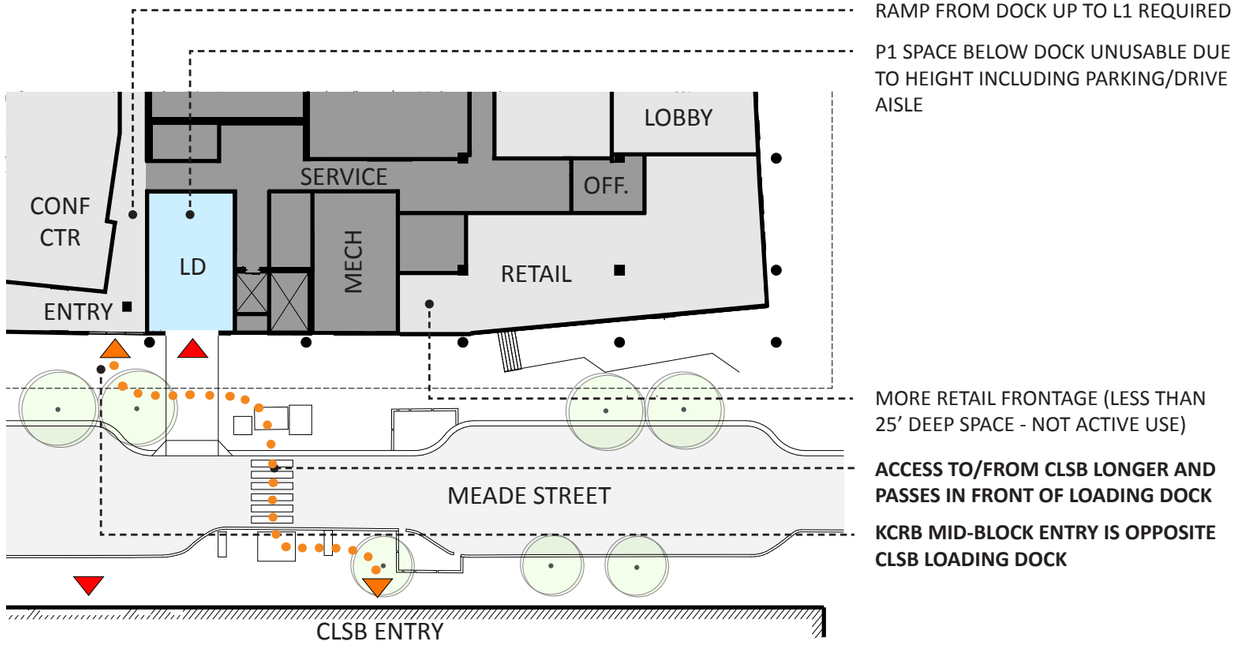
The loading dock has gone through much adaptation through the design process. From the initial ambitious program we reduced the size in half for DAR #1 and then in half again for DAR #2. The current KCRB loading facility is 3 feet wider and 6 inches longer than what is required by the Portland Zoning Code.

In addition the facade articulation of the service zone adjacent to the loading dock has been developed since DAR #2 to minimize the presence of the dock on Meade Street (from 65 feet to 26 feet).

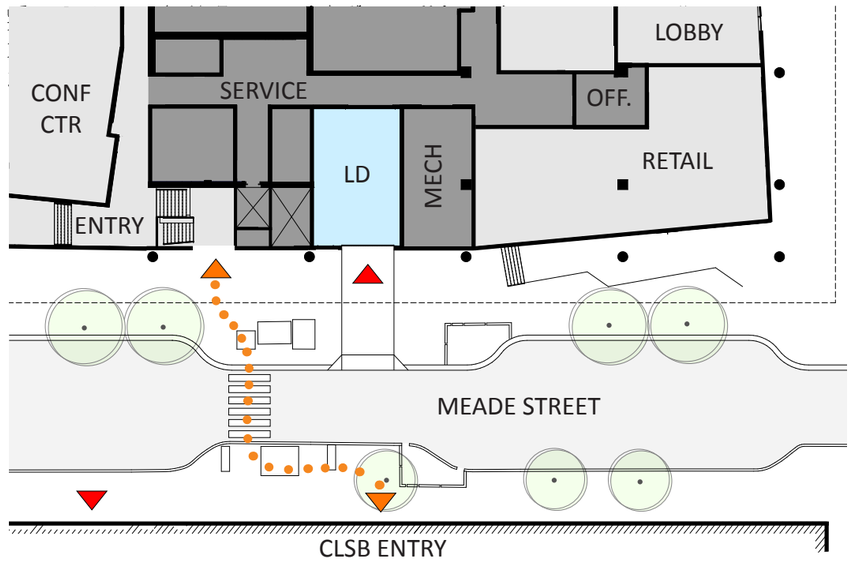
Finally, as requested in DAR #2, we looked at alternate locations for the dock along Meade Street. Moving the dock east reduces the ground floor active use to less than the minimum required by the Portland Zoning Code. Moving the dock to the west created an undesirable circulation path and puts the KCRB mid-block entry across from the CLSB campus-sized loading facility.



LOADING DOCK LOCATION STUDY - MOVED EAST

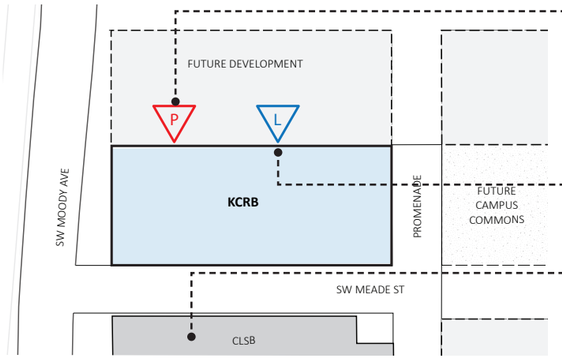


LOADING DOCK LOCATION STUDY - MOVED WEST



PROPOSED LOADING DOCK LOCATION

PARKING ENTRY & LOADING DOCK LOCATION



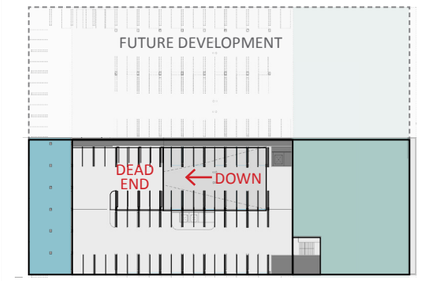
NO PARKING ACCESS TO UPPER PARKING LEVEL UNTIL COMPLETION OF FUTURE DEVELOPMENT

NO ACCESS TO ANY PARKING DURING CONSTRUCTION OF FUTURE DEVELOPMENT

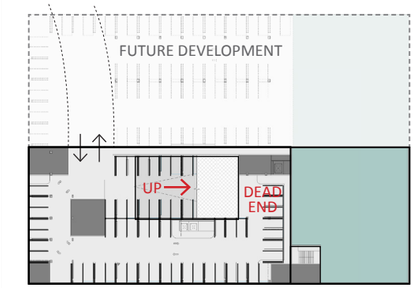
LAB RESEARCH WOULD BE DISRUPTED & UNABLE TO FUNCTION DURING CONSTRUCTION OF FUTURE PHASE

UTILIZING CLSB DOCK FOR LAB SUPPORT WOULD DISRUPT SENSITIVE LAB AREAS WITHIN CLSB

PLAN STUDY WITH INTERIOR RAMP
UNDESIRABLE DEAD END CONDITIONS
(FROM JUNE 2015)

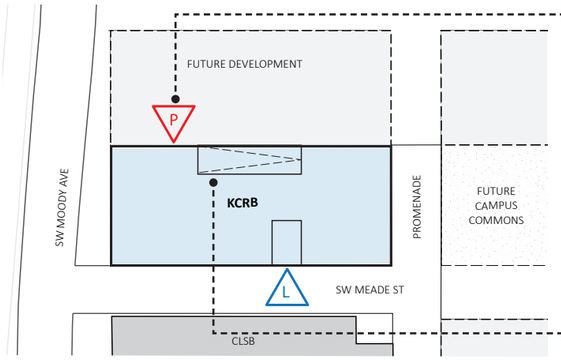


STUDY 2A - PARKING LEVEL P1

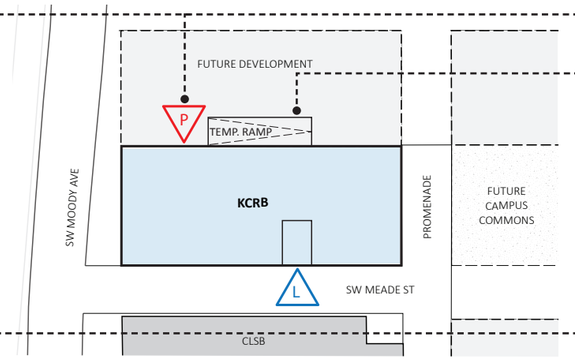


STUDY 2A - PARKING LEVEL P2

NO MEADE STREET PARKING/LOADING ACCESS



LOADING ACCESS ONLY - INTERIOR RAMP (SEE UPPER RIGHT STUDY)



LOADING ACCESS ONLY - EXTERIOR RAMP (SEE LOWER RIGHT STUDY)

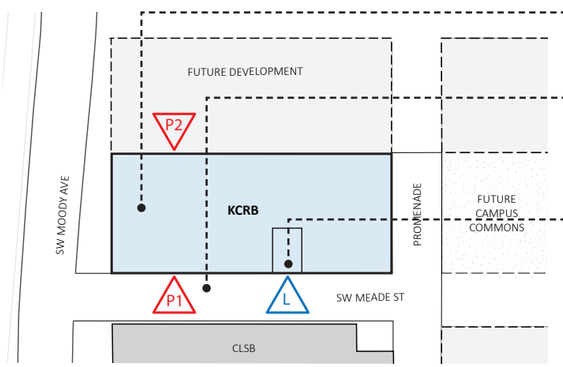
NO ACCESS DURING CONSTRUCTION OF FUTURE PHASE

TEMPORARY RAMP, REQUIRED TO BE DEMOLISHED FOR FUTURE DEVELOPMENT, IS NOT A SUSTAINABLE SOLUTION

TEMPORARY RAMP IN FRONT OF PROMINENT ELEVATION IS NOT VISUALLY DESIRABLE

MORE DIFFICULT TO SCREEN PARKING AND AUTO TRAFFIC WITH OBSTRUCTING VEHICULAR RAMP

RESULTS IN INEFFICIENT PARKING LAYOUT & DEAD-END VEHICULAR CIRCULATION (SEE ADJACENT PARKING STUDY)



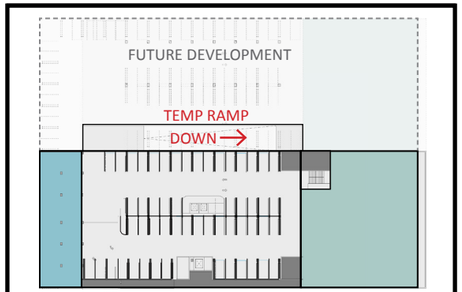
ALLOWS EFFICIENT LOOP VEHICULAR CIRCULATION WITHOUT DEAD ENDS (See Page xxiii)

PRESERVES ACCESS TO ONE OF THE TWO STORIES OF PARKING DURING CONSTRUCTION OF FUTURE DEVELOPMENT

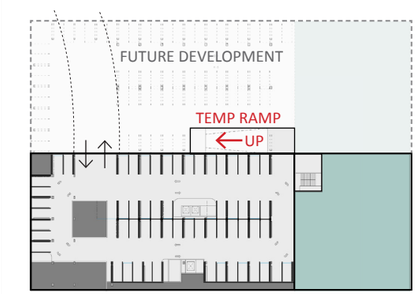
LOADING DOCK HAS DIRECT ACCESS TO BELOW-GRADE LAB SUPPORT AREA & CAN MAINTAIN UNINTERRUPTED OPERATION DURING CONSTRUCTION OF FUTURE DEVELOPMENT

UPPER LEVEL PARKING & LOADING ACCESS ON MEADE STREET

PLAN STUDY WITH EXTERNAL RAMP
VISUALLY UNDESIRABLE EXPOSED TEMPORARY RAMP CONDITION
(FROM JUNE 2015)



STUDY 2B - PARKING LEVEL P1



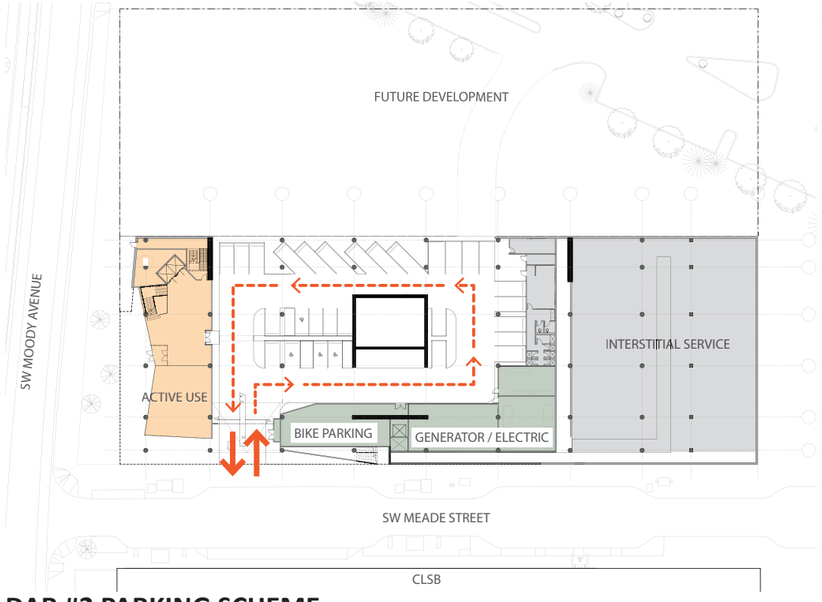
STUDY 2B - PARKING LEVEL P2

PARKING DEVELOPMENT

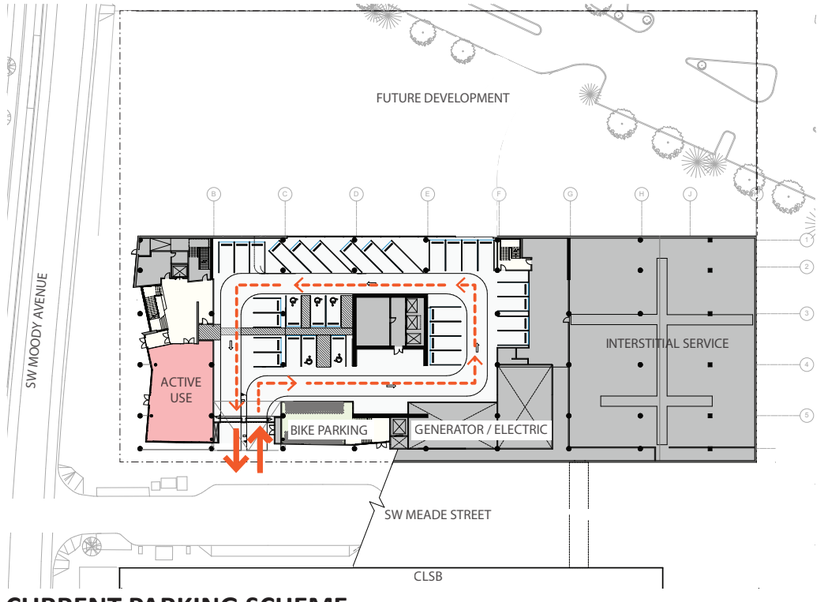
In attempting to minimize the service impact on Meade Street, the team studied a variety of schemes that took advantage of the CLSB loading dock and the future half-block development.

Given the programatic necessity of a small loading dock (see Pages I.2 & I.3) the team has endeavored to utilize the CLSB dock to the fullest extent possible and minimize the impact of the KCRB dock on Meade Street (see Pages I.4 & I.5).

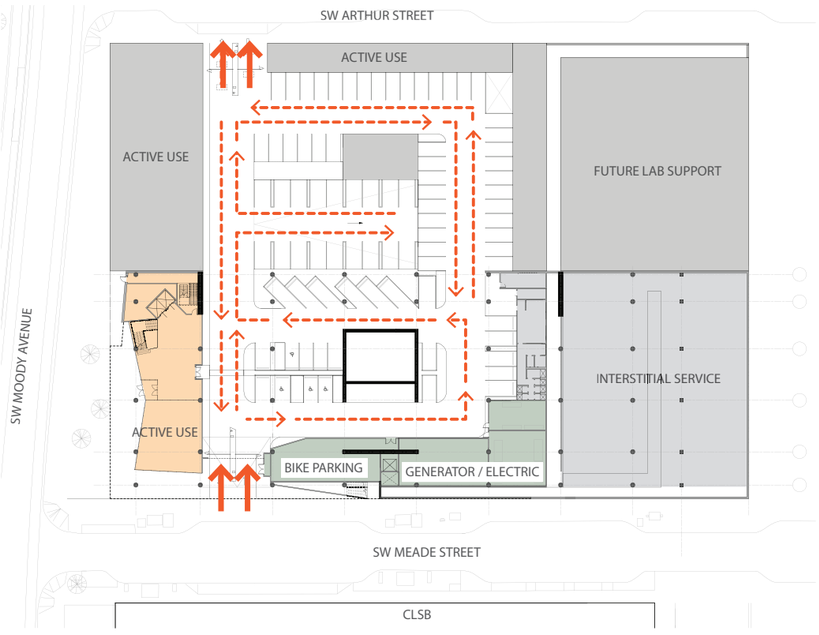
In looking for an efficient, sustainable and aesthedically desirable solution to the parking layout, it was determined that a parking entry on Meade Street with a future ramp on the north half-block is the most appropriate. This strategy has the additional benefit of eliminating all service requirements from Arthur Street.



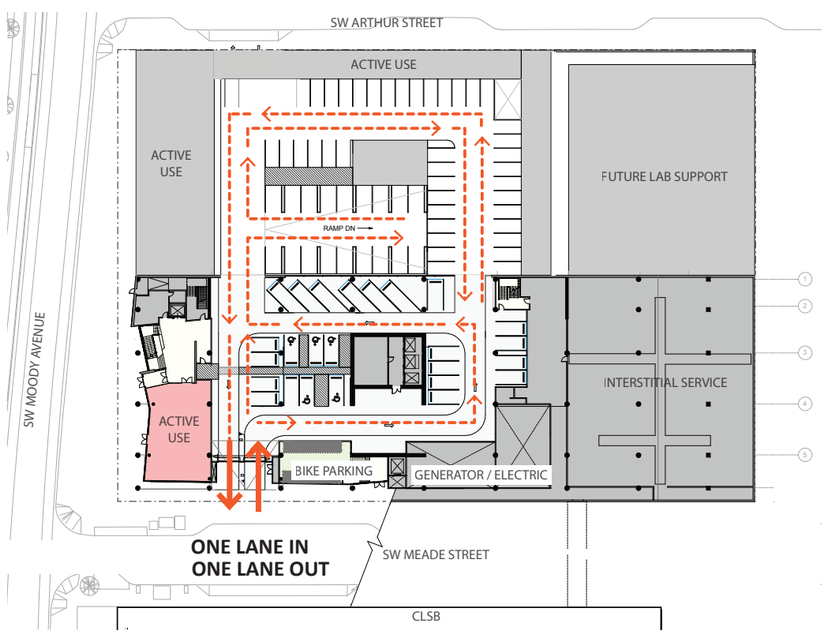
DAR #2 PARKING SCHEME
LEVEL P1 PARTIAL BUILDOUT



CURRENT PARKING SCHEME
LEVEL P1 PARTIAL BUILDOUT



DAR #2 PARKING SCHEME
LEVEL P1 FULL BUILDOUT PHASE

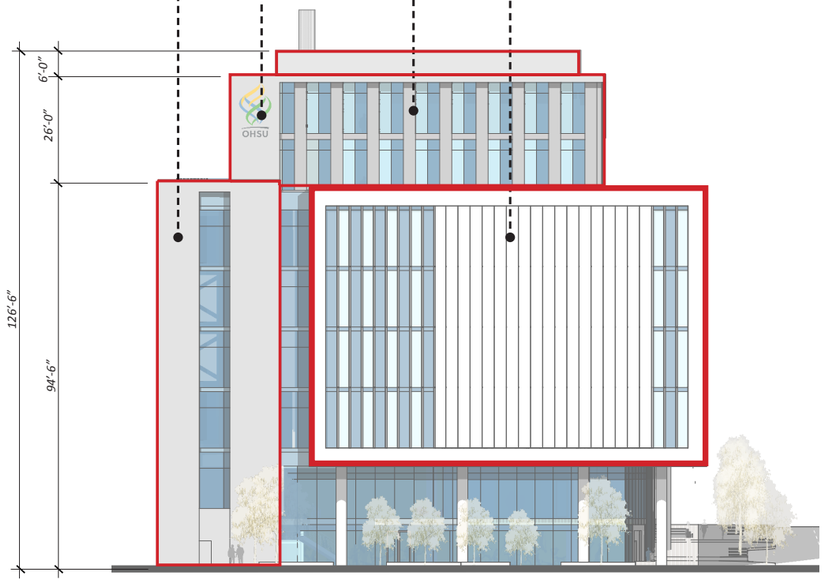


CURRENT PARKING SCHEME
LEVEL P1 FULL BUILDOUT PHASE

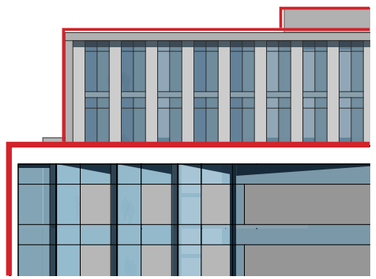
II. MASSING & ARTICULATION

SHALLOW SETBACK:
INCREASES PERCEIVED BUILDING HEIGHT & PROMINENCE & COMPLICATES BUILDING FORM

VERTICAL ARTICULATION:
INCREASES PERCEIVED BUILDING HEIGHT



WEST ELEVATION



PARTIAL SOUTH ELEVATION

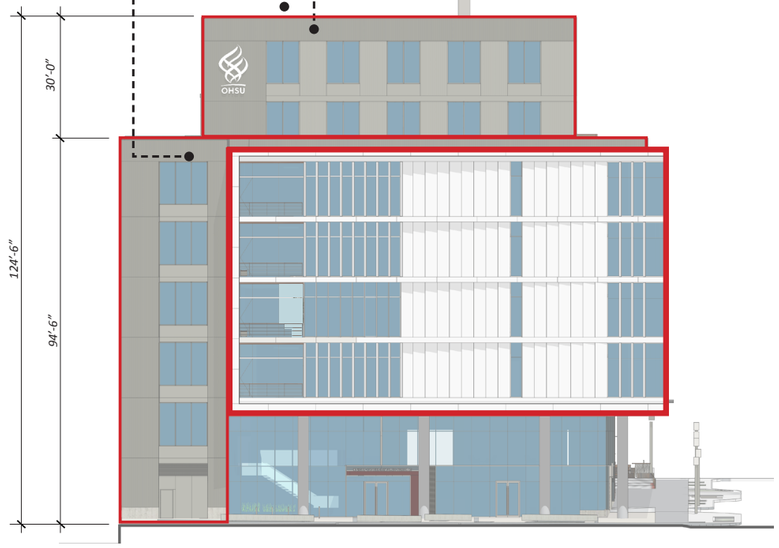
DAR #2 (9.24.2015)

SIMPLIFYING BUILDING FORM:
DISCONNECTING COPLANAR FACES SIMPLIFIES THE BUILDING FORM & STRENGTHENS LAB BLOCK CONCEPT

HORIZONTAL ARTICULATION:
DECREASES PERCEIVED BUILDING HEIGHT

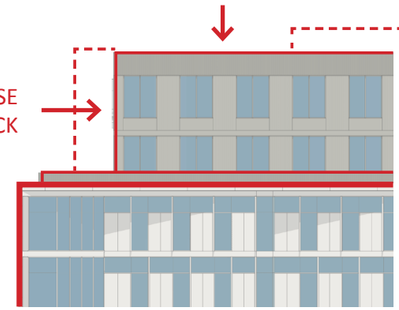
REMOVING MECHANICAL DOGHOUSE:
LOWERS OVERALL BUILDING HEIGHT BY 4'-0" & SIMPLIFIES BUILDING FORM

MATERIAL MODIFICATION:
DARKER METAL PENTHOUSE DECREASES PROMINENCE AND STRENGTHENS LAB BLOCK CONCEPT



LOWER BUILDING HEIGHT

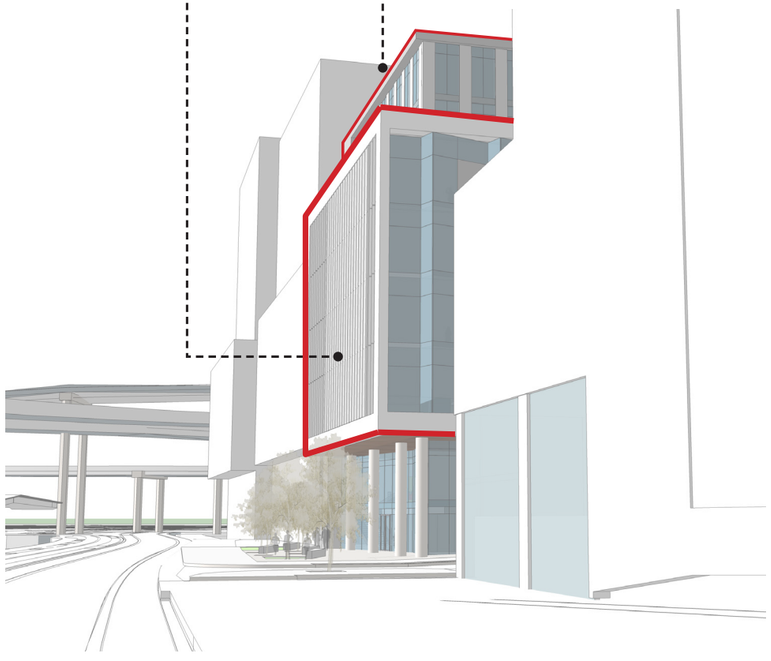
INCREASE PENTHOUSE SETBACK



LUR (CURRENT)

VERTICAL ARTICULATION:
INCREASES PERCEIVED
BUILDING HEIGHT

PENTHOUSE SETBACK:
PENTHOUSE PROMINENCE COMPETES WITH
LAB BLOCK - SETBACK NOT ENOUGH

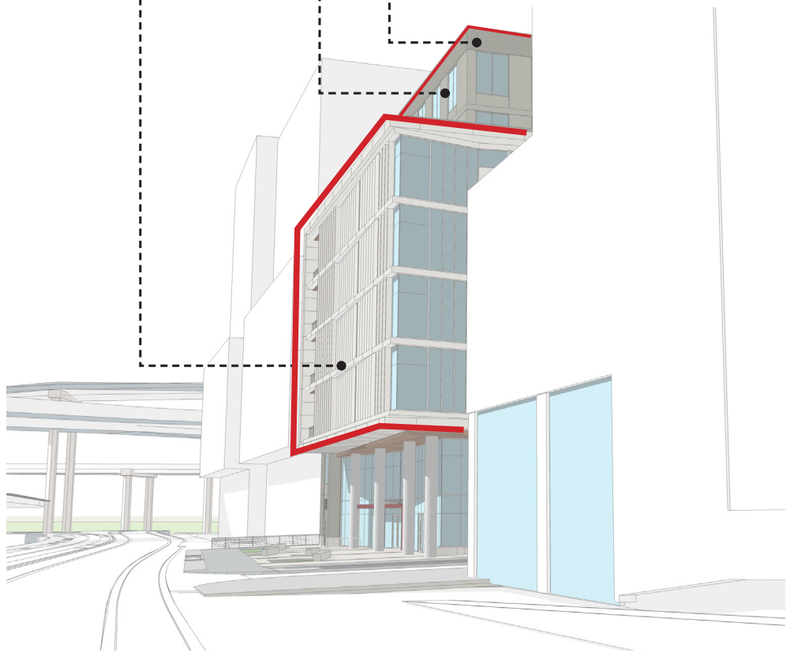


DAR #2 (9.24.2015)

HORIZONTAL ARTICULATION:
DECREASES PERCEIVED
BUILDING HEIGHT

INCREASED PENTHOUSE SETBACK:
REDUCES PERCEIVED BUILDING HEIGHT ALONG
MOODY AVE, SIMPLIFIES BUILDING FORM &
INCREASES PROMINENCE OF LAB BLOCK

MATERIAL MODIFICATION:
DARKER METAL PENTHOUSE
DECREASES PROMINENCE AND
STRENGTHENS LAB BLOCK CONCEPT



LUR (CURRENT)

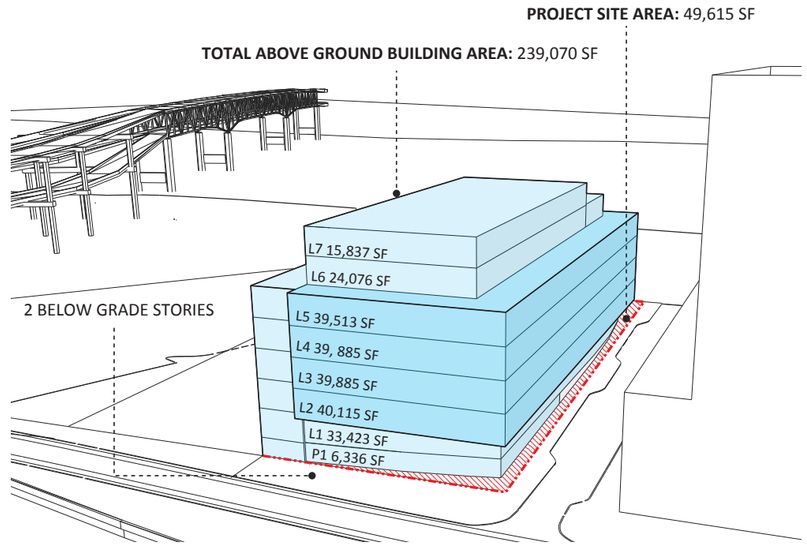
MASSING & ARTICULATION CONCEPT

The building organization and massing is driven by the desire to emphasize collaboration by providing fewer, wider floor plates for the research levels. In addition, the concept for the building's outward expression is to highlight the research area of the building through the aforementioned massing, variations of color and tone and the proportion and pattern of the architectural elements.

Through several design iterations the articulation of the research area has continually developed, but has maintained a unique character in order to celebrate its prominent function within the building's programmatic mission. In support of this concept the ground floor, the north office suites, and the 6th and 7th floors have developed a vocabulary that enhances the continuity between these elements and establishes a simple yet elegant counterpoint to the research area articulation.

III. ZONING & SITE

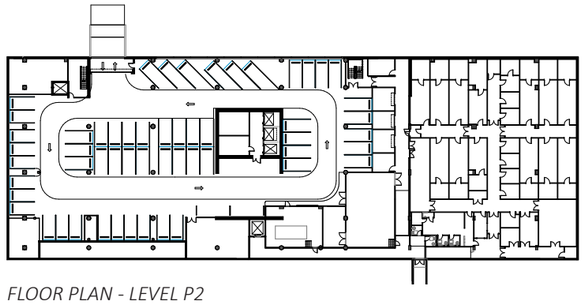
FLOOR AREA ANALYSIS



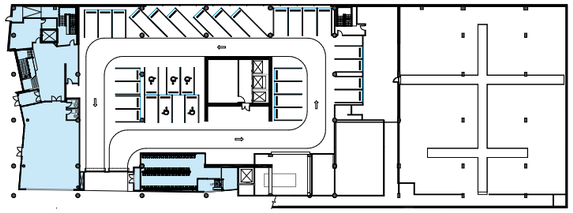
F.A.R	*4.8 / 1*
BUILDING TYPE	*TYPE IA*
STORIES	*7 STORY FULLY SPRINKLERED*
BLDG HEIGHT	*114'-6"*
GROSS BUILDING AREA	*312,637 GSF*

FLOOR AREA CALCULATIONS

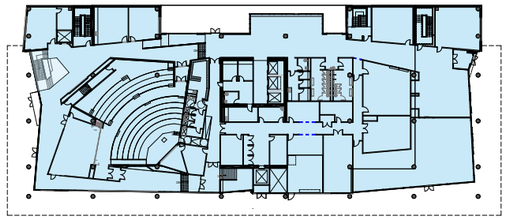
LEVEL	SF TOWARDS FAR	GROSS BUILDING AREA
P2	*0*	*49,676*
P1	*6,336*	*30,227*
1	*33,423*	*33,423*
2	*40,115*	*40,115*
3	*39,885*	*39,885*
4	*39,885*	*39,885*
5	*39,513*	*39,513*
6	*24,076*	*24,076*
7	*15,837*	*15,837*
TOTAL	*239,070 SF*	*312,637 GSF*



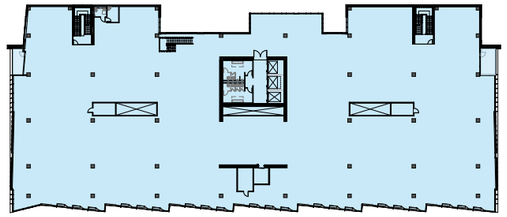
FLOOR PLAN - LEVEL P2



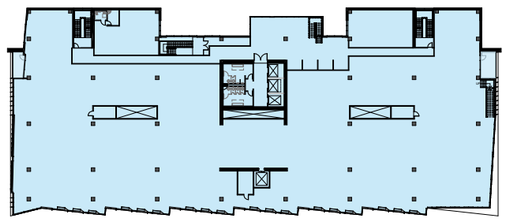
FLOOR PLAN - LEVEL P1



FLOOR PLAN - LEVEL 1



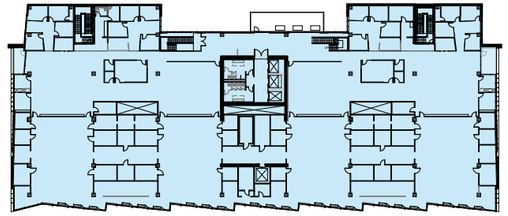
FLOOR PLAN - LEVEL 2



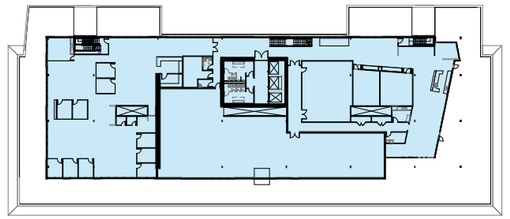
FLOOR PLAN - LEVEL 3



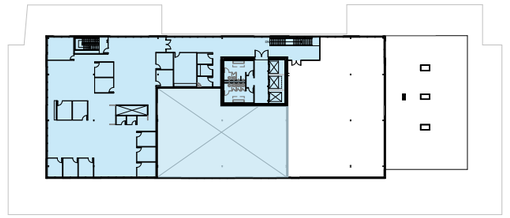
FLOOR PLAN - LEVEL 4



FLOOR PLAN - LEVEL 5



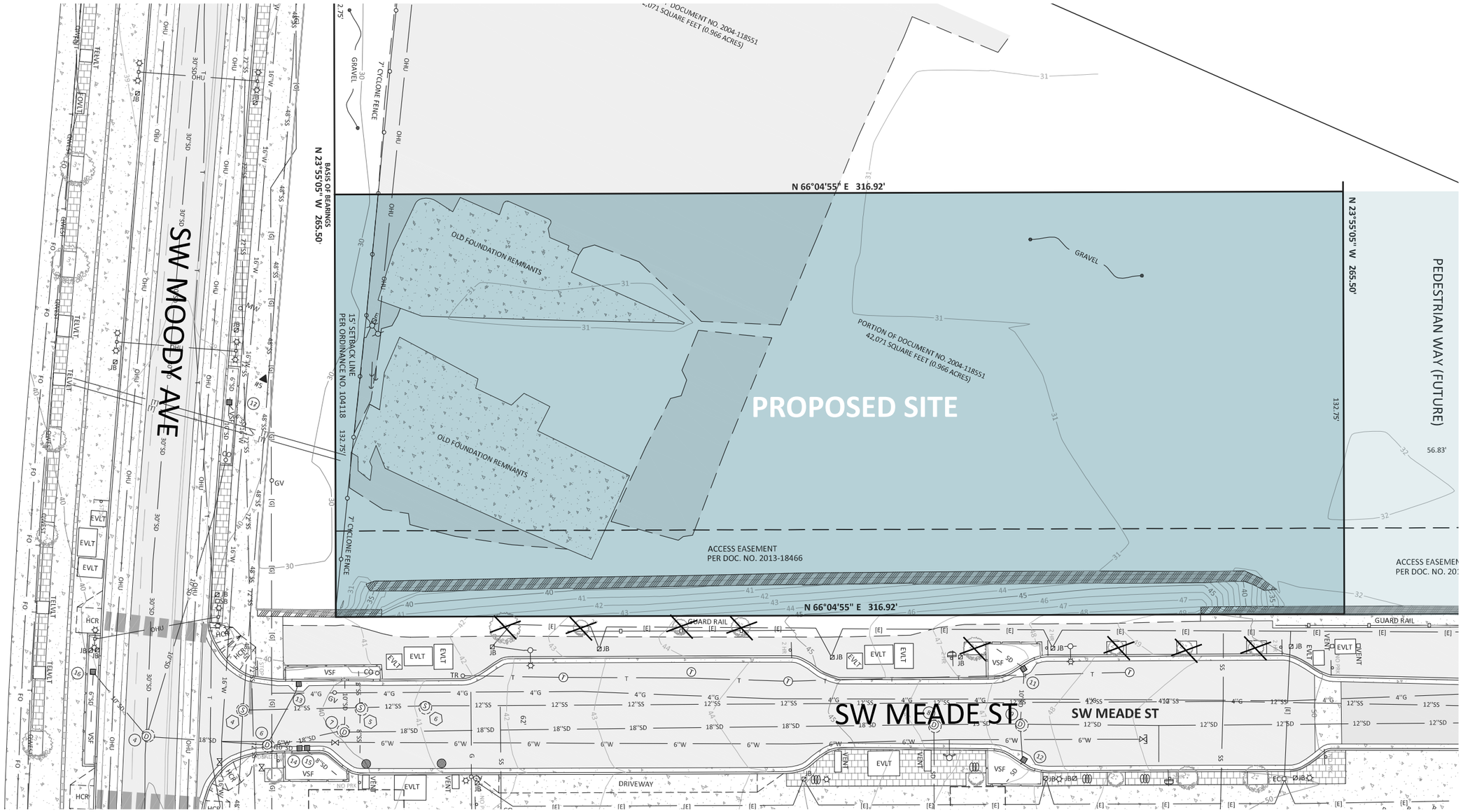
FLOOR PLAN - LEVEL 6



FLOOR PLAN - LEVEL 7

FAR FLOOR AREA DIAGRAMS

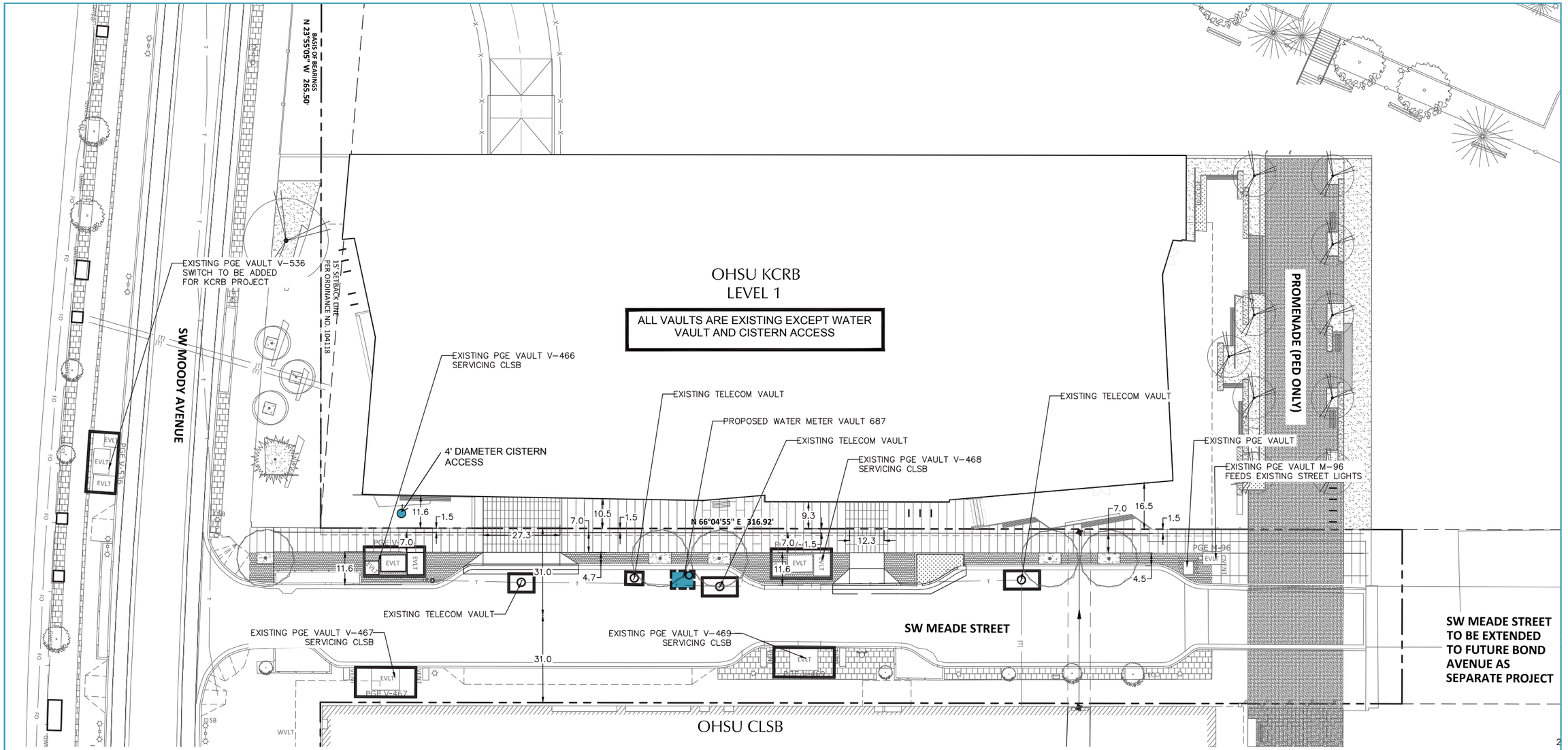
EXISTING SITE



EXISTING SITE CONDITIONS

STREET PLAN: VAULT LOCATIONS

The plan, below, indicates all existing vaults within the rights-of-way adjacent to the KCRB site. Two additional vaults are proposed. One, a water meter vault and manhole within Meade Street near the proposed mid-block curb extensions. And two, a four-foot diameter cistern access manhole within the KCRB site at the south-west corner of the building.



TREES TO BE REMOVED

EXISTING SITE PLAN

SCALE: 1/32" = 1'-0" 0' 16' 32' 64'

IV. DAYLIGHT ANALYSIS

The Knight Cancer Research Building is currently on an energy pathway to be one of the lowest energy use research centers of its kind. The design team set an aggressive performance goal early, recognizing the challenge would be aligned with the original Knight Operating Principles for the project.

Through an iterative process a wide variety of façade designs, aperture moves, shading strategies, massing options, and material specifications to maximize the daylighting performance of KCRB were studied. Guiding design concepts emerged for daylighting performance around the long south façade design, shading strategies at the east and west façade, visual comfort for levels 3 and 4 computationalists, and overall daylight penetration into the deep floor plates.

Daylighting Design Concepts

South Façade Design

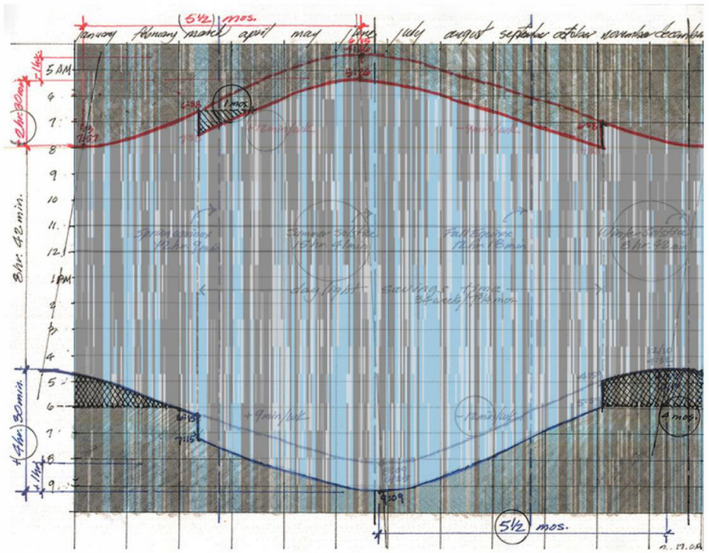
The south façade is the primary daylight aperture for the majority of the laboratory spaces, and while the programmatic requirements result in a deep floorplate, the facade was tuned for daylight to saturate as much of the laboratory space as possible.

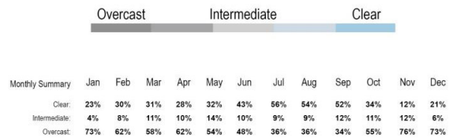
As the design moved toward a staggered saw-tooth façade scheme, the windows fell into two categories; vision glass at the end of lab bench walkways to visually connect occupants to the exterior, and high clerestory glass to drive daylight.

The modest vision glass was designed in tandem with thermal requirements to minimize solar heat gain in the summer and excessive heat loss in the winter. Each view window is linked with interior programming and lab bench layouts. By providing each bench aisle with a view window, the façade and interior design respond to each other and organize the space with equitable views for all lab occupants.

Annual Sky Conditions for Portland

TMY3 Data for PDX + Daylight Hours Overlay



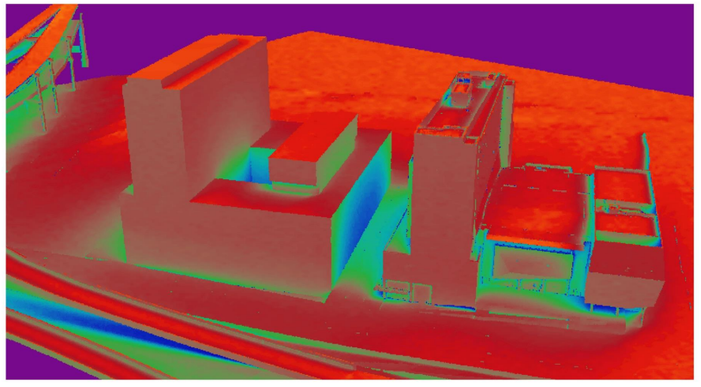


Monthly Summary	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Clear:	23%	30%	31%	28%	32%	43%	56%	54%	52%	34%	12%	21%
Intermediate:	4%	8%	11%	10%	14%	10%	9%	9%	12%	11%	12%	6%
Overcast:	73%	62%	58%	62%	54%	48%	36%	36%	34%	55%	76%	73%

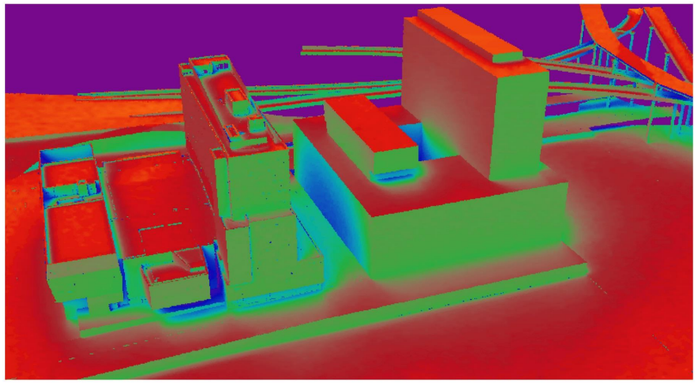
Annual Insolation Maps

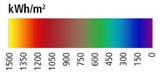
Total Annual Irradiation From Sun and Sky Falling on Building Skin and Surroundings

View From Southwest



View From Southeast



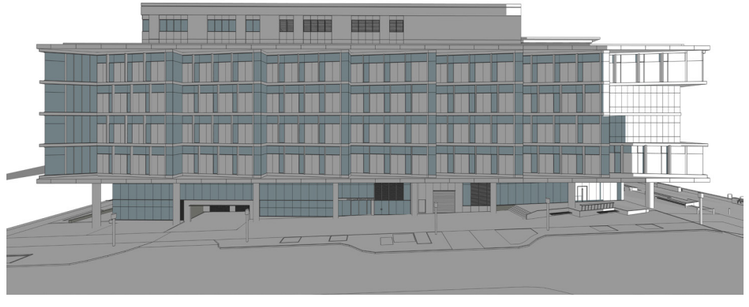


WINTER SOLSTICE

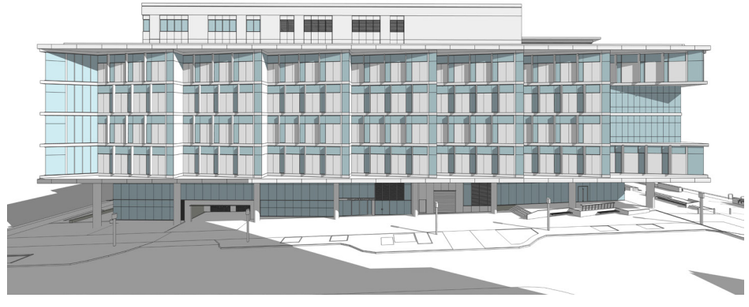
EQUINOX

SUMMER SOLSTICE

8 am







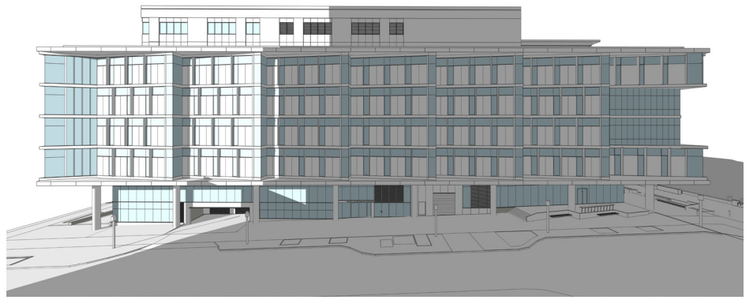
11 am

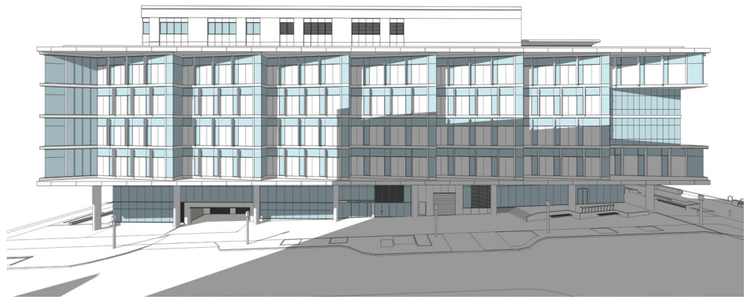


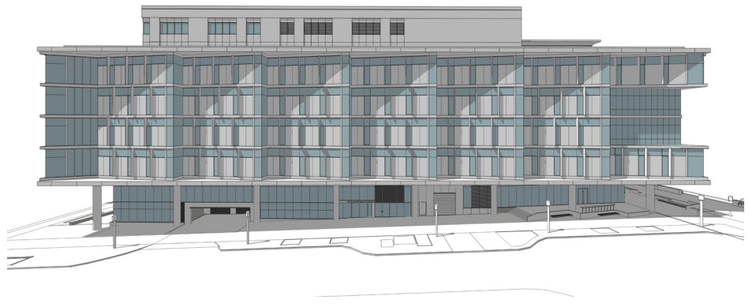




2 pm

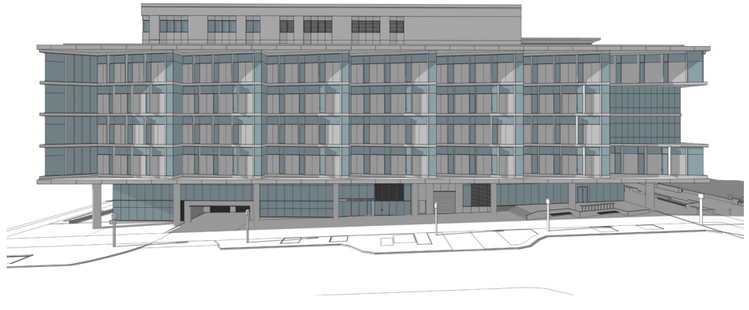






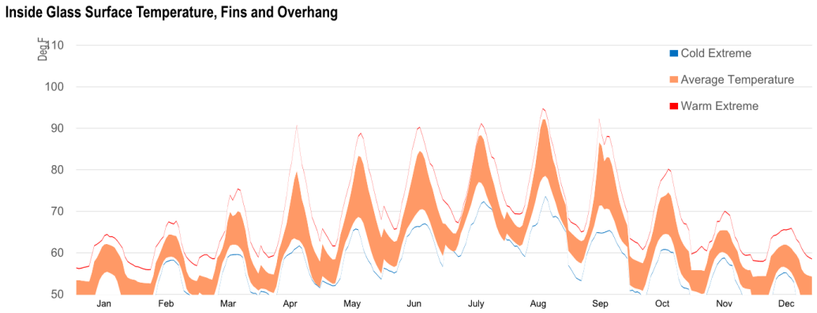
4 pm



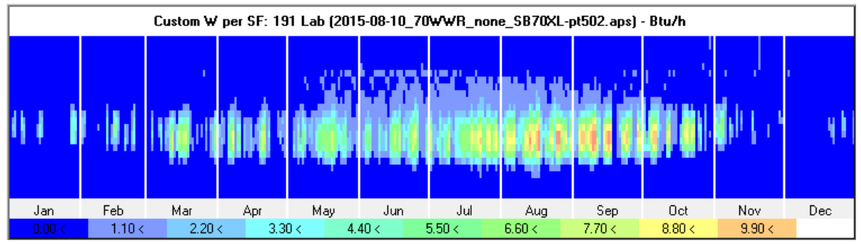


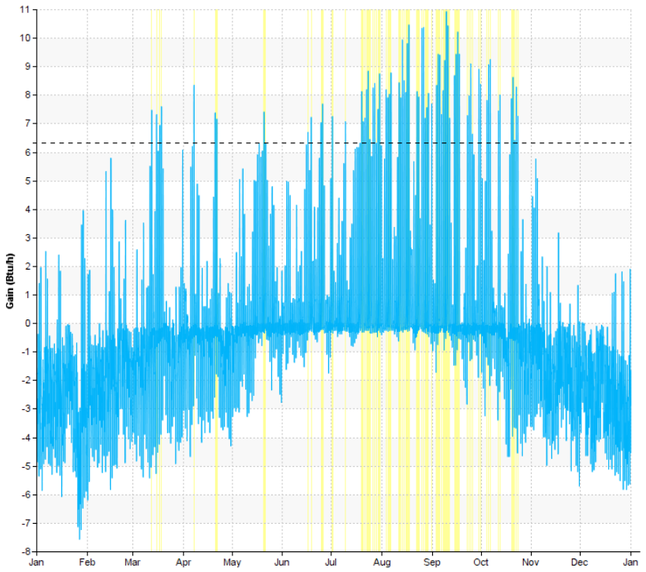


Thermal Comfort (Winter)



Peak Cooling Load Levels (Summer)





The clerestory glass is continuous across the lab zone of the façade, and is generously sized to be 4’-0” high. The clerestory window head meets the ceiling, cleanly washing the ceiling surface with ambient daylight. An interior light shelf helps balance the scene by subtly lowering daylight illuminance levels at the perimeter, contributing to a perception of evenness and deeper daylight penetration.

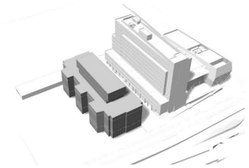
Key to visual comfort and the clerestory glass is the inclusion of interior automated fabric shades, controlled by an astronomical time clock according to the position of the sun in the sky, with override protocols for overcast conditions and site shading from the adjacent CLSB tower. The intent is for the interior fabric shades to only cover the clerestory glass when a beam of direct sun could strike an occupant work surface. All other times, the shades will be open.

Additionally, the vision glass may include a manually operated interior shade or shutter, allowing the occupants to modulate daylight at the view level with sliding wooden shutters or rotating louvers.

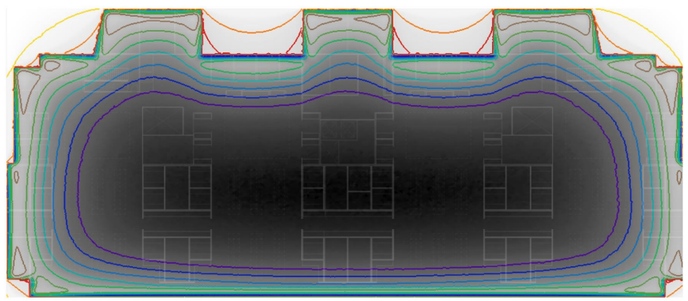
Typical Daylighting Conditions / Illumination Levels

Uniform Overcast Sky on December 21, 12:00pm

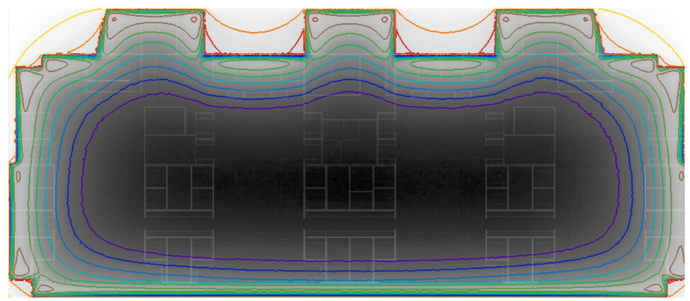
Daylight Distribution *Without* Future Building to the North

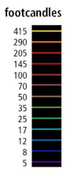


Iso-Lux Illuminance Contours :: Level 02



Iso-Lux Illuminance Contours :: Level 05





Assumptions

- 10’-0” floor to ceiling height
- 48” sill height
- 60% glazing in occupied zone
- White ceiling and interior walls, Ref. = 0.80
- Neutral grey floors, Ref. = 0.35
- Clear façade glass, Tvis = 0.50

Note the model shows illumination patterns assuming no interior partitions to understand daylighting potential across the floor plate. The ghosted plan lines are included to show scale.

East and West Façade Shading Strategies

While the east and west are similarly exposed to a few hours of sun each day, the thermal stresses on the west are far more significant than the east. Additionally, due to the building orientation relative to north, direct sun striking the east glass generally dissipates before the building is occupied each morning by 9am, minimizing any potential visual discomfort from direct sun on the east.

For both solar and thermal control, the west façade significantly benefits from the inclusion of exterior vertical fin shading elements. Without these, occupant thermal and visual discomfort is likely.

Computationalist Area Visual Comfort

One of the most challenging visual conditions stems from the coupling of computationalist users with the southeast zones of levels 3 and 4 where the façade transitions to an aesthetic of expansive glass. Not only is careful attention required to ensure direct sun will not strike work surfaces, but overall scene brightness requires mitigation for comfortable digital screen viewing, and contrast control is necessary to avoid reflected glare on computer screens and field of view conditions where a user focuses on a digital screen with a view of bright exterior sky beyond.

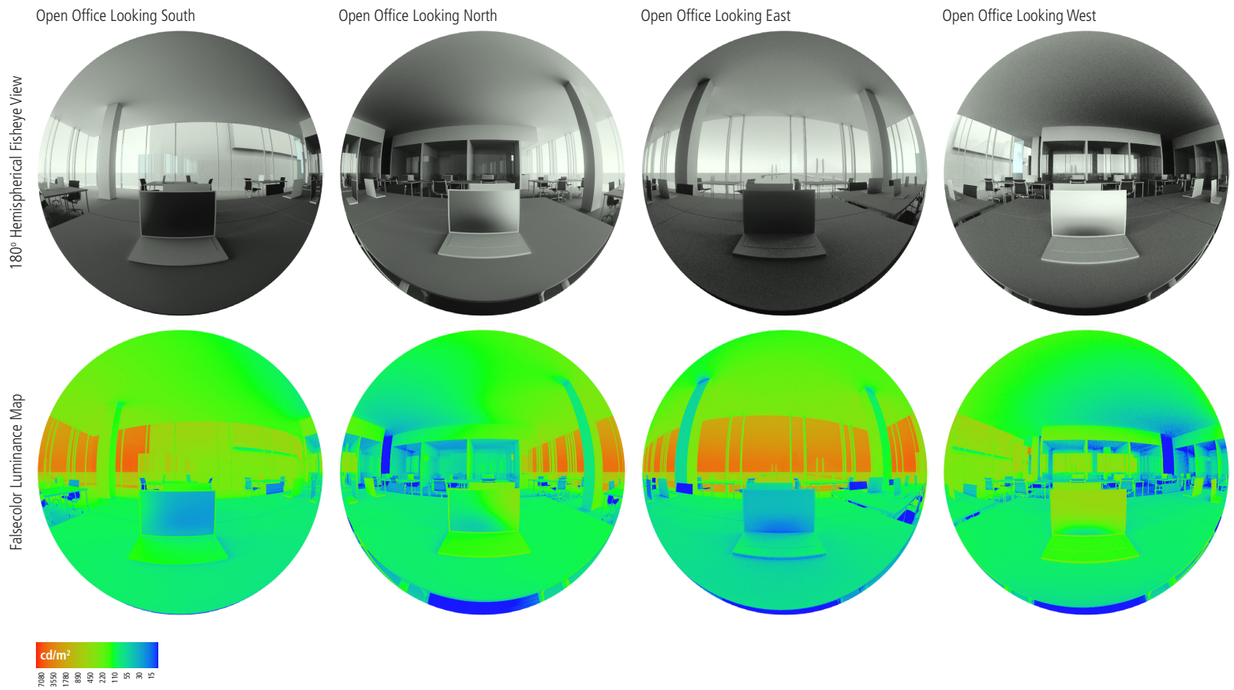
Overall Daylight Penetration

The programmatic requirements of the facility coupled with the building height limitations yield a floorplate that is quite deep, and challenging to daylight across its entirety. From a performance standpoint, our approach is to ensure daylight is utilized wherever possible, and supplemented only where daylight penetration is unrealistic. Our goal is to take advantage of this passive asset, and through smart electric lighting controls with zoned dimming protocols minimize the annual hours where electric lighting is necessary.

Excerpt from:
Knight Cancer Research Building, Criteria Design Report
Building Performance: Energy, Daylighting, Comfort and HVAC Modeling
Prepared by: Integral Group, Inc. (December 3, 2015)

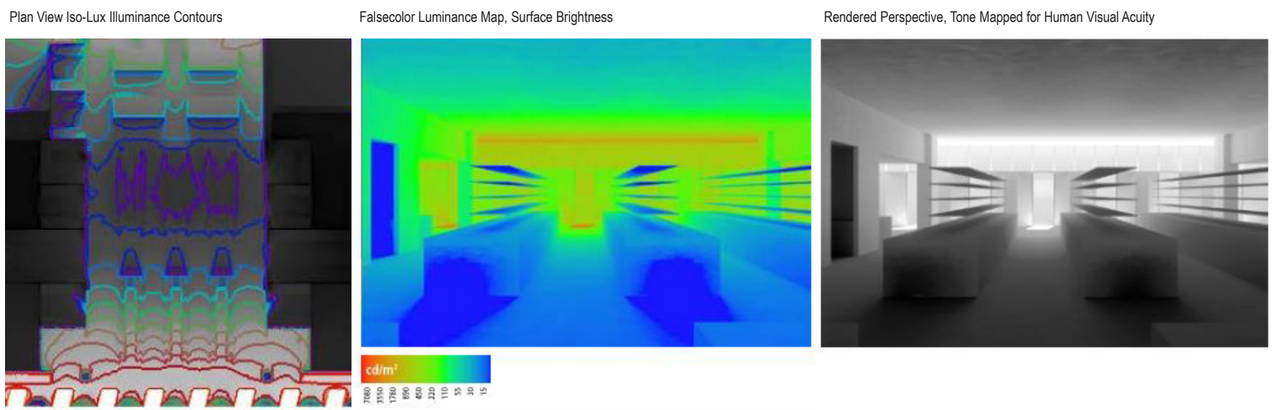
Typical Daylighting Conditions, Computationalist Area Luminance and Perception

Clear Facade Glass :: September 21, 12:00pm, Clear Sunny Skies

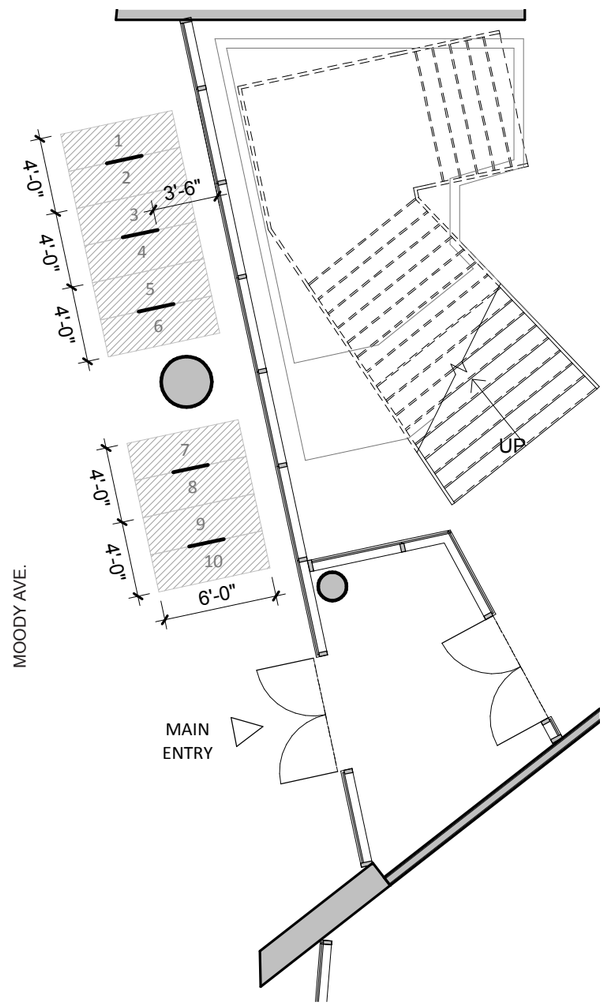


Typical Daylighting Conditions / Illuminance, Luminance, Perception

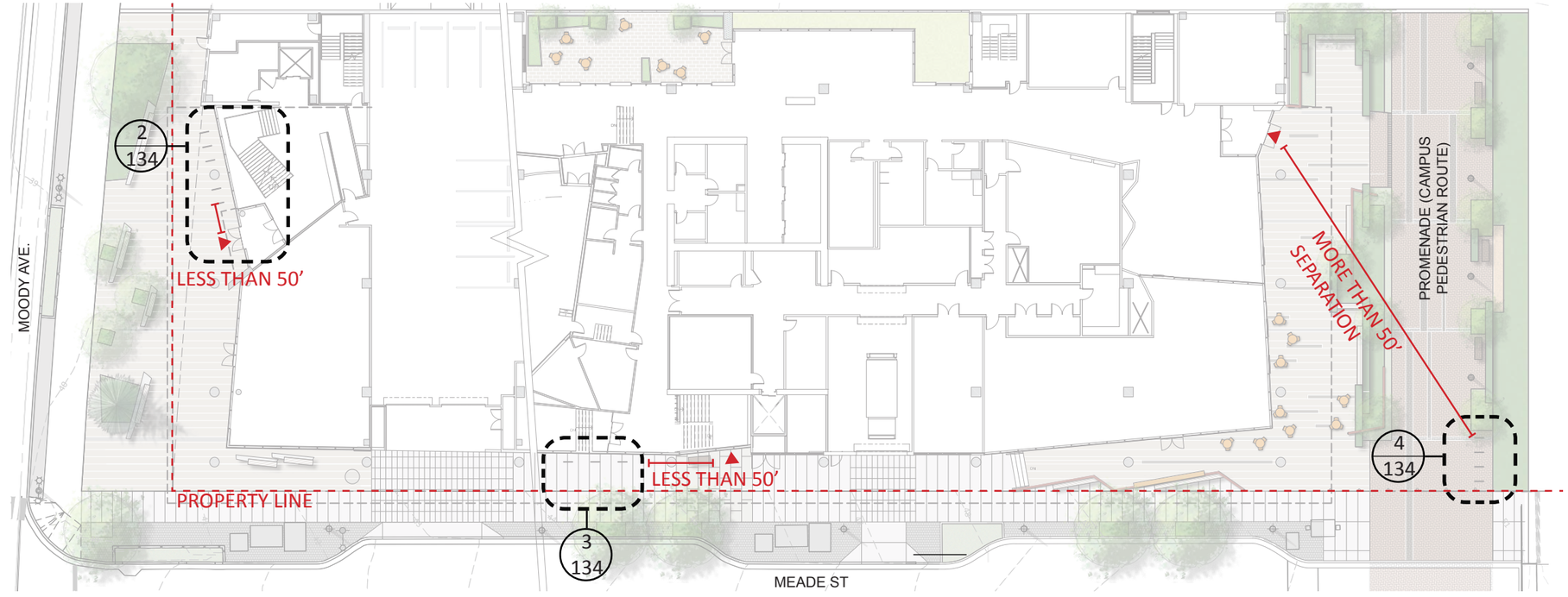
July 21 12:00pm, Clear Sunny Skies :: Level 02



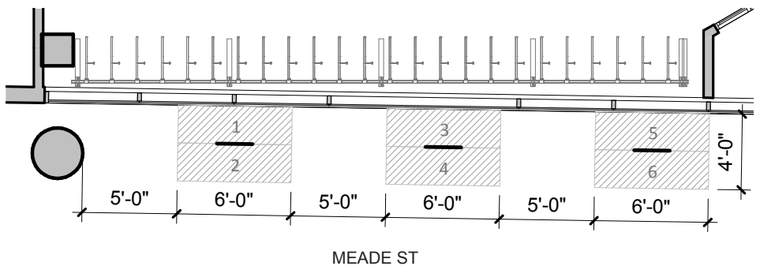
V. BIKE PARKING



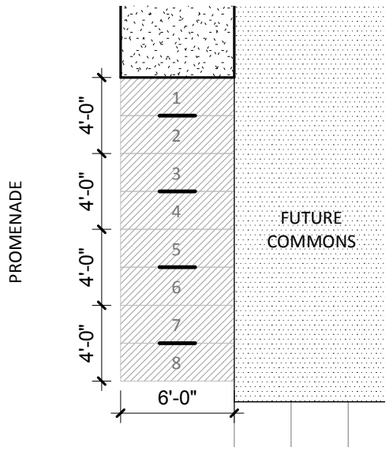
2 - WEST ENTRY: 10 SHORT-TERM SPACES



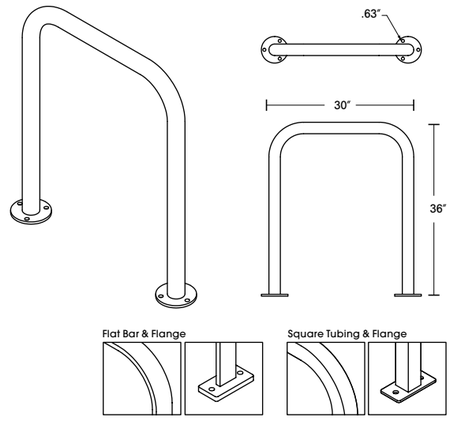
1 - SITE PLAN



3 - MID-BLOCK ENTRY: 6 SHORT-TERM SPACES

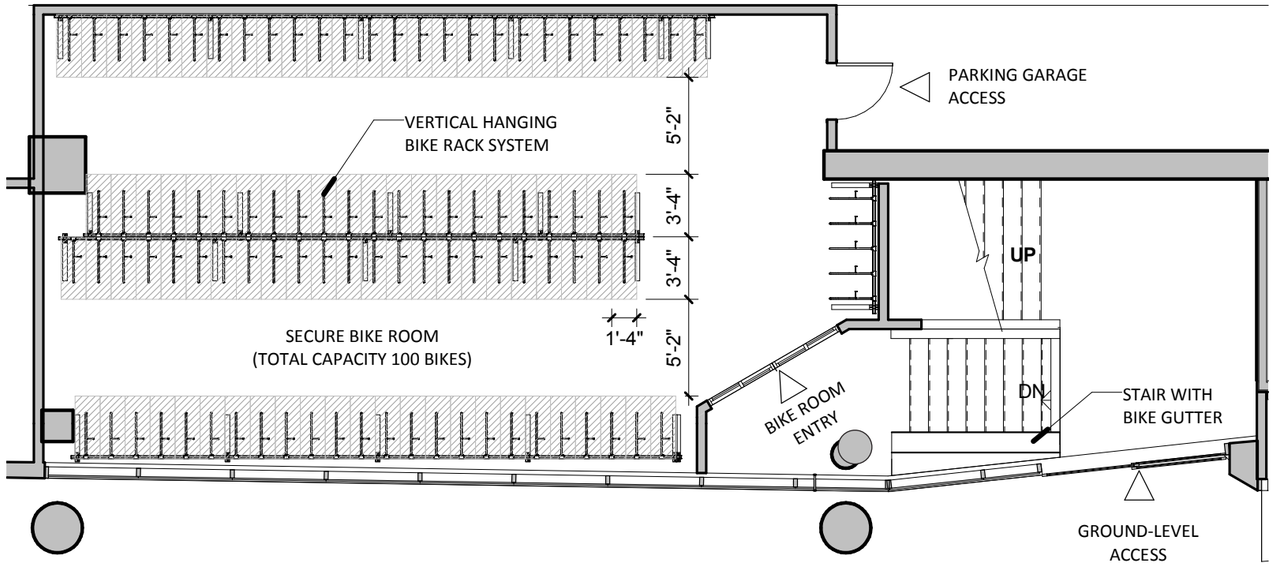


4 - EAST PROMENADE: 8 SHORT-TERM SPACES

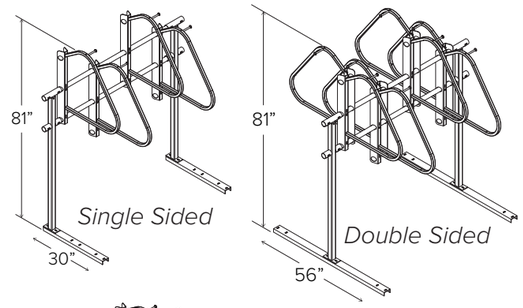


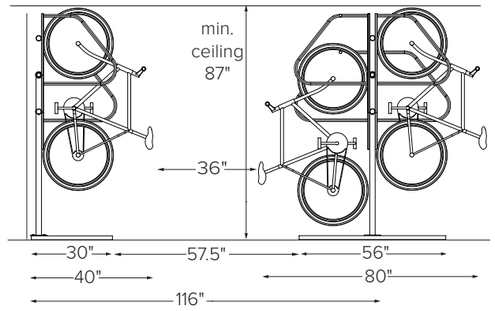
5 - HUNTCO MANUFACTURER "STAPLE"
BIKE RACK DIMENSIONS

SCALE: 1/8" = 1'-0" 0' 4' 8' 16'



1 - BIKE ROOM PLAN



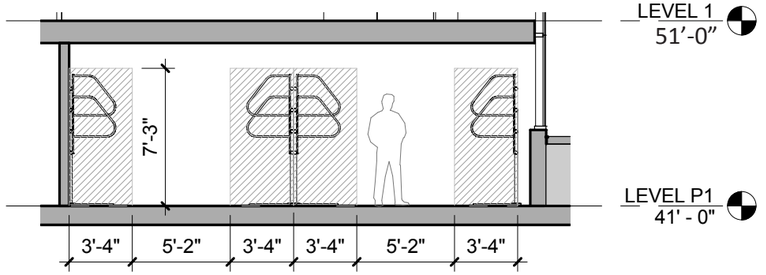


SHORT-TERM PARKING SPACES

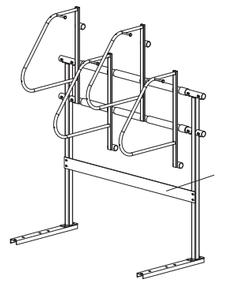
AREA	QUANTITY
WEST ENTRY	*10*
MIDBLOCK ENTRY	*6*
EAST PROMENADE	*8*
TOTAL	*24*
(TOTAL REQUIRED)	*(8)*

LONG-TERM PARKING SPACES

AREA	QUANTITY
INDOOR PARKING ROOM	*100*
TOTAL	*100*
(TOTAL REQUIRED)	*(26)*



2 - BIKE ROOM SECTION



3 - DERO MANUFACTURER BIKE RACK DIMENSIONS

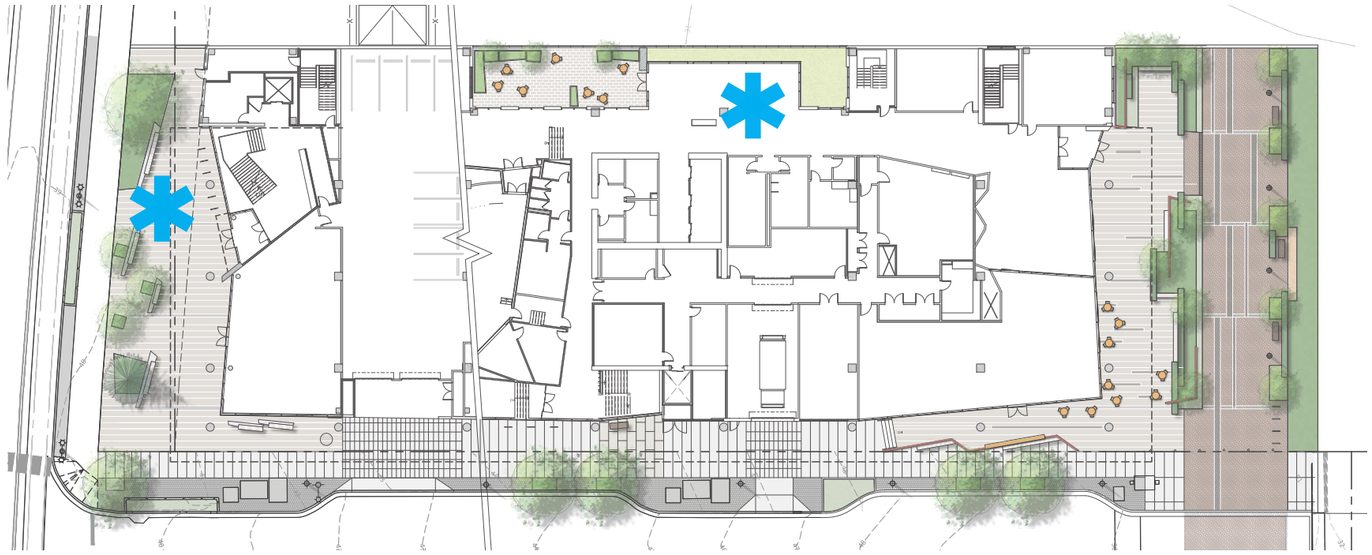
SCALE: 1/8” = 1’-0” 0’ 4’ 8’ 16’

VI. PUBLIC ART

- Building and art together should inspire hope
- Art should have a cancer connection
- Installment site should be central for researchers and public both



ART INSTALLATION AT CLSB



POSSIBLE PUBLIC ART LOCATIONS

The Knight mission is to end cancer as we know it. Through commitment to basic science, high-tech collaborations, and hard work the Knight is delivering hope to cancer patients and their families. To many the Knight Cancer Research Building, in the center of what the City of Portland is calling the Innovation District, will be a physical beacon of that hope. The public art that will complement the building should represent that optimism.

The installation site should be such that the scientists will be inspired by the art at their workplace and the public is able to interact with it easily in a meaningful way. Only the outside and lobby floor of the building will be accessible to the public, the floors above will house cancer research. As per the Knight Institute goals and Phil and Penny Knight's endorsement, the science within the walls will not be business as usual, but instead a large scale team approach to tackling cancer differently.

It is desirable for there to be a cancer connection for the artist and their work though how the connection is made is not prescribed. An example might be an artist in remission whose piece represents his journey or the daughter who wishes to give back through art to the researchers whose discoveries changed the outcome for her parent. A strong connection would be ideal.

The intent is for the work to be forward looking and lift the soul instilling a sense of hope. It should not be grand or ostentatious but instead reflect the dedication and courage of the people who fight cancer in their work and in their families.

SCHEDULE:

May 2016 - Call for artists
July 2016 - Short-list of artists
Sept 2016 - Artist selection
Mar 2017 - Design & Coordination
Aug 2017 - Mock ups and submittals
May 2018 - Installation

BUDGET:

$270,000 for one commissioned art piece inclusive of all overhead and installation costs.

Budget for additional purchased art pieces will be preserved. Locations for these pieces will be throughout the building.