



City of Portland
Bureau of Development Services

Staff Presentation to the
Portland Design Commission

LU 15-279775 DZM, AD
Knight Cancer Research Building
KCRB

April 7, 2016



Knight Cancer Research Building:

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

CHH South:

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

Staff PRESENTATION

The Site

The Project

The Context – Policy

The Context - Physical

South Waterfront Sub-District



The SITE

Site Location

SW Moody, SW Meade, SW Arthur, Promenade

Site Area

approx. 84,000 SF (full block)

Site Zoning

CXd, Central Commercial with design overlay

Existing Conditions

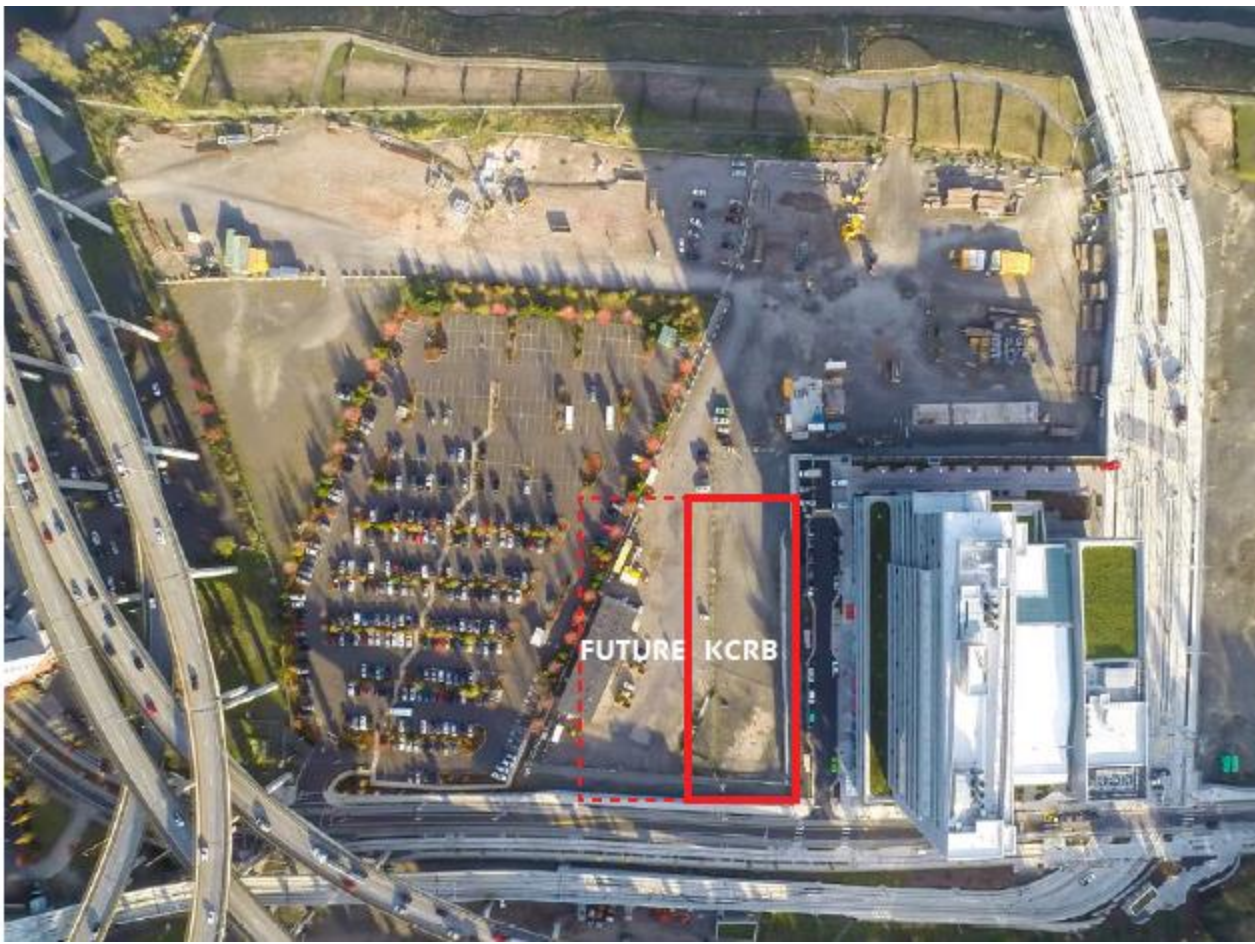
full lot: mostly vacant
north of full lot: temporary surface parking

Plan Districts

Central City Plan District
South Waterfront sub-District

Street Designations

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



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SW Moody, SW Meade, SW Arthur, Promenade

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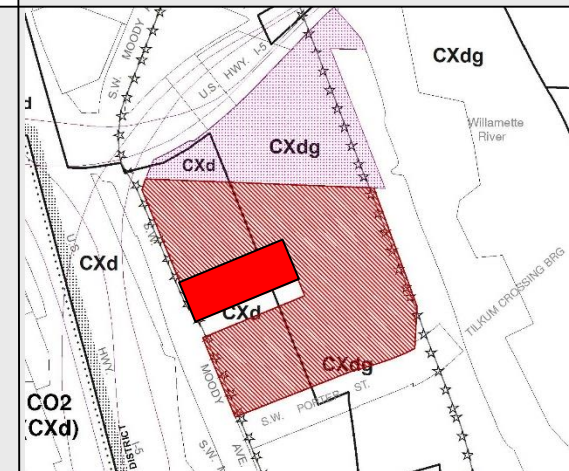
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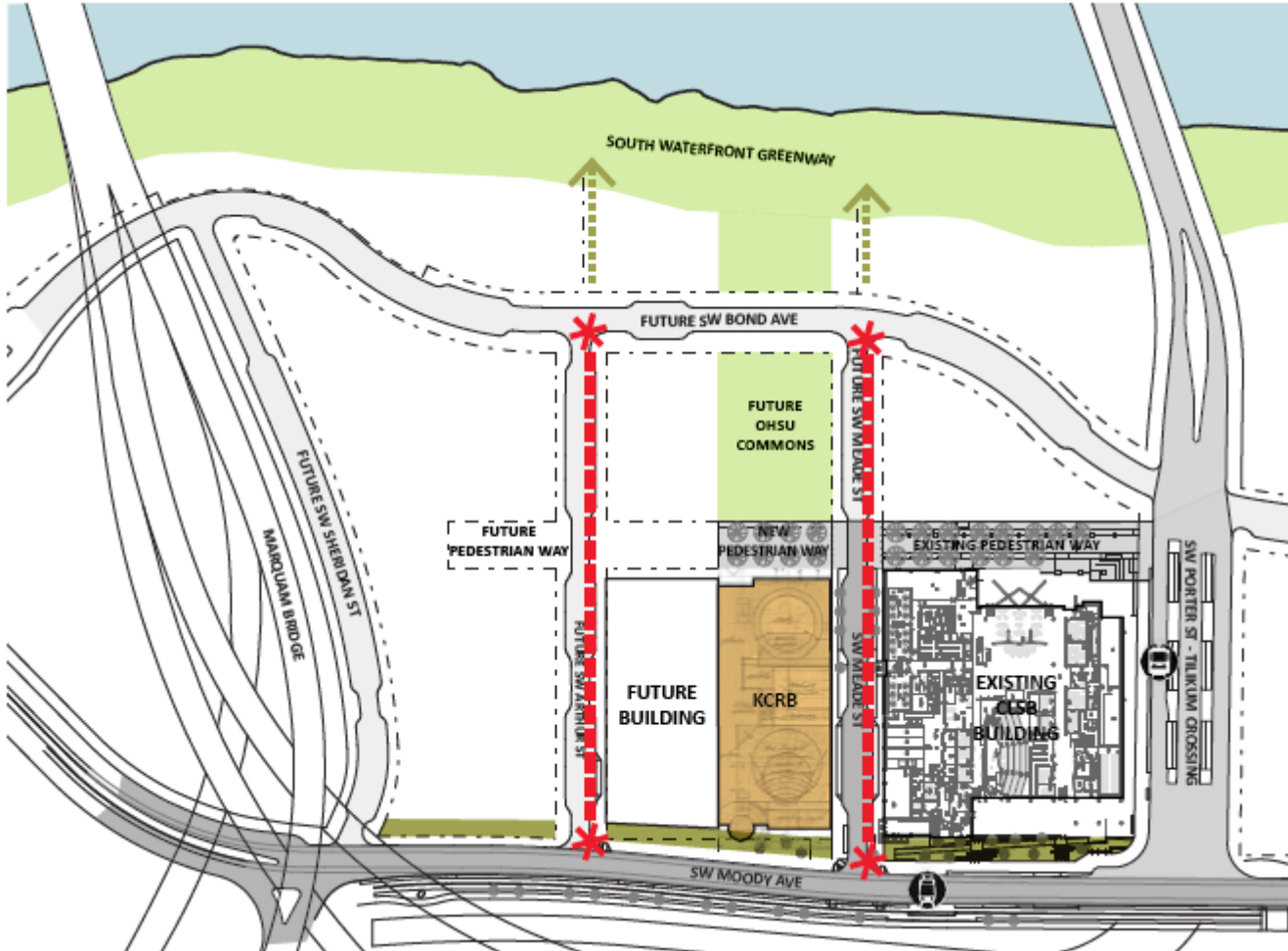
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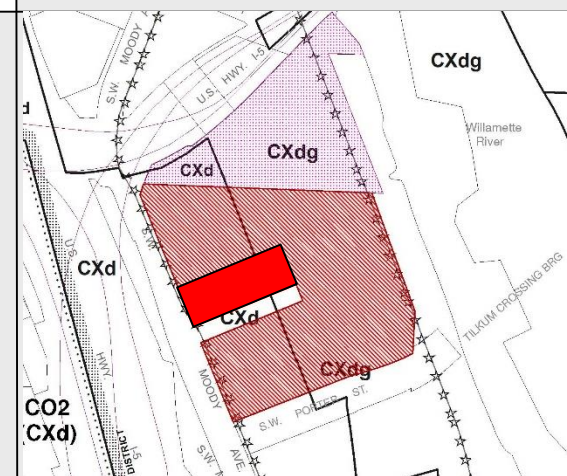
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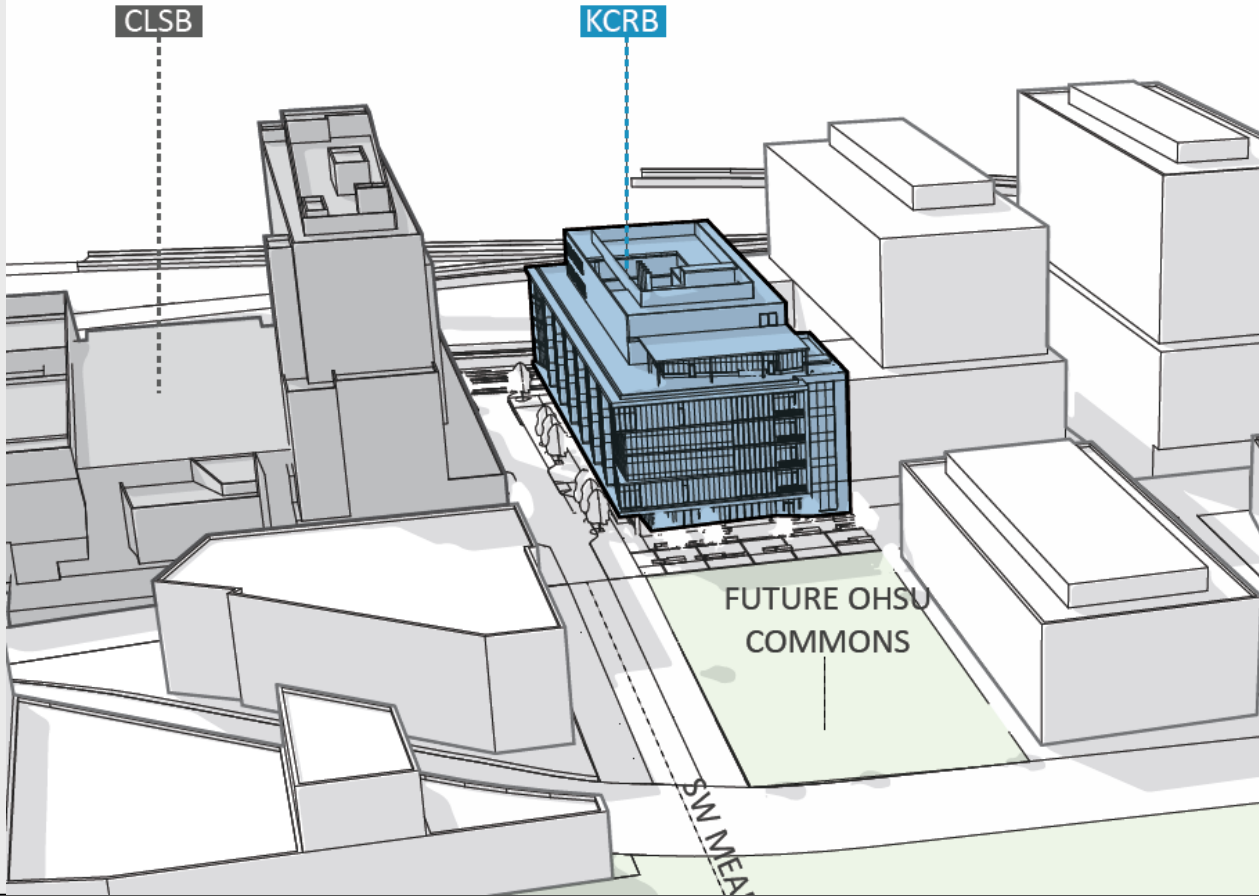
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- SW Meade and SW Arthur – Enhanced Pedestrian Street, Local Service traffic, transit, bikeway, City Walkway
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The PROJECT

Program

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

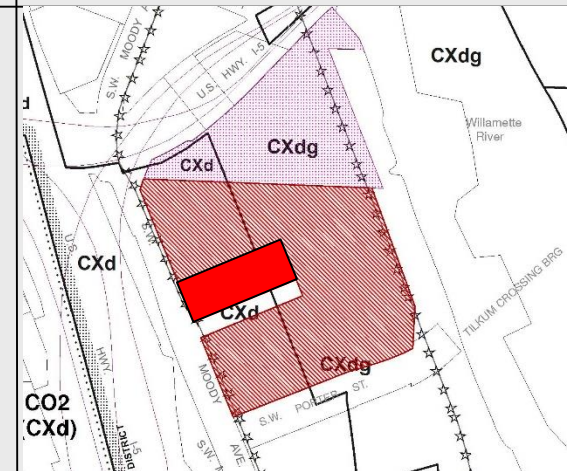
Parking & Loading

SW Meade Street – two-way secure parking access for 30 private parking stalls

SW Meade Street – one standard B loading stall

SW Meade Street – existing underground tunnel access south to CLSB

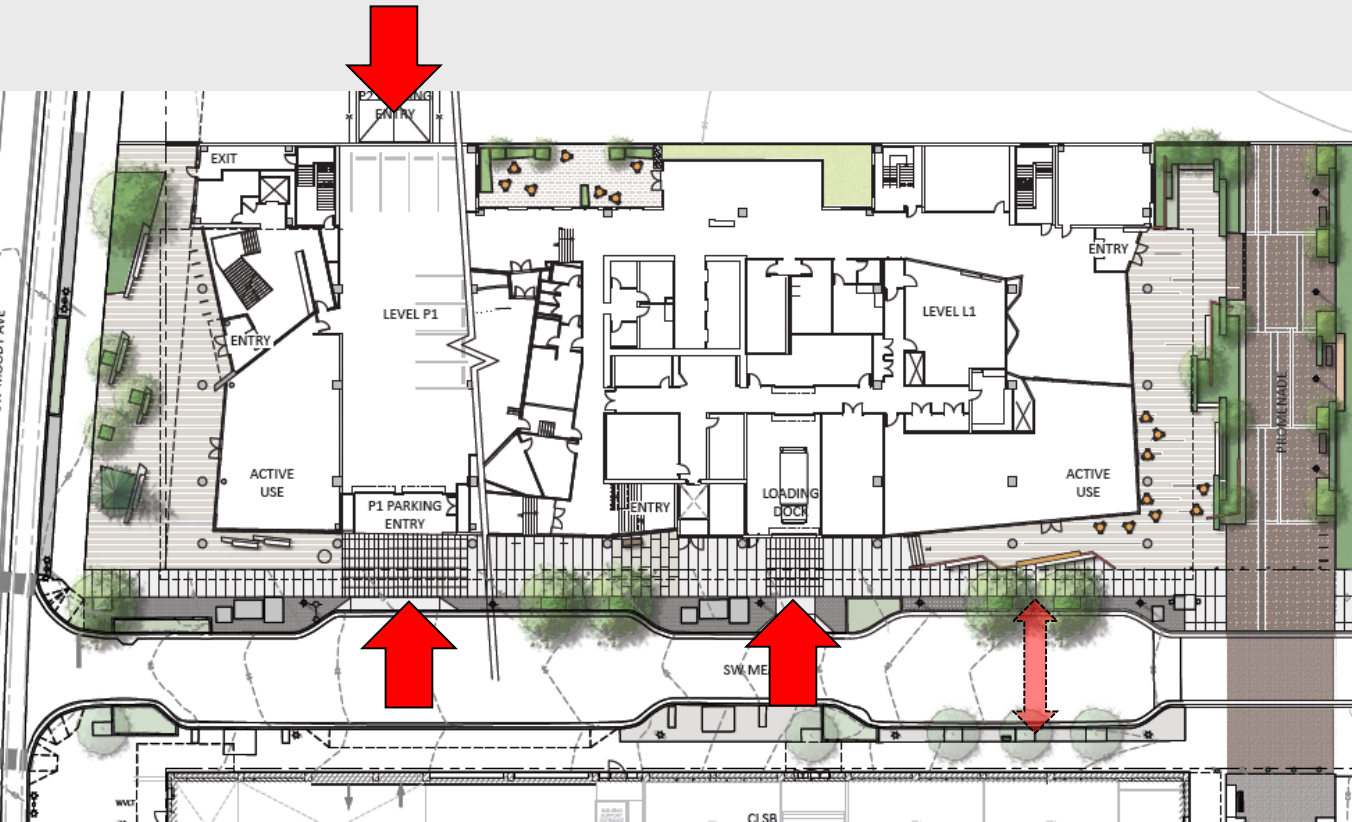
SW Arthur Street – two-way parking access for 51 parking stalls Existing



The PROJECT

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



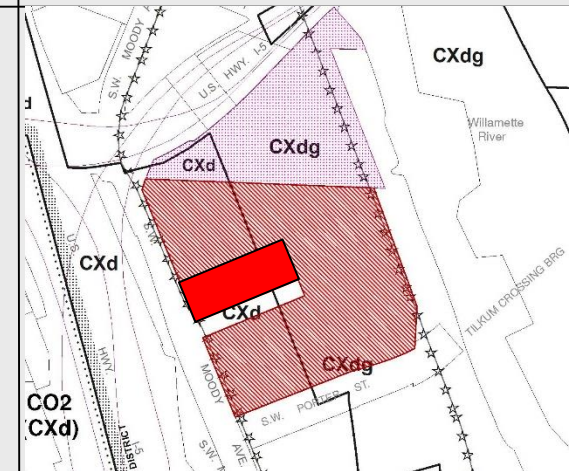
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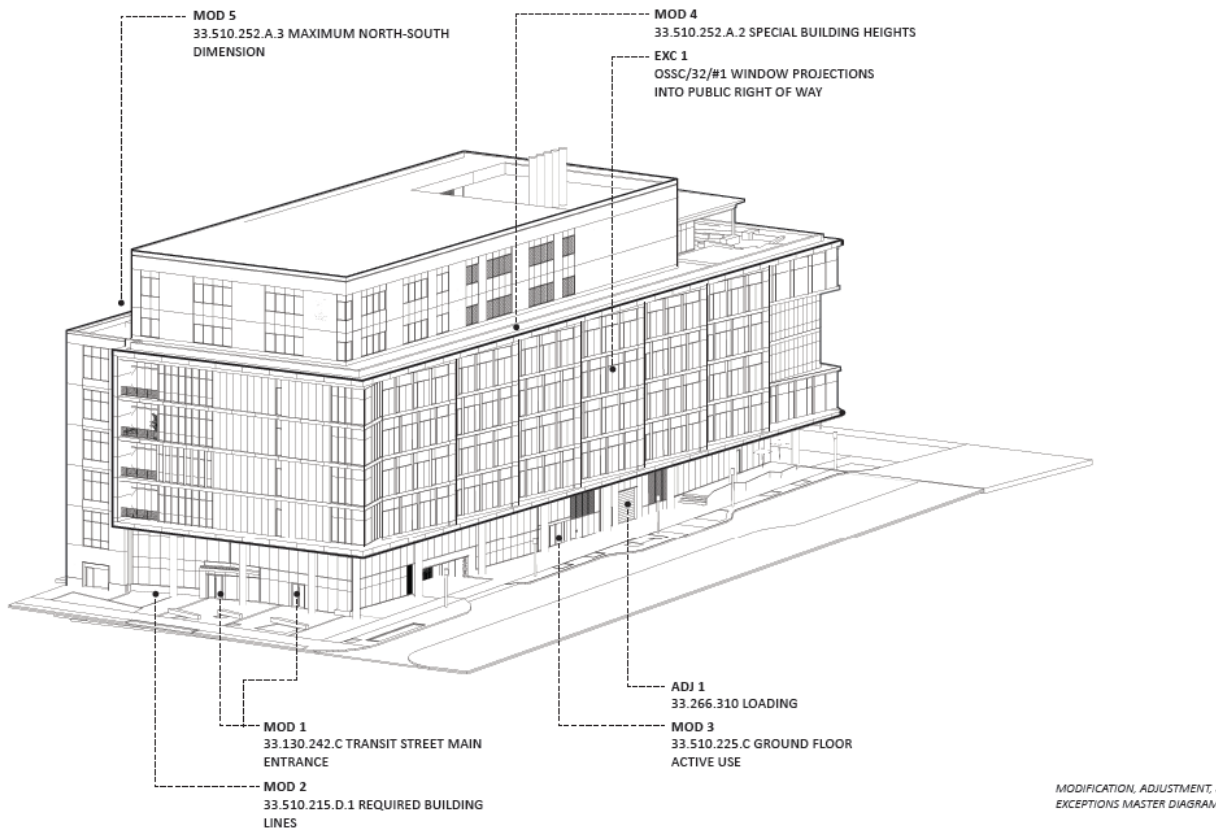
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SW Meade Street – existing underground tunnel access south to CLSB

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The PROJECT

Zoning

CXd, Central Commercial with design overlay

Floor Area Ratio

Base 6:1 (+3:1 bonus allowed)
Proposed 4.8:1

Height

Max 325'
(Height Opportunity Area)
Proposed 114'-6"

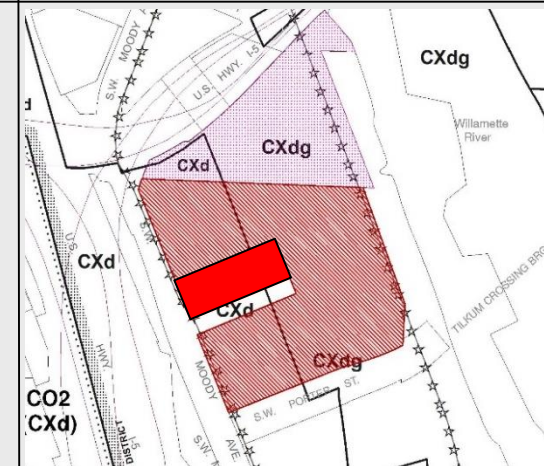
Guidelines

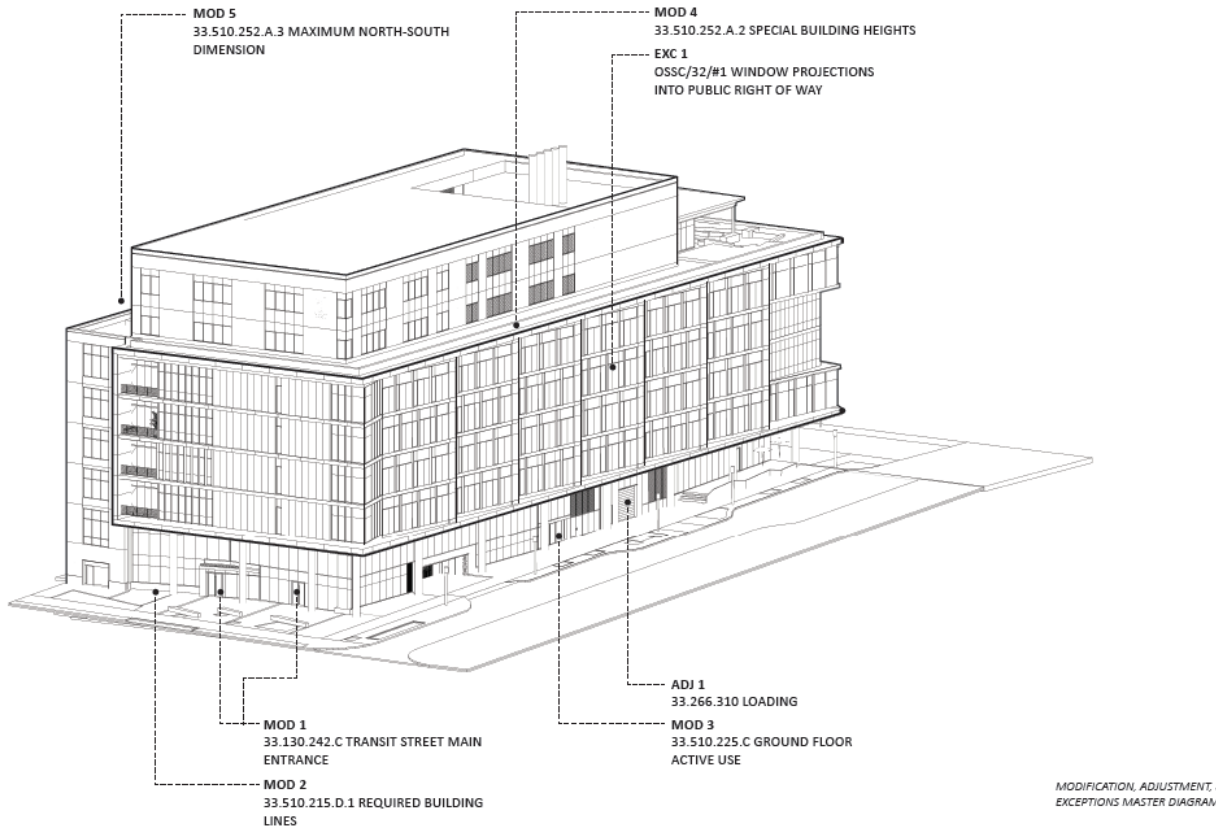
Central City Fundamental Design Guidelines
South Waterfront Design Guidelines

Modifications & Adjustments

Modifications

1. 33.130.242.C Transit Street Main Entrance. The proposal requests to increase the maximum 25' setback to 54'.
2. 33.510.215 Required Building Lines. The proposal requests that the SW Moody frontage meet the standard for only 25%, or 31' of the frontage.
3. 33.510.225 C. Ground Floor Active Use. The proposal requests to reduce the requirement along SW Meade Street to 41%, or 119', that fully meets the minimum 25' depth requirement.
4. 33.510.252 A.2. Special Building Heights at SW Meade. The proposal requests that Floors 4 and 5 fronting SW Meade (which is a 60'-wide right-of-way) are increased to approximately 85'.
5. 33.510.252 A.3. Maximum North-South Dimension. The proposal requests the building area taller than 75' in height is increased to 135'-6" in width, including newly proposed oriels.





The PROJECT

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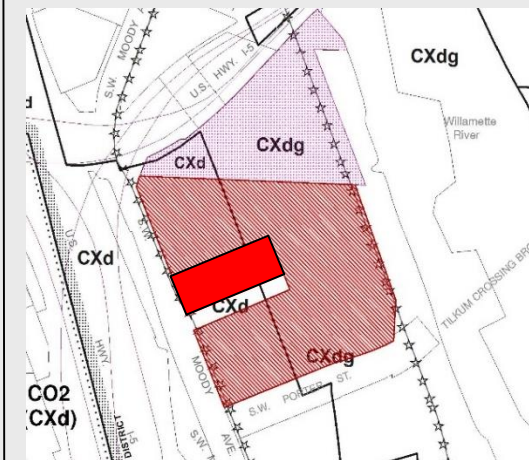
Modifications & Adjustments

Oriel Window Design Exception requested through Design Review:

OSSC/32/#1 Window Projections into Public Right-of-Way F. Width. The proposal requests to increase the allowed 12' width for oriel projections to 20' and 23.5' in width along the SW Meade Street frontage.

Adjustment request:

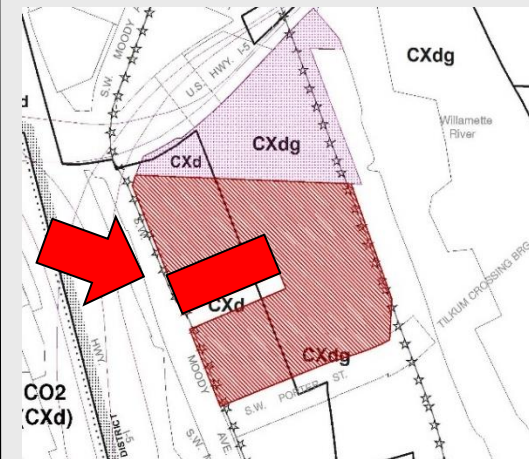
33.266.310 Loading. The project requests to only provide one "Standard B" loading space.





The **CONTEXT**

View
Southeast at SW Moody

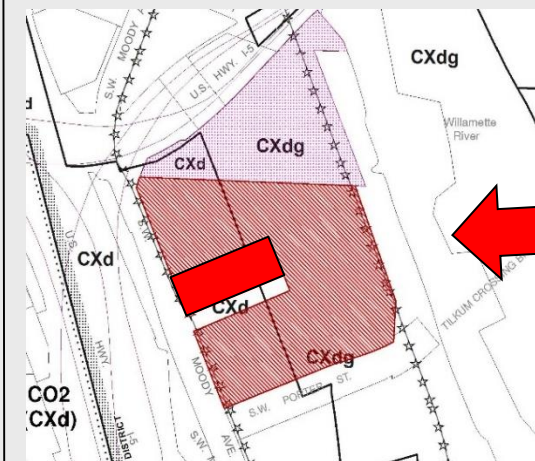


The **CONTEXT**



View

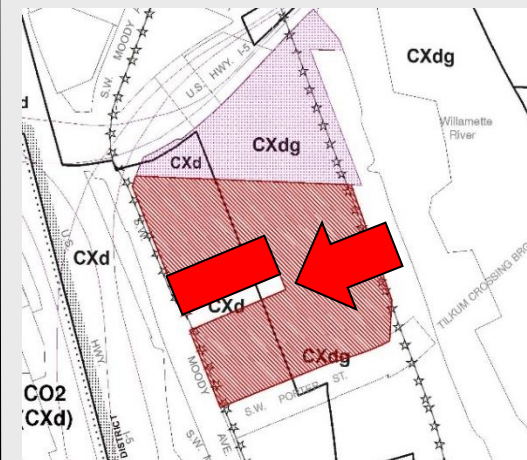
West from north side belvedere at Tilikum Crossing



The **CONTEXT**



View
West from Promenade at SW Meade



The Recommendation

3 Unresolved Issues remain:

Issue 1: SW Meade Street frontage

Pedestrian safety

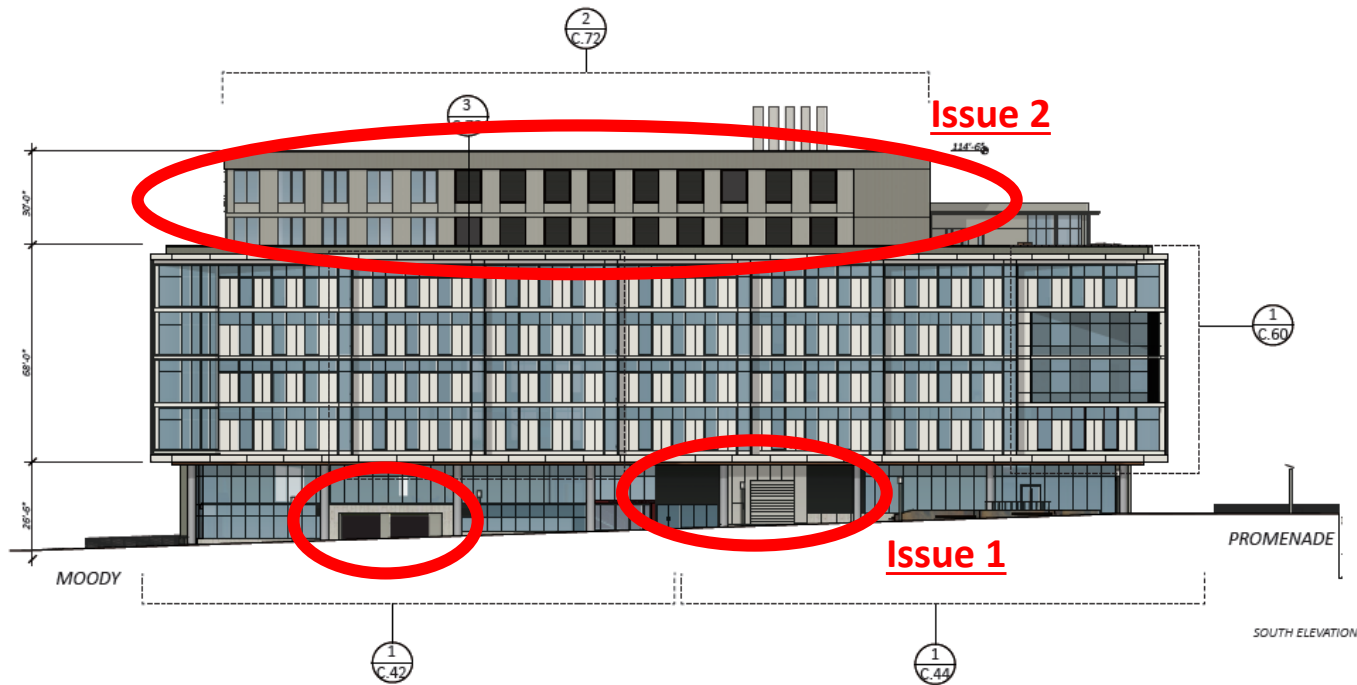
Street activation

Architectural coherency

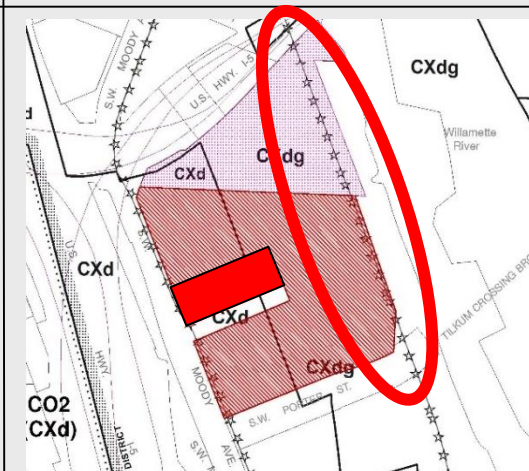
Issue 2: Rooftop penthouse

Integration and coherency

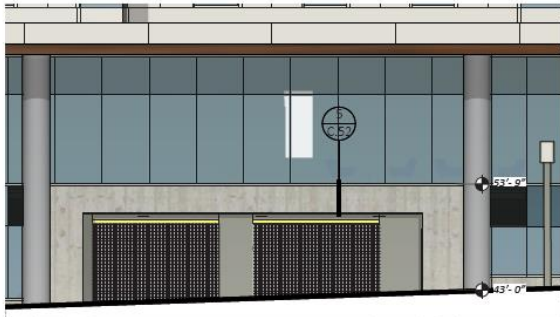
Issue 3: Greenway Trail Deferral



Issue 3



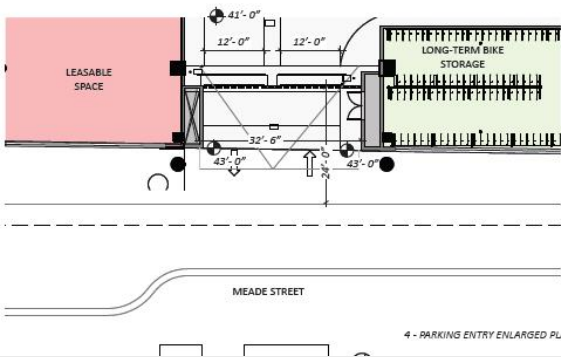
PARKING ENTRY SOUTH



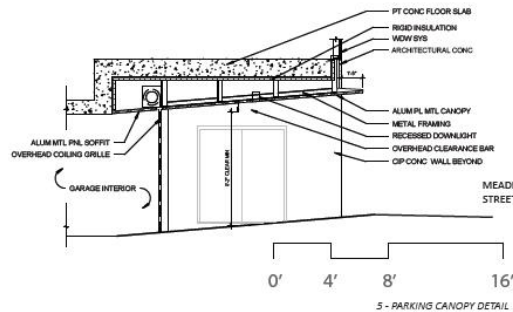
1 - PARKING ENTRY ENLARGED ELEVATION



2 - PARKING ENTRY 3D



4 - PARKING ENTRY ENLARGED PLAN



5 - PARKING CANOPY DETAIL



6 - PERF PATTERN REFERENCE

Parking Access

The Recommendation

3 Unresolved Issues remain:

Issue 1: SW Meade Street frontage

Pedestrian safety

Street activation

Architectural coherency

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Integration and coherency

Issue 3: Greenway Trail Deferral

Issue 1: SW Meade Street ground level pedestrian safety, activation and architectural coherency

Design Guidelines and Modification not yet met:

A7-Establish and Maintain a Sense of Enclosure

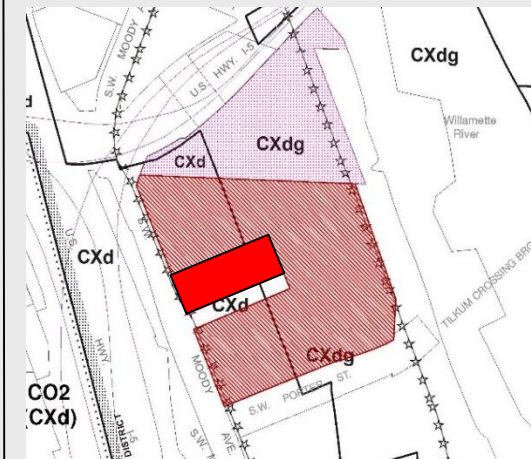
A8-Contribute to a Vibrant Streetscape

B1-Reinforce and Enhance the Pedestrian System

B2-Protect the Pedestrian

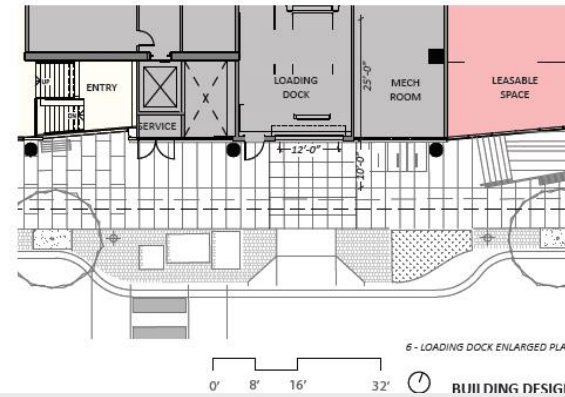
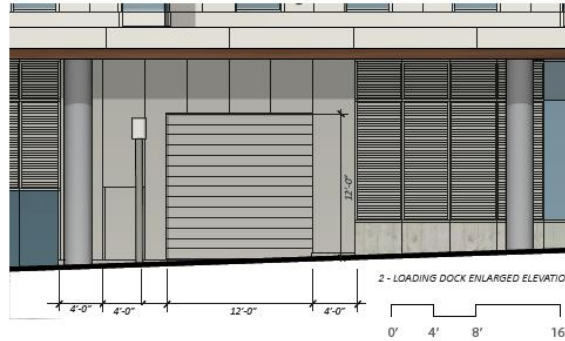
C5-Design Coherency

Modification Request 3 – Ground Floor Active Use along SW Meade Street



LOADING DOCK

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



Loading Access

The Recommendation

3 Unresolved Issues remain:

Issue 1: SW Meade Street frontage

Pedestrian safety

Street activation

Architectural coherency

Issue 2: Rooftop penthouse

Integration and coherency

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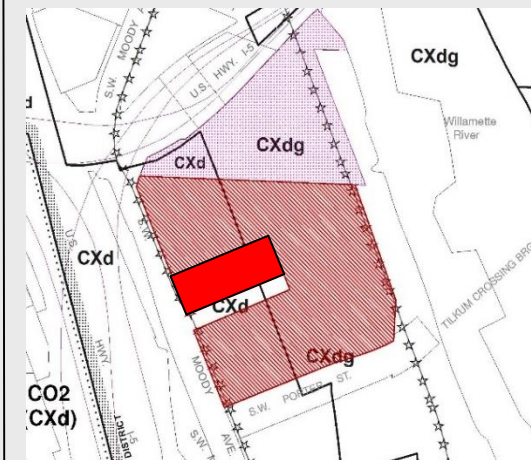
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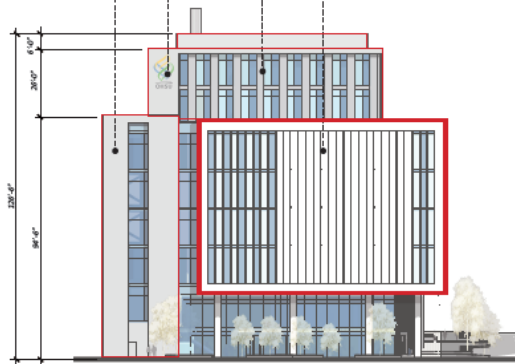
B2-Protect the Pedestrian

C5-Design Coherency

Modification Request 3 – Ground Floor Active Use along SW Meade Street



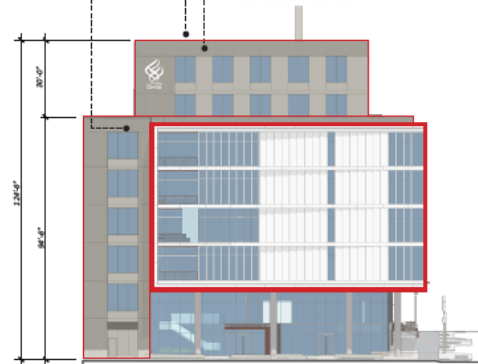
INCREASES PERCEIVED BUILDING HEIGHT



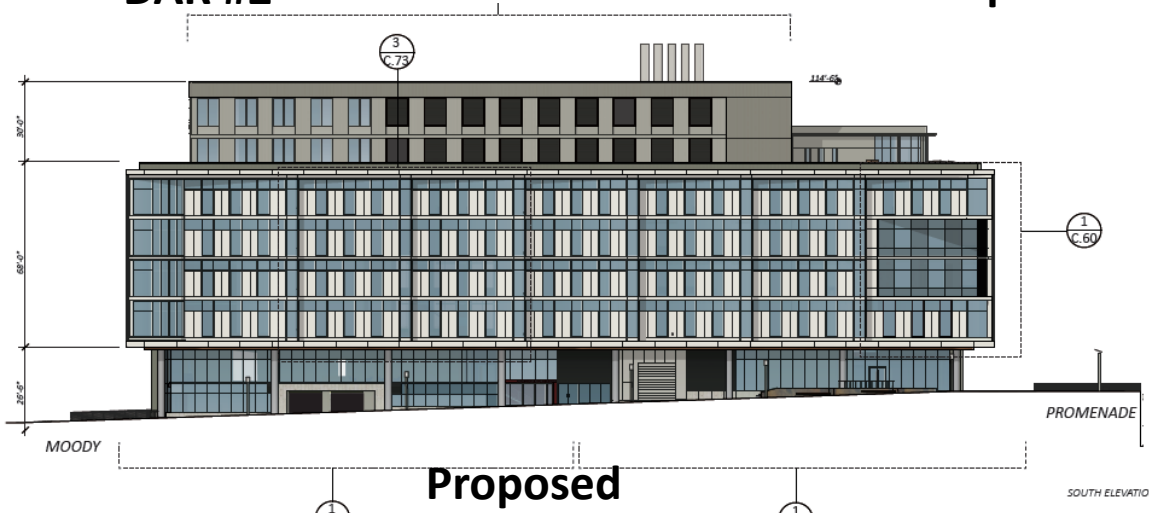
DAR #2

WEST ELEVATION

DARKER METAL PENTHOUSE DECREASES PROMINENCE AND STRENGTHENS LAB BLOCK CONCEPT



Proposed



Proposed

SOUTH ELEVATION

The Recommendation

3 Unresolved Issues remain:

Issue 1: SW Meade Street frontage

Pedestrian safety

Street activation

Architectural coherency

Issue 2: Rooftop penthouse

Integration and coherency

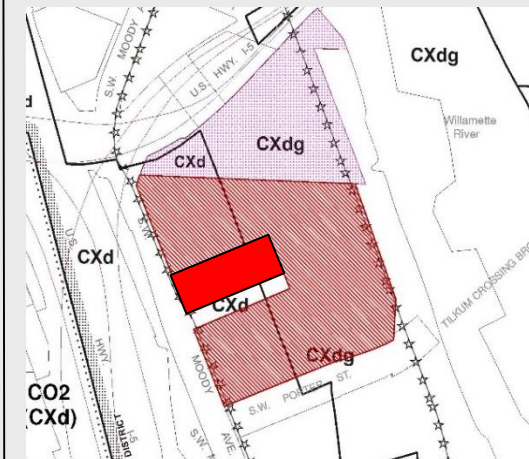
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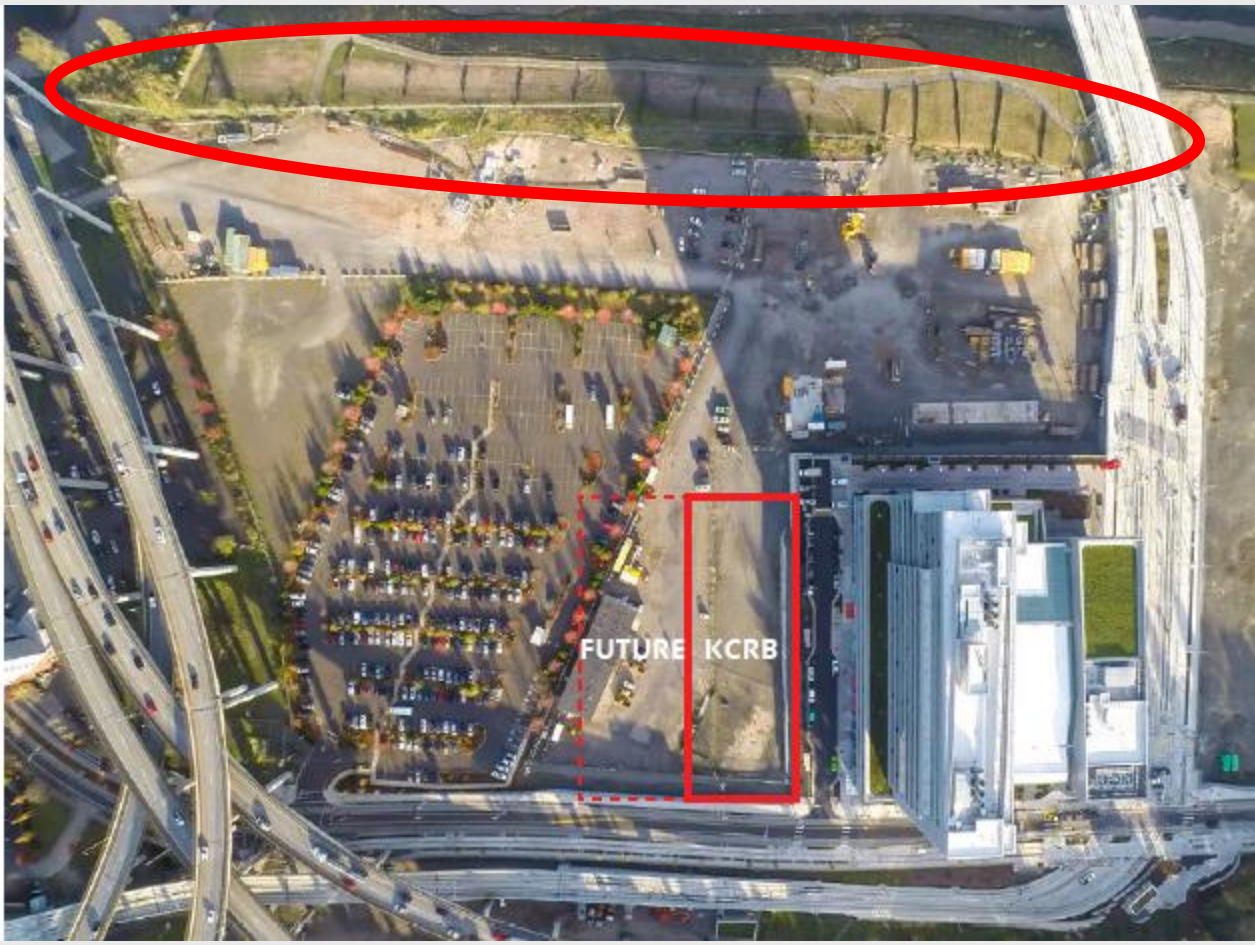
Issue 2: Rooftop penthouse integration and coherency

Design Guidelines not yet met:

C5-Design Coherency

C11-Integrate and Use Rooftops





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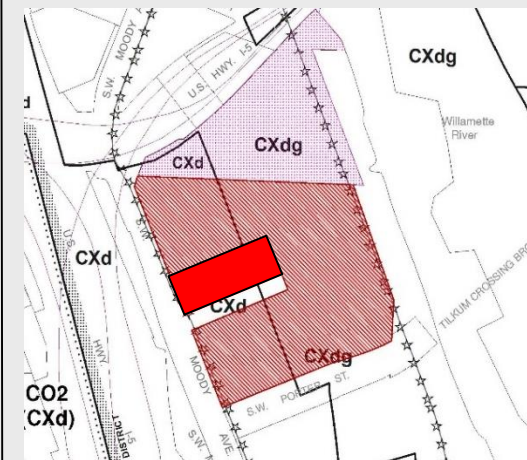
Integration and coherency

Issue 3: Greenway Trail Deferral

Issue 3: South Waterfront Greenway improvements

Design Guidelines not yet met:

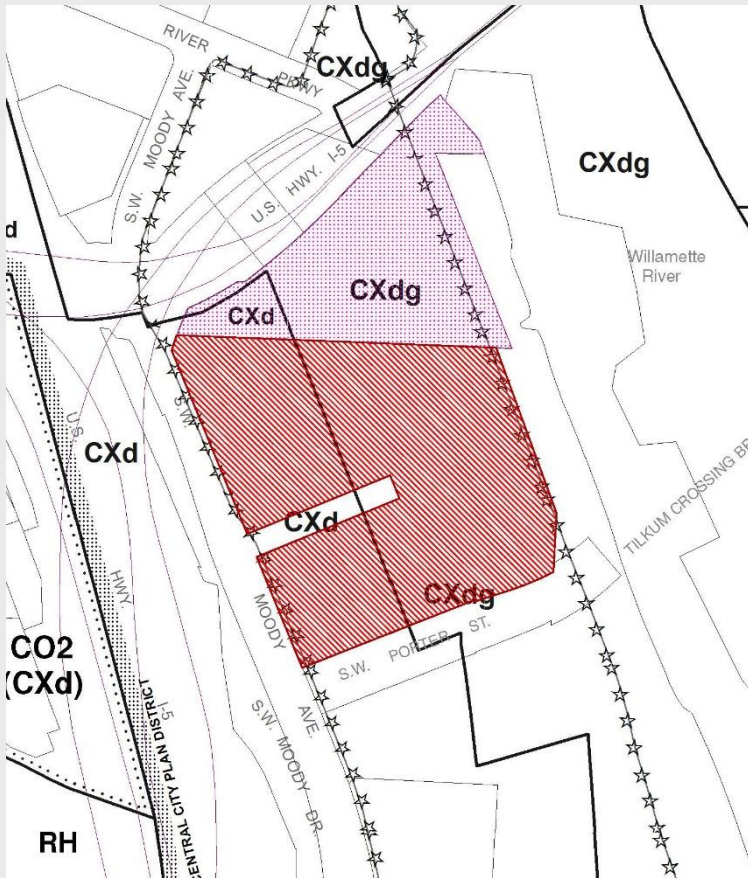
1. Develop a Cohesive Greenway Trail System.
- 2-1. Address Streets and Accessways.
- 2-2. Address Adjacent Open Space.
- 2-3. Address Bridges.
3. Incorporate a Diverse Set of Gathering Places.
4. Integrate Materials, Structures, and Art.
5. Enhance the Riverbank.
6. Design Diverse Plant Communities.



END

questions





The **CONTEXT** – Policy

Zoning

CXd, Central Commercial with design overlay

Floor Area Ratio

Base 6:1 (bonus allowed)

Height

Max 325'

(Height Opportunity Area)

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Central City Fundamental Design Guidelines

South Waterfront Design Guidelines

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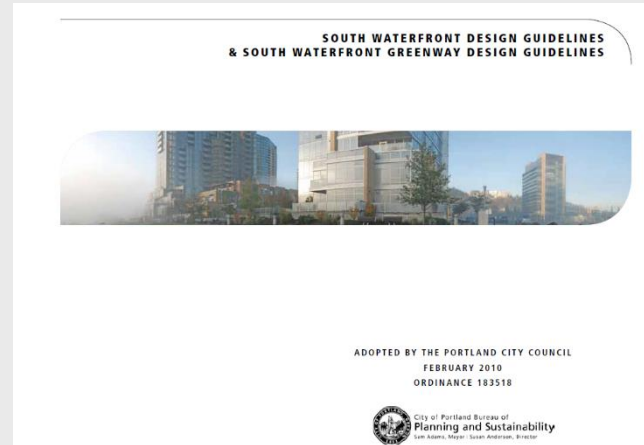
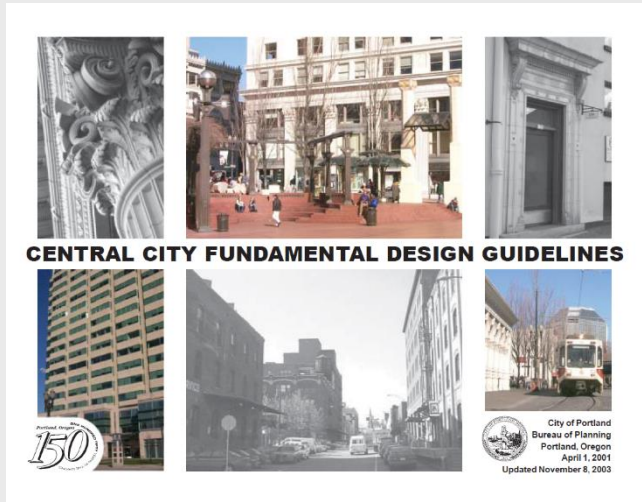
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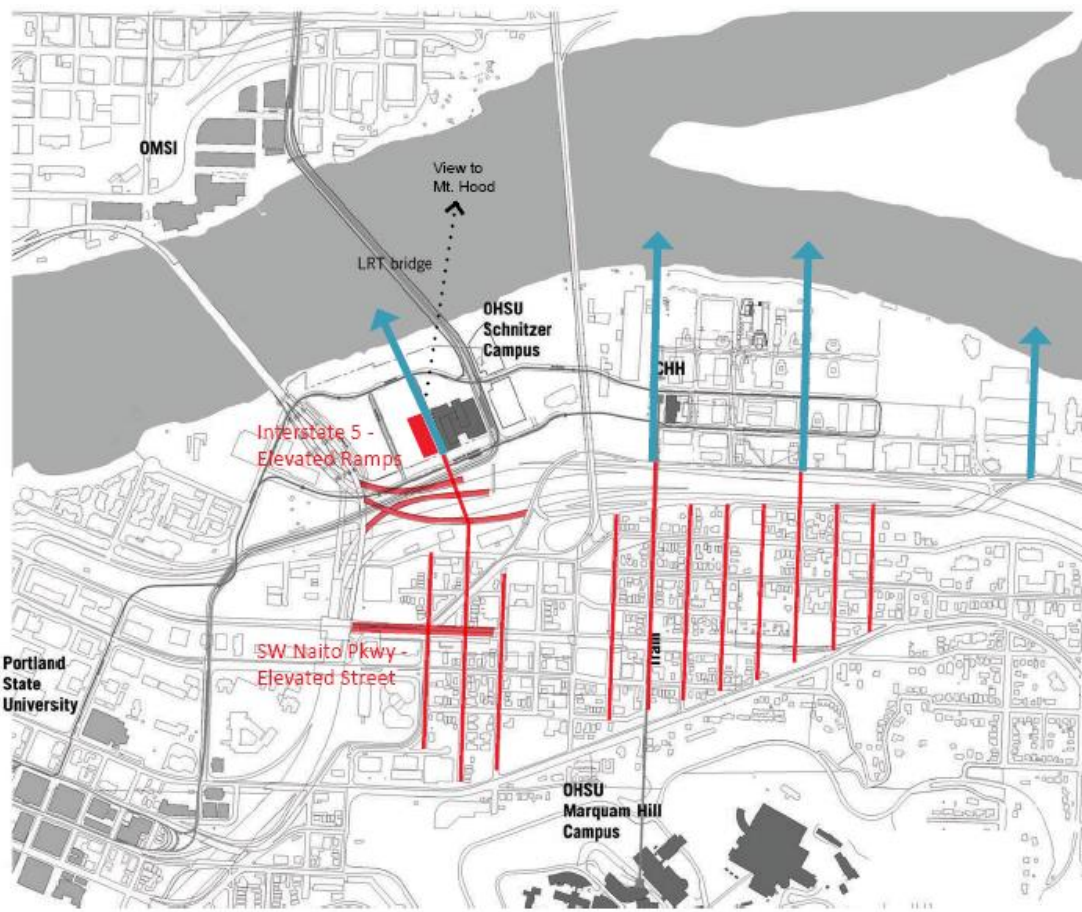
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Modification – Special Building Height Corridor

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

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

Modification – Maximum North-South Dimension

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

Proposed: Floor 5 is 132' wide

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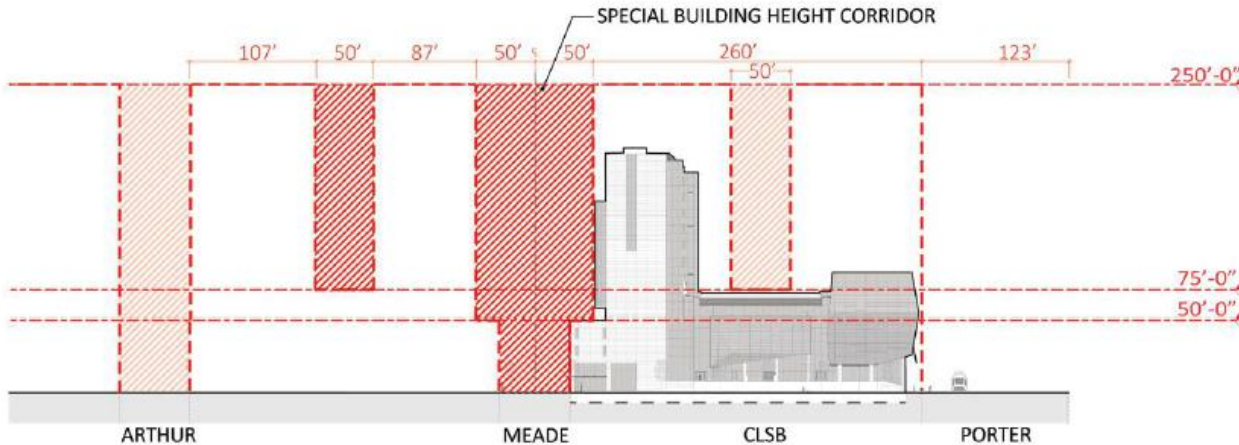
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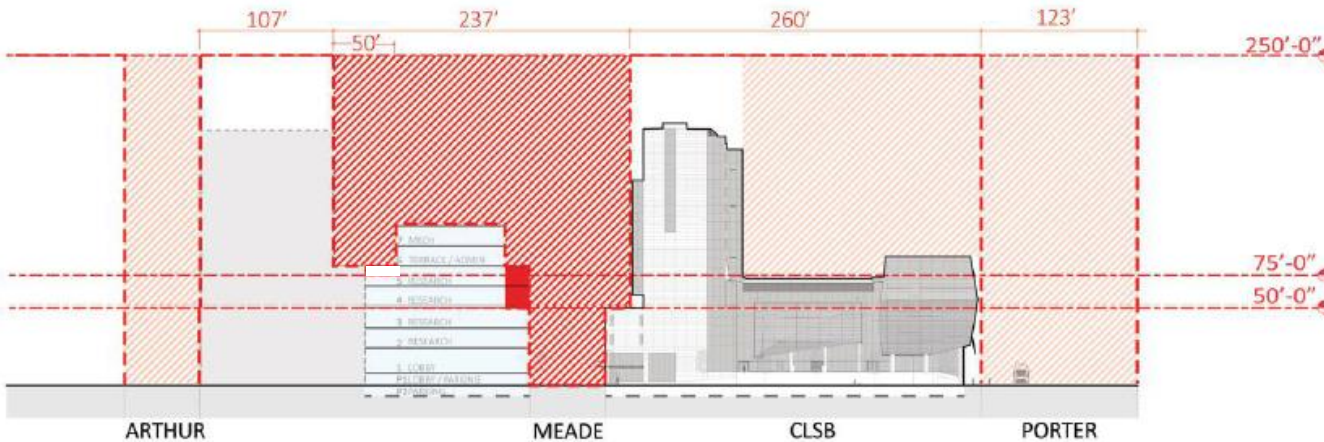
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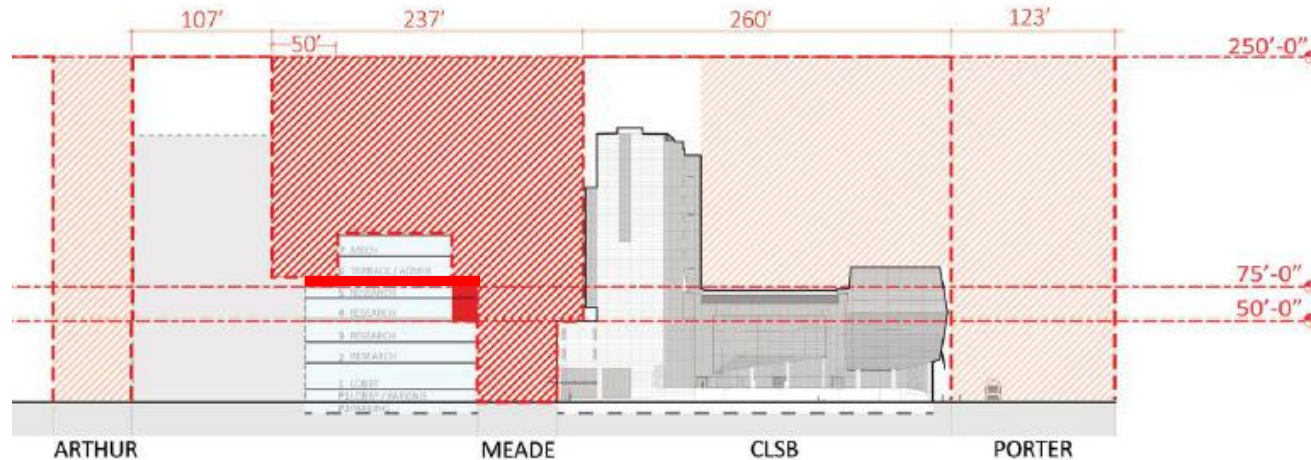
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The CONTEXT – Policy

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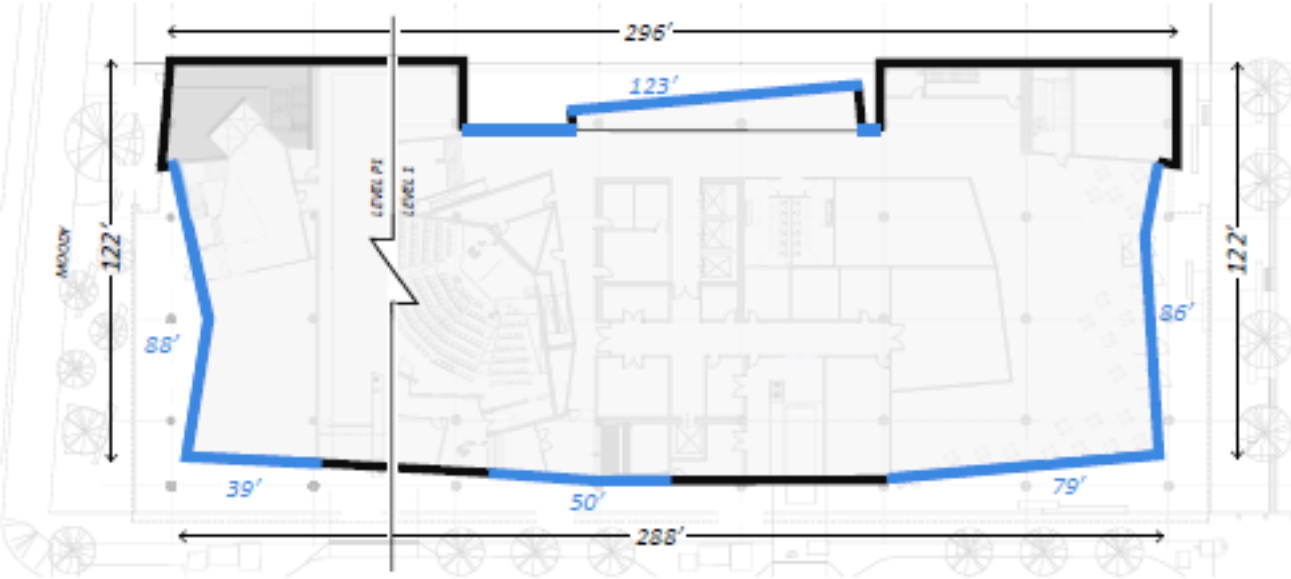
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Modification – Ground Floor Windows

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

Proposed: The interim north elevation does not meet the standard

Modification – Ground Floor Active Use

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

Proposed: 41% of the south elevation accommodates active uses

The CONTEXT – Policy

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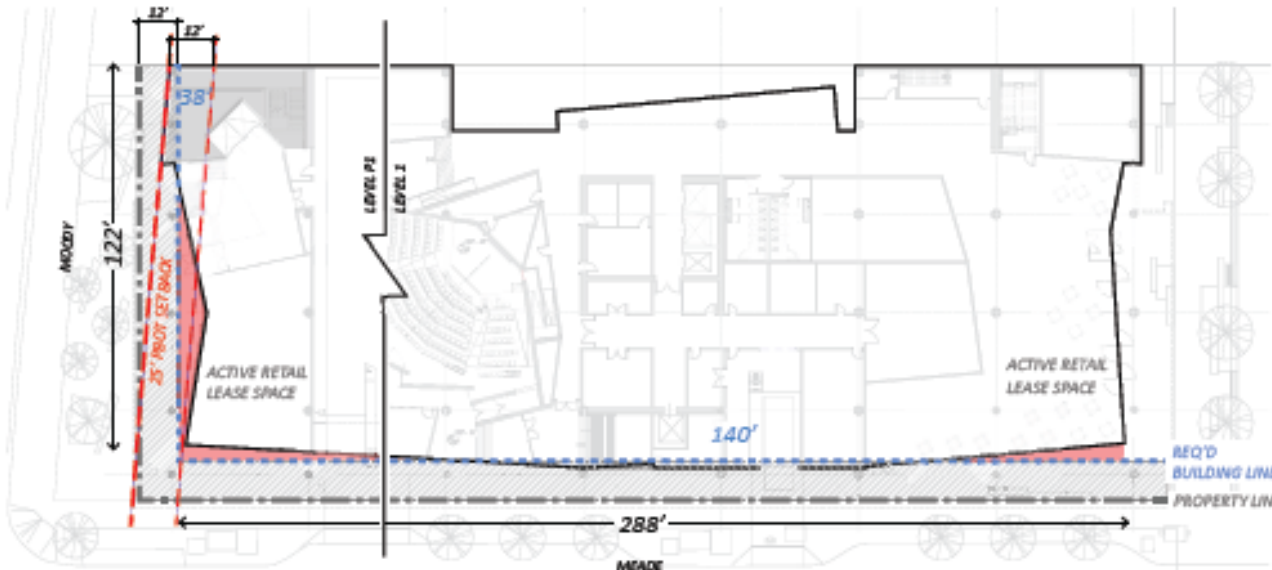
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Modification – Required Building Lines

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

Proposed: Meade – 49% and Moody – 31%

Exception – Oriel Windows

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

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

The CONTEXT – Policy

Zoning

CXd, Central Commercial with design overlay

Floor Area Ratio

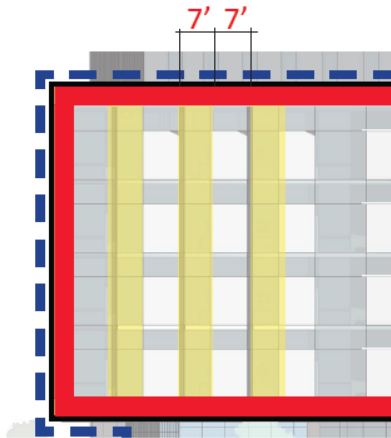
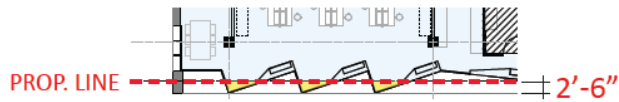
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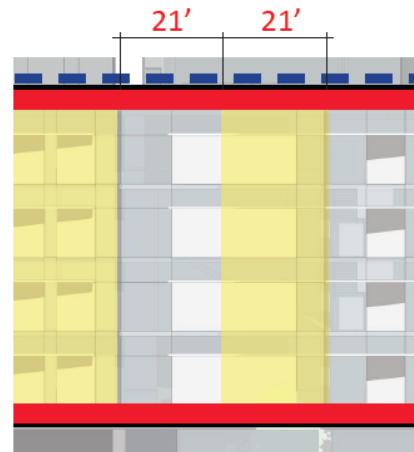
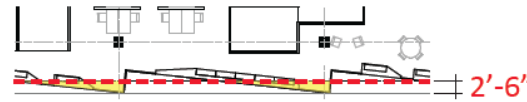
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South Waterfront Design Guidelines



West End of South Elevation



East End of South Elevation

Modification – Required Building Lines

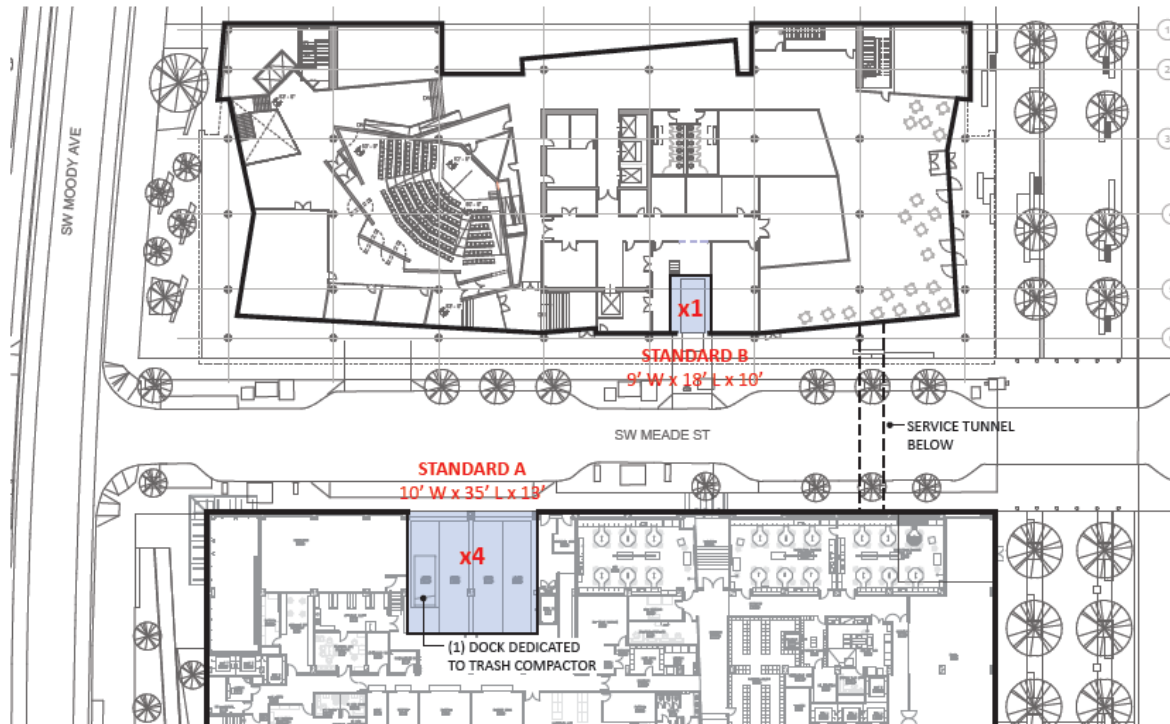
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Adjustment – Loading

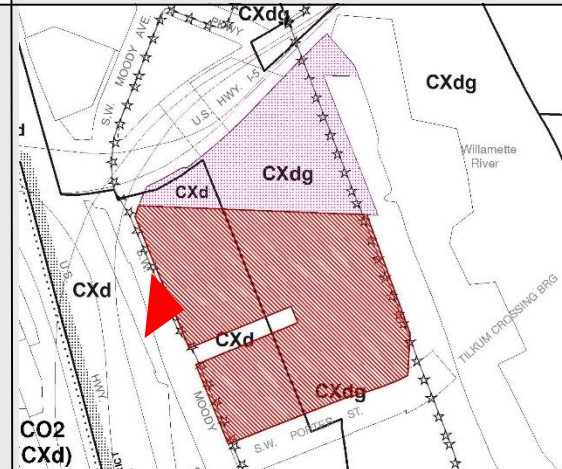
Required: 2 on-site spaces

Proposed: 1 on-site space



The **CONTEXT** – Physical

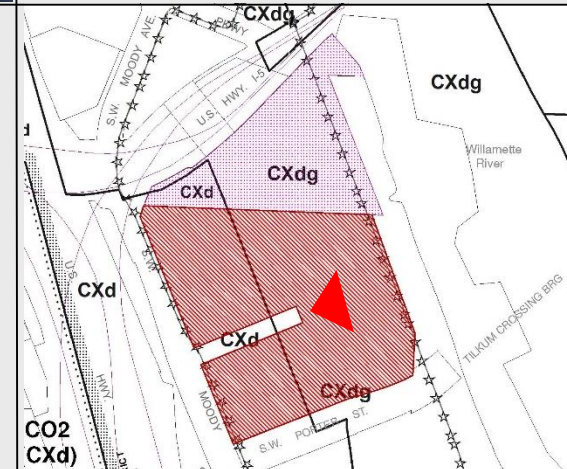
View
Southeast from SW Moody



The **CONTEXT** – Physical



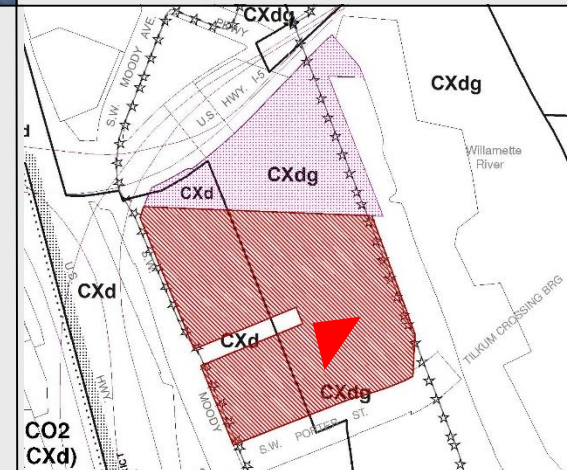
View
West from SW Meade & Promenade



The CONTEXT – Physical



View
West at Meade





Staff Recommended **DISCUSSION TOPICS**

Building Design

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

Ground Level

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

Modifications



City of Portland
Bureau of Development Services

End of staff presentation