



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: May 4, 2016
To: Portland Design Commission
From: Tim Heron, Senior City Planner
503-823-7726, tim.heron@portlandoregon.gov
Hillary Adam, Senior City Planner
503-823-3581, Hillary.adam@portlandoregon.gov
Re: May 12, 2016 Design Commission Agenda Item
LU 15-279775 DZM AD, OHSU Knight Cancer Research Building

Please find a Staff Report *recommending approval* and the associated 11x17 drawings for the OHSU Knight Cancer Research Building [KCRB].

Note, in the interest of time, brevity and the Commission's preference, the drawing package attached focuses on before/after comparison of areas of concern only. A full revised set is available on-line [the Commission Clerk will forward the link in her usual email notification of packages delivered] and hard copies will be made available at the hearing.

In response to Design Commission feedback from the April 7, 2016 Land Use Hearing, and comments included in the Bureau of Development Services Staff Report, the team has worked to resolved the three issues remaining for this development proposal.

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

The applicant has improved the pedestrian experience along Meade Street by reducing the garage door width and setback, replacing concrete storefront area with clear glazing and additional active space, narrowing the loading bay width and appearance, and raising the louvers to transom window height.

Issue 2: Rooftop penthouse integration and coherency

The design continuity of the 6th and 7th Floors with the rest of the building has been improved by introducing larger and more vertically oriented windows and additional louver elements for improved coherency.

Issue 3: South Waterfront Greenway improvements

In addition, as a Condition of Approval, the applicant will work with the City to formulate a Memorandum of Understanding to develop the Greenway at a later date.

These measures, as described in further detail in the revised Staff Report and Recommendation, address the Commission's concerns and have resulted in a more pedestrian friendly, vibrant and coherent building.

Note, while I do plan on attending the May 12th Design Commission hearing for this item only, I will be out of the office Thursday May 5th through Friday May 13th. Hillary Adam is available to answer any questions in my absence.

*Attachments: 11x17 drawings package dated May 2, 2016
Revised Staff Report and Recommendation dated May 3, 2016*