



# KNIGHT CANCER RESEARCH BUILDING

OREGON HEALTH & SCIENCE  
UNIVERSITY

## DESIGN ADVICE REQUEST NO. 2

24 SEPTEMBER 2015

FILE # EA-15-123778DA

DAR #1 REVIEW:

DESIGN COMMISSION COMMENTS & DESIGN RESPONSES

<div>Service</div> <div> <p>1. The time to <b>interconnect parking and loading functions in a central location</b>, preferably underground, is NOW. This is a campus that is in its infancy. Campuses should share functions. There was strong suggestion to <b>look to CLSB for sharing loading and/or parking</b>. The Commission will not support each building standing on its own and each having its own service areas.</p> </div>	<div>Service</div> <div> <p>1. <i>The building’s parking and service issues have been consolidated with existing CLSB uses and capacities; and an integrated campus service/distribution system has been identified, thereby reducing the KCRB service to a single dock. (See “Active Street and Neighborhood” section for proposed scope and alignment.)</i></p> </div>
<div>Ground Level</div> <div> <p>2. The <b>ground level should be active</b>. However, have you considered uses other than retail – uses that <b>offer the researchers a break</b> from their many hours spent in the lab?</p> <p>3. <b>This building makes a neighborhood</b> – people need services other than coffee shops.</p> <p>4. Next time show sections through the building that indicate the floor levels in relation to the sidewalk grade.</p> </div>	<div>Ground Level</div> <div> <p>2. <i>We fully endorse active ground functions and are focusing on uses that support the building’s research focus, its users and the general public. The café on the promenade is intended to highlight healthy life-style menus; and a range of active uses are proposed at the Moody location.</i></p> <p>3. <i>The building design reinforces the unique characteristics of an “urban academic-research campus” and differs in character and intensity from more conventional commercial/residential and commercial/retail neighborhoods.</i></p> <p>4. <i>Additional building sections and diagrams are provided to clarify the proposed design conditions and intent. (See “Active Street and Neighborhood” and “Design Modifications” sections for more specific information.)</i></p> </div>
<div>Massing/Architecture</div> <div> <p>5. Due to the length of the property Commission has reservations about a <b>relentless form, expanse of glass</b>, and the <b>large overhang</b>.</p> <p>6. The building should incorporate <b>operable windows and terraces</b> for 3 reasons – <b>both elements break up a very long façade of glass</b>, they <b>enliven the neighborhood</b>, and they are <b>critical for providing a humane working environment</b>.</p> <p>7. In order to support the Modifications, the Commission will pay particular attention to the <b>views and experience from the sidewalk</b> and <b>exceptional architecture</b>.</p> <p>8. Have you considered <b>what happens to the north side uses</b> when Phase II happens? The North side will lose all light. Should the north side programming move to the south side to break up the south side?</p> <p>9. Tell us more about what happens inside and how it informs the outside.</p> </div>	<div>Massing/Architecture</div> <div> <p>5. <i>The south elevation has been refined to animate the street presence, capture primary site views, reduce glazing, and respond to solar orientation. The ground level overhang is consistent with the overall building scale and provides an inviting and partially-protected pedestrian experience. (See “Massing and Architecture” section for specifics.)</i></p> <p>6. <i>Providing neighborhood interest and a humane/ collaborative work environment are fundamental project objectives. Operable windows at open office locations are being investigated and the terrace feature is consolidated at the 6th floor. Neither of these features, however, are feasible within the lab and lab support areas.</i></p> <p>7. <i>Providing a distinctive visual and neighborhood presence is a major design intent, especially from the pedestrian/sidewalk experience; and the design seeks the level “exceptional architecture” -- a high priority for OHSU, the Knight, and the design-construction team. (See “Active Street and Neighborhood” section for additional images and views.)</i></p> <p>8. <i>The north side of the building is challenging, both in the interim and final configurations. Access to natural daylight will be preserved under all conditions and the opportunity to encourage an exciting and integrated expansion is desired. A special re-evaluation of the building organization was undertaken with unanimous support to retain the current alignment.</i></p> <p>9. <i>More complete information regarding the building function and organization is described, including its direct impact on the exterior building design. (See “Massing and Architecture” section for detail.)</i></p> </div>



## MEETING OBJECTIVES:

1. DAR #1 Review
2. Massing and Architecture
3. Active Street and Neighborhood
4. Interim Conditions
5. Design Modifications, Exceptions, & Adjustments
6. Discussion

# DAR #1 REVIEW



# DAR #1 REVIEW: EXISTING SITE AERIAL VIEW



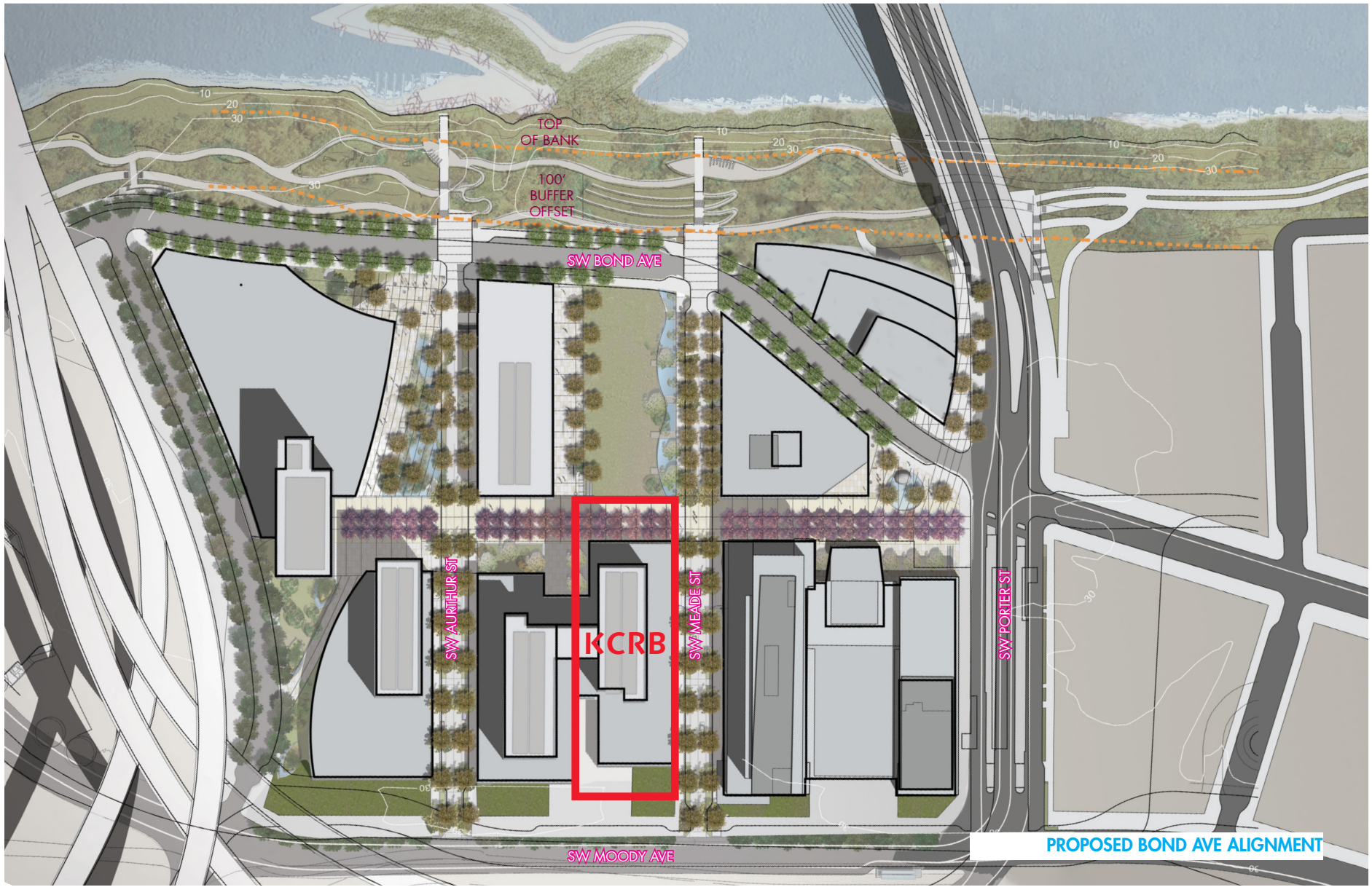


# DAR #1 REVIEW: EXISTING SITE AERIAL VIEW

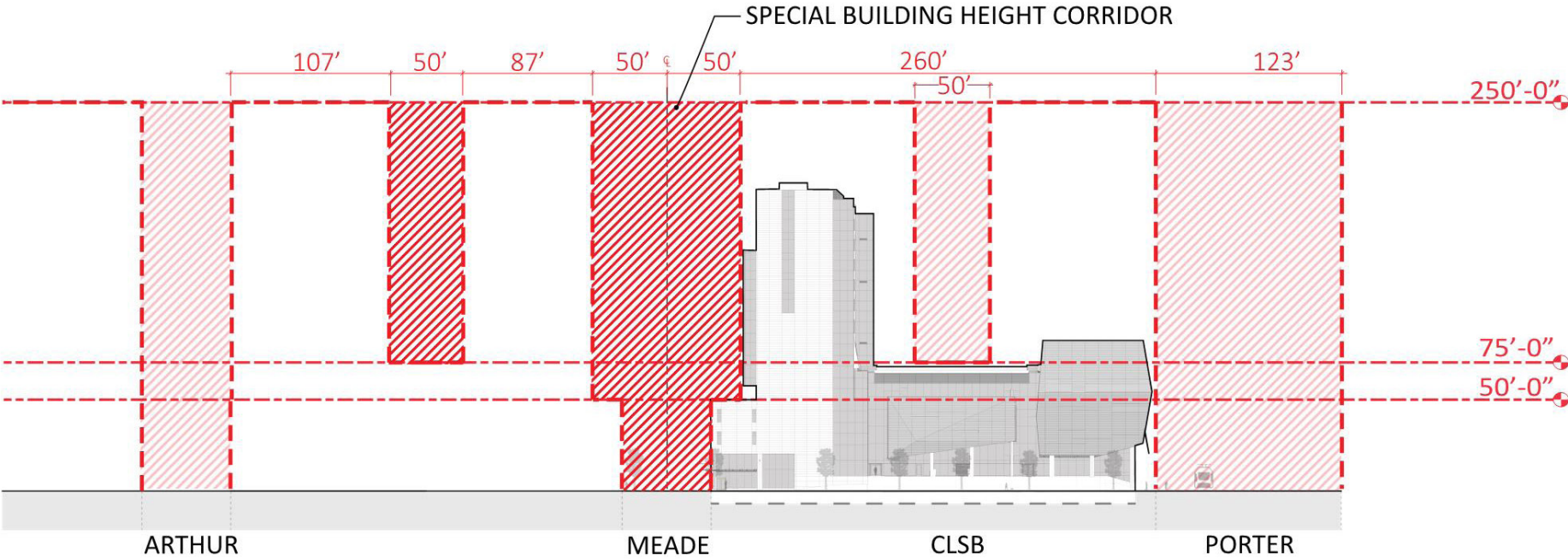




# DAR #1 REVIEW: SCHNITZER CAMPUS MASTER PLAN

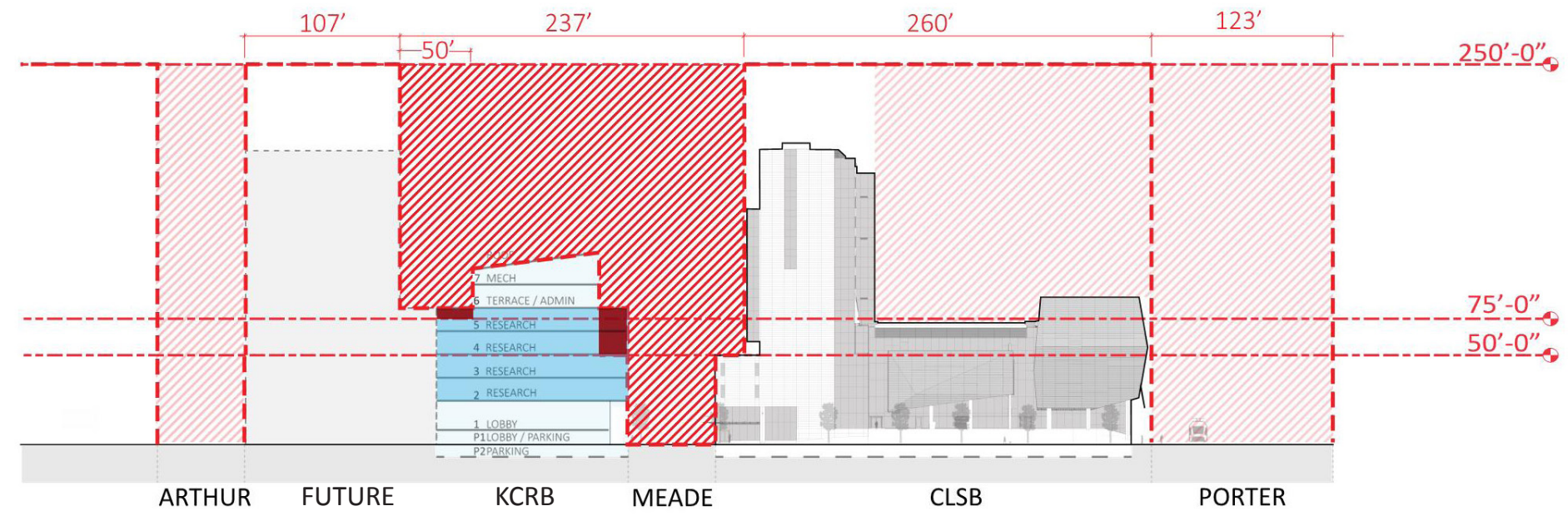


# DAR #1 REVIEW: ZONING CRITERIA

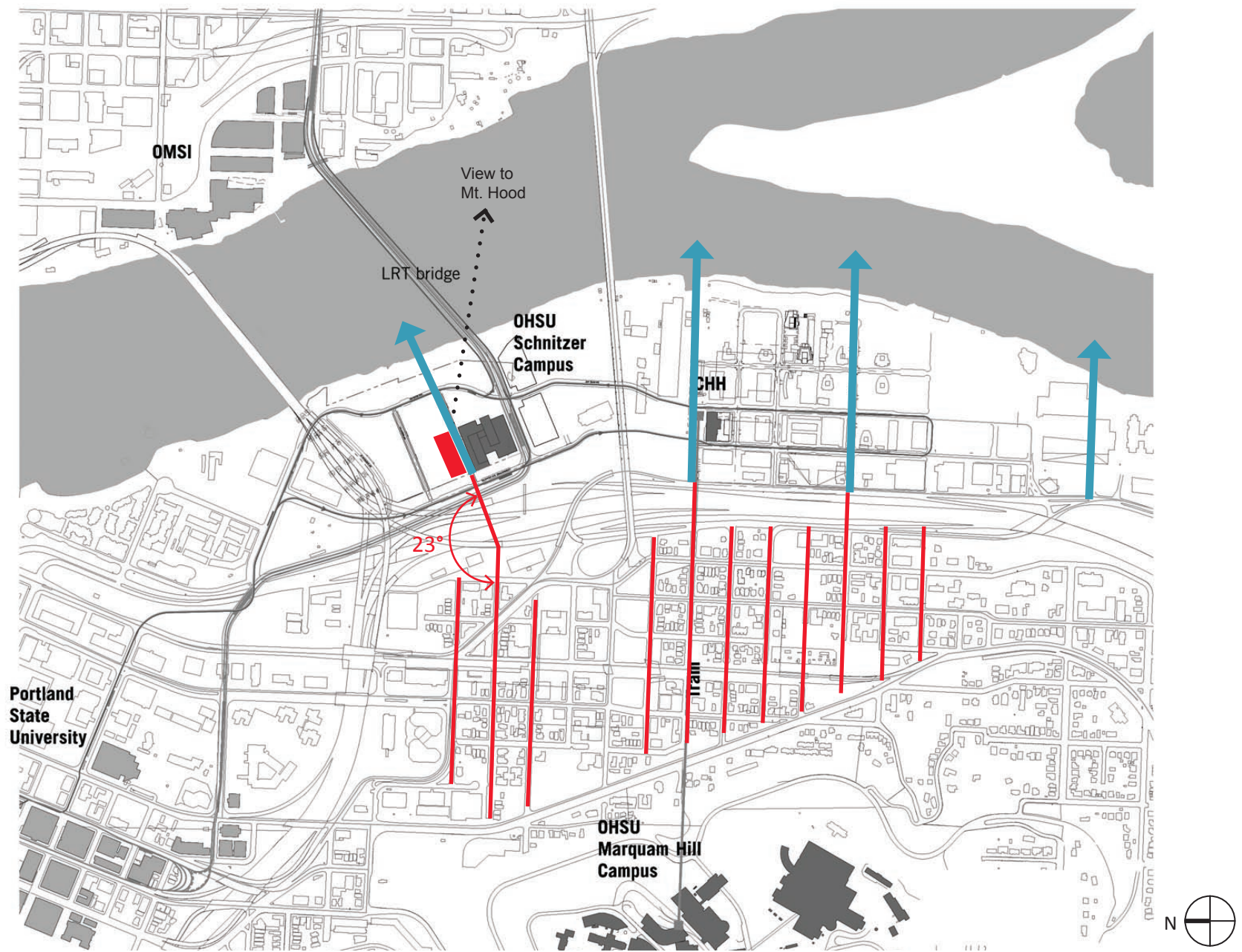




# DAR #1 REVIEW: PROPOSED BUILDING PROFILE

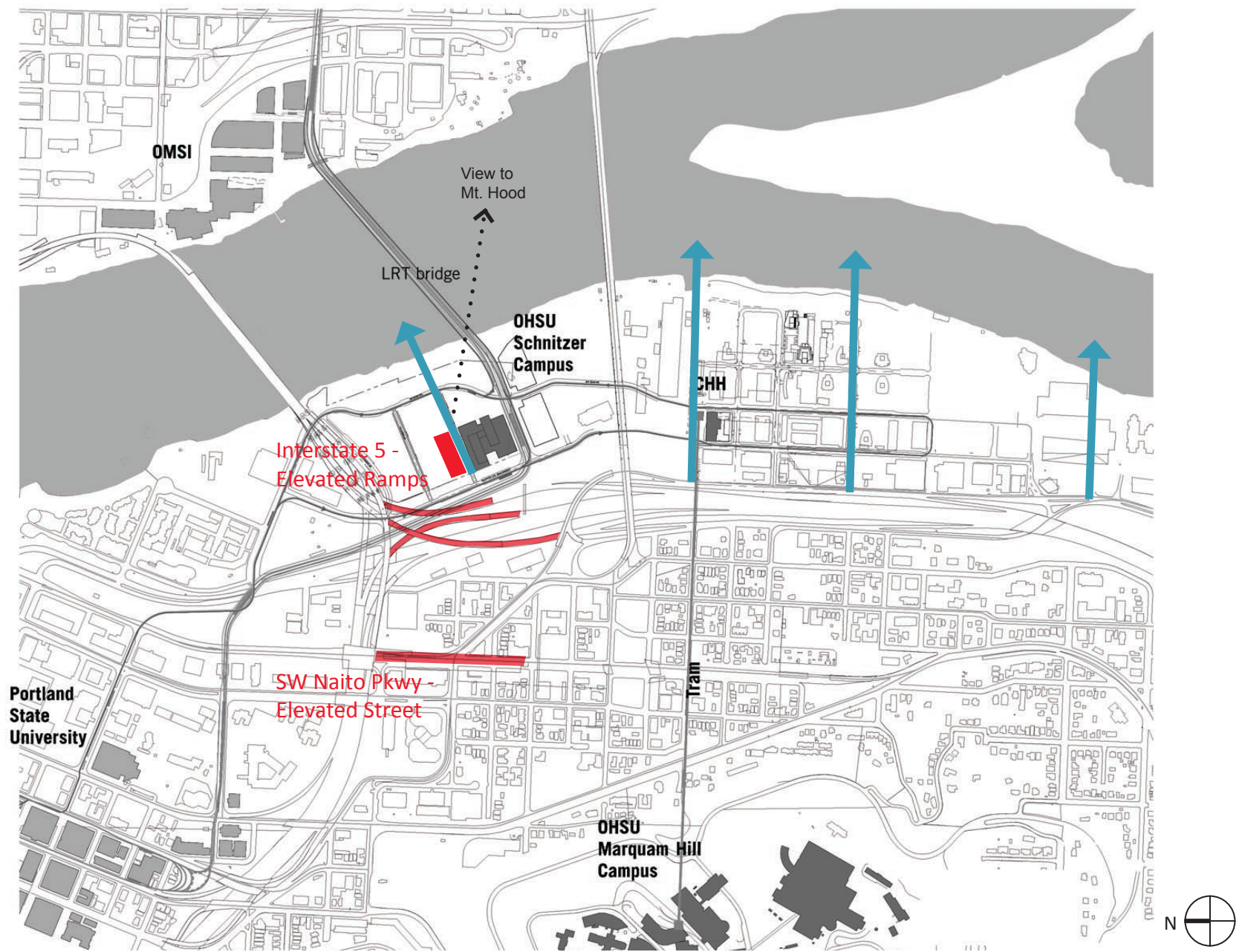


# DAR #1 REVIEW: VIEWS FROM THE WEST





# DAR #1 REVIEW: VIEWS FROM THE WEST

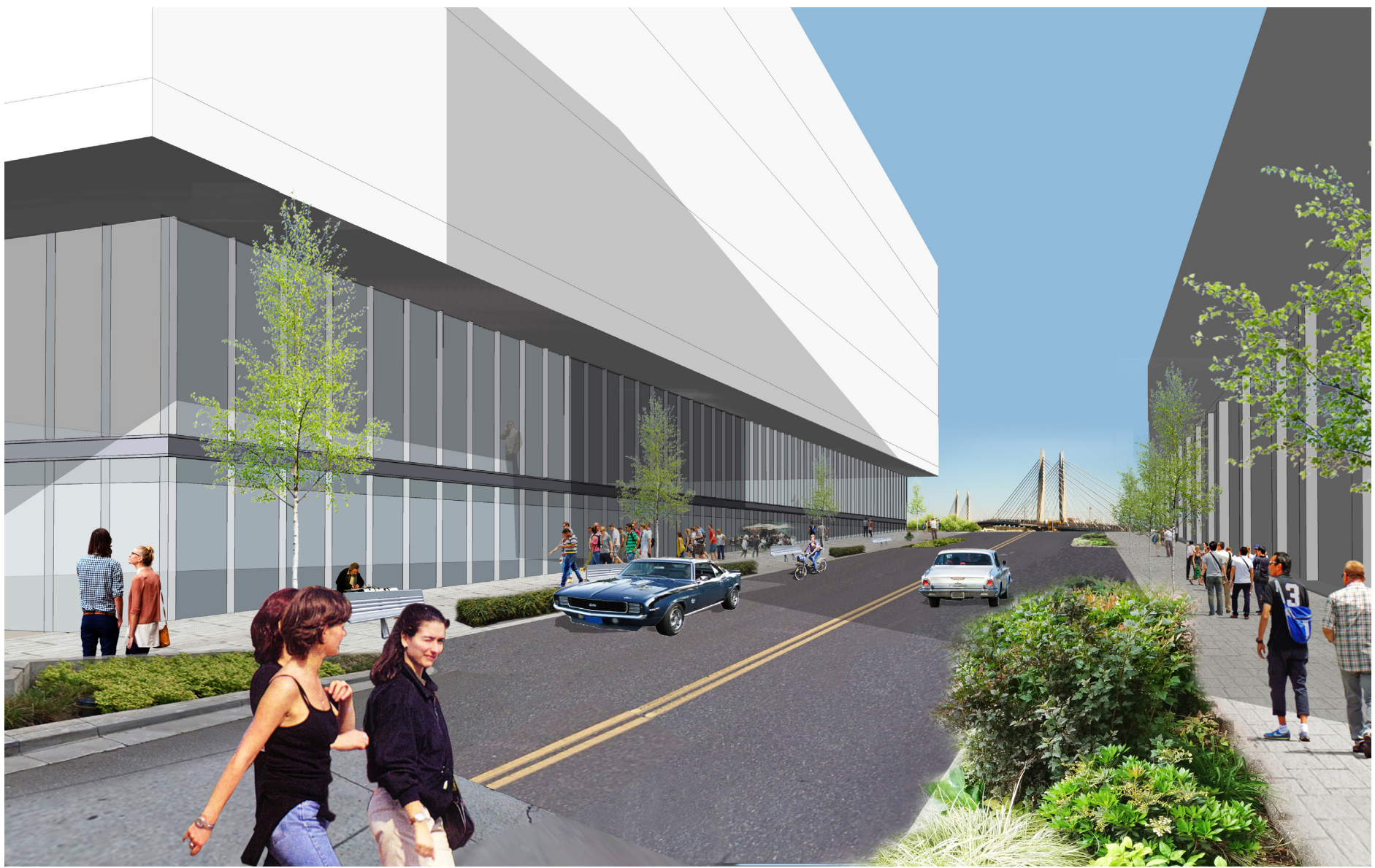


# DAR #1 REVIEW: VISUALLY PERMEABLE & VARIED

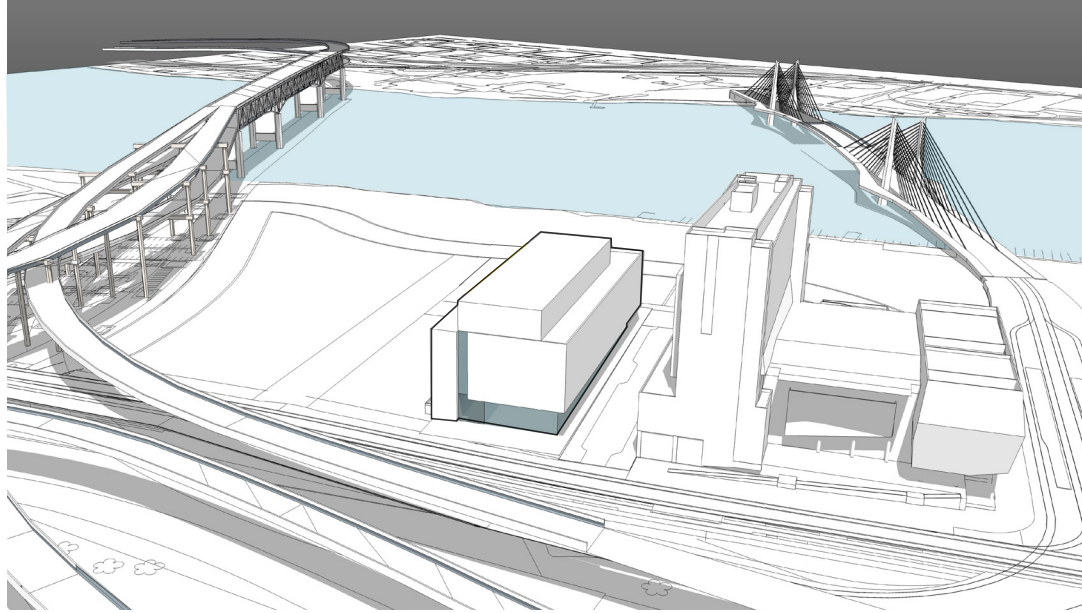




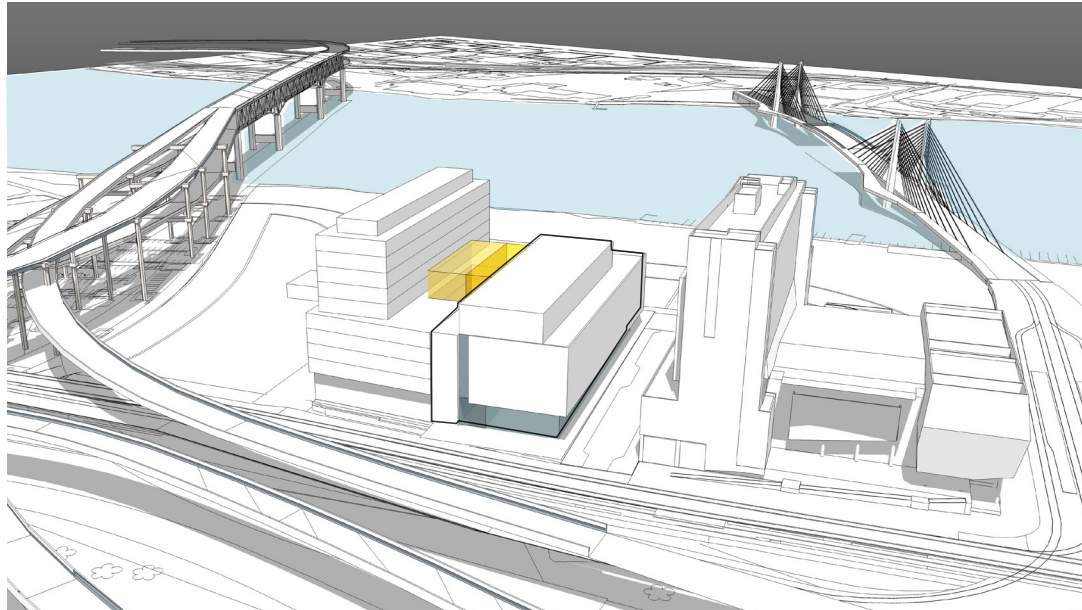
# DAR #1 REVIEW: MEADE STREET



# DAR #1 REVIEW: MASSING MODEL



CURRENT PROJECT



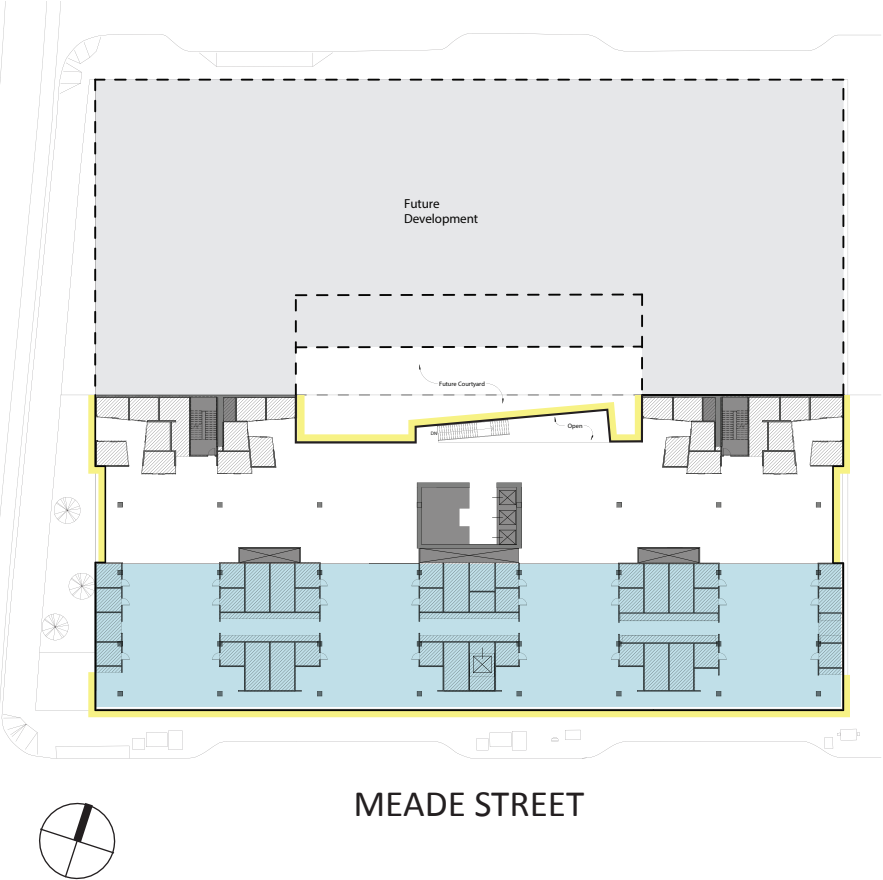
FULL-BLOCK BUILD OUT

# MASSING & ARCHITECTURE



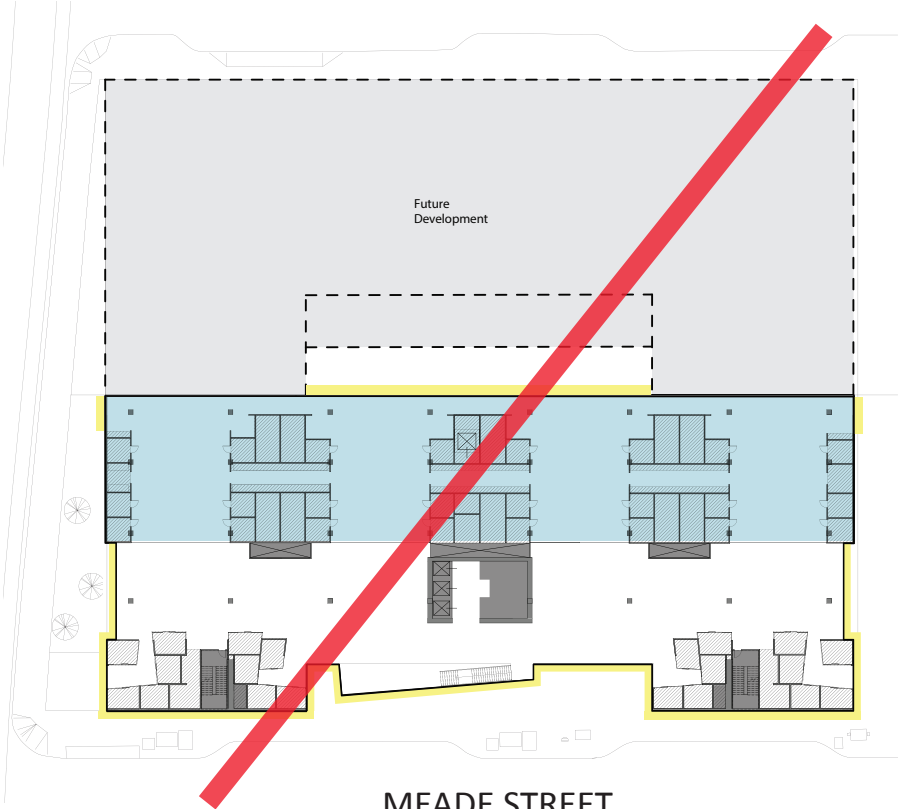
# MASSING & ARCHITECTURE: BUILDING ORIENTATION

CURRENT



MEADE STREET

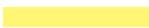
ALTERNATE



MEADE STREET

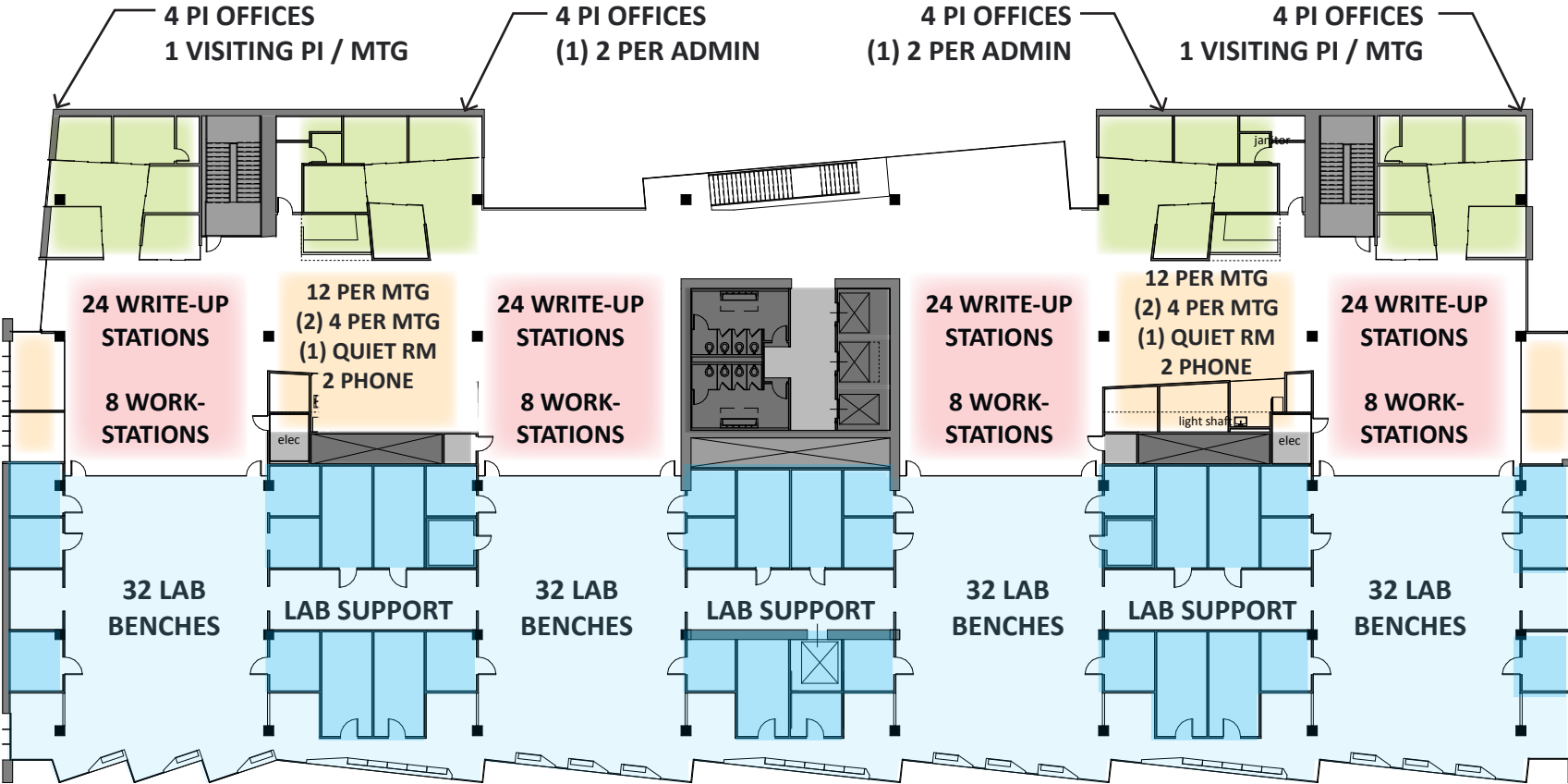


Open Lab / Lab Support

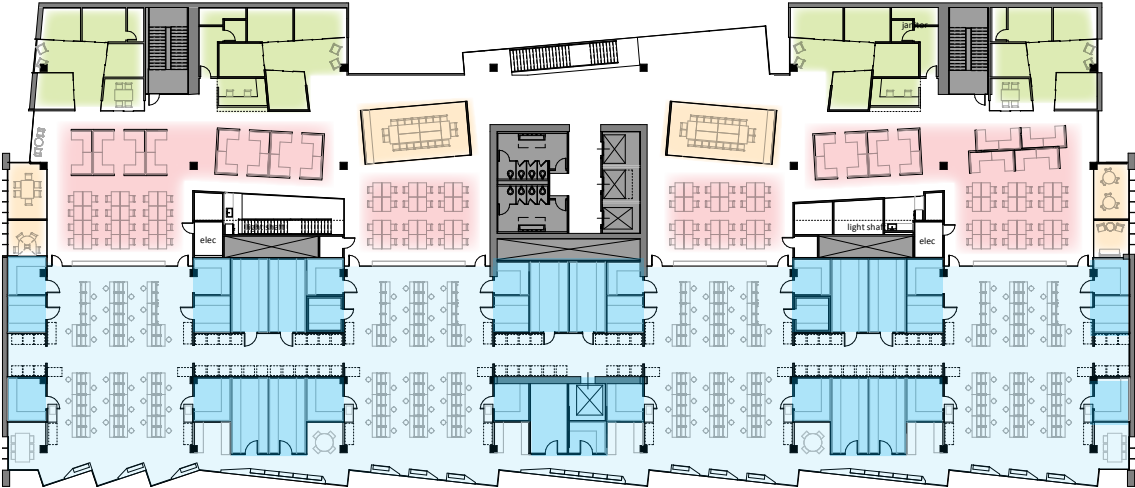


Access to Natural Light

# MASSING & ARCHITECTURE: LEVELS 2 & 5 PROGRAM SUMMARY



# MASSING & ARCHITECTURE: FLOOR PLANS



LEVELS 2 & 5

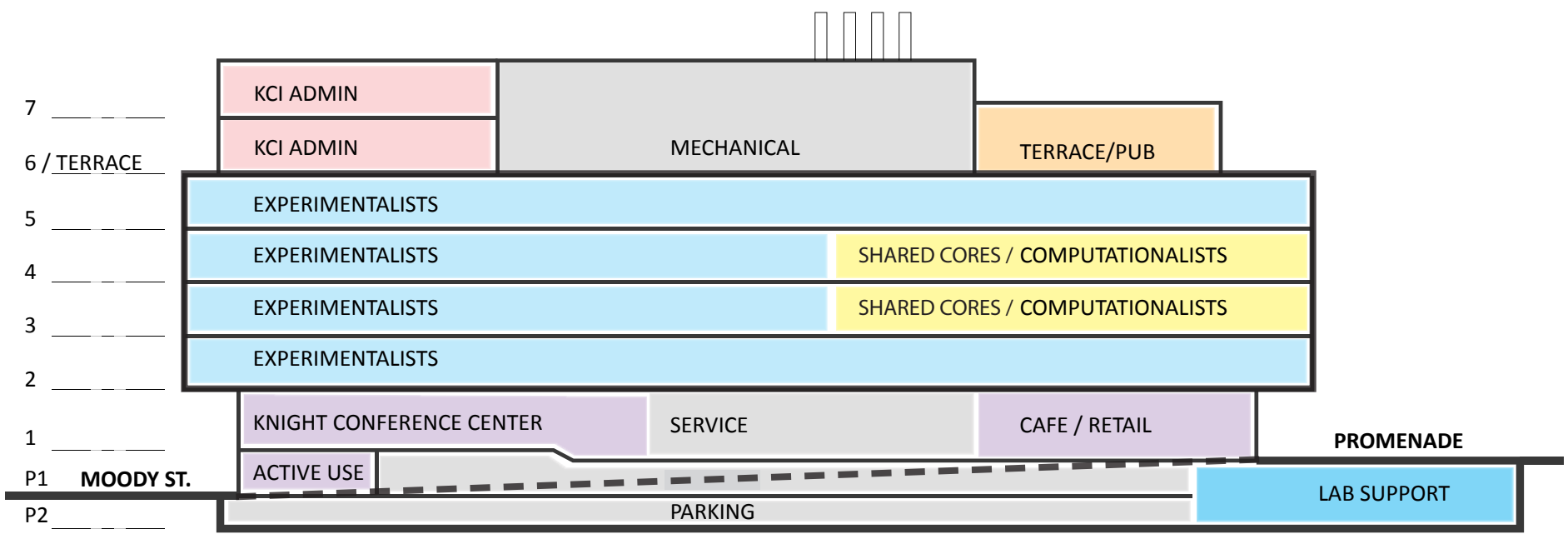


LEVELS 3 & 4

- Collaboration Zone
- Work Zone
- Enclosed Offices
- Open Lab
- Lab Support
- Shared Cores



# MASSING & ARCHITECTURE: PROGRAM STACKING DIAGRAM

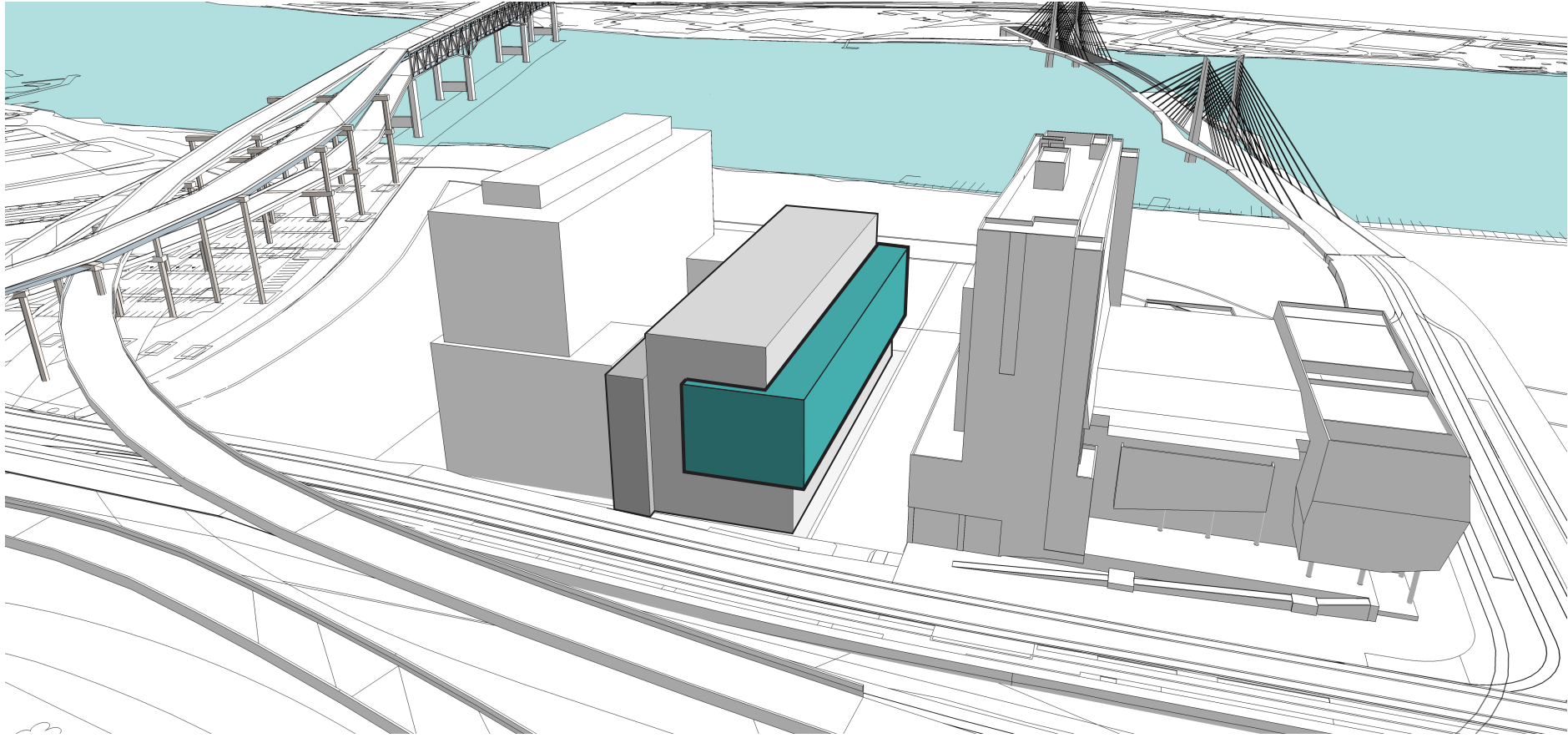


# MASSING & ARCHITECTURE: LAB PRECEDENT IMAGES



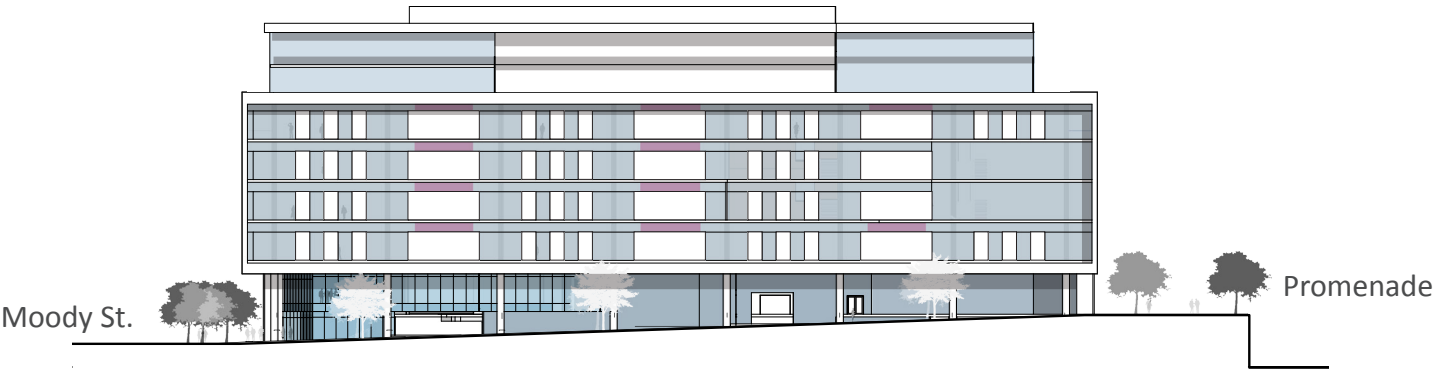


# MASSING & ARCHITECTURE: RESEARCH FACADE

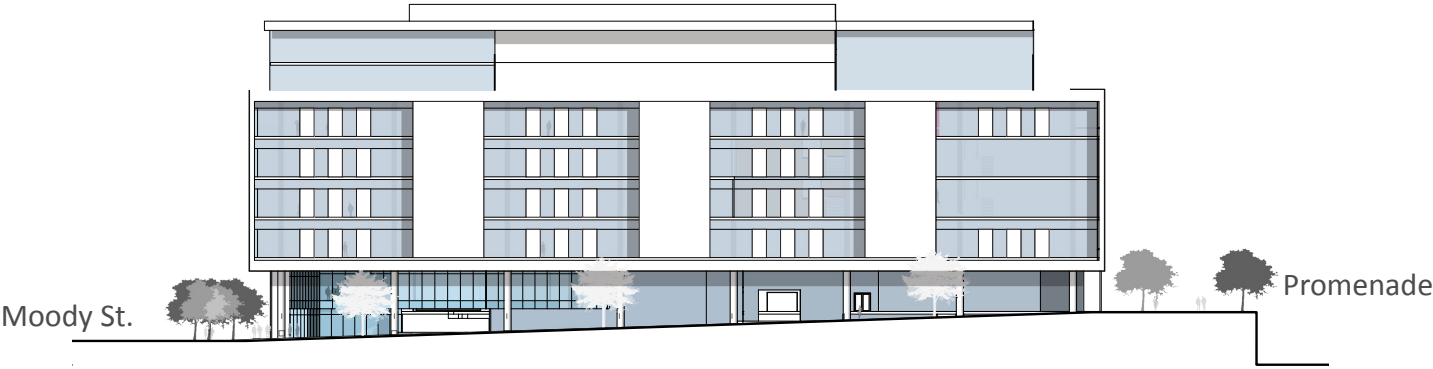


# MASSING & ARCHITECTURE: SOUTH ELEVATION STUDIES

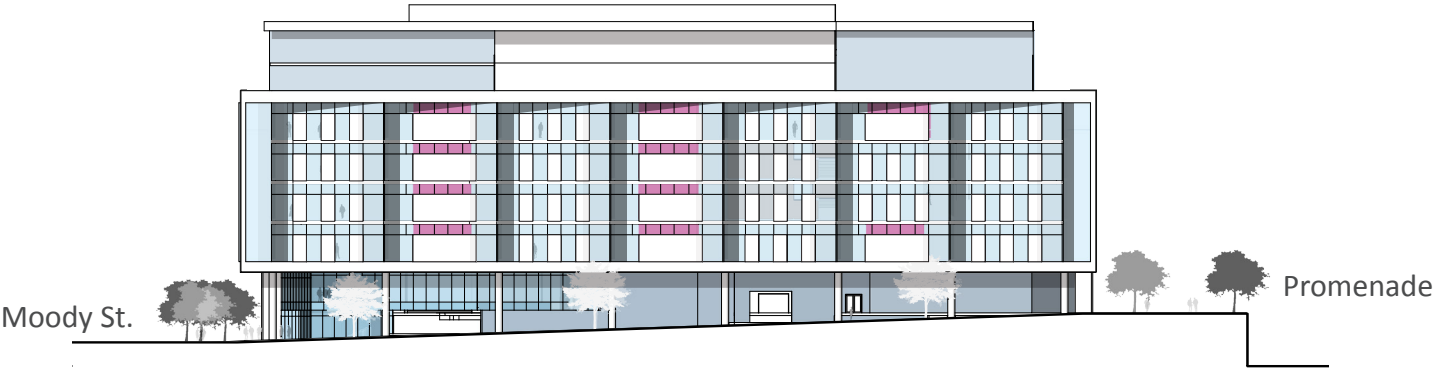
FLAT



BAY WINDOW

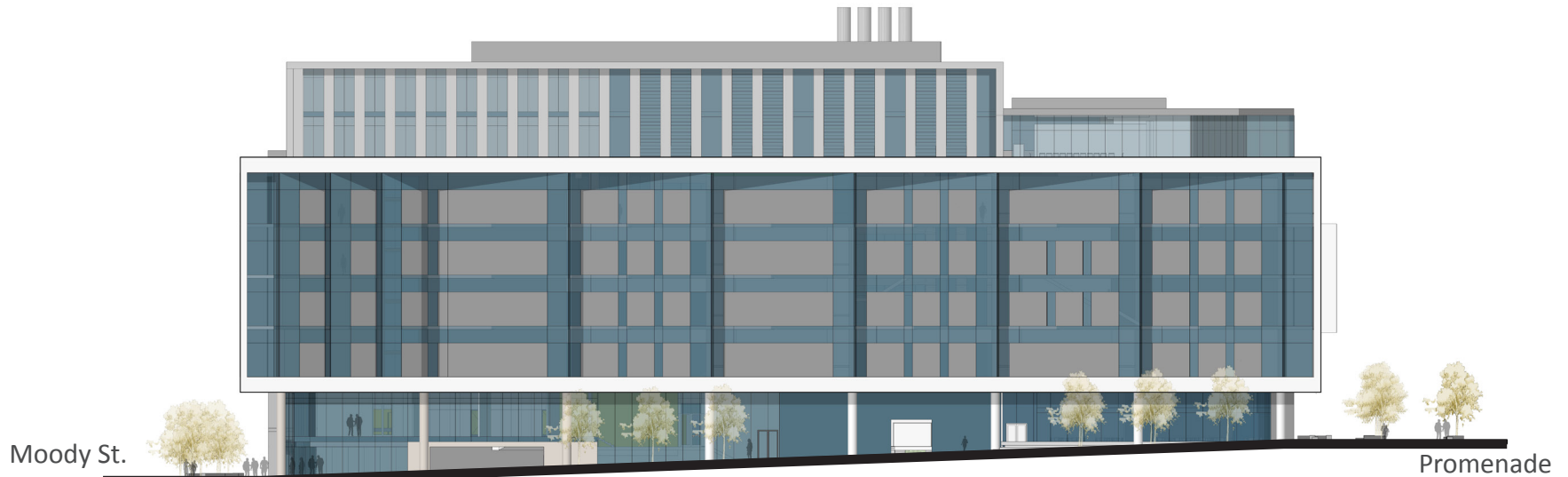


SAWTOOTH

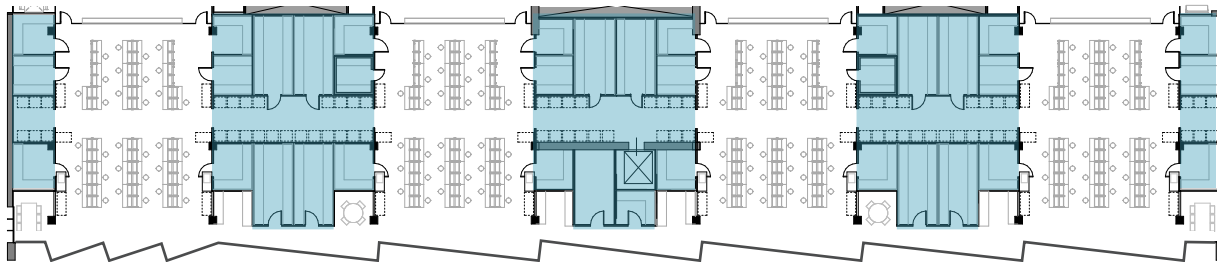




# MASSING & ARCHITECTURE: SOUTH ELEVATION

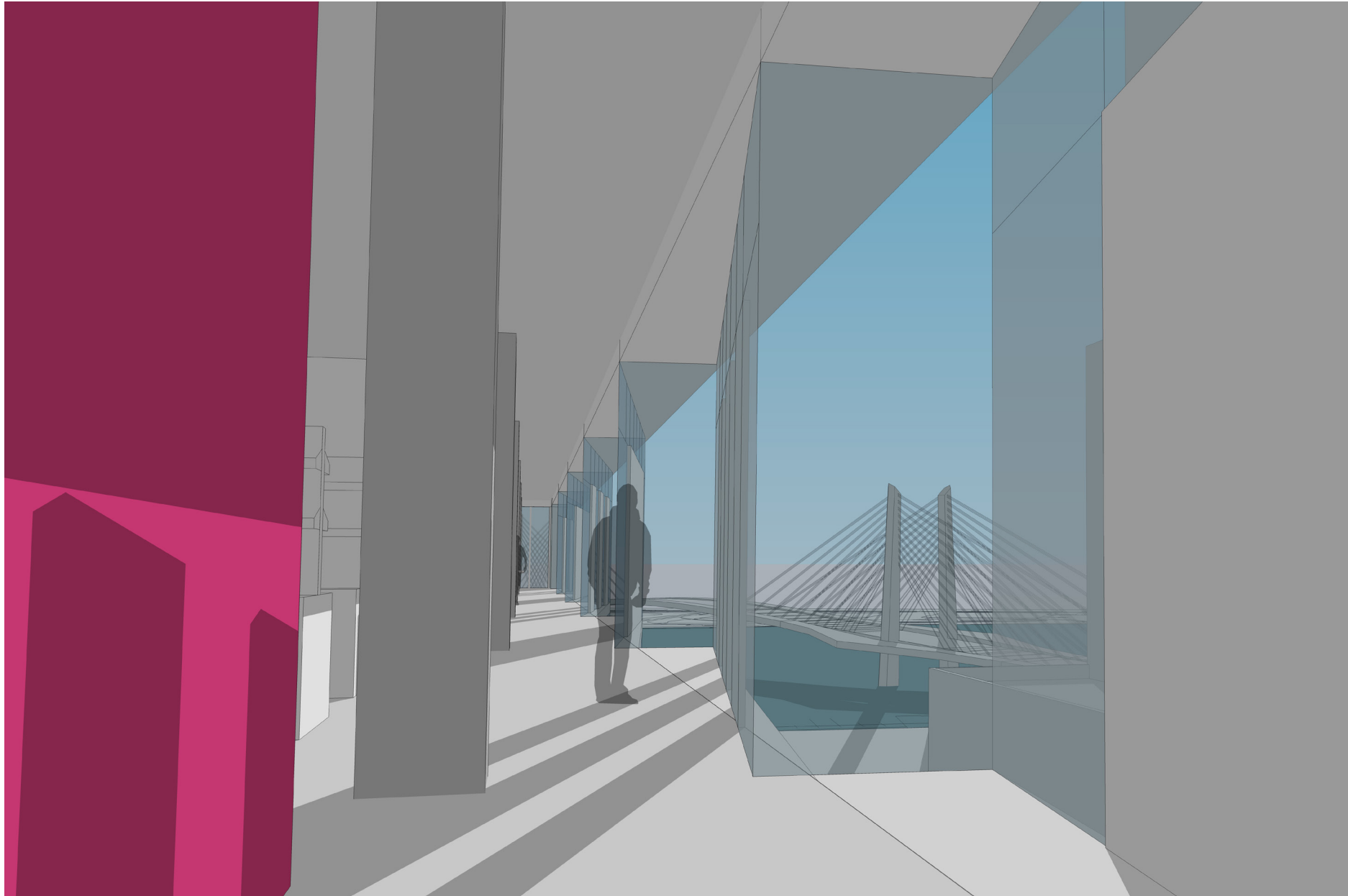


South Elevation



Partial Plan

## MASSING & ARCHITECTURE: VIEW FROM SAWTOOTH





# MASSING & ARCHITECTURE: VIEW DOWN MEADE STREET

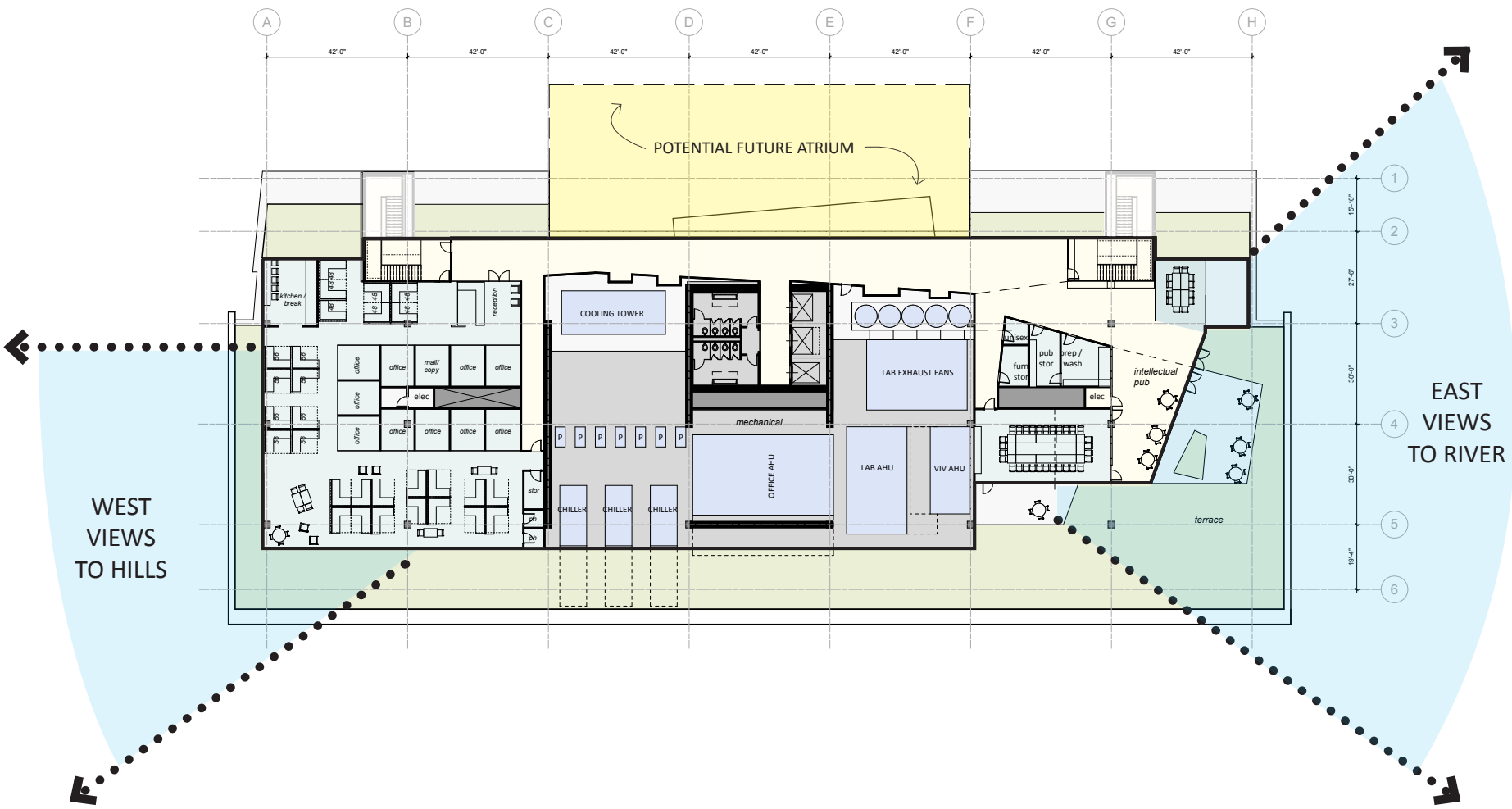


# MASSING & ARCHITECTURE: VIEW UP MEADE STREET

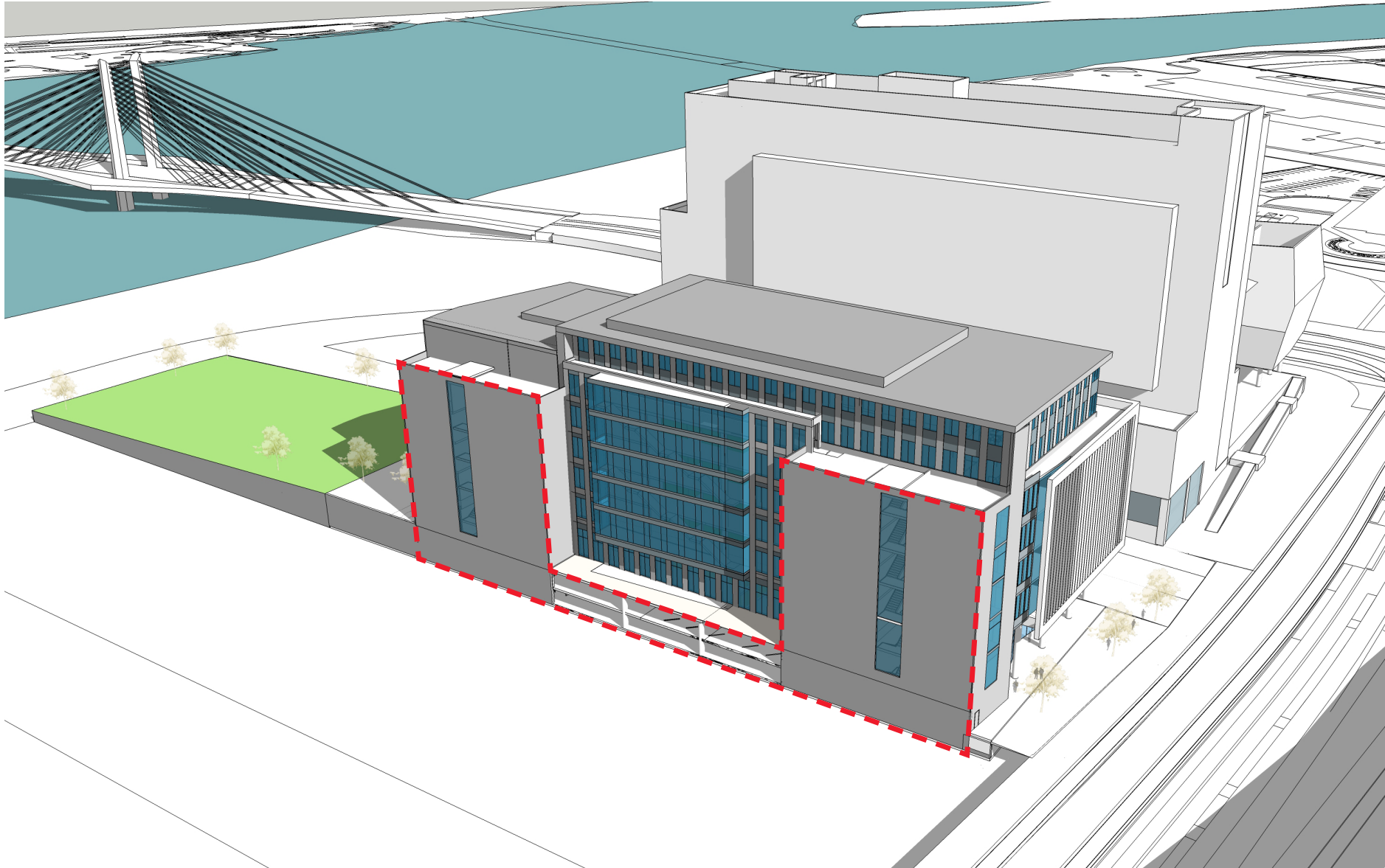




# MASSING & ARCHITECTURE: TERRACE LEVEL PLAN

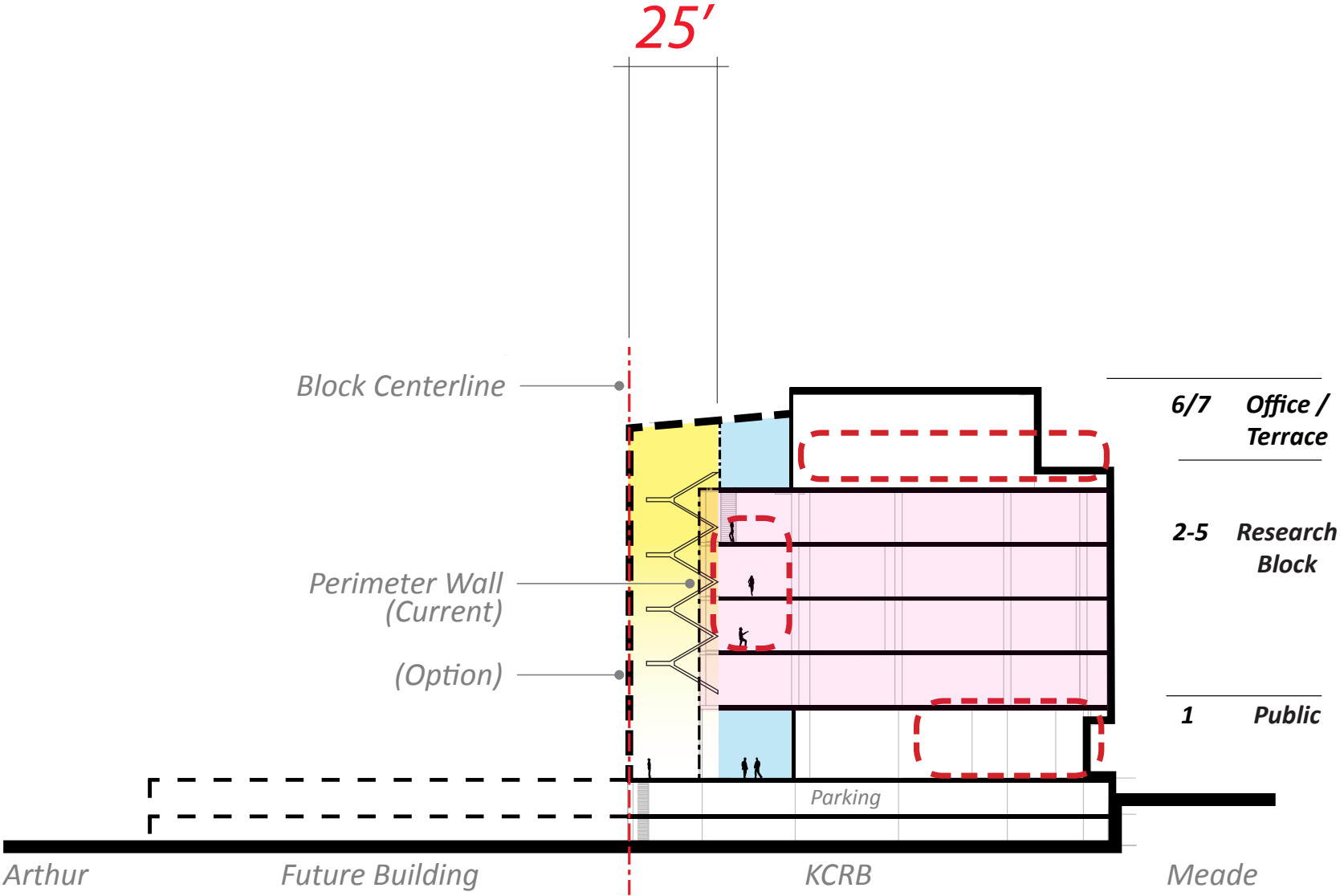


# MASSING & ARCHITECTURE: NORTH ELEVATION

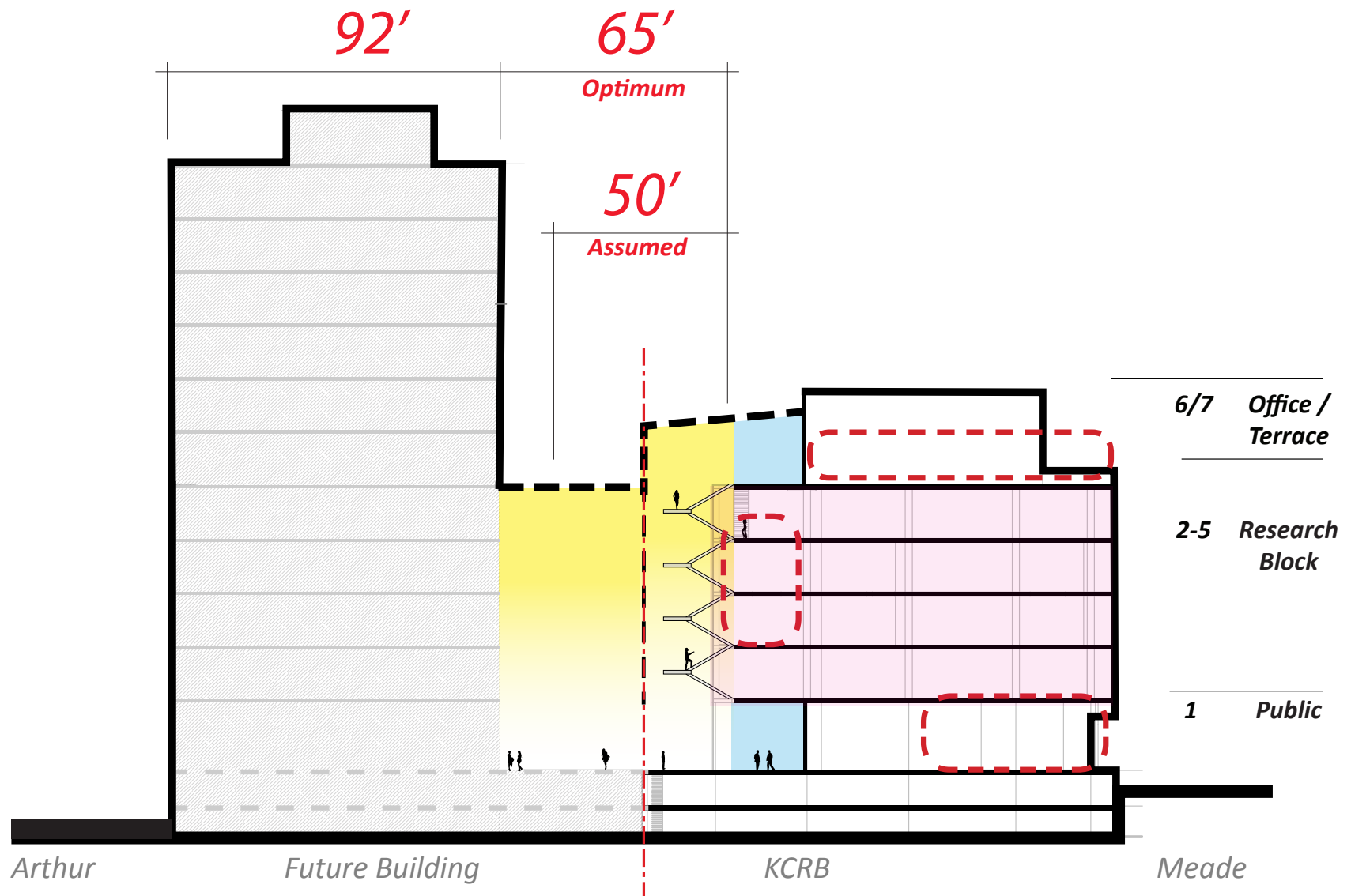




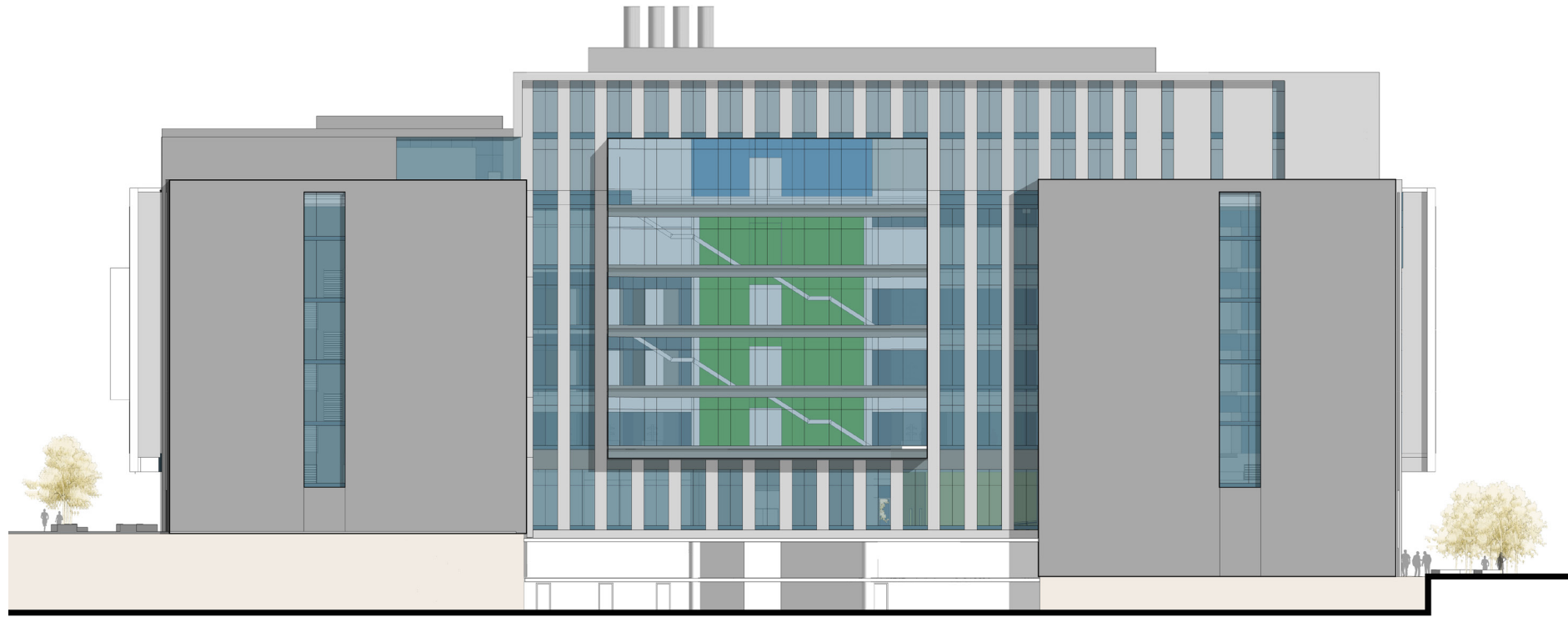
# MASSING & ARCHITECTURE: ATRIUM SECTION - CURRENT



MASSING & ARCHITECTURE: ATRIUM SECTION -FULL BLOCK BUILD OUT

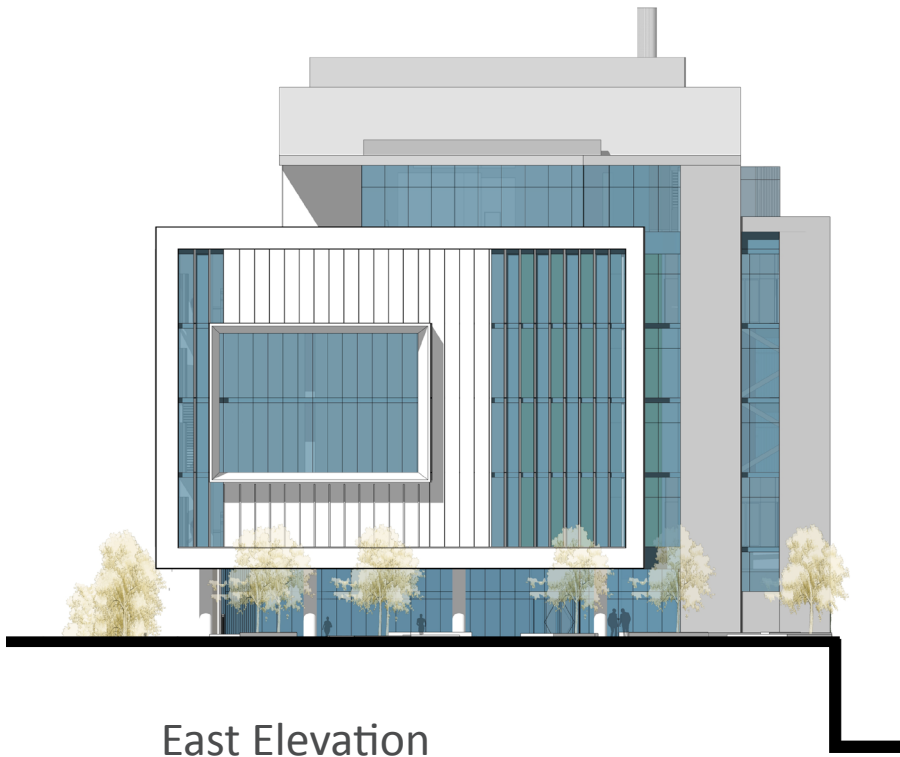


# MASSING & ARCHITECTURE: NORTH ELEVATION





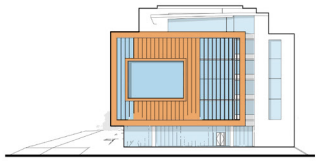
# MASSING & ARCHITECTURE: EAST & WEST ELEVATIONS



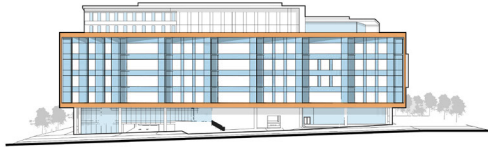
# MASSING & ARCHITECTURE: SOUTH ELEVATION



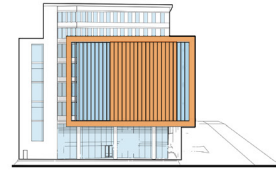
# MASSING & ARCHITECTURE: MATERIAL PRECEDENTS



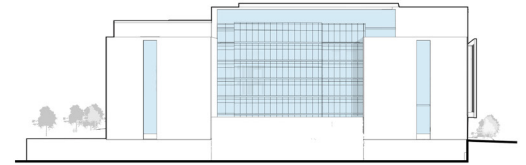
EAST



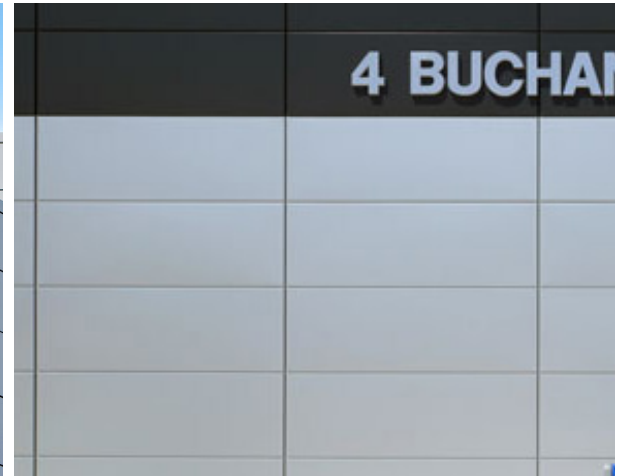
SOUTH



WEST

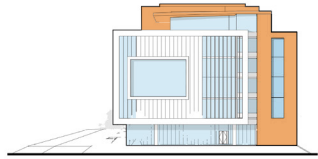


NORTH

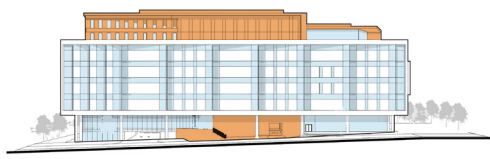




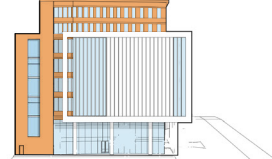
# MASSING & ARCHITECTURE: MATERIAL PRECEDENTS



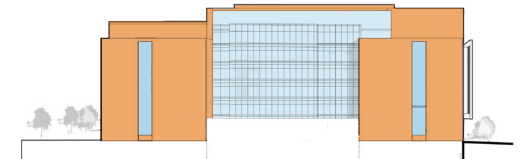
EAST



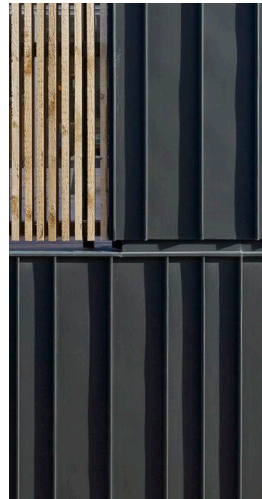
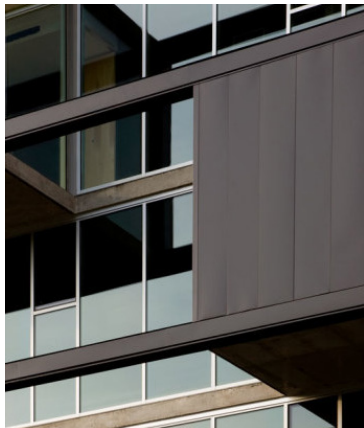
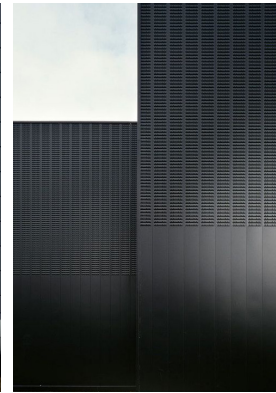
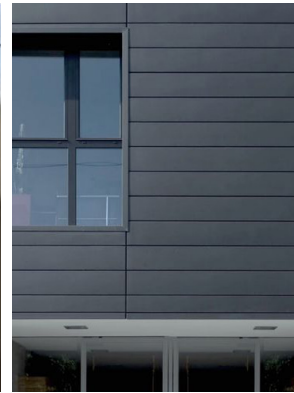
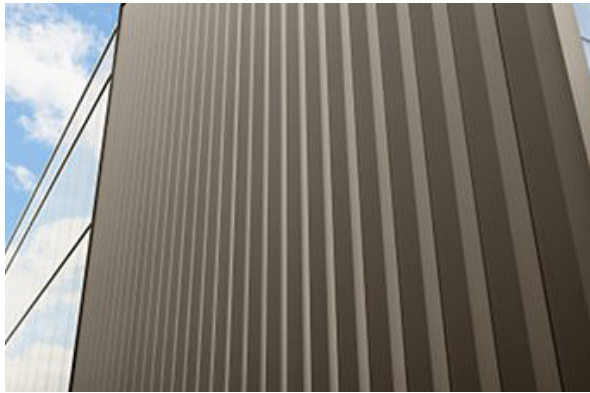
SOUTH



WEST



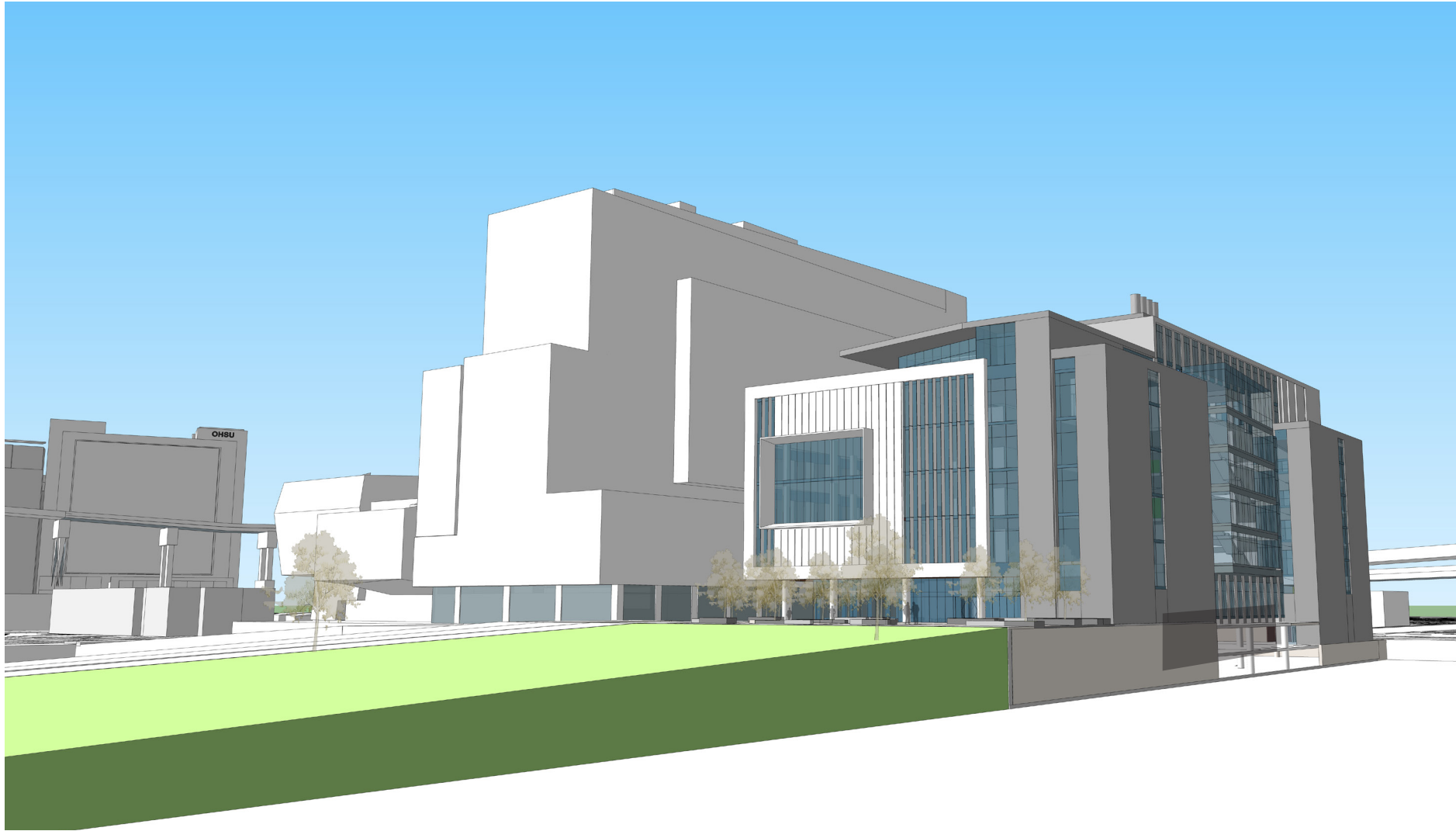
NORTH



# MASSING & ARCHITECTURE: NORTH WEST VIEW

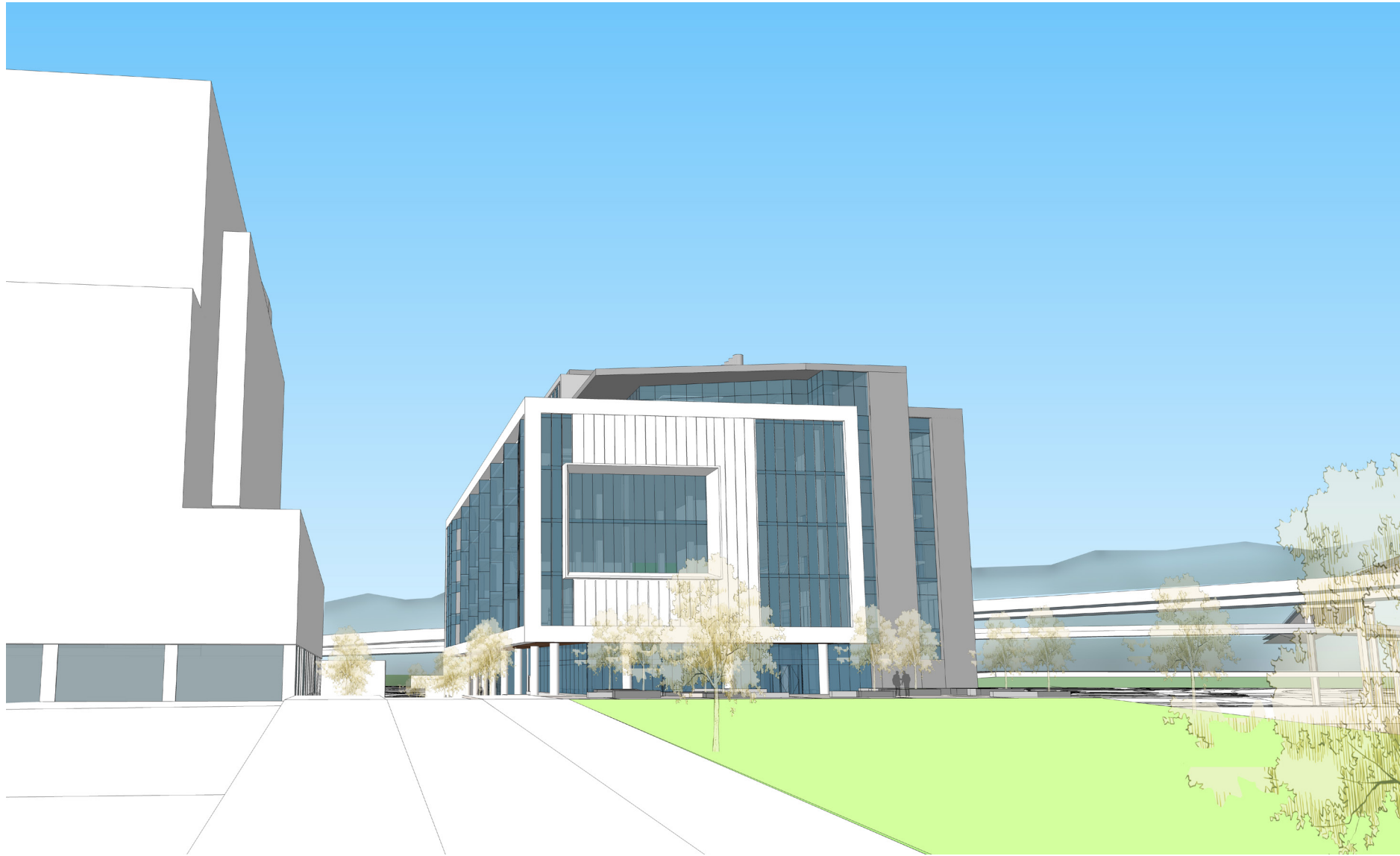


# MASSING & ARCHITECTURE: NORTH EAST VIEW





# MASSING & ARCHITECTURE: EAST ELEVATION (WITH FUTURE COMMONS)



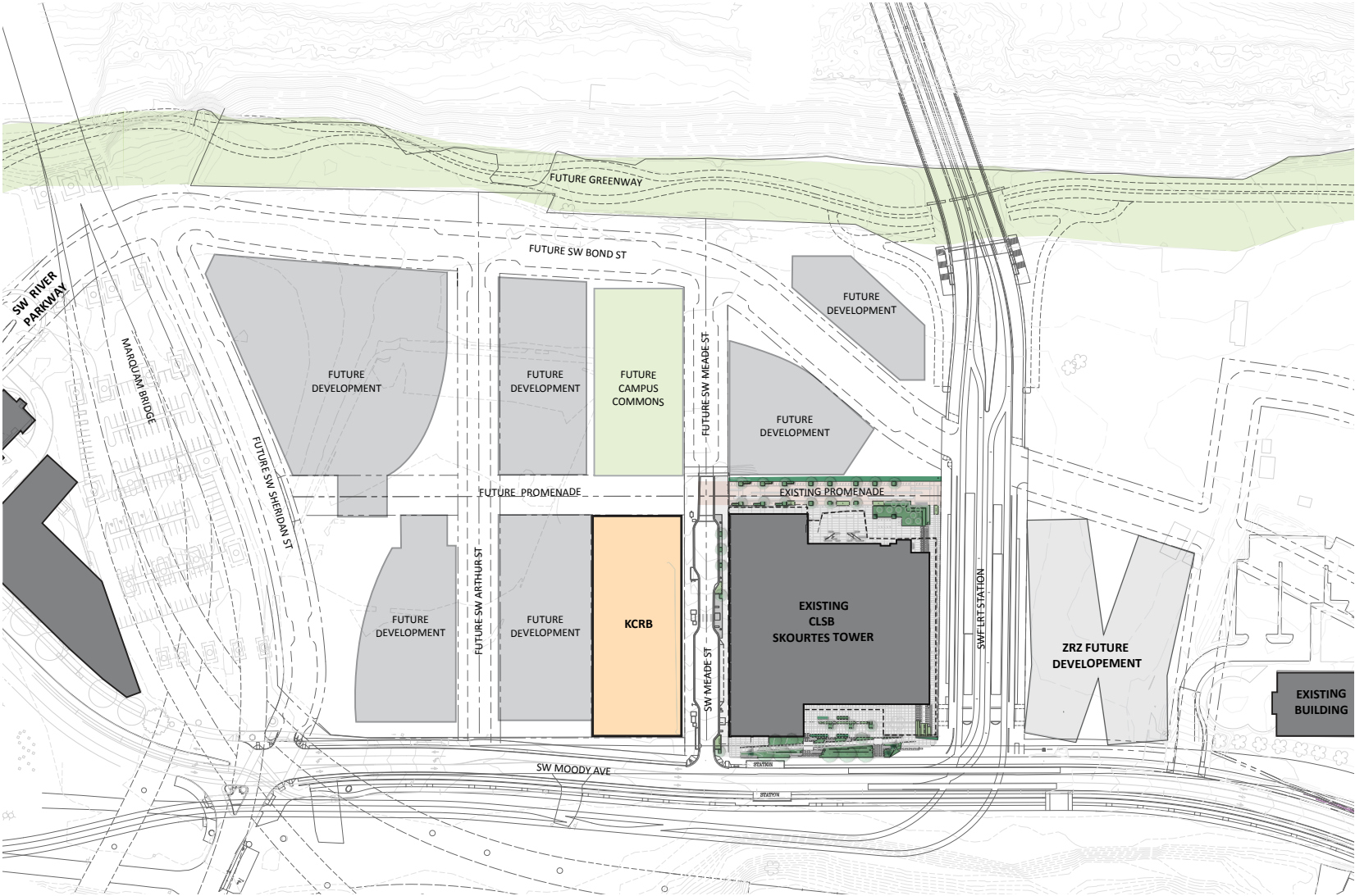
# MASSING & ARCHITECTURE: VIEW FROM TILIKUM CROSSING



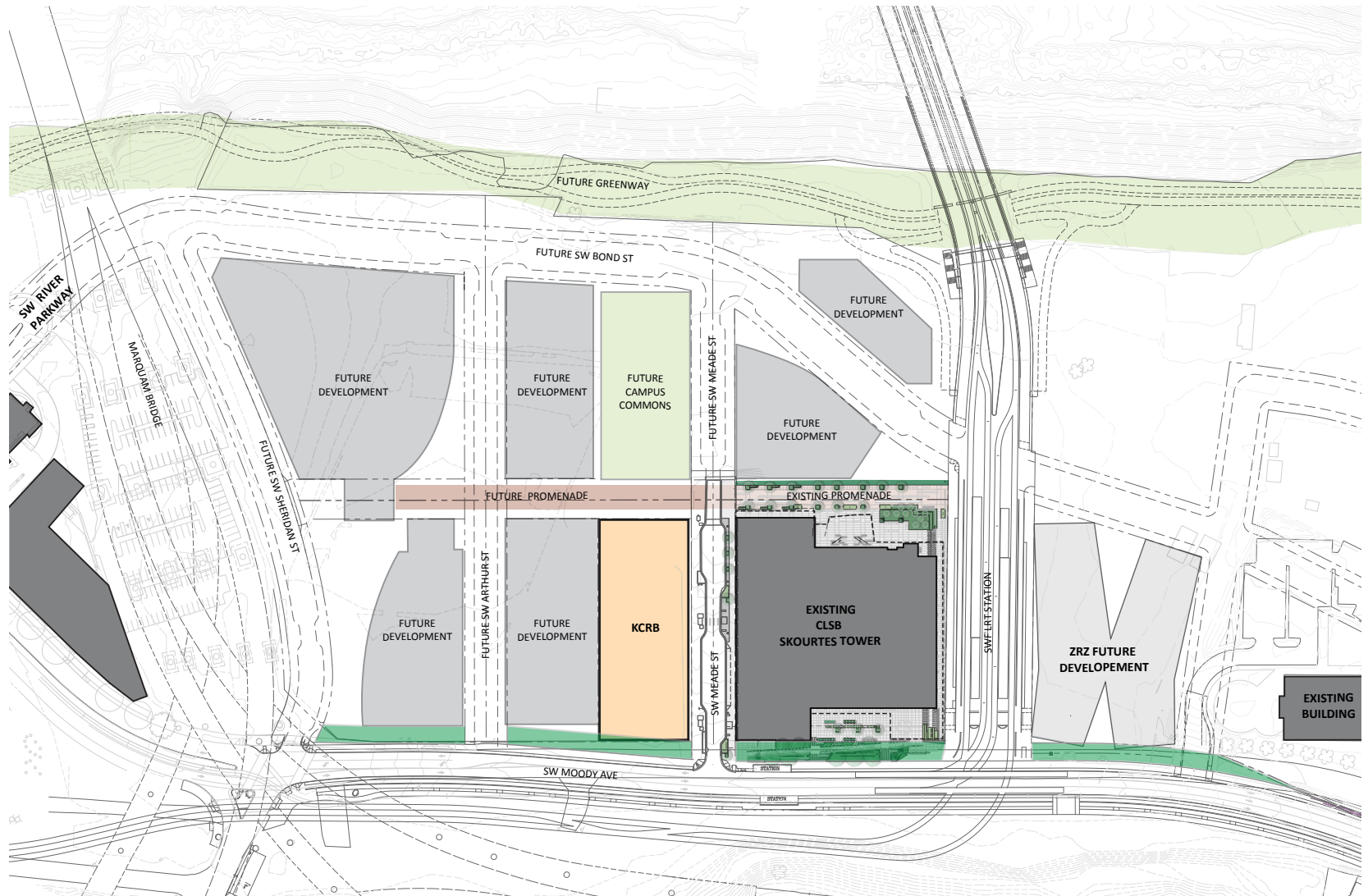
# ACTIVE STREET & NEIGHBORHOOD



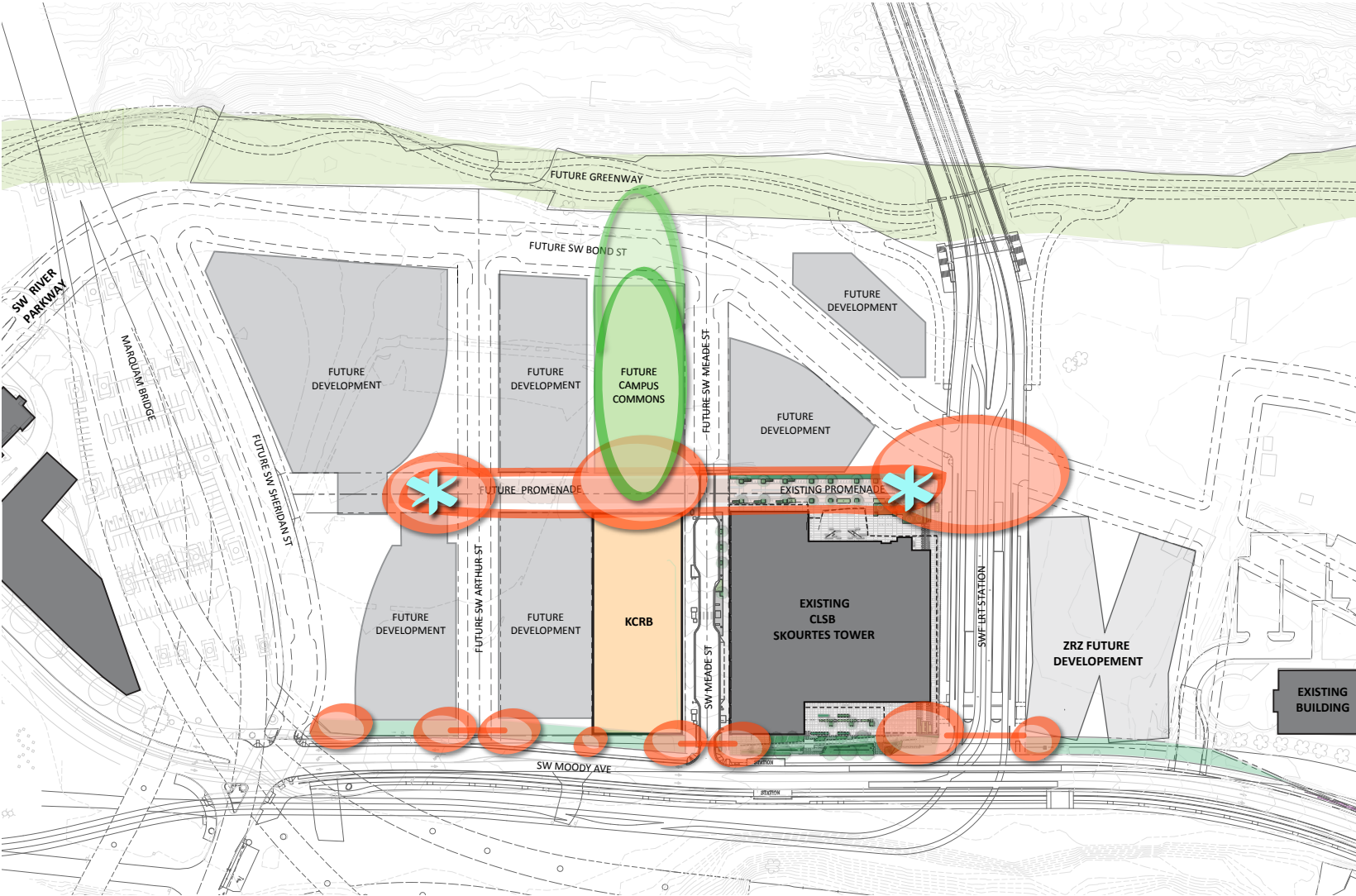
# ACTIVE STREET & NEIGHBORHOOD: CAMPUS PLAN



# ACTIVE STREET & NEIGHBORHOOD: SETBACK & CAMPUS PROMENADE



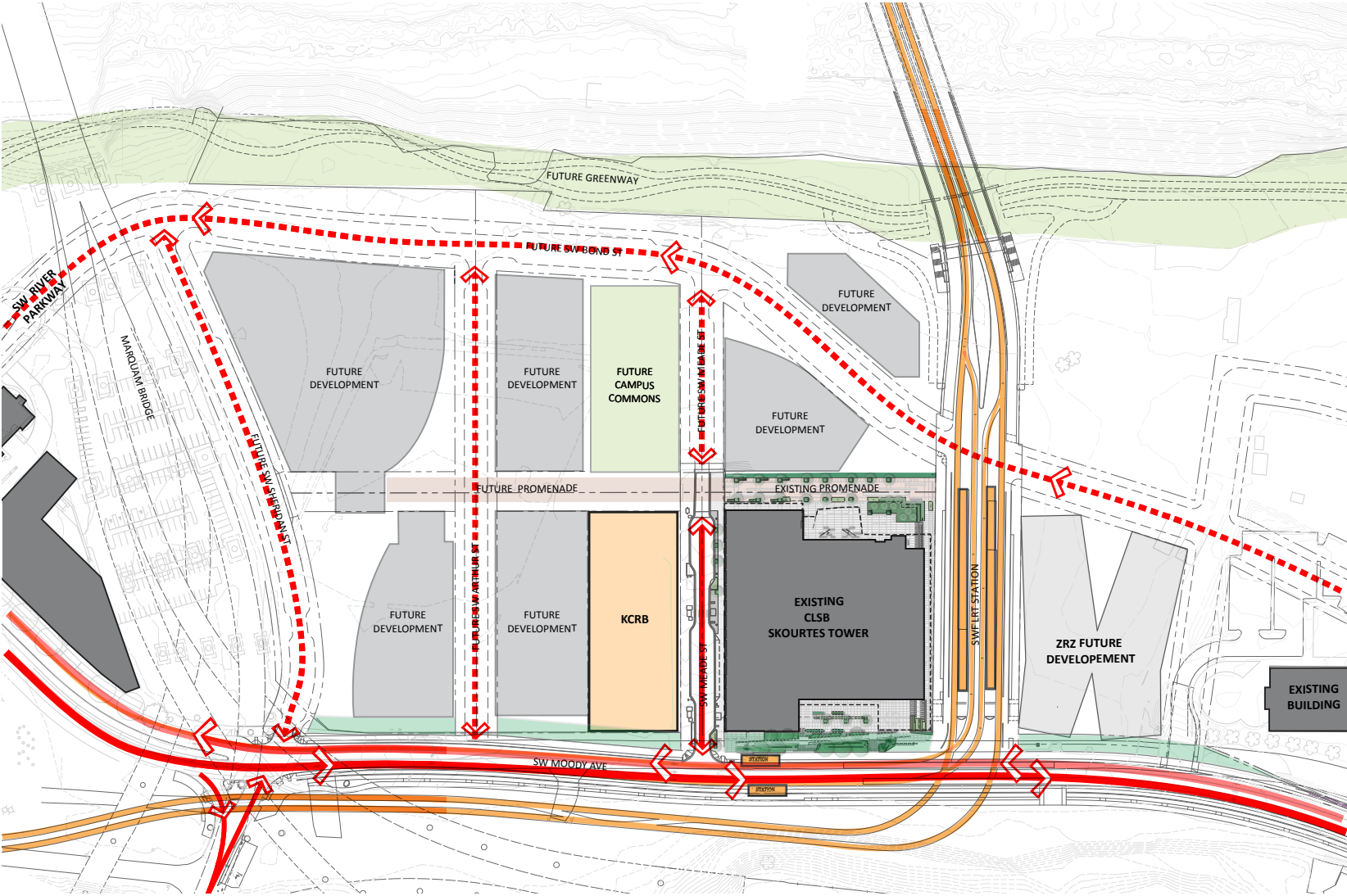
# ACTIVE STREET & NEIGHBORHOOD: OPEN AREAS



Campus Open Areas  
Scale NTS

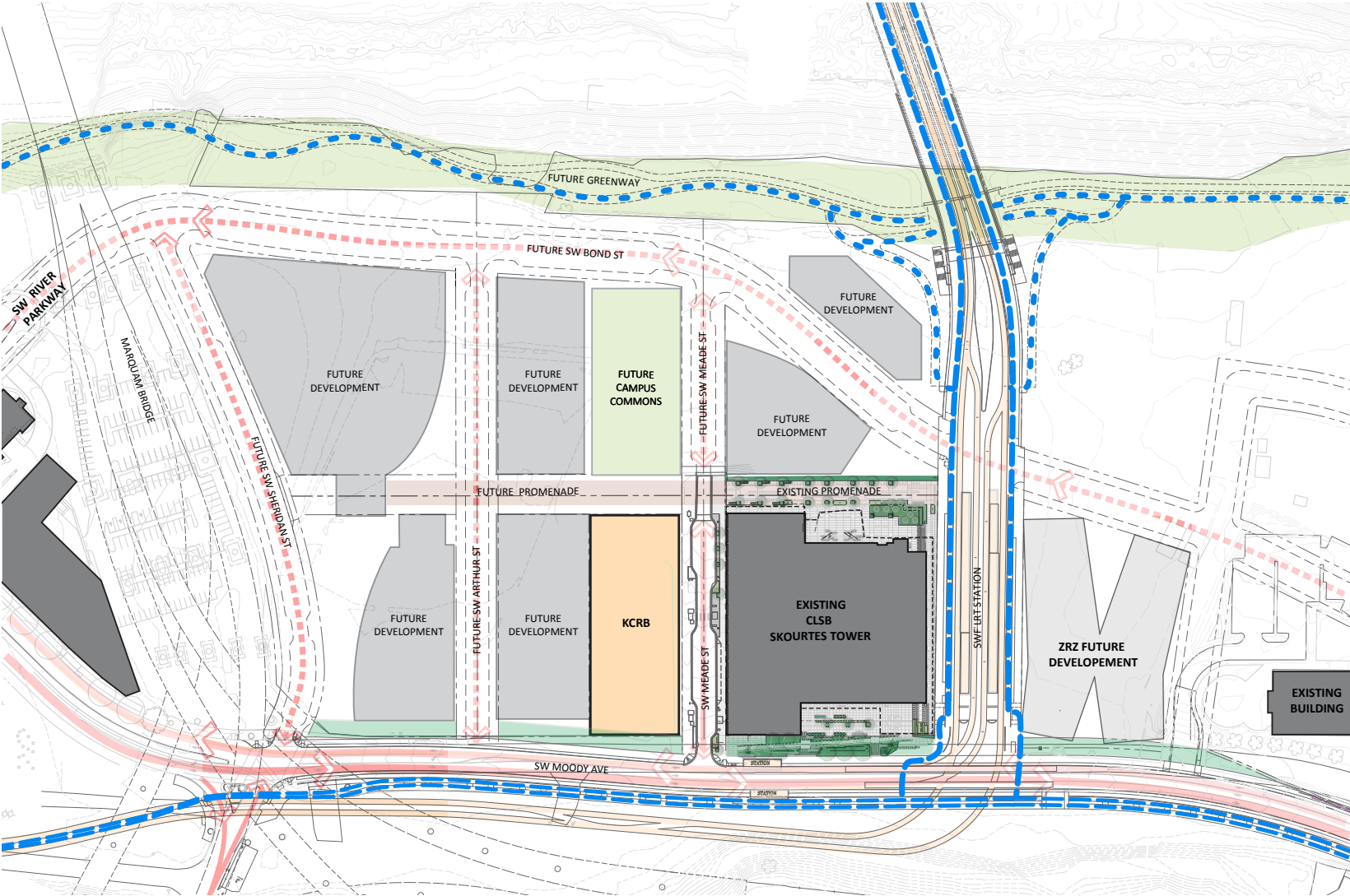


# ACTIVE STREET & NEIGHBORHOOD: VEHICULAR CIRCULATION



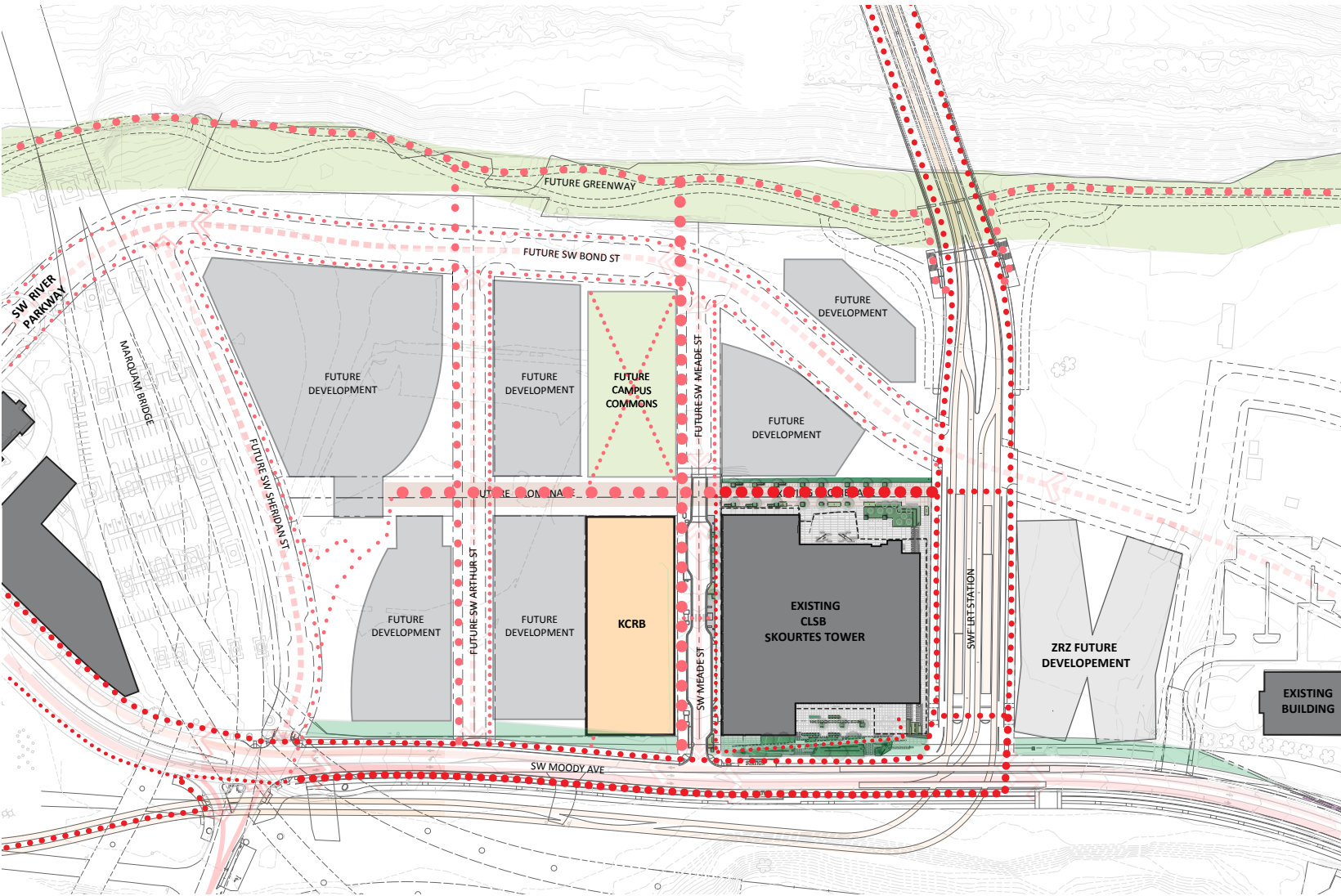
Campus Vehicular Circulation Diagram  
Scale NTS

# ACTIVE STREET & NEIGHBORHOOD: BICYCLE CIRCULATION



Campus Bicycle Circulation Diagram  
Scale NTS

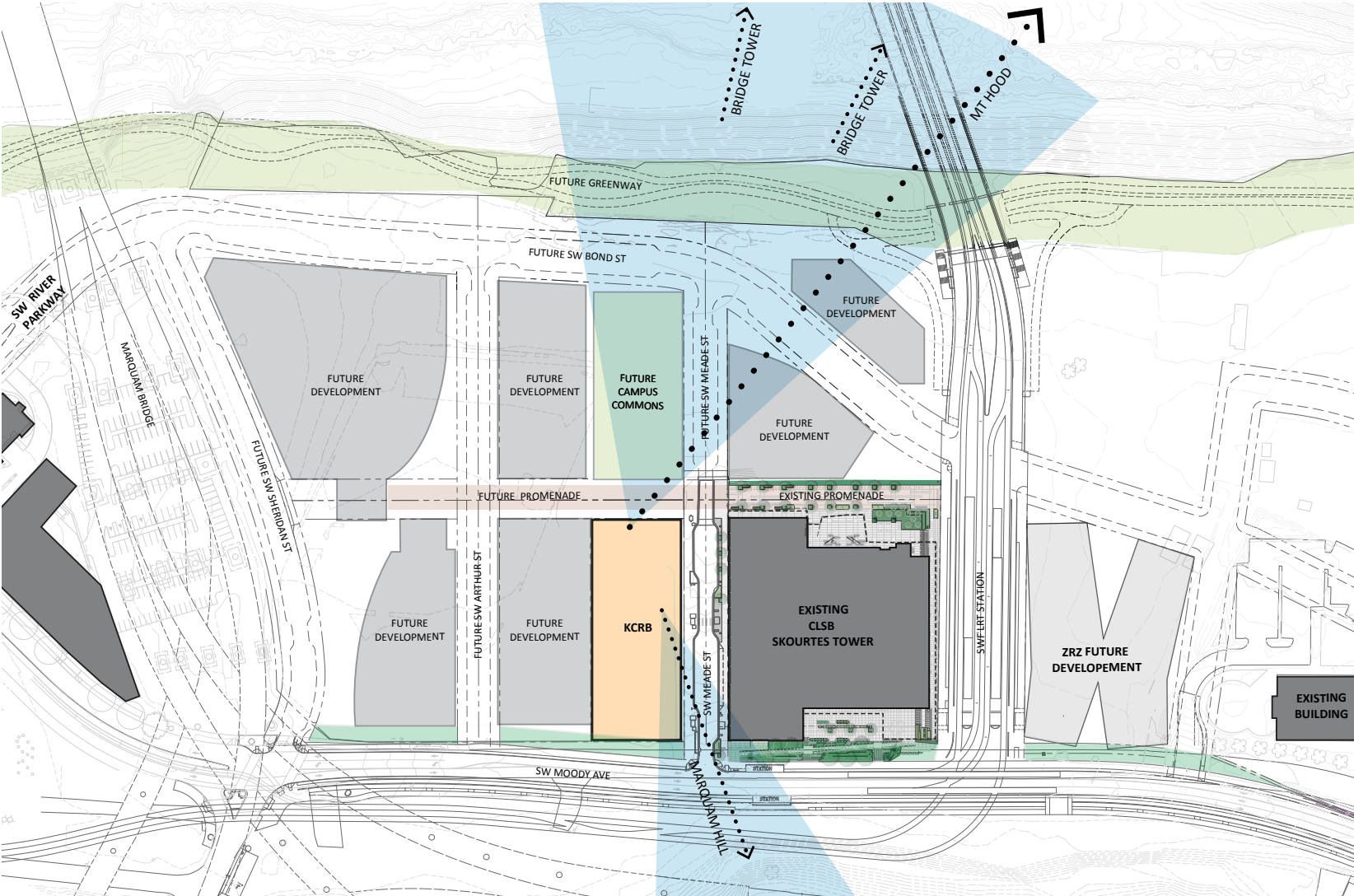
# ACTIVE STREET & NEIGHBORHOOD: PEDESTRIAN CIRCULATION



Campus Pedestrian Circulation Diagram  
Scale NTS



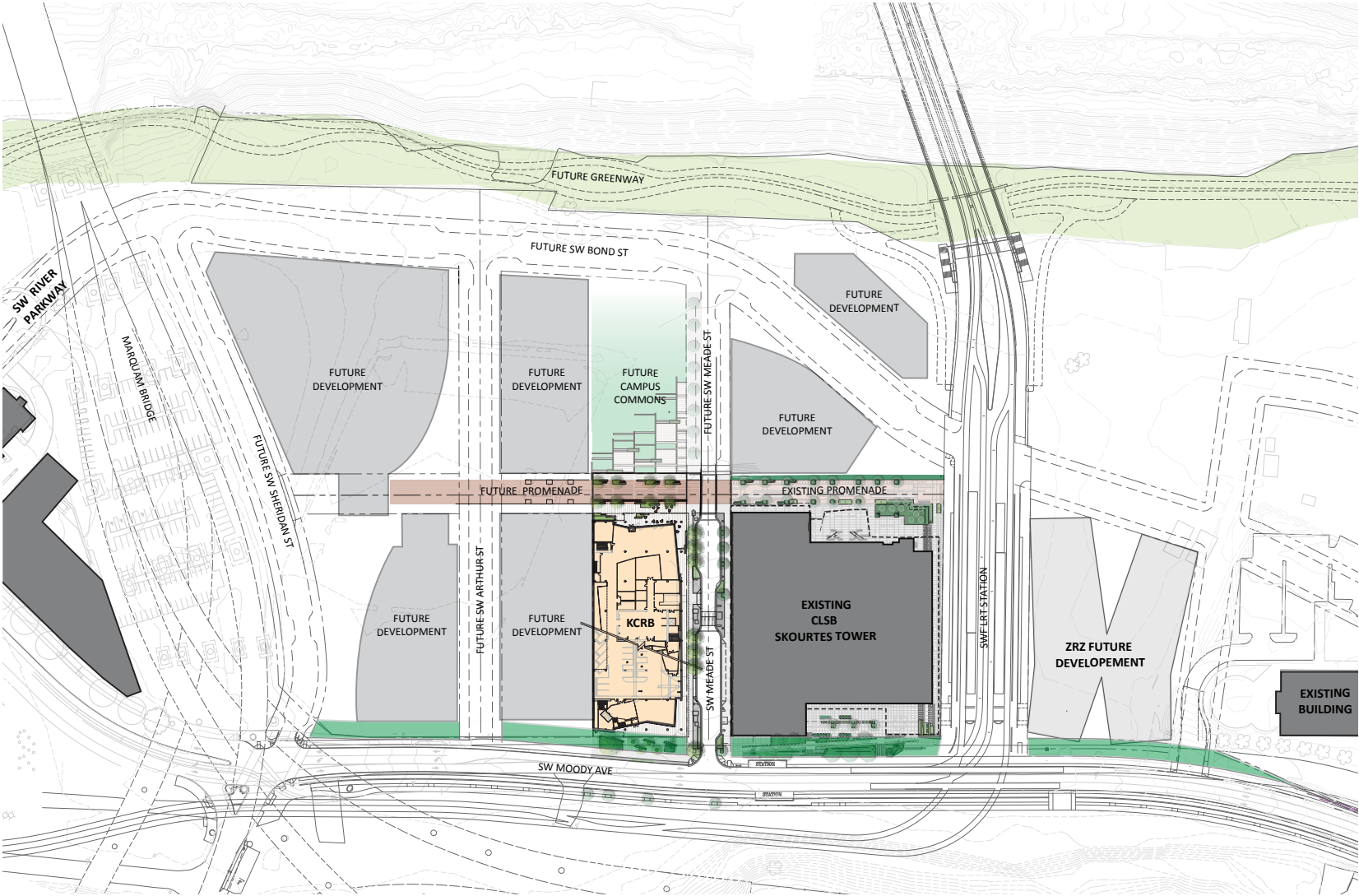
# ACTIVE STREET & NEIGHBORHOOD: SIGNIFICANT VIEWS



KCRB Significant View Diagram  
Scale NTS

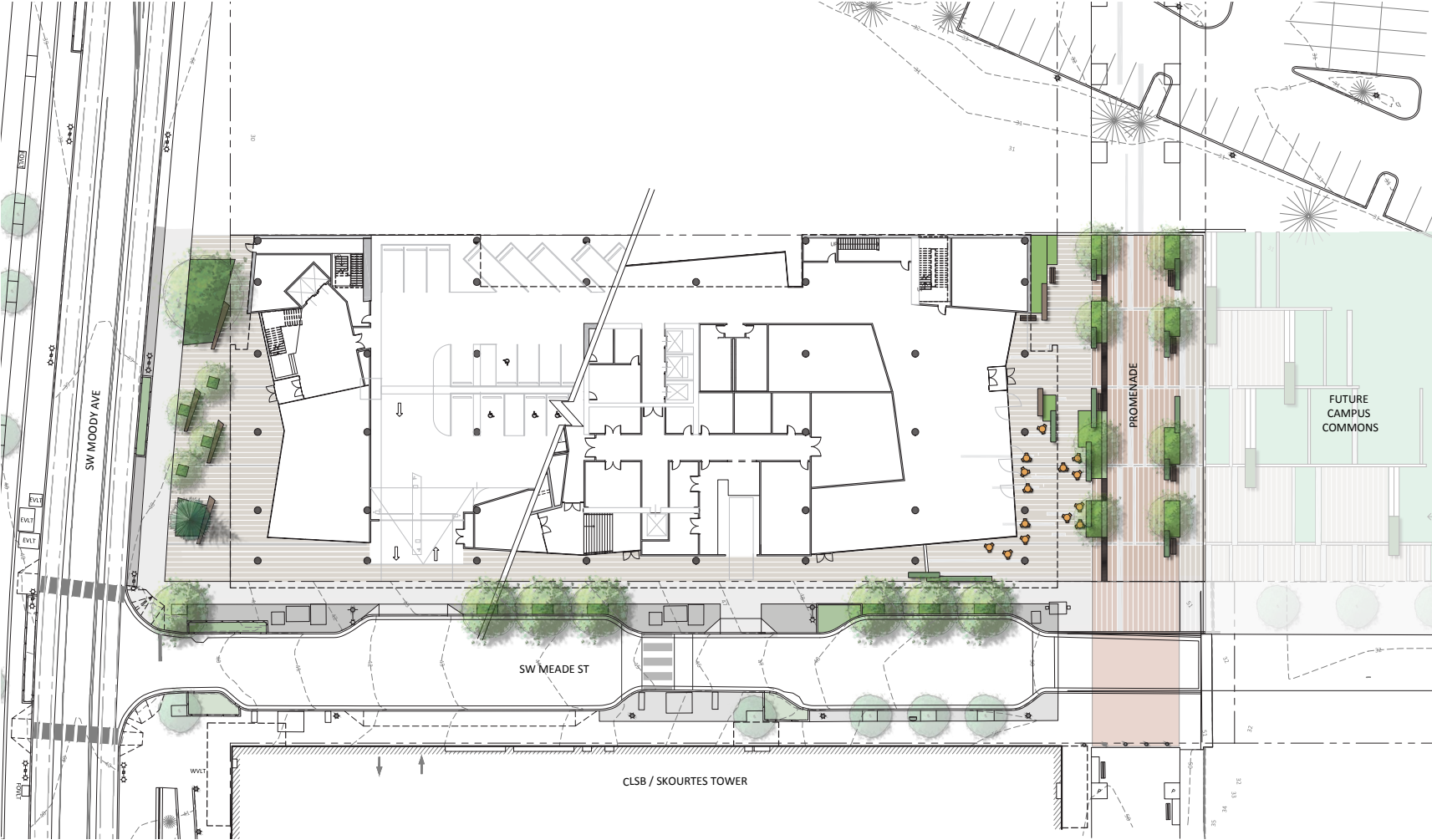


# ACTIVE STREET & NEIGHBORHOOD: CAMPUS PLAN



Campus with Proposed KCRB Plan  
Scale NTS

# ACTIVE STREET & NEIGHBORHOOD: SITE PLAN

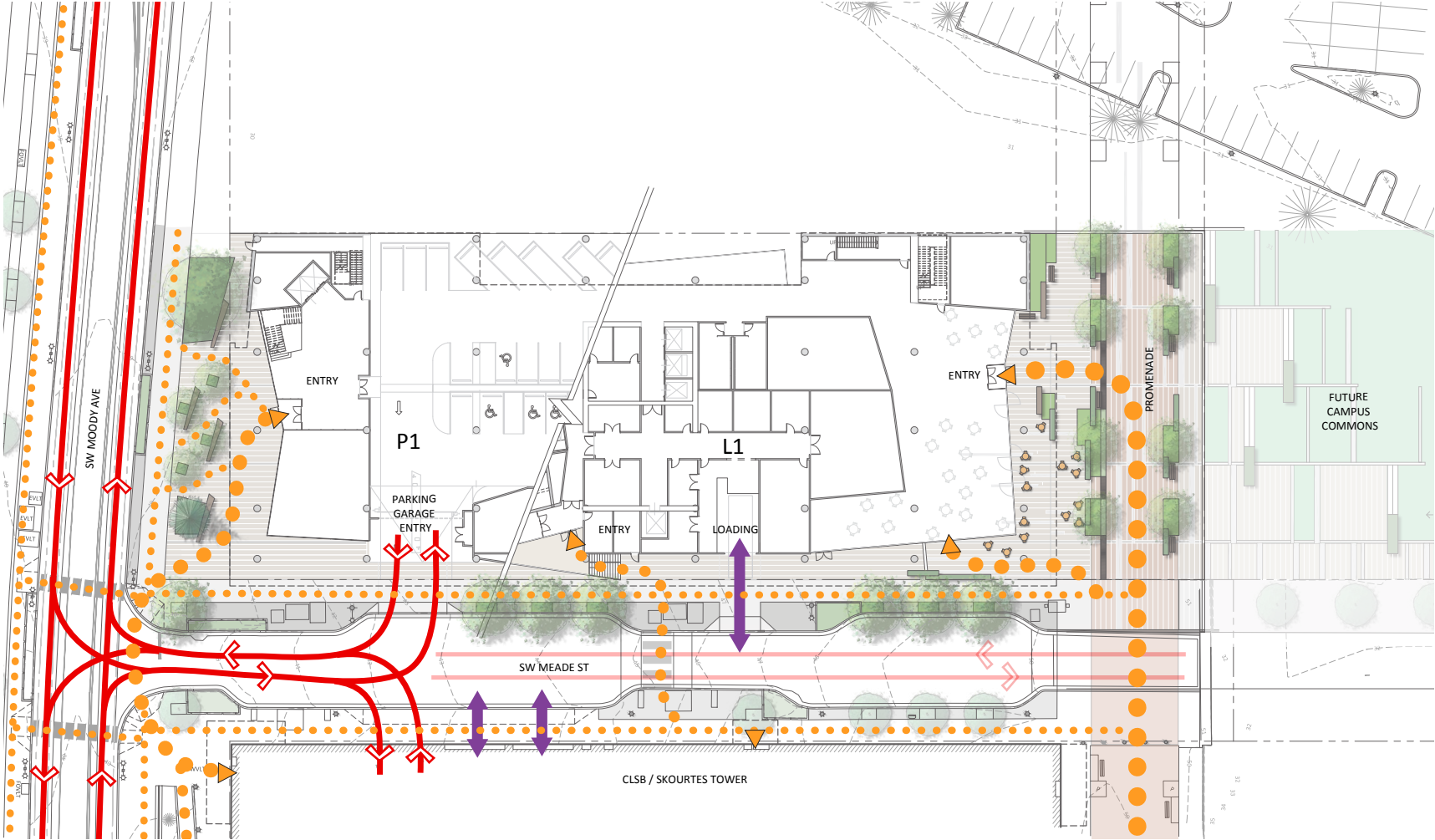


KCRB Overall Site Plan  
Scale NTS

# ACTIVE STREET & NEIGHBORHOOD: OPEN SPACE



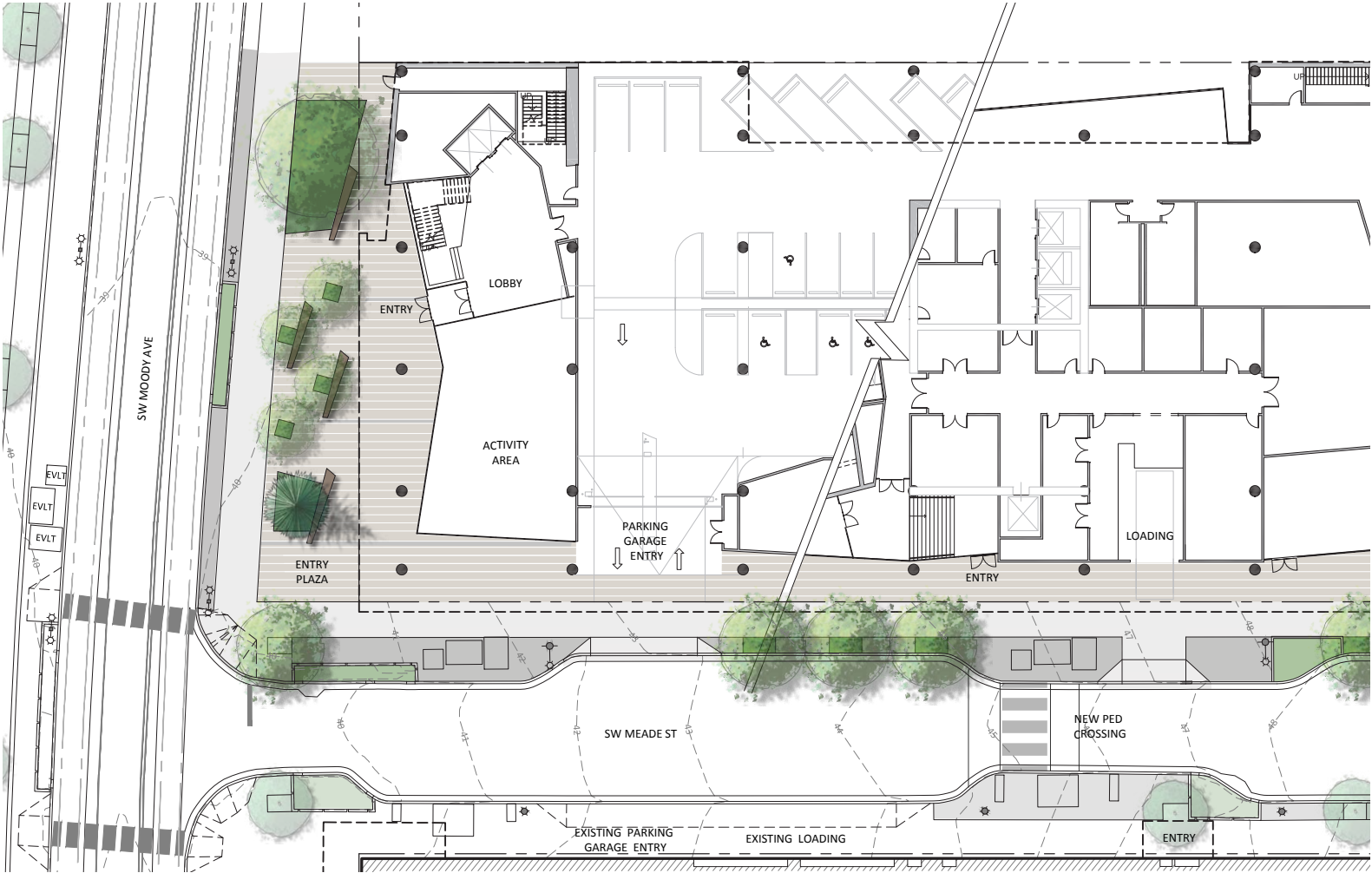
# ACTIVE STREET & NEIGHBORHOOD: CIRCULATION



- CAR
- TRUCK
- PEDESTRIAN



# ACTIVE STREET & NEIGHBORHOOD: WEST ENTRY / MOODY STREET

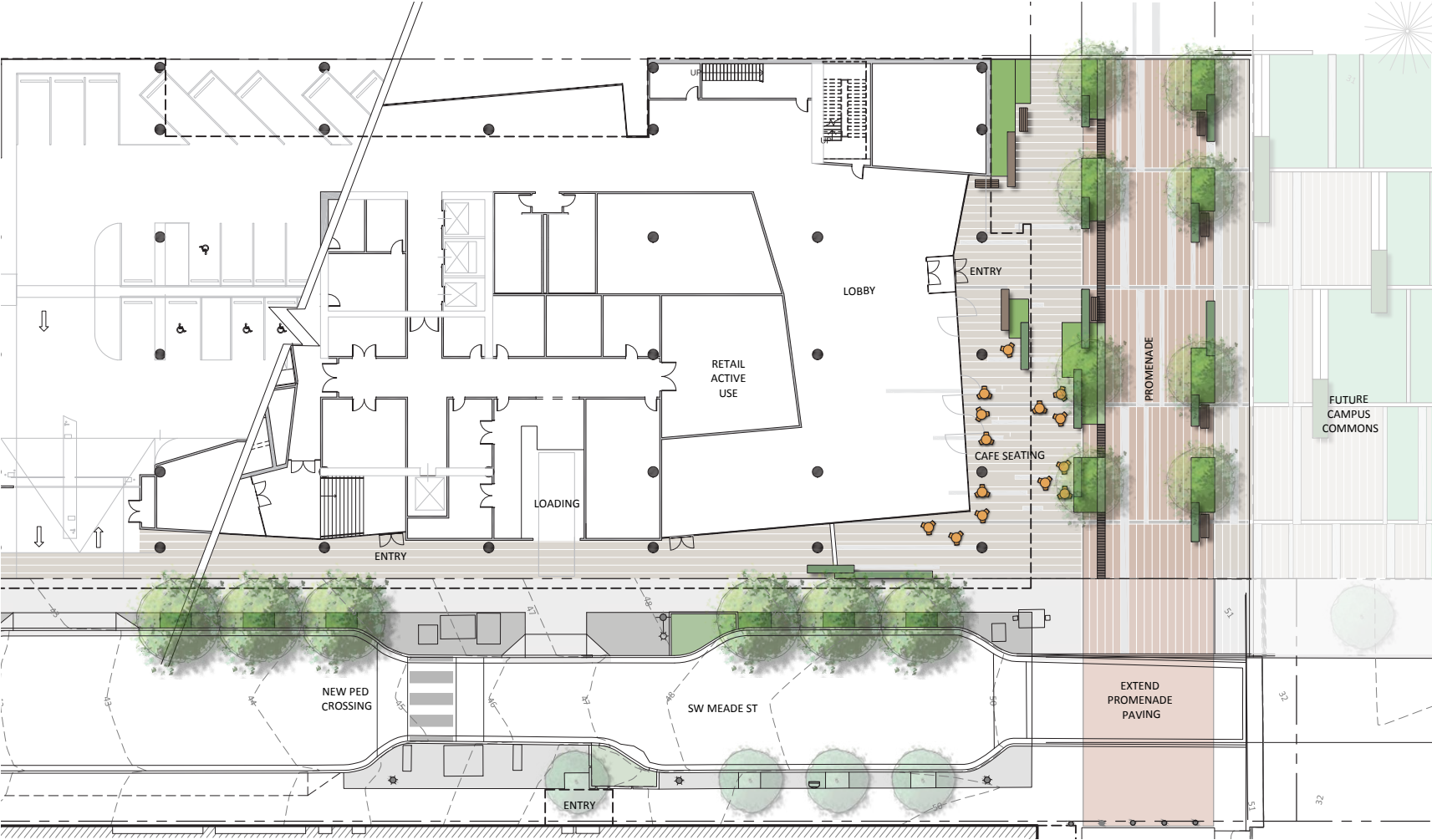


ENTRY

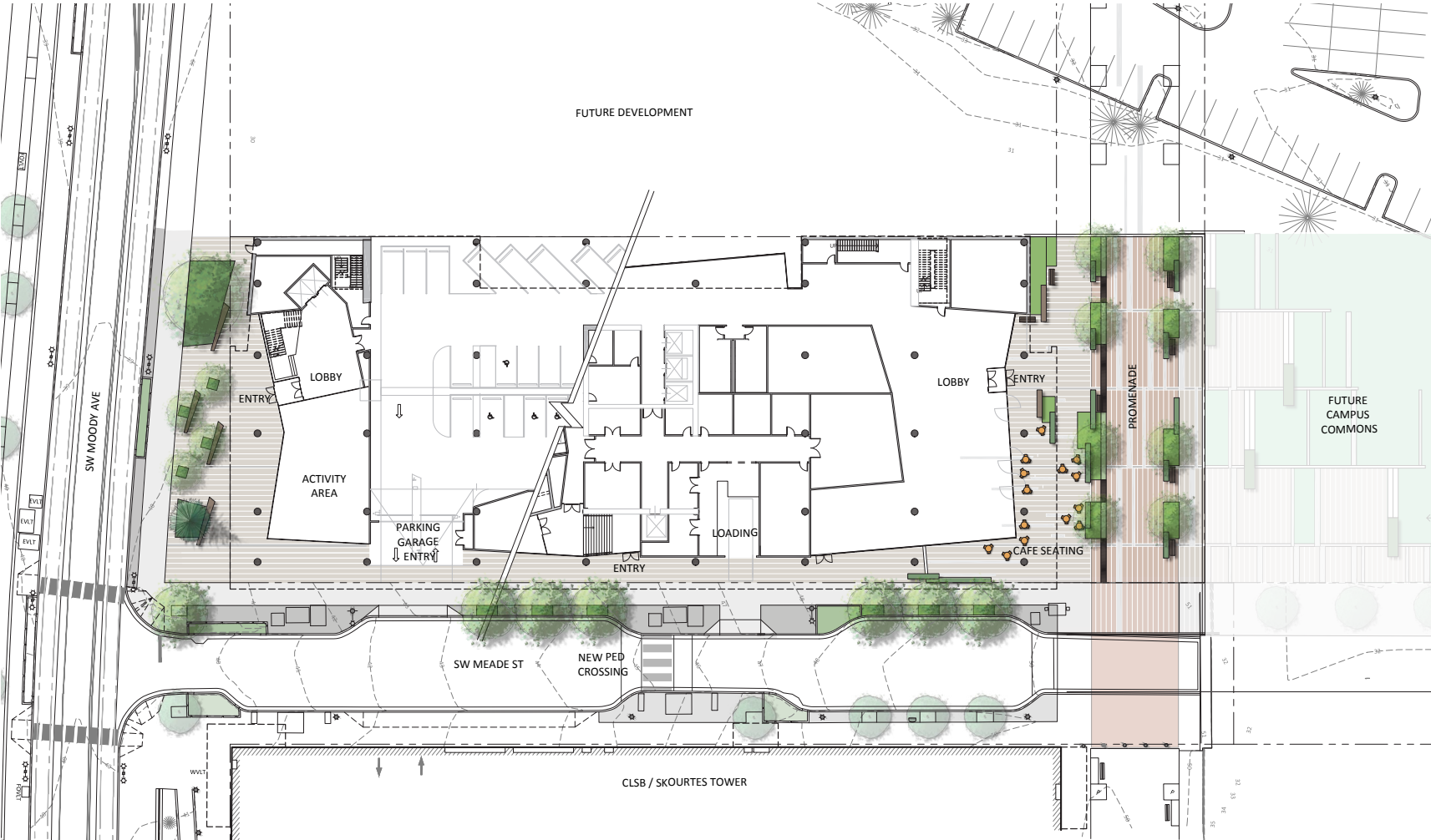
CLSB / SKOURTES TOWER



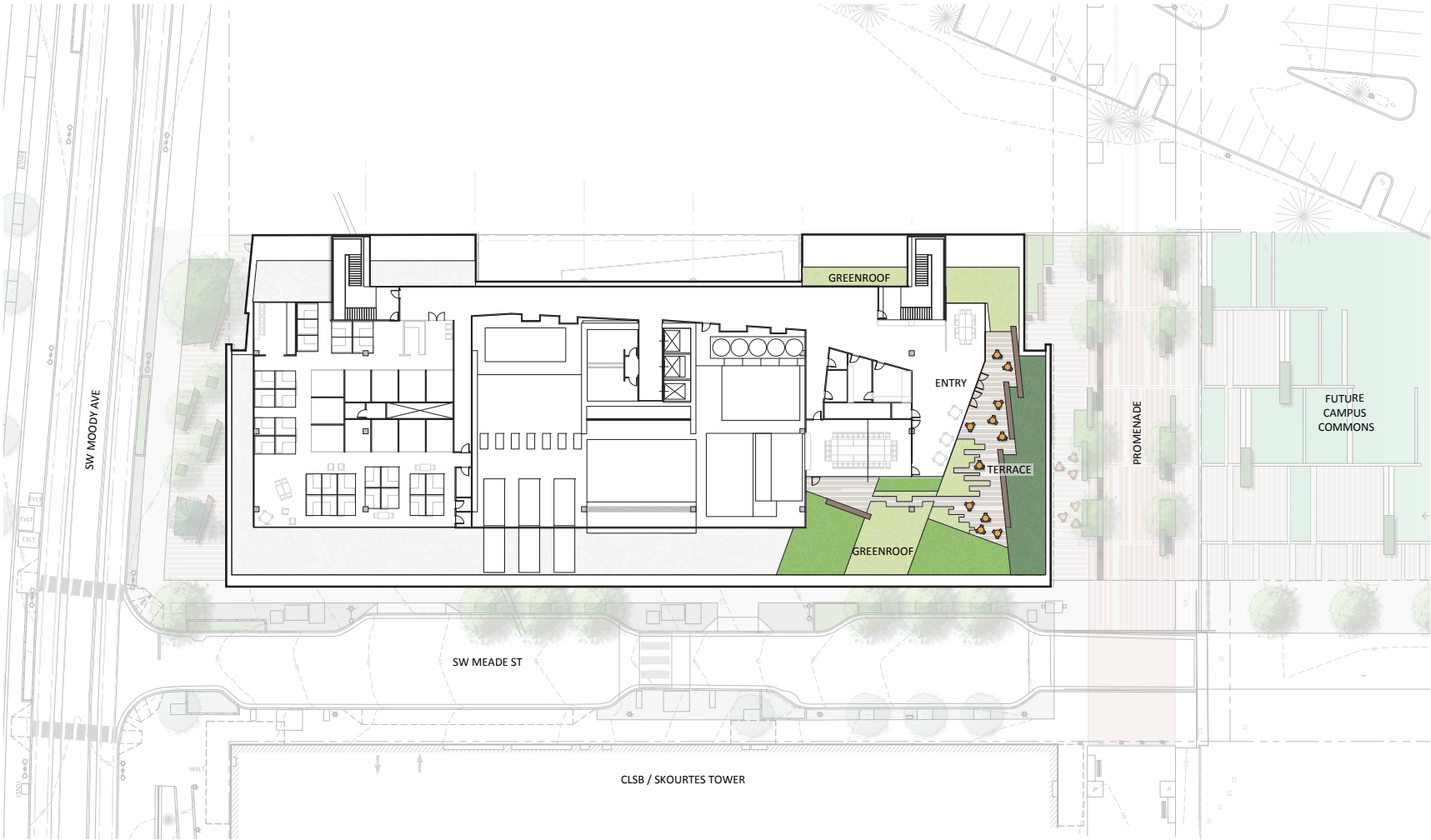
# ACTIVE STREET & NEIGHBORHOOD: EAST ENTRY / PROMENADE



# ACTIVE STREET & NEIGHBORHOOD: SITE PLAN



# ACTIVE STREET & NEIGHBORHOOD: ROOF TERRACE



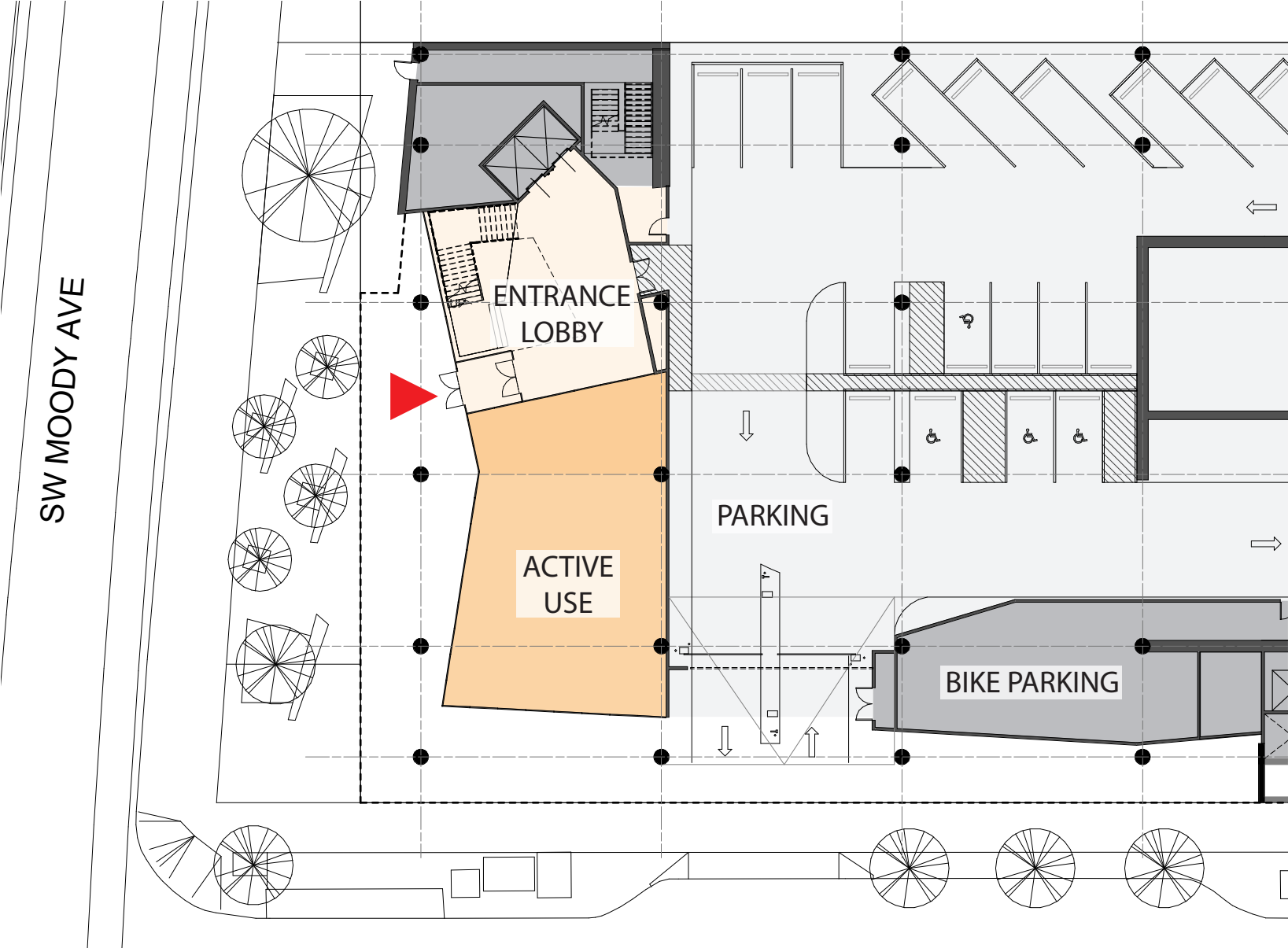
 **KCRB 6th Floor Terrace Plan**  
Scale NTS



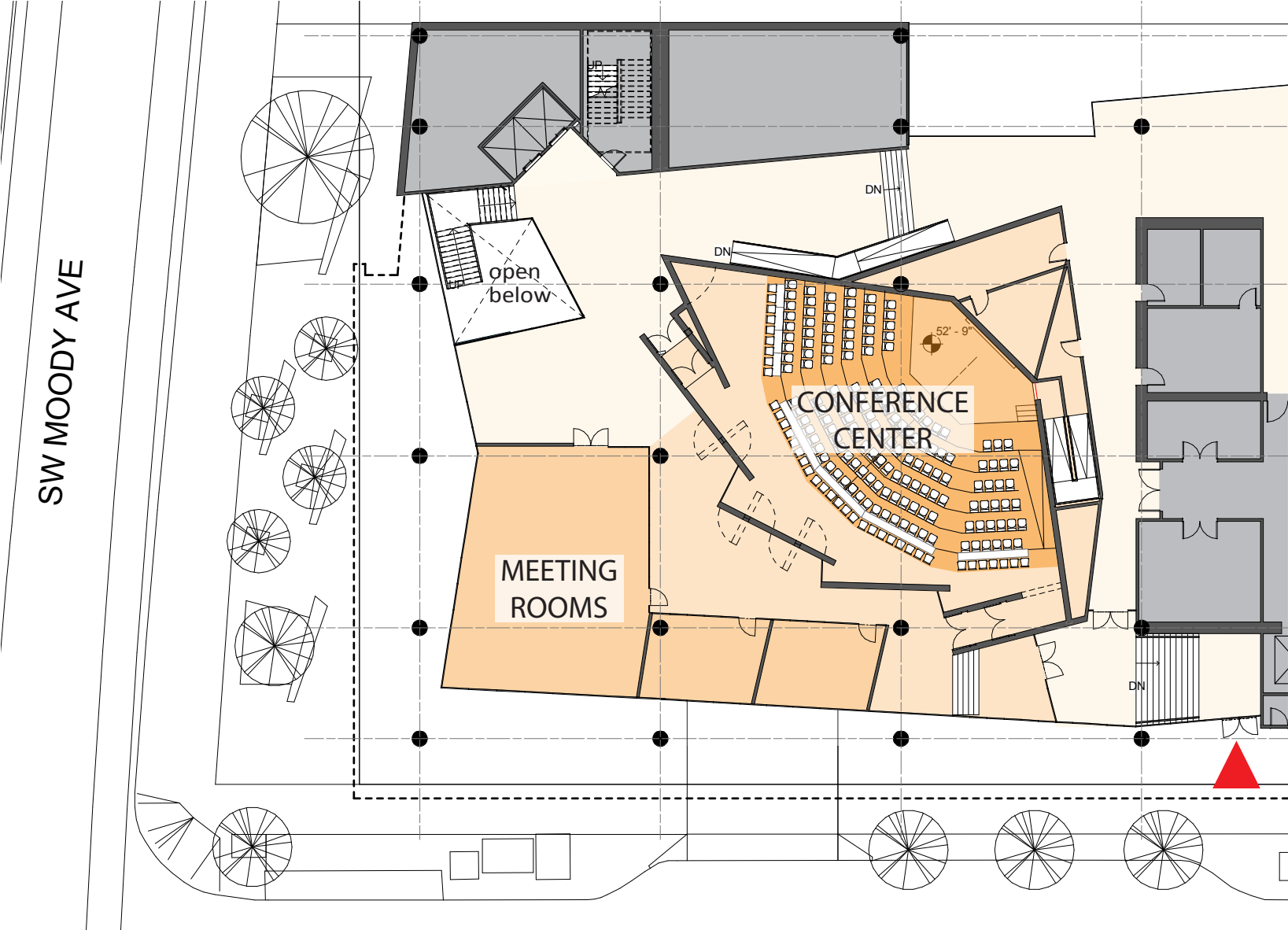
## ACTIVE STREET & NEIGHBORHOOD: MOODY/MEADE CORNER



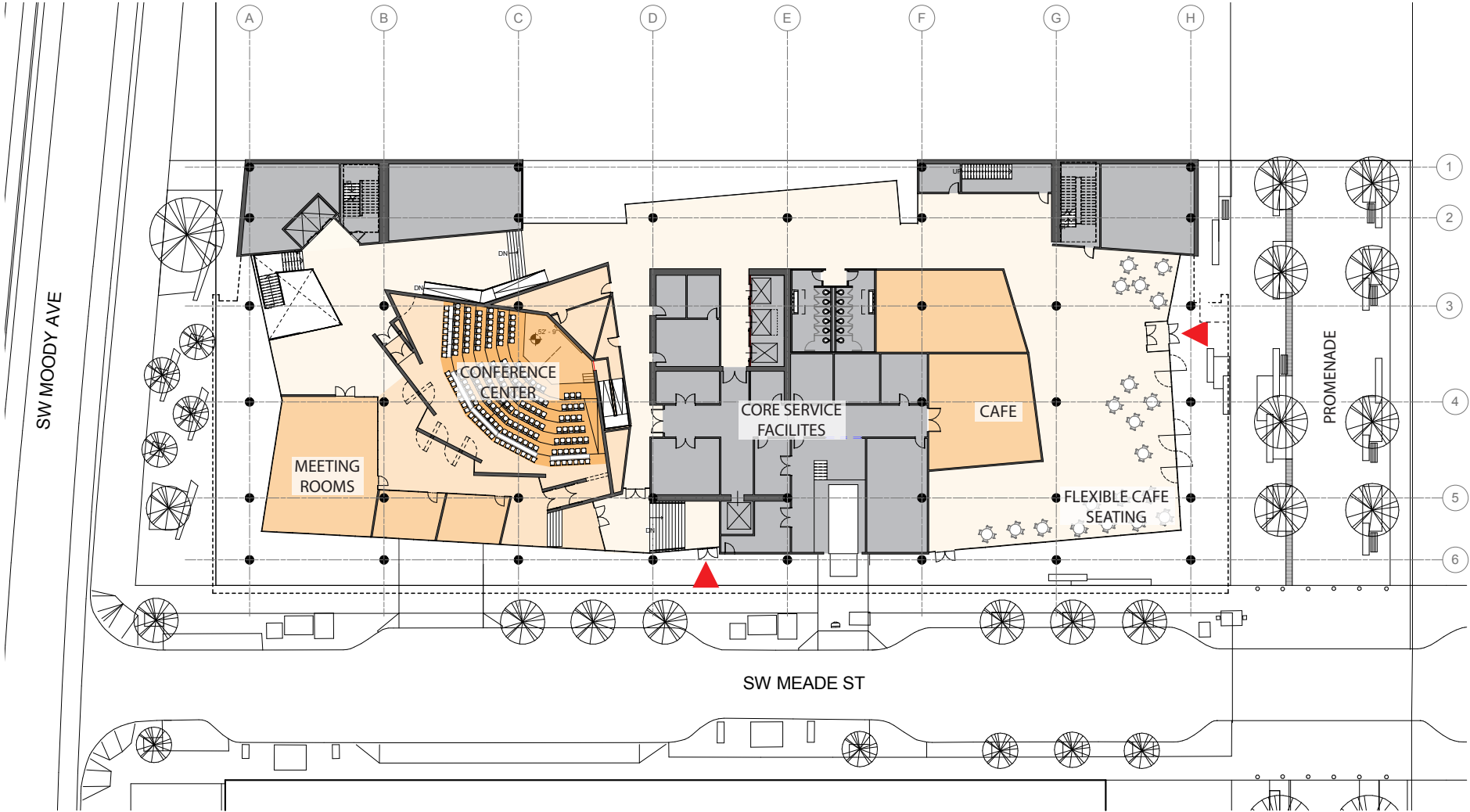
# ACTIVE STREET & NEIGHBORHOOD: P1 FLOOR PLAN



# ACTIVE STREET & NEIGHBORHOOD: LEVEL 1 FLOOR PLAN



# ACTIVE STREET & NEIGHBORHOOD: LEVEL 1 FLOOR PLAN





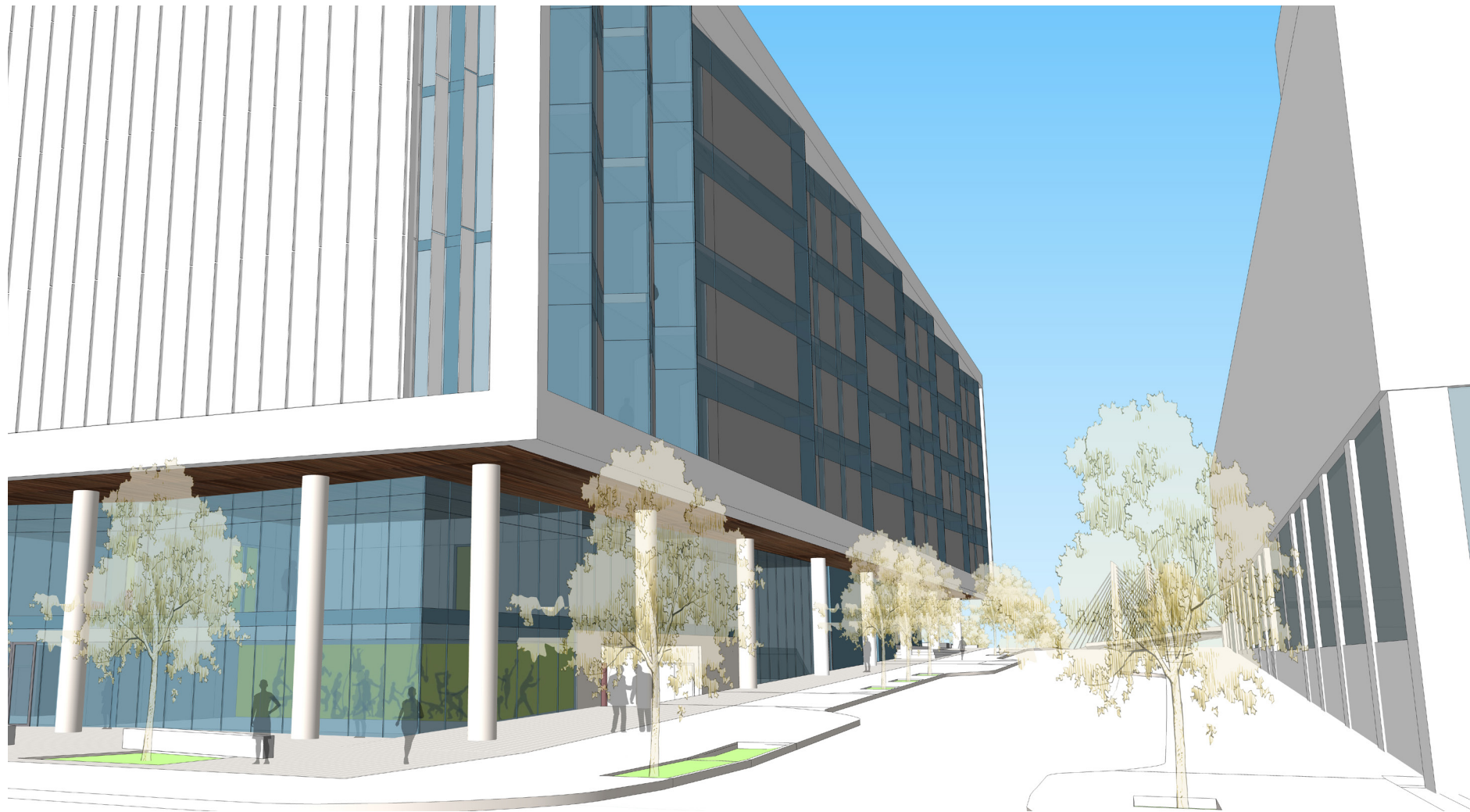
## ACTIVE STREET & NEIGHBORHOOD: VIEW SOUTH FROM MOODY



## ACTIVE STREET & NEIGHBORHOOD: VIEW NORTH FROM MOODY



# ACTIVE STREET & NEIGHBORHOOD: ANIMATION UP MEADE STREET

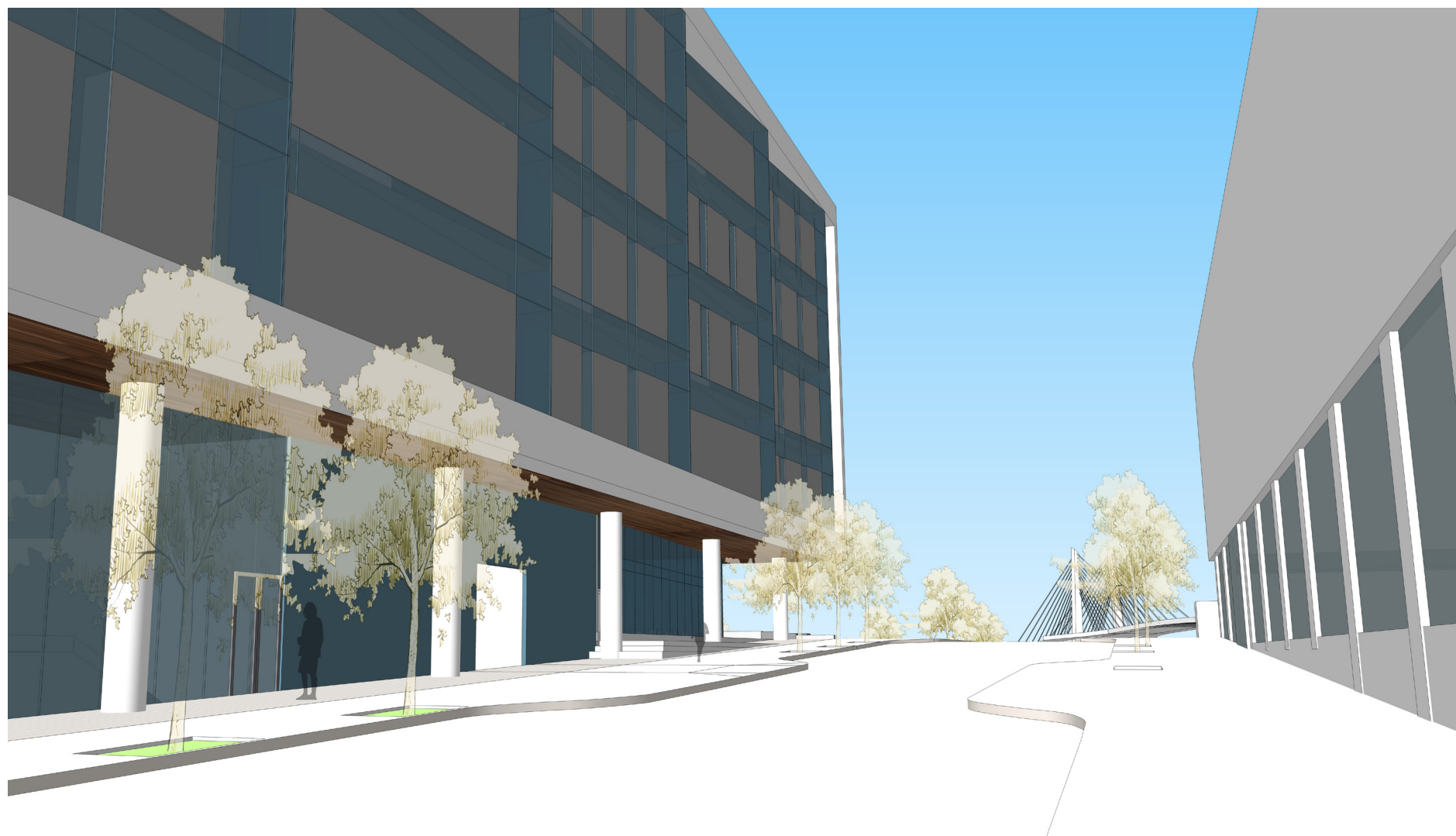


# ACTIVE STREET & NEIGHBORHOOD: ANIMATION UP MEADE STREET

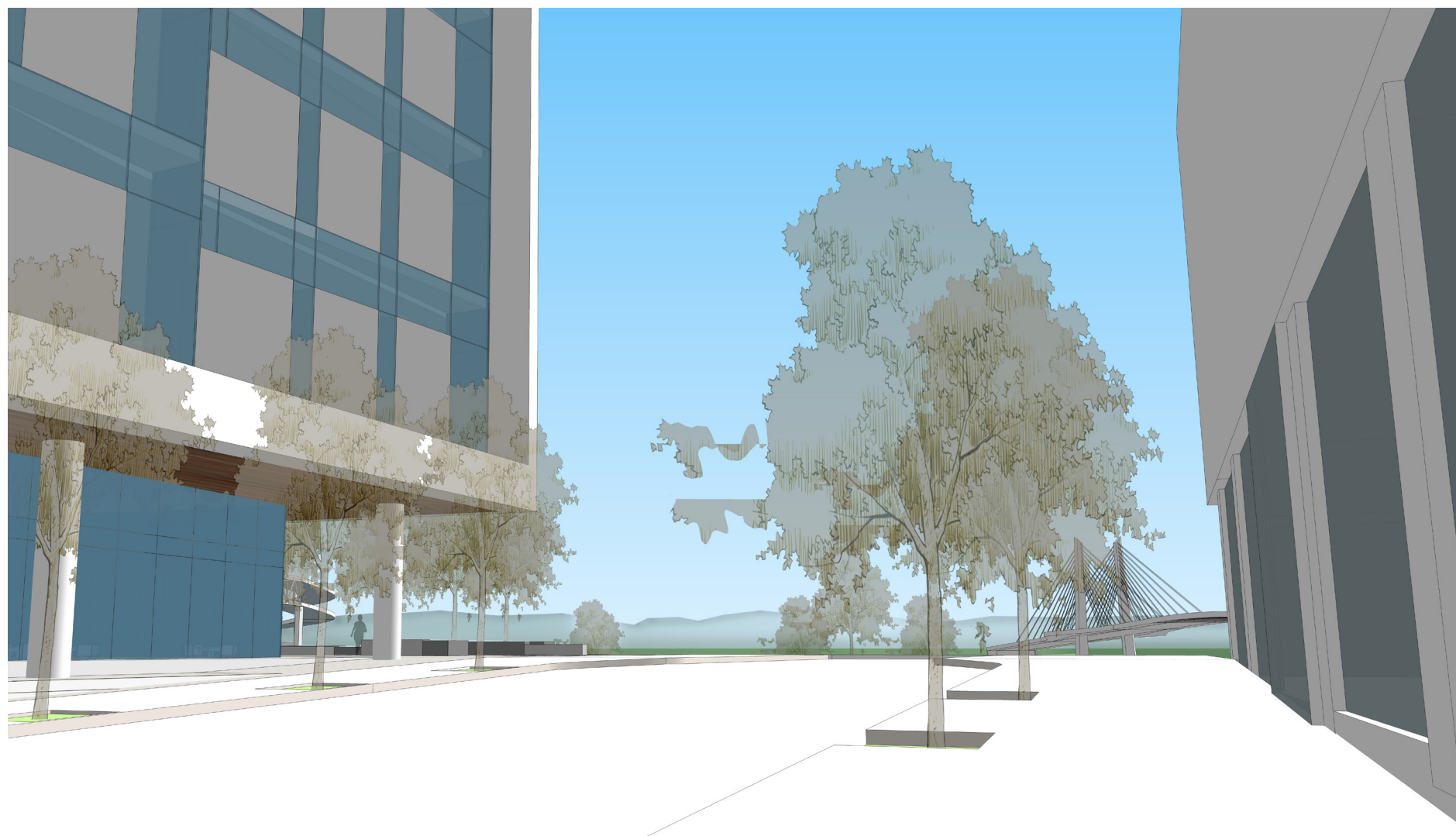




# ACTIVE STREET & NEIGHBORHOOD: ANIMATION UP MEADE STREET



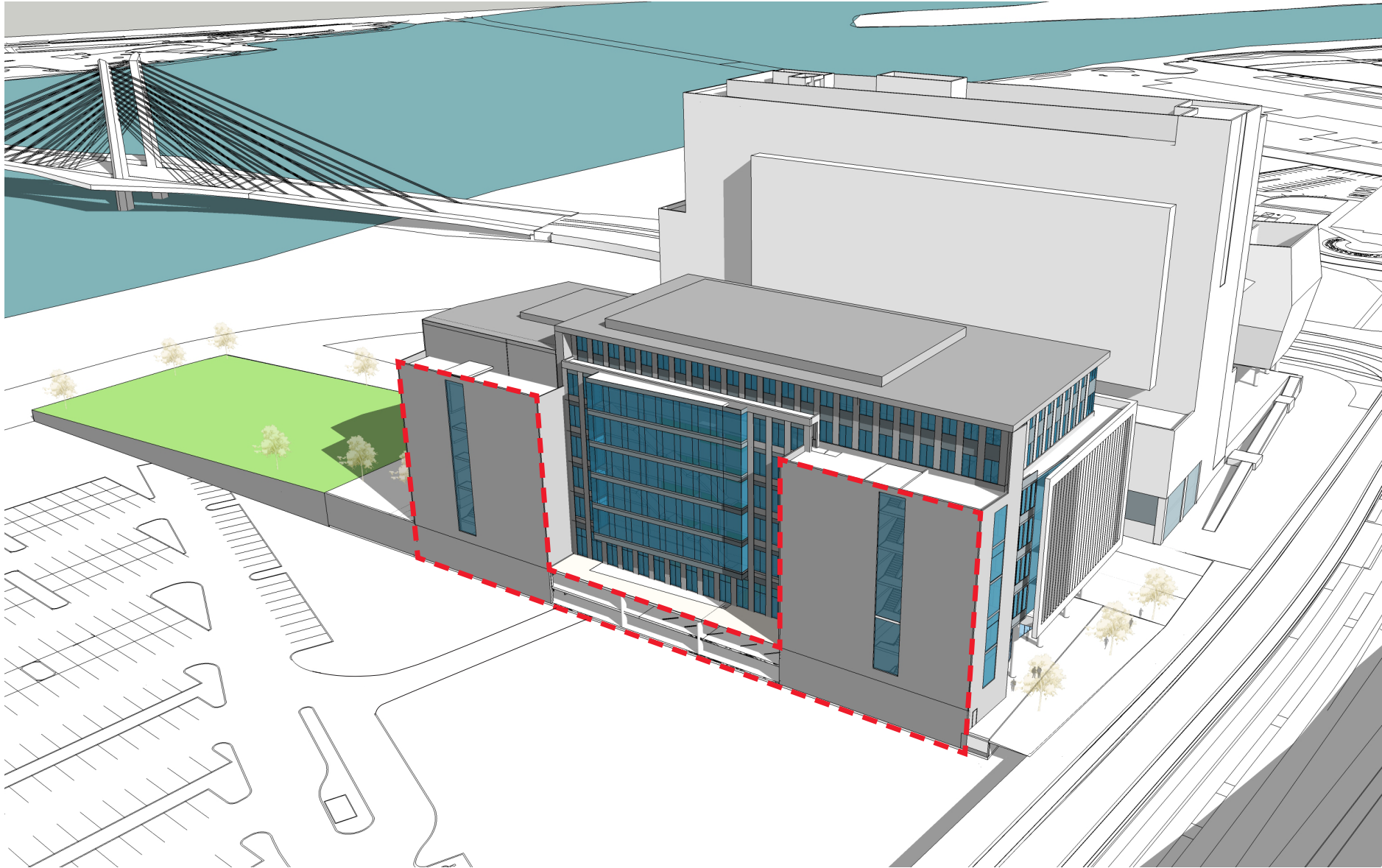
# ACTIVE STREET & NEIGHBORHOOD: ANIMATION UP MEADE STREET



# INTERIM CONDITIONS

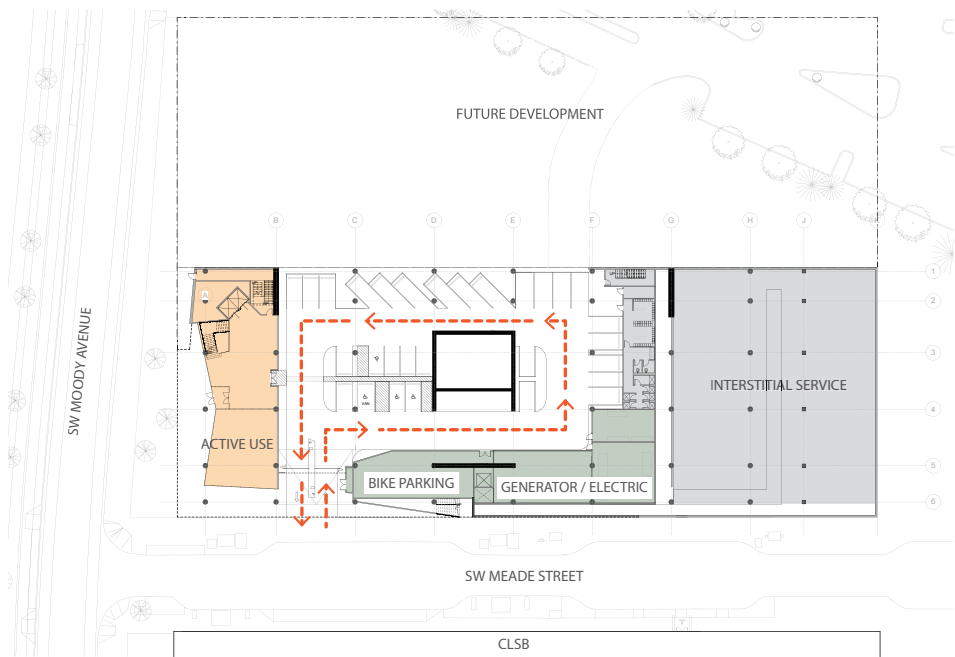
- 1. Materials / Elevations**
- 2. North Parking Screening**
- 3. Ground Floor Active Use**

# INTERIM CONDITIONS: NORTH ENCLOSURE



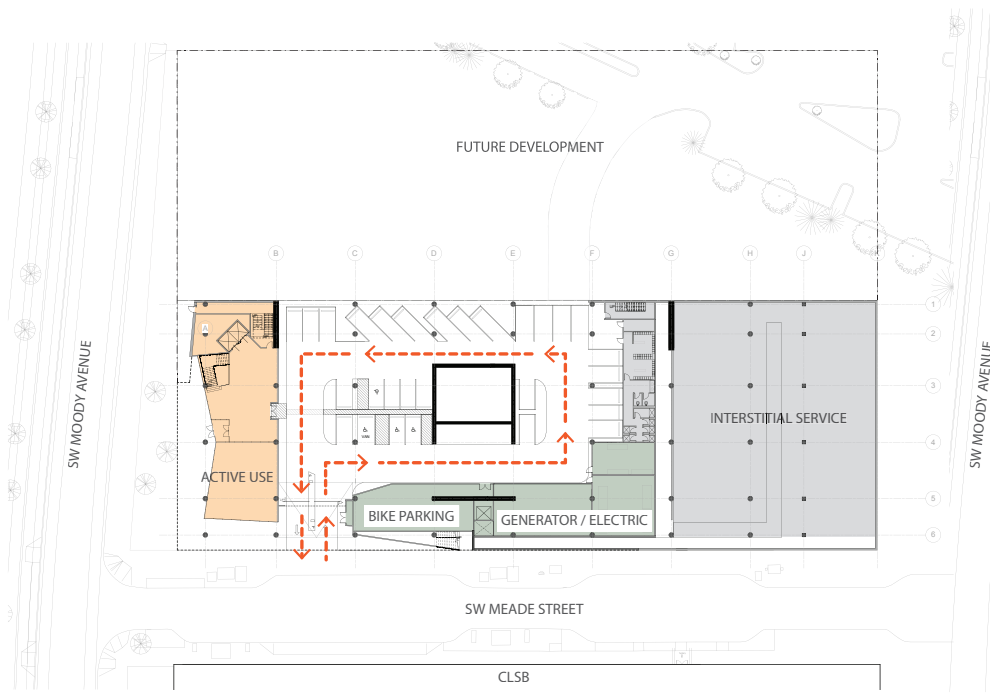


# INTERIM CONDITIONS: PARKING LEVEL 1

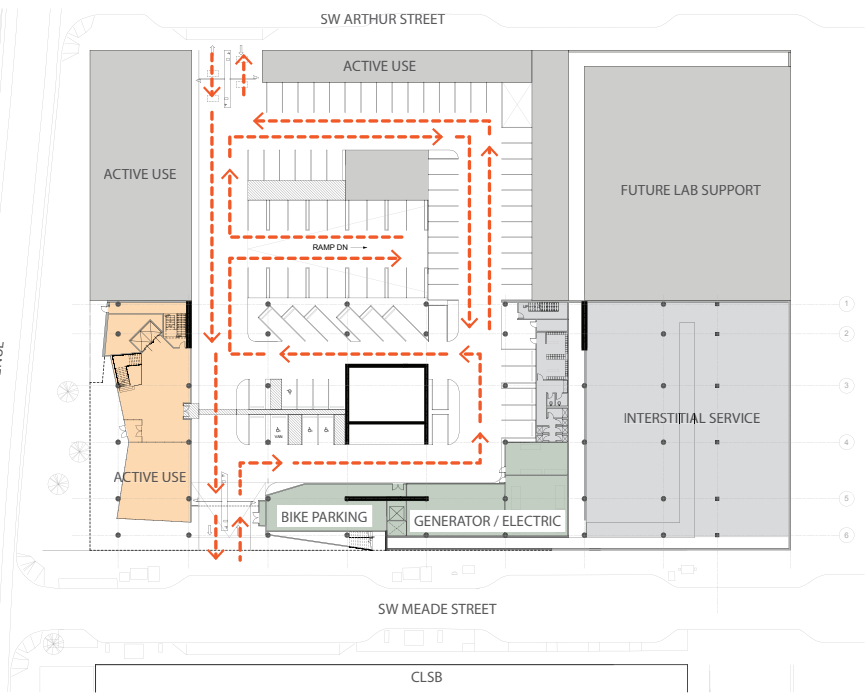


CURRENT

# INTERIM CONDITIONS: PARKING LEVEL 1

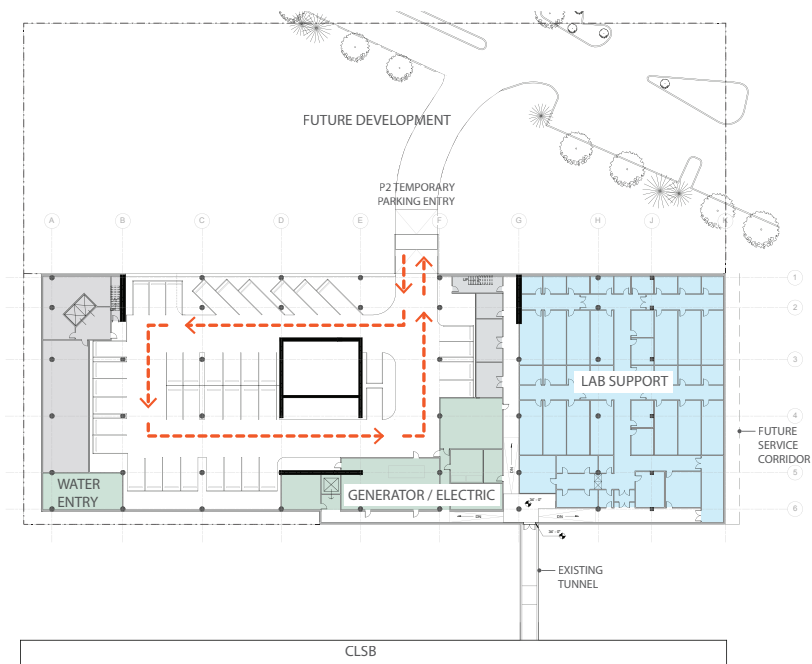


CURRENT



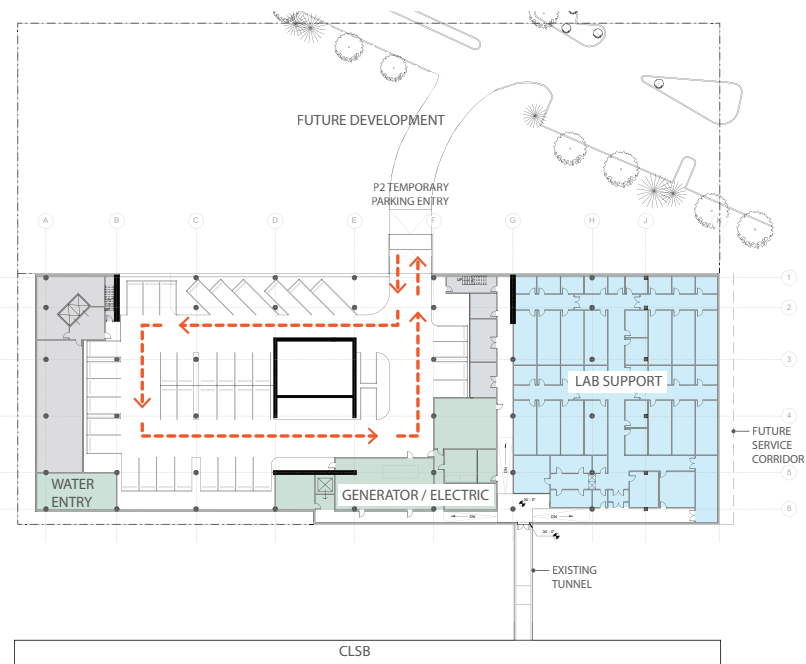
FUTURE BUILD OUT

# INTERIM CONDITIONS: PARKING LEVEL 2

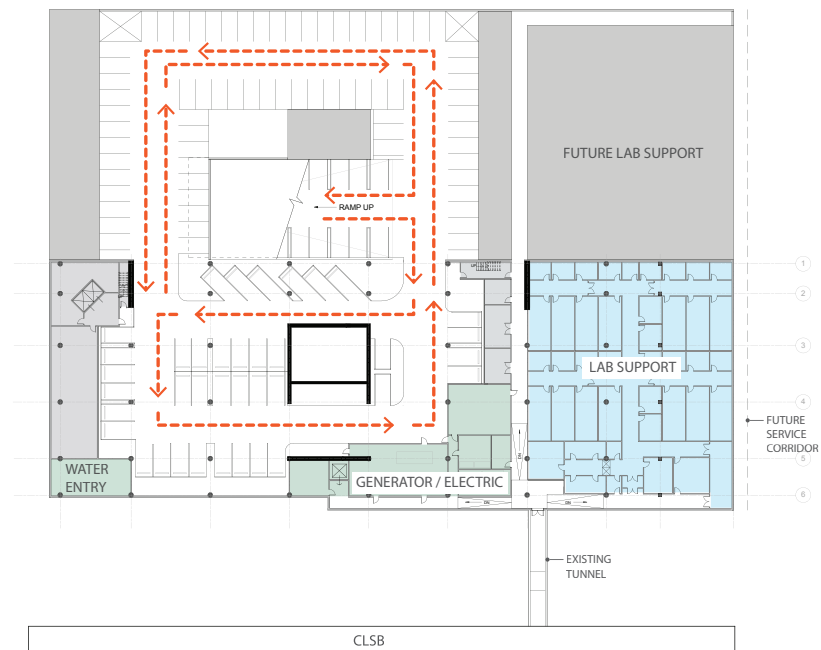


CURRENT

# INTERIM CONDITIONS: PARKING LEVEL 2



CURRENT



FUTURE BUILD OUT



# DESIGN MODIFICATIONS, EXCEPTIONS, & ADJUSTMENTS

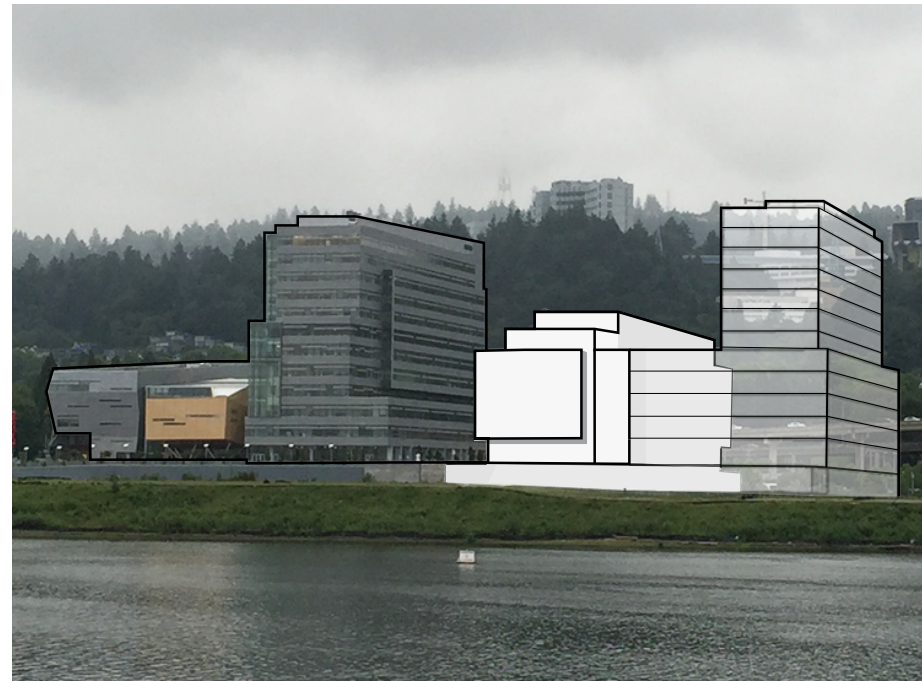
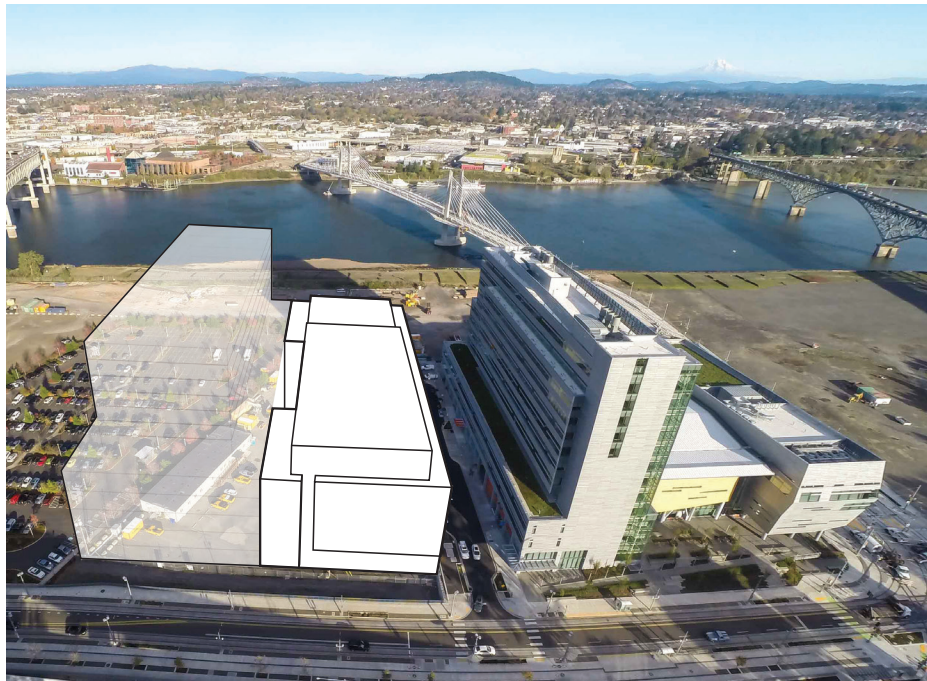
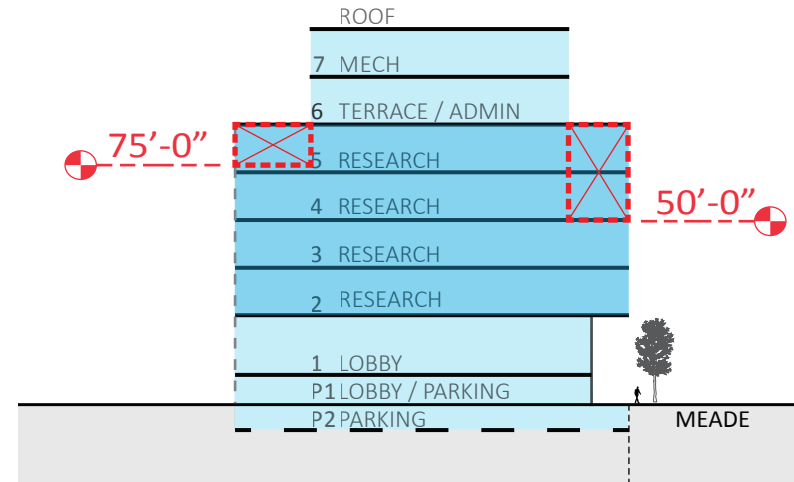
# DESIGN MODIFICATIONS: CURRENT DIRECTION

## ■ Section 33.510.252, A.2

Modification to the Special  
Building Height Corridor

## ■ Section 33.510.252, A.3

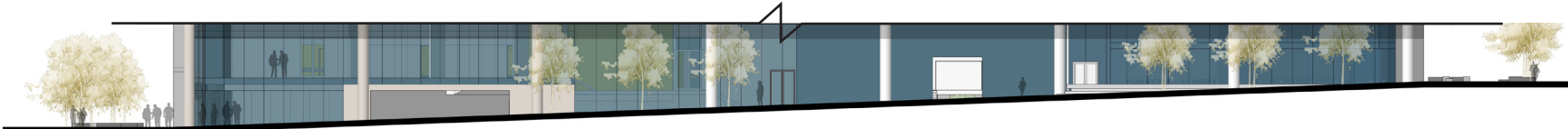
Modification of the 75' Height  
Requirement for Building Width



# DESIGN MODIFICATIONS: GROUND FLOOR WINDOWS

## ■ Section 33.510.220

Modification to required floor window percentage.



PARTIAL SOUTH ELEVATION

	MOODY	MEADE	PROMENADE	NORTH ELEV. (INTERIM)
GROUND FLOOR WINDOWS (50% REQUIRED)	88' (72%)	168' (58%)	86' (70%)	123' (42%)

# DESIGN MODIFICATIONS: GROUND FLOOR ACTIVE USE

## ■ Section 33.510.225,C

Modification to required ground floor active uses.



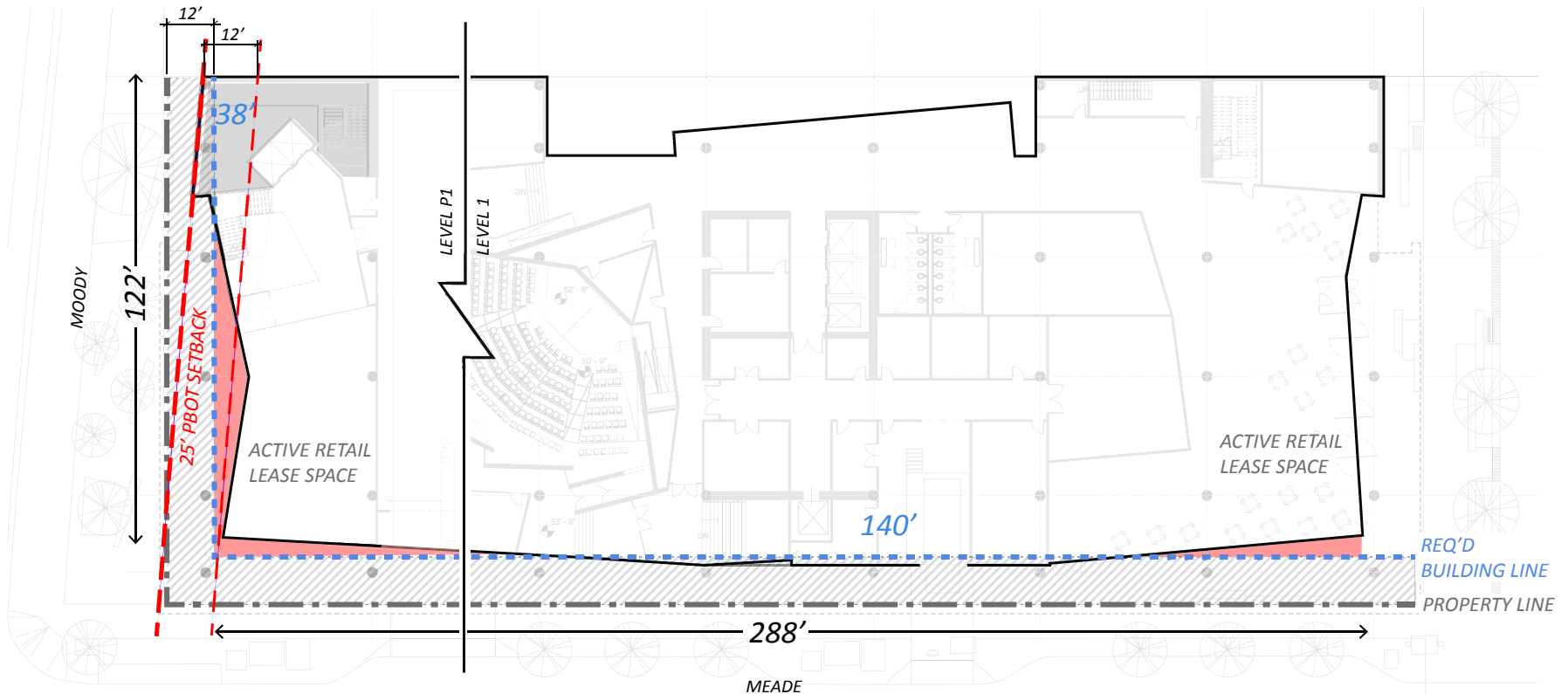
	MOODY	MEADE	PROMENADE	NORTH ELEV. (INTERIM)
GROUND FLOOR WINDOWS (50% REQUIRED)	88' (72%)	168' (58%)	86' (70%)	123' (42%)
GROUND FLOOR ACTIVE USE (50% REQUIRED)	88' (72%)	118' (41%) +50' (58%)	86' (70%)	N/A



# DESIGN MODIFICATIONS: BUILDING LINE STANDARDS

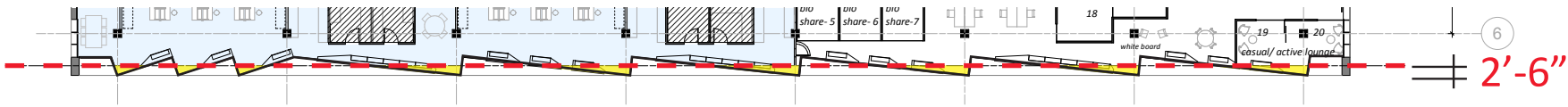
## ■ Section 33.510.215, D

Modification to building line standards for retail & vendor use.



	MOODY	MEADE	PROMENADE	NORTH ELEV. (INTERIM)
GROUND FLOOR WINDOWS (50% REQUIRED)	88' (72%)	168' (58%)	86' (70%)	123' (42%)
GROUND FLOOR ACTIVE USE (50% REQUIRED)	88' (72%)	118' (41%) +50' (58%)	86' (70%)	N/A
12' DISTANCE FROM PROPERTY LINE (75% REQUIRED)	38' (31%)	140' (49%)	N/A	N/A

# DESIGN EXCEPTIONS: ENCROACHMENT & BUILDING PROJECTIONS



PARTIAL PLAN - SOUTH SIDE



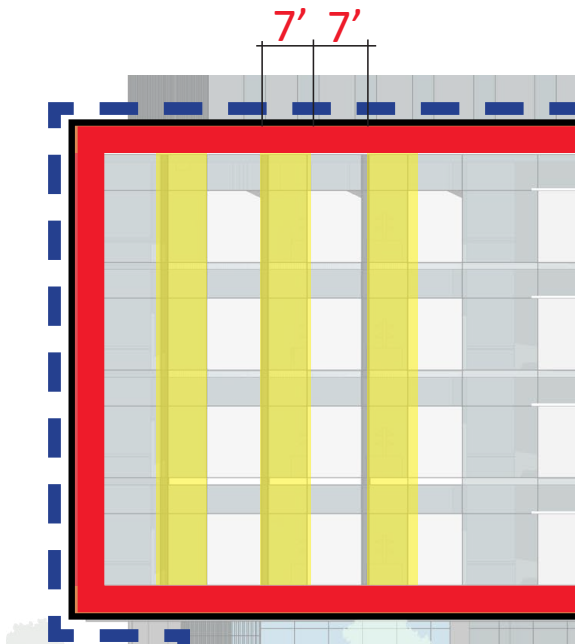
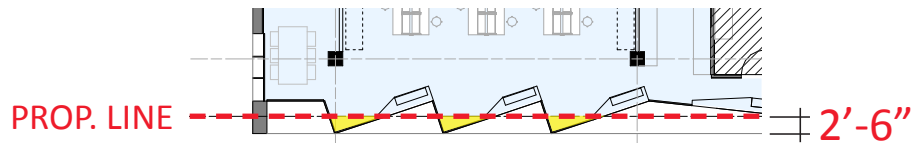
SOUTH ELEVATION

-  ARCHITECTURAL FEATURES
-  WINDOW PROJECTION
-  WALL AREA

# DESIGN EXCEPTIONS: ENCROACHMENT & BUILDING PROJECTIONS

## ■ Section OSSC/32/#1 - Q2, 6

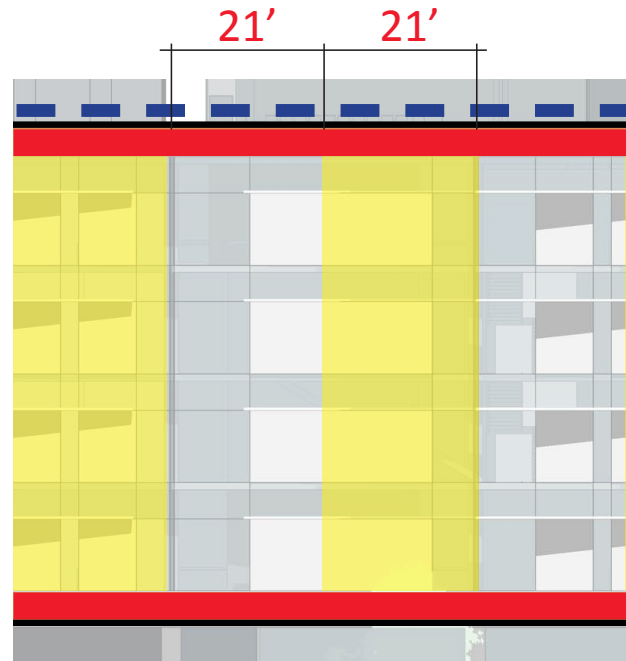
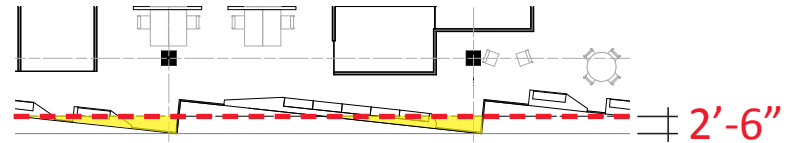
Request spacing between projecting window elements from 12' to 7'



West End of South Elevation

## ■ Section OSSC/32/#1 - Q2, F

Request spacing of 21' for projection

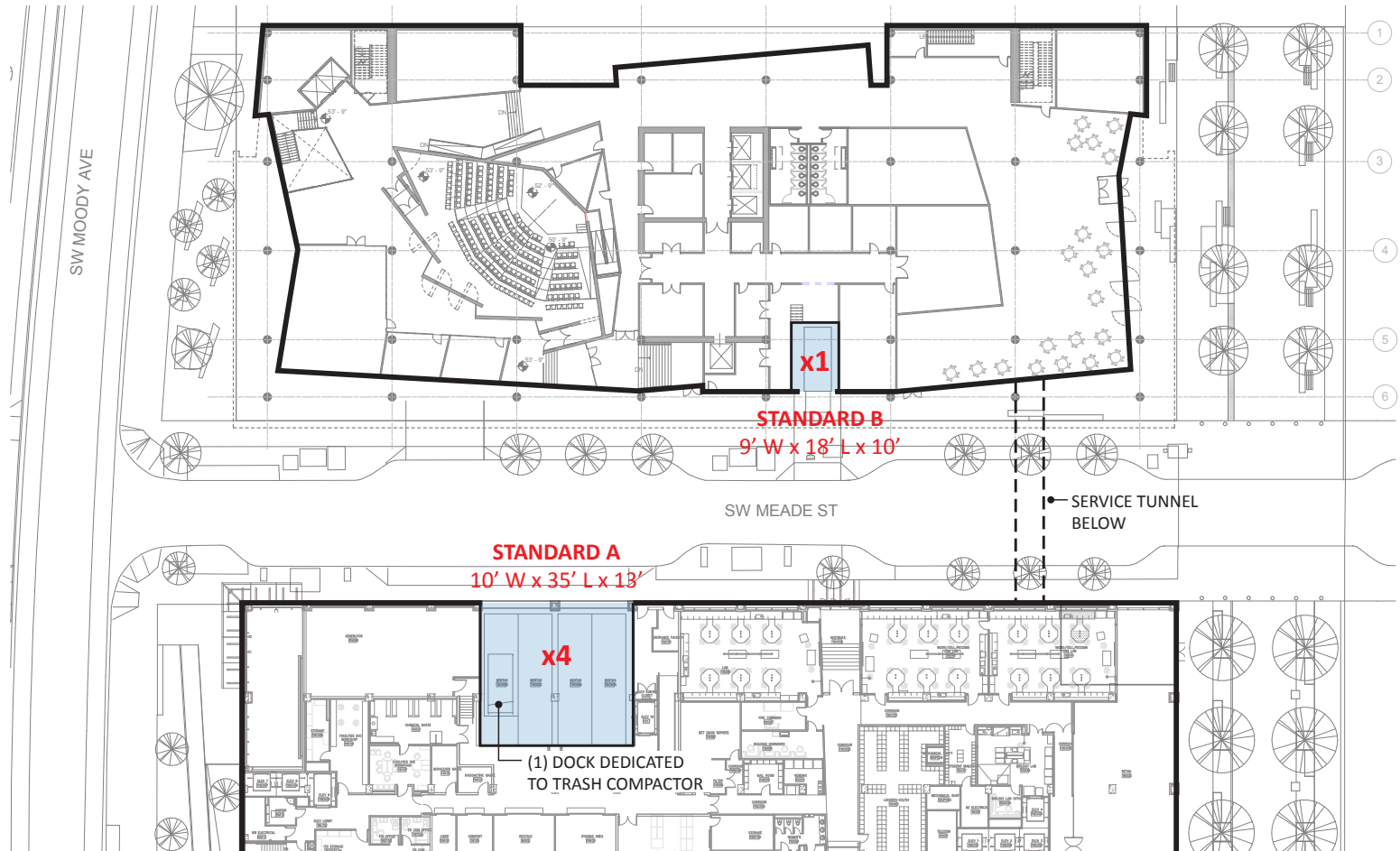


East End of South Elevation

# DESIGN ADJUSTMENTS: LOADING DOCK

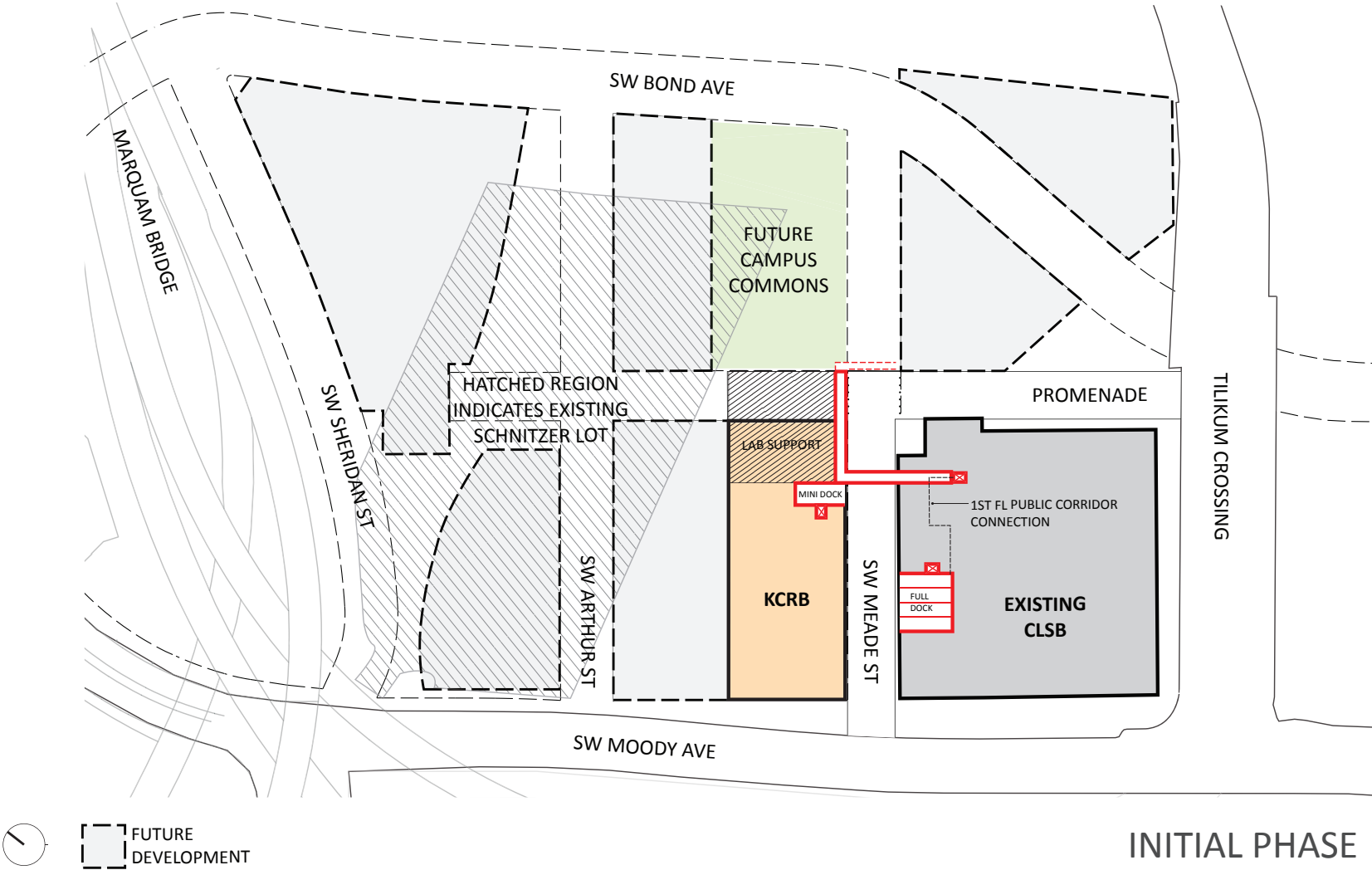
## ■ Section 33.266.310

Adjustment from (2) Standard A to (1) Standard B for special lab support.

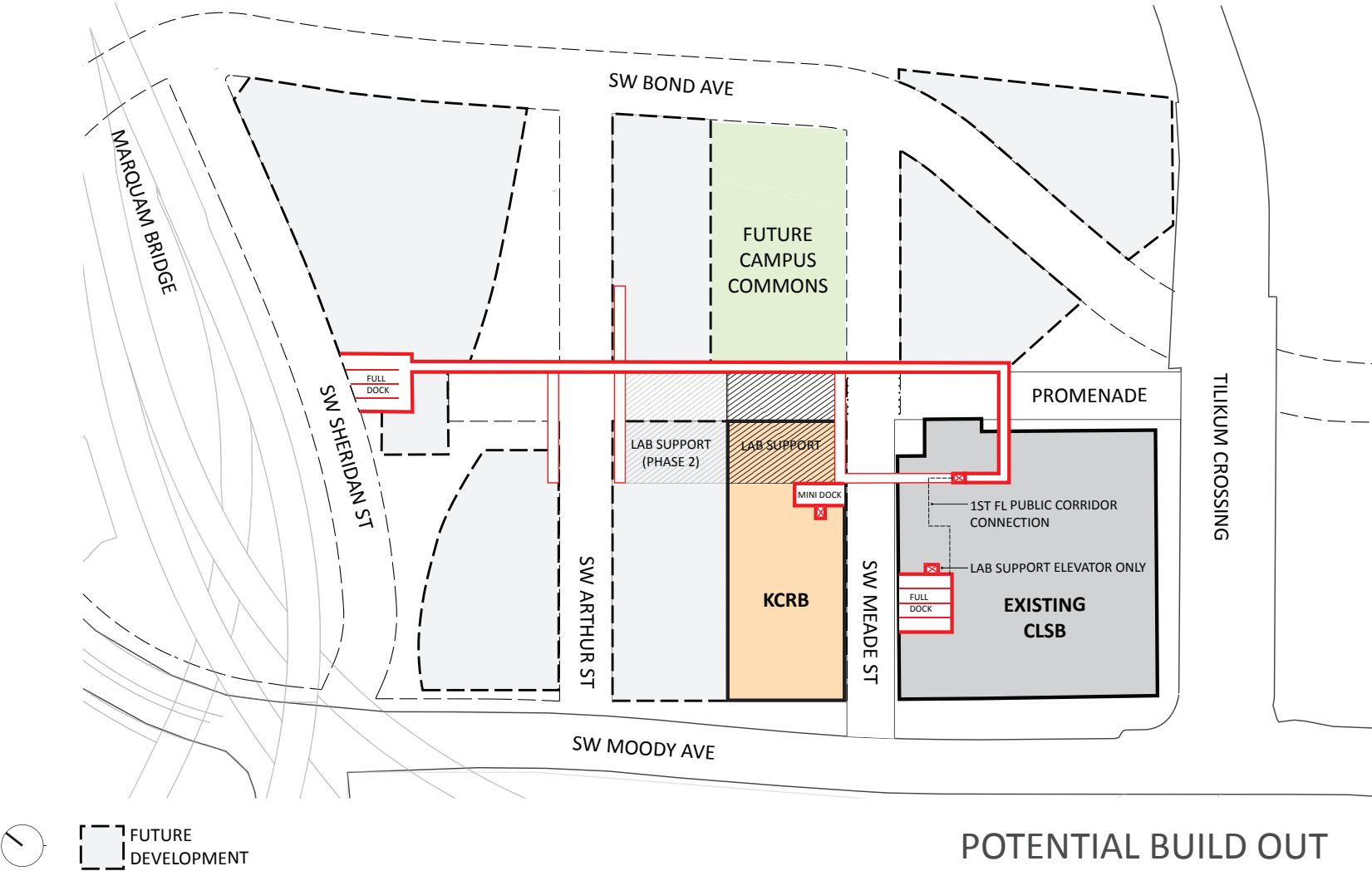




# DESIGN ADJUSTMENTS: LOADING DOCK / CAMPUS SERVICE CORRIDOR



# DESIGN ADJUSTMENTS: LOADING DOCK / CAMPUS SERVICE CORRIDOR



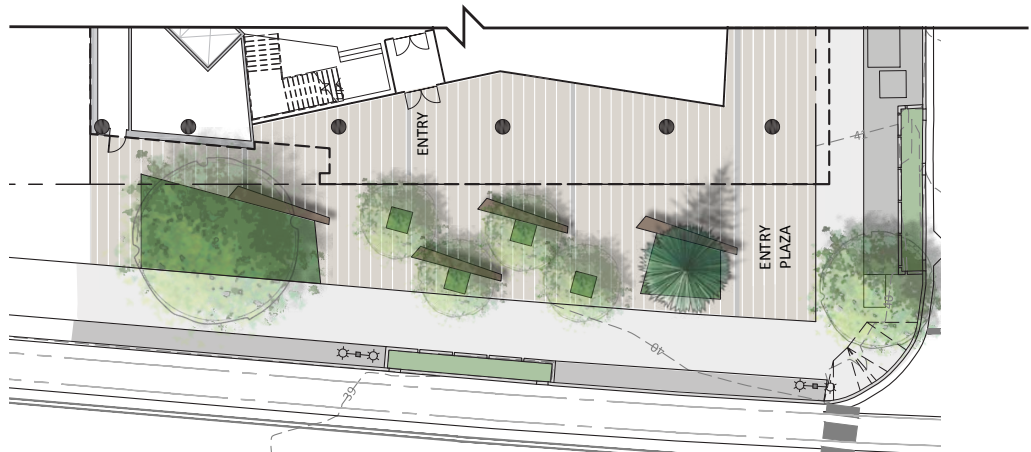
POTENTIAL BUILD OUT

# DESIGN ADJUSTMENTS: MOODY REMNANT R.O.W.

- **Moody Remnant**  
**R.O.W. Criteria #4:**  
Tree Planting



SOUTH ELEVATION



PARTIAL LANDSCAPE PLAN

