



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

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MEMORANDUM

Date: March 28, 2016
To: Portland Design Commission
From: Tim Heron, Senior City Planner
503-823-7726, tim.heron@portlandoregon.gov
Re: April 7, 2016 Design Commission Agenda Item
LU 15-279775 DZM AD, OHSU Knight Cancer Research Building

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

The KCRB will be located on the OHSU Campus in the South Waterfront sub-district of the Central City Plan District. The new building to be built on the south half of a full block in the [the full block is bounded by SW Moody to the west, SW Meade (which is improved) to the south, the pedestrian/bike promenade to the east, and SW Arthur (to be improved with the future build-out of the full block) to the north]. With this proposed building, the pedestrian promenade that exists east of the Skourtes Tower will be continued northward along the proposed building's east frontage.

While there are many aspects of the proposal that meet or exceed the Design Guidelines and the Zoning Code standards, staff has identified two primary areas of concern [Issues 1-2], and one area in need of additional information [Issue 3]. Specifically:

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

Issue 2: Rooftop penthouse integration and coherency

Design Guidelines not yet met:

- C5-Design Coherency
- C11-Integrate and Use Rooftops

Issue 3: South Waterfront Greenway improvements

Design Guidelines not addressed, MOU is anticipated as the Greenway has not yet been designed at this time.

With additional design development and changes to the proposal, Staff could recommend approval. However, at this time, Staff recommends denial.

*Attachments: 11x17 drawings package dated March 23, 2016
Applicant Responses to September 24, 2015 DAR #2*