



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: February 28, 2019
To: Portland Design Commission
From: Hannah Bryant, Development Review
Hannah.Bryant@portlandoregon.gov | 503.823.5353
Re: EA 19-110611 DA – Adventist/OHSU Medical Clinic
Design Advice Request Memo March 7, 2019

Attached is a drawing set for the Design Advice Request of a 4-story medical clinic in the Gateway Plan District and the Gateway Pedestrian District. The site is approximately 6.05 acres, with 780' of frontage along SE Main Street. SE Main Street is an Enhanced Pedestrian Street and a Major Transit Priority Street.

Per the Gateway Plan District code, sites over 5 acres are required to provide open space. Please see the attached code section for a list of the requirements for on-site open area. The review criteria are Gateway Regional Center Design Guidelines (copies of the guidelines are included with this memo).

Areas for discussion on March 7, 2019:

- Building Footprint/Floor Plan – A primary entrance facing SE Main Street is required by code. The MAX stop near the northwest corner of the site creates a strong opportunity for a pedestrian-oriented entrance at that corner. Further exploration of a bar building, or an L-shaped building, may allow for reduced vehicle area fronting SE Main Street, internalization of parking and auto-drop off into the site, and meaningful open space integrated into the site plan.
- Open Space Locations/Parking Layout – Two open space options are provided. One is predominantly a single band (approximately 54' deep) between the surface parking area and SE Main Street. The second is a park-like space at the far east end of the site. (Staff has concerns about parking lot landscaping being allocated toward the required open space, as these do not meet the purpose of this code requirement.) Additional options for open space may yield a solution that better utilizes the open space to serve visitors, staff, and the public with views from within the building as well as an occupiable area.
- Modifications – the criteria for approving a Modification are:
 1. Better meets design guidelines, and 2. Meets the purpose of the code standard.
 - Vehicle Frontage Limitations – Vehicle area is limited to 50% of a street frontage. Site plan option with open space along SE Main Street may require a Modification on all three street frontages. Site plan option with open space along SE 100th may require a Modification on the west (SE 96th) frontage.
 - Ground Floor Windows – West elevation (facing SE 96th Avenue/I-205/MAX) showing 19.2% ground floor windows (25% is required).
 - Sign Area – in a Pedestrian District, the maximum sign size is 100 sf. Proposal currently shows two 185 square foot signs.