

H O L S T

13 March 2019

DE PAUL
TREATMENT CENTER

PORTLAND, OR

Design Advice Request

EA 19-115255 DA

PROJECT INFORMATION



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PROJECT VALUATION

\$15,000,000

TEAM INFORMATION

APPLICANT
HOLST ARCHITECTURE
110 SE 8TH AVE, PORTLAND OR 97206
[503] 233 9856
CONTACT: DAVE OTTE
DOTTE@HOLSTARC.COM

OWNER
DE PAUL TREATMENT CENTERS
1312 SW WASHINGTON ST, PORTLAND, OR 97205
[503] 535 1152
CONTACT: MAREE WACKER
MAREE.WACKER@DEPAULTC.ORG

DEVELOPER
GERDING EDLEN
1477 NW EVERETT ST, PORTLAND, OR 97209
[503] 299 6000
CONTACT: JILL SHERMAN
JILL.SHERMAN@GERDINGEDLEN.COM

DEVELOPMENT PROGRAM

SUMMARY



PROJECT DESCRIPTION

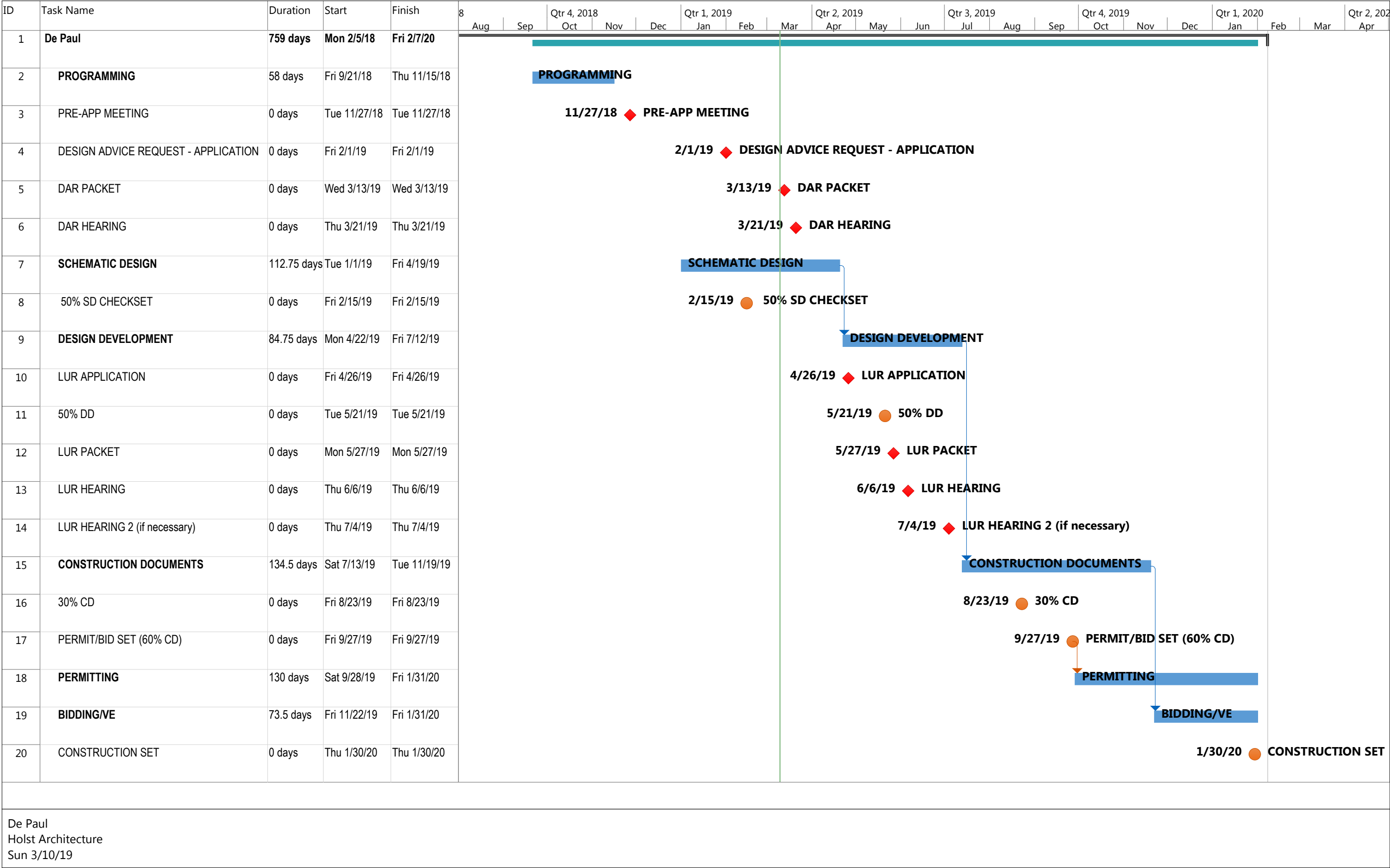
The proposed building is a two story structure of approximately 55,000 square feet to be used for adult drug and alcohol treatment services. The owner is considering adding services for youth to a portion of the site at some point in the future.

The proposed structure will provide 70 beds arranged in sleeping rooms for short term treatment stays, as well as 24 beds for Detox services with stays lasting less than a week. The proposed structure also will house outpatient facilities, cooking, dining, and recreational facilities for residents, utility and administrative spaces for staff and enclosed private outdoor spaces.

The site is approximately 3.4 acres within the Gateway Plan District and is bounded by Cherry Blossom Street on the east, 102nd on the west, and a lot line to the south. It is part of the Campus Institutional 2 zone surrounding Adventist Medical Center but is not subject to Adventist’s current conditional use Master Plan. A right-of-way for Yamhill Street bisects the site. The right of way is unimproved and the project will seek to vacate Yamhill between 102nd and Cherry Blossom. A pedestrian easement has been requested by PBOT as a condition of the street vacation.

DEVELOPMENT PROGRAM

SCHEDULE



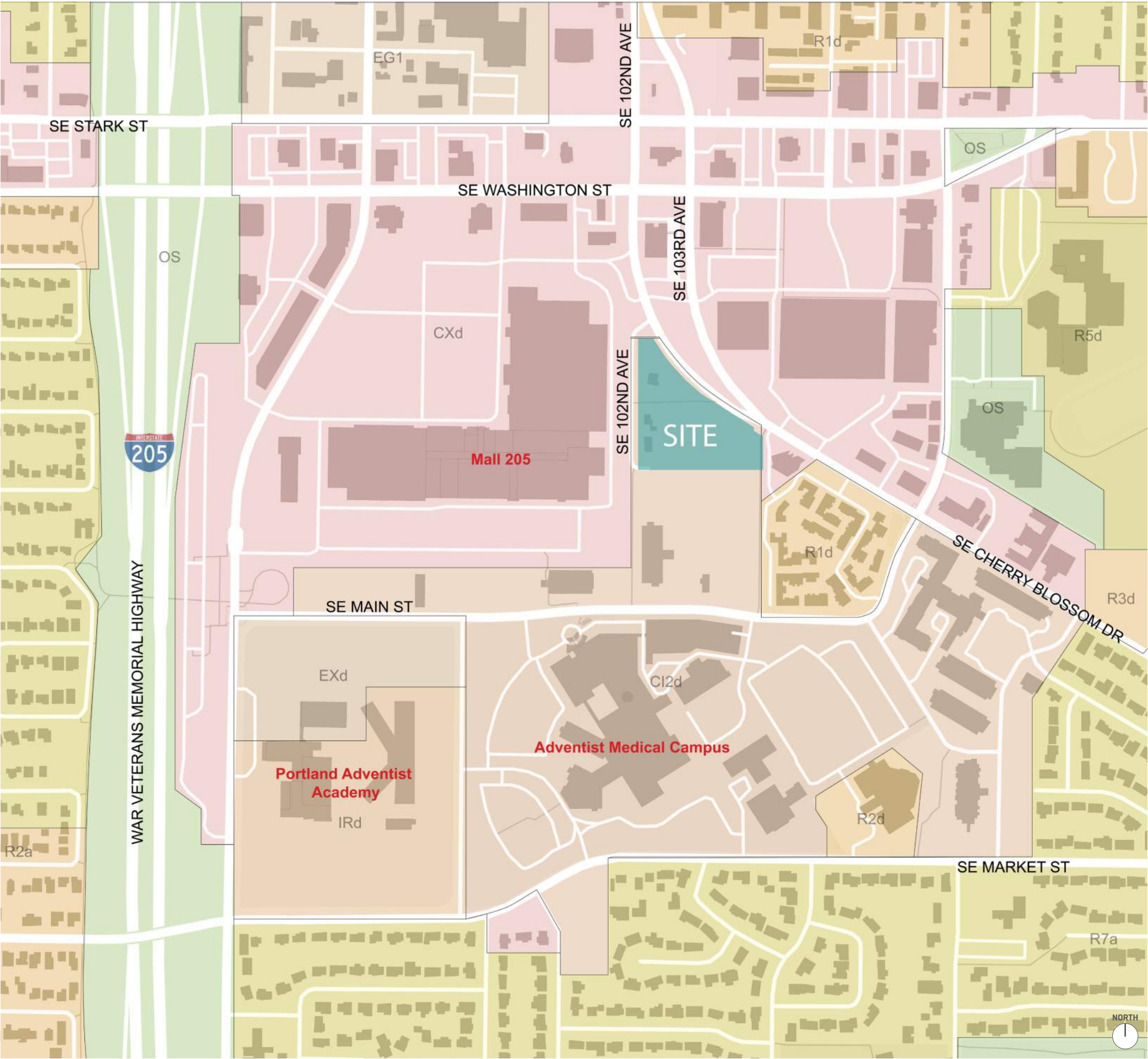
DEVELOPMENT PROGRAM

ZONING SUMMARY

- BASE ZONE: CI2 - CAMPUS INSTITUTIONAL 2
- OVERLAYS: d - DESIGN
- COMP PLAN DESIGNATION: IC - INSTITUTIONAL CAMPUS
- PLAN DISTRICT: GA - GATEWAY PLAN DISTRICT
- URBAN RENEWAL AREA: GATEWAY REGIONAL CENTER
- PROPOSED USE: COMMUNITY SERVICE
- SITE AREA: APPROX. 3.4 ACRES
- MAX FAR: 4:1 = 505,300 sq ft
- MIN FAR: .25:1 = 31,600 sq ft
- MIN BLDG SETBACKS: 0 ft
- MAX BLDG SETBACKS: 10 ft
- MAX BLDG HEIGHT: 120 ft
- MAX BUILDING SITE COVERAGE: 85%
- MAX BUILDING LENGTH: 200 ft
- MIN LANDSCAPED SITE AREA: 15%
- MAX PARKING: 1 PER 500 sq ft [net bldg area]
- BUILDING FACADE ARTICULATION: YES
- GROUND FLOOR WINDOW STANDARDS: YES
- TRANSIT STREET MAIN ENTRANCE: YES

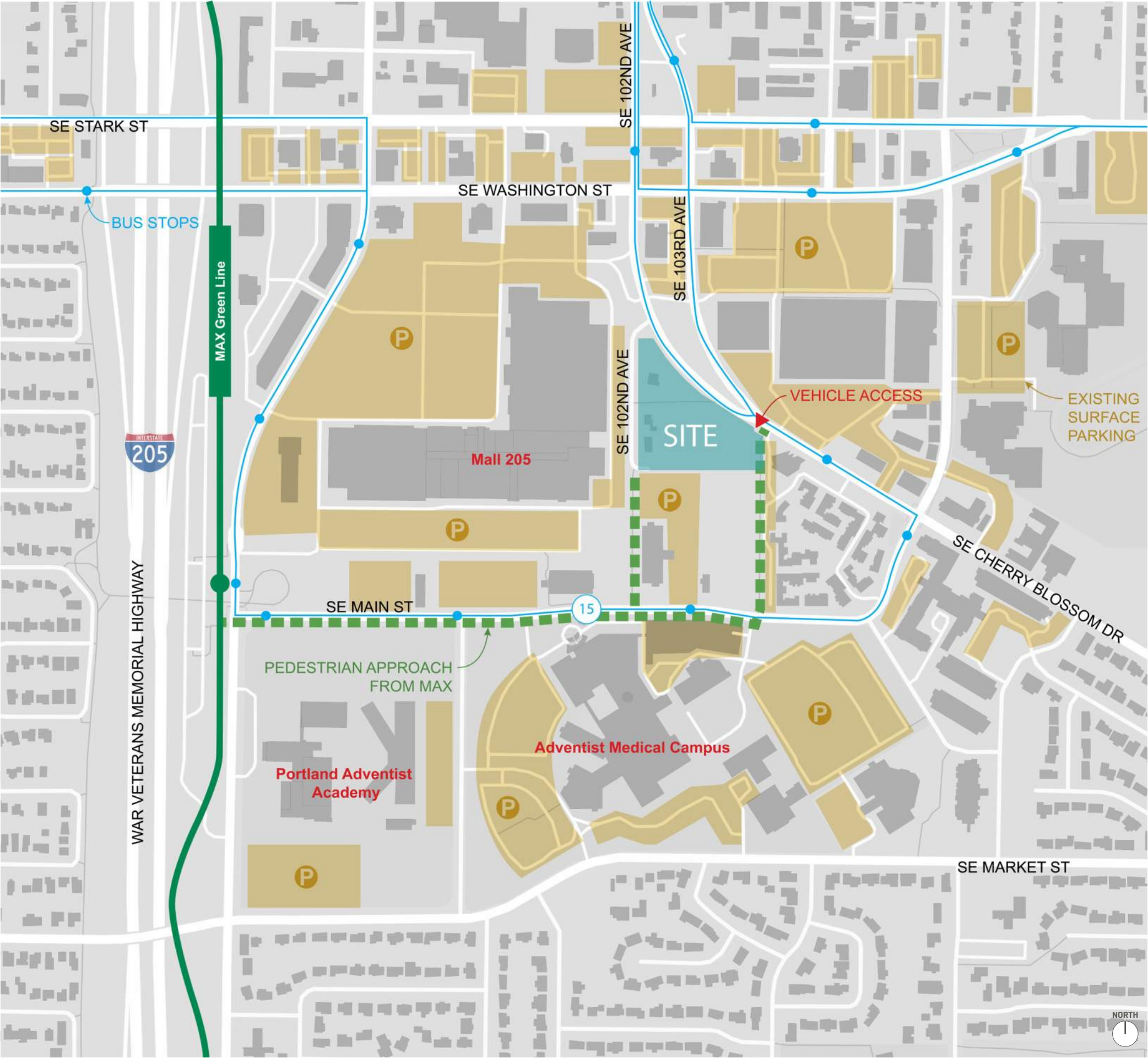
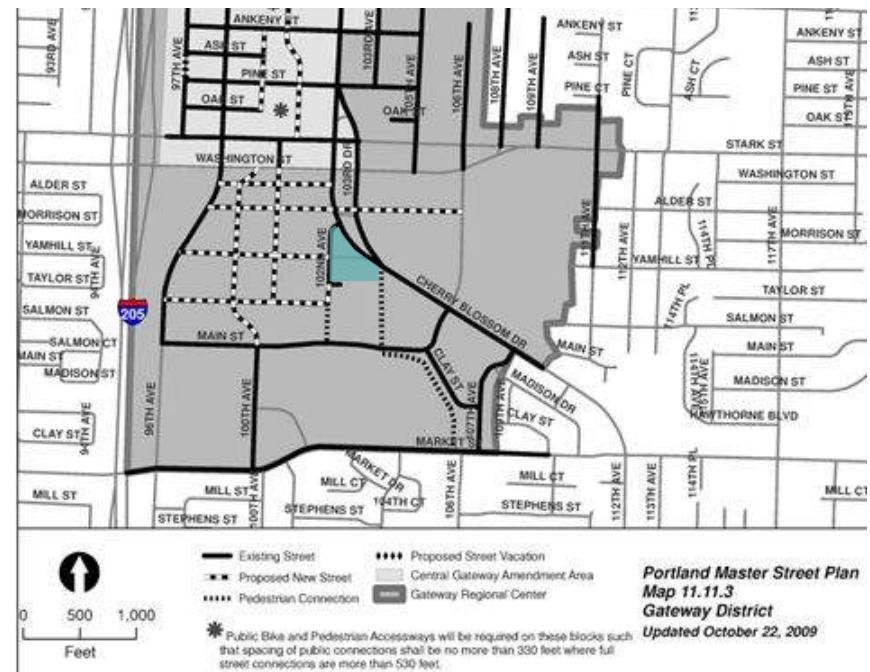
NOTE: For Colleges and Medical Centers, the entire CI zone is treated as one site regardless of ownership. In this case, FAR is calculated based on total square footage of parcels within the zone rather than for each individual parcel, and setbacks, building length, facade articulation, ground floor windows and transit street main entrance regulations are measured from, or only apply to, the perimeter of the zone.

ASSUMING: Use is Community Service [public, non-profit, charitable nature providing a local service to people of the community]; accessory uses may include offices, meeting areas, food prep areas, parking, health and therapy areas, and athletic facilities; examples include drug and alcohol centers.



CONTEXT STUDIES

MULTI-MODAL CIRCULATION PLAN



CONTEXT STUDIES

MAJOR ADJACENT USES



CONTEXT STUDIES
SETBACKS



SITE PLAN

PROPOSED

- 1 BUILDING ENTRY**
CENTRAL LOBBY CONNECTS TO COURTYARD,
SEPARATE WEST LOBBY FOR ADMIN STAFF
- 2 PRIVATE OUTDOOR SPACE**
ENCLOSED GARDEN WITH LANDSCAPING FOR
CLIENT AND STAFF USE
- 3 FIRE TRUCK TURN AROUND / LOADING ZONE**
- 4 PARKING**
114 SPACES
- 5 PROPOSED PEDESTRIAN PATH**
REQUIRED AS PART OF THE VACATION OF YAMHILL
ST. CONNECTS EXISTING PEDESTRIAN PATHS TO
THE EAST AND WEST OF THE SITE
- 6 EXISTING PEDESTRIAN PATHS**
PAVED PATHS CONNECT TO MAIN STREET,
CORRESPOND TO GATEWAY DISTRICT MASTER
STREET PLAN MAP 11.11.3



DEVELOPMENT PROGRAM

ANTICIPATED MODIFICATIONS/ADJUSTMENTS

- 1 33.150.215.C SETBACKS IN CI2 ZONE
MAXIMUM SETBACK ON 102ND TO BE > 10'
- 2 33.266.310 LOADING STANDARD
2 TYPE A LOADING ZONES
- 3 33.266 TABLE 266-3
VEHICLE AREAS NOT ALLOWED BETWEEN BUILDING AND STREET IN PEDESTRIAN DISTRICT
- 4 33.150.250 GROUND FLOOR WINDOWS IN CI2 ZONE
40% WINDOW COVERAGE REQUIREMENT BETWEEN 2' AND 10' ABOVE GRADE
- 5 33.150.285 FENCES
FENCE THAT ARE MORE THAN 50% SIGHT OBSCURING MAY BE UP TO 3-1/2 FEET HIGH
- 6 33.526.270 ENTRANCES
ONE MAIN ENTRANCE ON GROUND FLOOR FACING PUBLIC STREET WITHIN 15' OF STREET



CONTEXT STUDIES

BUILDING MASSING, HEIGHTS, MATERIALS



1. VIEW OF MALL 205 FROM NORTHWEST



2. VIEW OF PLAZA 205 FROM NORTHEAST



3. VIEW OF ADVENTIST MEDICAL CENTER AND EDGE OF MALL 205 FROM WEST



4. VIEW OF ADVENTIST MEDICAL CENTER AND MALL 205 FROM EAST



5. VIEW OF ROYAL ANN ASSISTED LIVING AND EAST PORTLAND COMMUNITY CENTER FROM EAST

CONTEXT STUDIES

BUILDING MASSING, HEIGHTS, MATERIALS



1. VIEW NORTHWEST ON CHERRY BLOSSOM DR



2. VIEW SOUTHEAST ON CHERRY BLOSSOM DR



3. VIEW NORTHWEST ON CHERRY BLOSSOM DR AND YAMHILL.



4. VIEW SOUTH FROM CHERRY BLOSSOM DR WITH PEDESTRIAN PATH VISIBLE.



5. VIEW WEST ON CHERRY BLOSSOM DR. LARGE TREES AT NORTH END OF SITE VISIBLE.

CONTEXT STUDIES

BUILDING MASSING, HEIGHTS, MATERIALS



1. VIEW NORTHWEST TO BACK OF MALL 205



2. VIEW SOUTH AT END OF 102ND



3. VIEW SOUTH ALONG 102ND.



4. VIEW NORTH TO SITE FROM PEDESTRIAN PATH.



5. VIEW NORTHEAST TO SITE FROM ADVENTIST PARKING LOT

MASSING & DESIGN

PROJECT EVOLUTION - INITIAL MASSING AND SITE APPROACH

THREE-STORY A

- smaller footprint (flexible & efficient), secured courtyard space
- limited connection to north site, segregated roof decks, higher construction type

This scheme was carried forward.

BOWTIE

- bigger footprint, secured courtyard spaces
- limited connection to north site, south entry plaza, confined interior courtyards

This scheme was carried forward.

HYBRID

- strong connection to north site, separation of program & construction types, protected roof decks
- biggest footprint

This scheme was carried forward.

THREE-STORY B

- smaller footprint (flexible & efficient), secured courtyard space
- separated from north site, centered pedestrian connection, higher construction type, too much parking

TWO BAR

- strong entry sequence, secured courtyard spaces
- limited connection to north site, multiple entry points

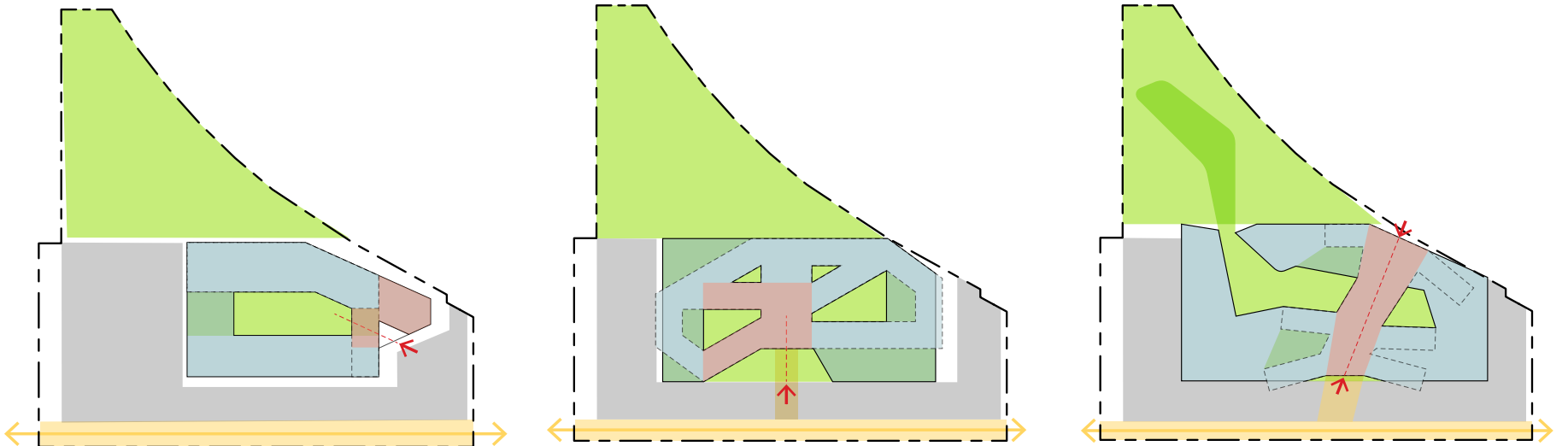
This scheme was carried forward.

SERPENT

- bigger footprint, secured courtyard spaces
- assumed no sewer easement, limited future flexibility, confined interior courtyard

TAKEAWAYS:

- VACATE SE YAMHILL, BUT SEWER EASEMENT TO REMAIN
- PEDESTRIAN CONNECTION AT SOUTH PROPERTY LINE TO MAINTAIN PATIENT CONFIDENTIALITY AND SECURITY



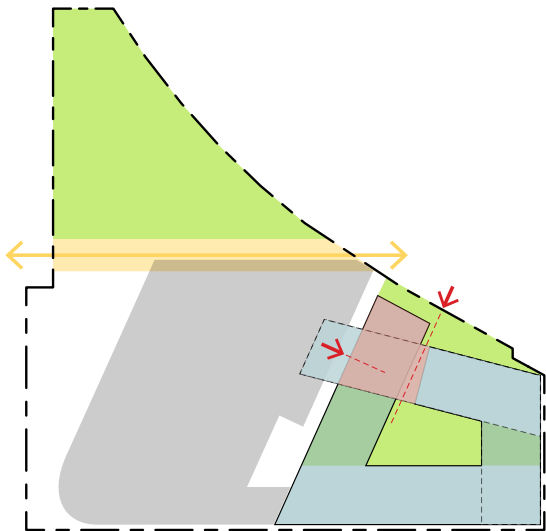
THREE STORY A



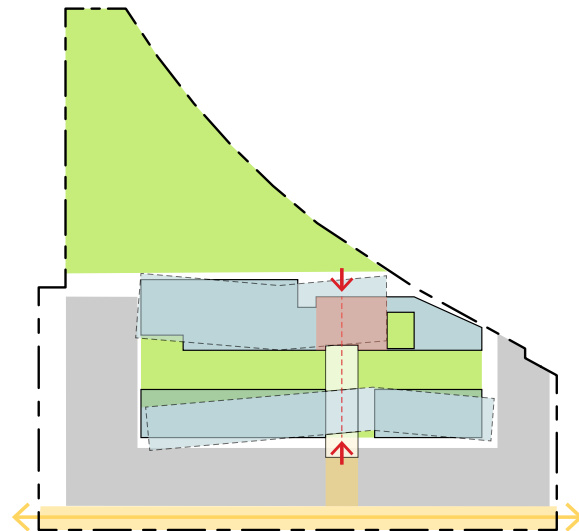
BOWTIE



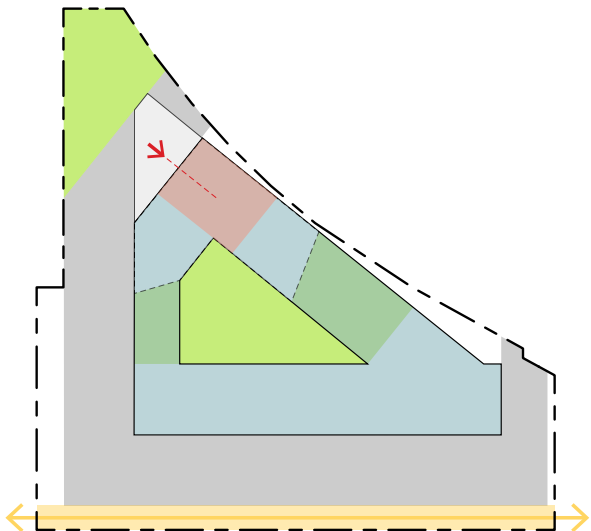
HYBRID



THREE STORY B



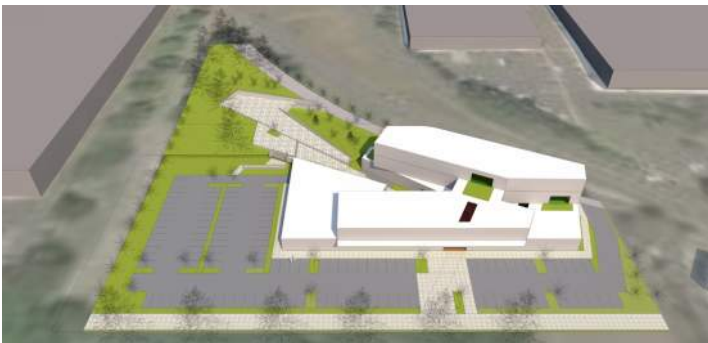
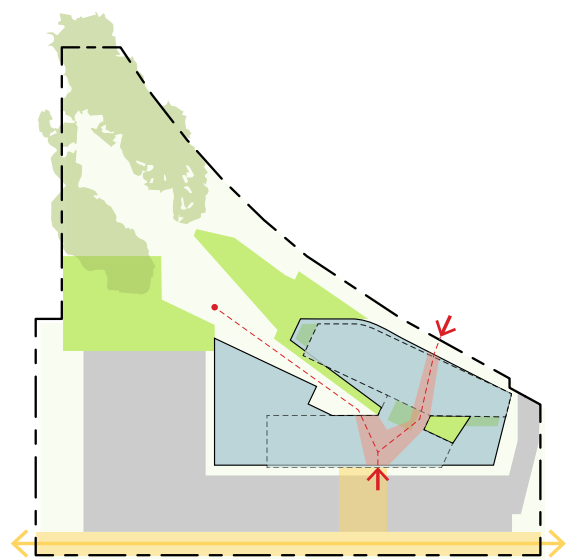
TWO BAR



SERPENT

MASSING & DESIGN

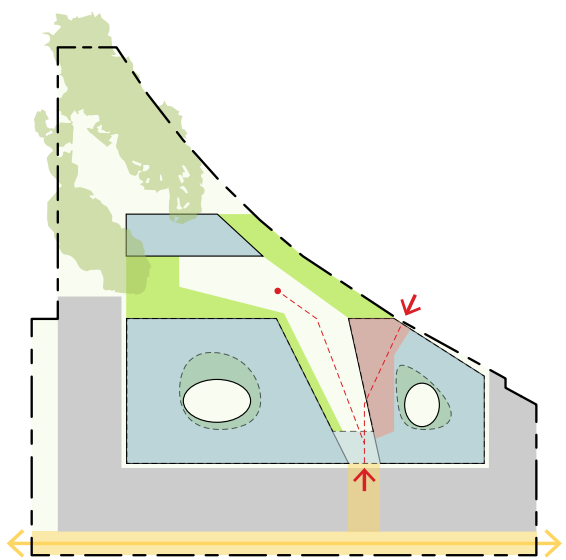
PROJECT EVOLUTION - SECOND ITERATION OF MASSING AND SITE APPROACH



THREE STORY SCHEME

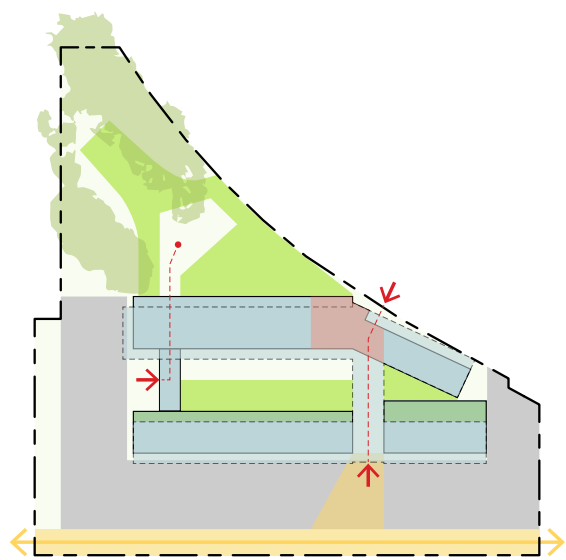
The schemes smaller footprint allows for a more flexible and generous site design. The courtyard space is very constrained, and roof decks are not highly integrated into the design. The compact form may be cost competitive, despite a higher construction type required.

This scheme has been carried forward.



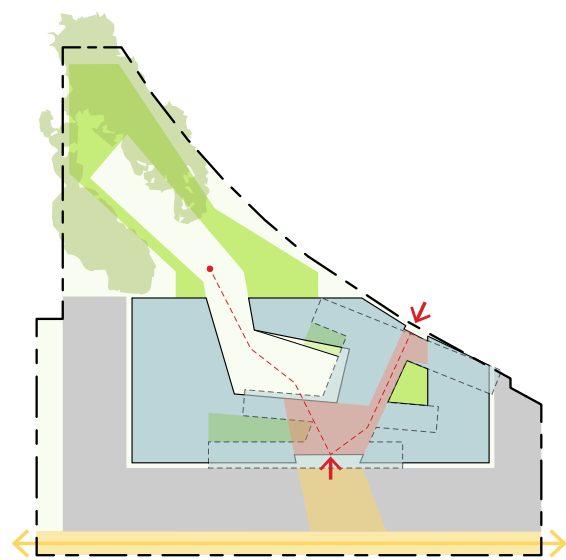
WALL E SCHEME

Relatively efficient stacked floor plates create inwardly-focused courtyards in this 2-story scheme. An entry gateway opens to large exterior space with a pavilion element incorporated into the hillside to the north. The entry access and public nature of the courtyard was not desirable.



TWO BAR SCHEME

A generous interior courtyard and welcoming entry gateway, provide a strong entry sequence. Difficulties related to internal arrangement of program pieces and circulation as well as limited connection to the north side of the site made this scheme a challenge.



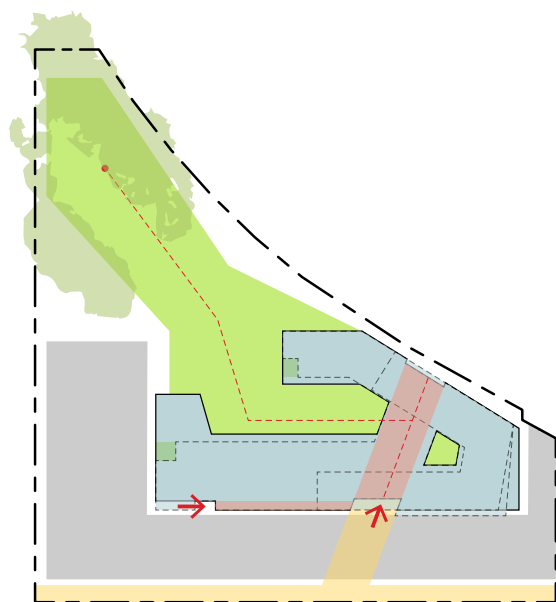
HYBRID SCHEME

This 2-story scheme reserves the second floor for the exclusive use of residential services clients, creating a clear diagram of uses that communicates externally through the building massing and material treatments. This scheme also has a large external courtyard with strong connections to the north portion of the site.

This scheme has been carried forward.

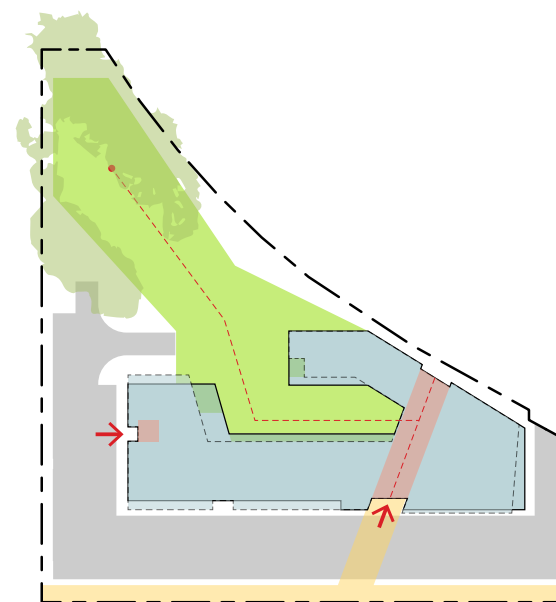
MASSING & DESIGN

PROJECT EVOLUTION - THIRD ITERATION OF MASSING AND SITE APPROACH



3 STORY SCHEME

This scheme merges ideas from a number of schemes into an efficient building form. A three-story bar fronts Cherry Blossom Drive and helps define a large courtyard space with ample areas for various types of activities. The remainder of the building is two stories. This scheme would require a firewall separation and has challenges related to building circulation that make it less efficient than the 2 Story Scheme. This scheme removes the entry on Cherry Blossom Drive because of the need for control of access to the building and the legal requirements for privacy of the patients within.



2 STORY SCHEME

An evolution of the Hybrid scheme, this version moves additional residential amenity program to the second floor, freeing up space for a more generous exterior courtyard and reducing the overall building footprint. This scheme would have inherent efficiencies in construction. This scheme removes the entry on Cherry Blossom Drive because of the need for control of access to the building and the legal requirements for privacy of the patients within.

This scheme is preferred.

MASSING & DESIGN

2-STORY SCHEME



This scheme moves additional residential amenity program to the second floor, freeing up space for a more generous exterior courtyard and reducing the overall building footprint. This scheme would have inherent simplicities separating building types for lower classifications.



1-AERIAL VIEW LOOKING NORTH



2-AERIAL VIEW LOOKING SOUTHWEST

MASSING & DESIGN
2-STORY SCHEME



1-PERSPECTIVE OF CHERRY BLOSSOM ELEVATION



2-PERSPECTIVE OF SOUTH ELEVATION

MASSING & DESIGN

2-STORY SCHEME



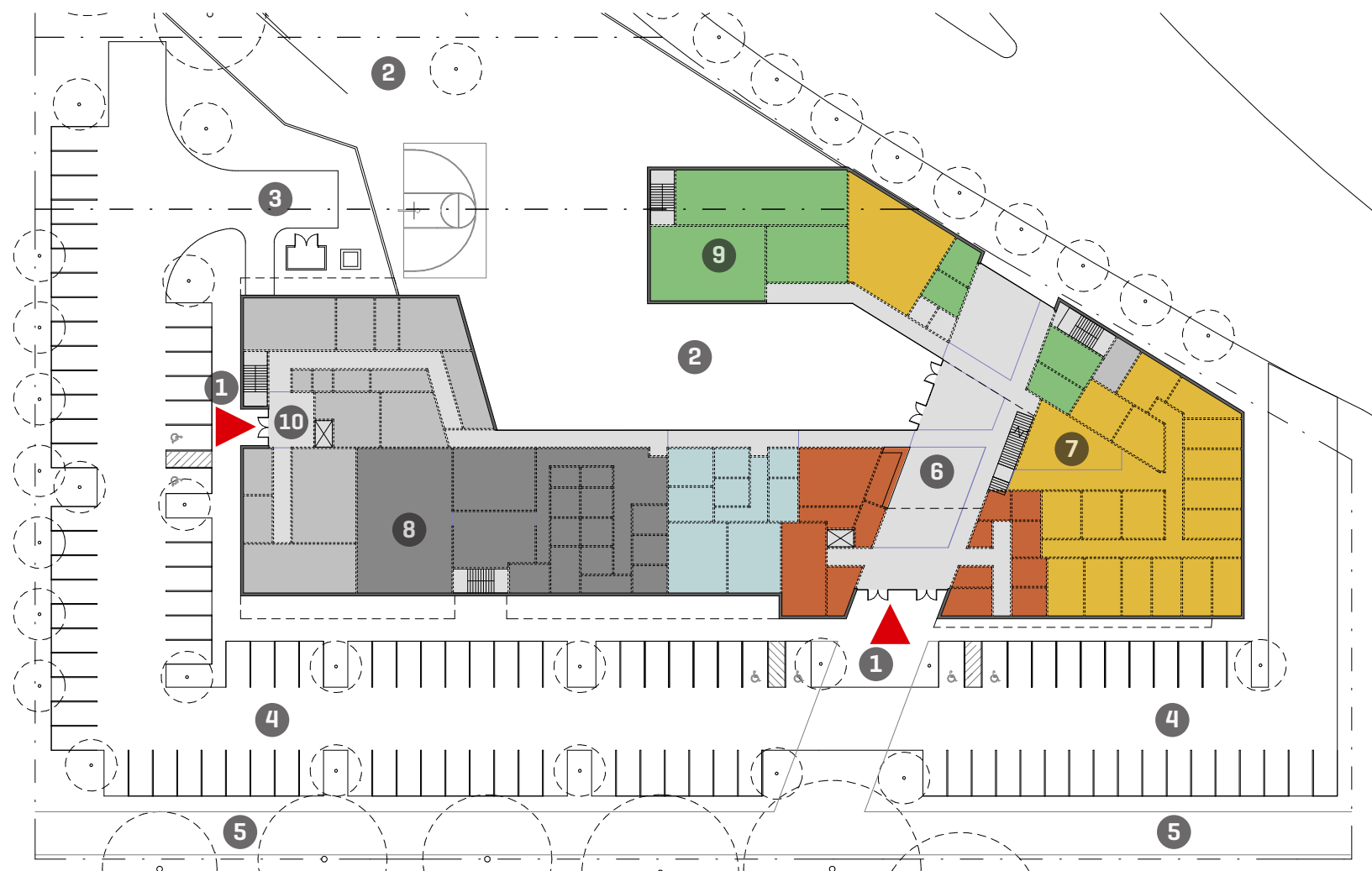
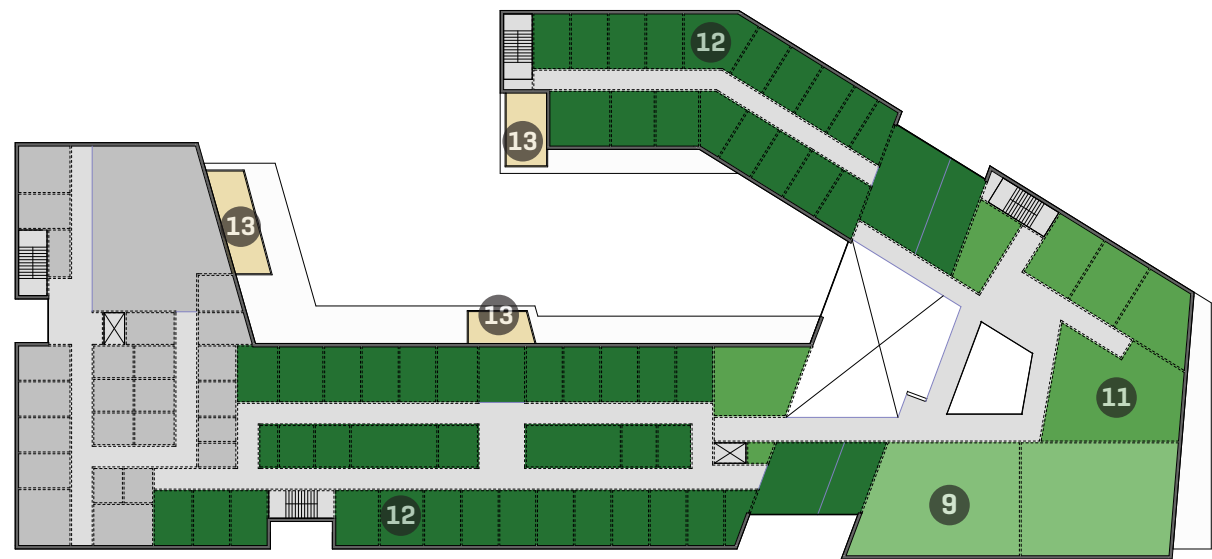
1-PERSPECTIVE OF ENTRY AND PEDESTRIAN CONNECTION



2-PERSPECTIVE OF SOUTH ELEVATION

FLOOR PLANS

2-STORY SCHEME



- 1 BUILDING ENTRY
- 2 PRIVATE OUTDOOR SPACE
- 3 FIRE TRUCK TURN AROUND/ LOADING ZONE
- 4 PARKING: 115 SPACES
- 5 PEDESTRIAN PATH
- 6 LOBBY
- 7 OUTPATIENT SERVICES
- 8 DETOX SERVICES
- 9 BUILDING AMENITIES
- 10 ADMINISTRATION & SERVICE
- 11 RESIDENT MEETING SPACES
- 12 RESIDENT SLEEPING UNITS
- 13 ROOF DECK

