



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

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## MEMORANDUM

**Date:** March 13, 2019  
**To:** Portland Design Commission  
**From:** Hannah Bryant, Development Review  
[Hannah.Bryant@portlandoregon.gov](mailto:Hannah.Bryant@portlandoregon.gov) | 503.823.5353  
**Re:** EA 19-115255 DA – De Paul Treatment Center in Gateway  
Design Advice Request Memo March 21, 2019

Attached is a drawing set for the Design Advice Request for a 55,000 square foot, two-story adult drug and alcohol treatment center on a 3.4-acre site in the Gateway Plan District, the Gateway Pedestrian District and the Gateway Bicycle District. The site is zoned CI2d (Campus Institutional 2). The triangular site is bounded by SE 102<sup>nd</sup> on the west, SE Cherry Blossom Drive to the north/east. An unimproved portion of SE Yamhill street bisects the site.

The applicant is working with PBOT to vacate an unimproved portion of SE Yamhill Street between SE 102<sup>nd</sup> and SE Cherry Blossom. A BES sewer easement will remain in place, preventing construction above the vacated portion of SE Yamhill Street. PBOT supports the street vacation, provided an east-west pedestrian easement is provided across the site. The easement is proposed across the southern portion of the site, connecting two existing north-south pedestrian paths.

The extensive street frontages, easements, and privacy and safety regulations related to this program result in design challenges. The applicant would like to focus the DAR conversation on the requested Modifications (exhibit C.10) and site plan. The criteria for approving a Modification are:

1. Better meets design guidelines, and
2. Meets the purpose of the code standard.

Areas for discussion on March 21, 2019:

1. Context – The proposal shows the sole entry and egress from SE Cherry Blossom Drive. PBOT is okay with a right-in/right-out access point from SE Cherry Blossom Lane or SE 102<sup>nd</sup>.
2. Site Layout – Comments regarding the location and design of the pedestrian easement, the parking configuration, the resident open area and the entrances are appreciated.
3. Public Realm  
SE Cherry Blossom Drive is a Major Transit Priority Street, City Bikeway and Bus Route. Modifications requested to this frontage include:
  - Transit Street Main Entrances – no entrance is proposed to open onto this frontage. The main entrance is proposed to face the surface parking area to the south. An employee entrance is proposed to face the surface parking area to the west.

- Ground Floor Windows – a reduction in ground floor windows is proposed on this frontage. Forty percent ground floor windows are required.
- Fence Height and Visibility – Fences over 3 ½ feet high are required to be less than 50% sight obscuring. A tall fence, with more than 50% sight obscuring material is requested.

SE 102<sup>nd</sup> Avenue is a Local Service Street that becomes a pedestrian/bike connection south of this site. Mall 205 is on the other side of this street. Modifications and Adjustments requested to this frontage include:

- Maximum Setback – the maximum setback allowed is 10' from this frontage. The applicant requests a setback of approximately 70'.
- Vehicle Area – Vehicle area is not allowed between a building and a street. The applicant requests a Modification to allow surface parking between the building and this street.
- Fence Height and Visibility – see above
- Loading Standards – Type A loading spaces are required to be entered and exited in a forward motion. The proposal is to configure these spaces to not exit in a forward motion. PBOT approves this Modification, provided the spacing is sufficient to allow turning around when both loading spaces are occupied.