



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: August 29, 2022
To: Tyler Nishitani, Lever Architecture
From: Hillary Adam, Design & Historic Review Team
503-823-8953 | hillary.adam@pportlandoregon.gov
Re: EA 22-153871 DAR – 205 NE Russell/216 NE Knott | Albina Library
Design Advice Request Commission Summary Memo – August 8, 2022

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Historic Landmarks Commission at the August 8, 2022 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/15329987/>.

These Historic Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on August 8, 2022. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type 3 land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type 3 Land Use Review Application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission

Executive Summary. The Commission expressed excitement for the potential of this project to celebrate the continuity of the district and expressed a willingness to be open to new ideas, particularly on the Russell façade. The Commission noted appreciation and acknowledgment of the new addition being pulled away from the landmark, allowing the opportunity for greater differentiation between the landmark and the new. They noted a need for a greater response to the district context (as well as more info on what that context is) but expressed openness to a more contemporary expression than one expressly and solely compatible with the landmark.

Commissioners Present. *Present: Roman, Moreland, Moretti. Foty submitted comments in absentia. Recused: Minor, Smith.*

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT

Historic Landmark.

One Commissioner noted that correcting previous harms to the Carnegie Library will help mitigate a more modern expression with the new addition. Removing the large addition, exposing the original rear façade, and re-establishing some openings at the rear (even if not a total restoration) is a good thing. The view of the newly exposed rear facade should be considered.

One Commissioner asked if there is a way to restore paired arched windows at the rear and connect the new addition through that alignment.

One Commissioner noted appreciation for more light in the old library, facilitated by restoring the interior arches.

Compatibility.

Commissioners agreed that the responsibility of the new addition was to firstly be compatible with the historic landmark, particularly at the gasket between the old and the new, and secondarily with the district, particularly at the Russell Street frontage. One Commissioner noted that the addition does not seem to acknowledge either in any way. One Commissioner noted that the more successful the gasket between the new and the old is with regard to compatibility with the landmark, the more freedom there is with regard to the expression of the new, especially at the upper level.

One Commissioner noted there was not enough context presented to demonstrate that the addition is in keeping with the historic context of the district, adding that it seems large. A couple Commissioners expressed reservations, questioning how the addition relates to the surrounding conservation district.

One Commissioner stated that it seems like two separate buildings.

One Commissioner noted that the new addition doesn't have to mimic the old, but it must continue to tell the story of the district. She noted that if a lot of the surrounding context is missing, look to what used to be there could inform design. She noted that new buildings have an obligation to continue to tell the story of the district.

One Commissioner noted that the general massing works but noted some confusion in the drawings. Specifically, she noted that the second story height viewed from the north will perhaps be more pronounced than the graphics show (since the roof is angled, the height will vary depending on where the section is cut). The one graphic on page 37 shows the elevation of the new addition viewed from the north at a lower height than the section shows it.

One Commissioner noted that more information of how design choices are responsive to the guidelines would be appreciated so that the Commission can better understand how the applicant believes the approval criteria are met.

Modifications.

One Commissioner noted that more information of how design choices are responsive to the Modification approval criteria is necessary for the Commission's consideration of each Modification requested.

One Commissioner noted that all issues noted need to be addressed before Modifications are considered.

Other Commissioners noted that there needs to be serious mitigation for the parking at the west; one commissioner added that restoration of the historic landmark can be considered part of that mitigation.

PUBLIC REALM

Site organization.

Commissioners stated that the NE Russell façade seems to lack human scale, including the size of the windows. One Commissioner noted that the scale of the building isn't the issue, but the perceived scale can be brought down to a human scale through materiality, proportions, site amenities, how the person connects to the site in a tangible way.

One Commissioner noted that small windows at the ground floor and long stretches of blank walls make it unfriendly to pedestrians. Some Commissioners also noted that angles are not always perceived to be friendly which may impact the welcoming aspect the library is trying to cultivate.

QUALITY & PERMANENCE

Coherency.

Commissioners agreed that pulling the new addition away from the historic building could allow the building to transition to more modern concepts but noted that the transition between the two needs to be more careful as the current design does not indicate a relationship between the old and the new. One Commissioner indicated that if a more modern design concept was going to be pursued with the addition, then the separation between the old and the new should be increased to create greater visual distance between the two. Another Commissioner noted that greater distance between the old and the new would allow the opportunity for more restoration and visibility of the rear façade of the landmark.

One Commissioner noted that a newer modern building could spark development in the area, with the library serving as the local anchor. She noted that the Commission is trying to be open to new ideas and that integrating angles into the streetscape and landscape could help reinforce the design; she suggested softening the angles.

One Commissioner noted that all the angles (in plan and in elevation) seem completely arbitrary. She added that the configuration of the elevations and placement of windows also seems arbitrary, whereas the historic context is more ordered.

Exterior Materials.

One Commissioner expressed concern about the proposal to extend glazing to grade, noting possible maintenance issues and a lack of commonality with the district.

One Commissioner noted that metal at the ground level isn't preferred and suggested a more durable and resistant material would be more suitable. He noted that brick has human scale and was likely found in the district.

One Commission noted that metal is not reflective of the historic character of the district but suggested that metal could work if it is somehow connected to the history of the area, or the landmark.

One Commissioner expressed skepticism about the quality of metal panel. She noted that the right design could be approvable if it reflects the neighborhood character.

One Commissioner questioned the use of metal panel, noting it is not compatible with the building and it was unclear how it relates to the district.

Exhibit List

- A. Applicant's Submittals
 - 1. Original Drawing Submittal
- B. Zoning Map
- C. Drawings
 - 1. Drawings for August 8, 2022
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice
 - 3. Posting instructions sent to applicant
 - 4. Posting notice as sent to applicant
 - 5. Applicant's statement certifying posting
- E. Service Bureau Comments
 - 1. Portland Bureau of Transportation
- F. Public Testimony: none
- G. Other
 - 1. Application form
 - 2. Staff memo to Historic Landmarks Commission, dated July 28, 2022
 - 3. Approval criteria matrix
 - 4. Staff Presentation

Albina Library

Design Advice Request Submission

Monday, June 13th, 2022

Contents

- 1. Introduction & Project Description (p.3)**
- 2. Historic Photos (p.5)**
- 3. Existing Conditions Photos (p.8)**
- 4. Site Approach (p.12)**
- 5. Applicable Development Standards (p.14)**
- 6. Proposed Design (p.15)**
 - a. Process
 - b. Massing
 - c. Site Plan
 - d. Elevations

A white circular logo with the text "Albina Library" inside, set against a light gray background.

Albina
Library

Project Description

Multnomah County Library Albina Branch

Renovation and Addition

Site address: 205 NE Russell Street (new library main address),
216 NE Knott street (existing library)

Site Area: 61,650 sf

Proposed Building area: 14,100 sf of renovated Carnegie library + 32,000 sf of New building, totalling 46,100 sf

Property ID: R504990 / R102215

Zoning: CM2 - Commercial Mixed Use 2

Overlay: Design

Conservation district: Eliot Conservation District

Resource type: Significant resource

District Classification: Contributing

Neighborhood: Eliot

Early Assistance Meeting: EA 21 - 106096 APPT

Required land use reviews: Type III - Historic Resource Review

Albina
Library



Project Description

Introduction

In late 2020, Multnomah County voters approved a large library renovation bond that, among several other projects, includes a major renovation to the existing Albina library and a large addition for more library and district administration space. The project includes the following:

- A seismic and interior renovation of the existing Albina Library's ~14,100 sf historic Carnegie building.
- A ~32,000 sf addition, to accommodate additional library and community space, and district-wide library administration offices.

The overall site includes the combination of two properties - (1) the existing library site that faces NE Knott St. and (2) the adjacent property on the corner of NE Russell St. and NE Rodney Ave.. The two properties share portions of each's rear property line, in the middle of the block and will be joined as part of the project.

Design Notes

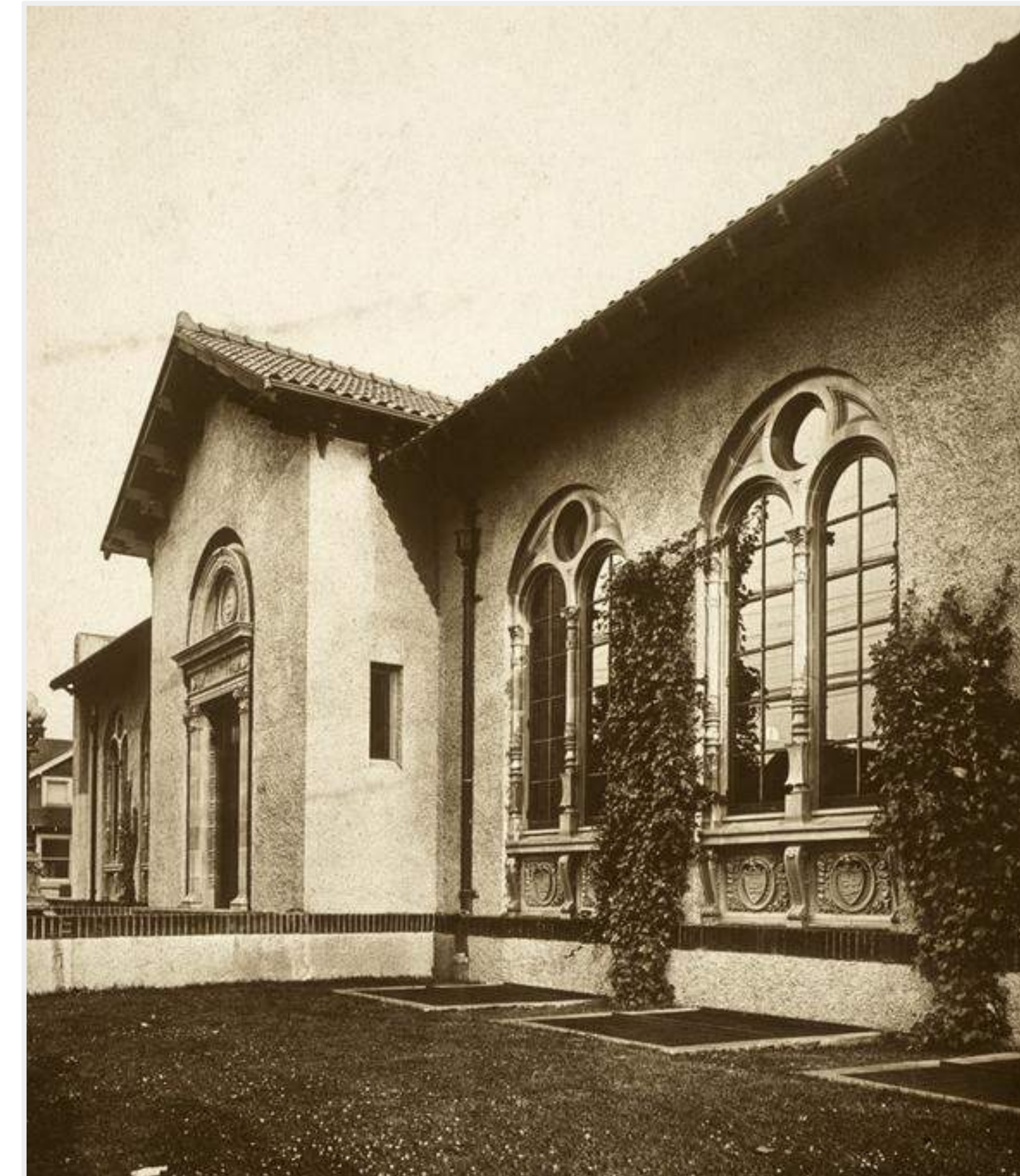
1. The new building addition connects to the **back** of the Carnegie building and will be hardly noticeable from Knott, allowing the predominant experience of the historic building to remain un-impacted.
2. There is a significant North-South grade change across the site and because we will be continuing to use the Carnegie as part of the overall library, the new building's connection to it is driving quite a bit of the massing of the new building. (the finished floor height of the Carnegie is ~13'-6" above the NE Russell St. sidewalk on the opposite side of the block)

Albina Library



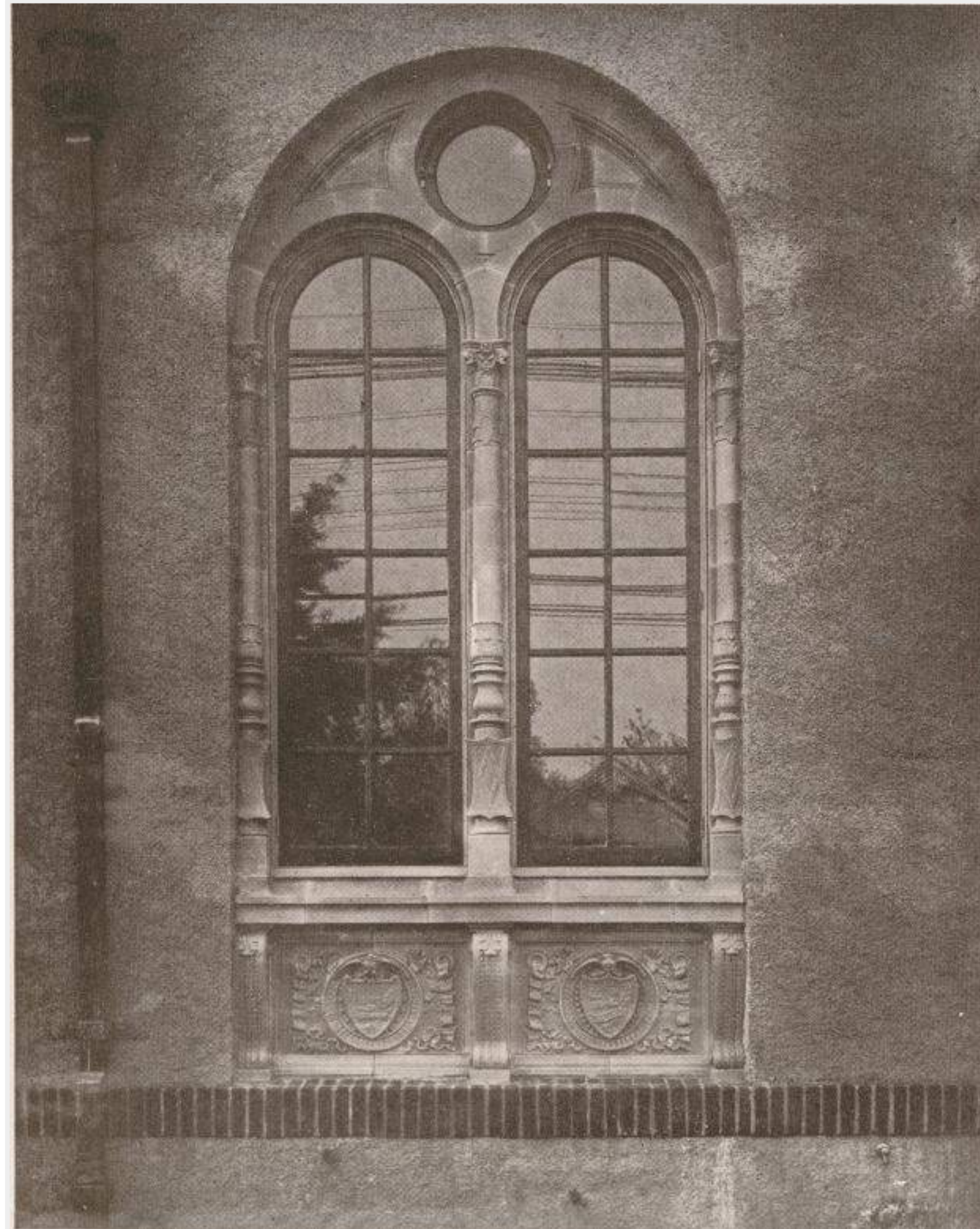
Historic Conditions

Exterior Photos



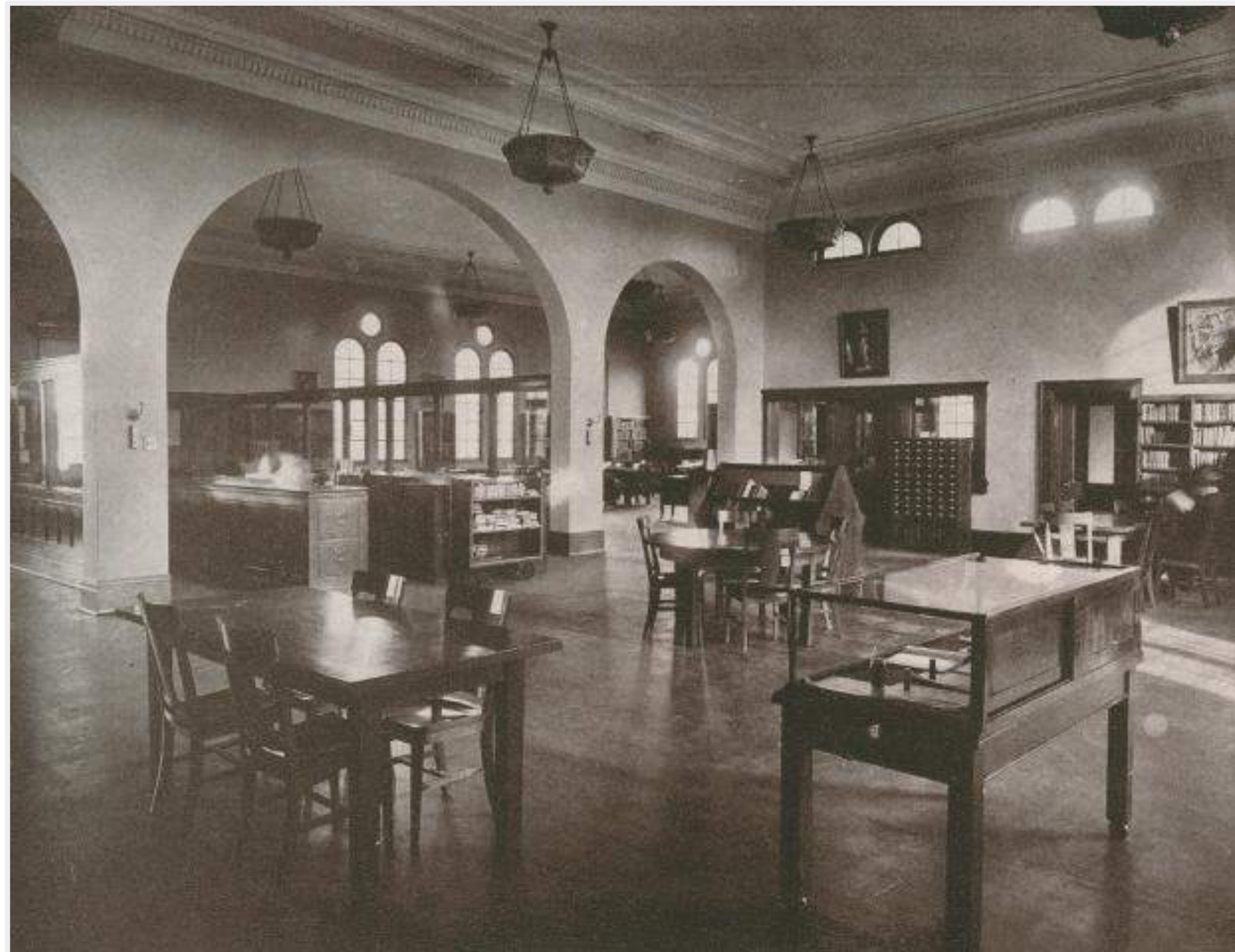
Historic Conditions

Exterior Photos



Historic Conditions

Interior Photos



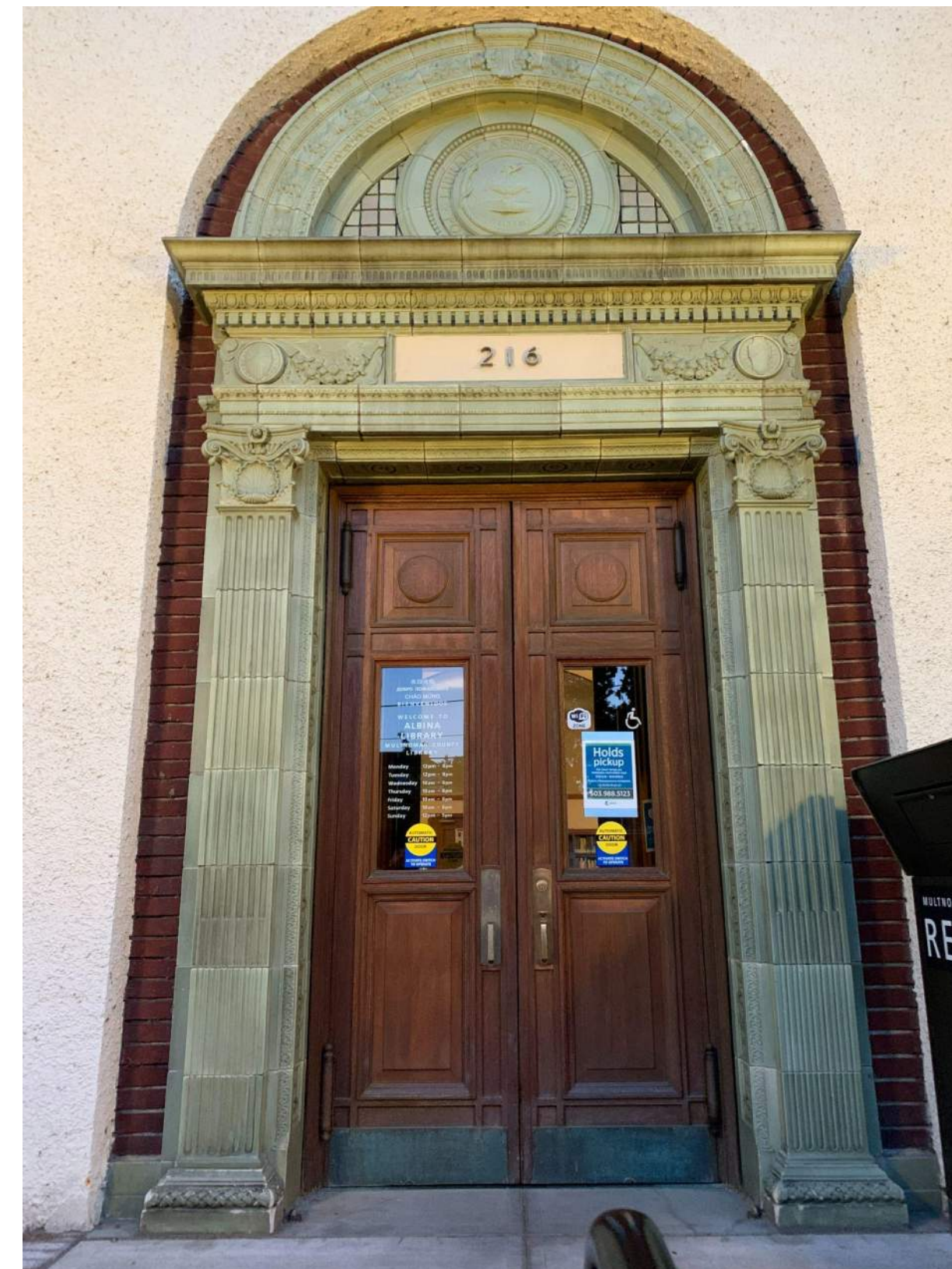
Existing Conditions

Exterior Photos



Existing Conditions

Exterior Photos



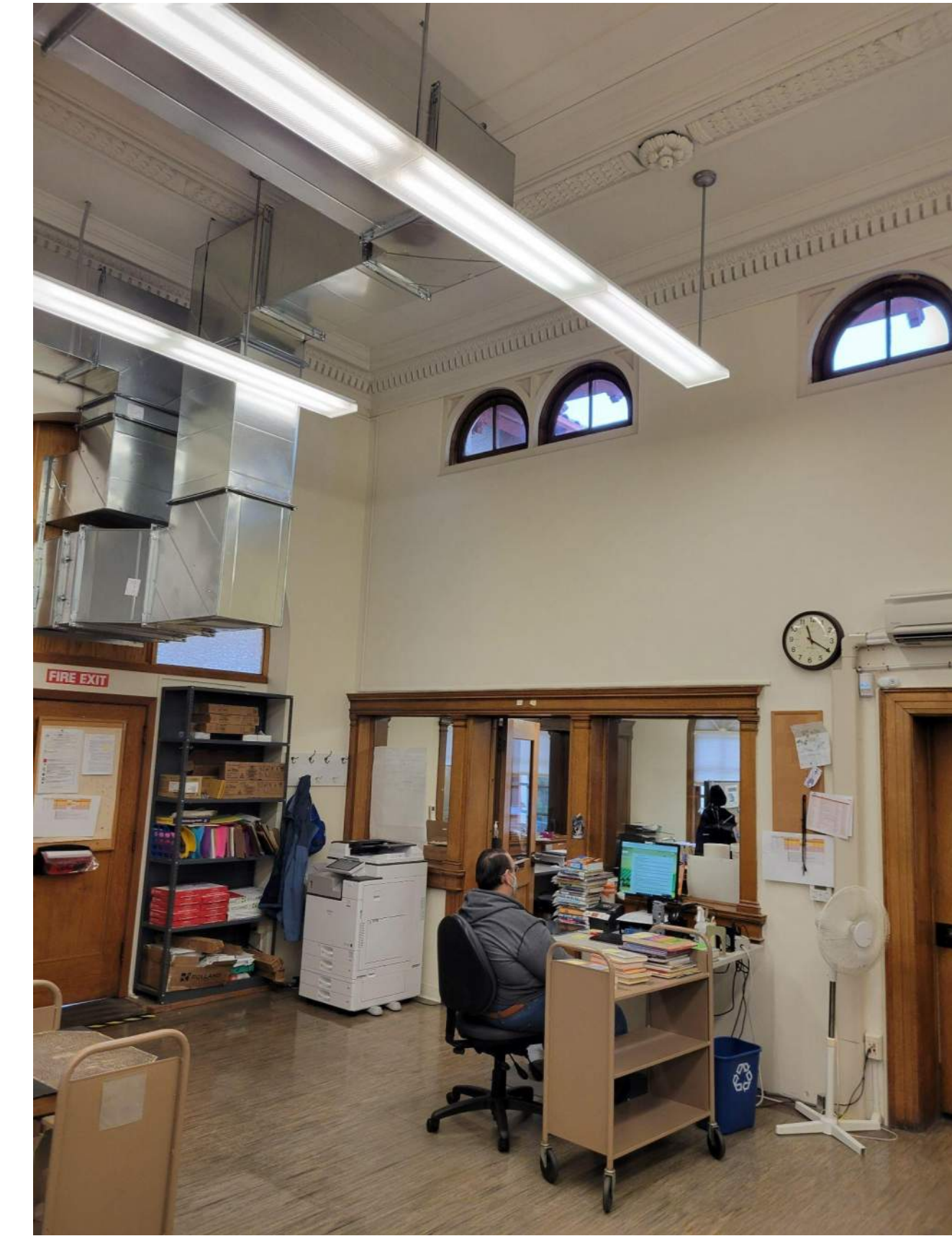
Existing Conditions

Interior Photos



Existing Conditions

Interior



Site Approach

Existing Site Conditions



13'-6" grade change from Carnegie floor level to sidewalk of NE Russell Street.



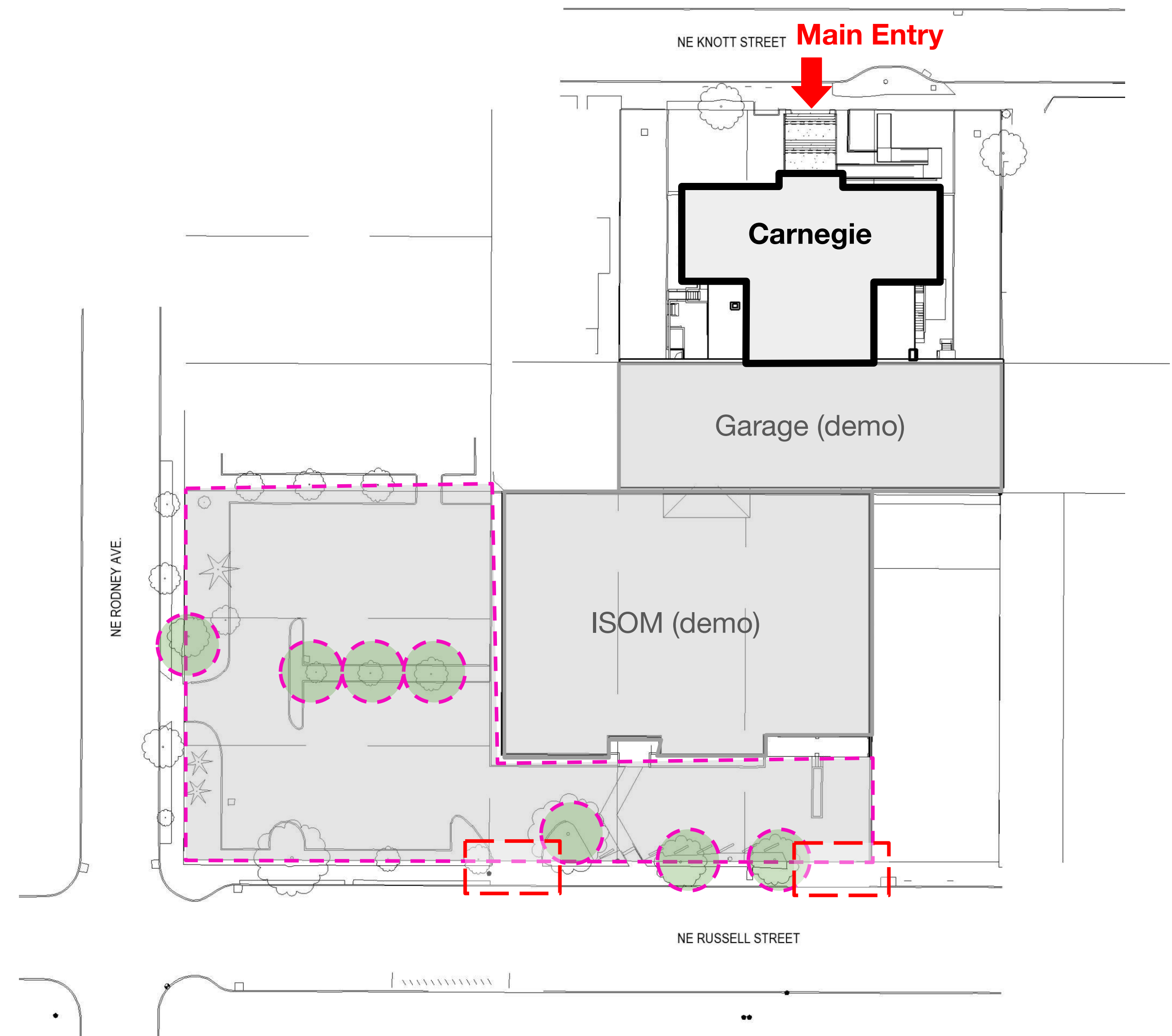
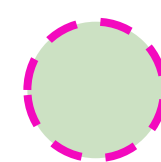
Curb cuts at Russell Street to be removed.



Existing parking lot along Russell to be removed / buffered.



Existing Norway Maple trees on City of Portland "Nuisance Tree List" to be removed.



On the combined-property site there are three existing interconnected buildings:

- The original 1912 Carnegie library (Knott property) which will remain.
- A 1954 loading dock and garage addition to the rear of the Carnegie building (Knott property) to be demolished.
- The 1965 MCL "ISOM Building" - a warehouse and support services facility, (Russell property) to be demolished.

Two existing curb cuts to be removed, replaced with continuous sidewalk.

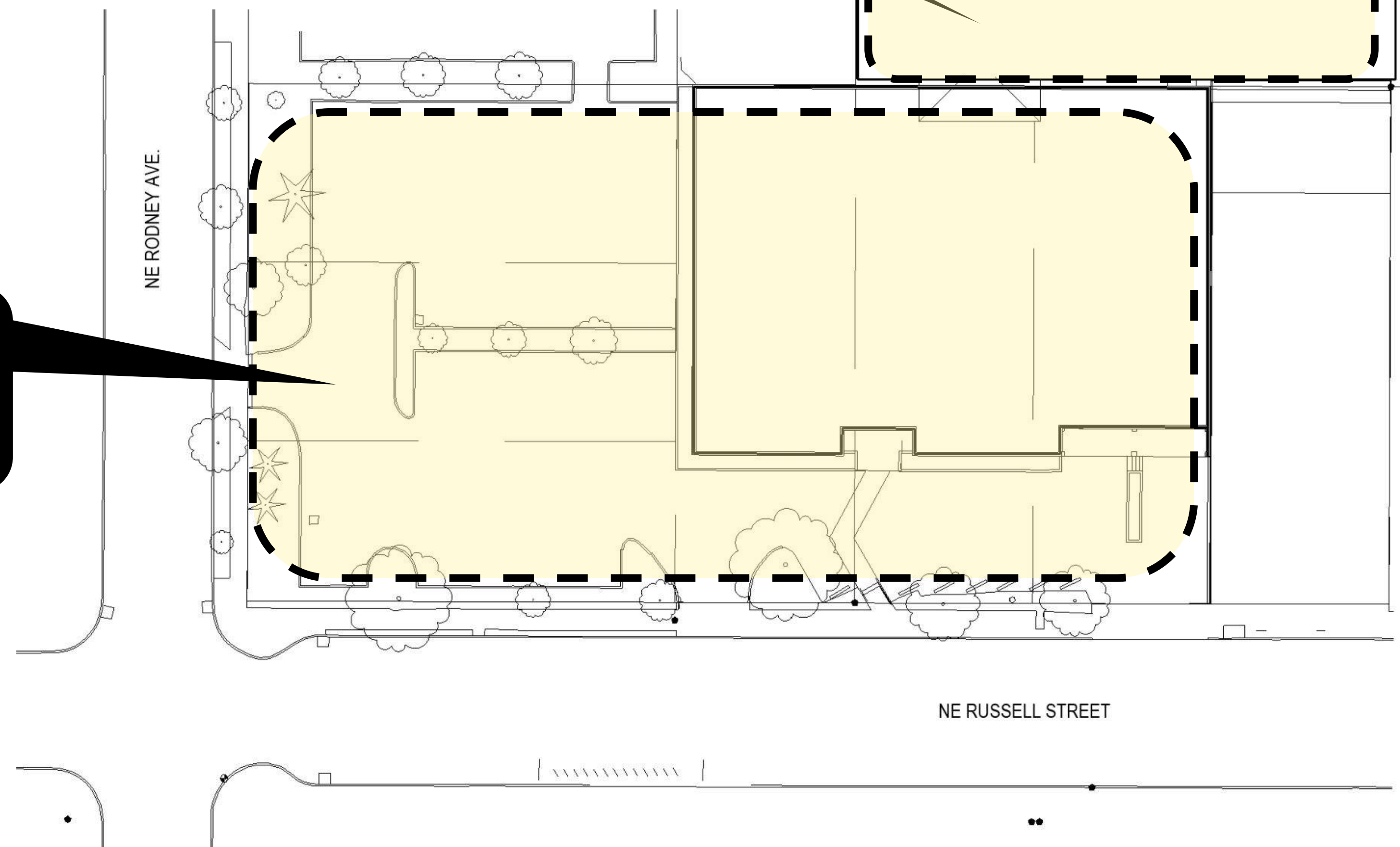
Site Approach

Buildable Areas

 Viable building areas

Large area fronting on NE Russell Street, ISOM building to be removed.

Existing library warehouse to be demolished



Applicable Development Standards

Project responses TBD

- **Historic Resource Review**

- Historic character
- Record of its time
- Historic changes
- Historic features
- Historic materials
- Architectural compatibility

- **Albina Community Plan District**

The Albina Community (AC) plan district implements the Albina Community Plan. The plan district's provisions are intended to ensure that new higher density commercial and industrial developments do not overwhelm nearby residential areas. Infill housing compatibility and affordability is encouraged by eliminating off-street parking requirements for small multi-dwelling housing projects. The plan district's provisions also encourage the development of new housing along Martin Luther King Jr. Boulevard by allowing new housing projects to include ground level commercial uses that orient to King Boulevard.

Community Design Guidelines

- **Portland Personality**

- P1 Community plan area character
- P2 Historic and Conservation districts - **Eliot Conservation district**
- P3 Gateways

- **Pedestrian Emphasis**

- E1 Pedestrian Networks
- E2 Stopping places
- E3 The sidewalk level of buildings
- E4 Corners that build active intersections
- E5 Light, Wind, Rain

- **Project Design**

- D1 Outdoor Areas
- D2 main entrances
- D3 Landscape features
- D4 Parking Areas and Garages
- D5 Crime prevention
- D6 Architectural Integrity
- D7 Blending into the neighborhood
- D8 Interest, Quality, Composition

Proposed Design

Design Considerations

Community Engagement Process

Forty One meetings were held with community members to engage them in discussion around:

- Community priorities
- What libraries of the 21st century can offer
- Questions like: “What makes you feel welcome in a space?” “What kind of spaces do you need in a library?”

Four types of meetings were held:

- Large public virtual meetings
- Small affinity group meetings (Black Portlanders, Indigenous, Latinx, Disability, Immigrants and Refugees)
- One on One community stakeholder interviews
- Design team attendance at community events (Somali vaccination, Hacienda food pantry, Farmers market)



Design Considerations

Design Principles created from Community feedback

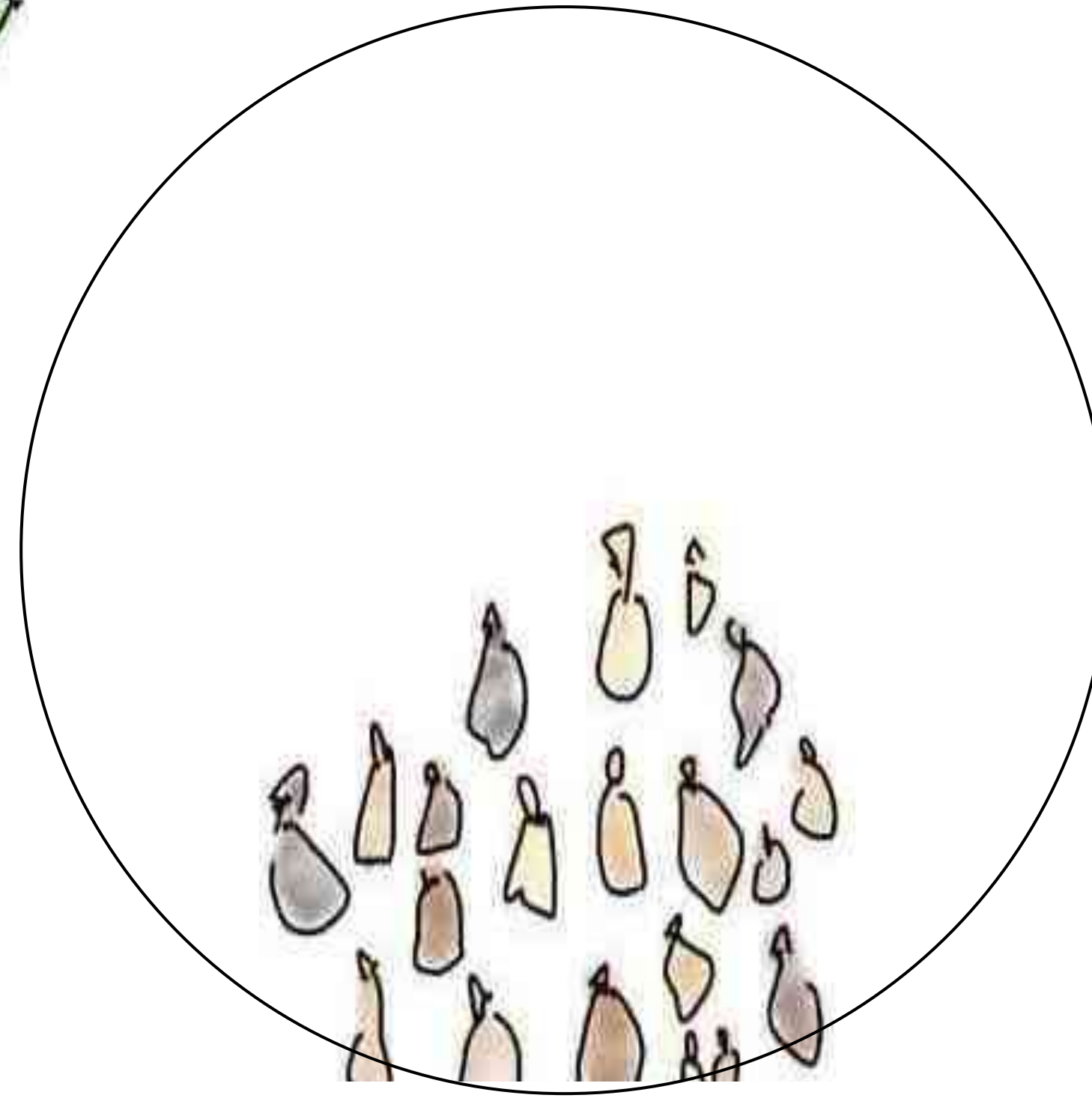
1. **Strengthen** the Albina Community
2. Recognition and **Celebration** of Culture
3. **Community Driven** process
4. **Accessible** Design
5. **Flexibility** in Short Term and Long Term
6. **Sustainability** and Connection to Nature

Proposed Design

Program Organization

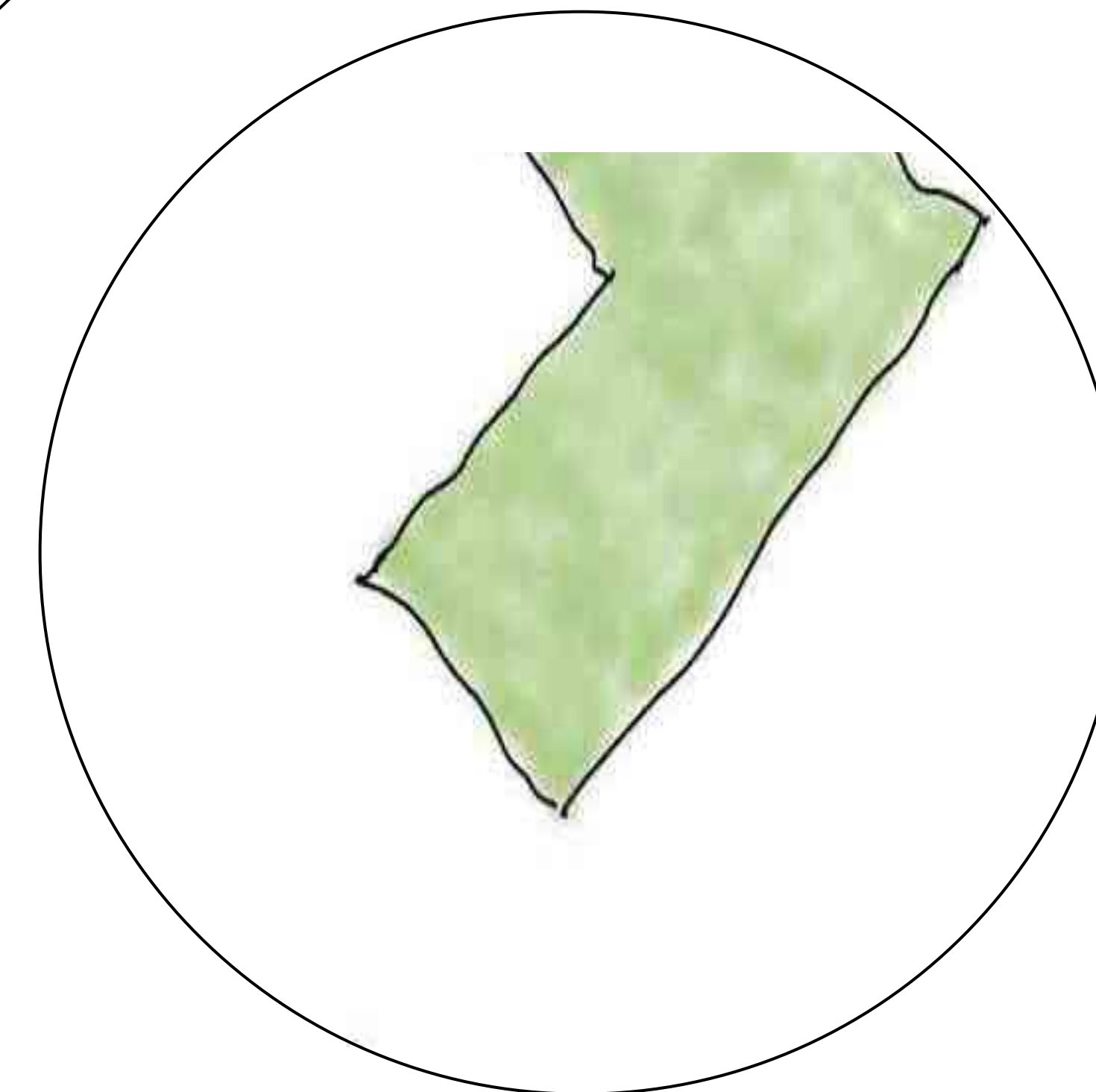
Community

- Connection to nature
- Warm and welcoming
- Light and open



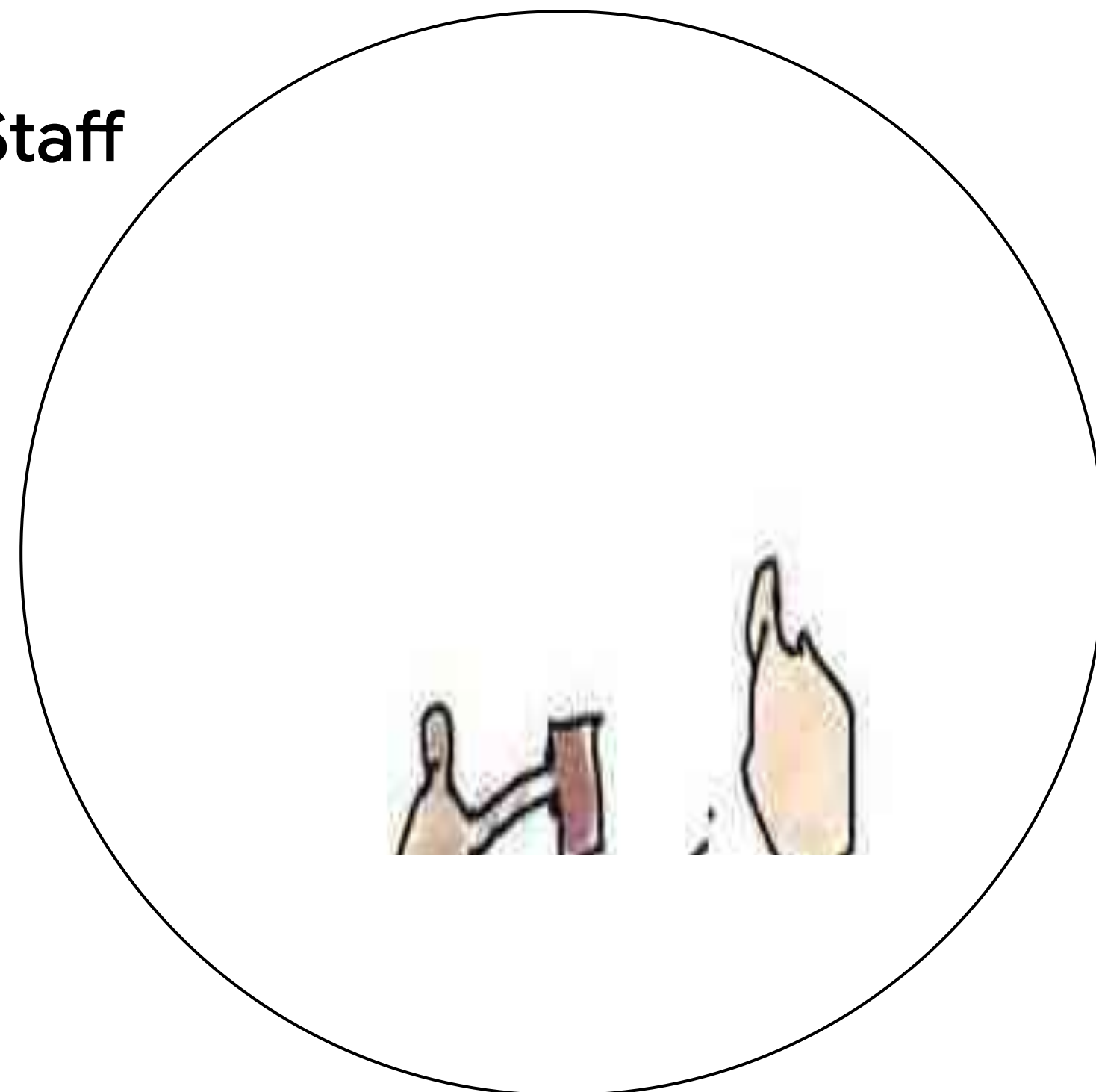
Site

- Building - Historic Carnegie
- Grade change from Carnegie to Russell Street
- Different street characteristics



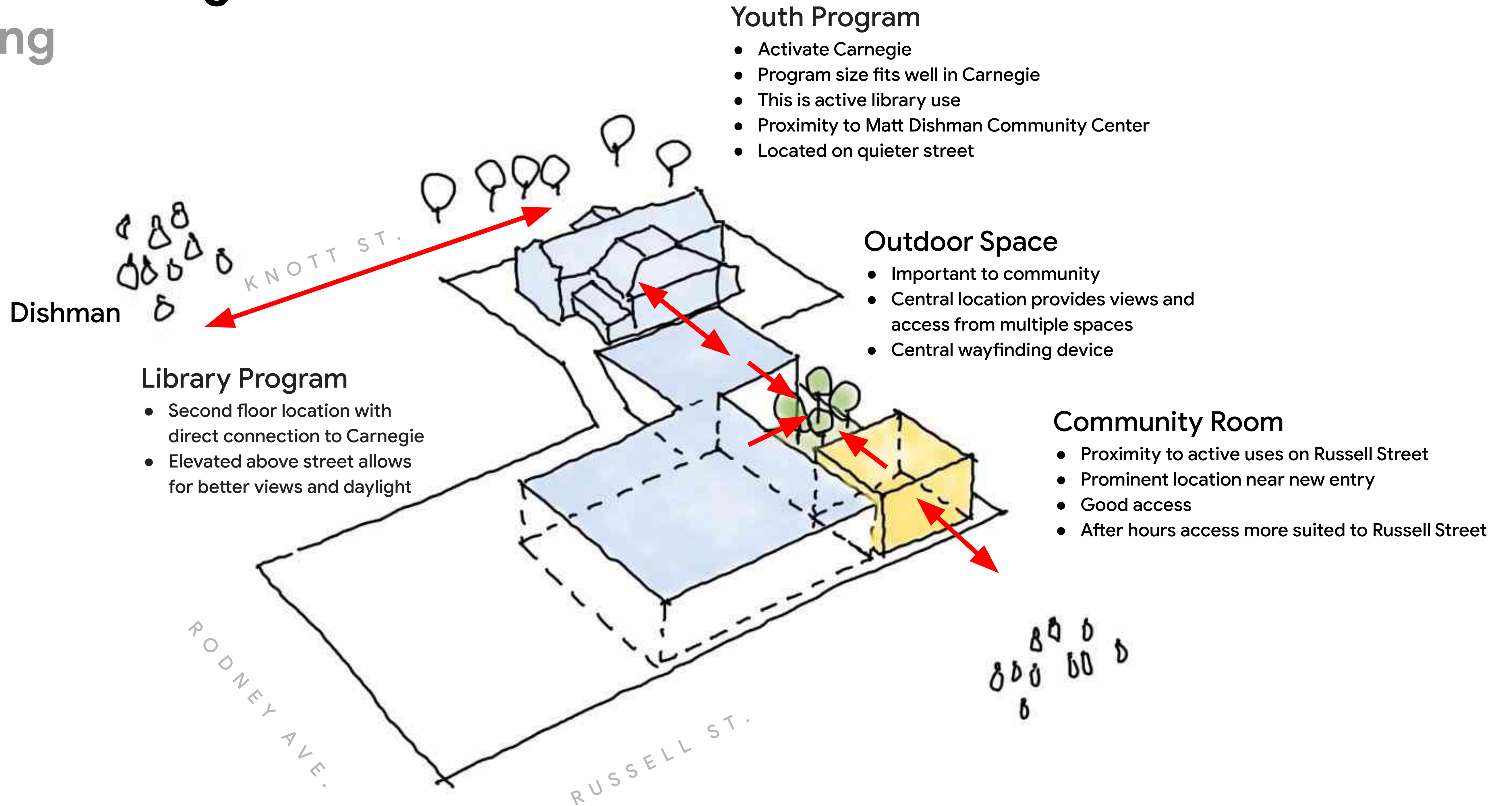
Library Admin & Staff

- Function
- Patron Experience
- Library & Program Management



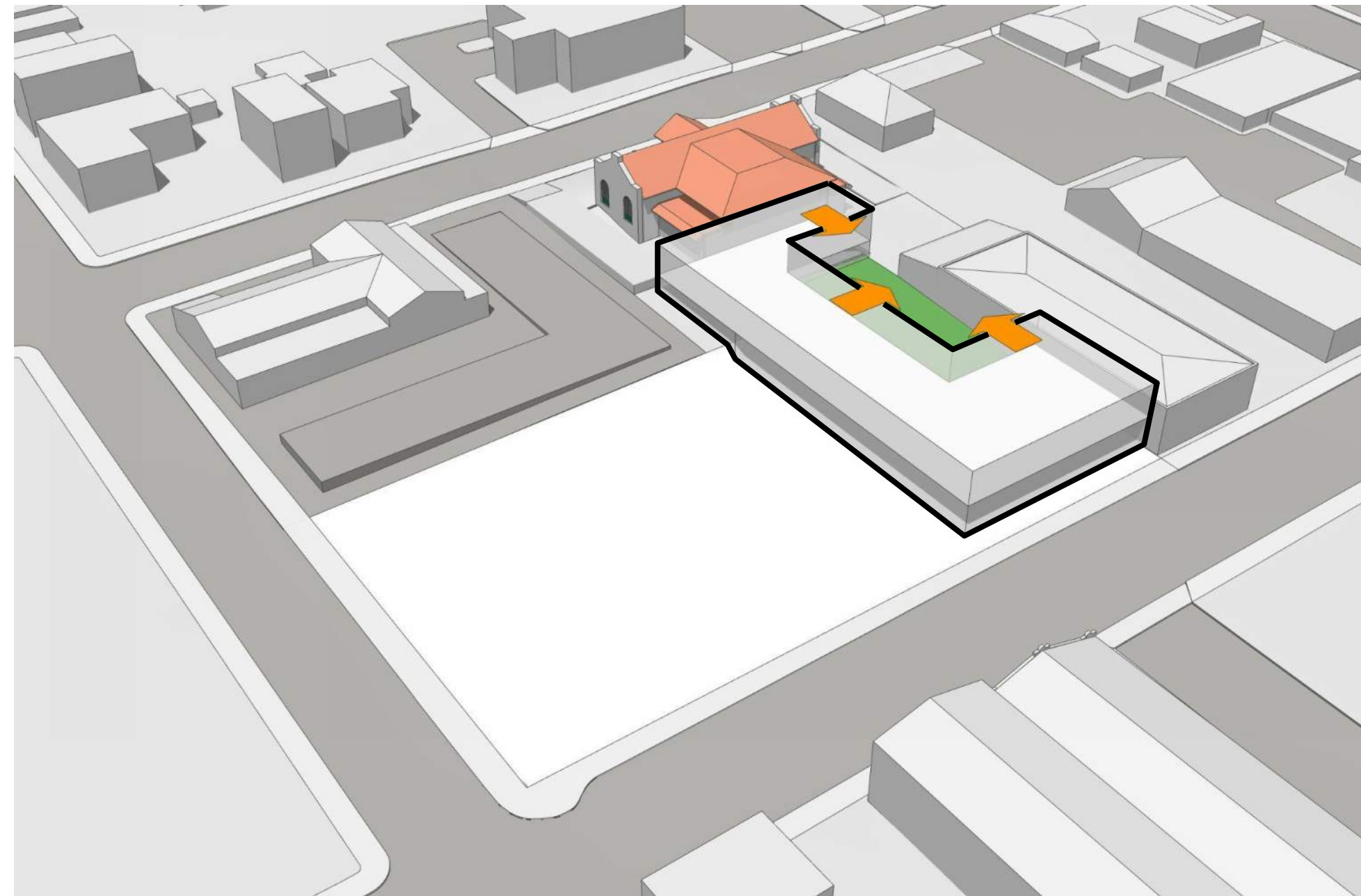
Proposed Design

Massing



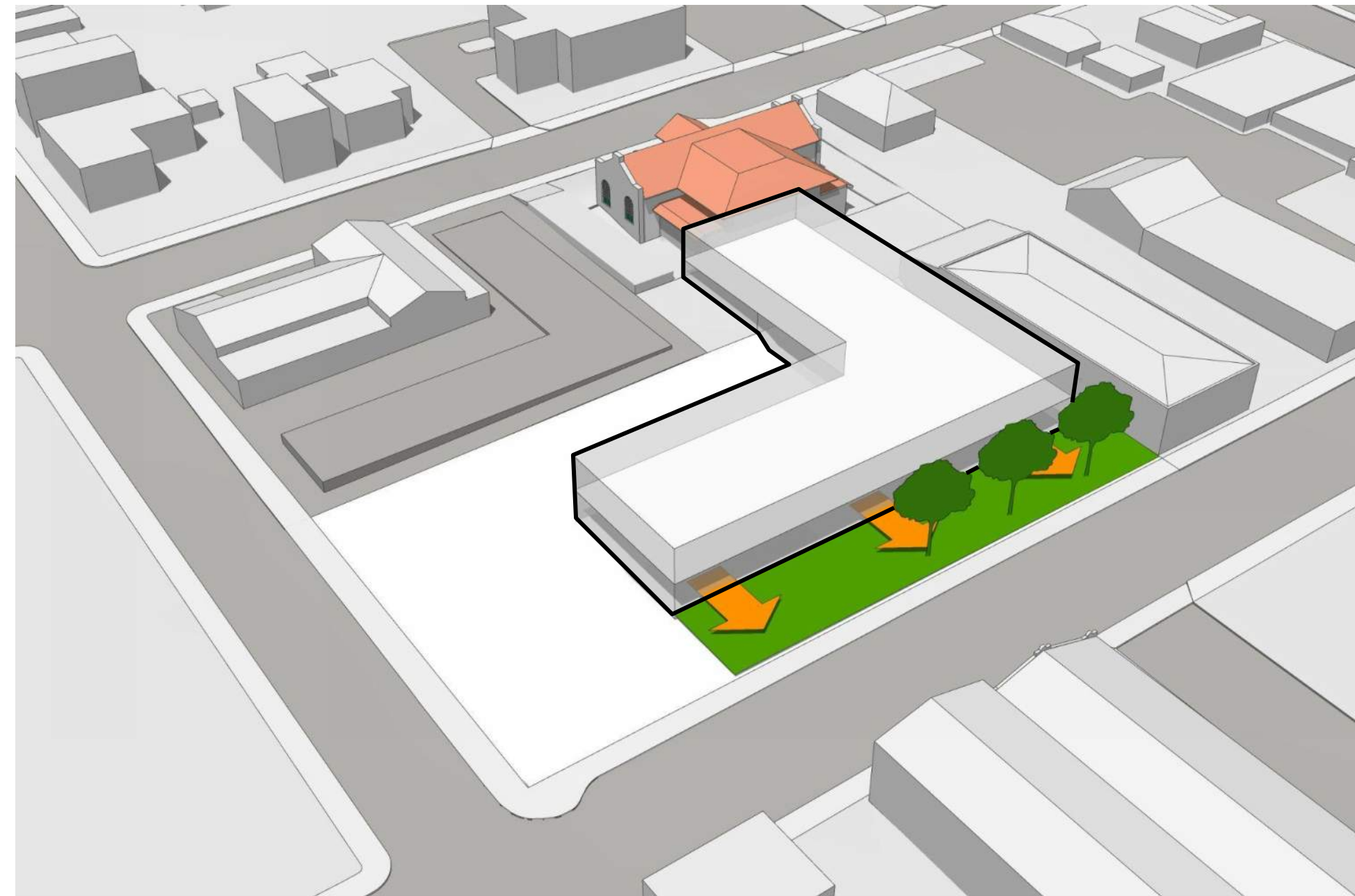
Proposed Design

Massing Tests

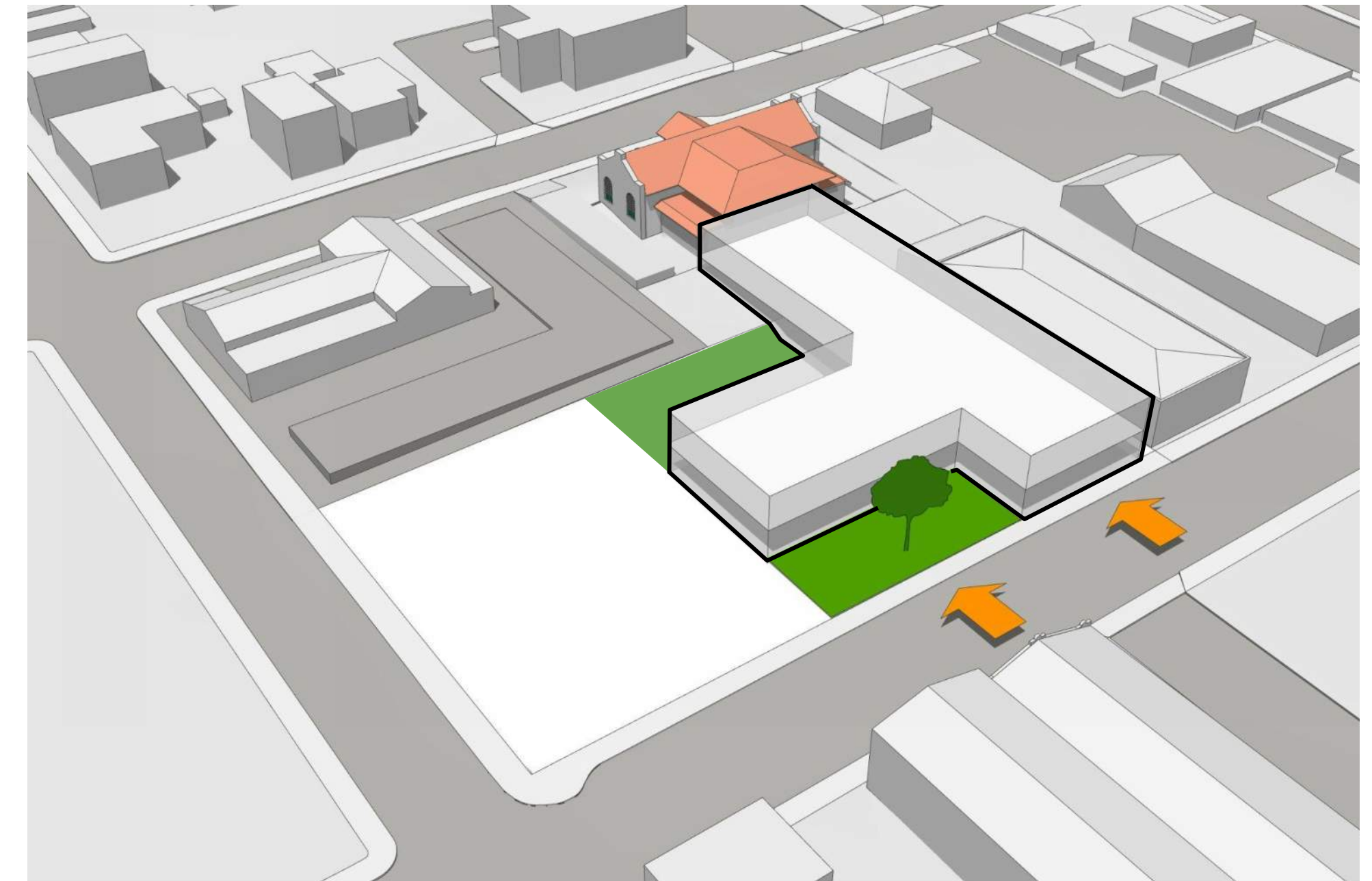


“C” Scheme

We've explored a range of massings to test overall harmony of composition, site placement and ground-plane use. A two-storey massing along NE Russell Street locates the new massing away from the historical Carnegie library, preserving the historic character of the building on NE Knott street.



“L” Scheme



“T” Scheme

Existing Building

Features of the Carnegie Library



Red tile roof



Existing library warehouse, to be demolished.



Detailed terracotta window openings

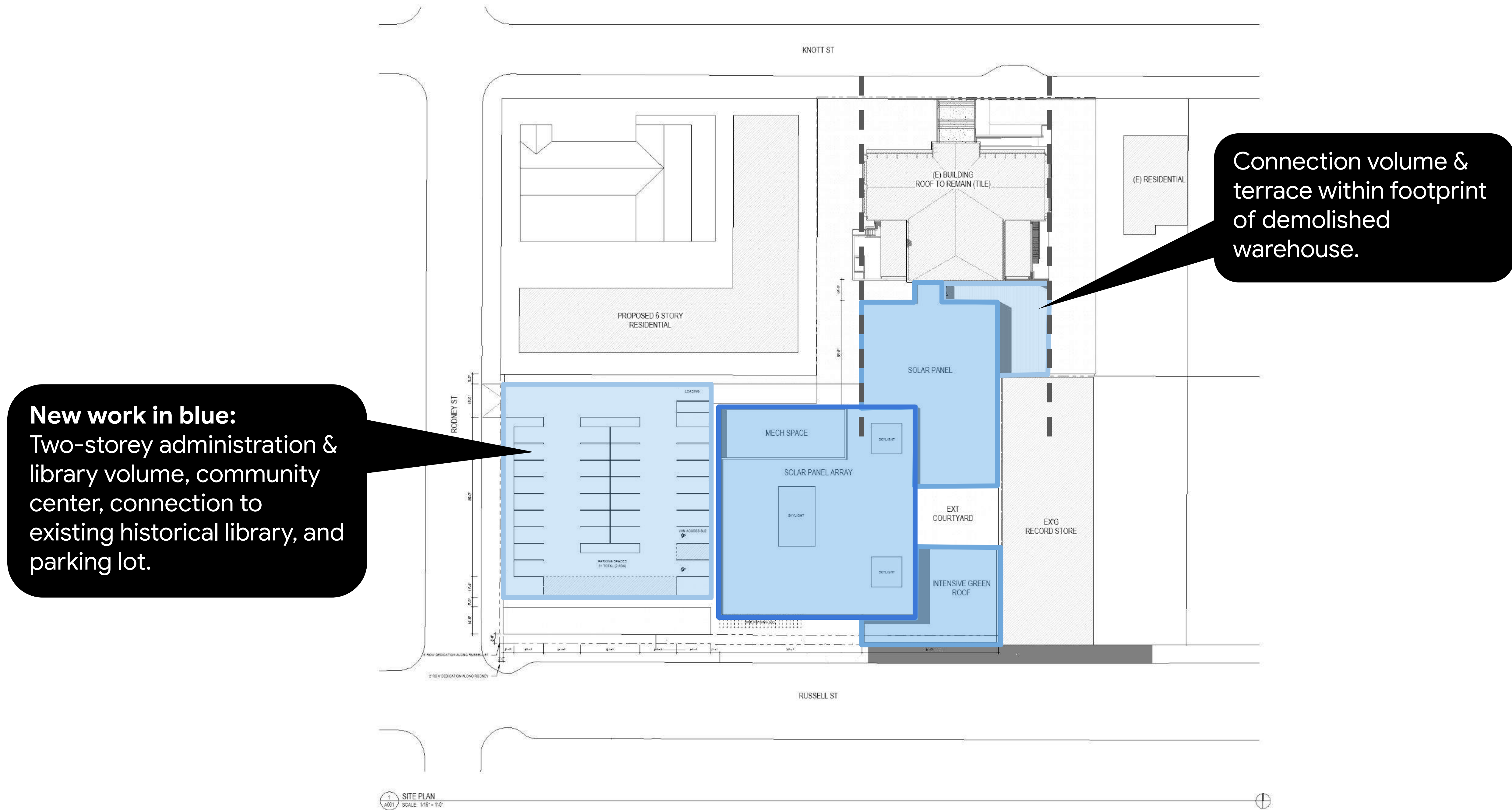


Polychrome terracotta at entryway

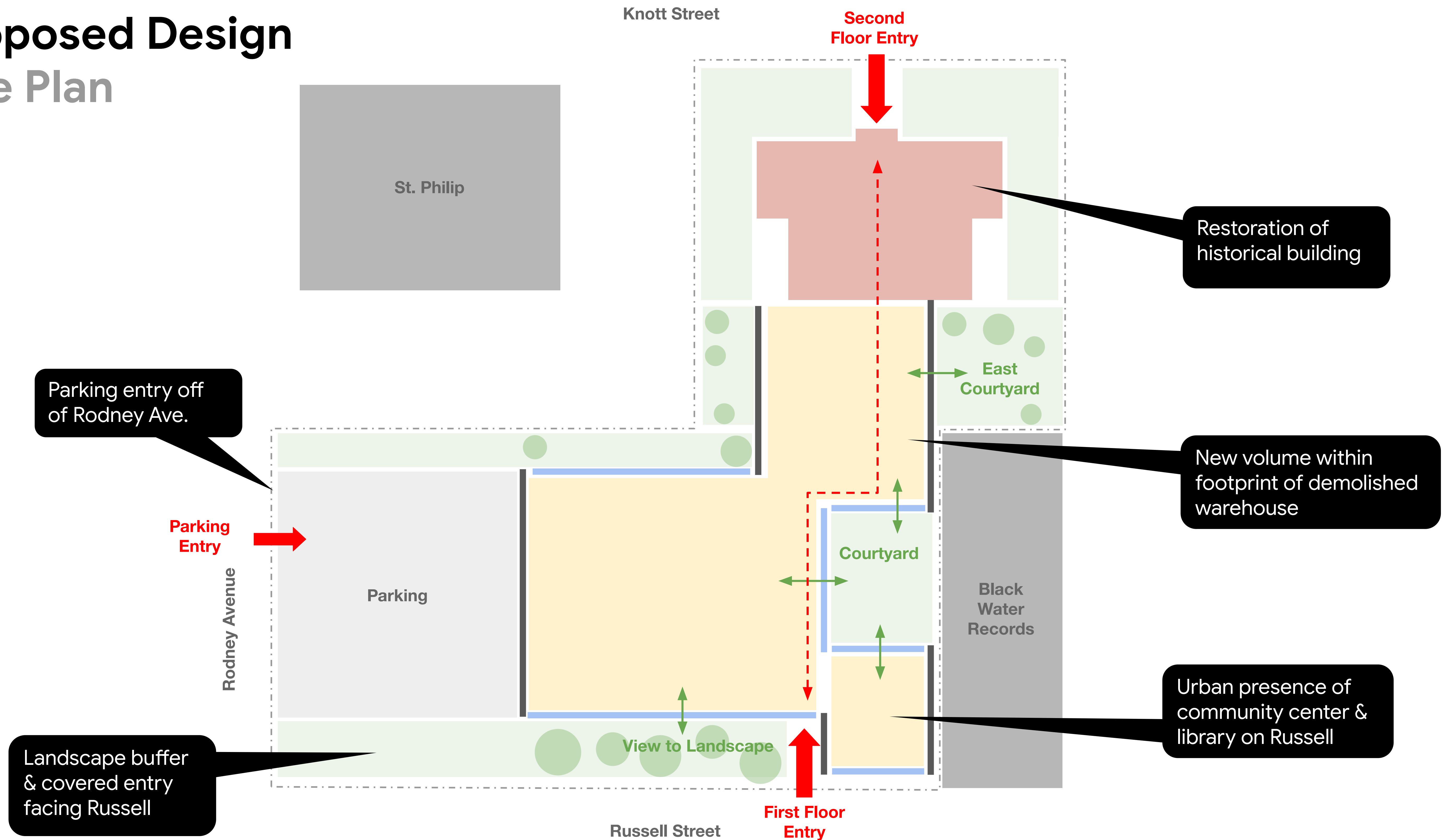
The Albina branch library is an example of Mediterranean architectural style. It features red tile roof and polychrome terracotta at window and door openings. The facade is stucco with brick coursing to accentuate the first floor level at the exterior.

Proposed Design

Site Plan



Proposed Design Site Plan



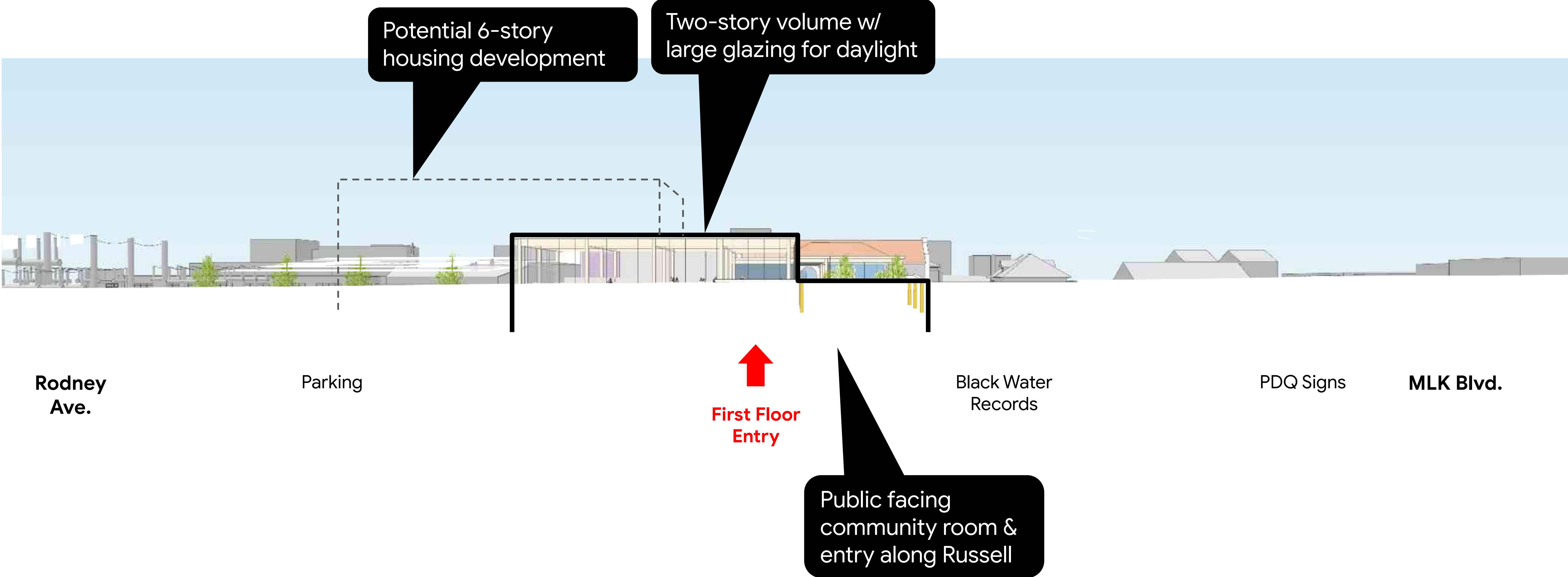
Proposed Design

Massing



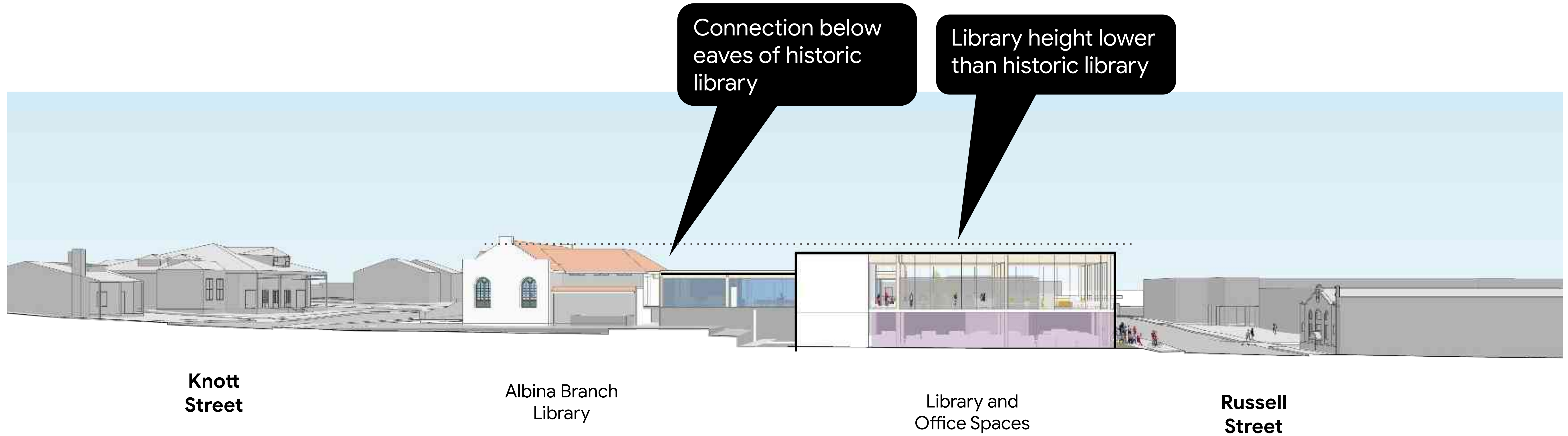
Proposed Design

NE Russell Street Elevation



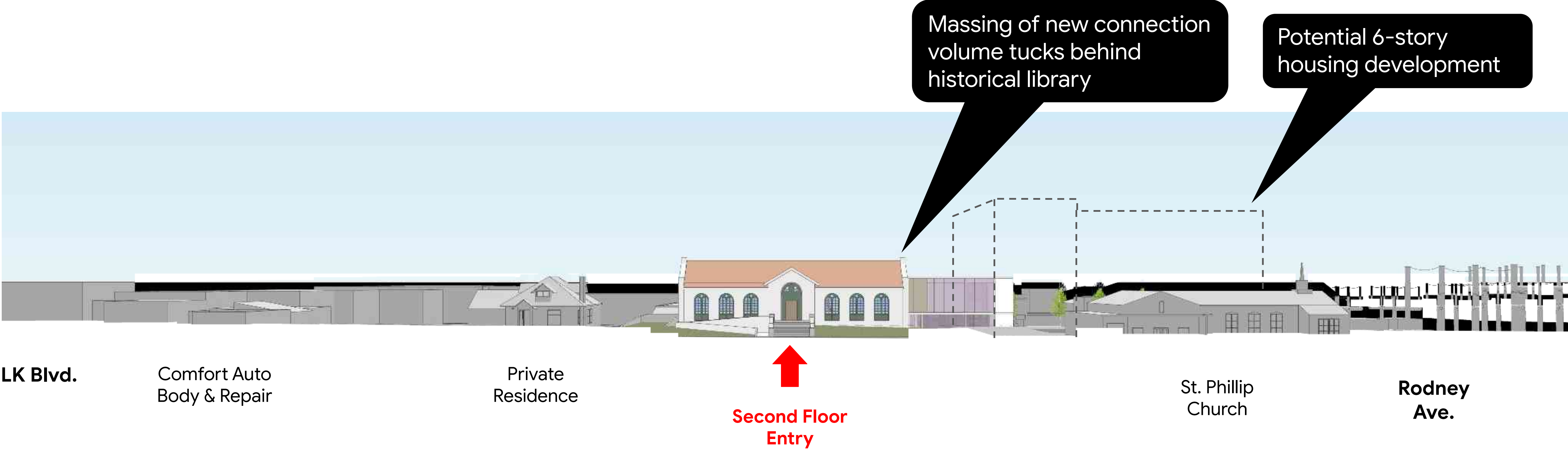
Proposed Design

West Rodney Elevation



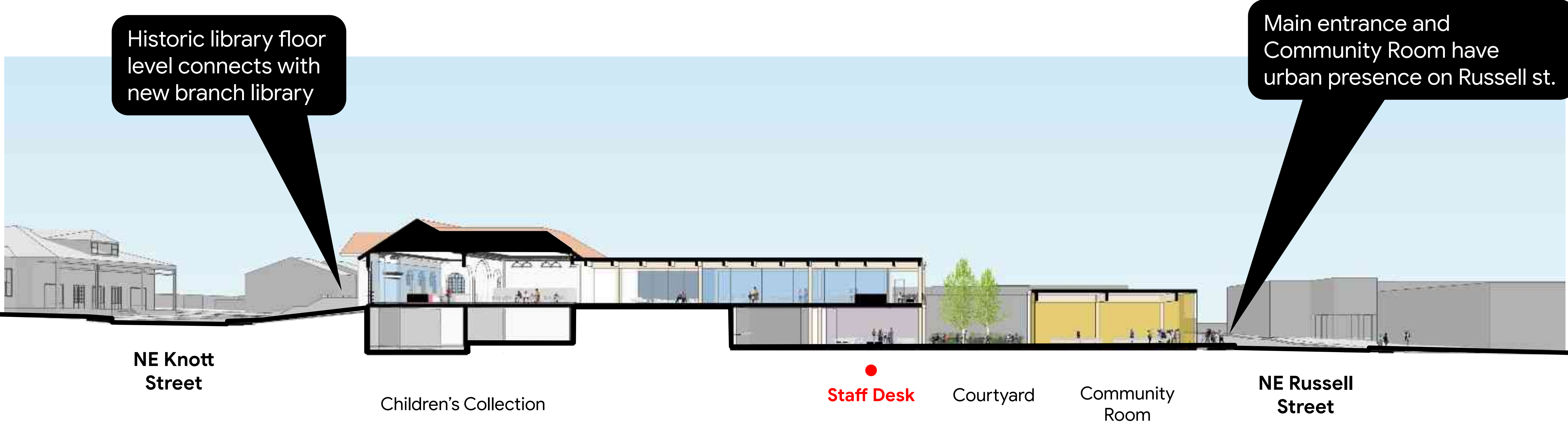
Proposed Design

NE Knott Elevation

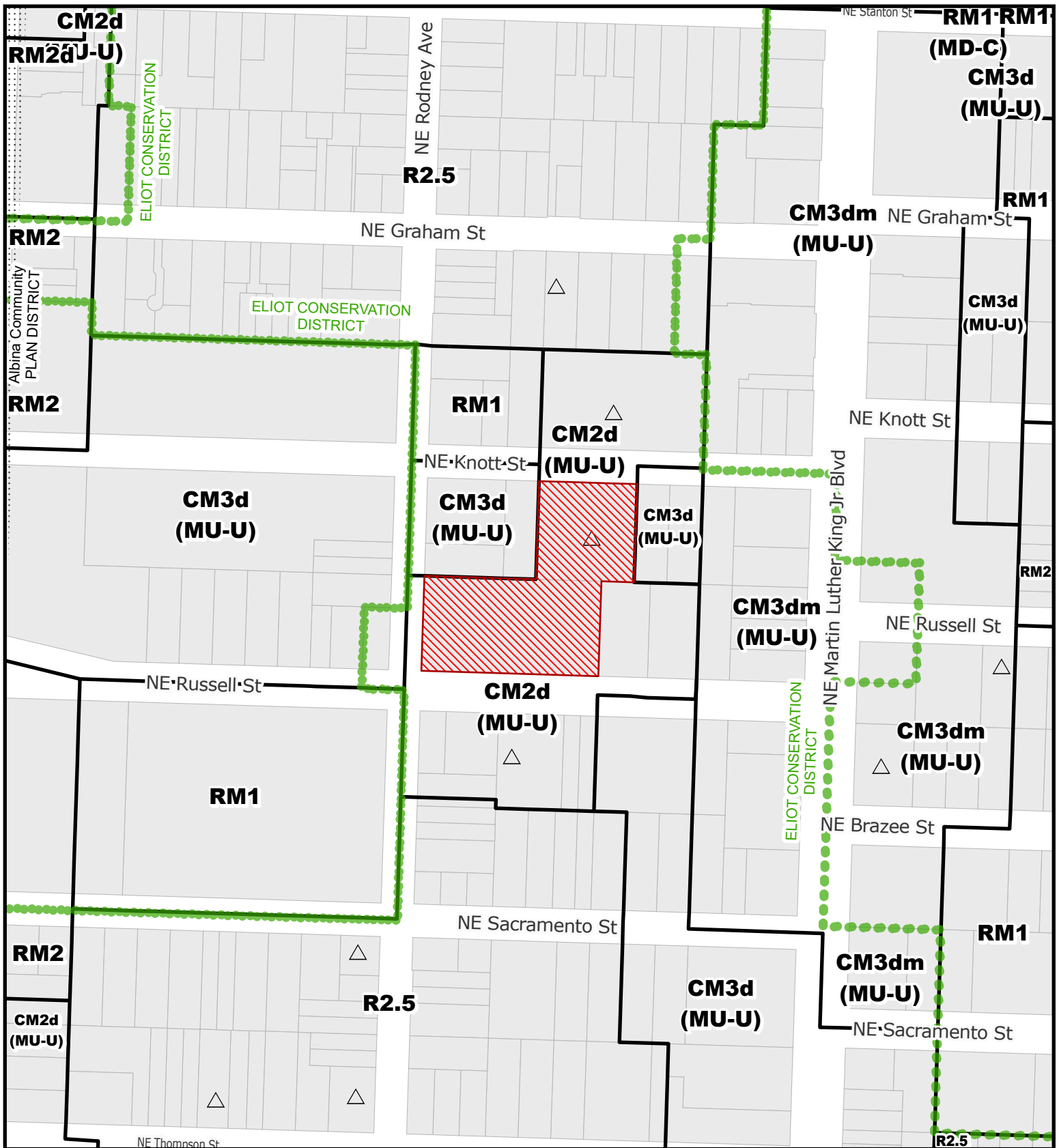


Proposed Design

N/S Building Section





End



For Zoning Code in effect Post August 1, 2021

ZONING

THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT
ELIOT CONSERVATION DISTRICT

-  Site
-  Historic Landmark

File No.	EA 22 - 153871 DAR
1/4 Section	2730
Scale	1 inch = 200 feet
State ID	1N1E27AD 17200
Exhibit	B Jun 22, 2022

Albina Library Design Advice Request Submission Monday, June 13th, 2022

(update 1 - 7 / 25 / 2022)

LEVER

NOLL & TAM
ARCHITECTS

 Multnomah County Library
Capital Bond Projects
Great libraries. Great communities.

Contents

1. Introduction (p.3)
2. Design Process (p.16)
3. Site Concept (p.23)
4. Design Concept (p.31)
5. Discussion Topics (p.56)

A white circle containing the text "Albina Library" in a black, sans-serif font.

Albina
Library

Introduction

LEVER

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 Multnomah County **Library**
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Existing Building:

Built: 1912

Architect: Ellis F. Lawrence

Architectural Style: Spanish Colonial Revival

Zoning: CM2 - Commercial Mixed Use 2

Overlay: Design

Conservation district: Eliot Conservation District

Resource type: Significant resource

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Neighborhood: Eliot

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Required land use reviews: Type III - Historic Resource Review

Albina Library



Project Description

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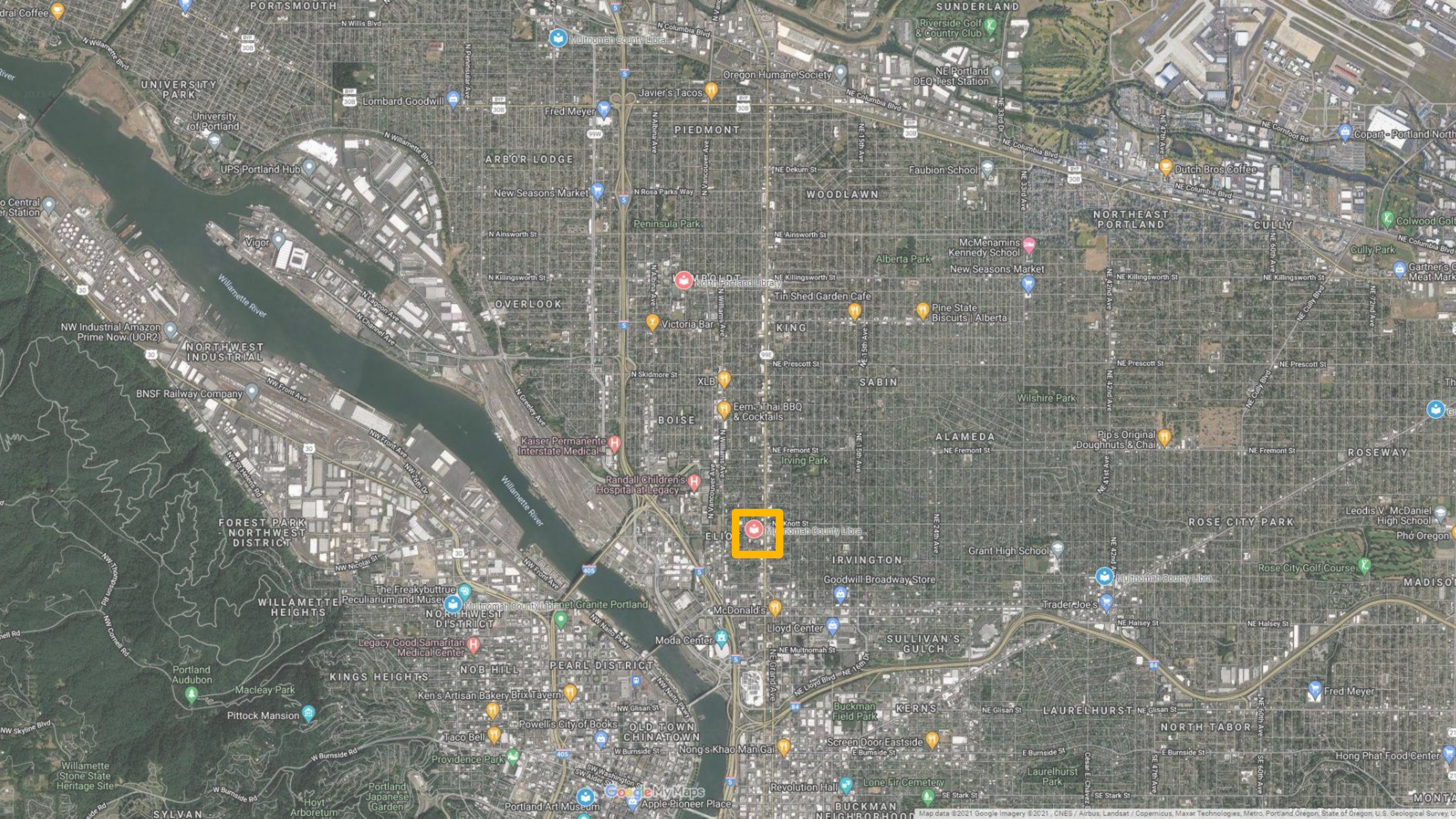
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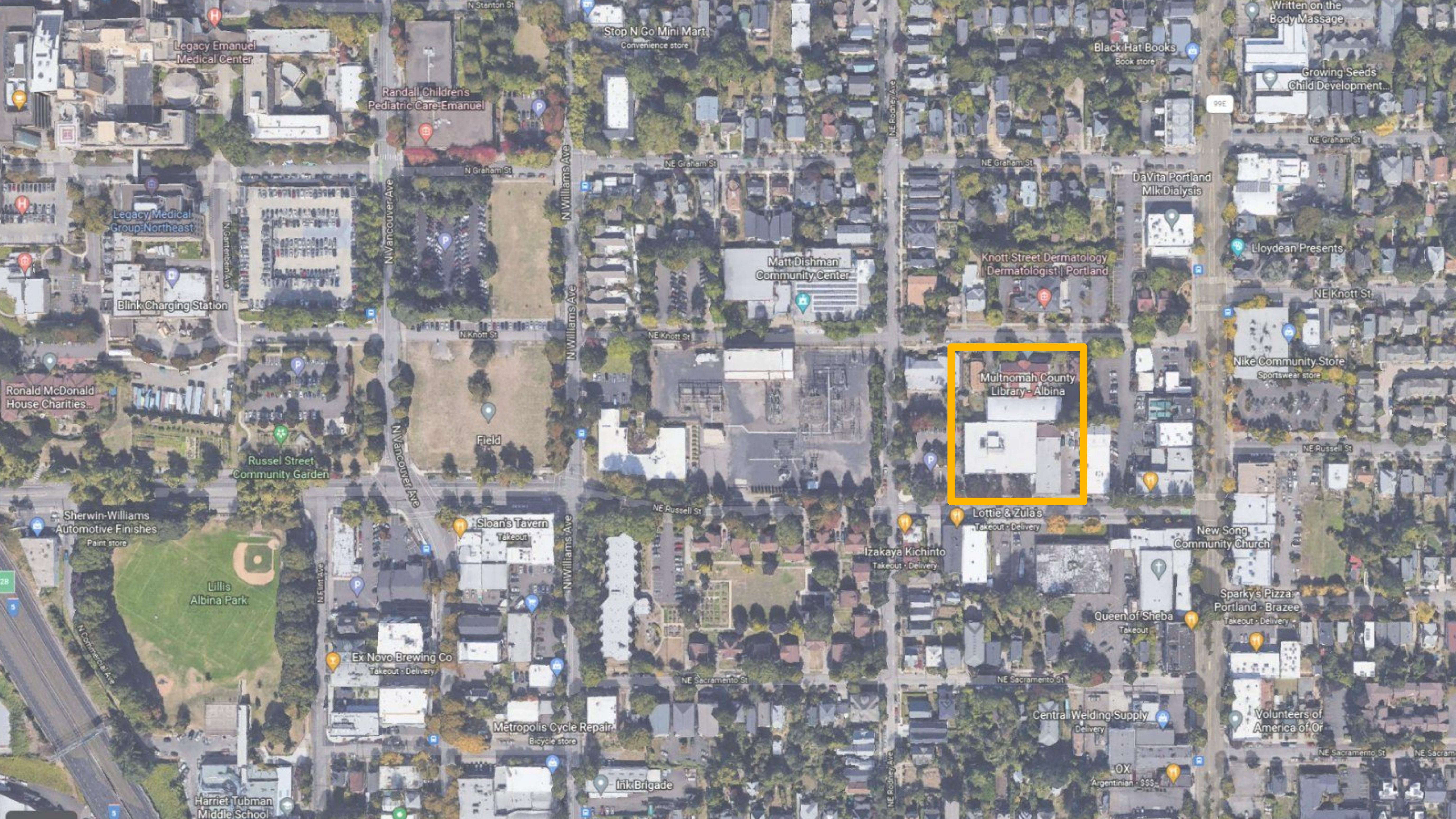
Design Notes

1. There is a significant North-South grade change across the site and because we will be continuing to use the Carnegie as part of the overall library, the new building's connection to it is driving quite a bit of the massing of the new building. (the finished floor height of the Carnegie is ~13'-6" above the NE Russell St. sidewalk on the opposite side of the block)

Albina Library







Multnomah County
Library - Albina

Legacy Emanuel
Medical Center

Randall Children's
Pediatric Care - Emanuel

Stop N Go Mini Mart
Convenience store

Black Hat Books
Book store

Written on the
Body Massage

Growing Seeds
Child Development...

Legacy Medical
Group - Northeast

DaVita Portland
Mlk Dialysis

Matt Dishman
Community Center

Knott Street Dermatology
| Dermatologist | Portland

Lloydean Presents

Blink Charging Station

Nike Community Store
Sportswear store

Field

Multnomah County
Library - Albina

Russel Street
Community Garden

Sherwin-Williams
Automotive Finishes
Paint store

New Song
Community Church

Lillis
Albina Park

Sloan's Tavern
Takeout

Izakaya Kichinto
Takeout - Delivery

Lottie & Zula's
Takeout - Delivery

Sparky's Pizza:
Portland - Brazeo
Takeout - Delivery

Ex Novo Brewing Co
Takeout - Delivery

Queen of Sheba
Takeout

Metropolis Cycle Repair
Bicycle store

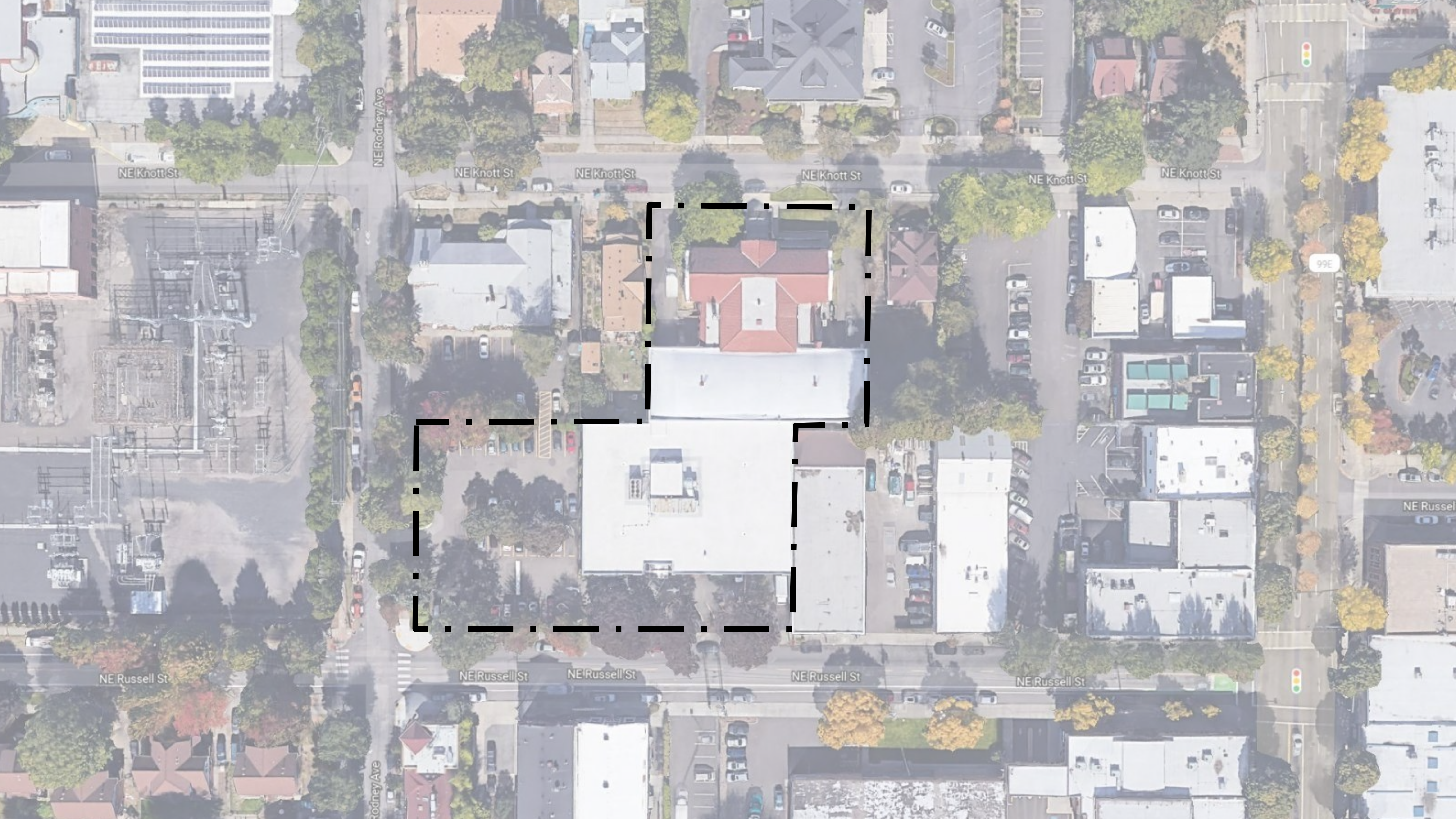
Central Welding Supply
Delivery

Volunteers of
America of Or

Harriet Tubman
Middle School

Ink Brigade

OX
Argentinian - \$\$\$



NE Rodney Ave

NE Knott St

NE Knott St

NE Knott St

NE Knott St

NE Knott St

NE Knott St

NE Russell St

NE Russell St

NE Russell St

NE Russell St

NE Russell St

rodney Ave

99E

NE Russell St

Existing Conditions

Exterior Photos



Existing Conditions

Exterior Photos



Historical Significance

Existing Carnegie Building:

Built: 1912

Architect: Ellis F. Lawrence

Architectural Style: Spanish Colonial Revival

OREGON INVENTORY OF HISTORIC PROPERTY

ELLIS LAWRENCE BUILDING SURVEY

April 1, 1989

HISTORIC PRESERVATION PROGRAM
SCHOOL OF ARCHITECTURE AND ALLIED ARTS
UNIVERSITY OF OREGON

Project Directors
Michael Shellenbarger
Kimberly Lakin

ELLIS LAWRENCE BUILDING SURVEY EVALUATED PROPERTIES LIST

a-3

CITY IN OREGON

HISTORIC NAME

RANK

Portland

11388 SW RIVERWOOD ROAD

ALBINA BRANCH LIBRARY

ALEXANDRA COURT HOTEL

ARMISHAWS SHOE STORE (Medical Bldg), Storefront

RATLEY DR THOMAS C HOUSE

PRIMARY

PRIMARY

COMPATIBLE

NON-COMPATIBLE

SECONDARY

SIGNIFICANCE OF LAWRENCE FIRM'S DESIGN:

EXTER.DETAILS/CRAFTSMANSHIP: High-quality skilled work: some fine materials.

INTER.DETAILS/CRAFTSMANSHIP: High-quality skilled work: some fine materials.

EXTERIOR INTEGRITY: Minor changes, but original character intact.

INTERIOR INTEGRITY: Moderate changes; some original character remains.

SITE INTEGRITY: Moderate changes; some original character remains.

SETTING INTEGR: Minor changes to character and relationship of surroundings.

SIGNIFICANCE STATEMENT:

Listed as a Portland Historical Landmark, the library is one of Portland's Carnegie libraries. In 1919 the library was selected as one of Portland's ten best buildings by the A.I.A. It is significant as the only Lawrence designed public library. (not counting the University of Oregon (Knight) Library)

Existing Conditions

Exterior Photos



ISOM
office building

1954
warehouse

Historic
Library

Existing Conditions

Warehouse Addition from Street



Garage Entry East of Library



Garage Entry West of Library

Existing Conditions

ISOM Addition from Street



ISOM parking lot from Rodney Ave.

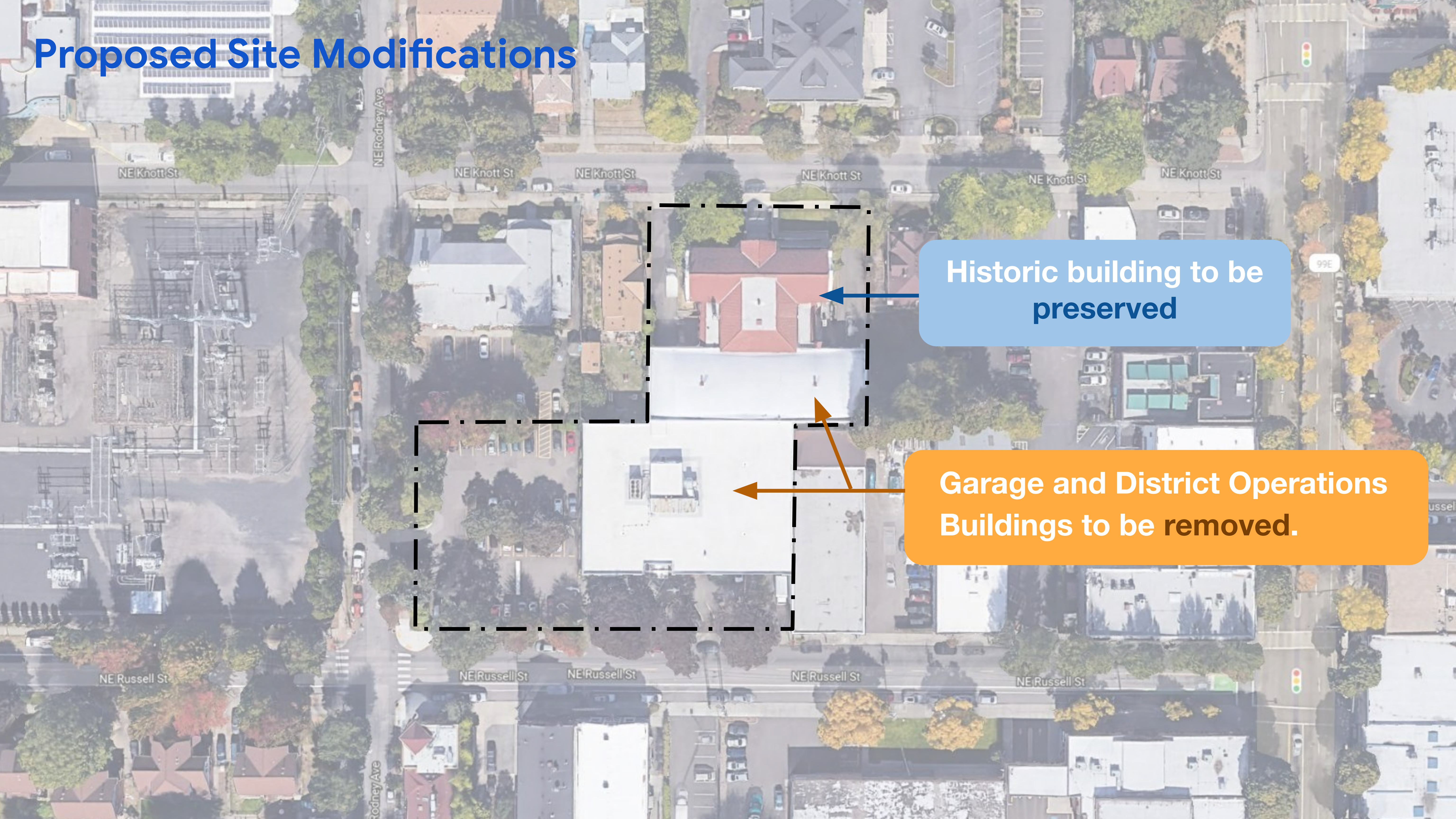


Loading dock & curb cut (1) at sidewalk Russell St.



View along Russell St., curb cut (2)

Proposed Site Modifications



Historic building to be preserved

Garage and District Operations Buildings to be removed.

Design Process

LEVER

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ARCHITECTS

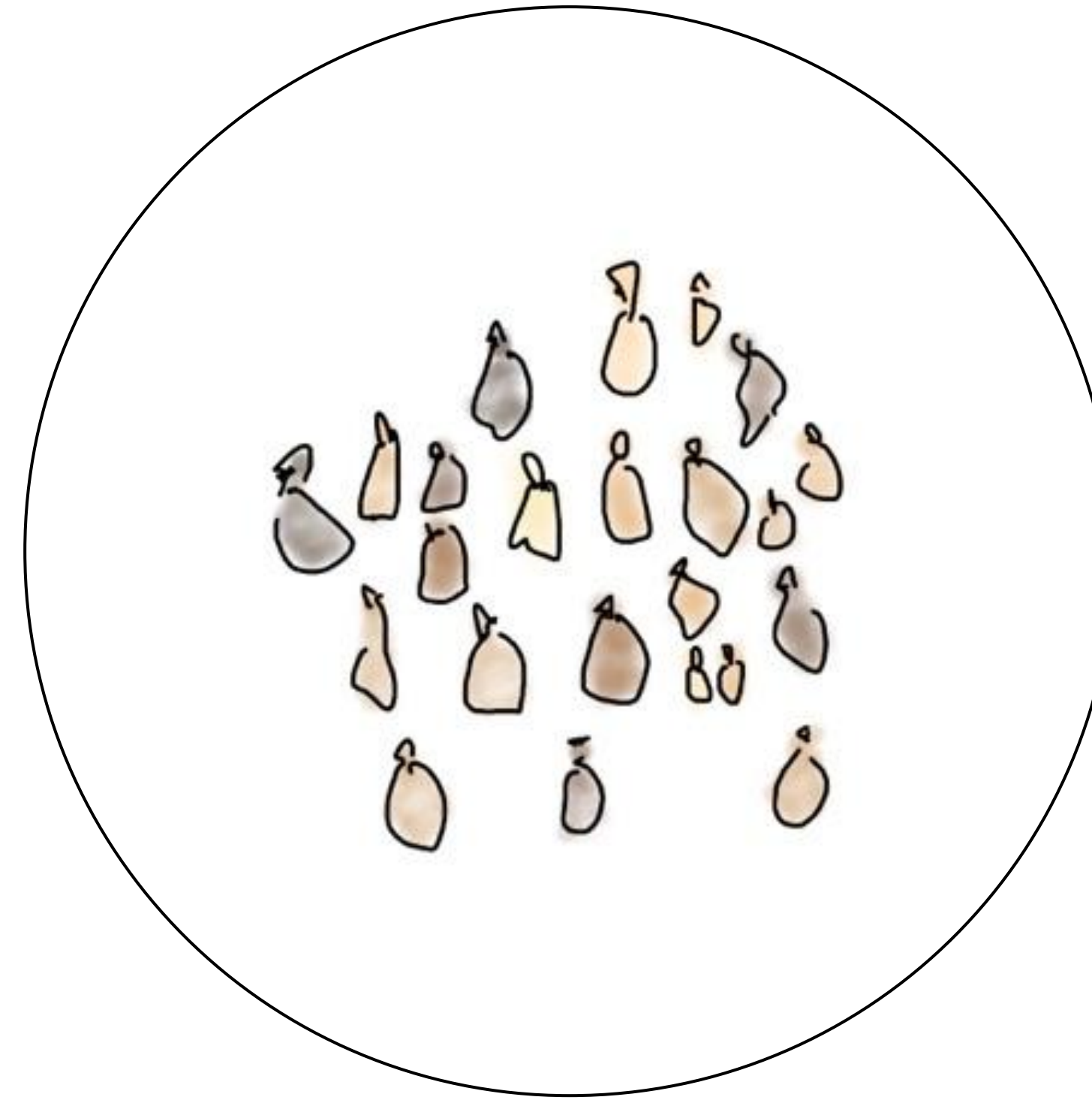
 Multnomah County **Library**
Capital Bond Projects
Great **libraries.** Great **communities.**

Proposed Design

Design Drivers

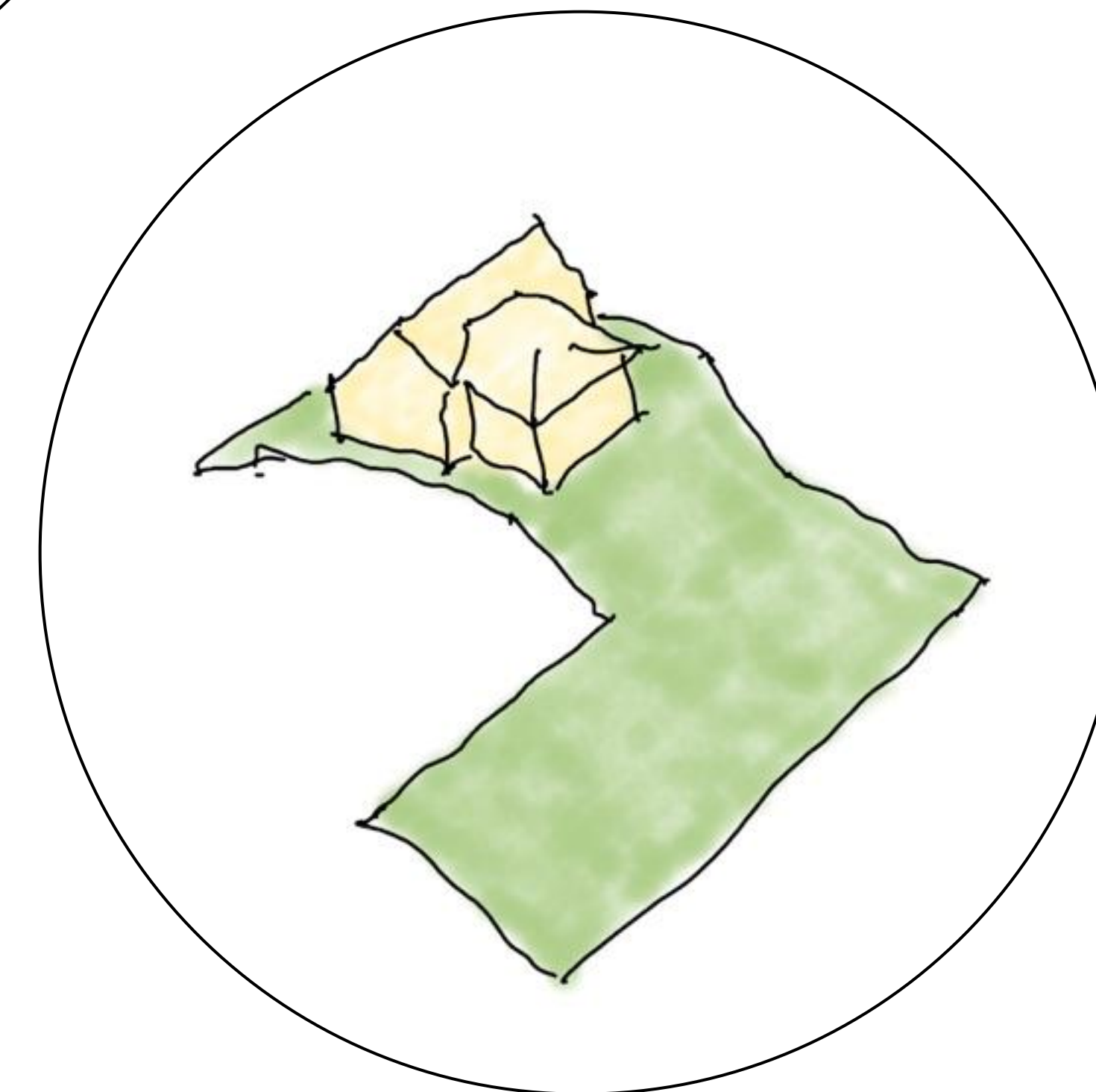
Community

- Design Principles
- Patron experience
- Community history
- Desired amenities, services
- Outreach, Engagement, involvement



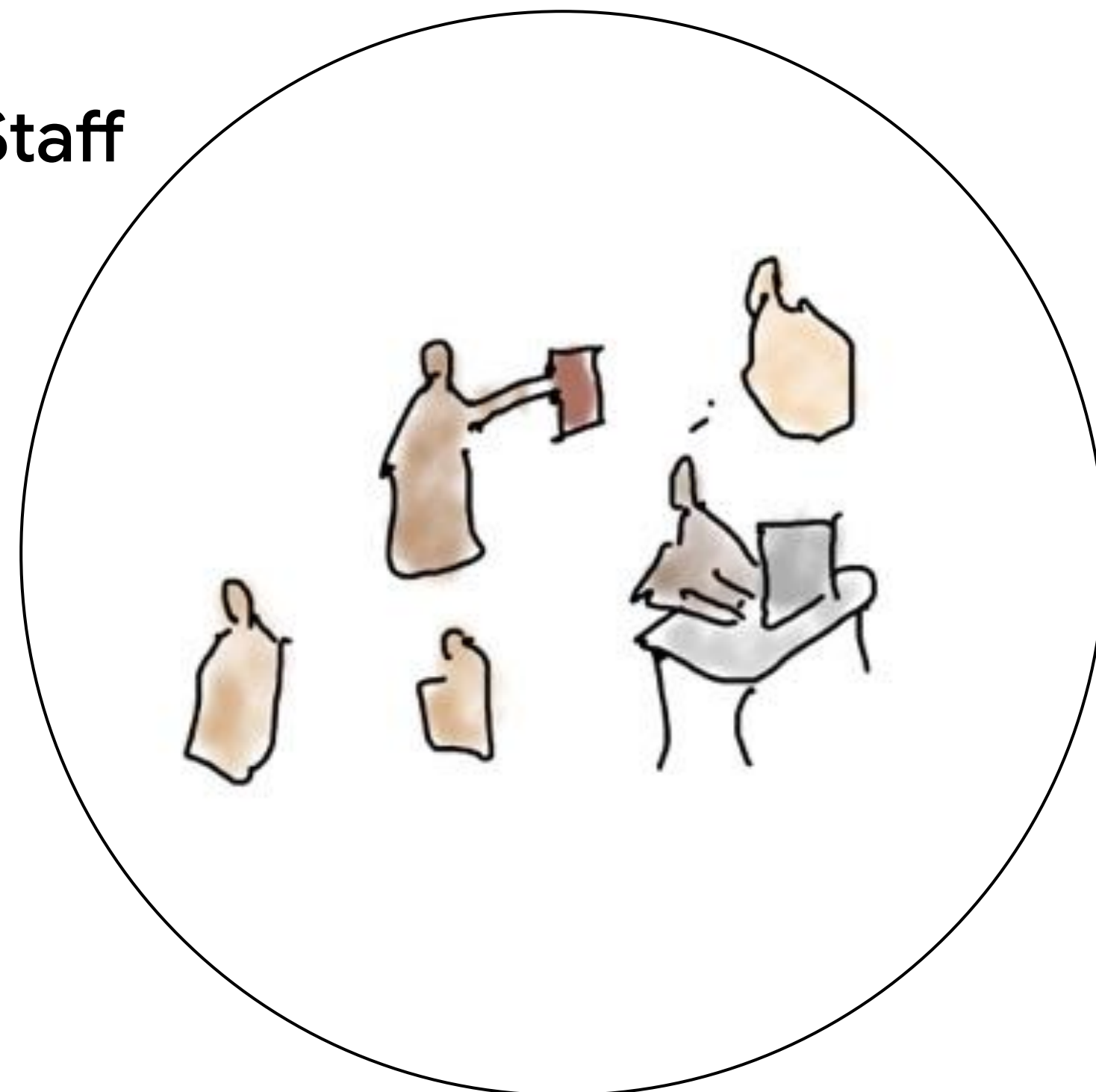
Site / Context

- Historic Carnegie
- Grade change from Carnegie to Russell Street
- Two distinct street characters / contexts
- Neighborhood history



Library Admin & Staff

- Program + Function
- Patron Experience
- Library & Program Management



Design Process

Community Engagement Process

Forty One Meetings (and counting) were held with community members to engage them in discussion around:

- Community priorities
- What libraries of the 21st century can offer
- Questions like: “What makes you feel welcome in a space?” “What kind of spaces do you need in a library?”

Four types of meetings were held:

- Large public virtual meetings
- Small affinity group meetings (Black Portlanders, Indigenous, Latinx, Disability, Immigrants and Refugees)
- One on One community stakeholder interviews
- Design team attendance at community events (Somali vaccination, Hacienda food pantry, Farmers market)



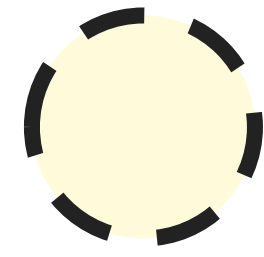
Design Considerations

Design Principles created from Community feedback

1. **Strengthen** the Albina Community
2. Recognition and **Celebration** of Culture
3. **Community Driven** process
4. **Accessible** Design
5. **Flexibility** in Short Term and Long Term
6. **Sustainability** and Connection to Nature

Site Approach

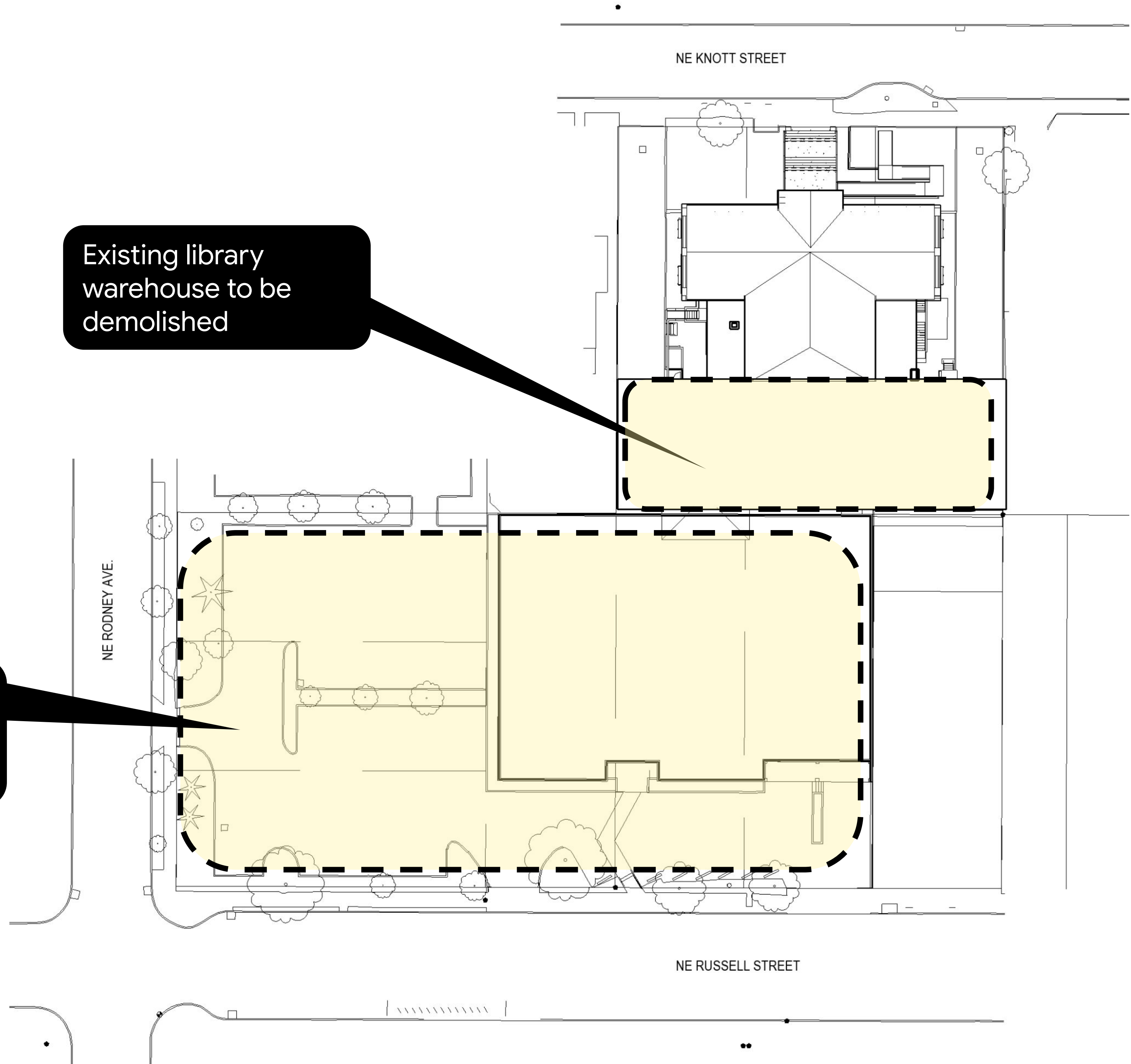
Buildable Areas



Viable building areas

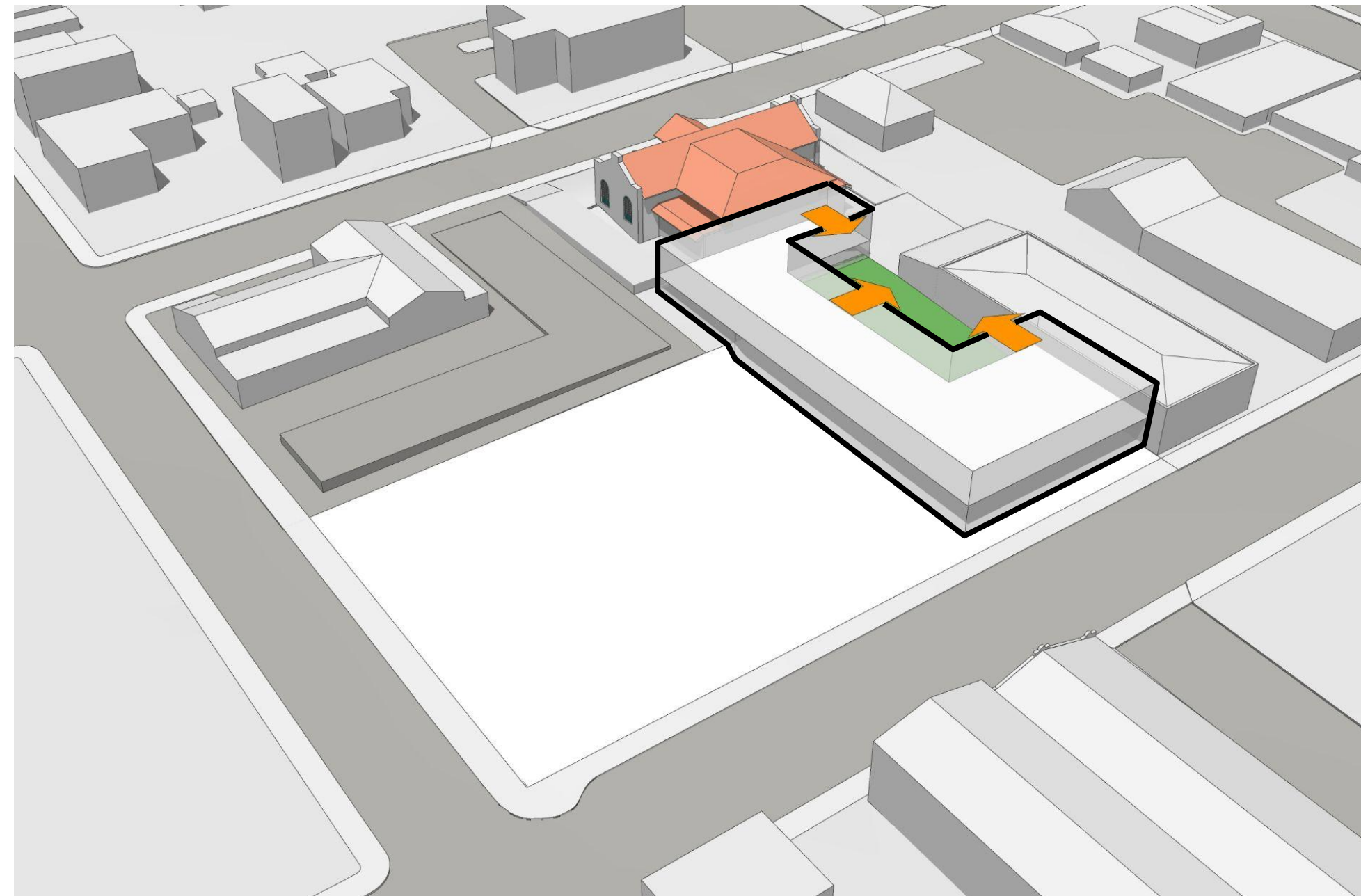
Existing library warehouse to be demolished

Large area fronting on NE Russell Street, ISOM building to be removed.



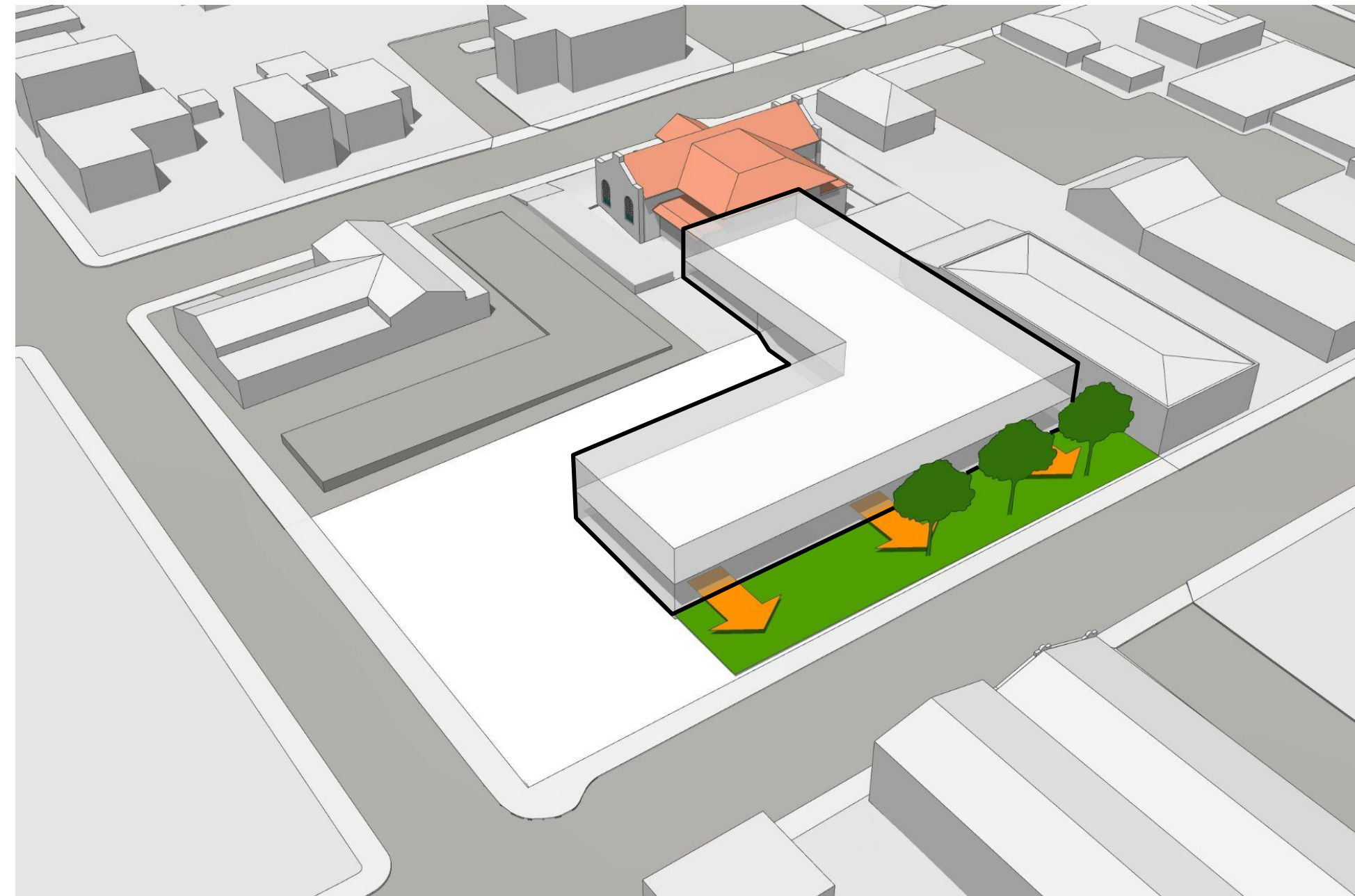
Proposed Design

Massing Tests

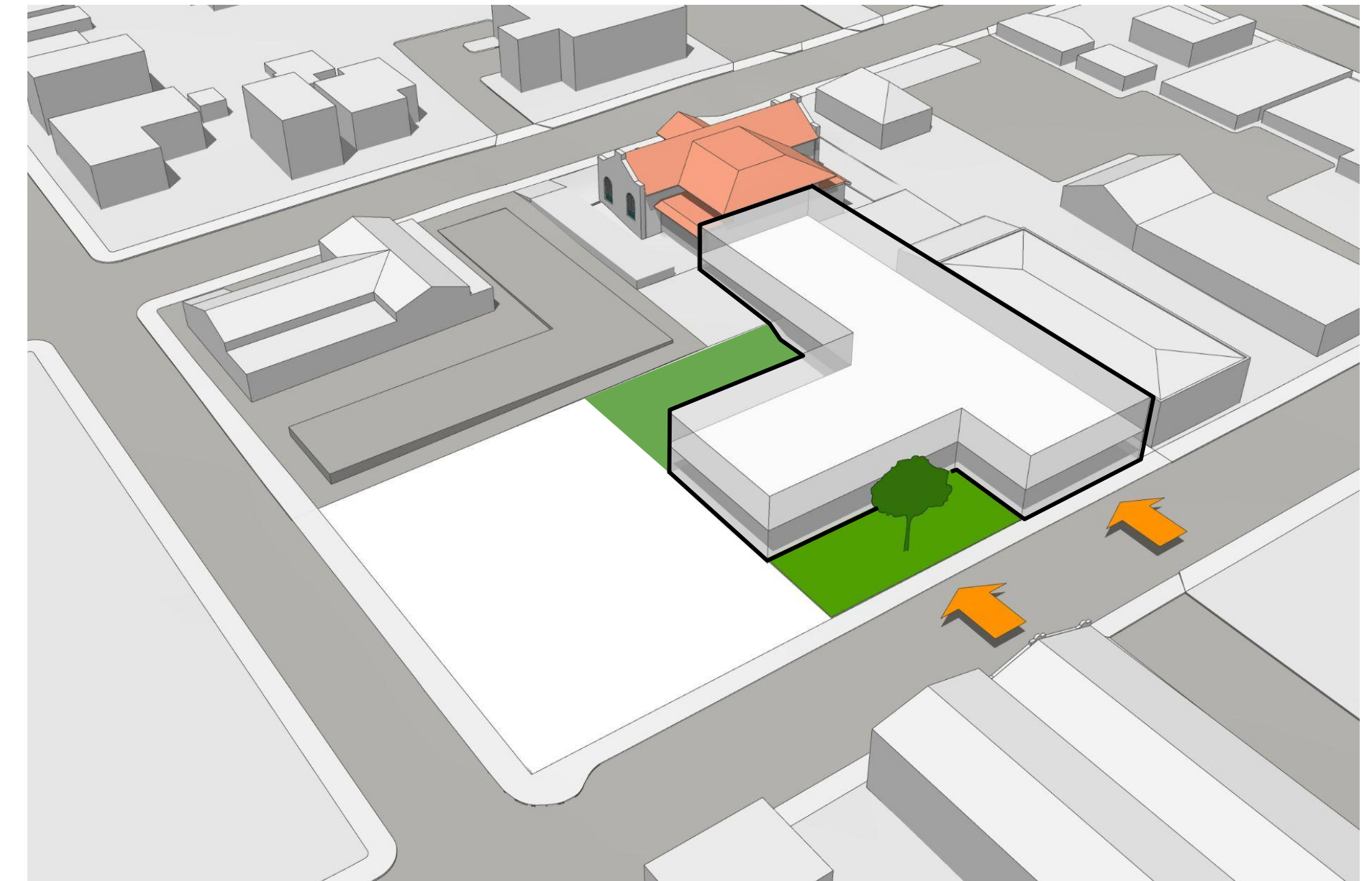


“C” Scheme

We've explored a range of massings to test overall harmony of composition, site placement and ground-plane use. A two-storey massing along NE Russell Street locates the new massing away from the historical Carnegie library, preserving the historic character of the building on NE Knott street.



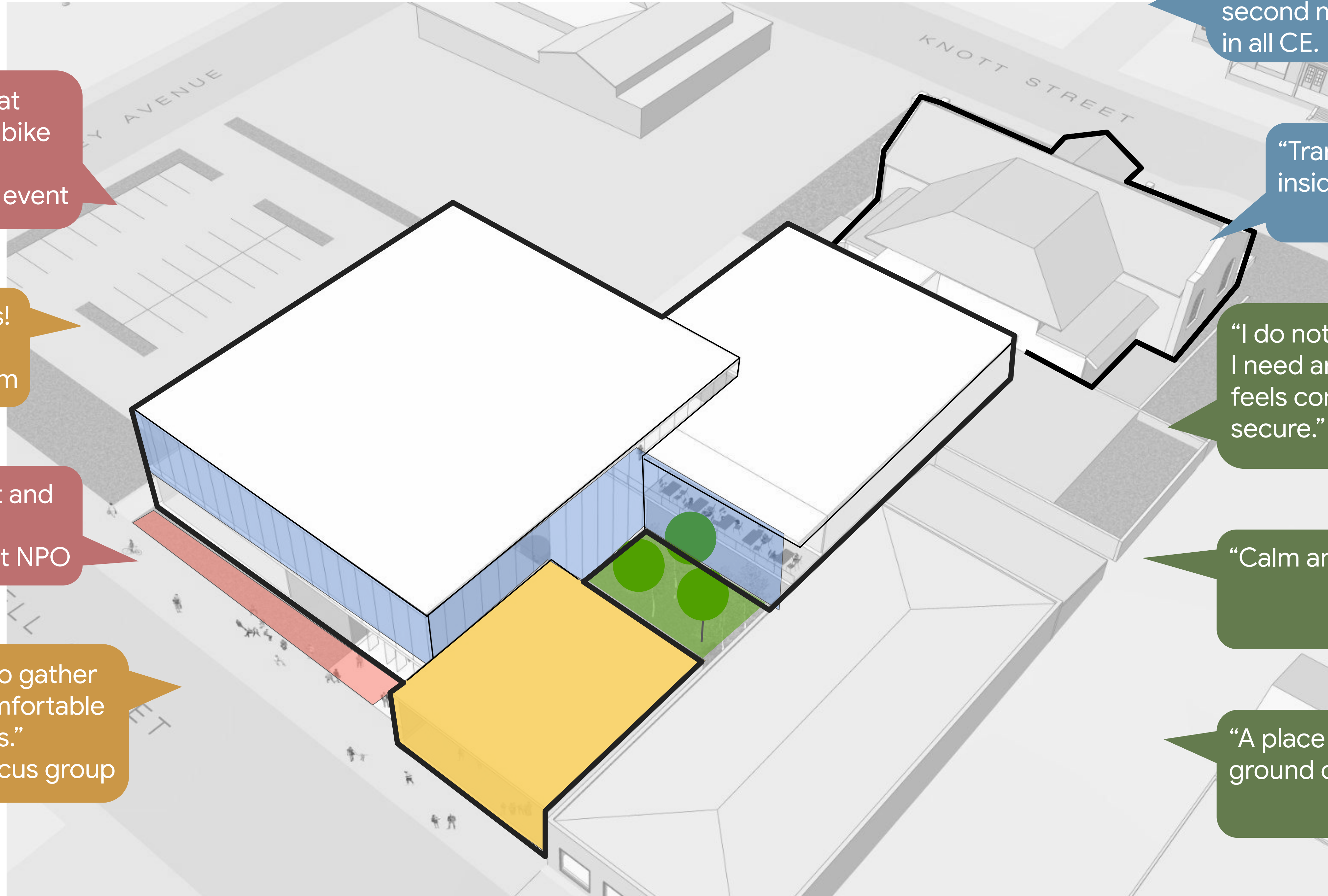
“L” Scheme



“T” Scheme

Design Process

Community Driven Design



“Covered bike parking that includes cargo bikes and bike trailers.”
-King Park event

“More community spaces! Both large and small.”
-CE 3 Zoom

“Connection to the street and outdoor public space”
-CE 3 at NPO

“Space for large groups to gather for meetings that are comfortable and accessible for seniors.”
-Black Portlanders focus group

“Open and light, with big windows”
-Boards at Dishman Light, bright and open is the second most frequent comment in all CE.

“Transparency: between inside and outside.”
-CE 1 Zoom

“I do not always feel safe outside. I need an outdoor space that feels completely safe and secure.”
-Disability focus group

“Calm and secure outdoor areas.”
-Latinx focus group

“A place to take our shoes off and ground ourselves to the earth.”
- Indigenous focus group

Site Concept

LEVER

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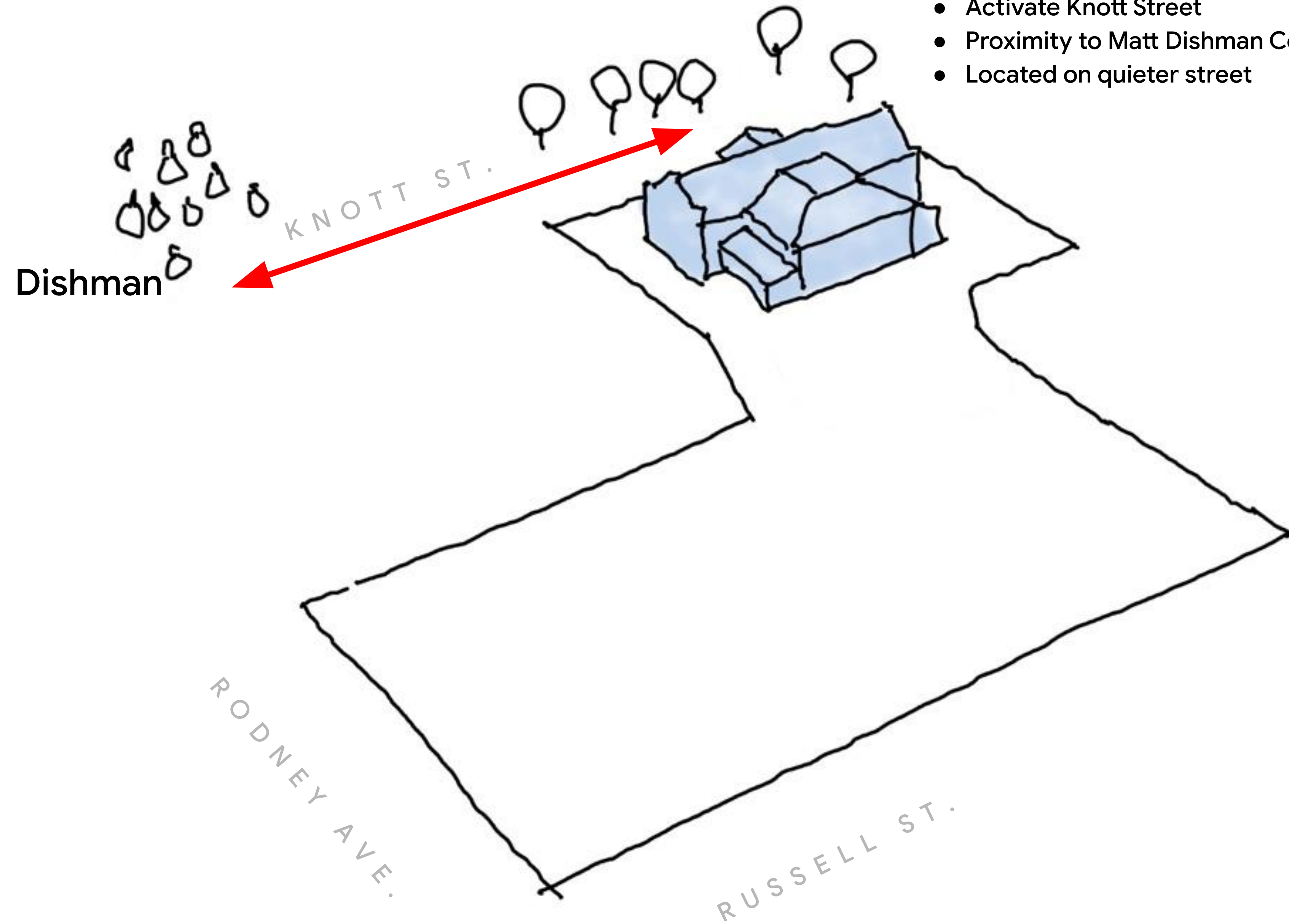
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Great **libraries.** Great **communities.**

Library Program in Carnegie

Site Approach

Historic Library Continuity

- Continue to use Carnegie building and entrance for the library
- Activate Knott Street
- Proximity to Matt Dishman Community Center
- Located on quieter street



Existing Conditions

Knott Street



St. Phillip Church



Dishman community center



Adjacent single-family home



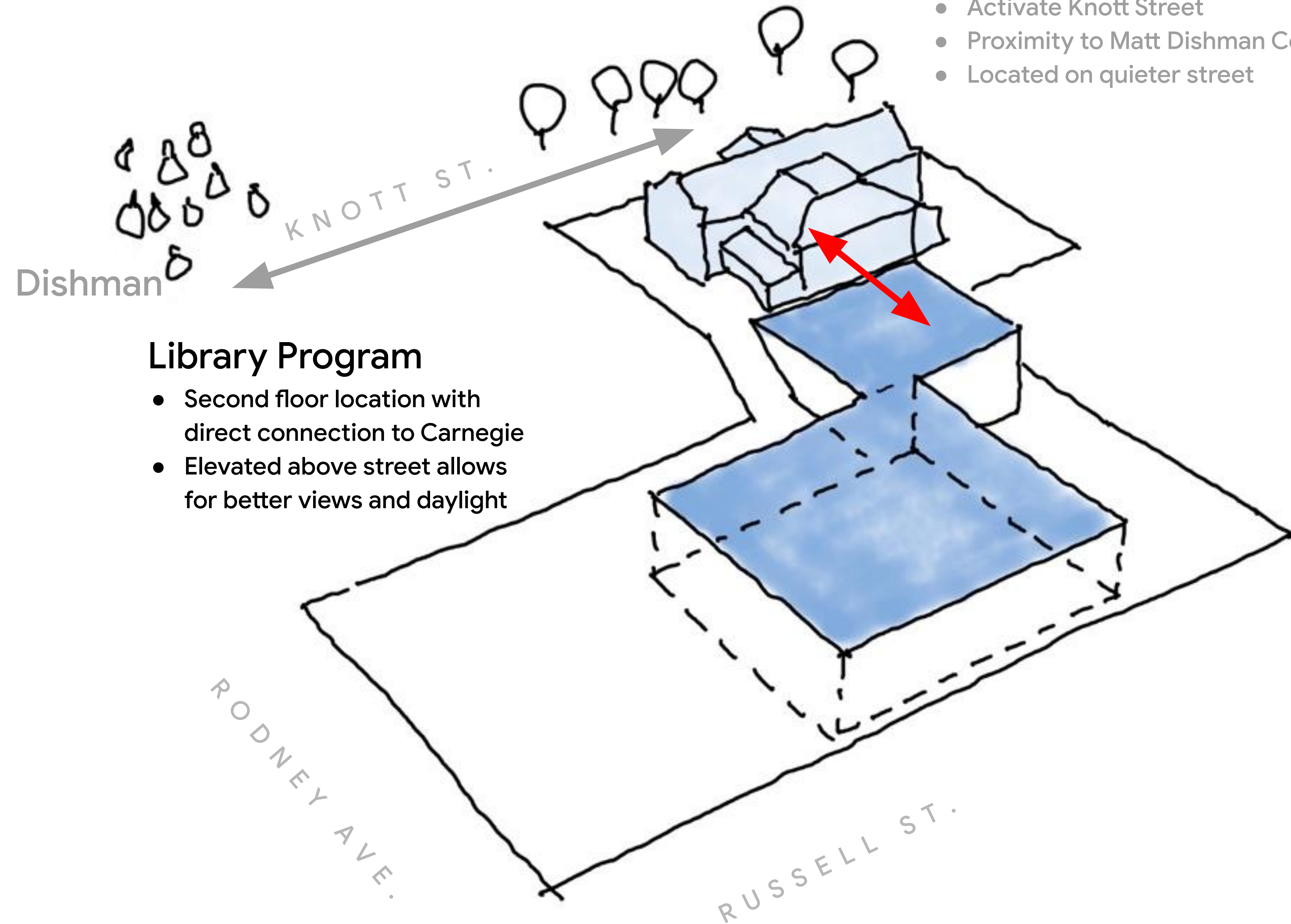
Auto-repair parking lot

Direct Connection to Carnegie

Site Approach

Historic Library Continuity

- Continue to use Carnegie building and entrance for the library
- Activate Knott Street
- Proximity to Matt Dishman Community Center
- Located on quieter street

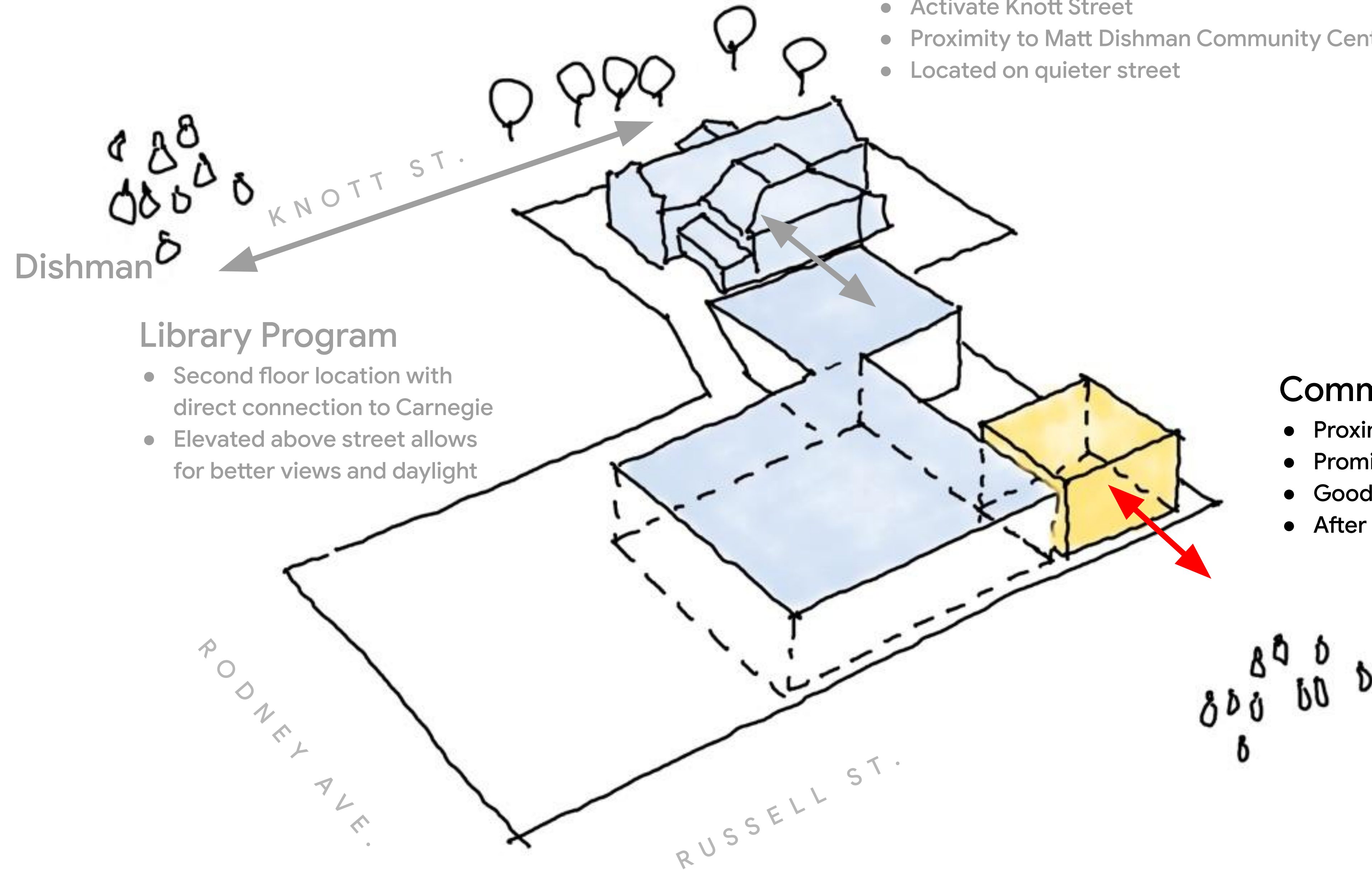


Library Program

- Second floor location with direct connection to Carnegie
- Elevated above street allows for better views and daylight

Activate Russell Street

Site Approach



Historic Library Continuity

- Continue to use Carnegie building and entrance for the library
- Activate Knott Street
- Proximity to Matt Dishman Community Center
- Located on quieter street

Library Program

- Second floor location with direct connection to Carnegie
- Elevated above street allows for better views and daylight

Community Room

- Proximity to active uses on Russell Street
- Prominent location near new entry
- Good access
- After hours access more suited to Russell Street

Existing Conditions

Russell Street



Wonder Ballroom & adjacent shops

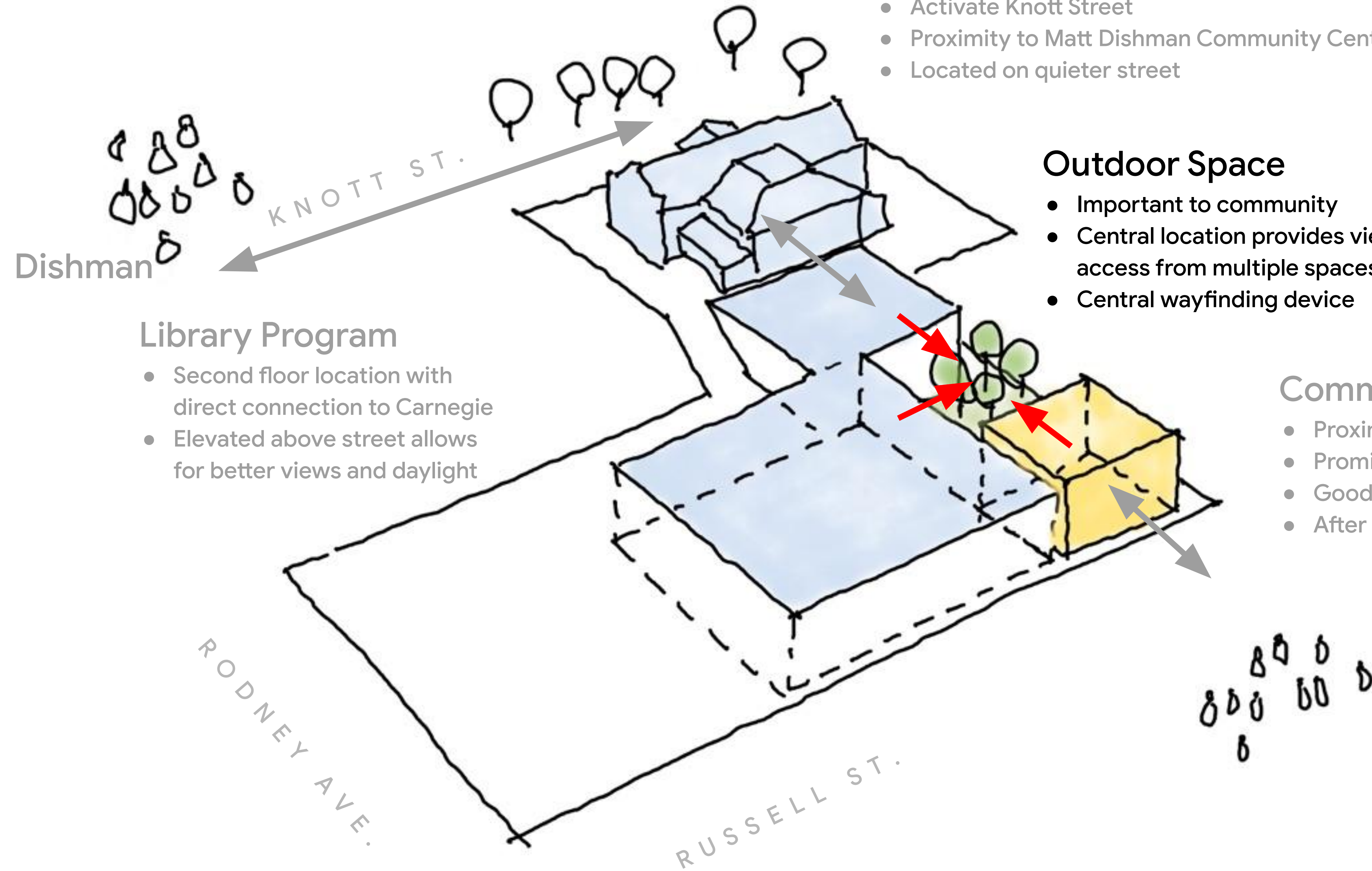


Russell & Rodney corner



Courtyards

Central Outdoor Space Site Approach



Historic Library Continuity

- Continue to use Carnegie building and entrance for the library
- Activate Knott Street
- Proximity to Matt Dishman Community Center
- Located on quieter street

Outdoor Space

- Important to community
- Central location provides views and access from multiple spaces
- Central wayfinding device

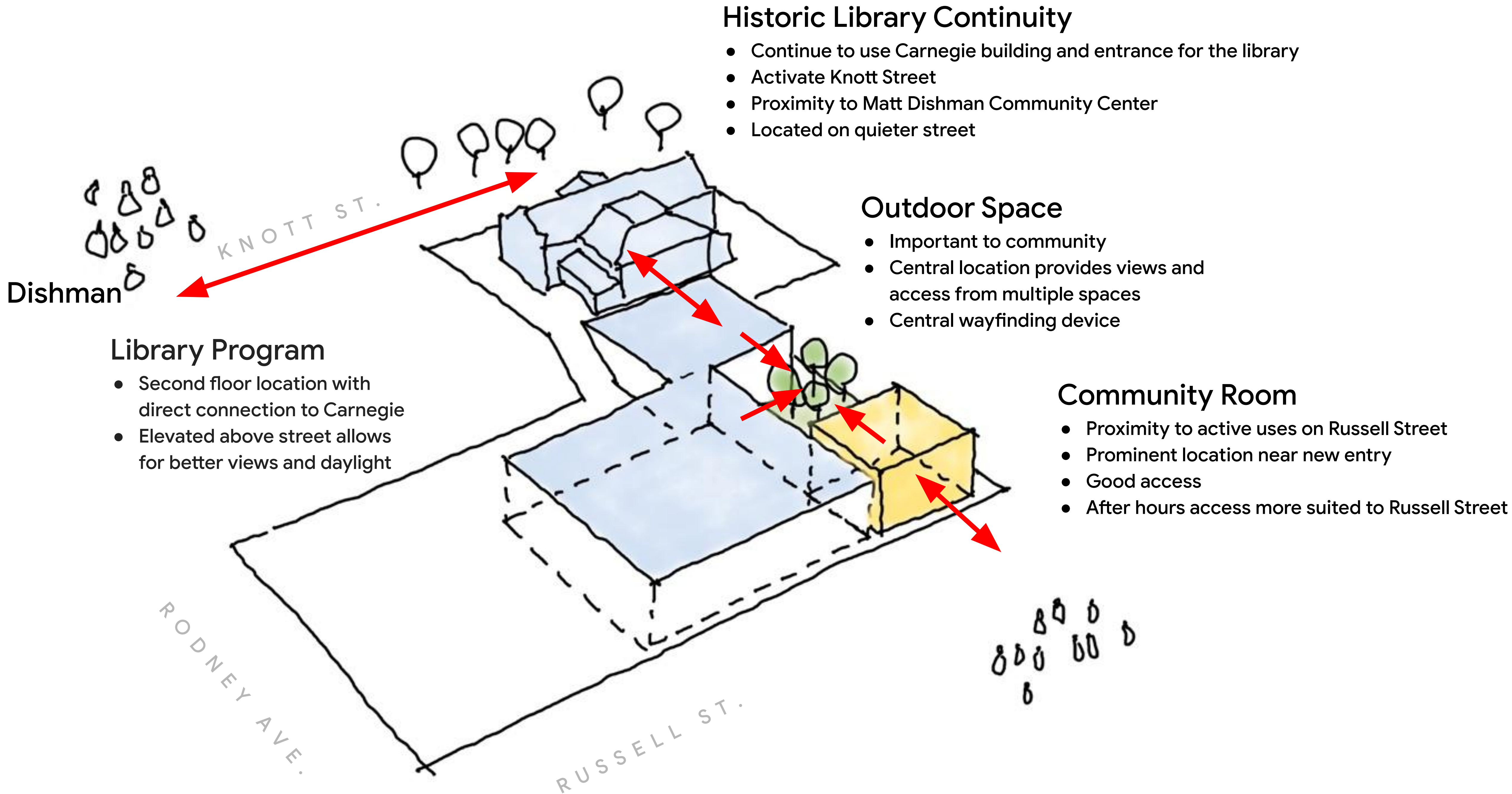
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Proposed Site Approach



Historic Library Continuity

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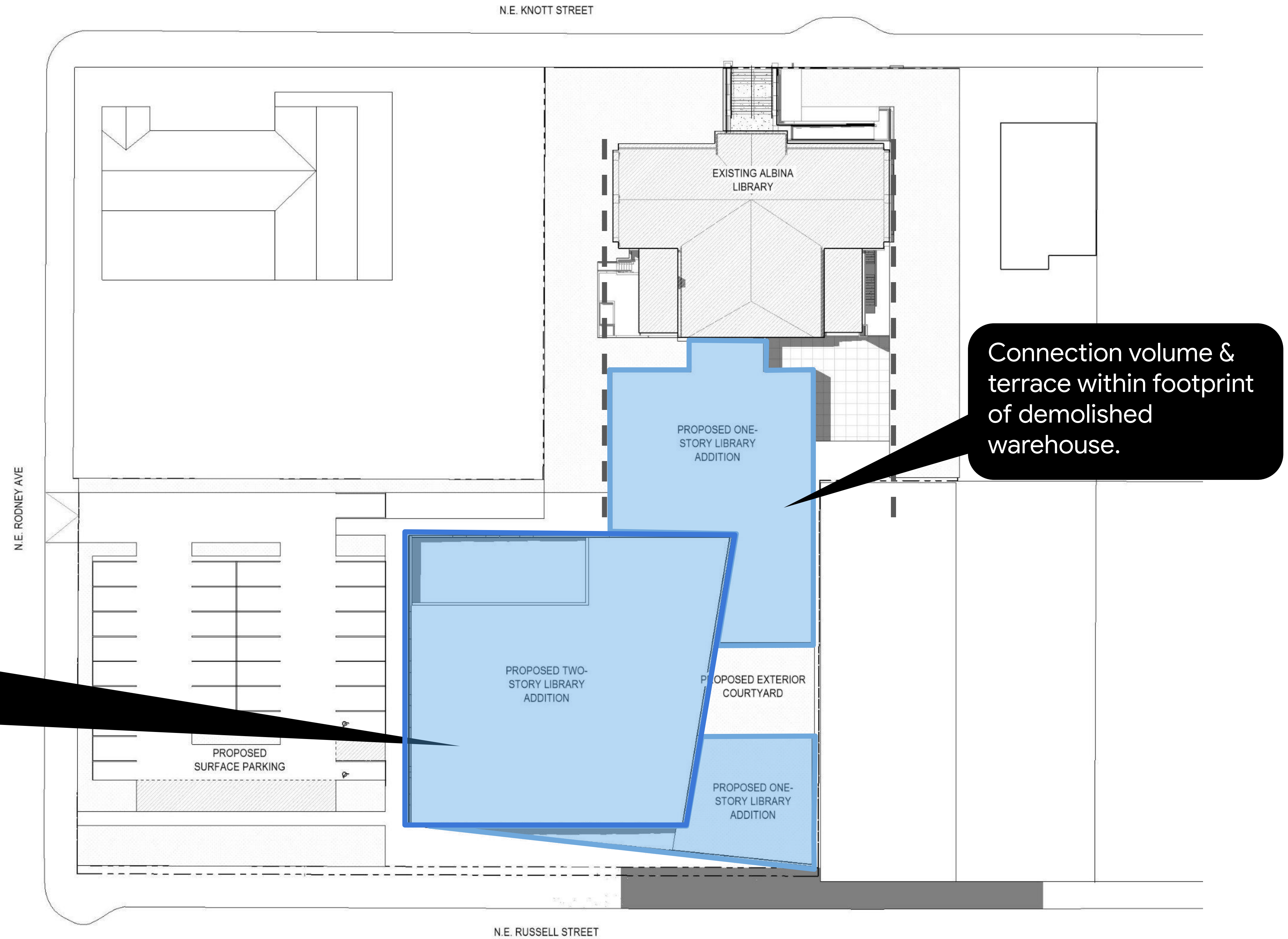
Design Concept

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Proposed Design Site Plan



New building in blue:
Two-story administration & library volume, community center, connection to existing historical library, and parking lot.

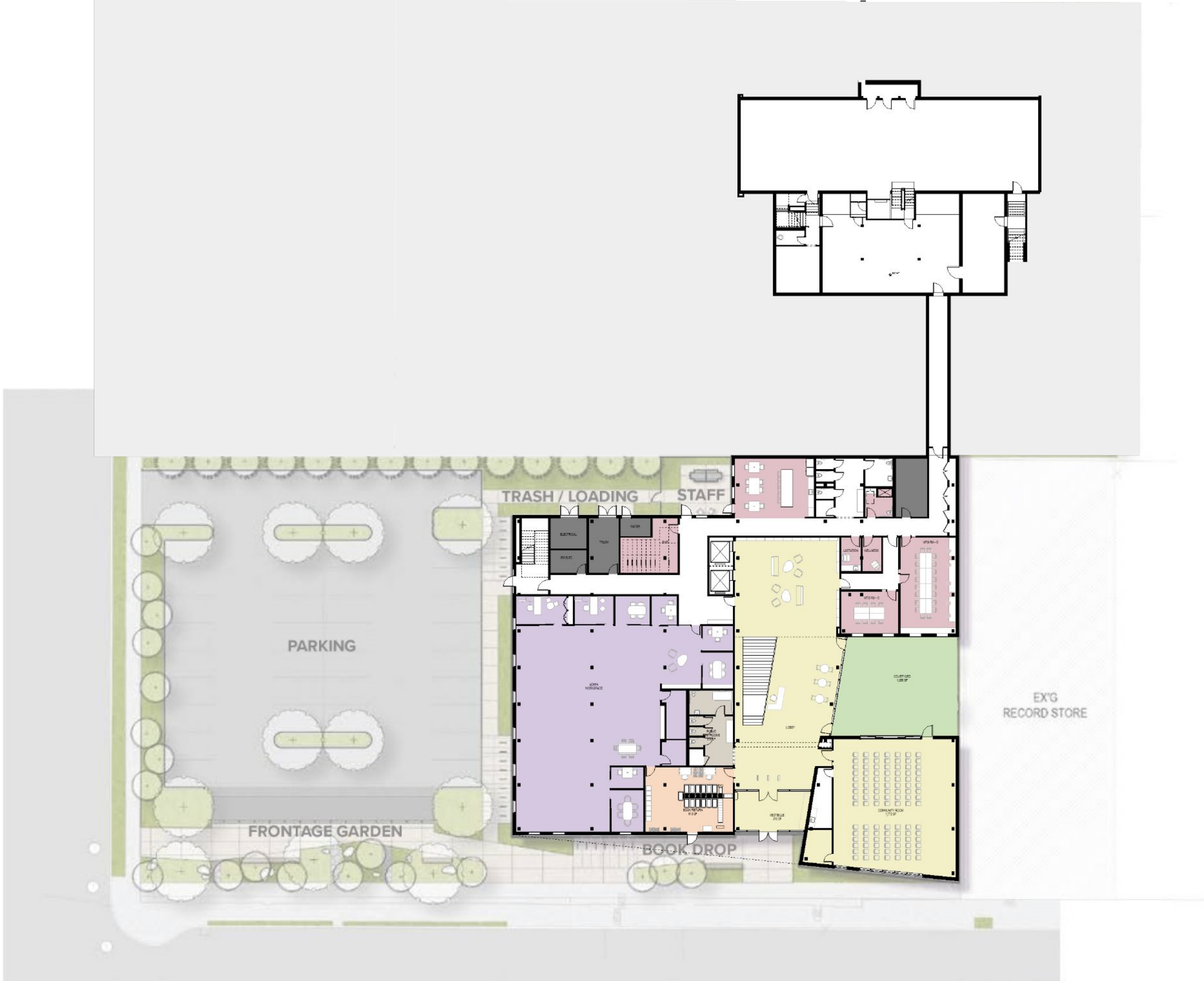
Connection volume & terrace within footprint of demolished warehouse.

Site Plan



Floor Plan

Level 1



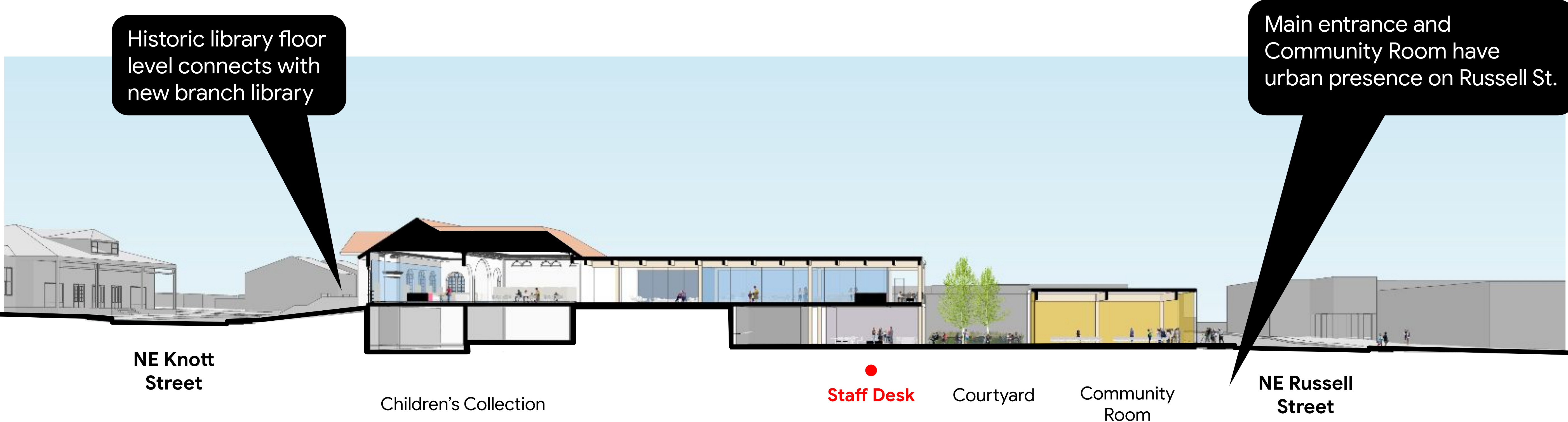
Floor Plan

Level 2



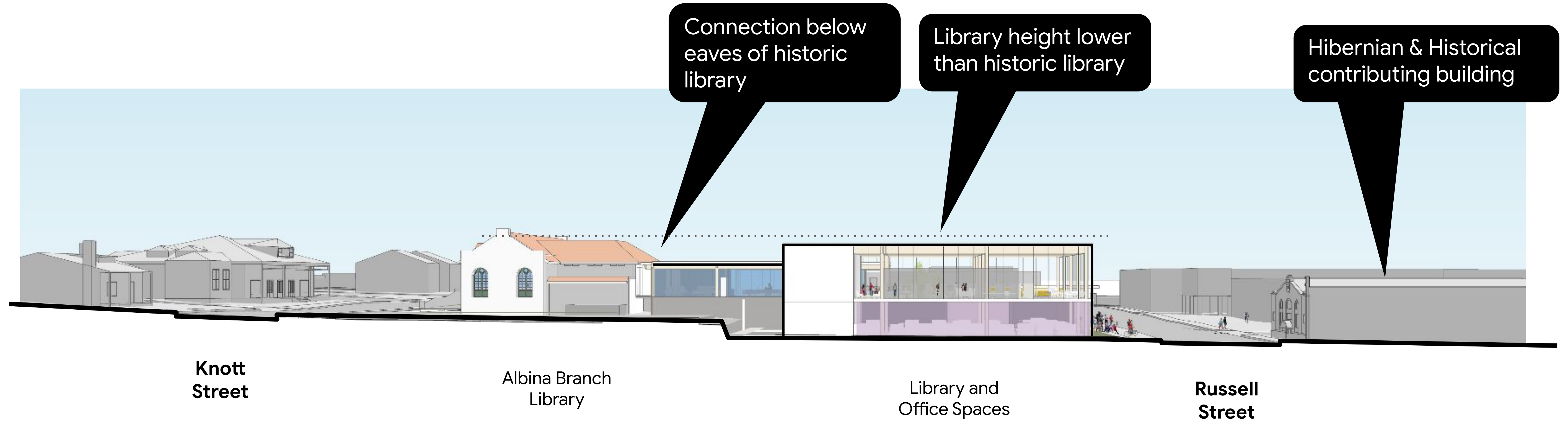
Proposed Design

N/S Building Section



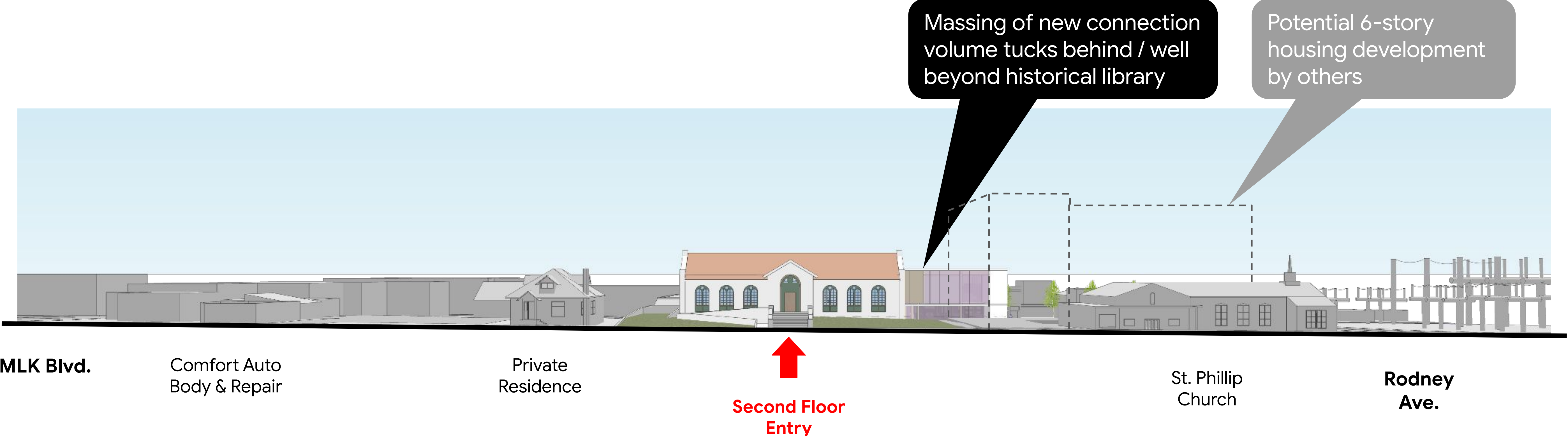
Proposed Design

West Rodney Elevation



Proposed Design

NE Knott Elevation



Massing of new connection volume tucks behind / well beyond historical library

Potential 6-story housing development by others

MLK Blvd.

Comfort Auto Body & Repair

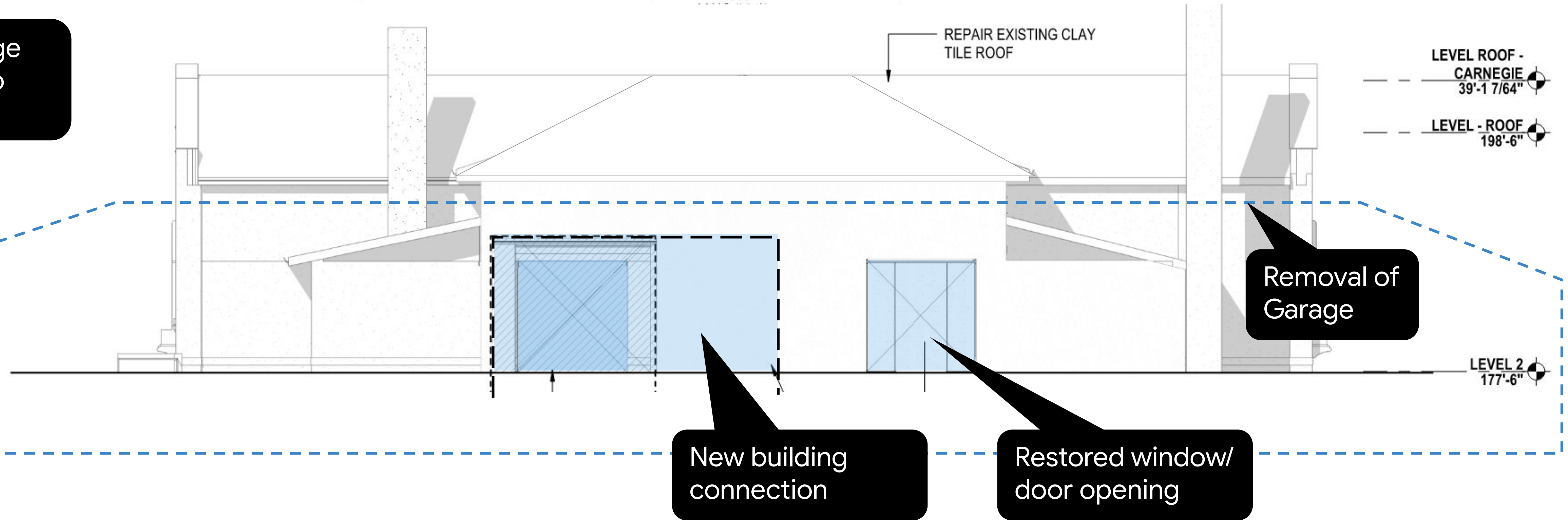
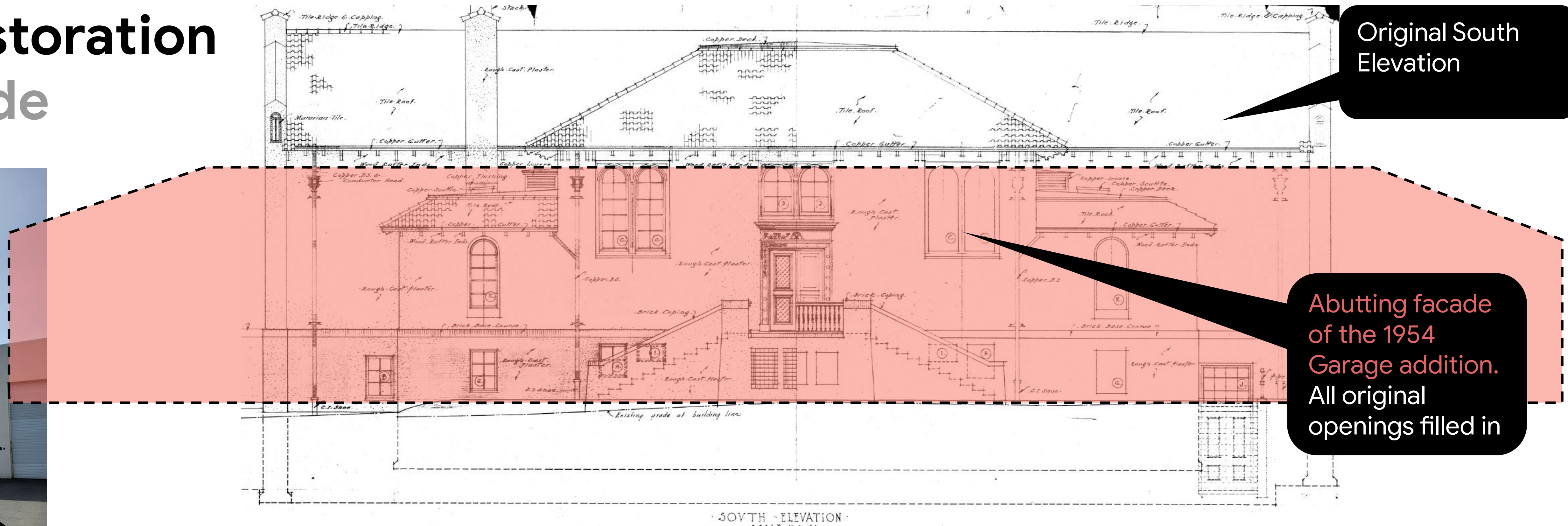
Private Residence

↑
Second Floor Entry

St. Phillip Church

Rodney Ave.

Historic Restoration South Facade



Historic Restoration

South Facade



Existing Conditions

Interior Photos



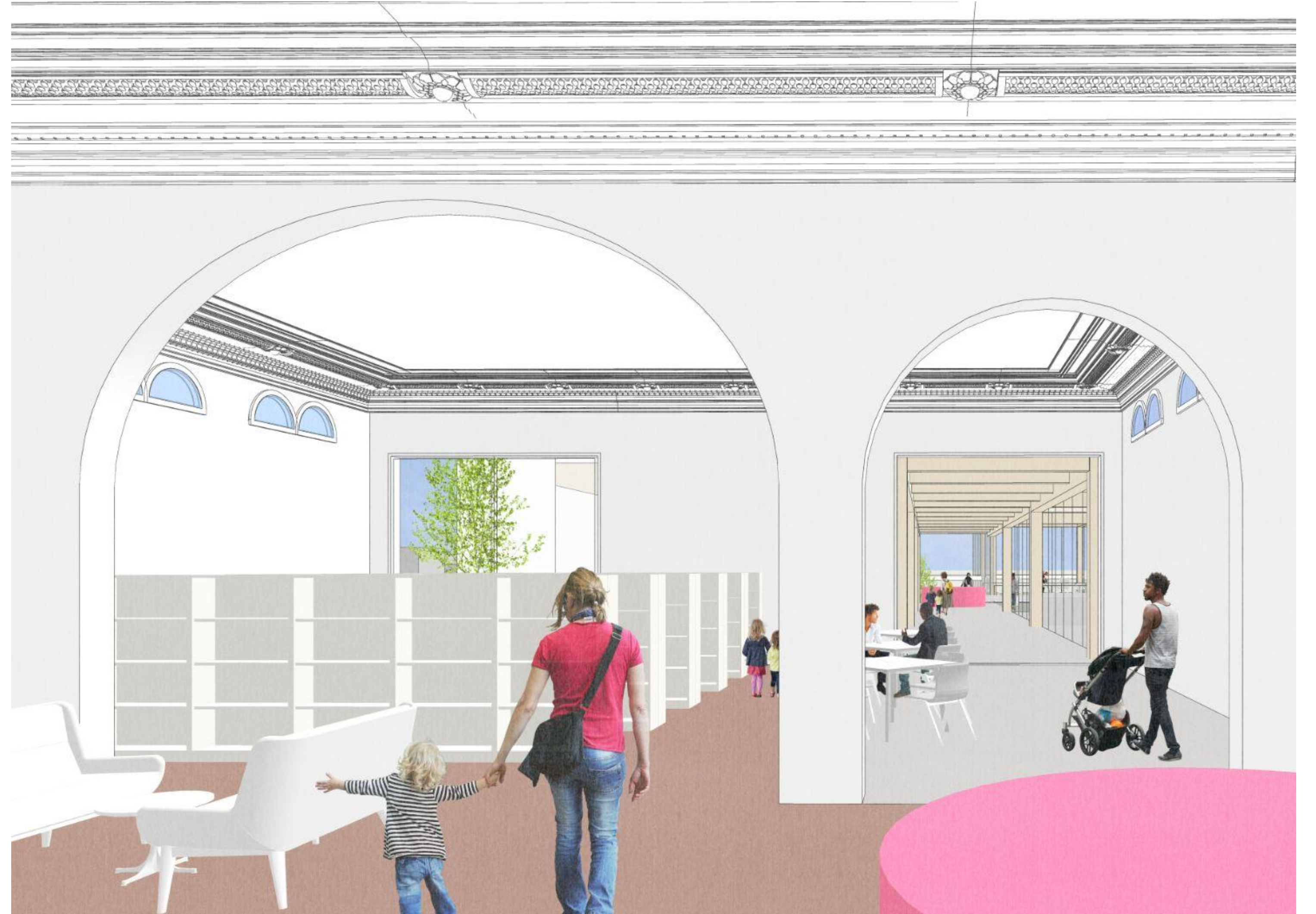
Historic Restoration

Interior Archways



Historic Restoration

Interior Archways



Floor Plan

Level 2



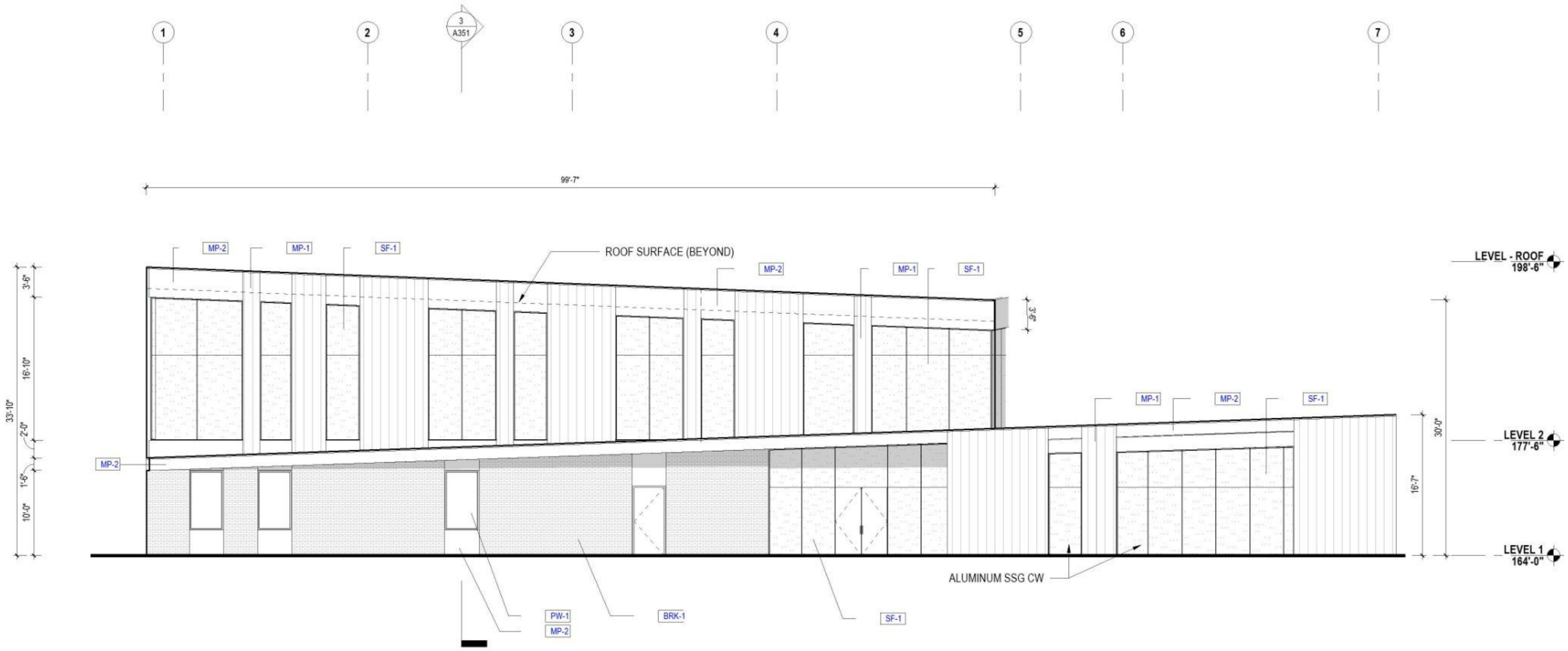
Building Massing

Southeast



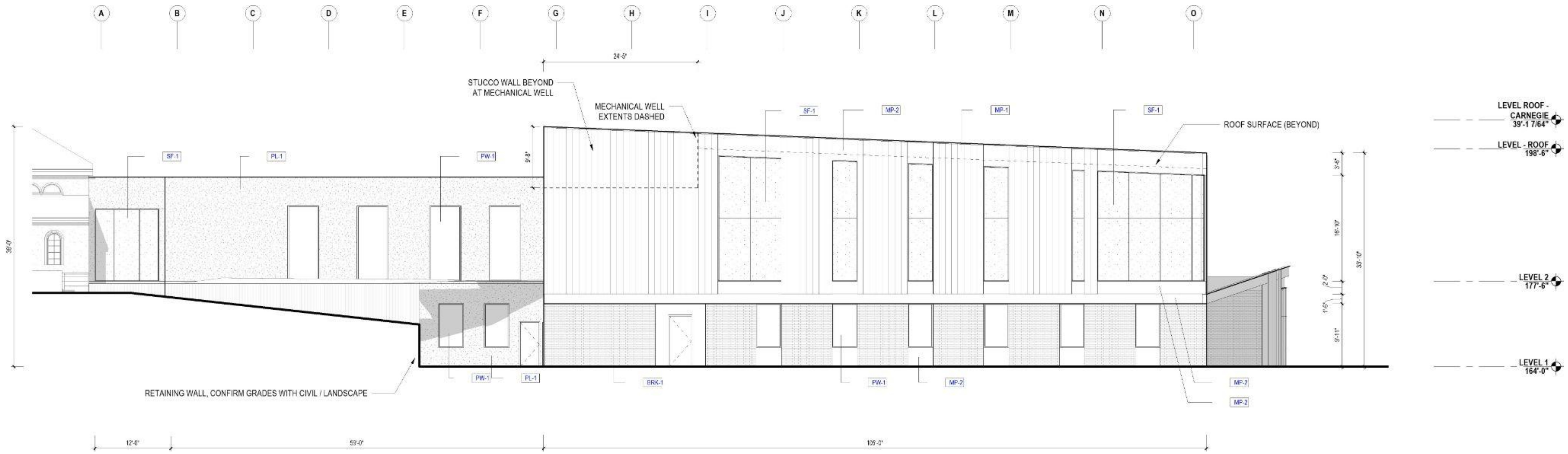
Preliminary Elevation

Russell Street (South)



Preliminary Elevation

Rodney Street (West)



Option A

View 1



Thicker Entry Canopy

Brick

Corrugated Metal Panel

Option A

View 2



Brick

Corrugated Metal Panel

Option B

View 1



Thinner Entry Canopy

Brick

Brick

Option B

View 2



Corrugated Metal Panel

Brick

Brick

Option C

View 1



Thinner Entry Canopy

Brick

Vertical Ribbed Metal Panel



Option C

View 2



Vertical Ribbed Metal Panel

Brick

Vertical Ribbed Metal Panel

Facade Options



Option A

- All Metal Panel Second Floor
- Metal Panel Community Room
- Brick at Entry / Admin



Option B

- All Metal Panel Second Floor
- All Brick Base
- Thinner Entry Canopy



Option C

- Vertical Ribbed Metal Panels
- Metal Panel Community Room
- Brick at Entry / Admin
- Thinner Entry Canopy

Discussion Topics

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Modifications

Russell Street Frontage



Modifications

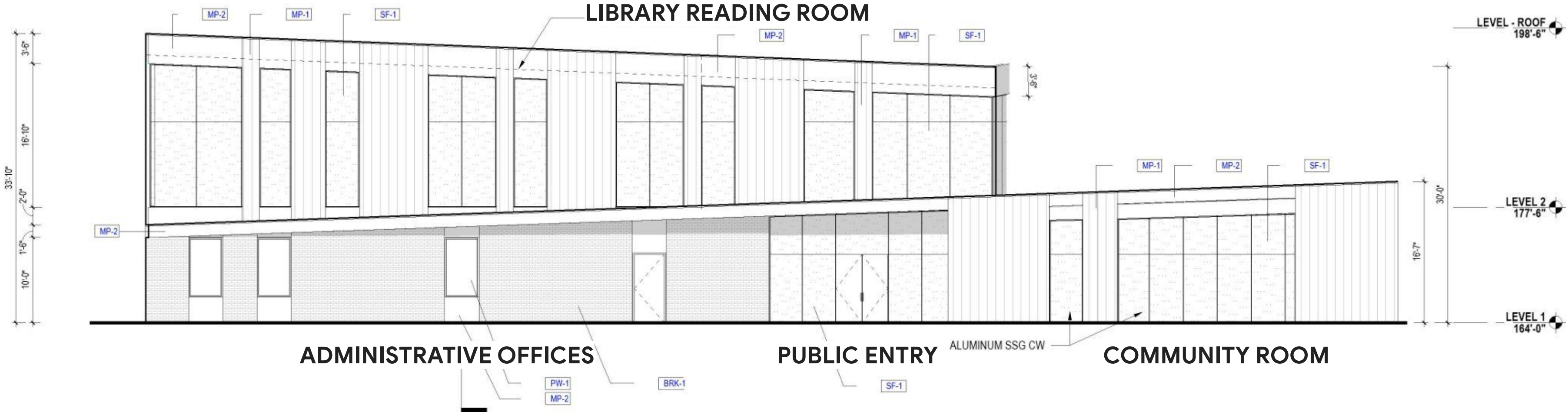
Rodney Street Frontage



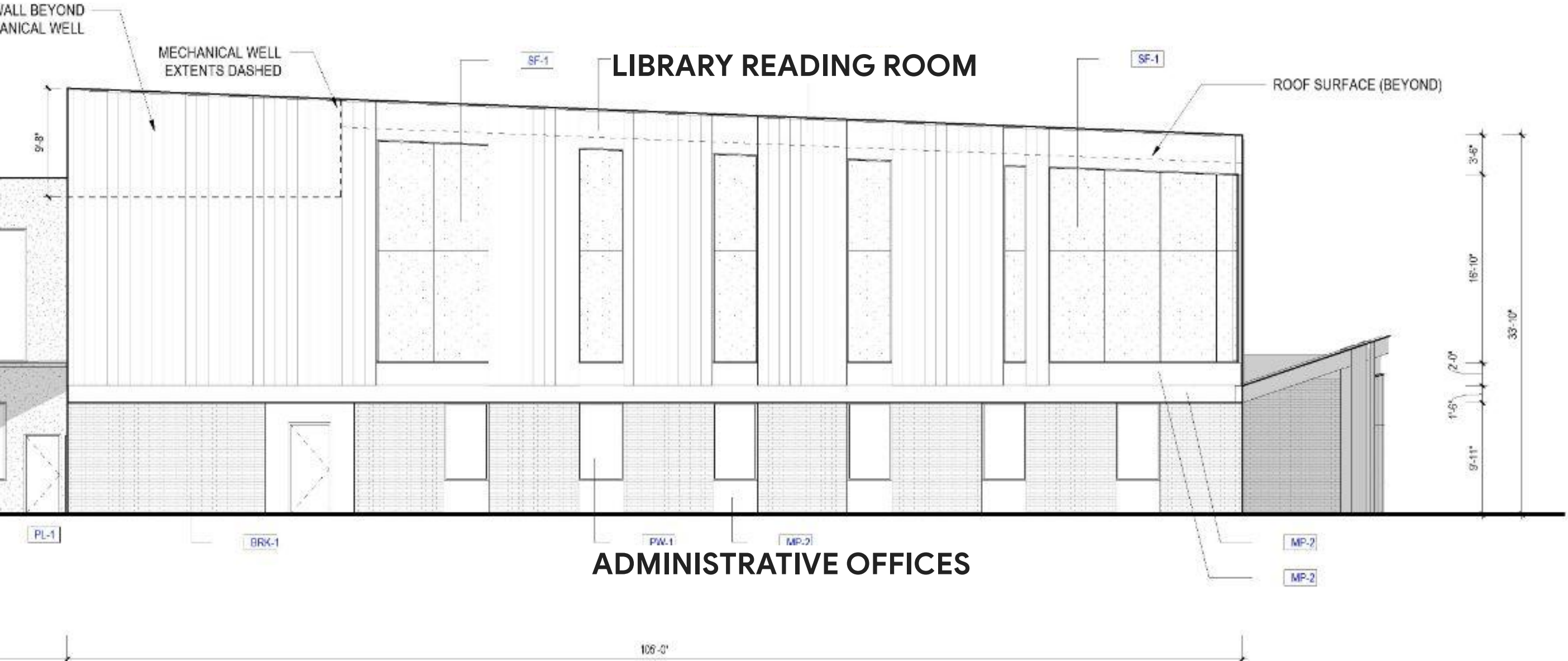
Modifications

Ground-Floor Fenestration

Proposed South Facade



Proposed West Facade



End

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	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E27AD 13700	KING DISHMAN AFFORDABLE HOUSING INC	9600 SW OAK ST #200	PORTLAND OR 97223
3	RETURN SERVICE REQUESTED	1N1E27AD 13700	KING-DISHMAN AFFORDABLE HSG	LSO FRANC COP LIH	921 SW WASHINGTON ST #454	PORTLAND OR 97205-2822
4	RETURN SERVICE REQUESTED		1N1E27AD 13900	HASPER JENNIFER	121 NE KNOTT ST	PORTLAND OR 97212
5	RETURN SERVICE REQUESTED		1N1E27AD 14000	CANADA TONYA N	12 E 86TH ST #335	NEW YORK NY 10028
6	RETURN SERVICE REQUESTED		1N1E27AD 14100	KNOTT STREET DERMATOLOGY PC	301 NE KNOTT ST	PORTLAND OR 97212-3014
7	RETURN SERVICE REQUESTED		1N1E27AD 14100	KNOTT STREET LLC	301 NE KNOTT ST	PORTLAND OR 97212
8	RETURN SERVICE REQUESTED		1N1E27AD 14100	MULTNOMAH COUNTY OREGON	301 NE KNOTT ST	PORTLAND OR 97212
9	RETURN SERVICE REQUESTED		1N1E27AD 14100	STATE OF OREGON	301 NE KNOTT ST	PORTLAND OR 97212
10	RETURN SERVICE REQUESTED	1N1E27AD 15000	INCLUSIVITY PROPERITES LLC	& BZB PROPERTIES LLC	2943 NE 13TH AVE	PORTLAND OR 97212
11	RETURN SERVICE REQUESTED		1N1E27AD 15100	JOHNSON LAWRENCE JR	1502 SHYLOCK DR	SLIDELL LA 70461
12	RETURN SERVICE REQUESTED	1N1E27AD 15300	PORTLAND COMMUNITY REINVESTMENT	INITIATIVES INC	6329 NE M L KING BLVD	PORTLAND OR 97211-3029
13	RETURN SERVICE REQUESTED	1N1E27AD 15400	ST PHILIP THE DEACON	EPISCOPAL CHURCH	120 NE KNOTT ST	PORTLAND OR 97212-3010
14	RETURN SERVICE REQUESTED		1N1E27AD 15600	PACIFIC POWER & LIGHT CO	825 NE MULTNOMAH ST #1900	PORTLAND OR 97232
15	RETURN SERVICE REQUESTED	1N1E27AD 16700	PACIFIC POWER & LIGHT CO	PROPERTY TAX SUPERVISOR	920 SW 6TH AVE	PORTLAND OR 97204-1236
16	RETURN SERVICE REQUESTED		1N1E27AD 17300	223 BROWNING LLC	340 SW BREEZE CT	PORTLAND OR 97225
17	RETURN SERVICE REQUESTED		1N1E27AD 17400	BROWNING NANCY R	31663 SW COUNTRY VIEW LN	WILSONVILLE OR 97070-9445
18	RETURN SERVICE REQUESTED		1N1E27AD 17400	NOEL GRAPHICS INC	305 NE RUSSELL ST	PORTLAND OR 97212
19	RETURN SERVICE REQUESTED		1N1E27DA 17101	HOME FORWARD	135 SW ASH ST	PORTLAND OR 97204-3540
20	RETURN SERVICE REQUESTED	1N1E27DA 17101	NORTH GROUP LP	ATTN EXECUTIVE DIRECTOR	135 SW ASH ST	PORTLAND OR 97204-3540
21	RETURN SERVICE REQUESTED		1N1E27DA 400	NEW SONG CHRISTIAN CENTER	2511 NE M L KING BLVD	PORTLAND OR 97212-3733
22	RETURN SERVICE REQUESTED	1N1E27DA 700	2360 QUIMBY LLC & JOEFISH LLC	& QUIMBY YR LLC	841 S GAINES ST UNIT 419	PORTLAND OR 97239-3133
23	RETURN SERVICE REQUESTED		1N1E27DA 700	CAFE WONDER LLC	P O BOX 12045	PORTLAND OR 97212
24	RETURN SERVICE REQUESTED		1N1E27DA 700	CLIFF'S PDX LLC	128 NE RUSSELL ST	PORTLAND OR 97212
25	RETURN SERVICE REQUESTED		1N1E27DA 800	HALYBURTON FLETCH	120 NE RUSSELL ST	PORTLAND OR 97212
26	RETURN SERVICE REQUESTED		1N1E27DA 800	THE SECRET SOCIETY LLC	116 NE RUSSELL ST	PORTLAND OR 97212
27	RETURN SERVICE REQUESTED		1N1E27DA 800	STRUCTURE SOUND LLC	116-120 NE RUSSELL ST	PORTLAND OR 97212
28	RETURN SERVICE REQUESTED		1N1E27DA 900	MADE LIFE LLC	2413 NE M L KING BLVD	PORTLAND OR 97212
29	RETURN SERVICE REQUESTED	1N1E27DA 900	TOTAL KITCHEN SERVICES LLC	ATTN YUKIMI NOJIMA	6685 W BURNSIDE RD UNIT 352	PORTLAND OR 97210
30				CURRENT RESIDENT	102 NE RUSSELL ST	PORTLAND OR 97212
31				CURRENT RESIDENT	107 NE KNOTT ST	PORTLAND OR 97212
32				CURRENT RESIDENT	120 NE RUSSELL ST #B	PORTLAND OR 97212
33				CURRENT RESIDENT	127 NE KNOTT ST	PORTLAND OR 97212
34				CURRENT RESIDENT	130 NE KNOTT ST	PORTLAND OR 97212
35				CURRENT RESIDENT	205 NE RUSSELL ST	PORTLAND OR 97212
36				CURRENT RESIDENT	2419 NE RODNEY AVE	PORTLAND OR 97212
37				CURRENT RESIDENT	2501 NE RODNEY AVE	PORTLAND OR 97212
38				CURRENT RESIDENT	2511 NE RODNEY AVE	PORTLAND OR 97212
39				CURRENT RESIDENT	71 NE SACRAMENTO ST	PORTLAND OR 97212
40				CURRENT RESIDENT	83 NE SACRAMENTO ST	PORTLAND OR 97212
41				CURRENT RESIDENT	101 NE KNOTT ST	PORTLAND OR 97212
42				CURRENT RESIDENT	111 NE KNOTT ST	PORTLAND OR 97212
43				CURRENT RESIDENT	223 NE RUSSELL ST	PORTLAND OR 97212
44				CURRENT RESIDENT	236 NE KNOTT ST	PORTLAND OR 97212
45				CURRENT RESIDENT	2417 NE RODNEY AVE	PORTLAND OR 97212
46				CURRENT RESIDENT	2509 NE RODNEY AVE	PORTLAND OR 97212
47				CURRENT RESIDENT	33 NE SACRAMENTO ST	PORTLAND OR 97212
48				CURRENT RESIDENT	73 NE SACRAMENTO ST	PORTLAND OR 97212
49				CURRENT RESIDENT	103 NE KNOTT ST	PORTLAND OR 97212
50				CURRENT RESIDENT	104 NE RUSSELL ST	PORTLAND OR 97212
51				CURRENT RESIDENT	2503 NE RODNEY AVE	PORTLAND OR 97212
52				CURRENT RESIDENT	35 NE SACRAMENTO ST	PORTLAND OR 97212
53				CURRENT RESIDENT	45 NE SACRAMENTO ST	PORTLAND OR 97212
54				CURRENT RESIDENT	53 NE SACRAMENTO ST	PORTLAND OR 97212
55				CURRENT RESIDENT	55 NE SACRAMENTO ST	PORTLAND OR 97212
56				CURRENT RESIDENT	56 NE RUSSELL ST	PORTLAND OR 97212
57				CURRENT RESIDENT	64 NE RUSSELL ST	PORTLAND OR 97212
58				CURRENT RESIDENT	65 NE SACRAMENTO ST	PORTLAND OR 97212
59				CURRENT RESIDENT	72 NE RUSSELL ST	PORTLAND OR 97212
60				CURRENT RESIDENT	81 NE SACRAMENTO ST	PORTLAND OR 97212
61				CURRENT RESIDENT	82 NE RUSSELL ST	PORTLAND OR 97212
62				CURRENT RESIDENT	105 NE KNOTT ST	PORTLAND OR 97212
63				CURRENT RESIDENT	109 NE KNOTT ST	PORTLAND OR 97212
64				CURRENT RESIDENT	120 NE RUSSELL ST #A	PORTLAND OR 97212
65				CURRENT RESIDENT	216 NE KNOTT ST	PORTLAND OR 97212
66				CURRENT RESIDENT	220 NE RUSSELL ST	PORTLAND OR 97212

	A	B	C	D	E	F
67						
68	RETURN SERVICE REQUESTED	OWNER/AGENT 1N1E27AD 17200 MULT CO	FACIL & PROP MGMT SIOBHAN KIRK	CURRENT RESIDENT MULTNOMAH COUNTY LIBRARY DISTRICT	67 NE SACRAMENTO ST 401 N DIXON ST	PORTLAND OR 97212 PORTLAND OR 97227-1865
69	RETURN SERVICE REQUESTED	APPLICANT	LEVER ARCHITECTURE	NISHITANI TYLER	4713 N ALBINA AVE 4TH FLR	PORTLAND OR 97217
70	RETURN SERVICE REQUESTED	PARTY OF INTEREST	ANDERSEN COSTRUCTION	STADLER SAM	6712 N CUTTER CIRCLE	PORTLAND OR 97217

Design Advice Request

ALBINA LIBRARY

CASE FILE	EA 22-153871 DA		
WHEN	Monday, August 8, 2022 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/landmarks		
HOW	TO COMMENT: Follow instructions on the Historic Landmarks Commission agenda <u>or</u> email the planner at Hillary.Adam@portlandoregon.gov		
REVIEW BY	Historic Landmarks Commission		
PROCESS	A Design Advice Request (DAR) is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	DAR for proposed renovations of the existing Albina Library, a Historic Landmark, at 216 NE Knott and construction of a new addition to include additional library and community space as well as administration space. The site is located within the Eliot Conservation District. The existing building at 205 NE Russell and the connecting warehouse building behind the historic library would be demolished and replaced with a new two-story building connected to the historic library by a one-story volume; exterior courtyards and surface parking are also proposed. A Modification request to increase maximum allowed vehicle area along NE Rodney Street is likely.		
REVIEW APPROVAL CRITERIA	33.846.060.G (1-10) Other historic approval criteria Community Design Guidelines		
SITE ADDRESS	216 NE Knott & 205 NE Russell		
ZONING/ DESIGNATION	CM2 – Commercial Mixed Use 2 with Design overlay and Historic Resource overlay Historic Landmark and contributing resource in the Eliot Conservation District (north half)		
APPLICANT(S)	Tyler Nishitani, Lever Architecture	OWNER(S)	Multnomah County Library District
QUESTIONS? BDS CONTACT	Hillary Adam, City Planner (503) 823-8953 / Hillary.Adam@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

Bureau of Planning and Sustainability (BPS)
503-823-7700 | portlandoregon.gov/bps

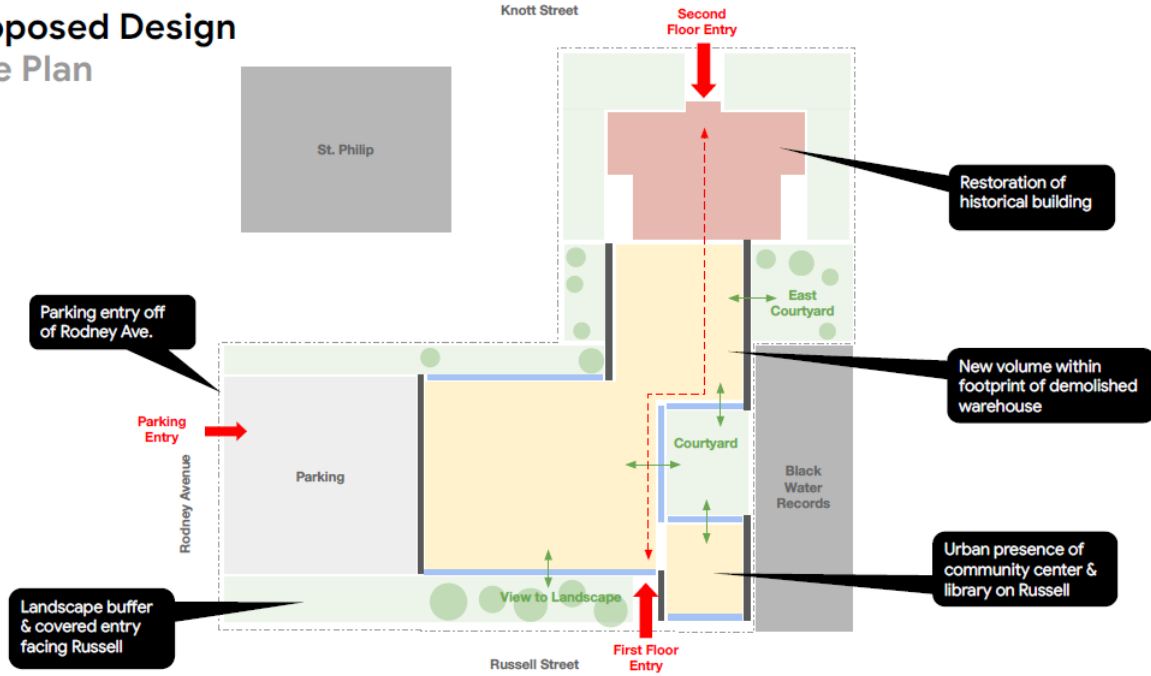
Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

Office of Community & Civic Life
503-823-4519 | portlandoregon.gov/civic

- Upcoming Legislative Projects on Zoning
- Zoning Allowances
- On-Street Parking
- Construction Impacts on Streets & Sidewalks
- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation

- Off-Street Parking Requirements

Proposed Design Site Plan



Proposed Design Massing



Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 - the Webinar host will see this notification.
 - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.

PBOT

PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

Jo Ann Hardesty Commissioner Chris Warner Director

PBOT – Development Review

Design Advice Request Response

Date: July 22, 2022
To: Hillary Adam, BDS Land Use Services
503-823-8953, Hillary.Adam@portlandoregon.gov
From: Tammy Boren-King, PBOT Development Review
503-823-2948, Tammy.Boren-King@portlandoregon.gov
Case File: EA 22-153871
Location: 205 NE RUSSELL ST
R#: R102215, R504990
Proposal: HLC HEARING - Major renovation to the existing Albina library and a large addition for more library and district administration space. The project includes the following: A seismic and interior renovation of the existing Albina Library; a ~14,100 sf historic Carnegie building. And a ~32,000 sf addition, to accommodate additional library and community space, and district-wide library administration offices.

Portland Bureau of Transportation/Development Review (PBOT) staff has reviewed the submitted materials to identify potential issues and requirements.

A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

- Pre-application conference 22-152002-PC was held on July 20, 2022 for this project. Please see that response for full information.
- Thank you for showing dedication on the site plan. A new Pedestrian Design Guide went into effect as of July 1, 2022. The anticipated dedication is as follows:

NE Knott St: 1 foot (except as modified via public works alternative review)
NE Rodney Ave: 2 feet
NE Russell St: 2 feet

Please note City GIS is not 100% accurate and a site specific survey will be needed to verify the actual dedication amounts needed to provide the required 12-foot sidewalk corridors from face of existing curb. The updated design guide also changed the furnishing zone requirements. Per Table B-4, all three frontages now require a landscaped furnishing zone.

- Dedication may affect the stairs/ADA ramp for the historic library building. A public works alternative review is in process to modify the dedication amount to bend it around the existing building elements.
- Thank you for proposing driveway access from NE Rodney St. The proposed access location is supported by PBOT. The submitted plans show the driveway curb cut being 18-feet wide. The minimum driveway width requirement for a commercial driveway is 20-feet per TRN 10.40.E. The project has the right to apply for a driveway design exception, but would need to document the proposed width will work with the turning movements needed for the loading vehicles. This may be challenging given the 30-ft roadway width which currently includes on-street parking on both sides. Alternatively, since the dedication amount has been lessened from 5-ft to 2-ft, there may be the possibility of allocating some of that space to providing a standard width driveway.

If the applicant chooses to pursue a Driveway Design Exception, additional information and application materials can be found at <https://www.portland.gov/transportation/development/driveway-design-exceptions>. Please note there is no guarantee of approval.

- The existing mid-block curb extension on NE Knott St. should be retained. Thank you for showing this on your plans.
- An ADA compliant corner improvement will be required at the corner of NE Russell St. and NE Rodney Ave. regardless of which threshold is met. A single curb extension is required into NE Russell St. per TRN 1.28. Please note the existing corner improvement has the curb extension currently. Thank you for showing this on your plans.
- One Standard A loading space is required per 33.266.310.C. Thank you for showing this on your plans. Forward motion ingress and egress is required.
- Please note PBOT has a new policy regarding utility vaults in the public right of way, effective July 1, 2022. (Revised TRN 8.13) Since there is ample space on site, if an in ground electric utility vault is needed, it will need to be located on private property. A location in the public right-of-way will not be considered.
- The following comments were provided by Stefan Bussey, PE, PBOT Signals, Street Lighting, and ITS.

We have an existing street light system along all the frontages (poles and underground wiring) but it is past its service life since it was built in 1976. As such, it is anticipated the existing street lights and associated underground will need to be replaced and brought up to our current standard.

Street Classifications

NE Knott St. is classified as a City Bikeway and a Local Service Street for all other modes. The design classification is Local Street. Based on City GIS, the sidewalk corridor is variable within the frontage. At the narrowest, it is mapped at being 11-ft from face of curb. This frontage must be reconstructed to be a 12-foot corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft

sidewalk, and 1.5-ft frontage zone. A public works alternative review is in process to modify the standard around the existing historic landmark building entrance.

NE Rodney Ave. is classified as a City Bikeway and a Local Service Street for all other modes. The design classification is Local Street. Based on City GIS, the sidewalk corridor is 10-feet wide consisting of a 0.5-ft curb, 4.5-ft furnishing zone, and 5-ft sidewalk. This frontage must be reconstructed to be a 12-foot corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and 1.5-ft frontage zone

NE Russell St. is classified as a Neighborhood Collector, Transit Access Street, City Bikeway, City Walkway, and a Truck Access Street. The design classification is Community Corridor. Based on City GIS, the sidewalk corridor is 10-feet wide consisting of a 0.5-ft curb, 1.5-ft furnishing zone, 6-ft sidewalk, and 2-ft frontage zone. This frontage must be reconstructed to be a 12-foot corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and 1.5-ft frontage zone

B. TRANSPORTATION CODE REQUIREMENTS

The following information must be addressed by the applicant in order to receive building permit approval from PBOT. Loading must be addressed in order to receive land use review approval from PBOT.

City Code Requirements	Code Citation and Link	Staff Notes
For Buildings and Planning Actions	17.88.020	Establishes the two triggers for when public improvements are required associated with a building permit or land use decision.
PBOT Development Review Manual to Creating Public Streets and Connections.	TRN 1.09	Street width and sidewalk configuration standards.
Pedestrian Design Guide	PBOT Pedestrian Design Guide 2022.pdf (portland.gov)	Standards for pedestrian facilities including sidewalk corridors.
Sidewalk Standards for Furnishing Zone and Tree Wells	TRN 10.17	See Sections II.F and II.G of this policy for furnishing zone requirements.
Curb Extensions for Buildings and Planning Actions	TRN 1.28	Establishes when curb extensions are required.
Driveway Standards	17.28.110 and TRN 10.40	Standards are applied at the time of building permit

City Code Requirements	Code Citation and Link	Staff Notes
Street Lighting	714407 (portlandoregon.gov) .	PBOT Lighting Level Guidelines
Central Location for PBOT Design Standards	https://www.portlandoregon.gov/transportation/79363	Links to multiple PBOT design guidelines here.

C. Public Works Permit Process

The Right-of-Way improvements will need to be designed by an Oregon licensed civil engineer and constructed under a Public Works Permit, which is separate from the Building Permit that will be necessary for construction of the proposed project.

Concept Development Phase plans must be submitted to Public Works Permitting in order to verify the type of PW Permit that is required and to determine the required performance guarantee amount.

PW Design Review will determine specific design elements including stormwater management, bus stop, curb-cuts, landscaping, location of signage, location of utility poles and street lights, as well as other design requirements.

The applicant is therefore encouraged to contact Public Works at (503) 823-1987 or at pwp@portlandoregon.gov to familiarize themselves with the process and initiate the appropriate meetings/process. Additional information on the City's Public Works Permitting process can be found at the following link: <http://www.portlandoregon.gov/publicworks>. It is important for the applicant to understand the Public Works process and timeline to avoid any conflicts with the Land Use Review and Building Permit process.

Concept Development approval (30% design) including plans, fees, the signed application for permit, and a performance guarantee for the estimated value of the improvement must be submitted prior to Building Permit approval. The performance guarantee may be in the form of a surety bond, irrevocable letter of credit, set-aside account, or cash deposit. Applicant should contact Public Works at (503) 823-1987 for appropriate forms and additional information.

Building Permit Information

At the time of building permit review you should be aware of the following:

1. When proposed development will prohibit use of an area of within the public right-of-way, a separate Temporary Street Closure permit will be required. Additionally, closures that do not allow safe passage and unobstructed flow of normal public use in a partially open area or lane, will also require a City approved Traffic Control Plan. For information on obtaining a separate Temporary Street Closure permit, please contact: www.tsup.info (503-823-7611).
2. System Development Charges (SDCs) may be assessed for this development. To receive an estimate of the SDC amount, the applicant is advised to leave a voicemail message to

include the case file number, at (503) 823-7002, Option 2. Additional information about PBOT SDCs can be found at: [Transportation System Development Charges | Portland.gov](#).

D. SUBMITTAL REQUIREMENTS FOR LAND USE

1. Preliminary plans showing necessary dedication(s) and right-of-way improvements.
2. Driveway Design Exception if seeking 18-ft wide driveway.
3. The applicant is encouraged to apply for their public works permit as soon as possible. In this case, concept approval is not needed prior to land use approval, but is required prior to building permit issuance.



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

File Number: _____

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Required Optional see PC 22-152002
EA 21-106096

- Y N Unincorporated MC
- Y N Flood Hazard Area (LD & PD only)
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

Development Site

Address _____ Cross Street _____ Site Size/Area _____

Tax account number(s) R _____ R _____ R _____ R _____

Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ _____

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/documents/land-use-services-fees-schedule.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Please submit this application via email with the following materials to

LandUseIntake@portlandoregon.gov:

- Written project description
- Site plans drawn to a measurable scale, with scale and scale bar identified
- Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.



Design Advice Request

DISCUSSION MEMO

Date: July 28, 2022
To: Historic Landmarks Commission
From: Hillary Adam, Design & Historic Review Team
503-823-8953 | hillary.adam@portlandoregon.gov
Re: EA 22-153871 DA – Albina Library
Design Advice Request Memo – August 8, 2022

This memo is regarding the upcoming DAR on August 8, 2022 for the Albina Library. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/record/15243921>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix and other documents – planner to note where (attached)

I. PROGRAM OVERVIEW

DAR for proposed renovations of the existing Albina Library, a Historic Landmark, at 216 NE Knott and construction of a new addition to include additional library and community space as well as administration space. The site is located within the Eliot Conservation District. The existing building at 205 NE Russell and the connecting warehouse building behind the historic library would be demolished and replaced with a new two-story building connected to the historic library by a one-story volume; exterior courtyards and surface parking are also proposed.

II. DEVELOPMENT TEAM BIO

Architect	Tyler Nishitani Lever Architecture
Owner’s Representative	Siobahn Kirk Multnomah County Library
Project Valuation	\$ 28 million

III. FUTURE HISTORIC RESOURCE REVIEW APPROVAL CRITERIA: 33.846.060.G (1-10) Other historic approval criteria and the Community Design Guidelines (see attached matrix)

IV. POTENTIAL MODIFICATIONS

Subject to the following approval criteria:

- A. Better meets historic resource review approval criteria. The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and

B. Purpose of the standard.

1. The resulting development will meet the purpose of the standard being modified; or
2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Potential Modifications identified (see below under Context for more information):

1. Maximum Building Setback (33.130.215.C.1 & 2.c)
2. Ground Floor Windows (33.130.230.B.2)
3. Frontage Limitation (33.266.130.C.3.b)
4. Interior Parking Lot Landscaping (33.266.130.G.3.a)
5. Size of Loading Spaces (33.266.310.C.2.b)

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on August 8, 2022:

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Historic Landmark.** The subject property is a locally-listed Historic Landmark and the only library designed by Portland architect Ellis Lawrence. Constructed in 1912, the historic library features a cruciform plan, red tile gable roof with stepped gable end walls, scroll-cut rafters, round-arched entrance and windows, stuccoed terra cotta walls, polychrome terra-cotta detailing, and red brick details. The building faces north and is set back from the street. A rectangular garage/warehouse addition was constructed at the rear of the historic building in the 1950s. A larger administration building was added at the rear of the 1950s addition, oriented south toward NE Russell in 1967. Both additions are proposed to be demolished to accommodate the new addition to the historic landmark.
 - b. **Eliot Conservation District.** As well as being an addition to a historic landmark, the subject property is also located in the Eliot Conservation District. The Eliot Conservation District is one of the original seven conservation districts created as part of the 1993 Albina Community Plan. The Eliot Conservation District is the eastern portion of the original town of Albina and predominantly consists of residential properties, many of which were built during the 1880s, with some commercial and institutional structures as well.
 - c. **Development Standards.** The subject property is in the CM2 (Commercial Mixed Use 2) zone and has both a Design overlay and Historic Resource overlay. A few development standards do not appear to be met by the proposal and would require a Modification. Modification approval criteria requires that the design guidelines are better met by the proposal and that the purpose of the standard being modified is still met or preservation of the historic resource is more important than meeting the standard. All of the standards that may need to be modified are related to the new construction, away from the footprint of the historic landmark. They are as follows:
 1. **Maximum Setback.** The maximum setback allowed along NE Russell is 10' and the majority of the new addition is set back further than 10'. Staff believes an increased setback at this location could be supportable provided the setback is landscaped to allow for gathering and resting spaces as well as plantings that provide shade. Staff notes the historic library is setback from the street along NE Knott as well.

2. **Ground Floor Windows.** It is not clear that the ground floor of the south façade along NE Russell meets the 40% minimum requirement. Staff does not believe a reduction in windows along the ground floor in this location is supportable as such a reduction, particularly with the Modifications noted in #1 and #3, would exacerbate a negative sidewalk condition along this frontage.
 3. **Frontage Limitation.** Only 50% of a site's frontage may be used for vehicle area in a pedestrian zone. The proposal is located in a pedestrian district and 100% of the frontage along NE Rodney is shown to be vehicle area with most of the landscaping shown, required landscaping. In order to approve such a Modification to increase vehicle area from 50% to essentially 100%, mitigation must be provided that will make these sidewalk areas, with their existing challenges, as pleasant as possible. It also does not appear that the interior parking lot landscaping standards, which require 45 square feet of landscaping for each parking space, is provided; if not, a Modification would be required to reduce the amount of interior parking lot landscaping, which staff does not believe is supportable.
 4. **Loading Size.** A Standard A loading space (35' long x 10' wide) is required but a Standard B space (18' long x 9' wide) may be desired as the smaller space could easily be accommodated within the proposed parking layout. If PBOT supports a smaller space, this seems like a reasonable request and less impactful to the neighborhood.
- d. **Streets – The Bureau of Transportation's (PBOT)** Transportation System Plan identifies the adjacent streets as follows:
- NE Knott – Neighborhood Walkway, City Bikeway
 - NE Rodney – Neighborhood Walkway, City Bikeway
 - NE Russell – Transit Access Street, Neighborhood Collector Street, City Walkway, City Bikeway, Major Emergency Response Route, Community Corridor
2. **Natural or Built Context.** The site slopes downward from NE Knott on the north to NE Russell on the south. Adjacent to the site on the north are detached single-dwelling structures. On the south, a commercial building is built to the property line on the east. A surface parking lot and church are located at the northwest corner of the block, adjacent to the existing (and proposed) surface parking lot. Across NE Russell to the south, are a few commercial buildings built to the street lot line as well as accessory outdoor uses and surface parking. To the west, across NE Rodney is a large transformer station. To the north, across NE Knott, is a medical clinic, set back from the street, and surface parking.
 3. **Compatibility.** As is noted above, the proposal is for a new addition to a historic landmark that is located within the Eliot Conservation District. The proposal therefore needs to be compatible, primarily with the landmark, and secondarily with the Eliot Conservation District. As currently designed, staff has concerns that the new addition does not show enough deference to the landmark beyond minimizing the connection point between the landmark and the new construction.

Staff has concerns with the following aspects of the proposed design and their lack of reference to either the landmark or the district:

- Angled forms, particularly in elevation;
- Fenestration pattern, particularly at corners of the upper level and lack of fenestration at the ground level; and
- Material palette, particularly the use of metal as a primary material.

4. **Alterations to Historic Landmark.** Some restorative work is proposed to the landmark including reintroducing the interior arches and removal of the 1950 warehouse addition. Sheet 39 is titled “Historic Restoration South Façade” and indicates a “restored window/door opening” however it is not clear that there was a historic opening in this location. More explanation regarding exterior restoration work is needed to better understand alterations to the envelope of the historic landmark.

PUBLIC REALM

1. **Site organization.** The provision of publicly accessible private outdoor spaces is responsive to community desires and responsive to the guidelines related to outdoor areas. However, it is unclear why a secondary sidewalk is proposed along the NE Russell sidewalk in the area identified as “frontage garden”. This design may result in fewer pedestrians on the public sidewalk which does not improve the public realm. While a public garden that is accessible to passing pedestrians may be desirable, it would be more successful if it did not remove pedestrians from the sidewalk and if it was not bordered by a surface parking lot on the north. It is also not clear what the purpose or character is of the dark gray area just above the words “frontage garden” on sheet 33. Staff encourages the applicant to explain the intent of this area so that staff and the Commission can better understand the goal of this aspect of the proposal. In addition, staff refers back to comments under Context 1.c.3 above related to the frontage limitation Modification.

QUALITY & COHERENCY

1. **Coherency.** Besides the overall lack of coherency between the addition and the landmark, staff has concerns that there also does not appear to be much of a relationship between the new construction and the historic buildings across NE Russell which include Hibernian Hall (Wonder Ballroom), a landmark listed on the National Register of Historic Places. To achieve the greatest overall, the new construction should also have some response toward the Albina Library as well as to the Wonder Ballroom. This can be achieved through form, materials, corresponding floor heights, etc., but is not yet successful.

To this point, staff notes that the new addition’s height is noted as 30’ at its highest point and the National Register nomination for the Wonder Ballroom indicates a height of 25’ for that building but the drawing on sheet 37 makes the new addition appear disproportionately taller than the Wonder. Staff wonders if this might be a drawing error and notes that matching floor heights to the contributing buildings across the street could be a good way to integrate the new construction with the district.

Staff also notes that it appears that the new addition is attempting to make a gesture toward the district by having the room of the community room rise up to meet the roofline of the adjacent building to the east. However, this adjacent building is non-contributing and could therefore be easily demolished, thus rendering this gesture irrelevant.

2. **Quality and Permanence.** Staff has already alluded to concerns with the proposal of metal as a primary exterior cladding material as this is not characteristic of the Eliot Conservation District nor prevalent on the historic landmark except in the use of minor ornamental features such as light fixtures. That said, if metal is found to be an acceptable material, staff cautions against its use at the ground level as shown on Façade Options A and C as these are high traffic areas and metal would be more susceptible to damage than brick or other masonry.



33.846.060.G + COMMUNITY DESIGN GUIDELINES (1998)

PROJECT NAME: Albina Library

CASE NUMBER: EA 22-153871 DA

DATE: August 8, 2022

ARCHITECT: Tyler Nishitani, Lever Architects

PROJECT VALUE \$23 Million

MACRO	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
1. Historic character. The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.				
7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.				
8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.				
9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.				
10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.				
P1: Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.				
P2: Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.				
P3: Gateways. Develop or strengthen the transitional role of gateways in adopted community and neighborhood plans.				
E4: Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.				

<p>D1: Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;</p>				
<p>D6: Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.</p>				
<p>D7: Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.</p>				
<p>MID</p>	<p>STAFF</p>		<p>COMMISSION</p>	
	<p>+ / -</p>	<p><i>Comments</i></p>	<p>+ / -</p>	<p><i>Comments</i></p>
<p>2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.</p>				
<p>3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.</p>				
<p>4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.</p>				
<p>E1: The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that links destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.</p>				
<p>E2: Stopping Places. New large scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.</p>				
<p>E3: The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.</p>				
<p>D2: Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.</p>				
<p>D4: Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.</p>				

<p>D5: Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.</p>				
<p>D8: Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.</p>				
<p>MICRO</p>	<p>STAFF</p>		<p>COMMISSION</p>	
	<p>+ / -</p>	<p><i>Comments</i></p>	<p>+ / -</p>	<p><i>Comments</i></p>
<p>5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.</p>				
<p>6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.</p>				
<p>E5: Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.</p>				
<p>D3: Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.</p>				



City of Portland
Historic Landmarks
Commission

Design Advice Request

EA 22-153871 DA

**216 NE Knott /
205 NE Russell**

August 8, 2022

Staff Presentation

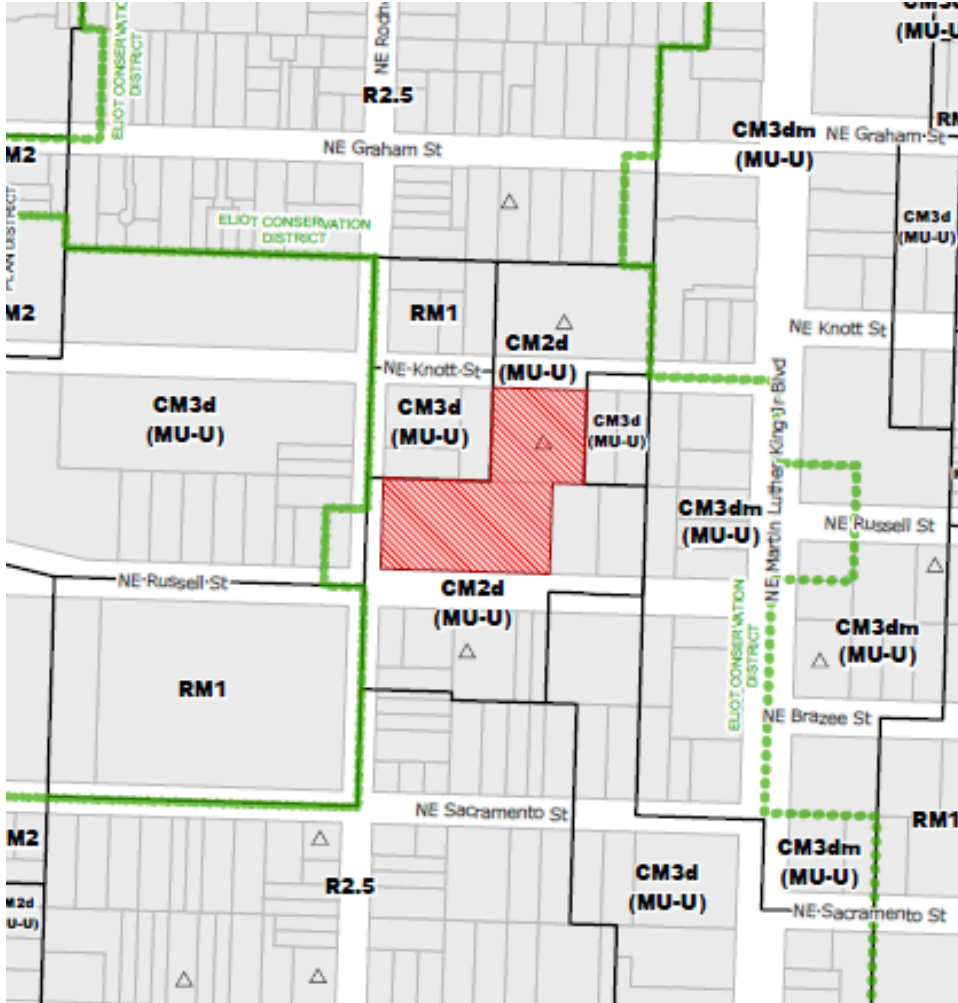
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Location:

Albina Community Plan District
Eliot Conservation District

Base Zone:

CM2d, Commercial Mixed Use 2, Design Overlay

Approval Criteria:

- Community Design Guidelines
- 33.846.060.G (1-10)

Height:

45' max base
30' proposed

Floor Area Ratio:

2.5:1 base
0.75:1 proposed

Site Challenges:

- Existing parking located at corner
- Downward slope to south
- Through lot - two front facades

Zoning



Looking south across NE Knott



Looking SE from across Knott



Multnomah County
Library

◀ **Deliveries
Donations**

Mon.-Fri. | 8 am-4:45 pm
205 NE Russell St.
216 NE Knott St.

From SW from NE corner on Knott



Looking across Knott from NW corner of site



Looking across NE Rodney



View of existing perimeter and interior landscaping



View east down NE Russell



PARKING BY PERMIT ONLY
UNAUTHORIZED PARKING IS PROHIBITED.
VEHICLES PARKED WITHOUT PERMISSION
WILL BE TOWED AND STORED AT
OWNER'S EXPENSE. ORS 98.805 - 812.

← **EMPLOYEE PARKING** **VISITOR PARKING** →

**Isom
Operations
Center**

View east of existing building on NE Russell



BLACKWATER RECORDS

SIGNS

NEW SONG CHURCH
Worship - Youth - Children - Adults
Sundays 10am

Black
Water
OLD SELL TRUCK 000027
WASH. TAPES, SHIRTS

View east on NE Russell from SE corner of site



View across NE Russell from SE corner of site



View across NE Russell

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Context:

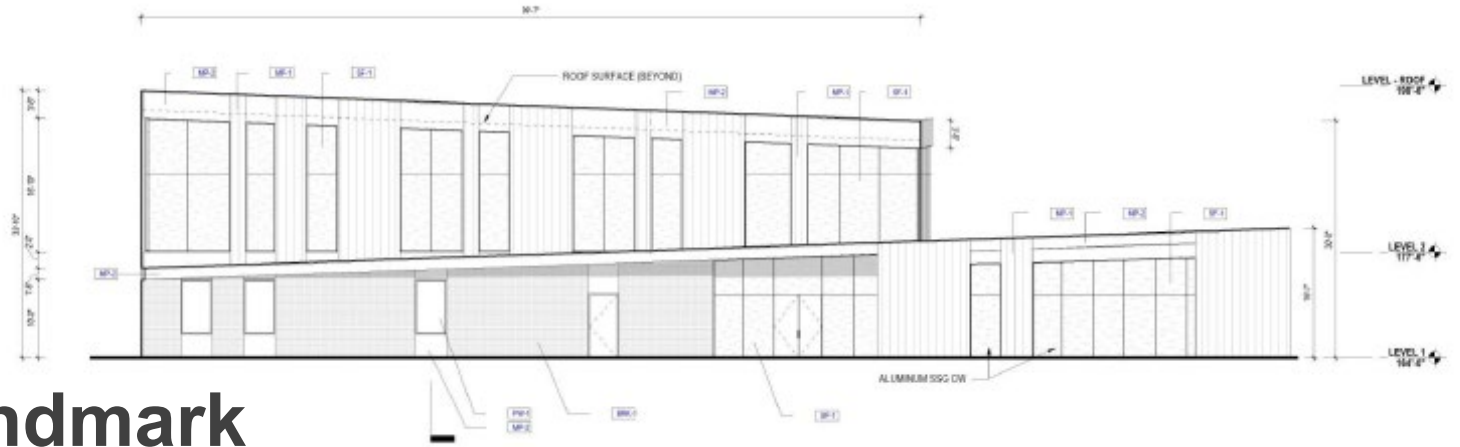
1. Compatibility with Landmark
2. Alterations to Landmark
3. Modifications Required

Public Realm:

4. Edges along Surface Parking Lot

Quality & Coherency:

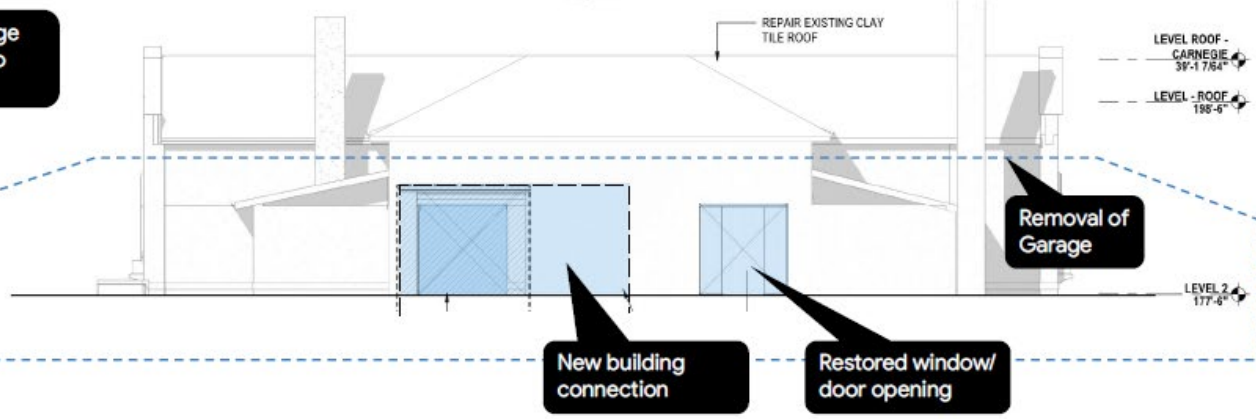
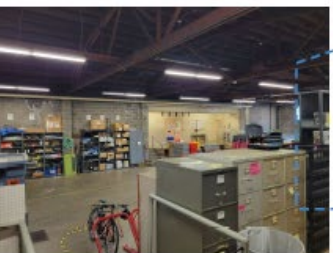
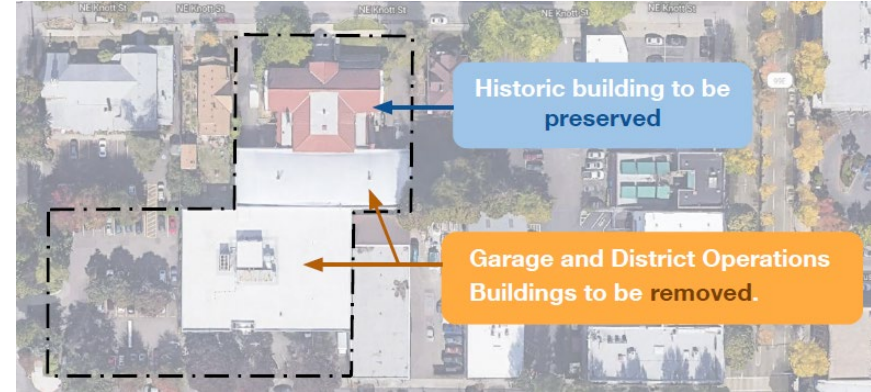
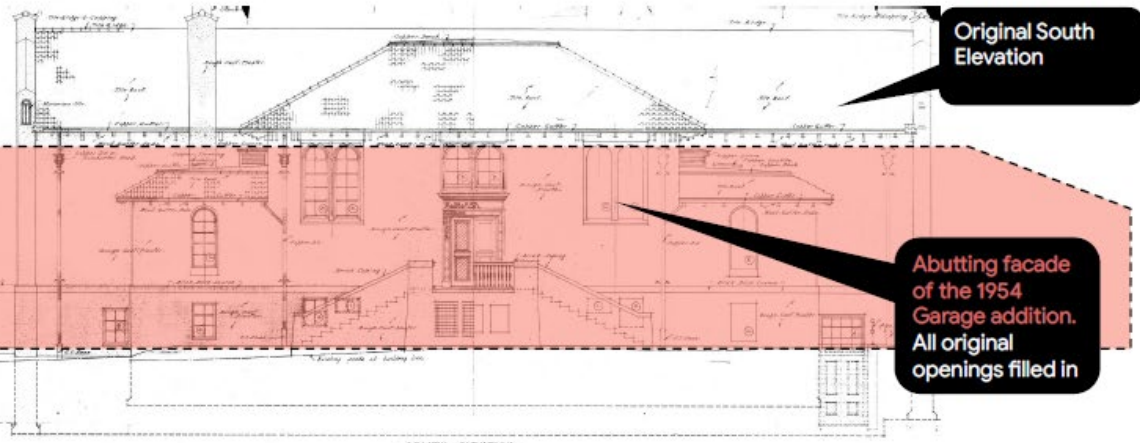
5. Response to District
6. Materials



**Context:
Compatibility with Landmark**

- Unclear how the addition is compatible with regard to form, fenestration pattern, materials, etc.

Historic Restoration South Facade

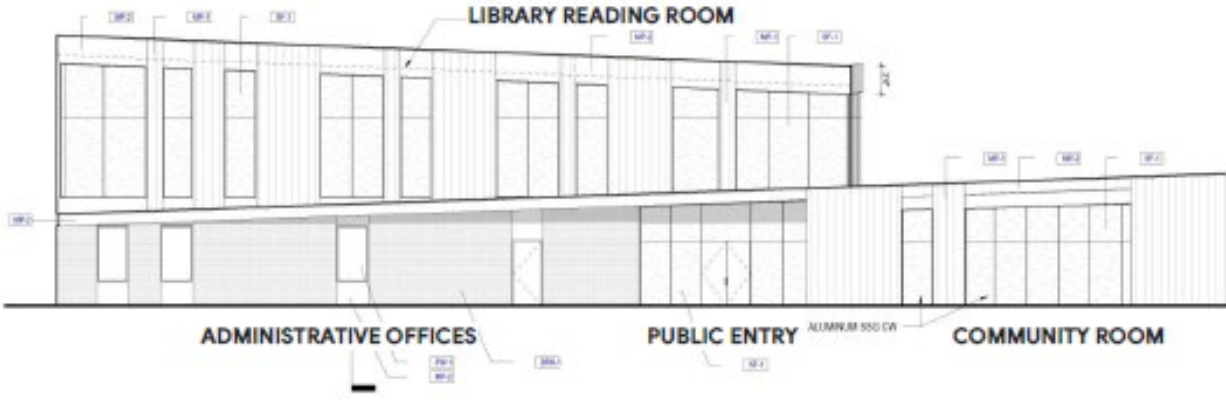


Context:

Alterations to Landmark

- Minimizes connection point to landmark
- Unclear about alterations at rear facade of landmark

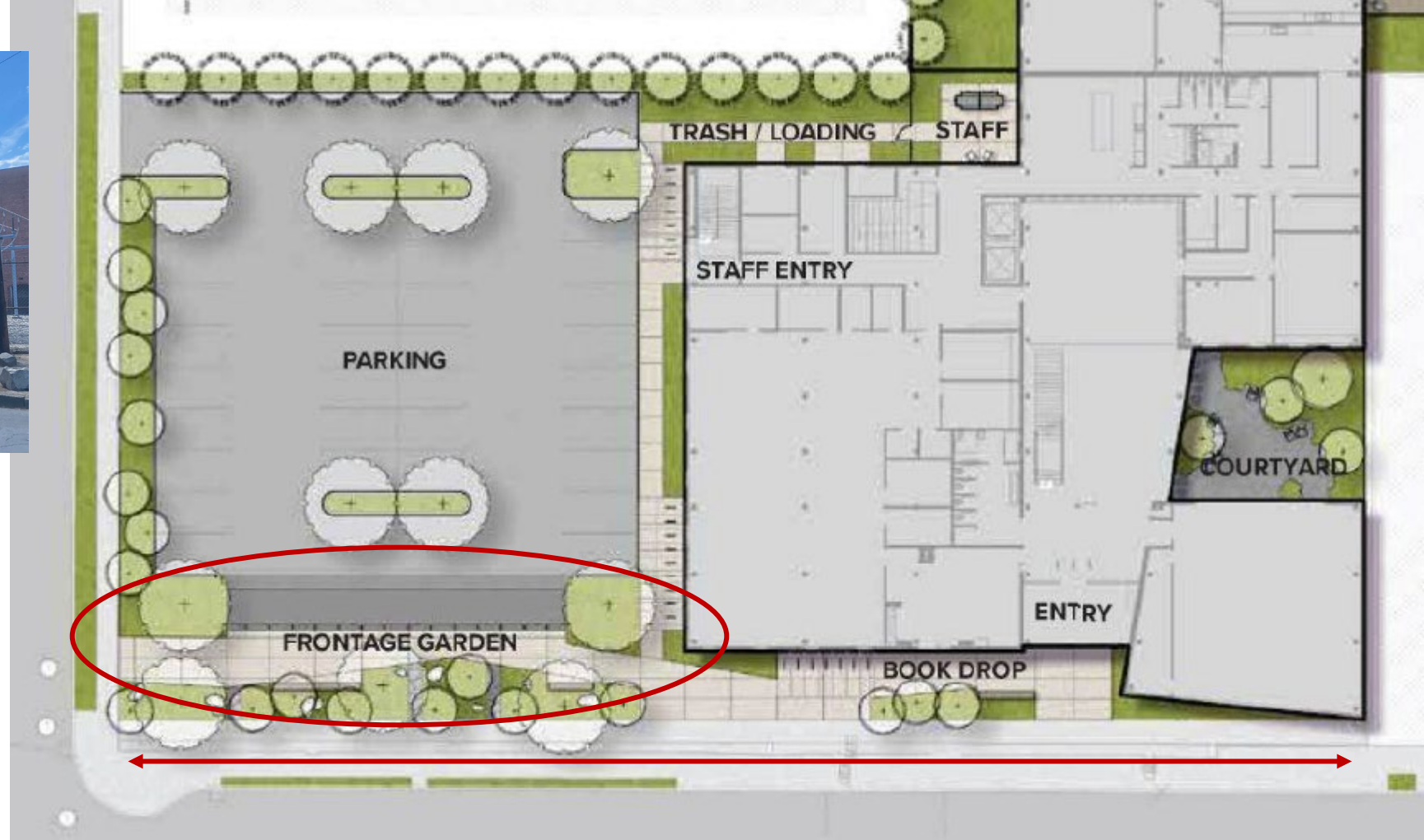
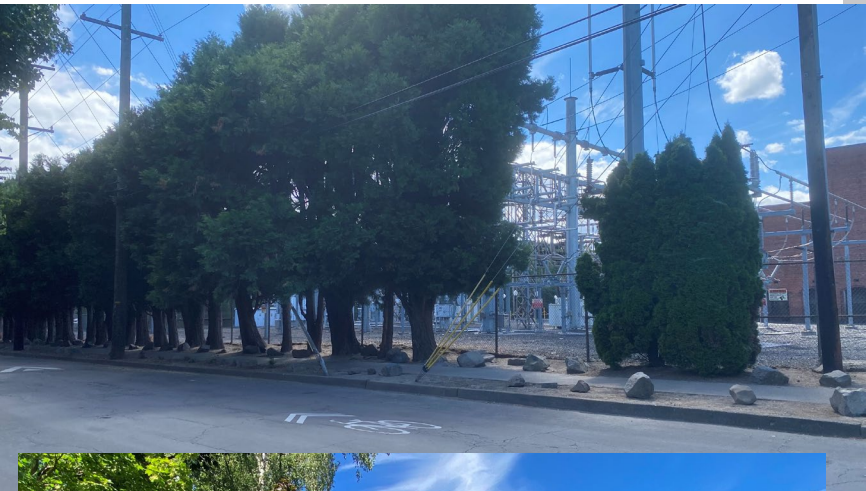
Proposed South Facade



Context:

Modifications Required

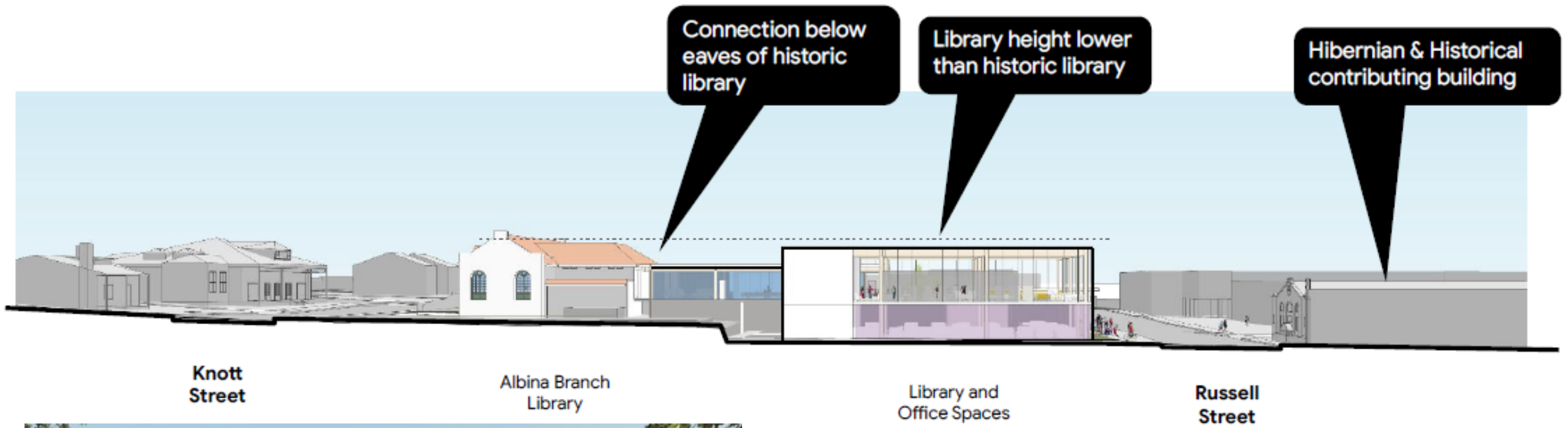
- Maximum Setback
- Ground Floor Windows
- Frontage Limitation
- Interior Parking Lot Landscaping
- Loading Size



Context:

Edges along Surface Parking Lot

- Concerns with secondary sidewalk
- NE Rodney already challenged



Coherency: Response to District

- Gesture toward NC building
- Lack of relationship with historic buildings across Russell

Facade Options



Option A

- All Metal Panel Second Floor
- Metal Panel Community Room
- Brick at Entry / Admin



Option B

- All Metal Panel Second Floor
- All Brick Base
- Thinner Entry Canopy



Option C

- Vertical Ribbed Metal Panels
- Metal Panel Community Room
- Brick at Entry / Admin
- Thinner Entry Canopy

Context: Materials

- Use of Metal, including at ground level

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