



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: November 3, 2022
To: Andrew Becker | Hartshorne Plunkard Architecture, LLC
From: Hannah Bryant, Design & Historic Review Team
503.865.6520 | Hannah.Bryant@portlandoregon.gov
Re: EA 22-161762 DAR – 1819 NW Everett
Design Advice Request Commission Summary Memo – October 10, 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 October 10, 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/15316684/>

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 October 10, 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 III 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 if you choose to hold another DA meeting with the Commission and/or as you prepare your Type III Land Use Review Application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Executive Summary. *Commissioners celebrated the preservation of the Landmark, and emphasized that its primary character-defining features are critical to retain. The new hotel needs additional consideration of proportions, fenestration and ground floor detailing. The applicant should prioritize design solutions to reduce the quantity of height Modification requests.*

Commissioners Present. *Kristen Minor, Matthew Roman, Peggy Moretti, Maya Foty, Kimberley Moreland, Andrew Smith*

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines and Alphabet Historic District Addendum matrix for a summary of the concept's response to future approval criteria.

CONTEXT

- 1. Hotel Architecture.** The Alphabet Historic District is notable for its diversity of architectural styles. Commissioners are generally supportive of the general French-inspired stylistic direction but additional studies are necessary to ensure a contextual relationship to the historic district setting. Elements noting as needing further context study and precedent include the corner entrance, the ground floor pilaster height and detailing, fenestration patterns and building materials. It's important to find examples of these elements on buildings of similar scale, as some elements (such as corner entries) are typically found on buildings of certain scales. Commissioners suggested that the patterning of the balcony railings could be derived from the window patterning at the Landmark to create a subtle reference to the neighboring Landmark. The three-sided projecting bays on the two apartment buildings on the block (and other nearby buildings) might also be an opportunity to reflect contextual elements in the design.
- 2. Hotel Height Modifications.** Commissioners were mixed about whether the requested height Modifications would be supportable. In general, the applicant should explore design solutions to reduce the quantity of height modification requests. These may include moving amenity space down a floor so the only spaces at the roof level are those that qualify as stair and elevator overruns, and/or reducing the height of the overruns so they fall within the code-allowed height exceptions. Commissioners suggested that sight lines from NW Everett and other nearby streets would help to demonstrate the visual impacts of the proposed penthouse, and whether a Modification is supportable.
- 3. Hotel Loading Modifications.** Commissioners were generally supportive of the proposed Modifications to allow loading to be accessed in a rearward motion, and were supportive of the reduced interior loading dimensions. However, some Commissioners noted that as long-range planning directs more bikes to NW Flanders, that it is not the ideal street for loading. However, Commissioners understand that the location may be the only feasible on-site option.

PUBLIC REALM

- 1. Site organization.** The patio space at the southwest corner of the new hotel is not sufficiently sized to support spill out seating, bike parking and service connections between the new buildings. Commissioners support moving the service connection between the two buildings further from the street to facilitate an activated, usable spill out space at the southwest corner of the hotel. If this means that a new door may have to replace a historic window on the north side of the Landmark building, the Commission is open to that.
- 2. Landmark Entrance.** Consider using the grade change between NW 19th and NW 18th Avenues to facilitate an ADA ramp from the higher side of the site up to the front entry of the

Landmark building. Commission emphasizes that whenever possible, ADA upgrades should facilitate equitable access and ensure that all visitors can enter through the same entrance.

3. **Hotel Entrance.** Several commissioners suggested a deeper canopy at the entry to the hotel, rather than the small and visually less significant protected area created by the balcony above. One Commissioner also questioned the proposed columns, suggesting canopy rods or chains to support the canopy instead, to leave the busy entry area free of obstacles.
4. **Landmark NW Everett Dedication.** Commissioners support the pursuit of a Public Works Alternative Review to request a reduction in proposed dedication along the NW Everett frontage while facilitating additional pedestrian space at the corner intersections to accommodate pedestrians waiting for crosswalks. If the Public Works Alternative Review is not approved, thoughtful landscape design will be necessary to ensure that the wider sidewalk does not lead pedestrians into the sidewall of the entry stair and landing.

QUALITY & PERMANENCE

1. **Landmark Windows.** Commissioners emphasized that the original windows with their muntin patterns and unique opalescent glazing are character defining features that must be retained as much as possible. A thorough window survey will be necessary to determine window repair. Until a window survey is provided, Commission is not prepared to consider replacement of any original, street-facing windows. Multiple commissioners noted that if clear glazing is desired for increased natural lighting, it should be limited to openings that are not as visible from the street, and that the more prominent and visible windows should be restored with the original pearlescent glazing in their original window assembly. That will ensure that the public can see and understand the original conditions of the building.
2. **Landmark Chimney.** Commissioners note that while it is critical to retain and restore the historic materials of the Landmark building, that removal of the one full and one partial chimney on the rear façade in order to facilitate the removal of the non-original elevator overrun, is a supportable change. Commissioners noted that this removal of original historic materials is a tradeoff for retention and repair of original character-defining windows and other street-facing elements.
3. **Landmark Historic Materials.** Commissioners noted that they need a clear understanding of the preservation plan for the Landmark. Please prepare and submit condition assessments of the historic materials and use the conditions assessments to determine what materials can be changed.
4. **Landmark Parapet Railing.** Commissioners conceptually support the addition of a taller parapet or railing to support the continued use of the building. However, detailing will be critical to ensure that the proposed railing is minimal and does not draw attention to itself. Consider setting the railing back from the parapet to minimize its appearance from the street. It may be appropriate to push it back further from NW Everett, while locating it closer to the parapet at the north, east and west sides.
5. **Hotel Coherency.** The Northwest District Association testified to note that the design at the pre-application conference was more coherent than the current (DAR) design (images below). Numerous commissioners agreed with these comments and noted that aspects of the earlier design, with its regular fenestration, consistent parapet proportions and wider entry canopy, was a stronger design. The curved windows, pilasters, main entry proportions, and parapet were noted as elements in the current design that need more design development.



PreApp

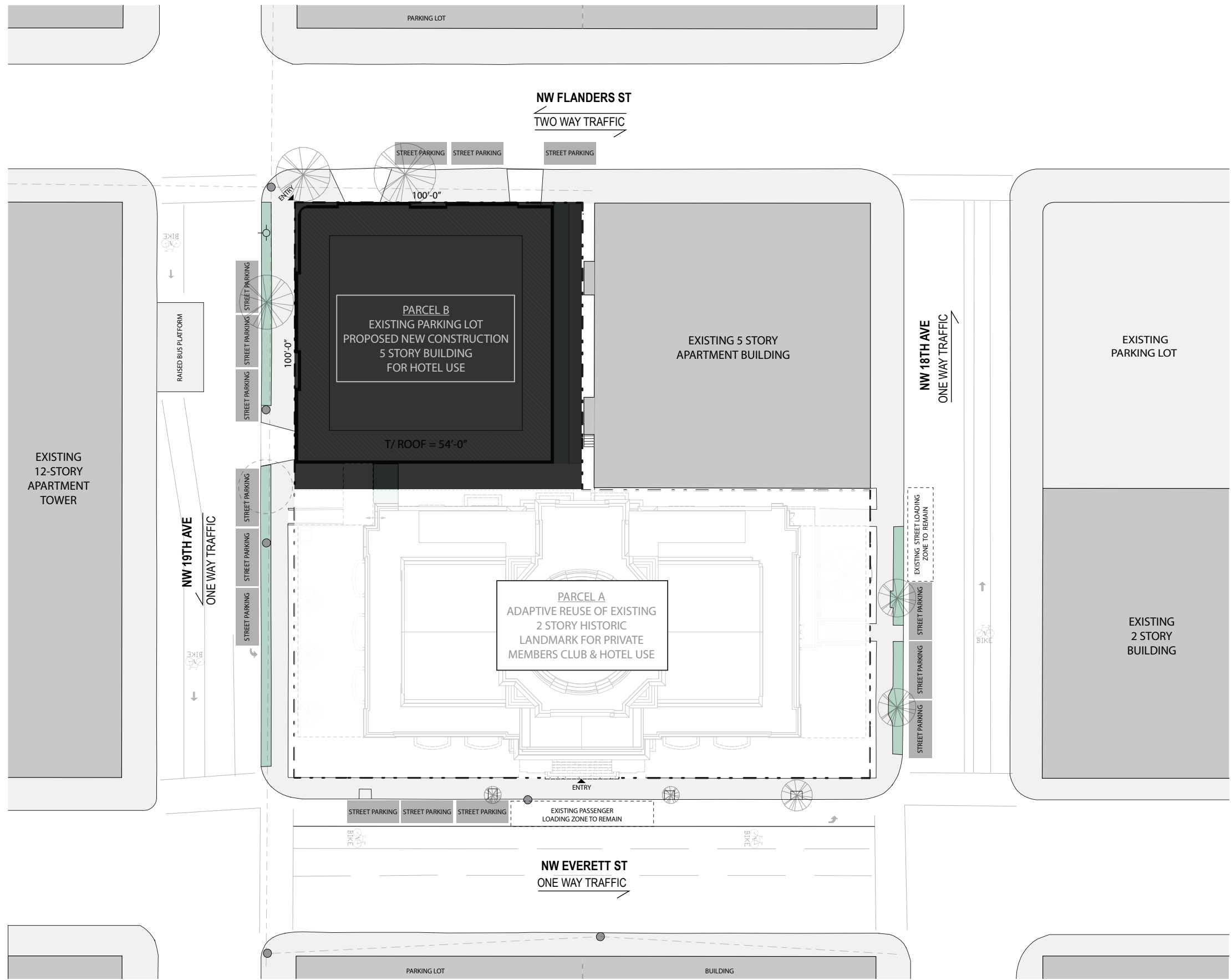


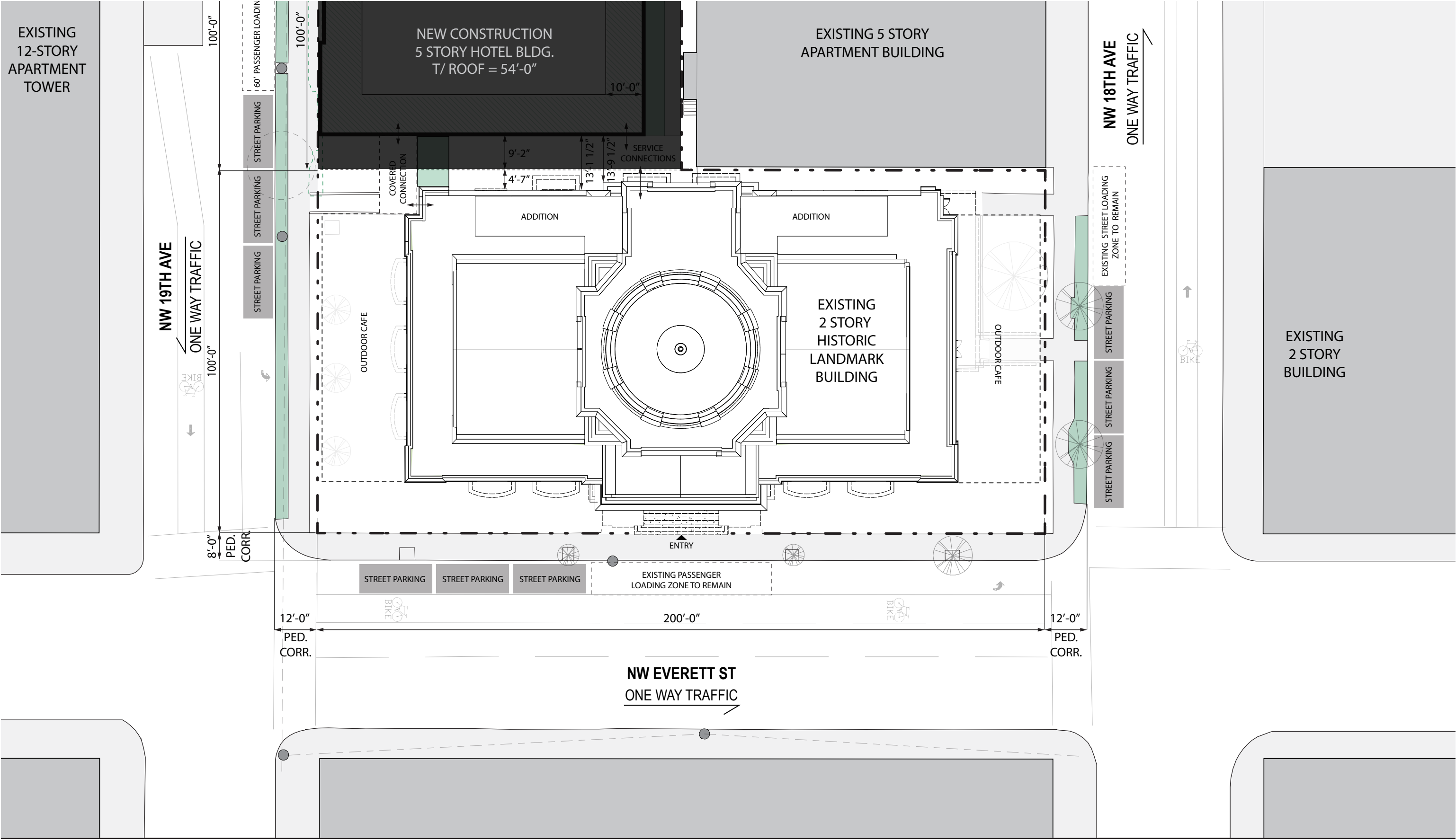
DAR

6. **Hotel Parapet.** Commissioners questioned the stacked corner parapet at the northwest corner and did not support a height Modification to create this condition. Commissioners generally felt the level parapet in the pre-application conference was a more typical condition than the stepped parapet in the DAR submittal in this historic district context. (images above)

Exhibit List

- A. Applicant's Submittals
 - 1. Original Submittal, dated September 13, 2022
 - 2. Revised Submittal, dated September 26, 2022
- B. Zoning Map
- C. Drawings
 - 1-26. Drawing Package
- 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
- Service Bureau Comments
 - 1. Portland Bureau of Transportation
- E. Public Testimony
 - 1. Pinger, Steve / Northwest District Coalition. October 7, 2022.
 - 2. Harper, Dennis. October 6, 2022.
- F. Other
 - 1. Application form
 - 2. Staff memo to Historic Landmarks Commission, dated October 3, 2022





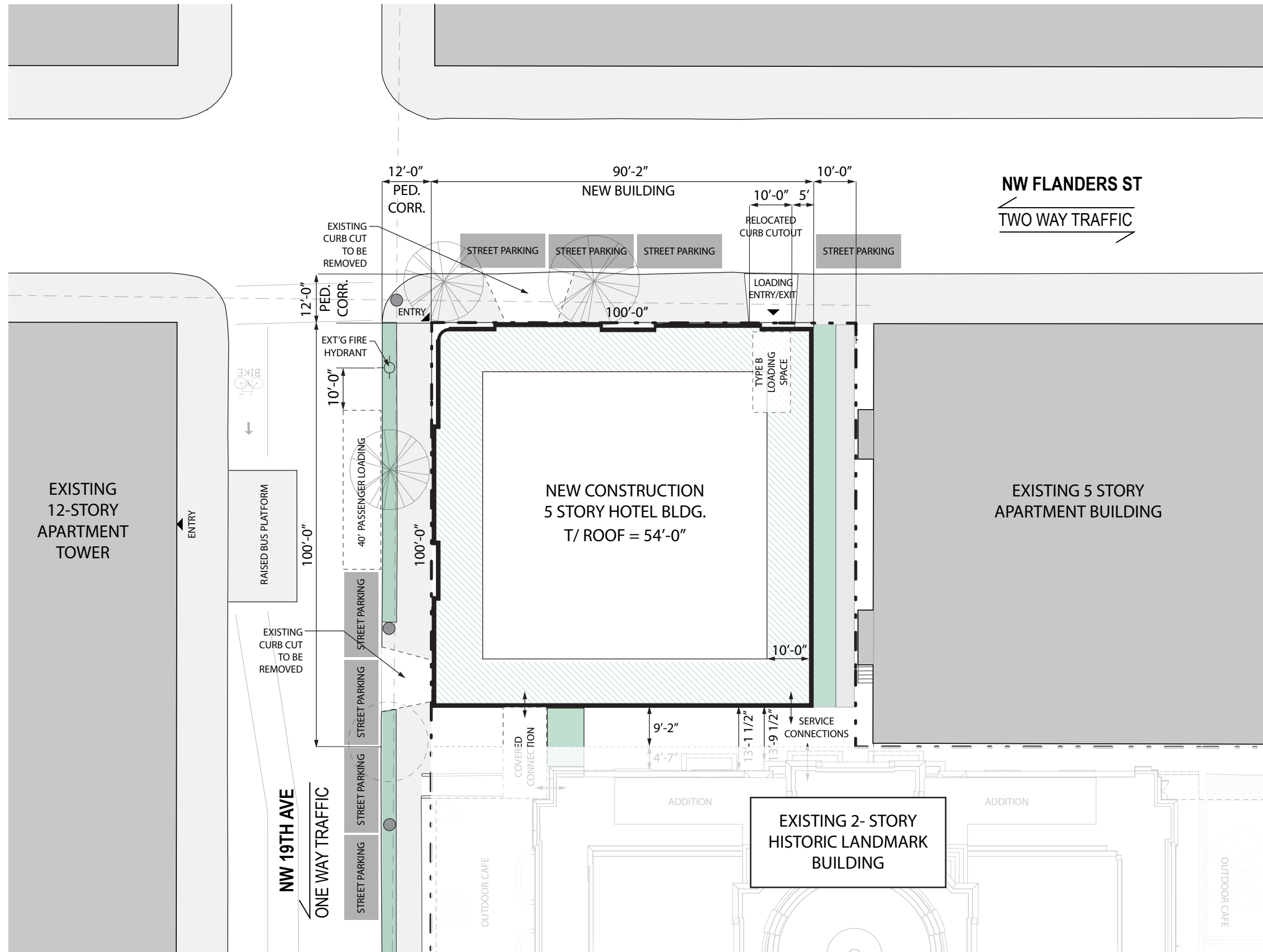
232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM

1819 NW EVERETT STREET PORTLAND, OR

N
1
PARCEL A SITE PLAN
SCALE: 1" = 25'-0"

A.1

EA 22-161762 DAR



232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM

1819 NW EVERETT STREET PORTLAND, OR

N
1
PARCEL B SITE PLAN
SCALE: 1" = 25'-0"

A.1

EA 22-161762 DAR



NORTH ELEVATION



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1819 NW EVERETT STREET
PORTLAND, OR

CONCEPTUAL EXTERIOR ELEVATIONS
PROJECT DESIGN SUBJECT TO CITY & HISTORIC LANDMARK APPROVAL

A.1
SCALE: 1/16" = 1'-0"
EA 22-161762 DAR



WEST ELEVATION



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1819 NW EVERETT STREET
PORTLAND, OR

CONCEPTUAL EXTERIOR ELEVATIONS
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A1
SCALE: 1/16" = 1'-0"
EA 22-161762 DAR



SOUTH ELEVATION

1819 NW EVERETT ST. & 1880 NW FLANDERS ST.

Design Advice Request Presentation
October 10th, 2022



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Owner:

Gaia Ventures III LLC

Contact: Tanya Toby

6655 S. Eastern Ave.

Las Vegas, NV 89119

Site Description

Site

The site totals 29,997 square feet with the southern parcel consisting of an existing building listed on the National Register of Historic Buildings, First Church of Christ Scientist, and a surface parking lot in the northern parcel. Two distinct buildings are planned, one adaptive reuse of the historic landmark building and another new construction hotel on the adjacent parking lot . The site requires reconstruction of the adjacent public right-of-way, new utility services, and exterior landscaping for both parcels.

Zoning

The site is zoned as Commercial Mixed-Use and allows for the proposed primary uses as-of-right. Due to it’s historic landmark status a Type III Design Review approval is required for the project,. Additionally, the new hotel project is seeking approvals for two zoning height bonuses and a zoning variance for additional building height.

Architect:

Hartshorne Plunkard Architecture LLC

Contact: Andrew Becker

315 West Walton Street

Chicago, IL 60610

Development Summary

1819 NW Everett St. - Adaptive Reuse

Founders Developments is honored to take on the restoration and adaptive re-use of Solon Spencer Beman’s historic 1909 First Church of Christ, Scientist, most recently the Northwest Neighborhood Cultural Center. The project goal is to maintain the property’s National Landmark status and through preservation, ensure longevity of the building for the public to enjoy for generations to come.

Founders Developments intends to convert the historic property into an exceptional social club, while preserving and restoring the architectural features of the exterior facade’s intricate Beaux-Arts design. The adaptive reuse of the historic landmark building includes event spaces, food and beverage, wellness, spa, social amenities and other and back-of-house uses.

The existing building currently consists of two stories with a full basement partially below grade. Rennovations include the addition of a new third floor, minor rooftop additions, seismic upgrade, façade and window restoration according to National Park Service historic standards, landscaping and new mechanical systems throughout.

1880 NW Flanders St. - New Hotel

The new construction hotel is five stories plus a rooftop penthouse. The ground floor includes food and beverage use, approximately 80 hotel rooms on floors 2-5, roof terrace amenity, and a full basement with amenity and back-of-house uses. The basement is anticipated to be cast-in-place concrete and wood framed construction above grade.

Metrics (Historic):

South Parcel

Address: 1819 NW Everett Street Portland, OR 97209

Site Area : 29,997 SF (Both parcels)

Gross Building Area : 35,114 SF

Primary Use : Retail Sales and Service (A-2/3)

Metrics (New Construction):

North Parcel

Address: 1880 NW Flanders Portland, OR 97209

Site Area : 29,997 SF (Both parcels)

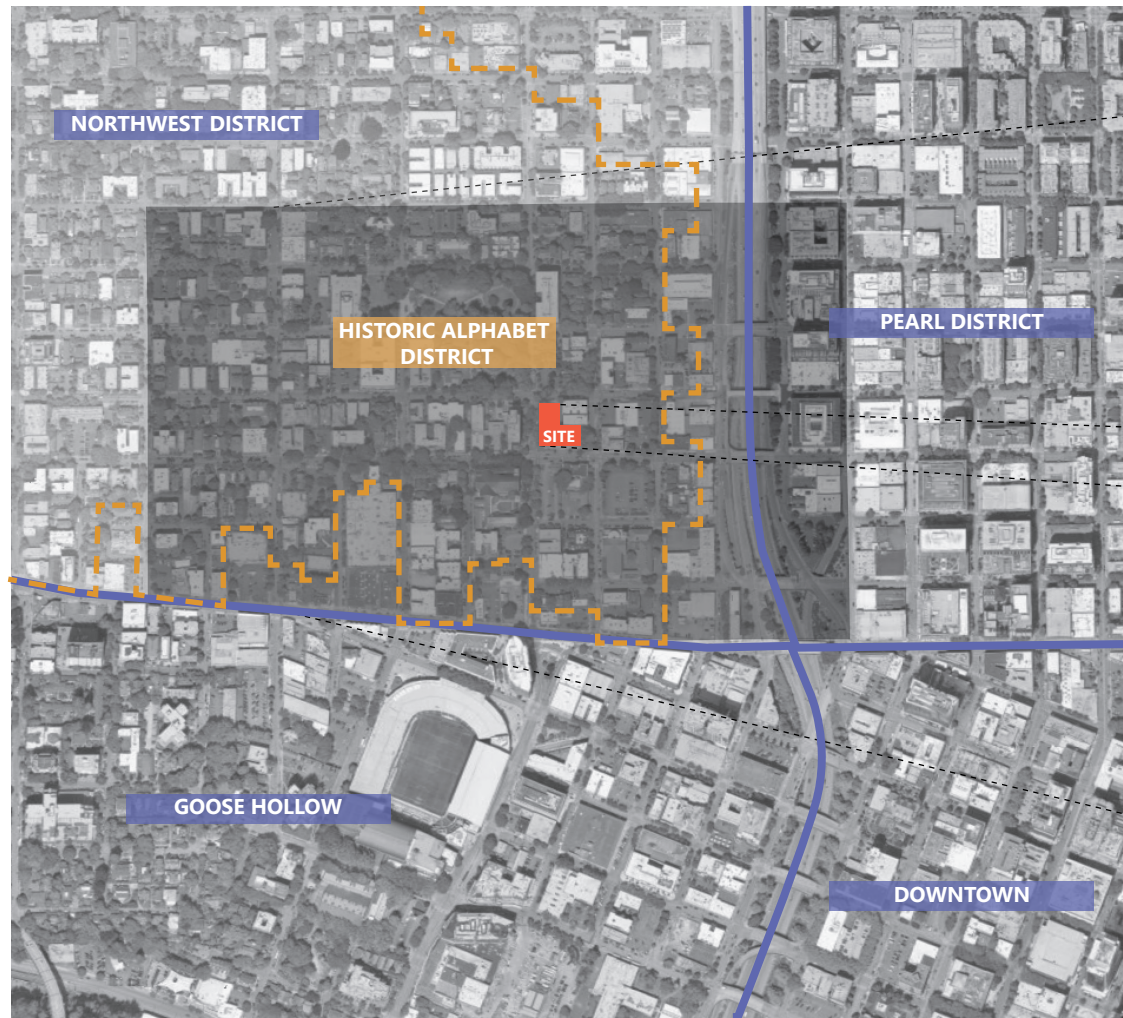
Gross Building Area : 38,654 SF

Primary Use : Hotel (R-1) & Retail Sales and Service (A-2/3)

DEVELOPMENT SUMMARY

	REQUIREMENT	SECTION	1819 NW Everett (Historic)	1880 NW Flanders (New)
Existing Zone	CM2d (MU-U) - Commercial Mixed Use - Urban Center D - Design Overlay AB - Alphabet Historic District NP - Northwest Plan District	Portland Zoning Map d - 33.420	No Change	No Change
FAR	2.5:1 Base with Bonus to 4:1; Existing Site = 29,997sf Allowable FAR	33.130.205 / Table 130-2	Historic FAR = 35,114sf New Construction FAR = 38,654sf Total FAR = 73,768sf < 74,992sf Allowable FAR 2.46	
Zoning Height	45' max with bonus up to 60' max height Bonus height +10' affordable commercial space +5' first floor height	33.130.210 / Table 130-2	T/ROOF =	T/ROOF = *Variance for rooftop and corner parapet
Zoning Height Exceptions	4' parapet & railings 16' elevator equipment / 10' mech & stair* ** <i>*setback 15' at street facade</i> <i>** 10% max road coverage</i>	33.130.210.C	N/A	
Primary Uses	Retail Sales, & Service	33.130.100/ Table 130-1	Retail Sales and Service	Retail Sales and Services
Building Lines	75% of the building must extend to the street lot line or be within 12' of lot line and have active uses		Complies	Complies
Building Setbacks	0' min. @ street lot line 10' max. @ street facing facades	33.130.215	Complies, no change to existing historic bldg	Complies
Max Building Coverage	100% of site area (Inner Pattern Area)	33.140.225 Table 140-2	100% Coverage	
Parking	No minimum parking requirement	33.562.280	Complies	Complies
Loading Access	1 standard A (35' x 10' x 13' clear) or 2 standard B (18' x 9' x 10' clear)		Existing no change to historic bldg	Variance to include (1) Type B loading zone per demand study
Bicycle Parking	Resteraunt and Bar Temporary Lodging long term / short term 2 or 1 per 2,300 sf net / 2 or 1 per 1,000 sf net 2 or 1 per 20 rent. rms. / 2 or 1 per 40 rent. rms.	33.266.210 / Table 266-6	Complies Complies Complies	Complies Complies Complies
Design Review	Alphabet Historic District and existing building listed on National Register of Historic Places	Portland Citywide Design Guidelines for overlay outside of Central City	Refer to Guideline pages in presentation for compliance	Refer to Guideline pages in presentation for compliance
Windows (Ground Floor) Windows (Above Ground Floor)	40% coverage of wall area (2'-10') 15% of facade area to be glazed	33.140.230 / Map 510-8	Complies Complies Complies	Complies Complies Complies
Ground Floor Active Uses	required. 50% of ground floor wall fronting sidewalks, plazas or open space Standards: 12' clear from FF to B/structure 25' deep (space) minimum		Complies Complies Complies	Complies Complies Complies
MIn. Landscaped Area	15% of site area required 29,997sf site area x 15% = 5,000 sf	33.130.225 table 130-2	Complies	

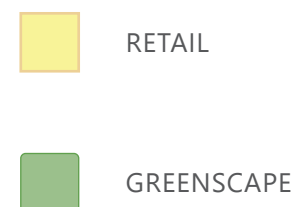
ZONING SUMMARY



DISTRICT CONNECTION

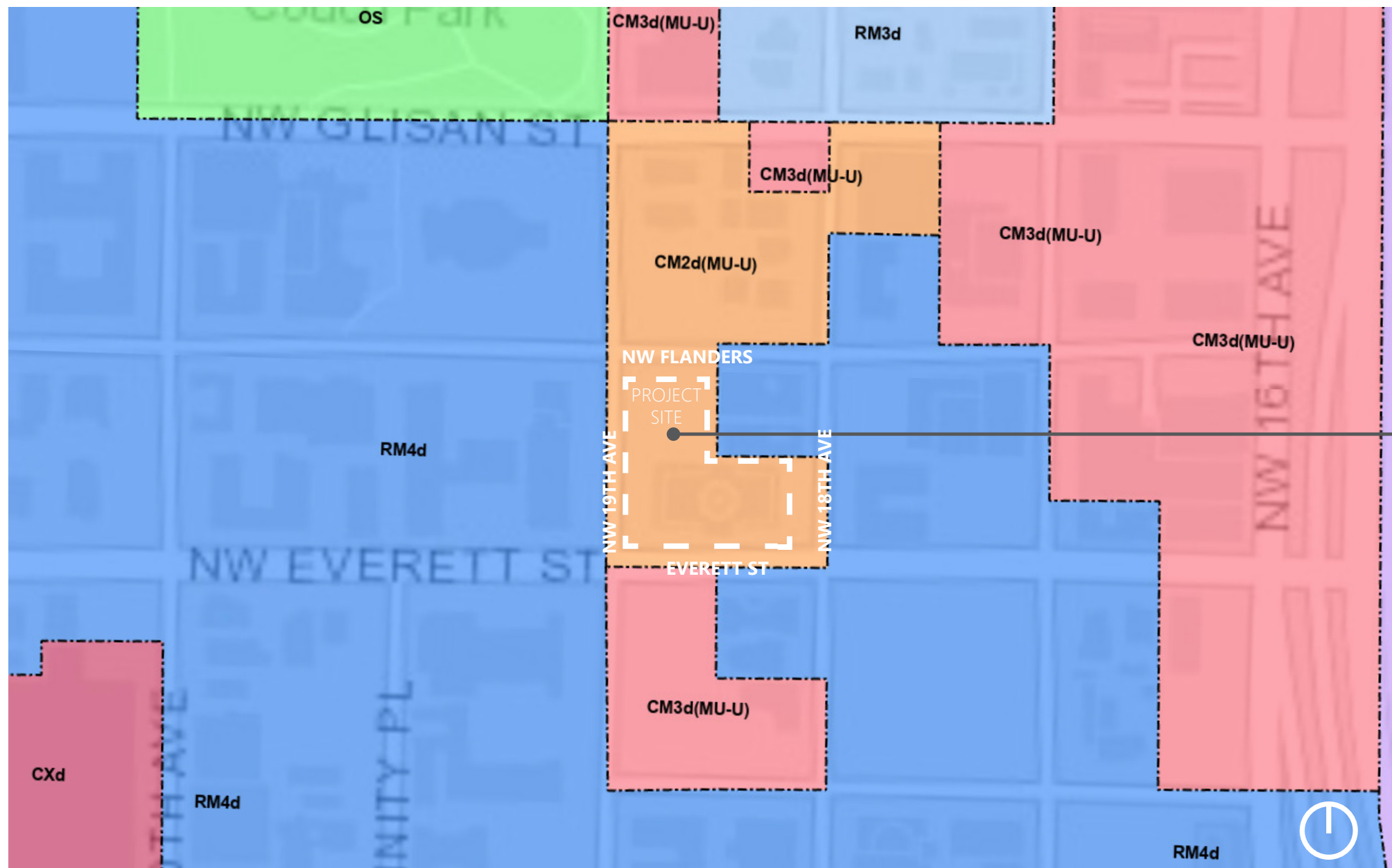


LANDMARK DIAGRAM



AREA CONTEXT





BASE ZONE:

- CM2d (MU-U) COMMERCIAL MIXED USE - URBAN CENTER

OVERLAY ZONES:

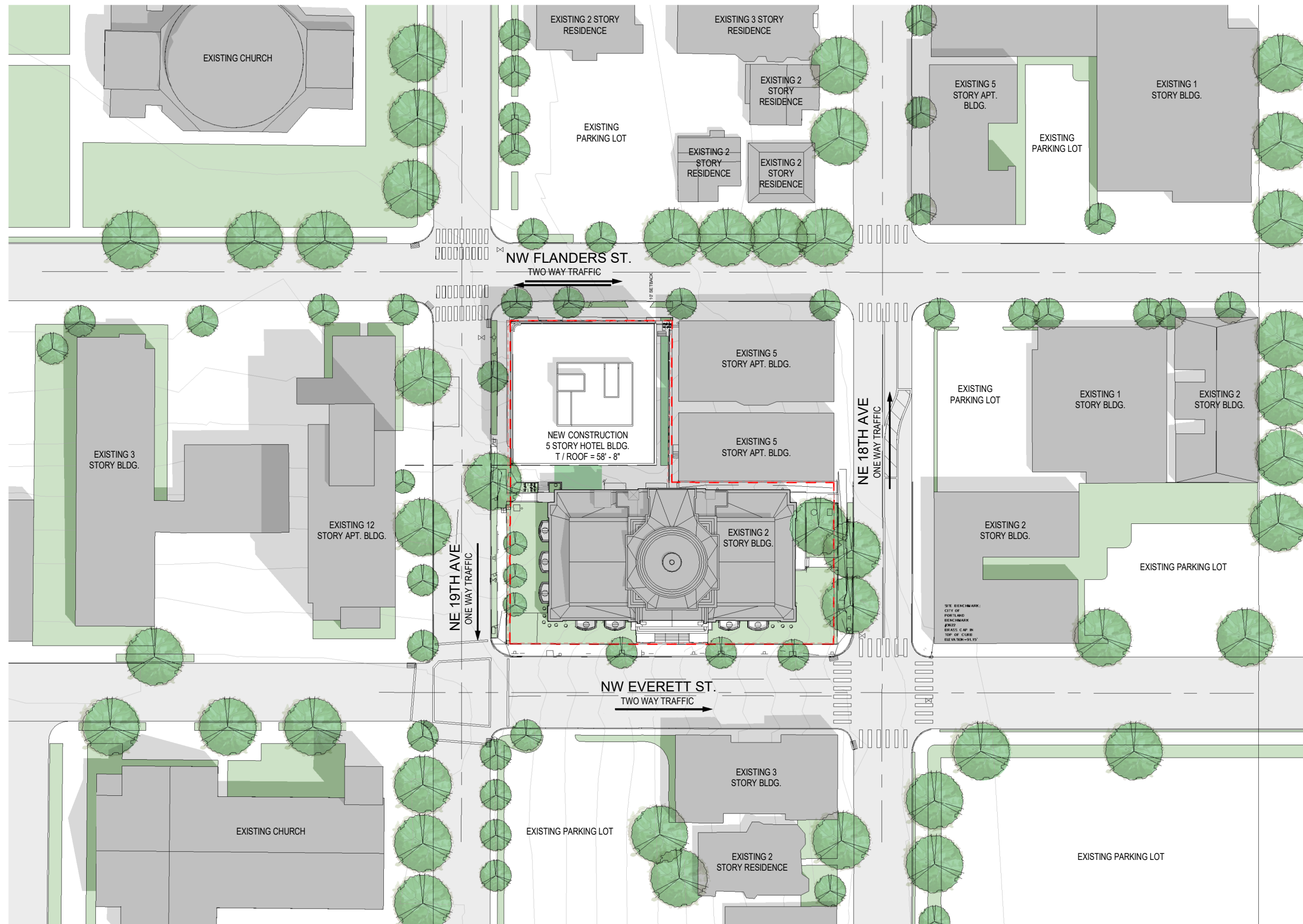
- d (DESIGN)
- AB (ALPHABET HISTORIC DISTRICT)
- NP (NORTHWEST PLAN DISTRICT)

ZONING SUMMARY



1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.13.2022 | **C.5**
A.2 EA 22-161762 PC

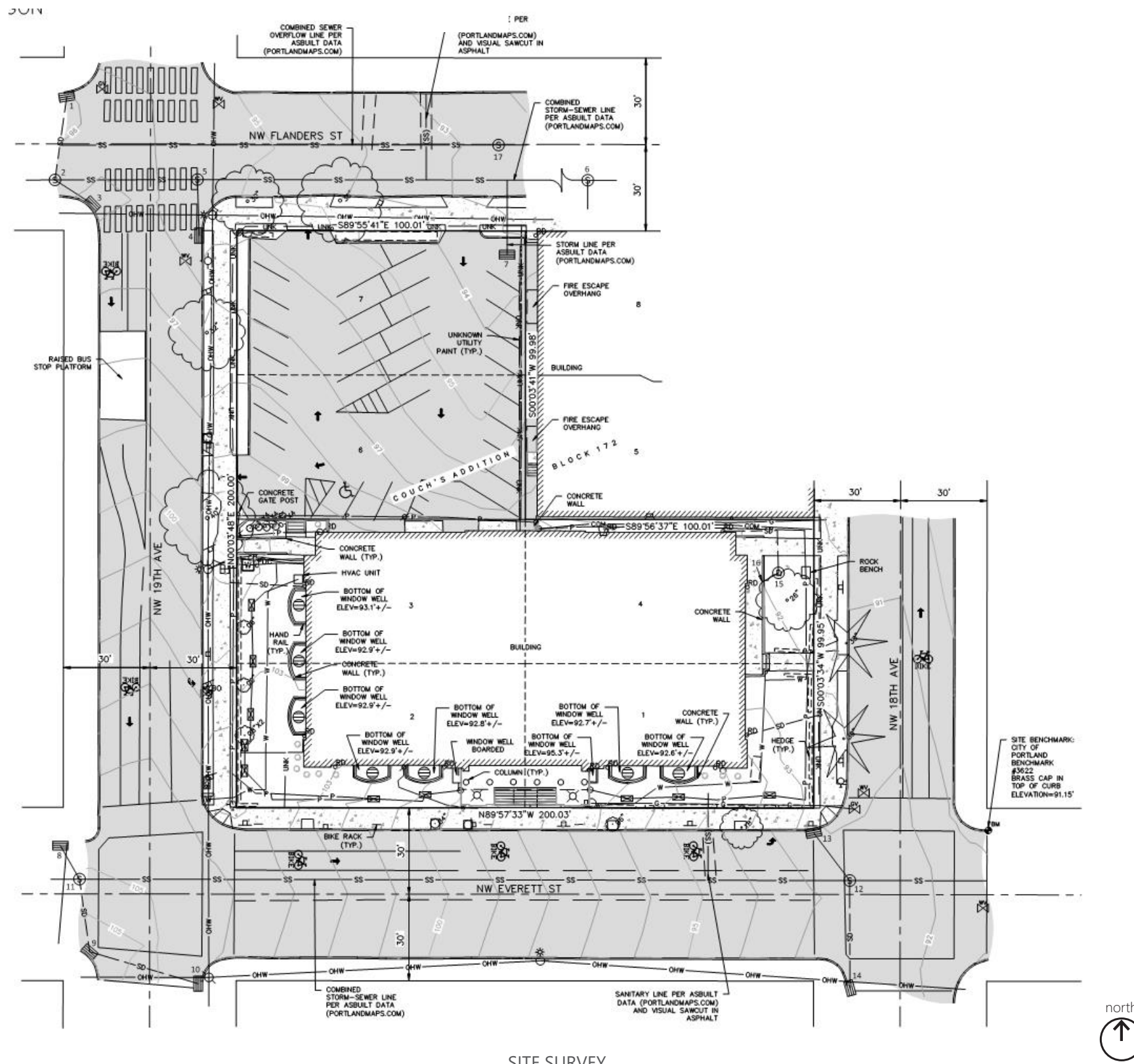


SITE PLAN



SCALE: 1"=64'-0"





EXISTING SITE SURVEY AND VICINITY PHOTOS



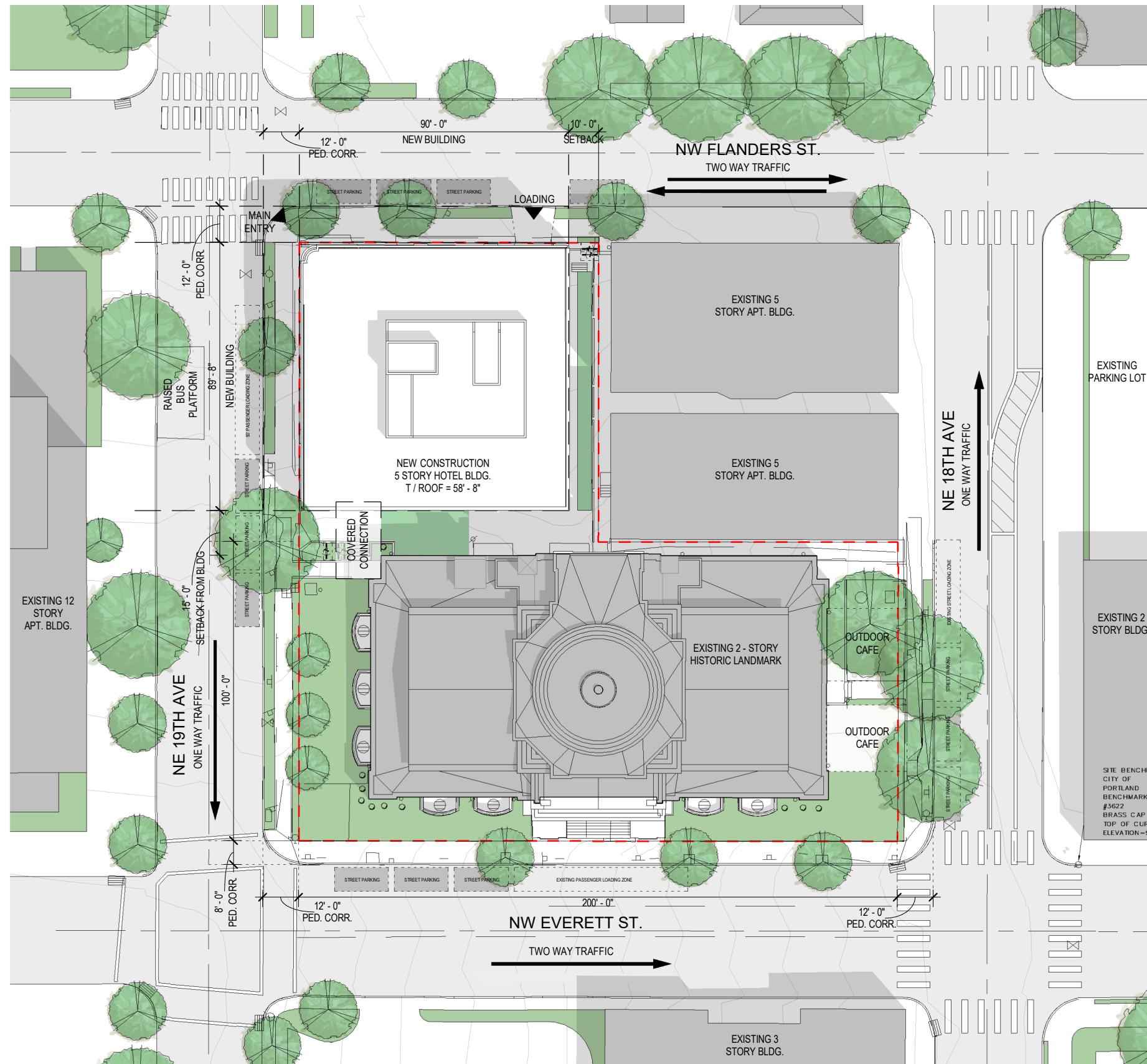
VIEW SOUTH EAST AT NW FLANDERS & NW 19TH AVE



VIEW NORTH EAST AT NW EVERETT & NW 19TH AVE



VIEW NORTH WEST AT NW EVERETT ST & 18TH AVE



ENLARGED SITE PLAN

north

 SCALE: 1"=64'-0"

1819 NW EVERETT -
EXISTING HISTORIC LANDMARK BUILDING

Historical District Guidelines

Historical Change

Most properties change over time; those changes that have acquired historic significance will be preserved.

Differentiate New from Old

New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement

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. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

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

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;

Historic Materials

Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used

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

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;

Historic Character

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

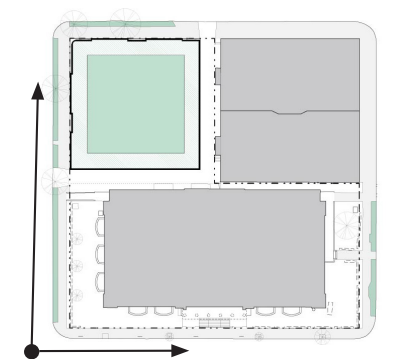
Architectural Compatibility

Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource’s massing, size, scale and architectural features. When retro-fitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource





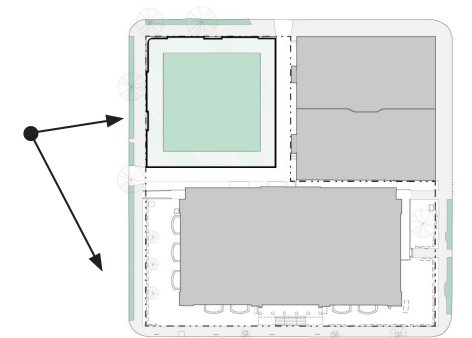
3D PERSPECTIVE FROM THE INTERSECTION OF NW EVERETT ST. AND NW 19TH AVE.



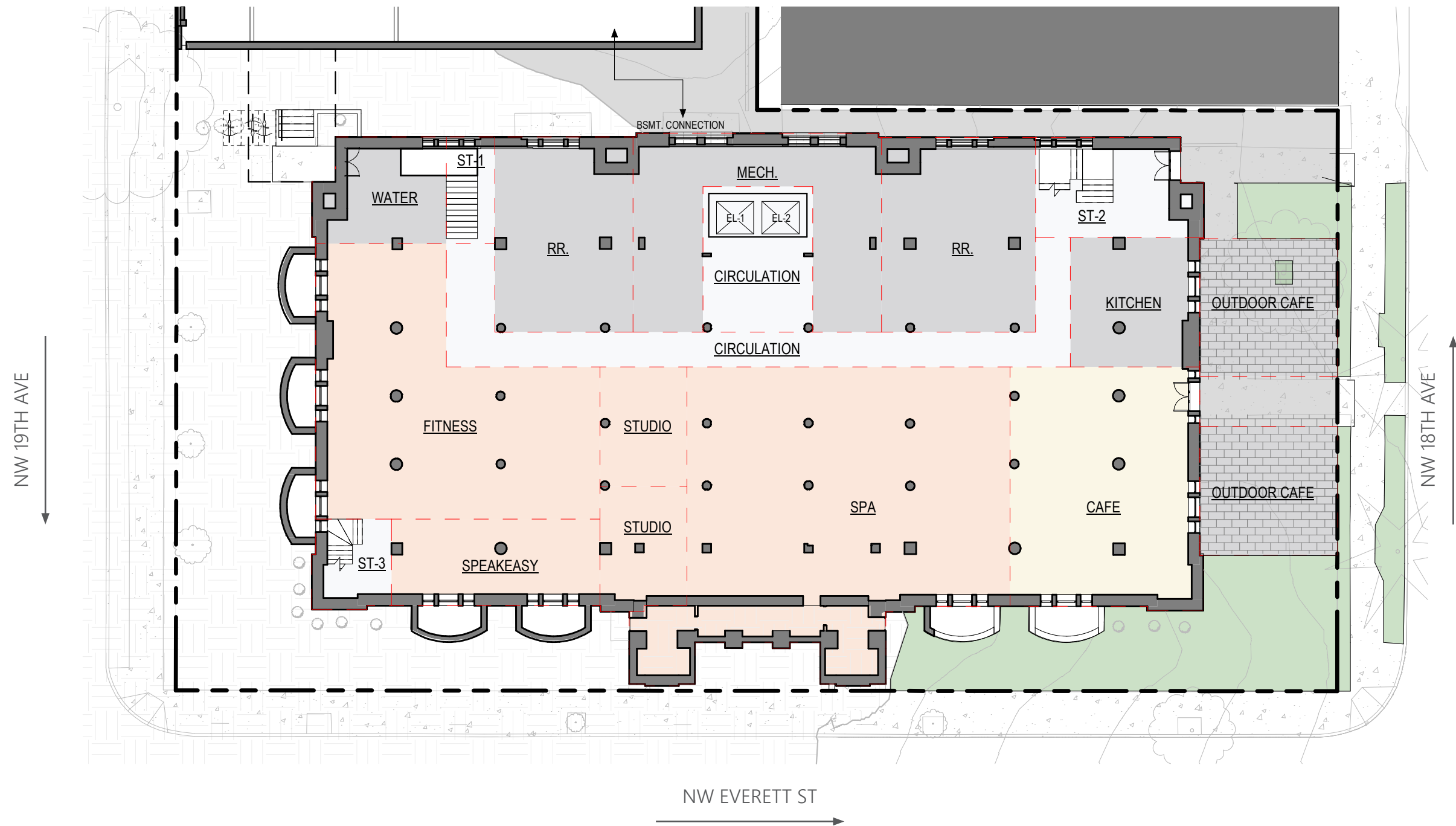
3D PERSPECTIVES (HISTORIC)



3D PERSPECTIVE FROM NW 19TH AVE.



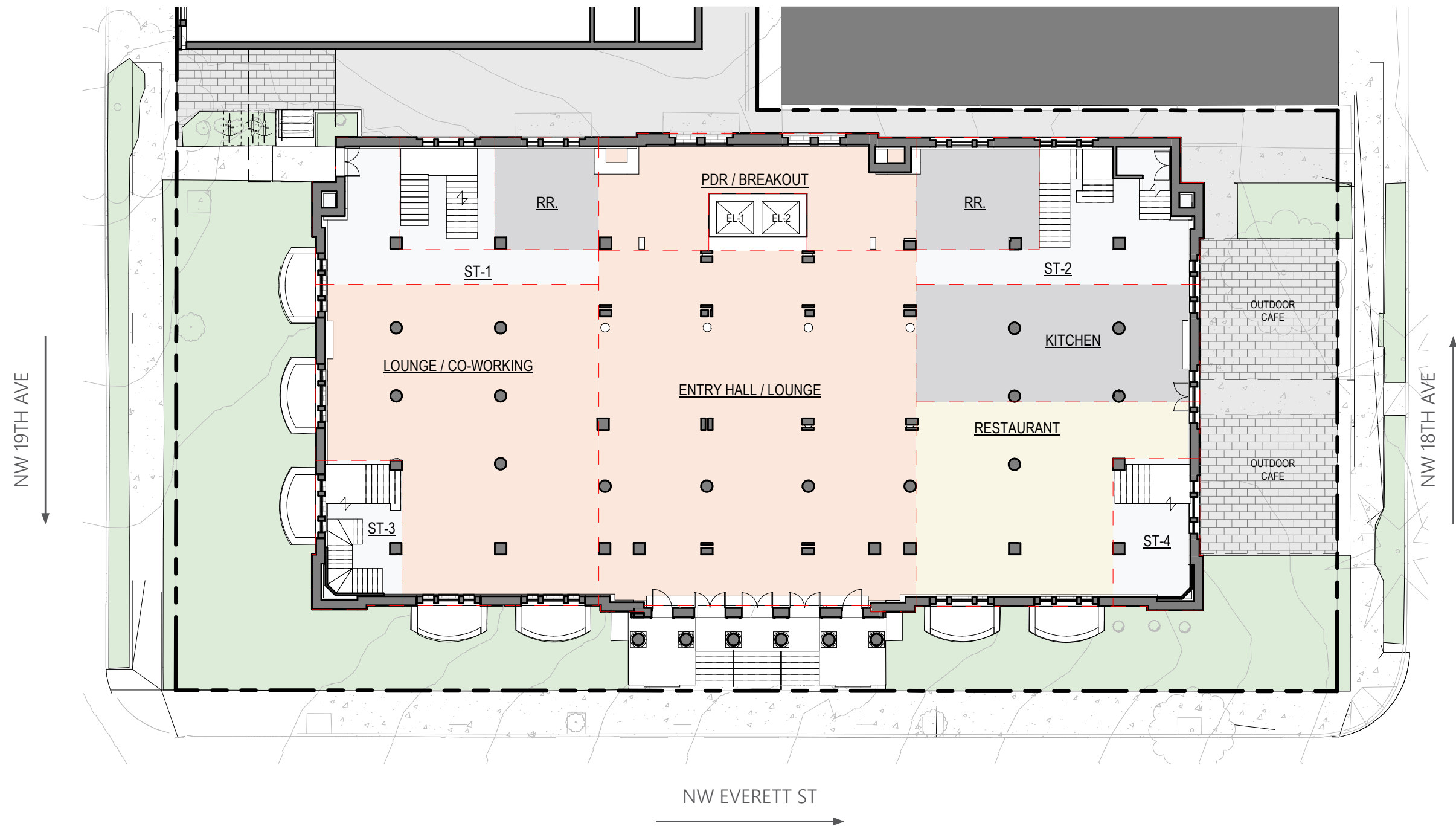
3D PERSPECTIVES (HISTORIC)



BASEMENT FLOOR PLAN (HISTORIC)



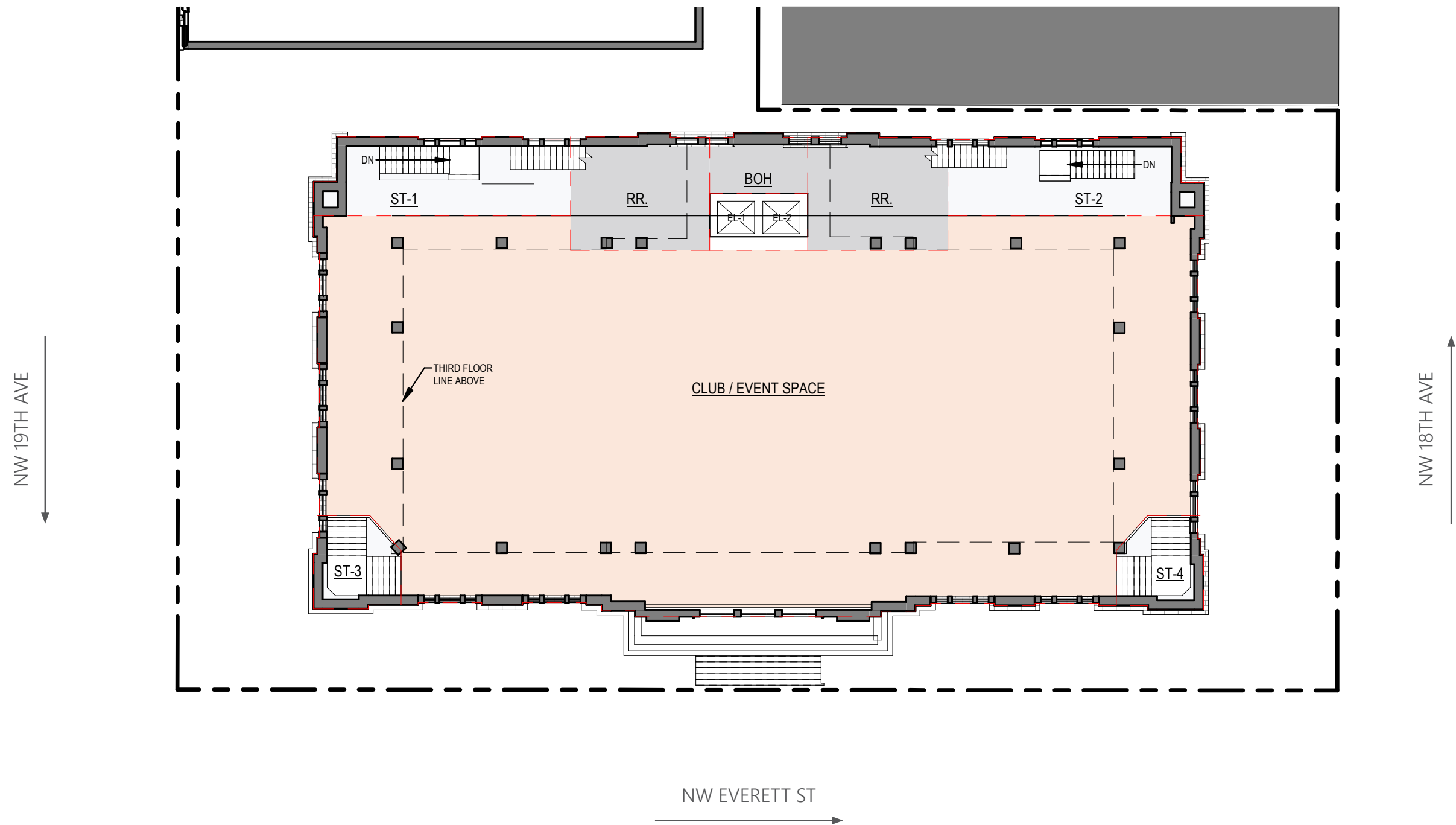
SCALE: 1"=20'-0"



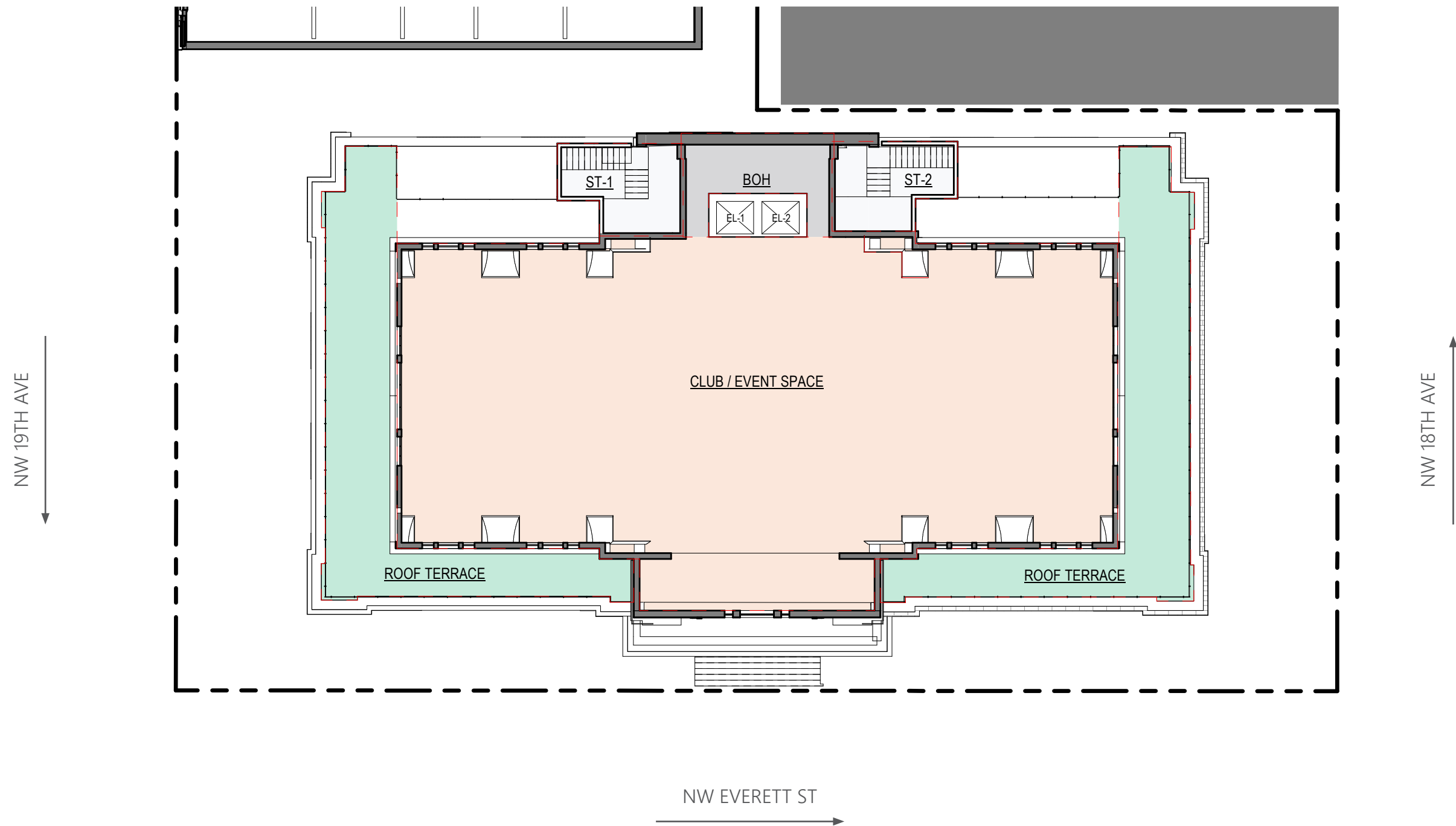
FIRST FLOOR PLAN (HISTORIC)



SCALE: 1"=20'-0"



SECOND FLOOR PLAN (HISTORIC)

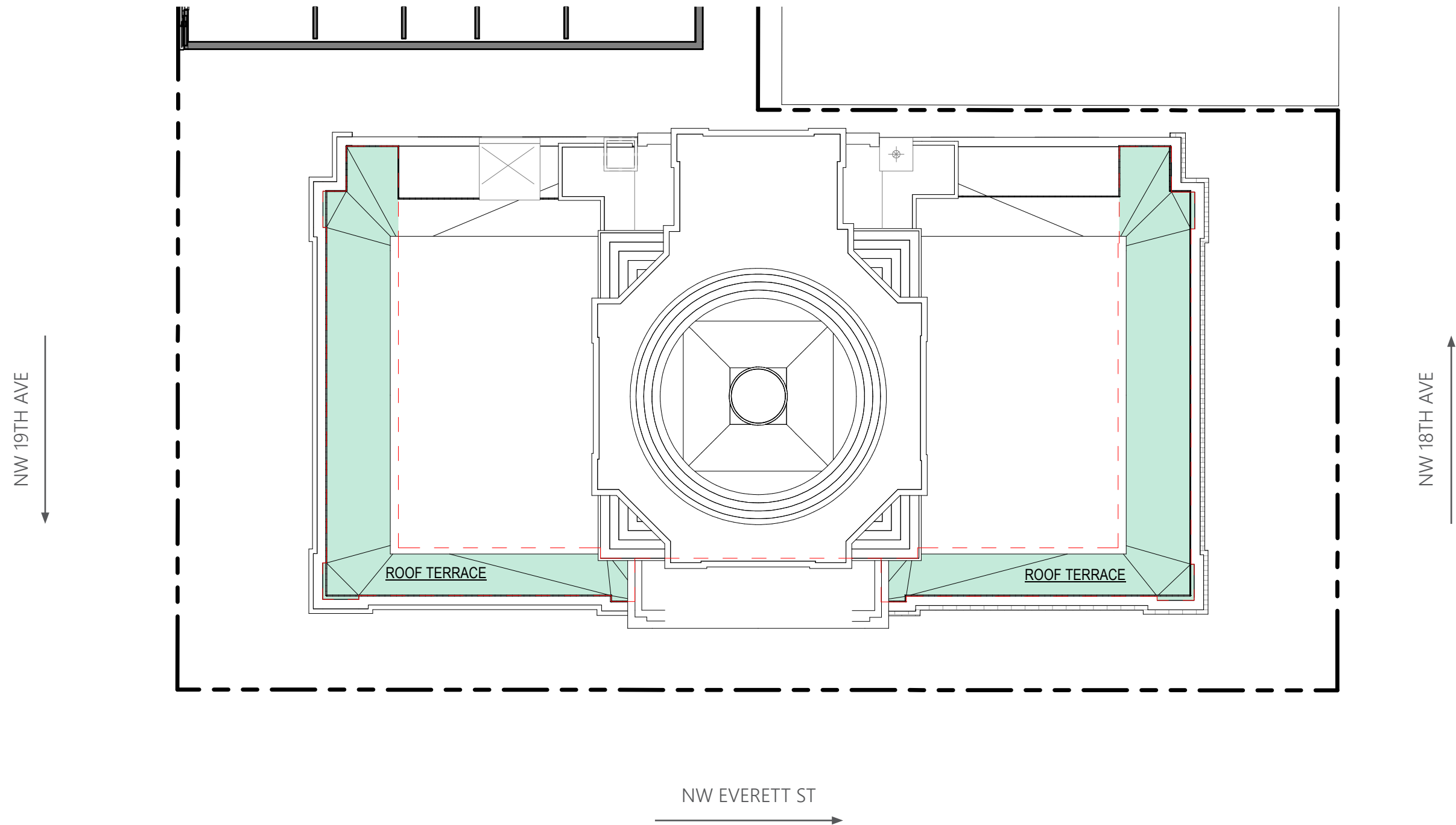


THIRD FLOOR PLAN (HISTORIC)



SCALE: 1"=20'-0"





ROOF PLAN (HISTORIC)



SCALE: 1"=20'-0"



SOUTH ELEVATION

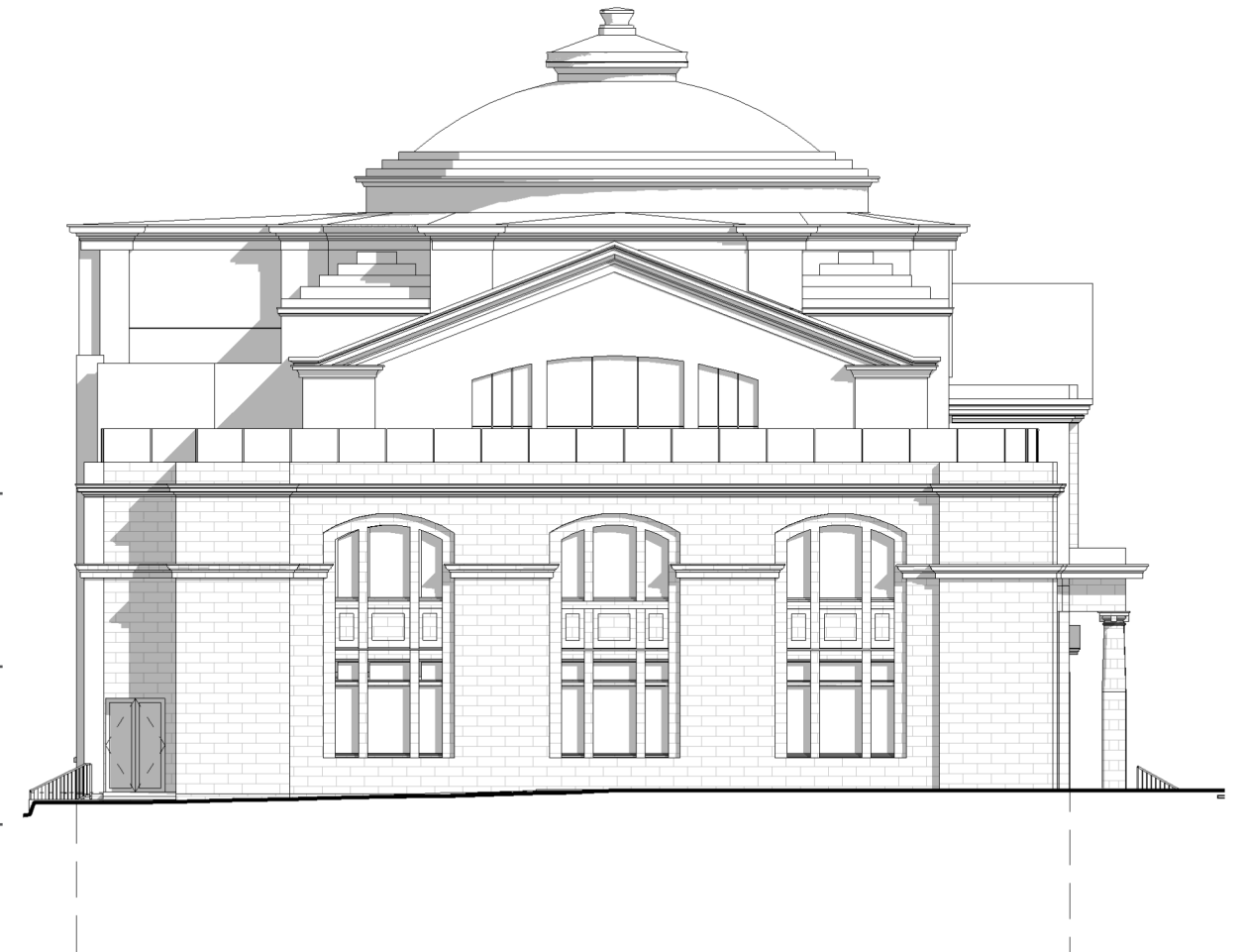
ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



EAST ELEVATION

THIRD FLOOR (HISTORIC)
EL: +34'-10"
SECOND FLOOR (HISTORIC)
EL: +20'-4"
FIRST FLOOR (HISTORIC)
EL: +7'-0"
BASEMENT (HISTORIC)
EL: -4'-3"



WEST ELEVATION

ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.13.2022 | **C.19**
A.2 EA 22-161762 PC



NORTH ELEVATION

ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



EXISTING NORTHEAST CHIMNEY - PROPOSED TO BE REMOVED AND REPLACED WITH STAIR ADDITION



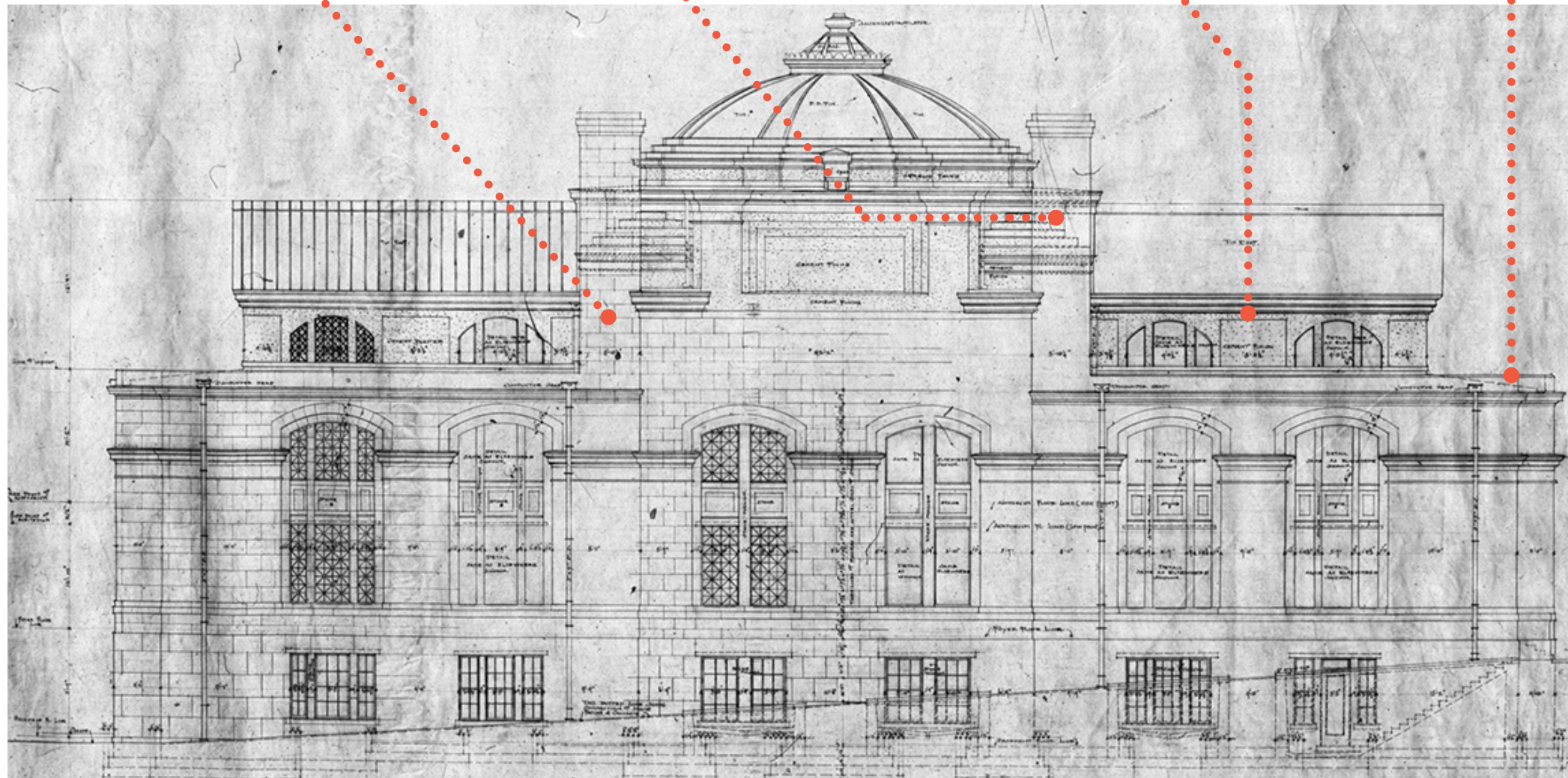
EXISTING NORTHWEST CHIMNEY - PROPOSED TO BE REMOVED AND REPLACED WITH STAIR ADDITION



EXISTING, NON-HISTORIC, ELEVATOR OVERRUN TO BE DEMOLISHED



12" HIGH EXISTING PARAPET CONDITION



ORIGINAL NORTH ELEVATION DRAWING

EXISTING CONDITIONS (HISTORIC)



EXISTING FACADE CONDITION



NORTH WINDOW BAY/FACADE MATERIAL



EXISTING METAL SHEET
CLADDING OVER HISTORIC
CEMENTITIOUS FINISH



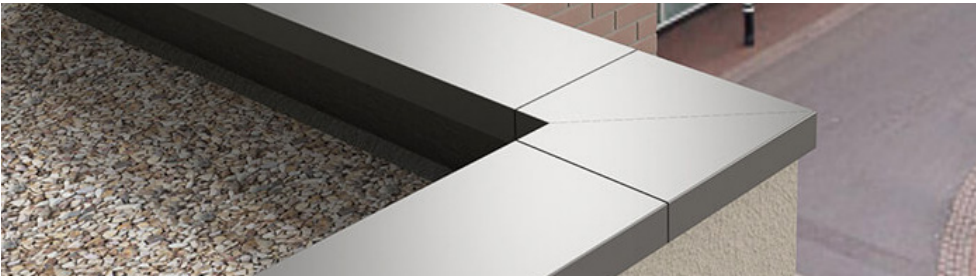
WINDOW CONDITION EXAMPLE



ENLARGED WINDOW DETAIL

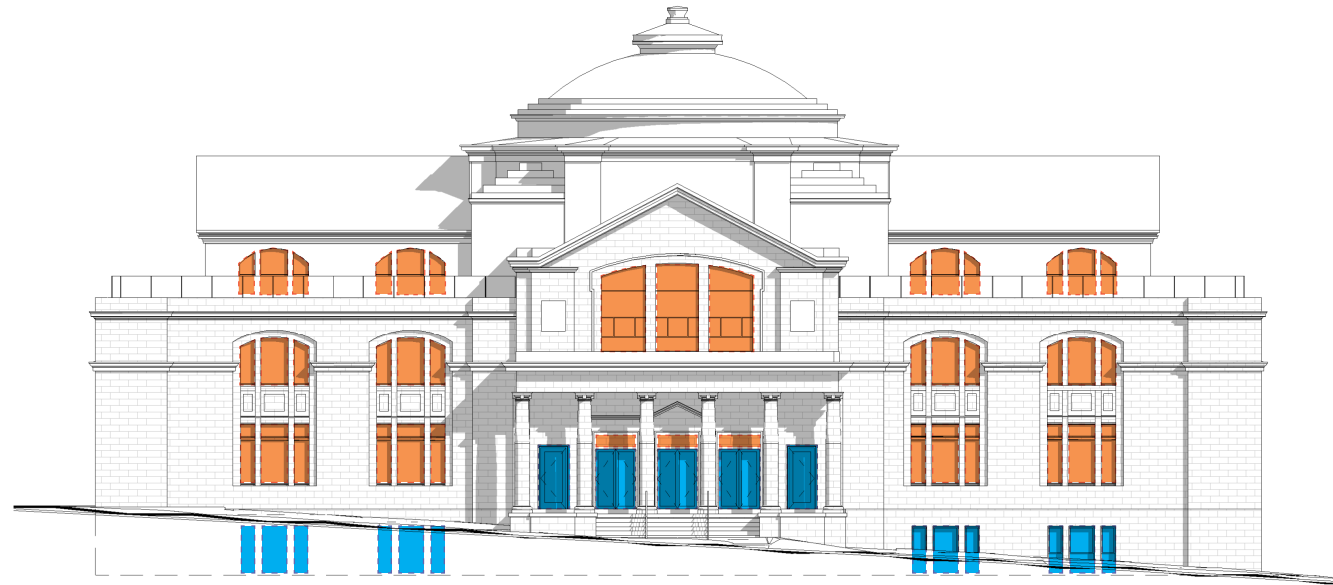


EXISTING STONE TO REMAIN



STAIR TOWER ADDITIONS - STUCCO AND METAL COPING

EXTERIOR MATERIALS (HISTORIC)



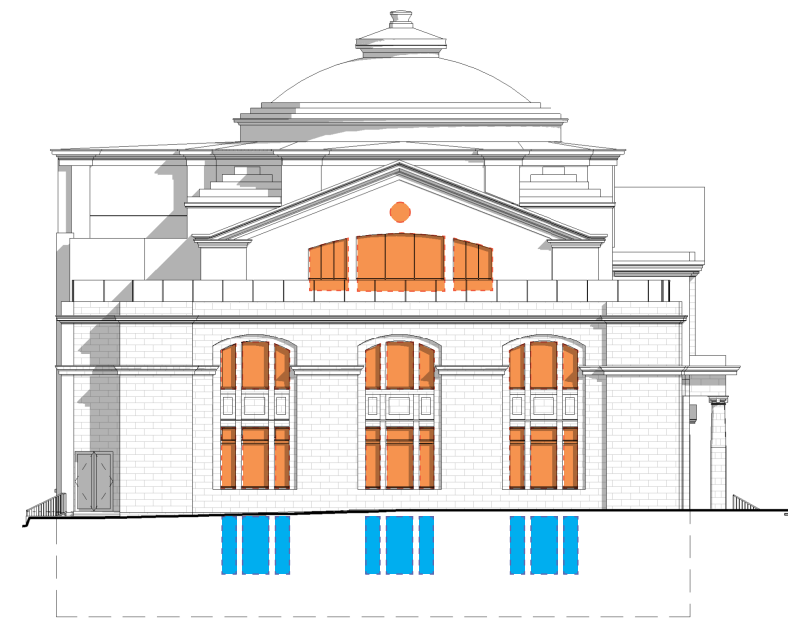
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXISTING WINDOW TO BE REPLACED WITH CLEAR GLASS IN GEOMETRIC PATTERN TO MATCH HISTORIC LAYOUT. EXISTING FRAME AND MULLIONS TO BE REPAIRED AND/OR REPLACED IN KIND IN HISTORIC CONFIGURATION.

EXISTING GLASS AND FRAME TO BE REPAIRED AND/OR REPLACED IN KIND TO MATCH HISTORIC CONDITION (CLEAR GLASS)

EXISTING WINDOW TO BE REPLACED WITH SEMI-TRANSPARENT PRIVACY GLASS WITHOUT GEOMETRIC GLASS LITE DIVISIONS. FRAME AND MULLIONS TO BE REPLACED WITH NEW IN HISTORIC CONFIGURATION

WINDOW REPAIR AND REPLACEMENT SCOPE

1880 NW FLANDERS ST. - NEW CONSTRUCTION HOTEL

Featured Guidelines - Key

D2 Make the main entrances to buildings prominent, interesting, pedestrain accessible, and transit-oriented

D3 Enhance site and building design through appropriate placement, scale , and variety of landscape features

D4 Design parking garage exteriors to visually respect and integrate with adjacent buildings and environments

D7 Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials

D8 All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition

E3 Create a sense of enclosure to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering spaces, and differentiating street level facades

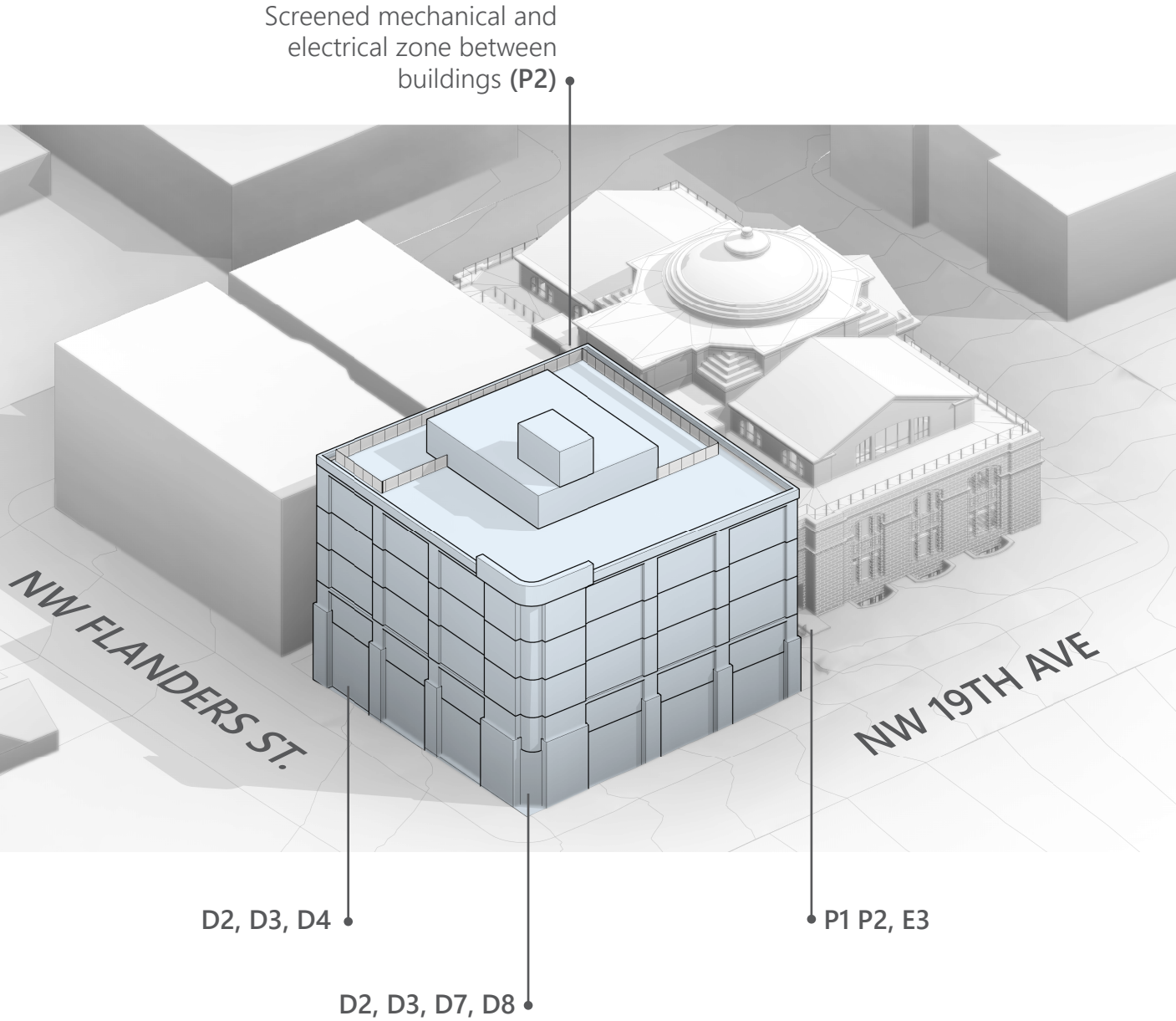
E4 Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances

E5 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

P1 Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions

P2 Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the areas historic significance

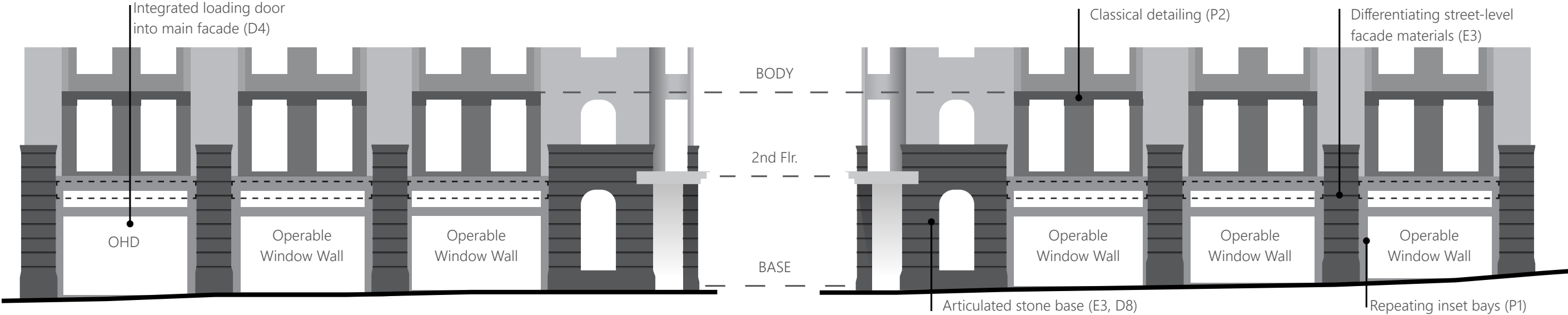
P3 N/A



FEATURED GUIDELINES

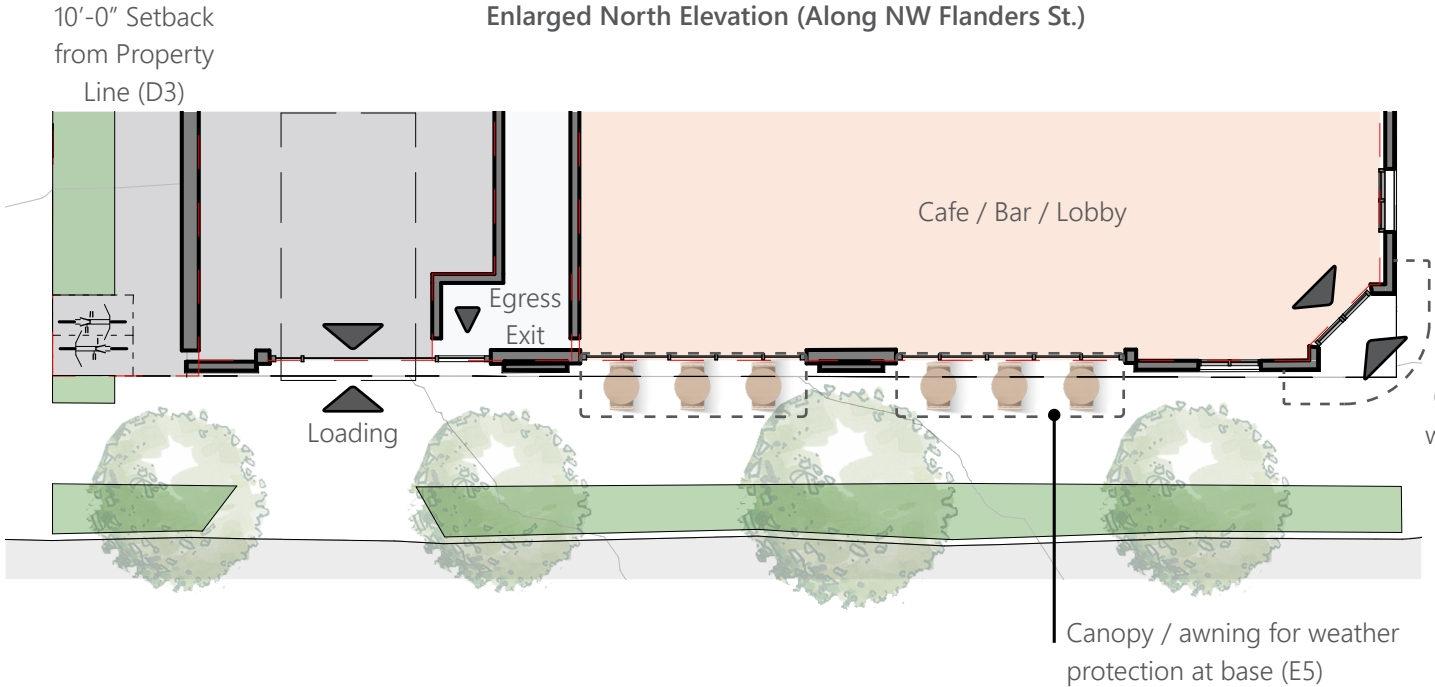
Featured Guidelines -

- D2 Make the main entrances to buildings prominent, interesting, pedestrian accessible, and transit-oriented
- D3 Enhance site and building design through appropriate placement, scale, and variety of landscape features
- D4 Design parking garage exteriors to visually respect and integrate with adjacent buildings and environments
- D8 All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition
- E3 Create a sense of enclosure to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering spaces, and differentiating street level facades
- E4 Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances
- E5 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
- P1 Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions
- P2 Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the areas historic significance

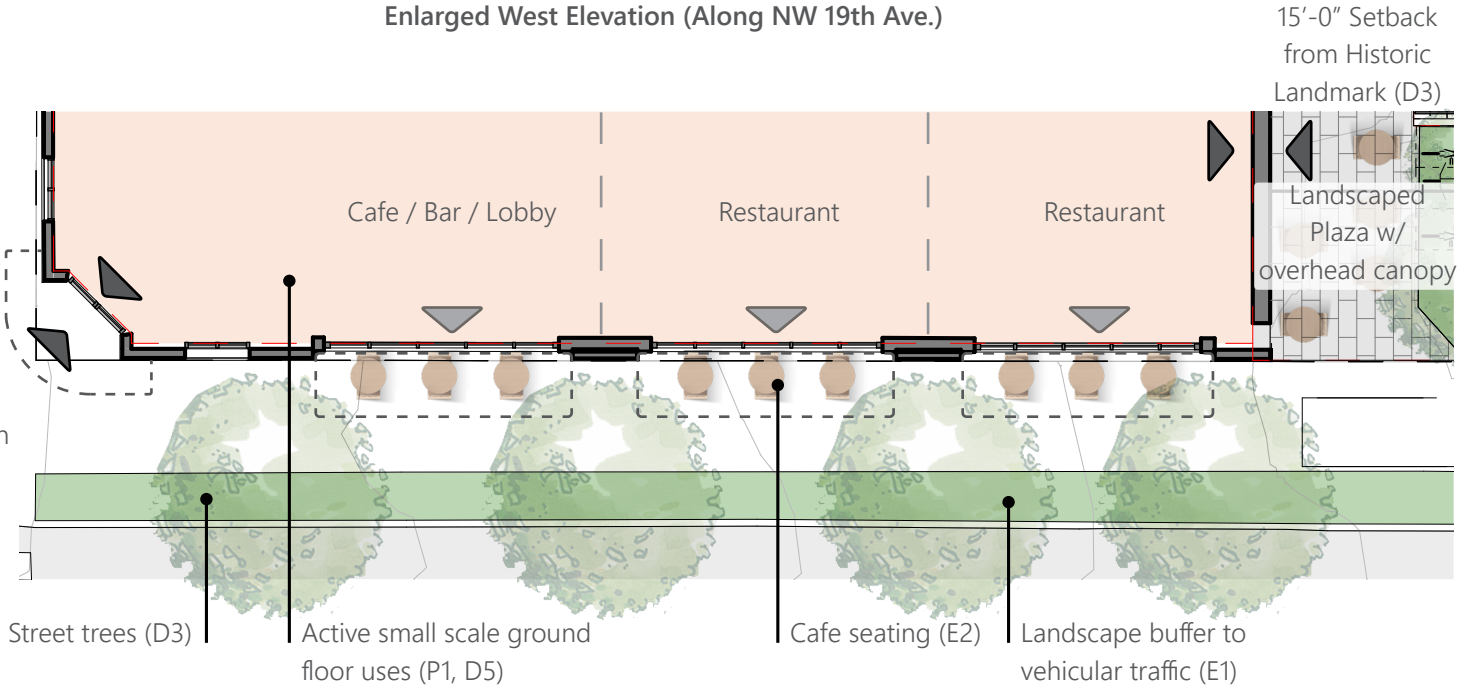


Base Hierarchy Diagram-
Enlarged North Elevation (Along NW Flanders St.)

Base Hierarchy Diagram-
Enlarged West Elevation (Along NW 19th Ave.)



Partial Plan - North (Along NW Flanders St.)



Partial Plan - West (Along NW 19th Ave.)

FEATURED GUIDELINES



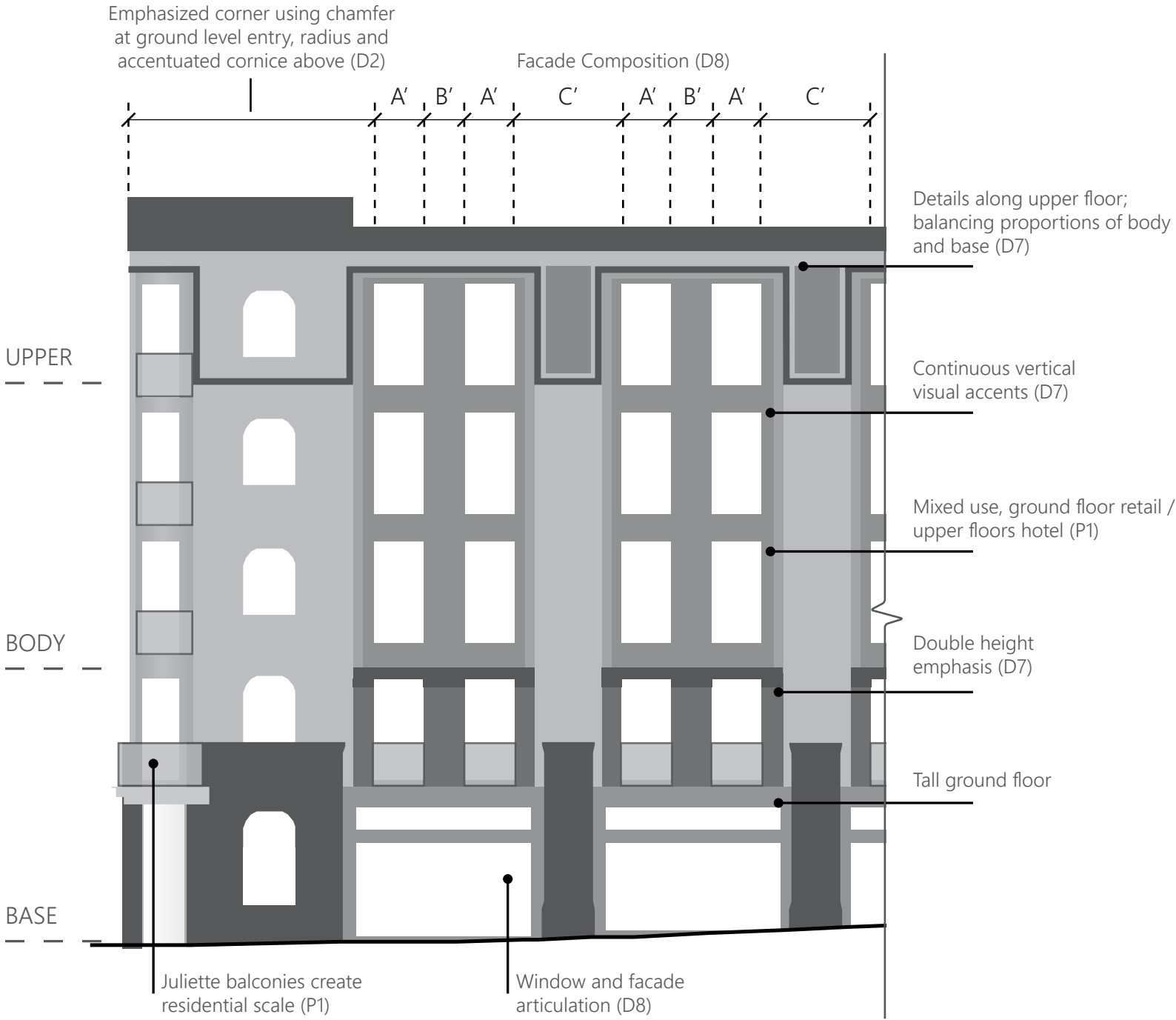
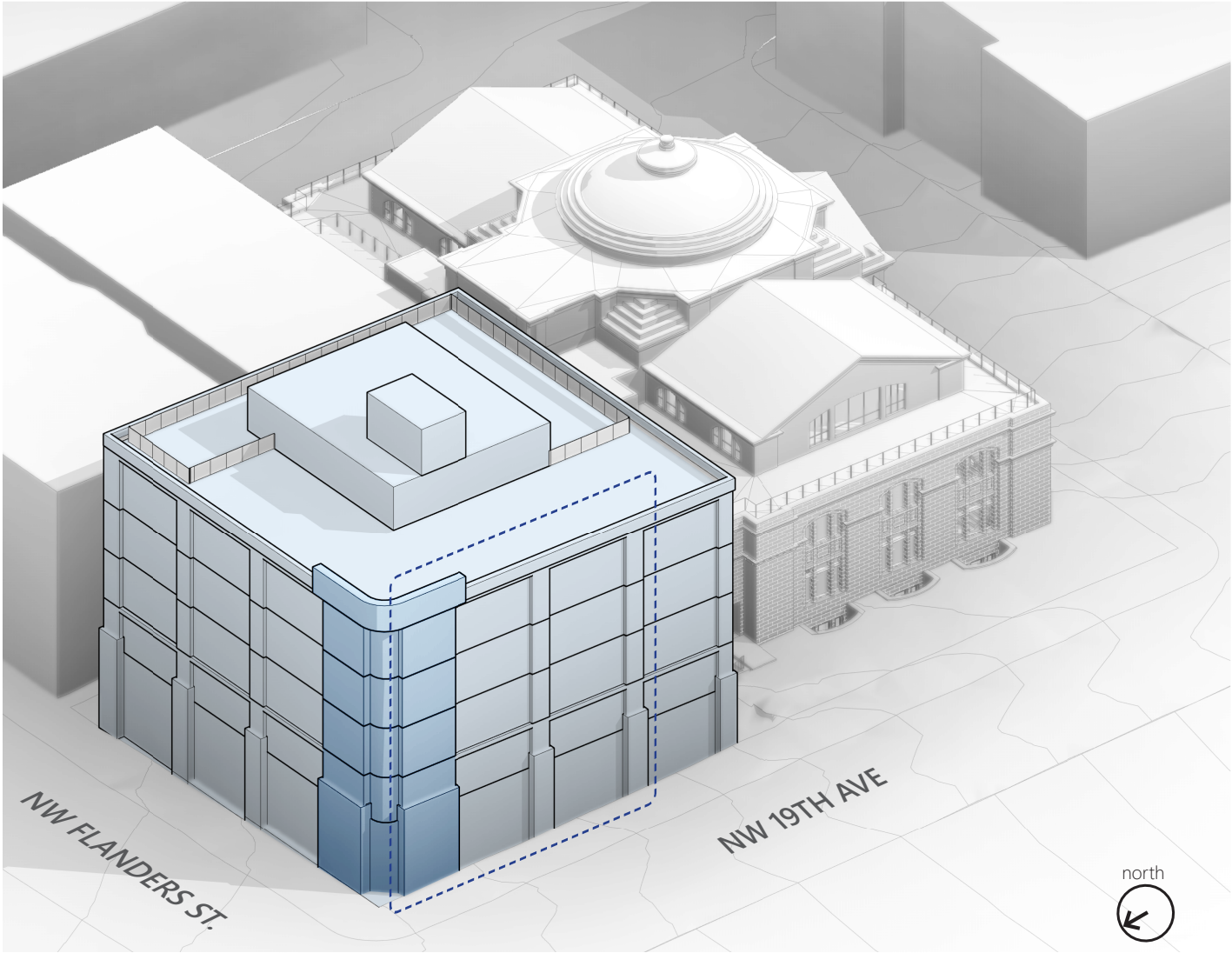
- Featured Guidelines -
- D2

Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented
- D7

Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials
- D8

All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition
- P1

Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions

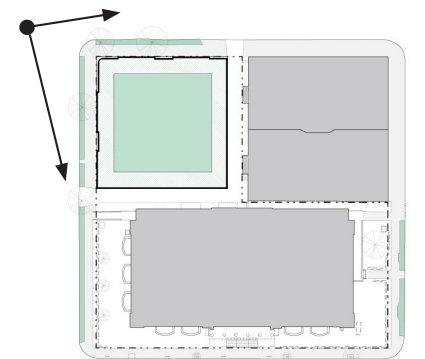


West Elevation Diagram (Along NW 19th Ave.)

FEATURED GUIDELINES

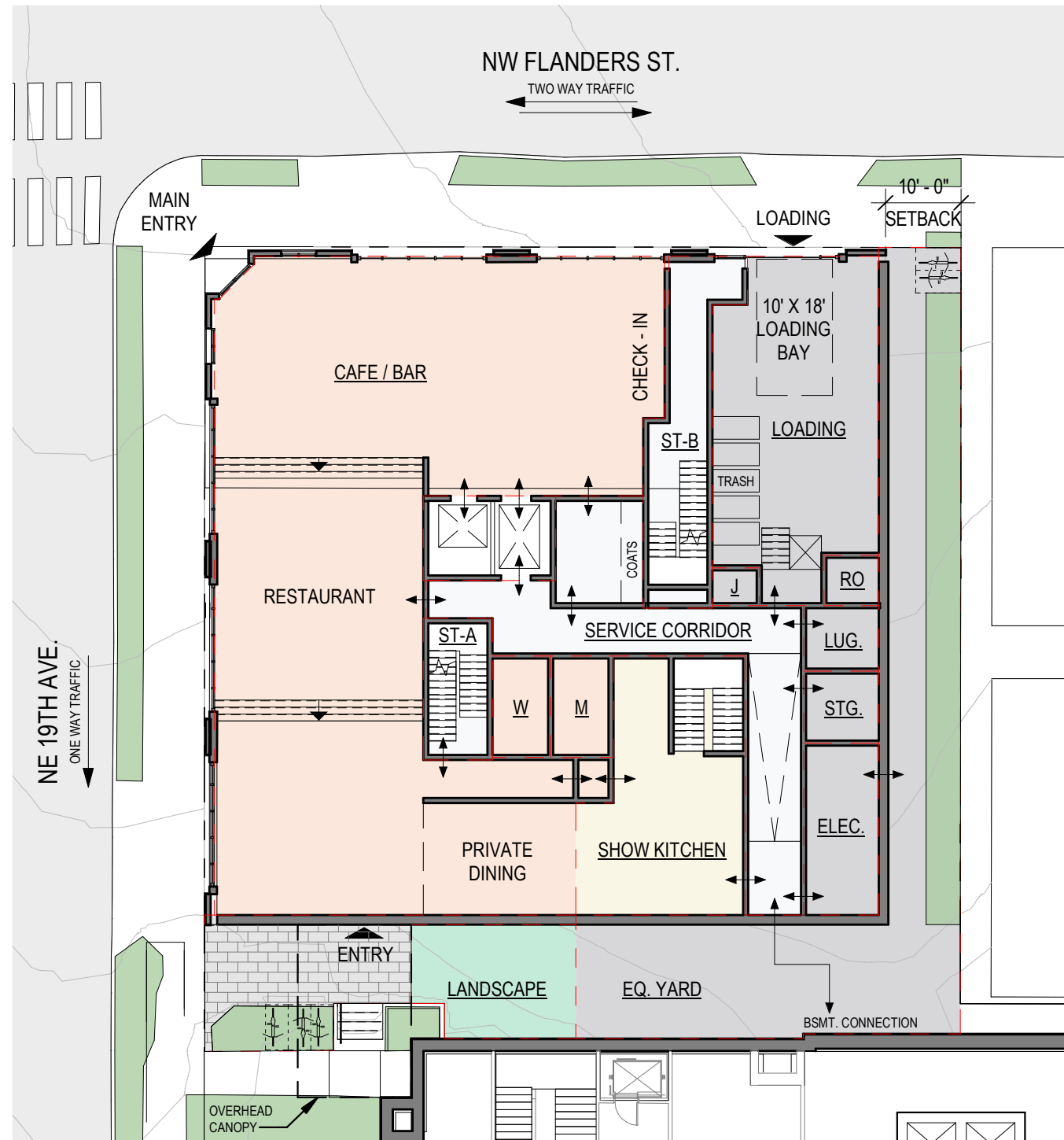


3D PERSPECTIVE FROM THE INTERSECTION OF NW 19TH AVE. AND NW FLANDERS ST.

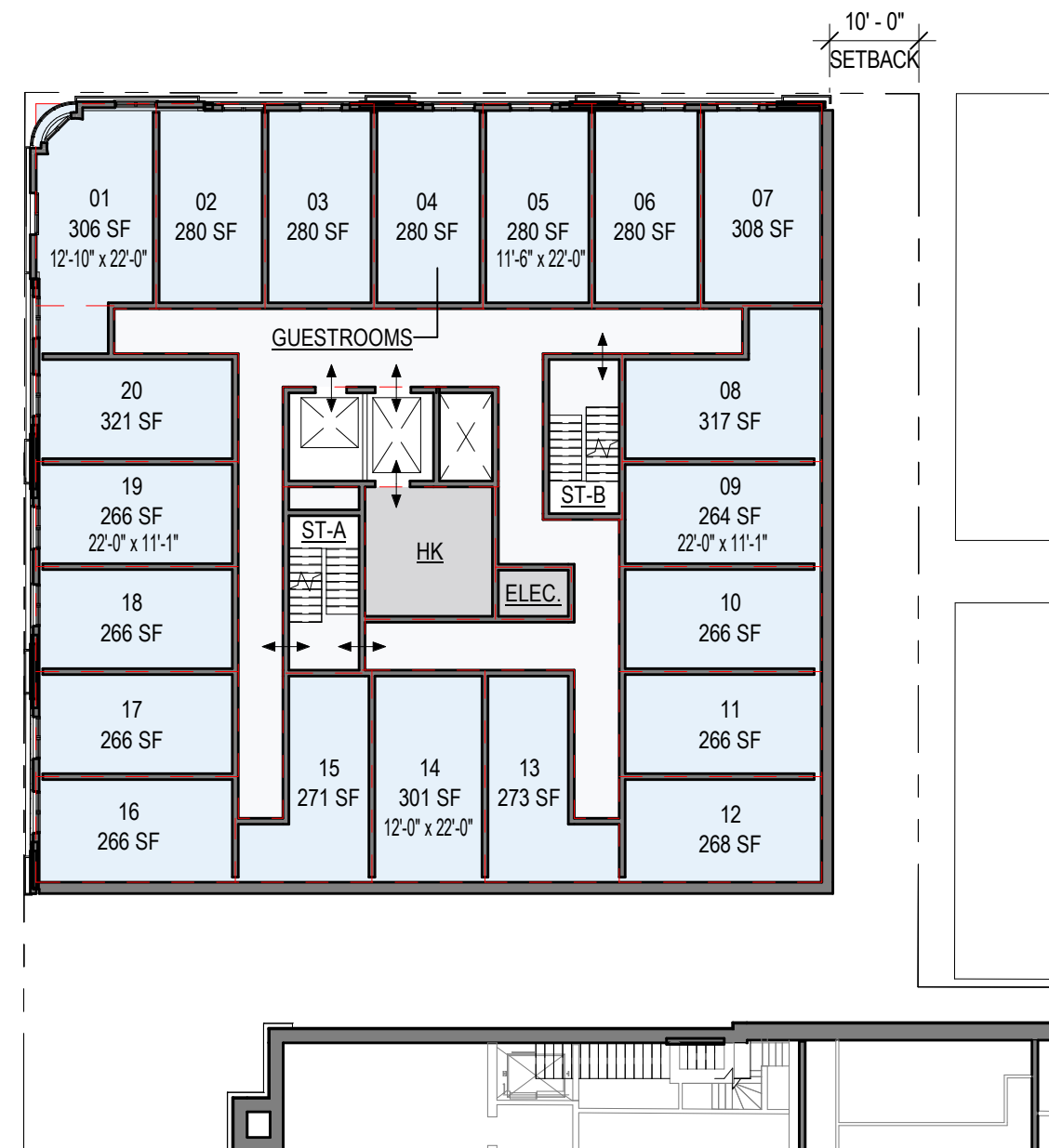


3D PERSPECTIVES (NEW)





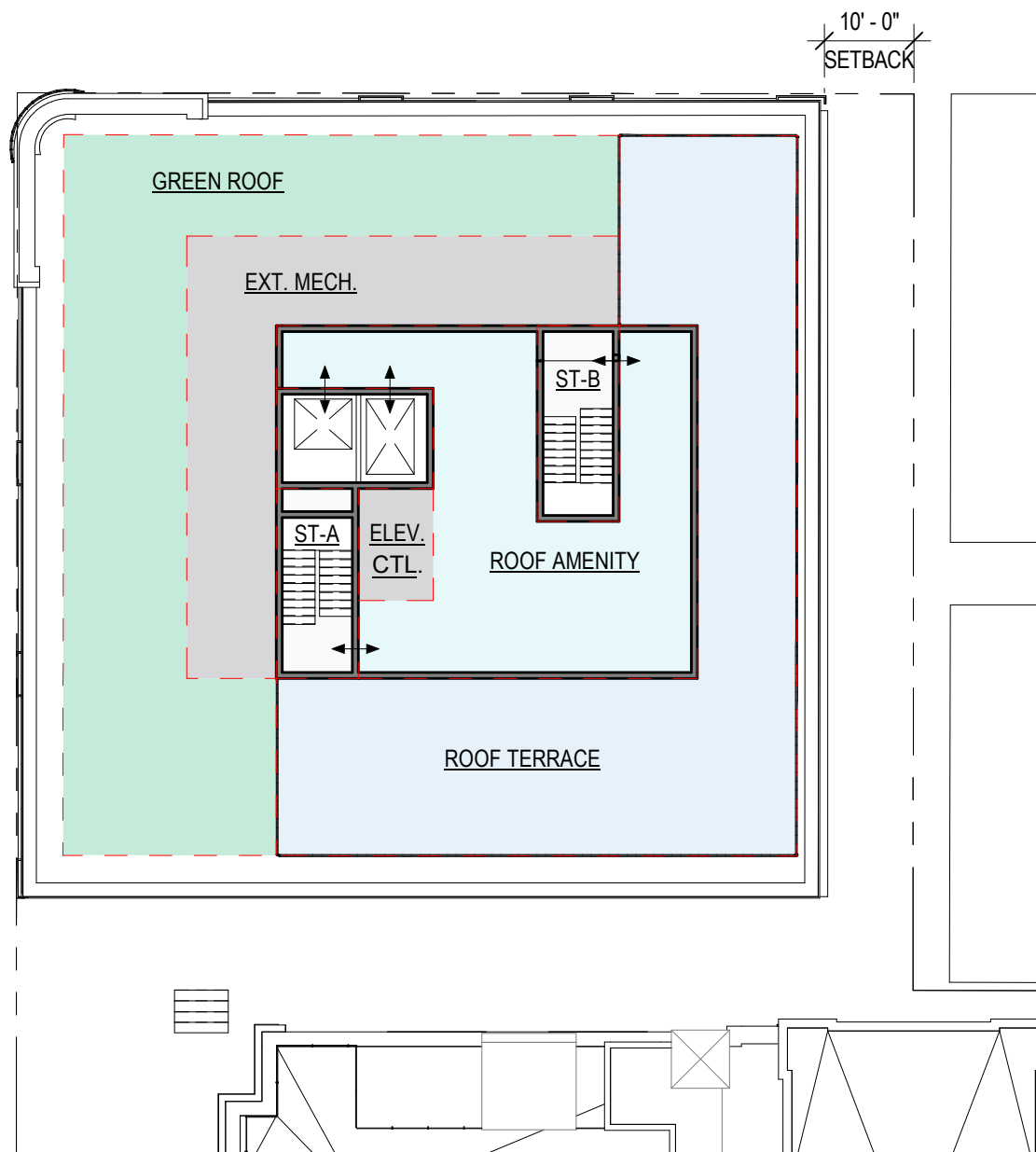
FIRST FLOOR PLAN



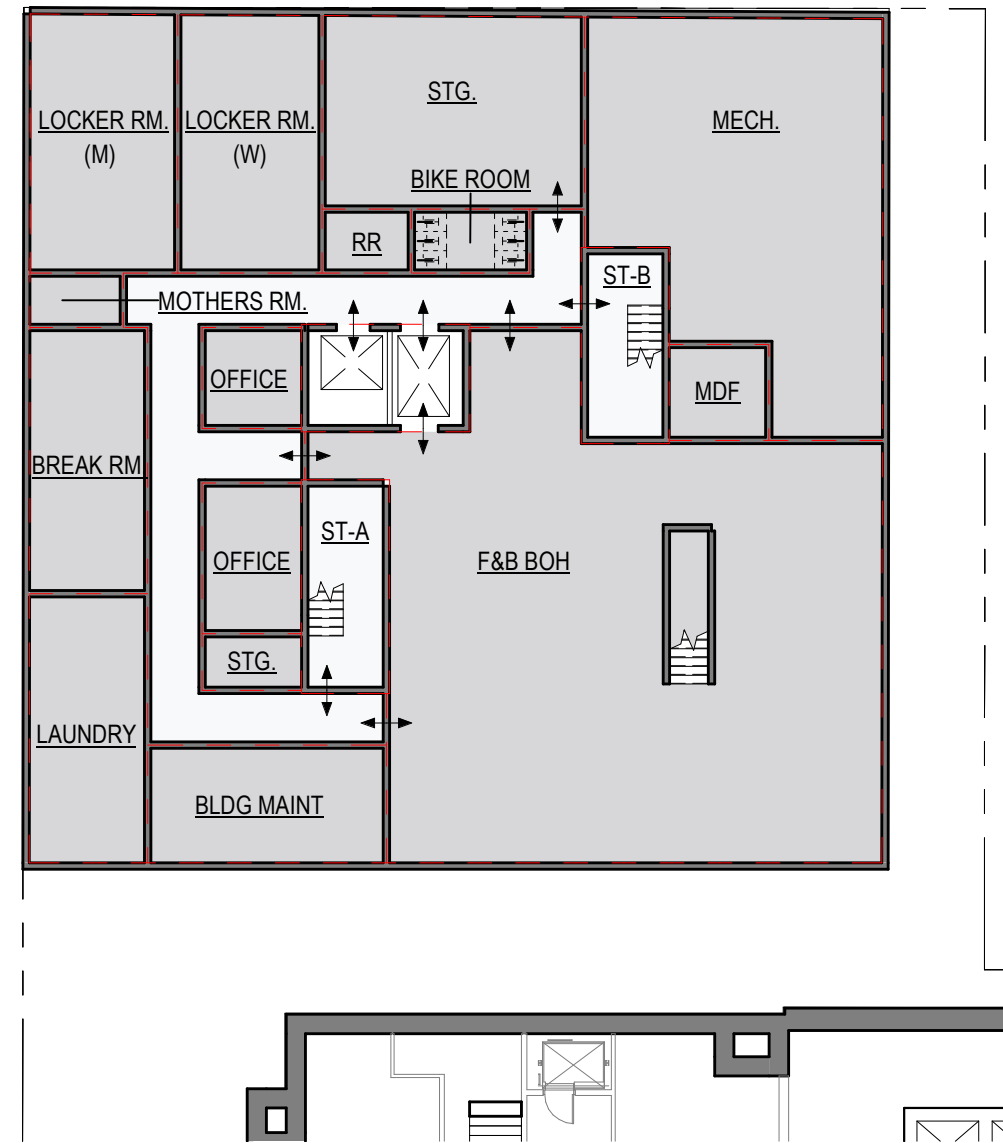
TYPICAL FLOOR PLAN

FLOOR PLANS (NEW)

north
↑
SCALE: 1"=20'-0"



ROOF PLAN



BASEMENT PLAN

FLOOR PLANS (NEW)



SCALE: 1"=20'-0"



1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.13.2022 | C.30
A.2 EA 22-161762 PC

ELEV. OVERRUN
EL: +84'-0"

PENTHOUSE - EL: +74'-0"

ROOF
EL: +64'-0"

FIFTH FLOOR
EL: +51'-6"

FOURTH FLOOR
EL: +40'-0"

THIRD FLOOR
EL: +28'-6"

SECOND FLOOR
EL: +17'-0"

FIRST FLOOR
EL: +0'-0"



ELEVATIONS (NEW)

SCALE: 1/16"=1'-0"





SCALE: 1/16"=1'-0"

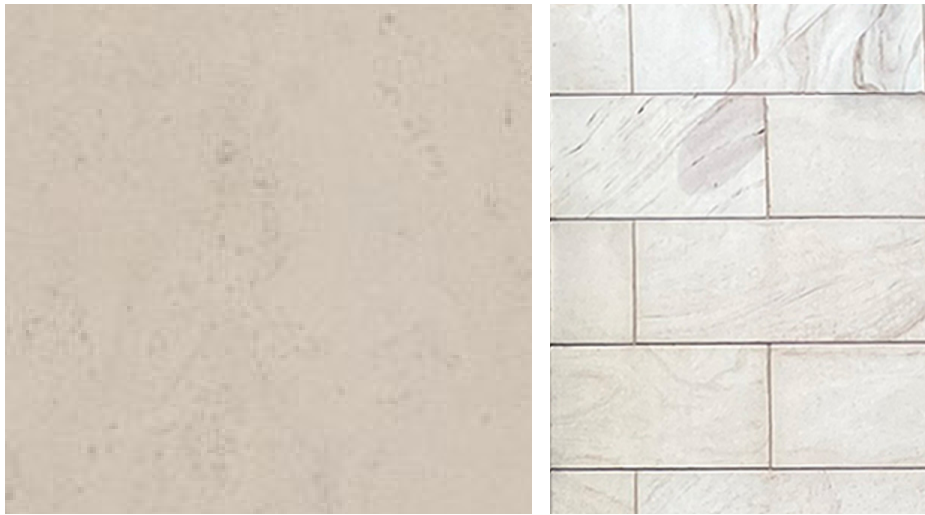


1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.13.2022 | **C.32**
A.2 EA 22-161762 PC



RAILING EXAMPLE



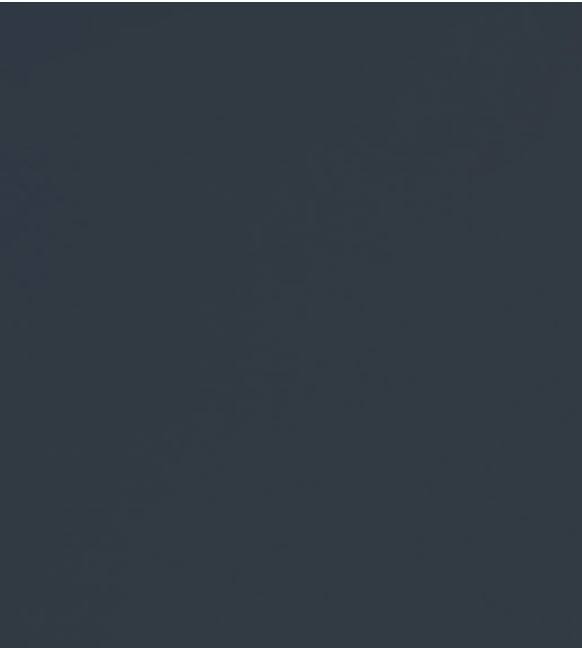
DIRECT APPLIED EXTERIOR FINISH



PENTHOUSE CONCEPT



METAL

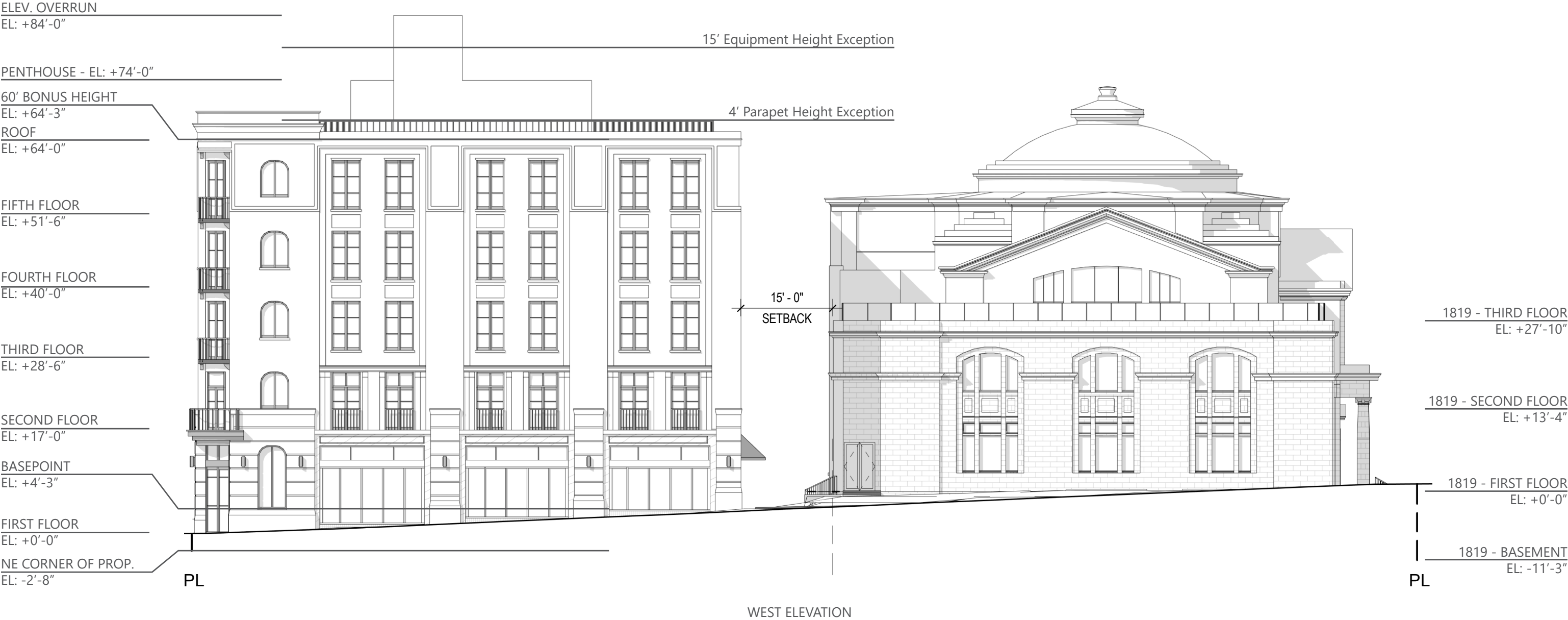


WOOD STOREFRONT SURROUND



STONE

EXTERIOR MATERIALS (NEW)



1819 NW EVERETT ST. & 1880 NW FLANDERS ST.

Design Advice Request Presentation
October 10th, 2022



Exhibit	B	Jul 13, 2022
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1819 NW EVERETT ST. & 1880 NW FLANDERS ST.

Design Advice Request Presentation
October 10th, 2022



Sheet Index

C.1	Project Description
C.2	Zoning Summary
C.3-C.4	Context
C.5	Zoning
C.6	Site Plan
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C.8	Enlarged Site Plan
Historic Building	
C.10	Historical Guidelines
C.11-C.12	3D Perspectives
C.13-C.17	Plans
C.18-C.20	Elevations
C.21	Existing Historic Conditions
C.22	Exterior Materials
C.23	Window Scope
New Construction	
C.25-C.27	Design Guidelines
C.28	3D Perspective
C.29-C.30	Floor Plans
C.31-C.32	Elevations
C.33	Exterior Materials
C.33	Zoning Height

Owner:

Gaia Ventures III LLC

Contact: Tanya Toby

6655 S. Eastern Ave.

Las Vegas, NV 89119

Site Description

Site

The site totals 29,997 square feet with the southern parcel consisting of an existing building listed on the National Register of Historic Buildings, First Church of Christ Scientist, and a surface parking lot in the northern parcel. Two distinct buildings are planned, one adaptive reuse of the historic landmark building and another new construction hotel on the adjacent parking lot . The site requires reconstruction of the adjacent public right-of-way, new utility services, and exterior landscaping for both parcels.

Zoning

The site is zoned as Commercial Mixed-Use and allows for the proposed primary uses as-of-right. Due to it’s historic landmark status a Type III Design Review approval is required for the project,. Additionally, the new hotel project is seeking approvals for two zoning height bonuses and a zoning variance for additional building height.

Architect:

Hartshorne Plunkard Architecture LLC

Contact: Andrew Becker

315 West Walton Street

Chicago, IL 60610

Development Summary

1819 NW Everett St. - Adaptive Reuse

Founders Developments is honored to take on the restoration and adaptive re-use of Solon Spencer Beman’s historic 1909 First Church of Christ, Scientist, most recently the Northwest Neighborhood Cultural Center. The project goal is to maintain the property’s National Landmark status and through preservation, ensure longevity of the building for the public to enjoy for generations to come.

Founders Developments intends to convert the historic property into an exceptional social club, while preserving and restoring the architectural features of the exterior facade’s intricate Beaux-Arts design. The adaptive reuse of the historic landmark building includes event spaces, food and beverage, wellness, spa, social amenities and other and back-of-house uses.

The existing building currently consists of two stories with a full basement partially below grade. Rennovations include the addition of a new third floor, minor rooftop additions, seismic upgrade, façade and window restoration according to National Park Service historic standards, landscaping and new mechanical systems throughout.

1880 NW Flanders St. - New Hotel

The new construction hotel is five stories plus a rooftop penthouse. The ground floor includes food and beverage use, approximately 80 hotel rooms on floors 2-5, roof terrace amenity, and a full basement with amenity and back-of-house uses. The basement is anticipated to be cast-in-place concrete and wood framed construction above grade.

Metrics (Historic):

South Parcel

Address: 1819 NW Everett Street Portland, OR 97209

Site Area : 29,997 SF (Both parcels)

Gross Building Area : 35,114 SF

Primary Use : Retail Sales and Service (A-2/3)

Metrics (New Construction):

North Parcel

Address: 1880 NW Flanders Portland, OR 97209

Site Area : 29,997 SF (Both parcels)

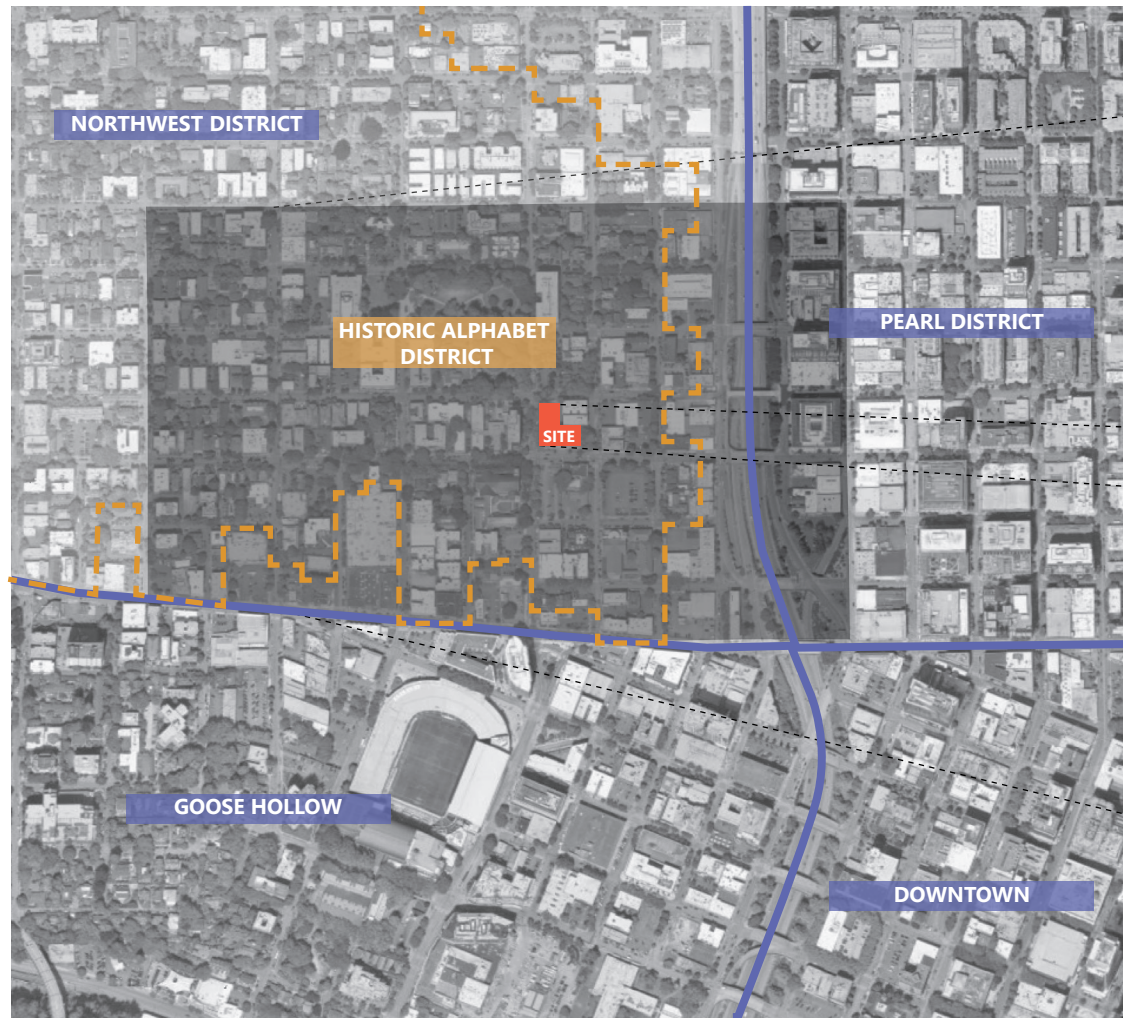
Gross Building Area : 38,654 SF

Primary Use : Hotel (R-1) & Retail Sales and Service (A-2/3)

DEVELOPMENT SUMMARY

	REQUIREMENT	SECTION	1819 NW Everett (Historic)	1880 NW Flanders (New)
Existing Zone	CM2d (MU-U) - Commercial Mixed Use - Urban Center D - Design Overlay AB - Alphabet Historic District NP - Northwest Plan District	Portland Zoning Map d - 33.420	No Change	No Change
FAR	2.5:1 Base with Bonus to 4:1; Existing Site = 29,997sf Allowable FAR	33.130.205 / Table 130-2	Historic FAR = 35,114sf New Construction FAR = 38,654sf Total FAR = 73,768sf < 74,992sf Allowable FAR 2.46	
Zoning Height	45' max with bonus up to 60' max height Bonus height +10' affordable commercial space +5' first floor height	33.130.210 / Table 130-2	T/ROOF =	T/ROOF = *Variance for rooftop and corner parapet
Zoning Height Exceptions	4' parapet & railings 16' elevator equipment / 10' mech & stair* ** <i>*setback 15' at street facade</i> <i>** 10% max road coverage</i>	33.130.210.C	N/A	
Primary Uses	Retail Sales, & Service	33.130.100/ Table 130-1	Retail Sales and Service	Retail Sales and Services
Building Lines	75% of the building must extend to the street lot line or be within 12' of lot line and have active uses		Complies	Complies
Building Setbacks	0' min. @ street lot line 10' max. @ street facing facades	33.130.215	Complies, no change to existing historic bldg	Complies
Max Building Coverage	100% of site area (Inner Pattern Area)	33.140.225 Table 140-2	100% Coverage	
Parking	No minimum parking requirement	33.562.280	Complies	Complies
Loading Access	1 standard A (35' x 10' x 13' clear) or 2 standard B (18' x 9' x 10' clear)		Existing no change to historic bldg	Complies, (1) Type A Loading Zone
Bicycle Parking	Resteraunt and Bar Temporary Lodging long term / short term 2 or 1 per 2,300 sf net / 2 or 1 per 1,000 sf net 2 or 1 per 20 rent. rms. / 2 or 1 per 40 rent. rms.	33.266.210 / Table 266-6	Complies Complies Complies	Complies Complies Complies
Design Review	Alphabet Historic District and existing building listed on National Register of Historic Places	Portland Citywide Design Guidelines for overlay outside of Central City	Refer to Guideline pages in presentation for compliance	Refer to Guideline pages in presentation for compliance
Windows (Ground Floor) Windows (Above Ground Floor)	40% coverage of wall area (2'-10') 15% of facade area to be glazed	33.140.230 / Map 510-8	Complies Complies Complies	Complies Complies Complies
Ground Floor Active Uses	required. 50% of ground floor wall fronting sidewalks, plazas or open space Standards: 12' clear from FF to B/structure 25' deep (space) minimum		Complies Complies Complies	Complies Complies Complies
MIn. Landscaped Area	15% of site area required 29,997sf site area x 15% = 5,000 sf	33.130.225 table 130-2	Complies	

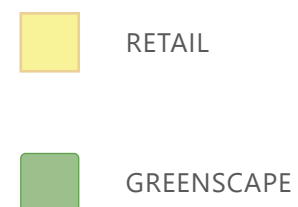
ZONING SUMMARY



DISTRICT CONNECTION

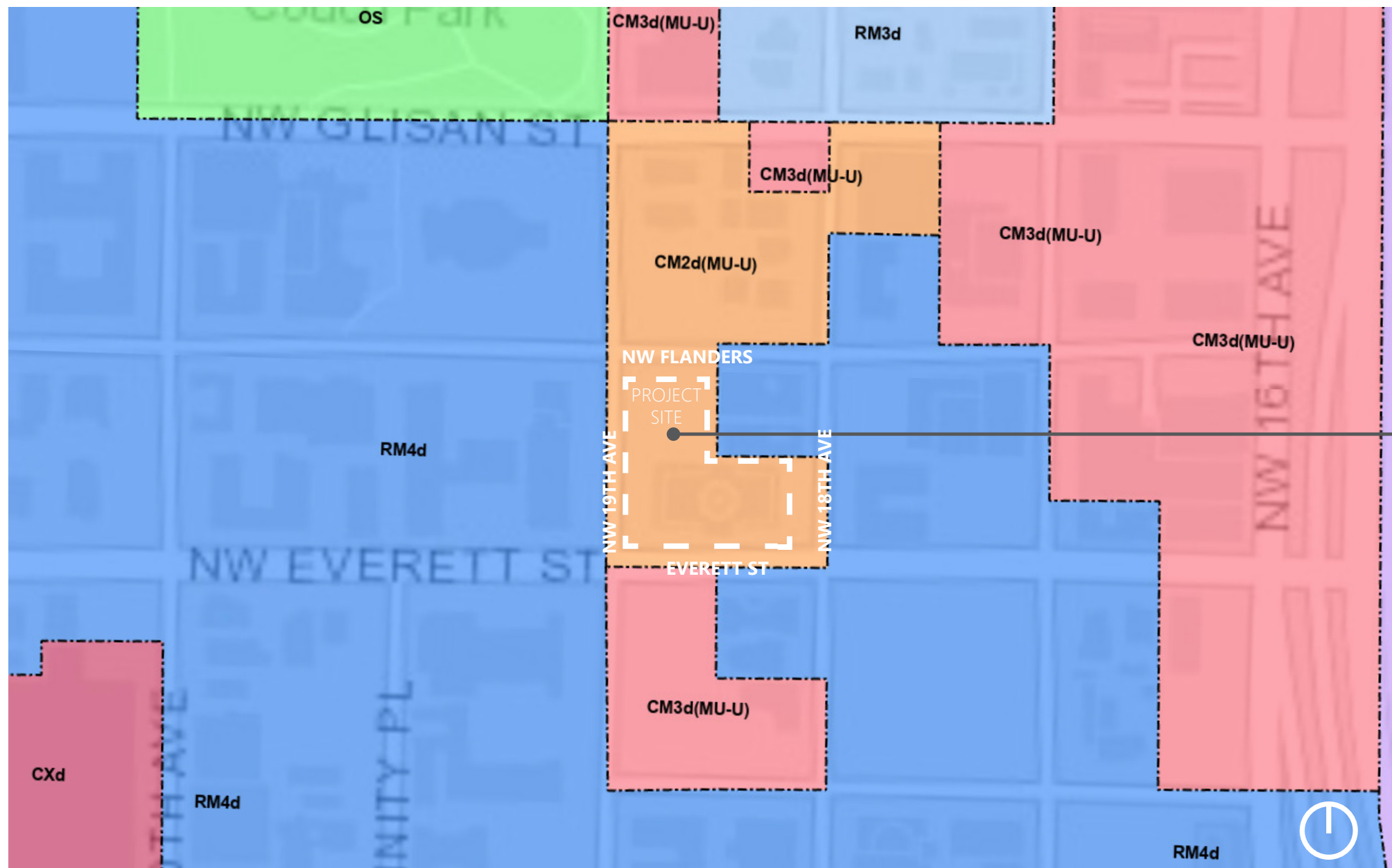


LANDMARK DIAGRAM



AREA CONTEXT





BASE ZONE:

- CM2d (MU-U) COMMERCIAL MIXED USE - URBAN CENTER

OVERLAY ZONES:

- d (DESIGN)
- AB (ALPHABET HISTORIC DISTRICT)
- NP (NORTHWEST PLAN DISTRICT)

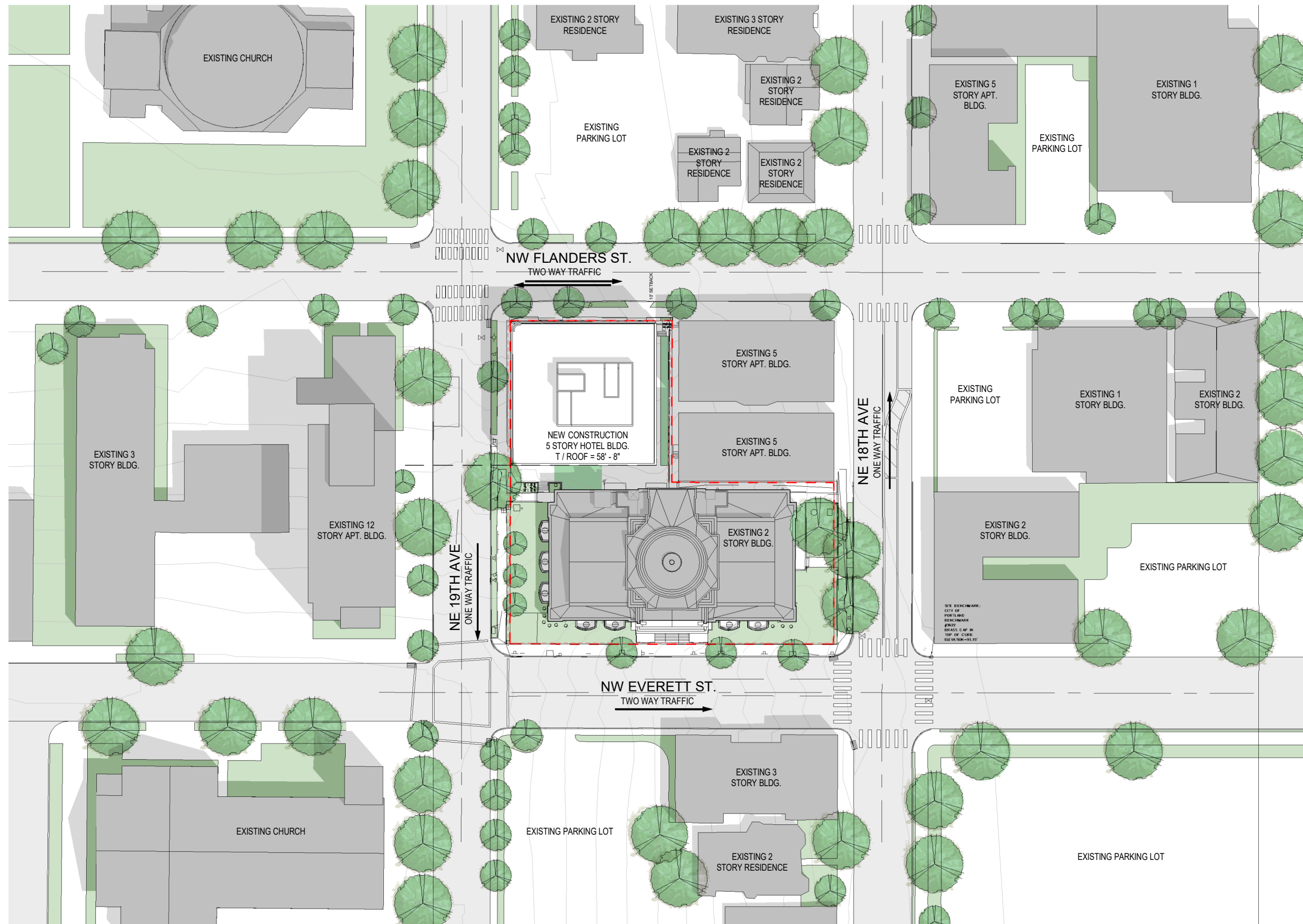
ZONING SUMMARY



1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.26.2022 | **C.5**

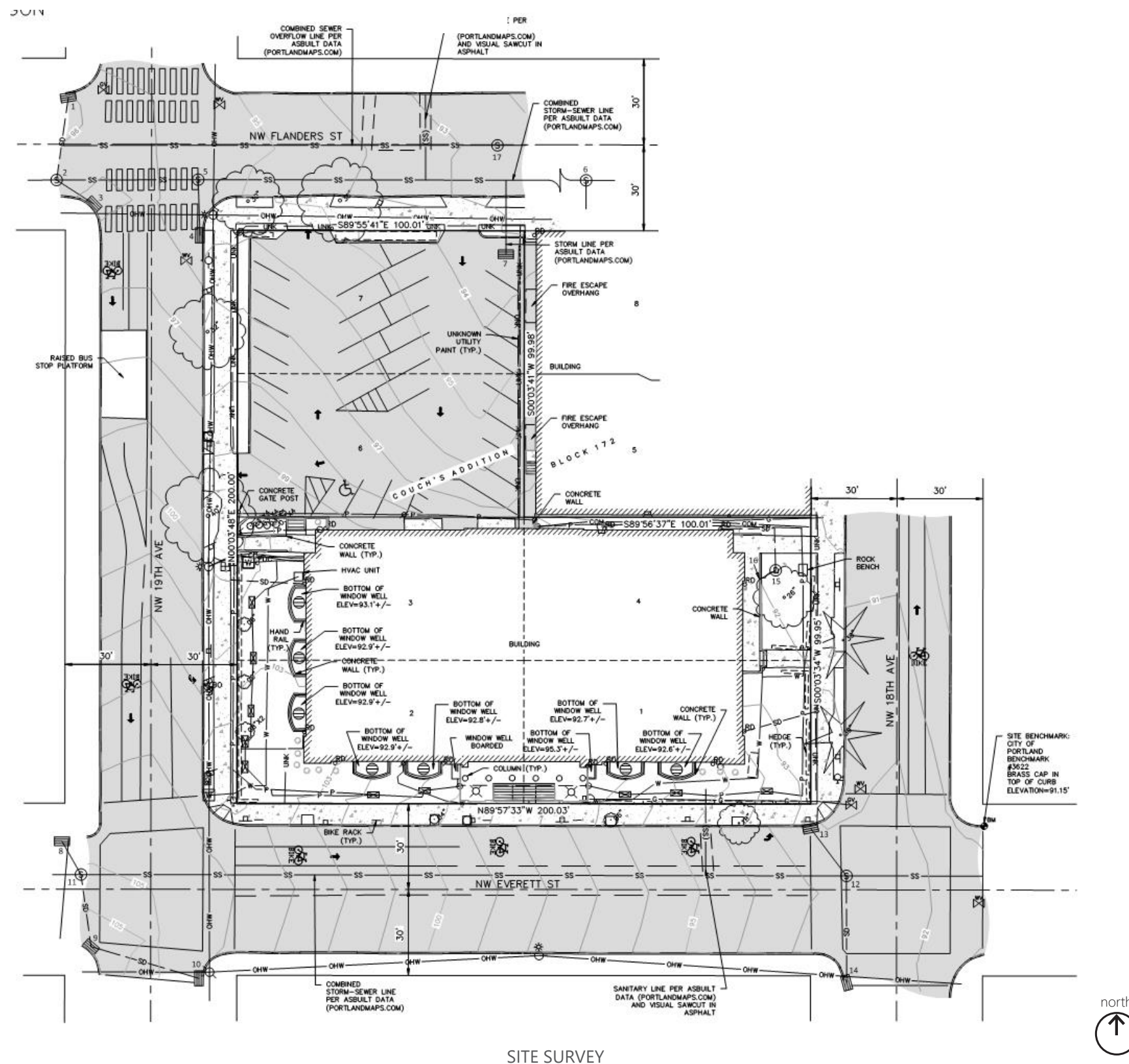
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EA 22-161762 DA



SITE PLAN

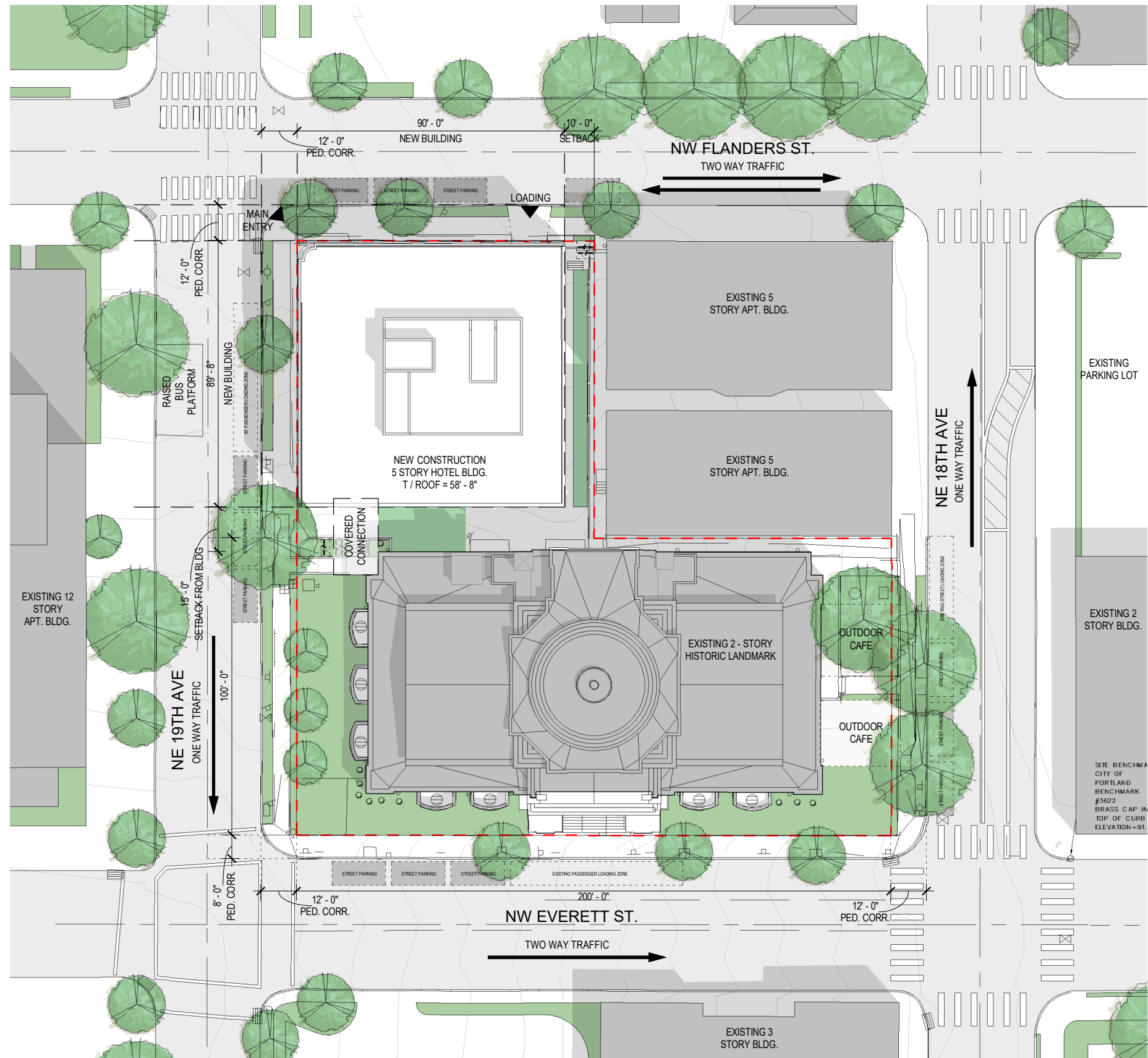


SCALE: 1"=64'-0"



EXISTING SITE SURVEY AND VICINITY PHOTOS





ENLARGED SITE PLAN



SCALE: 1"=64'-0"

1819 NW EVERETT -
EXISTING HISTORIC LANDMARK BUILDING

Historical District Guidelines

Historical Change

Most properties change over time; those changes that have acquired historic significance will be preserved.

Differentiate New from Old

New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement

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. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

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

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;

Historic Materials

Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used

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

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;

Historic Character

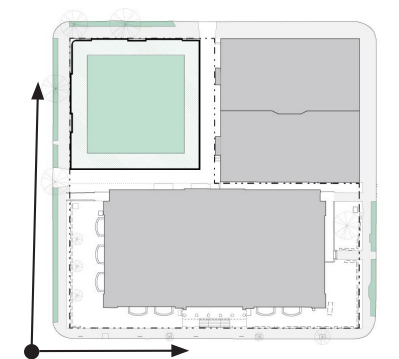
The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided

Architectural Compatibility

Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource’s massing, size, scale and architectural features. When retro-fitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource



3D PERSPECTIVE FROM THE INTERSECTION OF NW EVERETT ST. AND NW 19TH AVE.



3D PERSPECTIVES (HISTORIC)



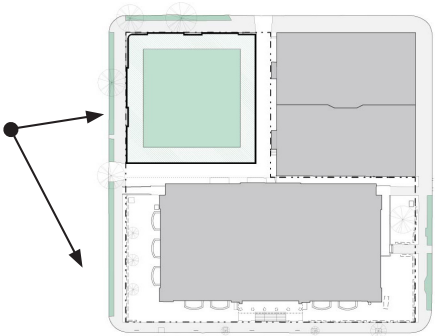
1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.26.2022 | **C.11**

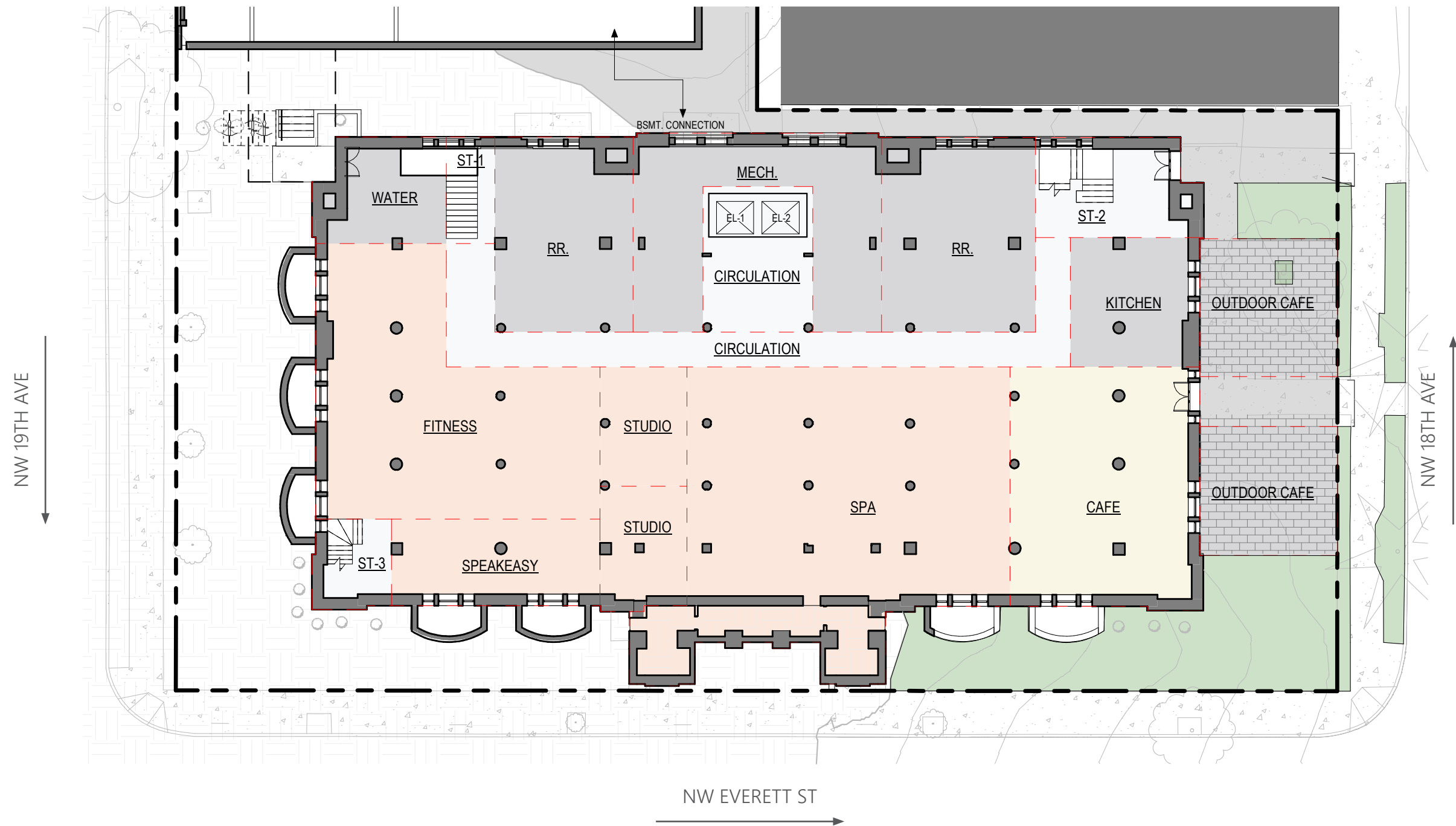
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EA 22-161762 DA



3D PERSPECTIVE FROM NW 19TH AVE.



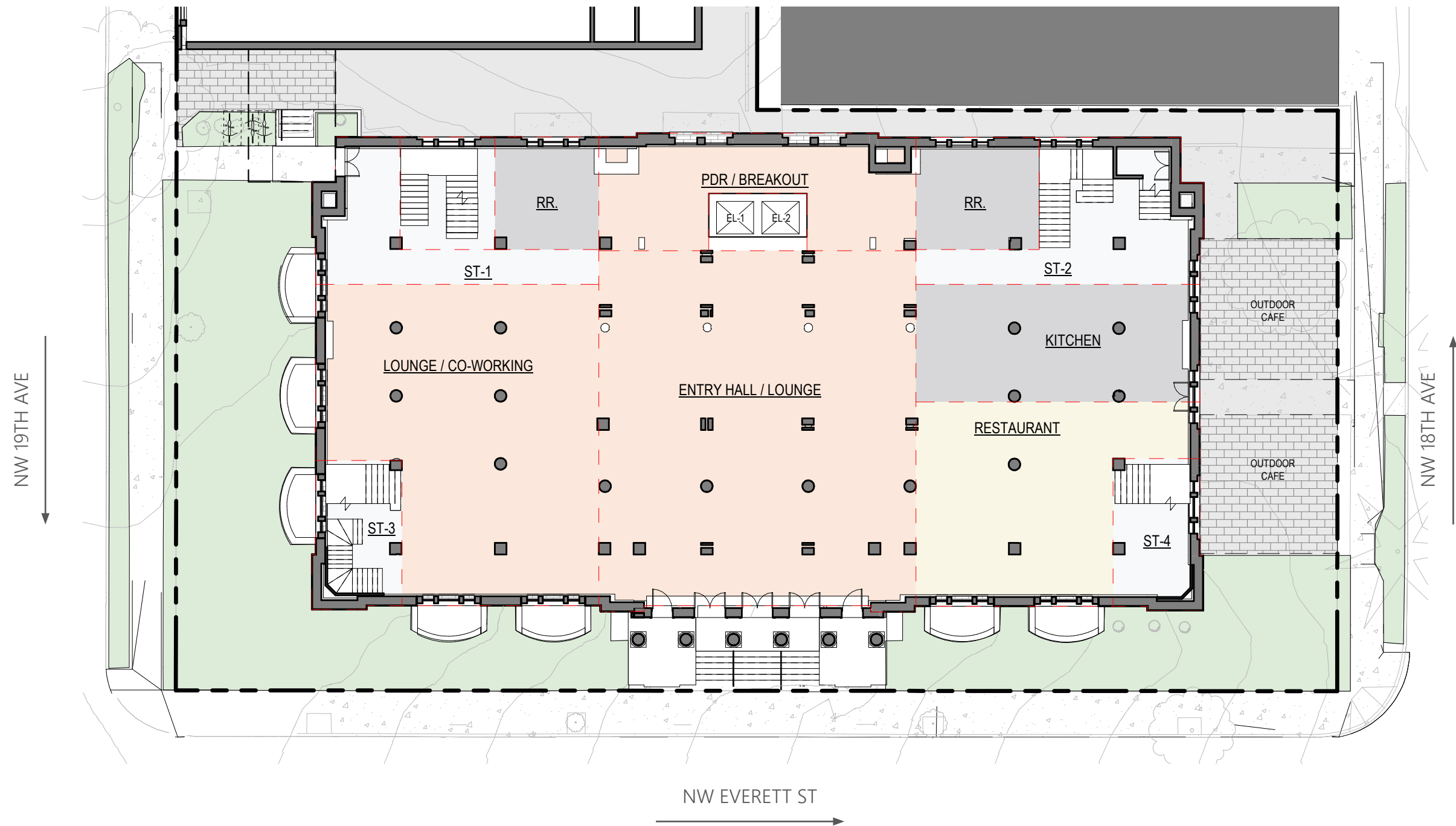
3D PERSPECTIVES (HISTORIC)



BASEMENT FLOOR PLAN (HISTORIC)



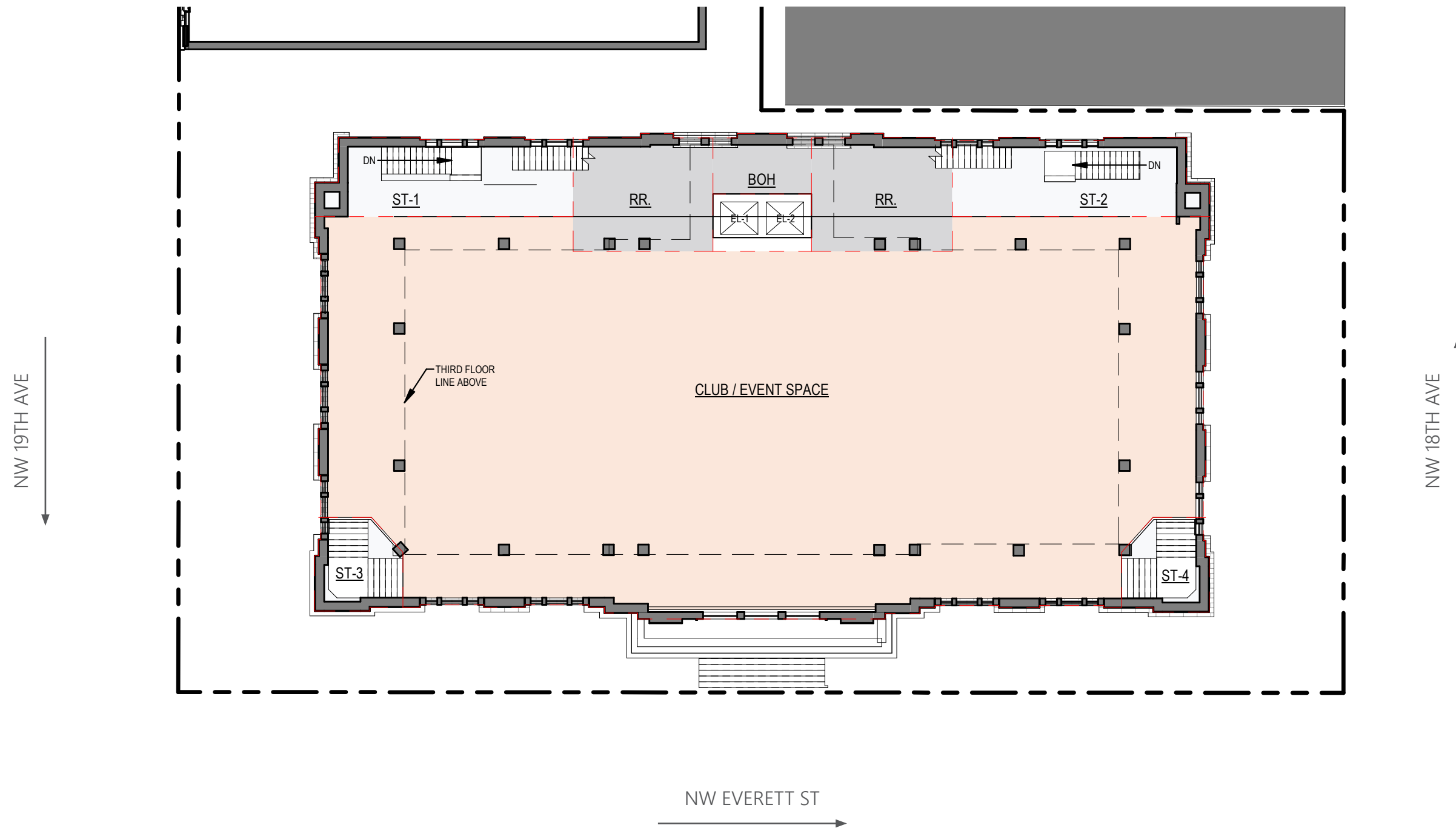
SCALE: 1"=20'-0"



FIRST FLOOR PLAN (HISTORIC)



SCALE: 1"=20'-0"



SECOND FLOOR PLAN (HISTORIC)



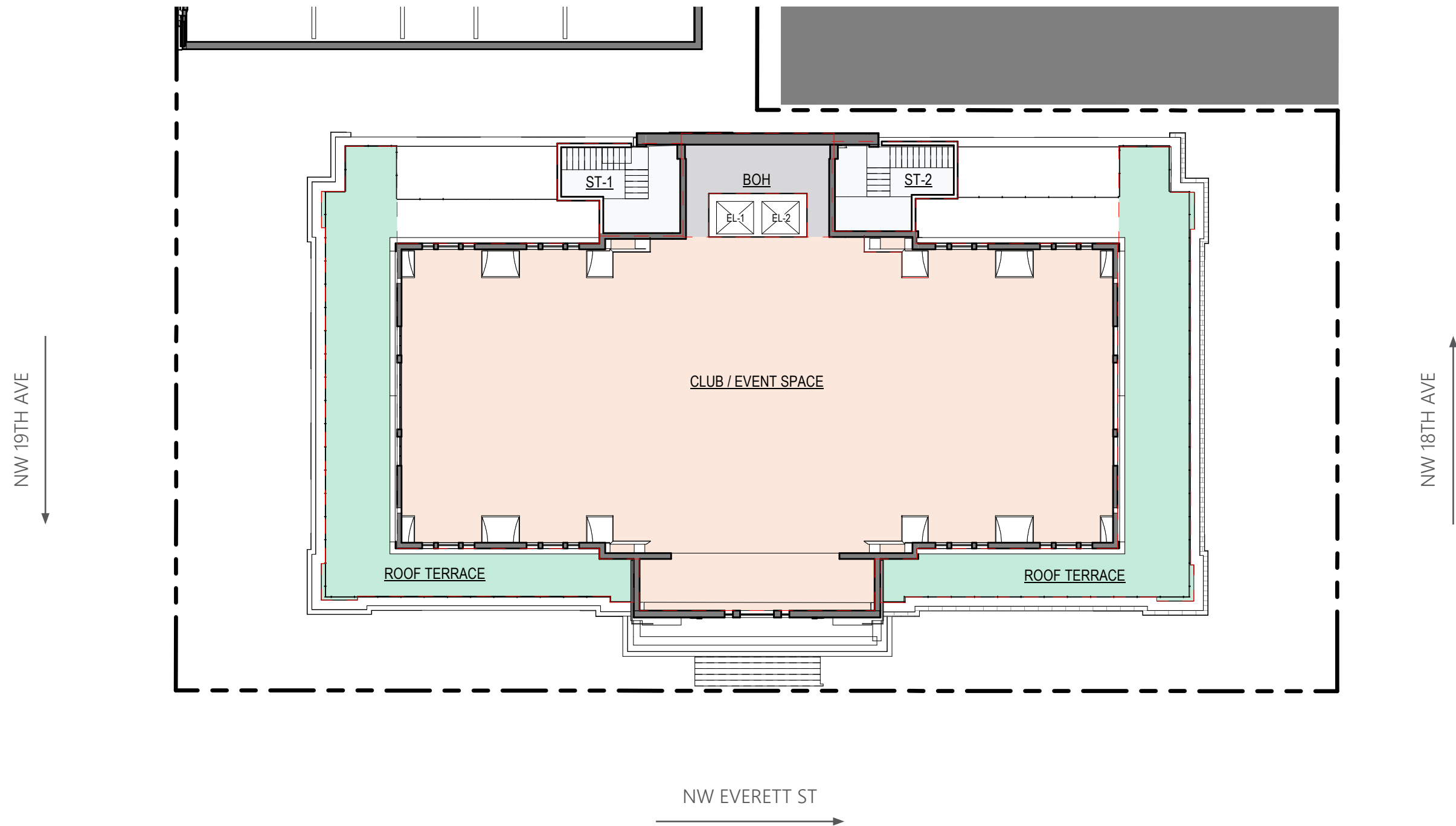
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1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

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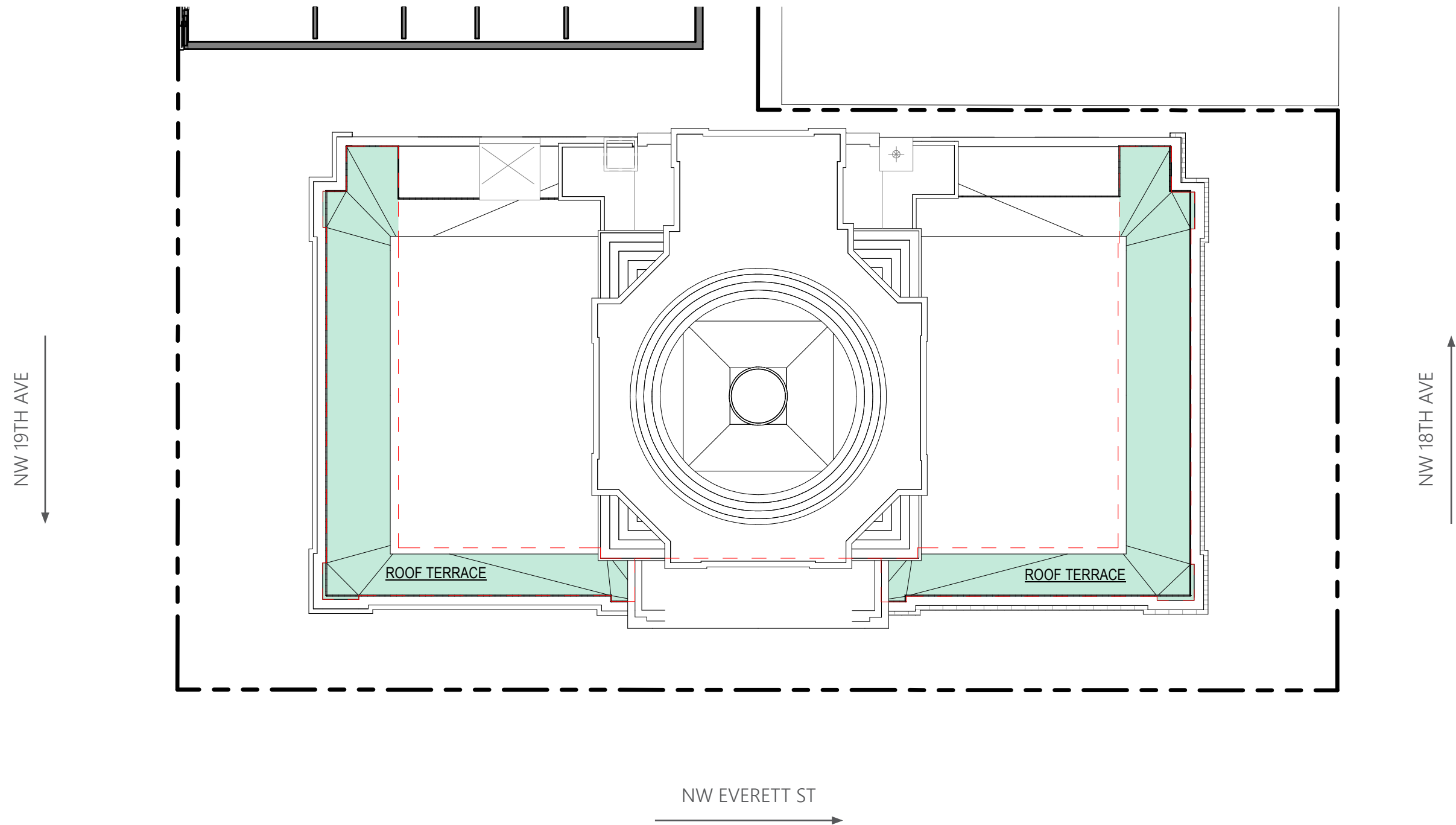
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THIRD FLOOR PLAN (HISTORIC)



SCALE: 1"=20'-0"



ROOF PLAN (HISTORIC)



SCALE: 1"=20'-0"



1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.26.2022 | C.17

C.018
EA 22-161762 DA



THIRD FLOOR (HISTORIC)
EL: +34'-10"

SECOND FLOOR (HISTORIC)
EL: +20'-4"

FIRST FLOOR (HISTORIC)
EL: +7'-0"

BASEMENT (HISTORIC)
EL: -4'-3"

SOUTH ELEVATION

ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



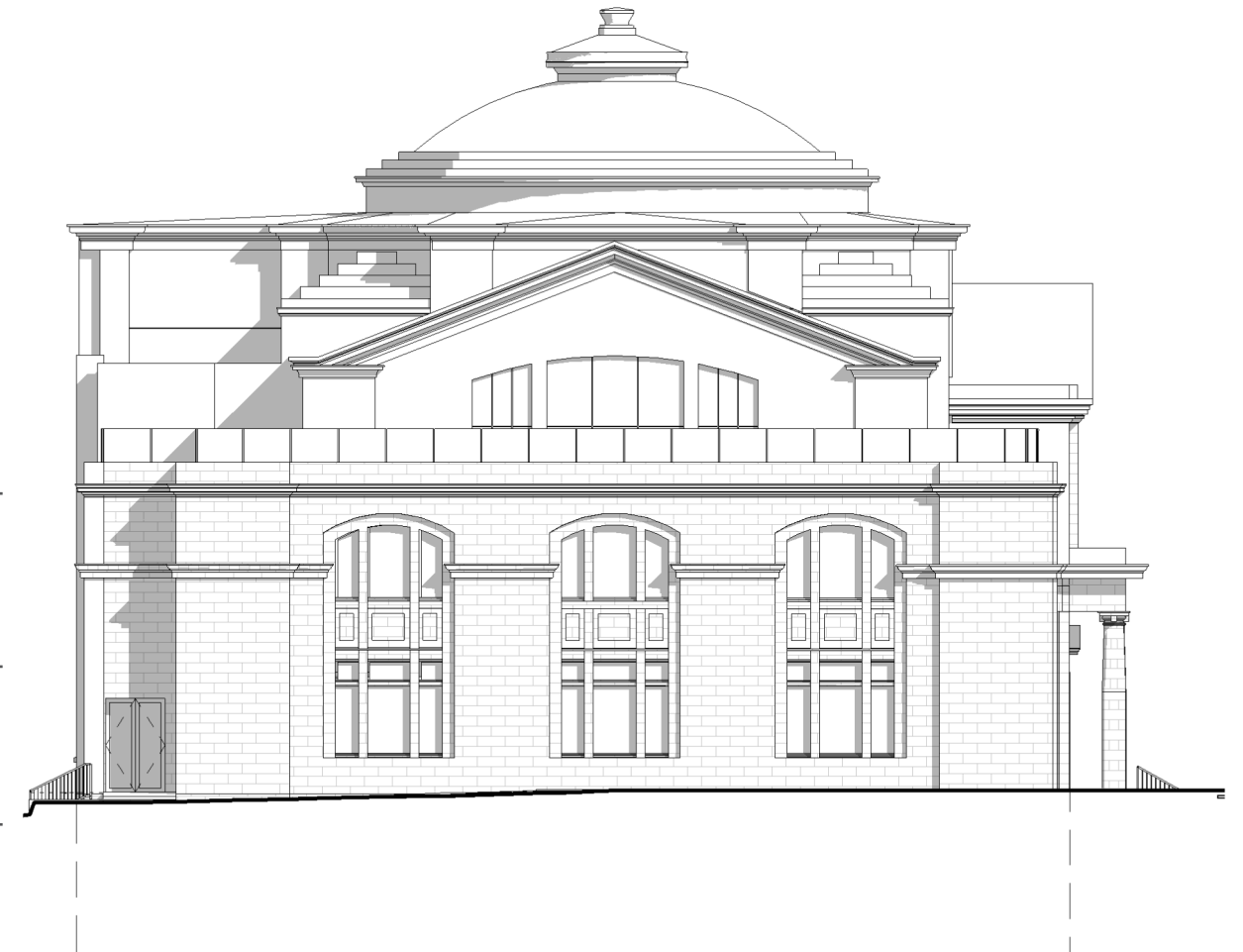
EAST ELEVATION

THIRD FLOOR (HISTORIC)
EL: +34'-10"

SECOND FLOOR (HISTORIC)
EL: +20'-4"

FIRST FLOOR (HISTORIC)
EL: +7'-0"

BASEMENT (HISTORIC)
EL: -4'-3"



WEST ELEVATION

ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



NORTH ELEVATION

ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



EXISTING NORTHEAST CHIMNEY - PROPOSED TO BE REMOVED AND REPLACED WITH STAIR ADDITION



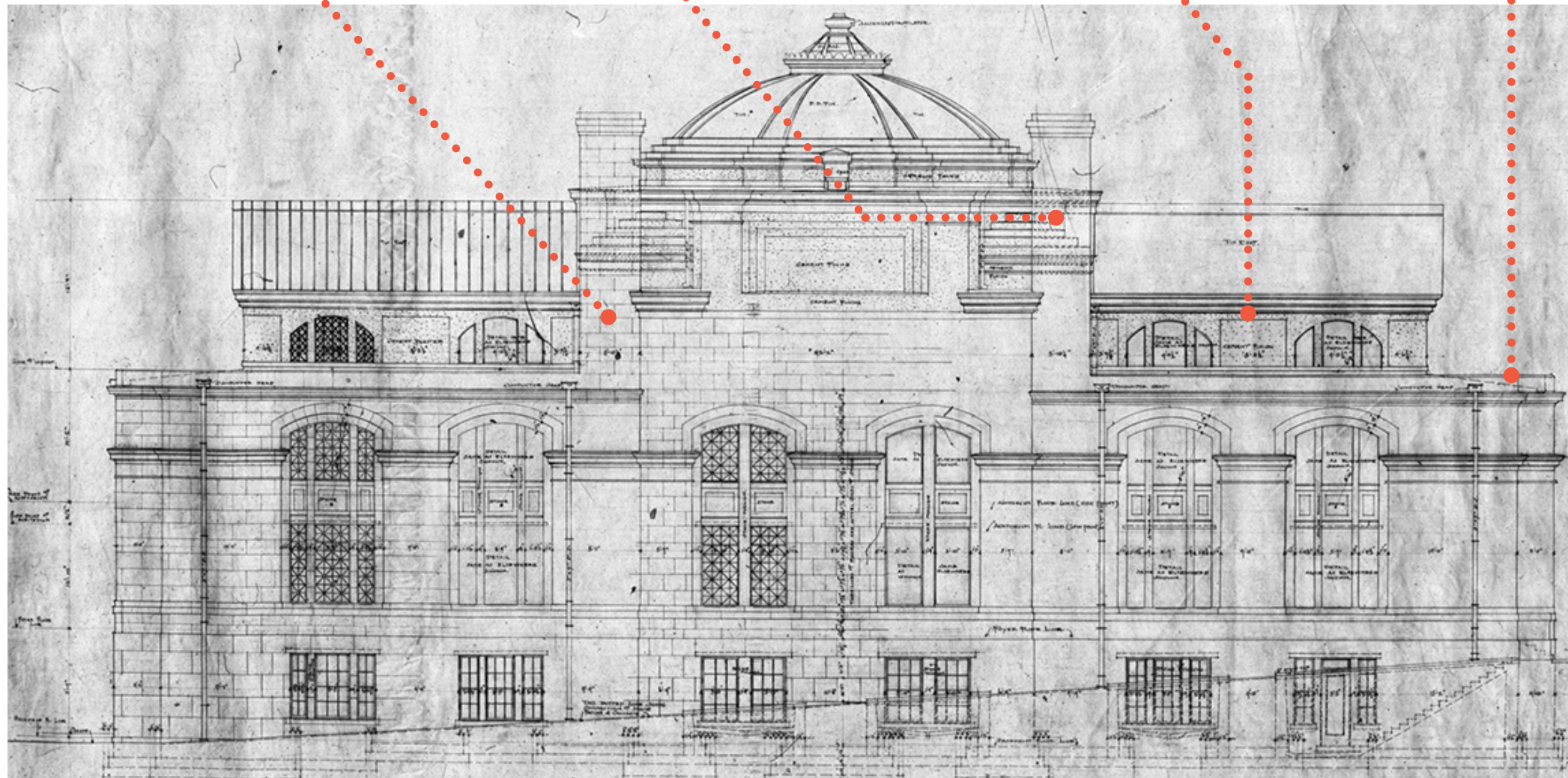
EXISTING NORTHWEST CHIMNEY - PROPOSED TO BE REMOVED AND REPLACED WITH STAIR ADDITION



EXISTING, NON-HISTORIC, ELEVATOR OVERRUN TO BE DEMOLISHED



12" HIGH EXISTING PARAPET CONDITION



ORIGINAL NORTH ELEVATION DRAWING

EXISTING CONDITIONS (HISTORIC)



EXISTING FACADE CONDITION



NORTH WINDOW BAY/FACADE MATERIAL



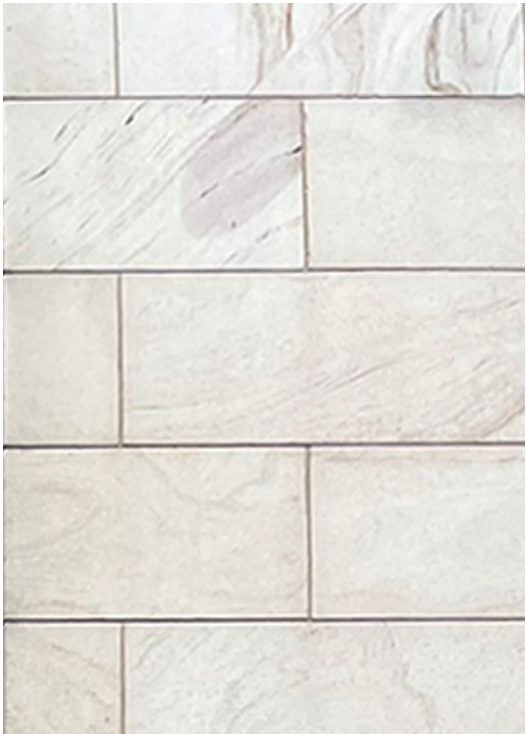
EXISTING METAL SHEET
CLADDING OVER HISTORIC
CEMENTITIOUS FINISH



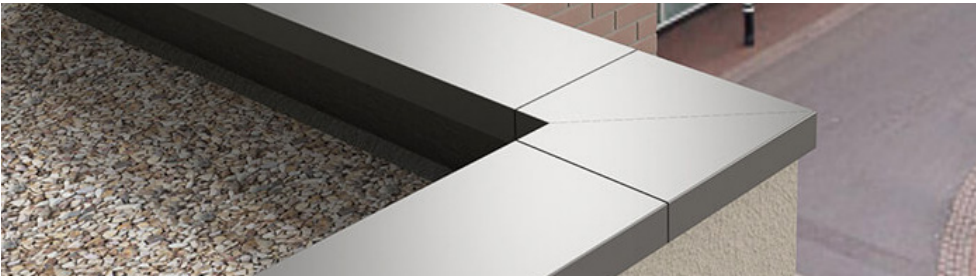
WINDOW CONDITION EXAMPLE



ENLARGED WINDOW DETAIL



EXISTING STONE TO REMAIN

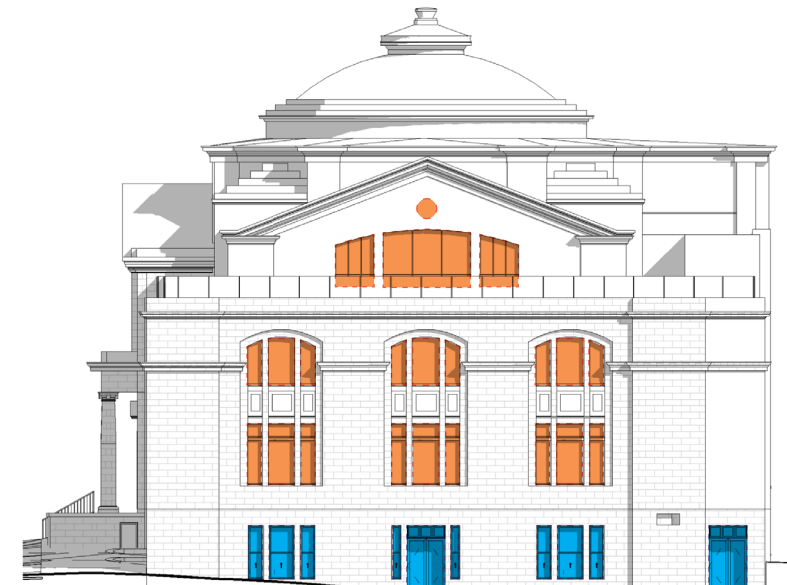


STAIR TOWER ADDITIONS - STUCCO AND METAL COPING

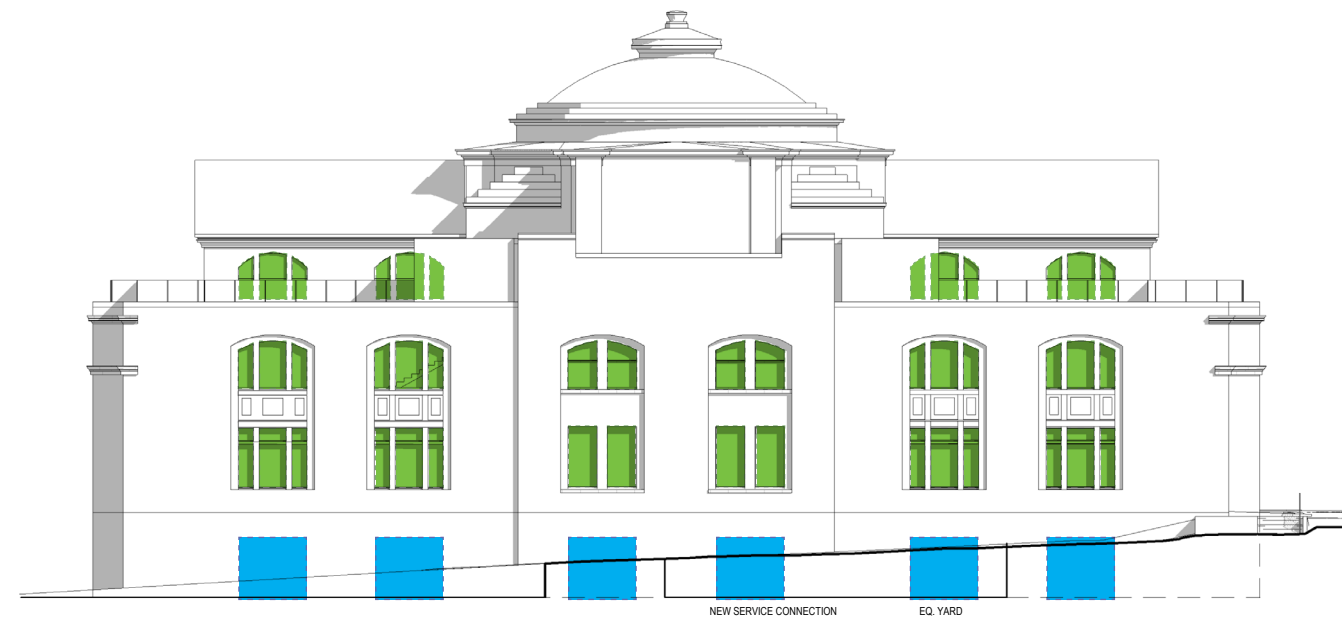
EXTERIOR MATERIALS (HISTORIC)



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXISTING WINDOW TO BE REPLACED WITH CLEAR GLASS IN GEOMETRIC PATTERN TO MATCH HISTORIC LAYOUT. EXISTING FRAME AND MULLIONS TO BE REPAIRED AND/OR REPLACED IN KIND IN HISTORIC CONFIGURATION.

EXISTING GLASS AND FRAME TO BE REPAIRED AND/OR REPLACED IN KIND TO MATCH HISTORIC CONDITION (CLEAR GLASS)

EXISTING WINDOW TO BE REPLACED WITH SEMI-TRANSPARENT PRIVACY GLASS WITHOUT GEOMETRIC GLASS LITE DIVISIONS. FRAME AND MULLIONS TO BE REPLACED WITH NEW IN HISTORIC CONFIGURATION

WINDOW REPAIR AND REPLACEMENT SCOPE



1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.26.2022 | C.23

C.024
EA 22-161762 DA

1880 NW FLANDERS ST. - NEW CONSTRUCTION HOTEL

Featured Guidelines - Key

D2 Make the main entrances to buildings prominent, interesting, pedestrain accessible, and transit-oriented

D3 Enhance site and building design through appropriate placement, scale , and variety of landscape features

D4 Design parking garage exteriors to visually respect and integrate with adjacent buildings and environments

D7 Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials

D8 All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition

E3 Create a sense of enclosure to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering spaces, and differentiating street level facades

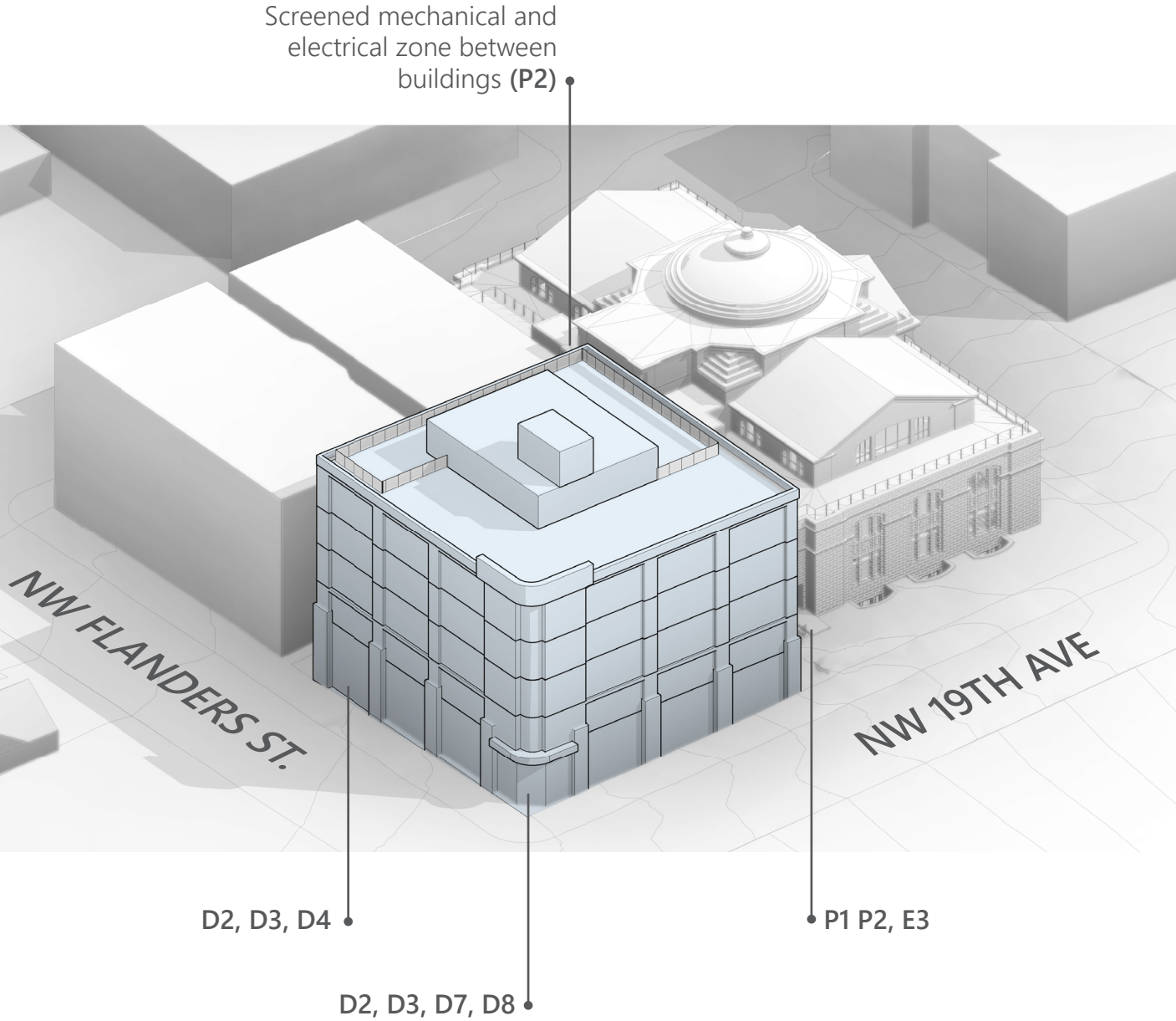
E4 Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances

E5 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

P1 Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions

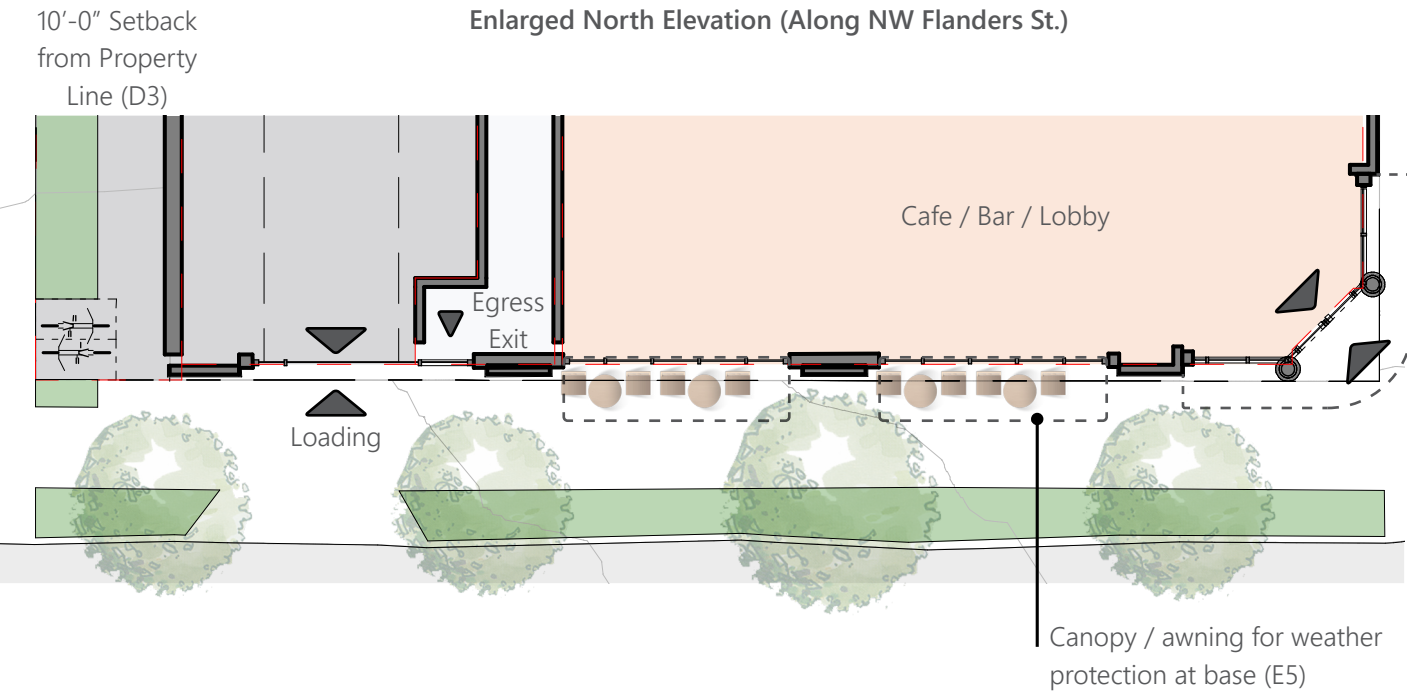
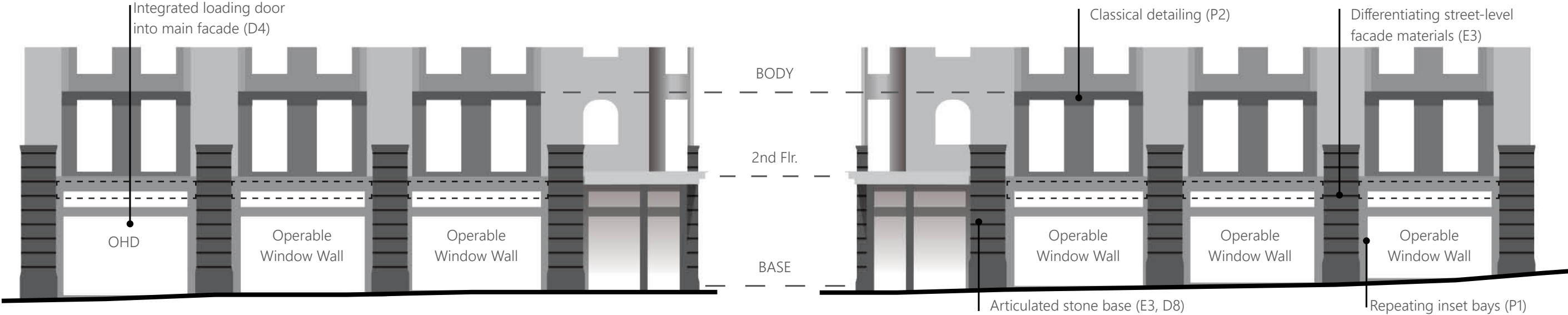
P2 Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the areas historic significance

P3 N/A

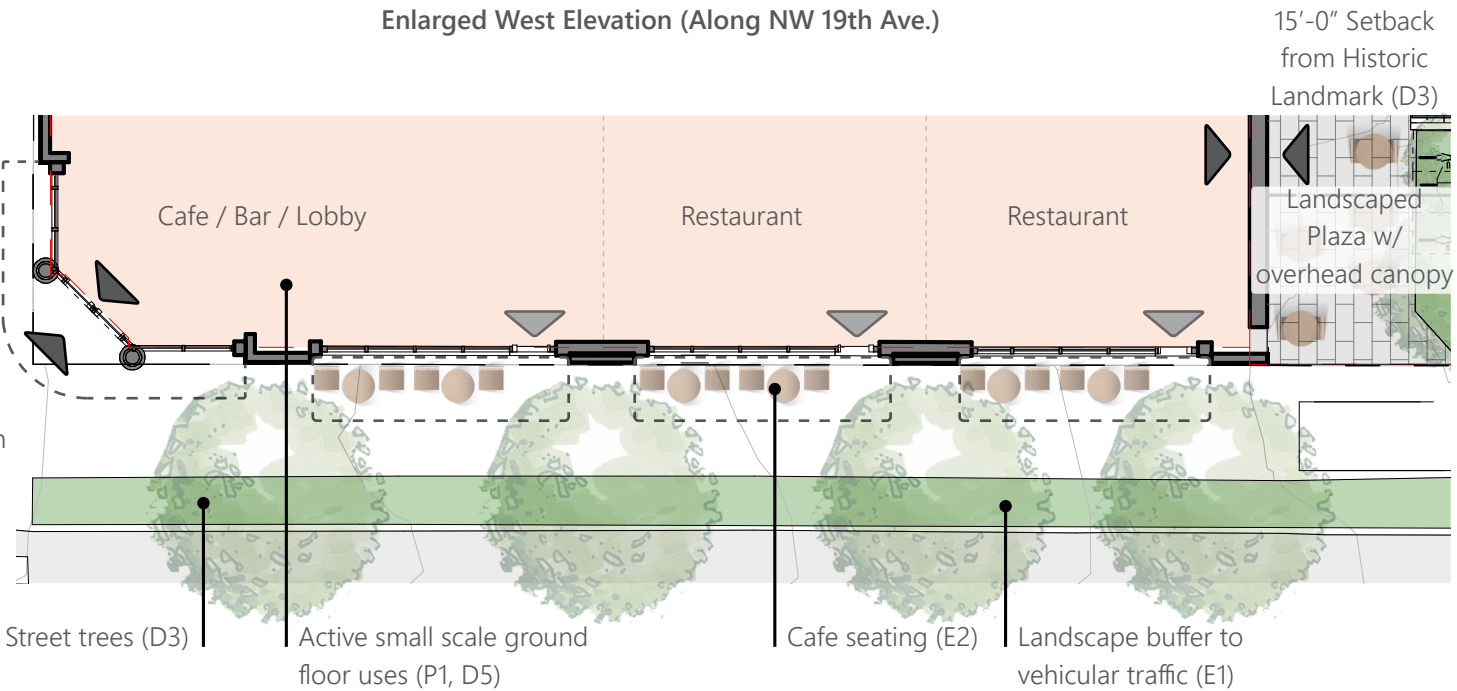


FEATURED GUIDELINES

- Featured Guidelines -**
- D2** Make the main entrances to buildings prominent, interesting, pedestrian accessible, and transit-oriented
 - D3** Enhance site and building design through appropriate placement, scale, and variety of landscape features
 - D4** Design parking garage exteriors to visually respect and integrate with adjacent buildings and environments
 - D8** All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition
 - E3** Create a sense of enclosure to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering spaces, and differentiating street level facades
 - E4** Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances
 - E5** 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
 - P1** Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions
 - P2** Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the areas historic significance



Partial Plan - North (Along NW Flanders St.)



Partial Plan - West (Along NW 19th Ave.)

FEATURED GUIDELINES

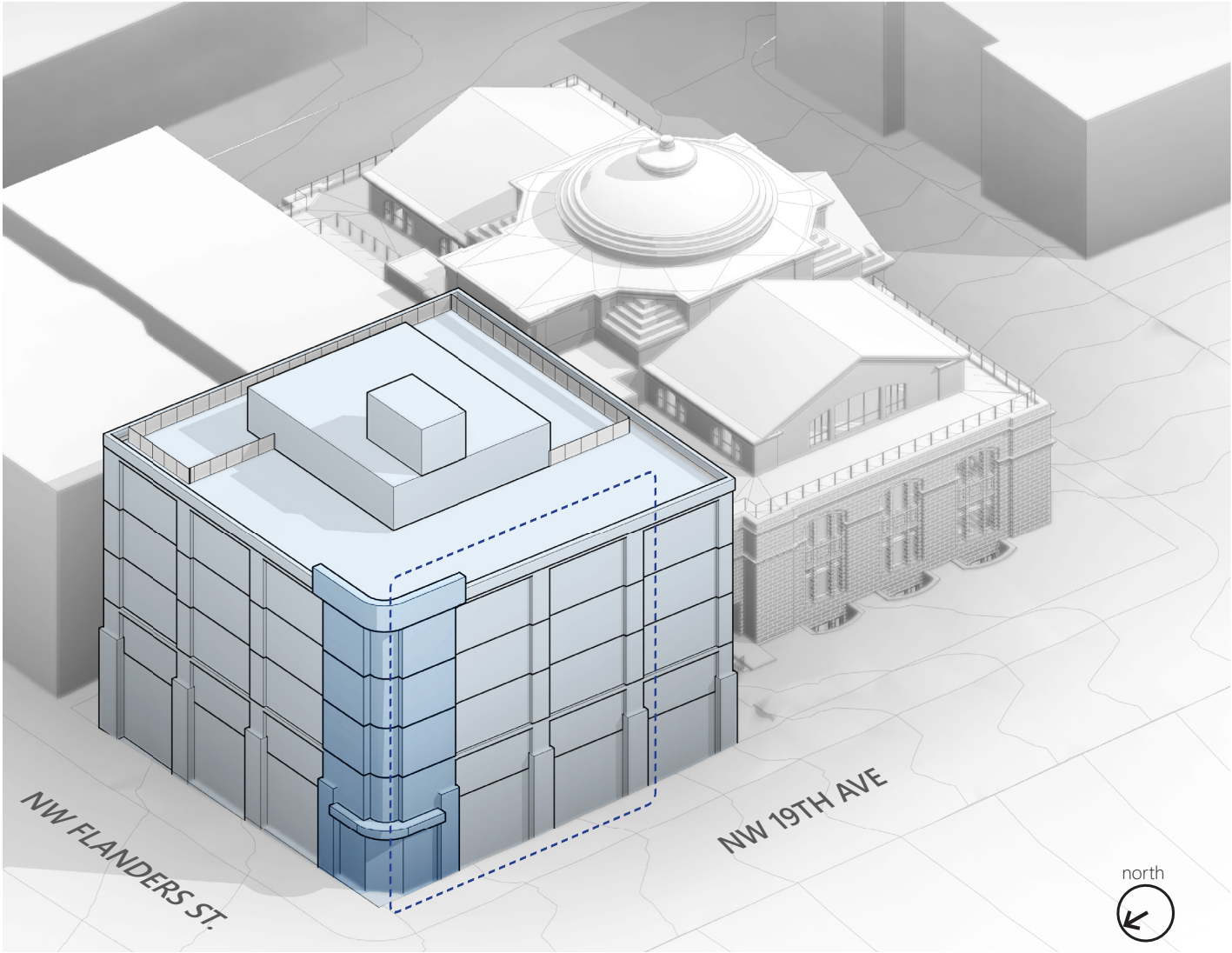
- Featured Guidelines -
- D2

Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented
- D7

Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials
- D8

All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition
- P1

Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions

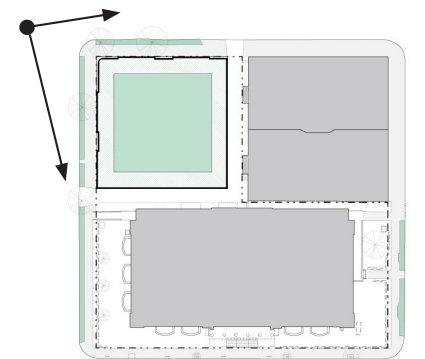


West Elevation Diagram (Along NW 19th Ave.)

FEATURED GUIDELINES



3D PERSPECTIVE FROM THE INTERSECTION OF NW 19TH AVE. AND NW FLANDERS ST.



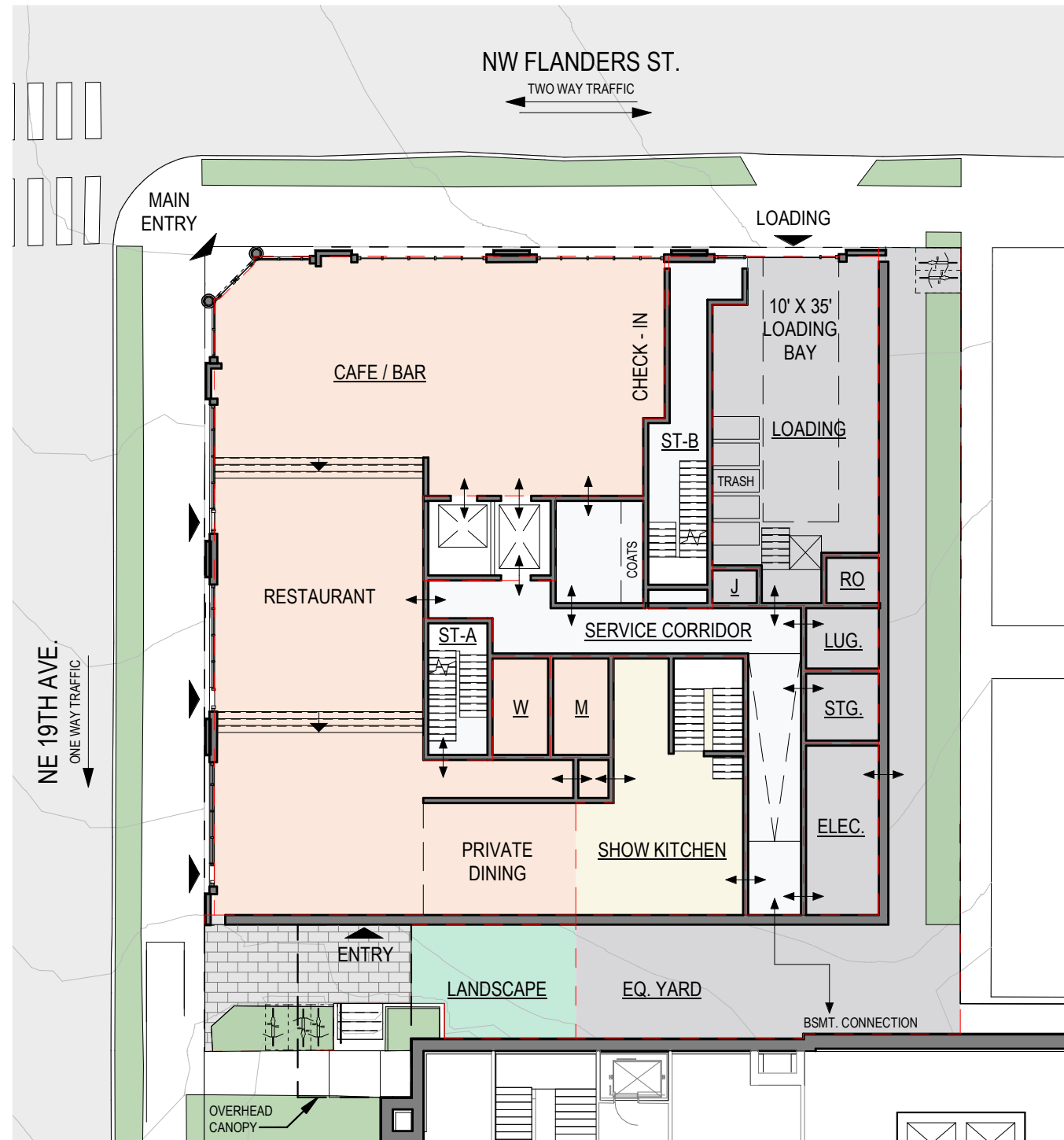
3D PERSPECTIVES (NEW)



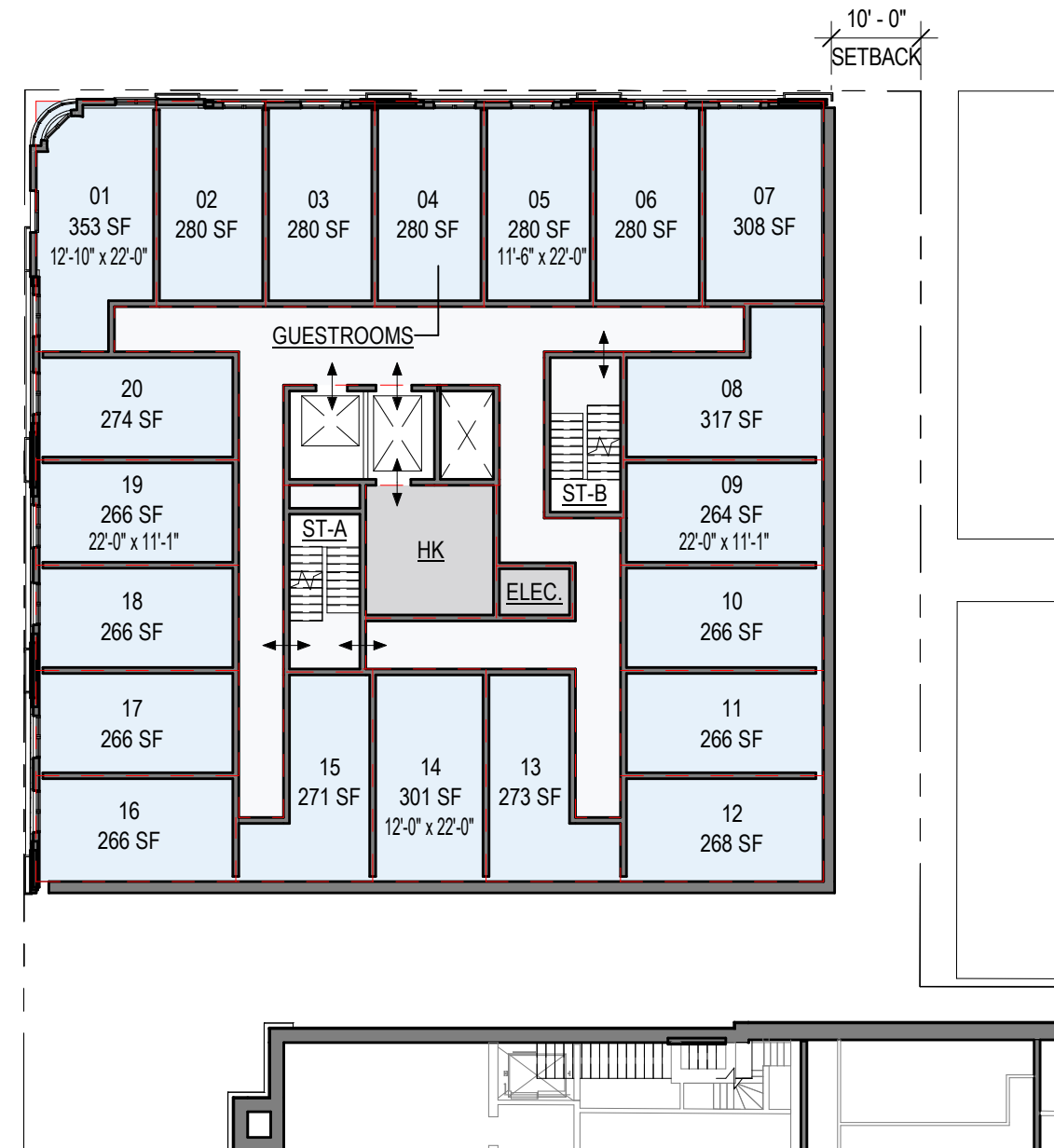
1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.26.2022 | **C.28**

C.029
EA 22-161762 DA



FIRST FLOOR PLAN

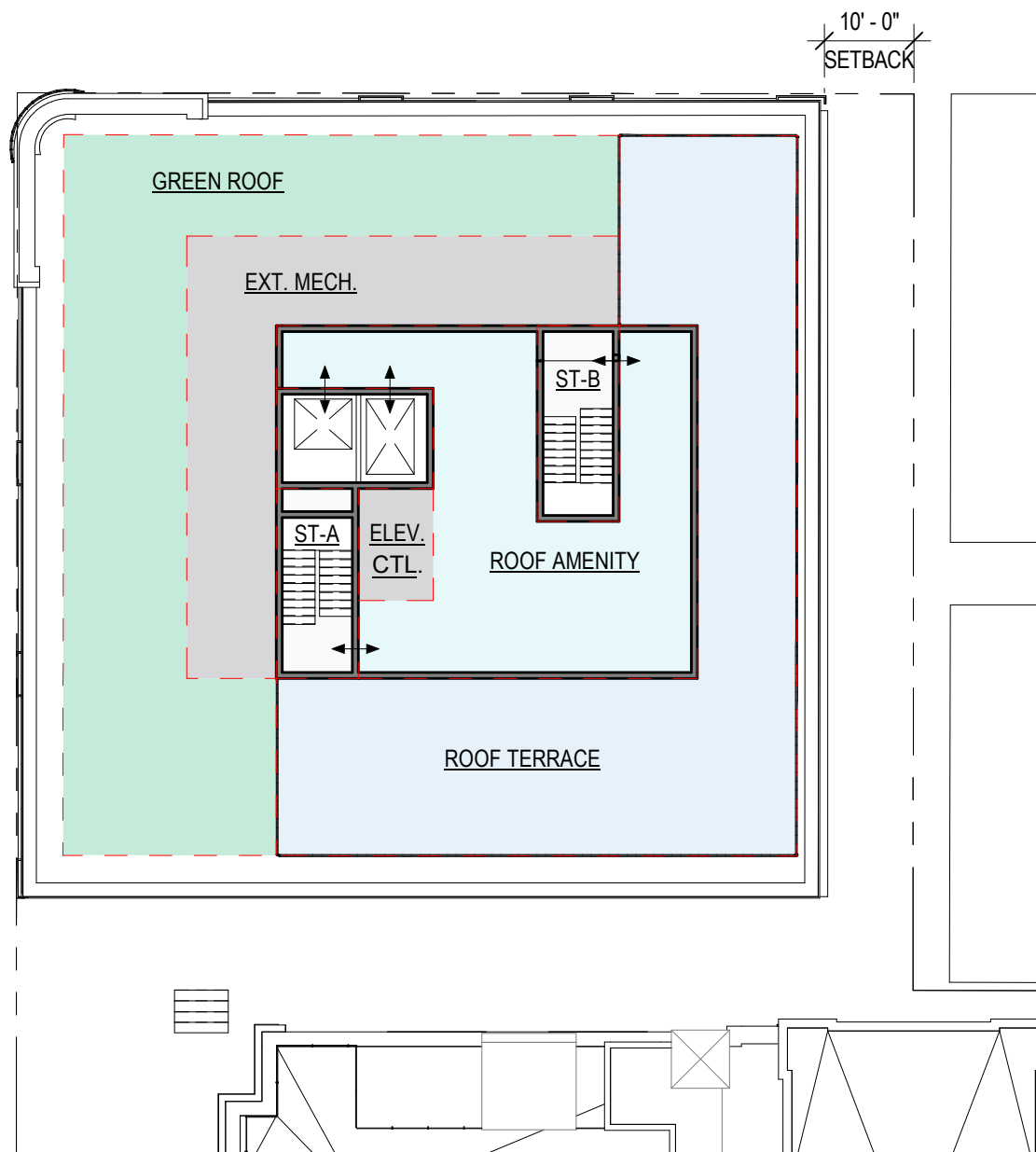


TYPICAL FLOOR PLAN

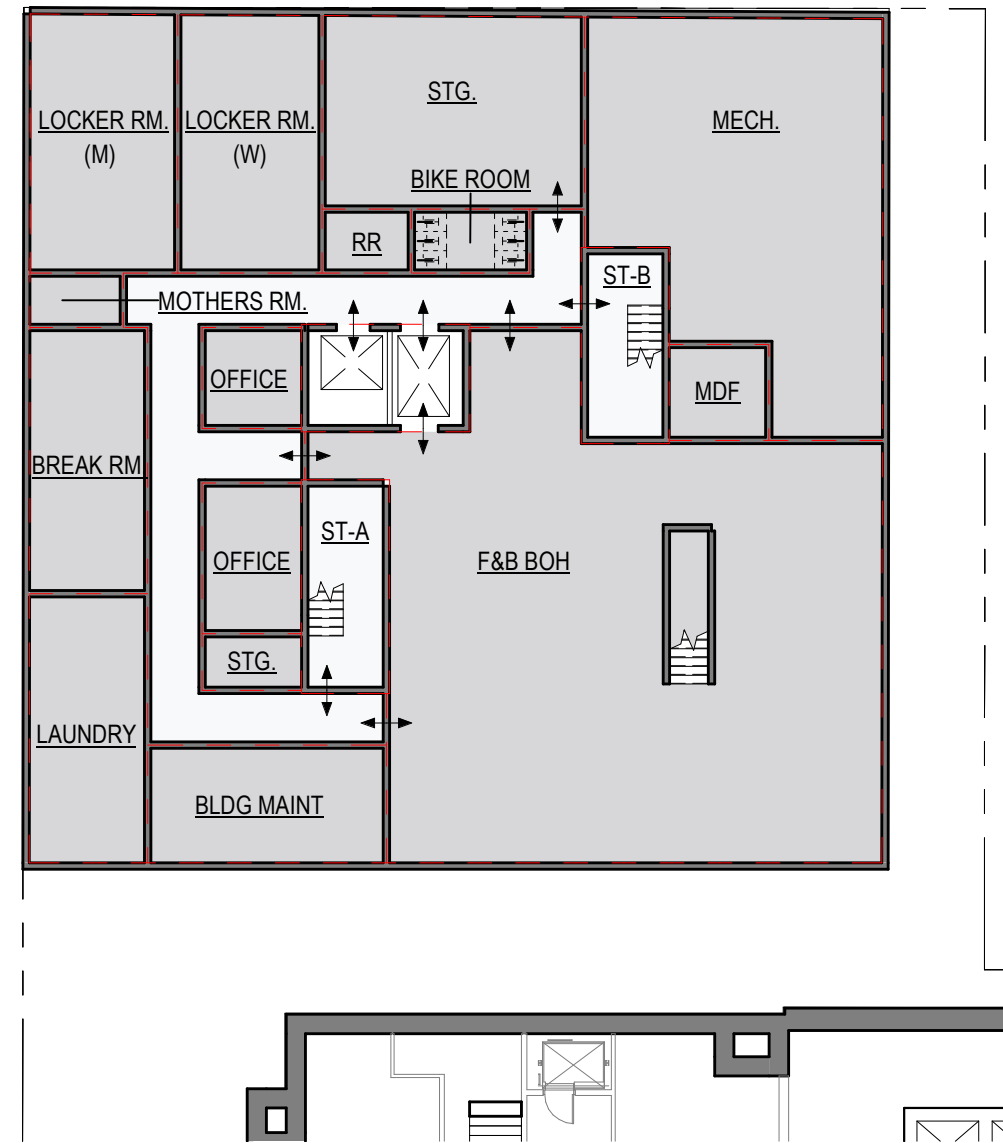
FLOOR PLANS (NEW)



SCALE: 1"=20'-0"



ROOF PLAN



BASEMENT PLAN

FLOOR PLANS (NEW)



SCALE: 1"=20'-0"



1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.26.2022 | C.30

C.031
EA 22-161762 DA

ELEV. OVERRUN
EL: +84'-0"

PENTHOUSE - EL: +74'-0"

ROOF
EL: +64'-0"

FIFTH FLOOR
EL: +51'-6"

FOURTH FLOOR
EL: +40'-0"

THIRD FLOOR
EL: +28'-6"

SECOND FLOOR
EL: +17'-0"

FIRST FLOOR
EL: +0'-0"



WEST ELEVATION

ELEVATIONS (NEW)

SCALE: 1/16"=1'-0"



SCALE: 1/16"=1'-0"



1819 NW EVERETT STREET | 1880 NW FLANDERS STREET, PORTLAND, OR 97209 |

LU22-161762 DA | 09.26.2022 | **C.32**

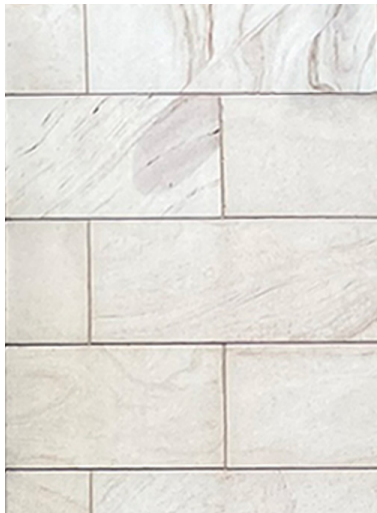
C.033
EA 22-161762 DA



RAILING EXAMPLE



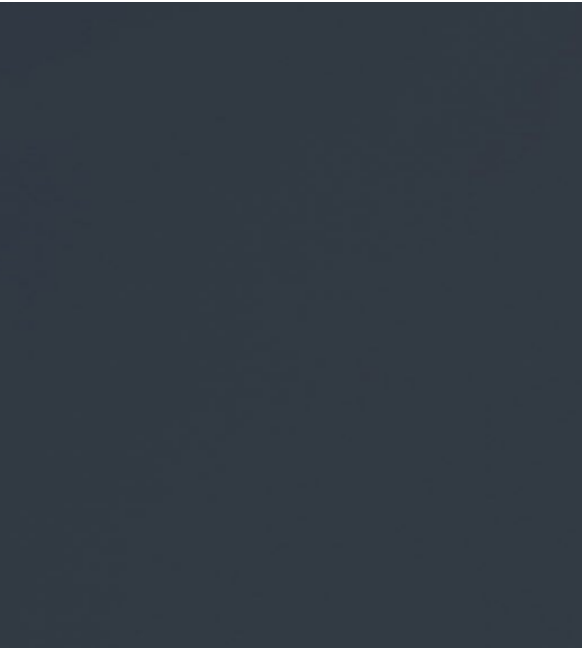
DIRECT APPLIED EXTERIOR FINISH



PENTHOUSE CONCEPT



METAL

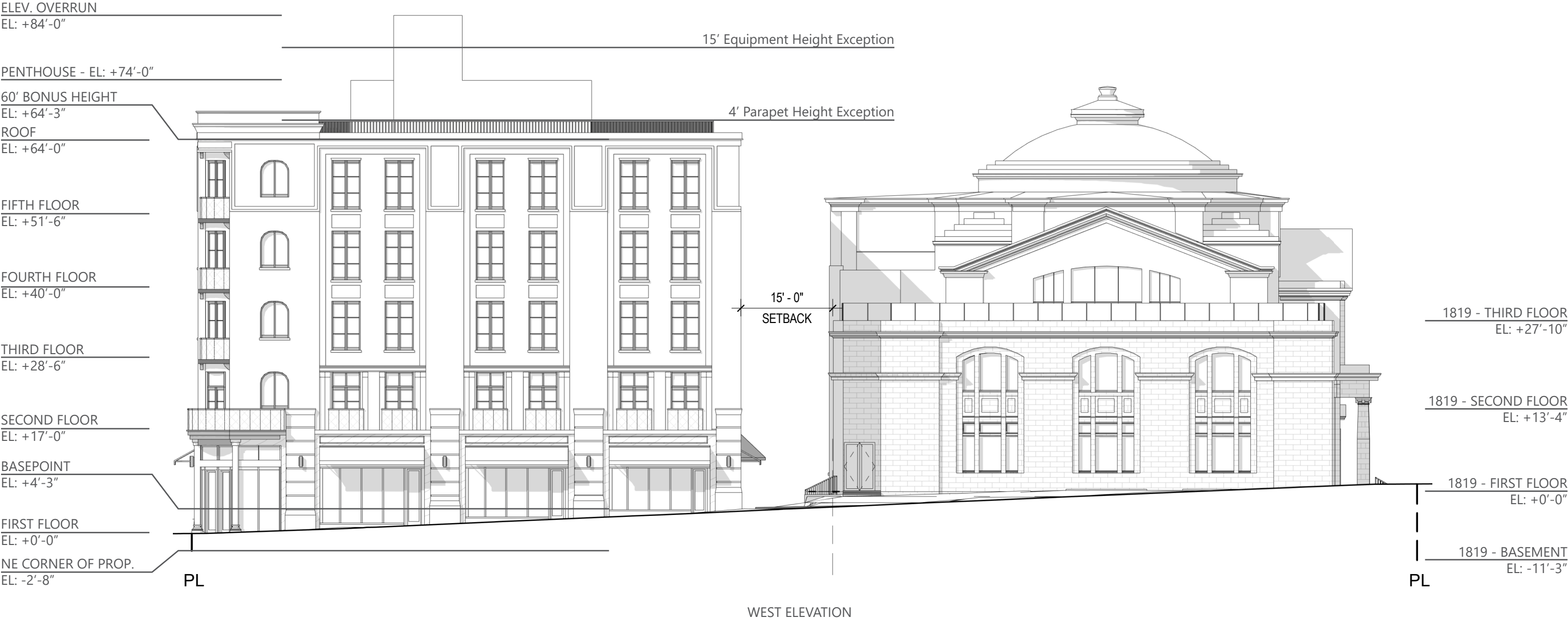


WOOD STOREFRONT SURROUND



STONE

EXTERIOR MATERIALS (NEW)



SCALE: 1/16"=1'-0"



1819 NW EVERETT ST. & 1880 NW FLANDERS ST.

Design Advice Request Presentation
October 10th, 2022



	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E33DB 1000	1815 NW FLANDERS LLC	425 NW 18TH AVE	PORTLAND OR 97210
3	RETURN SERVICE REQUESTED		1N1E33DB 1000	GLENN CHRISTINE G PHD	7106 SW 33RD AVE	PORTLAND OR 97219
4	RETURN SERVICE REQUESTED		1N1E33DB 1700	CONGREGATION BETH ISRAEL	1931 NW FLANDERS ST	PORTLAND OR 97209-2008
5	RETURN SERVICE REQUESTED		1N1E33DB 3000	ROSIEKINS LLC	2284 NW THURMAN ST	PORTLAND OR 97210
6	RETURN SERVICE REQUESTED		1N1E33DB 3300	1740 BUILDING LLC	354 27TH ST	SAN FRANCISCO CA 94131
7	RETURN SERVICE REQUESTED		1N1E33DB 80007	SEDANO JOSE A	1810 NW EVERETT ST #203	PORTLAND OR 97209
8	RETURN SERVICE REQUESTED		1N1E33DB 80011	ALLEN STEPHEN W	PO BOX 10472	PORTLAND OR 97296-0472
9	RETURN SERVICE REQUESTED		1N1E33DB 900	ANDY SIMRIN PC	PO BOX 4733	PORTLAND OR 97208-4733
10				CURRENT RESIDENT	1961 NW GLISAN ST	PORTLAND OR 97209
11				CURRENT RESIDENT	1628 NW EVERETT ST	PORTLAND OR 97209
12				CURRENT RESIDENT	1628 NW EVERETT ST #2	PORTLAND OR 97209
13				CURRENT RESIDENT	1634 NW EVERETT ST	PORTLAND OR 97209
14				CURRENT RESIDENT	1634 NW EVERETT ST #101	PORTLAND OR 97209
15				CURRENT RESIDENT	1634 NW EVERETT ST #102	PORTLAND OR 97209
16				CURRENT RESIDENT	1634 NW EVERETT ST #201	PORTLAND OR 97209
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D.1 EA 22-161762 DA

D.1 EA 22-161762 DA

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679				CURRENT RESIDENT	535 NW 18TH AVE	PORTLAND OR 97209
680	RETURN SERVICE REQUESTED	OWNER	NORTHWEST NEIGHBORHOOD	CULTURAL CENTER	PO BOX 96116	PORTLAND OR 97296
681	RETURN SERVICE REQUESTED	APPLICANT	HARTSHORNE PLUNKARD ARCHITECTURE	LLC BECKER ANDREW	315 W WALTON ST	CHICAGO IL 60610
682	RETURN SERVICE REQUESTED	OWNERS AGENT	FOUNDERS DEVELOPMENTS - GAIA	VENTURE III LLC TOBY TANYA	6655 S EASTERN AVE	LAS VEGAS NV 89119
683	RETURN SERVICE REQUESTED		LAND USE CONTACT	NOB HILL BA	25 NW 23RD AVE #6-FMB 217	PORTLAND OR 97210
684	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	GARRETT DARLENE URBAN	2257 NW RALEIGH ST	PORTLAND OR 97210
685	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	THEISEN GREG	2257 NW RALEIGH ST	PORTLAND OR 97210
686	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
687	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
688	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW 4TH AVE #109	PORTLAND OR 97201
689	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
690	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
691					PROSPER PORTLAND	129/PROSPER
692					DAWN KRANTZ	B299/R5000
693					BRANDON SPENCER-HARTLE	B299/R7000



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

1819 NW Everett

CASE FILE	EA 22-161762 DA		
WHEN	Monday, October 10, 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 Hannah.Bryant@portlandoregon.gov		
REVIEW BY	Historic Landmarks Commission		
PROCESS	A Design Advice Request 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	The proposal includes two elements: First, the adaptive reuse of an existing three-story Historic Landmark to convert a former church into a hotel, restaurant and bar. Second, the construction of a new, detached, five-story hotel/restaurant on a vacant parcel within the Landmark boundary. The applicant seeks an Adjustment from one Standard A loading space to one Standard B loading space, a Modification to allow loading to enter/exit in a rearward motion, and a Modification to allow for additional height in excess of the base zone allowances.		
REVIEW APPROVAL CRITERIA	Community Design Guidelines + Alphabet Historic District Addendum to the Community Design Guidelines.		
SITE ADDRESS	1819 NW Everett Street		
ZONING/ DESIGNATION	CM2d – Commercial Mixed-Use 2 with a Design overlay and Historic Resource Protection overlay		
APPLICANT(S)	Andrew Becker- Hartshorne Plunkard Architecture abecker@hparchitecture.com	OWNER(S)	Northwest Neighborhood Cultural Center
QUESTIONS? BDS CONTACT	Hannah Bryant, City Planner (503) 865-6520 / Hannah.Bryant@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



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 Relay Service: 711



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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

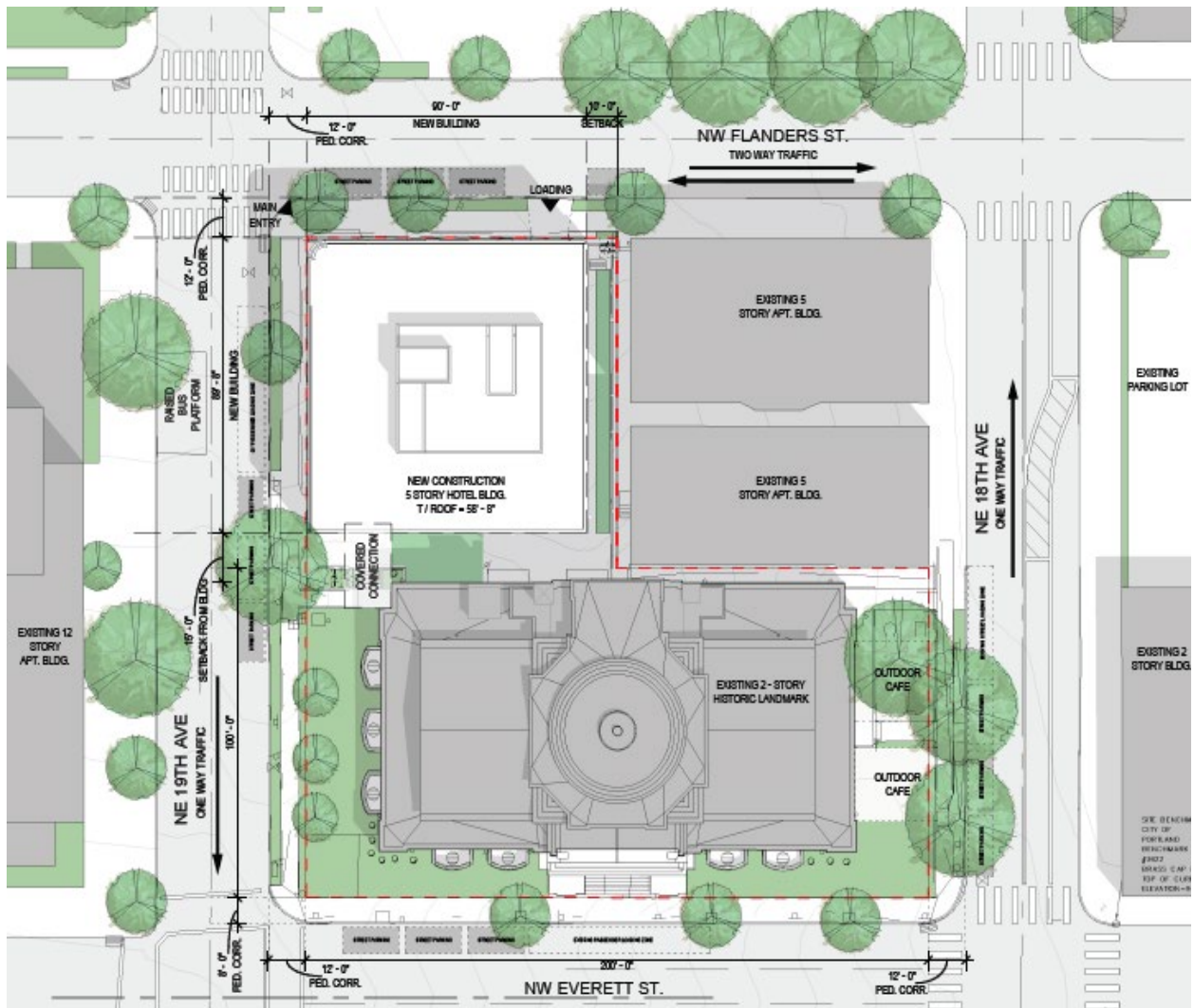
The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

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

- Off-Street Parking Requirements
- 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



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

Thank you for your interest in attending the Design Commission or Landmarks Commission Hearing. Due to the City's Emergency response to Covid-19, for the foreseeable future, we will be virtually adapting these hearings. To that end, Hearings will become ZOOM Webinars. The information below will help you get connected.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the Commission Agenda, and click the link under the hearing date you are interested in participating.
 - Public Hearings: <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 Agenda typically 20-days prior to the hearing date.
2. Once you are registered you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than 1:20 PM on the date of the hearing.
4. You will be held in the ZOOM [waiting room](#) until the Webinar starts at 1:30 PM. (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.
 - 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 unmute participants in the order of Webinar Registrations received.
 - 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 unmuted, your name will be announced by the Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony.
 - Please manage your time when testifying, the Hearings Clerk will provide a 15 second warning.
3. We will enable video sharing only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.

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>.



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

Date: September 12, 2022

To: Andrew Becker

From: Hannah Bryant, Land Use Services, Hannah.Bryant@portlandoregon.gov

RE: Design Advice Request posting for EA 22-161762 DA

Dear Andrew:

I have received your application for a Design Advice Request (DA) at 1819 NW Everett. Your case number is given above. The first meeting with the Historic Landmarks Commission is scheduled for **October 10, 2022**. I am the planner handling your case and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for October 10, 2022 you must post the notice by September 20, 2022, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by September 26, 2022, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Andrew Becker
315 W. Walton Street
Chicago, IL 60610

DATE: _____

TO: Hannah Bryant | Hannah.Bryant@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 22-161762 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **October 10, 2022** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than September 26, 2022, 14 days before the scheduled meeting. I also understand that if I do not post the notices by September 20, 2022, or return this form by September 26, 2022, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Additional Instructions for Posting Notice Signs

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

Materials:

Your local sign manufacturer will have a variety of options available, but for environmental reasons we recommend corrugated plastic because it can be recycled. Corrugated plastic is sold under many trade names. It is an extruded twin wall plastic-sheet product produced from high-impact polypropylene resin with a similar make-up to corrugated cardboard and is ideally suited for outdoor signage. It can be direct printed or will accept pressure sensitive adhesive graphics.

The sign must be printed in color.

Installation:

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

Mounting Height:

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.

An example image of the posting board layout is provided below:



NOTICE OF PUBLIC HEARING



Type III Land Use Review

LOT 5 STATION PLACE

CASE FILE LU 20-015504-DUM-AU

WHEN THURSDAY, SEPTEMBER 24, 2020 @ 1:30 PM

(Plan to be hearing start time - last Design Commission agenda for completed project start time.)

WHERE ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/dcagenda

HOW TO TESTIFY: Follow instructions on the Design Commission agenda or email the planner at Dequana.Nelson@portlandoregon.gov.

REVIEW BY DESIGN COMMISSION

LINE USE DESIGN REVIEW WITH MODIFICATIONS & ADJUSTMENT REVIEW

REVIEW TYPE Design Review with Modifications and Concurrent Adjustment Review for a proposed history commercial building consisting of ground floor retail, dining, meeting and event space, and a short stories of structural parking located behind existing 15 parking spaces. Above the ground floor retail and parking, a series of offices are proposed with large windows at the top and the floor that are cut into the main building massing. Vehicle access to parking and loading is proposed off of Northrup Street. These modifications are requested only to allow the length of the building facade above 100' in height to be up to 100' long, one to allow long term bike parking access for 10' by 10' and the use to be able to provide four windows per unit along 100' Northrup Street.

PROPOSAL

- Central City Fundamental Design Guidelines
- Street Design Guidelines
- 10.02.040: Other approval criteria (Subsequent Request)
- 10.02.040: Modifications that will better meet design review requirements

REVIEW APPROVAL CRITERIA

100' 2nd Ave S 100' Northrup St

RTS ADDRESS

CDM - Central Commerce and Design Center

CDM - Central Commerce and Design Center

CDM - Central Commerce and Design Center

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Design Advice Request

1819 NW Everett

CASE FILE	EA 22-161762 DA		
WHEN	Monday, October 10, 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 Hannah.Bryant@portlandoregon.gov		
REVIEW BY	Historic Landmarks Commission		
PROCESS	A Design Advice Request 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	The proposal includes two elements: First, the adaptive reuse of an existing three-story Historic Landmark to convert a former church into a hotel, restaurant and bar. Second, the construction of a new, detached, five-story hotel/restaurant on a vacant parcel within the Landmark boundary. The applicant seeks an Adjustment from one Standard A loading space to one Standard B loading space, a Modification to allow loading to enter/exit in a rearward motion, and a Modification to allow for additional height in excess of the base zone allowances.		
REVIEW APPROVAL CRITERIA	<i>Community Design Guidelines + Alphabet Historic District Addendum to the Community Design Guidelines.</i>		
SITE ADDRESS	1819 NW Everett Street (R140879 and R140882)		
ZONING/ DESIGNATION	CM2d – Commercial Mixed-Use 2 with a Design overlay and Historic Resource Protection overlay		
APPLICANT(S)	Andrew Becker abecker@hparchitecture.com	OWNER(S)	Founders Development
QUESTIONS? BDS CONTACT	Hannah Bryant, City Planner (503) 865-6520 / Hannah.Bryant@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
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 BDS@PortlandOregon.gov
 www.PortlandOregon.gov/bds/translated
TTY: 503-823-6868
Relay Service: 711

Andrew Becker
315 W. Walton Street
Chicago, IL 60610

DATE: 9/19/22

TO: Hannah Bryant | Hannah.Bryant@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 22-161762 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **October 10, 2022** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 9/19/22 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than September 26, 2022, 14 days before the scheduled meeting. I also understand that if I do not post the notices by September 20, 2022, or return this form by September 26, 2022, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

5821 SE Powell Blvd
Address

Portland, OR 97206
City/State/Zip Code

D.5 EA 22-161762 DA



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 (DAR) Response

Date: September 26, 2022

To: Andrew Becker, HARTSHONE PLUNKARD ARCHITECTURE LLC
312-226-4488 x152, abecker@hparchitecture.com

From: Michael Pina, PBOT Development Review
503-823-4249, michael.pina@portlandoregon.gov

Case File: EA 22-161762

Location: 1819 NW EVERETT ST

R#: R140879, R140882

Proposal: HLC HEARING - The proposal includes two elements: First, the adaptive reuse of an existing three-story Historic Landmark to convert a former church into a hotel, restaurant and bar. Second, the construction of a new, detached, five-story hotel/restaurant on a vacant parcel within the Landmark boundary. The applicant seeks an Adjustment from one Standard A loading space to one Standard B loading space, and a Modification to allow loading to enter/exit in a rearward motion.

The following comments are in response to the applicant's Design Advice Request, most recently submitted September 6, 2022..

KEY ISSUES

Loading Adjustment: The loading data provided by the applicant demonstrates that a single loading space with the minimum dimensions of 25-ft long, 10-ft wide, and 11-ft vertical clearance is necessary to meet the loading needs of this building. PBOT is supportive of rearward ingress/egress from the loading space provided all loading needs can be accommodated on-site and not project into the public Right-of-Way (ROW). An additional access onto NW 19th at this site is not feasible due several traffic-related constraints. The applicant shall coordinate with BDS to determine what Modifications are necessary to support a loading space that meets the minimum required dimensions and is accessed via NW Flanders St.

On-street Hotel Loading Zone: PBOT's Parking Enforcement and Operations Division has preliminarily approved one Hotel Zone 60-ft in length, at or near the main entrance to the hotel on NW 19th Ave. All other curbside usage will be evaluated upon completion of the project considering the placement of Pay stations and other usage of the ROW such vehicle/bus travel lanes, bike lanes, bike racks, or other non-vehicular needs. Changes to the curbside usage of the ROW can occur at any time based on transportation planning, development or safety needs. The applicant should have no expectation that any existing or allowed passenger loading zones will continue to be available to serve the private needs of the project.

Frontage Improvements: The following public improvements are required of the proposal, which may have an effect on the project's final design. While the project is still refining a concept, the applicant is encouraged to initiate the Public Works permit process as early as possible to avoid delays.

- NW Everett St: The requirement is to dedicate sufficient property (approx. 4-ft) up to and around the stairs and reconstruct a 12-ft wide pedestrian corridor to City standards, reviewed through a Public Works permit. Regarding the transition, preliminary comments from PBOT's Public Works Engineers are *"The applicant shall provide a sidewalk transition from the 12'-wide corridors to the existing 8' wide ROW at the building steps so pedestrians will not be directed into the side wall of the steps. This could look like a section of sidewalk corridor with angled taper from the edge of the steps and widening out to a 12' wide section over a couple of sidewalk panels with the unpaved triangular ROW area being landscaped. During the Public Works permitting process, additional documentation may be required to approve and record this deviation from the standard sidewalk width in front of the building steps"*.
- NW 18thAve, NW 19thAve, and NW Flanders St: The existing frontages meet City standards in terms of width, but not configuration. Due to the site's zoning, street and pedestrian classification within a Pedestrian District, the current configuration cannot be retained. Therefore, reconstruct all three frontages to City standards including the three abutting corners, reviewed through a Public Works permit.



Northwest District Association

October 7, 2022

Hannah Bryant
Bureau of Development Services
1900 SW 4th Avenue
Portland, Oregon 97201

RE: EA 22-161762 DA – 1819 NW Everett St. DAR Submittal Review

The NWDA Planning Committee reviewed the DAR drawing submittal dated Sep 26 2022 and the draft Summary Memo dated Oct 3 2022 for the above referenced project on Oct 6 2022. We offer the following comments for your consideration.

Overall

- The NWDA strongly supports the project concept, including the renovation and repurposing of the existing landmark building, and the proposed new hotel building on the adjacent parcel.

Requested Modifications

- We have no objections to the potential modifications, including those regarding building height, parapets, elevator overrun, mechanical equipment and loading requirements.

Project Design – Existing Landmark

- **Windows** – the NWDA requests specific detailed information on the proposed replacement windows, their materials, configuration, appearance and performance. We have significant concern about the historic windows and are unlikely to support their replacement;
- **Chimney** – we have no objection to the removal of the existing chimney;
- **Existing Elevator Overrun** – we have no objection to the removal of the existing elevator overrun;
- **Sidewalk** – the NWDA requests clarification on the width of the proposed dedication and its purpose.

Project Design – New Hotel

- **Entry, Materials, Fenestration** – the NWDA does not support the proposed façade composition and strategy. The current iteration of the hotel building, as depicted in the view from the northwest, appears to have regressed from the far clearer, better organized and more coherent approach to the façade design that was proposed at the time of the project's Pre-application Conference in April:

the Northwest District Association is a 501(c)(3) tax-exempt organization

2257 NW Raleigh St. Portland Oregon 97210 503 823 4288 northwestdistrictassociation.org

F.1 EA 22-161762 DA



PreApp



DAR

The design elements in the previous scheme that are more successful include the corner arrangement, the street level materials, openings and rhythm, the upper floor window composition and types, and the building cornice. The current scheme appears to have added a number of arbitrarily applied design elements that do not work together create a coherent whole;

- **Guest Drop-off** – the NWDA requests clarification on how the guest drop-off, curb valet, and other related functions would be accommodated;
- **Connection Between the Buildings** – the NWDA requests clarification on why there is no connection between the two buildings. Their apparent programmatic and functional relationship would seem to suggest such a connection.
- **Street Level Grading** — the NWDA requests confirmation that the interior street level floor elevations step up to correspond to the sidewalk grades on NW 19th Ave.

Best Regards,
the Northwest District Association

Handwritten signature of Steve Pinger.

Steve Pinger
member, Planning Committee

Fw: EA 22—161762 DA : 1819 NW Everett

DennisHarper <DennisHarper@protonmail.com>

Fri 10/7/2022 8:17 AM

To: Bryant, Hannah <Hannah.Bryant@portlandoregon.gov>

----- Original Message -----

On Oct 6, 2022, 11:56 AM, DennisHarper <DennisHarper@protonmail.com> wrote:

Hello Hannah,

As a retired architect and former member of the NWDA Planning Committee, I live just 100 feet from the former Northwest Neighborhood Cultural Center and was on its Board. So I have an intimate familiarity with the historic former church, going back to the 1970's when my colleagues at the Portland Community Design Center helped NW Portland neighbors acquire the former church to be used as a community center.

Overall, I support the proposed plans as they will bring a landmark building back to life after years of deferred maintenance and include a new hotel building of appropriate scale to a parking lot site that is an eyesore. Furthermore, having restaurants, cafés, and a bar in both buildings will bring activity to 3/4 of the block, making for a safer area.

Of great concern is the proposed removal of the historic translucent glass in the windows of the landmark building. Those intricate windows are an inherent character-defining quality of the landmark building. The windows at the three floors of event spaces absolutely must be preserved and restored if the City of Portland and the Historic Landmarks Commission believe in historic preservation. In fact, if the historic glass is replaced with clear glass, there will be many occasions when drapes will be drawn inside, producing an unsightly façade at times. With the historic, translucent glass retained, the glow of indoor light through the glazing will be a thing of beauty. And if drapes are pulled at some windows at some times, that will be mitigated by the intricate historic glass pattern toward the exterior.

The current design of the new hotel building has been modified since the Pre-app meeting. In a variety of ways, the current design is less satisfactory. For instance, the introduction of the arched windows in a flat wall plane appears random and out of place.

As a result, I think that the designers should return to the more successful Pre-app hotel façade design and make minor refinements on that concept. That would be a much better fit for the neighborhood.

Regards,

Dennis Harper

221 NW 18th Avenue

F.2 EA 22-161762 DA

10/14/22, 4:39 PM

Mail - Bryant, Hannah - Outlook

Portland 97209

Sent from Proton Mail mobile



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

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Related cases

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

File Number: _____

Appt Date/Time: _____

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. Email this application and supporting documents described below to: LandUseIntake@portlandoregon.gov. Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Site Address _____

Site Size/Area _____

Property ID(s) R _____ R _____ R _____ R _____

Short Project Description: do not leave blank or direct to "see attached". Attach additional sheets for a more detailed description, if needed.

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

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	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference Only 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 Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> 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"/> 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 Only for 1-2 unit projects that do not require a land use review, land division or property line adjustment	Transportation, Environmental Services, Water		<input type="checkbox"/>

Applicant Information

Include a 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 the following materials to LandUseIntake@portlandoregon.gov:

- ☐ Written project description, including proposed stormwater disposal system and additional property IDs if not included above.
- ☐ List of questions to be discussed.
- ☐ Site plans drawn to a measurable scale, with scale and scale bar identified and building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified.
- ☐ If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards>.

Note:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. 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.
4. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
5. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
6. 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 by scheduling a 15-minute appointment or a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).



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

DISCUSSION MEMO

Date: October 3, 2022
To: Historic Landmarks Commission
From: Hannah Bryant, Design & Historic Review Team
(503) 865-6520 | Hannah.Bryant@portlandoregon.gov
Re: EA 22-161762 DA– 1819 NW Everett
Design Advice Request Memo – October 10, 2022

This memo is regarding the upcoming DAR on October 10, 2022 for 1819 NW Everett. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/Record/15316684/h>). Note, Commissioners who requested hard copies will receive a paper drawing set by courier.

I. PROGRAM OVERVIEW

The proposal includes two elements: First, the adaptive reuse of an existing three-story Historic Landmark to convert a former church (and more recently, former theater) into a private club. Second, the construction of a new, detached, five-story hotel/restaurant on a parcel currently developed with a surface parking lot within the Landmark boundary. The applicant seeks Modifications to loading and height standards (see Section V below).

II. DEVELOPMENT TEAM BIO

Architect	Andrew Becker Hartshorne Plunkard Architecture
Owner's Representative	Tanya Toby Founder's Development
Project Valuation	\$ 30,000,000

III. FUTURE HISTORIC RESOURCE REVIEW APPROVAL CRITERIA: Community Design Guidelines with Alphabet District Addendum

IV. SITE CONTEXT

- Policy.** The following summarizes key policy context as it applies to the subject site.
 - Plan – Alphabet Historic District.**
 - Development Standards – CM2d / Northwest Plan District.** Though early in the design process, the proposal appears generally compliant with most zoning code standards. Anticipated Modifications for height and loading standards are listed in Section V below.

c. **Streets – TSP Designations.**

- **NW Everett** – Local Service Traffic Street, Transit Access Street, City Bikeway, Major City Walkway, Local Service Freight Street, Major Emergency Response Street.
- **NW 18th Avenue** - Local Service Traffic Street, Transit Access Street, Major City Bikeway, City Walkway, Local Service Freight Street, Secondary Emergency Response Street.
- **NW Flanders Street** – Local Service Traffic Street, Local Service Transit Street, Major City Bikeway, Major City Walkway, Local Service Freight Street, Minimum Emergency Response Street.
- **NW 19th Avenue** – Local Service Traffic Street, Transit Access Street, Major City Bikeway, City Walkway, Local Service Freight Street, Secondary Emergency Response Street.

V. 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:

1. **Overall Building Height** – (Table 130-3, 33.130.210) The allowed base height in the CM2 zone is 45 feet. Height bonuses specified in Table 130-3 are allowed, with a maximum bonus height of 55 feet. In addition to bonus height, an additional 5 feet is allowed to create a tall ground floor. The applicant intends to utilize both the Affordable Commercial bonus and a tall ground floor to earn a maximum building height of 60'. However, the applicant proposes a 64-foot, three-inch tall building, which would require a Modification to allow four-feet three-inches of additional height in addition to the maximum bonus height (see p.31).
 - **Staff note about height exceptions to parapets** (33.130.210 C.2.) – A height exception allows parapets and railings to exceed the allowed building height by up to 4 feet. The proposal indicates the railing for most of the top of the building is 4', which is allowed outright. However, the parapet at the northwest building corner is taller than 4', which is not allowed outright. Staff supports a modestly taller parapet at the corner of the building, as it is better proportioned for the scale of the building. If the Commission agrees a taller parapet is warranted, the applicant would have to revise the overall Building Height Modification request outlined in 1. above to allow the building to be as tall as the parapet (approx. 68'-3") because Modifications cannot be requested to height 'exceptions'.
 - **Staff note about height exceptions to elevator overruns and stair enclosures** (33.130.210 C.4.a.) – A height 'exception' allows elevator overruns and stair enclosures to exceed the allowed building height by up to 16 feet. The proposal indicates the elevator overrun will exceed the building height by 20 feet, which would require a Modification to overall Building Height (because Modifications cannot be requested to 'exceptions'). Many new buildings with rooftop access are served with

elevators and stair enclosures that do not exceed the 16-foot height allowance for these elements. Staff suggests that a 20-foot elevator/stair tower is too tall and will be visible from nearby rights of way.

Furthermore, the rooftop plan indicates that the stair/elevator enclosure includes more floor area than just the minimum area for stair/elevator lobby space. That 'amenity space' cannot be considered for an exception to elevator overruns and stair enclosures. If the 'amenity space' is more than the minimum area for stair/elevator lobby space, the applicant would have to revise the overall Building Height Modification request outlined in 1. above to allow the building to be as tall as the enclosure (because Modifications cannot be requested to 'exceptions'.)

- **Staff note about height exceptions to mechanical equipment** (33.130.210 C.4.b.) – A height exception allows mechanical equipment to exceed the allowed building height by up to 10 feet. The proposal suggests the mechanical equipment enclosure is taller than 10 feet, which would require a Modification to overall Building Height (because Modifications cannot be requested to 'exceptions'.) Many new buildings with rooftop mechanical equipment are served with equipment that does not exceed the 10-foot height allowance for these elements. Staff suggests that a mechanical equipment enclosure taller than 10 feet is too tall and will be visible from nearby rights of way.
- 2. **Loading** – (33.266.310.D) One standard A loading space (35' long, 10' wide, 13' tall) is required for this development. The submittal requests one loading space that is smaller than the required standard A space; the applicant's loading data demonstrated that a Standard B (18' long x 9' wide x 10' tall) space is not adequate for the building's needs, but that a standard A space is larger than necessary. The Portland Bureau of Transportation (PBOT) traffic engineer suggested that a space at least 25' long, 10' wide, 11' tall would be adequate, which requires a Modification to the standard A loading space dimensions.
- 3. **Loading** – (33.266.310.F) Outside of Central City, loading is required to be accessed and exited in a forward motion, which would necessitate a long driveway on the site to allow loading trucks to turn in from one street and exit onto another. Staff from PBOT and the Bureau of Development Services are not supportive of a long driveway configuration. Therefore, the applicant requests a Modification to allow for loading to be entered or exited in a rearward motion.

VI. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on October 10th:

Existing Landmark - Proposed alterations include:

Windows - the replacement of most of the original leaded, character-defining windows with clear glass with an applied muntin to replicate the existing, original diamond shaped lites. Staff has encouraged the applicant to explore repair of existing windows rather than pursue replacement of original windows. (see p. 23)

Chimney – originally there were a pair of large chimneys flanking the central bay on the north side. A previous HR review approved the partial approval of one chimney (decision attached). A single tall chimney remains (see p. 21). This remaining chimney is proposed to be removed entirely and replaced with a stair tower. A second stair tower is proposed on the other side of the central bay in the middle of the north façade where the matching chimney once existed.

Existing Elevator Overrun – An existing elevator overrun near the northwest corner of the building is proposed to be removed, which will reveal some of the upper level windows

currently obscured by the elevator. Staff is supportive of its removal and notes that its removal is connected to the proposal to add two stair towers elsewhere on this façade.

Parapets – New glass parapets are proposed around the roof perimeter to facilitate outdoor seating for the private club. Staff encourages a discussion focused on appropriate location in relation to the historic roof parapet, appropriate height of the new glass elements, and appropriate design/materials of the new glass elements.

Outdoor Seating – An outdoor seating area is proposed between the building and NW 18th. It is unclear if changes are proposed to this façade to facilitate a commercial use, such as a café or coffee shop, at the basement level. More information should be shared by the applicant at the Commission meeting in order for the Commission to discuss the appropriate level of façade and landscape alterations.

Sidewalk – PBOT is requesting a sidewalk dedication to widen the sidewalk on NW Everett *except* where the stairs will protrude into the newly widened sidewalk. While the dedication will not physically affect the stairs, new adjacent retaining walls or other landscaping may be necessary to accommodate the grade change to the newly widened sidewalk. Before the Commission meeting, staff encourages the applicant and PBOT staff to more fully understand necessary alterations to the area surrounding the historic entry stair in order to allow the Commission to comment on appropriate design integration.

New Hotel – Discussion topics include:

Entry - the corner entrance is small in relation to other ground floor bays. Staff suggests that the entrance may need further design attention to ensure it is prominent and welcoming, including but not limited to façade/door proportions, a fixed canopy and/or further detailing.

Materials – the intent is for the color and type of material to complement the Landmark's stone cladding without trying to match the color. Staff encourages Commission input on the appropriate level of differentiation and detailing of the hotel cladding.

Fenestration – the hotel introduces multiple sizes and styles of windows, including arched windows, rectangular windows and operable window walls at the ground floor. Direction from the Commission on how these elements can complement the Landmark without trying to mimic its character-defining windows is appreciated. Staff notes that the arched windows on the hotel may need further refinement in proportion and muntin pattern. As shown, they appear too small for their prominent corner location. (see p. 28)

Southwest Corner – the existing Landmark is set back at least 20 feet from the NW 19th Avenue property line. The new hotel is proposed to be set back 15 feet from the Landmark's north elevation. Therefore, the southwest corner of the new hotel will be very prominent, creating a sunny corner with great views of Trinity Episcopal Church. At the pre-application conference, staff suggested this area should be activated with spillout seating or other active uses. As shown, the intent is to create a covered service walkway at this location connecting the new hotel to an existing door in the Landmark. (see p. 29)

Encl:

LU 12-170628 HDZ staff decision