



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: 9/16/2024
To: Ian Roll, Gensler
From: Tanya Paglia, Design & Historic Review Team
503-865-6518 | Tanya.Paglia@portandoregon.gov
Re: EA 24-056451 DA – 118 SW Porter St – South Portland Demolition & Addition to Adjacent Building
Design Advice Request Memo – Monday, August 26, 2024

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Historic Landmarks Commission at the August 26, 2024 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/16947533/>.

These Historic Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on August 26, 2024. 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 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 (Type IV procedure for Demolition Review of the existing house; and Type III procedure for Historic Resource Review of the proposed replacement building).

Please continue to coordinate with me as you prepare your Land Use Review Application(s).

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Executive Summary.

- Commissioners expressed enthusiasm for the organization as a great asset to the neighborhood and city.
- One of four commissioners present did not find the case for demolition had been successfully demonstrated.
- Three of the four commissioners present indicated that with further information they could likely support demolition of the house.
 - One of the three commissioners that could likely support demolition noted that more effort needs to be put into exploring relocation of the house before demolition is pursued.
- The design of the new structure will be a factor in the approvability of the demolition. When a historic building is lost, it needs to be replaced with a building that will positively contribute to the character of the district and be compatible with the district. It should have a special feeling to it to compensate for that loss. The proposed design is not yet meeting these requirements.
- The proposed building addition needs to bring more activation to the streetscape and de-emphasize the garage entrance.
- Support for the Modification to the required 10' minimum setback along the western lot line if an improved ground level is proposed.
- For the proposed materials, there was a preference for something that has longevity to it such as brick, stucco, terracotta, etc. Given that the proposal is a commercial use and the justification for demolition, in part, may be due to the fact that it is not a residential use, there was not support for fiber cement board or shingles, which convey a residential style.
- Generally, there are no issues with the proposed scale and placement.

Commissioners Present. Commissioner Hamblin-Agosto, Vice Chair Moreland, Commissioner Moretti, Chair Smith (*Absent:* Commissioner Davis, Commissioner Foty; *Recused:* Commissioner Bronfman).

Summary of Comments. Following is a general summary of Commission comments which are broken down into two primary conversation topics: Demolition Review and Proposed Replacement Structure.

Demolition Review

- All commissioners noted the organization is a great asset to the neighborhood and city.
- One of the four commissioners present did not find that the case for demolition had been successfully demonstrated. Refer to the comments immediately below and the additional items required for the Type IV Demolition Review submittal, see*.
 - The area that eventually became this historic district was tremendously impacted by urban renewal in the 50s and 60s. Large portions of the neighborhood were decimated, and people fought to get this district listed and preserve what was left.
 - The 1977 Policy Plan and some of some of the Comp Plan Goals emphasize preserving and rehabilitating existing buildings/neighborhoods and fostering compatible development around them.

- To meet the demolition review approval, the proposal would need to clearly demonstrate that all other options for fitting the program on the site without demolishing the resource were exhausted before demolition was pursued.
- The commissioner is not yet convinced that the program can't be placed on the site without necessitating demolition or relocation. One example, putting the extra program as a vertical addition on the Loft building still appears to be a viable alternative.
- Contributing buildings are important enough that all alternatives need to be thoroughly investigated before supporting a demolition. These have not yet been sufficiently vetted by the applicant to prove this necessary argument.
- Three of the four commissioners present indicated that with further information they could likely support demolition of the house.
 - Public Good. Generally, the public good is enhanced by the project. While one historic resource and potentially one housing unit would be lost, the organization's proposed use of the site post-demolition, including support services for children with cancer and their families, will provide essential services for the community and meet equity- and inclusion-related policies of the relevant plans. The site's proximity to regional medical treatment facilities makes it an ideal location for the proposed use.
 - Historic Value of the House.
 - Design/Construction Rarity. The resource type and architectural style – a bungalow-style single-family house – are not especially unique to the district. This is not close to the last bungalow in the district.
 - Historic Significance. Because it is no longer used as housing as it was during the district's period of significance, the house has already moved away from its original role in the district (it has functioned as office space for more than 40 years).
 - Integrity. Some discussion that the property's integrity has been diminished – both the setting and the building itself including the addition to the front.
 - Impact on the District. The demolition of this single and greatly altered resource would not significantly impact the district.
 - Setting. Wedged between the Loft building and the Waldorf School, the house is no longer in its original single-family neighborhood context. It is isolated in being a small single-dwelling building form in an area with other types of uses predominating the area including on either side of it and across the street.
 - Scale. If the small house were preserved and additional stories were instead added to the Loft building next door, it would further diminish the house's relationship with the neighborhood and the brick building may visually dwarf the house.
 - Housing Use. While it could theoretically be turned back from office use to housing use, the structure has been altered significantly and changing back to a residential use would involve a lot of rehabilitation work.

*Note: With 4 commissioners present, 2 absent and 1 recused, there might not be as clear-cut a majority at the Type IV advisory hearing as at the Design Advice Request. It is therefore imperative that your land use application address the * items below.*

- One of the three commissioners present who could likely support demolition noted that more effort should be put into exploring relocation of the house before demolition is pursued, see *.
- Commissioners noted that the design of the new structure will be a factor in their final stance on demolition.
- The history of the house needs further exploration before a final decision can be made. Research into Lucretia Nasts should be done to understand the historic importance of the person and her house, see *.

* **Items required for the Type IV Demolition Review submittal.** The following items are required:

- Thorough investigation of all demolition alternatives for fitting the program on the site, including an addition on the existing adjacent Loft building.
- Efforts made to relocate the house.
- History of Lucretia Nasts.
- Documentation of additional coordination with the Neighborhood Association (including around relocation options).
- Developed design drawings for the proposed replacement structure.

Proposed Replacement Structure

- When a historic building is lost, it needs to be replaced with a building that will positively contribute to the character of the district and be compatible with the district. It should have a special feeling to it to compensate for that loss. The proposed design is not yet meeting these requirements.
- Minimal detail was provided at the DAR. However, based on the information presented, the design for the replacement needs work in order to meet the expectations for a favorable vote for demolition. The current schematic design tries too hard to fade into the background, the top of the building needs articulation, and the ground level needs a more active frontage.
- The replacement design needs to be more intentional about reflecting the historic district and responding to the district's approval criteria. Consider some of the craft found in the district such as brick detailing, especially around windows.
- After the demolition, this becomes a commercial block, and architecturally, the proposed building should not try to draw any token remnants of the bungalow.
- The proposed building needs to bring more activation to the streetscape and contribute more to the public realm. Because of the large change in grade along Porter Street, the proposal is presenting a blank wall along the sidewalk level of the building.

- There is too a great an emphasis placed on the proposed garage. Recessing the section of the building at the garage entry would create a relief in the façade and help with the material change between old and new building volumes. Create a stronger header above the garage door and add decorative elements around the garage to create some pedestrian interest.
- Support was expressed for a modification to the 10' minimum setback along the western lot line so long as improvements are made to the building's ground level. Activating the building along the streetscape and making it architecturally more interesting for pedestrians are critical to meet the approval criteria.
- For the proposed materials, there was a preference for something that has longevity to it such as brick, stucco, terracotta, etc. Given that the proposal is a commercial use and the justification for demolition, in part, may be due to the fact that is it not a residential use, there was not support for fiber cement board or shingles, which convey a residential style.
- Generally, there are no issues with scale and placement. Keep the abutting Waldorf school building in mind to maintain that building's access to light where it has windows on the lot line.

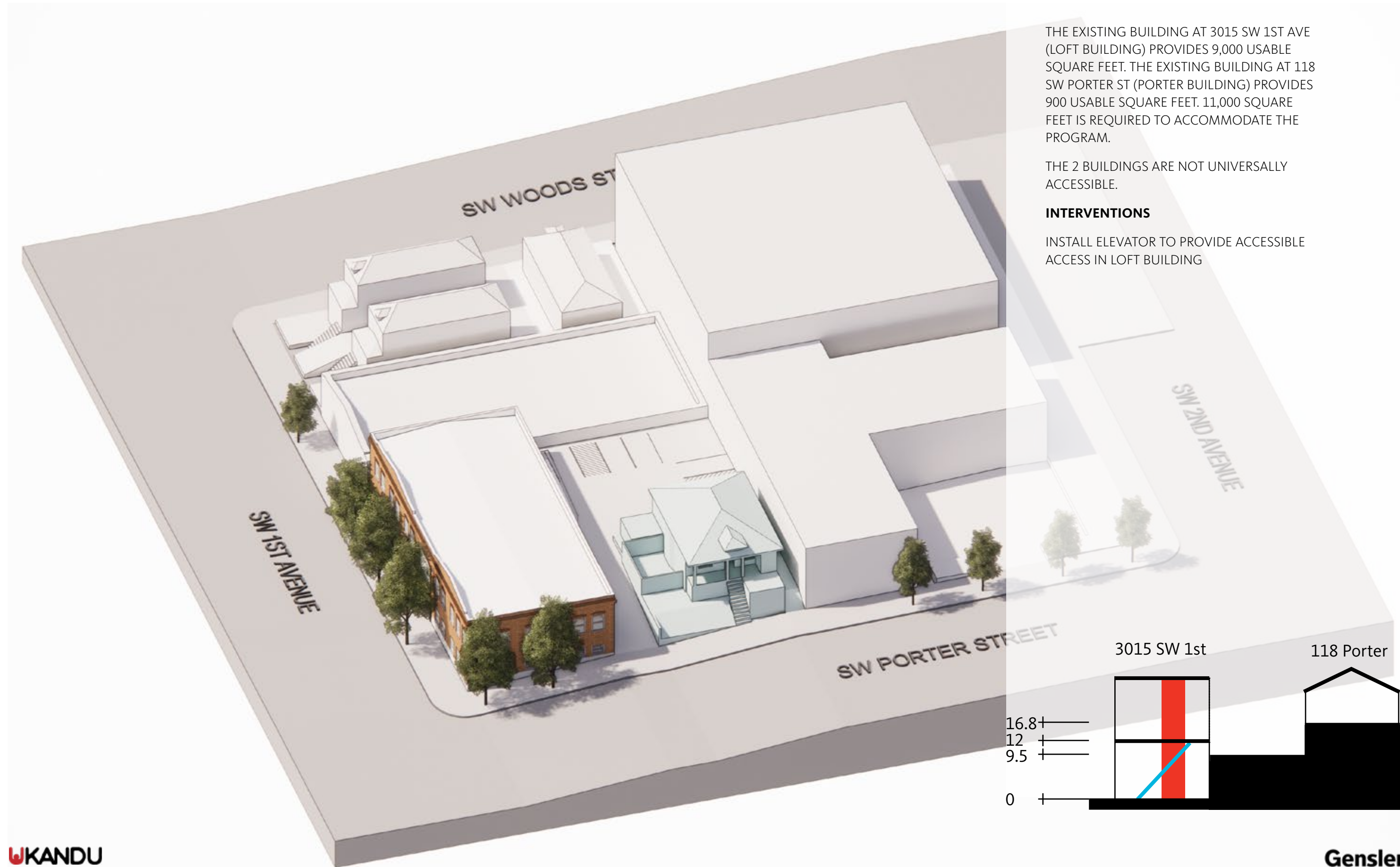
Exhibit List

- A. Applicant's Submittals
 1. Applicant's project description
 2. Original plan set – NOT APPROVED/reference only
 3. Updated plan set – NOT APPROVED/reference only
- B. Zoning Map
- C. Drawings
 1. Cover Sheet
 2. Team Information
 3. Summary of Development Program
 4. Sheet Index
 5. Context Study
 6. Zoning Summary
 7. Context – Transportation and Open Space
 8. Site Context
 9. Cancer Treatment Community
 10. Context – Site Photos
 11. Context – Site Photos
 12. Context – Surround Building Photos
 13. Context – Site Photos
 14. Context – Site Photos
 15. Context Design
 16. Project Concept
 17. Project Design Drivers

18. Project Evolution – Program
 19. Project Evolution – Program Adjacencies
 20. Project Evolution – Site Feasibility Studies
 21. Project Evolution
 22. Project Evolution – Diagrams (attached)
 23. Project Evolution – Program
 24. Project Evolution
 25. Project Evolution – Diagrams
 26. Project Evolution – Program
 27. Project Evolution
 28. Project Evolution – Diagrams
 29. Project Evolution – Program
 30. Project Evolution
 31. Project Evolution – Diagrams
 32. Project Evolution – Program
 33. Project Evolution
 34. Project Evolution – Diagrams (attached)
 35. Project Evolution – Program
 36. Building Relocation
 37. Building Relocation
 38. Demolition Review
 39. Demolition Review
 40. Demolition Review
 41. Demolition Review
 42. Demolition Review
 43. Concept Design Continued
 44. Preferred Massing
 45. Preferred Massing (attached)
 46. Proposed Site Plan
 47. Proposed Floor Plans
 48. Proposed Elevations
 49. Proposed Materials Palette
 50. Proposed Modifications
 51. End Page
- 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
- D. Service Bureau Comments
1. PBOT
- E. Public Testimony
1. Josh Hoyt, 8/26/2024, josh.hoyt@gearheadassociates.com
- F. Other
1. Application form
 2. Staff memo to Historic Landmarks Commission, 8/21/2024
 3. Staff presentation, 8/26/2024
 4. Applicant presentation, 8/26/2024
 5. Attendee Testifier List, 8/26/2024

TWO BUILDING CAMPUS

C3.7 PROJECT EVOLUTION - DIAGRAMS

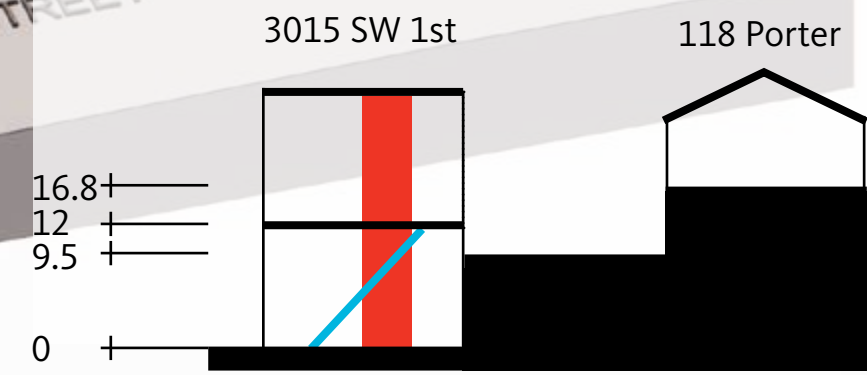


THE EXISTING BUILDING AT 3015 SW 1ST AVE (LOFT BUILDING) PROVIDES 9,000 USABLE SQUARE FEET. THE EXISTING BUILDING AT 118 SW PORTER ST (PORTER BUILDING) PROVIDES 900 USABLE SQUARE FEET. 11,000 SQUARE FEET IS REQUIRED TO ACCOMMODATE THE PROGRAM.

THE 2 BUILDINGS ARE NOT UNIVERSALLY ACCESSIBLE.

INTERVENTIONS

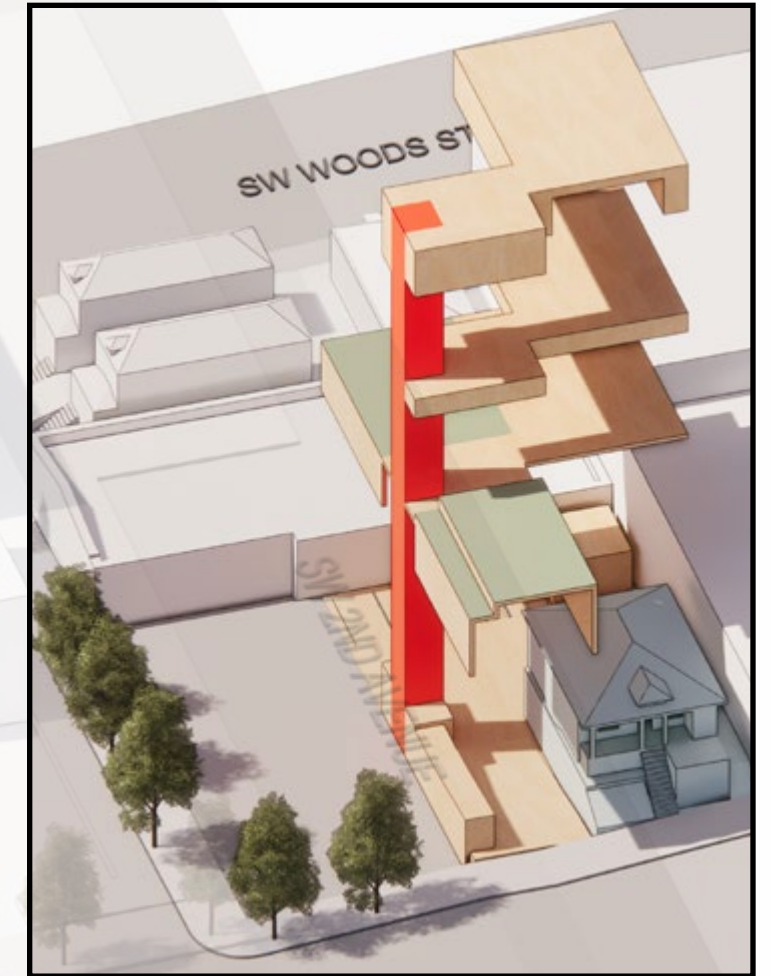
INSTALL ELEVATOR TO PROVIDE ACCESSIBLE ACCESS IN LOFT BUILDING



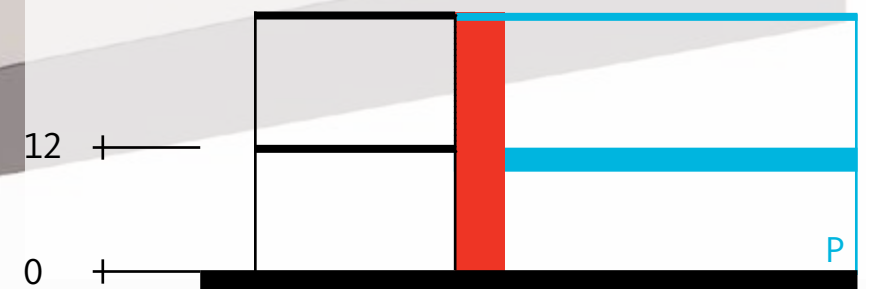


INTERVENTIONS

NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE



3015 SW 1st





3D VIEW - NE CORNER

UKANDU – 3015 SW 1st Ave & 118 SW Porter St

Design Advice Request written project description and requested information

Project Description

Tenant improvement, site improvement, and an approximately 9,000sf addition for a non-profit whose mission is to bring hope, joy, and connection to communities impacted by Childhood Cancer. Program spaces include activity spaces for children, teens, and families; community spaces; therapy and counseling offices; operational offices; outdoor community spaces; and accessible parking.

Proposed stormwater disposal system

The proposed stormwater disposal system is to capture all new impervious area through roof drains, area drains, or catch basins. Adjacent properties appear to have onsite drywells to manage stormwater. Infiltration testing will be conducted on our site to confirm if infiltration is feasible. If infiltration is feasible, a drywell will be constructed in the southwest portion of the site. If infiltration is infeasible, an underground detention facility with a flow control manhole and discharge the stormwater to a proposed combo sewer system in SW Porter St.

List of Questions / Topics of Conversation

- We are seeking support for the deconstruction / demolition of the building at 118 SW Porter Street and are asking to discuss the criteria listed in 33.846.080.
- The project property is located in the CM2 zone abutting the Cedarwood Waldorf School, a property in the RM1 zone that was granted a conditional use. We are requesting to not treat the abutting property as a residential zone with associated required setbacks.
- Review and consideration of the addition's material palette, fenestration approach, landscape, and massing relative to the SPHDD Design Guidelines & Lair Hill Historic Conservation District Design Guidelines.

UKANDU 3015 SW 1st Ave & 118 SW Porter

Design Advice Request Application

JUNE 21 2024

Gensler

811 SW 6th Ave
Suite 300
Portland, OR 97204
United States
tel (971) 227-2370

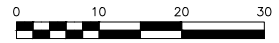


TOPOGRAPHIC SURVEY

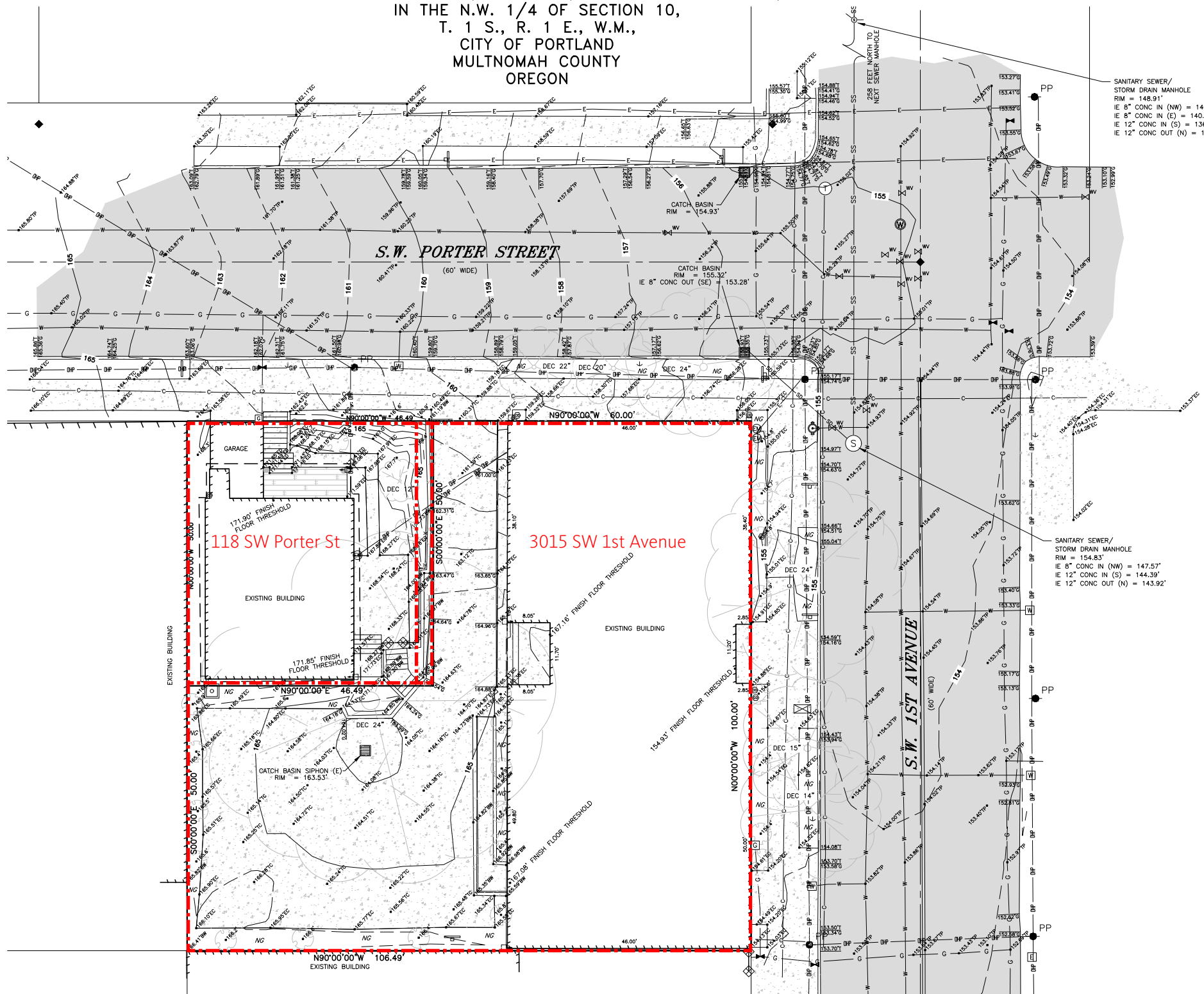
3015 SW 1ST AVENUE

A PORTION OF LOT 1, BLOCK 77, "CARUTHERS ADDITION",
IN THE N.W. 1/4 OF SECTION 10,
T. 1 S., R. 1 E., W.M.,
CITY OF PORTLAND
MULTNOMAH COUNTY
OREGON

OWNER:
UKANDU LOFT LLC
REQUESTED BY:
JASON HICKOX
SITE ADDRESS:
3015 S.W. 1ST AVENUE



SCALE: 1" = 10'
1-FT CONTOUR INTERVAL
DATE: MAY 14, 2024
REVISED: MAY 22, 2024
REVISED: JUNE 12, 2024



LEGEND

- AC UNIT
- BUSH
- CATCH BASIN
- CLEAN OUT
- COLUMN
- DOWNSPOUT (UNDERGROUND)
- ELECTRIC METER
- ELECTRIC VAULT
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GATE POST
- NATURAL GROUND
- POWER POLE
- SANITARY SEWER/STORM DRAIN MANHOLE
- SIGN
- SPOT ELEVATION
BW = BOTTOM OF WALL
EC = EDGE OF CONCRETE
ED = EDGE OF DECK
G = GUTTER LINE
T = TOP OF CURB
TC = TOP OF CONCRETE
TP = TOP OF PAVEMENT
- SURVEY MONUMENT
- TELEPHONE MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- BUILDING
- BUILDING OVERHANG
- FENCE
- GAS
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM DRAIN
- UNDERGROUND COMMUNICATION
- UNDERGROUND ELECTRIC
- WATER
- CONCRETE
- PAVEMENT
- WOOD-DECK
- DEC = DECIDUOUS

SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 62177, MULTNOMAH COUNTY PLAT RECORDS. THIS IS NOT A RECORDABLE SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS CITY OF PORTLAND BENCHMARK #5, A BRASS DISK ON THE N.E. CORNER OF S.W WOODS STREET AND S.W. 2ND AVENUE.
ELEVATION: 170.76' (CITY OF PORTLAND DATUM)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

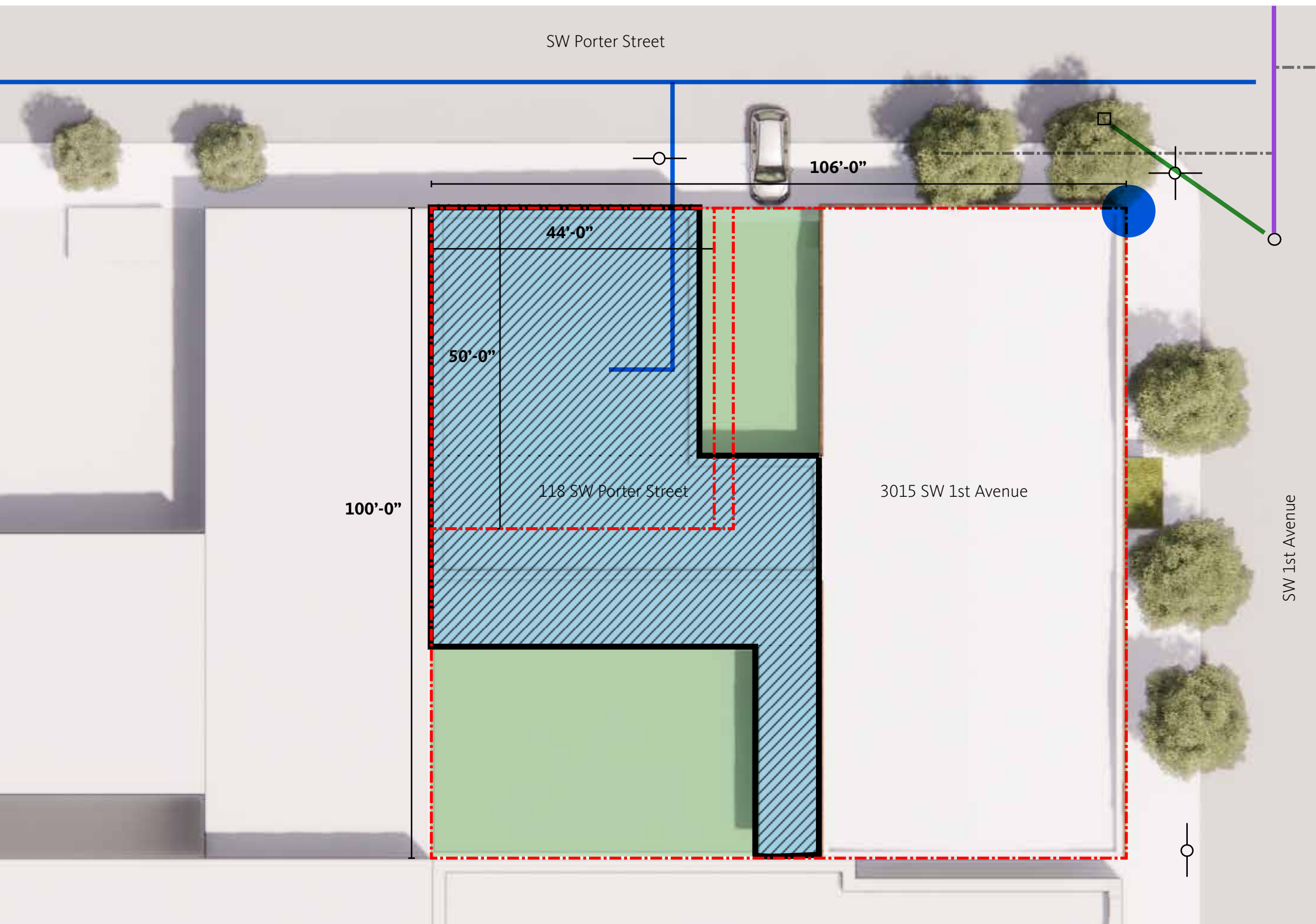
OREGON
JULY 13, 2004
ANTHONY B. RYAN
58833

EXPIRES: DECEMBER 31, 2024



6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9640
www.weddlesurveying.com

JOB NO. 6646



CODE SUMMARY

3015 SW 1st Ave. & 118 SW Porter St, Portland, OR 97201

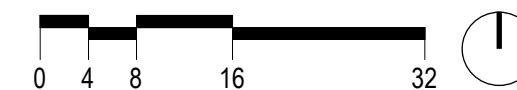
Property ID	R128940 & R128941
State ID	1N1E33CB 600
Year Built	1908
Building Area	Existing 8,370sf & 930 sf
Proposed Use	Community services / Office
Zoning	CM2m (MU-U)
Historic District	SP - South Portland Historic District Contributing

LAND USE REVIEW NARRATIVE

Tenant improvement, site improvement, and an approximately 9,000sf addition for a non-profit whose mission is to bring hope, joy, and connection to communities impacted by Childhood Cancer. Program spaces include activity spaces for children, teens, and families; community spaces; therapy and counseling offices; operational offices; outdoor community spaces; and accessible parking.

- Existing Buildings
- Proposed addition
- Open Space
- Water Assets (Portland maps)
- Sewer Assets (Portland maps)
- Electricity Assets
- Property Line

site plan 1/16" = 1'-0"



TO +27' - 0" |
Parapet

Level 2 +12' - 0" |

Level 1 +0' - 0" |



east elevation 1/8" = 1'-0"



Proposed Axon



north elevation 1/8" = 1'-0"

SITE PHOTOS

A Photo of Porter St
B 118 SW Porter St
C 3015 SW 1st Ave

D Southwest Corner of
3015 SW 1st Ave
E 3015 SW 1st Ave Driveway



A



B



C



D



E

existing conditions

Abu Dhabi
Atlanta
Austin
Baltimore
Bangalore
Bangkok
Beijing
Birmingham, UK
Bogotá
Boston
Charlotte
Chicago
Dallas
Denver
Detroit
Dubai
Houston
Hong Kong
La Crosse
Las Vegas
London
Los Angeles
Mexico City
Miami
Minneapolis
Morristown
Munich
New York
Newport Beach
Oakland
Paris

Philadelphia
Phoenix
Portland
Raleigh-Durham
San Antonio
San Diego
San Francisco
San José
San Jose
Seattle
Shanghai
Singapore
Sydney
Tampa
Tokyo
Toronto
Vancouver
Washington DC

UKANDU

3015 SW 1st Avenue & 118 SW Porter Street

design advice request - draft

JULY 15 2024

Gensler

811 SW 6th Ave
Suite 300
Portland, OR 97204
United States
tel (971) 227-2370



The mission of UKANDU is to provide joy, hope, and connection to communities impacted by childhood and adolescent cancer.

We recognize that cancer impacts the entire family and we aim to provide parents and caregivers a respite from the physical, emotional and financial toll childhood cancer poses to families. We are the largest and longest-running provider of medically-supervised camp programming available to families battling childhood and adolescent cancer in Oregon. Since 1986, UKANDU has served more than 1600 families and 4000 children providing programming, free of charge, and returning the gift of childhood to thousands of children.



Gensler PORTLAND

We believe in being part of the solution by creating positive change.

As stewards of our local communities, our team of architects, designers, and strategists are focused on how we can create a better world through the power of design.

Across every Gensler office, our people are committed to donating their time, skills, and passion to their communities through volunteer service and pro-bono and low-bono work.



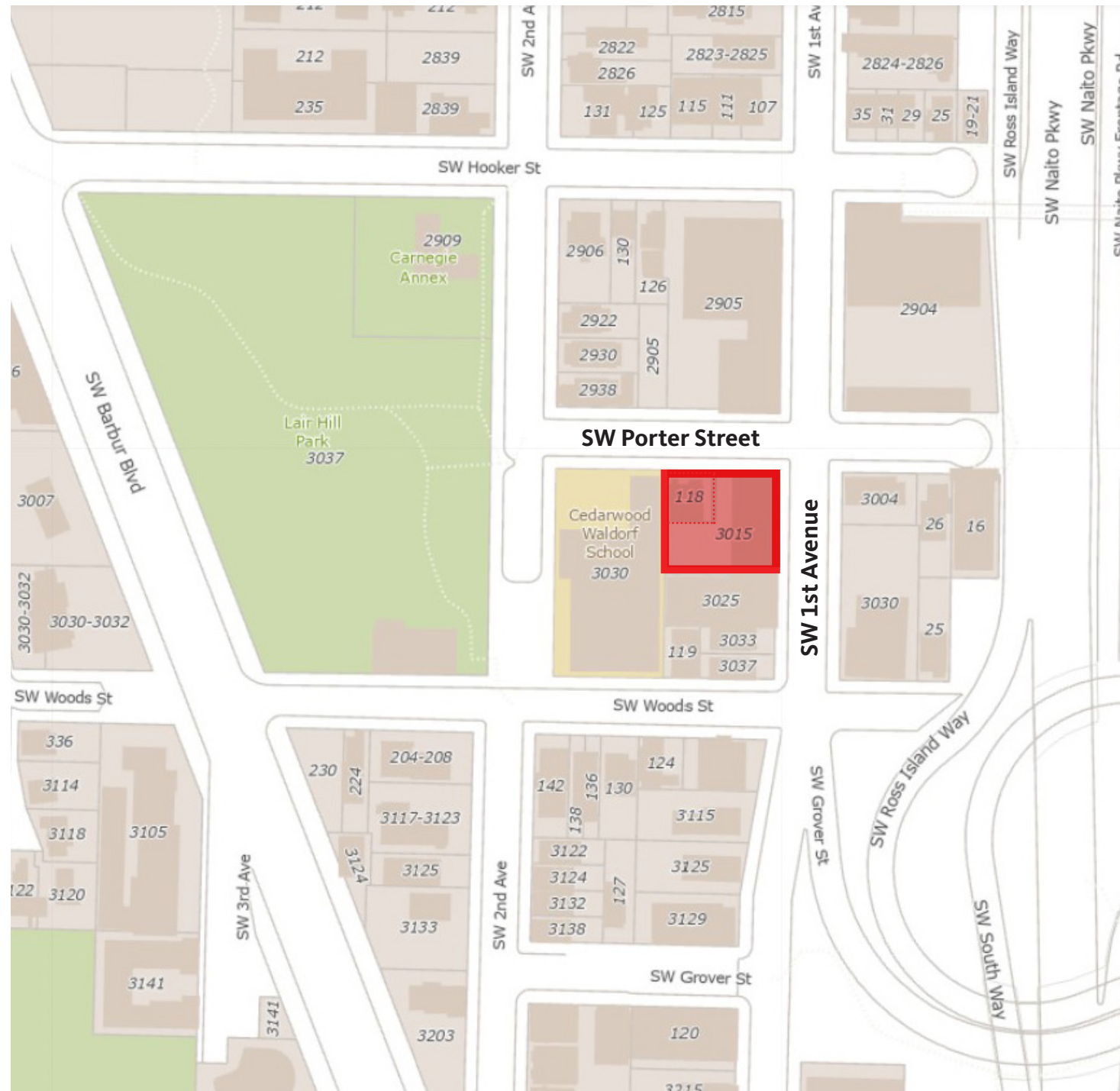
C1.2 SUMMARY OF DEVELOPMENT PROGRAM

ADDRESS: 3015 SW 1st Avenue
 PROPERTY ID: R128940
 STATE ID: 1S1E10BB 10200
 ALT ACCOUNT: R140907800
 TAX ROLL: CARUTHERS ADD,
 BLOCK 77 TL 10200

ADDRESS: 118 SW Porter Street
 PROPERTY ID: R128941
 STATE ID: 1S1E10BB 10000
 ALT ACCOUNT: R140907810
 TAX ROLL: CARUTHERS ADD,
 BLOCK 77, W 44' OF LOT 1

The proposed project is for a headquarters for a non-profit whose mission is to bring hope, joy, and connection to communities impacted by Childhood Cancer located on SW 1st Ave. and the corner of SW Porter St. The site is comprised of two adjacent sites both occupied with existing office. The proposed building preserves the masonry building at the corner with a proposed addition to the west. Program spaces include radically inclusive activity spaces for children, teens, and families; community spaces; therapy and counseling offices; outdoor community spaces; parking; and operational offices.

The primary pedestrian entrance will be located off of SW 1st Ave. with a garage and secondary access on SW Porter St. The site is located in the CM2 - Commercial/Mixed Use 2 and falls within the SP - South Portland Historic District.



CONTENTS

PROJECT SITE AND INFORMATION

- C1.1 TEAM INFORMATION
- C1.2 SUMMARY OF DEVELOPMENT PROGRAM
- C1.3 SHEET INDEX

CONTEXT STUDY

- C2.1 ZONING SUMMARY
- C2.2 CONTEXT - TRANSPORTATION
- C2.3 SITE CONTEXT
- C2.4 TREATMENT COMMUNITY
- C2.5 CONTEXT - PHOTOS
- C2.6 CONTEXT - PHOTOS
- C2.7 CONTEXT - PHOTOS
- C2.8 CONTEXT - PHOTOS
- C2.9 CONTEXT - PHOTOS

CONCEPT DESIGN

- C3.0 PROJECT EVOLUTION - CONCEPT
- C3.1 PROJECT EVOLUTION - CONCEPT
- C3.2 PROJECT EVOLUTION - PROGRAM
- C3.3 PROJECT EVOLUTION - DIAGRAMS
- C3.4 PROJECT EVOLUTION - DIAGRAMS
- C3.5 PROJECT EVOLUTION - DIAGRAMS
- C3.6 PROJECT EVOLUTION - DIAGRAMS
- C3.7 PROJECT EVOLUTION - DIAGRAMS

CONCEPT DESIGN (CONT'D)

- C3.8 DEMOLITION REVIEW
- C3.9 DEMOLITION REVIEW
- C3.10 DEMOLITION REVIEW
- C3.11 DEMOLITION REVIEW
- C3.12 PREFERRED MASSING
- C3.13 PROPOSED SITE PLAN
- C3.14 PROPOSED FLOOR PLANS
- C3.15 PROPOSED ROOF PLAN
- C3.16 PROPOSED ELEVATIONS
- C3.17 PROPOSED MATERIALS PALETTE
- C3.18 PROPOSED MODIFICATIONS
- C3.19 PERSPECTIVES

DEMOLITION REVIEW

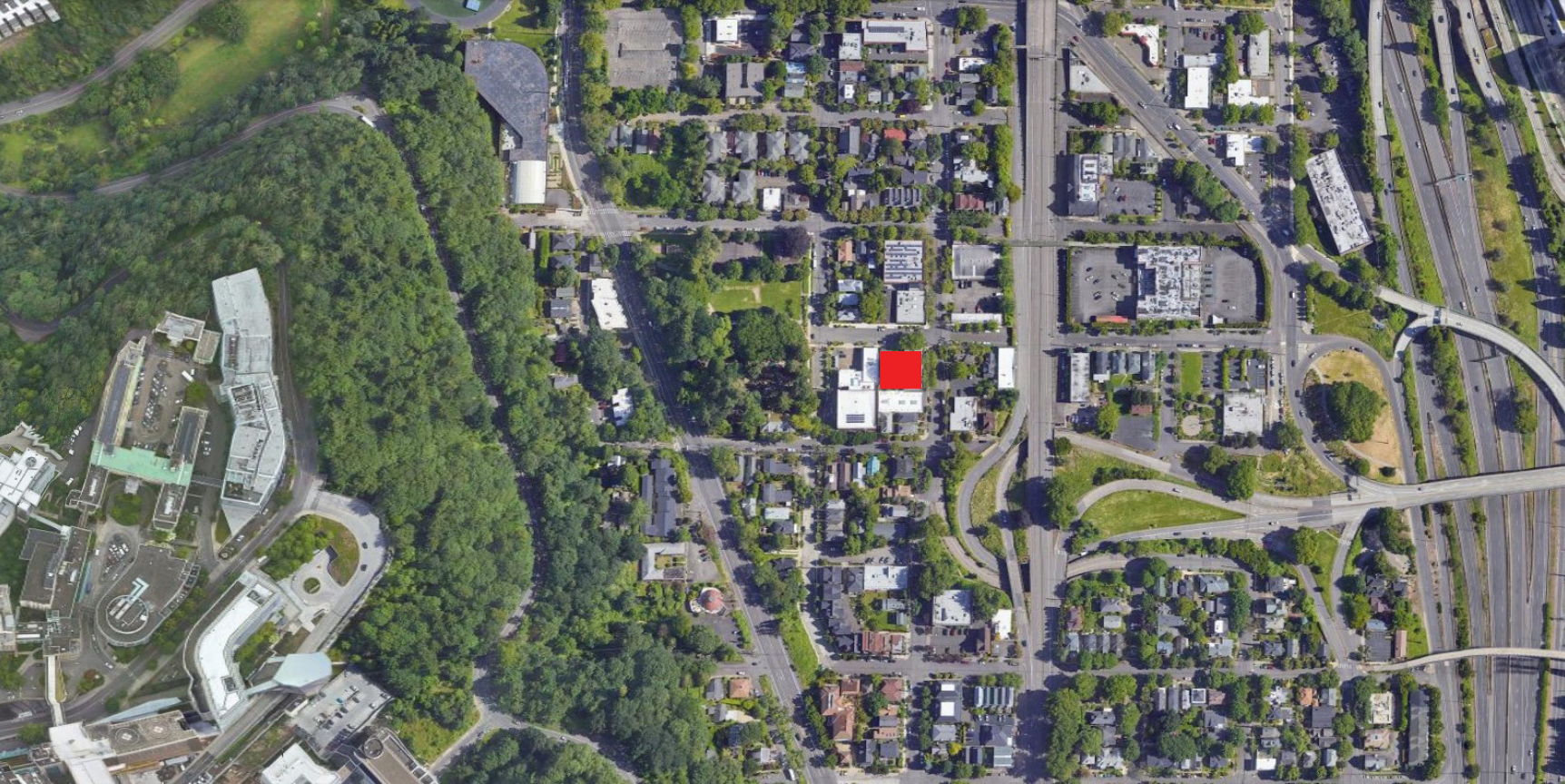
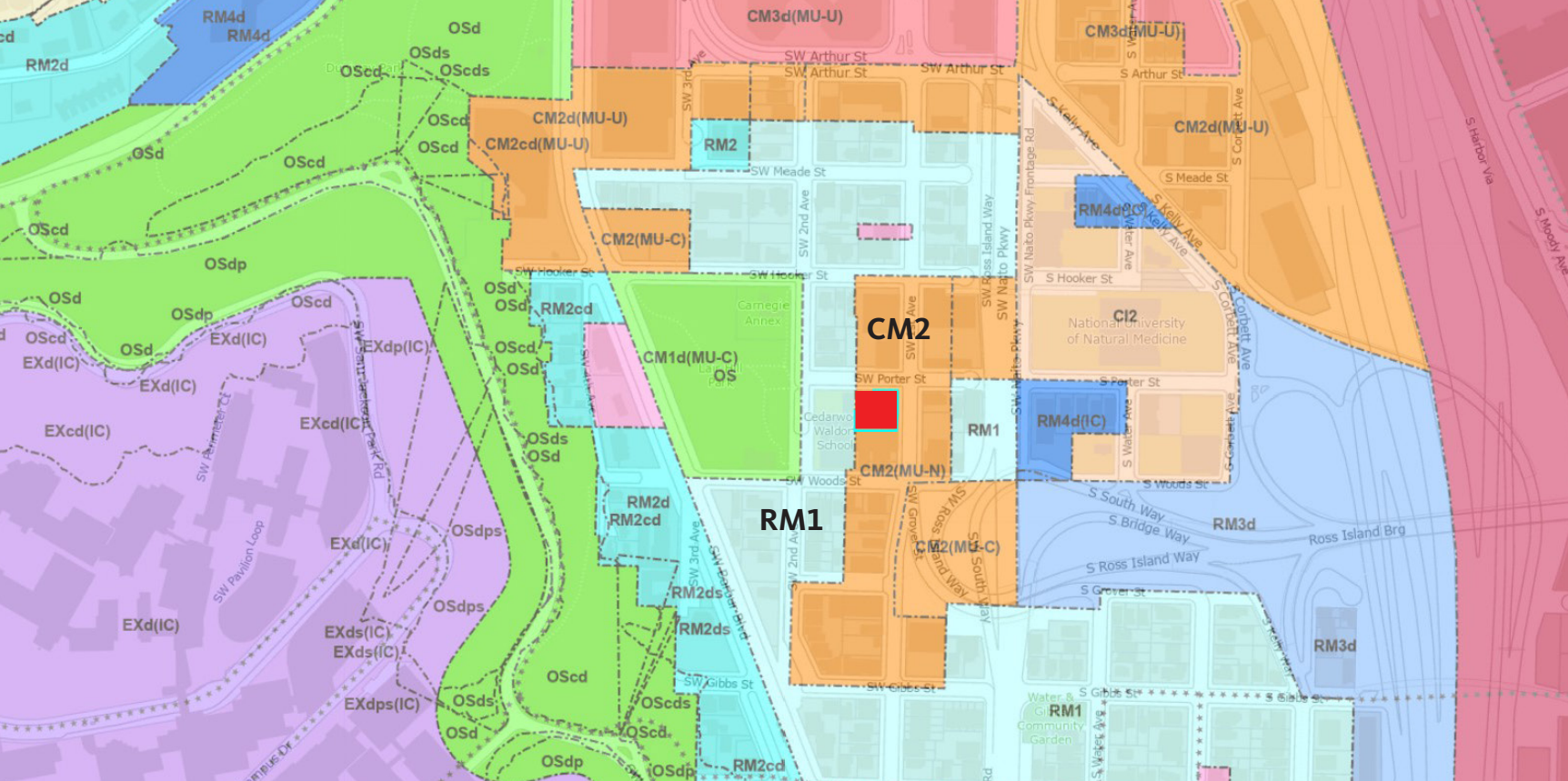
- C4.1 DEMOLITION REVIEW

CONCEPT DESIGN

- C5.1 PREFERRED MASSING
- C5.2 PREFERRED MASSING
- C5.3 PROPOSED SITE PLAN
- C5.4 PROPOSED FLOOR PLANS
- C5.5 PROPOSED ELEVATIONS
- C5.6 PROPOSED MATERIALS PALETTE
- C5.7 PROPOSED MODIFICATIONS

CONTEXT STUDY

C2.1 ZONING SUMMARY



ZONING CODE

Base Zone	CM2 - Commercial Mixed Use 2
Comp Plan	Mixed Use - Neighborhood
Historic District	SP - South Portland Historic District
Design Guidelines	South Portland Historic District Design Guidelines Lair Hill Historic Conservation District Design Guidelines
Relevant plans	The 2035 Comprehensive Plan adopted in 2020 Corbett, Terwilliger, Lair Hill Policy Plan adopted in 1977 Southwest Community Plan adopted in 2000

DEVELOPMENT STANDARDS

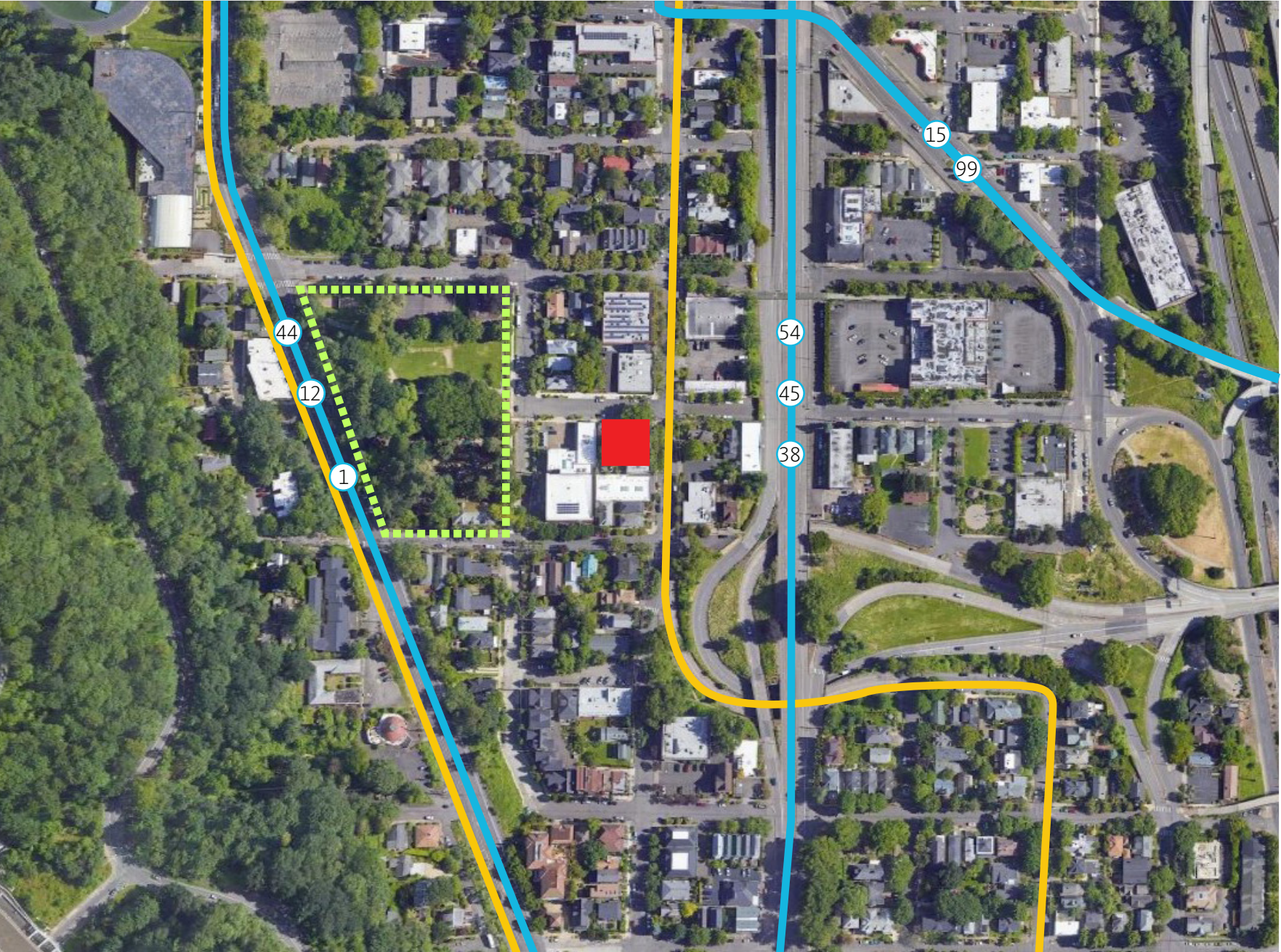
Max FAR	2.5 to 1
Base Zone Height	45 ft.
Bonus Height	55 ft.
Min. Front Setback	none
Max. Front Setback	10 ft
Min. Setback	none
Min. Setback (abutting RM1)	10 ft.
Max. Building Coverage	100%
Min. Landscaped Area	15%
GF Window Standards	Yes

PARKING

Parking Max. 1 per 300 sq. ft. of net building area

BIKE PARKING

Long-term Spaces 2, or 1 per 1,800 sq. ft. of net building area
Short-term Spaces 2, or 1 per 20,000 sq. ft. of net building area



- Site
- Bus Transit
- Bikeway
- Open Space



SW Barbur Blvd Bus Stop



SW Barbur Blvd Bike Lane



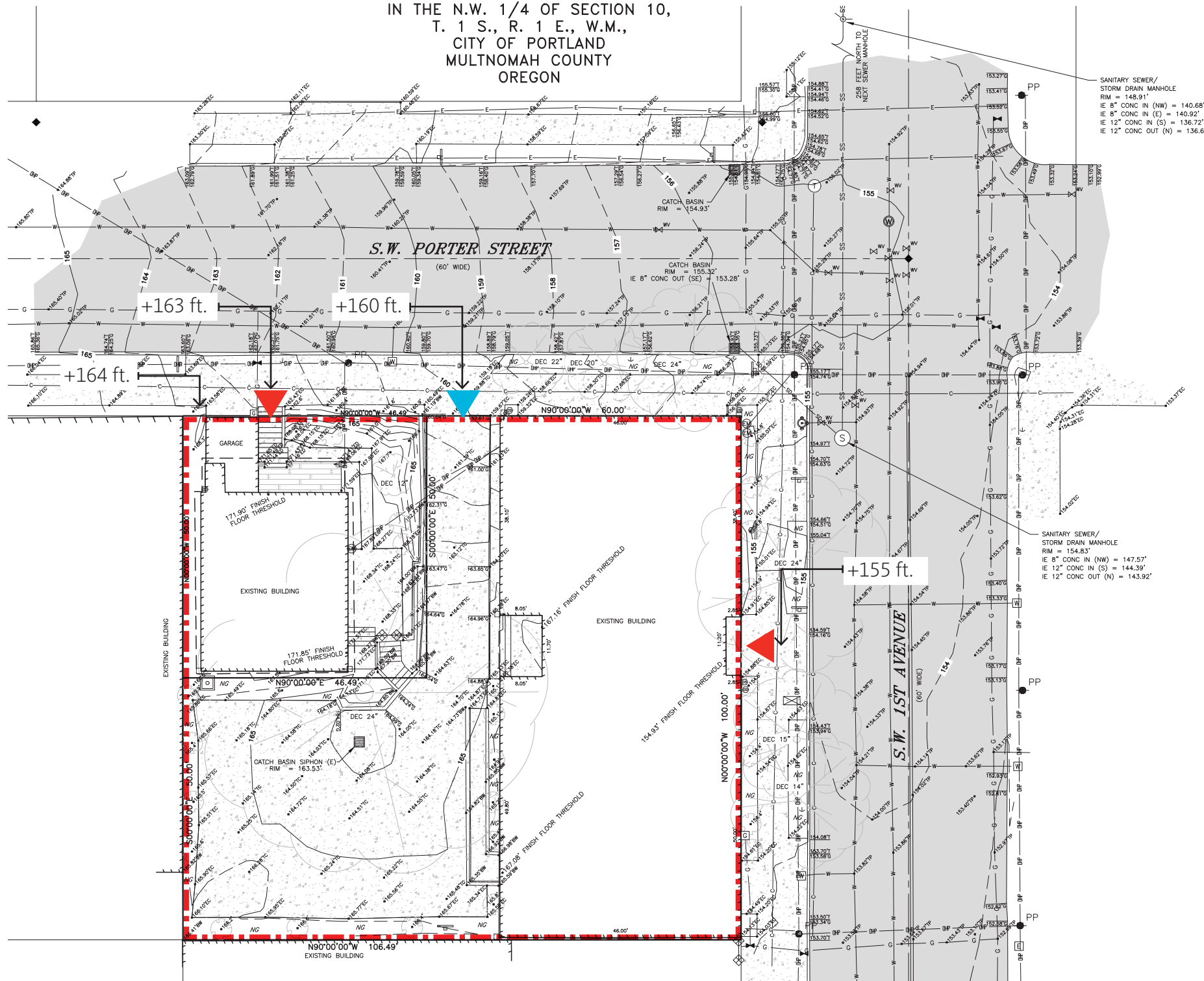
Lair Hill Park

TOPOGRAPHIC SURVEY

3015 SW 1ST AVENUE

A PORTION OF LOT 1, BLOCK 77, "CARUTHERS ADDITION",
IN THE N.W. 1/4 OF SECTION 10,
T. 1 S., R. 1 E., W.M.,
CITY OF PORTLAND
MULTNOMAH COUNTY
OREGON

OWNER:
UKANDU LOFT LLC
REQUESTED BY:
JASON HICKOX
SITE ADDRESS:
3015 S.W. 1ST AVENUE



LEGEND

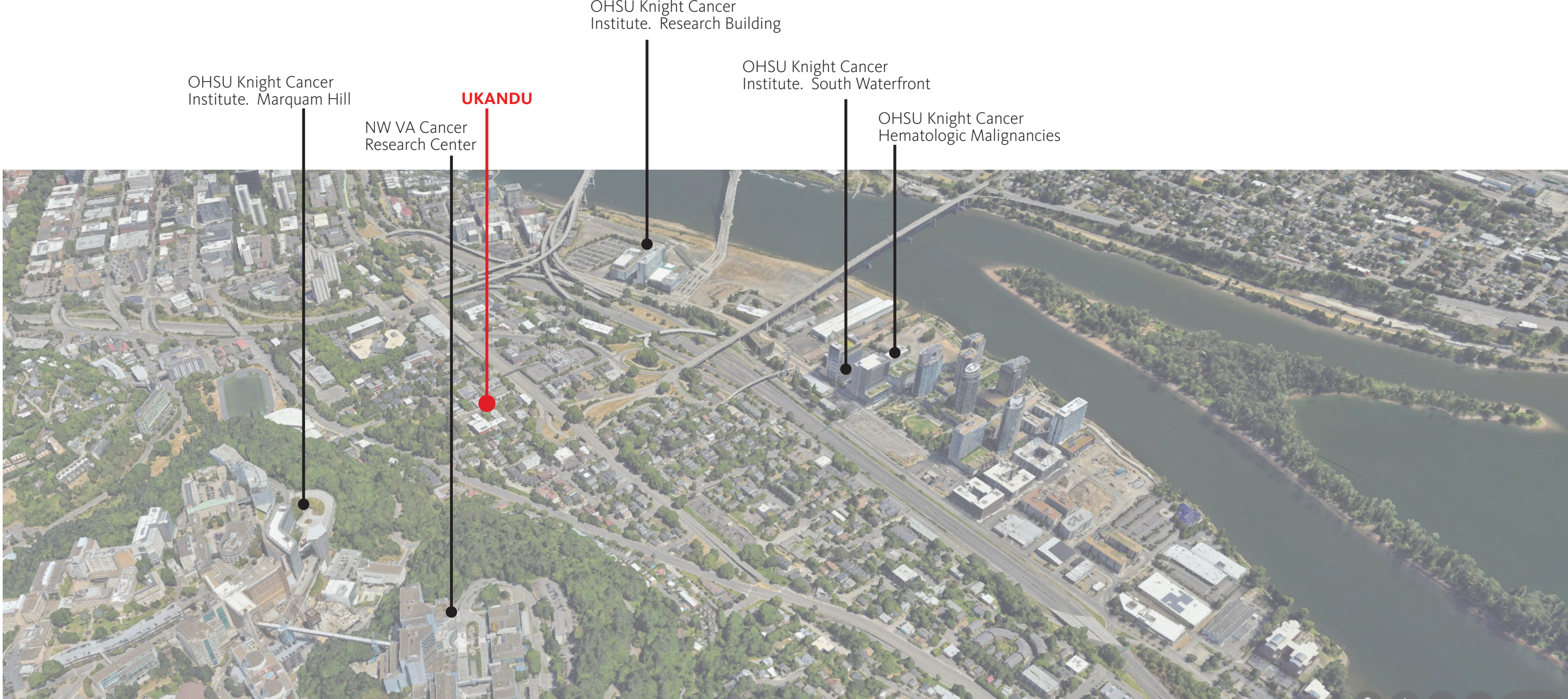
- AC UNIT
- BUSH
- CATCH BASIN
- CLEAN OUT
- COLUMN
- DOWNSPOUT (UNDERGROUND)
- ELECTRIC METER
- ELECTRIC VAULT
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GATE POST
- NATURAL GROUND
- POWER POLE
- SANITARY SEWER/STORM DRAIN
- SIGN
- SPOT ELEVATION
- BW = BOTTOM OF WALL
- EC = EDGE OF CONCRETE
- ED = EDGE OF DECK
- G = GUTTER LINE
- T = TOP OF CURB
- TC = TOP OF CONCRETE
- TP = TOP OF PAVEMENT
- SURVEY MONUMENT
- TELEPHONE MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- BUILDING
- BUILDING OVERHANG
- FENCE
- GAS
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM DRAIN
- UNDERGROUND COMMUNICATION
- UNDERGROUND ELECTRIC
- WATER
- CONCRETE
- PAVEMENT
- WOOD-DECK
- DEC = DECIDUOUS
- Pedestrian entry
- Vehicular entry
- Site boundary



SURVEYOR'S NOTES:
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 62177, MULTNOMAH COUNTY PLAT RECORDS. THIS IS NOT A RECORDABLE SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY IS CITY OF PORTLAND BENCHMARK #5, A BRASS DISK ON THE N.E. CORNER OF S.W WOODS STREET AND S.W. 2ND AVENUE.
ELEVATION: 170.76' (CITY OF PORTLAND DATUM)





3015 SW 1ST AVE

PROJECT SITE



SW 1st Ave. Frontage - A



SW 1st Ave. Frontage - B



Porter Street Frontage - A



Porter Street Frontage - B



Existing on site Parking Access. - A



Existing on site Parking Access. - B



Existing on site Parking / outdoor space. - C



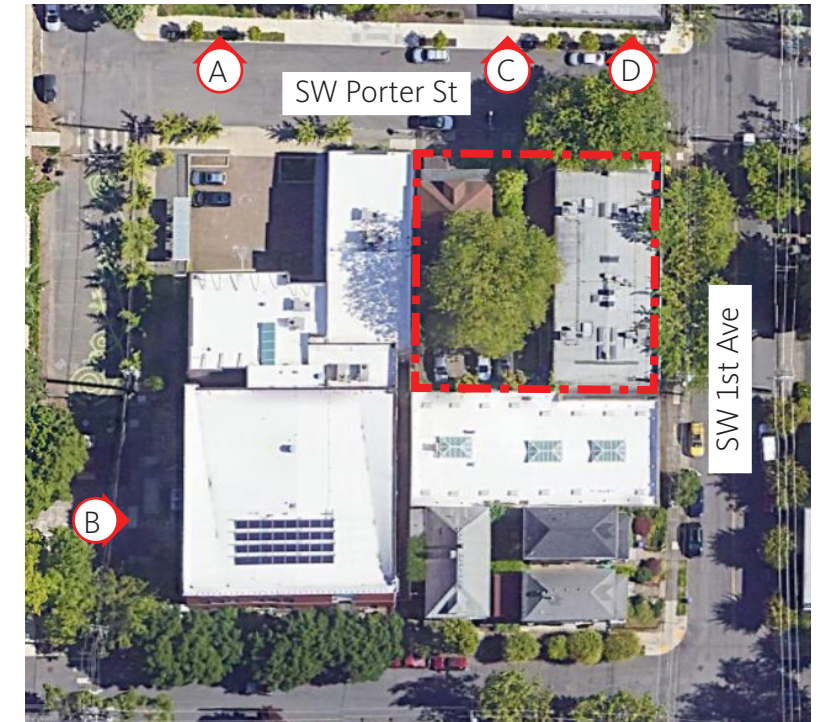
Existing on site Parking / outdoor space. - D



Porter Street Frontage Looking North - A



Cedarwood Waldorf School - B



Porter Street Frontage Looking North - C



Porter Street Frontage Looking North - D



CONCEPT DESIGN

Camp Ukandu - Hope & Joy

Design Drivers

Be Radically Inclusive

Remove barriers and enable all people to experience the space equally, confidently, and independently.

Inspire Community Connections

Honor camp traditions while allowing for new traditions to be created. Foster connections with the greater community and support these new bonds to form and flourish.

Uplift through Nature

Lean on the healing power of nature. Cultivate connection and belonging by using natural light, natural forms, and greenery.

Lead with Intention

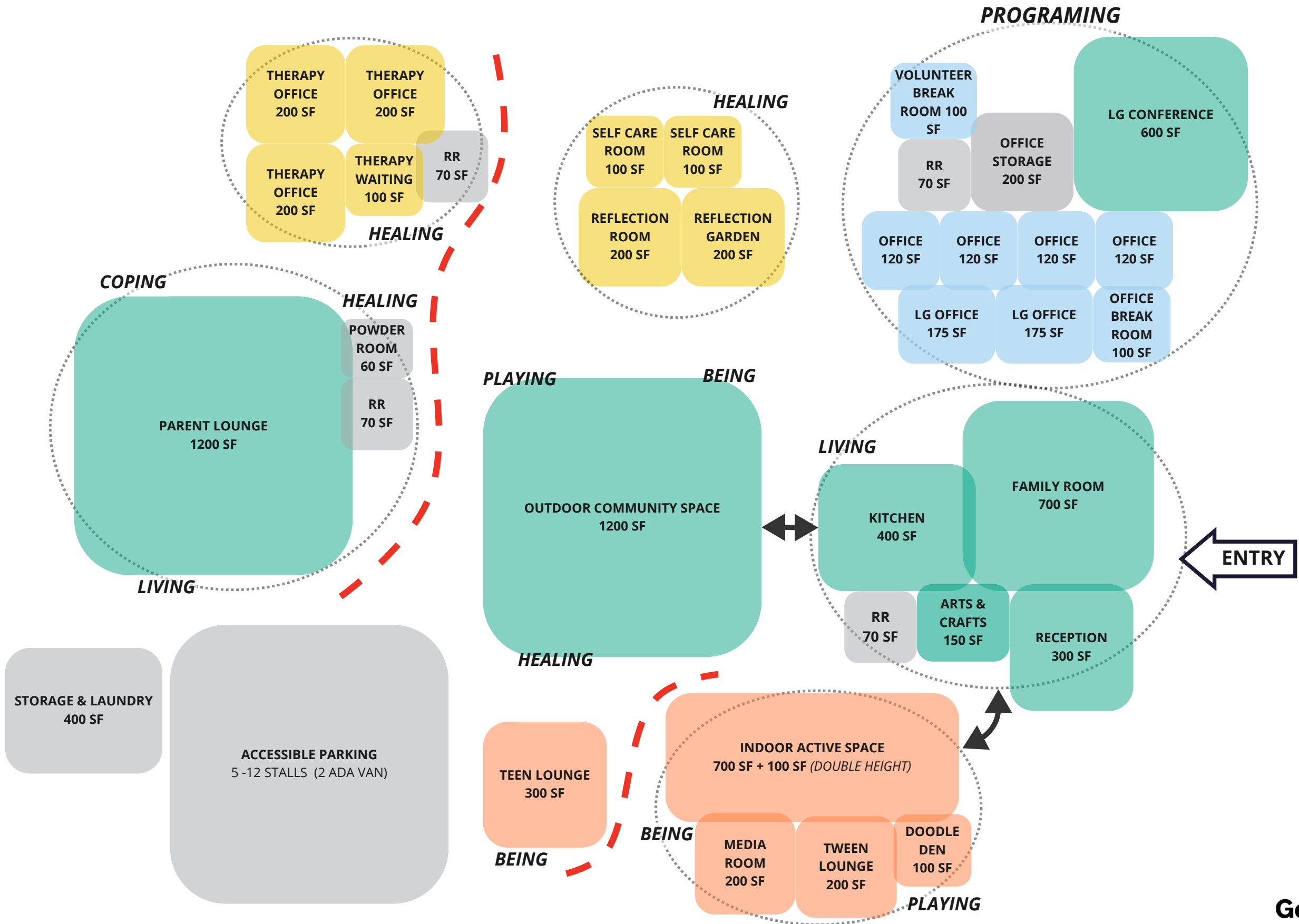
Do more with less. Put people first by focusing on their needs. Create an environment that encourages people to celebrate what makes them unique.

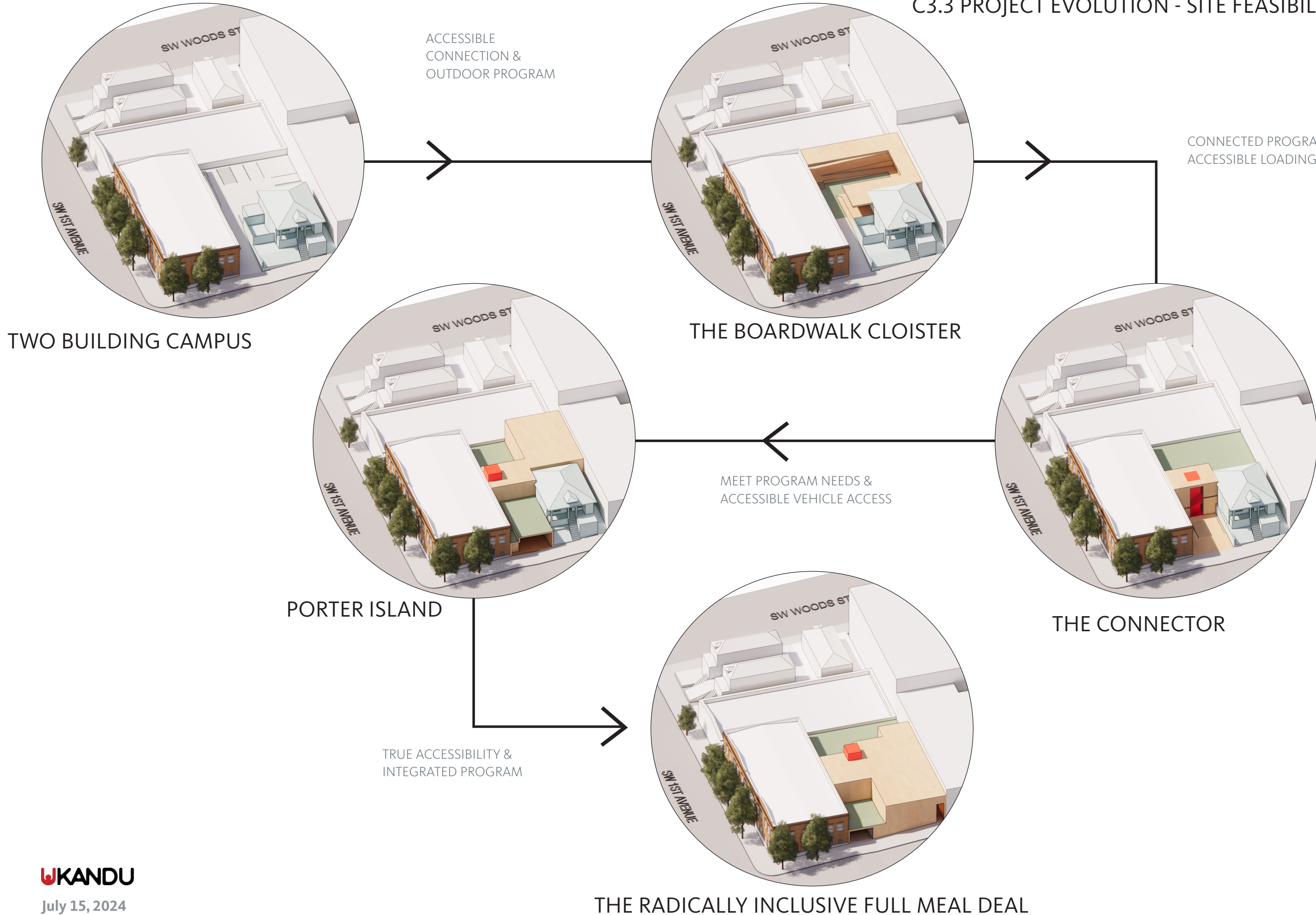
Celebrate Outrageous Fun

Celebrate joy. Welcome the whacky and the weird. Encourage play and experimentation.

PROGRAM KEY

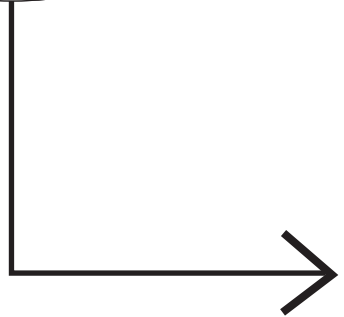
- KID SPACES
 - COMMUNITY SPACES
 - STAFF / OFFICE SPACES
 - THERAPY & REFLECTION SPACES
 - BACK OF HOUSE
- DESIRED PHYSICAL AND/OR VISUAL PROGRAM SEPARATION
- PROGRAM TOTAL:**
9,420 SF + Circulation & Parking





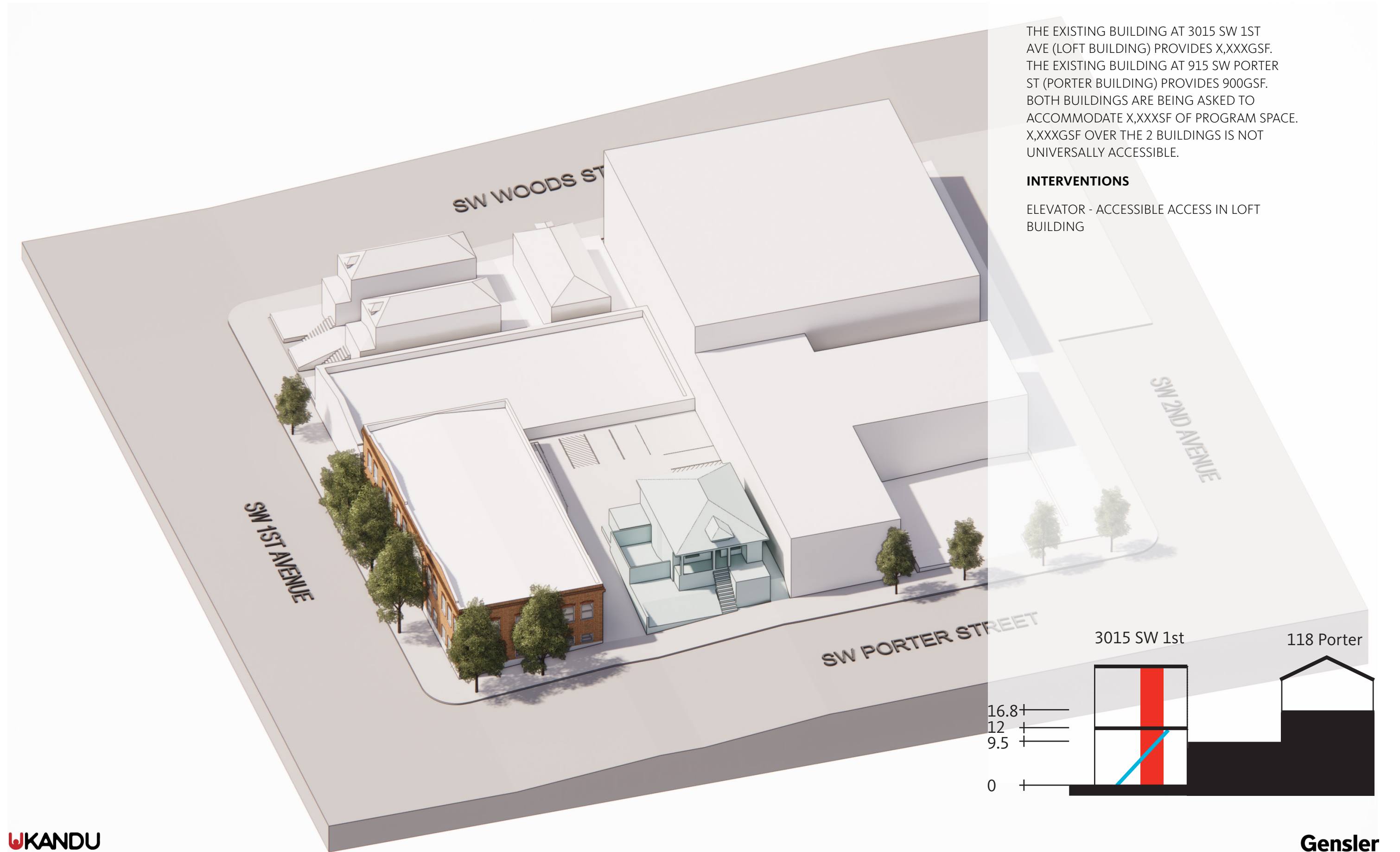


TWO BUILDING CAMPUS



TWO BUILDING CAMPUS

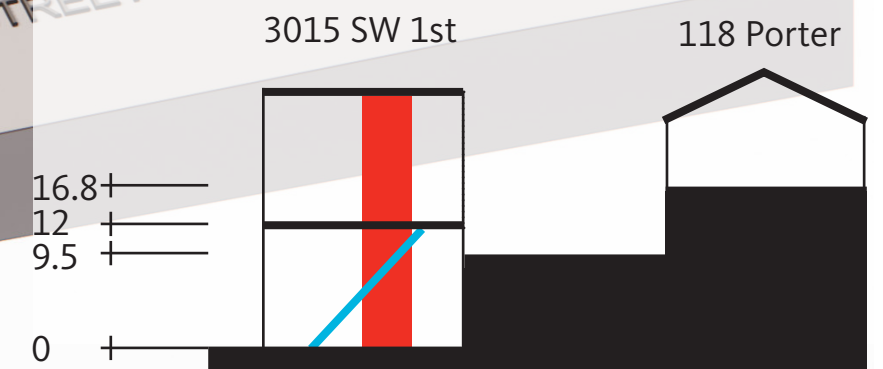
C3.5 PROJECT EVOLUTION - DIAGRAMS



THE EXISTING BUILDING AT 3015 SW 1ST AVE (LOFT BUILDING) PROVIDES X,XXXGSF. THE EXISTING BUILDING AT 915 SW PORTER ST (PORTER BUILDING) PROVIDES 900GSF. BOTH BUILDINGS ARE BEING ASKED TO ACCOMMODATE X,XXXSF OF PROGRAM SPACE. X,XXXGSF OVER THE 2 BUILDINGS IS NOT UNIVERSALLY ACCESSIBLE.

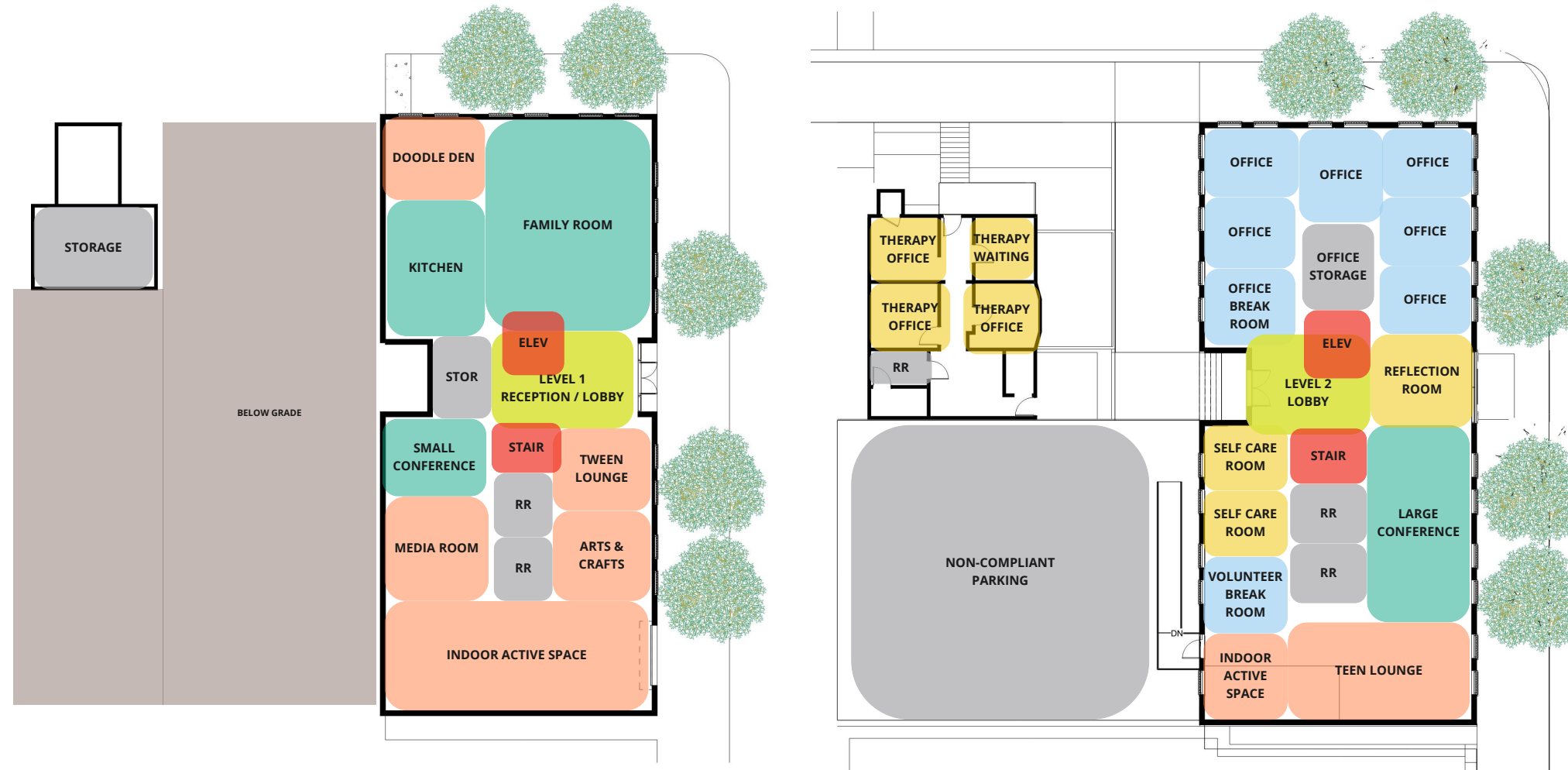
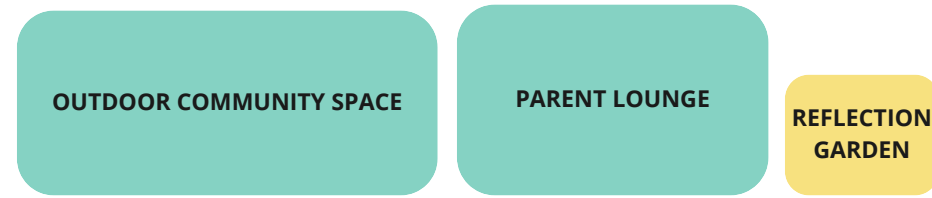
INTERVENTIONS

ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING



TWO BUILDING CAMPUS

MISSING PROGRAM



PROGRAM KEY



C3.6 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING

COMMUNITY FEEDBACK

LOFT BUILDING PROVIDES GOOD OPPORTUNITIES FOR PROGRAM,

BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED

NO OUTDOOR SPACE

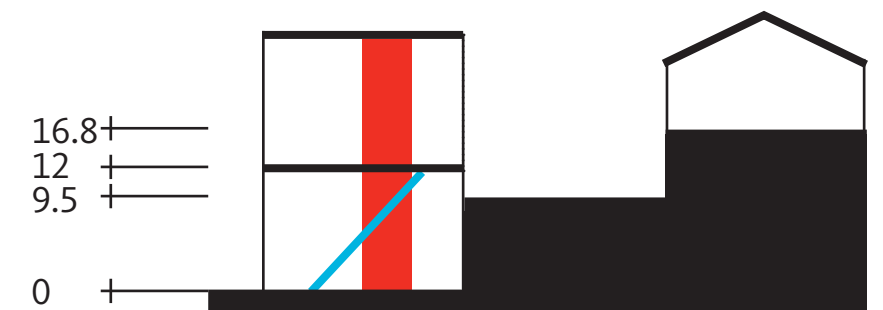
INSUFFICIENT NON COMPLIANT PARKING

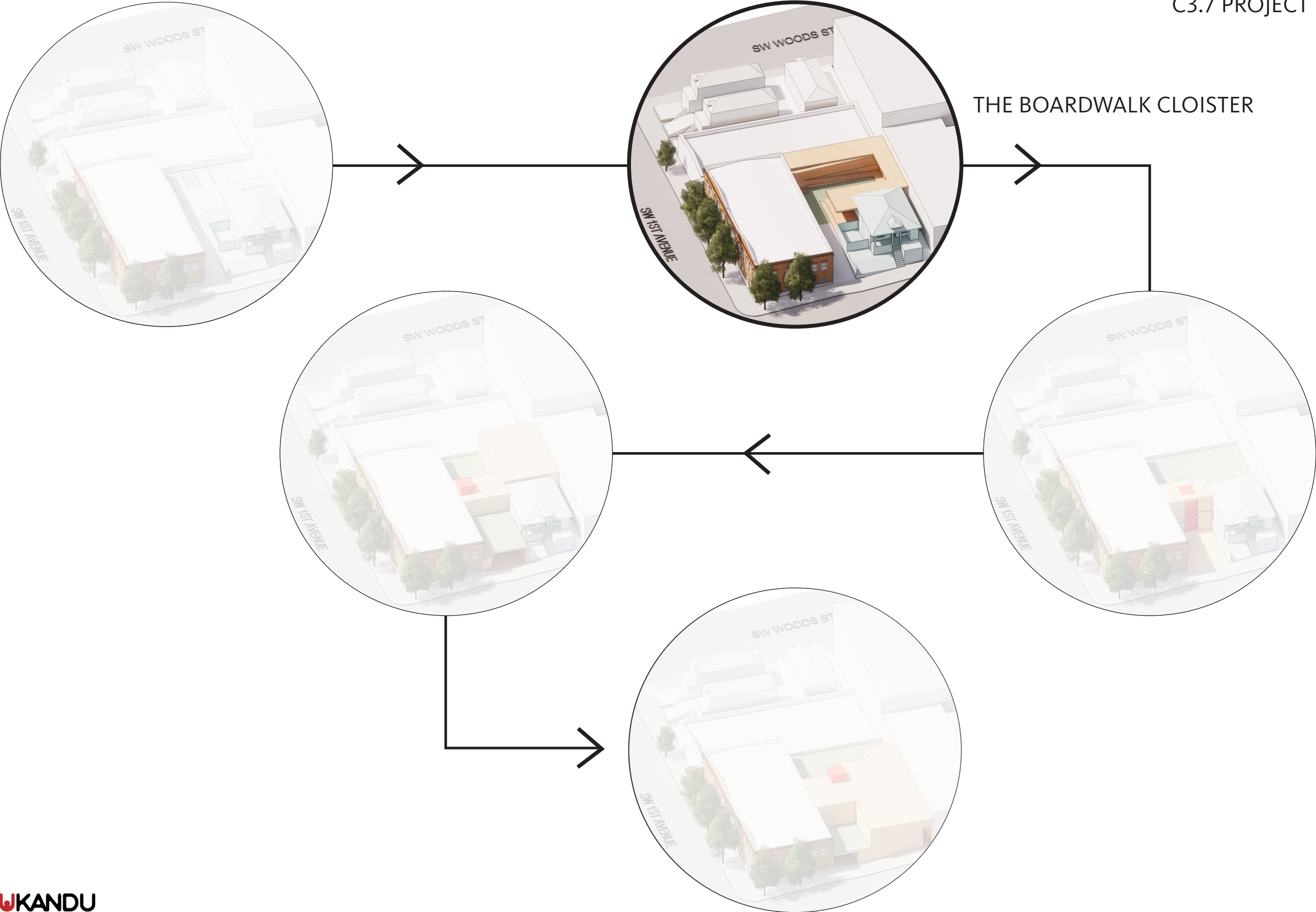
DEAL BREAKERS

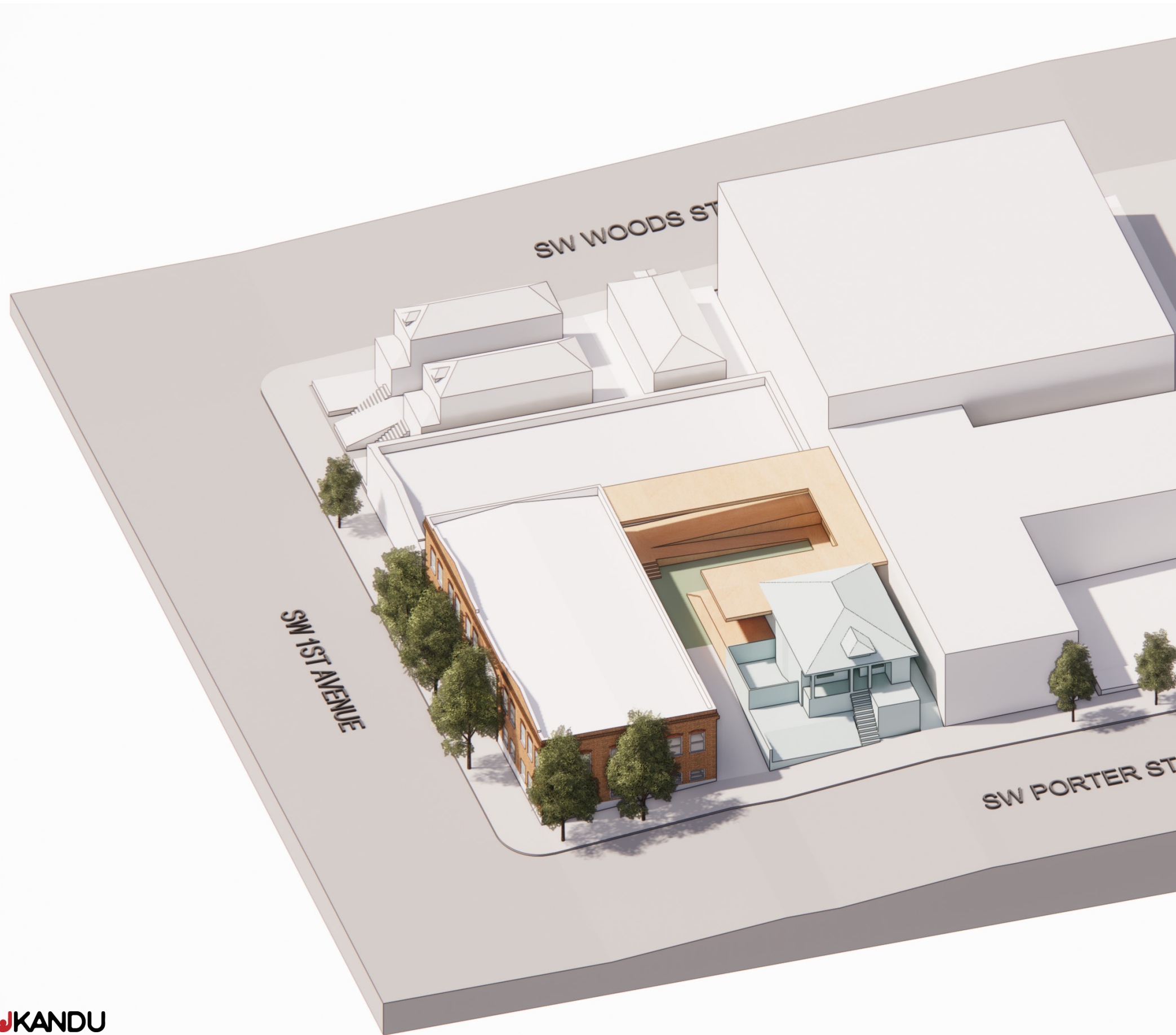
- ALL SPACES ARE NOT ACCESSIBLE AND INCLUSIVE TO UKANDU COMMUNITY
- NO OUTDOOR SPACE
- NO PARENT LOUNGE

3015 SW 1st

118 Porter

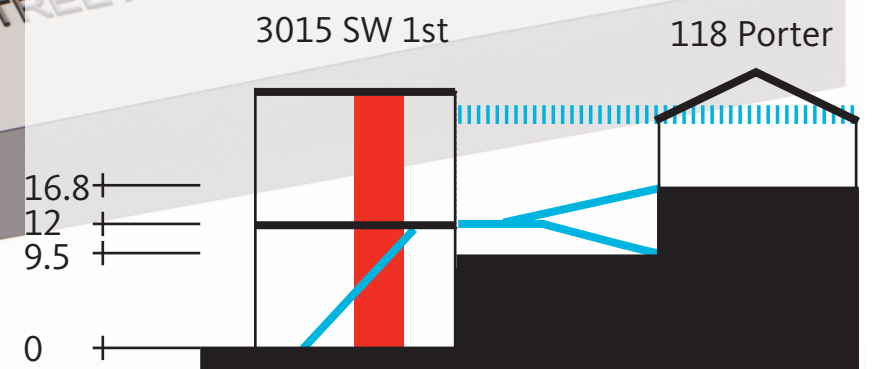






INTERVENTIONS

ACCESSIBLE COVERED CONNECTION BETWEEN THE EXISTING BUILDINGS

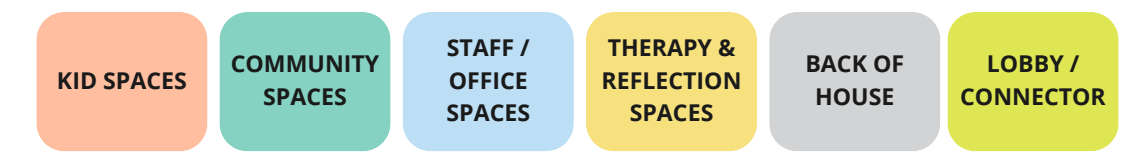


THE BOARDWALK CLOISTER

MISSING PROGRAM



PROGRAM KEY



C3.9 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

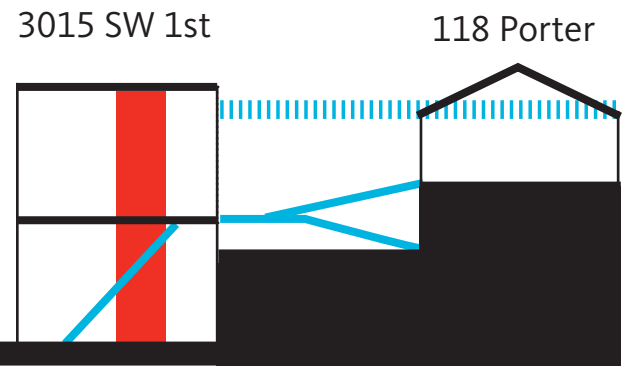
- ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING
- RAMPED BOARDWALK CONNECTS LOFT BUILDING & PORTER BUILDING

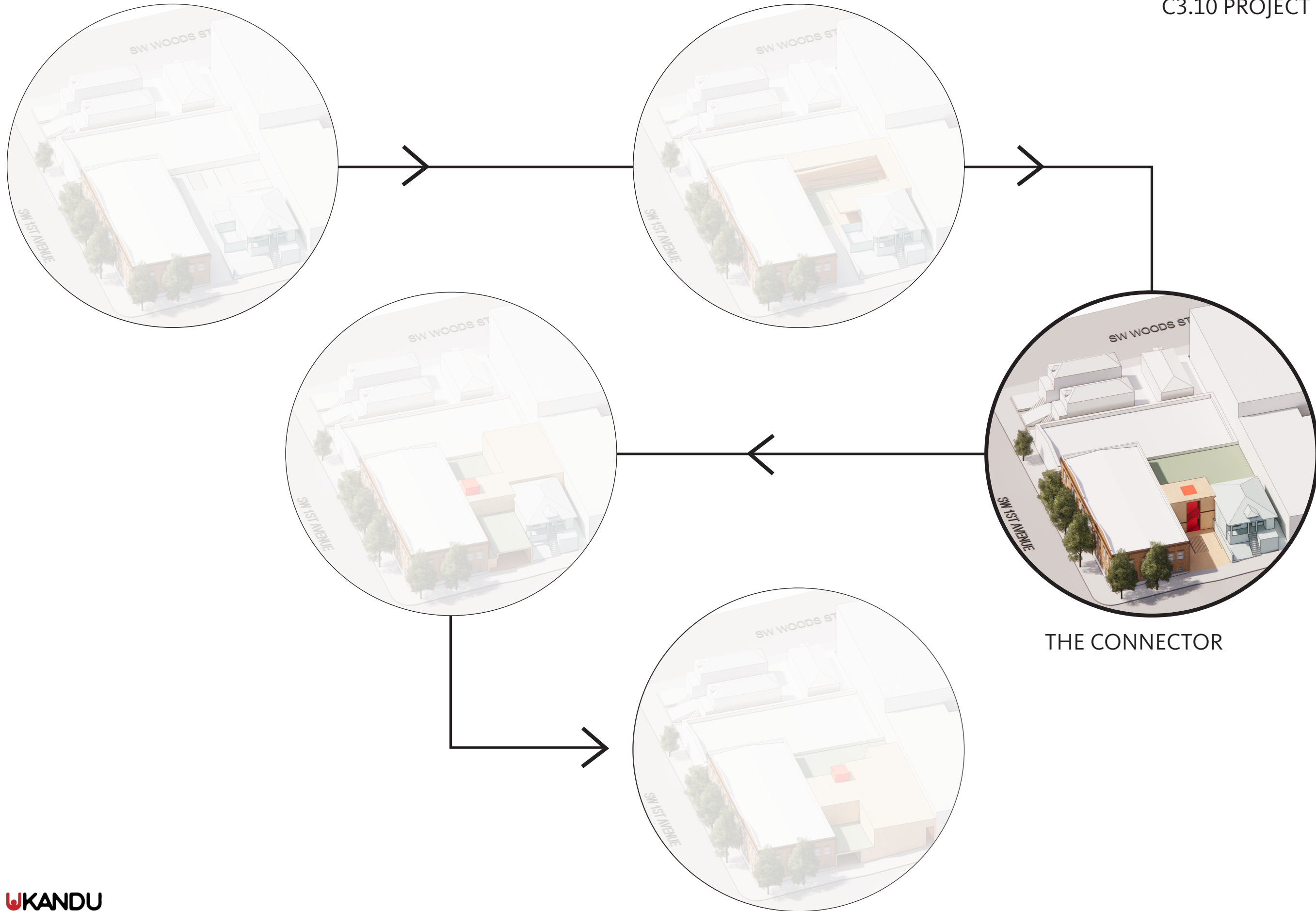
COMMUNITY FEEDBACK

- NEW OUTDOOR SPACE AND CONNECTION BETWEEN BUILDINGS IS APPRECIATED
- BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO ACCESSIBLE PARKING OR DROP OFF ZONE

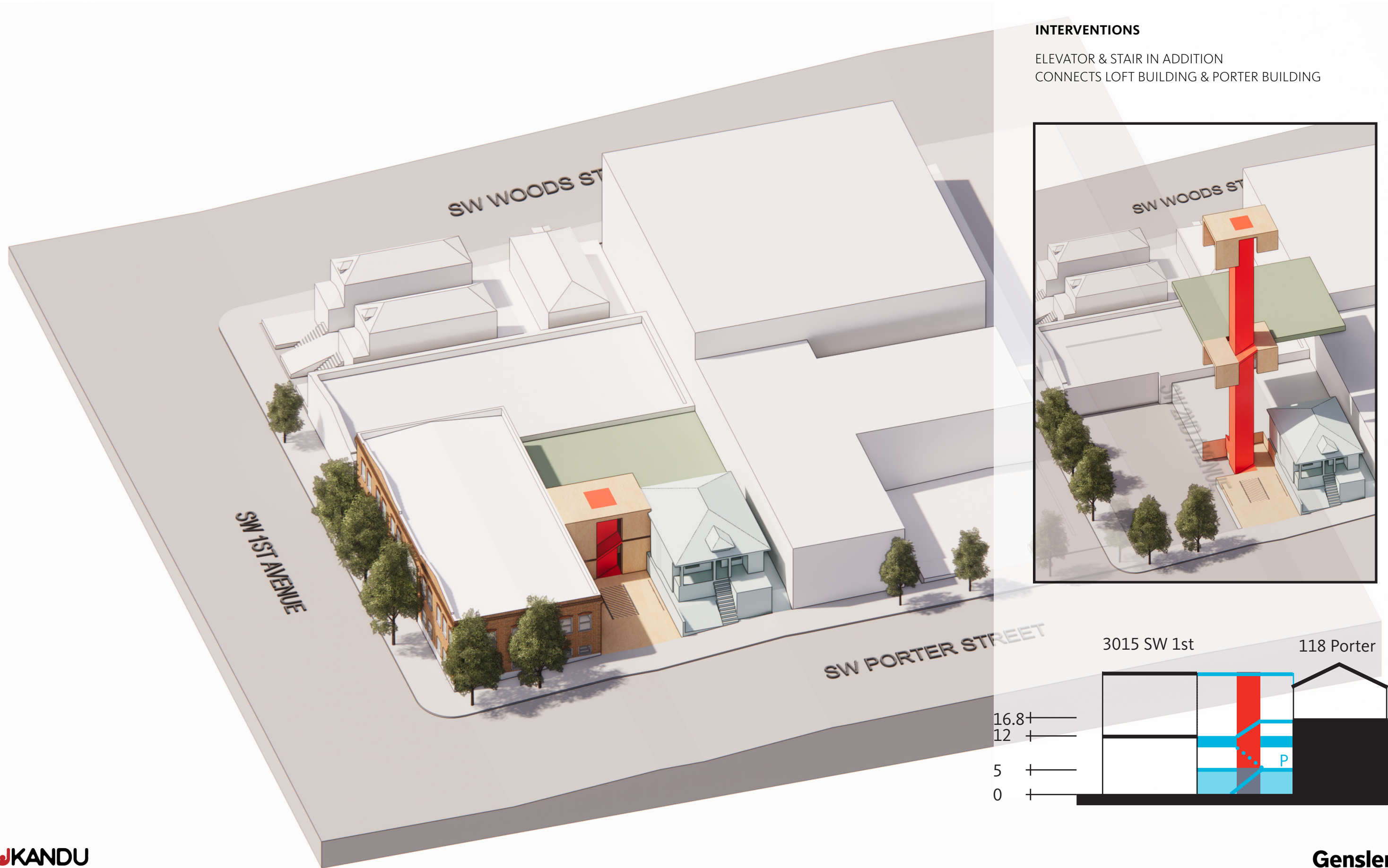
DEAL BREAKERS

- RAMPERS ARE ACCESSIBLE BUT NOT EQUITABLE / INCLUSIVE
- NO PARENT COMMUNITY SPACE





THE CONNECTOR

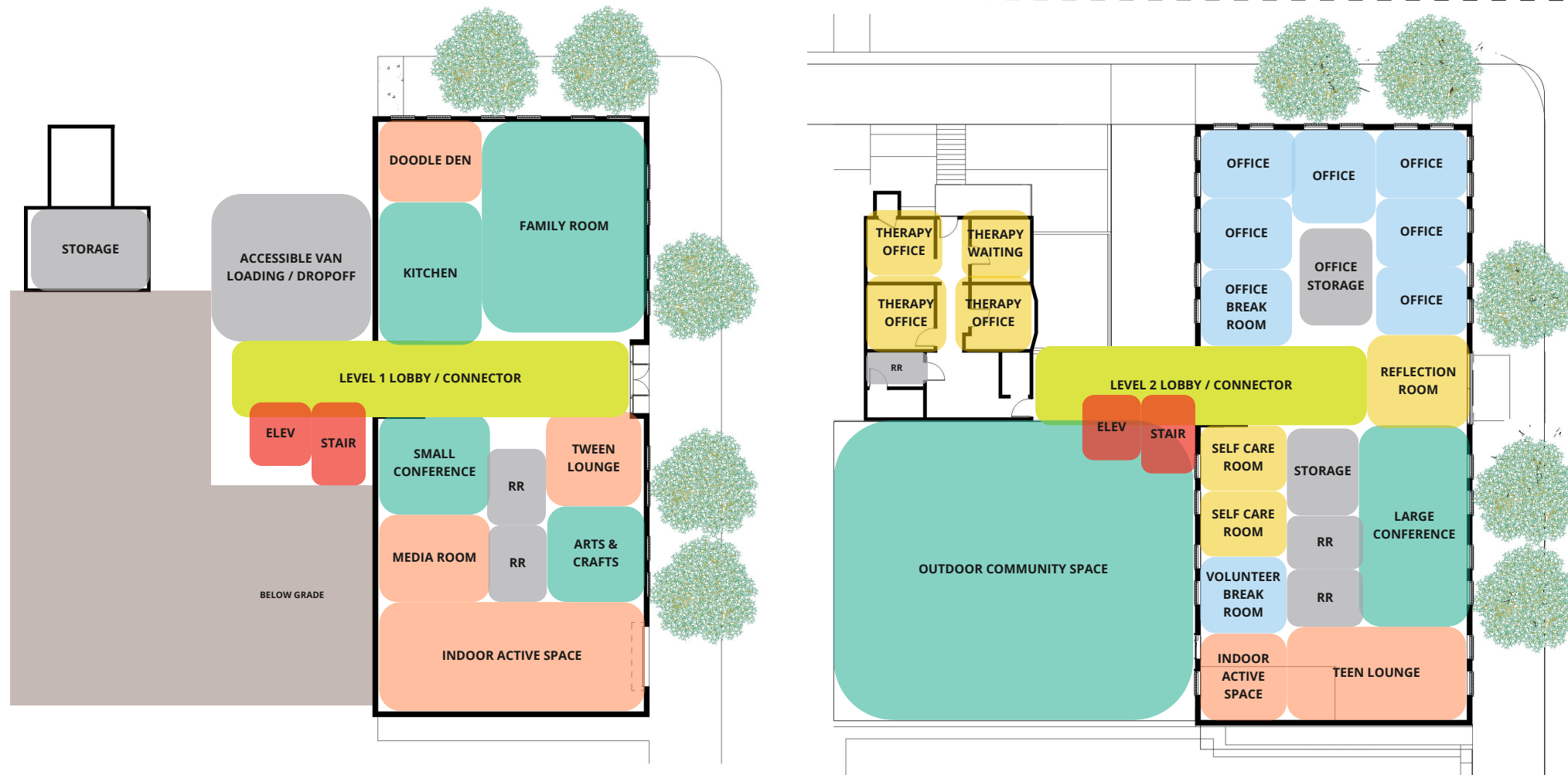
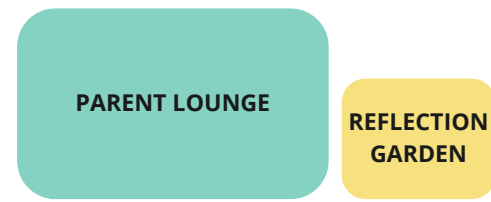


INTERVENTIONS

ELEVATOR & STAIR IN ADDITION
CONNECTS LOFT BUILDING & PORTER BUILDING

THE CONNECTOR

MISSING PROGRAM



PROGRAM KEY



C3.12 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

ELEVATOR & STAIR IN ADDITION
CONNECTS LOFT BUILDING & PORTER BUILDING

DEDICATED ACCESSIBLE LOADING

COMMUNITY FEEDBACK

NEW OUTDOOR SPACE, LOADING, AND
CONNECTION BETWEEN BUILDINGS IS
APPRECIATED

RIGHTSIZED PROGRAM ELEMENTS

BUT PROGRAM ISN'T FULLY ACCOMMODATED
OR OPTIMIZED

NO ACCESSIBLE PARKING

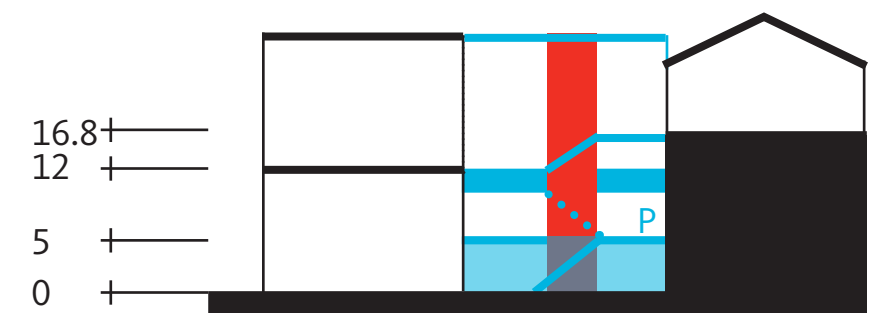
4 ELEVATOR STOPS FOR 2 FLOORS IS COSTLY

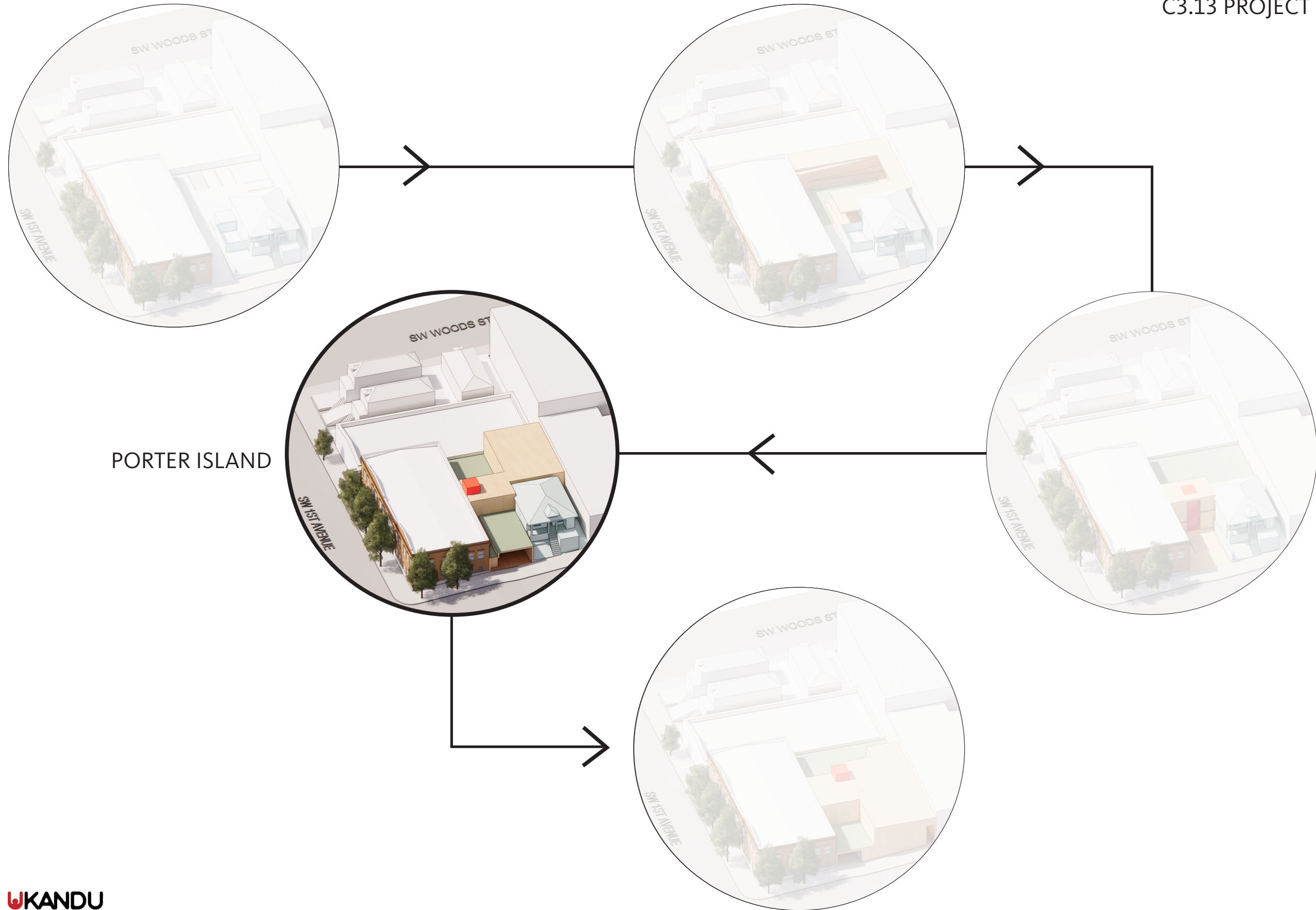
DEAL BREAKERS

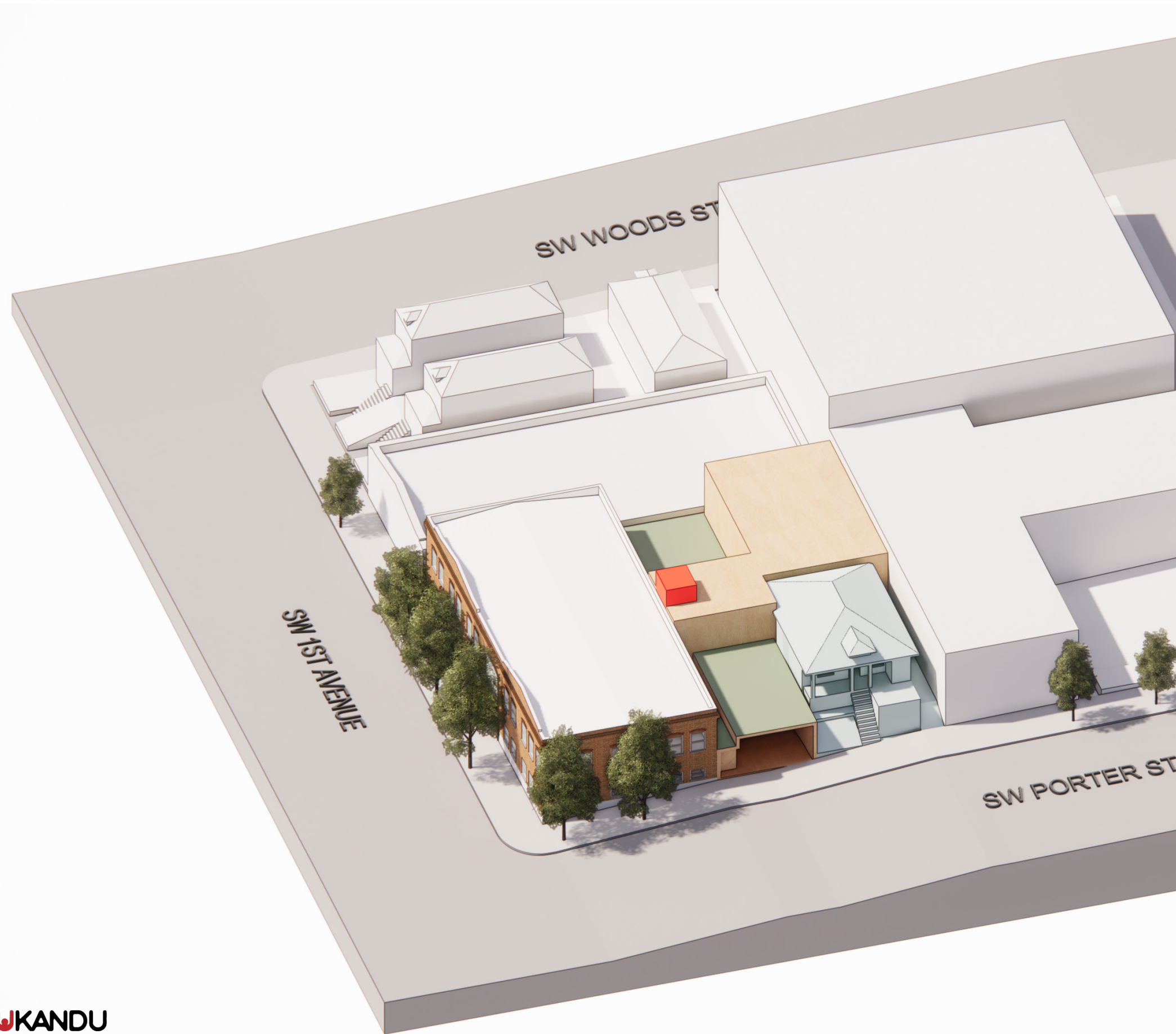
- 4 ELEVATOR STOPS SERVING 2 FLOORS ACCESSIBLE BUT NOT EQUITABLE.
- NO PARENT LOUNGE

3015 SW 1st

118 Porter

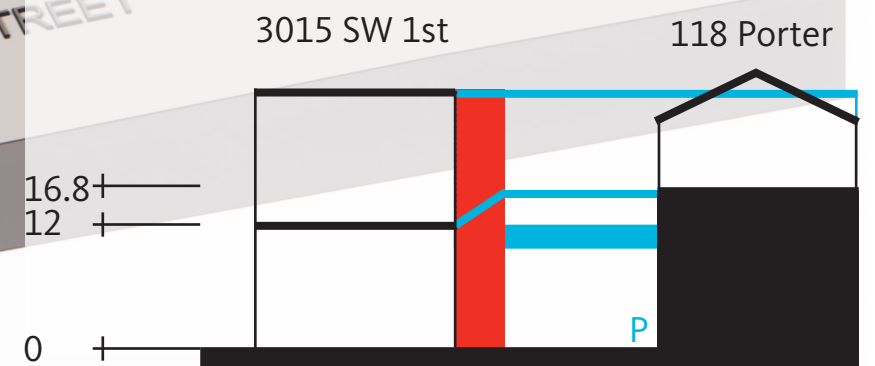
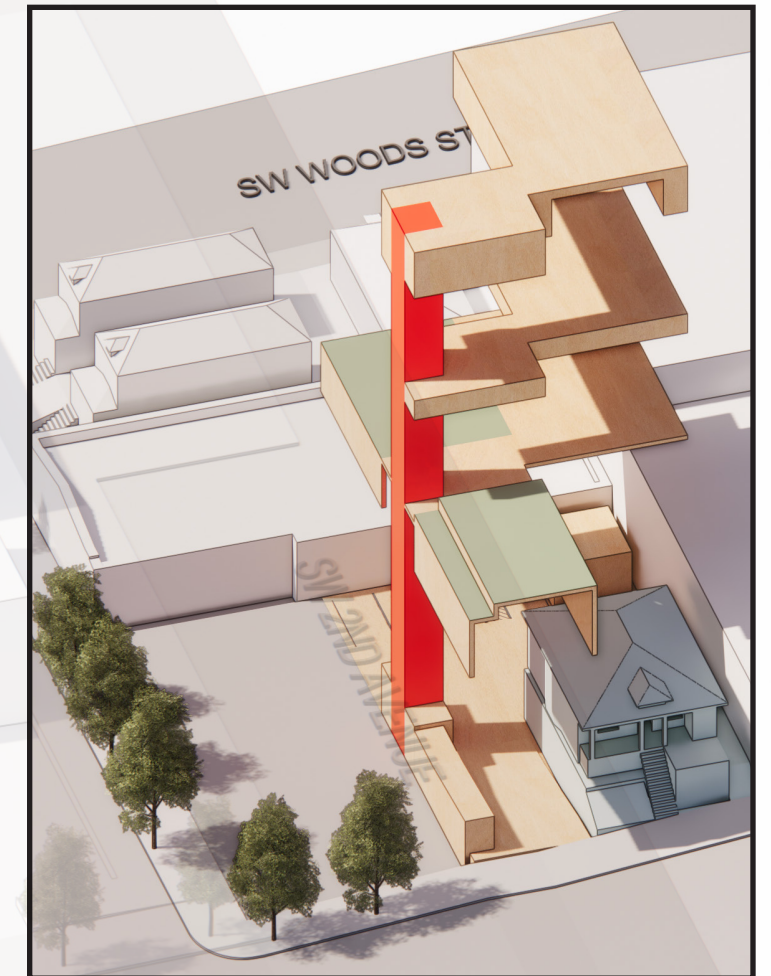






INTERVENTIONS

ELEVATOR & STAIR IN ADDITION
CONNECTS LOFT BUILDING & PORTER BUILDING



PORTER ISLAND

MISSING PROGRAM

REFLECTION GARDEN



PROGRAM KEY



C3.15 PROJECT EVOLUTION - DIAGRAMS

INTERVENTIONS

ELEVATOR & STAIR IN ADDITION
CONNECTS LOFT BUILDING & PORTER BUILDING

DEDICATED ACCESSIBLE LOADING

COMMUNITY FEEDBACK

NEW OUTDOOR SPACE, LOADING, AND CONNECTION BETWEEN BUILDINGS IS APPRECIATED

PROGRAM ISN'T FULLY OPTIMIZED

ACCESS TO ALL PROGRAM AND OUTDOOR SPACE IS NOT RADICALLY INCLUSIVE

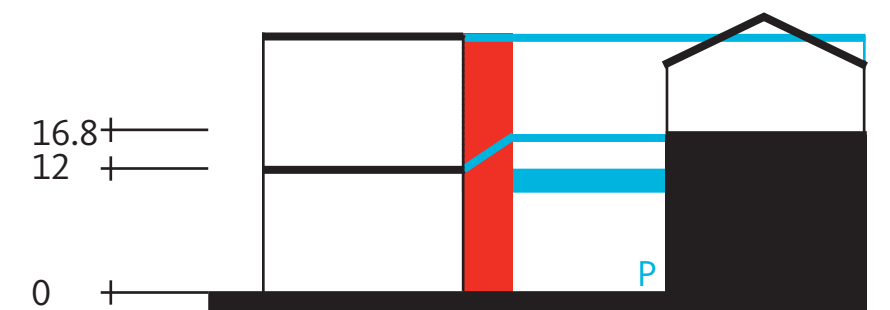
REFLECTION ROOM TOO SMALL

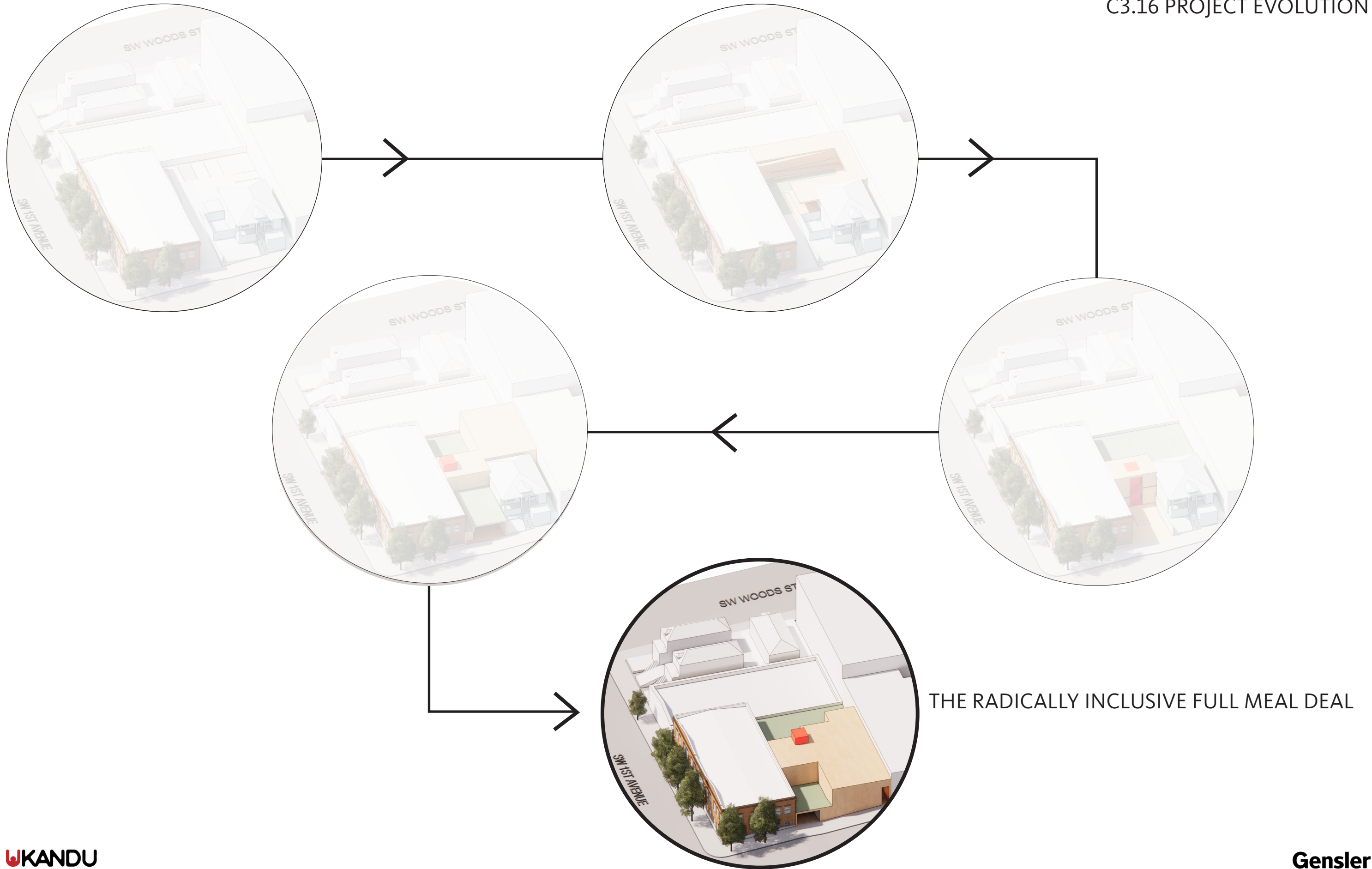
DEAL BREAKERS

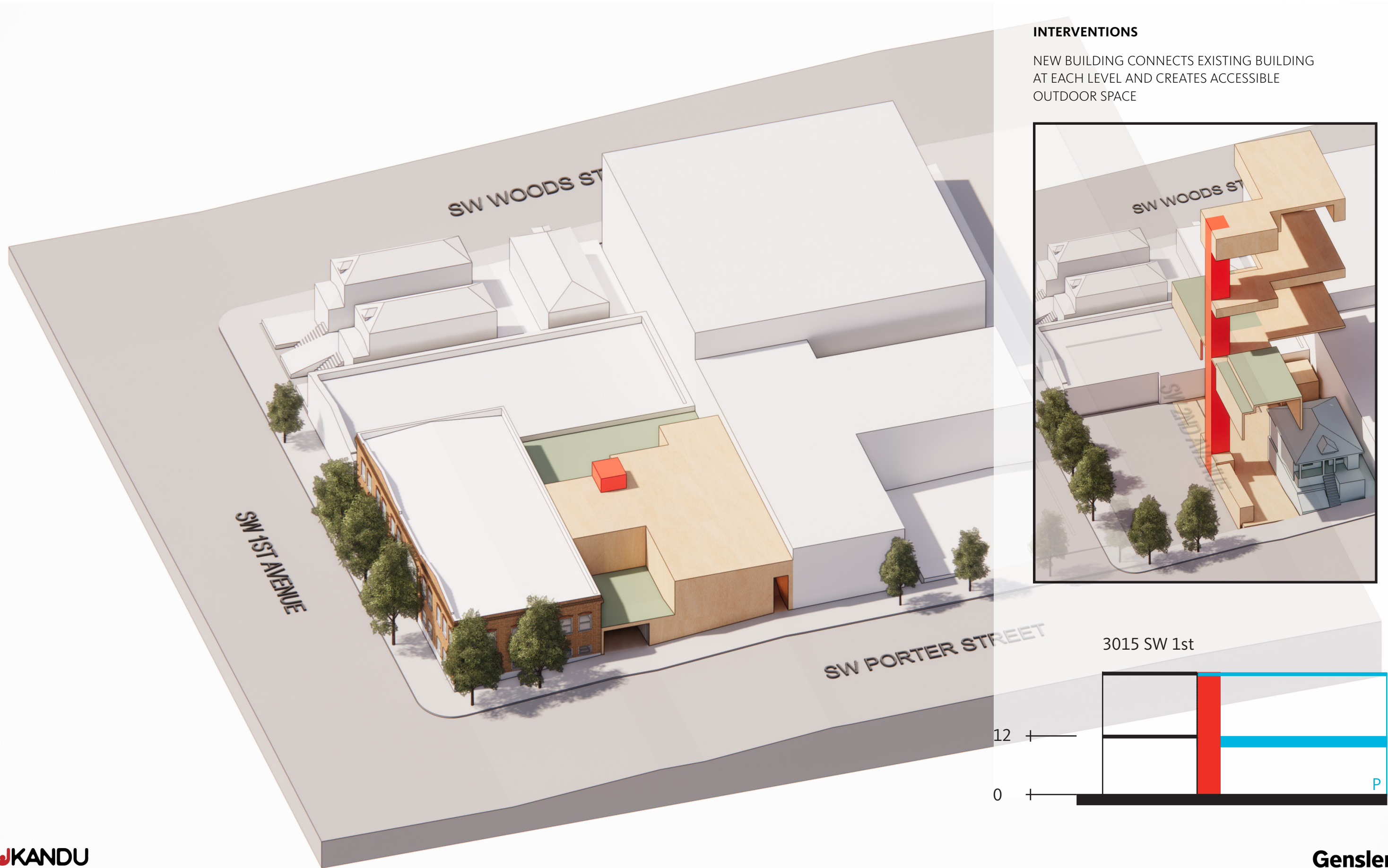
- COST PROHIBITIVE
- ENGINEERING UNCERTAINTY
- NO REFLECTION GARDEN

3015 SW 1st

118 Porter







INTERVENTIONS

NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE

THE RADICALLY INCLUSIVE FULL MEAL DEAL

C3.18 PROJECT EVOLUTION - PROGRAM



PROGRAM KEY



INTERVENTIONS

NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE

DEDICATED ACCESSIBLE PARKING

FULLY ACCESSIBLE NEW BUILDING AND EXISTING BUILDING CONNECTION

COMMUNITY FEEDBACK

PARENT LOUNGE IS LOCATED WITH DESIRED SEPARATION

VARIETY OF EQUITABLE OUTDOOR SPACES - FOUNDATIONAL TO UKANDU COMMUNITY

EXTENSIVE LAND USE PROCEDURE

DEAL BREAKERS

3015 SW 1st



DEMOLITION REVIEW

In a historic district, contributing resources are those buildings, structures, objects, and sites that convey the architectural, cultural, and historical significance of a place. Noncontributing resources are those that were built outside of the period of significance or were built during the period of significance but have been so altered that they no longer convey architectural, cultural, or historical significance.

The National Park Service—who administers the National Register of Historic Places—considers **integrity to be a combination of location, setting, design, materials, workmanship, feeling, and association.**

Noncontributing resources built during the period of significance that have lost aspects of integrity no longer convey significance. Because of the unique nature of historic resources, **evaluation of integrity is case-by-case, taking into consideration the architectural, cultural, and historical context with which the resource is associated.**

33.846.080 Demolition Review

C. Approval criteria

Proposals to demolish a historic resource will be approved if the review body finds the approval criteria is met:

1. Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant **goals and policies of the Comprehensive Plan, Corbett, Terwilliger, Lair Hill Policy Plan, and Southwest Community Plan**, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

a. The resource’s age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;

118 SW Porter was built in 1908, is located in the South Portland Historic District (SPHD), and falls within the district’s 1876-1926 period of significance. The SPHD has 111 primary contributing, 75 secondary contributing, and 13 historic non-contributing buildings. The National Register nomination prepared in 1998 for the South Portland Historic District categorizes 118 SW Porter as secondary contributing. The prior designation by the Lair Hill Historic Conservation District prepared in 1981 categorized 118 SW Porter as a building compatible with district character, but not of primary or secondary historical significance.

The building was built as a single family residence representative of the bungalow style with a street facing storage addition projected to have been erected outside of the period of significance. It has not functioned as a residence for more than forty years and is located in a zone that limits single family development.

118 SW Porter exhibits significant wear, most pronounced where the large tree immediately adjacent to the southeast corner has caused roof damage and concern for future damage to the building foundation.

The building is not singularly identified as being associated with a historically marginalized individual or community outside of the district’s association with Italian and Jewish immigrants at the turn of the century.

b. The economic consequences for the owner and the community;

The cost to preserve all or a portion of the existing structure, address existing repairs, system replacement, and code required accessibility requirements exceeds the cost of new construction meeting the same needs.

Ukandu’s tenet to remove barriers and enable all people to experience their space equally, confidently, and independently is core to their desire for a radically inclusive space. To meet this goal and preserve 118 SW Porter would require considerable site work and lowering the building by approximately 5ft. resulting in a financial burden, that is insurmountable.

c. The merits of demolition;

118 SW Porter’s use, location, and zoning are incongruous with its current form. It’s incompatibility with it’s intended use, limited usable area (900sf), and existing conditions make it difficult to underwrite an insurance policy without substantial investment. Efforts to incorporate 118 SW Porter into the current design with the same level of equity is unfeasible and would compromise the ability to best serve the Ukandu community.

d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;

The proposed development would enable Ukandu to expand their wraparound supportive services to the full calendar year to better meet the needs of communities impacted by Childhood Cancer, all in direct proximity to the larger cancer care ecosystem of Southwest and Inner Portland.

e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and

The merits of the building as a representative of a Bungalow style residence is appreciated, but the proposed use of the site provides a greater value to the community, supports the city’s zoning aspirations, supports 2035 Comprehensive Plan’s guiding principles of human health and equity, and supports the potential for a greater network of supportive services, along with OHSU Doernbecher Children’s Hospital, for those affected by childhood cancers.

f. Any proposed mitigation for the demolition. Please provide examples of mitigation.

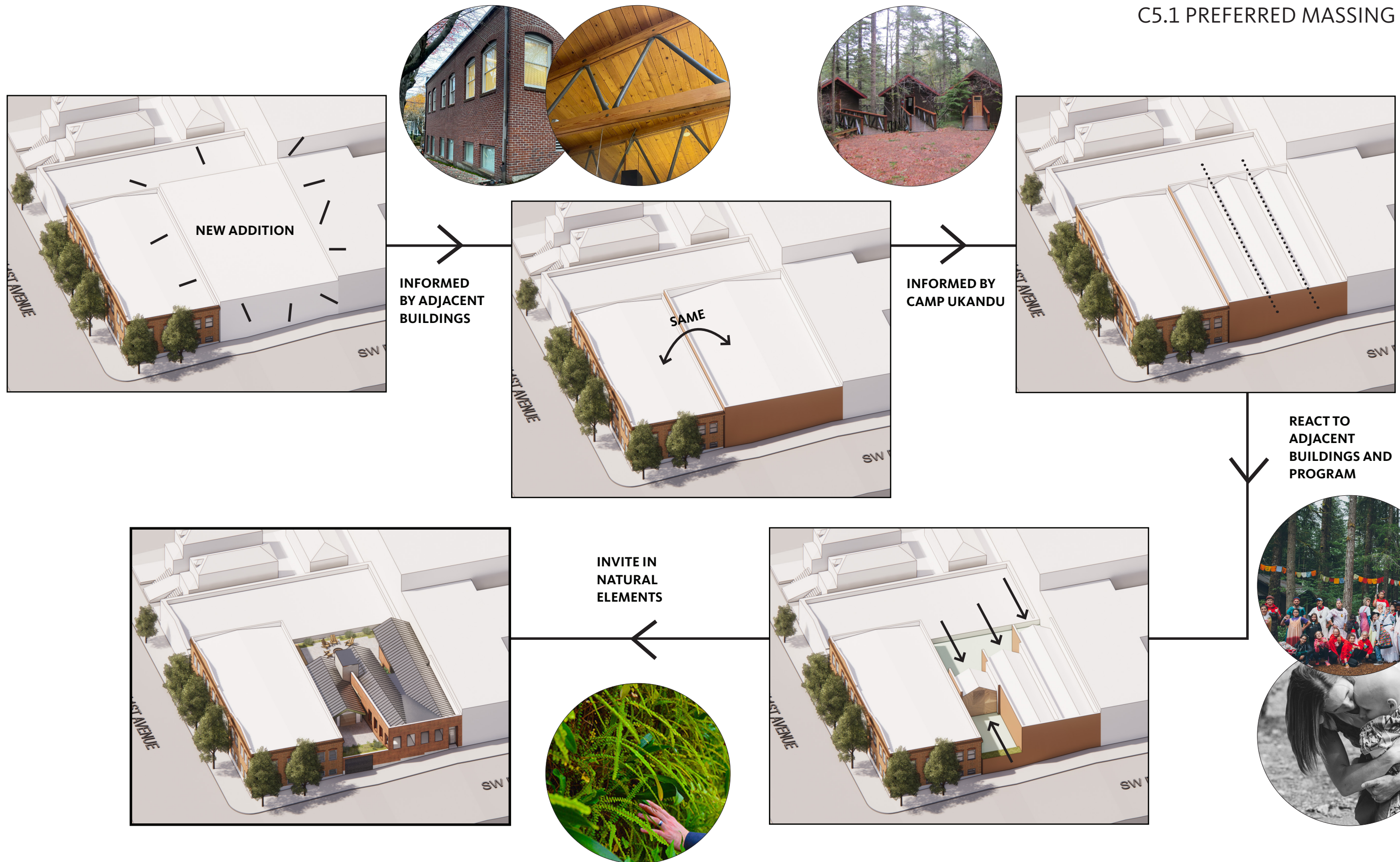
Supporting a Ukandu service space that operates at its aspirational potential supports the Southwest Community Plan:

- Community wide objective to ensure that zoning designations represent densities that are likely to be achieved, and encourage redevelopment that has clear public benefit.**
- Economic development objective to support educational and medical institutions in enhancing the quality of education they provide and research they conduct.**

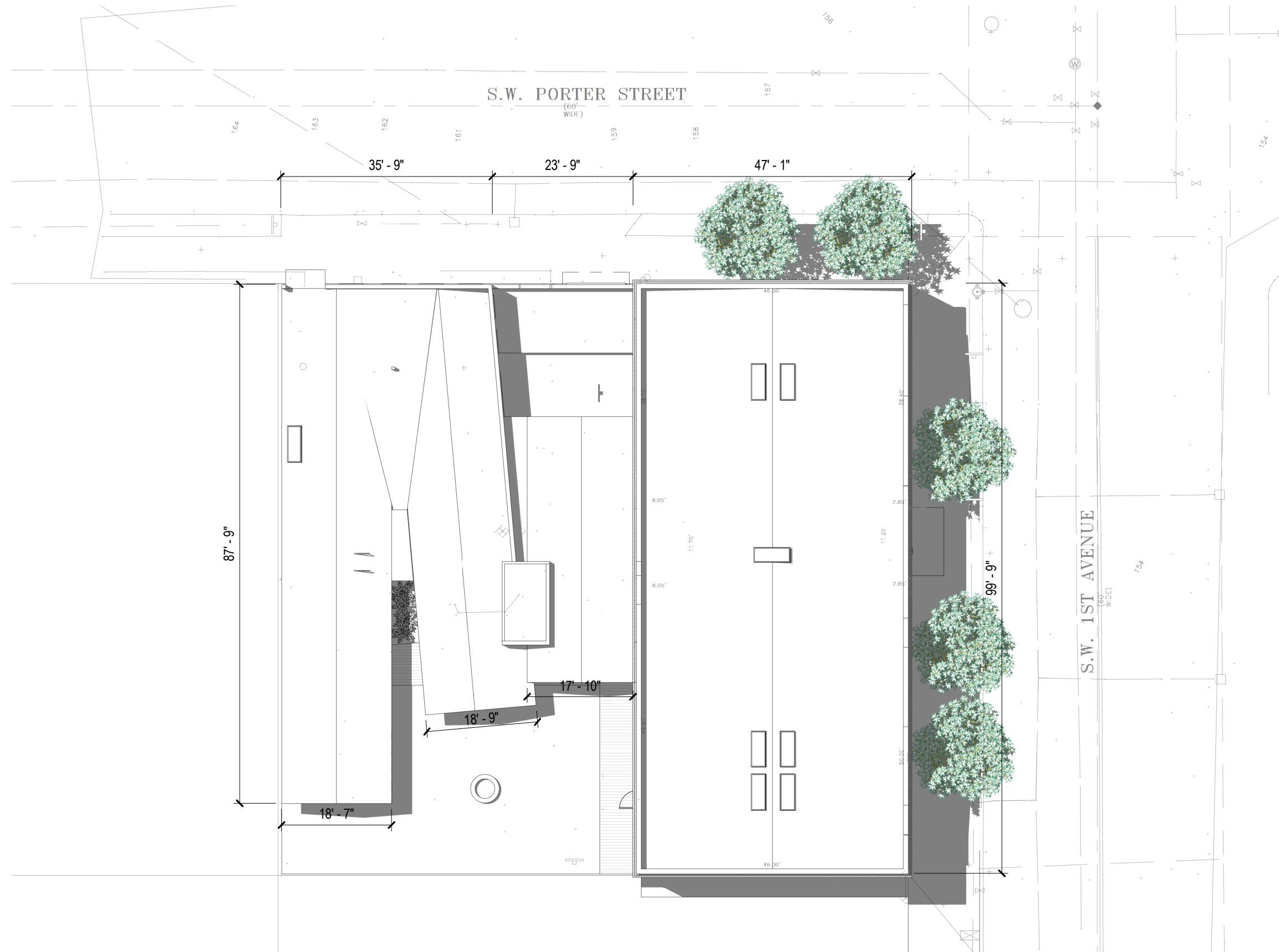
The design team is committed to document 118 SW Porter and incorporate representative detail and construction where appropriate within the design of the addition.

CONCEPT DESIGN CONT...

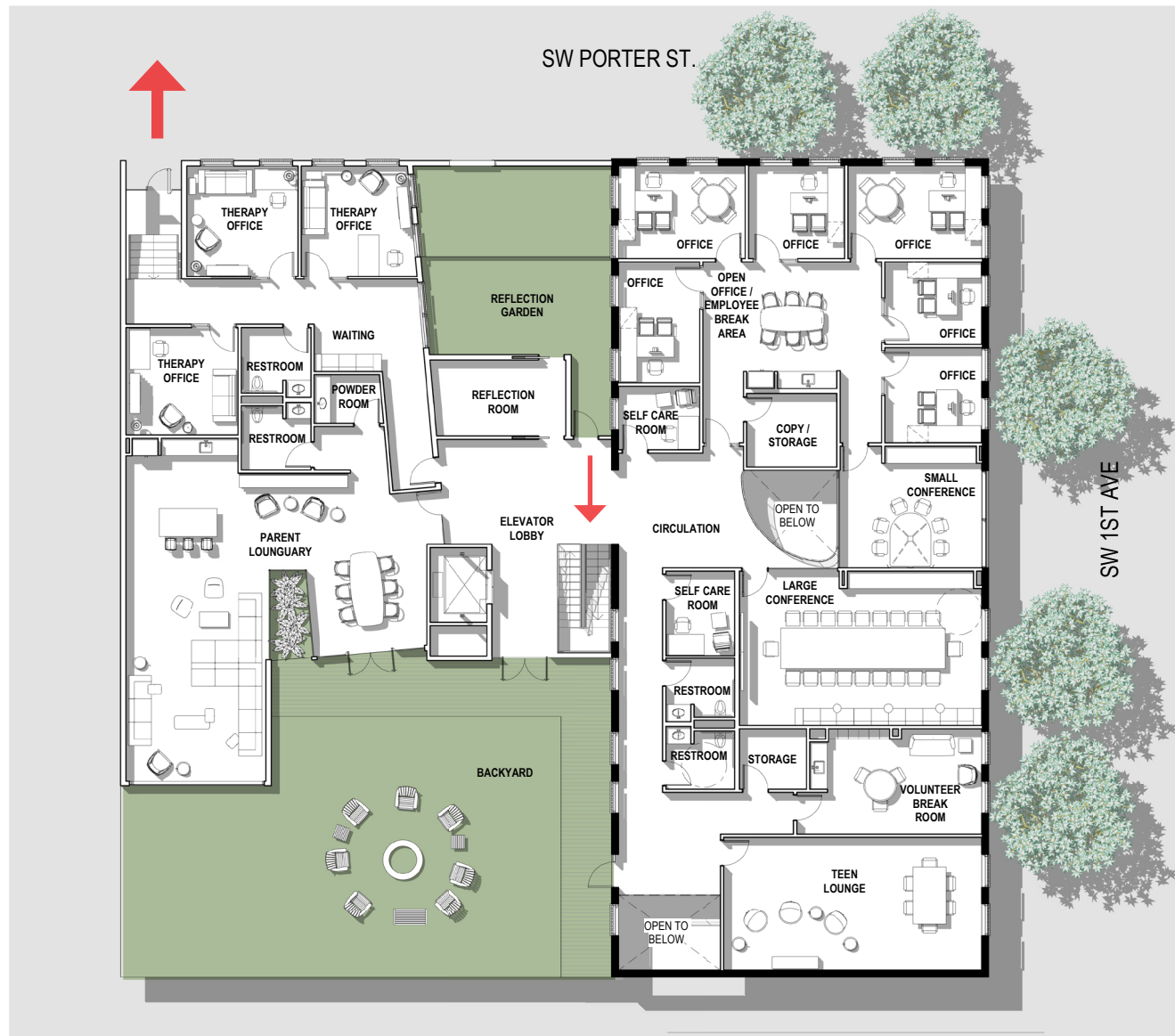
C5.1 PREFERRED MASSING



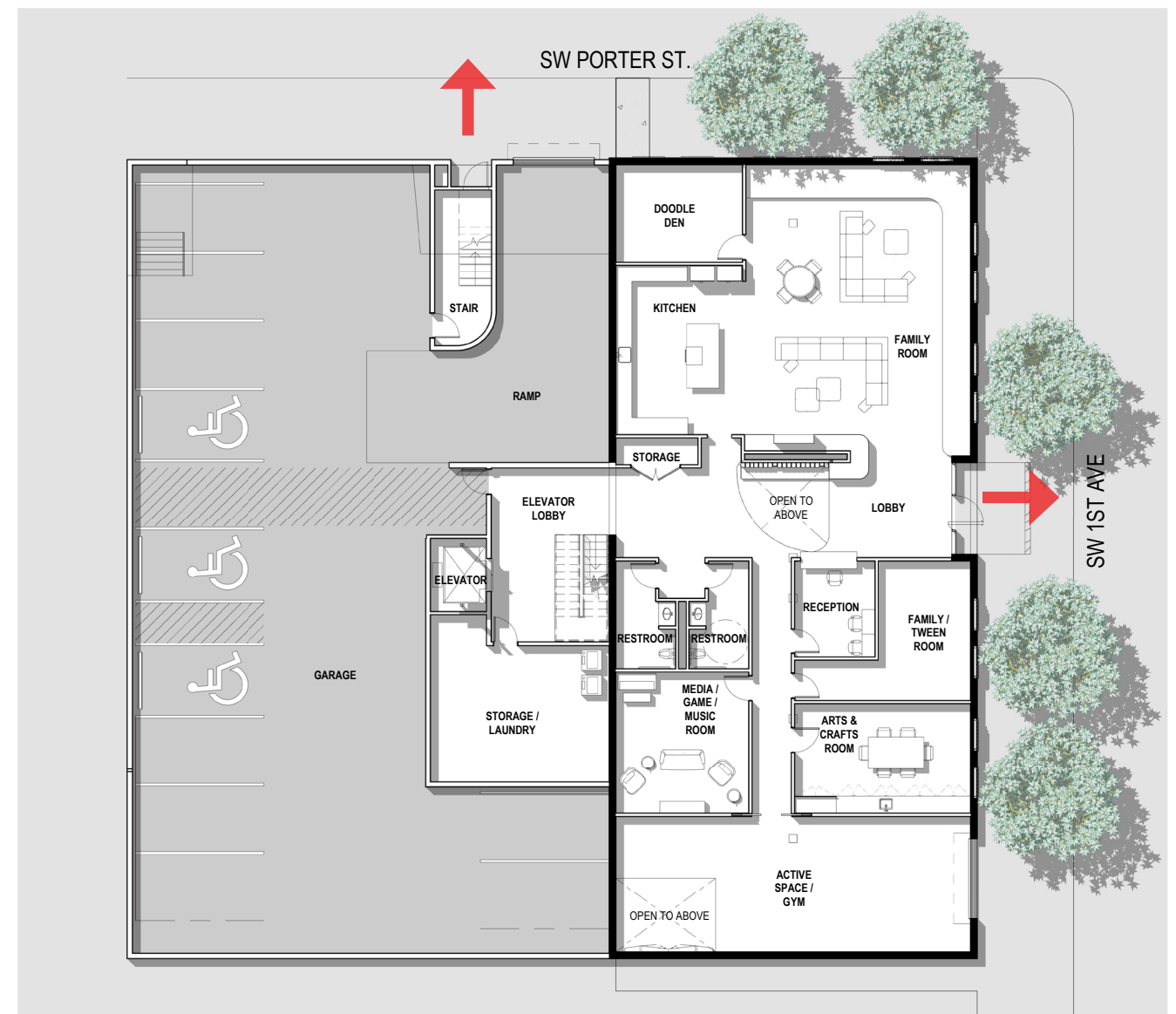
RENDERINGS IN
PROGRESS



building site plan (for reference only)



SECOND FLOOR



GROUND FLOOR



C5.5 PROPOSED ELEVATIONS

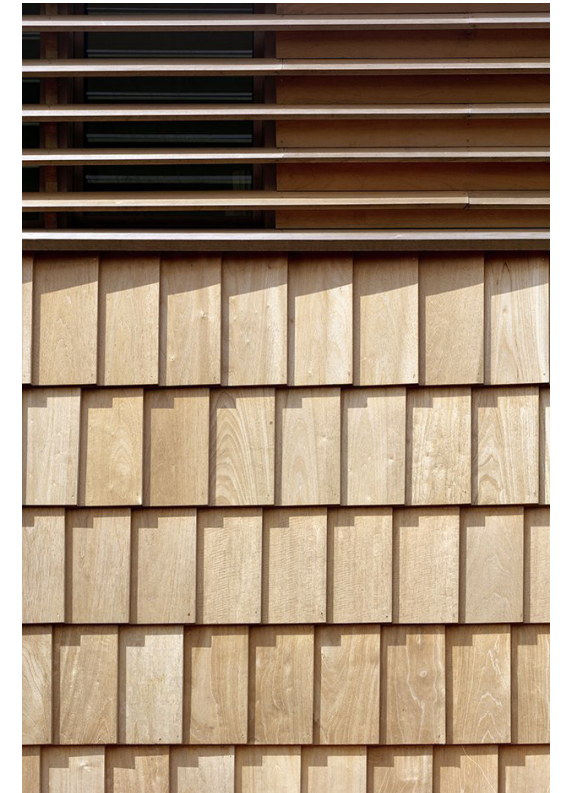
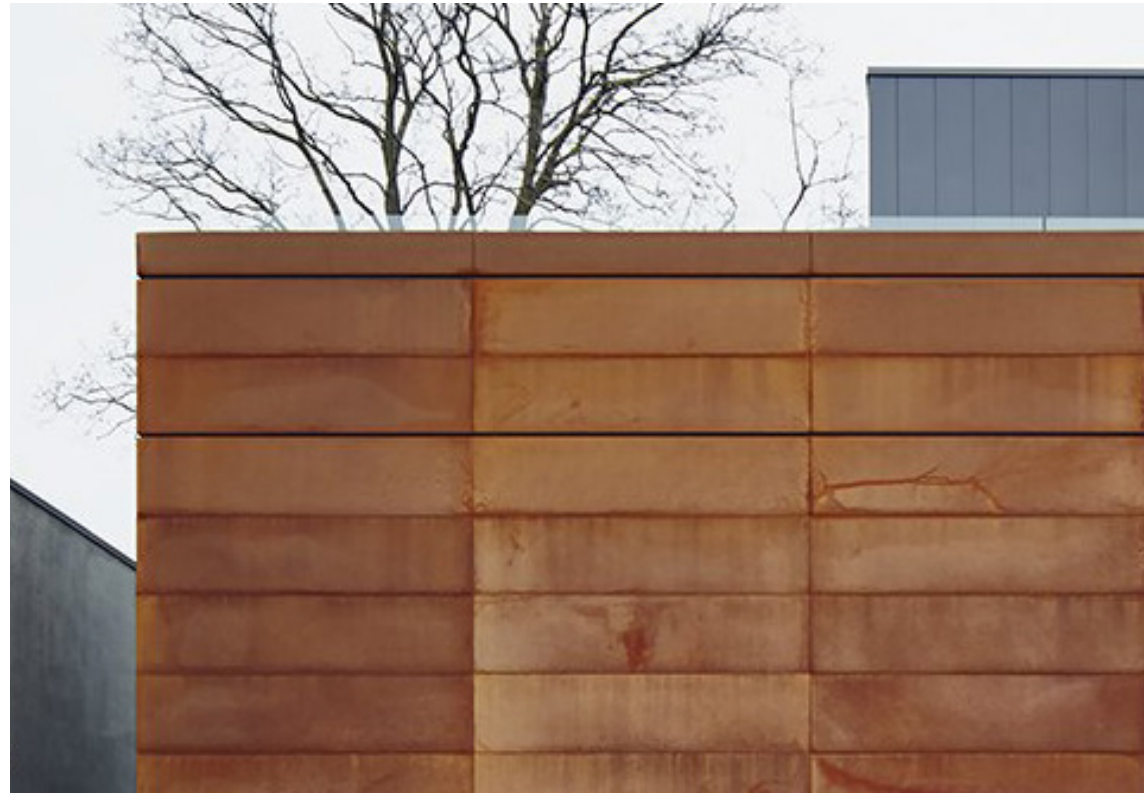


AREA OF PROPOSED ALTERATION

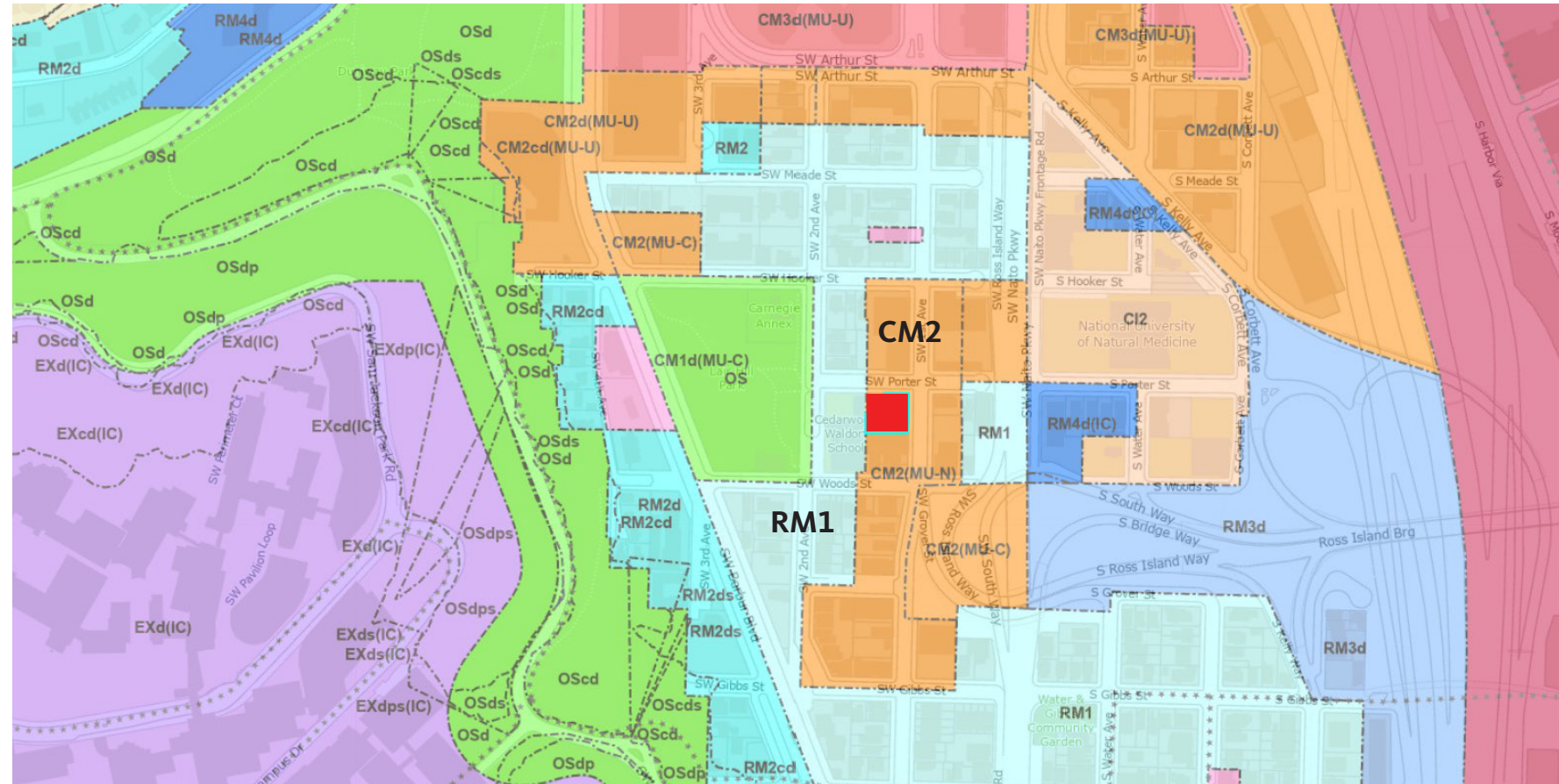
- A New Entrance Awning and Door
- B New Glazed Garage Door
- C New Building Addition
- D New Building Entrance
- E Existing Neighboring Buildings*
- F New Entrance to below grade parking



SECTION AA



C5.7 PROPOSED MODIFICATIONS



**Table 130-2
Summary of Development Standards in Commercial/Mixed Use Zones**

Standards	CR	CM1	CM2	CM3	CE	CK
	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1	2.5 to 1	4 to 1
Maximum FAR (see 33.130.205 and 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
- Bonus FAR (see 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Minimum Density (see 33.130.207)	NA	NA	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	NA	NA
Base Height (see 33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.	45 ft.	75 ft.
Step-down Height (see 33.130.210.B.2)	NA	NA	35 ft.	35 ft.	35 ft.	35 ft.
- Within 25 ft. of lot line abutting RF-R2.5 zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 25 ft. of lot line abutting RM1 and RMP Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 15 ft. of lot line across a local service street from RF – R2.5 zones and RM1 and RMP zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Bonus Height (see 33.130.212)	NA	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Min. Building Setbacks (see 33.130.215.B)						
- Street Lot Line	none	none	none	none	none	none
- Street Lot Line abutting selected Civic Corridors	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line across a local street from an RF – RM2 or RMP Zone	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
Min. Building Setbacks (see 33.130.215.B)						
- Lot Line Abutting OS, RX, C, E, or I Zoned Lot	none	none	none	none	none	none
- Lot Line Abutting RF – RM4, RMP, or IR zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Setbacks (see 33.130.215.C)						
- Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line Abutting Selected Civic Corridors	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Max. Building Coverage (% of site area)						
- Inner Pattern Area	85%	85%	100%	100%	85%	100%
- Eastern, Western, and River Pattern Areas (see 33.130.220)	75%	75%	85%	85%	75%	100%
Min. Landscaped Area (% of site area) (see 33.130.225)	15%	15%	15%	15%	15%	None
Landscape Buffer Abutting an RF – RM4 or RMP Zoned Lot (see 33.130.215.B)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes	Yes	No
Ground Floor Window Standards (see 33.130.230.B)	Yes	Yes	Yes	Yes	Yes	Yes

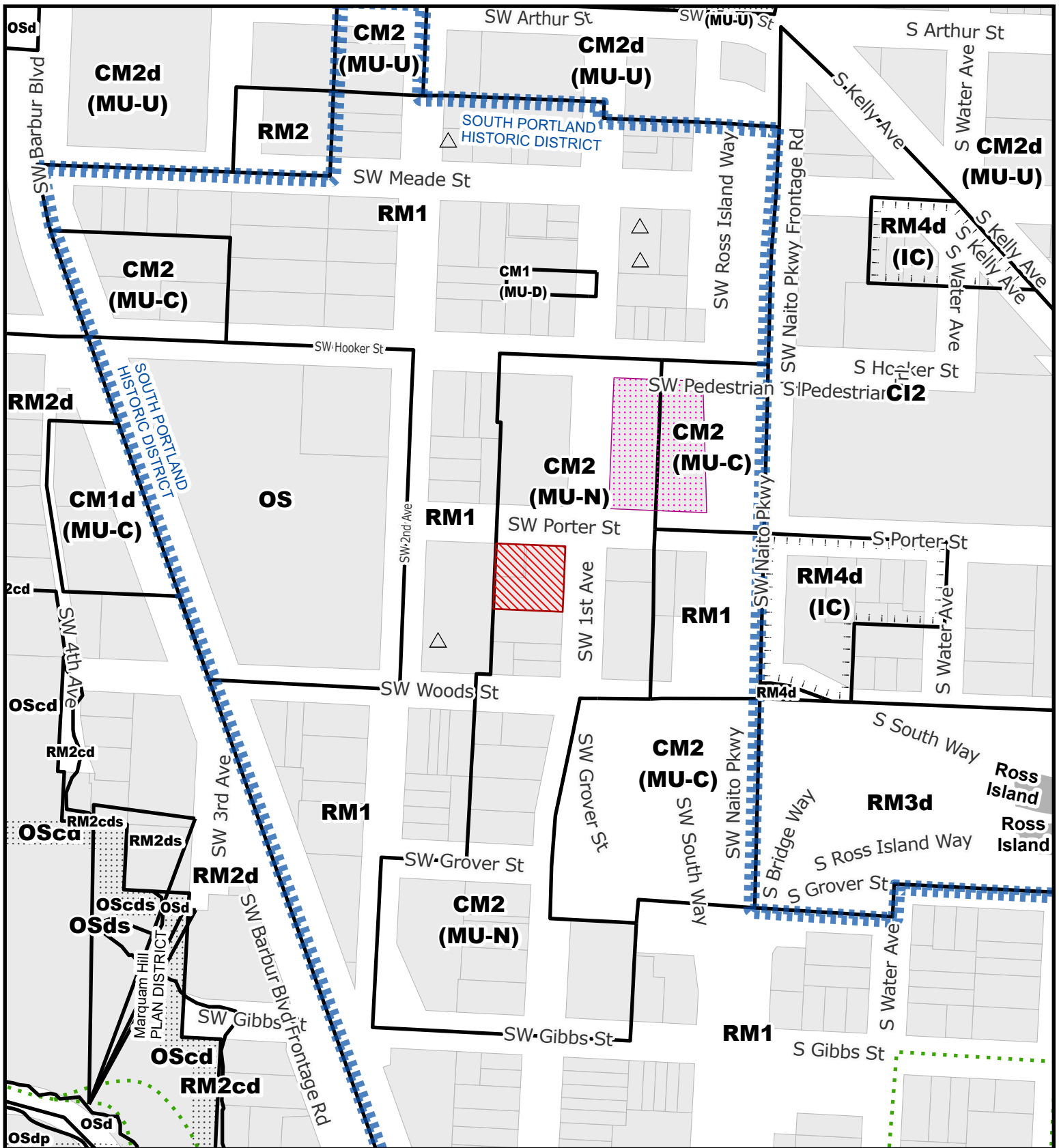
MODIFICATION / EXCEPTION

Modification review may be requested for site-related standards (such as setbacks, size of loading spaces) that are not met.

Driveway design exception (DDE)

Abu Dhabi
Atlanta
Austin
Baltimore
Bangalore
Bangkok
Beijing
Birmingham, UK
Bogotá
Boston
Charlotte
Chicago
Dallas
Denver
Detroit
Dubai
Houston
Hong Kong
La Crosse
Las Vegas
London
Los Angeles
Mexico City
Miami
Minneapolis
Morristown
Munich
New York
Newport Beach
Oakland
Paris







Philadelphia
Phoenix
Portland
Raleigh-Durham
San Antonio
San Diego
San Francisco
San José
San Jose
Seattle
Shanghai
Singapore
Sydney
Tampa
Tokyo
Toronto
Vancouver
Washington DC



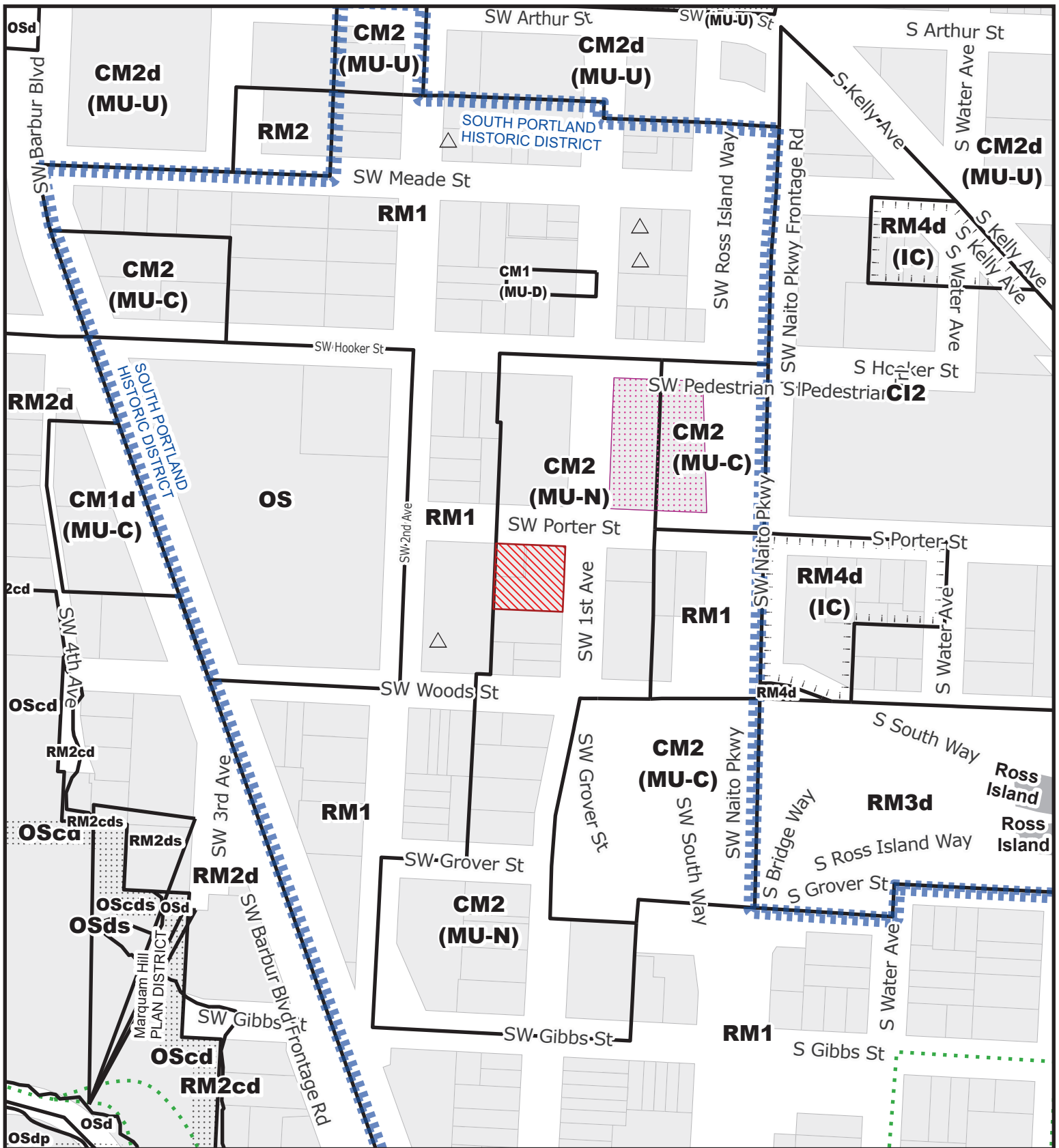
For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
SOUTH PORTLAND HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Plan District
-  Historic District
-  Historic Landmark
-  Recreational Trails

File No.	<u>EA 24 - 056451 DA</u>
1/4 Section	<u>3329</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S1E10BB 10000</u>
Exhibit	<u>B Jul 05, 2024</u>



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
SOUTH PORTLAND HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Plan District
-  Historic District
-  Historic Landmark
-  Recreational Trails

File No.	<u>EA 24 - 056451 DA</u>
1/4 Section	<u>3329</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S1E10BB 10000</u>
Exhibit	<u>B Jul 05, 2024</u>

UKANDU Loft

3015 SW 1st Avenue & 118 SW Porter Street

design advice request

AUGUST 26, 2024

Gensler

811 SW 6th Ave
Suite 300
Portland, OR 97204
United States
tel (971) 227-2370



The mission of UKANDU is to provide joy, hope, and connection to communities impacted by childhood and adolescent cancer.

Since 1986, Ukandu has served families throughout Oregon and across the region. Ukandu creates safe spaces where the weight of suffering, uncertainty, and feelings of helplessness are confronted by their most worthy adversaries – compassion, community, solidarity, and love – 100% free of charge.

For 31 years, programming was limited to a one-week summer camp for children (patients/survivors, and one sibling) ages 8-18. Over the last seven years, our programming has expanded into ten months of the year, offering six unique programs aimed at serving the different needs of each member of the family, throughout the many different stages of their journey.

The need for ongoing, year-round support: There are 600-800 new childhood cancer diagnoses in Oregon, annually. In nearly four decades working in this community, Ukandu has developed authentic connections with these families. Building on these relationships, we partnered with OHSU and the Knight Cancer Institute’s Community Partnership Program to conduct new research. Our goal was to identify any gaps in services that may exist for families navigating a childhood cancer experience.

The data is clear: Families need a safe space where they can connect outside of the hospital, in the midst of a harrowing journey – any time they need it. The UKANDU Loft represents a first-of-its kind business model and delivery method, focused on holistic, wrap-around care for each member of the family navigating a childhood cancer journey. Partnering with area hospitals (but entirely self-funded) and understanding challenges within the existing ecosystem, The space will provide community and connection in a new environment, untainted by traumatic experiences and memories. There is no facility like The Loft, offering our unique services and curricula anywhere else in the United States.



Gensler PORTLAND

We believe in being part of the solution by creating positive change.

As stewards of our local communities, our team of architects, designers, and strategists are focused on how we can create a better world through the power of design.

Across every Gensler office, our people are committed to donating their time, skills, and passion to their communities through volunteer service and pro-bono and low-bono work.

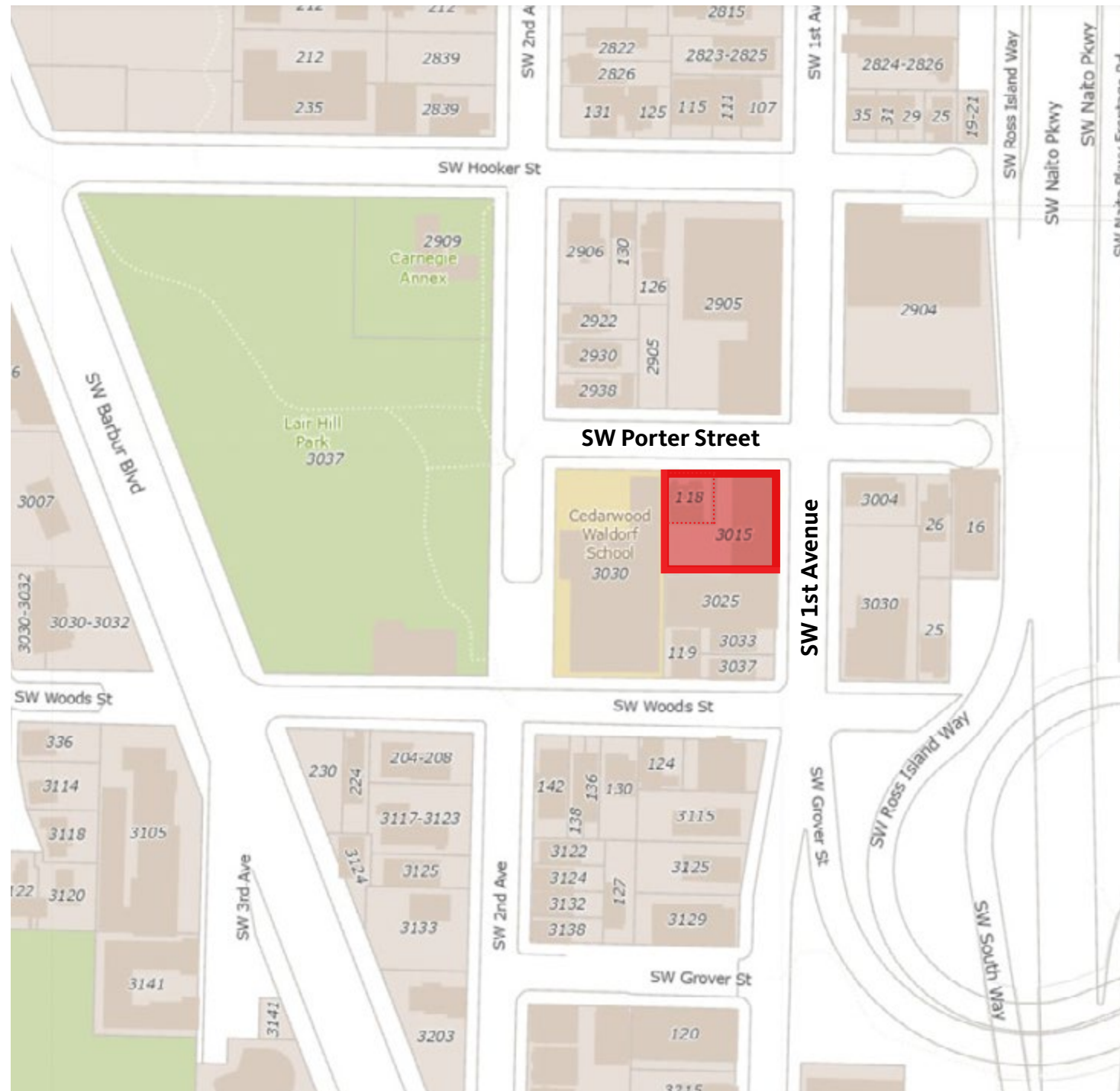
C1.2 SUMMARY OF DEVELOPMENT PROGRAM

ADDRESS: 3015 SW 1st Avenue
 PROPERTY ID: R128940
 STATE ID: 1S1E10BB 10200
 ALT ACCOUNT: R140907800
 TAX ROLL: CARUTHERS ADD,
 BLOCK 77 TL 10200

ADDRESS: 118 SW Porter Street
 PROPERTY ID: R128941
 STATE ID: 1S1E10BB 10000
 ALT ACCOUNT: R140907810
 TAX ROLL: CARUTHERS ADD,
 BLOCK 77, W 44' OF LOT 1

The proposed project is a headquarters for a non-profit whose mission is to bring hope, joy, and connection to communities impacted by childhood cancer. Located on SW 1st Ave. and the corner of SW Porter St., the site is comprised of two adjacent sites both occupied with existing office space. The proposed building ("the Loft") preserves the masonry building at the corner with a proposed addition to the west. Program spaces include radically inclusive activity spaces for children, teens, and families; community spaces; therapy and counseling offices; outdoor community spaces; parking; and operational offices.

The primary pedestrian entrance will be located off of SW 1st Ave. with a garage and secondary access on SW Porter St. The site is located in the CM2 - Commercial/Mixed Use 2 zone and falls within the SP - South Portland Historic District.



CONTENTS

PROJECT SITE AND INFORMATION

- C1.1 TEAM INFORMATION
- C1.2 SUMMARY OF DEVELOPMENT PROGRAM
- C1.3 SHEET INDEX

CONTEXT STUDY

- C2.1 ZONING SUMMARY
- C2.2 CONTEXT - TRANSPORTATION & OPEN SPACE
- C2.3 SITE CONTEXT
- C2.4 CANCER TREATMENT COMMUNITY
- C2.5 CONTEXT - SITE PHOTOS
- C2.6 CONTEXT - SITE PHOTOS
- C2.7 CONTEXT - SURROUNDING BUILDING PHOTOS
- C2.8 CONTEXT - SITE PHOTOS
- C2.9 CONTEXT - SITE PHOTOS

CONCEPT DESIGN

- C3.1 PROJECT CONCEPT
- C3.2 PROJECT DESIGN DRIVERS
- C3.3 PROJECT EVOLUTION - PROGRAM
- C3.4 PROJECT EVOLUTION - PROGRAM ADJACENCIES
- C3.5 PROJECT EVOLUTION - SITE FEASIBILITY STUDIES
- C3.6 PROJECT EVOLUTION
- C3.7 PROJECT EVOLUTION - DIAGRAMS
- C3.8 PROJECT EVOLUTION - PROGRAM
- C3.9 PROJECT EVOLUTION
- C3.10 PROJECT EVOLUTION - DIAGRAMS
- C3.11 PROJECT EVOLUTION - PROGRAM
- C3.12 PROJECT EVOLUTION
- C3.13 PROJECT EVOLUTION - DIAGRAMS
- C3.14 PROJECT EVOLUTION - PROGRAM
- C3.15 PROJECT EVOLUTION
- C3.16 PROJECT EVOLUTION - DIAGRAMS
- C3.17 PROJECT EVOLUTION - PROGRAM
- C3.18 PROJECT EVOLUTION
- C3.19 PROJECT EVOLUTION - DIAGRAMS
- C3.20 PROJECT EVOLUTION - PROGRAM

BUILDING RELOCATION

- C4.1 BUILDING RELOCATION

DEMOLITION REVIEW

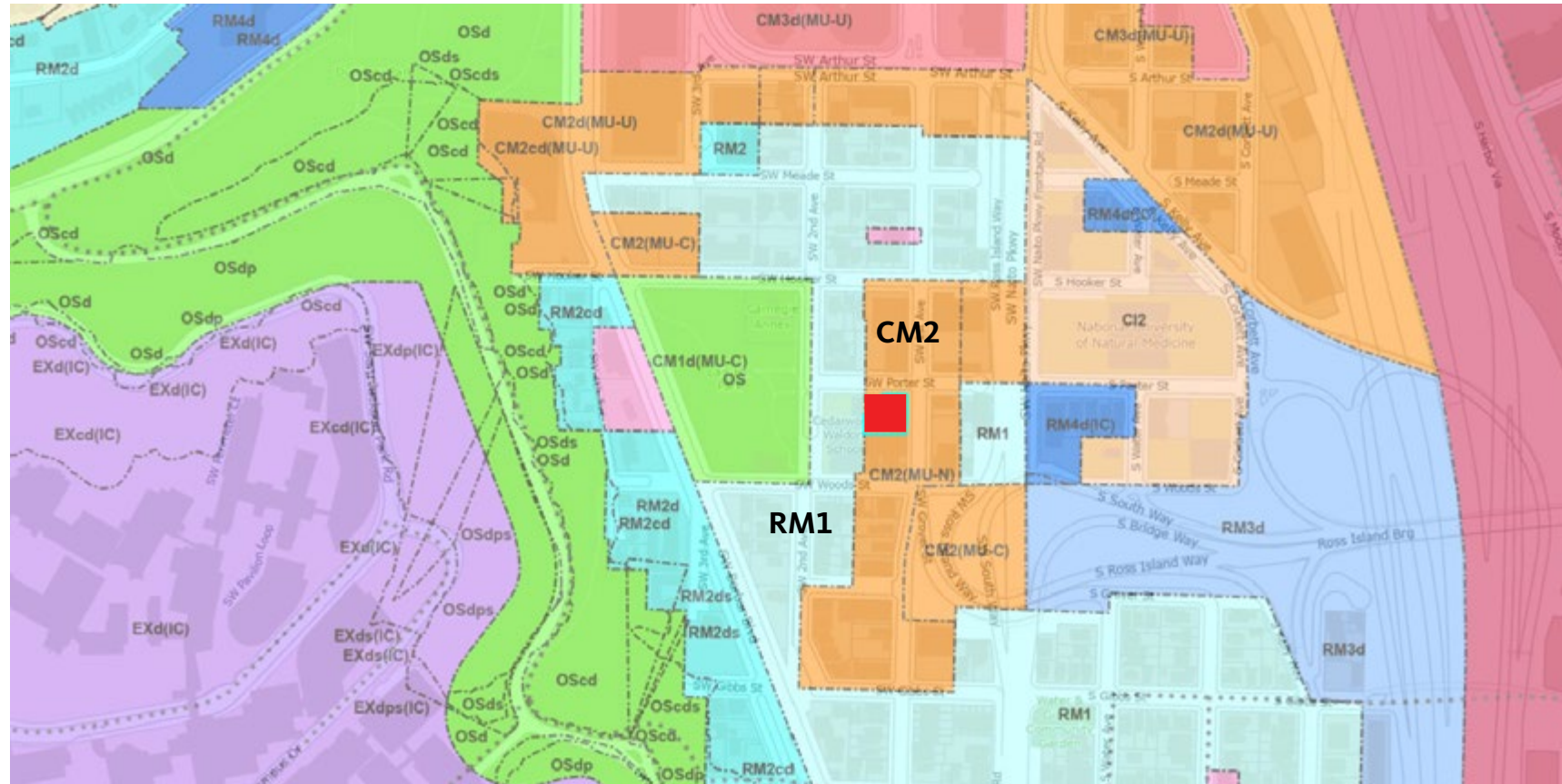
- C5.1 DEMOLITION REVIEW
- C5.2 DEMOLITION REVIEW
- C5.3 DEMOLITION REVIEW
- C5.4 DEMOLITION REVIEW

CONCEPT DESIGN CONT...

- C6.1 PREFERRED MASSING
- C6.2 PREFERRED MASSING
- C6.3 PROPOSED SITE PLAN
- C6.4 PROPOSED FLOOR PLANS
- C6.5 PROPOSED ELEVATIONS
- C6.6 PROPOSED MATERIALS PALETTE
- C6.7 PROPOSED MODIFICATIONS

CONTEXT STUDY

C2.1 ZONING SUMMARY



ZONING CODE

Base Zone	CM2 - Commercial Mixed Use 2
Comp Plan	Mixed Use - Neighborhood
Historic District	SP - South Portland Historic District
Design Guidelines	South Portland Historic District Design Guidelines Lair Hill Historic Conservation District Design Guidelines
Relevant plans	The 2035 Comprehensive Plan adopted in 2020 Corbett, Terwilliger, Lair Hill Policy Plan adopted in 1977 Southwest Community Plan adopted in 2000

DEVELOPMENT STANDARDS

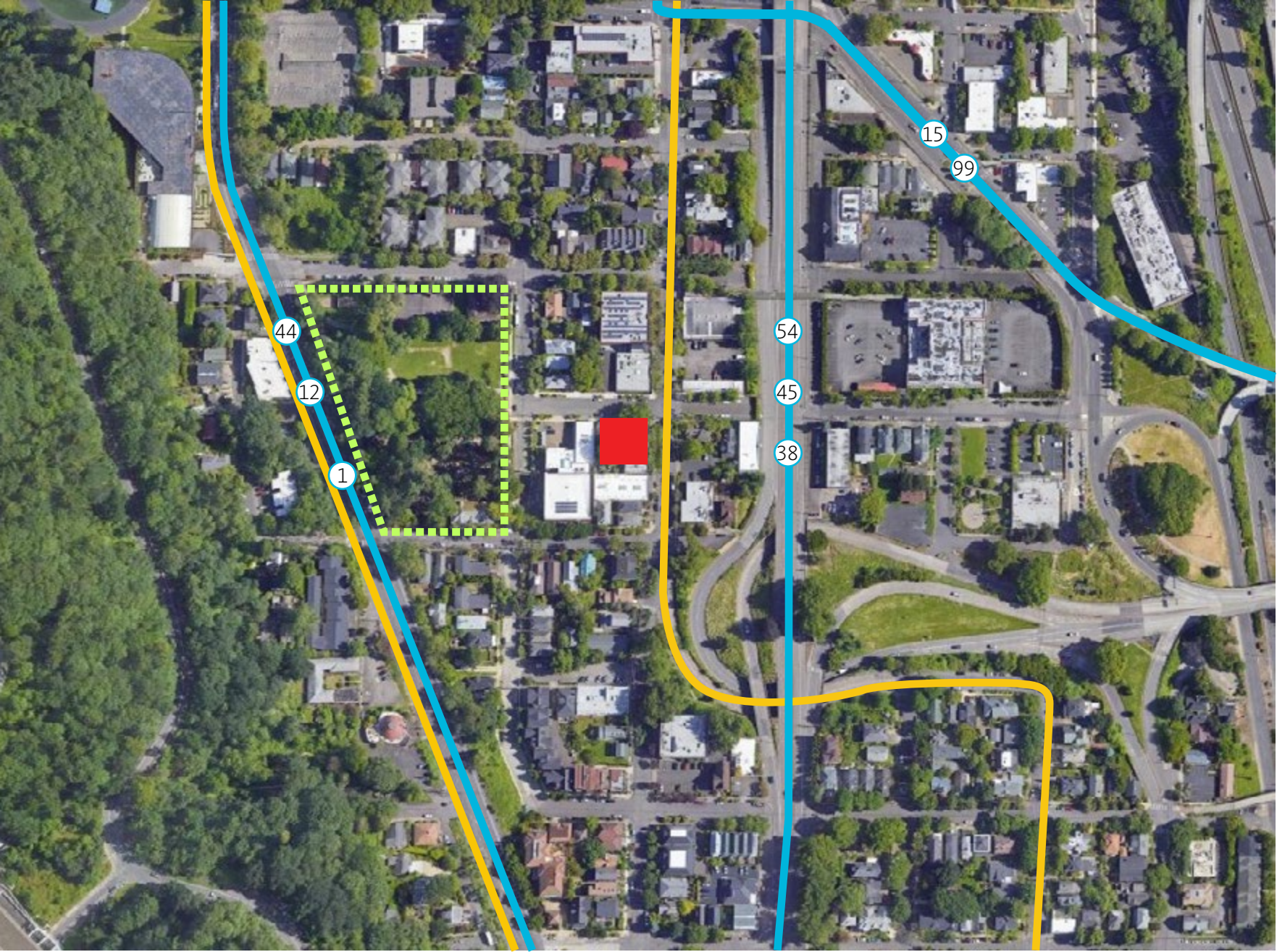
Max FAR	2.5 to 1
Base Zone Height	45 ft.
Bonus Height	55 ft.
Min. Front Setback	none
Max. Front Setback	10 ft
Min. Setback	none
Min. Setback (abutting RM1)	10 ft.
Max. Building Coverage	100%
Min. Landscaped Area	15%
GF Window Standards	Yes

PARKING

Parking Max. 1 per 300 sq. ft. of net building area

BIKE PARKING

Long-term Spaces 2, or 1 per 1,800 sq. ft. of net building area
Short-term Spaces 2, or 1 per 20,000 sq. ft. of net building area



- Site
- Bus Transit
- Bikeway
- Open Space



SW Barbur Blvd Bus Stop



SW Barbur Blvd Bike Lane



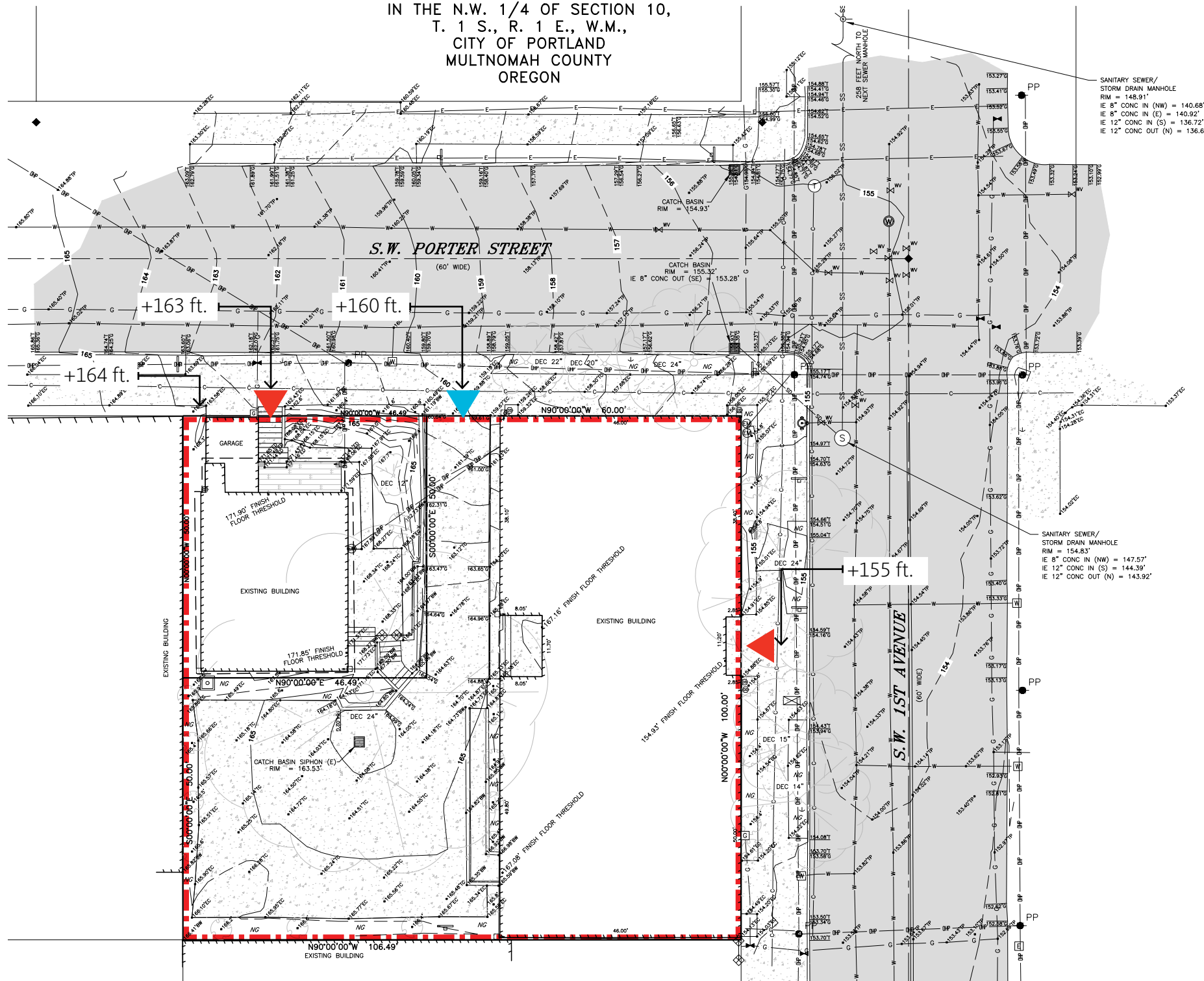
Lair Hill Park

TOPOGRAPHIC SURVEY

3015 SW 1ST AVENUE

A PORTION OF LOT 1, BLOCK 77, "CARUTHERS ADDITION",
IN THE N.W. 1/4 OF SECTION 10,
T. 1 S., R. 1 E., W.M.,
CITY OF PORTLAND
MULTNOMAH COUNTY
OREGON

OWNER:
UKANDU LOFT LLC
REQUESTED BY:
JASON HICKOX
SITE ADDRESS:
3015 S.W. 1ST AVENUE



LEGEND

- AC UNIT
- BUSH
- CATCH BASIN
- CLEAN OUT
- COLUMN
- DOWNSPOUT (UNDERGROUND)
- ELECTRIC METER
- ELECTRIC VAULT
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GATE POST
- NATURAL GROUND
- POWER POLE
- SANITARY SEWER/STORM DRAIN
- SIGN
- SPOT ELEVATION
- BW = BOTTOM OF WALL
- EC = EDGE OF CONCRETE
- ED = EDGE OF DECK
- G = GUTTER LINE
- T = TOP OF CURB
- TC = TOP OF CONCRETE
- TP = TOP OF PAVEMENT
- SURVEY MONUMENT
- TELEPHONE MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- BUILDING
- BUILDING OVERHANG
- FENCE
- GAS
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM DRAIN
- UNDERGROUND COMMUNICATION
- UNDERGROUND ELECTRIC
- WATER
- CONCRETE
- PAVEMENT
- WOOD-DECK
- DEC = DECIDUOUS
- Pedestrian entry
- Vehicular entry
- Site boundary

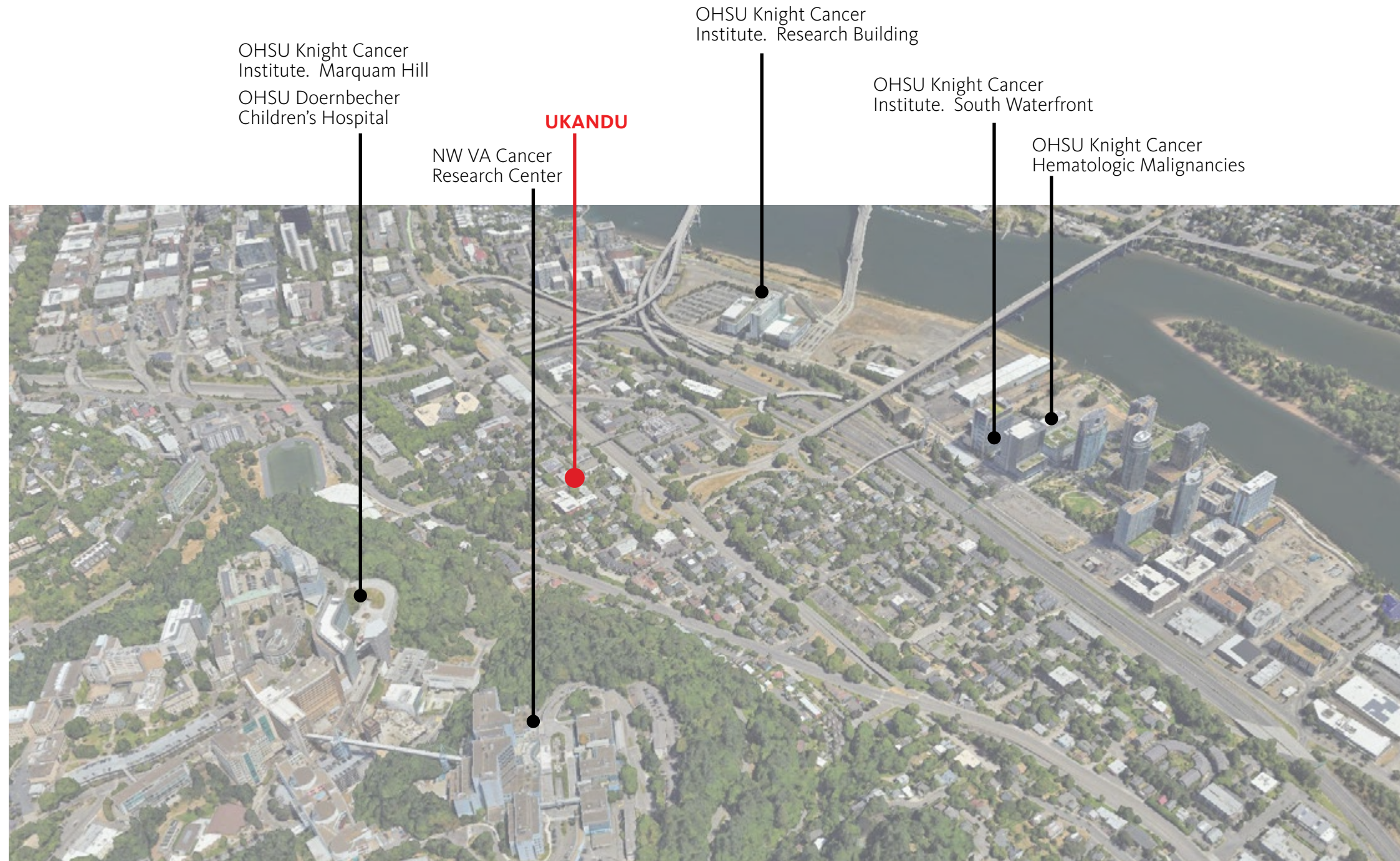
SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 62177, MULTNOMAH COUNTY PLAT RECORDS. THIS IS NOT A RECORDABLE SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS CITY OF PORTLAND BENCHMARK #5, A BRASS DISK ON THE N.E. CORNER OF S.W WOODS STREET AND S.W. 2ND AVENUE.
ELEVATION: 170.76' (CITY OF PORTLAND DATUM)





"We need a place within the community that allows families to get together, to feel a sense of community, to be able to relate with one another, to tell and share stories of what they've been through."

"I think that Ukandu is well-suited to provide this community space because they've been doing it for a long time. I think it will be a great place outside of the hospital to help heal."

Dr. Jason Glover
Pediatric Oncologist Randall Children's Hospital, and Ukandu Medical Director

"I think The Loft is an opportunity to be thought leaders and growth leaders in the medical community and create something that people will look at and say, 'Oh, that. Every kid should have that. Every family should have that. A hub. A place where they can go... where they can feel seen and heard and supported.' We want that."

Dr. Amy King
Licensed Psychologist, Pediatric Health and Early Childhood Education Expert

Strategically located between **Oregon's only pediatric cancer treatment facilities**, the site for the UKANDU Loft is just a 6 minute drive from Doernbecher Children's Hospital and 11 minutes from Randall Children's Hospital



A) SW 1st Ave. Frontage - Facing West



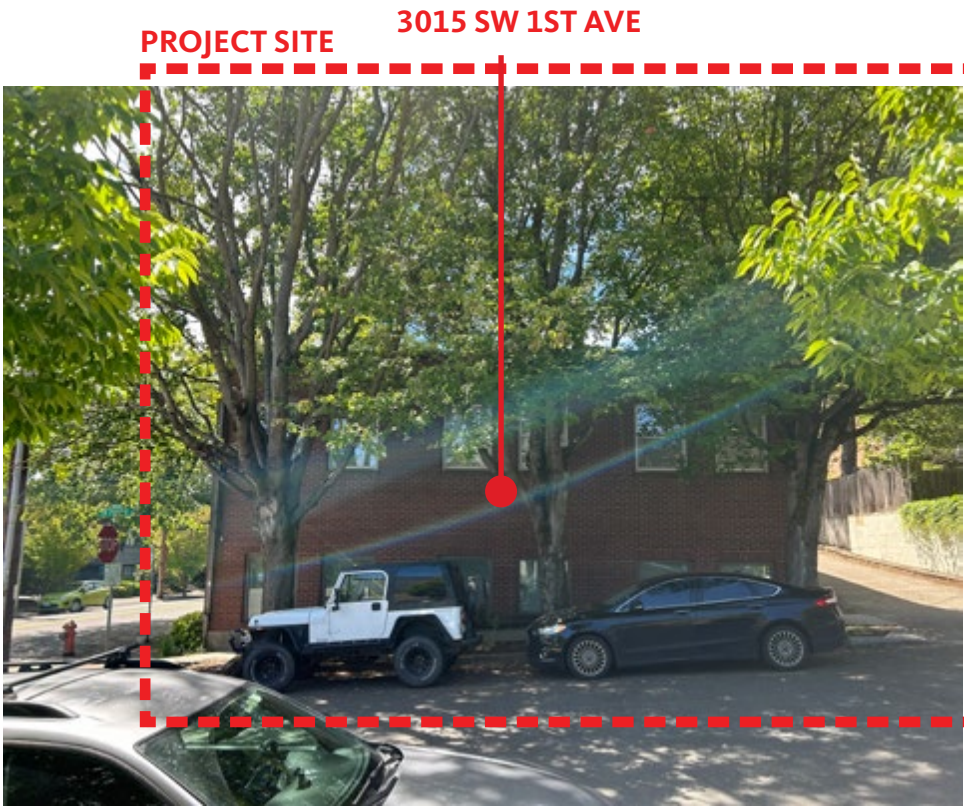
B) SW 1st Ave. Frontage - Facing West



C) SW 1st Ave. Frontage - Facing West



D) SW 1st Ave. Frontage - Facing West



A) Porter Street Frontage - Facing South



B) Porter Street Frontage - Facing South



C) Porter Street Frontage - Facing South



D) Porter Street Frontage - Facing South

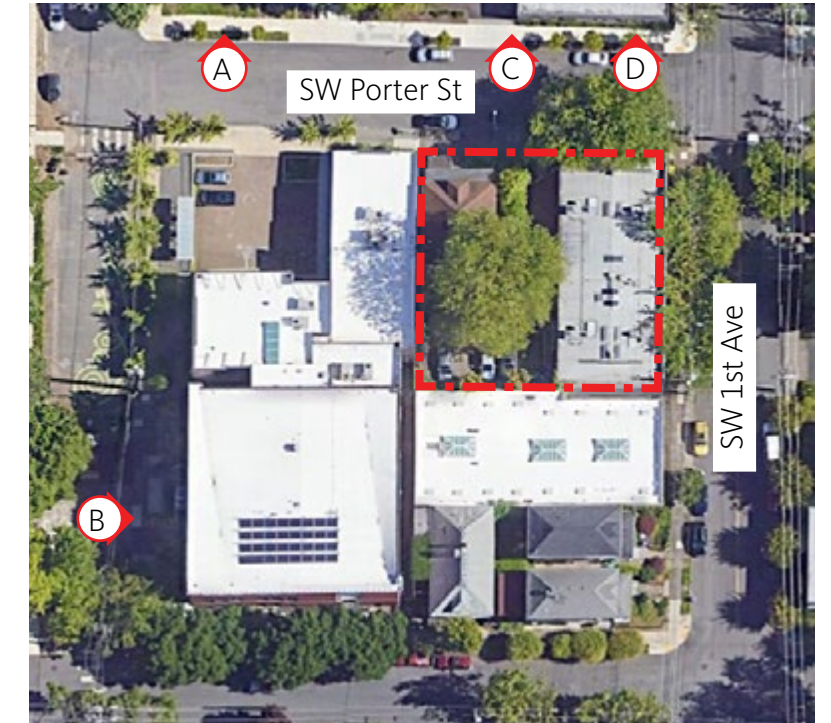
C2.7 CONTEXT - SURROUNDING BUILDING PHOTOS



A) Porter Street Frontage - Facing North



B) Cedarwood Waldorf School - Facing East



C) Porter Street Frontage - Facing North



D) Porter Street Frontage - Facing North



A) Existing on-site Parking Access - Facing South



B) Existing on-site Parking Access - Facing South



C) Existing on-site Parking - Facing East



D) Existing on-site Parking - Facing West

C2.9 CONTEXT - SITE PHOTOS



A) 118 SW Porter St - Front porch and steps - Facing South



B) 118 SW Porter St retaining wall- Facing Southwest



C) 118 SW Porter St - Facing West



D) Existing on-site Parking / Back of 118 SW Porter property - Facing North

CONCEPT DESIGN

Ukandu - Past and Future

<https://www.youtube.com/watch?v=SdCZ9cMkZZE>

Design Drivers

Be Radically Inclusive

Remove barriers and enable all people to experience the space equally, confidently, and independently.

Inspire Community Connections

Honor camp traditions while allowing for new traditions to be created. Foster connections with the greater community and support these new bonds to form and flourish.

Uplift through Nature

Lean on the healing power of nature. Cultivate connection and belonging by using natural light, natural forms, and greenery.

Lead with Intention

Do more with less. Put people first by focusing on their needs. Create an environment that encourages people to celebrate what makes them unique.

Celebrate Outrageous Fun

Celebrate joy. Welcome the whacky and the weird. Encourage play and experimentation.

“Everyone just welcomed us in. And the feeling of being welcomed, and trusting new people was very new for us. You’re not known as the ‘cancer kid’... the girl with the bald head. Everyone just gets it!”

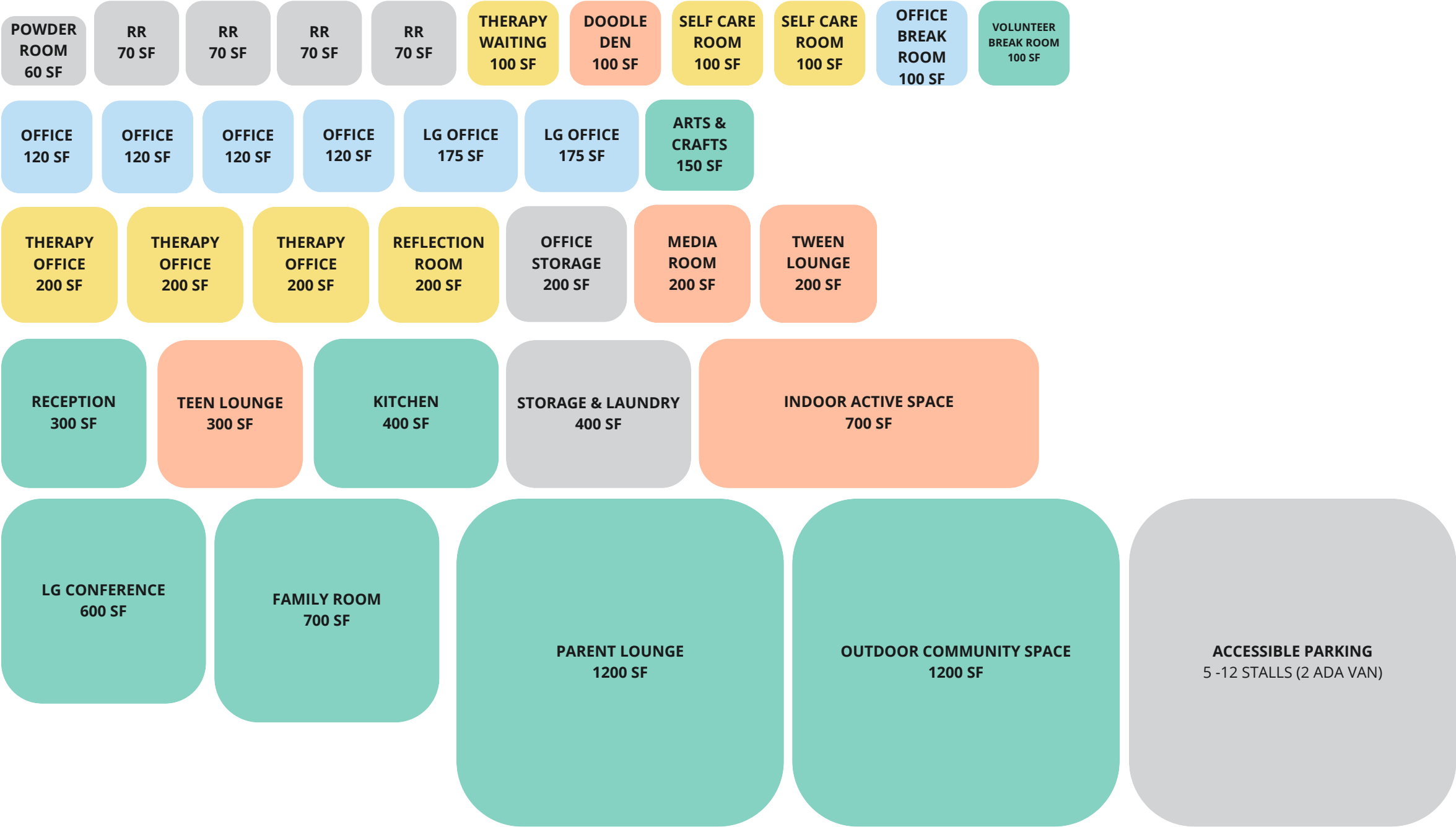
Maddie

Ukandu patient participant

PROGRAM KEY

- KID SPACES
- COMMUNITY SPACES
- STAFF / OFFICE SPACES
- THERAPY & REFLECTION SPACES
- BACK OF HOUSE
- PROGRAM TOTAL:
9,420 SF +
Circulation & Parking

PROGRAM ELEMENTS

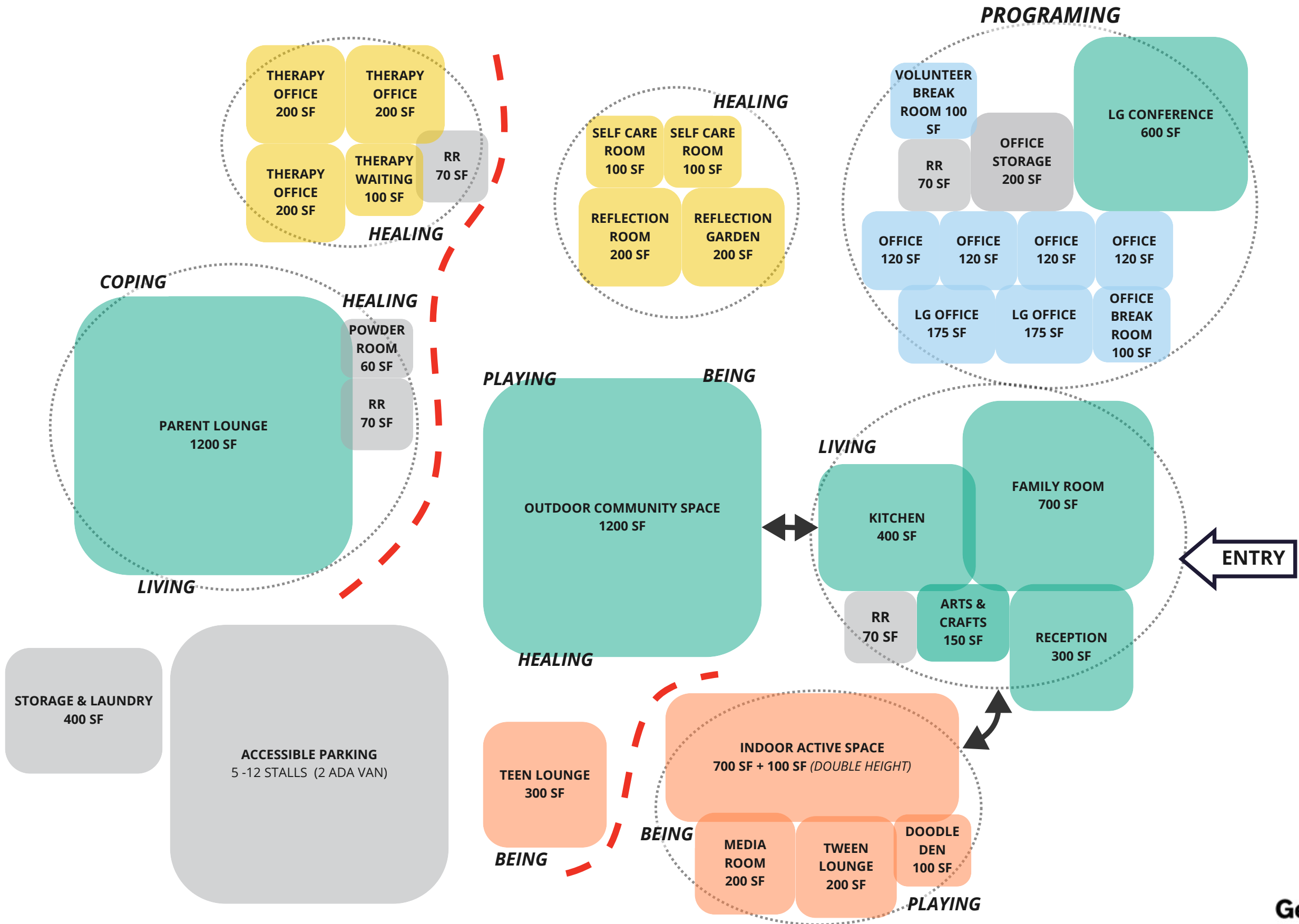


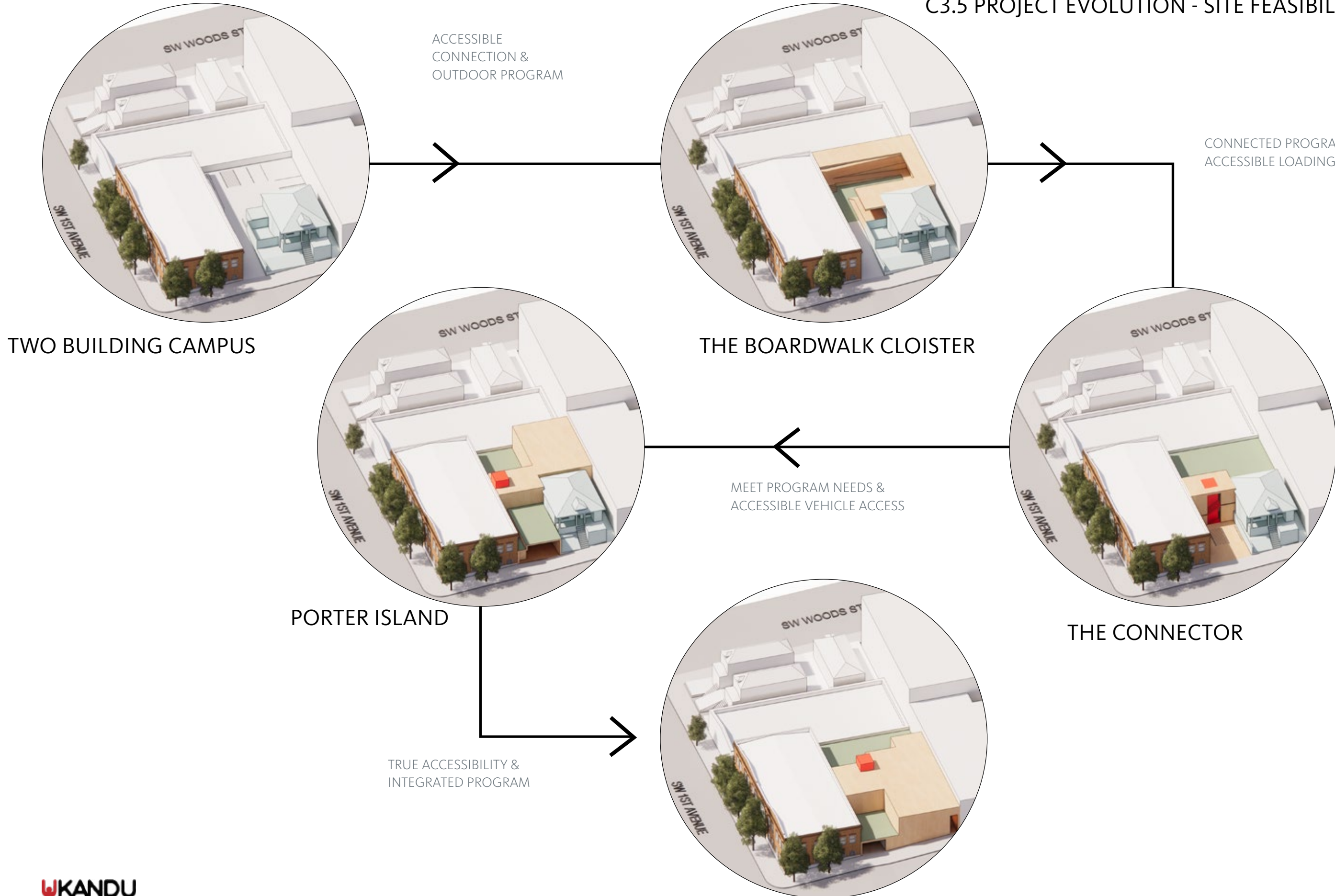
PROGRAM KEY

- KID SPACES
- COMMUNITY SPACES
- STAFF / OFFICE SPACES
- THERAPY & REFLECTION SPACES
- BACK OF HOUSE

--- DESIRED PHYSICAL AND/OR VISUAL PROGRAM SEPARATION

PROGRAM TOTAL:
9,420 SF + Circulation & Parking





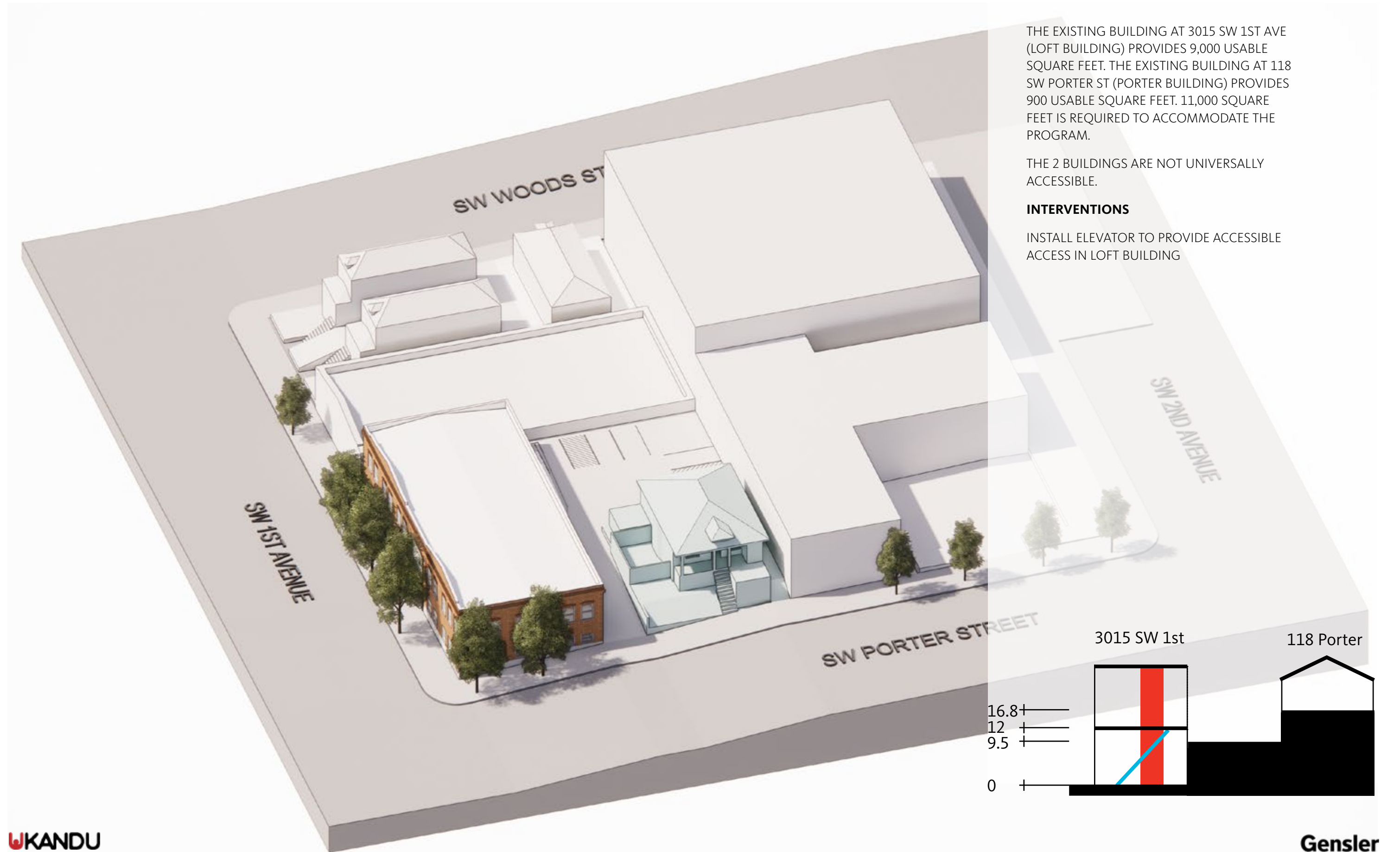


TWO BUILDING CAMPUS



TWO BUILDING CAMPUS

C3.7 PROJECT EVOLUTION - DIAGRAMS



THE EXISTING BUILDING AT 3015 SW 1ST AVE (LOFT BUILDING) PROVIDES 9,000 USABLE SQUARE FEET. THE EXISTING BUILDING AT 118 SW PORTER ST (PORTER BUILDING) PROVIDES 900 USABLE SQUARE FEET. 11,000 SQUARE FEET IS REQUIRED TO ACCOMMODATE THE PROGRAM.

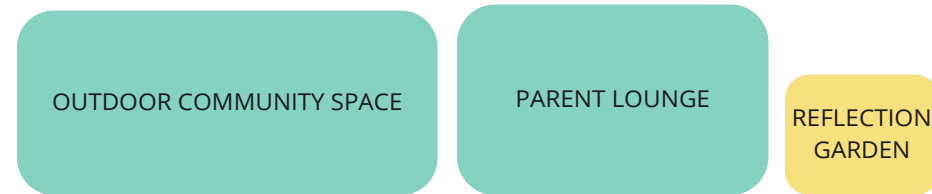
THE 2 BUILDINGS ARE NOT UNIVERSALLY ACCESSIBLE.

INTERVENTIONS

INSTALL ELEVATOR TO PROVIDE ACCESSIBLE ACCESS IN LOFT BUILDING

TWO BUILDING CAMPUS

MISSING PROGRAM



PROGRAM KEY



C3.8 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

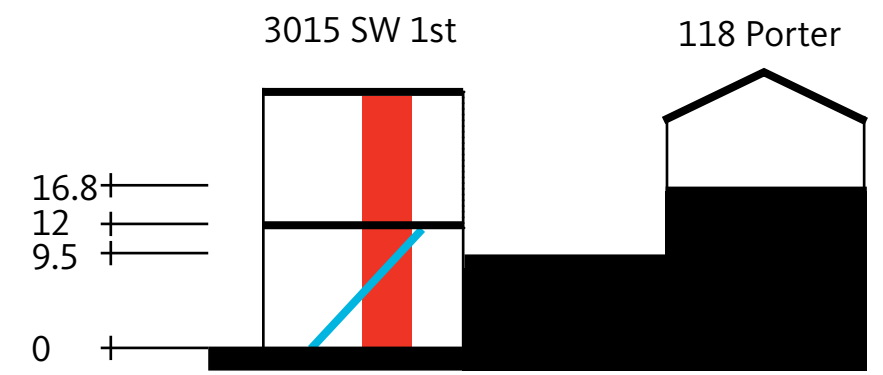
- ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING

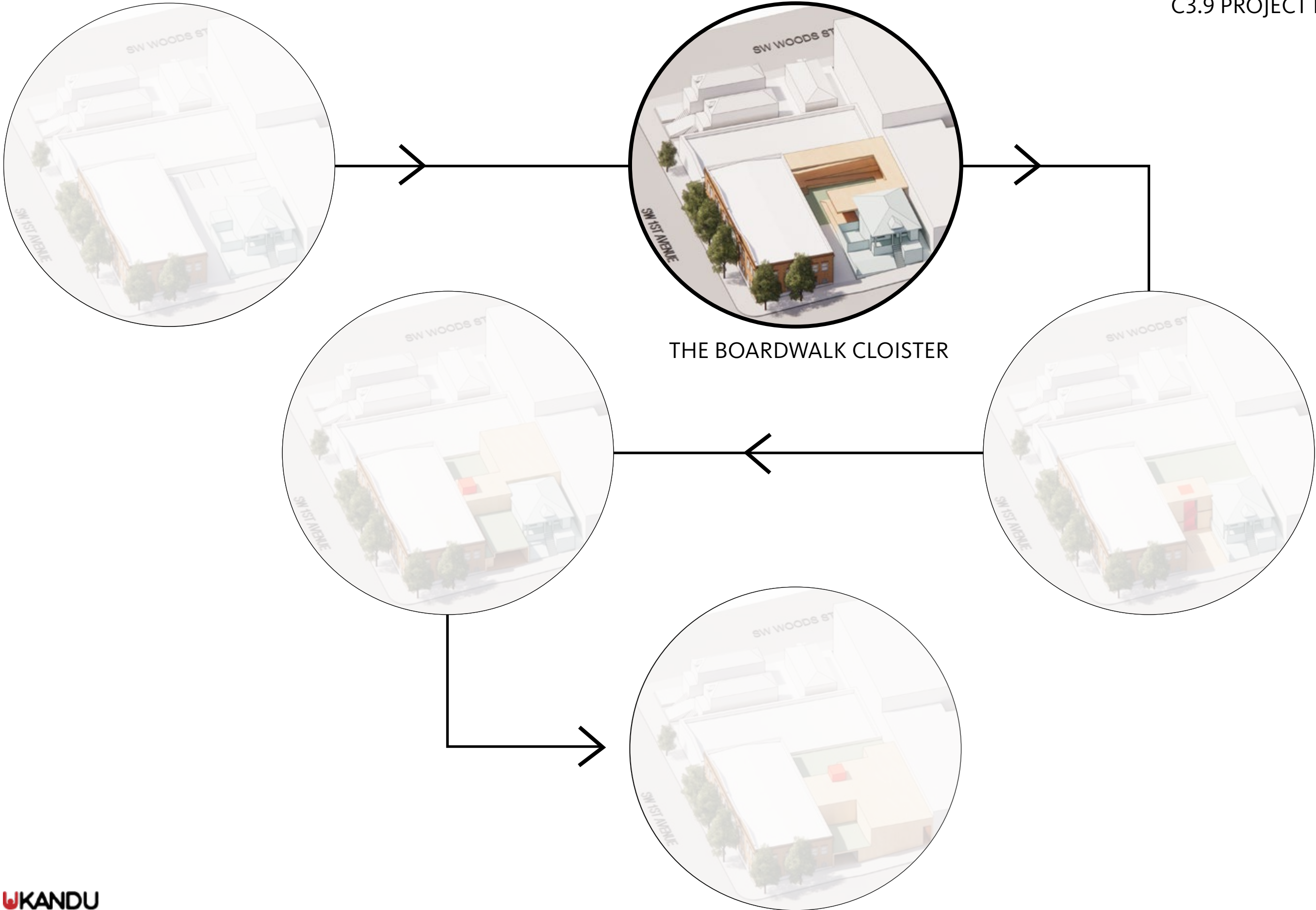
COMMUNITY FEEDBACK

- LOFT BUILDING PROVIDES GOOD OPPORTUNITIES FOR PROGRAM,
- BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO OUTDOOR SPACE
- INSUFFICIENT NON-COMPLIANT PARKING

DEAL BREAKERS

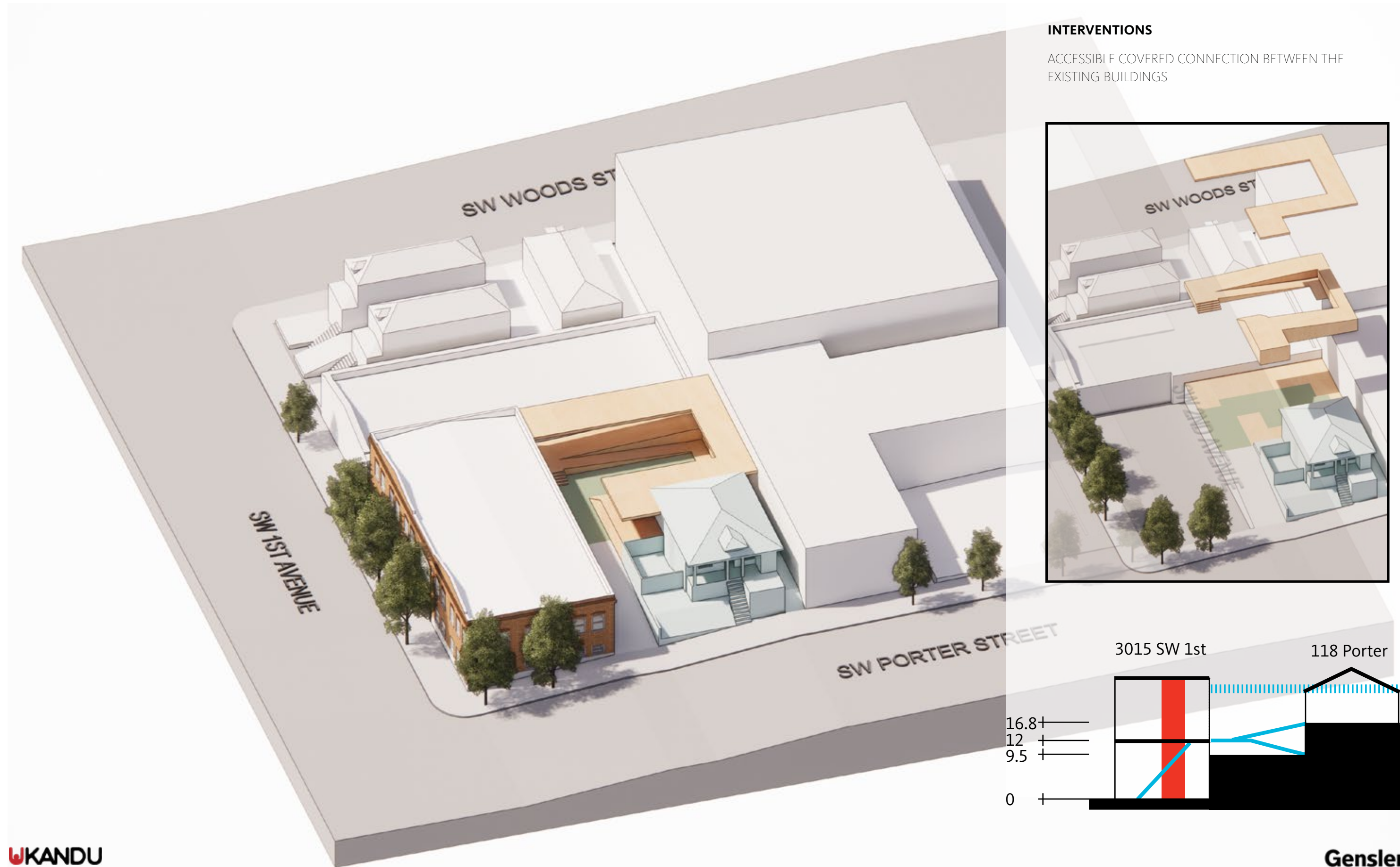
- ALL SPACES ARE NOT ACCESSIBLE AND INCLUSIVE TO UKANDU COMMUNITY
- NO OUTDOOR SPACE
- NO PARENT LOUNGE





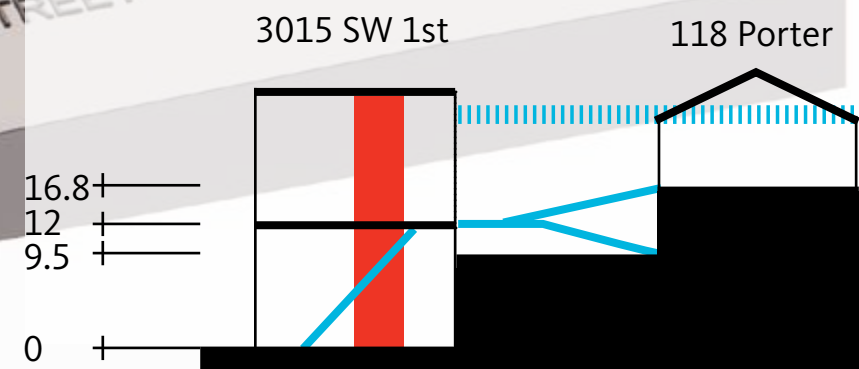
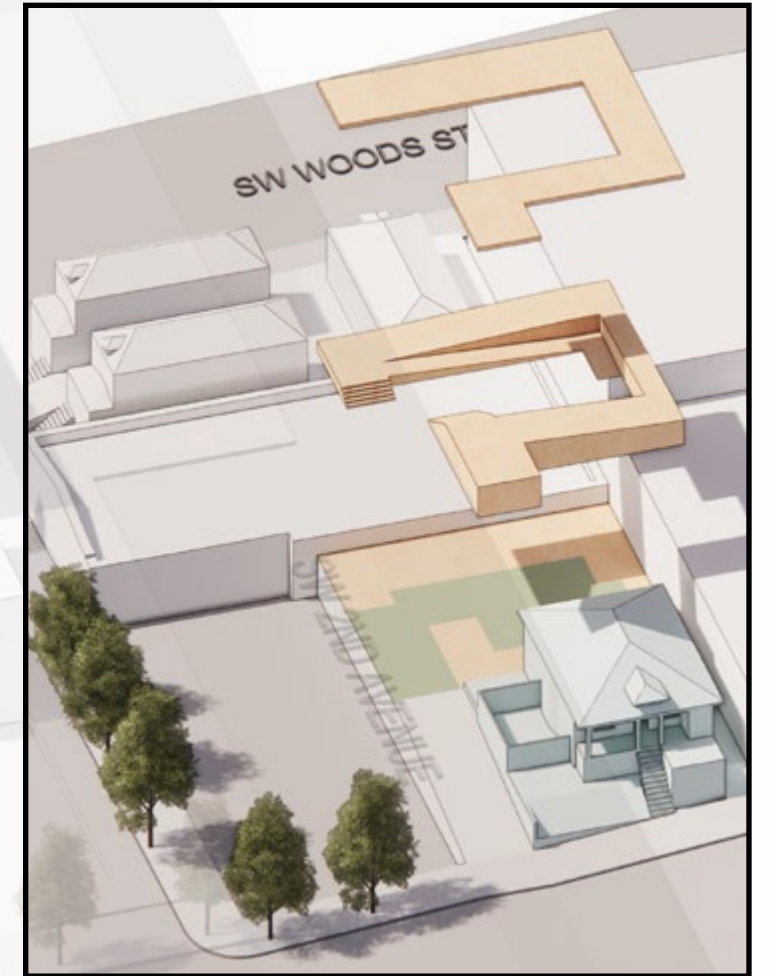
THE BOARDWALK CLOISTER

C3.10 PROJECT EVOLUTION - DIAGRAMS



INTERVENTIONS

ACCESSIBLE COVERED CONNECTION BETWEEN THE EXISTING BUILDINGS



THE BOARDWALK CLOISTER

MISSING PROGRAM



PROGRAM KEY



C3.11 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

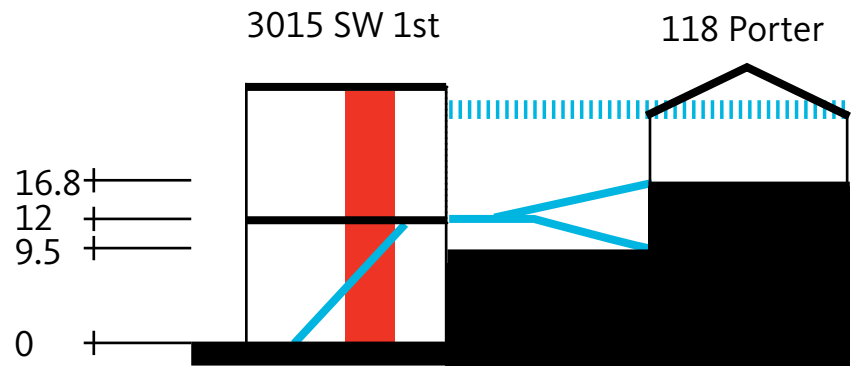
- ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING
- RAMPED BOARDWALK CONNECTS LOFT BUILDING & PORTER BUILDING

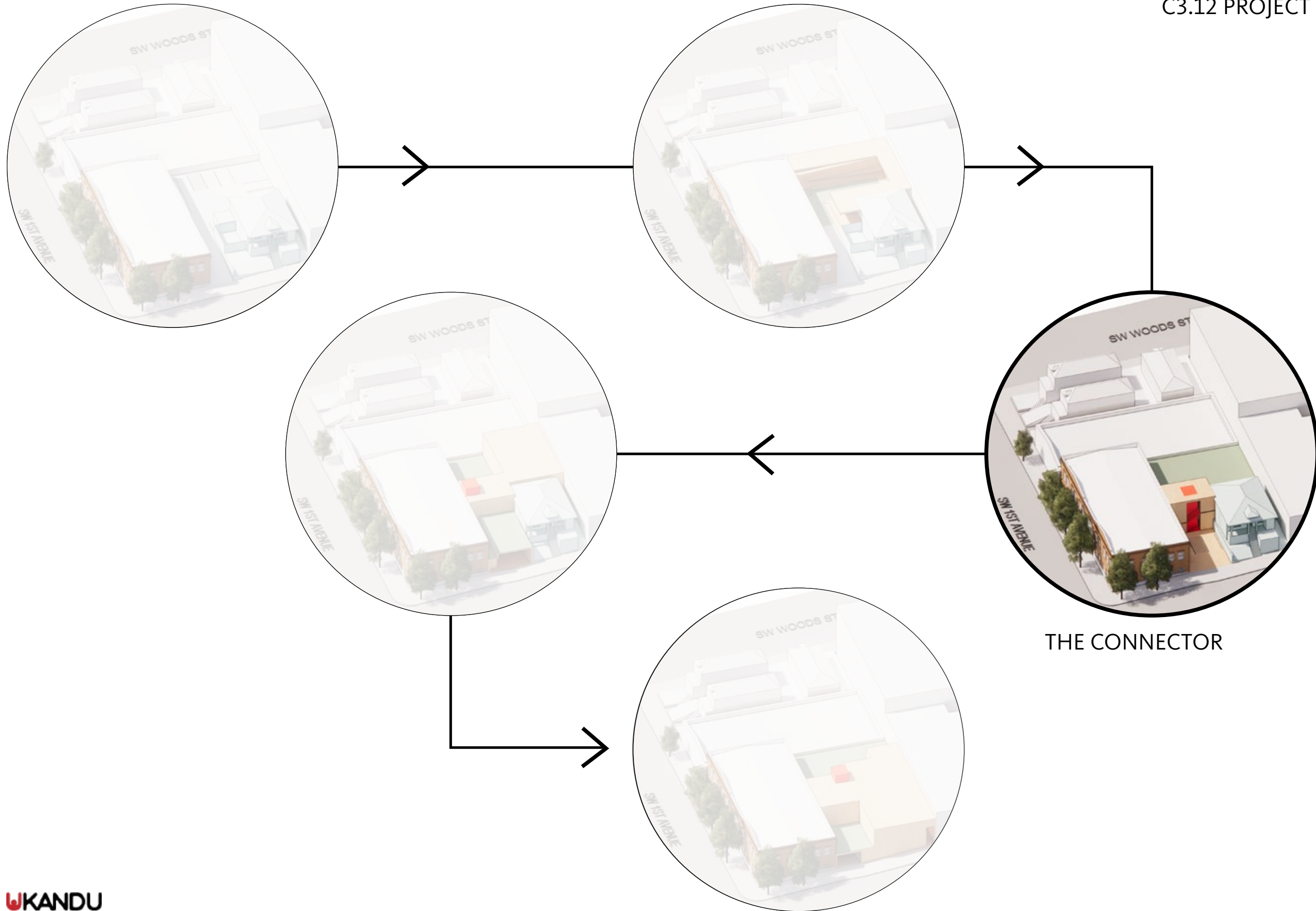
COMMUNITY FEEDBACK

- NEW OUTDOOR SPACE AND CONNECTION BETWEEN BUILDINGS IS APPRECIATED
- BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO ACCESSIBLE PARKING OR DROP OFF ZONE

DEAL BREAKERS

- RAMPS ARE ACCESSIBLE BUT NOT EQUITABLE / INCLUSIVE
- NO PARENT COMMUNITY SPACE

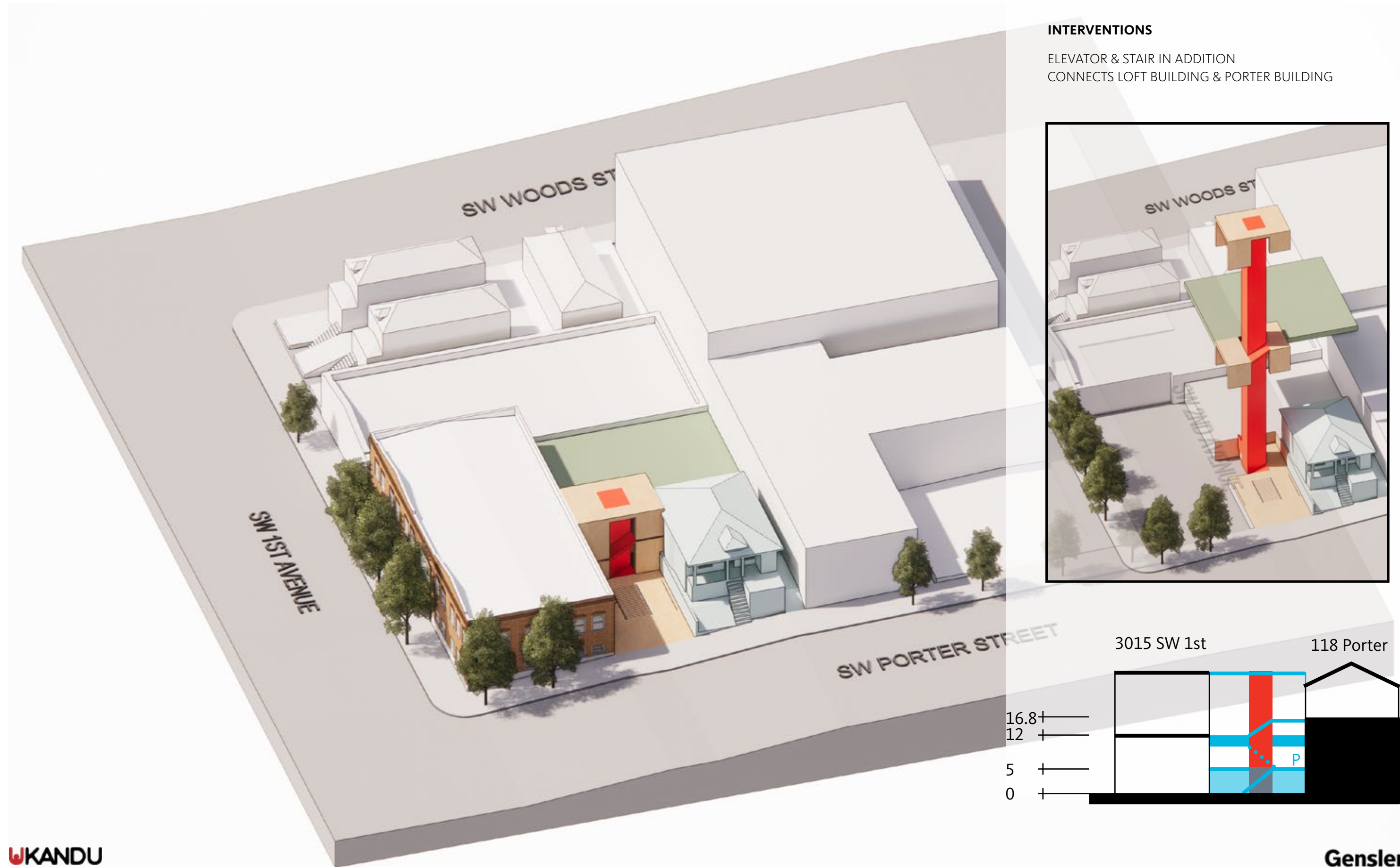




THE CONNECTOR

THE CONNECTOR

C3.13 PROJECT EVOLUTION - DIAGRAMS

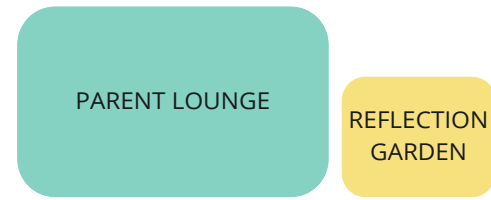


INTERVENTIONS

ELEVATOR & STAIR IN ADDITION
CONNECTS LOFT BUILDING & PORTER BUILDING

THE CONNECTOR

MISSING PROGRAM



PROGRAM KEY



C3.14 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

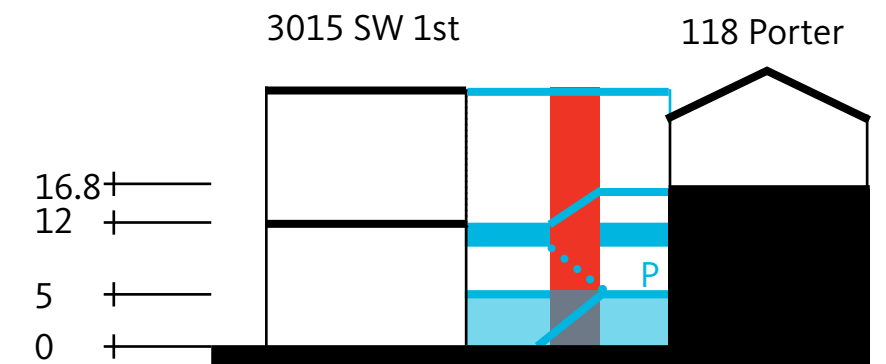
- ELEVATOR & STAIR IN ADDITION
- CONNECTS LOFT BUILDING & PORTER BUILDING
- DEDICATED ACCESSIBLE LOADING

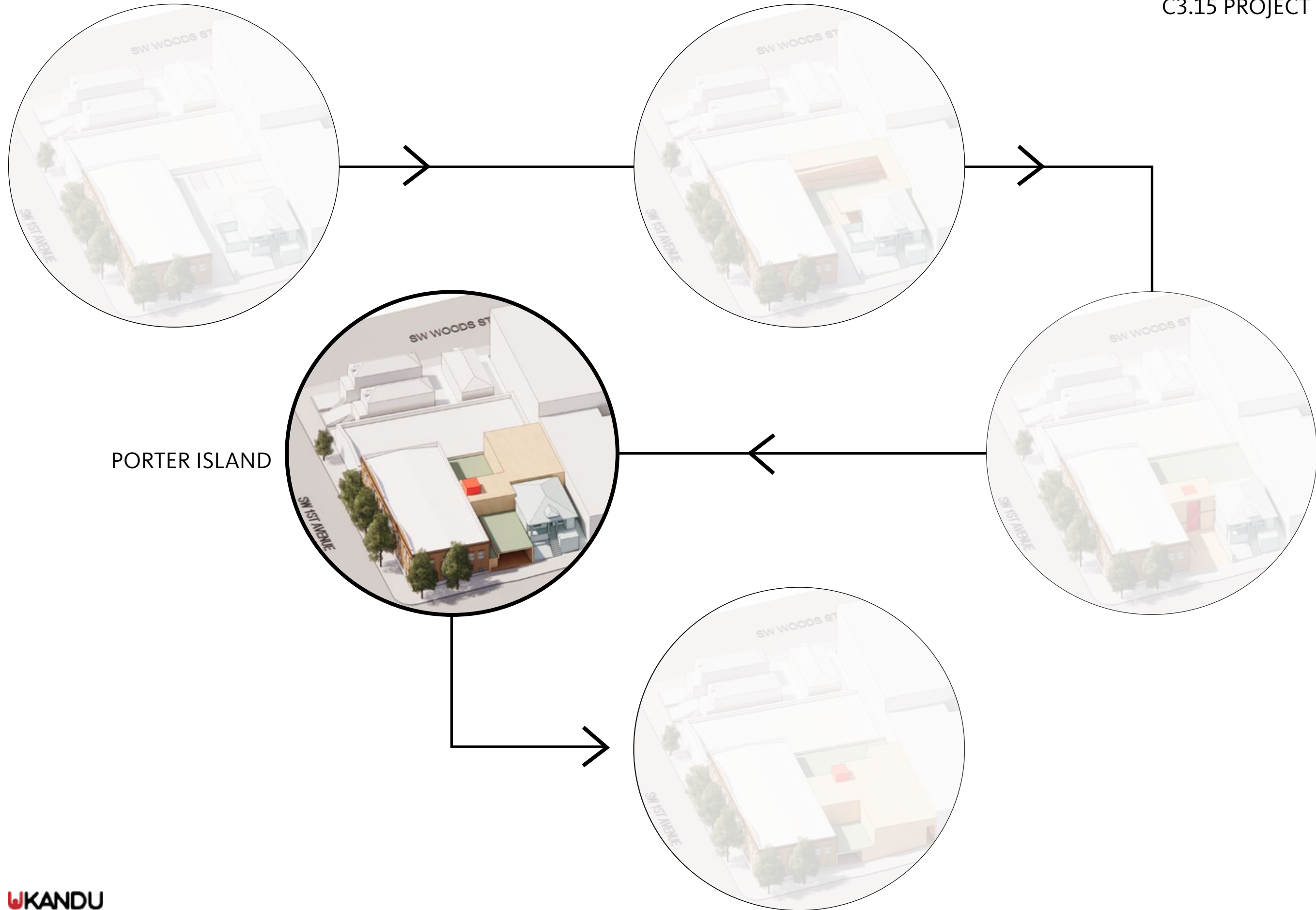
COMMUNITY FEEDBACK

- NEW OUTDOOR SPACE, LOADING, AND CONNECTION BETWEEN BUILDINGS IS APPRECIATED
- RIGHTSIZED PROGRAM ELEMENTS
- BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO ACCESSIBLE PARKING
- 4 ELEVATOR STOPS FOR 2 FLOORS IS COSTLY AND INEFFICIENT

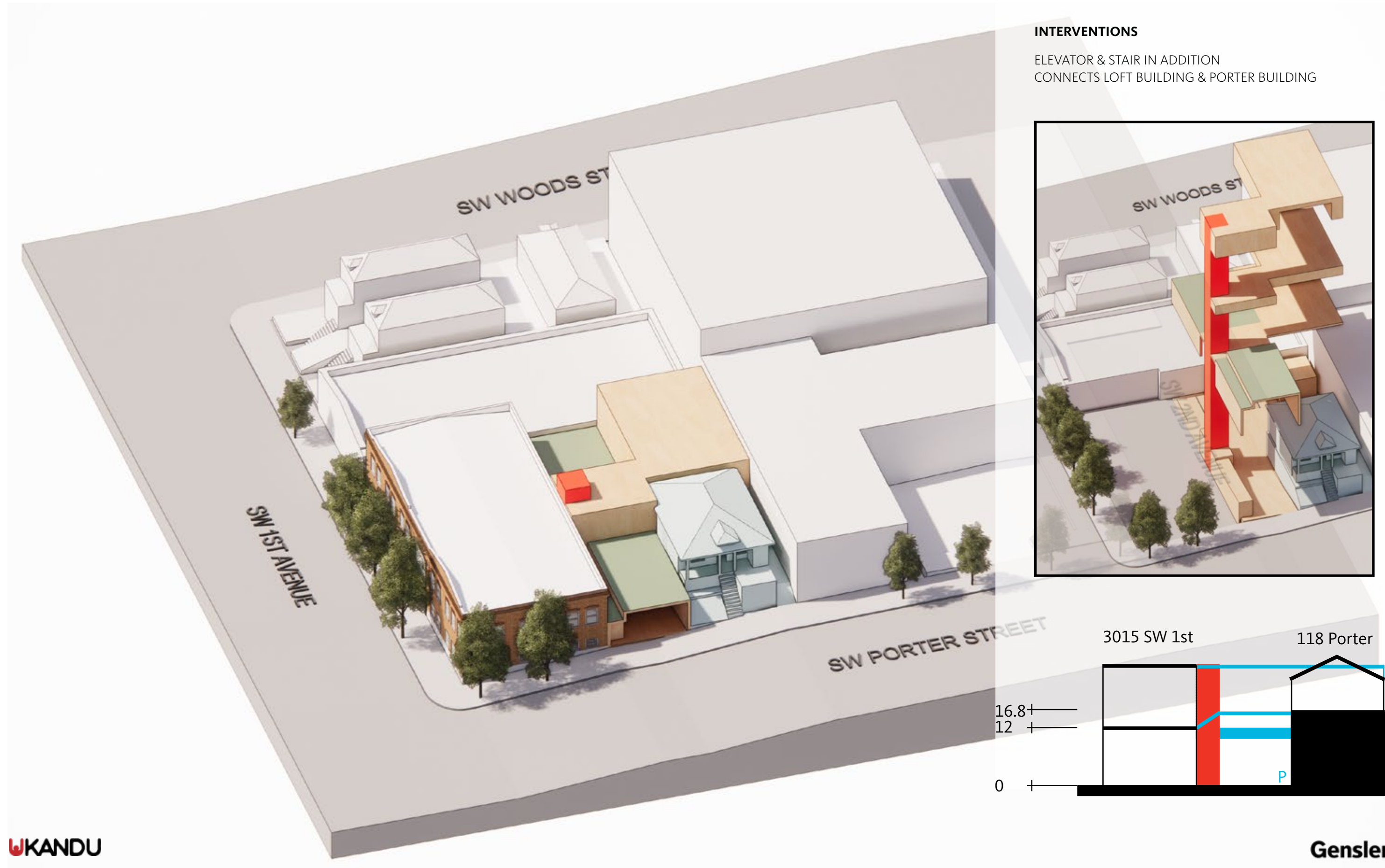
DEAL BREAKERS

- 4 ELEVATOR STOPS SERVING 2 FLOORS ACCESSIBLE BUT NOT EQUITABLE.
- NO PARENT LOUNGE





PORTER ISLAND



INTERVENTIONS

ELEVATOR & STAIR IN ADDITION
CONNECTS LOFT BUILDING & PORTER BUILDING

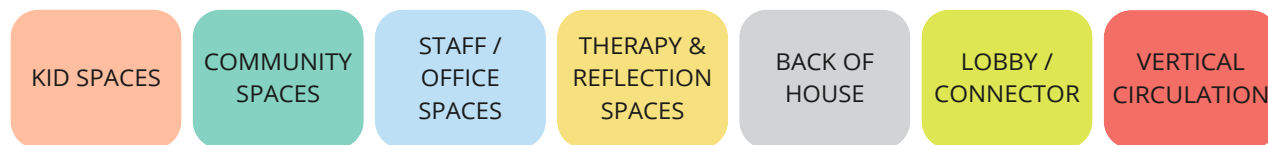
PORTER ISLAND

MISSING PROGRAM

REFLECTION GARDEN



PROGRAM KEY



C3.17 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

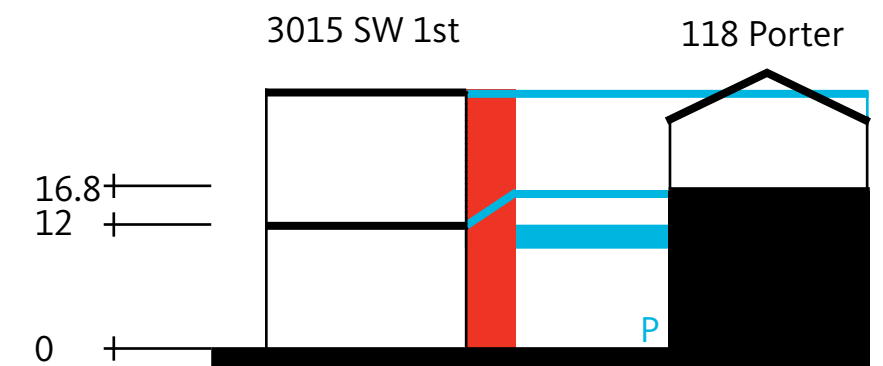
- ELEVATOR & STAIR CONNECTS LOFT BUILDING & PORTER BUILDING
- DEDICATED ACCESSIBLE PARKING

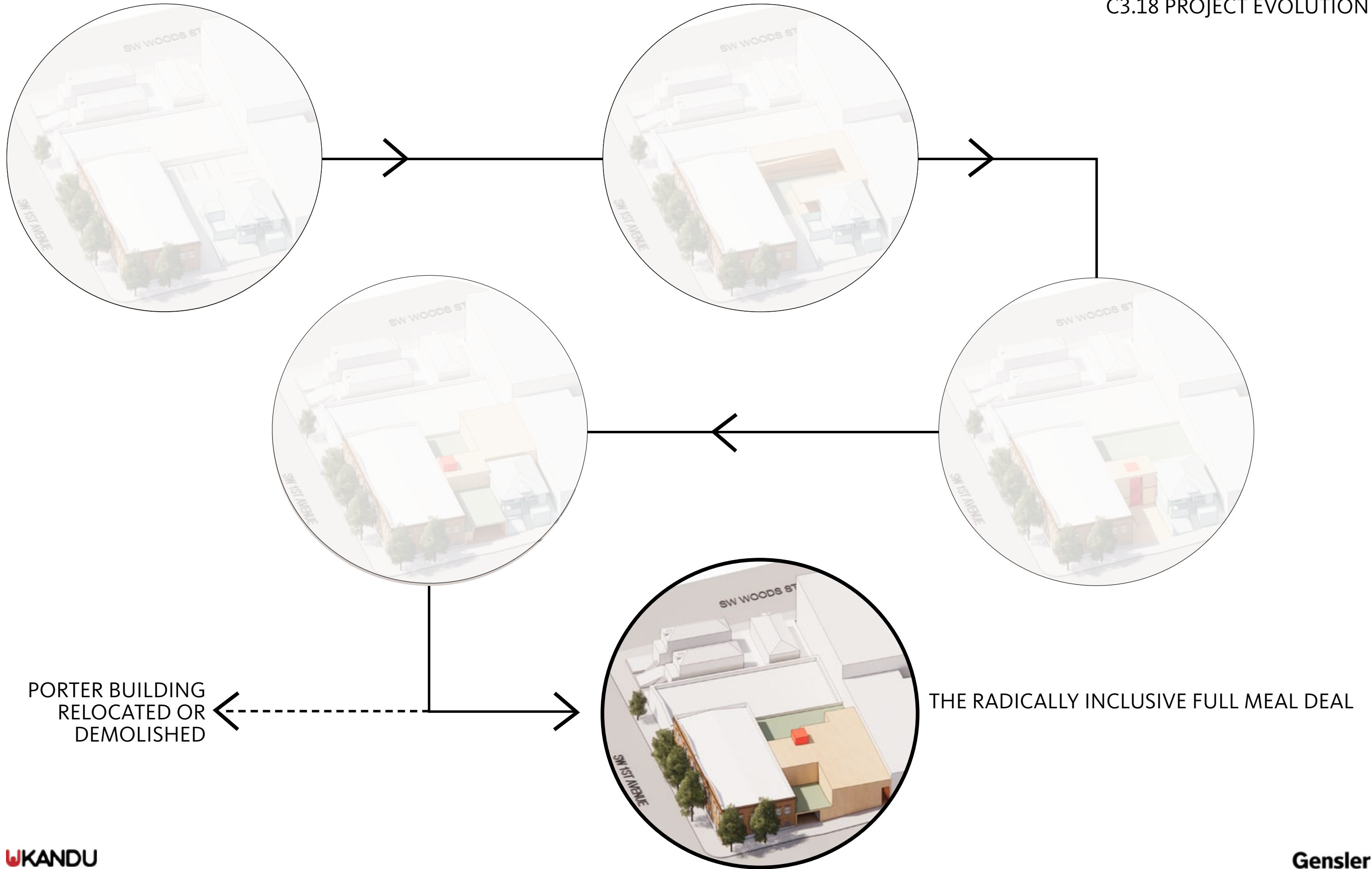
COMMUNITY FEEDBACK

- NEW OUTDOOR SPACE, ACCESSIBLE PARKING, AND CONNECTION BETWEEN BUILDINGS IS APPRECIATED
- PROGRAM ISN'T FULLY OPTIMIZED
- ACCESS TO ALL PROGRAM AND OUTDOOR SPACE IS NOT RADICALLY INCLUSIVE
- REFLECTION ROOM TOO SMALL

DEAL BREAKERS

- COST PROHIBITIVE
- ENGINEERING UNCERTAINTY
- NO REFLECTION GARDEN





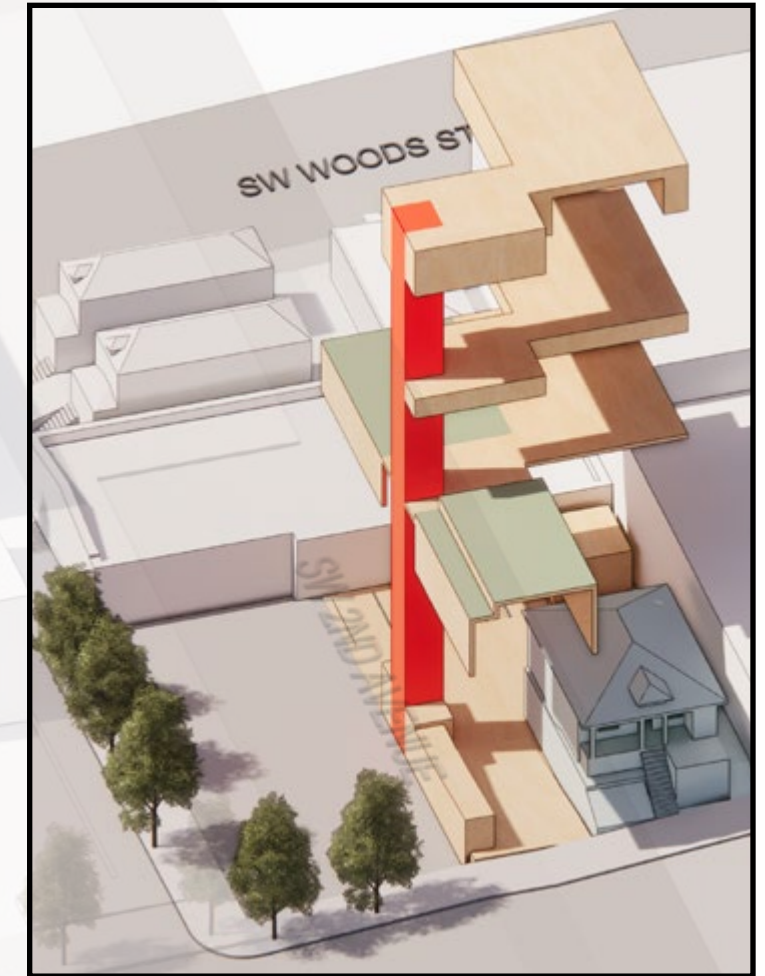
PORTER BUILDING
RELOCATED OR
DEMOLISHED

THE RADICALLY INCLUSIVE FULL MEAL DEAL

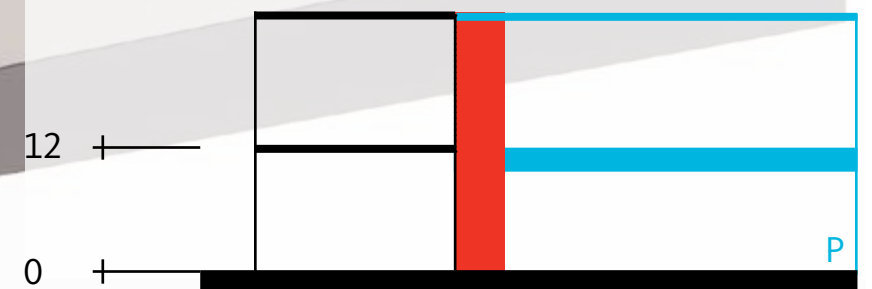


INTERVENTIONS

NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE



3015 SW 1st



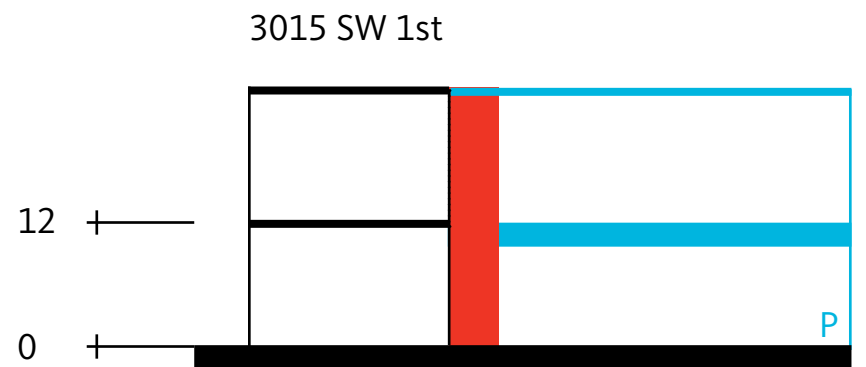
THE RADICALLY INCLUSIVE FULL MEAL DEAL

C3.20 PROJECT EVOLUTION - PROGRAM



- INTERVENTIONS**
- NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE
 - DEDICATED ACCESSIBLE PARKING
 - FULLY ACCESSIBLE NEW BUILDING AND EXISTING BUILDING CONNECTION

- COMMUNITY FEEDBACK**
- PARENT LOUNGE IS LOCATED WITH DESIRED SEPARATION
 - VARIETY OF EQUITABLE OUTDOOR SPACES - FOUNDATIONAL TO UKANDU COMMUNITY
 - **EXTENSIVE LAND USE PROCEDURE**



BUILDING RELOCATION

C4.1 BUILDING RELOCATION

CONSIDERATIONS

FINDING A VIABLE SITE FOR RELOCATION

The South Portland Neighborhood Association has been contacted by the owner of the 118 SW Porter Street building, inquiring about potential relocation sites for the historic building in-lieu of demolition.

COST IMPLICATIONS OF RELOCATION

With contractor input, it has been determined that it will cost approximately \$1,000,000 in total to relocate the 118 SW Porter Street building. Approximately half of that cost would be for permit and relocation efforts; Additional expenses may include shared or held costs for determining and acquiring new land for the structure to be placed on.

COMPLICATIONS OF RELOCATION

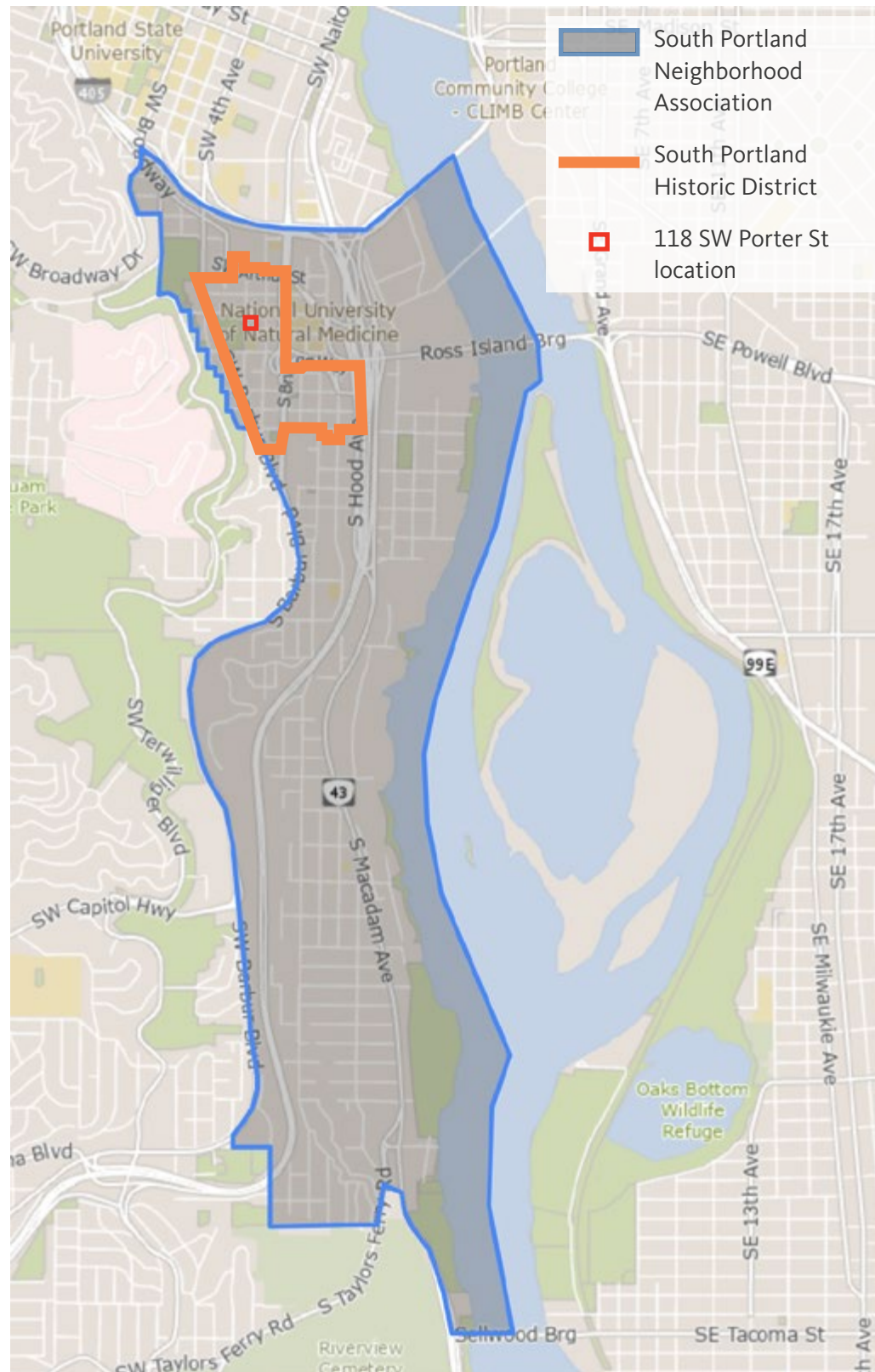
With contractor input, we do not believe that the Porter building is structurally sound enough to be relocated without causing significant damage.

The Porter building sits on a sloped site and is not at grade with SW Porter Street.

The Porter building has been used as an office and not as a residence for several decades, so if it were to be used as a residence at its relocated site, significant interior reconfiguration would be required.

COMPARABLE EXAMPLES OF BUILDING RELOCATION

In 2017, the Fried-Durkheimer House was relocated 17 blocks from its original plot at 1134 SW 12th Ave to 2177 SW Broadway Ave. The preservationists raised \$440,000 for permit fees and expenses to relocate the 2,600 square foot building.



Southwest Portland Map



118 SW Porter Street - AKA the "Porter building"



Photos of Fried-Durkheimer House relocation



DEMOLITION REVIEW

South Portland Historic District

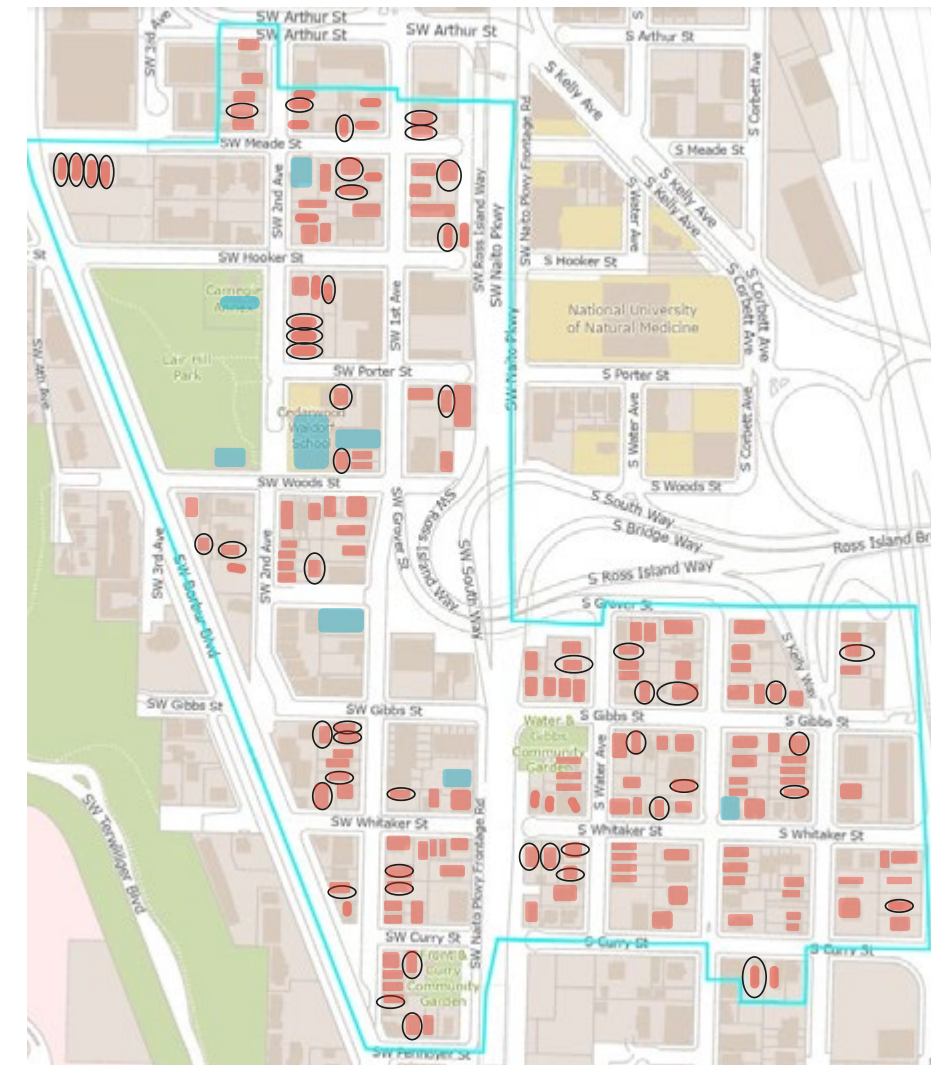
In the South Portland Historic District, contributing resources are those buildings, structures, objects, and sites that convey the architectural, cultural, and historical significance and integrity of a place. The National Park Service—who administers the National Register of Historic Places—considers integrity to be a combination of location, setting, design, materials, workmanship, feeling, and association. Evaluation of integrity is case-by-case, taking into consideration the architectural, cultural, and historical context with which the resource is associated.

Demolition Approval

Approval for demolition of a contributing resource is evaluated on the proposed scenario’s relevancy to the goals and policies of the Comprehensive Plan, and in this case the Corbett, Terwilliger, Lair Hill Policy Plan and Southwest Community Plan. The threshold under question; **is demolition equally or more supportive of the relevant plans and policies than preservation, rehabilitation, or reuse of the resource?**

118 SW Porter Street

118 SW Porter was built in 1908, is located in the South Portland Historic District, and falls within the district’s 1876-1926 period of significance. The District has 111 primary contributing, 75 secondary contributing, and 13 historic non-contributing buildings. The National Register nomination prepared in 1998 for the South Portland Historic District categorizes 118 SW Porter as secondary contributing and is characterized as a bungalow. By our count, of the 184 structures identified on PortlandMaps, 178 were built as residences and 52 are characterized as bungalows. 50 bungalows are located in residential zones. 118 SW Porter, present day, is located in the Commercial Mixed Use 2 zone (CM2).



- South Portland Historic District
- Contributing Residential structure
- Contributing Commercial structure
- Bungalow style structure

Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

Proposals to demolish a historic resource will be approved if the review body finds the approval criteria is met:

1. Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, Corbett, Terwilliger, Lair Hill Policy Plan, and Southwest Community Plan, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

a. The resource’s age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;

Evaluation Considerations

a. 118 SW Porter was built in 1908 as a single family residence representative of the bungalow style of which there are 51 similar structures in the district. The building has approximately 900 sq. ft. of usable area with additional non-compliant storage. It exhibits significant wear, most pronounced where the large tree immediately adjacent to the southeast corner has caused roof damage and concern for future damage to the building foundation.

It was built as a single family residence but it has functioned as an office for more than forty years and is located in a zone (CM2) that limits single family development. It is currently leased by the Cedarwood Waldorf School and used as overflow offices. A street facing, at-grade storage addition is thought to have been added during this transition of use.

The building is not singularly identified as being associated with a historically marginalized individual or community outside of the district’s association with Italian and Jewish immigrants at the turn of the century.

Relevant Plan Policy Goals

**Southwest Community Plan
›Community wide Objectives**

Ensure that zoning designations represent densities that are likely to be achieved.

(a) Focus employment opportunities in “mixed-use areas” in Southwest Portland: in town centers, main streets, and at designated areas along corridors.

(b) Encourage redevelopment that has clear public benefit, fewer adverse consequences, minimal environmental limitations and adequate infrastructure.

›Mixed-Use Area Objectives

Ensure that plan designations and zoning in mixed-use areas are flexible enough to allow a wide range of commercial, high density residential, and employment opportunities.

Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

Proposals to demolish a historic resource will be approved if the review body finds the approval criteria is met:

1. Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, Corbett, Terwilliger, Lair Hill Policy Plan, and Southwest Community Plan, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

- b. The economic consequences for the owner and the community;**
- c. The merits of demolition;**
- d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;**

Evaluation Considerations

b.1 *The cost to preserve all or a portion of the existing structure, address existing repairs, system replacement, site excavation around the existing structure, and accessibility code requirements exceeds the cost of new construction (\$700,000+) meeting the same needs.*

b.2 *Ukandu’s foundational tenet of radical inclusivity necessitates the removal of barriers, physical and financial, and seeks to enable all people to experience their space equally, confidently, and independently. To meet this goal and preserve the 900 sq. ft. would require considerable site work, including lowering the building, resulting in a financial burden in addition to the above costs. This financial burden would compromise the ability of Ukandu to operate at its aspirational potential.*

b.3 *The building’s incompatibility with the proposed use, limited usable area (900sf), and existing conditions make it difficult to underwrite an insurance policy without substantial investment.*

c. *Demolition/Deconstruction provides an opportunity to provide greater site capacity, site efficiency, and infrastructure better suited to the proposed use.*

d. *The proposed development would enable Ukandu to expand their wraparound supportive services to the full calendar year to better meet the needs of communities impacted by Childhood Cancer, all in direct proximity to the larger cancer care ecosystem of Southwest and Inner Portland.*

Relevant Plan Policy Goals

Comprehensive Plan

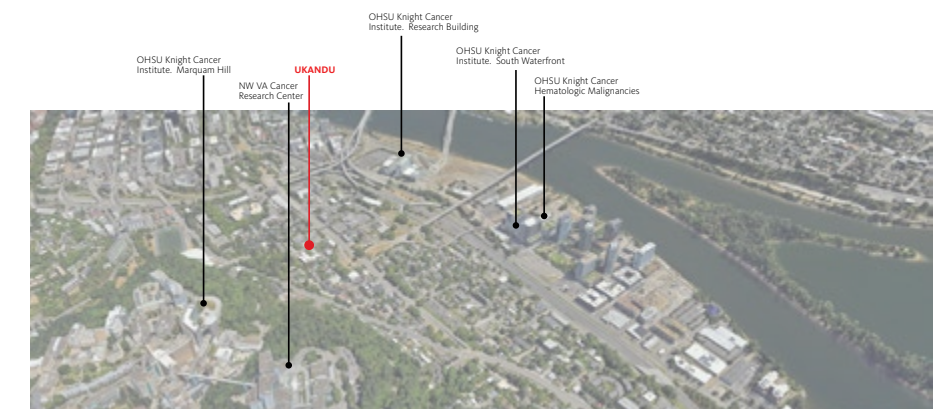


The equity framework and the three integrated strategies provide the foundation for the 2035 Comprehensive Plan’s goals and policies.

Southwest Community Plan ›Economic Development Objectives

Support educational and medical institutions in enhancing the quality of education they provide and research they conduct.

Attract investment that contributes to the range of commercial, civic and community services desired in each employment center.



Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

Proposals to demolish a historic resource will be approved if the review body finds the approval criteria is met:

1. Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, Corbett, Terwilliger, Lair Hill Policy Plan, and Southwest Community Plan, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

e. The merits of preserving the resource, taking into consideration historic resources are irreplaceable assets significant to the region’s architectural, cultural, and historical identity and their preservation promotes economic and community vitality, resilience, and memory; and

f. Any proposed mitigation for the demolition. Please provide examples of mitigation.

Evaluation Considerations

e. The merits of the building as representative of a bungalow style residence and significance as contributing historic asset is acknowledged and appreciated. In this situation these merits must be evaluated and balanced on it’s participation in the community both looking at its past and future. The proposed use of the site provides a greater value as an innovative and compassionate community member, supports the city’s zoning aspirations, supports the 2035 Comprehensive Plan’s guiding principles of human health and equity, and supports the potential for a greater network of supportive services, along with OHSU Doernbecher Children’s Hospital, for those affected by childhood cancers.

f. The Ukandu project team is committed to document 118 SW Porter and incorporate representative detail and construction where appropriate within the design of the addition.

Relevant Plan Policy Goals

Comprehensive Plan

>Vision

Portland is a prosperous, healthy, equitable and resilient city where everyone has access to opportunity and is engaged in shaping decisions that affect their lives.

>Human Health

Improve opportunities for Portlanders to lead healthy, active, connected lives.

>Equity

Minimizing burdens, extending community benefits, & proximity of convenient, accessible services.

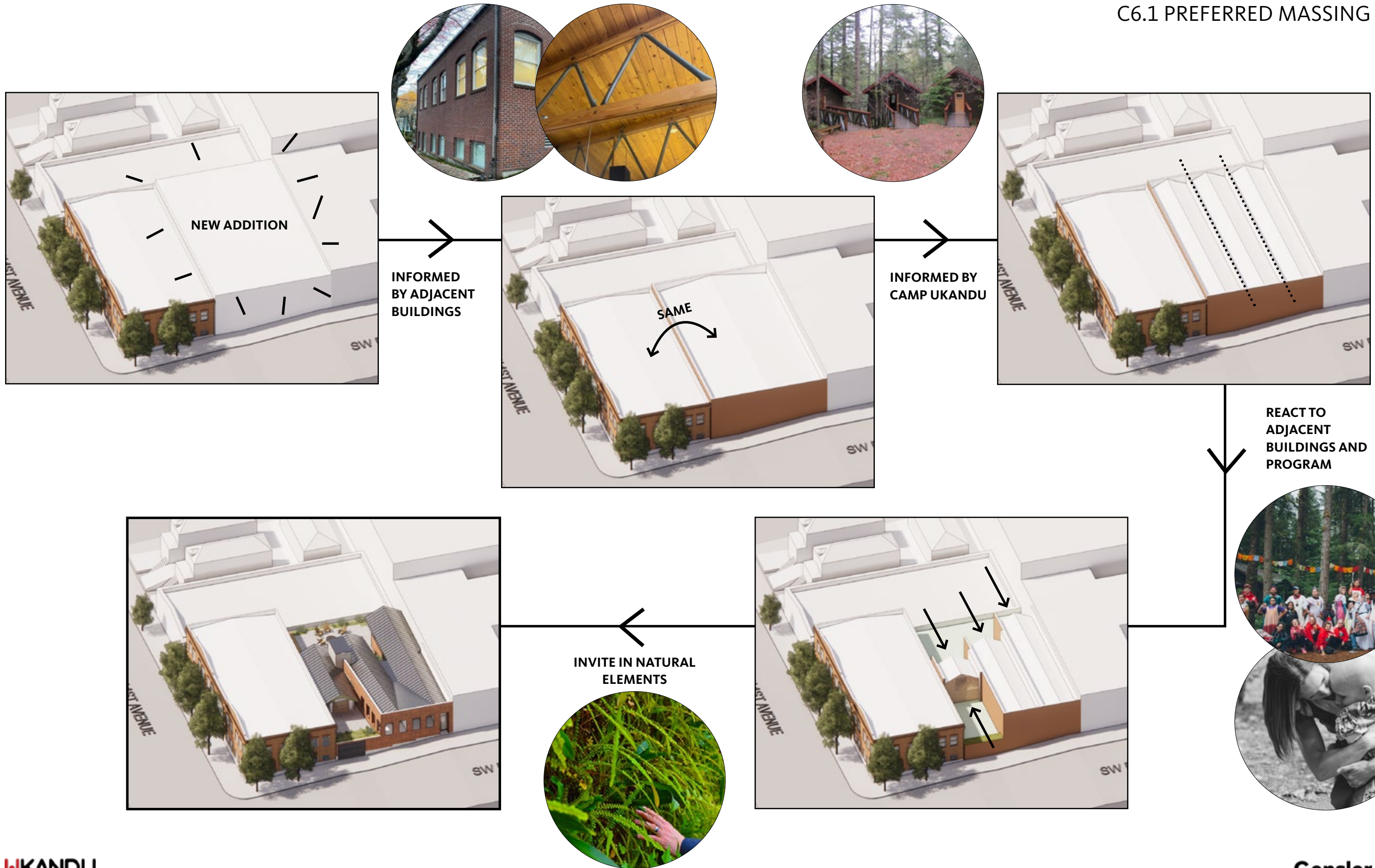
Southwest Community Plan

>Economic Development Objectives

Support educational and medical institutions in enhancing the quality of education they provide and research they conduct, and assist businesses, business associations, and neighborhoods to organize. Encouraging a favorable climate for new and existing businesses to provide a wide range of services to the Southwest market, establishing a trusting and productive relationship with neighbors and neighborhood associations.

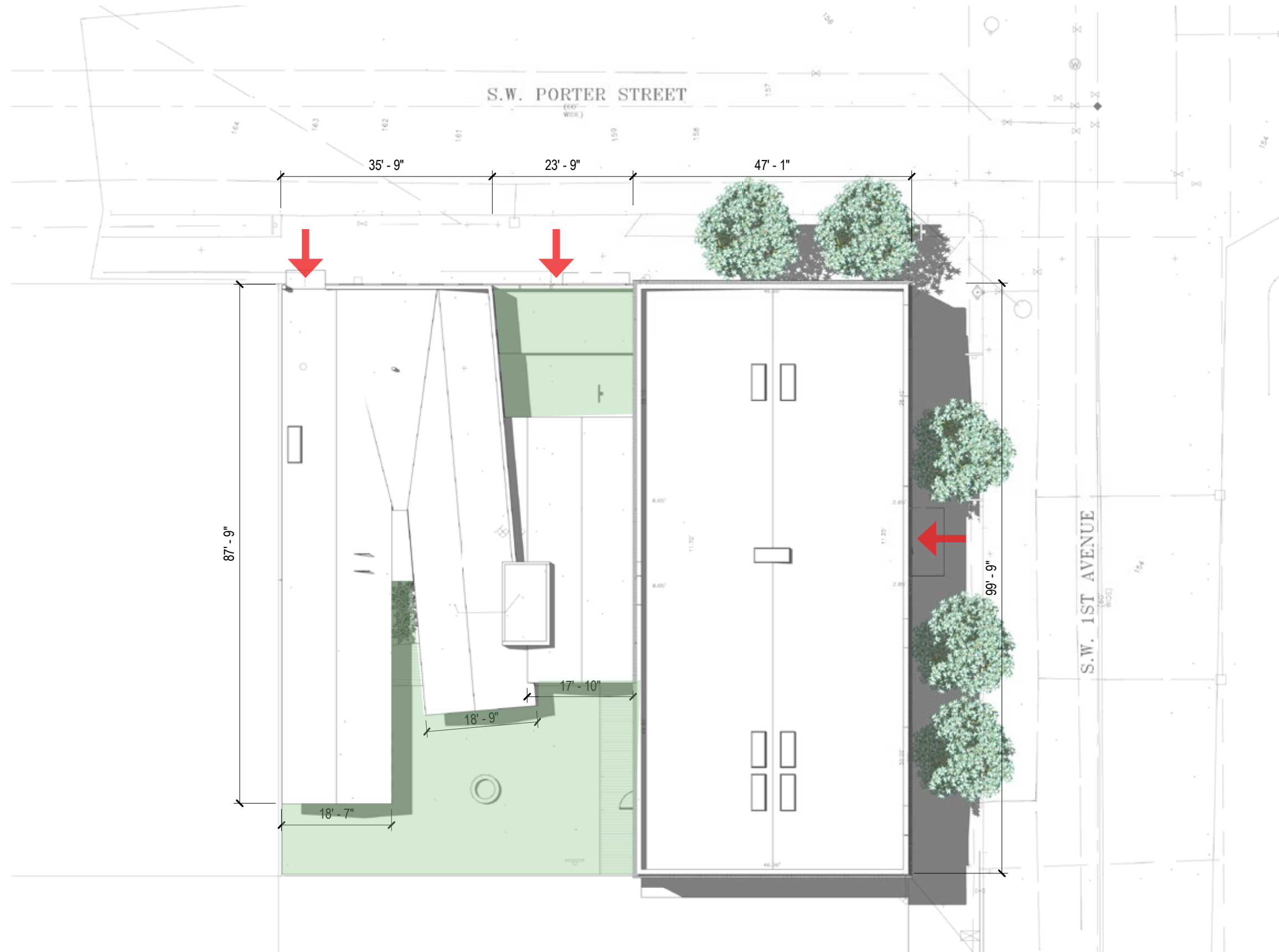
CONCEPT DESIGN CONT...

C6.1 PREFERRED MASSING

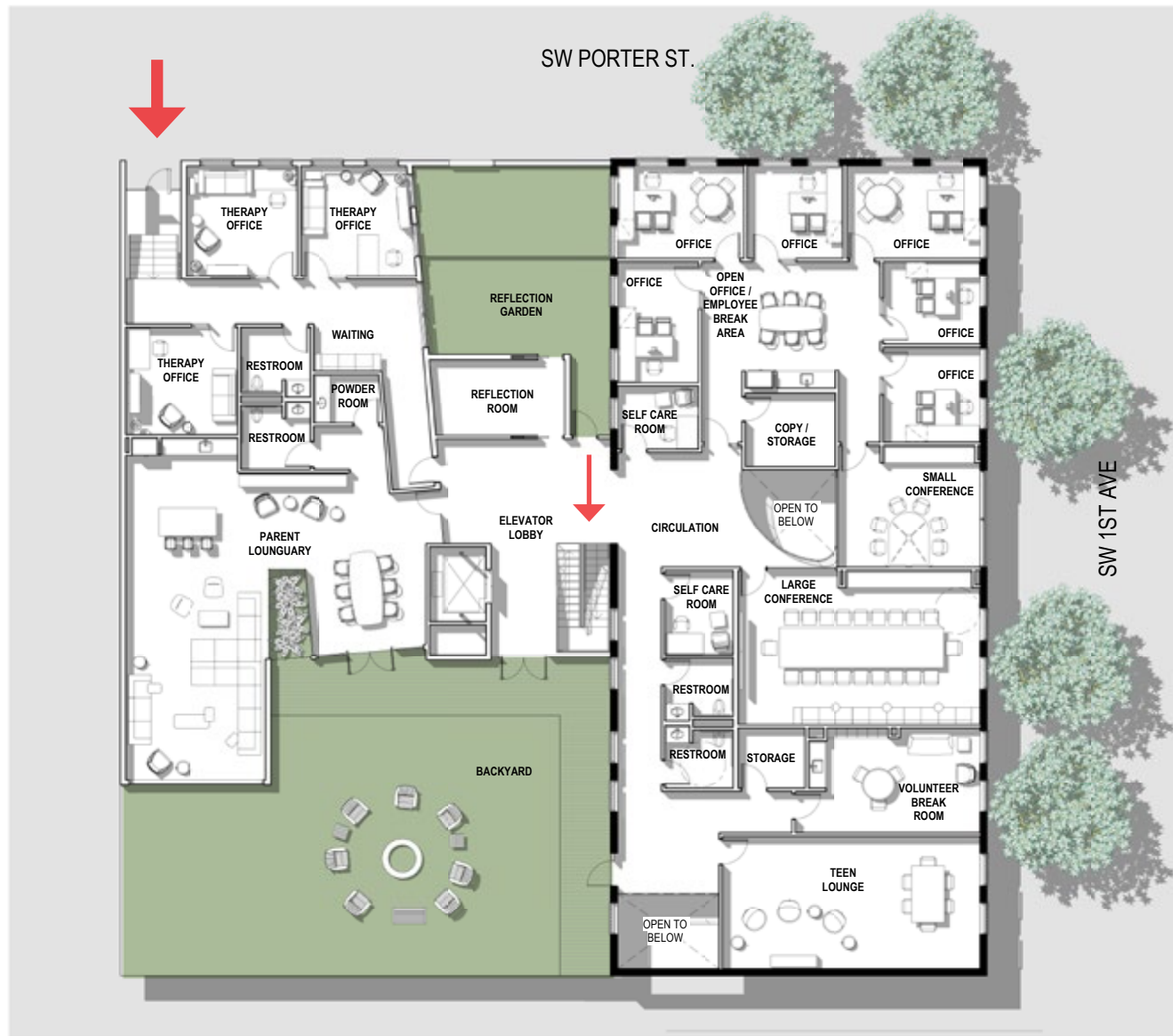




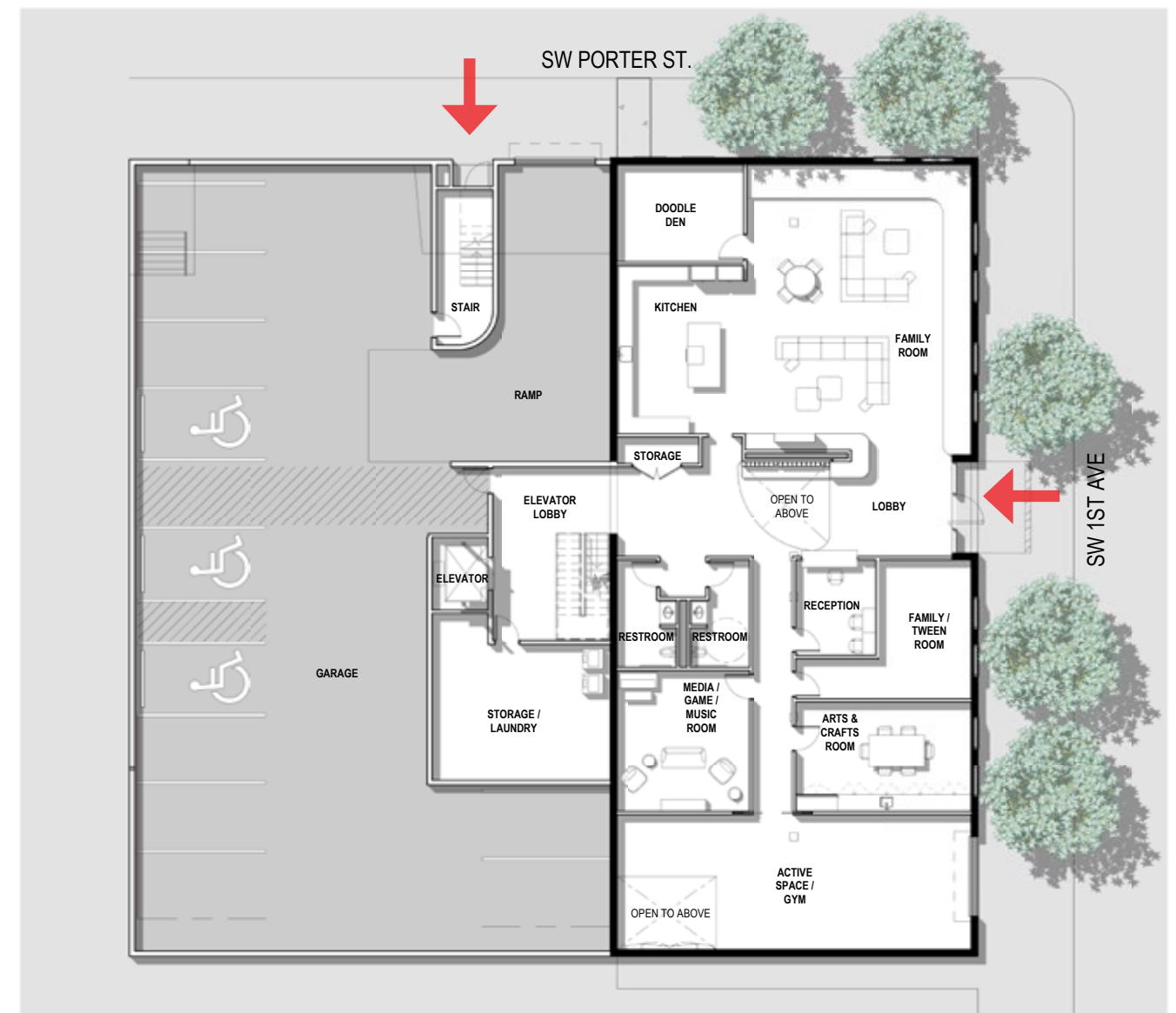
3D VIEW - NE CORNER



building site plan (for reference only)



SECOND FLOOR



GROUND FLOOR



C6.5 PROPOSED ELEVATIONS



AREA OF PROPOSED ALTERATION

- A New Entrance Awning and Door
- B New Glazed Garage Door
- C New Building Addition
- D New Building Entrance
- E Existing Neighboring Buildings*
- F New Entrance to below grade parking



SECTION AA



COMPOSITE WOOD FIBER AND CEMENT PANEL



STUCCO



BRICK



CEDAR SHINGLE



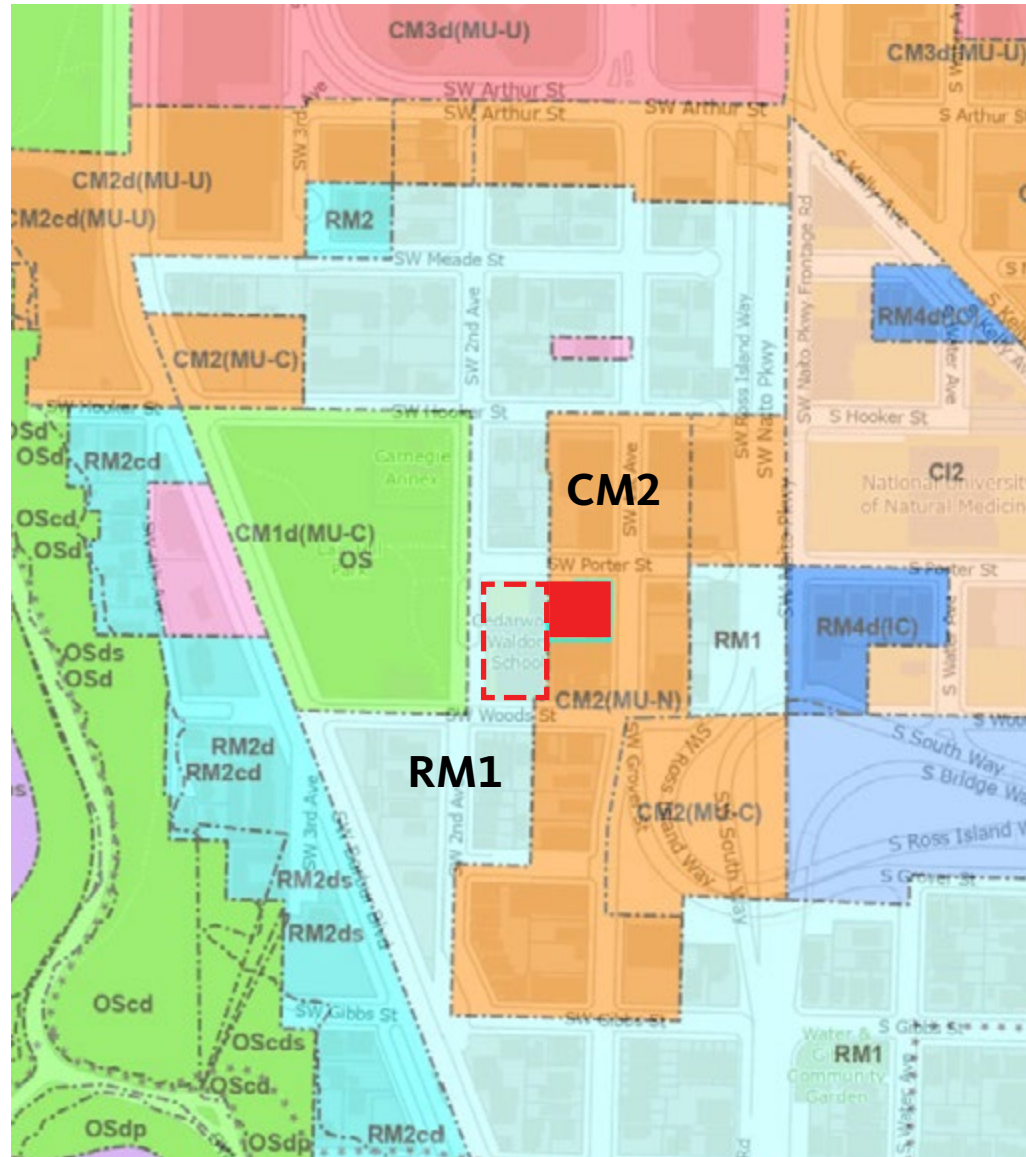
TERRACOTTA SHINGLE



CORRUGATED METAL SIDING



TERRACOTTA TILE RAIN SCREEN



**Table 130-2
Summary of Development Standards in Commercial/Mixed Use Zones**

Standards	CR	CM1	CM2	CM3	CE	CX
Maximum FAR (see 33.130.205 and 33.130.212)	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1	2.5 to 1	4 to 1
- Bonus FAR (see 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Minimum Density (see 33.130.207)	NA	NA	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	NA	NA
Base Height (see 33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.	45 ft.	75 ft.
Step-down Height (see 33.130.210.B.2)						
- Within 25 ft. of lot line abutting RF-R2.5 zones	NA	NA	35 ft.	35 ft.	35 ft.	35 ft.
- Within 25 ft. of lot line abutting RM1 and RMP Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 15 ft. of lot line across a local service street from RF – R2.5 zones and RM1 and RMP zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Bonus Height (see 33.130.212)	NA	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Min. Building Setbacks (see 33.130.215.B)						
- Street Lot Line	none	none	none	none	none	none
- Street Lot Line abutting selected Civic Corridors	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line across a local street from an RF – RM2 or RMP Zone.	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
Min. Building Setbacks (see 33.130.215.B)						
- Lot Line Abutting OS, RX, C, E, or I Zoned Lot	none	none	none	none	none	none
- Lot Line Abutting RF – RM4, RMP, or IR zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Setbacks (see 33.130.215.C)						
- Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line Abutting Selected Civic Corridors	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Max. Building Coverage (% of site area)						
- Inner Pattern Area	85%	85%	100%	100%	85%	100%
- Eastern, Western, and River Pattern Areas (see 33.130.220)	75%	75%	85%	85%	75%	100%
Min. Landscaped Area (% of site area) (see 33.130.225)	15%	15%	15%	15%	15%	None
Landscape Buffer Abutting an RF – RM4 or RMP Zoned Lot (see 33.130.215.B)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes	Yes	No
Ground Floor Window Standards (see 33.130.230.B)	Yes	Yes	Yes	Yes	Yes	Yes

Requested Modifications & Exceptions Modification

Modification review may be requested for site-related standards (such as setbacks, size of loading spaces) that are not met. The project team is requesting that the abutting property to the west, Cedarwood Waldorf School (received a conditional use in 2000), be addressed as a zone appropriate to its use when addressing minimum building setbacks and be allowed to build to the lot line. The school is sited at the abutting lot line with no openings for approximately 90 ft. Where the school has windows we will honor the glazing setback requirements.

Exception

A “Driveway Design Exception” (DDE) by PBOT is required for garage entry doors to be located less than 20 ft. from the property line to ensure that queuing in the ROW is minimized. The Historic Resource Review process supports garage doors to be located no more than 5 ft. from the building façade. A DDE application is required to be submitted to PBOT with or in advance of the Land Use Review because the DDE must be completed prior to issuance of a Land Use Review decision.



Adjacent Building at abutting lot line

Abu Dhabi
Atlanta
Austin
Baltimore
Bangalore
Bangkok
Beijing
Birmingham, UK
Bogotá
Boston
Charlotte
Chicago
Dallas
Denver
Detroit
Dubai
Houston
Hong Kong
La Crosse
Las Vegas
London
Los Angeles
Mexico City
Miami
Minneapolis
Morristown
Munich
New York
Newport Beach
Oakland
Paris

Philadelphia
Phoenix
Portland
Raleigh-Durham
San Antonio
San Diego
San Francisco
San José
San Jose
Seattle
Shanghai
Singapore
Sydney
Tampa
Tokyo
Toronto
Vancouver
Washington DC

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1S1E10BC 3600	ANDERSON CARLA	8935 SW EXCALIBUR PL	PORTLAND OR 97219
3	RETURN SERVICE REQUESTED		1S1E10BC 400	3030 SW 1ST AVE LLC	3030 SW 1ST AVE	PORTLAND OR 97201
4	RETURN SERVICE REQUESTED		1S1E10BC 800	119 LLC	3030 SW 2ND AVE	PORTLAND OR 97201
5	RETURN SERVICE REQUESTED			BRUNO JENNIFER & NAKAPPAN SIDHARTH	111 SW HOOKER ST	PORTLAND OR 97201
6	RETURN SERVICE REQUESTED			FERNICE NICHOLAS J TR	115 SW HOOKER ST	PORTLAND OR 97201
7	RETURN SERVICE REQUESTED			MC CULLOCH SUE-DEL	127 SW GROVER ST	PORTLAND OR 97239-4637
8	RETURN SERVICE REQUESTED			DOSS SANDRA S & DOSS CHRISTOPHER M	130 SW HOOKER ST	PORTLAND OR 97201
9	RETURN SERVICE REQUESTED			BEY LYNN	130 SW WOODS ST	PORTLAND OR 97201
10	RETURN SERVICE REQUESTED			CHEN LINA	136 SW WOODS ST	PORTLAND OR 97201
11	RETURN SERVICE REQUESTED			MURPHY ANN & CURTIS BRIAN	138 SW WOODS ST	PORTLAND OR 97201
12	RETURN SERVICE REQUESTED			SCHMALZ HANNAH	142 SW WOODS ST	PORTLAND OR 97201
13	RETURN SERVICE REQUESTED			HOLLY HOUSTON	25 SW HOOKER ST	PORTLAND OR 97201
14	RETURN SERVICE REQUESTED		WOODS VINCENT &	THORNTON-WOODS THERESA J	25 SW WOODS ST	PORTLAND OR 97201-4829
15	RETURN SERVICE REQUESTED			LAUGHLIN ROBERT T	26 SW PORTER ST	PORTLAND OR 97201-4817
16	RETURN SERVICE REQUESTED			TRUJILLO GREG B & HEWETT JASON L	2824 SW 1ST AVE	PORTLAND OR 97201
17	RETURN SERVICE REQUESTED			VON TROTHA CLARK & ZACHARIAS DIANE	2826 SW 2ND AVE	PORTLAND OR 97201
18	RETURN SERVICE REQUESTED			KIRKLAND JOSEPH & MABRY BRITTANY	29 SW HOOKER ST	PORTLAND OR 97201
19	RETURN SERVICE REQUESTED			GARDNER JAMES E II & DAVIS DONNA L	2930 SW 2ND AVE	PORTLAND OR 97201-4714
20	RETURN SERVICE REQUESTED			WHITMAN PARTNERS INC	3030 SW 1ST AVE	PORTLAND OR 97201
21	RETURN SERVICE REQUESTED			CHILDREN'S MUSEUM PORTLAND CITY OF	3037 SW 2ND AVE	PORTLAND OR 97201-4715
22	RETURN SERVICE REQUESTED			MAJUMDAR GAURAV & CHOPRA CHETNA	3101 SW 1ST AVE	PORTLAND OR 97201
23	RETURN SERVICE REQUESTED			DRASIN BENJAMIN & SHARPE KATHLEEN	3105 SW 1ST AVE	PORTLAND OR 97201-4601
24	RETURN SERVICE REQUESTED			HYDE RICHARD B	3115 SW 1ST AVE	PORTLAND OR 97239-4601
25	RETURN SERVICE REQUESTED			FRAHLER RAND J & FRAHLER JULIE A	3122 SW 2ND AVE	PORTLAND OR 97201-4609
26	RETURN SERVICE REQUESTED			OLSON CATHERINE & OLSON SILAS	3124 SW 2ND AVE	PORTLAND OR 97201-4609
27	RETURN SERVICE REQUESTED			YAMAZAKI AMIKO	3124 SW BARBUR BLVD	PORTLAND OR 97239-4613
28	RETURN SERVICE REQUESTED			PORTLAND CITY OF	1120 SW 5TH AVE #858	PORTLAND OR 97204-1912
29	RETURN SERVICE REQUESTED		JASPER DAWSON LONG &	REBECCA JEAN LONG REV LIV TR	3133 SW 2ND AVE	PORTLAND OR 97201
30	RETURN SERVICE REQUESTED			FAMELA ANNE DANIELS TOBIAS TR	11520 SE SUNNYSIDE RD #700	CLACKAMAS OR 97015
31	RETURN SERVICE REQUESTED			JOHN VASICEK TR	1178 GLEN RD	LAFAYETTE CA 94549
32	RETURN SERVICE REQUESTED			PORTLAND CITY OF	1221 SW 4TH AVE #130	PORTLAND OR 97204-1900
33	RETURN SERVICE REQUESTED		BRANITZ DANIEL &	ROSARIO-BRANITZ ESTE	124 SW WOODS ST	PORTLAND OR 97201
34	RETURN SERVICE REQUESTED			GARRICK OSMOND & GARRICK MARCIA	20910 NE SUNNYCREST RD	NEWBERG OR 97132-6721
35	RETURN SERVICE REQUESTED			ROBLES REV TR	222 SW HARRISON ST #24-D	PORTLAND OR 97201
36	RETURN SERVICE REQUESTED			KAEDING EVAN & RITTER AIMEE	230 SW WOODS ST	PORTLAND OR 97201
37	RETURN SERVICE REQUESTED			RIEGLER CHERYL	2823 SW 1ST AVE	PORTLAND OR 97201
38	RETURN SERVICE REQUESTED		RICHARD M VARNER CREDIT SHELTER TR	& CHERYL L RIEGLER REV TR	2825 SW 1ST AVE	PORTLAND OR 97201
39	RETURN SERVICE REQUESTED			HOOKER 215 LLC	2829 RUCKER AVE	EVERETT WA 98201
40	RETURN SERVICE REQUESTED			LAIR HILL CABINET WORKS LLC	2905 SW 1ST AVE	PORTLAND OR 97201
41	RETURN SERVICE REQUESTED			GAYLE M WAITCHES TR	2922 SW 2ND AVE	PORTLAND OR 97201
42	RETURN SERVICE REQUESTED			HILL ELSA	35 SW HOOKER ST	PORTLAND OR 97201
43	RETURN SERVICE REQUESTED			LABONTE PROPERTIES LLC	3668 SE FLAVEL ST	PORTLAND OR 97202
44	RETURN SERVICE REQUESTED			BERTHA M FERRAN REV TR	3761 SW 58TH DR	PORTLAND OR 97221-1253
45	RETURN SERVICE REQUESTED			LYONS TERRIE A PHD PC	4224 SW CONDOR AVE	PORTLAND OR 97239-4109
46	RETURN SERVICE REQUESTED			BAY PROPERTIES LLC	444 BELVEDERE ST	SAN FRANCISCO CA 94117
47	RETURN SERVICE REQUESTED			NATIONAL COLLEGE OF NATUROPATHIC	4444 S CORBETT AVE	PORTLAND OR 97239-4207
48	RETURN SERVICE REQUESTED			MERCY CORPS	45 SW ANKENY ST	PORTLAND OR 97204
49	RETURN SERVICE REQUESTED			NICOLICI SYDNI A	4812 SE OGDEN ST	PORTLAND OR 97206
50	RETURN SERVICE REQUESTED			Y M C A OF COLUMBIA- WILLAMETTE	514 SW 6TH AVE #500	PORTLAND OR 97204
51	RETURN SERVICE REQUESTED			HUGHES GLENDA C	5331 S MACADAM AVE #258 PMB 114	PORTLAND OR 97239-3871
52	RETURN SERVICE REQUESTED			JOHN SCHANTZ TR	6645 SW 89TH PL	PORTLAND OR 97223-7109
53	RETURN SERVICE REQUESTED			PEEL FAMILY TR	665 SW MAPLECREST DR	PORTLAND OR 97219-6419
54	RETURN SERVICE REQUESTED			TANTASHEVA RIMMA	7240 SW BURLINGAME AVE	PORTLAND OR 97219-2135
55	RETURN SERVICE REQUESTED			FELICITY REAL ESTATE LLC	785 SW 67TH PL	PORTLAND OR 97225
56	RETURN SERVICE REQUESTED			LAIR PARKE LLC	8420 N SMITH ST	PORTLAND OR 97203
57	RETURN SERVICE REQUESTED			DOVE JOHN R	PO BOX 19043	PORTLAND OR 97280-0043
58	RETURN SERVICE REQUESTED			ECONOMIC INSIGHT INC	PO BOX 2295	SISTERS OR 97759
59	RETURN SERVICE REQUESTED			DRAGOSAVAC GORDANA B TR	PO BOX 2415	BEAVERTON OR 97005
60	RETURN SERVICE REQUESTED		SEETHARAMAN SUBRAMANIAM TR &	MERIT ELECTRIC OF SPOKANE INC	PO BOX 3998	SPOKANE WA 99220-3998
61	RETURN SERVICE REQUESTED			CIT FINANCE LLC	PO BOX 460709	HOUSTON TX 77056
62	RETURN SERVICE REQUESTED			AUNE GLENN & EINAR & ELLEN	PO BOX 6193	EDMONDS WA 98026
63	RETURN SERVICE REQUESTED			GRAHAM RODERICK J	PO BOX 94	MAUNOLOA HI 96770
64				CURRENT RESIDENT	10 S PORTER ST	PORTLAND OR 97201
65				CURRENT RESIDENT	10 S PORTER ST #101	PORTLAND OR 97201
66				CURRENT RESIDENT	10 S PORTER ST #102	PORTLAND OR 97201
67				CURRENT RESIDENT	10 S PORTER ST #103	PORTLAND OR 97201
68				CURRENT RESIDENT	10 S PORTER ST #104	PORTLAND OR 97201
69				CURRENT RESIDENT	10 S PORTER ST #105	PORTLAND OR 97201
70				CURRENT RESIDENT	10 S PORTER ST #106	PORTLAND OR 97201
71				CURRENT RESIDENT	10 S PORTER ST #107	PORTLAND OR 97201
72				CURRENT RESIDENT	10 S PORTER ST #108	PORTLAND OR 97201
73				CURRENT RESIDENT	10 S PORTER ST #201	PORTLAND OR 97201

	A	B	C	D	E	F
74				CURRENT RESIDENT	10 S PORTER ST #202	PORTLAND OR 97201
75				CURRENT RESIDENT	10 S PORTER ST #203	PORTLAND OR 97201
76				CURRENT RESIDENT	10 S PORTER ST #204	PORTLAND OR 97201
77				CURRENT RESIDENT	10 S PORTER ST #205	PORTLAND OR 97201
78				CURRENT RESIDENT	10 S PORTER ST #206	PORTLAND OR 97201
79				CURRENT RESIDENT	10 S PORTER ST #207	PORTLAND OR 97201
80				CURRENT RESIDENT	10 S PORTER ST #208	PORTLAND OR 97201
81				CURRENT RESIDENT	10 S PORTER ST #209	PORTLAND OR 97201
82				CURRENT RESIDENT	10 S PORTER ST #210	PORTLAND OR 97201
83				CURRENT RESIDENT	10 S PORTER ST #301	PORTLAND OR 97201
84				CURRENT RESIDENT	10 S PORTER ST #303	PORTLAND OR 97201
85				CURRENT RESIDENT	10 S PORTER ST #304	PORTLAND OR 97201
86				CURRENT RESIDENT	10 S PORTER ST #305	PORTLAND OR 97201
87				CURRENT RESIDENT	10 S PORTER ST #306	PORTLAND OR 97201
88				CURRENT RESIDENT	10 S PORTER ST #307	PORTLAND OR 97201
89				CURRENT RESIDENT	10 S PORTER ST #309	PORTLAND OR 97201
90				CURRENT RESIDENT	10 S PORTER ST #310	PORTLAND OR 97201
91				CURRENT RESIDENT	106 SW WOODS ST	PORTLAND OR 97201
92				CURRENT RESIDENT	107 SW HOOKER ST	PORTLAND OR 97201
93				CURRENT RESIDENT	11 SW HOOKER ST	PORTLAND OR 97201
94				CURRENT RESIDENT	118 SW PORTER ST	PORTLAND OR 97201
95				CURRENT RESIDENT	119 SW WOODS ST	PORTLAND OR 97201
96				CURRENT RESIDENT	125 SW HOOKER ST	PORTLAND OR 97201
97				CURRENT RESIDENT	126 SW HOOKER ST	PORTLAND OR 97201
98				CURRENT RESIDENT	131 SW HOOKER ST	PORTLAND OR 97201
99				CURRENT RESIDENT	133 SW HOOKER ST	PORTLAND OR 97201
100				CURRENT RESIDENT	142 SW WOODS ST #A	PORTLAND OR 97201
101				CURRENT RESIDENT	16 SW PORTER ST	PORTLAND OR 97201
102				CURRENT RESIDENT	16 SW PORTER ST #101	PORTLAND OR 97201
103				CURRENT RESIDENT	16 SW PORTER ST #102	PORTLAND OR 97201
104				CURRENT RESIDENT	16 SW PORTER ST #103	PORTLAND OR 97201
105				CURRENT RESIDENT	16 SW PORTER ST #104	PORTLAND OR 97201
106				CURRENT RESIDENT	16 SW PORTER ST #105	PORTLAND OR 97201
107				CURRENT RESIDENT	16 SW PORTER ST #106	PORTLAND OR 97201
108				CURRENT RESIDENT	16 SW PORTER ST #107	PORTLAND OR 97201
109				CURRENT RESIDENT	16 SW PORTER ST #108	PORTLAND OR 97201
110				CURRENT RESIDENT	16 SW PORTER ST #201	PORTLAND OR 97201
111				CURRENT RESIDENT	16 SW PORTER ST #202	PORTLAND OR 97201
112				CURRENT RESIDENT	16 SW PORTER ST #203	PORTLAND OR 97201
113				CURRENT RESIDENT	16 SW PORTER ST #204	PORTLAND OR 97201
114				CURRENT RESIDENT	16 SW PORTER ST #205	PORTLAND OR 97201
115				CURRENT RESIDENT	16 SW PORTER ST #206	PORTLAND OR 97201
116				CURRENT RESIDENT	16 SW PORTER ST #207	PORTLAND OR 97201
117				CURRENT RESIDENT	16 SW PORTER ST #208	PORTLAND OR 97201
118				CURRENT RESIDENT	16 SW PORTER ST #209	PORTLAND OR 97201
119				CURRENT RESIDENT	16 SW PORTER ST #210	PORTLAND OR 97201
120				CURRENT RESIDENT	16 SW PORTER ST #211	PORTLAND OR 97201
121				CURRENT RESIDENT	16 SW PORTER ST #212	PORTLAND OR 97201
122				CURRENT RESIDENT	16 SW PORTER ST #301	PORTLAND OR 97201
123				CURRENT RESIDENT	16 SW PORTER ST #302	PORTLAND OR 97201
124				CURRENT RESIDENT	16 SW PORTER ST #303	PORTLAND OR 97201
125				CURRENT RESIDENT	16 SW PORTER ST #304	PORTLAND OR 97201
126				CURRENT RESIDENT	16 SW PORTER ST #305	PORTLAND OR 97201
127				CURRENT RESIDENT	16 SW PORTER ST #306	PORTLAND OR 97201
128				CURRENT RESIDENT	16 SW PORTER ST #307	PORTLAND OR 97201
129				CURRENT RESIDENT	16 SW PORTER ST #308	PORTLAND OR 97201
130				CURRENT RESIDENT	16 SW PORTER ST #309	PORTLAND OR 97201
131				CURRENT RESIDENT	16 SW PORTER ST #310	PORTLAND OR 97201
132				CURRENT RESIDENT	16 SW PORTER ST #312	PORTLAND OR 97201
133				CURRENT RESIDENT	19 SW HOOKER ST	PORTLAND OR 97201
134				CURRENT RESIDENT	204 SW WOODS ST	PORTLAND OR 97201
135				CURRENT RESIDENT	206 SW WOODS ST	PORTLAND OR 97201
136				CURRENT RESIDENT	208 SW WOODS ST	PORTLAND OR 97201
137				CURRENT RESIDENT	21 SW HOOKER ST	PORTLAND OR 97201
138				CURRENT RESIDENT	215 SW HOOKER ST	PORTLAND OR 97201
139				CURRENT RESIDENT	215 SW HOOKER ST #100	PORTLAND OR 97201
140				CURRENT RESIDENT	215 SW HOOKER ST #200	PORTLAND OR 97201
141				CURRENT RESIDENT	215 SW HOOKER ST #330	PORTLAND OR 97201
142				CURRENT RESIDENT	224 SW WOODS ST	PORTLAND OR 97201
143				CURRENT RESIDENT	235 SW HOOKER ST #2	PORTLAND OR 97201
144				CURRENT RESIDENT	235 SW HOOKER ST #4	PORTLAND OR 97201
145				CURRENT RESIDENT	235 SW HOOKER ST #5	PORTLAND OR 97201
146				CURRENT RESIDENT	235 SW HOOKER ST #6	PORTLAND OR 97201

	A	B	C	D	E	F
147				CURRENT RESIDENT	245 SW HOOKER ST #1	PORTLAND OR 97201
148				CURRENT RESIDENT	245 SW HOOKER ST #2	PORTLAND OR 97201
149				CURRENT RESIDENT	245 SW HOOKER ST #3	PORTLAND OR 97201
150				CURRENT RESIDENT	245 SW HOOKER ST #4	PORTLAND OR 97201
151				CURRENT RESIDENT	245 SW HOOKER ST #6	PORTLAND OR 97201
152				CURRENT RESIDENT	245 SW HOOKER ST #7	PORTLAND OR 97201
153				CURRENT RESIDENT	2822 SW 2ND AVE	PORTLAND OR 97201
154				CURRENT RESIDENT	2826 SW 1ST AVE	PORTLAND OR 97201
155				CURRENT RESIDENT	2826 SW 1ST AVE #A	PORTLAND OR 97201
156				CURRENT RESIDENT	2826 SW 1ST AVE #B	PORTLAND OR 97201
157				CURRENT RESIDENT	2839 SW 2ND AVE	PORTLAND OR 97201
158				CURRENT RESIDENT	2839 SW 2ND AVE #B	PORTLAND OR 97201
159				CURRENT RESIDENT	2904 SW 1ST AVE	PORTLAND OR 97201
160				CURRENT RESIDENT	2906 SW 2ND AVE	PORTLAND OR 97201
161				CURRENT RESIDENT	2909 SW 2ND AVE	PORTLAND OR 97201
162				CURRENT RESIDENT	2929 SW 1ST AVE	PORTLAND OR 97201
163				CURRENT RESIDENT	2938 SW 2ND AVE	PORTLAND OR 97201
164				CURRENT RESIDENT	3004 SW 1ST AVE	PORTLAND OR 97201
165				CURRENT RESIDENT	3008 SW 1ST AVE	PORTLAND OR 97201
166				CURRENT RESIDENT	3015 SW 1ST AVE	PORTLAND OR 97201
167				CURRENT RESIDENT	3015 SW 1ST AVE #200	PORTLAND OR 97201
168				CURRENT RESIDENT	3025 SW 1ST AVE	PORTLAND OR 97201
169				CURRENT RESIDENT	3030 SW 2ND AVE #A	PORTLAND OR 97201
170				CURRENT RESIDENT	3033 SW 1ST AVE	PORTLAND OR 97201
171				CURRENT RESIDENT	3033 SW 2ND AVE	PORTLAND OR 97201
172				CURRENT RESIDENT	3037 SW 1ST AVE	PORTLAND OR 97201
173				CURRENT RESIDENT	3037 SW 1ST AVE #B	PORTLAND OR 97201
174				CURRENT RESIDENT	31 SW HOOKER ST	PORTLAND OR 97201
175				CURRENT RESIDENT	3117 SW 2ND AVE	PORTLAND OR 97201
176				CURRENT RESIDENT	3119 SW 2ND AVE	PORTLAND OR 97201
177				CURRENT RESIDENT	3121 SW 2ND AVE	PORTLAND OR 97201
178				CURRENT RESIDENT	3123 SW 2ND AVE	PORTLAND OR 97201
179				CURRENT RESIDENT	3125 SW 1ST AVE	PORTLAND OR 97239
180				CURRENT RESIDENT	3125 SW 2ND AVE	PORTLAND OR 97201
181				CURRENT RESIDENT	3129 SW 1ST AVE	PORTLAND OR 97239
182				CURRENT RESIDENT	3132 SW 2ND AVE	PORTLAND OR 97201
183				CURRENT RESIDENT	3138 SW 2ND AVE	PORTLAND OR 97201
184				CURRENT RESIDENT	37 SW WOODS ST	PORTLAND OR 97201
185				CURRENT RESIDENT	49 S PORTER ST	PORTLAND OR 97201
186	RETURN SERVICE REQUESTED	OWNER/AGENT	UKANDU LOFT LLC	HICKOX JASON	601 SW 2ND AVE #2300	PORTLAND OR 97204
187	RETURN SERVICE REQUESTED		OWNER	THIDWICK MANAGEMENT CO	2905 SW 1ST AVE	PORTLAND OR 97201-4705
188	RETURN SERVICE REQUESTED	APPLICANT	GENSLER	ROLL IAN	811 SW 6TH AVE #300	PORTLAND OR 97204
189	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUTH PORTLAND BUSINESS ASSOCIATION	PO BOX 69072	PORTLAND OR 97239
190	RETURN SERVICE REQUESTED		SOUTH PORTLAND NEIGHBORHOOD ASSOC	C/O JAMES GARDNER	2930 SW 2ND AVE	PORTLAND OR 97201
191	RETURN SERVICE REQUESTED		DISTRICT 4 NEIGHBORHOOD COALITION	GARRETT DARLENE URBAN	434 NW 6TH AVE #202	PORTLAND OR 97209
192	RETURN SERVICE REQUESTED		LAND USE CONTACT	OREGON WILDLIFE FED	PO BOX 5878	PORTLAND OR 97228-5878
193	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
194	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
195	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
196	RETURN SERVICE REQUESTED		PORTLAND METREO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
197	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
198				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
199					BRANDON SPENCER-HARTLE	B299/R7000

Design Advice Request

118 SW Porter St Demolition & Addition

CASE FILE	EA 24-056451 DA		
WHEN	Monday, 8/26/2024 @ 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 tanya.paglia@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	Design Advice Request (DAR) meeting for a proposal to demolish a contributing structure in the South Portland Historic District and to replace it with an addition to the adjacent non-contributing building. The structure proposed to be demolished is located at 118 SW Porter St. It is an approximately 930 SF one-and-a-half-story bungalow style house built in 1908 whose historic name is the <i>Lucretia Nasts House</i> . The adjacent non-contributing building to which the addition would be added sits to the east of the <i>Lucretia Nasts House</i> . It is an approximately 4,405 SF, two-story brick building built in 1978. The proposed addition is two-stories with a primary pedestrian entrance located on SW 1st Ave with a garage and secondary access on SW Porter St. The combined site is located at the intersection of SW 1st Ave and SW Porter St.		
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none"> • <u>Demolition</u>: 33.846.080.C Approval Criteria • <u>New Structure</u>: South Portland Historic District Design Guidelines (2022) • <u>Potential Modifications</u>: 33.846.070 Modifications Considered During Historic Resource Review 		
SITE ADDRESS	118 SW Porter St, 118 W/ SW Porter St & 3015 SW 1st Ave		
ZONING/ DESIGNATION	CM2 – Commercial/Mixed Use 2 with Historic Resource Overlay South Portland Historic District		
APPLICANT(S)	Ian Roll, Gensler	OWNER(S)	Thidwick Management Co & Ukandu Loft LLC
QUESTIONS? BDS CONTACT	Tanya Paglia, City Planner (503) 865-6518 / tanya.paglia@PortlandOregon.gov Portland Permitting & Development, 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 | 번역 및 통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

 503-823-7300
  BDS@PortlandOregon.gov
 www.PortlandOregon.gov/bds/translated
 TTY: 503-823-6868
 Relay Service: 711



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

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

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

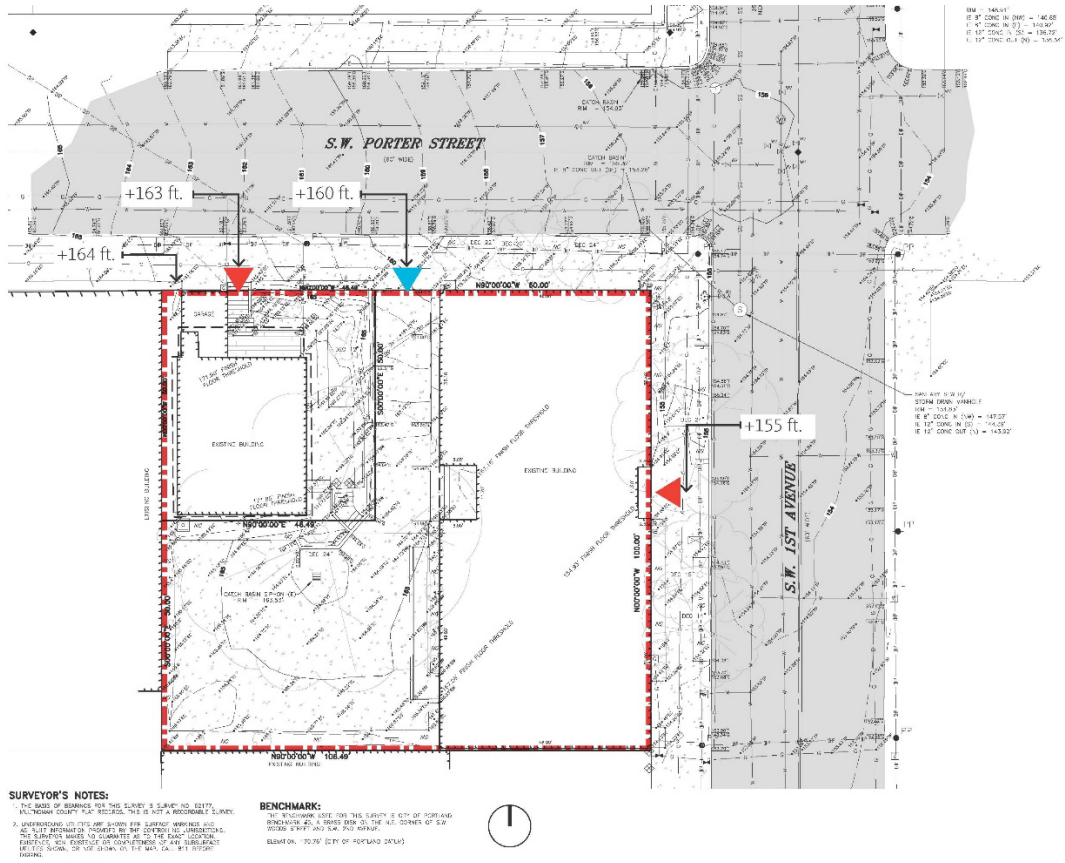
Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

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

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation

Site Plan



Rendering



C5.5 PROPOSED ELEVATIONS

AREA OF PROPOSED ALTERATION

- A New Entrance Awning and Door
- B New Glazed Garage Door
- C New Building Addition
- D New Building Entrance
- L Existing Neighboring Buildings*
- F New Entrance to below grade parking



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

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

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

Preparing for the Hearing:

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

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

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

Public participation in the Hearing:

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

Follow-up:

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

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



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

Carmen Rubio, Commissioner
David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

Date: 7/30/2024

To: Ian Roll, Gensler

From: Tanya Paglia, Land Use Services, Tanya.Paglia@portlandoregon.gov

RE: Design Advice Request posting for EA 24-056451 DA – 118 SW Porter St Demolition & Addition

Dear Ian Roll:

I have received your application for a Design Advice Request (DA) at 118 SW PORTER ST. Your case number is given above. The first meeting with the Historic Landmarks Commission is scheduled for **8/26/2024**. 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 Historic Landmarks Commission for your case is scheduled for 8/26/2024 you must post the notice by 8/6/2024, 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 8/12/2024, 14 days before the hearing.
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Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Ian Roll, Gensler
811 SW 6th Ave STE 300, Portland, OR 97204

DATE: _____

TO: Tanya Paglia | Tanya.Paglia@portlandoregon.gov
Bureau of Development Services | 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 24-056451 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **8/26/2024** 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.

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Signature

Print Name

Address

City/State/Zip Code

Design Advice Request

118 SW Porter St Demolition & Addition

CASE FILE	EA 24-056451 DA		
WHEN	Monday, 8/26/2024 @ 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 tanya.paglia@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	Design Advice Request (DAR) meeting for a proposal to demolish a contributing structure in the South Portland Historic District and to replace it with an addition to the adjacent non-contributing building. The structure proposed to be demolished is located at 118 SW Porter St. It is an approximately 930 SF one-and-a-half-story bungalow style house built in 1908 whose historic name is the <i>Lucretia Nasts House</i> . The adjacent non-contributing building to which the addition would be added sits to the east of the <i>Lucretia Nasts House</i> . It is an approximately 4,405 SF, two-story brick building built in 1978. The proposed addition is two-stories with a primary pedestrian entrance located on SW 1st Ave with a garage and secondary access on SW Porter St. The combined site is located at the intersection of SW 1st Ave and SW Porter St.		
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SITE ADDRESS	118 SW Porter St, 118 WI/ SW Porter St, & 3015 SW 1st Ave		
ZONING/ DESIGNATION	CM2 – Commercial/Mixed Use 2 with Historic Resource Overlay South Portland Historic District		
APPLICANT(S)	Ian Roll, Gensler	OWNER(S)	Jason Hickox, Ukandu
QUESTIONS? BDS CONTACT	Tanya Paglia, City Planner (503) 865-6518 / tanya.paglia@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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503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711



City of Portland, Oregon
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Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Ian Roll, Gensler
811 SW 6th Ave STE 300, Portland, OR 97204

DATE: 8/6/2024

TO: Tanya Paglia | Tanya.Paglia@portlandoregon.gov
Bureau of Development Services | 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201

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Case File EA 24-056451 DA

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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

Ian Roll

Print Name

Gensler, 811 SW 6th Ave, Ste. 300

Address

Portland, OR, 97204

City/State/Zip Code



Transportation – Public Infrastructure Development Review

Design Advice (DAR) Response

Date: August 7, 2024
To: Tanya Paglia, Land Use Services
503-865-6518, Tanya.Paglia@portlandoregon.gov
From: Tyler Mann, Public Infrastructure Development Review - Transportation
503-823-3044, Tyler.Mann@portlandoregon.gov
Case File: EA 24-056451
Location: 118 SW PORTER ST
R#: R128939, R128940, R128941
Proposal: HLC HEARING: Design Advice Request (DAR) meeting for a proposal to demolish a contributing structure in the South Portland Historic District and to replace it with an addition to the adjacent non-contributing building. The structure proposed to be demolished is located at 118 SW Porter St. It is an approximately 930 SF one-and-a-half-story bungalow style house built in 1908 whose historic name is the Lucretia Nasts House. The adjacent non-contributing building to which the addition would be added sits to the east of the Lucretia Nasts House. It is an approximately 4,405 SF, two-story brick building built in 1978. The proposed addition is two-stories with a primary pedestrian entrance located on SW 1st Ave with a garage and secondary access on SW Porter St. The combined site is located at the intersection of SW 1st Ave and SW Porter St.

The following comments are in response to the applicant's Design Advice Request scheduled for Monday, August 26th.

KEY ISSUES

Frontage Improvements / Dedication: As noted in Pre-Application Conference response PC 24-037799, the existing sidewalk corridors have been approved to be retained in their current configuration as part of Public Works Alternative Review (24-045164 PW).

The existing driveway approach, which leads to the structure proposed for demolition at 118 SW Porter Street will need to be closed through a Public Works Permit.

Any sidewalk panels damaged during construction will need to be reconstructed.

In accordance with TRN-1.30, Thresholds for Frontage Improvement and Dedication Requirements, proposed development that exceeds the "increase in trips" threshold and/or the "significant alteration threshold", are required to reconstruct corners that do not currently meet the Americans with Disabilities Act (ADA) standards through a separate Public Works Permit. The Public Works Permit must receive 30% concept design approval and be financially guaranteed prior to Transportation staff approving the building permit.

Driveways & Garages. In accordance with TRN-10.40.D.1, no portion of a driveway shall be located closer than 25 feet from the corner of a lot where two streets intersect. The existing driveway on SW Porter Street meets this standard. All driveway approaches must lead to a legal parking space or loading space.

If new access gates are proposed, gates are required to be set back 20-feet from the front property line to prevent entering vehicles from queuing within the street or across a sidewalk. A Driveway Design Exception (DDE) is required for a setback less than 20-feet, to be approved prior to Land Use approval.

Encroachments: It is unclear if the proposal will include any encroachments into the right-of-way. Any door, window, security gate, architectural feature, or below grade structures that encroach into the right-of-way must meet TRN-8.08, Encroachments in the Public Right-of-Way.

Electrical Vault: In Accordance with TRN 8.13, Electrical vaults are to be located on-site and not within the Public Right-of-Way (ROW). It was not clear from the site plan the location any electrical transformers on site. Transportation will not approve a vault location within the public right-of-way.

From: [PPD Hearings Clerk](#)
To: [Paglia, Tanya](#)
Cc: [PPD Hearings Clerk](#)
Subject: RE: EA 24-056451
Date: Monday, August 26, 2024 9:14:10 AM

Morning Tanya,

Email from public in support of the case.

Thanks,

Laura DuVall
PPD Hearings Clerk
Land Use Services Division - Records Management

Portland Permitting & Development – City of Portland
1900 SW Fourth Ave. Suite 5000
Portland, OR 97201

PPDHearingsClerk@portlandoregon.gov
M-TH, 6:00 AM to 3:30 PM, Friday Flex
503-823-7586

The City of Portland ensures meaningful access to City programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. Request these services online or call 503-823-4000, Relay Service: 711.

503-823-4000 Traducción e Interpretación | Biên Dịch và Thông Dịch | 口笔译服务 | Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या

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

From: Josh Hoyt <josh.hoyt@gearheadassociates.com>
Sent: Monday, August 26, 2024 7:41 AM
To: PPD Hearings Clerk <PPDHearingsClerk@portlandoregon.gov>
Subject: EA 24-056451

No questions. Just a statement of support.

Josh Hoyt



City of Portland, Oregon - Bureau of Development Services

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



Early Assistance Application

File Number: _____

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Related cases _____

Y N Unincorporated MC

Y N Potential Landslide Hazard Area (LD & PD only)

Y N Combined Flood Hazard Area

Y N DOGAMI (high)

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 (listed on page 2) to: LandUseIntake@portlandoregon.gov.
Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting, if you're requesting a meeting.

Site Address _____ Site Size/Area _____

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

Short Project Description:

Design & Historic Review New development: list project valuation; Renovations: list exterior alteration value

\$

Check the box that indicates which Early Assistance Type you are applying for and if you'd like a meeting or to receive written notes only. Please choose one EA type per application.

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference This option is only for proposals that need a Type III or IV land use review. Check here if the proposal includes a street vacation <input type="checkbox"/>	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed		
<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 Check here if the proposal includes a street vacation <input type="checkbox"/>	BDS Land Use Services, Transportation, Environmental Services, Water, Parks		
<input type="checkbox"/> Zoning Only	BDS Land Use Services		
<input type="checkbox"/> Residential Infill & Middle Housing Land Divisions Discussion of options-no plans will be reviewed. The fee is \$776.	BDS Land Use Services		
Pre-Permit Zoning Plan Check	BDS Land Use Services		
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units This option is only for proposals for 1-2 units that don't require a land use review or property line adjustment	Transportation, Environmental Services, Water		

Contact Information of all Interested Parties (Include a separate sheet for additional parties, if needed.)

APPLICANT INFORMATION *Please check this box if the Applicant is also the Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Check all that apply: Owner Owner's Representative Other (please list party's role) _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Check all that apply: Owner Owner's Representative Other (please list party's role) _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Please submit the following materials with your application to LandUseIntake@portlandoregon.gov

- Written project description, including proposed stormwater disposal system and additional property IDs, if not included on Page 1.
- List of questions to be discussed.
- If you've selected the Residential Infill / Middle Housing Land Division option, we will only accept this completed application & your list of questions (please don't submit anything else). If you want review of site plans for a residential infill option or middle housing land division, please be select either the Zoning Only or the Zoning and Infrastructure Bureaus option.
- Site plans & elevations, drawn to a measurable scale (with scale and scale bar identified). If the site is in a design overlay and you intend to meet community design standards, full-sized drawings are needed to confirm the standards are met.
- 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 the following:

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 materials that are submitted with the original Early Assistance application will be addressed by City staff; we are unable to address any additional or edited materials submitted after the application is received.
4. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Please refer to [SDC information on the BDS website](#).
5. Plans examiners (building code specialists) do not participate in Early Assistance in any capacity. For life safety and building code questions, consult with a plans examiner by [scheduling a 15-minute appointment](#) or applying for a [Life Safety Preliminary Meeting](#)



Design Advice Request

DISCUSSION MEMO

Date: 8/21/2024
To: Historic Landmarks Commission
From: Tanya Paglia, Design & Historic Review Team
503-865-6518 | Tanya.Paglia@portandoregon.gov
Re: EA 24-056451 DA – 118 SW Porter St Demolition & Addition to Adjacent Building
Design Advice Request Memo – Monday, August 26, 2024

This memo is regarding the upcoming DAR on August 26, 2024 for the proposed 118 SW Porter St Demolition & Addition to Adjacent Building. The following supporting documents are available as follows:

- Drawings – accessed here: <https://efiles.portlandoregon.gov/Record/16947533/>
Note, Commissioners who requested hard copies will receive the drawing set by courier.

I. PROGRAM OVERVIEW

Design Advice Request (DAR) meeting for a proposal to demolish a contributing structure in the South Portland Historic District and to replace it with an addition to the adjacent non-contributing building. The structure proposed to be demolished is located at 118 SW Porter St. The proposed addition is two-stories with a primary pedestrian entrance located on SW 1st Ave with a garage and secondary access on SW Porter St. The combined site is located at the intersection of SW 1st Ave and SW Porter St.

II. DEVELOPMENT TEAM BIO

Architect	Ian Roll Gensler
Owner's Representative	Jason Hickox Ukandu
Project Valuation	\$1,050,150

III. FUTURE HISTORIC RESOURCE REVIEW APPROVAL CRITERIA:

- Demolition: 33.846.080.C Approval Criteria
- New structure: South Portland Historic District Design Guidelines (2022)
- Potential Modifications: 33.846.070 Modifications Considered During Historic Resource Review

IV. POTENTIAL MODIFICATION

Subject to the following approval criteria:

33.846.070 Modifications Considered During Historic Resource Review

- 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 Modification identified:

- 1. Minimum Building Setbacks (33.130.215.B): to allow a reduction in the setback along the western lot line from the required 10' to 0' for portions of the lot line.

Staff would like input from the commission on the proposed Modification. Refer to the staff discussion on the Modification under "Topic #2: Replacement Structure Compatibility".

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on August 26, 2024, which are broken down into two primary conversation topics: Demolition Review and Proposed Replacement

Topic #1: Demolition Review

Introductory Information:

Site

- The *Lucretia Nasts House* is a contributing structure in the South Portland Historic District that was built in 1908.
- It is an approximately 930 SF one-and-a-half-story bungalow style house.
- The period of significance for the South Portland Historic District spans from 1876 to 1926.
- The current zoning for the site is commercial (CM2), and there is a swath of CM2 through the area around the house.

South Portland Historic District

- The district is a 31 block, 49-acre area.
- At the time it was designated in 1998, the South Portland Historic District had 186 Contributing buildings and 60 Non-Contributing. It currently has 182 Contributing buildings and 93 Non-Contributing. Thus, the district has lost 4 Contributing buildings since 1998, and approximately 30 new buildings have been built (note: the numbers are the best count we have and could be slightly off, but not significantly).
- Per the National Register nomination, it is significant under Criterion A for its historic associations, and Criterion C for its architectural merit.
- Per the South Portland Historic District Design Guidelines, "The neighborhood presently contains an array of residential, commercial, and institutional uses divided by several major transportation corridors including Interstate 405, Interstate 5, SW Naito Parkway, and SW Barbur Boulevard, as well as Highway 26 and the Ross Island

Bridge ramps. South Portland was historically organized into the Lair Hill, Corbett, and Terwilliger sub-neighborhoods, all of which developed as primarily residential suburbs in the late 19th and early 20th centuries. The South Portland Historic District represents the most complete, cohesive subset of this development remaining in South Portland today. The irregularly shaped district comprises 31 blocks in the Lair Hill and Corbett sub-neighborhoods, roughly bounded by SW Arthur and SW Meade Streets to the north, SW Barbur Boulevard to the west, SW Pennoyer and S Curry Streets to the south, and Naito Parkway and S Hood Avenue to the east. Through its extant historic fabric, including period vernacular architecture and a street pattern dating to the 1860s, the South Portland Historic District maintains the setting and feeling of the area as it existed around the turn of the 20th century.”

Demolition Review Process: The total demolition of a contributing primary structure in a Historic District is subject to demolition review (33.445.200.E.1). Demolition review ensures their historic value is considered and that there is an opportunity for the owner and community to consider alternatives to demolition.

The Type IV demolition review process (33.846.080.B.3) will involve:

- *The Historic Landmarks Commission – advisory role*
 - The Historic Landmarks Commission will review the proposal at a public meeting where members of the public may comment. Comments or suggestions, in the form of a letter or testimony, may be offered by the HLC to City Council. (33.730.031.E)
- *City Council – review body*
 - Staff will prepare a staff report with recommendations for City Council, and they may adopt, modify, or reject it based on the information presented at the hearing. (33.720.020.F)

Demolition Review Approval Criteria: Proposals to demolish a historic resource will be approved if the review body finds that *one* of the four approval criteria listed under 33.846.080.C is met. This proposal could only fall under *criteria #1* so that is the only one listed below.

Criteria 1: Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, and any relevant area plans, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

- a. The resource’s age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;
- b. The economic consequences for the owner and the community;
- c. The merits of demolition;
- d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
- f. Any proposed mitigation for the demolition.

Discussion:

Alternatives to demolition. The applicant has been advised that the demolition of a contributing resource in a Historic District should not be the first option. The following alternatives must be fully vetted before pursuing demolition:

- *Adaptive reuse.* Adaptive reuse including any necessary addition(s) to the interior of the site is the preferred alternative, even if significant alterations to the building were required.
- *Relocation.* Relocation is preferable to demolition if adaptive reuse/interior addition are not feasible. Relocation of a contributing resource in a Historic District is a Type III review and the approvable criteria are Portland Zoning Code section 33.846.060.I.

Staff would like Commission feedback on the information the applicant has laid out in their submittal about their exploration of these alternatives. For adaptive reuse, their exploration of whether their program (pages 18/19) can be worked into the existing structures is diagramed through the site feasibility studies they show on pages 20-35. They discuss their exploration of relocation on page 37.

Approvability of demolition.

- There is a high bar for demolition review which focuses on the importance of preservation, rehabilitation, or reuse of the resource above development alternatives. The Landmarks Commission recommendation to City Council will be an important factor in the whether the project eventually receives approval.
- The Purpose Statement for Demolition Review states: demolition review protects landmarks and contributing resources in districts. Demolition review recognizes that historic resources are irreplaceable assets significant to the region's architectural, cultural, and historical identity and their preservation promotes economic and community vitality, resilience, and memory. In the event that demolition of a historic resource is approved, demolition review also addresses the potential for mitigation of the loss.
- To be considered approvable, the demolition must meet Demolition Review Criterion 33.846.080.C.1 which evaluates the demolition against the goals and policies of the Comprehensive Plan, and any relevant area plans. The relevant plans along with their respective goals and polices include:

[The Comprehensive Plan 2035 adopted in 2020](#)

- Community Involvement
- Urban Form
- Design and Development
- Housing
- Economic Development
- Environment and Watershed Health
- Public Facilities and Services
- Transportation
- Land Use Designations and Zoning

[Southwest Community Plan adopted in 2000](#)

- Land Use and Urban Form
- Public Facilities
- Citizen Involvement

- Economic Development
- Housing
- Parks, Recreation and Open Space
- Public Safety
- Transportation
- Watershed

[Corbett, Terwilliger, Lair Hill Policy Plan adopted in 1977](#)

Policies:

- A. Preserve the existing residential neighborhoods by maintaining the existing dwellings and stimulating compatible housing development and supporting services.
- B. Reduce vehicular traffic through residential neighborhoods.
- C. Control development and improvements in the Macadam Corridor.

Lair Hill Goals:

1. Encourage the maintenance of the present broad mix of people in terms of income, age, life styles, and race.
2. Preserve light and air by limiting building height to three stories.
3. Improve pedestrian and bicycle linkages with Corbett and the Central Business District.
4. Create sidewalks along both sides of Barbur Blvd and pedestrian access across Barbur to Duniway Park and the YMCA.
5. Encourage mixed use residential, including the possibility of public housing, and commercial uses in the area north of Lair Hill Park and along First Street between Hooker and Porter Streets.

Corbett Goals:

1. Preserve the mixed balance of predominantly residential uses and businesses and offices now existing.
2. Retain the existing number of low- and medium-income housing units through tax incentives and government assistance as it becomes available.
3. Ensure pedestrian and bicycle accessibility to public transit and the Central Business District.
4. Encourage the retention and rehabilitation of existing dwellings.
5. Change the zoning in accordance with Planning Commission recommendations.
6. Adopt recommend capital improvements.

Does the Commission find that, on balance, the project supports more goals than it contradicts? Staff would like commission feedback on this approval criteria. Staff notes:

- Replacing a small house that is not in residential use with a community service use supports many goals and policies within the applicable plans. For instance, it supports the Comp Plan's guiding principles of human health, and equity.
- On the other hand, it is more contrary to historic and cultural resource preservation and housing goals. In theory, the building could be turned back into housing. In addition, its

demolition and replacement could put pressure on other upzoned structures that are also residential in form.

- The Comp Plan Goal 4.B: *Historic and cultural resources* states “Historic and cultural resources are identified, protected, and rehabilitated as integral parts of an urban environment that continues to evolve.”
- The Corbett, Terwilliger, Lair Hill Policy Plan adopted in 1977 laid out this perspective from that time period:
- “Lair Hill is now a small area which was once part of what is now the South Auditorium Urban Renewal Area. Urban renewal coupled with construction of the freeway and the Marquam Bridge not only eradicated over 100 acres of older residential land, but also isolated the neighborhood from the downtown, other neighborhoods and the river. Residents developed bitter feelings over the destruction of their neighborhood. In 1970, faced with the prospect of extended urban renewal, they organized themselves and convinced the City to limit further urban renewal activity. There exists a strong spirit of wanting to preserve and improve what is left.”

Salvage of Materials. If demolition is considered approvable, ***staff suggests that a plan for the salvage of the historic materials be a condition of approval.***

Topic #2: Replacement Structure Compatibility

Introductory Information:

- The replacement structure will be an addition to the adjacent brick building located at 3015 SW 1st Ave.
- This non-contributing building was constructed in 1978.
- It is an approximately 4,405 SF, two-story brick building.

Historic Resource Review Process: A review for the proposed addition/replacement building would be processed through a Type III procedure where the Historic Landmarks Commission will be the review body.

Historic Resource Review Approval Criteria: A review for the proposed addition/replacement building would be evaluated against the *South Portland Historic District Design Guidelines*.

Discussion:

Demolition Mitigation. In addition to needing to meet the approval criteria for the Type III review, the compatibility of the new building with the district is part of the mitigation being evaluated for the Type IV demolition review.

Compatibility. The applicant’s proposed replacement would be the final design shown in their alternatives analysis and is fleshed out in pages 44-48 of the plan set.

The existing brick building was built outside of the district’s 1876-1926 period of significance. The *South Portland Historic District Design Guidelines* give clear direction for additions to buildings built outside the period of significance in *Guideline 3.3 Additions and Alterations to Buildings Built Outside of the Period of Significance*, including the following,

“For buildings built outside of the period of significance, additions of floor area that are equal to or greater than the floor area of the existing building should meet *Guideline 3.4 Architectural Features and Materials in New Buildings*.

Guideline 3.4 Architectural Features and Materials in New Buildings states:

“New buildings should exhibit fine-grained texture and depth in cladding, doors, windows, and architectural features...New buildings expressing an institutional building typology should predominately be clad in brick, stucco, or wood siding or siding with the appearance, texture, and dimension of wood. Windows, doors, and storefront systems in new buildings should be recessed from the exterior cladding and be made of wood or a material with the appearance, texture, profile, and durability of wood.

Horizontally-oriented wood lap or drop siding, often complemented with shingles or other accents made of wood, was almost exclusively employed as the cladding for residential and mixed-use buildings during the period of significance. Brick and stucco were employed as the primary cladding for some institutional buildings, but was otherwise used only sparingly as a cladding material during the period of significance.”

Potential issues related to compatibility with the district:

- **Roof Design.** The proposed design includes a pitched roof element facing SW Porter as an acknowledgment of the house which would be demolished. This breaks up what would be a long frontage and adds a place-making element. ***Staff would like feedback on whether the roof design would be appropriate/compatible to the historic district.***

Per the *South Portland Historic District Design Guidelines*, “Institutional buildings frequently feature a flat or steeply-pitched roof, are often perfectly symmetrical with repeating patterns of openings and details, and have varied setbacks from the sidewalk. Institutional buildings tend to be the largest and tallest buildings found in the district. They are frequently constructed in late 19th- and early 20th-century revival styles including the Colonial Revival, Georgian Revival, and Mediterranean Revival style.”

- **Street-facing ground floor activation.** The proposal lacks ground floor glazing with active uses behind it on the north elevation along SW Porter St. A more activated street-facing façade would be more characteristic of an institutional building in the district. ***Staff would like feedback on whether more glazing and activation are appropriate.***
- **Lack of prominent entrance and too great prominence of garage entrance.** While the existing east side of the building features a prominent entrance along SW 1st Ave, the new wing of the building includes only a small pedestrian entrance far off to the side on the north façade along SW Porter St.

Meanwhile, the garage entrance along SW Porter is extremely prominent. This does not accord with *Guideline 2.4 Parking and Loading* which states, “New vehicular parking and loading, if proposed, must prioritize the pedestrian experience and be deferential to the characteristics typical of the building’s typology.” In addition, *Guideline 1.1 Building Typology* notes that institutional buildings typically feature a prominent front entrance. *Guideline 2.2 Porches and Entries* notes, “the height of the primary entry and the prominence of porches and entries should correspond to both the patterns present on the block face and the characteristics typical of the building’s typology.”

On the plus side, *Guideline 1.2 District Patterns*, notes that institutional buildings in the district were often located on corners, and the new expanded building will be a large institutional corner building spanning what was once two sites. Thus the presence of only one prominent entrance may be appropriate for a corner building where only one façade may need to signal main entry. **Staff would like feedback on whether the north side of the building needs a more prominent pedestrian entrance and whether the garage entrance needs to be better integrated into the façade.**

- **Materials.** Traditional options for a non-residential structure in the district include brick and stucco. The applicant also includes other potential cladding options in the plan set on page 49. These include composite wood fiber and cement panel, cedar shingle cladding, terracotta shingle cladding, corrugated metal siding, and terracotta tile rain screen. **Staff would like feedback on which of these materials, if any, are appropriate for an addition to a brick building, and also looking for feedback on window materials options.**

While Guideline 3.4 Architectural Features and Materials in New Buildings gives the following direction related to materials, staff would like feedback on whether is there room for other options.

“New buildings should exhibit fine-grained texture and depth in cladding, doors, windows, and architectural features...New buildings expressing an institutional building typology should predominately be clad in brick, stucco, or wood siding or siding with the appearance, texture, and dimension of wood. Windows, doors, and storefront systems in new buildings should be recessed from the exterior cladding and be made of wood or a material with the appearance, texture, profile, and durability of wood.

Horizontally-oriented wood lap or drop siding, often complemented with shingles or other accents made of wood, was almost exclusively employed as the cladding for residential and mixed-use buildings during the period of significance. Brick and stucco were employed as the primary cladding for some institutional buildings, but was otherwise used only sparingly as a cladding material during the period of significance.”

- **Scale and placement.** The scale and placement of the proposed addition is compatible with the existing brick building as well as the neighboring school which is in accord with *Guideline 2.3 Building Massing and Rhythm* which states, “the proportions and articulation of street-facing facades should respond to both the patterns present on the block face and the characteristics typical of the building’s typology.”

In addition, *Guideline 2.1 Site Planning* notes that building additions should maintain a contextual relationship of front setbacks by relating either to an adjacent contributing resource or to the setbacks of the building’s typology. The proposed placement of the addition up to the street lot line along SW Porter is compatible with the building masses on either side. The placement of the addition up to the western lot line is discussed under “Modification” below. **Staff would like feedback on whether the scale and placement of the building are appropriate/compatible with the existing building, block and district.**

- **Modification.** **Staff would like feedback on the approvability of the Modification to setback requested: reduce the setback along the western lot line from 10’ to 0’.** Because the abutting site to the west is zoned RM1 (a multi-dwelling residential zone), the requirement is for a 10’ setback along that lot line. The setback requirement is due

to the abutting site being zoned as multi-dwelling use (RM1); however, it is not actually in that use. The site to the west has long been a school (the Cedarwood School) rather than in multi-dwelling residential use. It operates under a conditional use review. The school includes a historic building that sits directly along a portion of the property line that abuts the subject site (1926 annex to the 1910 Neighborhood House).

The applicant would like to build a zero-lot line building right up to that building and would step the new building back where there is glazing on the adjacent building. While this appears to be a reasonable request given the adjacent development, Modifications have a high bar for approval. In this case, the Modification would need to meet the purpose statement (see below) and better meet the approval criteria which are the South Portland Historic District Design Guidelines.

Purpose Statement: The required building setbacks promote streetscapes that are consistent with the desired character of the different commercial/mixed use zones. The setbacks promote buildings close to the sidewalk to reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut residential zones promote commercial/mixed use development that will maintain light, air, and the potential for privacy for adjacent residential zones.

Attached:

- Comp Plan 2035 already mailed (and linked below).
- Precedent Type IV demolition review cases:
 - Type IV demolition approval:
 - Kiernan Building/Dirty Duck City Council Approval (LU 09-171258 DM - 421-439 NW 3rd Avenue): Demolition of contributing 1-story commercial building in New Chinatown/Japantown Historic District to be replaced with new 4-story Blanchet House of Hospitality on the same footprint.
 - Type IV demolition denial:
 - Buck Prager City Council Denial (LU 14-210073 DM - 1727 NW Hoyt): Demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District, built in 1918 to be replaced by a 6-story apartment building with below-grade parking on the west half of the block. A one-story non-contributing resource and two 1/8-block surface parking lots, not subject to Demolition Review, would have also been removed.
- Links to resources:
 - [The Comprehensive Plan 2035 adopted in 2020](#)
 - [Southwest Community Plan adopted in 2000](#)
 - [Corbett, Terwilliger, Lair Hill Policy Plan adopted in 1977](#)



City of Portland
Historic Landmarks
Commission

Design Advice Request

EA 24-056451 DA

118 SW Porter St Demolition & Addition

August 26, 2024

Staff Presentation

Staff Introduction

Applicant Presentation

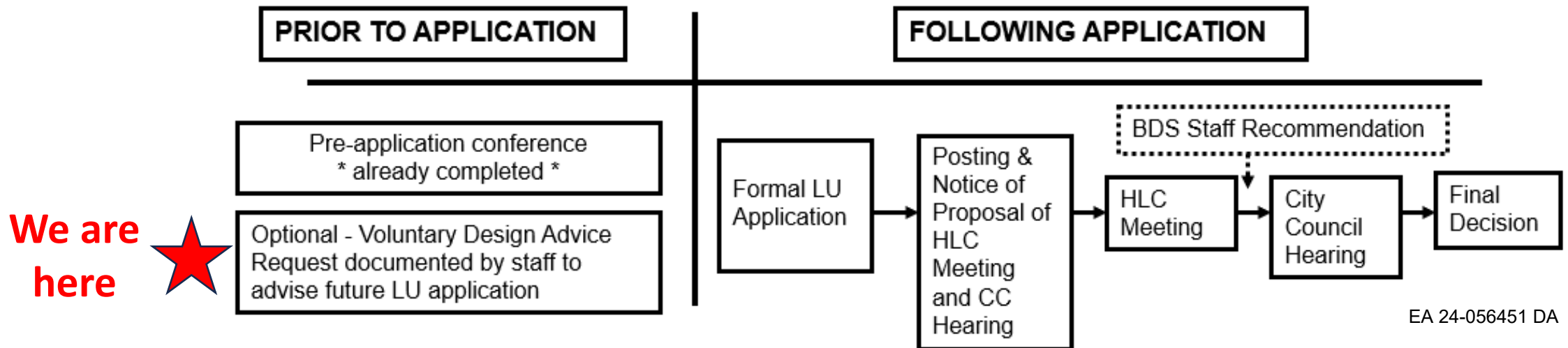
Staff Discussion Topics

Public Comments

Commission Conversation

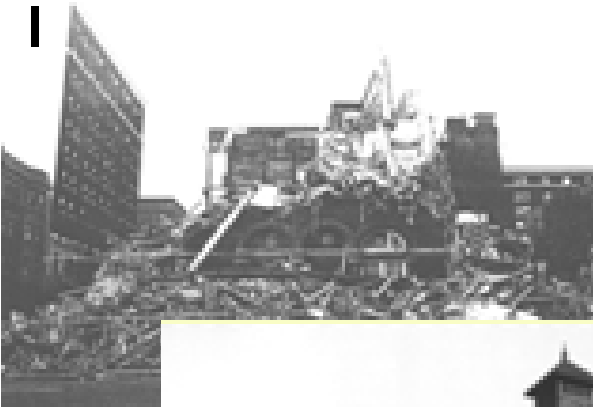
Type 4 Historic Resource Demolition Review

- Pre-application Conference
- Public Notice of Historic Landmarks Commission meeting and City Council Hearing
- Posting of Proposal at site, includes Historic Landmarks Commission meeting and City Council Hearing dates
- Historic Landmarks Commission Public Meeting – advisory; may write letter to City Council
- BDS Staff prepares a Recommendation to City Council
- City Council Hearing – final decision



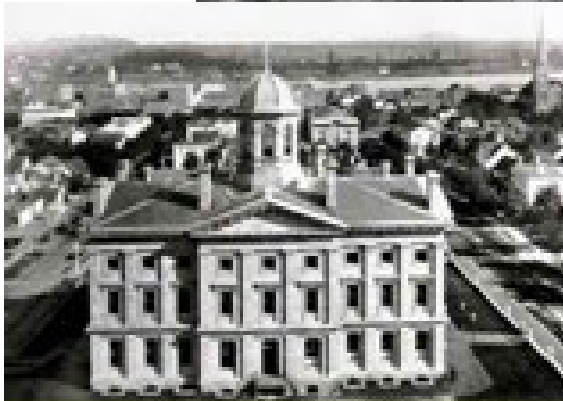
Type IV Historic Resource Demolition Review – Background – 2002

Historic Resource Code Amendments [HRCA]



Phase 1 - Refined the relationship between local and state historic preservation regulations and improved the clarity of the Zoning Code.

City Council adopted the Phase 1 amendments in June 2002 and directed the Bureau of Planning (BOP, now BPS) to extend demolition review to protect more historic resources and identify new historic preservation incentives (Resolution No. 36076).



Type IV Historic Resource Demolition Review – Background – 2004

Historic Resource Code Amendments [HRCA]



Historic Resources
Code Amendments
Phase 2



Exhibit A
Bureau of Planning
Recommended Draft
July 16, 2004
(Appendix D Revised September 15, 2004)



Adopted October 21, 2004

Ordinance #178832

Phase 2 - Adding to and improving historic preservation incentives.

Improvements made to -

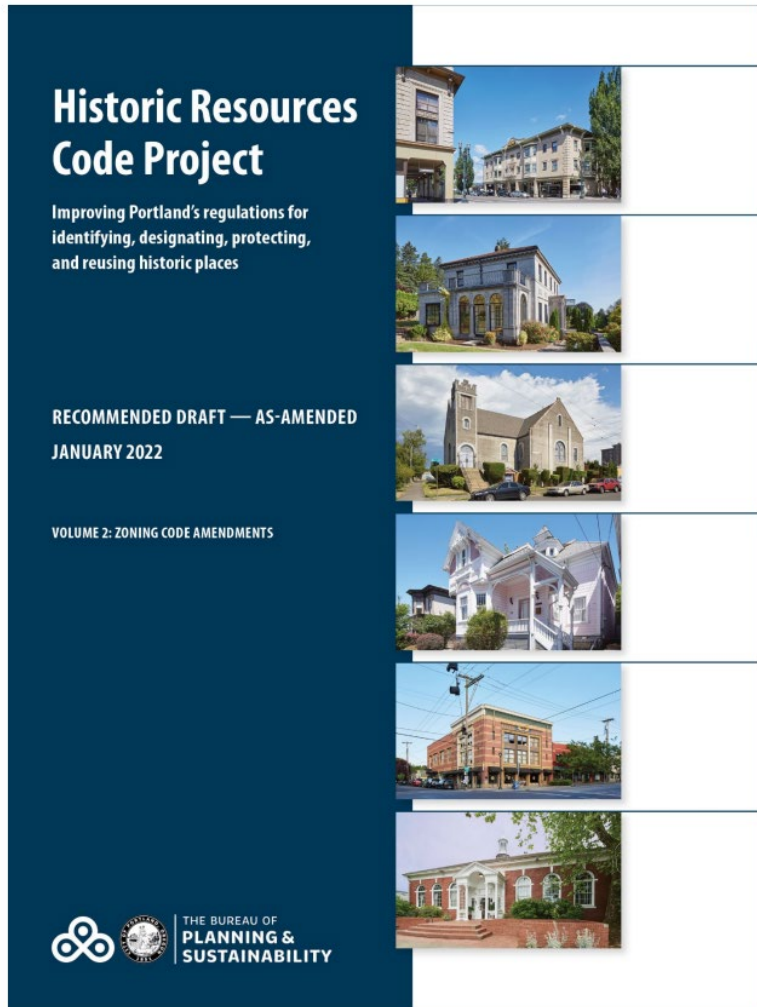
- **Zoning Code** incentives;
- **Building Code** incentives;
- **Financial** incentives; and
- **Expanding and strengthening the City's demolition review regulations to protect more historic resources**

Demolition review gives the public an opportunity to comment on the proposed demolition of a historic resource and allows opportunities for alternatives to demolition to be explored.

The City Council will review the proposal, hold a public hearing and either approve, approve with conditions, or deny demolition of the resource.

Type IV Historic Resource Demolition Review – Background – 2022

Historic Resource Code Project [HRCP]



The Historic Resources Code Project (HRCP) is a Bureau of Planning and Sustainability zoning code project that has researched regional and national best practices, analyzed deficiencies in Portland's existing historic preservation regulations and solicited multiple rounds of public feedback on concepts to result in recommended zoning code amendments related to the procedures, thresholds and incentives that apply to inventoried and designated historic resources.

The project builds upon previous historic resource zoning code projects that were adopted in 2013, 2004, 2002 and 1996.

33.445.100.E Demolition of a Historic Landmark Amendments to the demolition section retain existing demolition review for National Register listed Historic Landmarks and increase demolition protections for City-designated Historic Landmarks from 120-day demolition delay to demolition review

Adopted January 2022

Precedents – 2021 Old Blanchet House (Yamaguchi Hotel) Demolition

- Demolition of contributing 3-story building in New Chinatown/Japantown Historic District and Adjustment Review to not provide replacement.
- Approved



City Council noted that “denying the demolition permit would deprive this owner all reasonable economic use of this site.”

Council found that the proposal, *on balance*, met the majority of the approval criteria. EA 24-056451 DA G-3

Precedents – 2010 Kiernan Building Demolition

- Demolition of contributing 1-story commercial building in New Chinatown/Japantown Historic District to be replaced with new 4-story Blanchet House of Hospitality on the same footprint.

- **Approved**

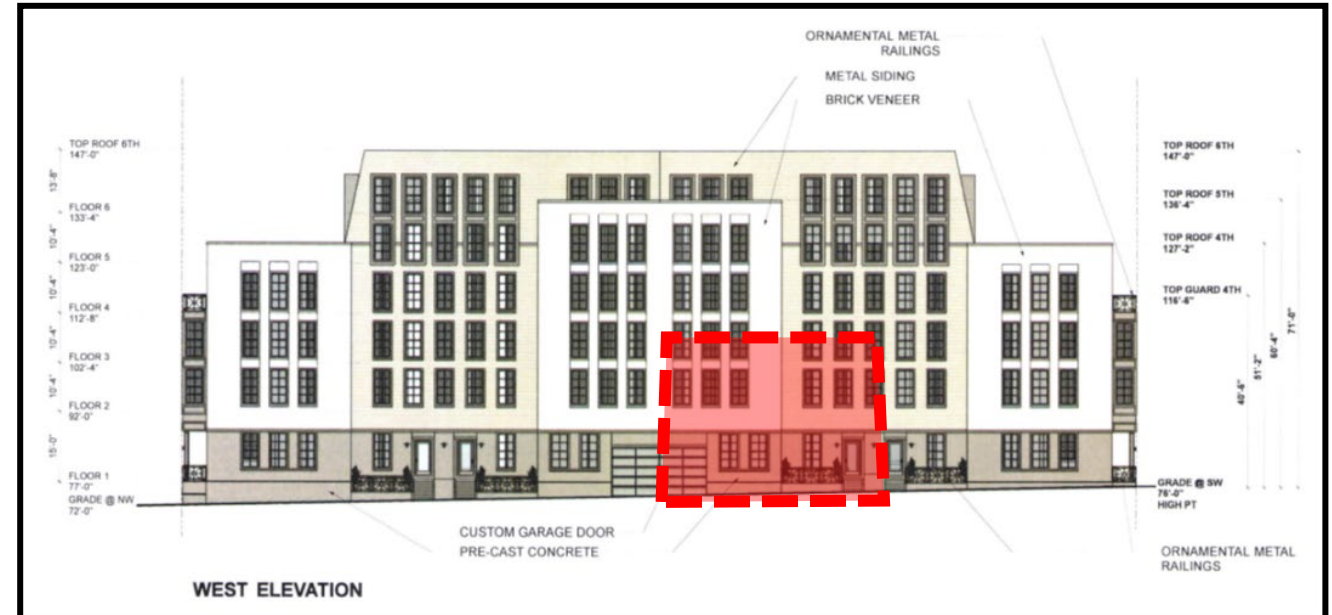


City Council noted that “a new proposed facility, encompassing low-income housing, a soup kitchen, and other related services... is the highest and best use of the site.”

Council found that the proposal, *on balance*, met the majority of the approval criteria. EA 24-056451 DA G-3

Precedents – 2014 Buck-Prager Building Demolition

- Demolition of contributing 1/8 block 3-story former hospital building in Alphabet Historic District to be replaced with new 4- to 6-story apartment building on half block.
- Denied



City Council noted that a new market-rate apartment building did not provide a significant public benefit to compensate for the loss of a historic resource.

Council found that the proposal, *on balance*, did not meet the approval criteria.

Precedents – 2018 Buck-Prager Building Addition

- Following 2014 City Council Demolition Denial,
- Approval with addition

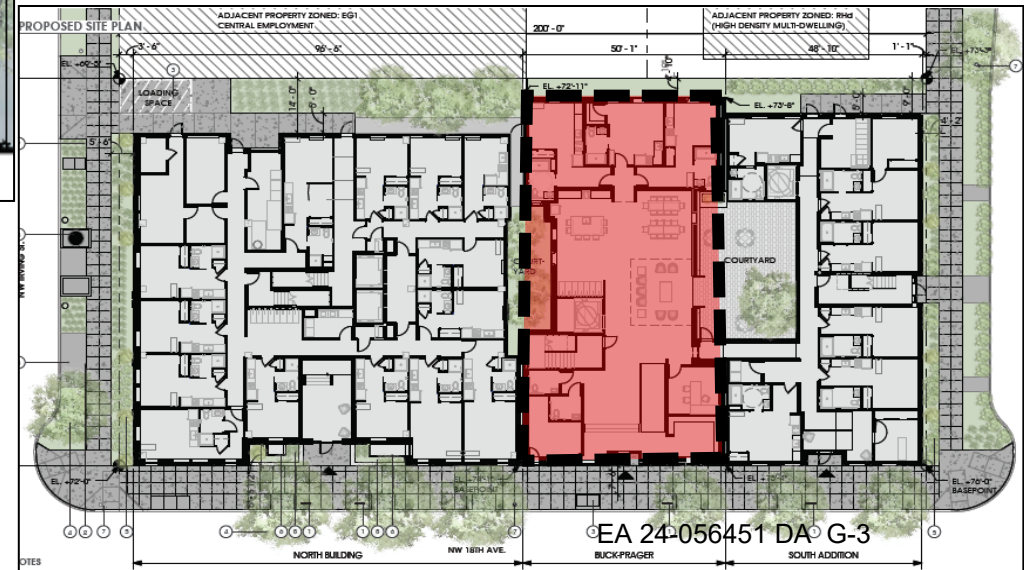


North Building

Buck-Prager

South Addition

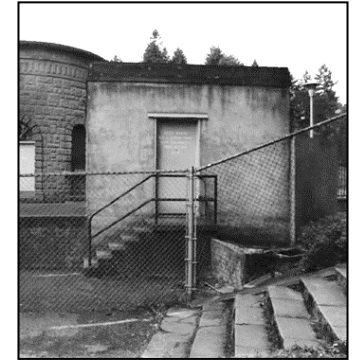
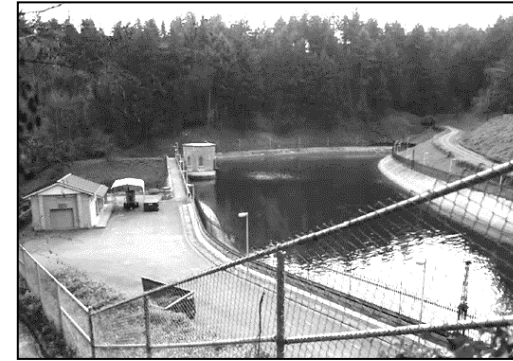
Historic Landmarks Commission Type III Approval for 148 new affordable housing units across all three buildings.



Precedents – 2015 Washington Park Reservoirs

- Demolition of Reservoir 3, Reservoir 4, and the Weir Building to be replaced with new underground reservoir with reflecting pools and restoration of remaining contributing resources.

- **Approved**



City Council recognized the impact of geologic forces on the historic resources as well as the City's responsibility to provide the basic service of clean water and that the mitigation proposed was comparable to the magnitude of the loss of the resources.

As such, Council found that the proposal, *on balance*, met the approval criteria.

Proposal – Demolition & Addition

(1) Demolition Review (Type IV)

- Demolition of *Lucretia Nasts House*, a contributing structure in the South Portland Historic District built in 1908.

(2) Historic Resource Review (Type III)

- Proposal to replace the demolished building with a structure that will be an addition to the adjacent non-contributing building.



Proposal

Location:
South Portland Historic District

Base Zone:
CM2, Commercial/Mixed Use 2, Historic Resource Overlay

Approval Criteria:

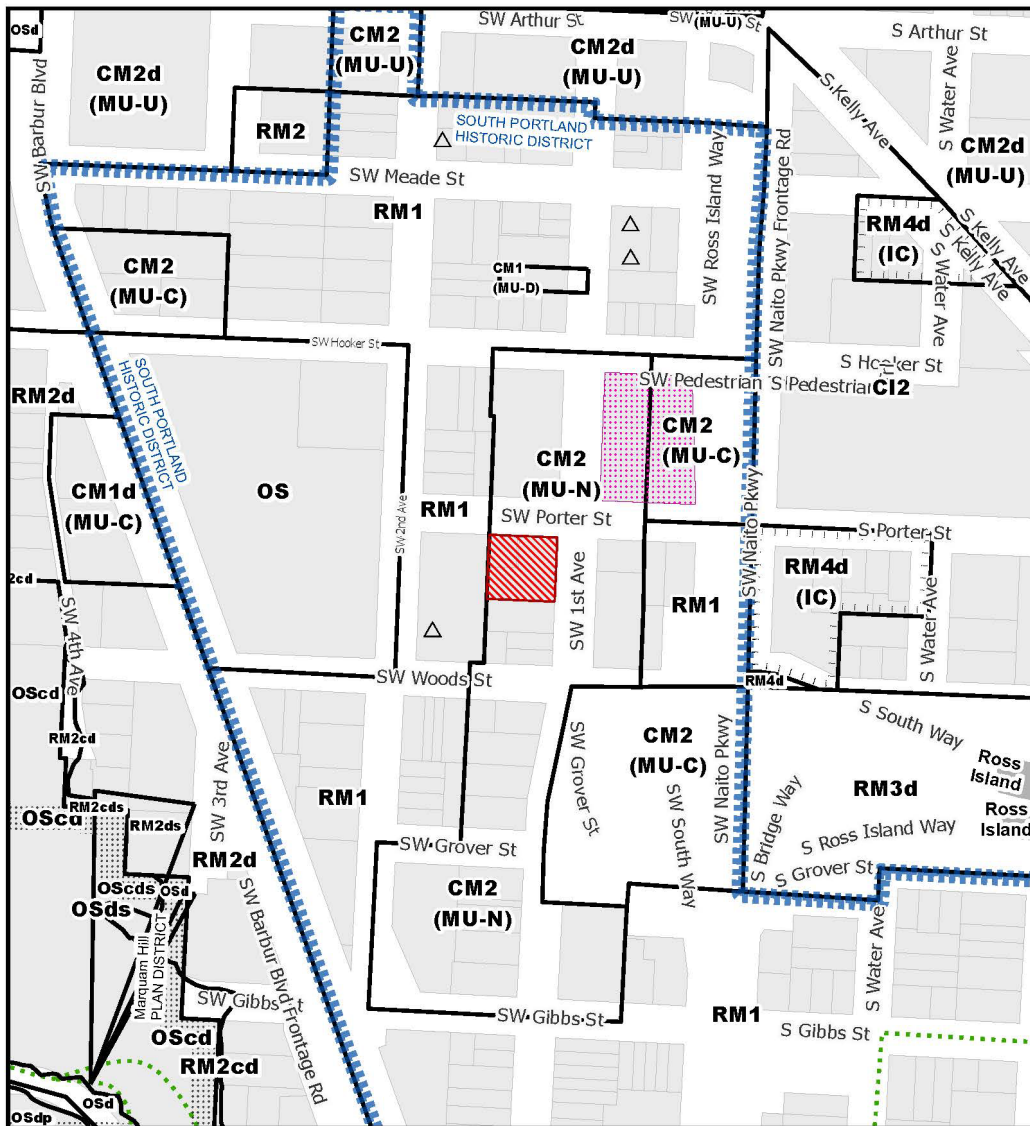
- Demolition: 33.846.080.C Approval Criteria
- Relocation: 33.846.060.I Approval Criteria
- New structure: South Portland Historic District Design Guidelines
- Potential Modifications: 33.846.070 Modifications Considered During Historic Resource Review

Height:
45' max

Floor Area Ratio:
2.5:1

Site Area:
10,600 SF

Zoning
EA 24-056451 DA G-3



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
SOUTH PORTLAND HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Plan District
- Historic District
- Historic Landmark
- Recreational Trails

File No.	EA 24 - 056451 DA
1/4 Section	3329
Scale	1 inch = 200 feet
State ID	1S1E10BB 10000
Exhibit	B Jul 05, 2024



Lucretia Nasts House

- Contributing structure in the South Portland Historic District
- One-and-a-half-story Bungalow-style house built in 1908.
- Approximately 930 SF

South Portland Historic District

- 31 block, 49-acre area in the Lair Hill and Corbett sub-neighborhoods.
- Roughly bounded by SW Arthur and SW Meade Streets to the north, SW Barbur Boulevard to the west, SW Pennoyer and S Curry Streets to the south, and Naito Parkway and S Hood Avenue to the east.

South Portland Historic District

- South Portland was historically organized into the Lair Hill, Corbett, and Terwilliger sub-neighborhoods, all of which developed as primarily residential suburbs in the late 19th and early 20th centuries.
- District represents the most complete, cohesive subset of this development remaining in South Portland today.
- Residential, commercial, and institutional uses divided by several major transportation corridors including Interstate 405, Interstate 5, SW Naito Parkway, and SW Barbur Boulevard, as well as Highway 26 and the Ross Island Bridge ramps.





South Portland Historic District

- Period of significance: 1876-1926
- Significant under Criterion A for its historic associations, and Criterion C for its architectural merit.
- When designated in 1998:
 - 186 Contributing buildings
 - 60 Non-Contributing
- Currently:
 - 182 Contributing buildings
 - 93 Non-Contributing



Looking south on SW Porter St –
1908 Contributing *Lucretia Nasts House* in center & Cedarwood Waldorf School on the right

EA 24-056451 DA G-3



Looking south on SW Porter St (slightly east of previous image) –
1908 Contributing *Lucretia Nasts House* on right & 1978 Non-Contributing brick building on left



Looking southwest from SW 1st Ave –
Corner of 1978 Non-Contributing brick building in foreground

EA 24-056451 DA G-3



Looking west from SW 1st Ave –
EA 24-056451 DA G-3
1978 Non-Contributing brick building

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation

Memo Topics:

1. Commission support for demolition?
2. Commission support for proposed replacement?

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Alternatives to Demolition Review

Demolition of a contributing resource in a Historic District should not be the first option for any project. The following alternatives must be fully vetted before pursuing demolition:

- **Adaptive reuse.**

- Adaptive reuse including any necessary addition(s) to the interior of the site is the preferred alternative, even if significant alterations to the building were required.

- **Relocation.**

- Relocation is preferable to demolition if adaptive reuse/interior addition are not feasible. Relocation of a contributing resource in a Historic District is a Type III review and the approvable criteria are Portland Zoning Code section 33.846.060.I.



Alternatives to Demolition Review

Relocation Approval Criteria: 33.846.060.1 – one of the following approval criteria must be met:

1. Maintaining the resource in its current location would effectively deprive the owner of all reasonable economic use of the site. The evaluation must consider the historic resource's age, historic significance, historic integrity, condition, value to the community, and design or construction rarity.
2. Relocation of the resource has been evaluated against the goals and policies of the Comprehensive Plan and any relevant area plans and, on balance, relocation has been found to be more supportive of the goals and policies than preservation, rehabilitation, or reuse of the resource on its current site.
 - a. The evaluation must consider the historic resource's age, historic significance, historic integrity, condition, value to the community, and design or construction rarity.
 - b. The evaluation must consider the merits of relocation, the merits of preserving the resource on site, and the economic consequences of relocation.
 - c. The evaluation may consider the following additional factors: (1) The merits of the proposed development on the site after relocation; (2) For contributing resources in a district with district-specific design guidelines, the design guidelines for the district; and (3) Any proposed mitigation for relocation.
3. Relocation of the resource and related alterations will not substantially harm the historic significance and physical integrity of the resource.
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Demolition Review

33.846.080 Demolition Review

Purpose.

Demolition review protects landmarks and contributing resources in districts. Demolition review recognizes that historic resources are **irreplaceable assets** significant to the region's architectural, cultural, and historical identity and their preservation promotes economic and community vitality, resilience, and memory. In the event that demolition of a historic resource is approved, demolition review also addresses the potential for mitigation of the loss.

Demolition review recognizes that historic resources are irreplaceable assets that preserve our heritage, beautify the city, enhance civic identity, and promote economic vitality.

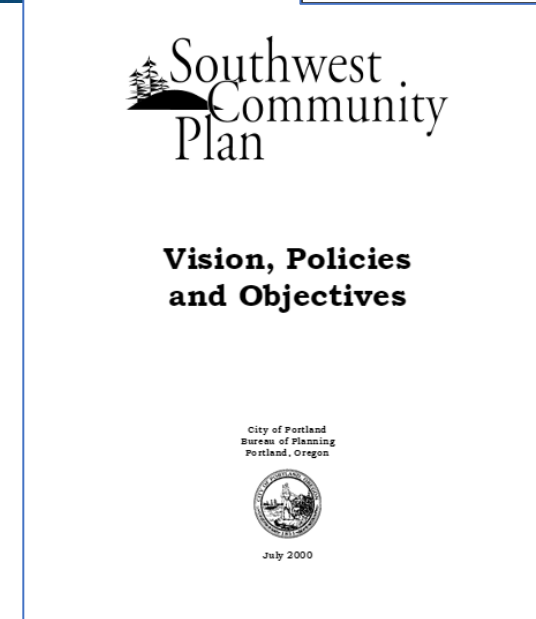
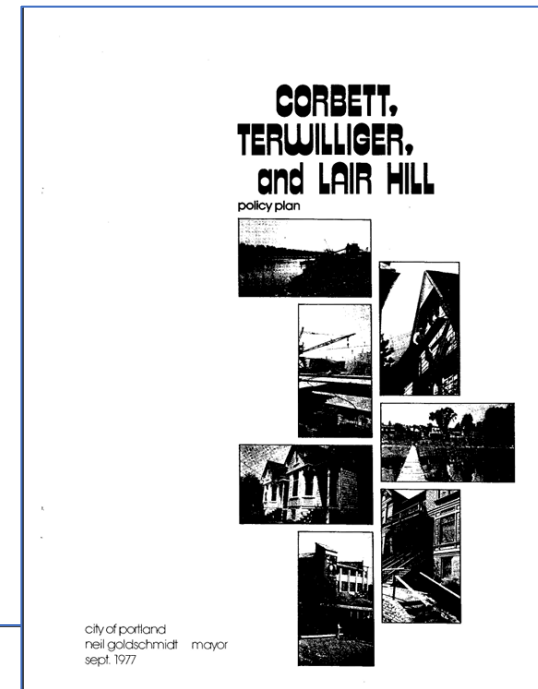


Demolition Review Approval Criteria

33.846.080.C Approval Criteria

- One of four criteria must be met
- Only Criteria #1 is applicable to this project:

Criteria #1 - Demolition of the resource has been evaluated against and, **on balance**, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, and any relevant area plans, than preservation, rehabilitation, or reuse of the resource. (33.846.080.C.1)

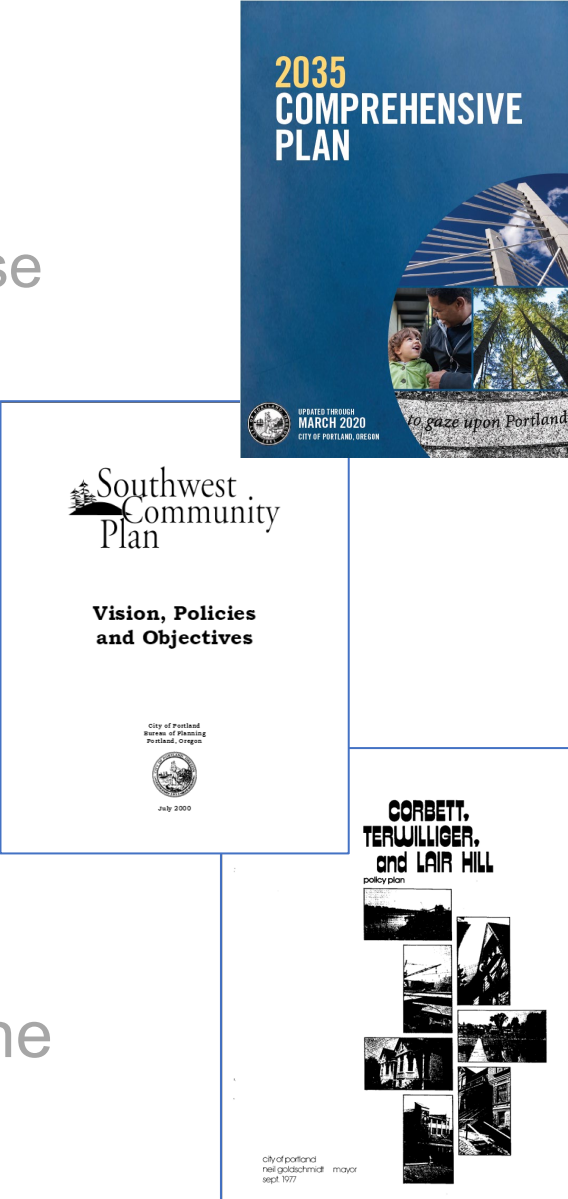


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The evaluation must consider:

- a. The resource’s age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;
- b. The economic consequences for the owner and the community;
- c. The merits of demolition;
- d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
- f. Any proposed mitigation for the demolition.

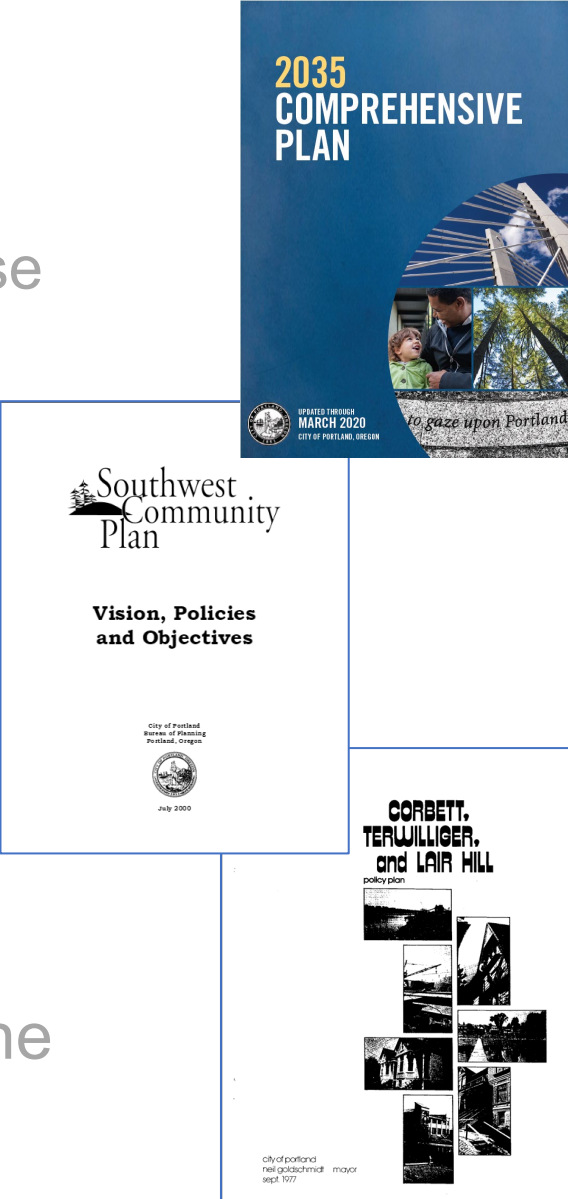


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- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
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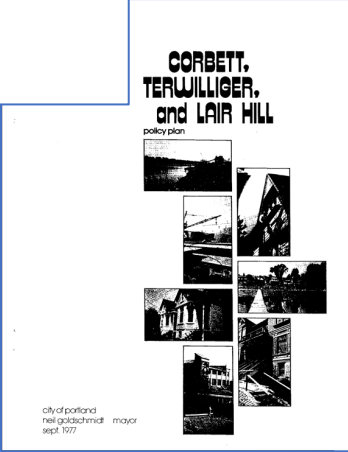
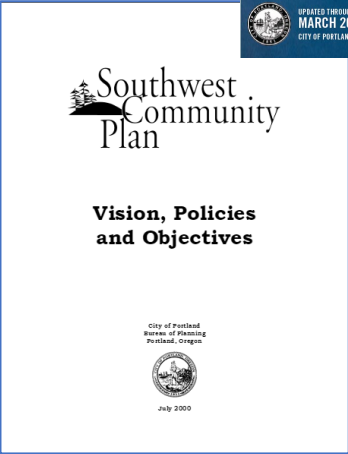


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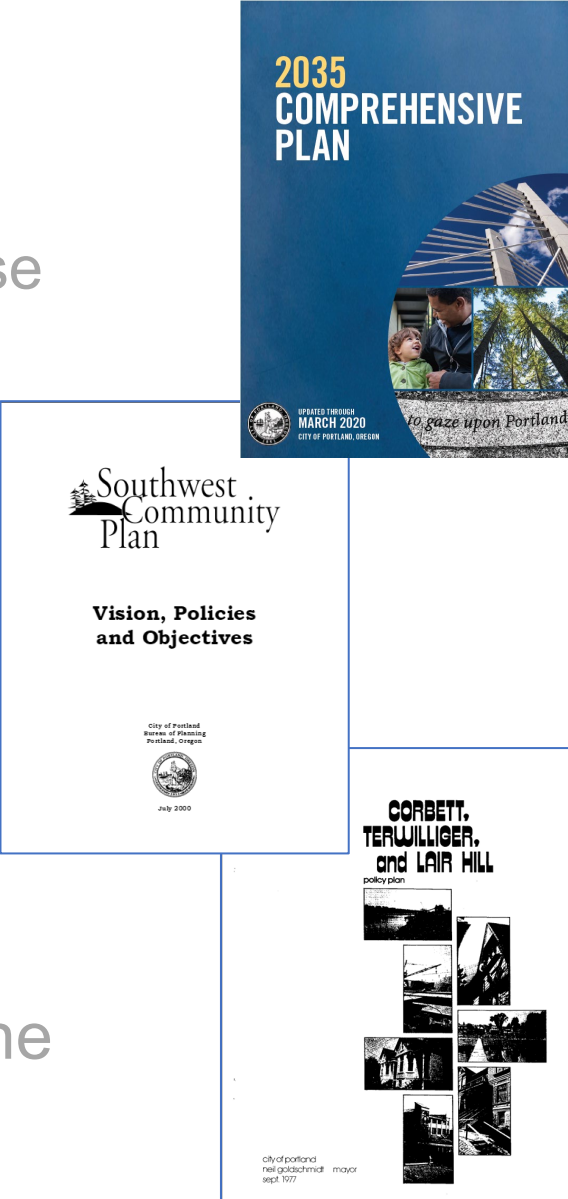


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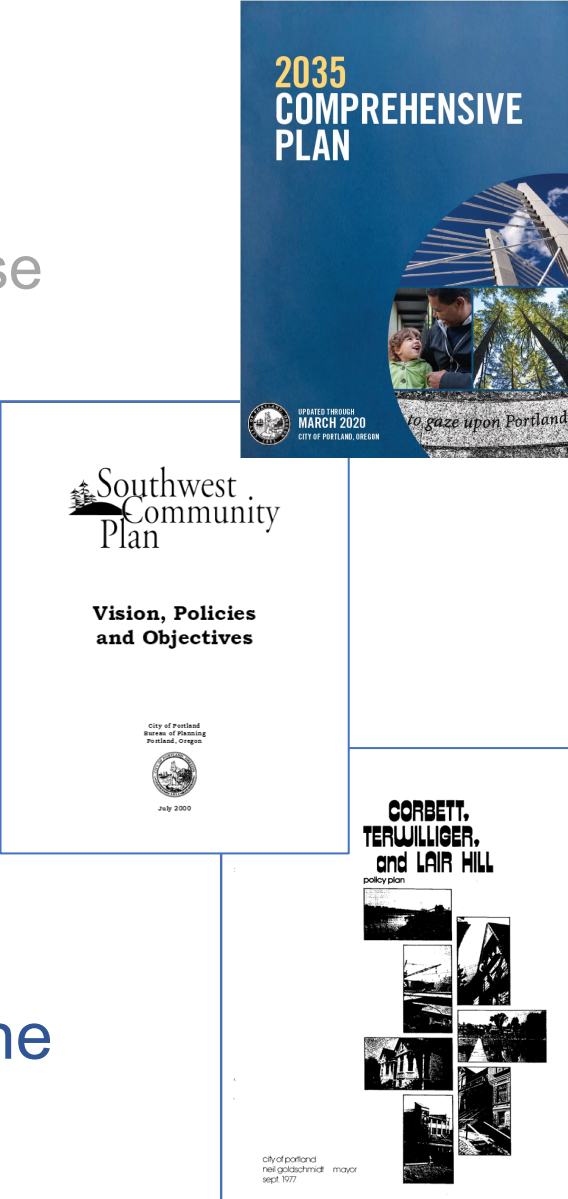


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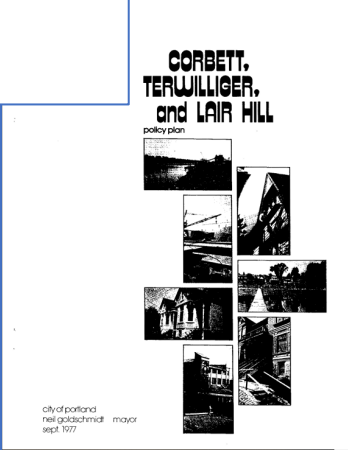
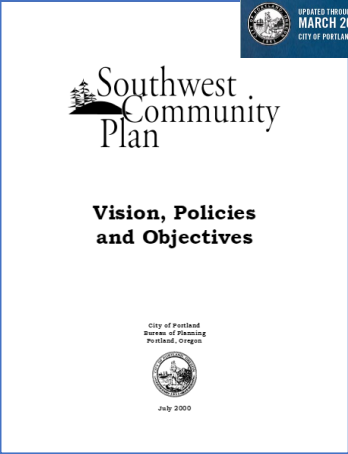


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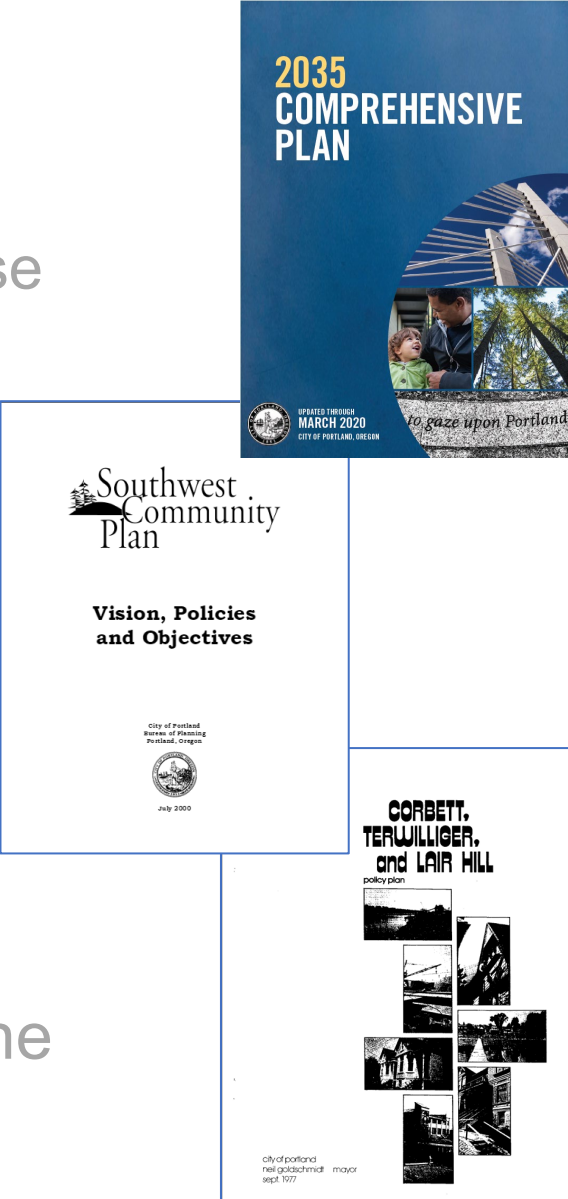


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- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
- f. Any proposed mitigation for the demolition.



Addition to Non-Contributing Brick Building

- Historic Resource Review Process: Type III procedure
- Historic Resource Review Approval Criteria: South Portland Historic District Design Guidelines
- Modification Approval Criteria: 33.846.070



Replacement



Replacement

A 24 05 24 11 07 C 3

Addition to Non-Contributing Brick Building

Potential Design issues include:

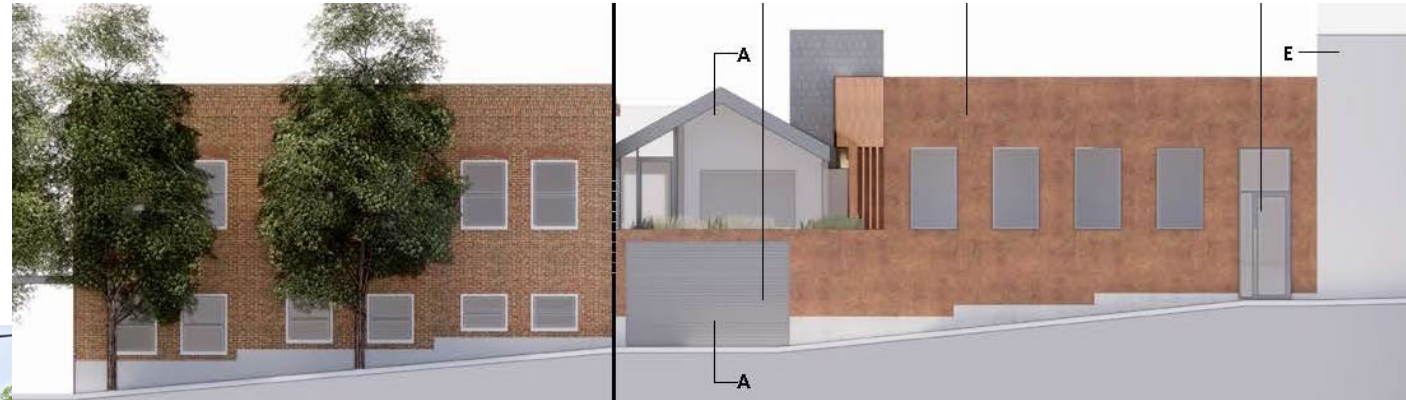
- Roof design.
- Street-facing ground floor activation.
- Lack of prominent entrance and too great prominence of garage entrance.
- Materials.
- Scale and placement.



Replacement

Addition to Non-Contributing Brick Building

- **Potential Modification – Minimum Building Setbacks** (33.130.215.B): Allow a reduction in the setback along the western lot line from the required 10' to 0' for portions of the lot line.
- **Modification Approval Criteria** (33.846.070)
 - 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



Replacement

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UKANDU Loft

3015 SW 1st Avenue & 118 SW Porter Street

design advice request

AUGUST 26, 2024

Gensler

811 SW 6th Ave
Suite 300
Portland, OR 97204
United States
tel (971) 227-2370



The mission of UKANDU is to provide joy, hope, and connection to communities impacted by childhood and adolescent cancer.

Since 1986, Ukandu has served families throughout Oregon and across the region. Ukandu creates safe spaces where the weight of suffering, uncertainty, and feelings of helplessness are confronted by their most worthy adversaries – compassion, community, solidarity, and love – 100% free of charge.

For 31 years, programming was limited to a one-week summer camp for children (patients/survivors, and one sibling) ages 8-18. Over the last seven years, our programming has expanded into ten months of the year, offering six unique programs aimed at serving the different needs of each member of the family, throughout the many different stages of their journey.

The need for ongoing, year-round support: There are 600-800 new childhood cancer diagnoses in Oregon, annually. In nearly four decades working in this community, Ukandu has developed authentic connections with these families. Building on these relationships, we partnered with OHSU and the Knight Cancer Institute’s Community Partnership Program to conduct new research. Our goal was to identify any gaps in services that may exist for families navigating a childhood cancer experience.

The data is clear: Families need a safe space where they can connect outside of the hospital, in the midst of a harrowing journey – any time they need it. The UKANDU Loft represents a first-of-its kind business model and delivery method, focused on holistic, wrap-around care for each member of the family navigating a childhood cancer journey. Partnering with area hospitals (but entirely self-funded) and understanding challenges within the existing ecosystem, The space will provide community and connection in a new environment, untainted by traumatic experiences and memories. There is no facility like The Loft, offering our unique services and curricula anywhere else in the United States.



Gensler PORTLAND

We believe in being part of the solution by creating positive change.

As stewards of our local communities, our team of architects, designers, and strategists are focused on how we can create a better world through the power of design.

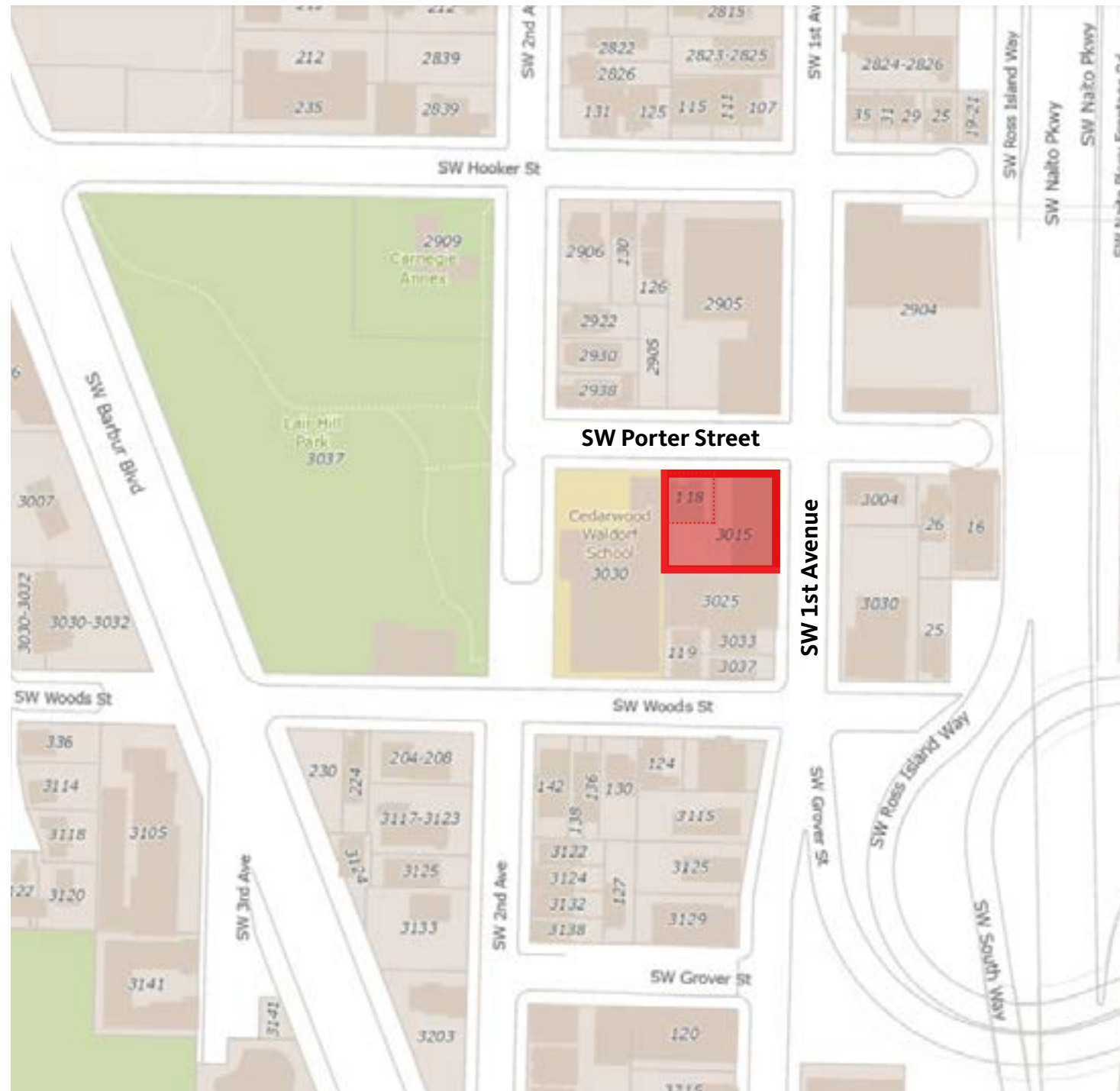
Across every Gensler office, our people are committed to donating their time, skills, and passion to their communities through volunteer service and pro-bono and low-bono work.



C1.2 SUMMARY OF DEVELOPMENT PROGRAM

ADDRESS: 3015 SW 1st Avenue
 PROPERTY ID: R128940
 STATE ID: 1S1E10BB 10200
 ALT ACCOUNT: R140907800
 TAX ROLL: CARUTHERS ADD,
 BLOCK 77 TL 10200

ADDRESS: 118 SW Porter Street
 PROPERTY ID: R128941
 STATE ID: 1S1E10BB 10000
 ALT ACCOUNT: R140907810
 TAX ROLL: CARUTHERS ADD,
 BLOCK 77, W 44' OF LOT 1

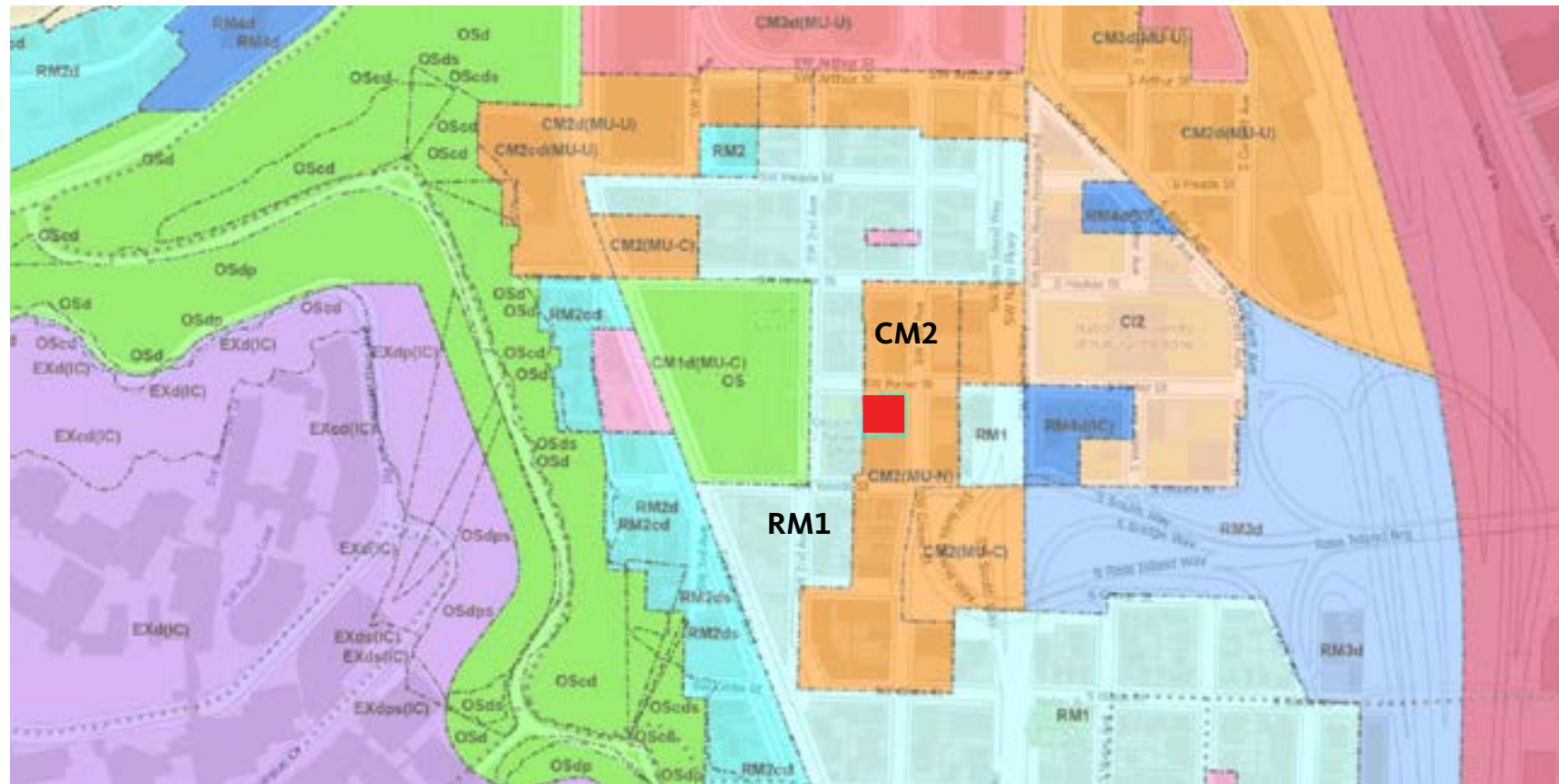


The proposed project is a headquarters for a non-profit whose mission is to bring hope, joy, and connection to communities impacted by childhood cancer. Located on SW 1st Ave. and the corner of SW Porter St., the site is comprised of two adjacent sites both occupied with existing office space. The proposed building (“the Loft”) preserves the masonry building at the corner with a proposed addition to the west. Program spaces include radically inclusive activity spaces for children, teens, and families; community spaces; therapy and counseling offices; outdoor community spaces; parking; and operational offices.

The primary pedestrian entrance will be located off of SW 1st Ave. with a garage and secondary access on SW Porter St. The site is located in the CM2 - Commercial/Mixed Use 2 zone and falls within the SP - South Portland Historic District.



C2.1 ZONING SUMMARY



ZONING CODE

Base Zone	CM2 - Commercial Mixed Use 2
Comp Plan	Mixed Use - Neighborhood
Historic District	SP - South Portland Historic District
Design Guidelines	South Portland Historic District Design Guidelines Lair Hill Historic Conservation District Design Guidelines
Relevant plans	The 2035 Comprehensive Plan adopted in 2020 Corbett, Terwilliger, Lair Hill Policy Plan adopted in 1977 Southwest Community Plan adopted in 2000

DEVELOPMENT STANDARDS

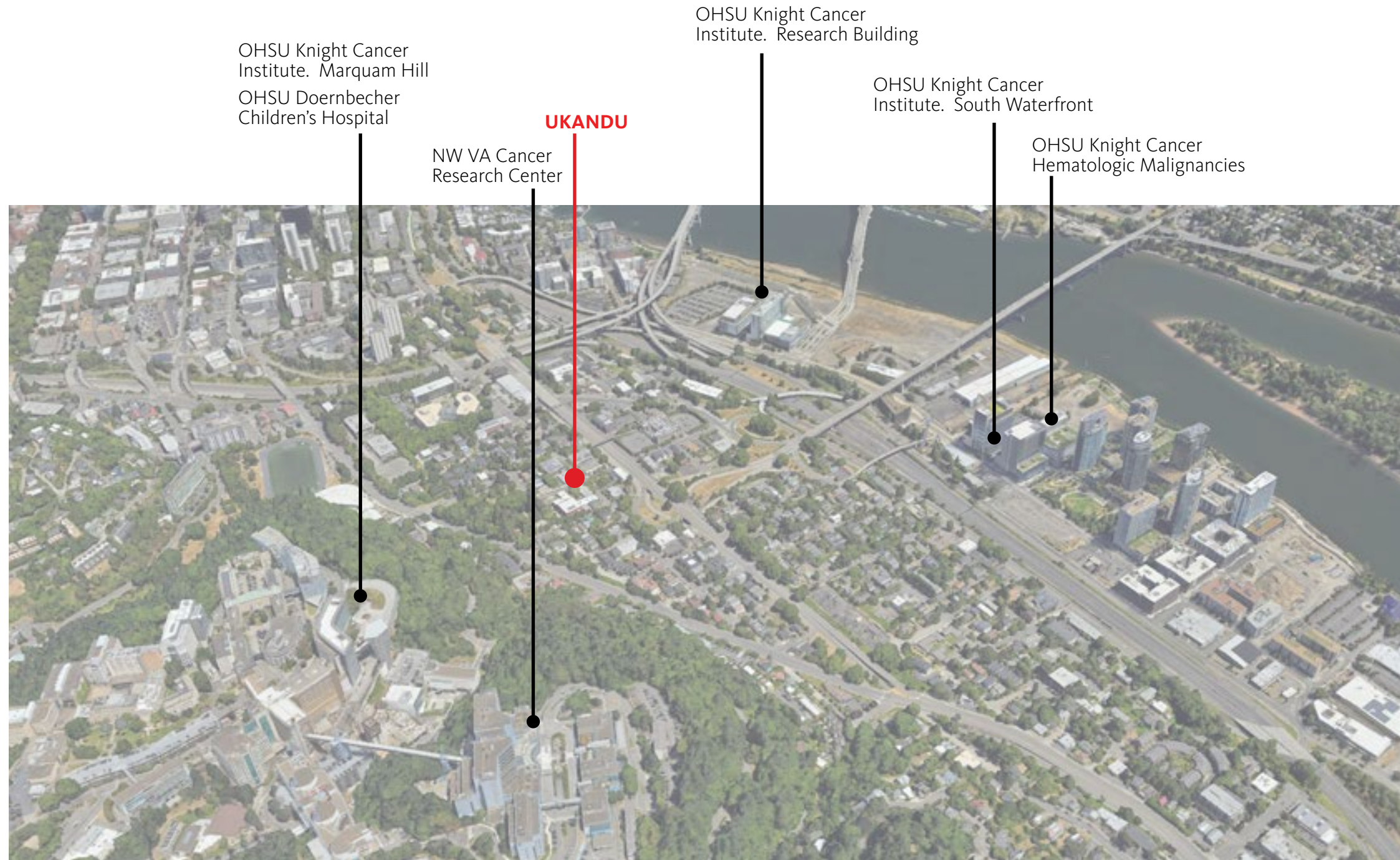
Max FAR	2.5 to 1
Base Zone Height	45 ft.
Bonus Height	55 ft.
Min. Front Setback	none
Max. Front Setback	10 ft
Min. Setback	none
Min. Setback (abutting RM1)	10 ft.
Max. Building Coverage	100%
Min. Landscaped Area	15%
GF Window Standards	Yes

PARKING

Parking Max.	1 per 300 sq. ft. of net building area
--------------	--

BIKE PARKING

Long-term Spaces	2, or 1 per 1,800 sq. ft. of net building area
Short-term Spaces	2, or 1 per 20,000 sq. ft. of net building area



"We need a place within the community that allows families to get together, to feel a sense of community, to be able to relate with one another, to tell and share stories of what they've been through."

I think that Ukandu is well-suited to provide this community space because they've been doing it for a long time. I think it will be a great place outside of the hospital to help heal."

Dr. Jason Glover
 Pediatric Oncologist Randall Children's Hospital, and
 Ukandu Medical Director

"I think The Loft is an opportunity to be thought leaders and growth leaders in the medical community and create something that people will look at and say, 'Oh, that. Every kid should have that. Every family should have that. A hub. A place where they can go... where they can feel seen and heard and supported.' We want that."

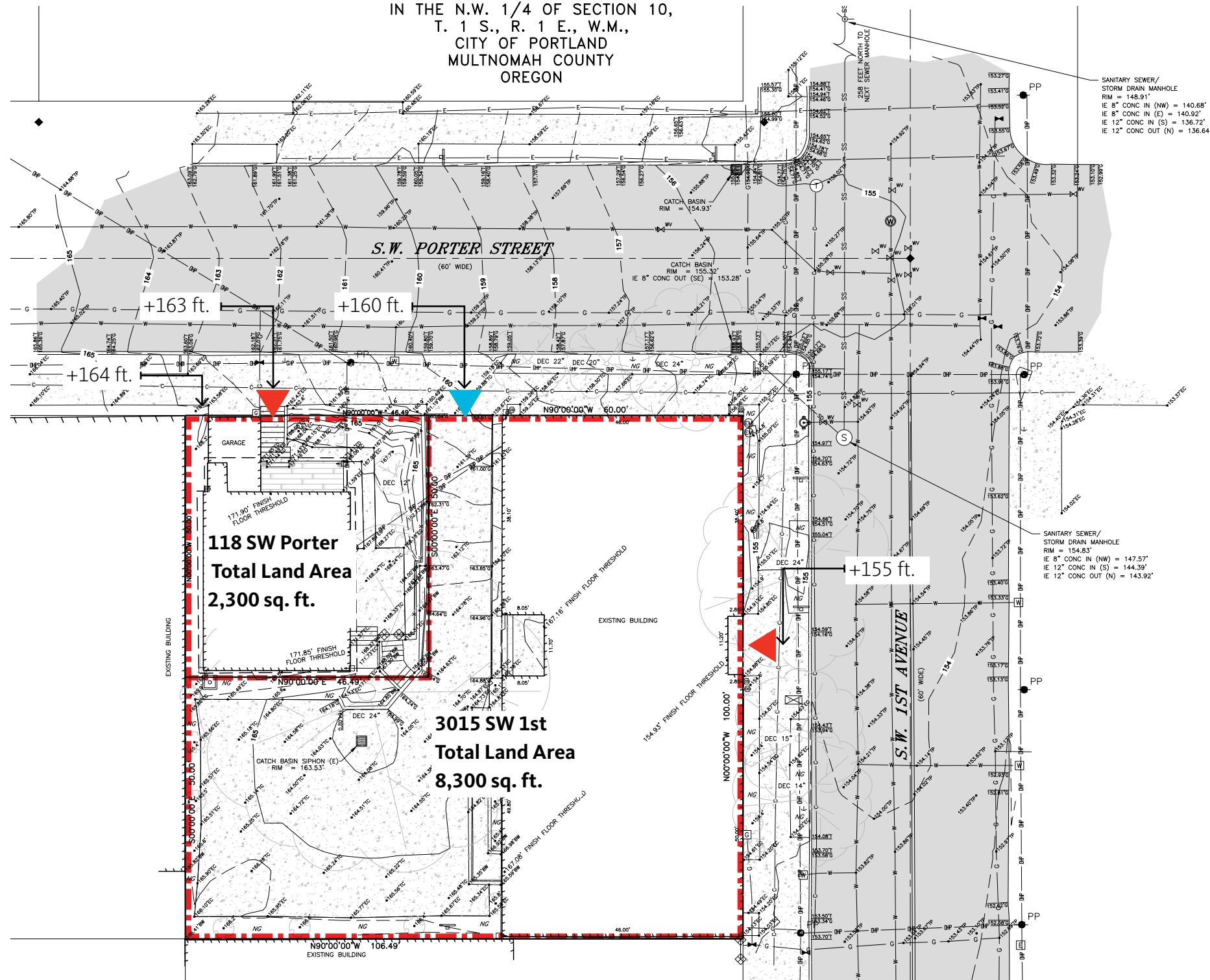
Dr. Amy King
 Licensed Psychologist, Pediatric Health and Early
 Childhood Education Expert

Strategically located between **Oregon's only pediatric cancer treatment facilities**, the site for the UKANDU Loft is just a 6 minute drive from Doernbecher Children's Hospital and 11 minutes from Randall Children's Hospital

TOPOGRAPHIC SURVEY

3015 SW 1ST AVENUE

A PORTION OF LOT 1, BLOCK 77, "CARUTHERS ADDITION",
IN THE N.W. 1/4 OF SECTION 10,
T. 1 S., R. 1 E., W.M.,
CITY OF PORTLAND
MULTNOMAH COUNTY
OREGON






SW 1st Ave



SURVEYOR'S NOTES:
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 62177, MULTNOMAH COUNTY PLAT RECORDS. THIS IS NOT A RECORDABLE SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY IS CITY OF PORTLAND BENCHMARK #5, A BRASS DISK ON THE N.E. CORNER OF S.W WOODS STREET AND S.W. 2ND AVENUE.
ELEVATION: 170.76' (CITY OF PORTLAND DATUM)



-  Pedestrian entry
-  Vehicular entry
-  Site boundary



A) SW 1st Ave. Frontage - Facing West



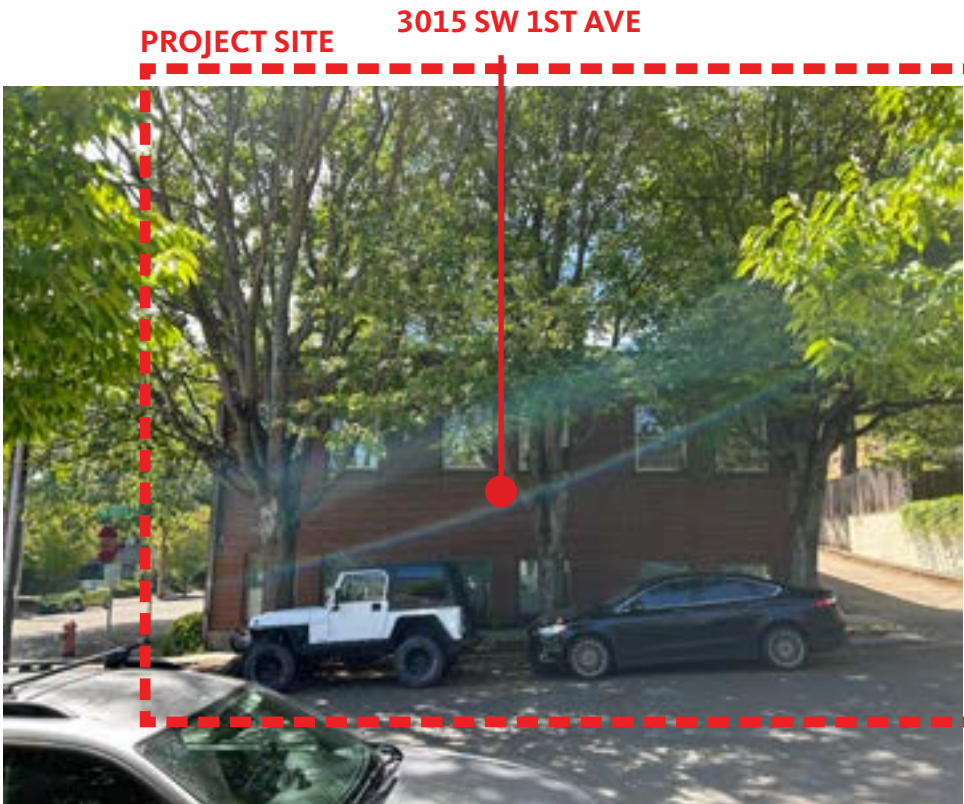
B) SW 1st Ave. Frontage - Facing West



C) SW 1st Ave. Frontage - Facing West



D) SW 1st Ave. Frontage - Facing West



A) Porter Street Frontage - Facing South



B) Porter Street Frontage - Facing South



C) Porter Street Frontage - Facing South



D) Porter Street Frontage - Facing South

C2.7 CONTEXT - SURROUNDING BUILDING PHOTOS



A) Porter Street Frontage - Facing North



B) Cedarwood Waldorf School - Facing East



C) Porter Street Frontage - Facing North



D) Porter Street Frontage - Facing North

C2.8 CONTEXT - SITE PHOTOS



A) Existing on-site Parking Access - Facing South



B) Existing on-site Parking Access - Facing South



C) Existing on-site Parking - Facing East



D) Existing on-site Parking - Facing West

C2.9 CONTEXT - SITE PHOTOS



A) 118 SW Porter St - Front porch and steps - Facing South



B) 118 SW Porter St retaining wall- Facing Southwest



C) 118 SW Porter St - Facing West



D) Existing on-site Parking / Back of 118 SW Porter property - Facing North

CONCEPT DESIGN

Ukandu - Past and Future

<https://www.youtube.com/watch?v=SdCZ9cMkZZE>

Design Drivers

“Everyone just welcomed us in. And the feeling of being welcomed, and trusting new people was very new for us. You’re not known as the ‘cancer kid’... the girl with the bald head. Everyone just gets it!”

Maddie

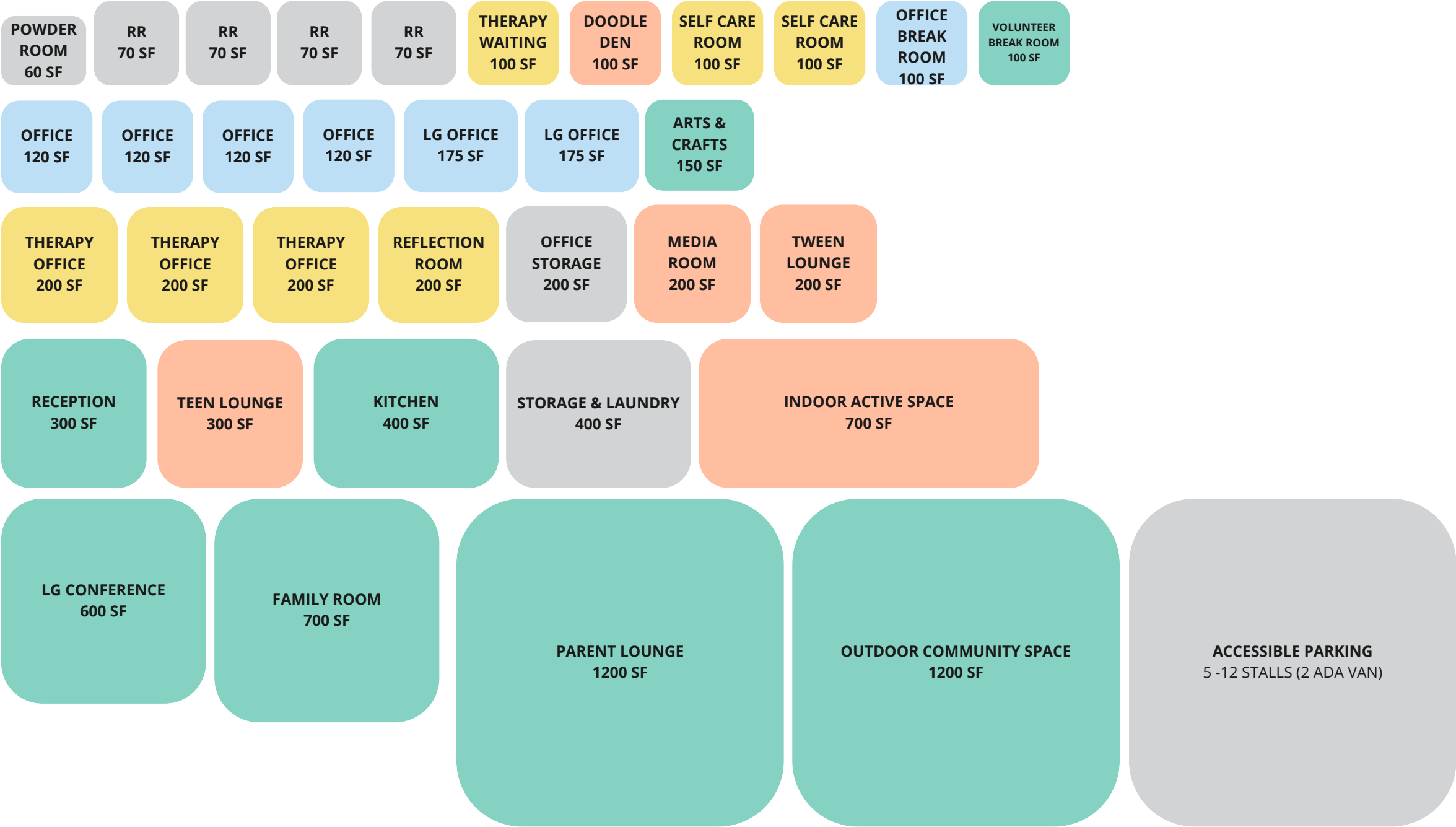
Ukandu patient participant

- **Be Radically Inclusive**
- **Inspire Community Connections**
- **Uplift through Nature**
- **Lead with Intention**
- **Celebrate Outrageous Fun**

PROGRAM KEY

- KID SPACES
- COMMUNITY SPACES
- STAFF / OFFICE SPACES
- THERAPY & REFLECTION SPACES
- BACK OF HOUSE
- PROGRAM TOTAL:
9,420 SF + Circulation & Parking

PROGRAM ELEMENTS

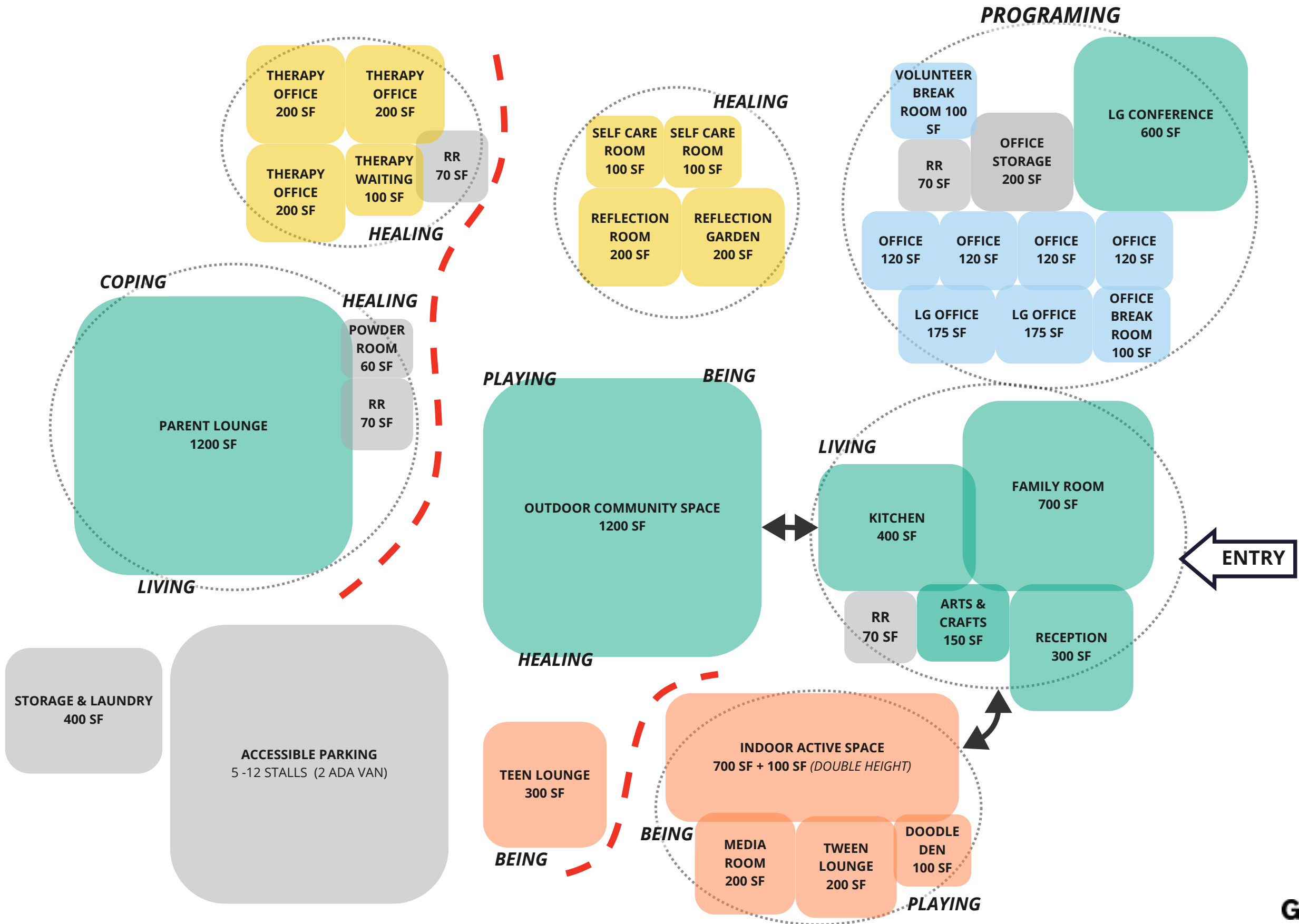


PROGRAM KEY

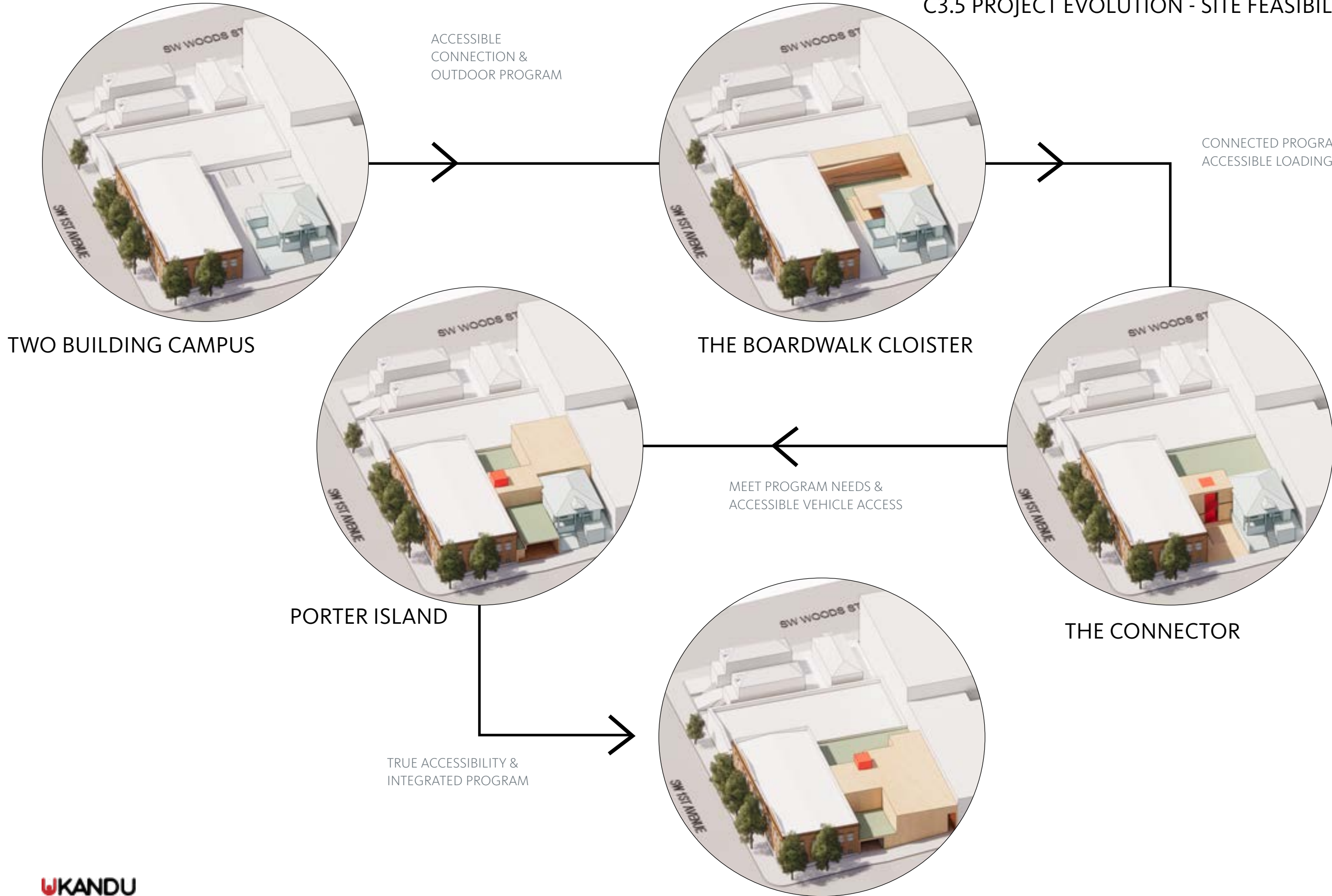
- KID SPACES
- COMMUNITY SPACES
- STAFF / OFFICE SPACES
- THERAPY & REFLECTION SPACES
- BACK OF HOUSE

--- DESIRED PHYSICAL AND/OR VISUAL PROGRAM SEPARATION

PROGRAM TOTAL:
9,420 SF + Circulation & Parking



C3.5 PROJECT EVOLUTION - SITE FEASIBILITY STUDIES



TWO BUILDING CAMPUS

DEAL BREAKERS

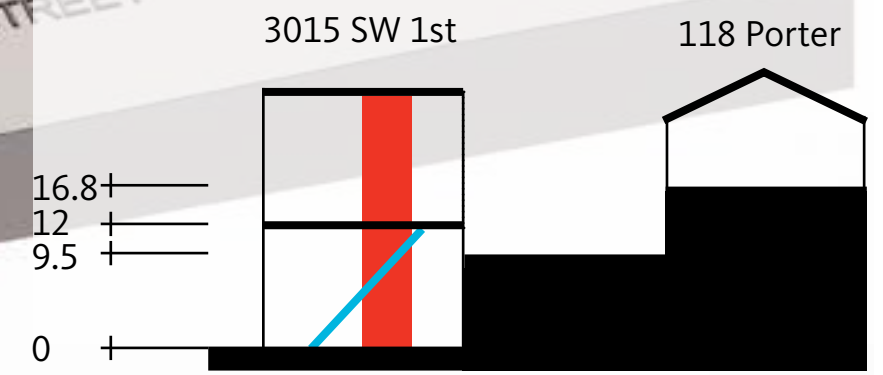
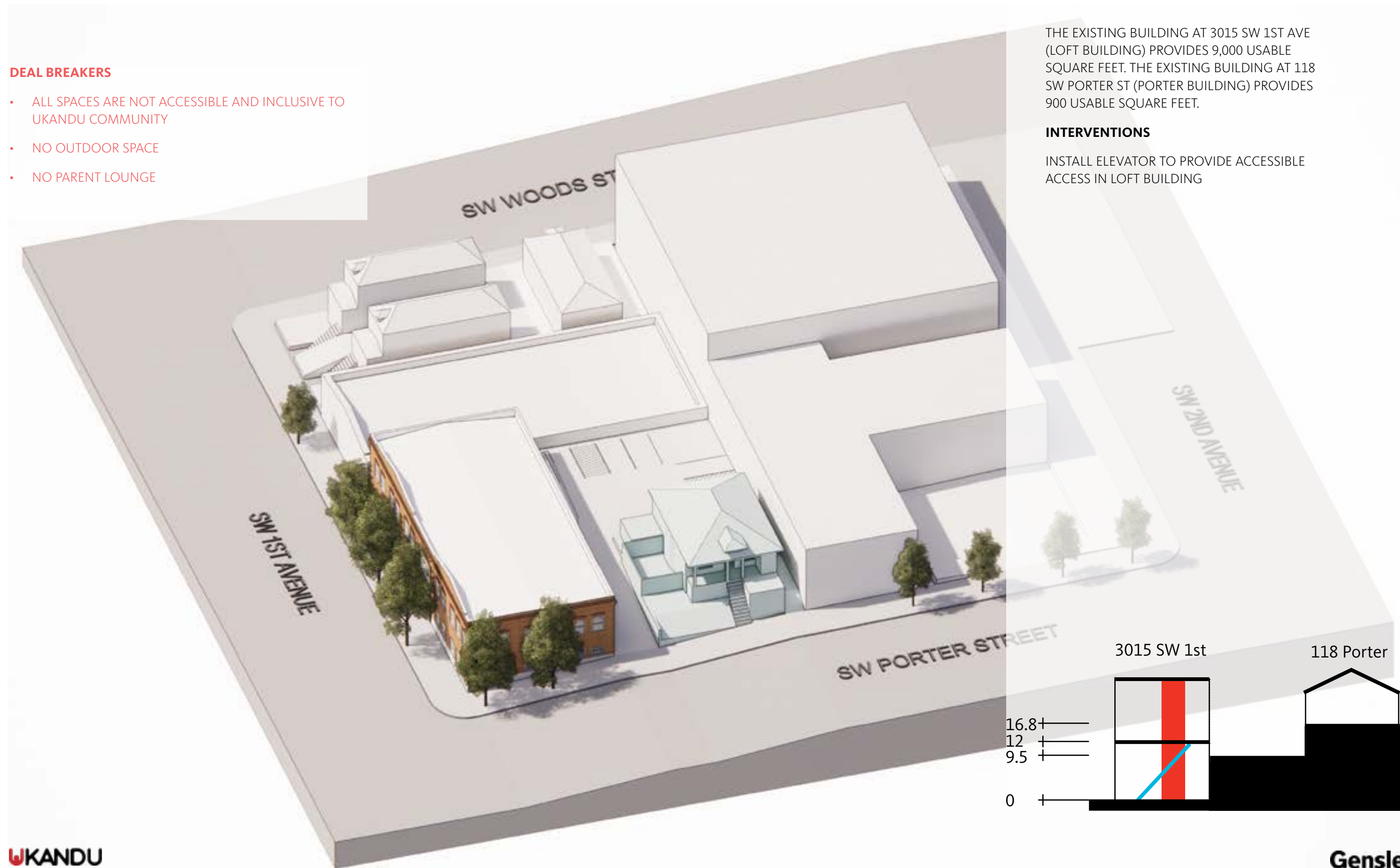
- ALL SPACES ARE NOT ACCESSIBLE AND INCLUSIVE TO UKANDU COMMUNITY
- NO OUTDOOR SPACE
- NO PARENT LOUNGE

C3.7 PROJECT EVOLUTION - DIAGRAMS

THE EXISTING BUILDING AT 3015 SW 1ST AVE (LOFT BUILDING) PROVIDES 9,000 USABLE SQUARE FEET. THE EXISTING BUILDING AT 118 SW PORTER ST (PORTER BUILDING) PROVIDES 900 USABLE SQUARE FEET.

INTERVENTIONS

INSTALL ELEVATOR TO PROVIDE ACCESSIBLE ACCESS IN LOFT BUILDING



THE BOARDWALK CLOISTER

C3.10 PROJECT EVOLUTION - DIAGRAMS

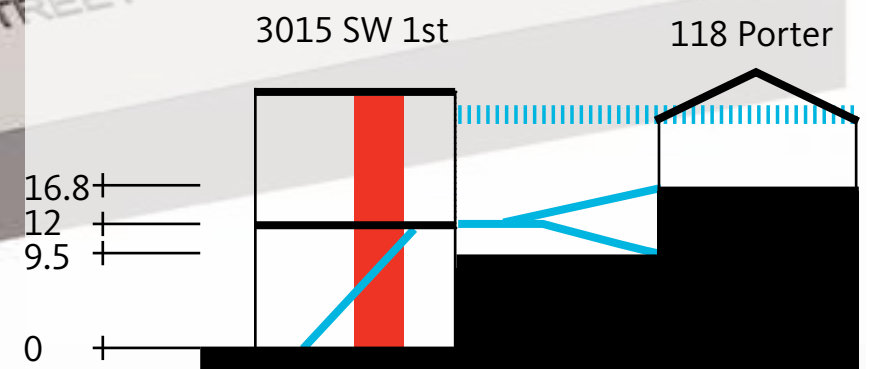
DEAL BREAKERS

- PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO ACCESSIBLE PARKING OR DROP OFF ZONE
- RAMPS ARE ACCESSIBLE BUT NOT EQUITABLE / INCLUSIVE
- NO PARENT COMMUNITY SPACE



INTERVENTIONS

ACCESSIBLE COVERED CONNECTION BETWEEN THE EXISTING BUILDINGS



THE CONNECTOR

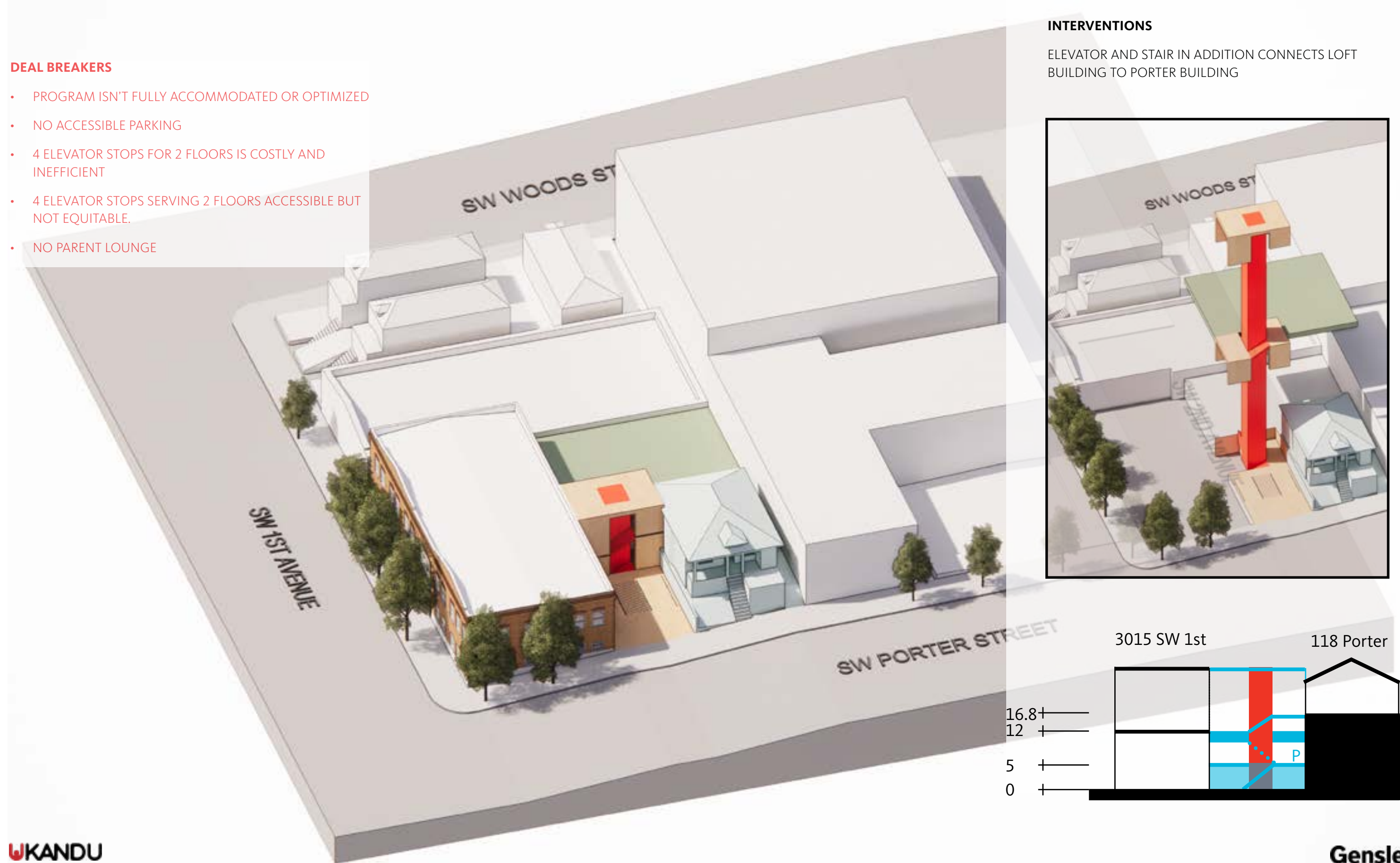
C3.13 PROJECT EVOLUTION - DIAGRAMS

DEAL BREAKERS

- PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO ACCESSIBLE PARKING
- 4 ELEVATOR STOPS FOR 2 FLOORS IS COSTLY AND INEFFICIENT
- 4 ELEVATOR STOPS SERVING 2 FLOORS ACCESSIBLE BUT NOT EQUITABLE.
- NO PARENT LOUNGE

INTERVENTIONS

ELEVATOR AND STAIR IN ADDITION CONNECTS LOFT BUILDING TO PORTER BUILDING



PORTER ISLAND

C3.16 PROJECT EVOLUTION - DIAGRAMS

DEAL BREAKERS

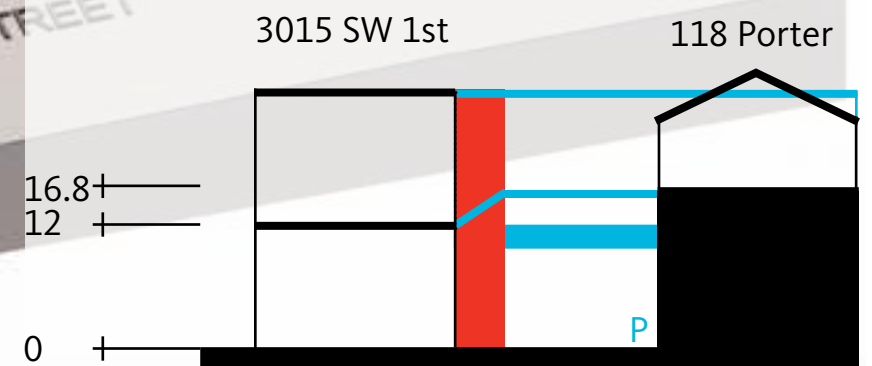
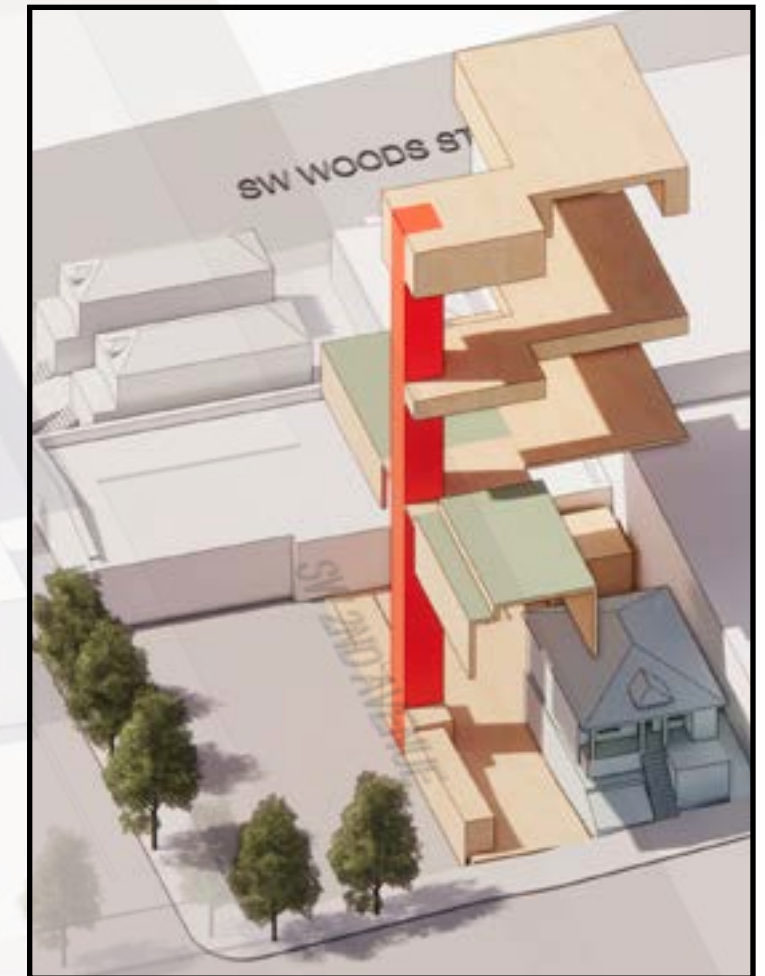
- PROGRAM ISN'T FULLY OPTIMIZED
- 3 ELEVATOR STOPS STILL REQUIRED
- COST PROHIBITIVE
- ENGINEERING UNCERTAINTY



INTERVENTIONS

ELEVATOR AND STAIR IN ADDITION CONNECTS LOFT BUILDING TO PORTER BUILDING

EXCAVATE AROUND PORTER BUILDING FOR PARKING



THE RADICALLY INCLUSIVE FULL MEAL DEAL

C3.19 PROJECT EVOLUTION - DIAGRAMS

DEAL BREAKERS

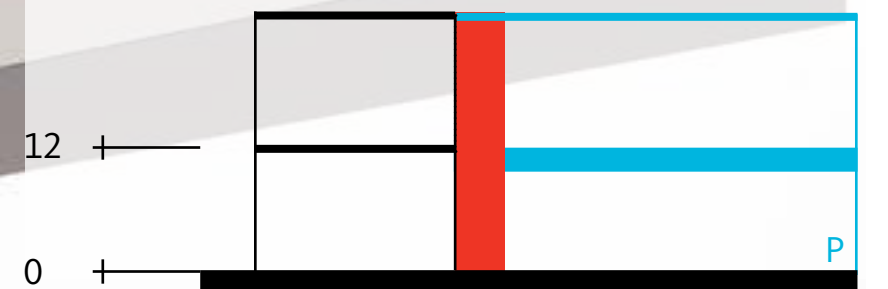
- EXTENSIVE LAND USE PROCEDURE

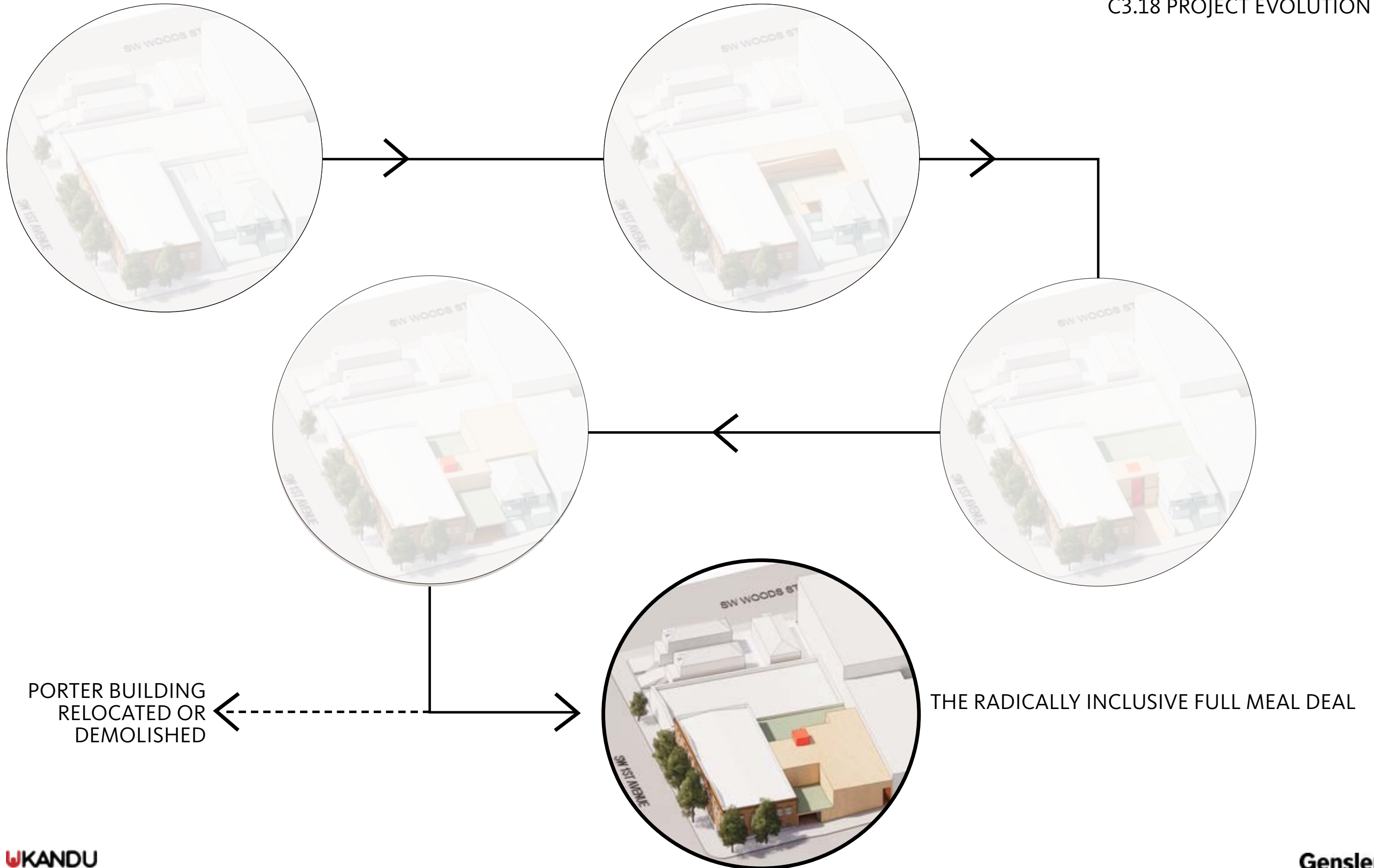
INTERVENTIONS

NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL, CREATES ACCESSIBLE OUTDOOR SPACE AND PARKING



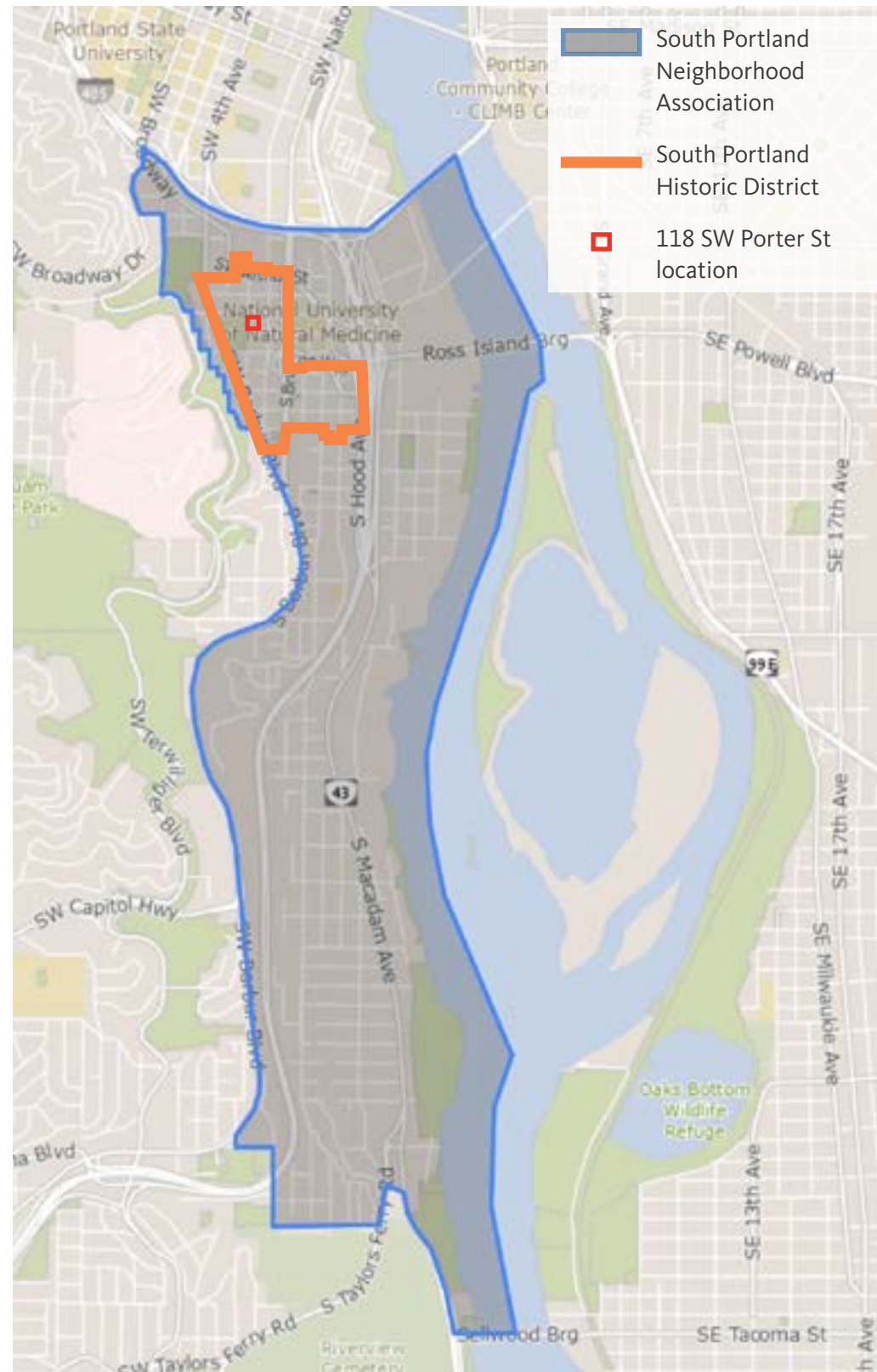
3015 SW 1st





BUILDING RELOCATION

C4.1 BUILDING RELOCATION



Southwest Portland Map



118 SW Porter Street - AKA the "Porter building"



Photos of Fried-Durkheimer House relocation

CONSIDERATIONS

FINDING A VIABLE SITE FOR RELOCATION

The South Portland Neighborhood Association has been contacted by the owner of the 118 SW Porter Street building, inquiring about potential relocation sites for the historic building in-lieu of demolition.

COST IMPLICATIONS OF RELOCATION

With contractor input, it has been determined that it will cost approximately \$1,000,000 in total to relocate the 118 SW Porter Street building. Approximately half of that cost would be for permit and relocation efforts; Additional expenses may include shared or held costs for determining and acquiring new land for the structure to be placed on.

COMPLICATIONS OF RELOCATION

With contractor input, we do not believe that the Porter building is structurally sound enough to be relocated without causing significant damage.

The Porter building sits on a sloped site and is not at grade with SW Porter Street.

The Porter building has been used as an office and not as a residence for several decades, so if it were to function as a residence at its relocated site, significant interior reconfiguration would be required.

COMPARABLE EXAMPLES OF BUILDING RELOCATION

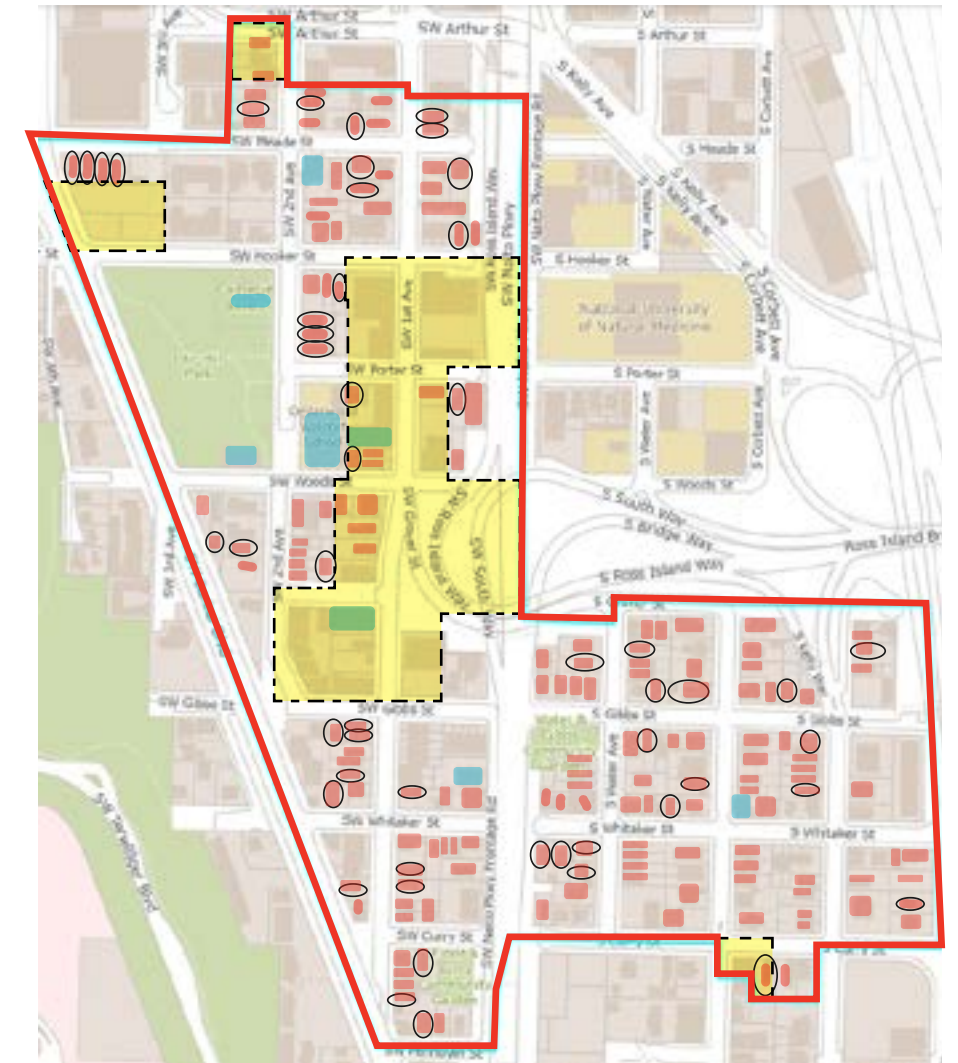
In 2017, the Fried-Durkheimer House was relocated 17 blocks from its original plot at 1134 SW 12th Ave to 2177 SW Broadway Ave. The preservationists raised \$440,000 for permit fees and expenses to relocate the 2,600 square foot building.

DEMOLITION REVIEW

South Portland Historic District

Contributing resources are those buildings, structures, objects, and sites that convey the architectural, cultural, and historical significance and integrity of a place. Integrity is the combination of location, setting, design, materials, workmanship, feeling, and association. Evaluation of integrity considers the architectural, cultural, and historical context with which the resource is associated.

- Period of significance 1876-1926
- 186 contributing buildings
- The building types in the district are single-family houses, multi-family plexes, mixed-use buildings, and institutional buildings.
- 178 of the 186 contributing buildings were built as single-family houses and multi-family plexes.



- South Portland Historic District
- Contributing Residential structure
- Contributing Mixed-use or Institutional structure
- Bungalow style structure

33.846.080 Demolition Review

Approval for demolition of a contributing resource is evaluated on whether demolition is equally or more supportive of the Comprehensive Plan, the Corbett, Terwilliger, Lair Hill Policy Plan, and the Southwest Community Plan than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

a. **(1)** The resource's age, **(2)** condition, **(3)** historic integrity, **(4)** historic significance, **(5)** design or construction rarity, **(6)** value to the community, and **(7)** association with historically marginalized individuals or communities;

(1,2,5) 118 SW Porter was built in **1908** and exhibits significant wear. It is representative of the **bungalow style** of which there are **51 similar structures** in the district, **2** of which are **in mixed use zones**.

(3,4,6) The building has functioned as an **office for more than forty years** and is located in the CM2 zone. A street facing, at-grade storage addition is thought to have been added during this transition of use. It is currently leased by the Cedarwood Waldorf School and used as overflow offices and storage. It is now flanked by a commercial driveway and school addition located on the property line and right-of-way. It's location is **no longer desirable for single family use**.

(4,7) The building is not specifically identified as being associated with a historically marginalized individual or community outside of the district's association with Italian and Jewish immigrants at the turn of the century.

b. The economic consequences for the owner and the community;

Ukandu's foundational tenet of radical inclusivity necessitates the removal of barriers, physical and financial, and seeks to **enable all people to experience their space equally, confidently, and independently.** To meet this goal and preserve the 900 sq. ft. would require an estimated increase in expense of \$700,000+. Additionally, preservation of 118 SW Porter has sizable impact on cost relative to the 3015 SW 1st property.

c. The merits of demolition;

Demolition or deconstruction provides an opportunity to provide **greater site capacity, site efficiency, and infrastructure** better suited to the proposed use, the existing zoning, and the economic development objectives of the Southwest Community Plan.

d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;

The proposed development would enable Ukandu to expand their wraparound supportive services to the full calendar year to **better meet the needs of communities impacted by Childhood Cancer**, all in direct proximity to the larger cancer care ecosystem of Southwest Portland.

e. The merits of preserving the resource, taking into consideration historic resources are irreplaceable assets significant to the region's architectural, cultural, and historical identity and their preservation promotes economic and community vitality, resilience, and memory; and

The merit of preserving the resource in the SPHDD is the conservation of a representative bungalow style residence. In a limited fashion, the property has adapted its use to meet desired adjacent needs in an evolving environment, though not specifically supporting relevant plans or policies.

f. Any proposed mitigation for the demolition. Please provide examples of mitigation.

Memorializing our collective history is foundational to Ukandu. The Ukandu project team is committed to documenting 118 SW Porter and incorporating representative detail and construction where appropriate, as well as other opportunities for commemoration or acknowledgment.

Ukandu's service model at this site provides a greater value as an innovative and compassionate community member, supports the 2035 Comprehensive Plan's guiding principles of human health and equity, and supports the Southwest Community Plan's economic development objectives for a greater network of medical and supportive services for those affected by childhood cancers.

Comprehensive Plan

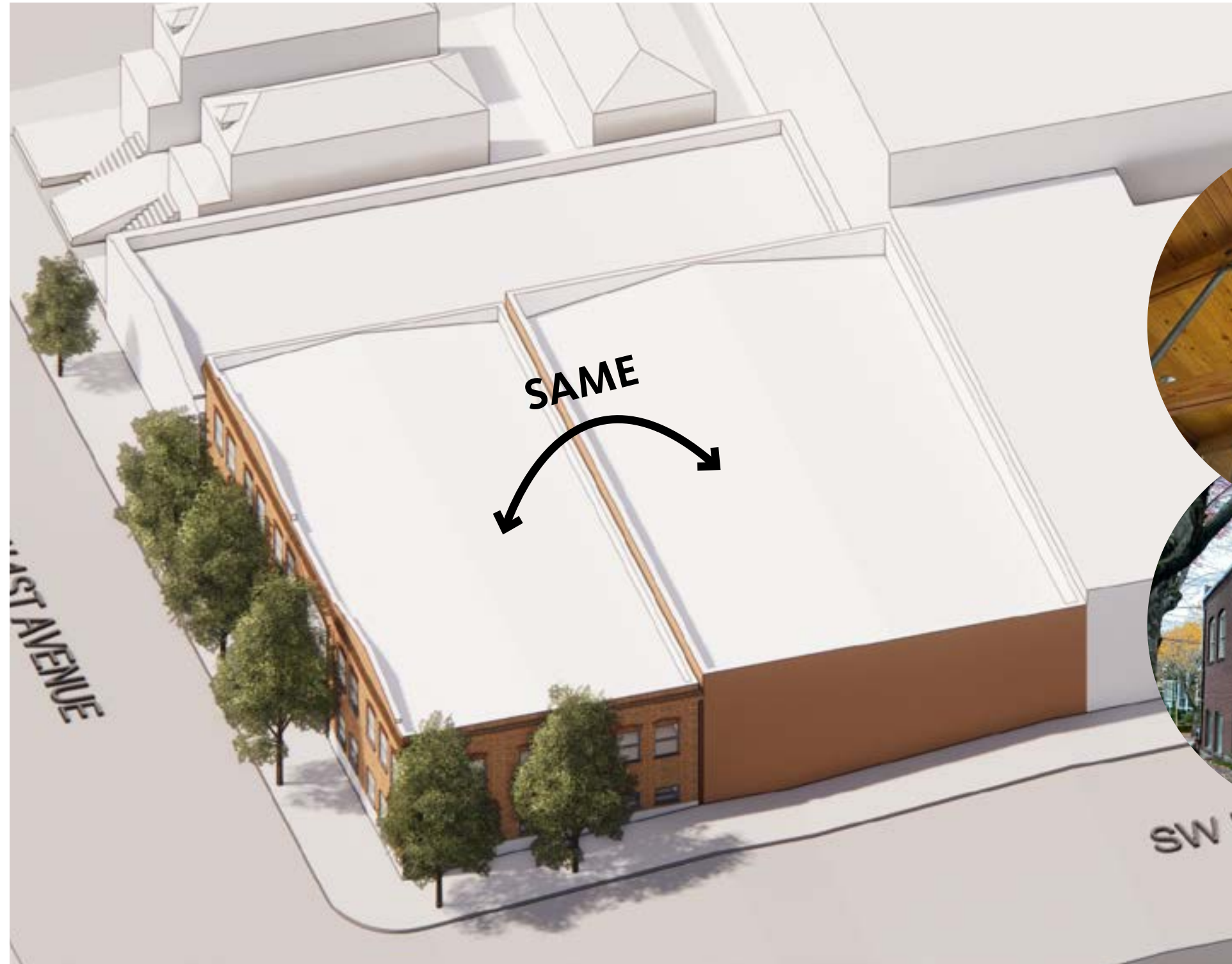
- Portland is prosperous, healthy, equitable and resilient
- Opportunities for Portlanders to lead healthy, active, connected lives
- Minimize burdens, extend community benefits, & proximity of convenient, accessible services

Southwest Community Plan

- Encourage redevelopment that has clear public benefit
- Support educational and medical institutions in enhancing the quality of education and research
- Establish trusting and productive relationships

CONCEPT DESIGN CONT...









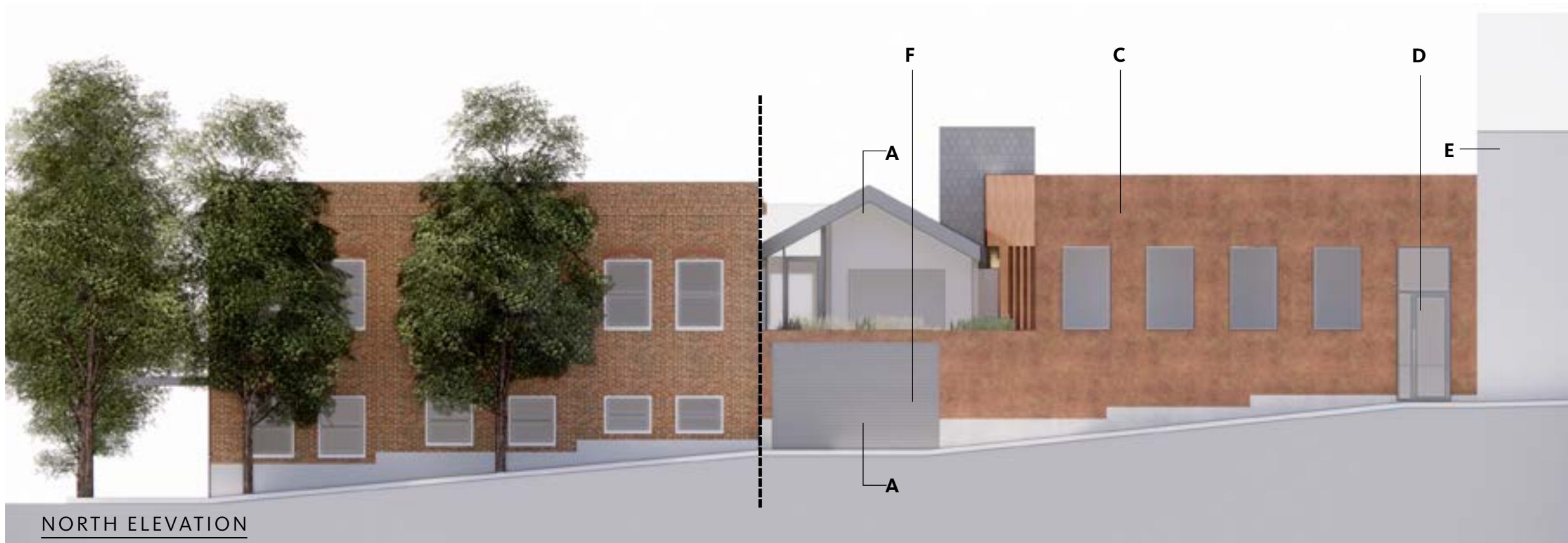


3D VIEW - NE CORNER



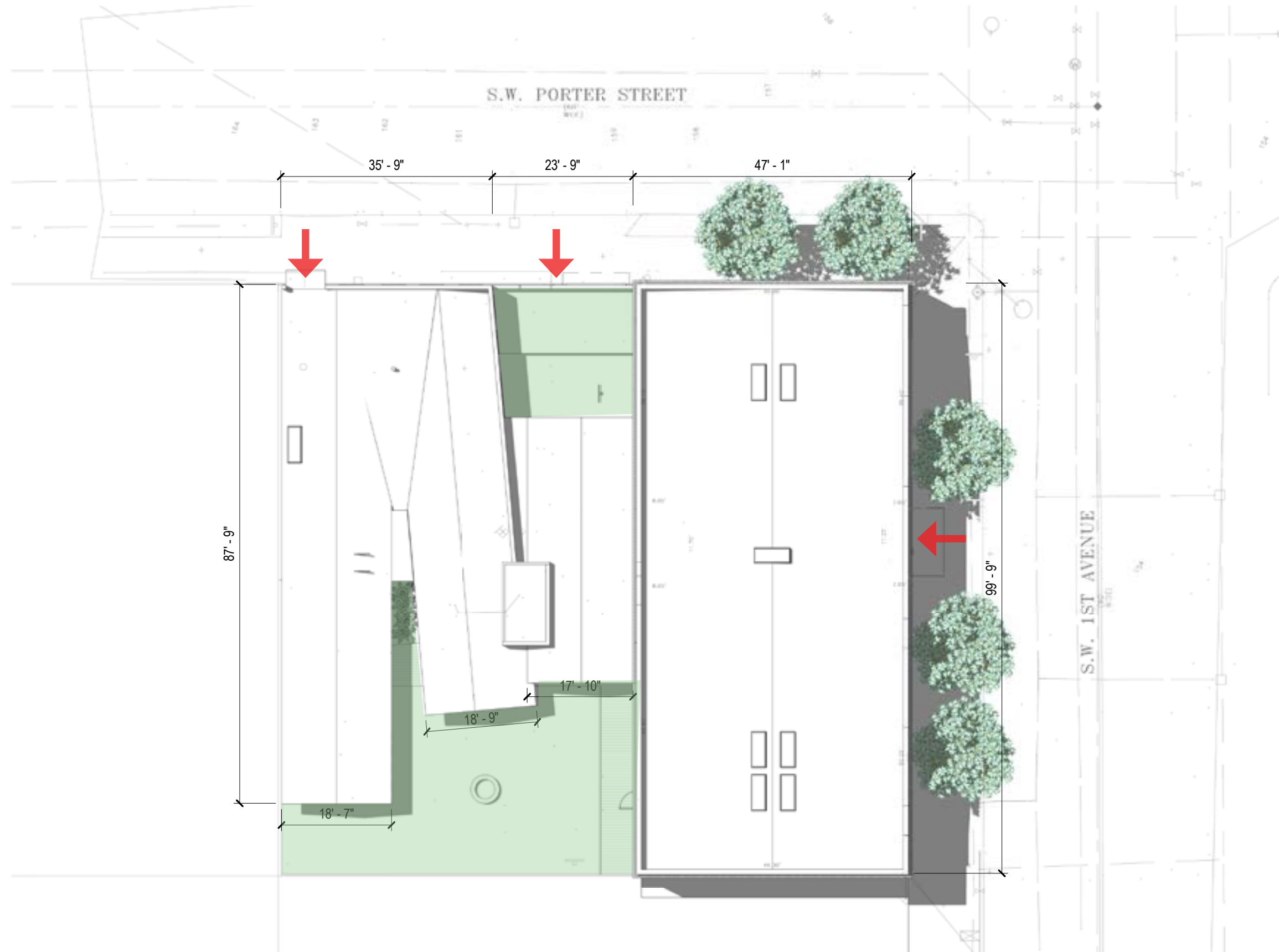
AREA OF PROPOSED ALTERATION

- A New Entrance Awning and Door
- B New Glazed Garage Door
- C New Building Addition
- D New Building Entrance
- E Existing Neighboring Buildings*
- F New Entrance to below grade parking

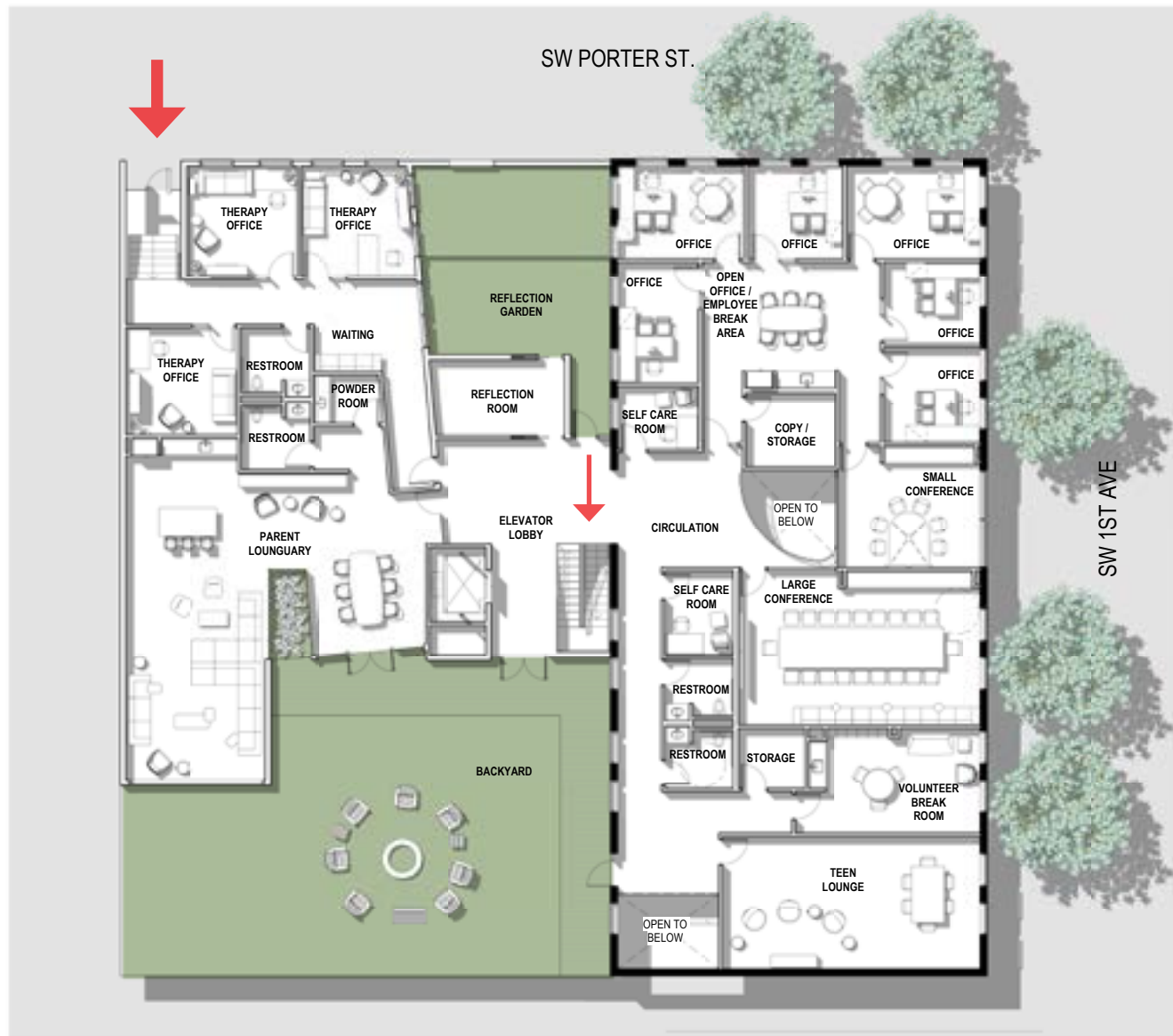


SECTION AA

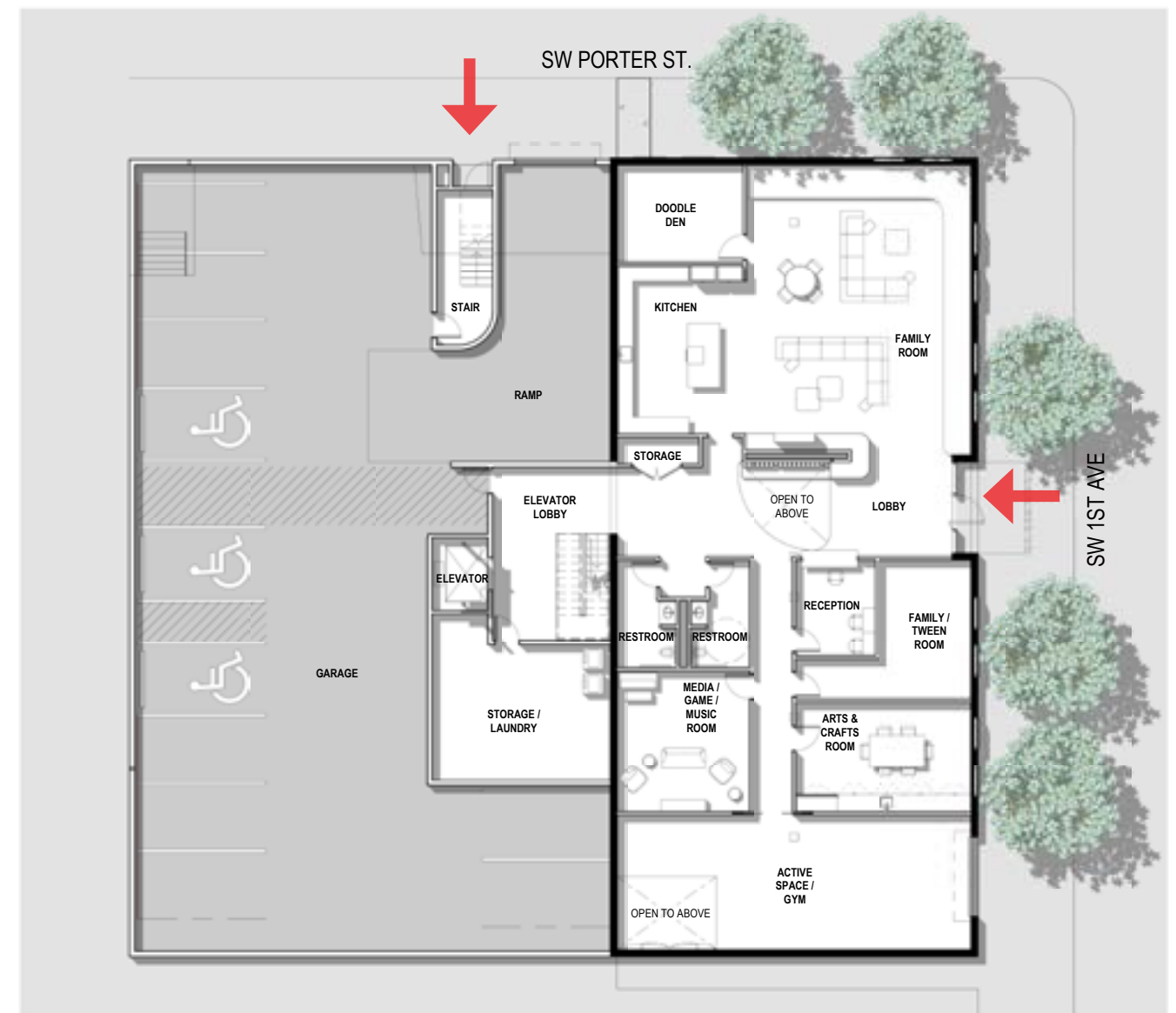
building elevations



building site plan



SECOND FLOOR



GROUND FLOOR





COMPOSITE WOOD FIBER AND CEMENT PANEL



STUCCO



BRICK



CEDAR SHINGLE



TERRACOTTA SHINGLE

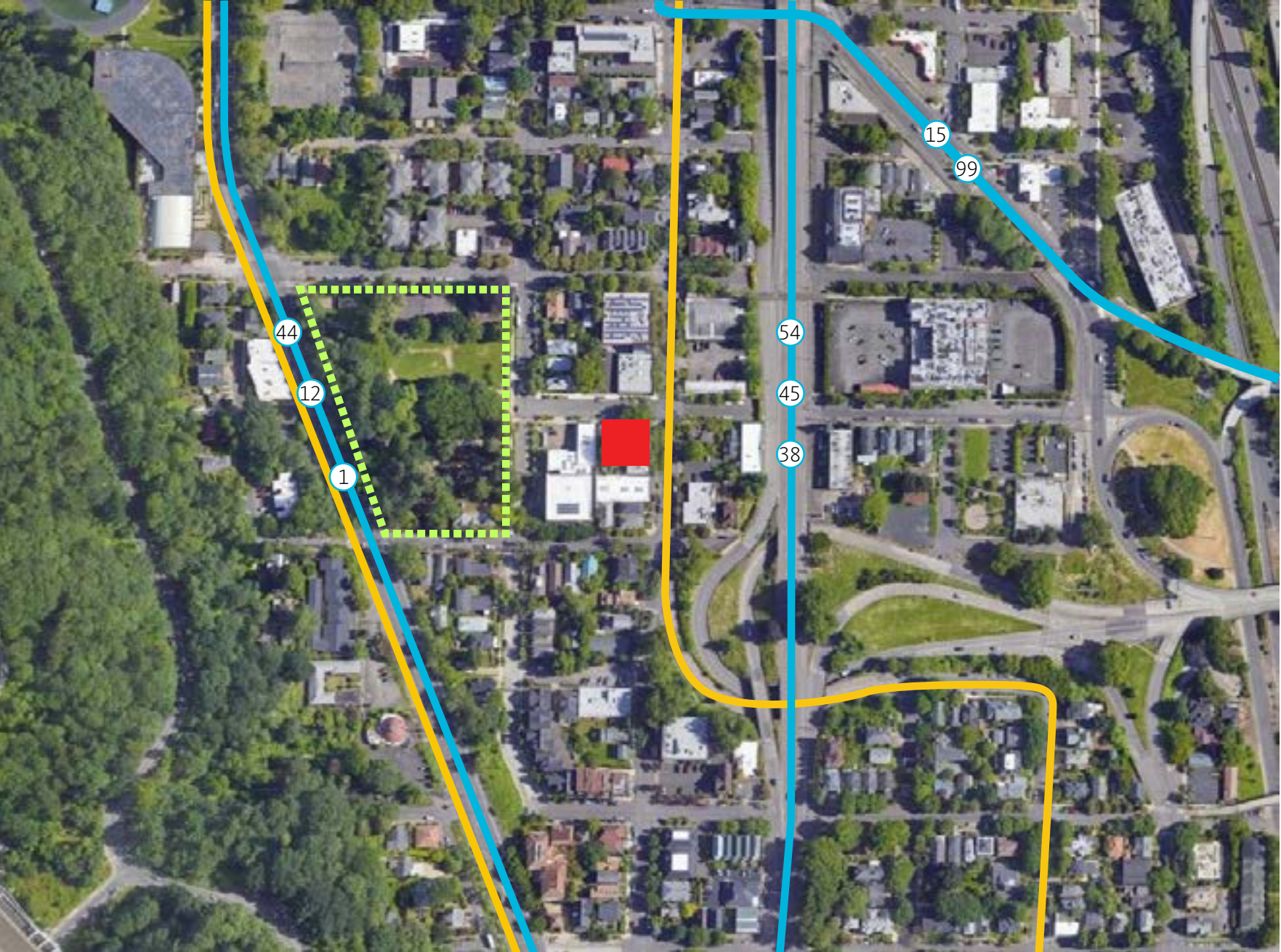


CORRUGATED METAL SIDING



TERRACOTTA TILE RAIN SCREEN

APPENDIX



- Site
- Bus Transit
- Bike way
- Open Space



SW Barbur Blvd Bus Stop



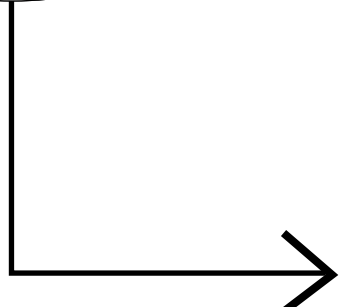
SW Barbur Blvd Bike Lane



Lair Hill Park

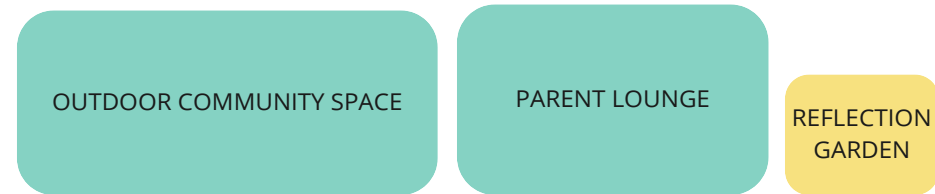


TWO BUILDING CAMPUS



TWO BUILDING CAMPUS

MISSING PROGRAM



PROGRAM KEY



C3.8 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

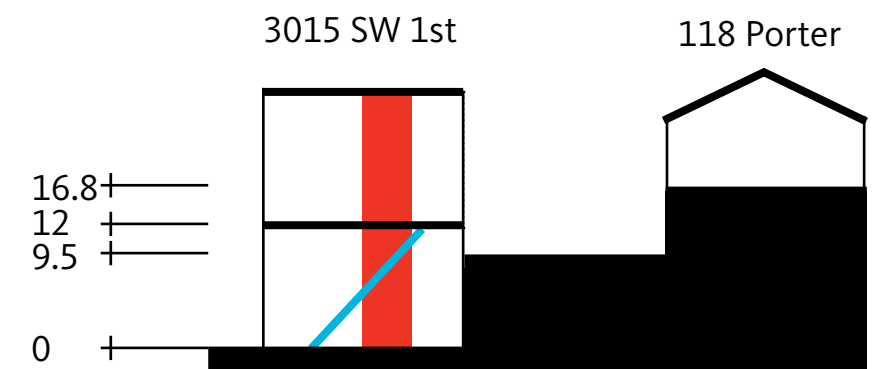
- ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING

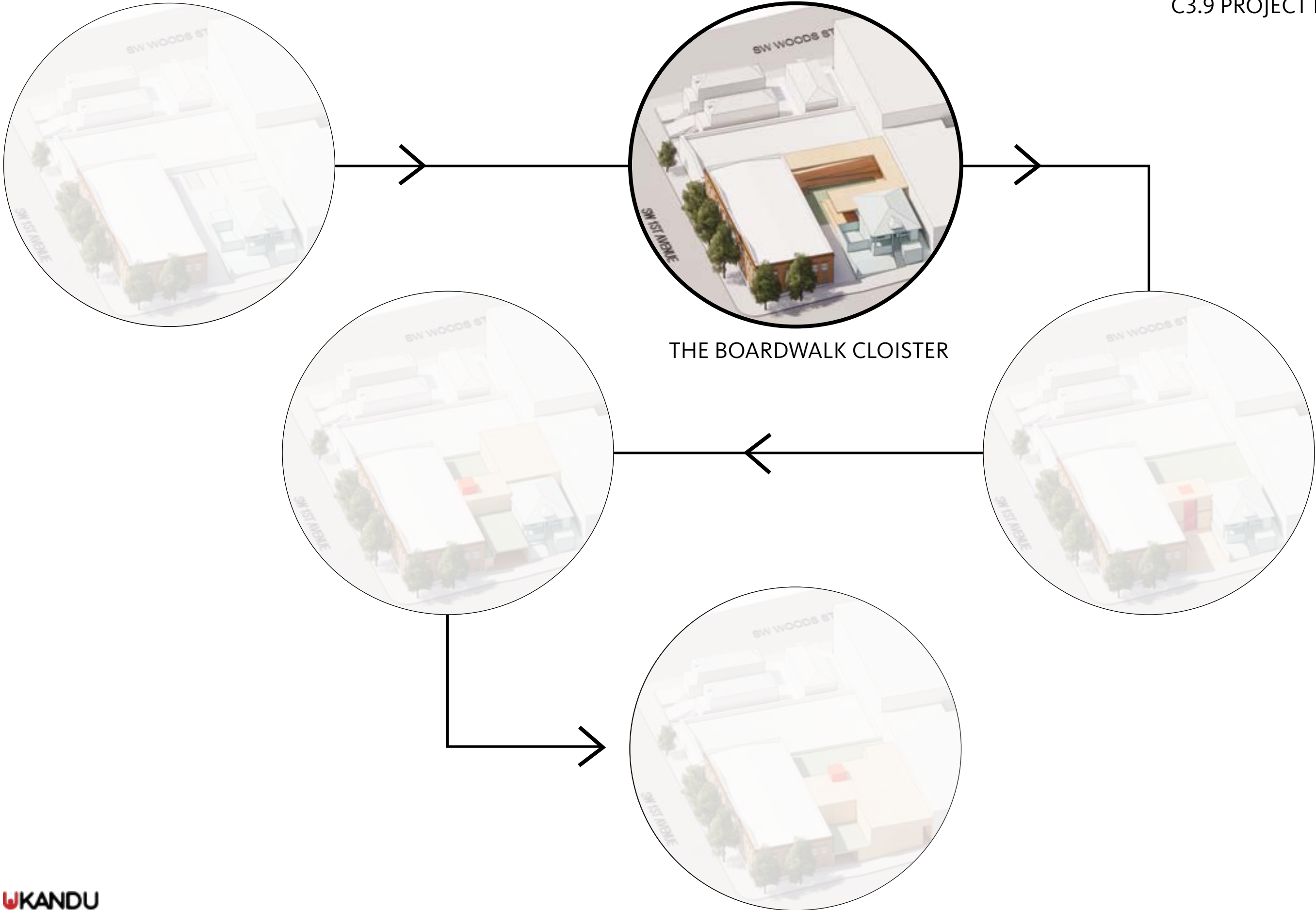
COMMUNITY FEEDBACK

- LOFT BUILDING PROVIDES GOOD OPPORTUNITIES FOR PROGRAM
- BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO OUTDOOR SPACE
- INSUFFICIENT NON-COMPLIANT PARKING

DEAL BREAKERS

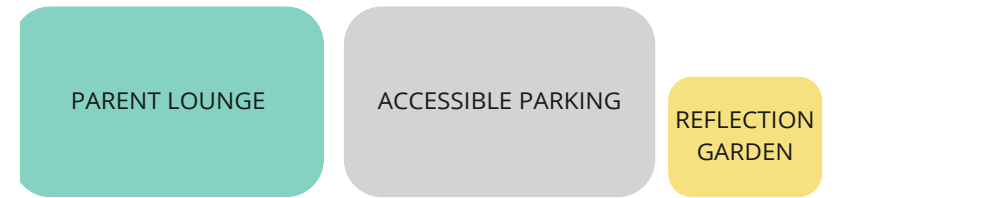
- ALL SPACES ARE NOT ACCESSIBLE AND INCLUSIVE TO UKANDU COMMUNITY
- NO OUTDOOR SPACE
- NO PARENT LOUNGE



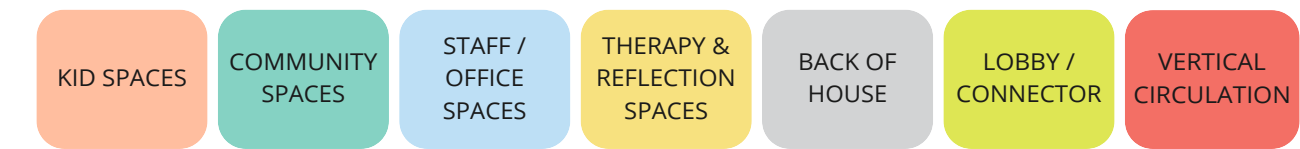


THE BOARDWALK CLOISTER

MISSING PROGRAM



PROGRAM KEY



C3.11 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

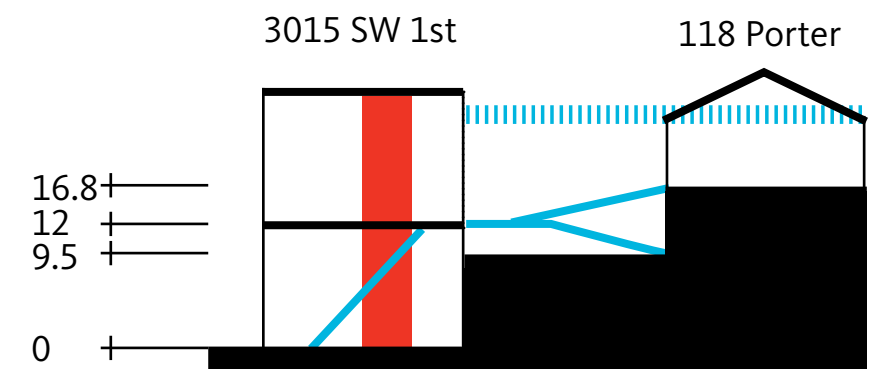
- ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING
- RAMPED BOARDWALK CONNECTS LOFT BUILDING AND PORTER BUILDING

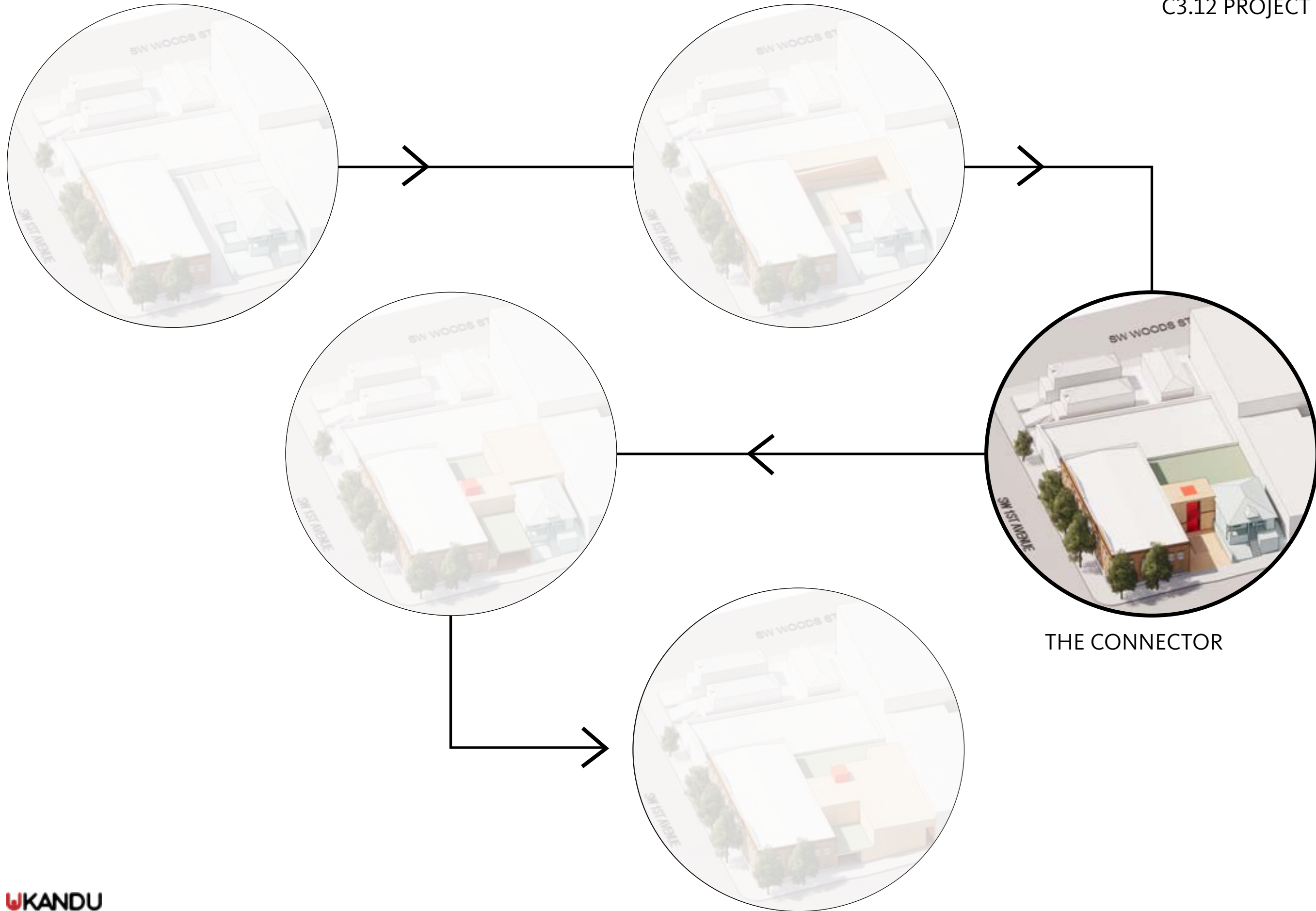
COMMUNITY FEEDBACK

- NEW OUTDOOR SPACE AND CONNECTION BETWEEN BUILDINGS IS APPRECIATED
- BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO ACCESSIBLE PARKING OR DROP OFF ZONE

DEAL BREAKERS

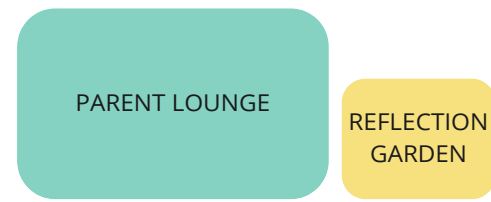
- RAMPS ARE ACCESSIBLE BUT NOT EQUITABLE / INCLUSIVE
- NO PARENT COMMUNITY SPACE





THE CONNECTOR

MISSING PROGRAM



PROGRAM KEY



C3.14 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

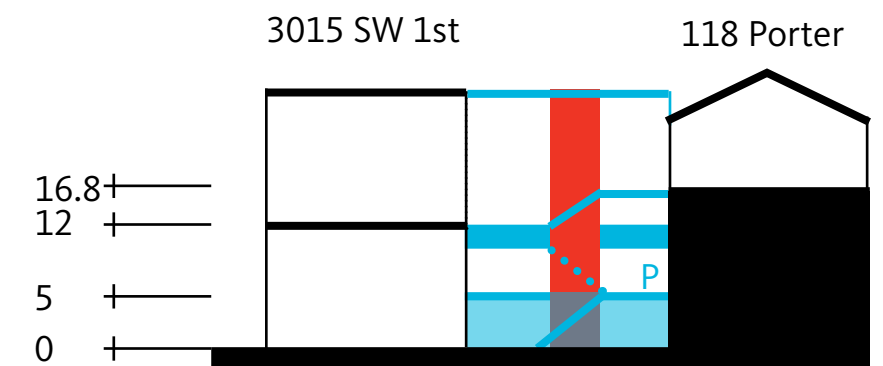
- ELEVATOR AND STAIR IN ADDITION CONNECTS LOFT BUILDING TO PORTER BUILDING
- DEDICATED ACCESSIBLE LOADING

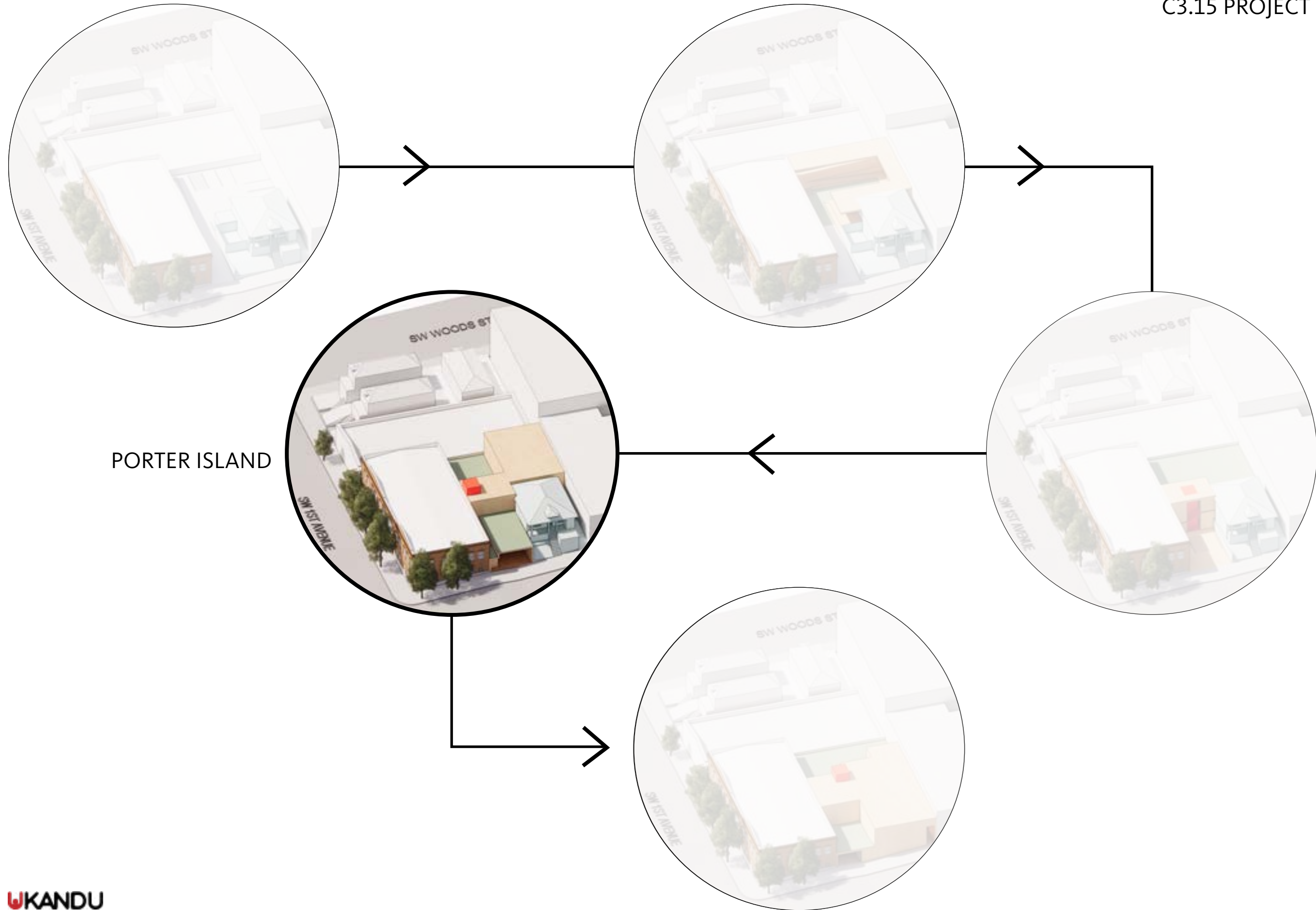
COMMUNITY FEEDBACK

- NEW OUTDOOR SPACE, LOADING, AND CONNECTION BETWEEN BUILDINGS IS APPRECIATED
- RIGHTSIZED PROGRAM ELEMENTS
- BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO ACCESSIBLE PARKING
- 4 ELEVATOR STOPS FOR 2 FLOORS IS COSTLY AND INEFFICIENT

DEAL BREAKERS

- 4 ELEVATOR STOPS SERVING 2 FLOORS ACCESSIBLE BUT NOT EQUITABLE.
- NO PARENT LOUNGE

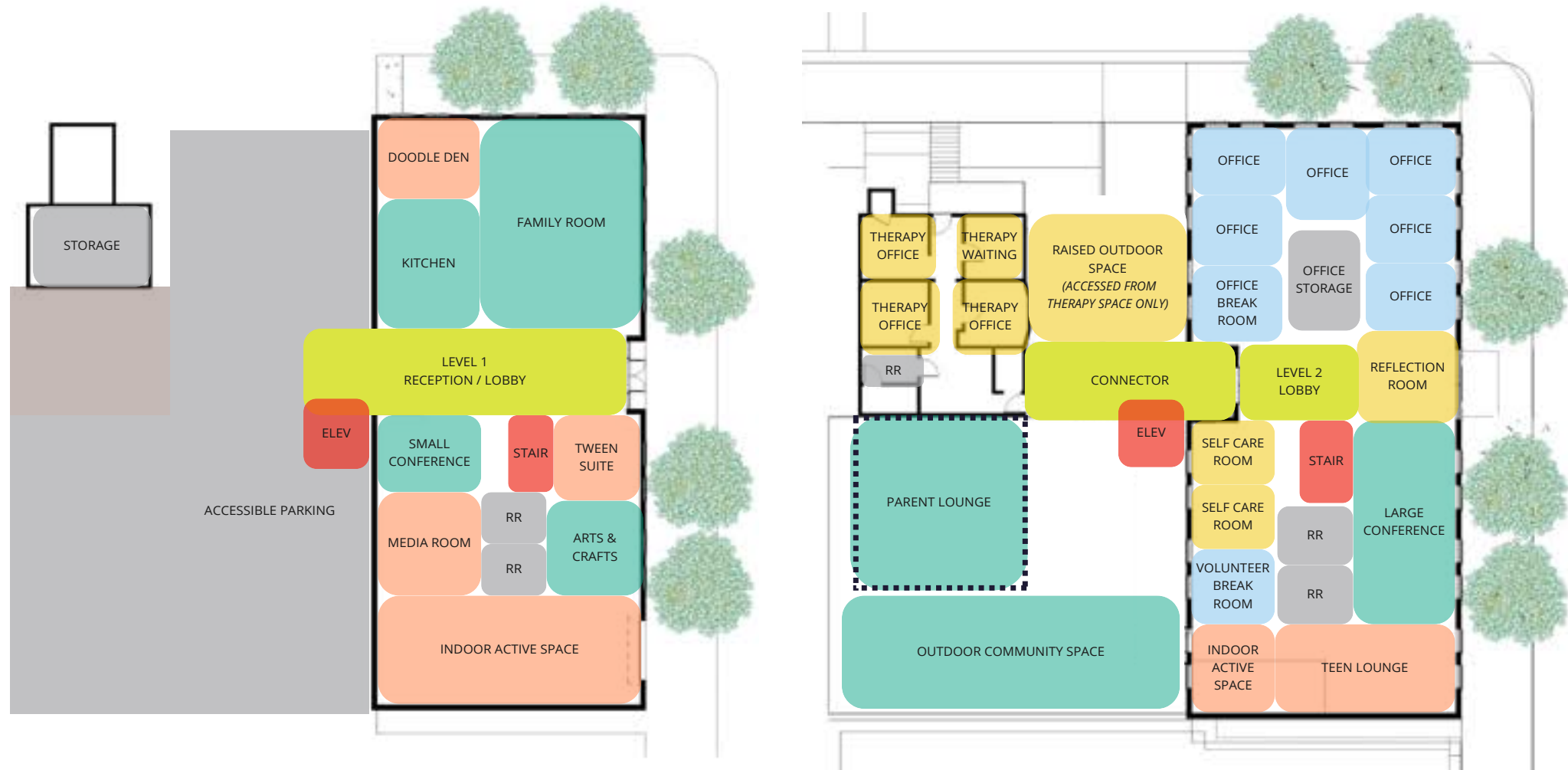




PORTER ISLAND

MISSING PROGRAM

REFLECTION GARDEN



PROGRAM KEY



C3.17 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

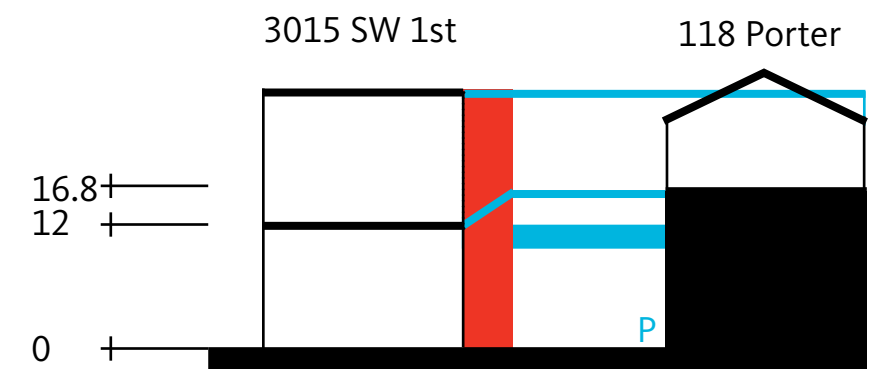
- ELEVATOR AND STAIR CONNECTS LOFT BUILDING TO PORTER BUILDING
- DEDICATED ACCESSIBLE PARKING

COMMUNITY FEEDBACK

- NEW OUTDOOR SPACE, ACCESSIBLE PARKING, AND CONNECTION BETWEEN BUILDINGS IS APPRECIATED
- PROGRAM ISN'T FULLY OPTIMIZED
- 3 ELEVATOR STOPS STILL REQUIRED; ACCESS TO ALL PROGRAM AND OUTDOOR SPACE IS NOT RADICALLY INCLUSIVE
- REFLECTION ROOM TOO SMALL

DEAL BREAKERS

- COST PROHIBITIVE
- ENGINEERING UNCERTAINTY
- NO REFLECTION GARDEN



THE RADICALLY INCLUSIVE FULL MEAL DEAL

C3.20 PROJECT EVOLUTION - PROGRAM



INTERVENTIONS

- NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE
- DEDICATED ACCESSIBLE PARKING
- CONNECTION OF FULLY ACCESSIBLE NEW BUILDING AND EXISTING BUILDING

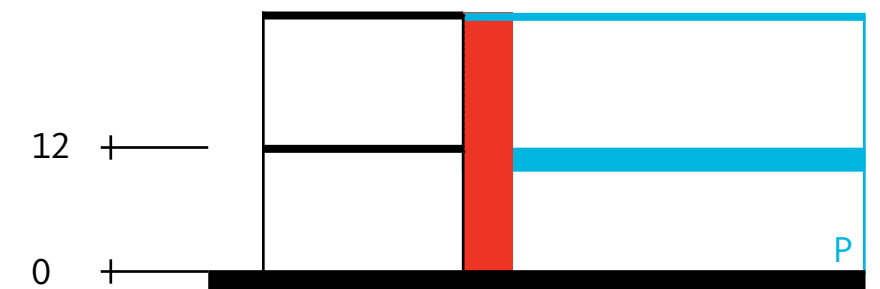
COMMUNITY FEEDBACK

- PARENT LOUNGE IS LOCATED WITH DESIRED SEPARATION
- VARIETY OF EQUITABLE OUTDOOR SPACES AND PARKING - FOUNDATIONAL TO UKANDU COMMUNITY
- **EXTENSIVE LAND USE PROCEDURE**

PROGRAM KEY



3015 SW 1st



South Portland Historic District

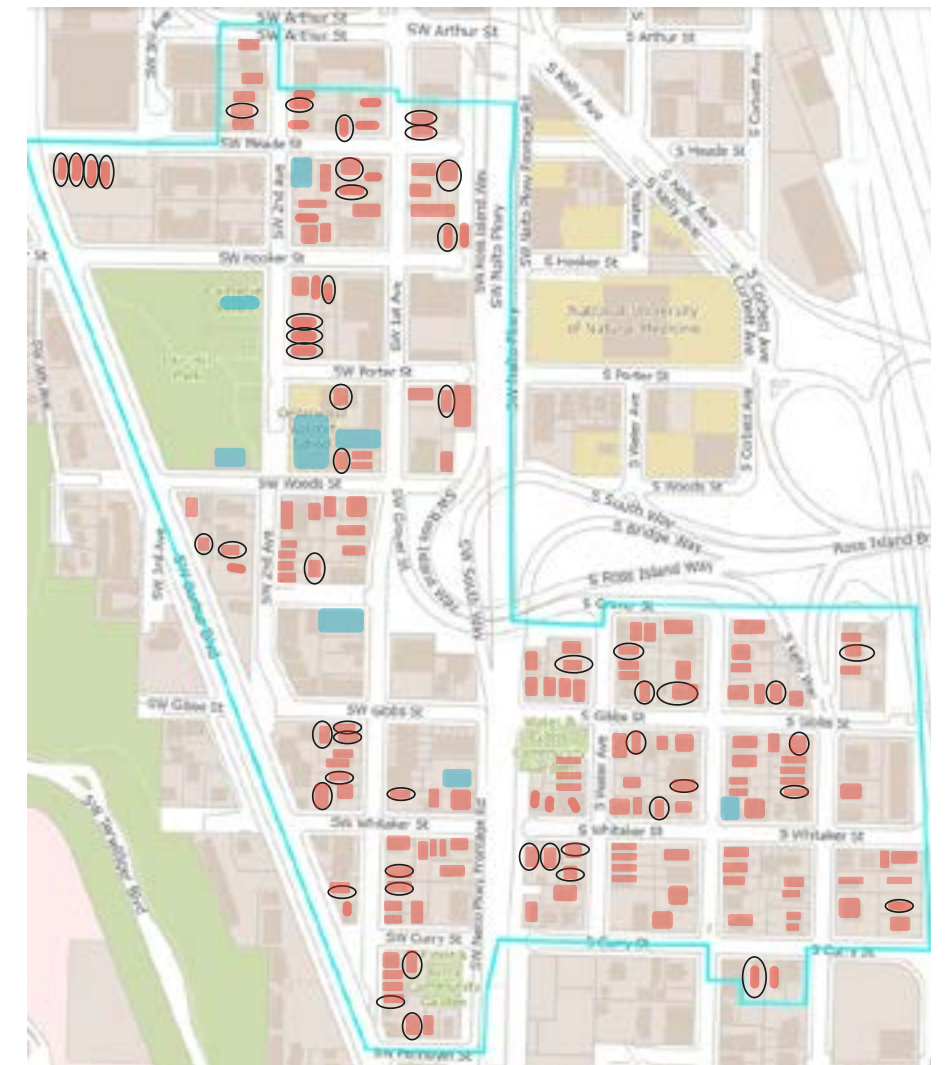
In the South Portland Historic District, contributing resources are those buildings, structures, objects, and sites that convey the architectural, cultural, and historical significance and integrity of a place. The National Park Service—who administers the National Register of Historic Places—considers integrity to be a combination of location, setting, design, materials, workmanship, feeling, and association. Evaluation of integrity is case-by-case, taking into consideration the architectural, cultural, and historical context with which the resource is associated.

Demolition Approval

Approval for demolition of a contributing resource is evaluated on the proposed scenario’s relevancy to the goals and policies of the Comprehensive Plan, and in this case the Corbett, Terwilliger, Lair Hill Policy Plan and Southwest Community Plan. The threshold under question; **is demolition equally or more supportive of the relevant plans and policies than preservation, rehabilitation, or reuse of the resource?**

118 SW Porter Street

118 SW Porter was built in 1908, is located in the South Portland Historic District, and falls within the district’s 1876-1926 period of significance. The District has 111 primary contributing, 75 secondary contributing, and 13 historic non-contributing buildings. The National Register nomination prepared in 1998 for the South Portland Historic District categorizes 118 SW Porter as secondary contributing and is characterized as a bungalow. By our count, of the 184 structures identified on PortlandMaps, 178 were built as residences and 52 are characterized as bungalows. 50 bungalows are located in residential zones. 118 SW Porter, present day, is located in the Commercial Mixed Use 2 zone (CM2).



- South Portland Historic District
- Contributing Residential structure
- Contributing Commercial structure
- Bungalow style structure

Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

Proposals to demolish a historic resource will be approved if the review body finds the approval criteria is met:

1. Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, Corbett, Terwilliger, Lair Hill Policy Plan, and Southwest Community Plan, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

a. The resource’s age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;

Evaluation Considerations

a. 118 SW Porter was built in 1908 as a single family residence representative of the bungalow style of which there are 51 similar structures in the district. The building has approximately 900 sq. ft. of usable area with additional non-compliant storage. It exhibits significant wear, most pronounced where the large tree immediately adjacent to the southeast corner has caused roof damage and concern for future damage to the building foundation.

It was built as a single family residence but it has functioned as an office for more than forty years and is located in a zone (CM2) that limits single family development. It is currently leased by the Cedarwood Waldorf School and used as overflow offices. A street facing, at-grade storage addition is thought to have been added during this transition of use.

The building is not singularly identified as being associated with a historically marginalized individual or community outside of the district’s association with Italian and Jewish immigrants at the turn of the century.

Relevant Plan Policy Goals

**Southwest Community Plan
›Community wide Objectives**

Ensure that zoning designations represent densities that are likely to be achieved.

(a) Focus employment opportunities in “mixed-use areas” in Southwest Portland: in town centers, main streets, and at designated areas along corridors.

(b) Encourage redevelopment that has clear public benefit, fewer adverse consequences, minimal environmental limitations and adequate infrastructure.

›Mixed-Use Area Objectives

Ensure that plan designations and zoning in mixed-use areas are flexible enough to allow a wide range of commercial, high density residential, and employment opportunities.

Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

Proposals to demolish a historic resource will be approved if the review body finds the approval criteria is met:

1. Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, Corbett, Terwilliger, Lair Hill Policy Plan, and Southwest Community Plan, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

- b. The economic consequences for the owner and the community;**
- c. The merits of demolition;**
- d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;**

Evaluation Considerations

b.1 *The cost to preserve all or a portion of the existing structure, address existing repairs, system replacement, site excavation around the existing structure, and accessibility code requirements exceeds the cost of new construction (\$700,000+) meeting the same needs.*

b.2 *Ukandu’s foundational tenet of radical inclusivity necessitates the removal of barriers, physical and financial, and seeks to enable all people to experience their space equally, confidently, and independently. To meet this goal and preserve the 900 sq. ft. would require considerable site work, including lowering the building, resulting in a financial burden in addition to the above costs. This financial burden would compromise the ability of Ukandu to operate at its aspirational potential.*

b.3 *The building’s incompatibility with the proposed use, limited usable area (900sf), and existing conditions make it difficult to underwrite an insurance policy without substantial investment.*

c. *Demolition/Deconstruction provides an opportunity to provide greater site capacity, site efficiency, and infrastructure better suited to the proposed use.*

d. *The proposed development would enable Ukandu to expand their wraparound supportive services to the full calendar year to better meet the needs of communities impacted by Childhood Cancer, all in direct proximity to the larger cancer care ecosystem of Southwest and Inner Portland.*

Relevant Plan Policy Goals

Comprehensive Plan

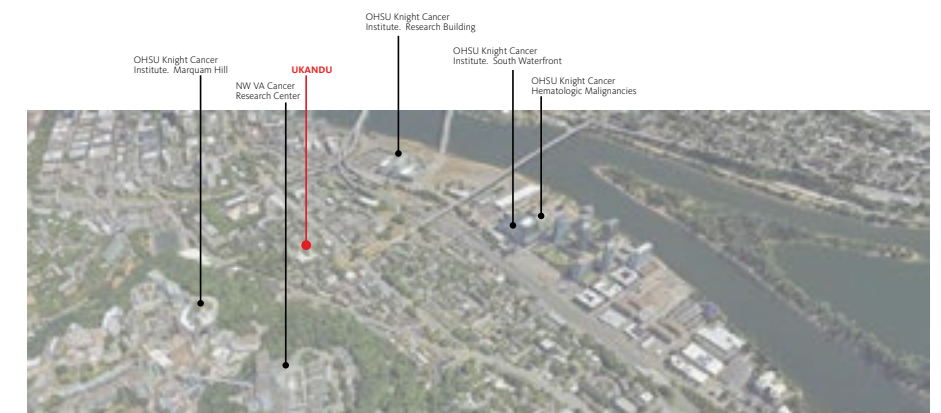


The equity framework and the three integrated strategies provide the foundation for the 2035 Comprehensive Plan’s goals and policies.

Southwest Community Plan
›Economic Development Objectives

Support educational and medical institutions in enhancing the quality of education they provide and research they conduct.

Attract investment that contributes to the range of commercial, civic and community services desired in each employment center.



Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

Proposals to demolish a historic resource will be approved if the review body finds the approval criteria is met:

1. Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, Corbett, Terwilliger, Lair Hill Policy Plan, and Southwest Community Plan, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

e. The merits of preserving the resource, taking into consideration historic resources are irreplaceable assets significant to the region’s architectural, cultural, and historical identity and their preservation promotes economic and community vitality, resilience, and memory; and

f. Any proposed mitigation for the demolition. Please provide examples of mitigation.

Evaluation Considerations

e. The merits of the building as representative of a bungalow style residence and significance as contributing historic asset is acknowledged and appreciated. In this situation these merits must be evaluated and balanced on it’s participation in the community both looking at its past and future. The proposed use of the site provides a greater value as an innovative and compassionate community member, supports the city’s zoning aspirations, supports the 2035 Comprehensive Plan’s guiding principles of human health and equity, and supports the potential for a greater network of supportive services, along with OHSU Doernbecher Children’s Hospital, for those affected by childhood cancers.

f. The Ukandu project team is committed to document 118 SW Porter and incorporate representative detail and construction where appropriate within the design of the addition.

Relevant Plan Policy Goals

Comprehensive Plan

>Vision

Portland is a prosperous, healthy, equitable and resilient city where everyone has access to opportunity and is engaged in shaping decisions that affect their lives.

>Human Health

Improve opportunities for Portlanders to lead healthy, active, connected lives.

>Equity

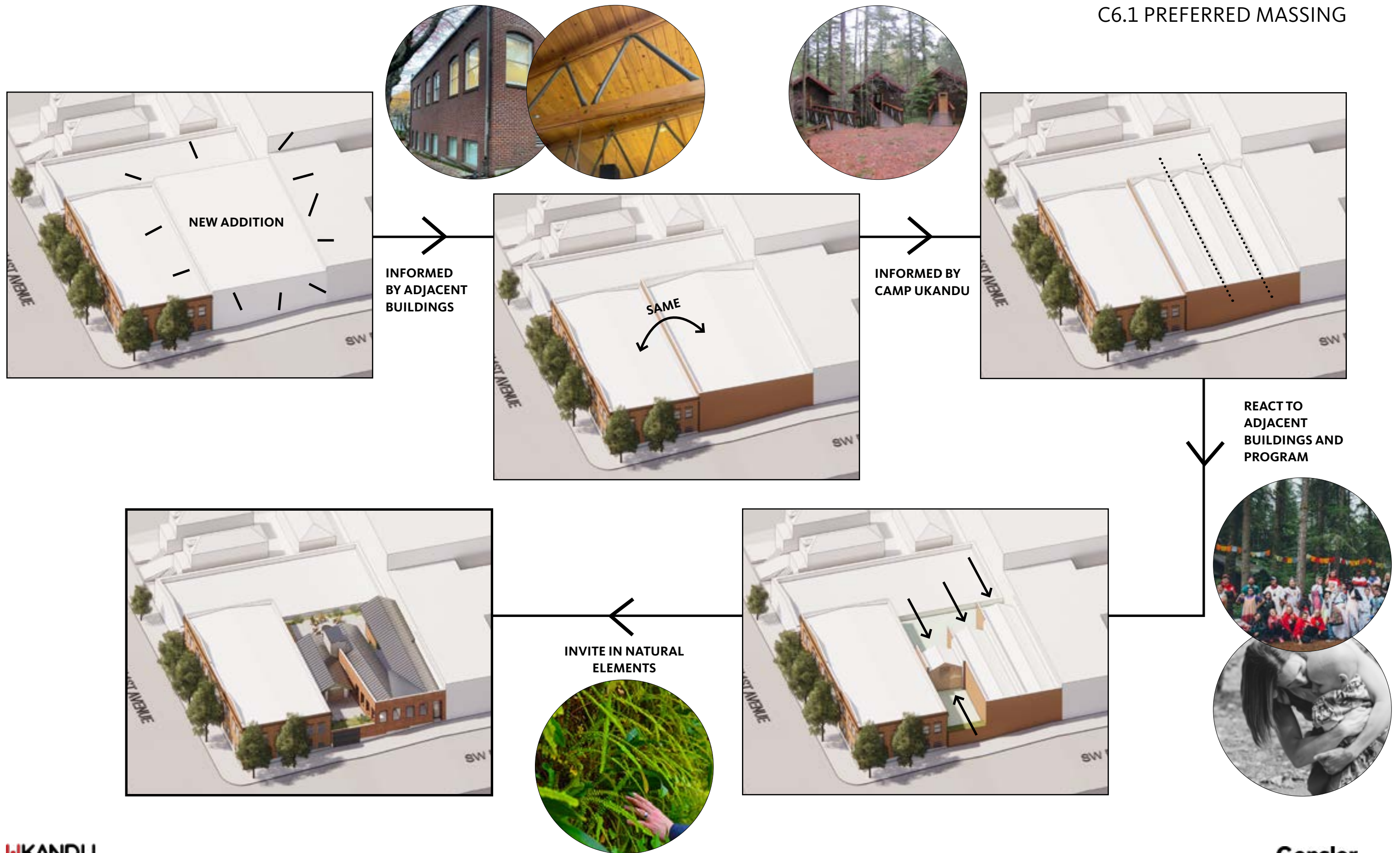
Minimizing burdens, extending community benefits, & proximity of convenient, accessible services.

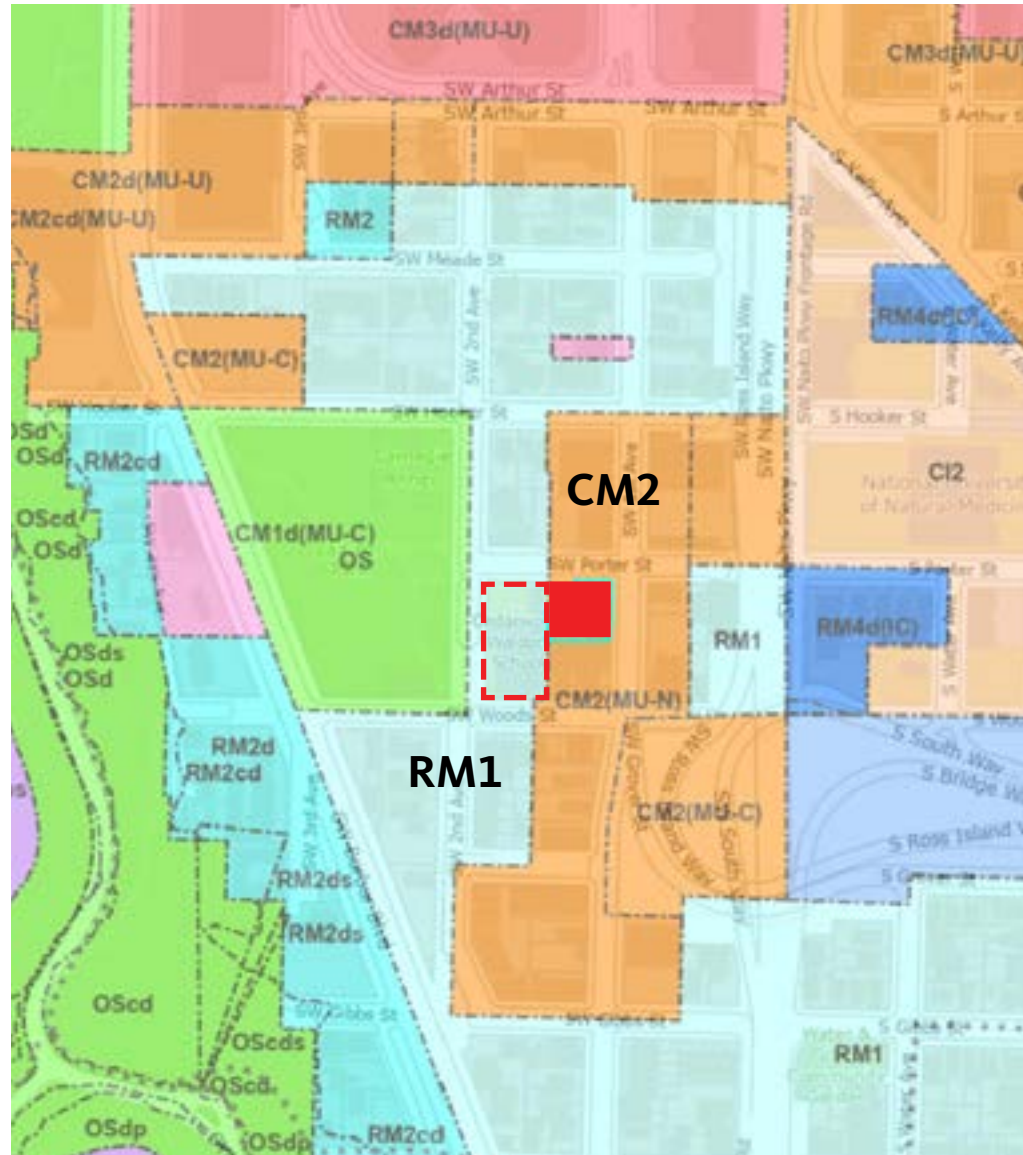
Southwest Community Plan

>Economic Development Objectives

Support educational and medical institutions in enhancing the quality of education they provide and research they conduct, and assist businesses, business associations, and neighborhoods to organize. Encouraging a favorable climate for new and existing businesses to provide a wide range of services to the Southwest market, establishing a trusting and productive relationship with neighbors and neighborhood associations.

C6.1 PREFERRED MASSING





**Table 130-2
Summary of Development Standards in Commercial/Mixed Use Zones**

Standards	CR	CM1	CM2	CM3	CM4	CX
Maximum FAR (see 33.130.205 and 33.130.212)	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1	2.5 to 1	4 to 1
- Bonus FAR (see 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Minimum Density (see 33.130.207)	NA	NA	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	NA	NA
Base Height (see 33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.	45 ft.	75 ft.
Step-down Height (see 33.130.210.B.2)						
- Within 25 ft. of lot line abutting RF-R2.5 zones	NA	NA	35 ft.	35 ft.	35 ft.	35 ft.
- Within 25 ft. of lot line abutting RM1 and RMP Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 15 ft. of lot line across a local service street from RF – R2.5 zones and RM1 and RMP zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Bonus Height (see 33.130.212)	NA	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Min. Building Setbacks (see 33.130.215.B)						
- Street Lot Line	none	none	none	none	none	none
- Street Lot Line abutting selected Civic Corridors	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line across a local street from an RF – RM2 or RMP Zone.	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
Min. Building Setbacks (see 33.130.215.B)						
- Lot Line Abutting OS, RX, C, E, or I Zoned Lot	none	none	none	none	none	none
- Lot Line Abutting RF – RM4, RMP, or IR zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Setbacks (see 33.130.215.C)						
- Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line Abutting Selected Civic Corridors	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Max. Building Coverage (% of site area)						
- Inner Pattern Area	85%	85%	100%	100%	85%	100%
- Eastern, Western, and River Pattern Areas (see 33.130.220)	75%	75%	85%	85%	75%	100%
Min. Landscaped Area (% of site area) (see 33.130.225)	15%	15%	15%	15%	15%	None
Landscape Buffer Abutting an RF – RM4 or RMP Zoned Lot (see 33.130.215.B)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes	Yes	No
Ground Floor Window Standards (see 33.130.230.B)	Yes	Yes	Yes	Yes	Yes	Yes

Requested Modifications & Exceptions Modification

Modification review may be requested for site-related standards (such as setbacks, size of loading spaces) that are not met. The project team is requesting that the abutting property to the west, Cedarwood Waldorf School (received a conditional use in 2000), be addressed as a zone appropriate to its use when addressing minimum building setbacks and be allowed to build to the lot line. The school is sited at the abutting lot line with no openings for approximately 90 ft. Where the school has windows we will honor the glazing setback requirements.

Exception

A “Driveway Design Exception” (DDE) by PBOT is required for garage entry doors to be located less than 20 ft. from the property line to ensure that queuing in the ROW is minimized. The Historic Resource Review process supports garage doors to be located no more than 5 ft. from the building façade. A DDE application is required to be submitted to PBOT with or in advance of the Land Use Review because the DDE must be completed prior to issuance of a Land Use Review decision.



Adjacent Building at abutting lot line

Abu Dhabi
Atlanta
Austin
Baltimore
Bangalore
Bangkok
Beijing
Birmingham, UK
Bogotá
Boston
Charlotte
Chicago
Dallas
Denver
Detroit
Dubai
Houston
Hong Kong
La Crosse
Las Vegas
London
Los Angeles
Mexico City
Miami
Minneapolis
Morristown
Munich
New York
Newport Beach
Oakland
Paris

Philadelphia
Phoenix
Portland
Raleigh-Durham
San Antonio
San Diego
San Francisco
San José
San Jose
Seattle
Shanghai
Singapore
Sydney
Tampa
Tokyo
Toronto
Vancouver
Washington DC

EA 24-056451 DA – Demo of Contributing House & Addition

ATTENDEES - TESTIFIERS IN RED (subject to change)

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Sean	McMahon	sean.michael.mcmahon@gmail.com	YES	FOR
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Joylene	Swanberg	jswanberg@windermere.com	YES	FOR
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