



BLANCHET HOUSE OF HOSPITALITY
TYPE IV LAND USE REVIEW

EXECUTIVE SUMMARY

HISTORY

- The Blanchet House of Hospitality (BHH) began as a student service club at the University of Portland.
- In 1952 Blanchet House served its first meal at its current location on NW 4th & Glisan.
- BHH is a non-profit charitable organization funded by donations and not by the government.



EXECUTIVE SUMMARY

MISSION

- Mission is to provide food, clothing, shelter and aid to those in need.
- Operates several sites including a working farm that supports the mission of the Blanchet House.



EXECUTIVE SUMMARY

PROGRAM

- Provides no cost daily meals to the homeless/ working poor – 41 guests at a time.
- 800 meals served daily to homeless men and women.
- 294,000 meals served per year.
- 14 million meals served since opening.



- Provides no-cost housing to those recovering from alcohol and drug dependencies.

Shared living facility for 30 men.

- Residents participate in Blanchet programs / and obtain work force training while working in the kitchen in exchange for housing.



EXECUTIVE SUMMARY

GOALS FOR DEVELOPMENT

- Blanchet House has been looking to update its outdated facility and expand their current meal service and housing capacity.
- Increase dining capacity by 150%; seating for 100 guests.
- Increase the housing capacity by 33%.
- Potentially create transition housing for “graduates”.
- Getting people off the street: indoor queuing.
- Welcoming and respectful to guests.
- Unobtrusive and good neighbor in the community.



PROJECT HISTORY

INTRODUCTION

- Blanchet House has been looking to update and expand its outdated facility for years.
- Planning began in 1997; over 12 years ago.
- BHH has been working closely with PDC over the last ten years to locate a site within the neighborhood.
- BHH and PDC have met extensively with community stakeholders to explore and analyze the opportunities associated with locating a new facility within Old Town/Chinatown (OT/CT).
- Through this extensive community process, a PDC owned property was selected.
- The property, located at NW 3rd Ave and Glisan, is the site of the 'Dirty Duck' building.

BLANCHET TIMELINE	
-1999	PDC Acquires Block 25 for redevelopment.
-January 2002	Blanchet Presented with Block A and N (Fire station block) as preferred redevelopment site. Blanchet begins due diligence.
-February 2002	Original PDC Schedule anticipates that renovation and construction would begin in February 2004 and occupancy would occur in December of 2004.
-February 2003	Blanchet issues RFP for architect to begin preliminary design effort. Blanchet sets site aside due to train/light rail and traffic concerns, a Tri Met easement and overwhelming seismic and historic constraints.
-Late 2003	PDC earmarks \$2M for Blanchet redevelopment
-2004	Demolition Review Policy adopted.
-2005	Block 25 is confirmed as the preferred redevelopment site.
-October 2006	Stakeholder Advisory Committee (SAC) for North Old Town/Chinatown Redevelopment Strategy is created to explore alternative sites.
-April 2007	North Old Town/Chinatown Redevelopment Strategy report completed.
-January 2008	Attempt to combine the Resource Access Center and Blanchet in the same building/block (Block 25 or Block U).
-February 2008	PDC Board of Commissioners passes a resolution to fund \$2M for the redevelopment of the Blanchet House as well as a land swap.
-September 2008	North Old Town/Chinatown Redevelopment Strategy final report is issued.
-February 2009	The Disposition and Development Agreement between Blanchet and PDC is approved by the PDC Board.



PROJECT HISTORY

NEIGHBORHOOD PLANS

- Old Town / Chinatown Vision Plan (1997).
- Old Town/Chinatown Development Plan (1999).
- Old Town/Chinatown Vision - Development Plan Update (2003).
- North Old Town/Chinatown Redevelopment



PROJECT HISTORY

OLD TOWN / CHINATOWN DEVELOPMENT PLAN

- Created to implement the Vision Plan.
- Established specific action items.
- Adopted by City Council – 1999.
- Identifies as an immediate action:

Block 25 Development, including “the accommodation of the Blanchet House functions”.



PROJECT HISTORY

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Block 25 Development, including “the accommodation of the Blanchet House functions”.

VISION-DEVELOPMENT PLAN UPDATE (2003)

- Provides a review and evaluation of implementation of the noted plans and states:

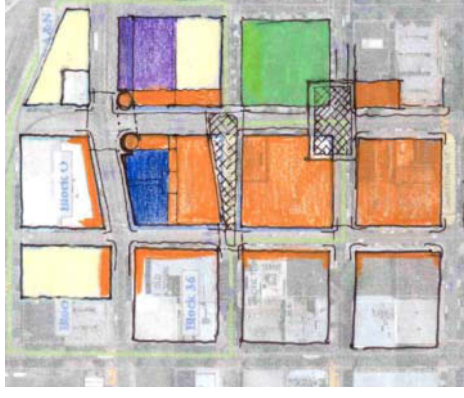
“Block 25 development is still being worked on by the PDC, and hopefully will come to fruition”.



PROJECT HISTORY

NORTH OLD TOWN/CHINATOWN REDEVELOPMENT STRATEGY (2006-2008)

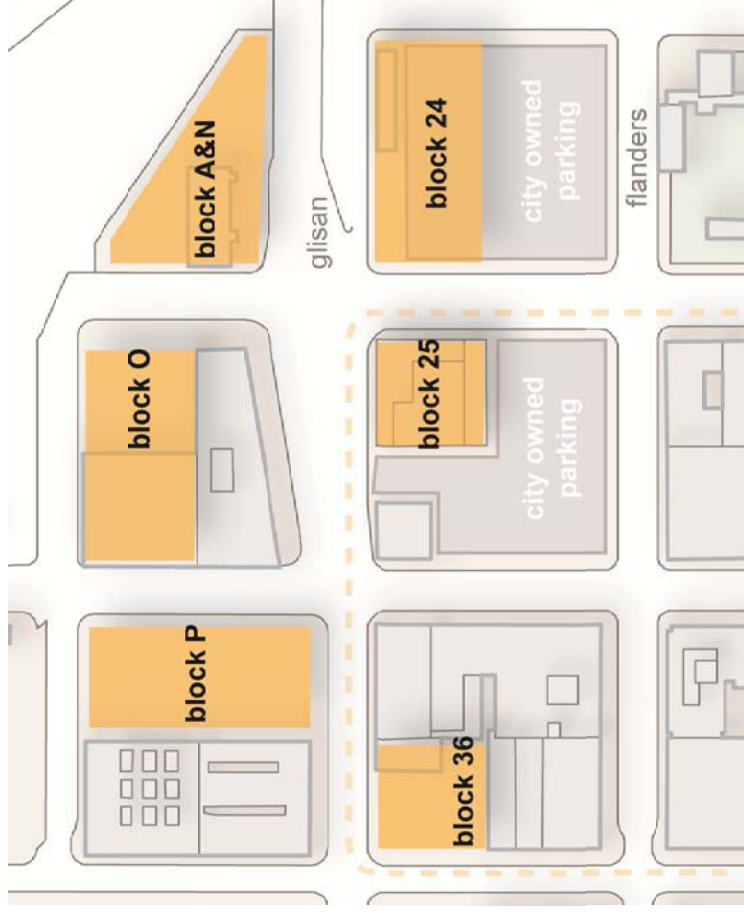
- Market analysis and planning effort to prepare a framework for future development within the community.
- Includes the proposed Blanchet House expansion.
- Public process ultimately reconfirmed the siting for the Blanchet House redevelopment.



PROJECT HISTORY

SITES RECONSIDERED

- Block P**
 - Unable to reach agreement on acquisition terms.
- Block O**
 - Unable to acquire site.
- Block A&N**
 - Site access and pedestrian safety a concern.
 - Expansion limited by rail development.
- Block 36**
 - Unable to acquire site.
- Block 24**
 - Unable to acquire site.
- Block 25**
 - 99-year lease for parking limits South 1/2-block. (Estimated cost to resolve parking - \$6M)
- This 1/4-block parcel adjacent to their existing structure allows their support services to operate uninterrupted during construction of new facility.



PROJECT HISTORY

COMMUNITY INVOLVEMENT

- Discussion regarding the siting of the Blanchet House redevelopment was elevated in late 2007, with the simultaneous proposal for the RAC.
- To date, there have been in excess of twelve meetings with the OT/CT Neighborhood Association, OT/CT Visions Committee and the OT/CT Joint Land Use Committee.
- Community involvement formed the decision to site the new Blanchet House at the corner of NW 3rd Ave and Glisan.
- Stakeholders consistently supported a redevelopment plan to develop a new facility on the current 'Dirty Duck' site.

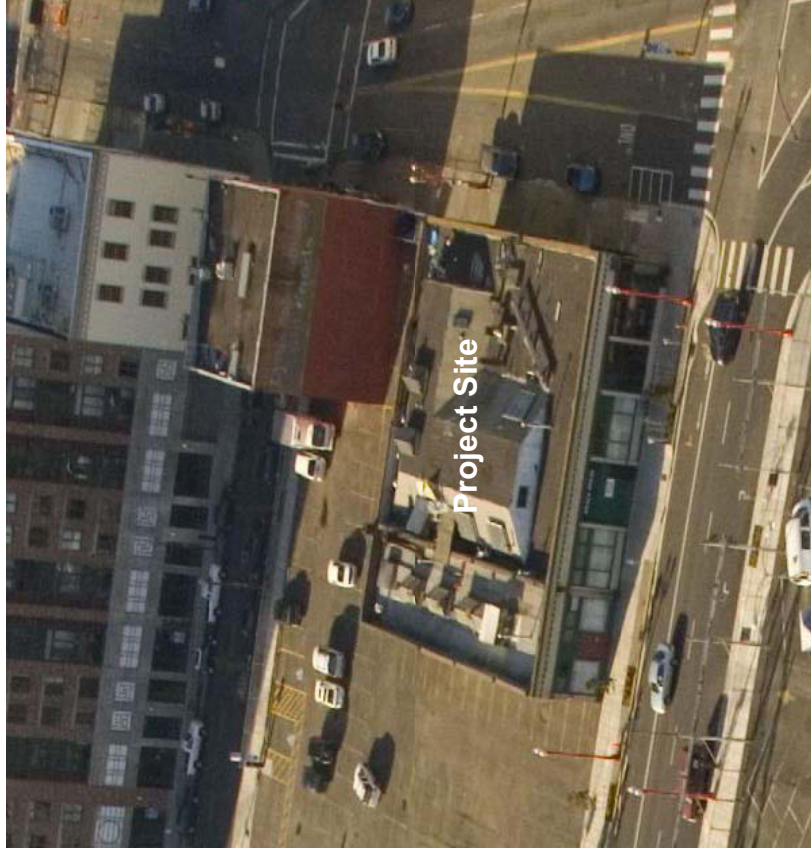
11/06/07	OT/CT Neighborhood Association Meeting
11/14/07	OT/CT Visions Committee Meeting
12/04/07	OT/CT Neighborhood Association Meeting
12/12/07	OT/CT Visions Committee Meeting
01/08/08	OT/CT Neighborhood Association Meeting
01/09/08	OT/CT Visions Committee Meeting
01/16/08	OT/CT Joint Land Use Committee Meeting
01/29/08	OT/CT Joint Land Use Committee Meeting
02/01/08	OT/CT Joint Land Use Committee Meeting
02/05/08	OT/CT Joint Land Use Committee Meeting
02/05/08	OT/CT Neighborhood Association Meeting
02/06/08	Old Town Lofts Condo Association Meeting
02/13/08	OT/CT Visions Committee Meeting



PROJECT HISTORY

DEPOSITION + DEVELOPMENT ARGREEMENT

- Following extensive stakeholder, community, PDC and City Council review, it was determined that BHH should be redeveloped on the site of the “Dirty Duck”.
- In November of 2008, Resolution No. 6651 was adopted to authorize PDC to enter into a Deposition and Development Agreement (DDA) with BHH to promote the construction of the new Blanchet House, including conveyance of the site and additional financial assistance.
- PDC property “Dirty Duck” NE corner, 1/4 block.



APPROVAL CONSIDERATIONS

BLANCHET IS REQUESTING DEMOLITION APPROVAL FOR THE 'DIRTY DUCK' BUILDING

- There are 3 primary reasons why Council should approve Blanchet's request:
 - Denial of the demolition request would deprive the Blanchet House of Hospitality of all reasonable economic use of the site under their control.
 - The condition, historic integrity and relevance of the Dirty Duck as a contributing building to the historic district is dubious at best.
 - On balance, the new Blanchet House of Hospitality is supportive of the goals and policies of the Comprehensive plan, as well as any other relevant plans.



ECONOMIC

DEMOLITION REVIEW

Section 33.846.080, Demolition Review, provides a process by which to review the demolition of resources, which are identified as contributing to the historic significance of a Historic District. As stated, "Proposals to demolish a historic resource will be approved if the review body finds that one of the following approval criteria is met:

1. **Denial of a demolition permit would effectively deprive the owner of all reasonable economic use of the site;** or
2. Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans."

STRUCTURAL REVIEW

In Portland, Title 24.85 governs the requirements for seismic upgrades to existing structures. Since the Dirty Duck is an URM building, seismic upgrades are triggered according to 24.85.065, parts A and B.

A structural engineer has evaluated the building and determined a seismic upgrade is required. Extensive full depth mortar repointing would be required. Cost of seismic work is estimated at \$400,000 and repointing at \$60,000 to \$80,000. This does not include costs for non-structural seismic, façade restoration and a hazardous materials abatement.

Dirty Duck Value Analysis

Multnomah County Assessor's 2009 Real Market Value

Land	Improvements	2009 Real Market Value
\$925,660	\$71,540	\$997,200

Economic Value Analysis

Land	925,660
Existing Building	71,540
Seismic Upgrade	400,000
Core and Shell Improvements	1,425,000
Tenant Improvements	475,000
Total Project Cost	\$ 3,297,200.

Dirty Duck Economic Value after Renovation

9,500 sf x .85 x \$15.00 psfNNN NOI: \$121,125.

Capitalized Value at 9.5% CAP RATE: \$1,275,000

~~LOSS: \$5,297,200 - \$1,275,000 = \$2,022,200.~~

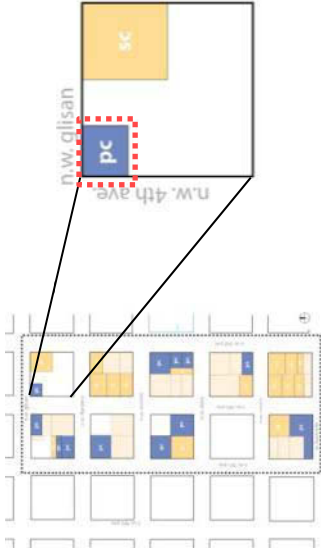
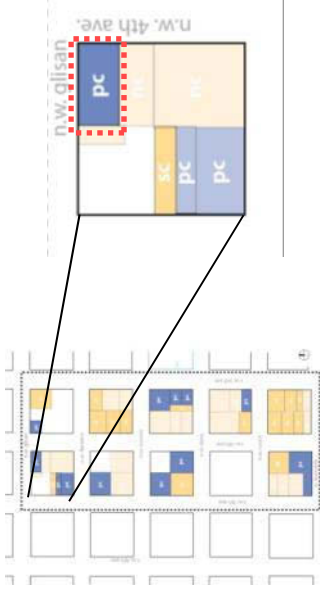


HISTORIC CONSIDERATIONS

DISTRICT NOMINATION

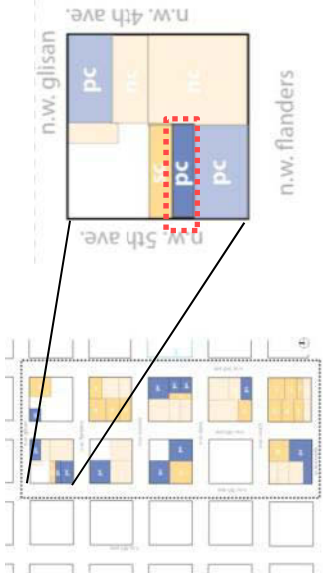
- New Chinatown / Japan Historic District.
- This district was nominated to the National Register in 1989; New Chinatown / Japan Historic District.
- District nomination/approval is based upon the National Register Criteria A & C.
- As part of the District nomination the building was classified as a Secondary Contributing structure to the district.





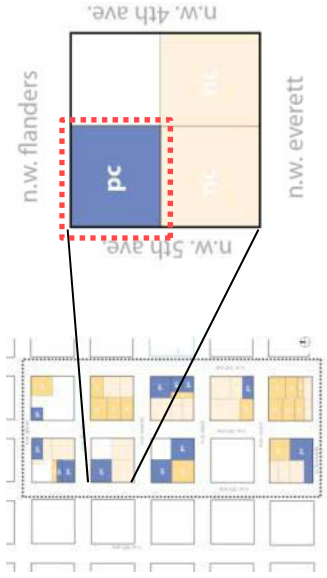
BLANCHET HOUSE OF HOSPITALITY
TYPE IV LAND USE REVIEW





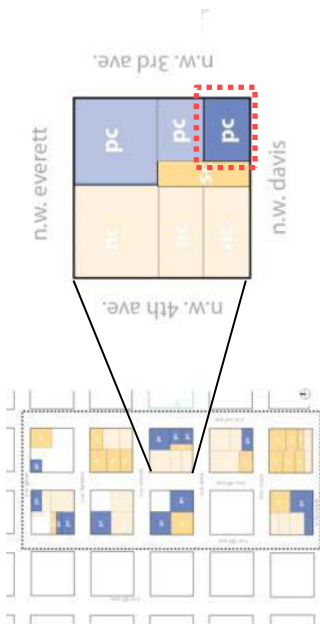
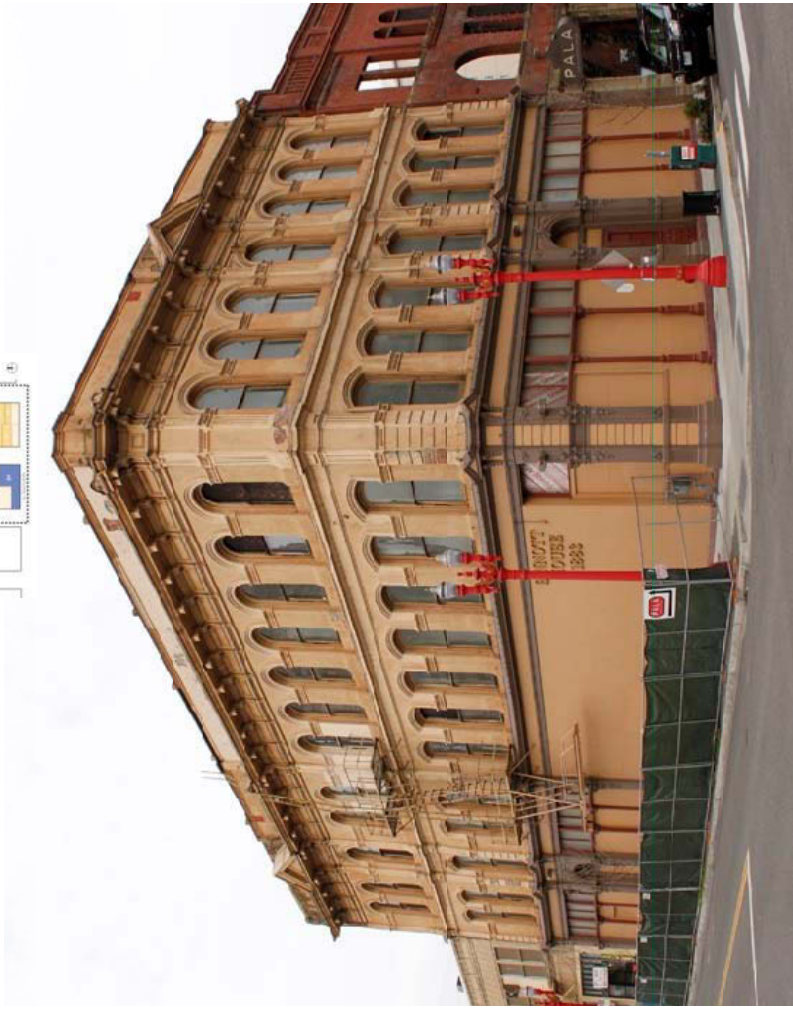
BLANCHET HOUSE OF HOSPITALITY
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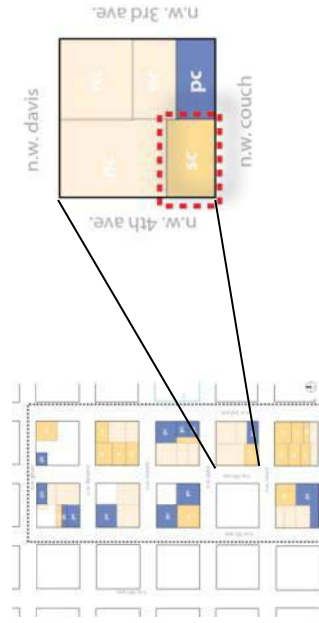
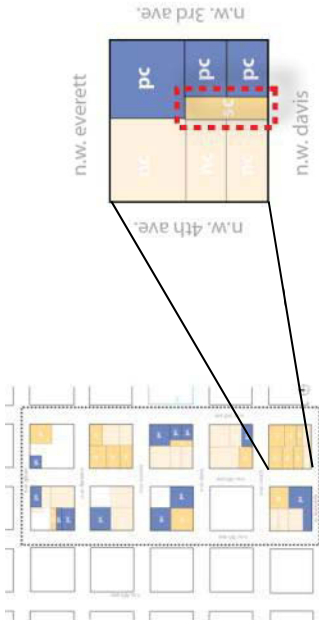


BLANCHET HOUSE OF HOSPITALITY
 TYPE IV LAND USE REVIEW



BLANCHET HOUSE OF HOSPITALITY
 TYPE IV LAND USE REVIEW





BLANCHET HOUSE OF HOSPITALITY
TYPE IV LAND USE REVIEW

HISTORIC CONSIDERATIONS

NOMINATION INTENT



CITY OF
PORTLAND, OREGON
 BUREAU OF PLANNING

Earl Blumenauer, Commissioner
 Norman A. Abbott, AICP Director
 1120 SW 5th, Room 1002
 Portland, Oregon 97204-1966
 (503) 796-7700

Current Planning Housing Long Range Planning and Urban Design Land Use Permits

May 5, 1989

MEMORANDUM

TO: Landmarks Commission
 FM: John Southgate, Current Planning
 RE: HLDZ 28-89, Chinatown National Register Nomination

On June 9, 1989, the State Advisory Committee on Historic Preservation will consider the nomination of Portland's Chinatown to the National Register of Historic Places. No local designation is sought at this time, although some form of local designation will probably be proposed in the near future. In the meantime, both the Landmarks Commission and City Council have the opportunity to comment on the National Register proposal.

The Chinatown District comprises ten blocks along NW Fourth Avenue between West Burnside Street and NW Glisan Street. This area is properly called "New Chinatown," with "Old Chinatown" focusing on SW Second Avenue between SW Yamhill Street and SW Stark Street. Nomination of New Chinatown represents the culmination of actions signifying public commitment to the area. Earlier endeavors included the restoration of the Chinese Consolidated Benevolent Association Hall, improvements such as the Oriental street lights and banners, bilingual street signs, and the Chinatown Gate which marks the southern entrance to Chinatown at NW Fourth Avenue and West Burnside Street.

The National Register nomination has been prepared by Northwest Heritage Property Associates, with partial funding from the State Historic Preservation Office. The Portland Development Commission sponsored the grant, and the Bureau of Planning has provided part of the grant match.

The nomination form thoroughly documents the history of the Chinese in Oregon and in Portland. It also describes in detail each of the buildings in the District, and the uses which occupied those buildings. The nomination is based on meeting Criteria A of the National Register evaluation criteria, which states:

"(The District is) associated with events that have made a significant contribution to the broad patterns of our history."

date

RESOLUTION No. 34571

Endorse the nomination of Chinatown to the National Register of Historic Places. (Resolution)

WHEREAS, people of Chinese ancestry have played an important role in the history of Portland since its earliest days.

WHEREAS, "New Chinatown" along NW Fourth Avenue bounded by West Burnside Street, NW Glisan Street, NW Third Avenue, and NW Fifth Avenue has been the heart of Portland's Chinese community since the 1890's.

WHEREAS, Chinatown retains many buildings with strong historic and on-going associations with the Chinese community.

WHEREAS, the State Historic Preservation Office has awarded a grant to the Portland Development Commission, under which a consultant team has prepared a nomination for the Chinatown District to the National Register.

WHEREAS, the State Historic Preservation Officer has the authority to nominate properties to the National Register of Historic Places.

WHEREAS, the State Historic Preservation Officer also has the authority to solicit the commentary of local jurisdictions wherein proposed nominations to the Register are located.

WHEREAS, the Portland Historical Landmarks Commission has recommended that Chinatown be nominated to the National Register.

THEREFORE, **BUT IT RESOLVED**, that City Council hereby endorses the nomination of the Chinatown District to the National Register of Historic Places.

Adopted by the Council, **MAY 24 1989**

Commissioner Blumenauer
 J.W. Southgate/lb
 May 17, 1989

BARBARA CLARK
 Auditor of the City of Portland
 By *Mary E. Newell Deputy*



BLANCHET HOUSE OF HOSPITALITY TYPE IV LAND USE REVIEW

HISTORIC CONSIDERATIONS

DISTRICT NOMINATION

- District nomination prepared by PDC was primarily based upon **National Register Criteria A.**
- Following the registration form changes to include Criteria C, the submitted Statement of Significance still focuses on Criteria A.

“The Chinatown Historic District is nationally significant under Criteria A for its history as the largest and most intact Chinatown in Oregon.”

“The District is evaluated in the context of the ethnic heritage of the Chinese people and the development and growth of the Chinese community in Portland.”

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

STATEMENT OF SIGNIFICANCE

The Chinatown Historic District is nationally significant under Criterion A for its history as the largest and most intact Chinatown in Oregon. It is locally significant as the largest remaining and most viable example of the Chinese ethnic community in Portland. The district, located in Northwest Portland, is a 10 block area bounded by Burnside Street on the south, Fifth Avenue on the west, Gilsan Street on the north and Third Avenue on the east. As the City of Portland developed into a major seaport and railroad center, the use of this area changed from residential to commercial and industrial. Chinatown was the major Chinese immigration center in the state and represents the Chinese who lived and worked in the area. The Chinatown Historic District portrays the traditional nature of Chinese social, political, cultural, and economic organizations. The majority of the buildings in the District are designed, by some of Portland's best architects and builders of the period 1880-1943. The last date marks the year that Chinese were allowed to become naturalized citizens, and granted the right to vote and legally own land in the United States. The District is evaluated in the context of the ethnic heritage of the Chinese people and the development and growth of the Chinese community in Portland.

SETTLEMENT

“New Chinatown,” commonly known as Chinatown, is an excellent example of an immigrant, working-class and merchant community that developed in cities throughout America in the late 19th and early 20th centuries. Historically, the Chinese community settled in two distinct areas in Portland, with Burnside dividing “Old Chinatown” from “New Chinatown.” It is difficult to determine the exact date when Chinese arrived in Portland but it can be assumed that many of the arrivals came overland from California about 1856. Most of the Chinese who settled in Portland originally lived in the Toi Shan, Yan Ping, Hoi Ping, and Sun Hui districts near Canton, in southeast China, and were from the same family, or clan. Many of the early sojourners came to Portland from the northernmost gold fields of California and southwestern Oregon, while others arrived directly by steamship from China via San Francisco.

In 1851, steamship service was established between Portland and San Francisco in order to supply goods and services to miners working in the gold fields. Direct trade between Portland and China was also established in 1851, when the brig “Amazon” came up the Willamette from Whampo, China, with a cargo of coffee, tea, sugar, and syrup. However, regular trade between the two countries did not develop until several years later.

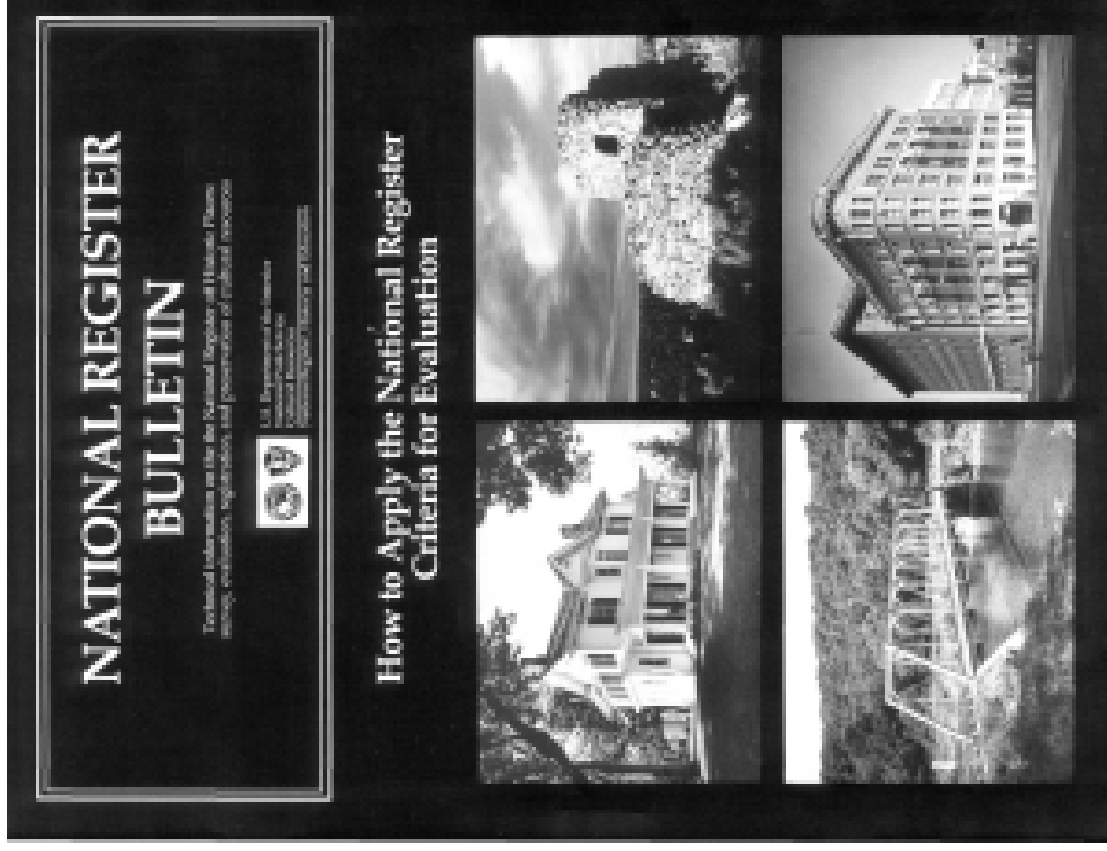
Most Chinese arrived in Oregon via steamship disembarking at Portland. The earliest confirmed arrival of a Chinese man in Portland was in 1851. This gentleman, Mr. Sung Sung opened a restaurant, and a boarding house, “Tong Sung House,” on SW 2nd Street. The movement of Chinese inhabitants into Portland was slow during the 1850's. This changed in 1857, when the steamship “Columbia” docked in Portland with several Chinese disembarking to live in the city.



HISTORIC CONSIDERATIONS

DISTRICT NOMINATION

- **National Register Bulletin 15 (NPS) defines Association Value- Understanding CRITERION A EVENT: To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context.** Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. **Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.**
- **National Register Bulletin 16 (NPS) defines Integrity---**authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.



HISTORIC CONSIDERATIONS

DISTRICT NOMINATION

- National Register Criteria C: Properties that “embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master...”

“The building is considered to be contributing within the district during its secondary period of significance because of its association with architects MacNaughton and Raymond.”



BLANCHET HOUSE OF HOSPITALITY TYPE IV LAND USE REVIEW

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

#1 Name: Dirty Dick Tavern
Address: 421-439 NW 3rd Avenue
Portland, OR
Owner: Mildred H. Schwab
4666 NW Woodside Terrace
Portland, OR
Use: Commercial
Original Owner: Frank Kiernan
Tax Assessor #: R:18020-1710
Architect: MacNaughton & Raymond
Flat: Couch's Addition
Year Built: 1916
Block: 25
Style: 20th Century Commercial
Lot: 5; 8
Alterations: Moderate
Classification: Secondary Contributing

Description: The building faces NW Gilliam Street to the north and NW Third to the east. The one story commercial building is rectangular in plan and has a flat roof. The corbelled brick cornice projects over a drip frieze. The building is constructed of buff brick in a common bond pattern. The main entrance, supported with a metal post, is recessed and cuts diagonally across the northeast corner of the building. The east elevation is divided into six bays. The northern bay consists of fixed pane storefront windows with diagonal board shutters, a brick bulkhead, and double entrance doors at the corner. The storefront windows on the adjacent bay to the south, have been boarded over and the transoms covered with diagonal boarding. A garage door has replaced the storefront and transom windows in one of the central bays. The storefront windows in the southern two bays have been covered with diagonal boarding and the brick bulkhead has been substituted for the transoms. The facade has been covered over. The north elevation is divided into three bays for sections. The windows in the eastern bay have been altered to large fixed pane mirrored glass windows flanked by shutters. A door with an arched lintel is located between the two storefront windows. The bulkhead is brick. Original multi-paneled storefront windows and an entrance door with transom are located in the western bay. A large paneled garage door is in the west portion of the bay. The western bay is comprised of multi-paneled storefront windows and transoms. A door is in the east end of this bay. The building has a concrete foundation and is in good condition.

Significance: The building was designed in 1916 by the architectural firm of MacNaughton and Raymond for Frank Kiernan and built for \$7,000. Prior to purchase by Kiernan Investment Company, the property was owned by the Morgan Land Company. Frank Kiernan retained ownership of the property until his death in 1943. The present owner, Mildred Schwab, purchased the building in 1967 from Kiernan's family.

E.B. MacNaughton was born in Cambridge, Massachusetts on October 22, 1880. After graduating from MIT in 1902, MacNaughton came to Portland the following year and worked for Portland architect, Edgar Lazarus from 1903 to 1906. MacNaughton then formed a partnership with H.E. Raymond, his brother-in-law, and Ellis F. Lawrence. The partnership prospered with MacNaughton working as business manager, Raymond as engineer, and Lawrence as architect. They were responsible for many substantial architectural projects in Portland.

In 1911, MacNaughton and Raymond formed a corporation which lasted until 1919. MacNaughton was owner of the capital stock. It was during this association that the Kiernan Building, as well as Marshall Wells Warehouse #2, was constructed. MacNaughton gradually worked into managing and developing properties.

In 1918, MacNaughton joined with Robert H. Strong, manager of the Corbett Estate, to establish the firm of Strong and MacNaughton. This firm was responsible for design and construction of three buildings in Chinatown, Resources Nos. 8, 9 and 31. The firm existed until 1925 when MacNaughton began his banking career as vice-president of Leald and Tilton Bank, later the First National Bank. MacNaughton died in Portland in August of 1960.

Although constructed as a light industrial building, there were two small storefronts in the northeast corner of the building that contained a variety of tenants. One of the original businesses was Roy Cherkozoff & Sons Confectionery (1917-1944). The Western Machine Works (1916-1944), which manufactured punches, dies, and stamped sheet metal, occupied another portion of the building. The 1926 Sanborn Insurance Map indicates that Western Tool and Die Works, operated by Andy Fritz, shared the space with Western Machines Works. The western portion of the building contained the Portland Welders Supply Company (1924-1944). Edwin Frank Platt was president of the family-owned company. Other businesses known to have occupied the building were a branch office of Air Reduction Sales Company and Western Union Telegraph Company (1920-1943).

The building is considered to be contributing within the district during its secondary period of significance because of its association with architects MacNaughton and Raymond. From existing research, the building does not appear to be directly associated with the Chinese community through ownership or occupancy.

HISTORIC CONSIDERATIONS

A. E. Doyle

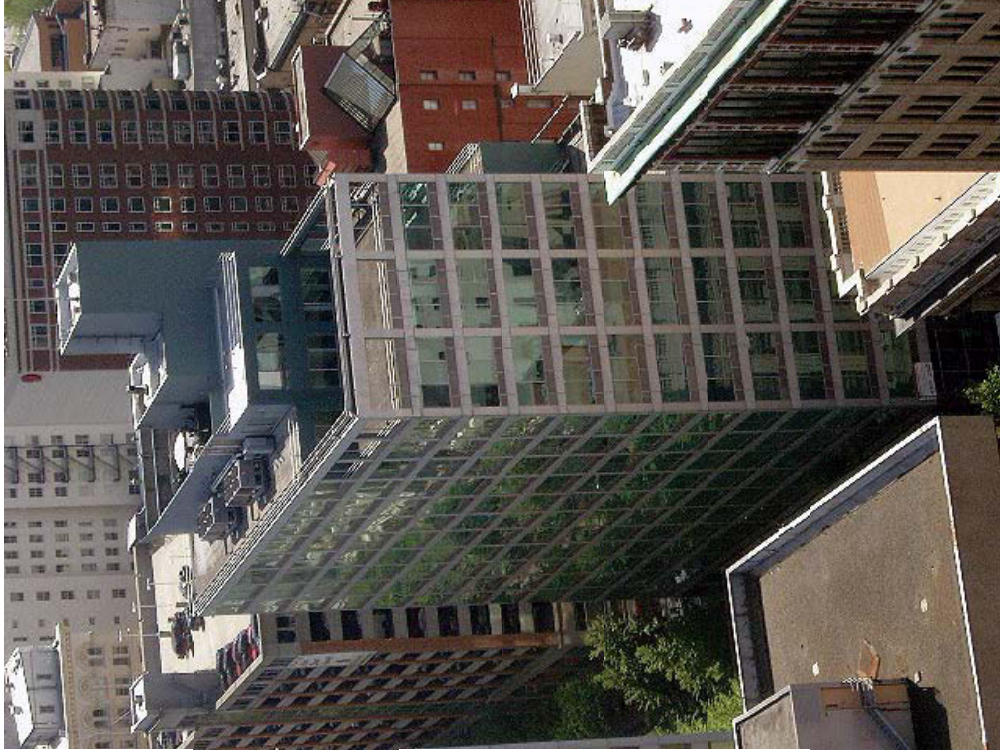
Bank of California Building
Benson Hotel
Central Library



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HISTORIC CONSIDERATIONS

Pietro Belluschi
Commonwealth Building
Portland Art Museum



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HISTORIC CONSIDERATIONS

EXISTING BUILDING

- The existing 'Dirty Duck' building itself was not individually listed on the National Register.
- The existing 'Dirty Duck' building itself is not listed on the City of Portland Historic Resources Inventory.
- In addition, the District application does not accurately represent the type and extent of alterations.
 - Alterations noted in the original nomination include:
 - Storefront and transom windows boarded over.
 - Replacement of storefront bay w/ an overhead door.
 - Sandblasting of the brick bulkhead.
 - Windows on North elevation altered.
 - Additional alterations to the original elements include:
 - Demolition of the original corner entry /structure.
 - Demo/replacement of majority of storefront glazing.
 - Demo/replacement of transom glazing.
 - Replacement of 2nd storefront bay w/ an overhead.



HISTORIC CONSIDERATIONS

EXISTING BUILDING



East Elevation



North Elevation



HISTORIC CONSIDERATIONS

EXISTING BUILDING – PHYSICAL ALTERATIONS



East Elevation



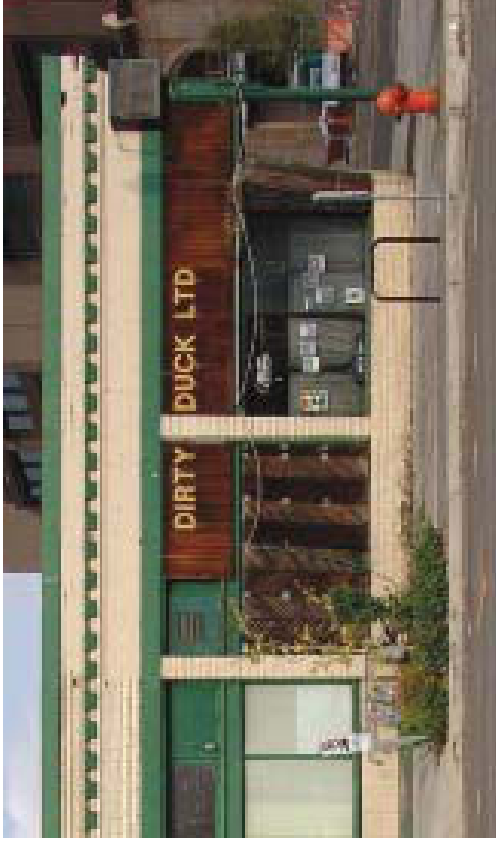
North Elevation



HISTORIC CONSIDERATIONS

EXISTING BUILDING

- Alteration of the original corner entry.
- Original structure demolished; replaced with red building brick and painted to match original face brick.
- Original storefront windows demolished; replaced with large fixed-pane units.
- Original transoms demolished; replaced with larger-paned units.



HISTORIC CONSIDERATIONS

EXISTING BUILDING

- The building is functionally and physically obsolete and would require major capital expenditures in order to extend its useful life.
- The 'Dirty Duck' is an unreinforced masonry building which would require extensive seismic remediation for reuse.



HISTORIC CONSIDERATIONS

EXISTING BUILDING

- The original wooden storefront has been completely demolished at the NW corner and replaced with improperly laid red building bricks painted to match the buff-colored brick.
- Many transom windows have been removed and replaced with painted T-1-11 plywood siding.



HISTORIC CONSIDERATIONS

EXISTING BUILDING

- Brick & Mortar – full depth repointing required at most locations.



SITE CONSIDERATIONS

PUBLIC BENEFIT

- Economic Development
- Employment Training
- Housing
- Blight Removal
- Social Services / Meal Services



DEMO APPROVAL CRITERIA

DEMOLITION REVIEW

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1. Denial of a demolition permit would effectively deprive the owner of all reasonable economic use of the site; or
2. **Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans.”**



DEMO APPROVAL CRITERIA

GOALS + POLICIES

- The proposal for the Blanchet House redevelopment is supportive of the goals and policies of the area plans, including:
 - Portland Comprehensive Plan
 - Central City Plan
 - Old Town/Chinatown Development Plan
- 10-year Plan to End Homelessness in Portland
- Shelter Reconfiguration Plan



PORTLAND COMPREHENSIVE PLAN

GOAL 2 URBAN DEVELOPMENT

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

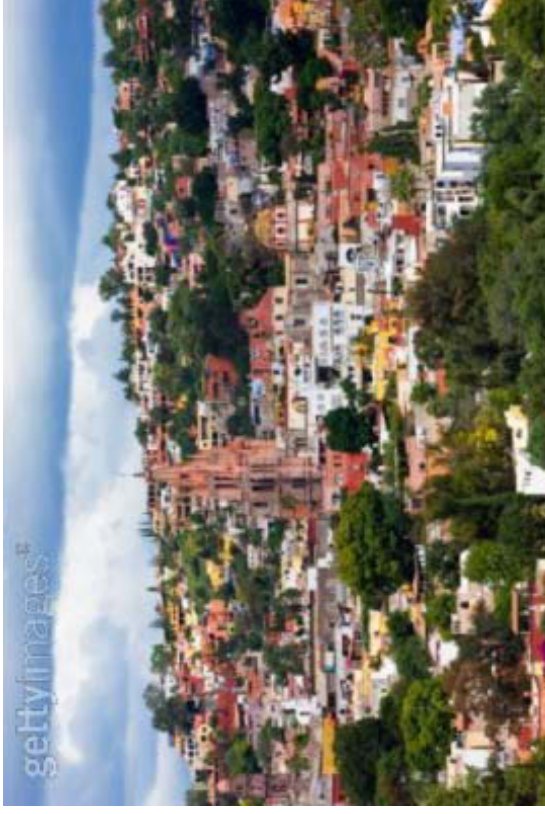
- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Diversity, Living Closer to Work, Infill and Redevelopment, Mixed Use and the Central City Plan.

Staff Comment: Criteria Not Met.

Response: Not Relevant

Utilization of Vacant Land:

Provide for full utilization of existing vacant land except in those areas designated as open space.



- The intent of this policy is to support the development of vacant sites, not to limit development to only those sites. If that was the case, this policy would effectively shut down other development within the City until all vacant land was first developed.



PORTLAND COMPREHENSIVE PLAN

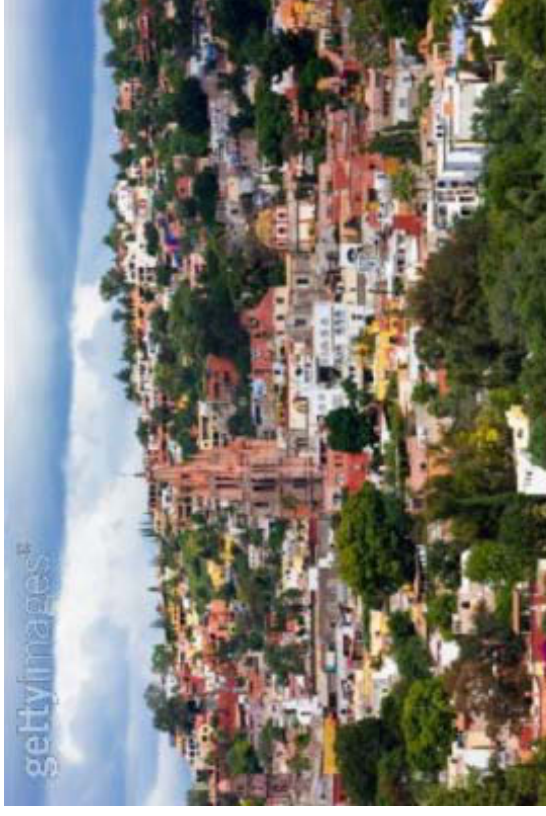
GOAL 2 URBAN DEVELOPMENT

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Diversity, Living Closer to Work, Infill and Redevelopment, Mixed Use and the Central City Plan.

Urban Diversity:

Provide a range of living environments and employment opportunities of Portland residents in order to attract and retain a stable and diversified population.



- The project is designed to meet the unique and special needs of a targeted homeless or at-risk population.
- The project will provide a safe and stable environment that will provide workforce training and encourage personal growth.



PORTLAND COMPREHENSIVE PLAN

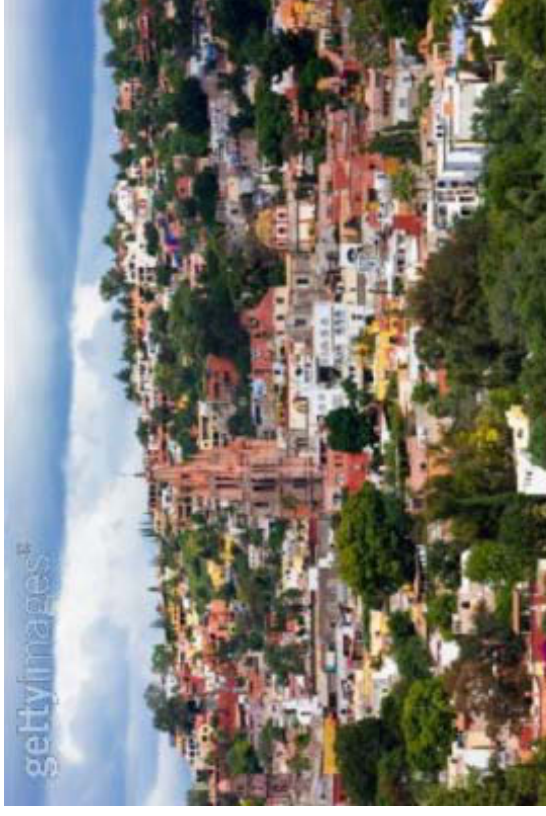
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Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Diversity, Living Closer to Work, Infill and Redevelopment, Mixed Use and the Central City Plan.

Living Closer to Work:

Locate affordable housing close to employment centers.



- The occupants of this building both live and work in the same structure.
- This creates a mixed use development that supports the goal of reduced vehicle miles and maximizing air quality.



PORTLAND COMPREHENSIVE PLAN

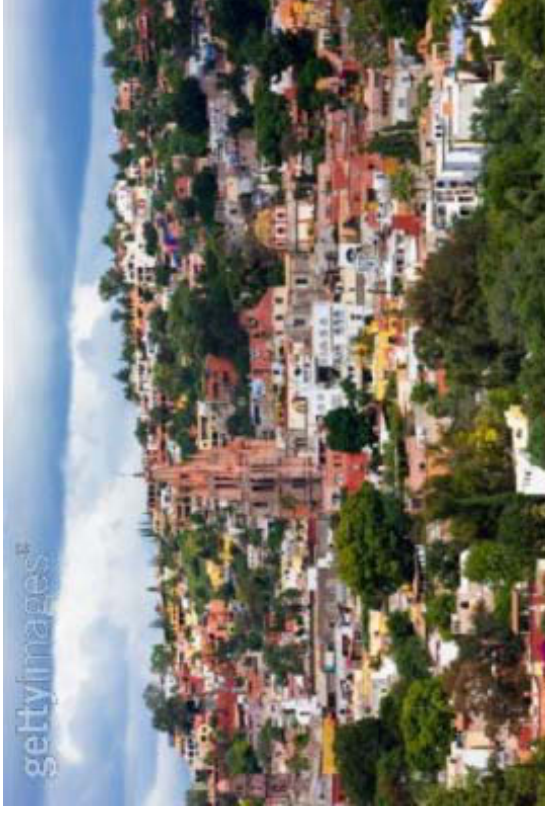
GOAL 2 URBAN DEVELOPMENT

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Diversity, Living Closer to Work, Infill and Redevelopment, Mixed Use and the Central City Plan.

Infill and Redevelopment:

Encourage infill and redevelopment as a way to implement the Livable City growth principles and accommodate expected increases in population and employment.



- Livable City growth principles:

- “The mission of the Portland Housing Bureau is to make Portland a more *livable city* for all by bringing low-income people and community services together.”
- The redevelopment of this property will help accommodate the City’s growing population by almost doubling the current housing capacity and increasing the health and human services provided.



PORTLAND COMPREHENSIVE PLAN

GOAL 2 URBAN DEVELOPMENT

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Diversity, Living Closer to Work, Infill and Redevelopment, Mixed Use and the Central City Plan.

Mixed Use:

Continue a mechanism that will allow for the continuation and enhancement of areas of mixed use character...



- In providing supportive housing opportunities and community services, the project is able to protect and improve the livability and diversity of the neighborhood.
- The mixture of supportive housing and services will provide opportunities to nurture and promote the growth of a diverse community.



PORTLAND COMPREHENSIVE PLAN

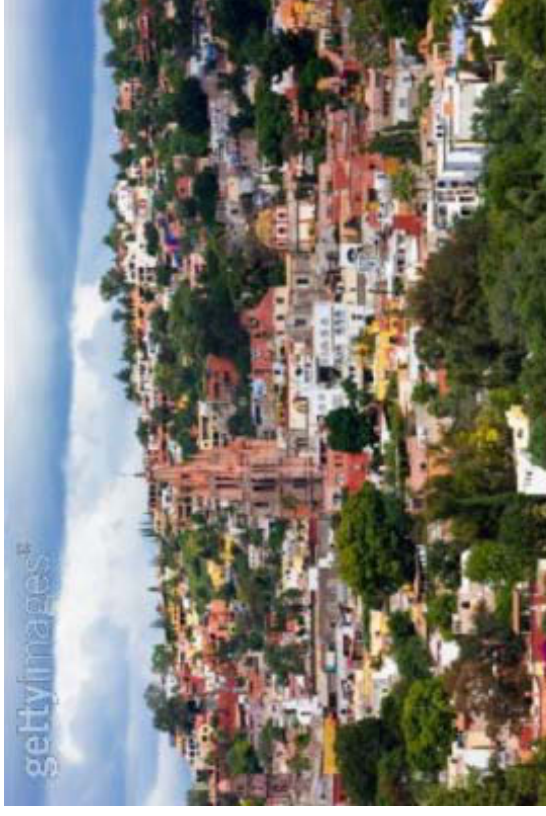
GOAL 2 URBAN DEVELOPMENT

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Diversity, Living Closer to Work, Infill and Redevelopment, Mixed Use and the Central City Plan.

Central City Plan:

Encourage continued investment within Portland's Central City while enhancing its attractiveness for work, recreation and living.



- In providing supportive housing opportunities and community services, the project is able to protect and improve the livability and diversity of the neighborhood.
- With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the overall environment within the larger community.



PORTLAND COMPREHENSIVE PLAN

GOAL 3 NEIGHBORHOODS

Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Social Conditions, Neighborhood Diversity and Neighborhood Involvement.

Staff Comment: Criteria Not Met.
Response: Not Relevant

Historic Preservation:
Preserve and retain historic structures and areas throughout the city.



- The existing "Dirty Duck" building does not meet either Criteria A or C of the National Park Service.
- "The building does not appear to be directly associated with the Chinese community through ownership or occupancy."
- The building is not "representative of the work of a master."



PORTLAND COMPREHENSIVE PLAN

GOAL 3 NEIGHBORHOODS

Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Social Conditions, Neighborhood Diversity and Neighborhood Involvement.



Social Conditions:

Provide and coordinate programs to promote neighborhood interest, concern and security and to minimize the social impact of land use decisions.

- The new facility will provide no-cost daily meals to the homeless/ low-income.
- The new facility will allow the opportunity to provide for social services. Including a chapel, library, and health services



PORTLAND COMPREHENSIVE PLAN

GOAL 3 NEIGHBORHOODS

Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Social Conditions, Neighborhood Diversity and Neighborhood Involvement.

Neighborhood Diversity:

Promote neighborhood diversity and security by encouraging a diversity in age, income, race and ethnic background within the City's neighborhoods.



- In providing supportive housing opportunities and community services, the project is able to protect and improve the livability and diversity of the neighborhood.

- Blanchet House will qualitatively improve the living standard for low income and special need individuals. These services are critical to creating a balanced and diverse community in Old Town/ Chinatown.



PORTLAND COMPREHENSIVE PLAN

GOAL 3 NEIGHBORHOODS

Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Social Conditions, Neighborhood Diversity and Neighborhood Involvement.



Neighborhood Involvement:

Provide for the active involvement of neighborhood residents and businesses in decisions affecting their neighborhood through the promotion of neighborhood and business associations.

- Neighborhood involvement was extensive in informing the selection of the Blanchet House location – over 13 neighborhood meetings.
- The projects program, including the decision to provide internal guest queuing, was driven by a public involvement process that resulted in the Old Town/Chinatown Plan.



PORTLAND COMPREHENSIVE PLAN

GOAL 4 HOUSING

Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Housing Availability, Sustainable Housing, Housing Safety, Housing Quality, Balanced Communities, Fair Housing, Housing Diversity, Housing Affordability, Housing Continuum and Neighborhood Stability.



- The City of Portland's housing policies for downtown call for the preservation of units supporting very low income and special needs populations.
- The Blanchet House will provide housing for very low-income people. The housing program's primary goal will be to provide an enriched living environment for independent tenants that require services.
- The Blanchet House's goal is to create a safe and stable housing asset for Old Town/Chinatown



PORTLAND COMPREHENSIVE PLAN

GOAL 5 ECONOMIC DEVELOPMENT

Foster a strong and diverse economy which provides a full range of employment and economic choices for individuals and families in all parts of the city.

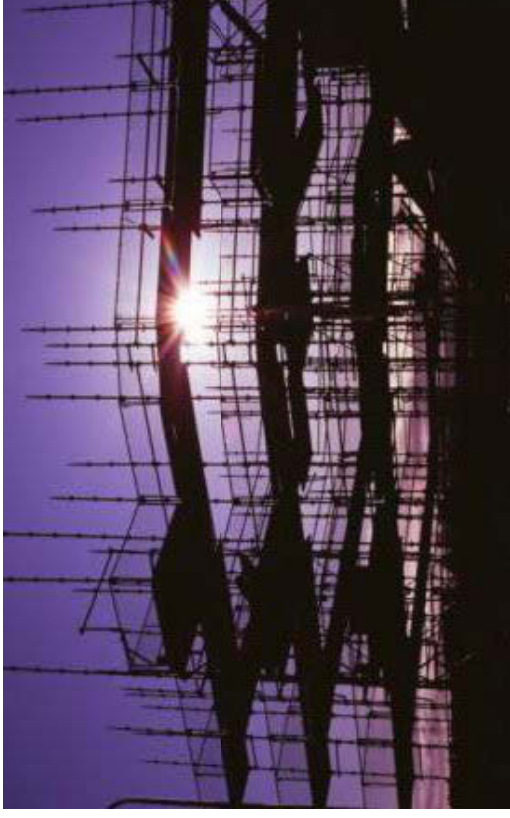
- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Development and Revitalization, Community-Based Economic Development, Infrastructure Development and Area Character and Identity within Commercial Areas.

Staff Comment: Criteria Not Met.

Response: Criteria Met.

Urban Development and Revitalization:

Encourage investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.



- The project will bring \$10 million dollars of investment into the development of housing and social services into the community.

- The public benefit of this project was recognized in Resolution No. 6651 as adopted to authorize PDC to enter into a Deposition and Development Agreement (DDA).



PORTLAND COMPREHENSIVE PLAN

GOAL 5 ECONOMIC DEVELOPMENT

Foster a strong and diverse economy which provides a full range of employment and economic choices for individuals and families in all parts of the city.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Development and Revitalization, Community-Based Economic Development, Infrastructure Development and Area Character and Identity within Commercial Areas.



Community-Based Economic Development: Assist broadly-based community coalitions to implement development objectives and programs of adopted community or neighborhood plans.

Encourage consensus-building activities at the community and neighborhood levels which enhance neighborhood livability and promote economic vitality.

- The Old Town/Chinatown Development Plan, adopted in 1999, established the framework to restore economic vitality in the District by calling for a concentration of new development adjacent to the Classical Chinese Garden.
- The plan indicates the demolition of the 'Dirty Duck' property for new development potential including the new Blanchet House facility.
- The Blanchet House redevelopment has garnered consensus at the community and neighborhood levels.

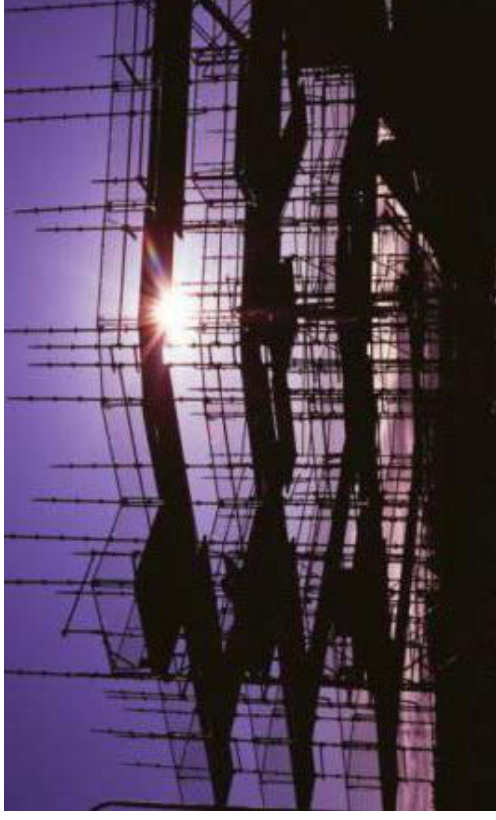


PORTLAND COMPREHENSIVE PLAN

GOAL 5 ECONOMIC DEVELOPMENT

Foster a strong and diverse economy which provides a full range of employment and economic choices for individuals and families in all parts of the city.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Development and Revitalization, Community-Based Economic Development, Infrastructure Development and Area Character and Identity within Commercial Areas.



Infrastructure Development:

Use public investment as a catalyst to foster private development in Council-designated target areas.

- The proposed Blanchet House redevelopment provides needed investment in the revitalization of an urban cultural/business district and has the ability to foster further economic development and tourism.
- The development of this project will also help foster the development of a complete neighborhood that supports business growth and employment opportunities within it.

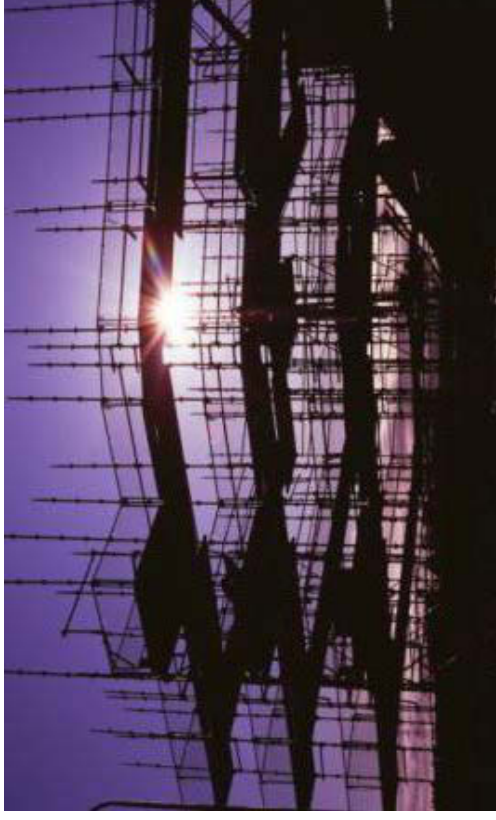


PORTLAND COMPREHENSIVE PLAN

GOAL 5 ECONOMIC DEVELOPMENT

Foster a strong and diverse economy which provides a full range of employment and economic choices for individuals and families in all parts of the city.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Development and Revitalization, Community-Based Economic Development, Infrastructure Development and Area Character and Identity within Commercial Areas.



Area Character and Identity:

Promote and enhance the special character and identity of Portland's designated commercial areas.

Implement crime prevention measures, including design improvements, in commercial areas to increase the safety of business people, employees, and customers and to maintain and promote neighboring patronage.

- The Blanchet House will be designed to maintain historical consistency with the surrounding district and support the qualities of the neighborhood.
- The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the overall environment within the larger community.



PORTLAND COMPREHENSIVE PLAN

GOAL 7 ENERGY

Promote a sustainable energy future by increasing energy efficiency in all sectors of the city by ten percent by the year 2000.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Energy Efficiency in Residential Buildings and Waste Reduction and Recycling.



- Currently, the proposed project is estimated to use 66% less energy than a comparable building.
- Sustainable energy features of the proposed Blanchet House include high-performance walls and glazing, ground source closed loop heat pump, high-efficiency condensing gas water heaters, solar thermal water system, third-party photovoltaic's, and kitchen hood heat recovery.



PORTLAND COMPREHENSIVE PLAN

GOAL 8 ENVIRONMENT

Maintain and improve the quality of Portland's air, water and land resources and protect neighborhoods and business centers from detrimental noise pollution.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Air Quality and Water Quality.



- The project aims to develop a highly integrated water use strategy that achieves Net-zero municipal water use for the residential portion of the building.
- The project also plans to include the implementation of the City of Portland's first grey water reuse system, incorporating the new Statewide Alternate Means and Methods OPSC 08-02.

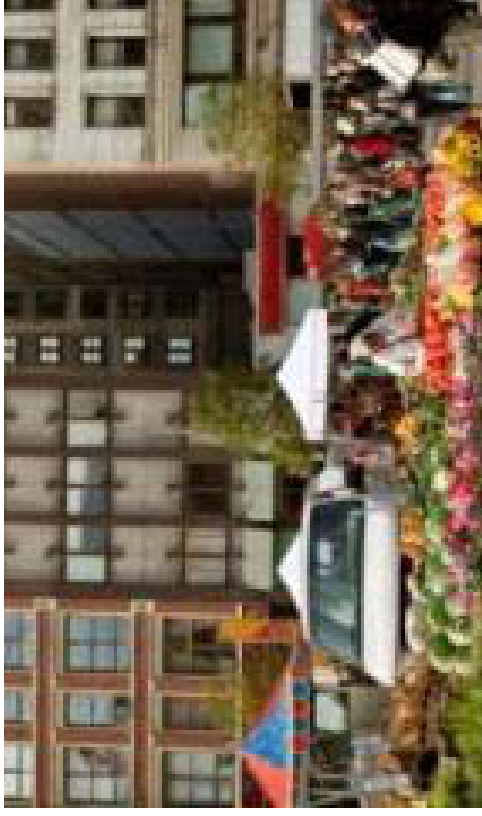


PORTLAND COMPREHENSIVE PLAN

GOAL 12 URBAN DESIGN

Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.

- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Portland's Character, Provide for Pedestrians, Preserve Neighborhoods and Design Quality.



Portland's Character:

Enhance and extend Portland's attractive identity. Build on design elements, features and themes identified with the City.

Encourage the use of materials and a quality of finish work which reinforces the sense of this City as one that is built for beauty and to last.

- The project design will be reviewed under a separate Type III review process.
- The Blanchet House will be designed to maintain historical consistency with the surrounding district and support the qualities of the neighborhood and the City.
- The materials will be selected to provide for a lasting sense of quality – reinforce the district.



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Provide for Pedestrians:

Provide for a pleasant, rich and diverse experience for pedestrians. Ensure that those traveling on foot have comfortable, safe and attractive pathways that connect Portland's neighborhoods, parks, water features, transit facilities, commercial districts, employment centers and attractions.



- By providing increased transparency at the ground level to allow pedestrians to view in, and share in the building's vibrant ground floor activities, the proposed Blanchet House will provide a rich and diverse experience for pedestrians.
- The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the overall environment within the larger community.



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Preserve Neighborhoods:

Preserve and support the qualities of individual neighborhoods that help make them attractive places.

Respect the fabric of established neighborhoods when undertaking infill development projects.



- The current zoning in place for the site allows for significant density, up to 9:1 FAR and 350' in height. These densities may be perceived as out of character with the historic district.
- The proposed project will have an FAR approaching 4:1 and a height consistent with the historic neighborhood buildings. Well below the maximum allowable FAR, the building will be designed to establish a rhythm and scale which is visually compatible with the existing building character of the neighborhood and reflective of the District overall.

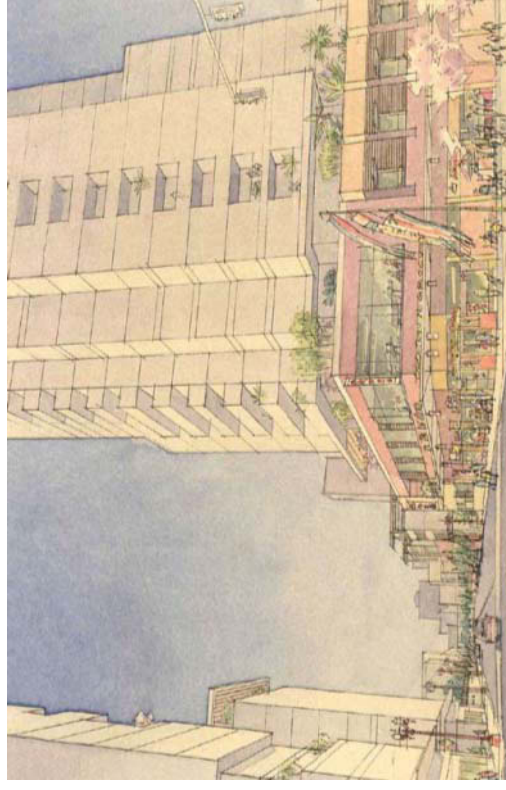
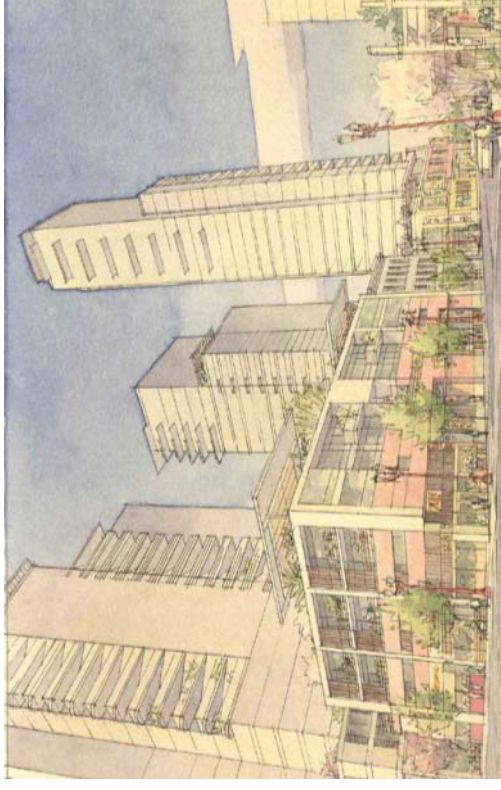


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- The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Portland's Character, Provide for Pedestrians, Preserve Neighborhoods and Design Quality.



Design Quality:

Enhance Portland's appearance and character through development of public and private projects that are models of innovation and leadership in the design of built environment.

- The design of the building will be consistent with Portland's character and harmonious with the architectural language and character in the area.
- The project aims to develop a highly integrated water use strategy that achieves Net-zero municipal water use for the residential portion of the building.
- The project plans to include the implementation of the City of Portland's first grey water reuse system.



CENTRAL CITY PLAN

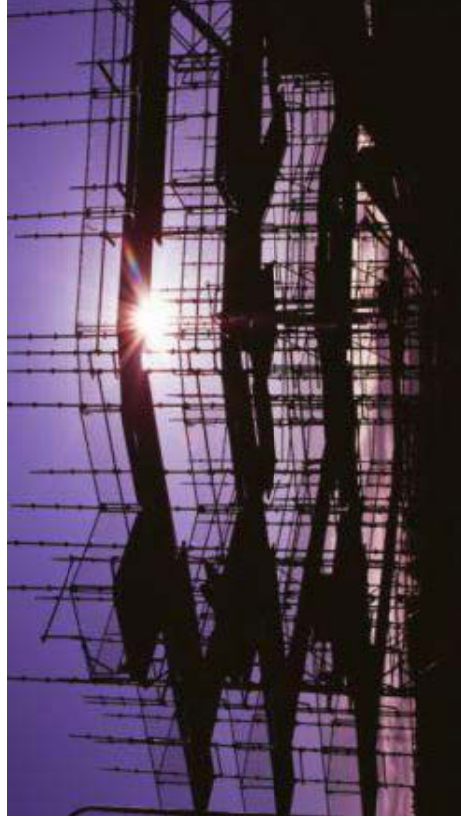
POLICY 1 ECONOMIC DEVELOPMENT

Build upon the Central City as the economic heart of the Columbia Basin, and guide its growth to further the City's prosperity and livability.

- Support the retention and expansion of existing businesses while attracting and encouraging new business in the Central City.

Staff Comment: Criteria Not Met.

Response: Criteria Met.



- The project will bring \$10 million dollars of investment into the development of housing and social services into the community.

- The Old Town/Chinatown Development Plan, adopted in 1999, established the framework to restore economic vitality in the District by calling for a concentration of new development adjacent to the Classical Chinese Garden with specific reference to Block 25.

- The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the opportunities for economic development.

- A safe and active street will enhance the character of the neighborhood and promote future development.



CENTRAL CITY PLAN

POLICY 3 HOUSING

Maintain the Central City's status as Oregon's principal high density housing area by keeping housing production in pace with new job creation.

- Encourage the development of housing to help reinforce the Central City as a lively urban area, especially during evenings



- The City of Portland's housing policies for downtown call for the preservation of units supporting very low income and special needs populations.
- This project is the result of the efforts of Blanchet House, with the support of the Portland Development Commission, to develop housing and services to replace those units lost in Portland's neighborhoods and to qualitatively improve the living standard for low income and special need individuals.
- The housing program's primary goal will be to provide an enriched living environment for independent tenants that require services, while providing a safe and stable environment.
- This project is an important step for Portland's commitment to end homelessness.



CENTRAL CITY PLAN

POLICY 5 HUMAN SERVICES

Provide social and health services for special needs populations, and assist dependent individuals to become more independent.

- Create opportunities for job training and employment.
- Reduce conflict between members of special needs populations and other residents, workers and visitors to the Central City.



- The Blanchet House will provide needed neighborhood social services including:
 - Providing no-cost daily meals to the homeless/ low-income/ working poor
 - Providing no-cost housing to those recovering from alcohol and drug dependencies.

• The proposed project is designed to meet the unique and special needs of a targeted homeless or at-risk population, while providing a safe and stable environment which encourages workforce training and personal growth.

- The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the opportunities for economic development.



CENTRAL CITY PLAN

POLICY 6 PUBLIC SAFETY

Protect all citizens and their property, and create an environment in which people feel safe.

- Foster the development of a vital ‘24-hour’ city which encourages the presence of people and decreases the likelihood of crime.
- Create safer areas through environmental design.

- The Blanchet House redevelopment project promotes the objective of public safety by improving the public perception of pedestrian ‘safety’, decreasing the likelihood of actual crime and improving the safety of the building occupants and guests.

- With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the overall environment within the larger community.

- The redevelopment will provide increased transparency at the pedestrian level which will allow pedestrians to view in, and share in the building’s vibrant ground floor activities. The ground floor activities will provide continuous “eyes on the street” and will function to decrease the likelihood of crime.

- The current ‘Dirty Duck’ building is in substantial disrepair and contributes significantly to the blight of the area.



CENTRAL CITY PLAN

POLICY 7 NATURAL ENVIRONMENT

Improve the Central City's environment by reducing pollution, keeping the Central City clean and green, and providing opportunities to enjoy nature.

- Reduce air pollution in the Central City.
- Improve water quality in the Willamette River.



- Blanchet House will promote conservation and sustainable development patterns through the use of energy-efficient design and practices. These practices will educate the buildings occupants and stimulate environmental stewardship.

- Utilities are the single largest expense for the mission and can be upwards of \$50,000 per year.
- Reduced operational costs over the lifecycle of the building will allow the organization to direct more of its resources towards its program and social mission.
- The Blanchet House has targeted LEED Gold as the baseline with a goal of Platinum.



CENTRAL CITY PLAN

POLICY 9 CULTURE AND ENTERTAINMENT

Provide and promote facilities, programs and public events and festivals that reinforce the Central City's role as a cultural and entertainment center for the metropolitan and northwest region.

- Reduce air pollution in the Central City.

Staff Comment: Criteria Not Met.
Response: Criteria Not Relevant.

- Blanchet House will promote conservation and sustainable development patterns through the use of energy-efficient design and practices. These practices will educate the buildings occupants and stimulate environmental stewardship.
- Utilities are the single largest expense for the mission and can be upwards of \$50,000 per year.
- Reduced operational costs over the lifecycle of the building will allow the organization to direct more of its resources towards its program and social mission.
- The Blanchet House has targeted LEED Gold as the baseline with a goal of Platinum.



CENTRAL CITY PLAN

POLICY 11 HISTORIC PRESERVATION
Preserve and enhance the historically and architecturally important buildings and places and promote the creation of our own legacy for the future.

Staff Comment: Criteria Not Met.
Response: Criteria Met.

- The existing “Dirty Duck” building does not meet either Criteria A or C of the National Park Service.
 - “The building does not appear to be directly associated with the Chinese community through ownership or occupancy.”
 - Is not “representative of the work of a master.”
- The proposed Blanchet House will enhance the visual quality of the District by being designed to maintain historical consistency with the surrounding district and supportive of the overall neighborhood qualities.
- Although the District does not have an adopted set of historic design guidelines, the project team is using the neighboring Skidmore/ Old Town design guidelines to influence the design and provide congruity with the district.
- The zoning allows for significant density, up to 9:1 FAR and 350’ in height. The proposed project will have an FAR approaching 4:1 and a height consistent with historic neighborhood buildings.



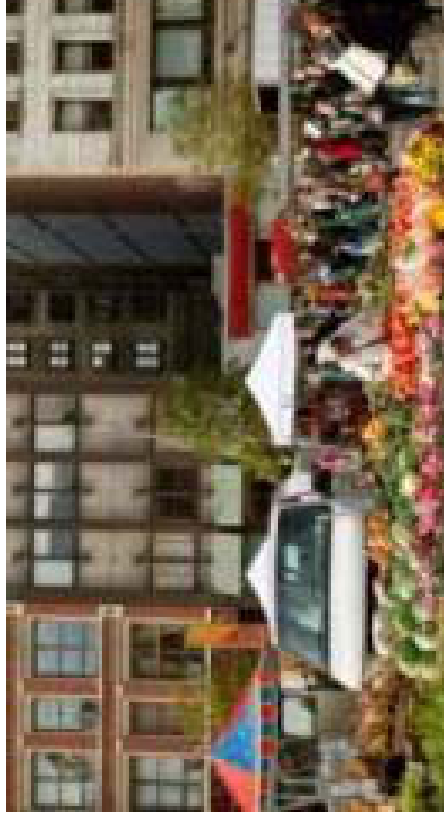
CENTRAL CITY PLAN

POLICY 12 URBAN DESIGN

Enhance the Central City as a livable, walkable area which focuses on the river and captures the glitter and excitement of city living.

- Create rich and enjoyable environments for pedestrians throughout the Central City.
- Strive for excellence in the design of new buildings.
- Sensitively enhance Portland's human scale of buildings, streets and open spaces.

**Staff Comment: Criteria Not Met.
Response: Criteria Met.**



- The design of the building will be consistent with Portland's character and harmonious with the architectural language and character in the area.
- The Blanchet House will be designed to maintain historical consistency with the surrounding district and support the qualities of the neighborhood and the City.
- The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the overall environment within the larger community.
- The zoning allows for significant density, up to 9:1 FAR and 350' in height.
- The proposed project will have an FAR approaching 4:1 and a height consistent with historic neighborhood buildings. The building will be designed to establish a rhythm and scale which is visually compatible with the existing character of the District.



CENTRAL CITY PLAN

POLICY 16 NORTH OF BURNSIDE

Extend downtown development toward Union Station and the Broadway Bridge while protecting existing housing and social services for the district's special needs populations.

Staff Comment: Criteria Not Met.

Response: Criteria Met.



- Redevelopment of the Blanchet House on the site will enhance and upgrade the City's affordable housing stock.

- The Blanchet House will provide needed neighborhood social services for the District's special needs population.

- One of the specific actions noted under this policy is to "increase the supply of housing for no and low-income individuals".

- Another specific goal noted under this policy is to "pursue implementation of the Chinatown Development Plan".



OLD TOWN/CHINATOWN DEVELOPMENT PLAN

GOAL BLOCK 25 DEVELOPMENT

Acquire most of the block bounded by Glisan, Flanders, 3rd and 4th, undertake predevelopment work and prepare a development offering for the block that would include parking, housing, first floor retail and accommodation of the Blanchet House functions.

Staff Comment: Criteria Not Met.

Response: Criteria Met.

- The Old Town/ Chinatown Development Plan “is designed to complement the spirit and implement the economic development objectives of the Vision Plan.

- In order to meet the stated goal of creating a vibrant urban neighborhood, the Old Town/ Chinatown Development Plan recognizes that existing underutilized buildings which are not in themselves historic “should be replaced with new structures.”

- The Old Town/ Chinatown Development Plan, as **adopted by City Council in 1999**, indicates the demolition of the ‘Dirty Duck’ property for new development potential.

- The Plan goes on to recommend the acquisition/development of Block 25 as the highest priority and worthy of immediate action.

- **Stakeholders supported a redevelopment plan which included developing a new facility on the current ‘Dirty Duck’ site.**



OLD TOWN/CHINATOWN DEVELOPMENT PLAN

GOAL: BLOCK 25 DEVELOPMENT

Acquire most of the block bounded by Glisan, Flanders, 3rd and 4th, undertake predevelopment work and prepare a development offering for the block that would include parking, housing, first floor retail and accommodation of the Blanchet House functions.



10 YEAR PLAN TO END HOMELESSNESS IN PORTLAND

PLAN GOAL: HOUSING FIRST

These principles emphasize a “housing first” methodology for ending chronic homelessness and focus on shortening the length of homelessness experienced by anyone in our community.

- The proposed Blanchet House is designed to meet the unique and special needs of a targeted homeless or at-risk population while providing a safe and stable environment which encourages workforce training and personal growth.

- The Blanchet House provides no cost daily meals to the homeless / poor and provides no-cost housing to those recovering from alcohol and drug dependencies.

- This housing option provides the homeless population access to a transitional program that could eventually lead to permanent housing. This project is an important step for Portland’s commitment to address homelessness.



SHELTER RECONFIGURATION PLAN

GOAL: STREET PEOPLE

Some blame the missions and other shelters for people “hanging out” on the street, especially in front of their buildings. Some of this “problem” could be alleviated if the facilities could offer indoor accommodations for people who are waiting for services (e.g. shelter or meals).

- The Blanchet House redevelopment addresses concerns listed above by providing queuing for persons off city sidewalks. Queuing on the sidewalk creates discomfort for other pedestrians and impacts the perception of the area.

With redevelopment, meal lines will be moved within the building, providing:

- 1) An improved pedestrian experience
- 2) Economic development opportunities by improving perceptions
- 3) A social service that serves people in a dignified manner (i.e. providing a comfortable place to wait).

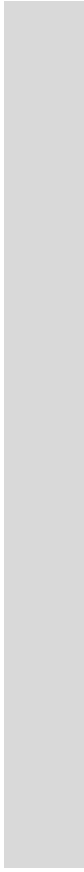


SUMMARY

REASONS FOR APPROVING THE DEMOLITION REQUEST

1. **ECONOMIC:** The Owner would be denied a reasonable economic benefit; and would in fact, cause a significant and substantial blow to the mission they serve.
2. **HISTORIC:** The 'Dirty Duck' should not have been listed as a contributing building in the district, its merits are dubious at best. There is very little historic fabric left and therefore suffers a lack of historic integrity exacerbated by its dilapidated and dangerous condition.
3. **GOALS AND POLICIES:** Demolition of the resource IF evaluated against the goals and policies of the Comprehensive Plan, and other relevant area plans., would be **on balance**, has been found supportive of Which is the main Criteria for which approval should be considered. and,
4. **NOT A PRECEDENT:** Approving the request for demolition will NOT set precedent or show indifference to historic preservation goals:
 1. The 'Dirty Duck' is not a primary contributing structure, but a **SECONDARY** contributing structure.
 2. It's historic qualifications are dubious and do not match the stated intent for the historic district even existing.
 3. Has been in the planning process for over TEN years, and enjoys the support of neighbors and business.
 4. The new use is **CONSISTENT** with the Plans and Goals set out by this Council
 5. The City Council is the **GATEKEEPER**, the Council can exercise **GOOD JUDGEMENT**, it is inconceivable that the Council would be a rubber stamp for any request.





BLANCHET HOUSE OF HOSPITALITY
TYPE IV LAND USE REVIEW