

**IN THE CITY COUNCIL OF THE
CITY OF
PORTLAND OREGON**

**IN THE MATTER OF AN APPLICATION
BY**

Craig Lewis, Melvin Mark Companies
111 SW Columbia, Ste 1380
Portland, OR 97201

City Of Portland – The Portland Development Commission (Leased)
222 NW 5th Ave
Portland, OR 97209-3812

Kiernan Building, aka Dirty Duck Property
222 NW 5th Ave
Portland, OR 97209-3812

FOR A

Type 4 Demolition Review at 421-439 NW 3rd Avenue LU 09-171259 DM

FINDINGS AND CONCLUSIONS

**ADOPTED BY THE CITY COUNCIL ON
March 3, 2010**

(APPROVAL of a TYPE 4 Demolition Review)

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FINDINGS AND CONCLUSIONS

The findings and conclusions of the City Council in this matter are set forth below.

I. GENERAL INFORMATION

Applicant: Craig Lewis, Melvin Mark Companies
111 SW Columbia, Ste 1380
Portland, OR 97201

City Of Portland – The Portland Development Commission
(Leased]
222 NW 5th Ave
Portland, OR 97209-3812

Dirty Duck Property
222 NW 5th Ave
Portland, OR 97209-3812

Representative: John Smith, Joe Pinzone, SERA Architects, 503-445-7350
338 NW 5th Ave
Portland OR 97209

Site Address: 421-439 NW 3rd Avenue

Legal Description: BLOCK 25 LOT 5&8 LAND & IMPS SEE COUCHS ADD BLOCK
25; LOT 5&8; LAND & IMPS, COUCHS ADD

Tax Account No.: R180201710
State ID No.: 1N1E34CA 00300
Quarter Section: 2929

Neighborhood: Old Town-China Town, contact Carol McCreary at 503-984-4081.
Business District: Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7066.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - NW Triangle
Other Designations: Contributing Building in the Chinatown/Japantown National Register Historic District

Zoning: CXd Central Commercial with design overlay

Case Type: DM - Demolition Review
Procedure: Type IV, following a public meeting before the Landmarks Commission there will be a hearing before City Council. The Landmarks Commission may offer comments or suggestions, in the form of a letter or testimony, to City Council. City Council makes the final decision on this matter.

II. INTRODUCTION AND PROCEDURAL HISTORY

Original Proposal:

The applicant requests Demolition Review approval for the demolition of the Historic Kiernan Building, a contributing structure in the Chinatown/Japantown National Register Historic District.

Demolition of the building is intended to allow for the construction of a new 3 to 4 story residential group living and soup kitchen building of the same 1/4 -block footprint, to serve the new Blanchet House of Hospitality. The existing Blanchet House of Hospitality, the only other remaining building on Block 25, is a primary contributing structure within the Historic District.

Because the proposal is to demolish a Contributing Building in the Chinatown/Japantown National Register Historic District, a Type IV Historic Design Review is required.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Section 33.846 Historic Design Review
- Section 33.846.070 Demolition Review

Procedural History:

The applicant submitted the current Type 4 application on November 13, 2009 and it was deemed complete on December 4, 2009. A "Notice of Proposal in Your Neighborhood" was mailed on December 18, 2009 to surrounding property owners and recognized organizations. No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal prior to the Portland Historic Landmarks Commission meeting on January 11, 2010. Written

comments were submitted to the Commission [Exhibits H.1-H.5]. The City Council held a public hearing on the proposal on February 3, 2010 and additional written comments were submitted to the City Council at the hearing [Exhibits I.1-I.9]. At the February 3, 2010 hearing, the record was closed, and the applicant extended the 120-day clock for an additional 30 days to March 14, 2010. On February 3, 2010 the Council tentatively approved demolition of the Kiernan Building and continued the matter to February 24, 2010 for a final vote. At the February 24, 2010 hearing, Council postponed the adoption of findings to March 3, 2010, recommending approval as its decision and approved the demolition review.

III. ANALYSIS

Site and Vicinity:

The subject site lies within the Portland New Chinatown/Japantown Historic District, which was listed in the National Register of Historic Places on November 21, 1989. For ease of reference the shortened name Chinatown/Japantown Historic District will be used in the remainder of this report. The district documentation was prepared by John Southgate on behalf of the Portland Development Commission. The nomination was vetted by the State Historic Preservation Office, reviewed and forwarded by the governor-appointed State Advisory Committee on Historic Preservation, and accepted by the Keeper of the National Register

The National Register defines a Historic District as "a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. In addition, historic districts consist of contributing and non-contributing properties. Historic districts possess a concentration, linkage or continuity of the other four types of properties. Objects, structures, buildings and sites within a historic district are usually thematically linked by architectural style or designer, date of development, distinctive urban plan, and/or historic associations."

Located on the west side of the Willamette River, the district lies in an older commercial, industrial, and transportation center, between NW Glisan and W Burnside, streets that connect respectively to the Steel and Burnside Bridges. NW Fourth Avenue forms the spine of the district. The Portland Skidmore-Old Town Historic District (Old Town), listed on the National Register of Historic Places on Dec 6, 1975 and as a National Historic Landmark on May 5, 1977, overlaps the southeastern corner of the district. The shared area is the eastern half of the blocks bounded by Burnside, Third, Davis, and Fourth, plus the southeastern quarter of the block bounded by Davis, Third, Everett, and Fourth.

The Chinatown/Japantown Historic District is a ten block area bounded by W Burnside Street to the south, NW Fifth Avenue to the west, NW Glisan to the north, and NW Third Avenue to the east. The majority of buildings within the district are used commercially or industrially, however, some buildings also contain residential units. At the time of the district's nomination to the National Register, there were 45 buildings, two features and five vacant properties within the district. There are buildings by notable Portland architects within the district which date from the historic period, 1880-1943. There are 14 buildings dating from the first period of significance (1880-1909), 15 buildings dating from the second period (1910-1943), 9 historic non-contributing buildings, 4 compatible noncontributing buildings, 3 non-compatible non-contributing buildings, and 5 vacant lots. There are also two features [not building structures] within the district, the Simon Building facade, dating from the primary period, and the Chinatown/Japantown Gateway, constructed after the historic period. The district is significant in the

National Register Nomination Form under criterion A for its historical associations and American History, and C for its design and construction. The district's areas of significance noted in the National Register nomination are Asian Ethnic Heritage, Industry, Commerce and Architecture.

According to the National Register nomination "The Chinatown/Japantown 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. 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/Japantown Historic District portrays the traditional nature of Chinese social, political, cultural, and economic organizations. The majority of the buildings in the district were designed and built 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 one-story commercial Kiernan 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 sandblasted. The transoms on this facade have been covered over. The north elevation is divided into three major 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 label mold is located between the two storefront windows. The bulkhead is brick. Original multi-paned storefront windows and an entrance door with transom are located in the central bay and a large paneled garage door is in the west portion of the bay. The western bay is comprised of multi-paned storefront windows and transoms. A door is in the east end of this bay.

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 Ladd 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 Cherkezoff & 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 Machine 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.

Zoning:

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

Historic Resource Protection Overlay Zone [d-overlay] is intended to ensure the conservation and enhancement of the special characteristics of historic resources. This protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties

Land Use History:

City records indicate no prior land use reviews, but two recent applications for the site:

- EA 09-143543 – Pre-Application Conference, Exhibit G.3
- EA 09-143556 – Design Advice Request for Demolition of the Kiernan Building/Dirty Duck Tavern, Exhibit G.4

Agency Review:

A "Request for Response" was mailed **December 18, 2009**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau

- Site Development Section of BDS

Neighborhood Review:

A Notice of Proposal in Your Neighborhood was mailed on December 22, 2009.

IV. ZONING CODE APPROVAL CRITERIA AND FINDINGS

Historic Design Review

**Chapter 33.445, Historic Resource Protection Overlay Zone, and
Chapter 33.846, Historic Reviews**

33.445.010 Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources. This chapter protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties

33.445.030 Types of Historic Resource Designations and Map Symbols

C. Historic District. This type of resource is a collection of individual resources that is of historical or cultural significance at the local, state, or national level. Information supporting a specific district's designation is found in the City's Historic Resource Inventory, its National Register nomination, or the local evaluation done in support of the district's designation.

33.445.330 Demolition of Historic Resources in a Historic District

Demolition of other historic resources within a Historic District requires demolition review to ensure their historic value is considered. The review period also ensures that there is an opportunity for the community to fully consider alternatives to demolition.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

33.846.010 Purpose

This chapter provides procedures and establishes the approval criteria for all historic reviews. The approval criteria protect the region's historic resources and preserve significant parts of the region's heritage. The reviews recognize and protect the region's historic and architectural resources, ensuring that changes to a designated historic resource preserve historic and architectural values and provide incentives for historic preservation.

33.846.080 Demolition Review

A. Purpose. Demolition review protects resources that have been individually listed in the National Register of Historic Places and those that have been classified as contributing in the analysis done in support of a Historic District's creation. It also protects Historic Landmarks and Conservation Landmarks that have taken advantage of an incentive for historic preservation and historic resources that

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

- B. Review procedure.** Demolition reviews are processed through a Type IV procedure.
- C. Approval criteria.** 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. The evaluation may consider factors such as:
 - a. The merits of demolition;
 - b. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
 - c. The effect demolition of the resources would have on the area's desired character;
 - d. The effect that redevelopment on the site would have on the area's desired character;
 - e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
 - f. Any proposed mitigation for the demolition

Findings: The site is designated a contributing resource with a National Register Historic District. Therefore, demolition of the existing building requires Demolition Review approval.

The applicant has chosen to address Approval Criteria 2, therefore, the proposal has been evaluated against the:

1. **Comprehensive Plan Goals and Policies document [Oct 1980/July 2006];**
2. **Central City Plan document [March 1988];**
3. **The Chinatown/Japantown National Register Historic District [National Park Service, Sept 1989];**
4. **The Old Town/Chinatown Vision and Development Plans [1997, 1999, 2003]; and**
5. **Home Again – A 10-year plan to end homelessness in Portland [2004].**

In order to be approved, the proposal must be evaluated against and, on balance, found to be in support of the Comprehensive Plan and other relevant area plans.

The Council has broad discretion in establishing how to balance the relevant goals given a particular proposal and that property's location in a particular historic district. No code provision or city policy requires the Council to give equal weight in the balancing process to every Comprehensive Plan goal, nor does anything mandate that equal weight be given to every goal and policy found in other relevant area plans. The Council has the authority to give certain relevant goals and policies more weight and other relevant goals and policies less weight in reaching its final decision as to whether the proposal, on balance, supports the Comprehensive Plan and other relevant area plans.

Because a “balancing” test is required, the Approval Criteria are organized in the following way:

Pg. 9-19: Portions of the Proposal found to be in support of the Approval Criteria

Pg. 20-22: Portions of the Proposal not found to be in support of the Approval Criteria

Pg. 22-23: Summary

Portions of the Proposal found to be in support of the Approval Criteria

I. PORTLAND COMPREHENSIVE PLAN

GOAL 1: METROPOLITAN COODINATION

The Comprehensive Plan shall be coordinated with federal and state law and support regional goals, objectives and plans adopted by the Columbia Region Association of Governments and its successor, the Metropolitan Service District, to promote a regional planning framework.

Findings: This criteria is not applicable.

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.

The proposal will provide needed neighborhood social services including providing no-cost daily meals to the homeless/low-income and providing no-cost housing to those recovering from alcohol and drug dependencies. The new facility will also allow the opportunity to provide for a chapel, library, health and other social services. Neighborhood involvement was extensive in informing the siting of the proposal. Furthermore, 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. This process allowed residents and businesses the opportunity to have active input in the promotion and development of their neighborhood.

In providing supportive housing opportunities and community services, the project is able to protect and improve the livability and diversity of the neighborhood. The development of this project will also help foster the development of a complete neighborhood that supports business growth and employment opportunities within it. The mixture of supportive housing and services will provide opportunities to nurture and promote the growth of a diverse community.

This criteria is therefore met.

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.

Findings: 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. A key feature of the development proposal agreement with the Portland Development Commission calling for the demolition of the Kiernan Building/Dirty Duck Tavern is that the housing portion of the new development will be subject to City Chapter 30.01, Ordinance 172259:

30.01.090 City Subsidy Properties - Long-Term Affordability Requirements

A. *Properties that in the future request and receive a City subsidy from PDC or other City bureau or agency for the purpose of creating or preserving rental housing affordable to households below 80% of median family income, will be subject to a minimum of 60 year affordability contract requirements developed by PDC consistent with the implementing charge in 30.01.090 B.*

B. *All City Bureaus and agencies administering affordable rental housing subsidy programs will be responsible for implementing this section. As the primary agency charged by the City to negotiate and confer affordable housing subsidies, PDC will develop implementing strategies consistent with the 60 year affordability principles contained in this section, the Administrative Procedures Implementing Title 30.01 and the approved 1998/99 Consolidated Plan, Principle III (Ordinance No. 172259).*

Recent and on-going development in the city has caused the loss of such housing through the conversion, demolition and re-development of properties, which have traditionally served this population. This project is the result of the efforts 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 proposal 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, while providing a safe and stable environment. The proposal's goal is to assist residents through improved socialization space and amenities within the residential space of the building and to create a safe and stable housing asset. These services are critical to creating a balanced community and effective transitional housing. A safe and healthy built environment is dependent upon housing that serves all of Portland's citizens; at all income levels. This housing option provides the homeless population access to a transitional program that could eventually lead to permanent housing.

The development of a new and larger proposal will certainly enhance and upgrade the city's affordable housing stock, bring new life and activity to the streetscape and enhance the Old Town/Chinatown neighborhood by returning vibrancy and life to

this area. The vitality of the neighborhood is contingent on quality housing. The housing component will be designed to suit the needs of a specific population through the use of resource efficient design. This provides all residents with housing that has access to sunlight, fresh air and at the same time is accessible, safe and inviting.

This criteria is therefore met.

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.

5.1 Urban Development and Revitalization

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

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

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, maintaining its rich diversity and reducing the barriers at the district edges. The proposal promotes these objectives by strengthening the Northern gateway to the district, providing an array of necessary social services and improving the perception of pedestrian 'safety'. The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the proposed 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.

The proposed redevelopment provides needed investment in the revitalization of an urban cultural/business district and has the ability to foster further economic development, local jobs and tourism. The project has the ability to serve as a catalyst to generate new interest, investment, and revenue in Council-designated Urban Renewal Area. The project provides a diversity of housing and social service opportunities to meet the varied needs of individuals in this neighborhood. This project is an important step for Portland's commitment to end homelessness.

The proposed redevelopment has garnered consensus at the community and neighborhood levels which has been bolstered by public involvement and neighborhood support. 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 including the existing Blanchet House facility.

This criteria is therefore met.

GOAL 6: TRANSPORTATION

Develop a balanced, equitable, and efficient transportation system that provides a range of transportation choices; reinforces the livability of neighborhoods; supports a strong and diverse economy; reduces air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility.

Findings: *This criteria is not applicable.*

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.

Findings: 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.

Utilities are the single largest expense for the existing Blanchet House and can be upwards of \$50,000 per year. To address this significant cost, which equals half of its entire budget, the proposal has identified energy and water conservation as a very important component for new development. 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 proposal has targeted the United States Green Building Council's Leadership in Energy and Environmental Design Gold award as the baseline with a goal of Platinum. The project will use a combination of efficiency strategies to achieve significant energy savings. Currently, the proposed project is estimated to use 66% less energy than a comparable building.

Sustainable energy features of the proposal 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.

This criteria is therefore met.

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.

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

The proposal has identified water conservation as a very important component for the development of their new facility. 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. Through an integrated design process, 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 one of the City of Portland's first grey water reuse systems.

Sustainable environmental features of the proposal include managing storm water on site, minimizing potable water use, minimizing irrigation, reuse of storm water and limiting the use of materials that negatively impact air quality.

This criteria is therefore met.

GOAL 9: CITIZEN INVOLVEMENT

Improve the method for citizen involvement in the on-going land use decision-making process and provide opportunities for citizen participation in the implementation, review and amendment of the adopted Comprehensive Plan.

Findings: The applicant has complied with Title 33, Portland Zoning Code, which requires public notice, site posting, public meetings and a subsequent City Council Hearing.

This criteria is therefore met.

GOAL 10: PLAN REVIEW AND ADMINISTRATION

Portland's Comprehensive Plan will undergo periodic review to assure that it remains an up-to-date and workable framework for land use development. The Plan will be implemented in accordance with State law and the Goals, Policies and Comprehensive Plan Map contained in the adopted Comprehensive Plan.

Findings: *This criteria is not applicable.*

GOAL 11: PUBLIC FACILITIES

Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.

Findings: *This criteria is not applicable.*

II. 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.

Findings: 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, maintaining its rich diversity and reducing the barriers at the district edges. The proposal promotes these objectives by strengthening the Northern gateway to the district, providing an array of necessary social services and improving the perception of pedestrian 'safety'. The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the proposed 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.

In providing supportive housing opportunities and community services, the project is able to protect and improve the livability and diversity of the neighborhood. The development of this project will also help foster the development of a complete neighborhood that supports business growth and employment opportunities within it. The mixture of supportive housing and services will provide opportunities to nurture and promote the growth of a diverse community. The proposed 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 project has the ability to serve as a catalyst to generate new interest, investment, and revenue in Council-designated Urban Renewal Area.

This criteria is therefore met.

POLICY 2: THE WILLAMETTE RIVERFRONT

Enhance the Willamette River as the focal point for views, public activities, and development which knits the city together.

Findings: This criteria is not applicable.

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.

Findings: The City of Portland's housing policies for downtown call for the preservation of units supporting very low income and special needs populations. Recent and on-going development in the city has caused the loss of such housing through the conversion, demolition and re-development of properties, which have traditionally served this population. This project is the result of the efforts 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 proposed facility will almost double the current housing capacity served by the existing Blanchet House on this block and will provide new kitchen and dining facilities allowing the facility to meet its programmatic needs.

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. Very low income people are often isolated and sometimes homeless. The proposal's goal is to assist residents through improved socialization space and amenities within the residential space of the building and to create a safe and stable housing asset. These services are critical to creating a balanced community and effective transitional housing. A safe and healthy built environment is dependent upon housing that serves all of Portland's citizens; at all income levels. This housing option provides the homeless population access to a transitional program that could eventually lead to permanent housing.

The proposed development of a new and larger housing and social service facility will enhance and upgrade the city's affordable housing stock, bring new life and activity to the streetscape and enhance the Old Town/Chinatown neighborhood by returning vibrancy and life to this tired area. The vitality of the neighborhood is contingent on quality housing. The housing component will be designed to suit the needs of a specific population through the use of resource efficient design. This provides all residents with housing that has access to sunlight, fresh air and at the same time is accessible, safe and inviting.

The project provides a diversity of housing and social service opportunities to meet the varied needs of individuals in this neighborhood.

This criteria is therefore met.

POLICY 4: TRANSPORTATION

Improve the Central City's accessibility to the rest of the region and its ability to accommodate growth, by extending the light rail system and by maintaining and improving other forms of transit and the street and highway system, while preserving and enhancing the City's livability.

Findings: This criteria is not applicable.

POLICY 5: HUMAN SERVICES

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

Findings: The proposal intends to provide needed neighborhood social services including providing no-cost daily meals to the homeless/ low-income and providing no-cost housing to those recovering from alcohol and drug dependencies. The proposed facility will almost double the current housing capacity and will provide new kitchen and dining facilities allowing the facility to meet its programmatic needs. The new facility will also allow the opportunity to provide for a chapel, library, health and other social services.

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 occupants of this building both live and work in the same structure. This creates a mixed use development that fosters individual opportunities and independence by promoting a range of social services including opportunities for job training and employment, daily meals and aid, and transitional housing.

This criteria is therefore met.

POLICY 6: PUBLIC SAFETY

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

Findings: The 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.

The current Blanchet House on this block has clearly outgrown its facility, demonstrated daily by the long queuing of persons on adjacent sidewalks which can create discomfort and/or conflict for other pedestrians. With the proposed 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.

This criteria is therefore met.

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.

Findings: The proposed development intends to promote conservation and sustainable development patterns through the use of energy-efficient design and practices. These practices will educate the building's occupants and stimulate environmental stewardship. The proposal has identified energy and water conservation as a very important component for new development. 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.

The project will use a combination of efficiency strategies to achieve significant energy savings. Currently, the proposed project is estimated to use 66% less energy than a comparable building. Through an integrated design process, 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.

This criteria is therefore met.

POLICY 8: PARKS AND OPEN SPACES

Build a park and open space system of linked facilities that tie the Central City districts together and to the surrounding community.

Findings: This criteria is not applicable.

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 regions.

Findings: This criteria is not applicable.

POLICY 10: EDUCATION

Expand educational opportunities to meet the needs of Portland's growing population and businesses, and establish the Central City as a center of academic and cultural learning.

Findings: This criteria is not applicable.

Policy 13: PLAN REVIEW

Periodically review the progress of the Central City Plan.

Findings: This criteria is not applicable.

Policy 14: DOWNTOWN

Strengthen the Downtown as the heart of the region, maintain its role as the preeminent business location in the region, expand its role in retailing, housing, and tourism, and reinforce its cultural, educational, entertainment, governmental and ceremonial activities.

Findings: This criteria is not applicable.

Policy 15: GOOSE HOLLOW

Protect and enhance the character of Goose Hollow by encouraging new housing and commercial development which is compatible with a growing community.

Findings: This criteria is not applicable.

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.

Findings: The proposed development will enhance and upgrade the City's affordable housing stock, bring new life and activity to the streetscape and enhance the community by returning vibrancy and life to the Northern entrance to the Old Town/Chinatown District.

The proposal will provide needed neighborhood social services for the District's special needs population. The new facility will allow the opportunity to provide for a chapel, library, health and other social services. The program creates a facility that fosters individual growth and independence by promoting a range of social services including opportunities for job training and employment, daily meals and aid, and transitional housing.

One of the specific actions noted under this policy is to "increase the supply of housing for no and low-income individuals". The proposal will provide no-cost housing to those recovering from alcohol and drug dependencies. The proposal will almost double the current housing capacity and will provide new kitchen and dining facilities.

This criteria is therefore met.

Policy 17: NORTHWEST TRIANGLE

Preserve the district's character and architectural heritage while encouraging both industrial activity and mixed use development.

Findings: *This criteria is not applicable.*

Policy 18: LOWER ALBINA

Strengthen the economic development of the district as an industrial employment area while preserving its historic buildings and providing a connection for pedestrians to the Willamette River.

Findings: *This criteria is not applicable.*

Policy 19: LLOYD CENTER-COLISEUM

Reinforce the Lloyd Center as the eastern anchor of Central City retailing and locate the highest density new development in areas served by light rail.

Findings: *This criteria is not applicable.*

Policy 20: CENTRAL EASTSIDE

Preserve the Central Eastside as an industrial sanctuary while improving freeway access and expanding the area devoted to the Eastbank Esplanade.

Findings: *This criteria is not applicable.*

Policy 21: NORTH MACADAM

Develop the district as a mixed use neighborhood with significant residential development along the river bank and commercial development along Macadam and the Jefferson Street light rail line.

Findings: This criteria is not applicable.

III. OLD TOWN/CHINATOWN DEVELOPMENT PLAN

The goal of the Old Town/Chinatown Development Plan is: To develop Old Town/Chinatown into a vibrant, 24 hour, mixed-use, urban neighborhood, rooted in a rich historic past.

2.1 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.

Findings: The redevelopment of this block has been the subject of an extensive public process. The demolition of this building and the redevelopment of the site have been called for in the numerous plans resulting from these planning efforts. Stakeholders consistently supported a redevelopment plan to develop a new facility on the current 'Dirty Duck' site. The Old Town/ Chinatown Development Plan "is designed to complement the spirit and implement the economic development objectives of the Vision Plan. This unique public and private partnership is built on a firm commitment to honor and preserve the historic and cultural character of the neighborhood".

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, recommends the acquisition/development of Block 25 as the highest priority and worthy of immediate action. While the Kiernan Building/Dirty Duck Tavern is a contributing resource in the district, the building's lack of Asian ethnic heritage history, combined with this site being the location of future low-income housing, make redevelopment of this site consistent with this goal.

This criteria is therefore met.

IV. 10-YEAR PLAN TO END HOMELESSNESS IN PORTLAND AND THE SHELTER RECONFIGURATION PLAN

PLAN: 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.

Findings: 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. The current facility houses 29 men and is currently at full capacity with a lengthy waiting list. The proposed building will almost double the current housing capacity and will provide new kitchen and dining facilities allowing the facility to greatly expand its meal service.

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.

This criteria is therefore met.

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).

Findings: 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; and 3) A social service that serves people in a dignified manner (i.e. providing a comfortable place to wait).

This criteria is therefore met.

Portions of the Proposal found to not be in support of the Approval Criteria

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.

Policy 2.20 Utilization of Vacant Land

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

Findings: The stated goals and policies of the Comprehensive Plan and Central City Plan for Urban Development encourage retaining neighborhood character, utilization of vacant lands and adaptive reuse of urban land and building.

When reviewing for demolition of a contributing building in a historic district, the applicant must take into consideration that the subject site is also a part of a greater historic district, and the impact to the whole district must be taken into consideration. The number of eligible and contributing historic buildings in the District decreases from south to north; the number of vacant lots decreases as well. The northern portion of the District already has gaps in its historic street frontage with vacant lots and non-contributing buildings, and therefore is already a challenged end of the district with the existing historic buildings in place.

Particularly critical are block corners, as the Kiernan Building/Dirty Duck Tavern. Even more critical are edges of districts, for they are considered "gateways" that anchor the district's corner edge, and therefore perform an even more enhanced role as a district front door. The Kiernan Building was included within the boundaries of the Chinatown/Japantown Historic District, which is not only important for its Asian heritage, but for its significance in Industry, Commerce, and Architecture as well.

The applicant's proposal has primarily focused on the redevelopment of the specific ¼-block site of the Kiernan Building/Dirty Duck Tavern. Additionally, in response to the approval criteria above, the applicant provides the Blanchet House's public service as the primary reason to justify the demolition of the Kiernan Building. While its public service is an admittedly incredible contribution to the City of Portland, the applicant has provided very little apart from the proposed use to support the demolition.

Therefore, this criteria is not met.

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.

CENTRAL CITY PLAN Policy 12: URBAN DESIGN

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

Additional Density and Bonus Provision Findings

130. These limits respect and protect the historic district by limiting the scale of new development both to be consistent with that of historic buildings in the district and to avoid density allowances that encourage removal of landmark and potential landmarks structures.

OLD TOWN/CHINATOWN DEVELOPMENT PLAN

The goal of the Old Town/Chinatown Development Plan is: To develop Old Town/Chinatown into a vibrant, 24 hour, mixed-use, urban neighborhood, rooted in a rich historic past.

4.1 PROPERTY ACQUISITION AND RENOVATION

Support public investments in properties either by acquisition or grants to owners to renovate, provide seismic upgrades, or redevelop.

4.3 BUILDING PRESERVATION

Support financing to existing building owners for required seismic upgrades. Increase financial support for building façade improvements and storefront restoration and rehabilitation.

Findings: The stated goals and policies for Urban Design promote the preservation of Portland's history and its urban character. The Central City Plan Urban Design policy addresses limits to density and bonus provisions in order to "respect and protect the historic district by limiting the scale of new development both to be consistent with that of historic buildings in the district and to avoid density allowances that encourage removal of landmark and potential landmark structures." Instead of demolishing the Kiernan Building, this policy would be better served through the rehabilitation of the existing resource.

Additionally, in order to meet the stated goal of creating a vibrant urban neighborhood, the Old Town/Chinatown Development Plan recognizes that existing underutilized buildings that are not in themselves historic "should be replaced with new structures." However, the Kiernan Building/Dirty Duck Tavern is a Historic Contributing Building in the Chinatown/Japantown Historic District.

The Old Town/Chinatown Development Plan, as adopted by City Council in 1999, recommends the development of most of Block 25 as the highest priority and worthy of immediate action. The only two structures on the site are contributing historic resources, the Kiernan Building/Dirty Duck Tavern, and the Yamaguchi Hotel/Blanchet House of Hospitality. The remainder of the site is surface parking, an otherwise non-historic and non-contributing feature in the district.

While stated by the applicant that the building has been altered over time and Critical to these criteria is the applicant's assertion that the current state of disrepair and non-compatible additions to the Kiernan Building/Dirty Duck Tavern justify demolition. Based on the information provided, the existing conditions are not cost-prohibitive, structural infeasible, or otherwise unreasonable to not justify preserving and restoring the historic resource.

Based on testimony and evidence provided by the applicant, and the subsequent response by the Historic Landmark Commission, the Kiernan Building/Dirty Duck Tavern appears to be no worse a state of disrepair than other historic buildings in the City that have been successfully renovated. Recently restored buildings from the residential to industrial scale include the Simon Benson House and the White Stag Building.

Given the goals above, it seems reasonable that restructuring of the existing agreement could be made to allow for the preservation of the contributing resource

[the Kiernan Building], and demolition of at least a portion of the non-contributing resource [the surface parking lot].

Therefore, these criteria are not met.

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.

Policy 3.4 Historic Preservation

Preserve and retain historic structures and areas throughout the city.

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.

Findings: The applicant asserts that the current state of disrepair and non-compatible additions to the Kiernan Building/Dirty Duck Tavern justifies demolition. Based on testimony and evidence provided by the applicant, and the subsequent response by the Historic Landmark Commission, the Kiernan Building/Dirty Duck Tavern appears to be in no worse a state of disrepair than other historic buildings in the City that have been successfully renovated. Because the goal is to preserve the historic building when feasible, the current state of disrepair is not an overriding factor in the "on balance" analysis.

The proposal to demolish does not support criteria that advocate the preservation and enhancement of the district's architectural heritage and international character. Contributing historic buildings add value to the district's architectural integrity as well as its ethnic subculture, which is specifically addressed in the desired designation of Chinatown/Japantown as a historic district.

Therefore, these criteria are not met.

SUMMARY

The Portland City Council evaluated the proposal to demolish the Kiernan Building against the 1) Comprehensive Plan Goals and Policies document [Oct 1980/July 2006]; 2) Central City Plan document [March 1988]; 3) The Chinatown/Japantown National Register Historic District [National Park Service, Sept 1989]; 4) The Old Town/Chinatown Vision and Development Plans [1997, 1999, 2003]; and 5) Home Again – A 10-year plan to end homelessness in Portland [2004].

The proposed project is designed to meet the unique and special needs of a targeted homeless and/or at-risk population, while providing a safe and stable environment that encourages workforce training and personal growth. Redevelopment of the site will enhance and upgrade the City's affordable housing stock, bring new life and activity to the streetscape and enhance the community by returning vibrancy and life to the northern entrance to the Old Town/Chinatown District.

Council found that a new facility, encompassing low-income housing, a soup kitchen and other related social services, predicated on a Title 30.01 (which requires City Subsidized Properties to maintain a minimum 60-year low-income affordability requirement) is the best use for the site. Additionally, Council noted the strong public

support for the Blanche House's work, as well as the specific plan support for this use on this block.

Council also found that the lack of Asian ethnic heritage, favored a decision to demolish, and especially so considering the social benefit provided by the new proposal on the site. While Council did discuss the importance of historic buildings in the district, along with several criteria that address historic preservation and restoration, Council found these criteria to be of less significance than competing criteria for the purposes of evaluating this specific application.

In consideration of the Comprehensive Plan and relevant area plans, City Council finds that the proposal does, on balance, meet the approval criteria. Therefore, approval of the demolition of the Kiernan Building/Dirty Duck Tavern is granted.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

V. CONCLUSIONS

The Blanchet House's mission is highly revered and provides an extremely valuable service to the community. It is clear that the current facility needs improvements and expansion and that development of internal queuing is desirable for the neighborhood.

The applicant stated that proposed redevelopment of the Kiernan Building/Dirty Duck Tavern site is necessary to help mitigate the shortage of crucial social services and alleviate the scarcity of quality affordable housing in this neighborhood. City of Portland Housing Policies call for the preservation of units supporting very low income and special needs populations. The merits of the new development will quantitatively and qualitatively improve the living standard for low income and special needs individuals.

The proposed project is designed to meet the unique and special needs of a targeted homeless and/or at-risk population, while providing a safe and stable environment that encourages workforce training and personal growth. Redevelopment of the Blanchet House on the site will enhance and upgrade the City's affordable housing stock, bring new life and activity to the streetscape and enhance the community by returning vibrancy and life to the northern entrance to the Old Town/Chinatown District.

Council found that a new proposed facility, encompassing low-income housing, a soup kitchen and other related social services, predicated on Title 30.01 (which requires City Subsidized Properties to maintain a minimum 60-year low-income affordability requirement) is the highest and best use for the site.

Council also found that the lack of Asian ethnic heritage, favored a decision to demolish on balance, and especially so considering the social benefit provided by the new proposal on the site.

In consideration of the Comprehensive Plan and relevant area plans, City Council finds that the proposal does, on balance, meet the majority of the approval criteria. Therefore, approval of the demolition of the historic Kiernan Building/Dirty Duck Tavern is granted.

VI. DECISION

It is the decision of Council to: Approve the Demolition of the Kiernan Building/Dirty Duck Tavern in the National Register Chinatown/Japantown Historic District.

VII. APPEAL INFORMATION

Appeals to the Land Use Board of Appeals (LUBA)

This is the City's final decision on this matter. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date of the decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period or this land use review. You may call LUBA at 1 (503) 373-1265 for further information on filing an appeal.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
 - 1. November 12, 2009 narrative
 - 2. January 4, 2010 revised narrative
- B. Zoning Map (attached):
- C. Plans & Drawings:
 - 1. Site Plan (attached)
 - 2. Site Photo (attached)
 - 3. Site detail photos (attached)
 - 4. Site vicinity photos (attached)
 - 5. Site vicinity photos (attached)
 - 6. Site vicinity photos (attached)
 - 7. Potential future development rendering (attached)
 - 8. Potential future development elevations (attached)
 - 9. Potential future development elevations (attached)
 - 10. Potential future development floor plan (attached)
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailing list
 - 6. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Site Development Review Section of Bureau of Development Services
- F. Letters: [None during comment period]
- G. Other:

1. Original LUR Application
 2. Site History Research
 3. September 3, 2009 Preapplication Conference Summary Notes [August 18, 2009 meeting]
 4. September 21, 2009 Design Advice Request Summary Notes [August 24, 2009 meeting]
 5. September 22, 2010 Landmarks Commission letter to the Portland Development Commission
 6. October 23, 2010 Portland Development Commission letter to the Landmarks Commission
- H. January 11, 2010 Historic Landmarks Commission meeting
1. January 5, 2010 Staff Memo to Landmarks Commission
 2. Staff PowerPoint to Landmarks Commission
 3. January 8, 2010 email correspondence from Dustin Posner, support of demolition review
 4. January 11, 2010 letter from Rich Ulrich, President, Blanchet House Board of Directors, support of demolition review
 5. January 17, 2010 email correspondence from Laurie Washburn, against demolition
 6. January 21, 2010 Commissioner's Assistant Memorandum
 7. Staff Report and Recommendation to the Portland City Council
 8. January 22, 2010 Landmarks Commission Letter to City Council
- I. February 3, 2010 City Council Hearing
1. Staff Powerpoint to City Council
 2. Testimony list
 3. Applicant's Powerpoint to City Council
 4. November 12, 2008 letter from the Portland Development Commission
 5. February 1, 2010 letter from Keith Witocosky
 6. February 2, 2010 letter from Richard Harris
 7. February 2, 2010 letter and email from Paul Falsetto, AIA Historic Resource Committee
 8. February 3, 2010 letter from All Johnson
 9. February 3, 2010 Historic District Map from Art DeMuro