

PORTLAND CITY COUNCIL PRESENTATION



**TIM RAMIS &
MARK O'DONNELL**
Owner

GERDING EDLEN
Developer

HOLST ARCHITECTURE
Architect

**HERITAGE CONSULTING
GROUP**
Historic Preservation
Consultant

APPROVAL CRITERIA (33.846.080.C.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.

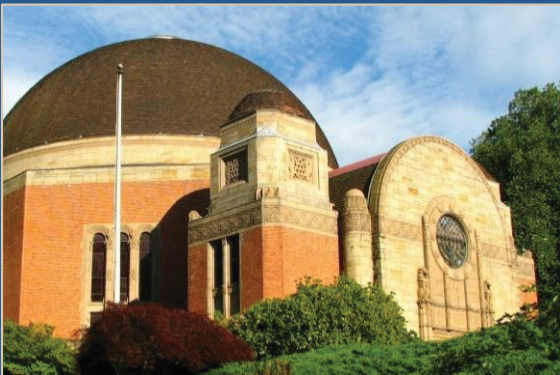


1727 NW HOYT STREET

- 1727 NW Hoyt is one of 478 contributing resources in the Alhabet National Register district.
- The site has negligible historic and architectural value.
- The site has lost its historic integrity.

NEGLIGIBLE SIGNIFICANCE

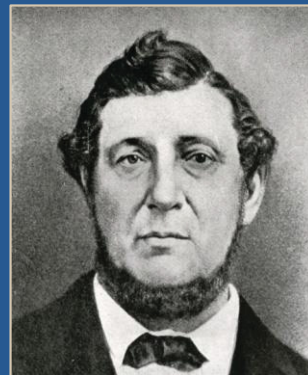
- The building is not associated with any event, trend, or institution identified in the nomination.
- The building is not associated with any person of note identified in the nomination.
- The building is not associated with any architect, builder, or architectural style identified in the nomination.



Congregation Beth Israel



William Temple House



Captain Couch



Bretnor Apartments, Claussen & Claussen

INTEGRITY

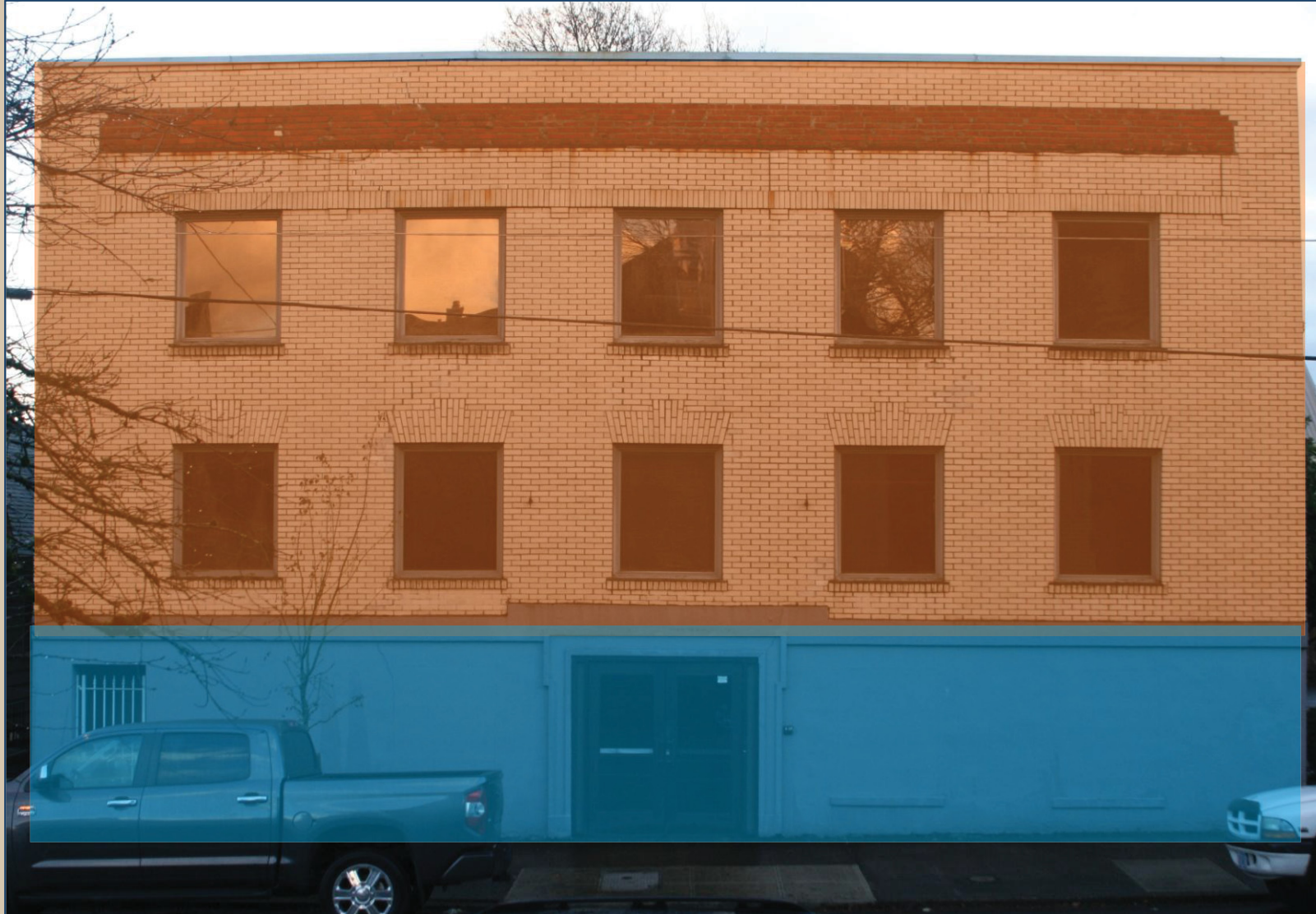


INTEGRITY



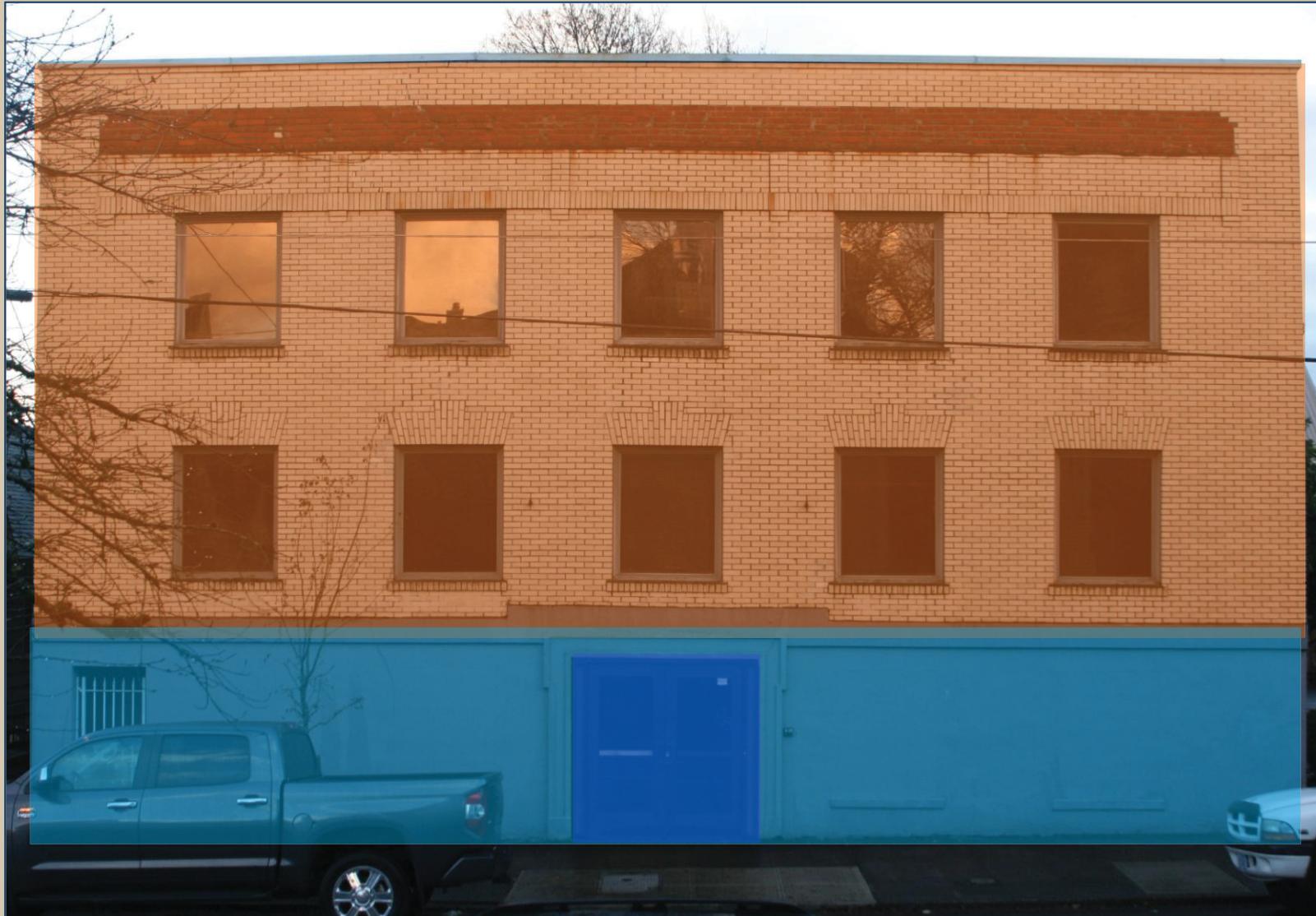
**Sandblasted
Brick**

INTEGRITY



**Sandblasted
Brick**
Cement

INTEGRITY

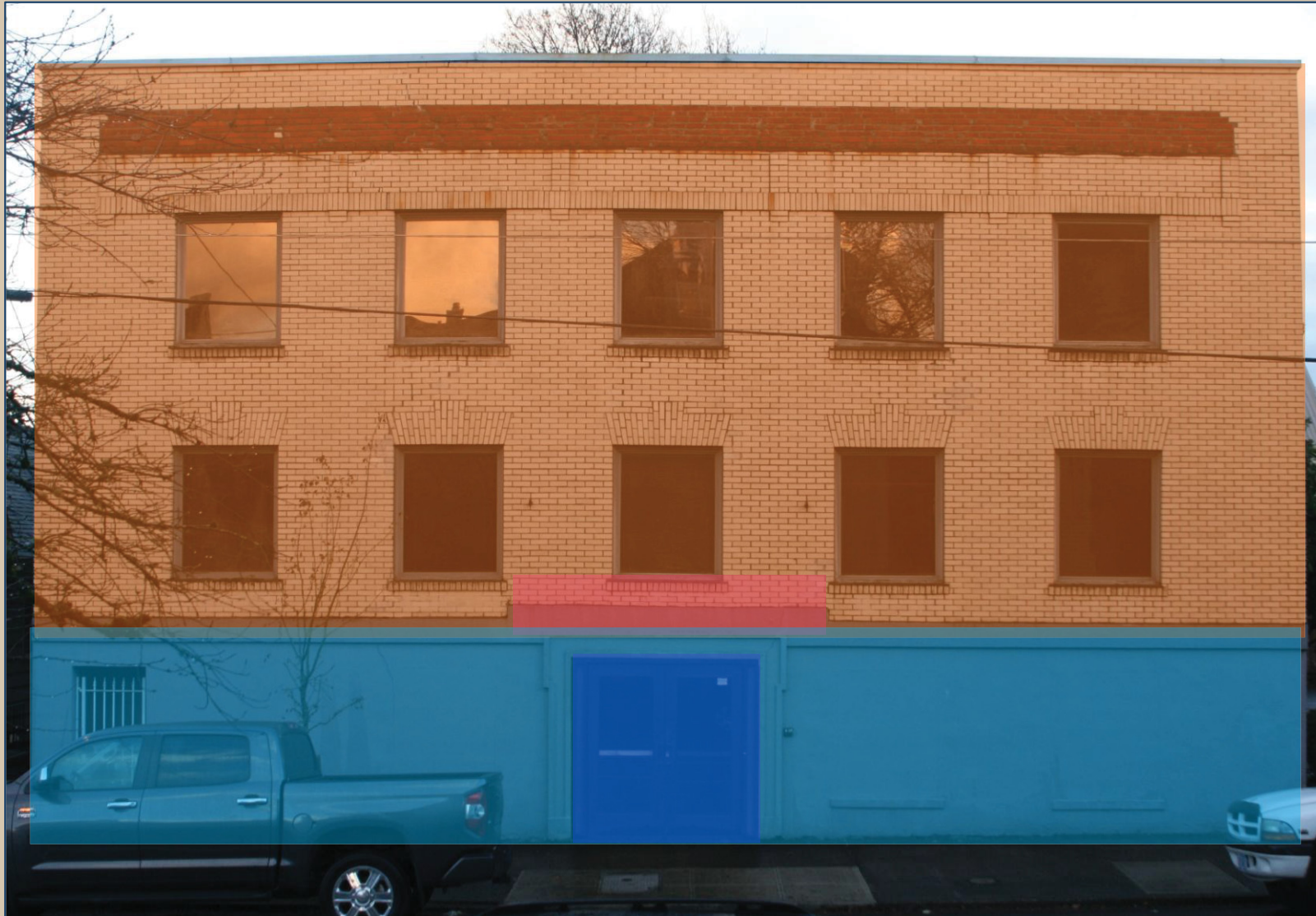


**Sandblasted
Brick**

Cement

Entry

INTEGRITY



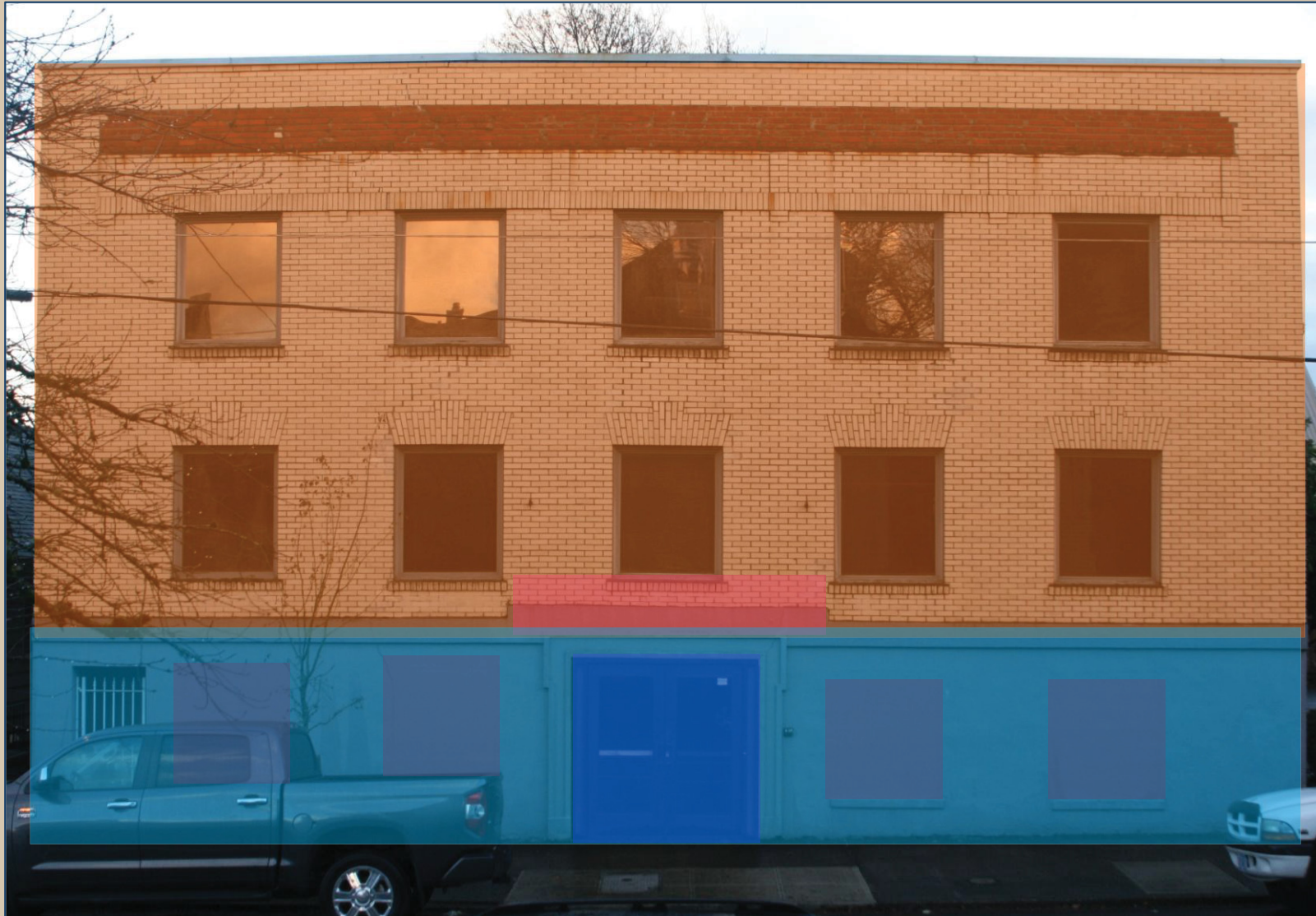
**Sandblasted
Brick**

Cement

Entry

Canopy

INTEGRITY



**Sandblasted
Brick**

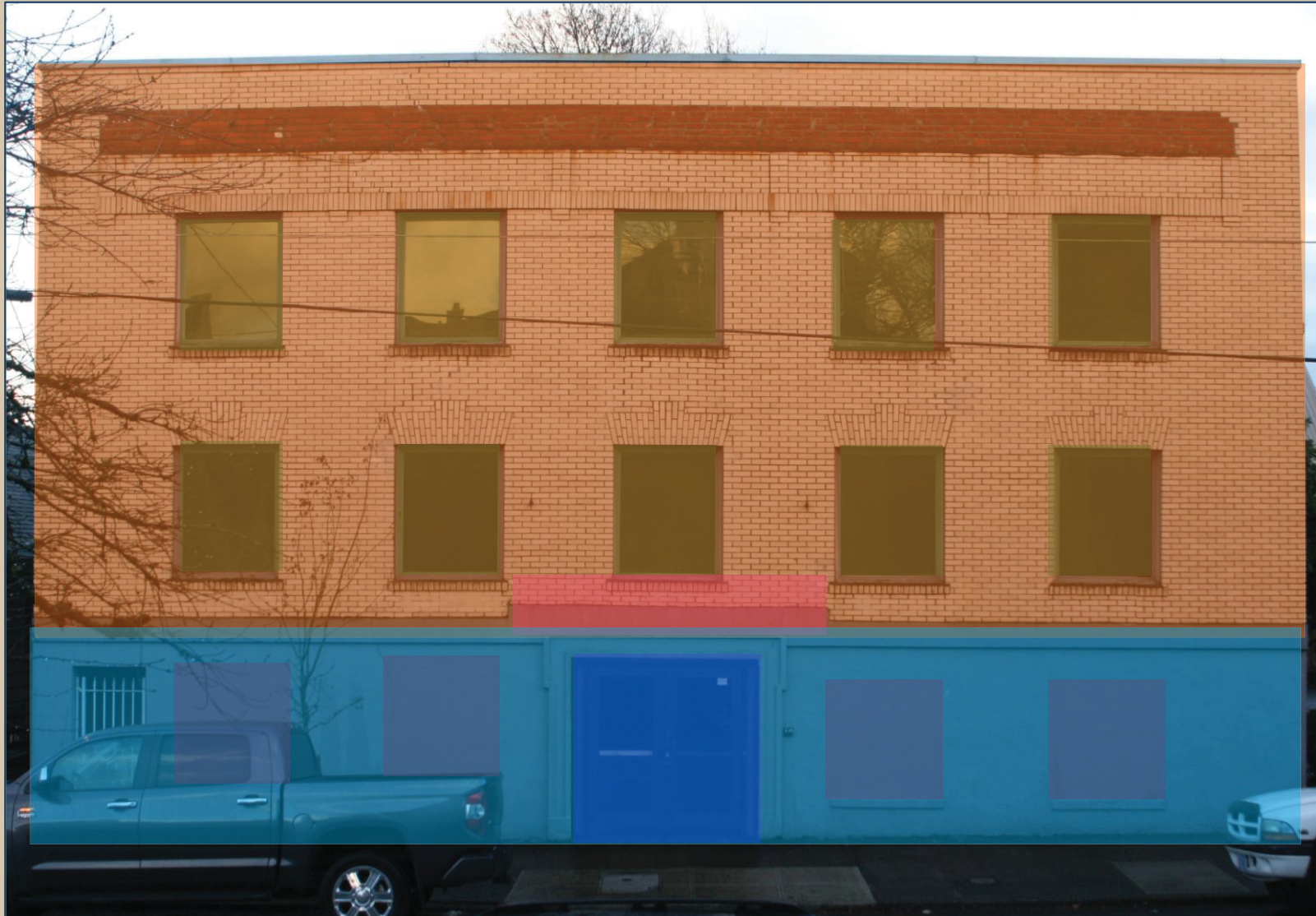
Cement

Entry

Canopy

**Filled in
Windows**

INTEGRITY



**Sandblasted
Brick**

Cement

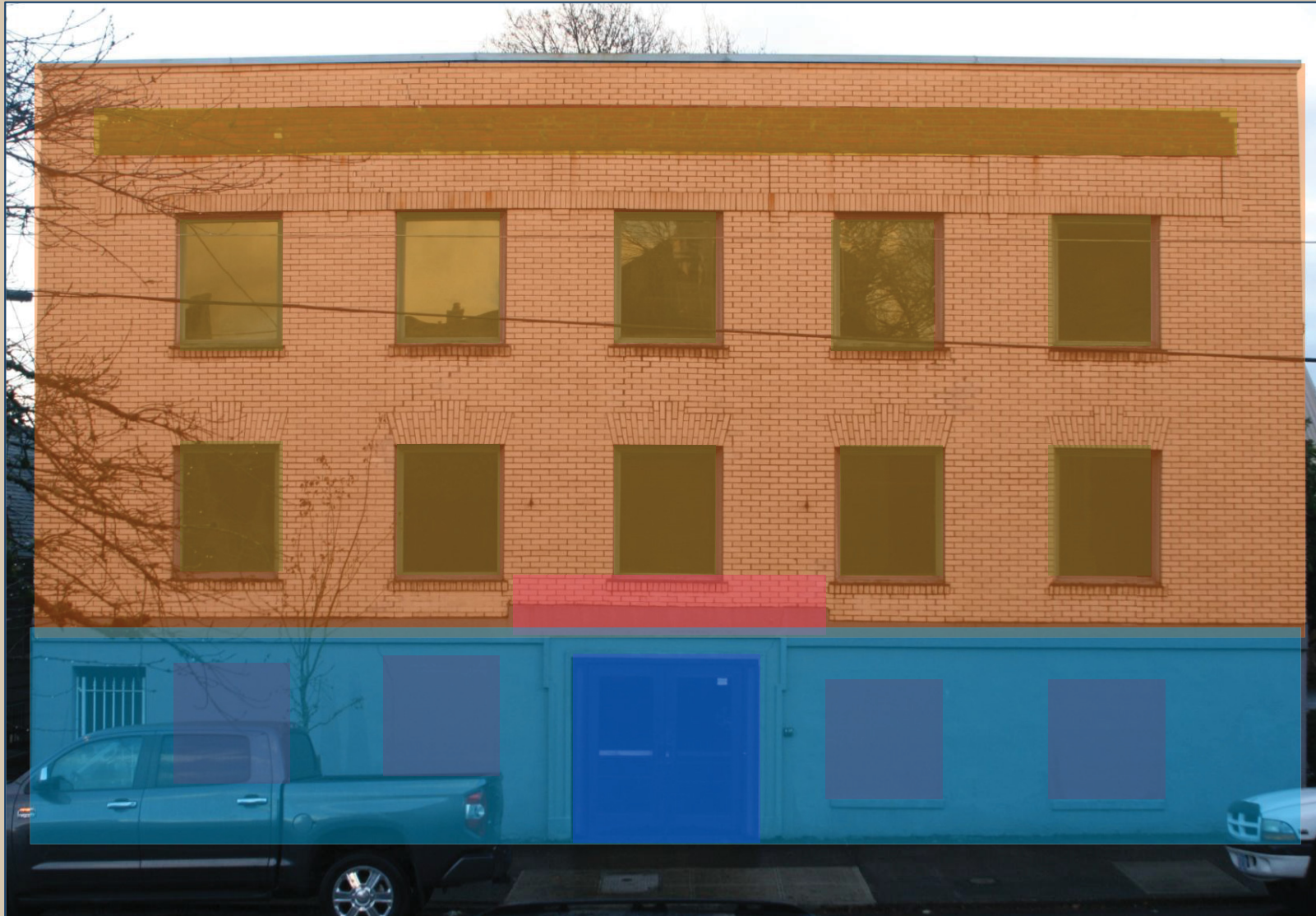
Entry

Canopy

**Filled in
Windows**

Windows

INTEGRITY



**Sandblasted
Brick**

Cement

Entry

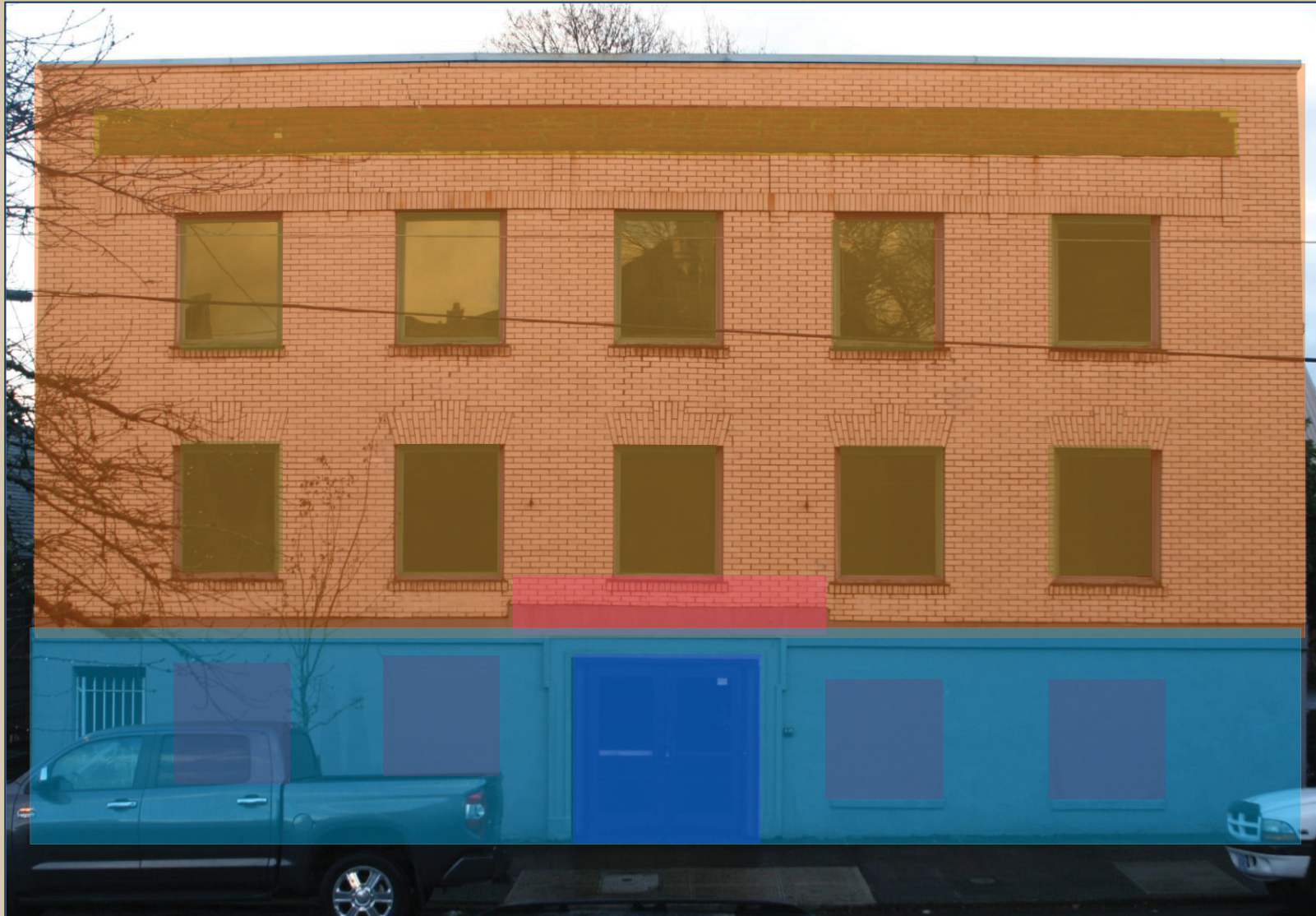
Canopy

**Filled in
Windows**

Windows

Cornice

INTEGRITY LOST



**Sandblasted
Brick**

Cement

Entry

Canopy

**Filled in
Windows**

Windows

Cornice

INTEGRITY LOST

Item	Building Element	Status
1	Site	Altered ; originally one interior lot; corner lot added
2	Building Orientation	Altered ; reoriented from the street to the parking lot
3	Exterior Brick	Altered ; Sandblasted
4	Exterior Mortar	Altered ; Repointed with Portland Cement
5	Exterior Ground Floor	Altered ; Covered with cement and painted
6	Street Entry Door	Altered ; replaced with commercial glass doors
7	Canopy on 18 th Avenue	Removed
8	Ground Floor Street Windows	Altered ; filled-in
9	Entry Sign	Removed
10	Windows	Altered ; replaced with modern fixed glazing.
11	Cornice	Removed
12	Parking Lot	Added
13	South Entry	Created; modern monumental glass arched entry
14	Interior Floor plan	Altered ; entirely reconfigured to offices
15	Reception	Created, new reception atrium at the south
16	Interior Walls	Altered ; Replaced with gypsum board.
17	Interior Ceiling	Altered ; Replaced with drywall or acoustic drop tile.
18	Elevator	Added
19	Stair Hall	Altered ; enclosed

DEVELOPMENT SITE



DEVELOPMENT SITE



Development Site



DEVELOPMENT SITE



Development Site



Contributing Site



DEVELOPMENT SITE



Development Site



Contributing Site



1727 NW Hoyt



DEVELOPMENT SITE



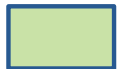
Development Site



Contributing Site



1727 NW Hoyt



Non-Contributing Building



DEVELOPMENT SITE



Development Site



Contributing Site



1727 NW Hoyt



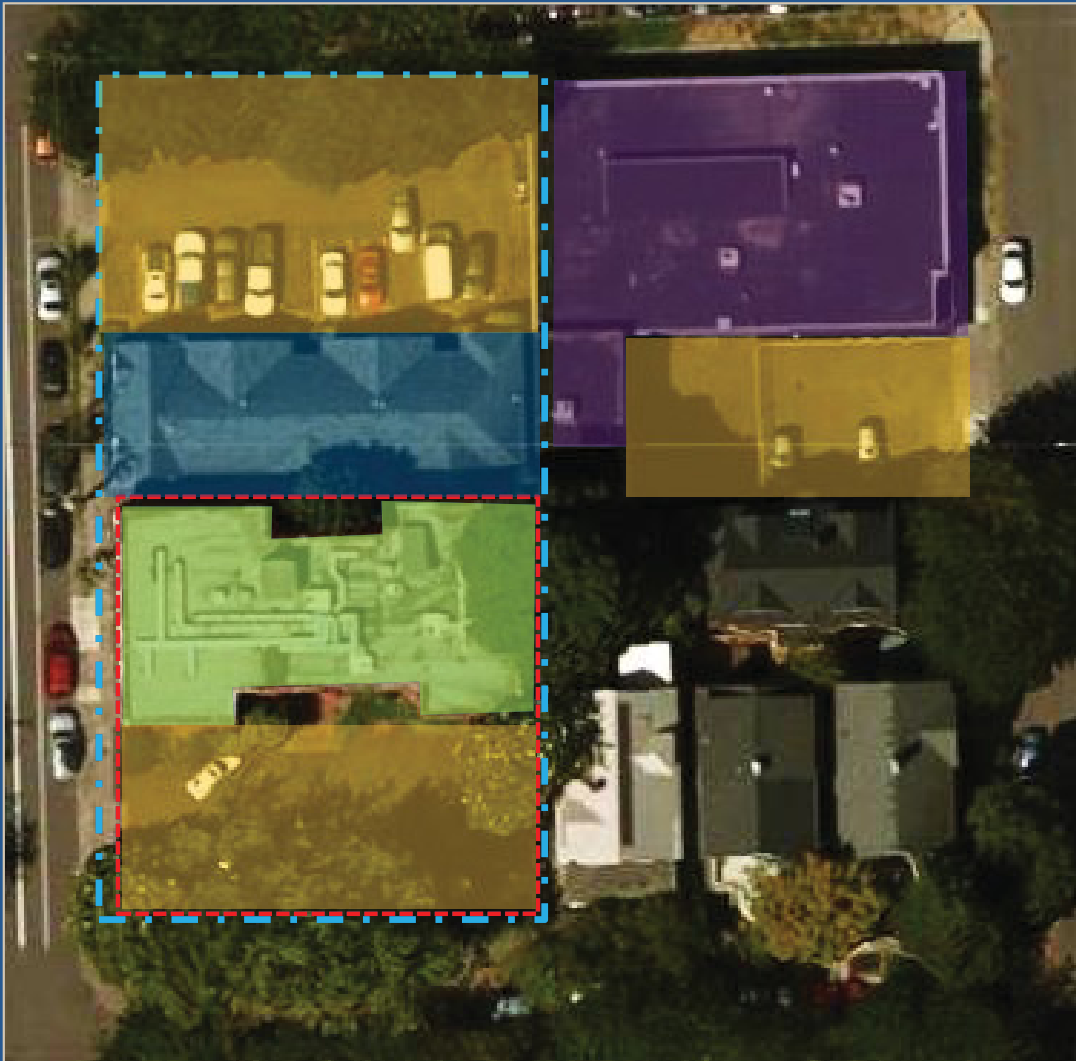
Non-Contributing Building



Surface Parking Lot



DEVELOPMENT SITE



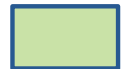
Development Site



Contributing Site



1727 NW Hoyt



Non-Contributing Building



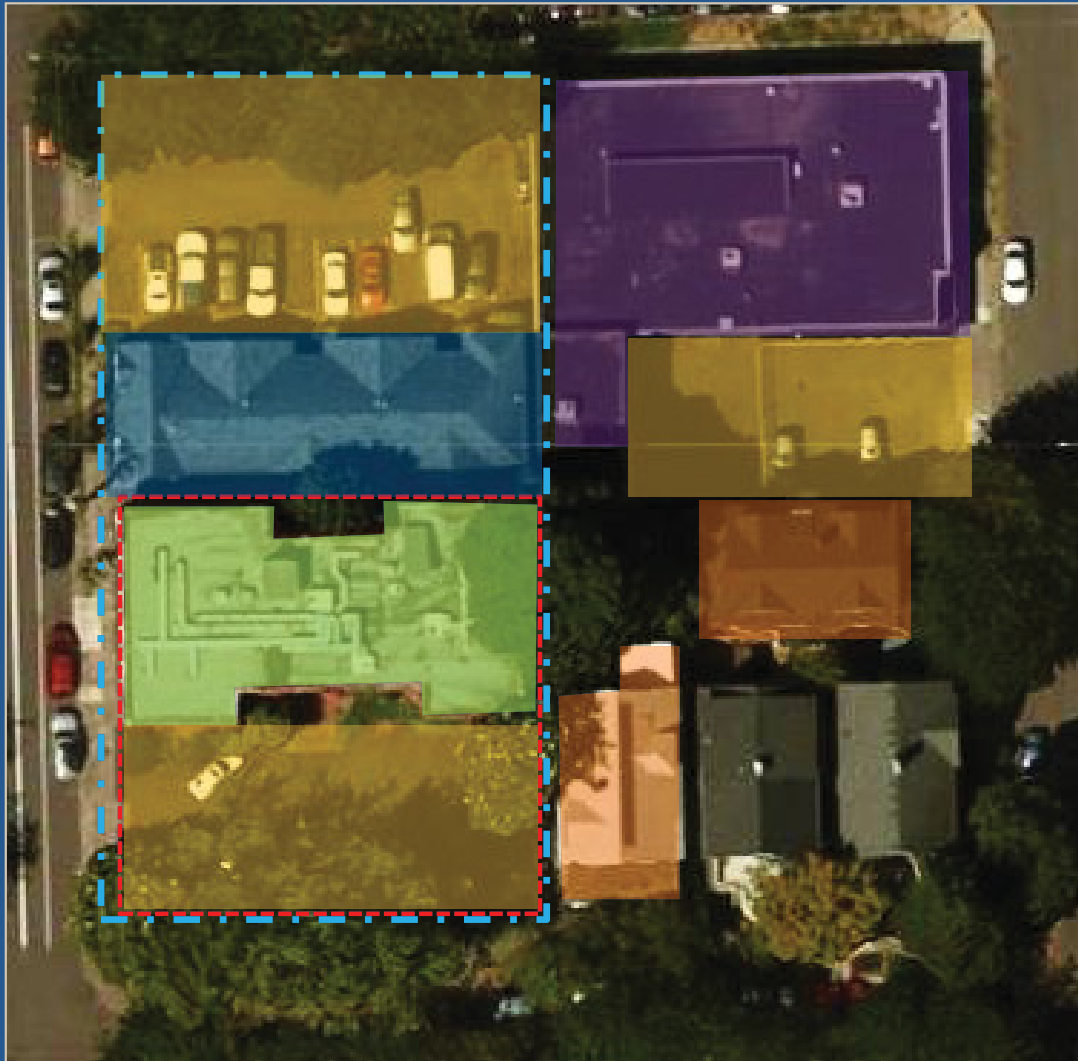
Surface Parking Lot



Commercial Building



DEVELOPMENT SITE



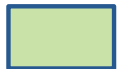
Development Site



Contributing Site



1727 NW Hoyt



Non-Contributing Building



Surface Parking Lot



Commercial Building



Bed and Breakfast



DEVELOPMENT SITE



Development Site



Contributing Site



1727 NW Hoyt



Non-Contributing Building



Surface Parking Lot



Commercial Building



Bed and Breakfast



Single Family House



PROPOSED DEVELOPMENT

- 80+ unit residential building with units ranging from studio to 2-bedroom potentially with some affordable units
- Below grade structured parking with space for 70+ autos and 130+ bikes
- No ground floor commercial uses
- Shared use parking
- Permanent-quality construction
- Quality neighborhood-appropriate design
 - Must be approved in a Type III design review process through the Landmarks Commission before the building is demolished.

PROPOSED
DEVELOPMENT

11 IMPORTANT POSITIVE IMPACTS

1. Eliminates non-conforming commercial uses
2. Creates transit-oriented housing
3. Potentially adds affordable housing
4. Eliminates surface parking lots
5. Creates below-grade structured parking
6. Fulfills the RH-zone
7. Supports the NW Plan's Desired Characteristics
8. Buffers Nob Hill from I-405
9. Improves the pedestrian environment
10. Improves the social environment
11. Promotes neighborhood economic vitality

**PROPOSED
DEVELOPMENT
IMPACTS**

RELEVANT CITY PLAN DOCUMENTS

Relevant City Plan Documents are:

Comprehensive Plan, Goals and Policies

Northwest District Plan (33.562.010)

Northwest District Plan

Demolition Review Approval Criteria (33.846.080.C.2)



COMPREHENSIVE PLAN GOALS

REDEVELOPMENT	RETENTION
Goal 2 (Urban Development) Objective 2.9 (Residential Neighborhoods)	
Goal 3 (Neighborhoods)	Goal 3 (Neighborhoods) Objective 3.4 (Historic Preservation)
Goal 4 (Housing)	
Goal 5 (Economic Development)	
Goal 6 (Transportation)	
Goal 7 (Energy) Objective 7.4 (High Density Residential)	
Goal 12 (Urban Design)	Goal 12 (Urban Design) Objective 12.1.A (Design Form) Objective 12.3 (Historic Preservation)

NORTHWEST DISTRICT PLAN

PURPOSES (33.562.010)

REDEVELOPMENT	RETENTION
Purpose 1 (Housing)	
Purpose 2 (Parking)	
Purpose 3 (Pedestrian Experience)	
Purpose 4 (Transit-Supportive Development)	
Purpose 5 (Minimize Conflicts in Use)	

NORTHWEST DISTRICT PLAN POLICIES

REDEVELOPMENT	RETENTION
Policy 1 (Land Use) Objective A (Increase Housing)	
Policy 3 (Transportation) Objective A (Increase Alternatives to Automobiles) Objective C (Safe Passage to Public Transit) Objective H (Support Bicycles)	
Policy 4 (Parking) Objective A (Reduce Demand for Auto) Objective B (Shared Parking) Objective C (Pedestrian Friendly Off-Street Parking) Objective H (Encourages Structured Parking)	
Policy 5 (Housing) Objective A (Increase Housing) Objective B (Affordable Housing) Objective D (Diverse Housing)	
Policy 7 (Urban Design) Objective A (Integrate New Development) Objective B (High Density Quantity) Objective C (Distinct District Character)	Objective D (Continuous District Character) Objective G (Solar Access) Objective I (Discourage New Vehicle Areas)
	Policy 8 (Historic Preservation)
Policy 9 (Public Safety) Objective A (CPTED)	

APPROVAL CRITERIA (33.846.080.C.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.

- 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 resource 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;*
- f) Any proposed mitigation for the demolition.*

SPECIFIC APPROVAL CRITERIA (33.846.080.C.2)

a. The merits of demolition;

- Demolition allows the consolidation of the west-half of the block for a housing development that supports the Comprehensive Plan and Northwest District Plan.
- Redevelopment replaces a non-conforming commercial building and surface parking lot with appropriately dense transit-oriented housing in a RH zone.

SPECIFIC APPROVAL CRITERIA (33.846.080.C.2)

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;

- As described above, redevelopment has 11 significant impacts, organized into four areas:
 - Replace a non-conforming use and create appropriate housing
 - Replace inappropriate parking with proper parking
 - Improve the neighborhood's character
 - Enhance the neighborhood's economic vitality

SPECIFIC APPROVAL CRITERIA (33.846.080.C.2)

c. The effect demolition of the resource would have on the area's desired character;

- Demolition WILL eliminate surface parking lots and allow site development that otherwise would not occur
- Demolition WILL NOT
 - Negatively impact the character of the neighborhood
 - Endanger the district's National Register status
 - Result in more demolition of historic resources

SPECIFIC APPROVAL CRITERIA (33.846.080.C.2)

d. The effect that redevelopment on the site would have on the area's desired character;

- Redevelopment will have 11 major positive impacts on the area's desired character
- Redevelopment supports the character of the neighborhood
 - As defined by the Comprehensive Plan
 - As defined by City Zoning
 - As defined by the Northwest District Plan
 - As expressed in the Northwest District Plan Vision and Desired Characteristics and Traditions

SPECIFIC APPROVAL CRITERIA (33.846.080.C.2)

e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; [33.846.080.A. Demolition review recognizes that historic resources are irreplaceable assets that preserve our heritage, beautify the city, enhance civic identity and promote economic vitality]

- The existing resource has negligible historic/architectural values
- The existing resource has lost its historic integrity
- The existing resource does not
 - Contribute to our heritage
 - Beautify the city
 - Contribute to civic identity
 - Promote economic vitality



SPECIFIC APPROVAL CRITERIA (33.846.080.C.2)

f. Any proposed mitigation for the demolition.

- As a result of this demolition review process, exhaustive research has been completed that documents the history and development of the resource. That history is now in the public record.

CONCLUSION

Demolition and redevelopment 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.