

MOTIONS LU 14-210073 DM:

Consider proposal of Mark Edlen for Demolition Review approval and the Bureau of Development Services staff recommendation for denial for the demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District, built in 1918 to allow for the construction of a 6-story apartment building with below-grade parking on the west half of the block at 1727 NW Hoyt St (Previous Agenda 1290; Hearing introduced by Commissioner Fritz; LU 14-210073 DM)

12-18-2014

Motion to tentatively uphold Historic Landmarks Commission decision and Bureau of Development Services staff recommendation and deny the application. Prepare findings for January 7, 2015 at 10:00 a.m. Time Certain: Moved by Fritz and seconded by Fish.

COMMISSIONERS VOTED AS FOLLOWS:

YEAS: Fritz, Fish, Saltzman, Hales

NAY: Novick

Agenda Disposition:

TENTATIVELY UPHOLD BUREAU OF DEVELOPMENT STAFF RECOMMENDATION AND DENY THE PROPOSAL; PREPARE FINDINGS FOR JANUARY 7, 2015 AT 10:00 AM TIME CERTAIN

01-07-2015

Motion to adopt findings: Moved by Fritz and seconded by Fish.

COMMISSIONERS VOTED AS FOLLOWS:

YEAS: Fritz, Fish, Saltzman, Novick, Hales



City of Portland, Oregon
Bureau of Development Services
Office of the Director
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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MEMORANDUM

December 1, 2014

TO: Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

FROM: Paul L. Scarlett, Director
Bureau of Development Services

PLS

RE: City Council hearing on LU 14-210073 DM – Demolition of a Contributing Building in the Alphabet National Register Historic District

The purpose of this memorandum is to provide a summary and brief description of the land use review that will be presented to you in public hearing on December 10, 2014 at 2:00 pm time certain.

Site Address: 1727 NW Hoyt Street

BDS Representative: Hillary Adam (City Planner II)

1. **Land Use Reviews Requested:** Demolition Review of a Contributing Resource in the Alphabet Historic District.

2. **Key Elements of Proposal:**

The applicant, Mark Edlen, Gerding-Edlen, has requested approval for the demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District, built in 1918. The building was originally commissioned by Ballou & Wright, designed by Camp & DuPuy, and occupied by the Women's Hospital of Portland, a maternity hospital, managed by Mrs. A.B.Y. Spaulding. Demolition of the building is intended to allow for the construction of a 6-story apartment building with below-grade parking on the west half of the block. A one-story non-contributing resource and two 1/8-block surface parking lots, not subject to Demolition Review, would also be removed.

3. **Staff and Historic Landmarks Commission Recommendation:** The Staff Report and Recommendation to City Council and the historic Landmarks Commission recommendation to City Council is to deny the request.

4. **Requested Council Action:** Accept the Staff and Historic Landmarks Commission recommendation.

Portland, Oregon
FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT
For Council Action Items

(Deliver original to City Budget Office. Retain copy.)

1. Name of Initiator Hillary Adam		2. Telephone No. 503-823-3581	3. Bureau/Office/Dept. BDS/Land Use Services
4a. To be filed (hearing date): December 10, 2014 2:00 pm TC	4b. Calendar (Check One) <div style="display: flex; justify-content: space-around;"> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/> </div>		5. Date Submitted to Commissioner's office and CBO Budget Analyst: December 1, 2014
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed	

1) Legislation Title:

There is no legislation involved. This is a quasi-judicial action. To allow demolition of a contributing resource in the Alphabet Historic District, City Council must review and approve.

2) Purpose of the Proposed Legislation:

There is no legislation involved. This is a **quasi-judicial** action. Legislative Procedures described in Zoning Code Chapter 33.740 are handled by the Bureau of Planning & Sustainability. Quasi-Judicial Procedures described in Zoning Code Chapter 33.730, commonly known as "Land Use Reviews" are handled by the Bureau of Development Services. Section 33.720.020 *Quasi-Judicial Land Use Reviews* specifically describe the City Council as the decision-maker for Type IV land use reviews, per 33.720.F.

In this case, the Land Use Review includes a Type IV Demolition Review. BDS staff and the Historic Landmarks Commission have submitted a recommendation of denial. Staff will be presenting the BDS recommendation at the hearing.

3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?

- | | | | |
|---|------------------------------------|---|--------------------------------|
| <input type="checkbox"/> City-wide/Regional | <input type="checkbox"/> Northeast | <input checked="" type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East |
| <input type="checkbox"/> Central City | | | |

FINANCIAL IMPACT

4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

This is not a legislative action.

5) Expense: What are the costs to the City as a result of this legislation? What is the source

of funding for the expense? *(Please include costs in the current fiscal year as well as costs in future year, including Operations & Maintenance (O&M) costs, if known, and estimates, if not known. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the **level of confidence**.)*

This is not a legislative action.

6) Staffing Requirements:

This is not a legislative action, and so there are no staffing “requirements”.

Staff/responsibilities involved in processing the Land Use Review are: The assigned Planner from BDS/Land Use Services (LUS) Division, Records Management staff from LUS, supervisory oversight, staff from PBOT, BES, BPS and potentially other city agencies who have been involved in this land use review.

- **Will any positions be created, eliminated or re-classified in the current year as a result of this legislation?** *(If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)*

No.

- **Will positions be created or eliminated in future years as a result of this legislation?**

No.

(Complete the following section only if an amendment to the budget is proposed.) None.

7) Change in Appropriations *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate “new” in Fund Center column if new center needs to be created. Use additional space if needed.)*

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]

PUBLIC INVOLVEMENT

8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:

☒ **YES:** Please proceed to Question #9.

☐ **NO:** Please, explain why below; and proceed to Question #10.

9) If “YES,” please answer the following questions:

a) What impacts are anticipated in the community from this proposed Council item?

Staff and the Historic Landmarks Commission have analyzed the anticipated impacts. The BDS staff recommendation speaks to these under the applicable approval criteria. Staff anticipates that an adverse impact of the existing historic neighborhood if this proposal is approved. Specifically, this building's operation as the Women's Hospital of Portland and its association with Mrs. Alta B. Spaulding as operator/owner.

b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?

The Zoning Code requires for a Type IV Land Use Review that public notice be mailed to property owners within 400 feet of the subject site and that the site be posted for a minimum of 30 days prior to the first hearing before the Hearings Officer. The notice also goes to the neighborhood association and any city-recognized business associations within 1,000 feet. Notice of the City Council hearing was also mailed to all the individuals and organizations described above. Hearings are also posted on the BDS website. There are no other public involvement efforts on the part of city staff.

c) How did public involvement shape the outcome of this Council item? Interested persons were encouraged to write and/or testify at the first public hearing conducted before the Hearings Officer. Public input is also welcome at the hearing before City Council.

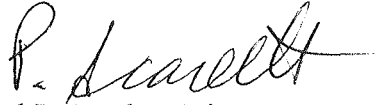
d) Who designed and implemented the public involvement related to this Council item? City Council adopted the procedures outlined in the Zoning Code. The Bureau of Development Services implements these land use review procedures.

e) Primary contact for more information on this public involvement process (name, title, phone, email): Hillary Adam, City Planner II is the assigned planner for this quasi-judicial land use review. She prepared the public notices used for mailing and posting. Her phone is 503-823-3581, her e-mail address is: Hillary.Adam@portlandoregon.gov. However, these procedural activities are not a public involvement process per se.

10) Is any future public involvement anticipated or necessary for this Council item? Please

describe why or why not.

No. Once City Council conducts the hearing and makes their decision, staff will issue the Final Findings and Decision. If the City Council decision is appealed it will be heard by the State Land Use Board of Appeals (LUBA). Public involvement is not a component of the review done by the higher review bodies.



Paul L. Scarlett, Director
Bureau of Development Services

APPROPRIATION UNIT HEAD (Typed name and signature)