

UKANDU Loft

3015 SW 1st Avenue & 118 SW Porter Street

design advice request

AUGUST 26, 2024

Gensler

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





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

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

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

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

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



Gensler PORTLAND

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

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

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



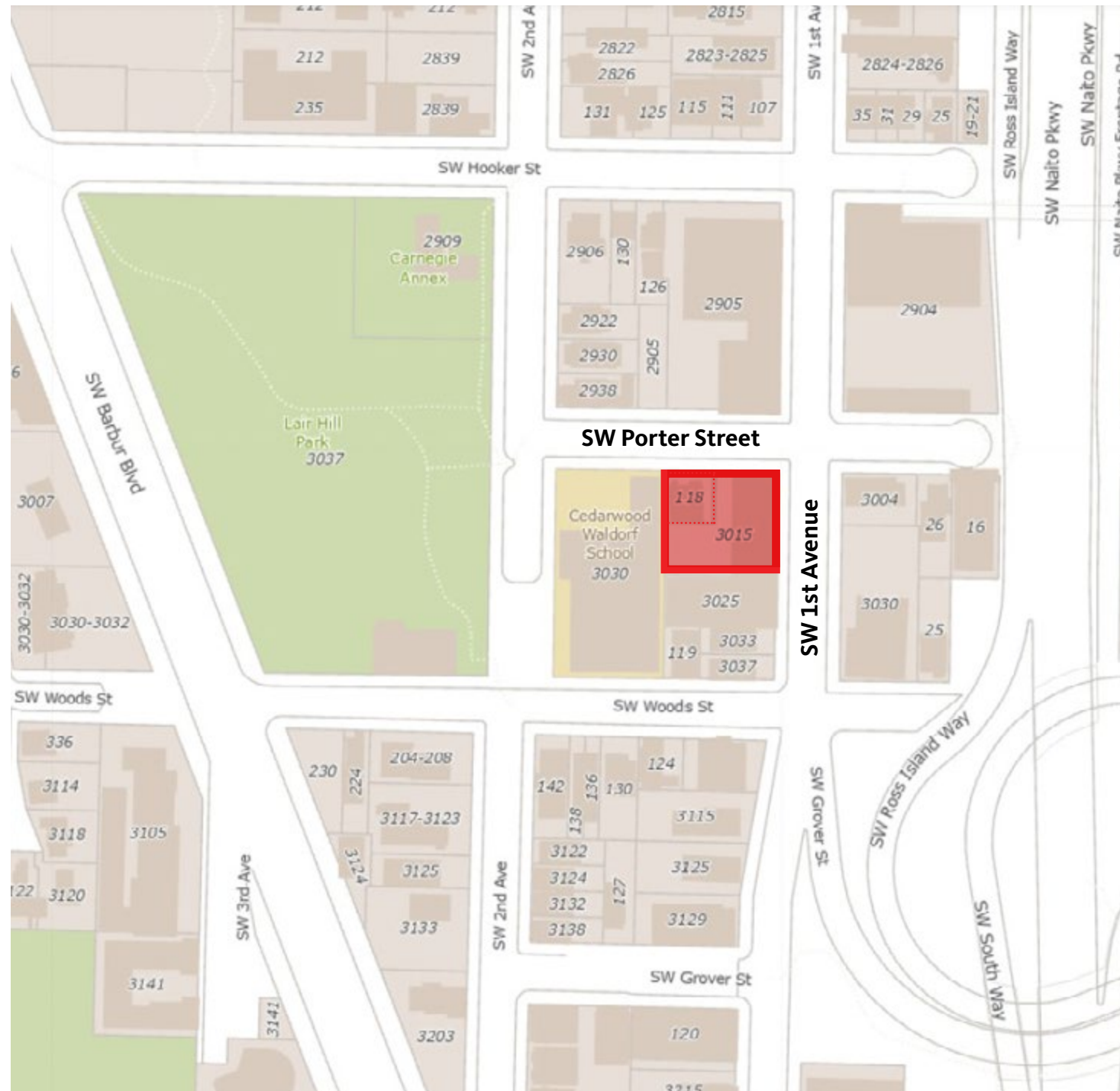
C1.2 SUMMARY OF DEVELOPMENT PROGRAM

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

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

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

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



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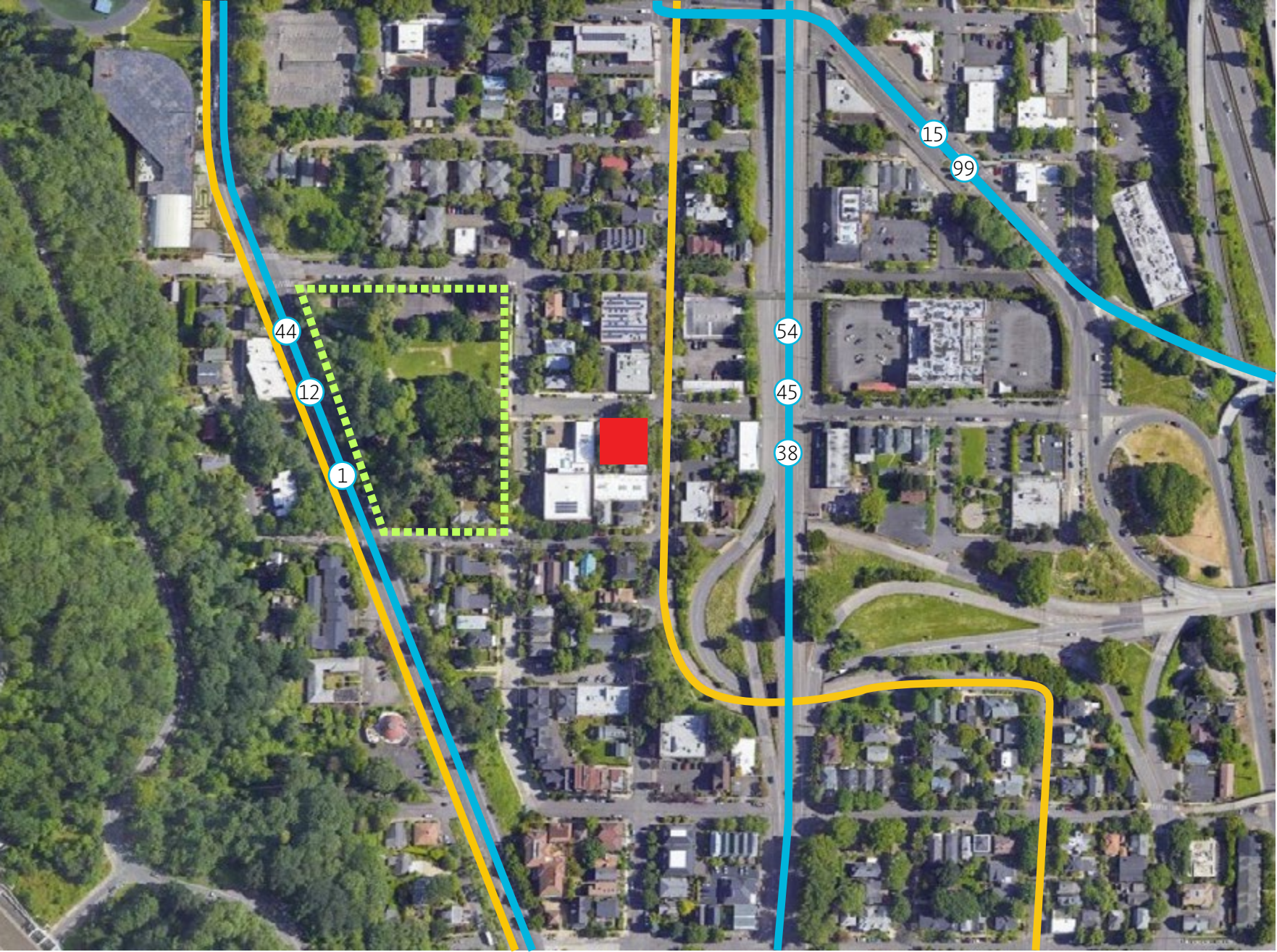
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CONTEXT STUDY



- Site
- Bus Transit
- Bikeway
- Open Space



SW Barbur Blvd Bus Stop



SW Barbur Blvd Bike Lane



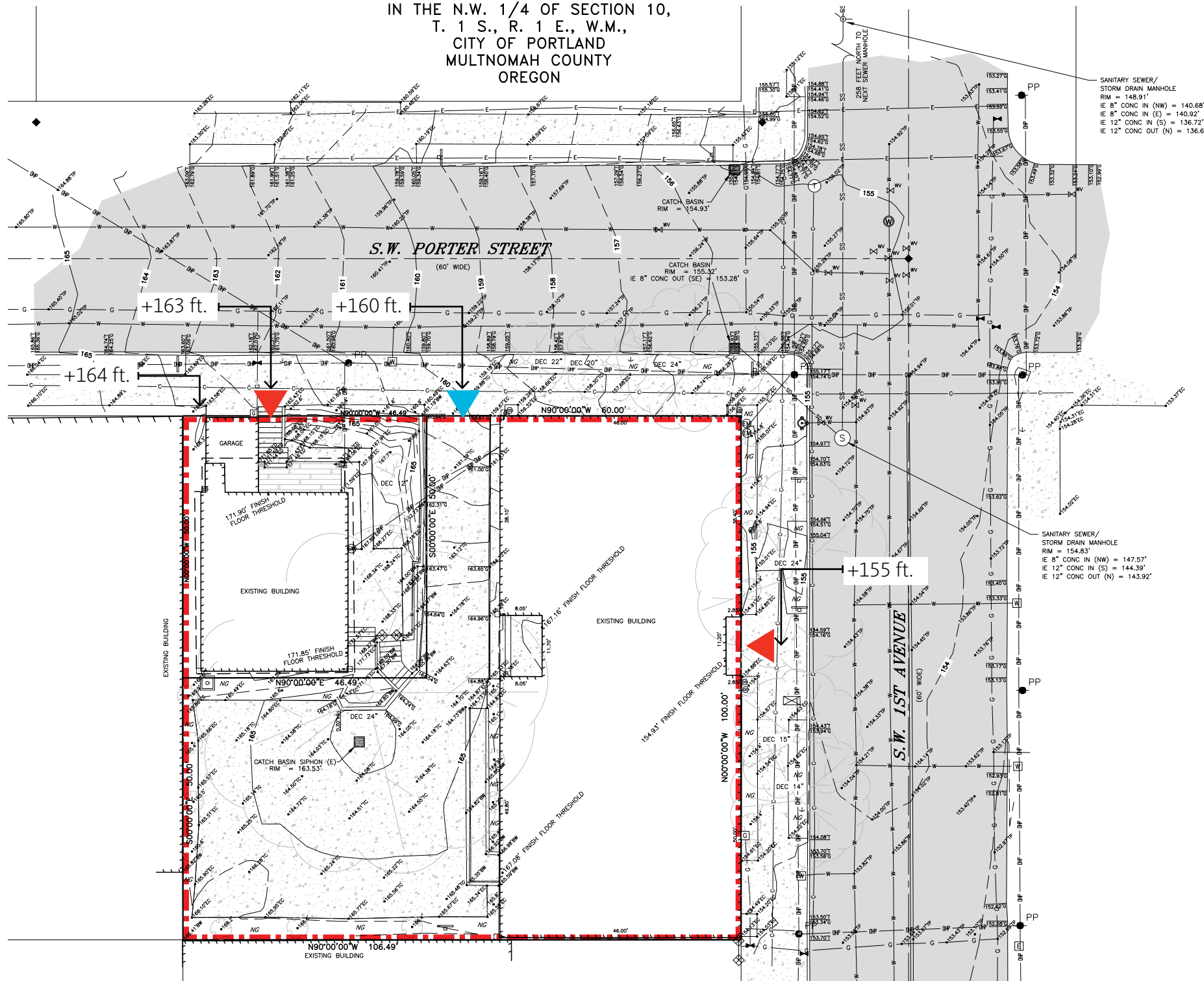
Lair Hill Park

TOPOGRAPHIC SURVEY

3015 SW 1ST AVENUE

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

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



LEGEND

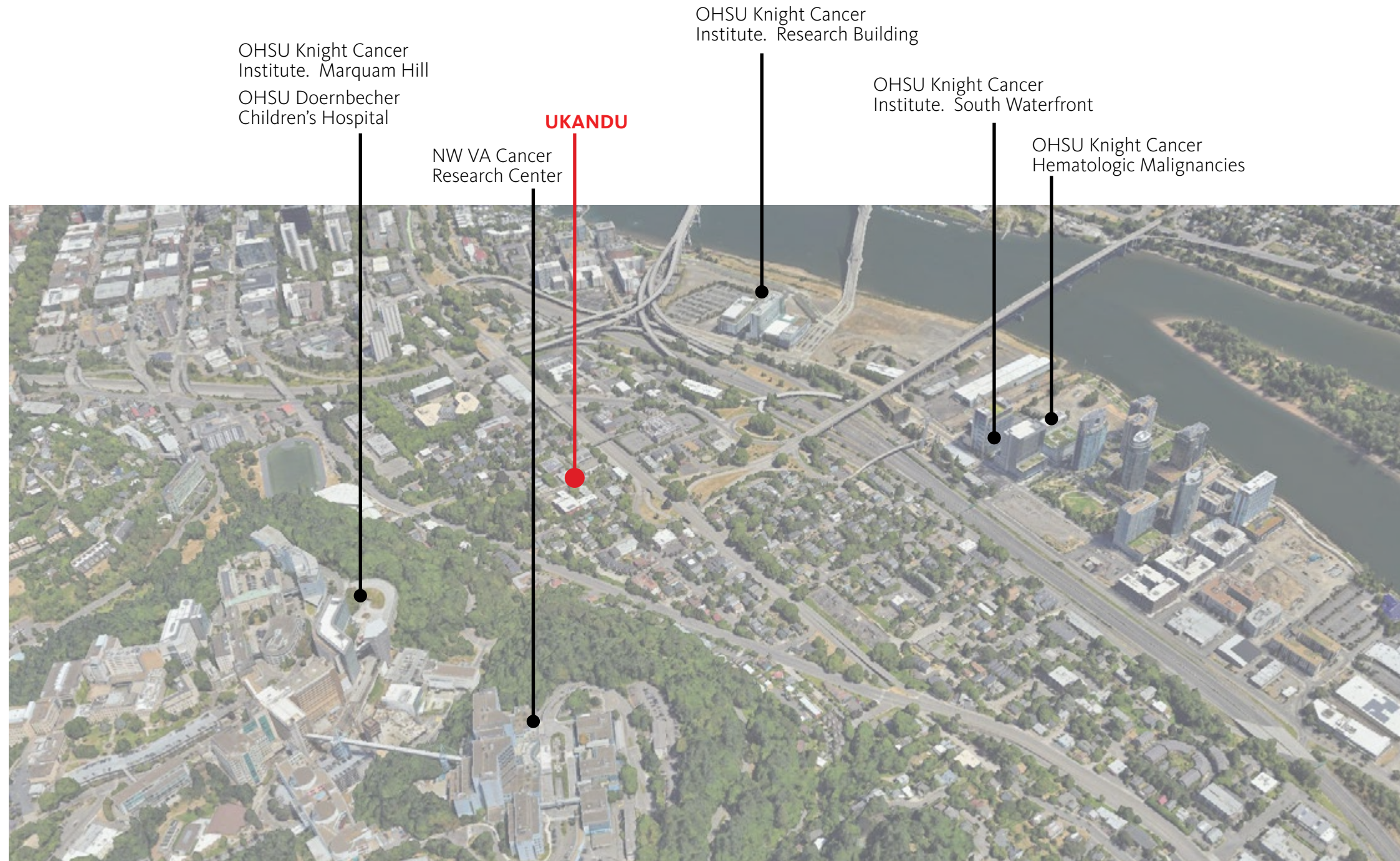
- AC UNIT
- BUSH
- CATCH BASIN
- CLEAN OUT
- COLUMN
- DOWNSPOUT (UNDERGROUND)
- ELECTRIC METER
- ELECTRIC VAULT
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GATE POST
- NATURAL GROUND
- POWER POLE
- SANITARY SEWER/STORM DRAIN
- SIGN
- SPOT ELEVATION
- BW = BOTTOM OF WALL
- EC = EDGE OF CONCRETE
- ED = EDGE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

SURVEYOR'S NOTES:

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

BENCHMARK:

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



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

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

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

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

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

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



A) SW 1st Ave. Frontage - Facing West



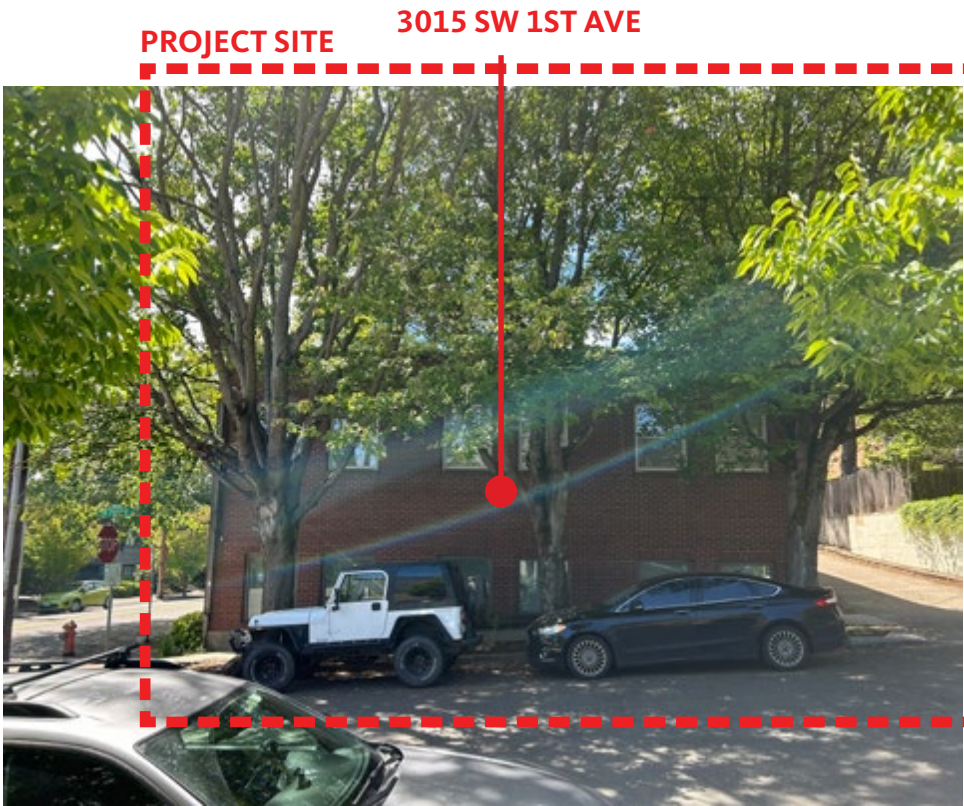
B) SW 1st Ave. Frontage - Facing West



C) SW 1st Ave. Frontage - Facing West



D) SW 1st Ave. Frontage - Facing West



A) Porter Street Frontage - Facing South



B) Porter Street Frontage - Facing South



C) Porter Street Frontage - Facing South



D) Porter Street Frontage - Facing South

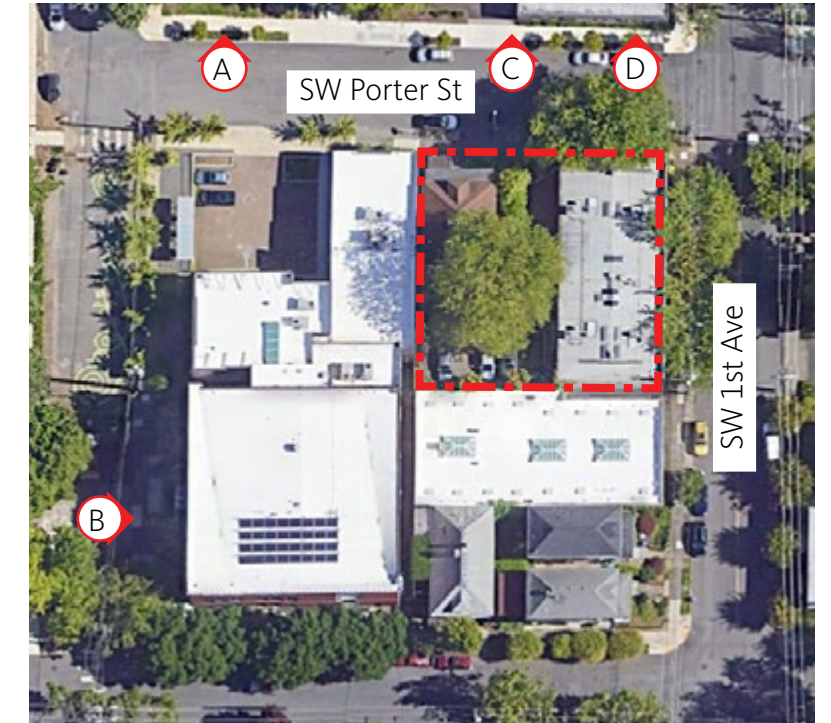
C2.7 CONTEXT - SURROUNDING BUILDING PHOTOS



A) Porter Street Frontage - Facing North



B) Cedarwood Waldorf School - Facing East



C) Porter Street Frontage - Facing North



D) Porter Street Frontage - Facing North



A) Existing on-site Parking Access - Facing South



B) Existing on-site Parking Access - Facing South



C) Existing on-site Parking - Facing East



D) Existing on-site Parking - Facing West

C2.9 CONTEXT - SITE PHOTOS



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



B) 118 SW Porter St retaining wall- Facing Southwest



C) 118 SW Porter St - Facing West



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

CONCEPT DESIGN

Ukandu - Past and Future

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

Design Drivers

Be Radically Inclusive

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

Inspire Community Connections

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

Uplift through Nature

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

Lead with Intention

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

Celebrate Outrageous Fun

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

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

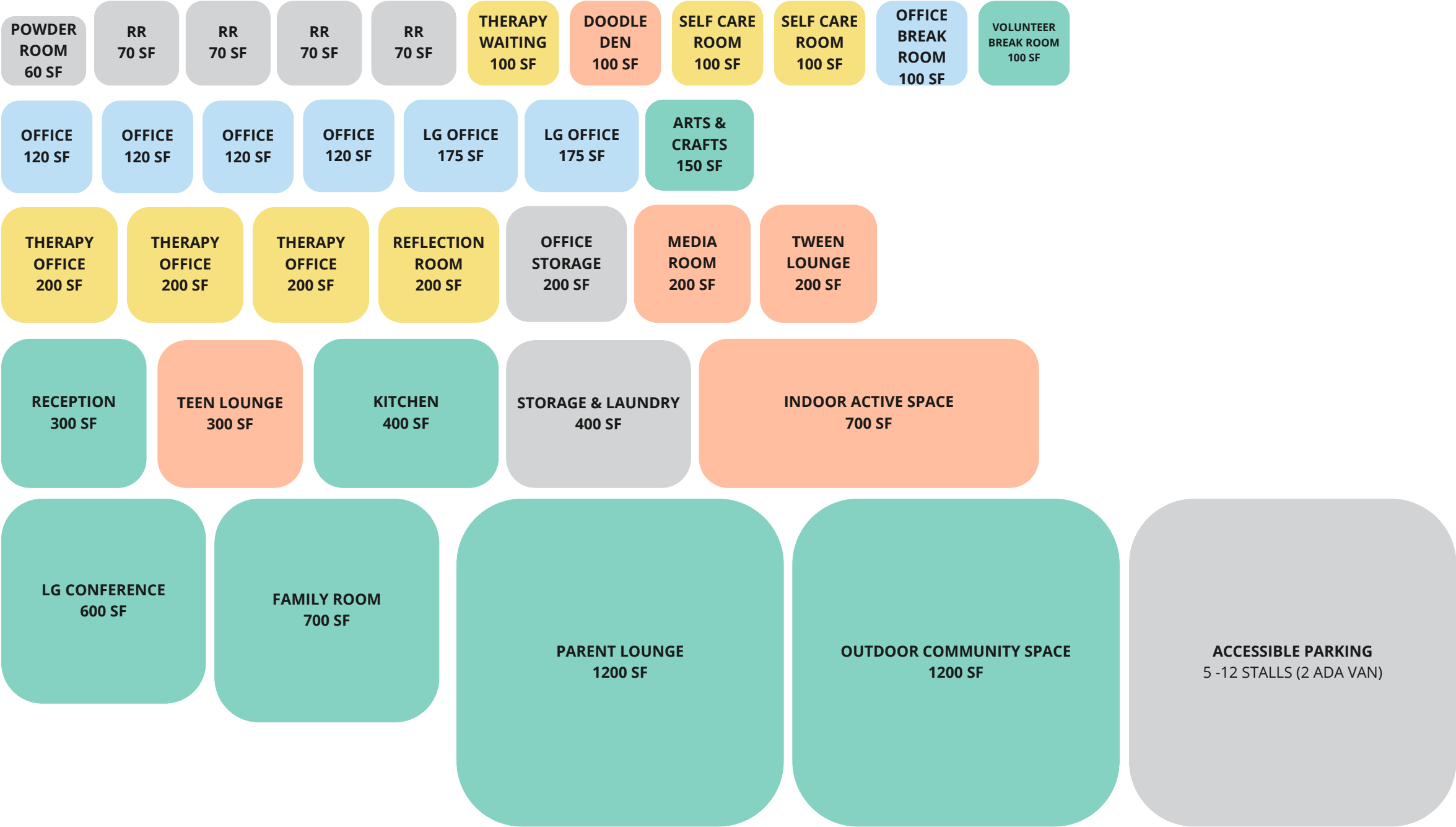
Maddie

Ukandu patient participant

PROGRAM KEY

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

PROGRAM ELEMENTS

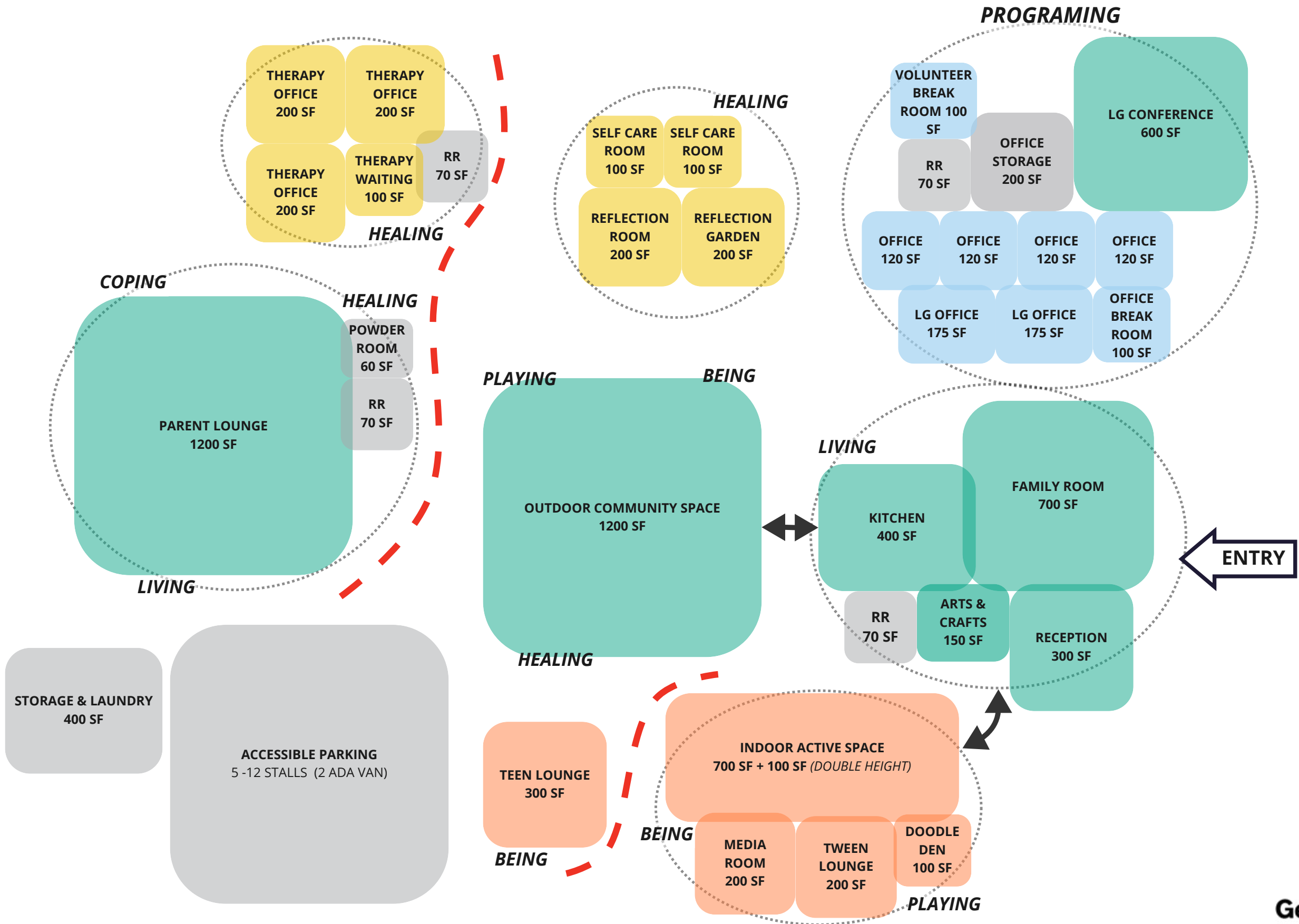


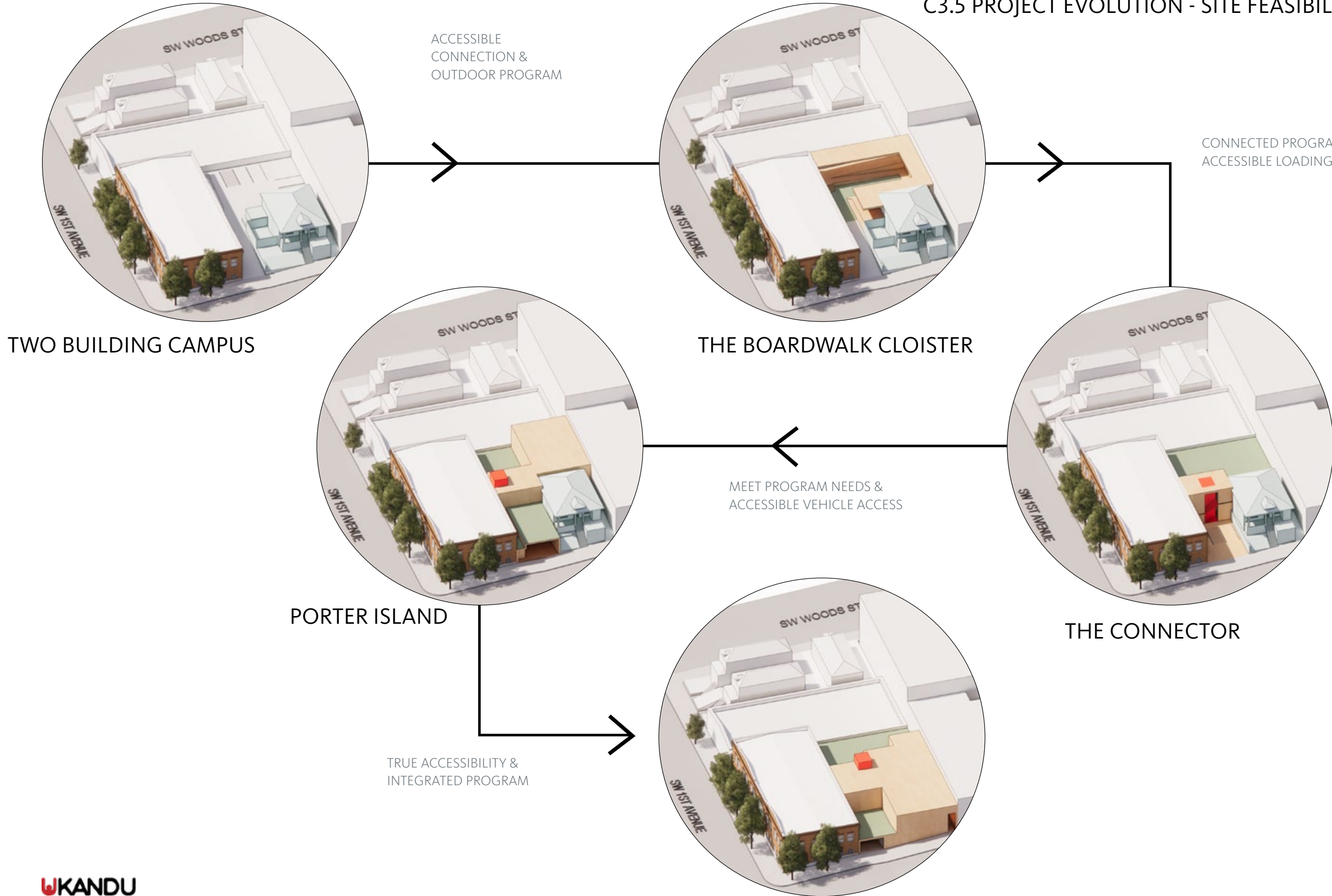
PROGRAM KEY

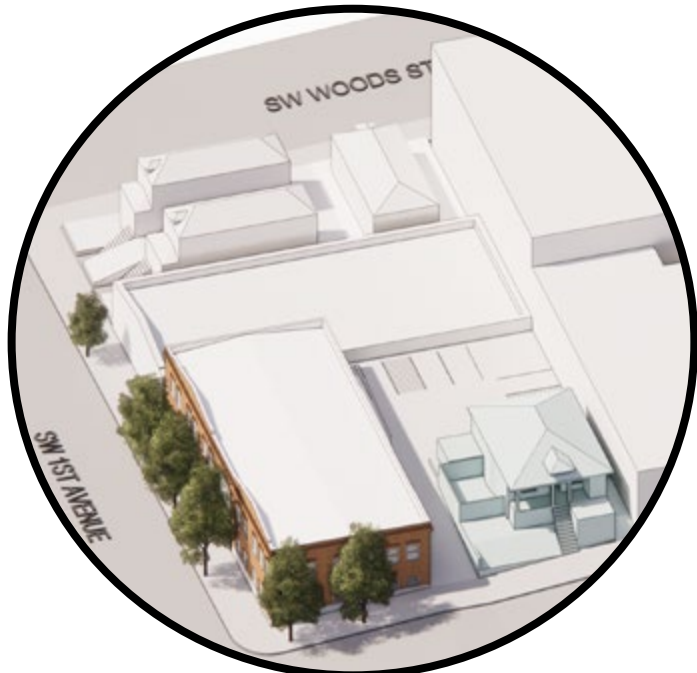
- KID SPACES
- COMMUNITY SPACES
- STAFF / OFFICE SPACES
- THERAPY & REFLECTION SPACES
- BACK OF HOUSE

--- DESIRED PHYSICAL AND/OR VISUAL PROGRAM SEPARATION

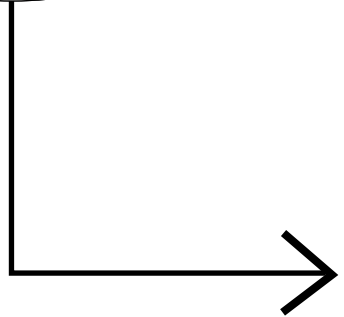
PROGRAM TOTAL:
9,420 SF + Circulation & Parking





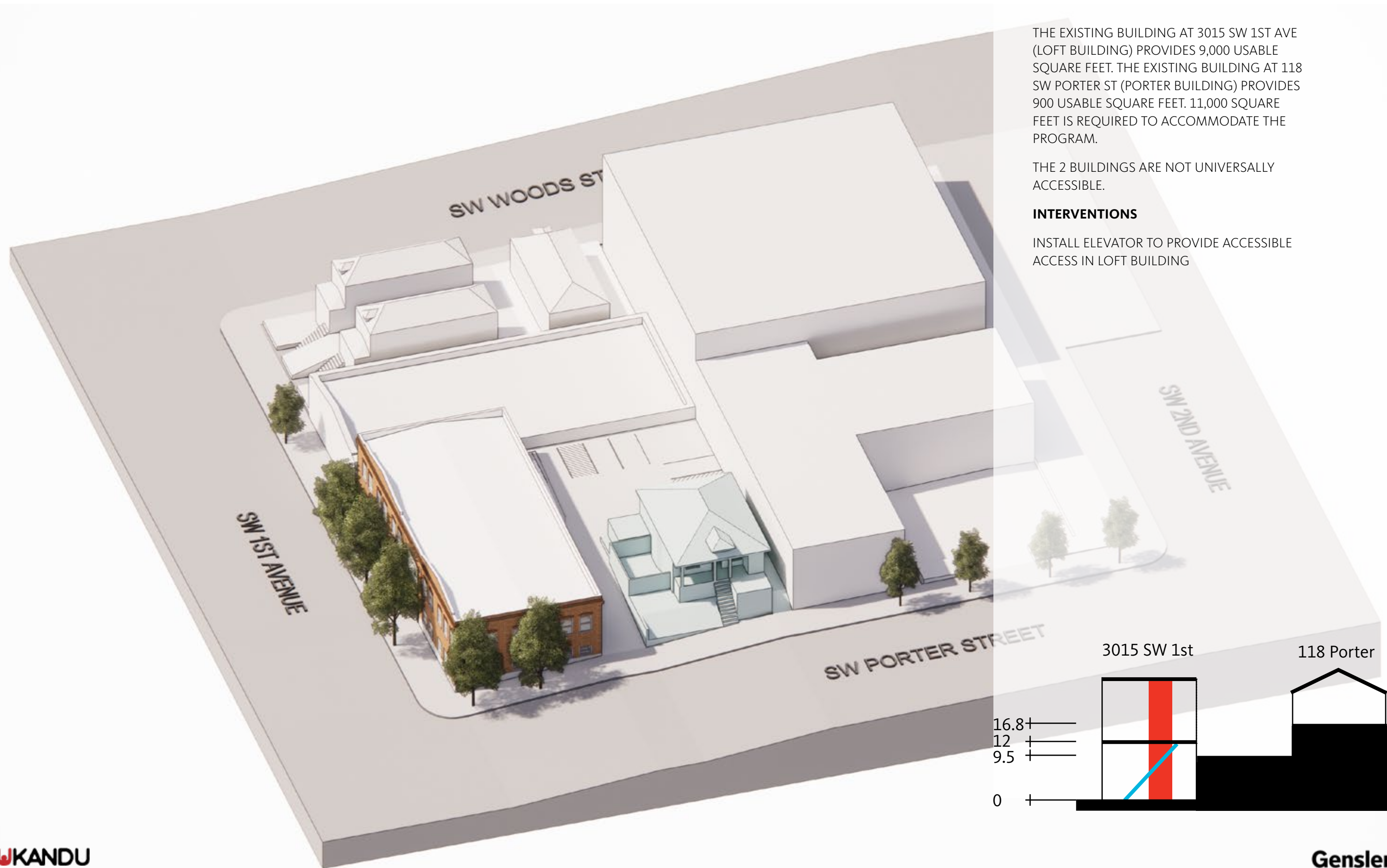


TWO BUILDING CAMPUS



TWO BUILDING CAMPUS

C3.7 PROJECT EVOLUTION - DIAGRAMS

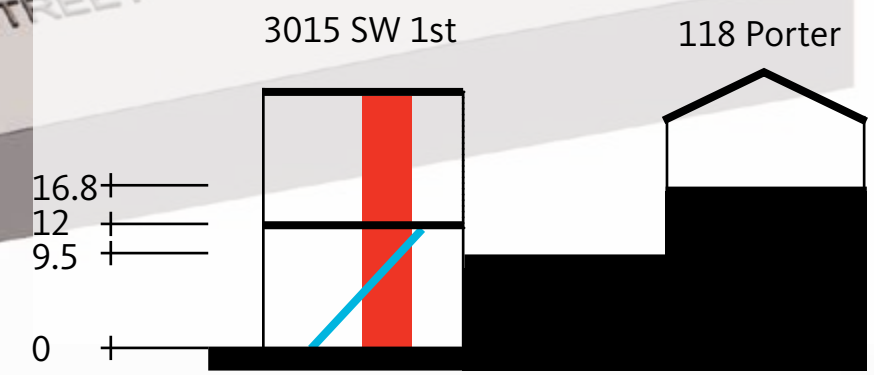


THE EXISTING BUILDING AT 3015 SW 1ST AVE (LOFT BUILDING) PROVIDES 9,000 USABLE SQUARE FEET. THE EXISTING BUILDING AT 118 SW PORTER ST (PORTER BUILDING) PROVIDES 900 USABLE SQUARE FEET. 11,000 SQUARE FEET IS REQUIRED TO ACCOMMODATE THE PROGRAM.

THE 2 BUILDINGS ARE NOT UNIVERSALLY ACCESSIBLE.

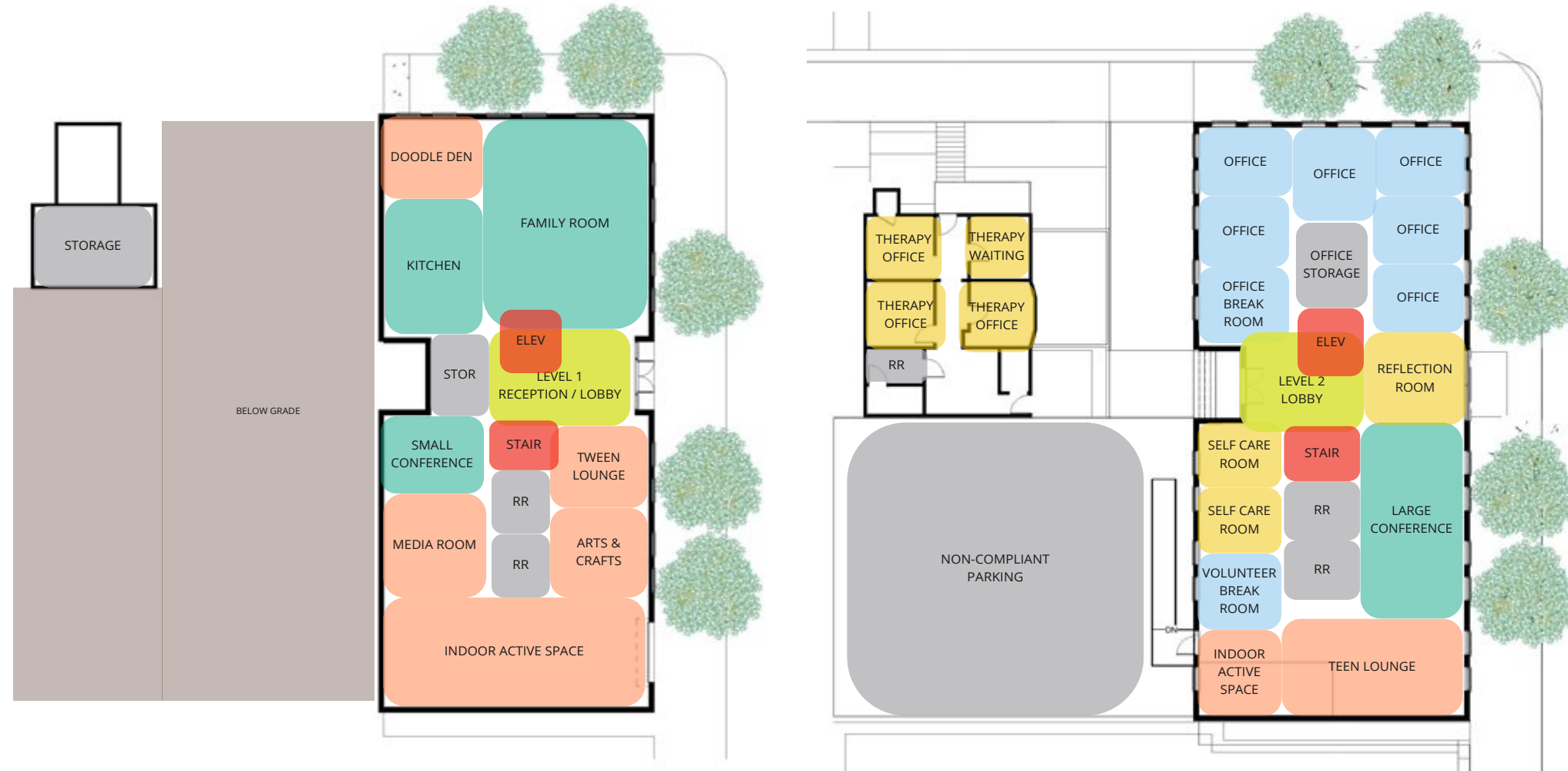
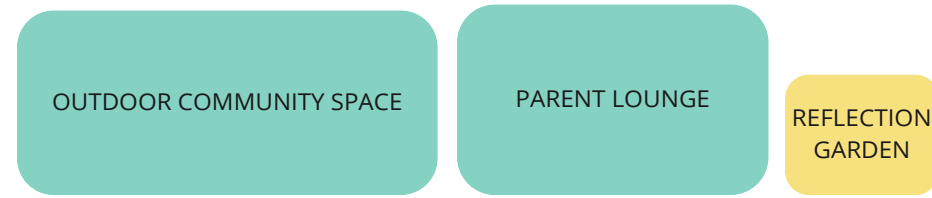
INTERVENTIONS

INSTALL ELEVATOR TO PROVIDE ACCESSIBLE ACCESS IN LOFT BUILDING



TWO BUILDING CAMPUS

MISSING PROGRAM



PROGRAM KEY



C3.8 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

- ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING

COMMUNITY FEEDBACK

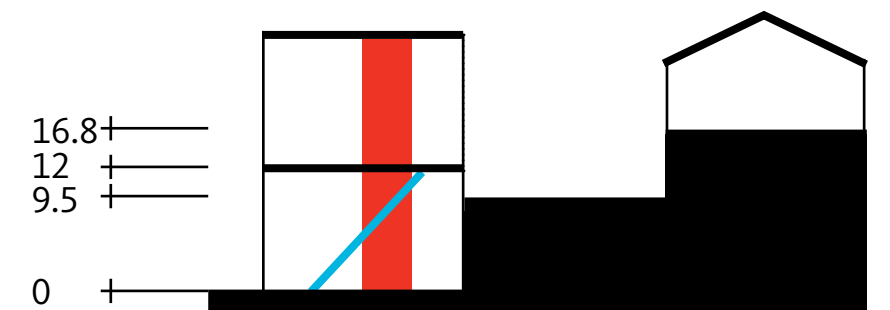
- LOFT BUILDING PROVIDES GOOD OPPORTUNITIES FOR PROGRAM,
- BUT PROGRAM ISN'T FULLY ACCOMMODATED OR OPTIMIZED
- NO OUTDOOR SPACE
- INSUFFICIENT NON-COMPLIANT PARKING

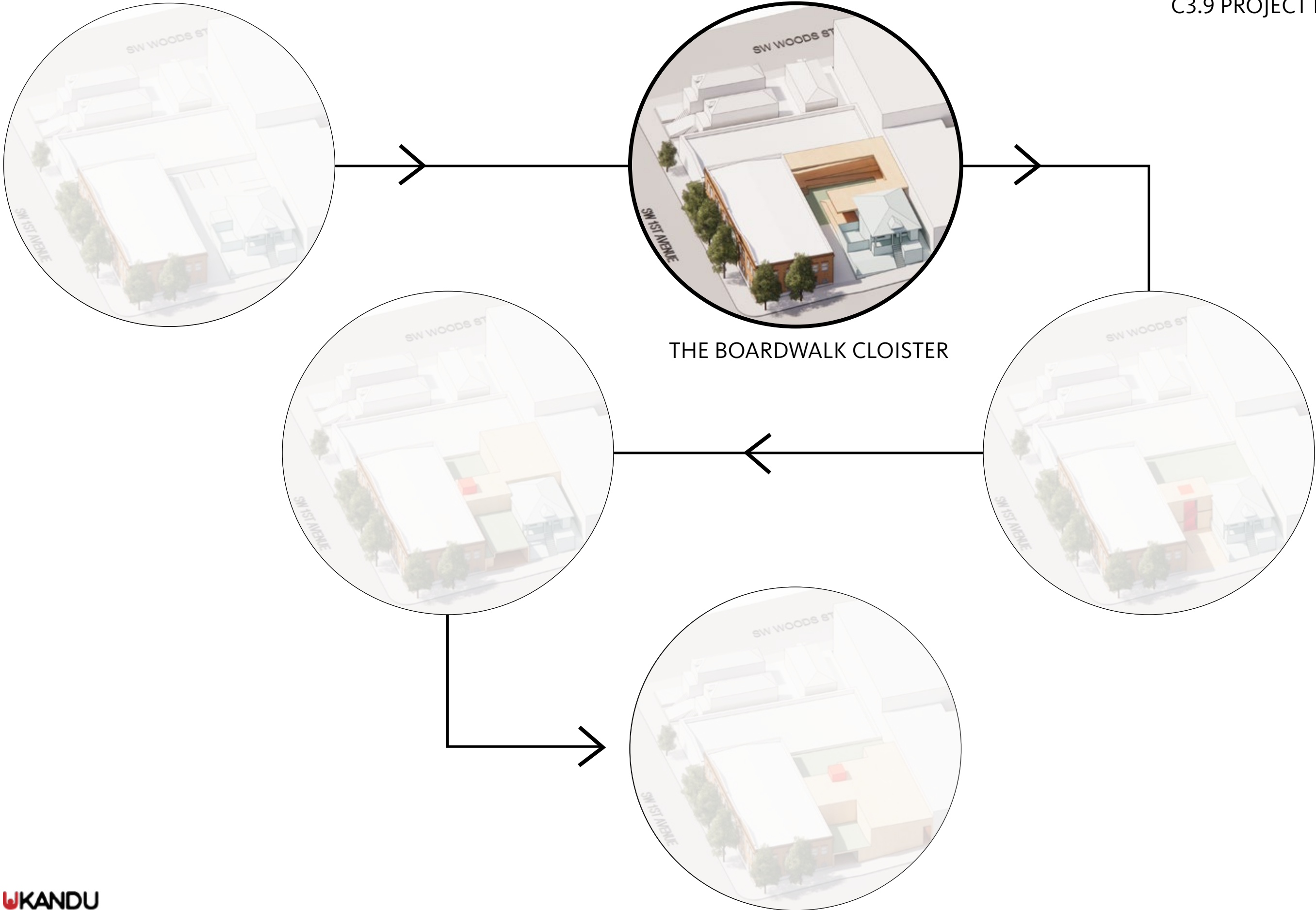
DEAL BREAKERS

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

3015 SW 1st

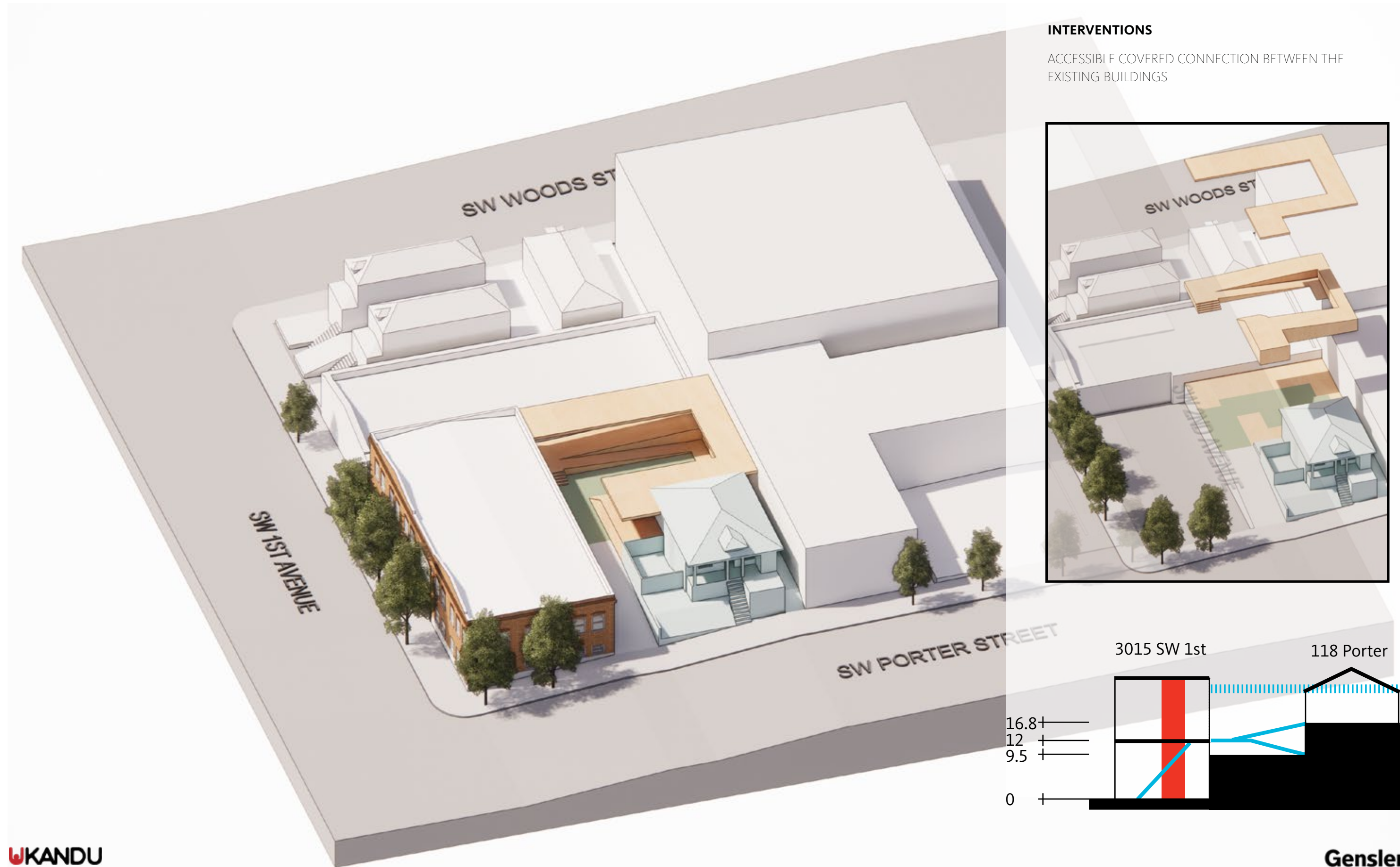
118 Porter





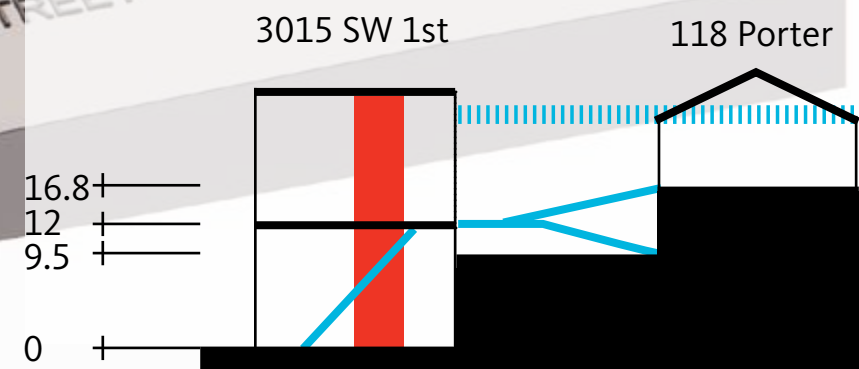
THE BOARDWALK CLOISTER

C3.10 PROJECT EVOLUTION - DIAGRAMS



INTERVENTIONS

ACCESSIBLE COVERED CONNECTION BETWEEN THE EXISTING BUILDINGS

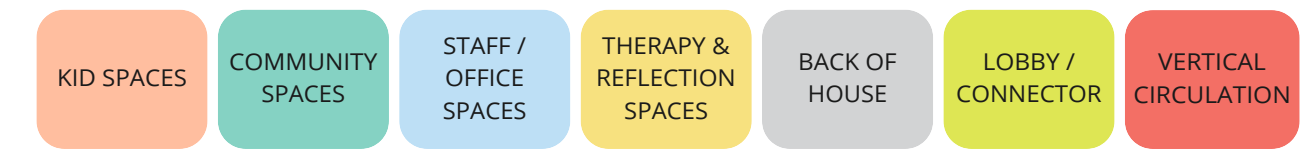


THE BOARDWALK CLOISTER

MISSING PROGRAM



PROGRAM KEY



C3.11 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

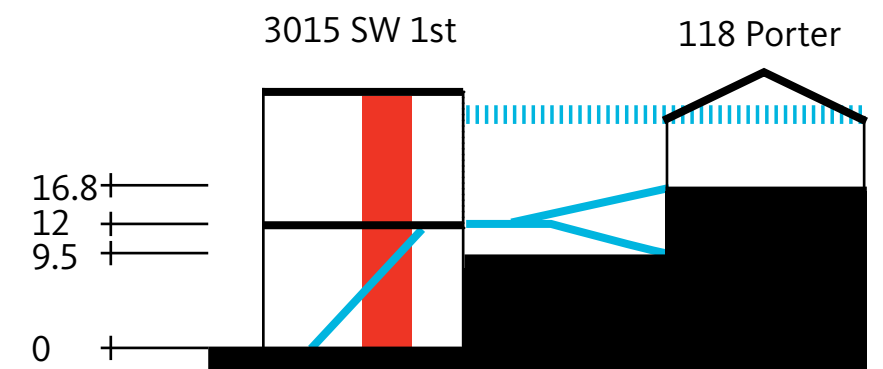
- ELEVATOR - ACCESSIBLE ACCESS IN LOFT BUILDING
- RAMPED BOARDWALK CONNECTS LOFT BUILDING & PORTER BUILDING

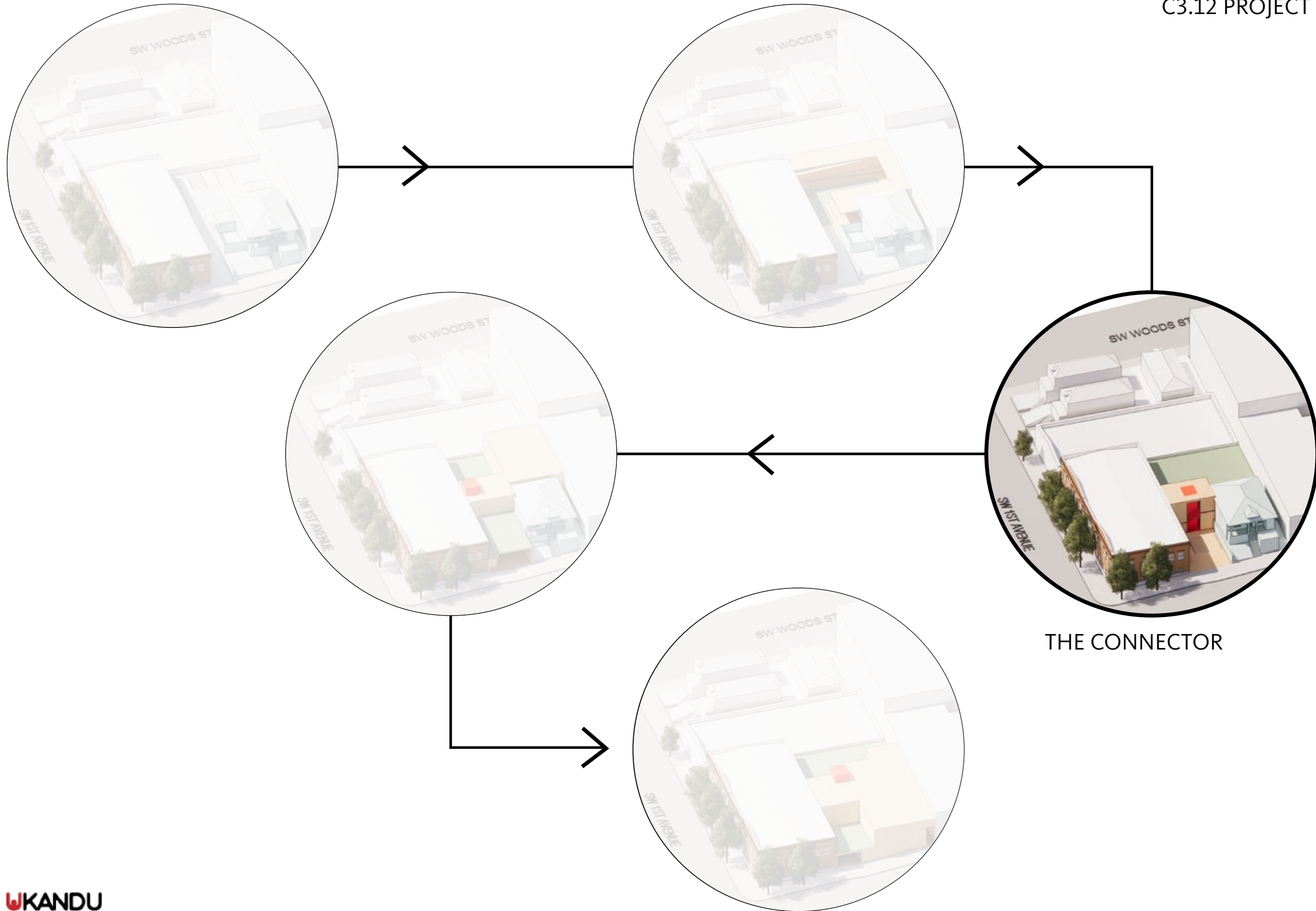
COMMUNITY FEEDBACK

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

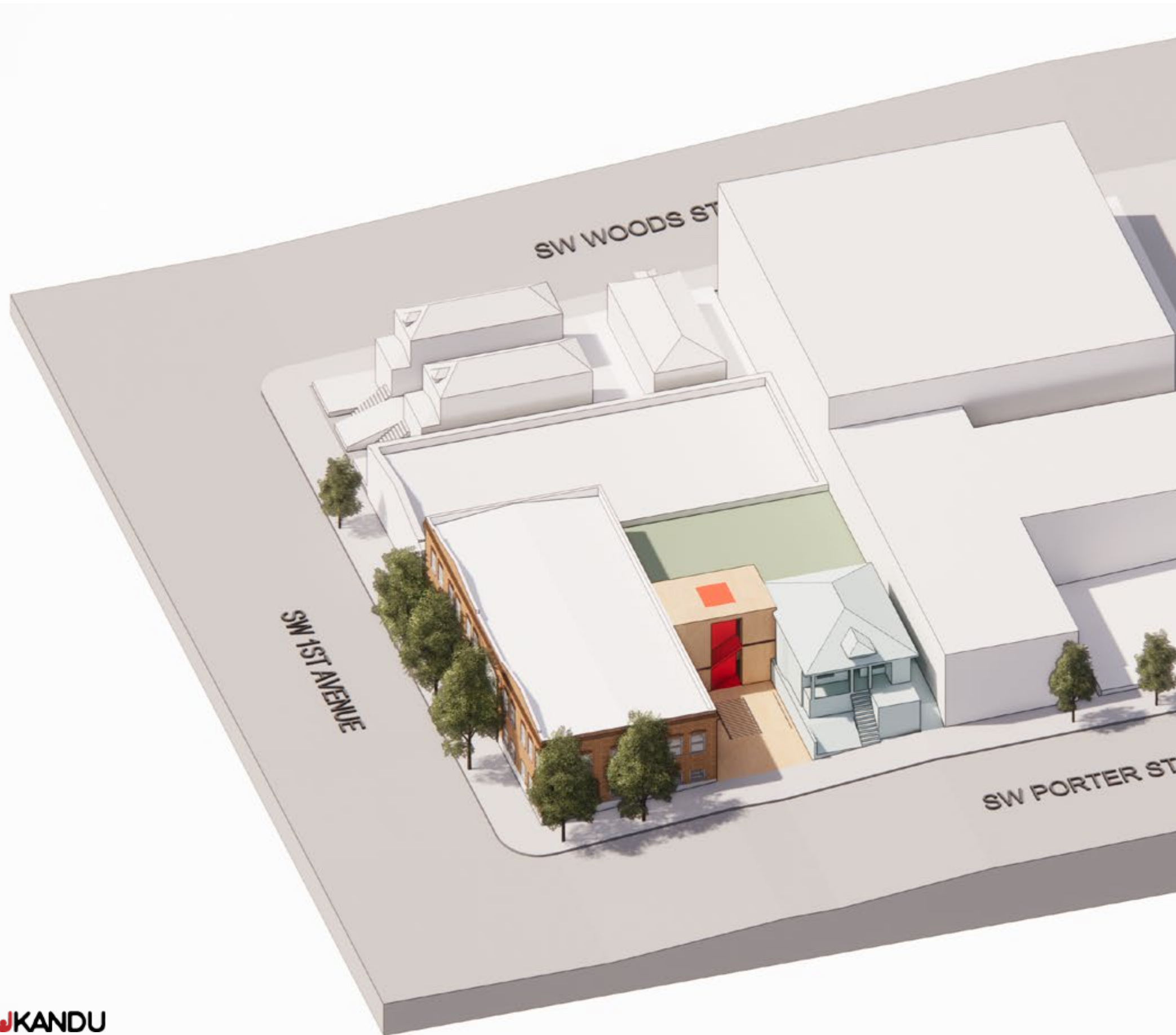
DEAL BREAKERS

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



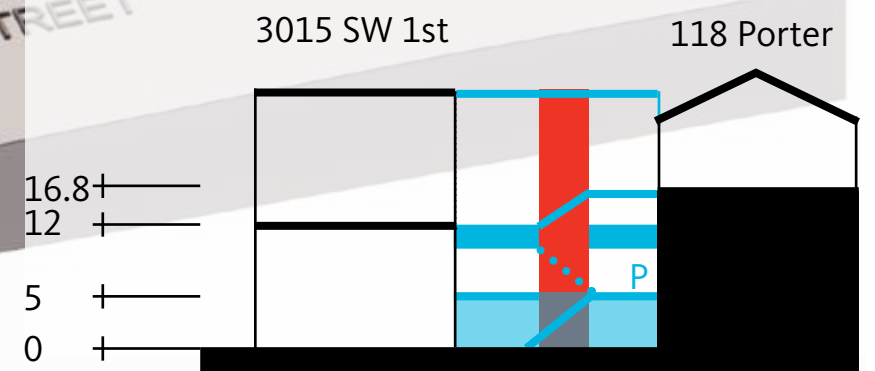
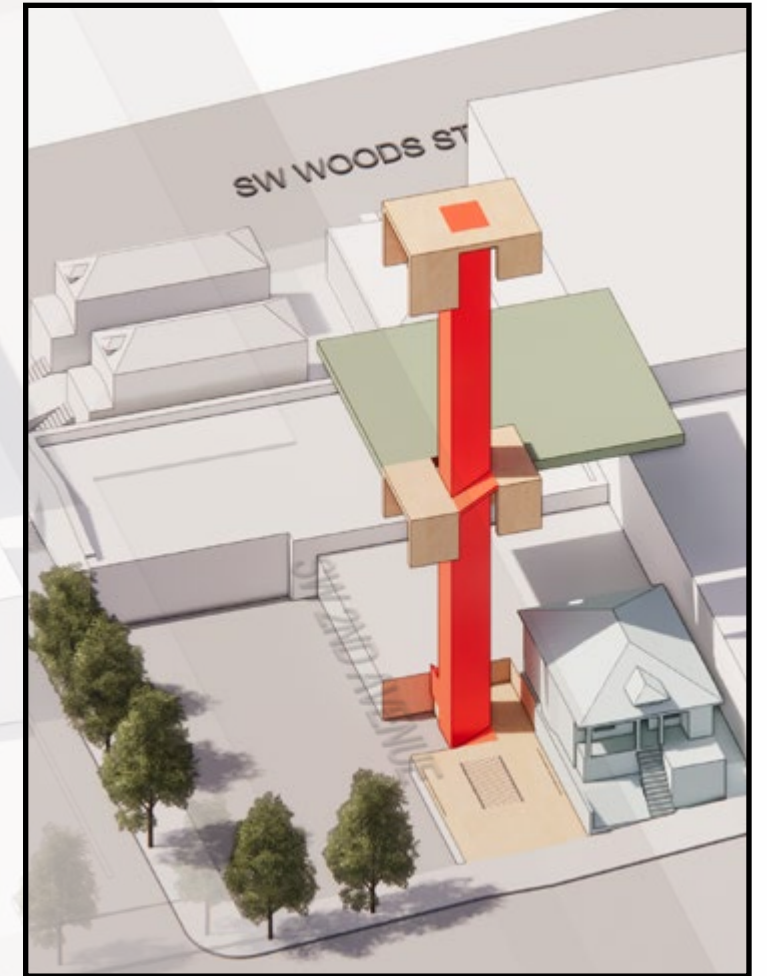


THE CONNECTOR



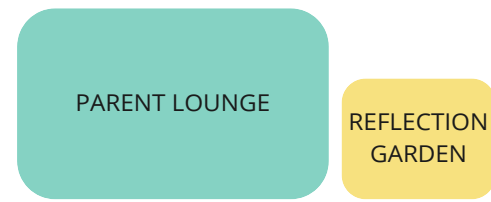
INTERVENTIONS

ELEVATOR & STAIR IN ADDITION
CONNECTS LOFT BUILDING & PORTER BUILDING



THE CONNECTOR

MISSING PROGRAM



PROGRAM KEY



C3.14 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

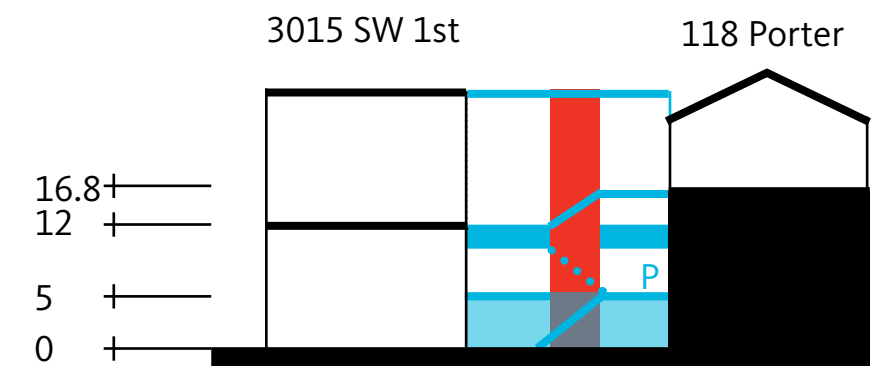
- ELEVATOR & STAIR IN ADDITION
- CONNECTS LOFT BUILDING & PORTER BUILDING
- DEDICATED ACCESSIBLE LOADING

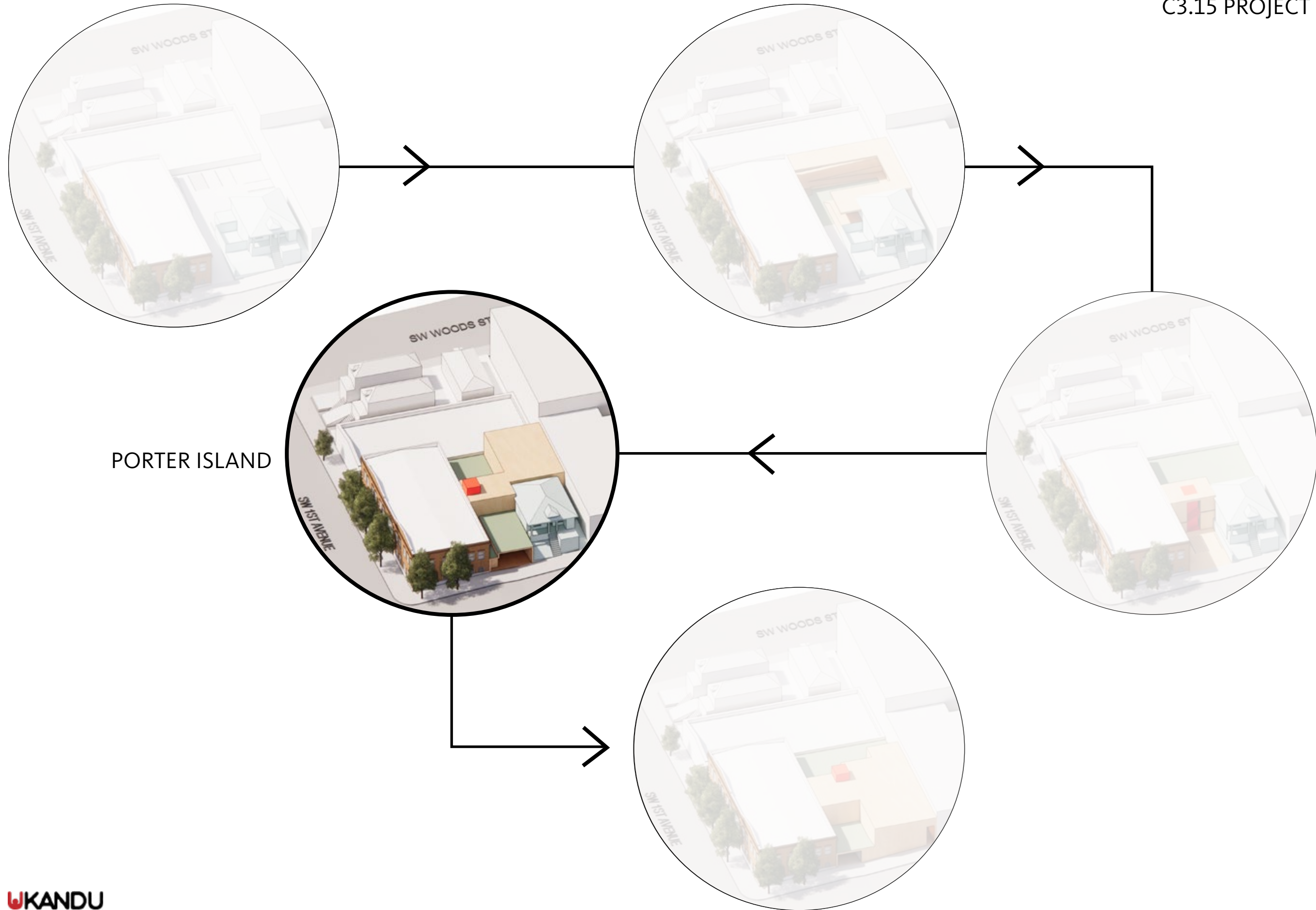
COMMUNITY FEEDBACK

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

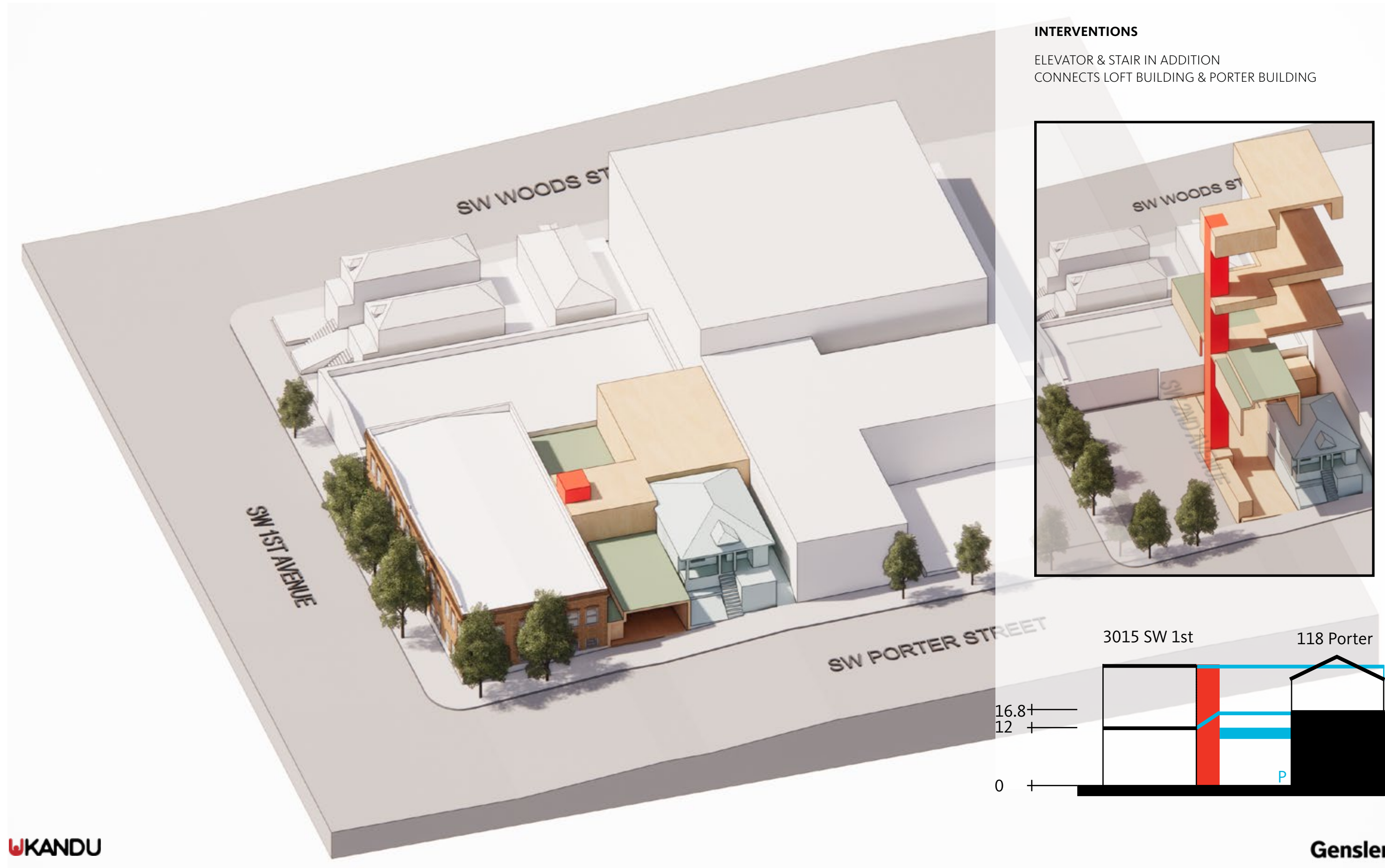
DEAL BREAKERS

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



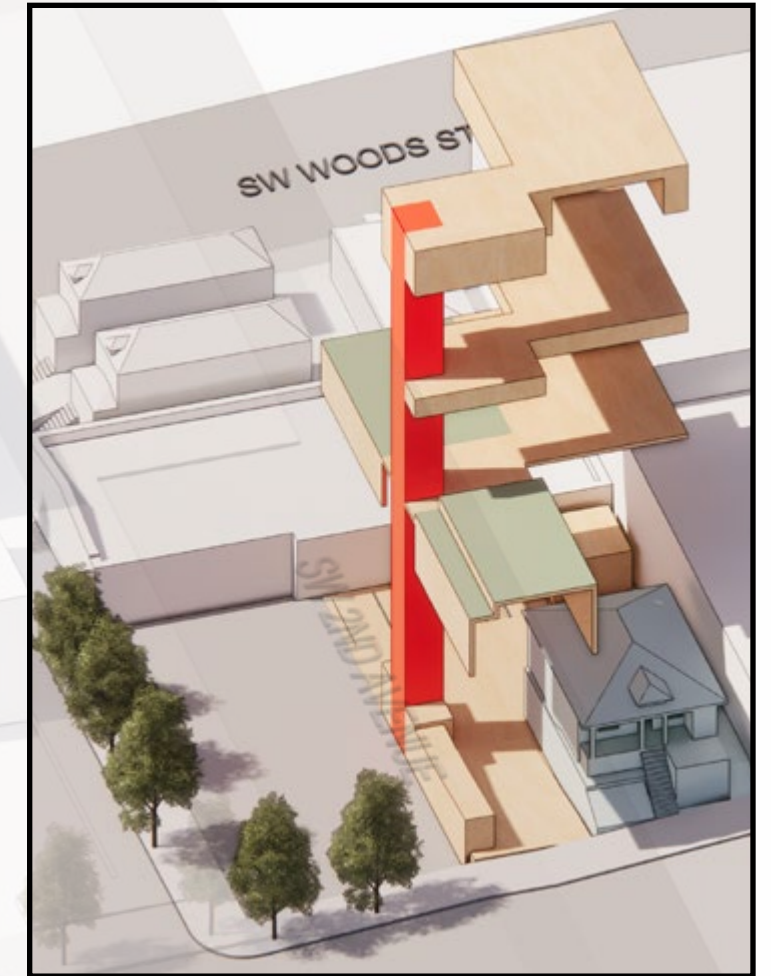


PORTER ISLAND



INTERVENTIONS

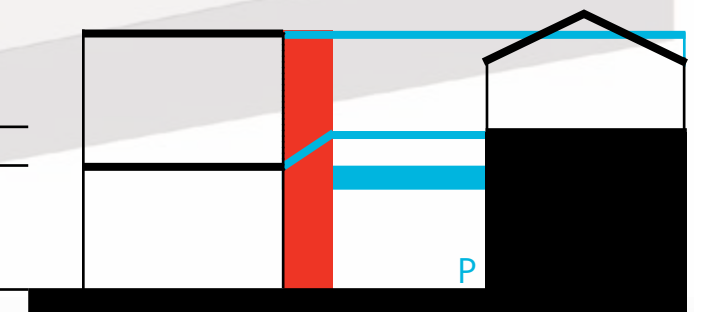
ELEVATOR & STAIR IN ADDITION
CONNECTS LOFT BUILDING & PORTER BUILDING



3015 SW 1st

118 Porter

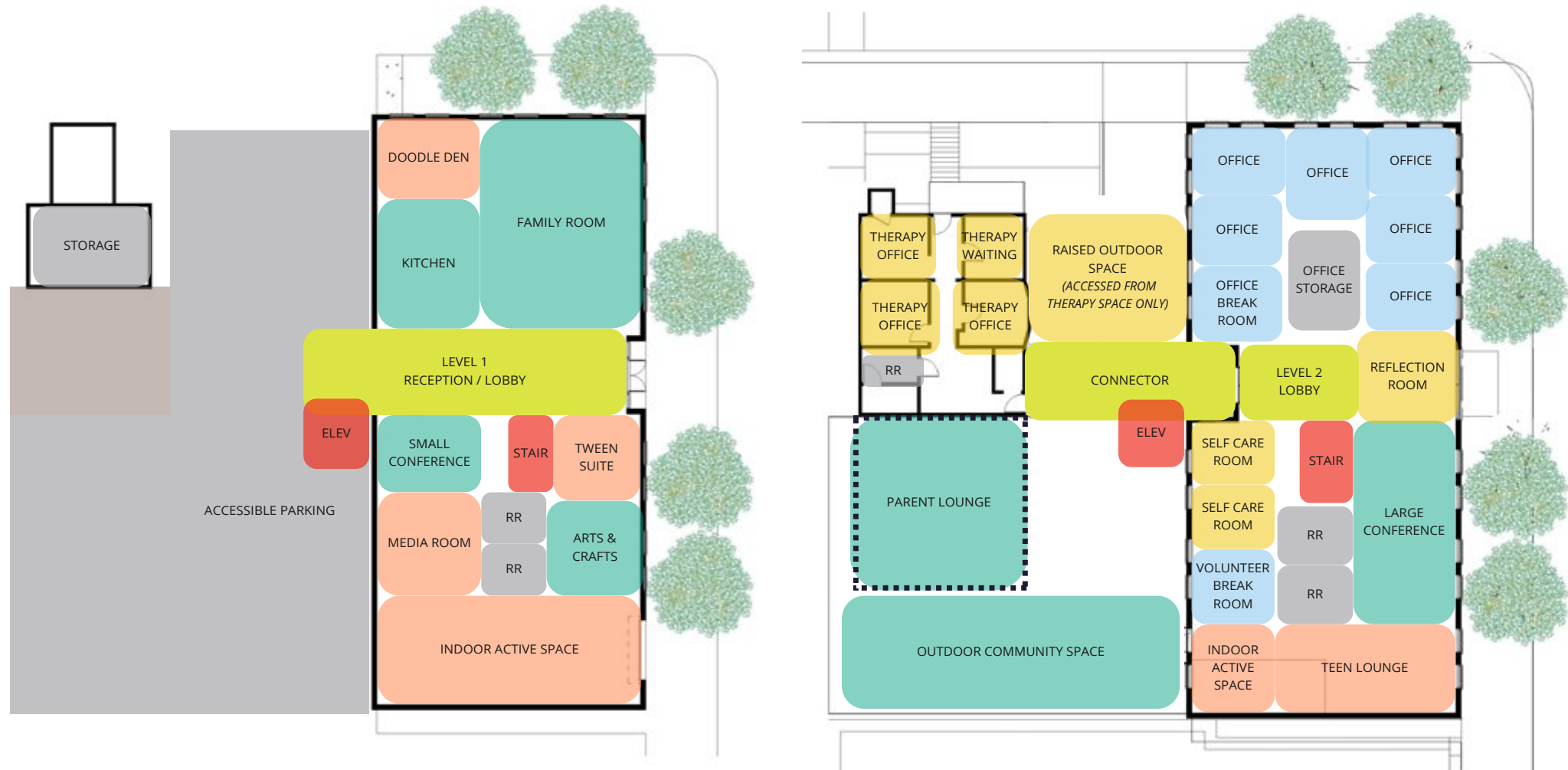
16.8+
12 +
0 +



PORTER ISLAND

MISSING PROGRAM

REFLECTION GARDEN



PROGRAM KEY



C3.17 PROJECT EVOLUTION - PROGRAM

INTERVENTIONS

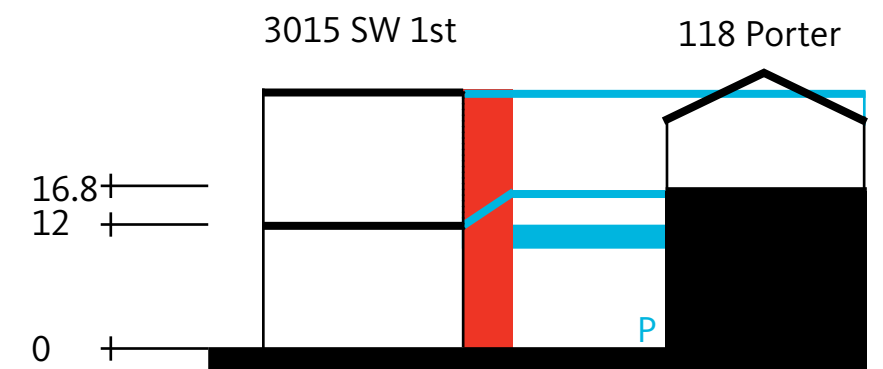
- ELEVATOR & STAIR CONNECTS LOFT BUILDING & PORTER BUILDING
- DEDICATED ACCESSIBLE PARKING

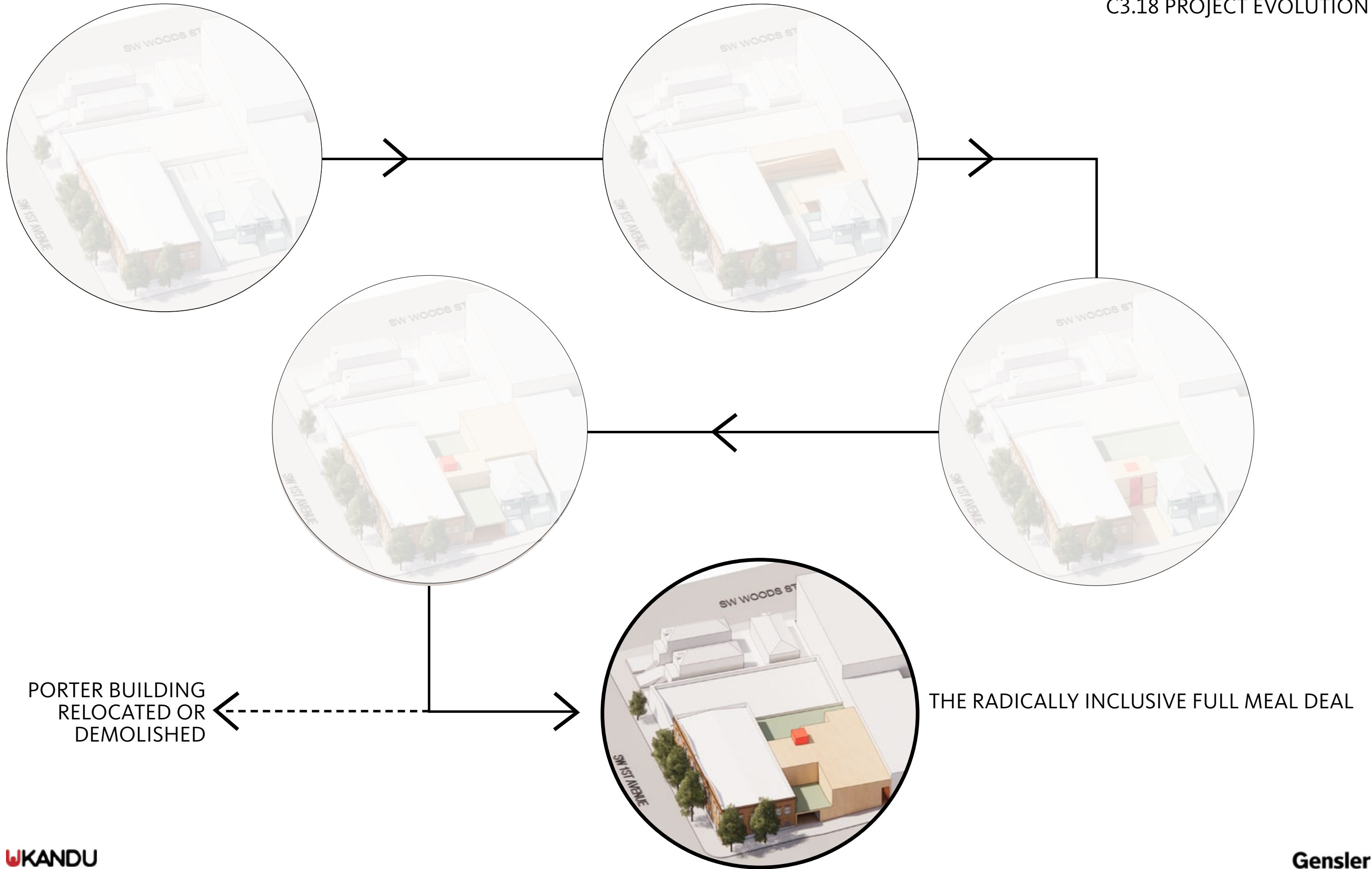
COMMUNITY FEEDBACK

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

DEAL BREAKERS

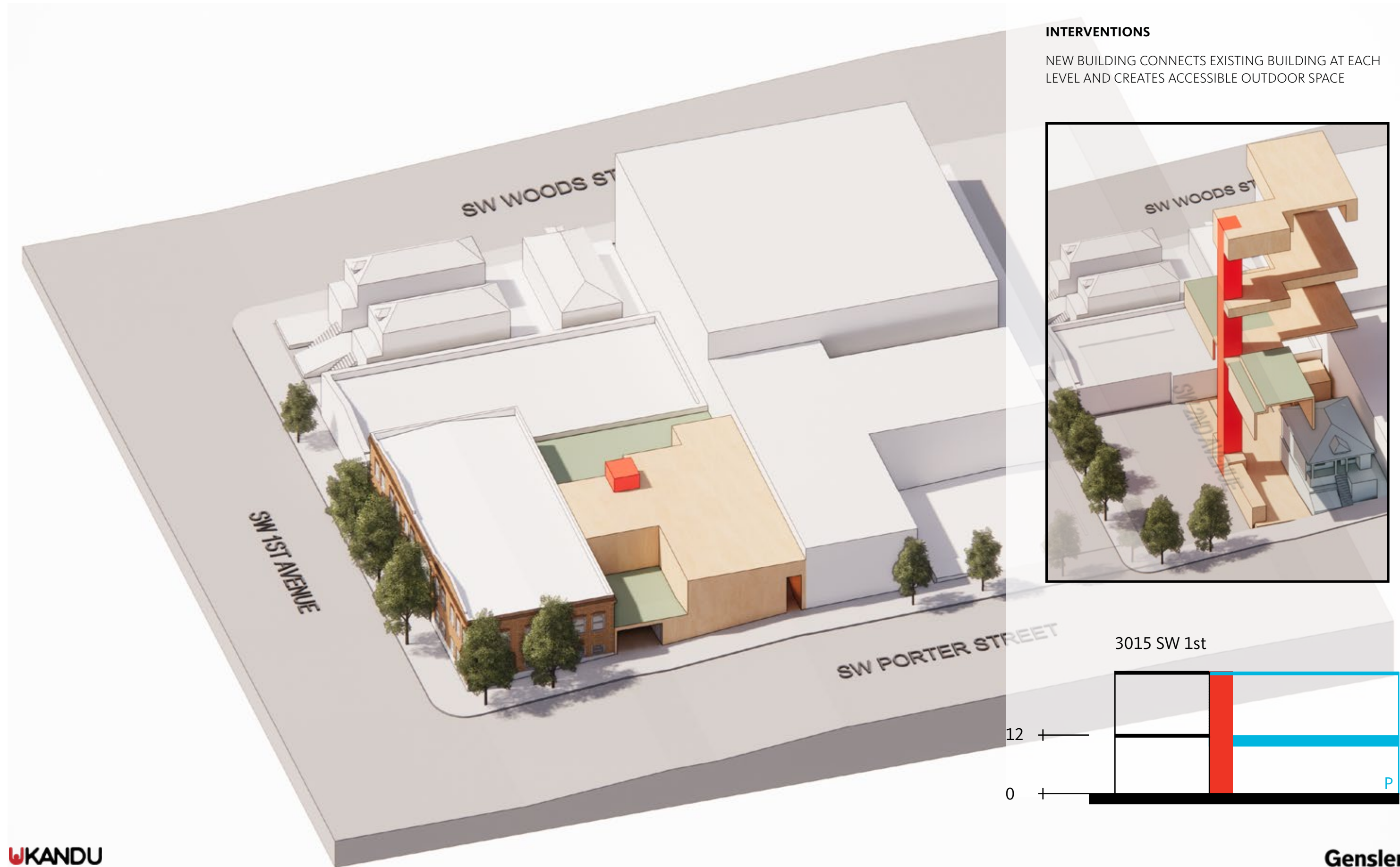
- COST PROHIBITIVE
- ENGINEERING UNCERTAINTY
- NO REFLECTION GARDEN





PORTER BUILDING
RELOCATED OR
DEMOLISHED

THE RADICALLY INCLUSIVE FULL MEAL DEAL



INTERVENTIONS

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

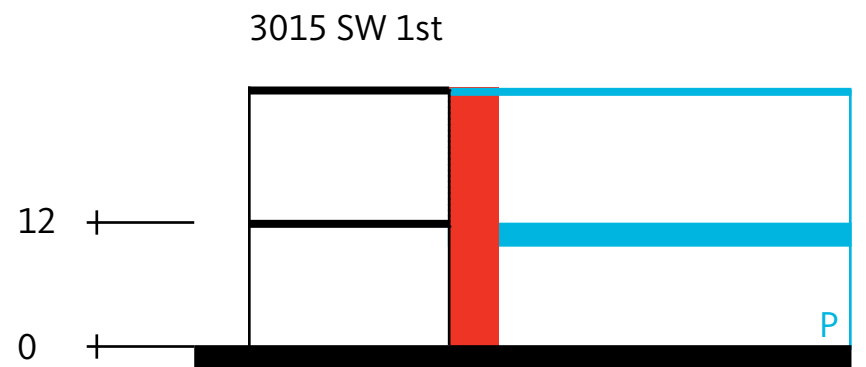
THE RADICALLY INCLUSIVE FULL MEAL DEAL

C3.20 PROJECT EVOLUTION - PROGRAM



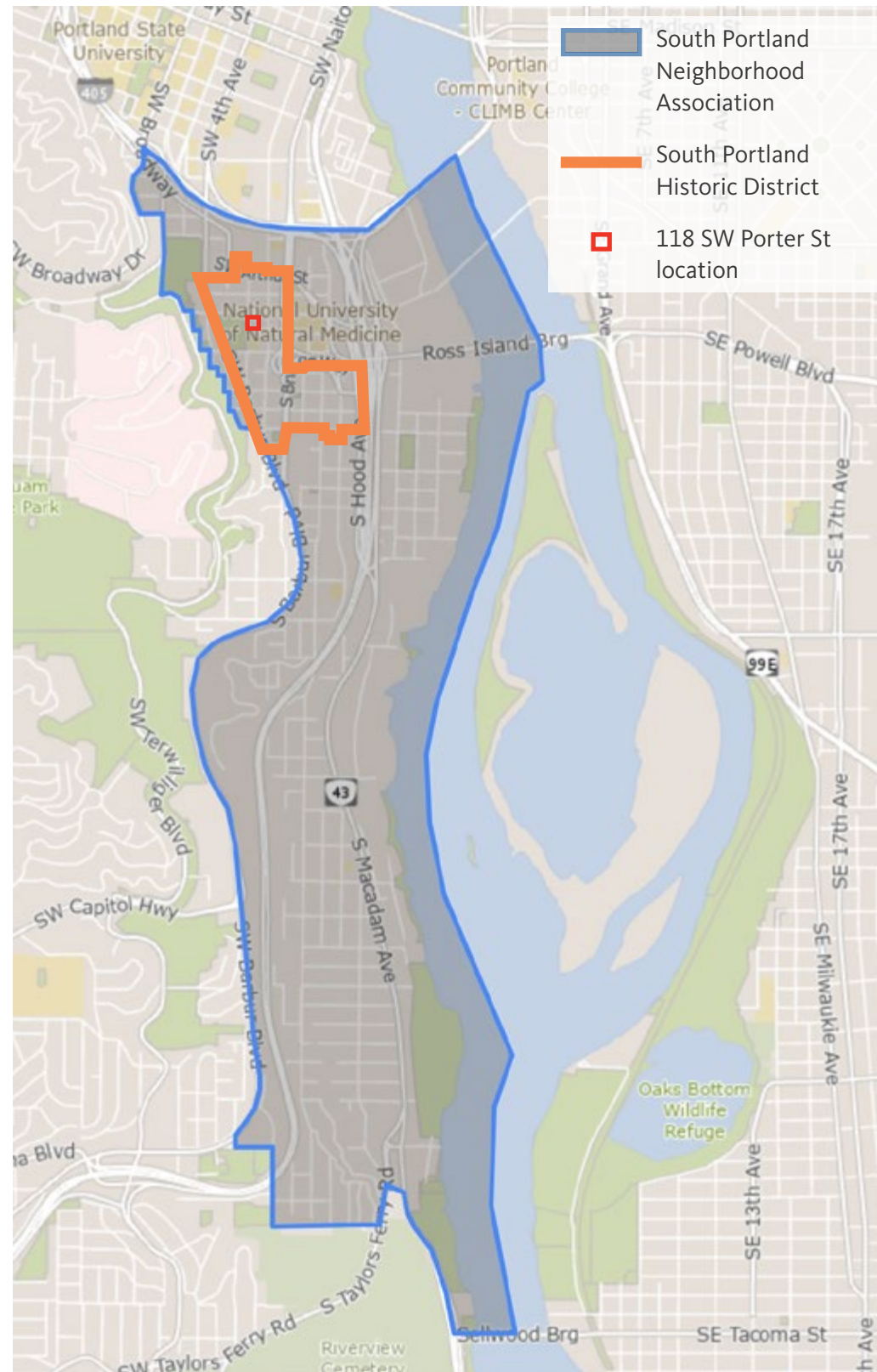
- INTERVENTIONS**
- NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE
 - DEDICATED ACCESSIBLE PARKING
 - FULLY ACCESSIBLE NEW BUILDING AND EXISTING BUILDING CONNECTION

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



BUILDING RELOCATION

C4.1 BUILDING RELOCATION



Southwest Portland Map



118 SW Porter Street - AKA the “Porter building”



Photos of Fried-Durkheimer House relocation



CONSIDERATIONS

FINDING A VIABLE SITE FOR RELOCATION

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

COST IMPLICATIONS OF RELOCATION

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

COMPLICATIONS OF RELOCATION

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

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

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

COMPARABLE EXAMPLES OF BUILDING RELOCATION

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

DEMOLITION REVIEW

South Portland Historic District

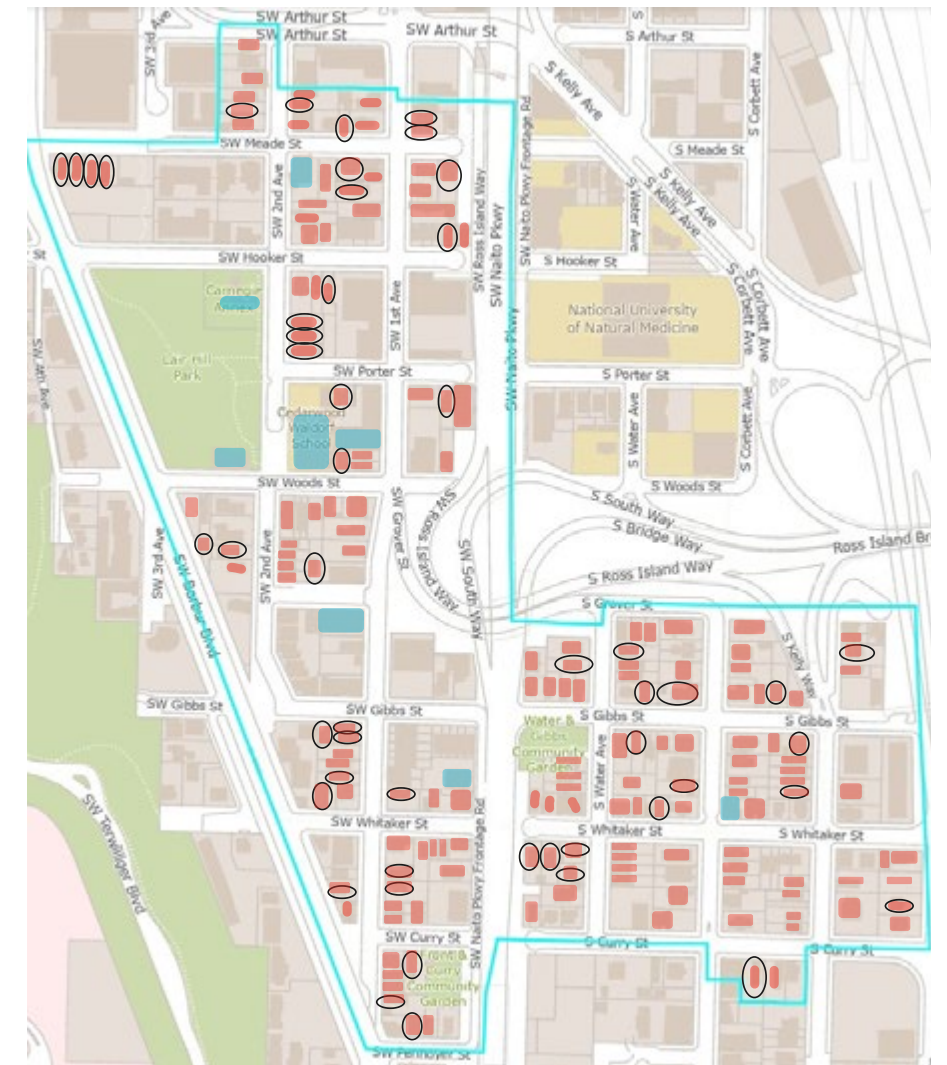
In the South Portland Historic District, contributing resources are those buildings, structures, objects, and sites that convey the architectural, cultural, and historical significance and integrity of a place. The National Park Service—who administers the National Register of Historic Places—considers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

Demolition Approval

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

118 SW Porter Street

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



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

Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

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

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

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

Evaluation Considerations

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

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

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

Relevant Plan Policy Goals

**Southwest Community Plan
›Community wide Objectives**

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

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

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

›Mixed-Use Area Objectives

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

Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

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

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

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

Evaluation Considerations

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

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

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

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

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

Relevant Plan Policy Goals

Comprehensive Plan

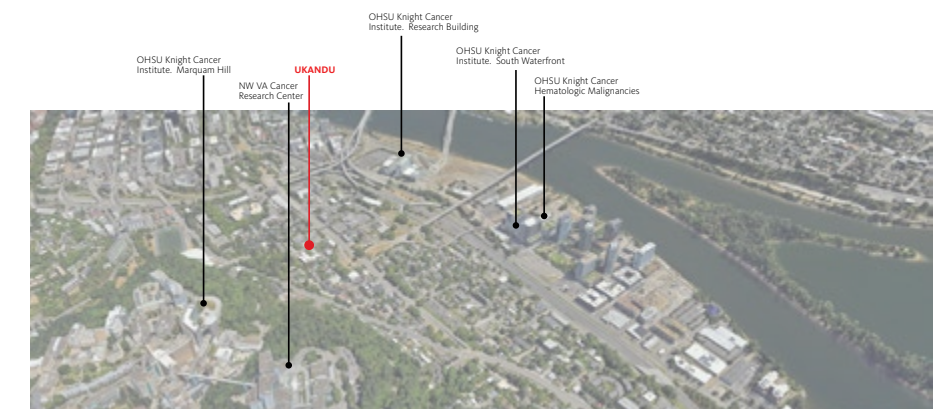


The equity framework and the three integrated strategies provide the foundation for the 2035 Comprehensive Plan’s goals and policies.

Southwest Community Plan ›Economic Development Objectives

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

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



Demolition Review Criteria

33.846.080 Demolition Review

C. Approval criteria

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

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

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

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

Evaluation Considerations

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

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

Relevant Plan Policy Goals

Comprehensive Plan

>Vision

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

>Human Health

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

>Equity

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

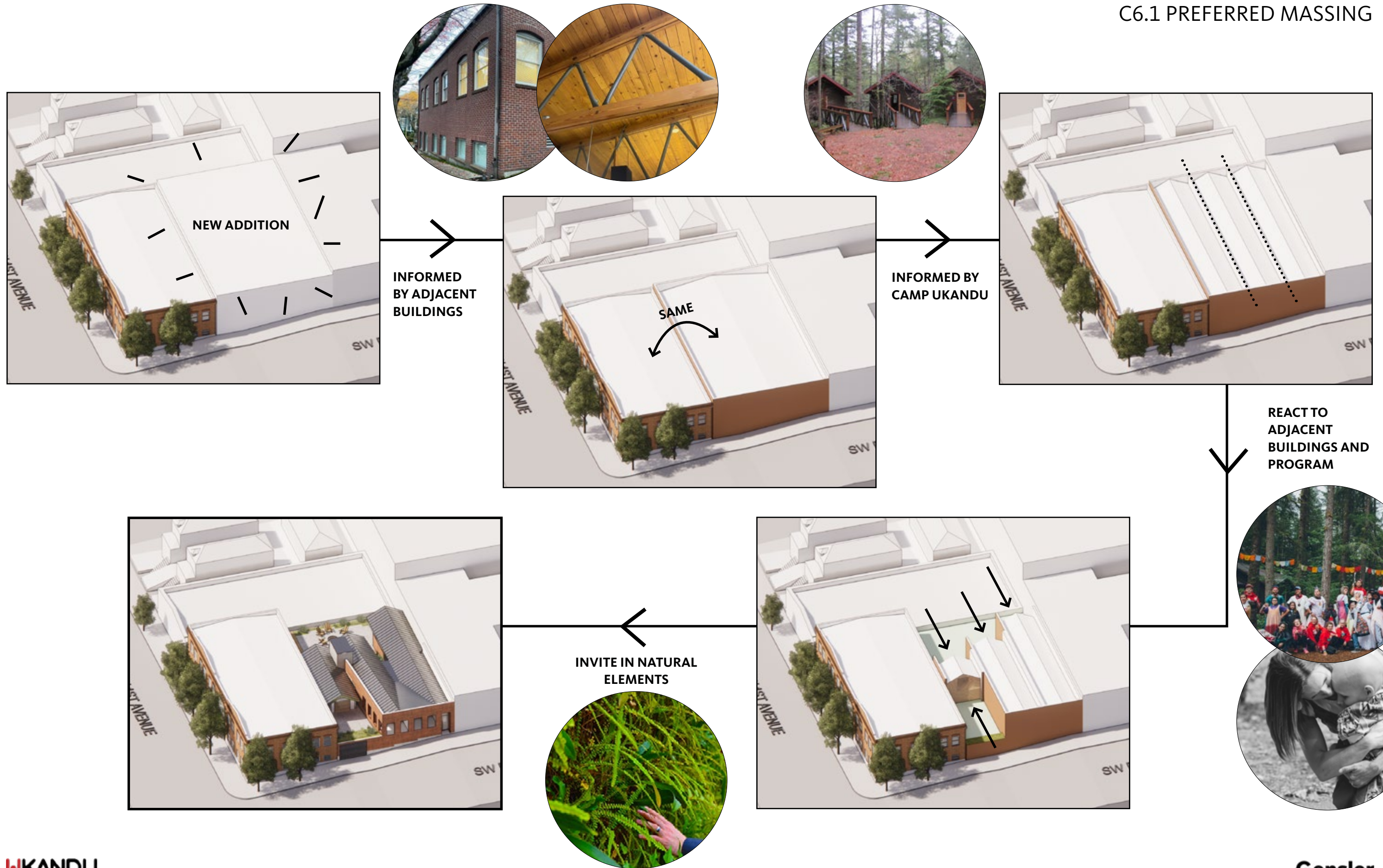
Southwest Community Plan

>Economic Development Objectives

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

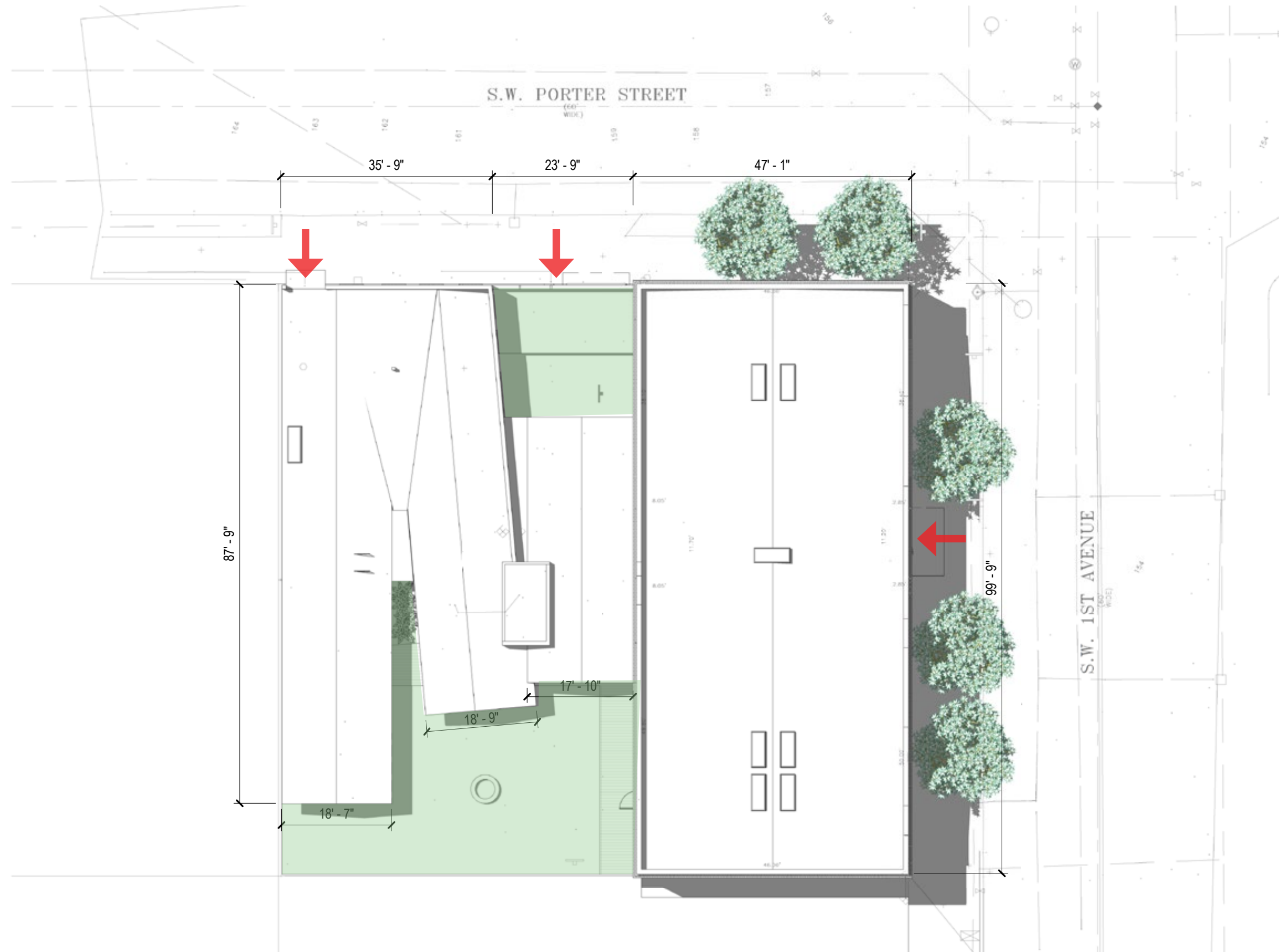
CONCEPT DESIGN CONT...

C6.1 PREFERRED MASSING

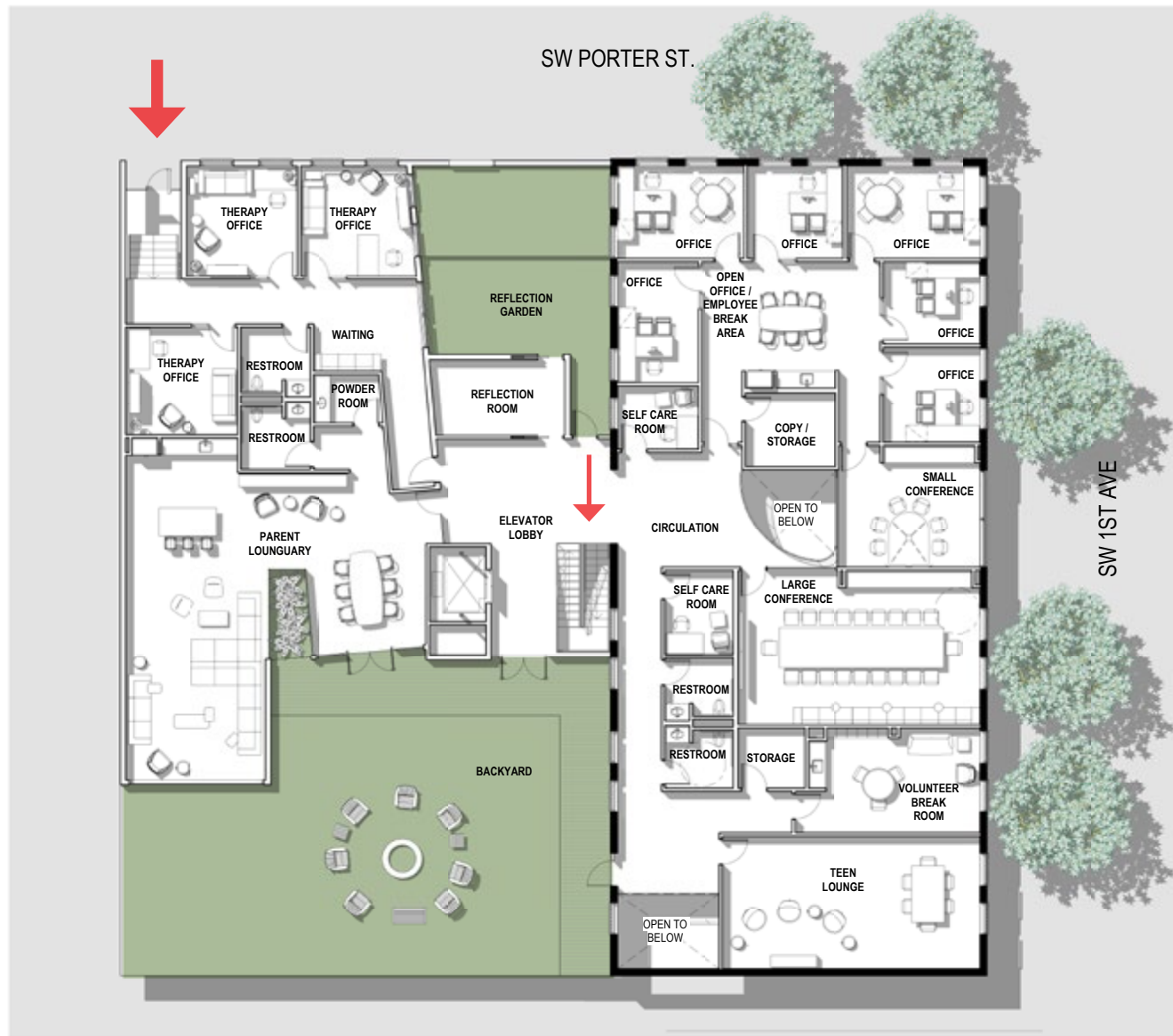




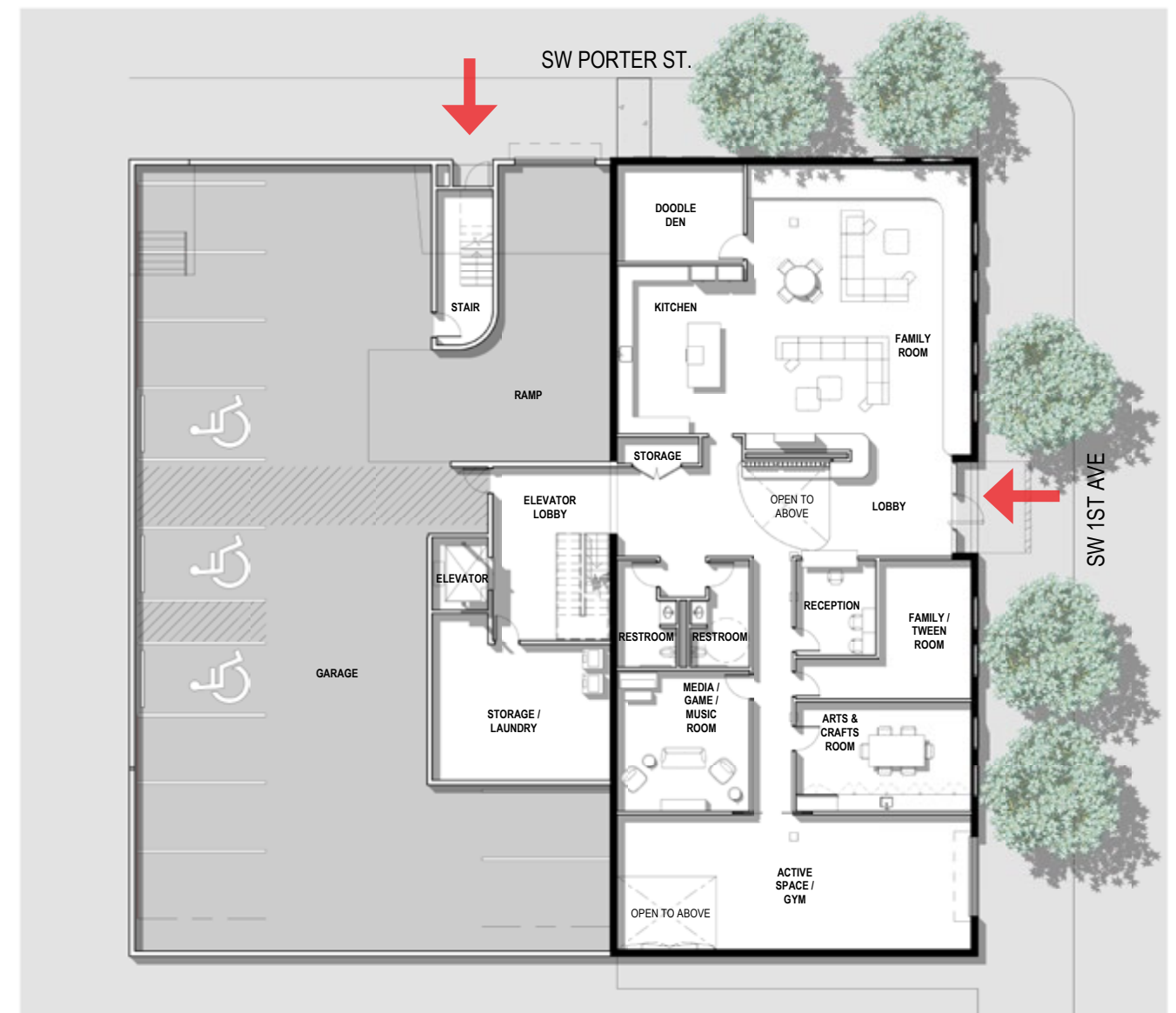
3D VIEW - NE CORNER



building site plan (for reference only)



SECOND FLOOR



GROUND FLOOR

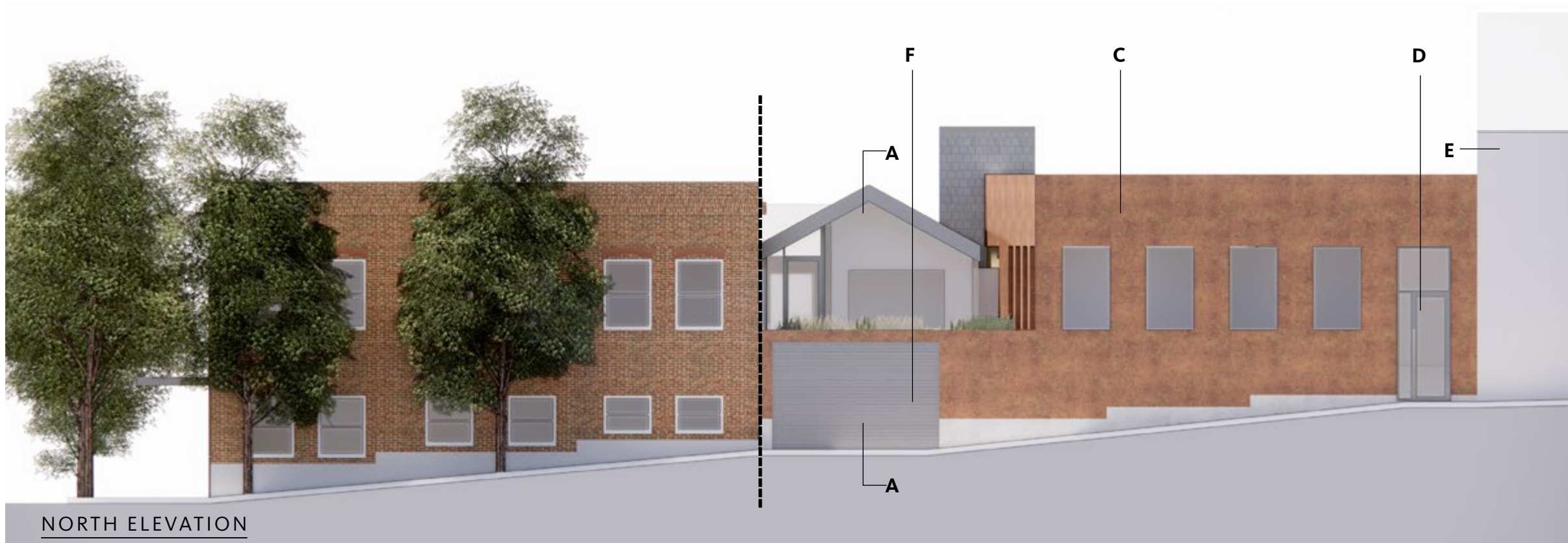


C6.5 PROPOSED ELEVATIONS



AREA OF PROPOSED ALTERATION

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



SECTION AA



COMPOSITE WOOD FIBER AND CEMENT PANEL



STUCCO



BRICK



CEDAR SHINGLE



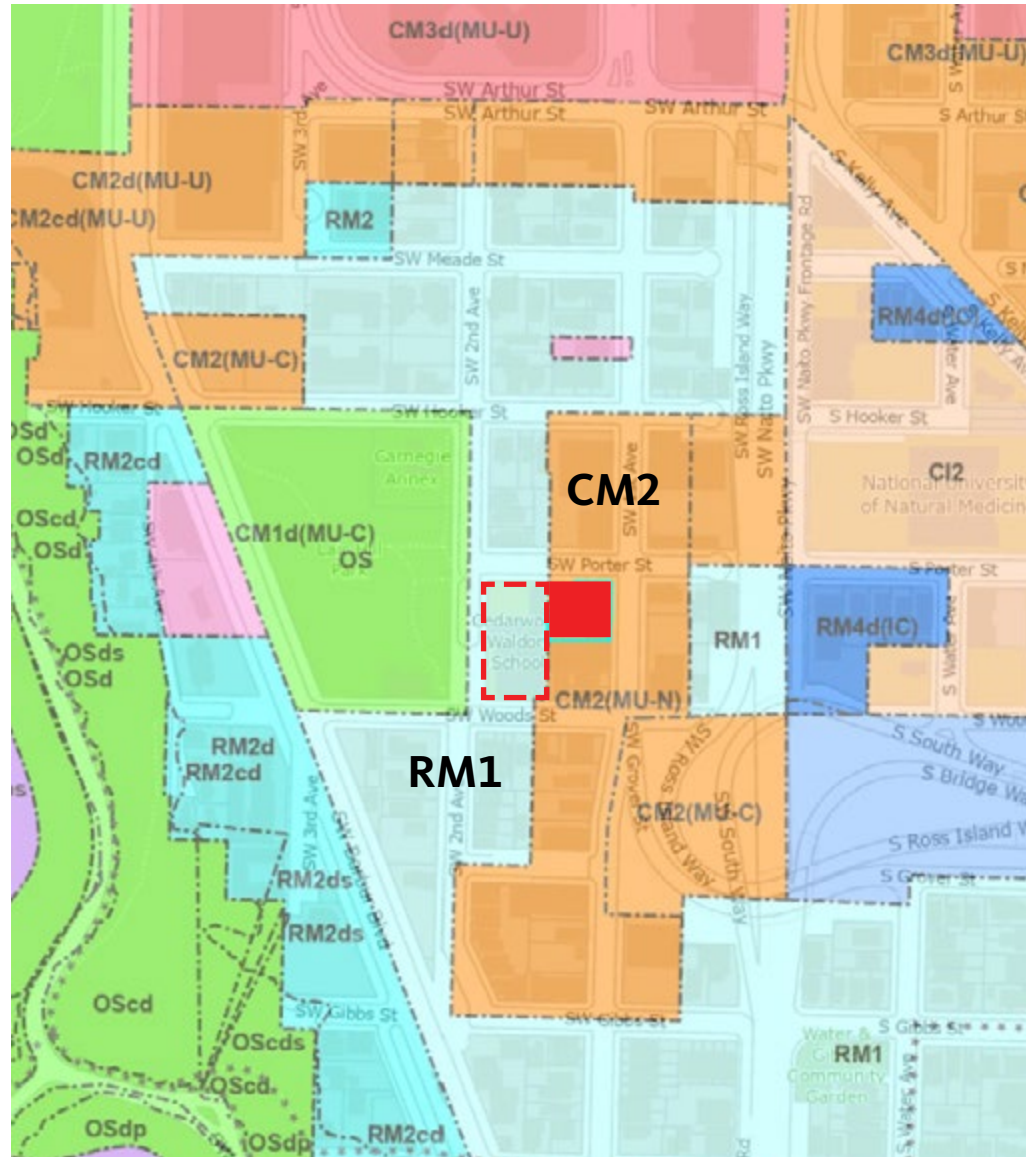
TERRACOTTA SHINGLE



CORRUGATED METAL SIDING



TERRACOTTA TILE RAIN SCREEN



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

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

Requested Modifications & Exceptions Modification

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

Exception

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



Adjacent Building at abutting lot line

