

Type IV Demolition Review for Contributing Resource in the South Portland Historic District

Applicant	UKANDU, nonprofit 501(c)(3), 3015 SW 1 st Ave
Site Address	118 SW Porter Street, Portland, OR 97201
Legal Description	CARUTHERS ADD, BLOCK 77, W 44' OF LOT 1
Property ID	R128941
State ID	1S1E10BB 10000
Zoning	CM2 - Commercial Mixed Use 2
Historic District	SP - South Portland Historic District
Design Guidelines	South Portland Historic District Design Guidelines Lair Hill Historic Conservation District Design Guidelines
Relevant plans	The 2035 Comprehensive Plan adopted in 2020 Corbett, Terwilliger, Lair Hill Policy Plan adopted in 1977 Southwest Community Plan adopted in 2000
Case Type	DM – Demolition Review
Procedure	Type IV, following a public meeting before the Historic Landmarks Commission there will be a hearing before City Council. The Historic 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.

Proposal Introduction

Ukandu, the applicant, is seeking Demolition Review Approval for the removal of the building at 118 SW Porter Street to accommodate the renovation and expansion of the existing building at 3015 SW 1st Ave. The proposed structure will be a purpose-built home for Ukandu providing a full calendar of first of its kind, wrap-around services for communities and families impacted by childhood cancer. The site is comprised of two adjacent properties both occupied with existing office space. The proposed development (The Loft) preserves the masonry building at the corner with an addition to the west. The addition will respond to the District's design guidelines by respecting the form of the identified building typology and its relationship to the existing building's proportions and materiality as originally built. New design treatments will exhibit fine-grained texture and depth in cladding and architectural features. Furthermore, the addition will address the contextual relationship of setbacks and patterns present on the blockface, and characteristics typical of the building's typology.

Program spaces in The Loft include radically inclusive activity spaces for children, teens, and families; community spaces; therapy and counseling offices; outdoor community spaces; parking; and operational offices. Design of these spaces prioritizes the needs of children and families who may have

been compromised by their cancer and treatment regimen, with particular focus on providing a generosity of experience that benefits everyone.

The primary pedestrian entrance will be located on SW 1st Ave. with garage and secondary access on SW Porter St. Pending approval of this request, the building at 118 SW Porter Street will be removed, and the site will be prepared for both the interim condition and the erection of the proposed addition. Both 3015 SW 1st Ave and 118 SW Porter St are owned by Ukandu who plans to immediately proceed with the project if approval for demolition is granted.

Ukandu

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, Ukandu's 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. 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, Ukandu partnered with OHSU and the Knight Cancer Institute's Community Partnership Program to conduct new research. The goal was to identify any gaps in services that may exist for families navigating a childhood cancer experience. 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 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) the space will provide community connection in a new environment, untainted by traumatic experiences and memories, addressing the challenges and gaps within the existing ecosystem. There is no facility like The Loft, offering Ukandu's unique services and curricula anywhere else in the United States.

Site

Strategically located between Oregon's only pediatric cancer treatment facilities, the site for The Loft is just a 6-minute drive from Doernbecher Children's Hospital and 11 minutes from Randall Children's Hospital. Furthermore, South Portland's neighborhoods provide direct access to cutting edge research and medical services treating the most complex health needs in the region, making discoveries that save lives and educating next-generation health professionals. For Ukandu, the site is clearly well suited for their programs. For families who come from all over the state, the location alone is critical for access to treatment logistics.

The existing building being considered for demolition approval is located on a 44ft x 50ft (2,200sf) parcel at 118 SW Porter Street with street frontage to the north on SW Porter Street. The property is flanked by the commercial driveway for 3015 SW 1st Ave. on the east and the blank wall of the Cedarwood Waldorf School on the west (which sits on the property line). The south property line is immediately adjacent to the commercial non-conforming parking lot for the building at 3015 SW 1st Ave. Originally built as a single-family residence, 118 SW Porter is a 930 sq ft wood framed building atop an uninhabitable, below-grade basement foundation. For the past forty years the property has

been used as office space. A street facing, at-grade storage addition is thought to have been added during this transition of use. Until very recently 118 SW Porter was leased by the Cedarwood Waldorf School and used as overflow offices. 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.

Zoning

118 SW Porter Street is in the Commercial Mixed Use 2 (CM2) zone that limits single family development to sites 1,450sf or less. The CM2 zone is a medium-scale, commercial mixed-use zone intended for sites in a variety of centers and corridors, mixed-use areas served by frequent transit, or larger areas zoned for multi-dwelling development. Generally, the uses and character of this zone are oriented towards retail, commercial office, and multifamily residential. The maximum height is 45ft increasing to 55' (5 stories) with bonus provisions in some areas. The FAR is 2.5:1, increasing to 4:1 with bonus provisions.

Design for Accessibility & Inclusion

Ukandu does not take the option of demolition lightly, and at the outset of this project had every intention of incorporating the existing building into the project. Over the course of the project development the team engaged in a thorough and iterative design process to create the appropriate balance of area, adjacency and program support. At every step in this process the unique operational model that defines Ukandu was considered. The design team was consistently blown away by the thoughtful way the organizers, volunteers, and staff were able to prioritize the experience of kids being kids, despite being compromised by their cancer or cancer treatment. They were able to create experiences where the limitations that their cancers inflicted were minimized, and the joy and community connections were amplified. It was abundantly clear that this new space needed to do that as well. Cancer can create physical, cognitive, and emotional barriers. Designing spaces to be accessible despite these barriers minimizes the need for special accommodations and in turn makes everyone feel welcome. Broadly this means incorporating design solutions through context analysis that allow different groups to have the same quality of experience and minimizing barriers where necessary, such as floor to floor transitions that remind the community of their limitations. It starts with a welcoming arrival that is the same for all community members reducing stress and setting a supportive tone. Hallways and entrances are easy for all community members to navigate, improving accessibility for those with mobility restrictions or neurological impairments. Providing a diversity of spaces immediately accessible to all users through a thoughtful balance of adjacency and separation provides access to both quiet spaces to gather thoughts and recharge and social infrastructure and gathering spaces to support strong human connections. Special attention is given to people who may be disproportionately impacted by physical and social barriers, and focus on making their path throughout the building consistent with other members of the community is prioritized. Finally, by providing access to nature, landscapes, and familiar outdoor experiences, as well as access to light and air throughout, the space can help promote well-being, reduce stress and anxiety, improve cognitive function, and enhance mood.

Building Relocation

As an alternative to demolition the design team has evaluated the cost and process to relocate the resource, the cost to return the resource to residential use, and any opportunities to re-site the resource. The team engaged with Walsh Construction and transport logistics subcontractor NW

Structural Moving to get a financial picture of relocation. It is estimated to cost approximately \$1,050,000 to relocate the 118 SW Porter building. Approximately a third 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. Both parties do not believe that the Porter building is structurally sound enough to be relocated without causing significant damage. The cost to prevent this damage is difficult to assess and not included in the estimate above. A standard \$15,000 allowance for structural repairs post move is included in the above estimate but is not projected to cover the total cost. Site demolition of the basement foundation is also not included in the above estimate. The resource was renovated for office use several decades ago. If it were to function as a residence at a relocated site, significant interior reconfiguration would be required. A \$50,000 allowance is included in the relocation fee above to address these infrastructure rough-in changes. The cost for fit and finish was not included. In addition to communications with transport subcontractors, Ukandu contacted the Communications Chair of the South Portland Neighborhood Association on August 12 inquiring about the potential for relocation of 118 SW Porter in-lieu of demolition. The Chair forwarded the correspondence to Jim Gardner and let us know that we should be hearing from him regarding his recommendations. On October 2 the design team followed up with the Communications Chair regarding the topic of relocation and offered to meet to discuss the project. Correspondence is ongoing.

Historic District

The South Portland Historic District was listed on the National Register of Historic Places in 1998 in recognition of its historical role as a gateway for Euroamerican ethnic groups arriving in the city of Portland during the late 19th and early 20th centuries. The district is a subset of the larger South Portland neighborhood, which developed as a multi-ethnic, walkable, and primarily residential suburb in the late 19th century. The district represents South Portland during the district's period of significance, which stretched from 1876, the year the neighborhood's oldest extant buildings were constructed, to 1926, the year that Ross Island Bridge construction resulted in a wave of displacement of area residents and businesses. The unique character of the South Portland Historic District recalls its period of significance through the area's gridded street pattern and collection of 19th- and early 20th-century architecture, which is a combination of single family residential buildings, and a handful of commercial and institutional buildings, and multi-family plexes.

The District has 111 primary contributing, 75 secondary contributing, and 13 historic non-contributing buildings. Located in the South Portland Historic District, 118 SW Porter built in 1908 and falls within the district's 1876-1926 period of significance. 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 contributing structures identified on PortlandMaps in the South Portland Historic District, 178 were built as residences and 52 are characterized as bungalows. 50 of these bungalows are located in residential zones (118 SW Porter is located in the CM2 zone).

Buildings identified as contributing resources in the South Portland Historic District are those buildings, structures, objects, and sites built during the period of significance (1876-1926) that convey the architectural, cultural, and historical significance and integrity of a South Portland. 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. This evaluation of the resource's integrity is one half of the evaluation criteria when considering the value proposition of demolition.

Property Nomination

South Portland Historic District - National Register of Historic Places Registration (1998)

118 SW Porter Street

Historic Name: Nasts, Lucretia, House

Legal Description: W 44' of Lot 1 / Block 77

Classification: Secondary Contributing

Year Built: 1908

Style: Bungalow

Alterations: Minor

Tax#: R-14090-7810

State ID: 1SIE10BB 10000

Description: This building has a modified rectilinear plan of 28' x 28' that narrows to a 23' x 6' section at the south end of the structure. It has a 28-foot frontage on SW Porter Street. It is a one and one-half story, wood frame structure with a concrete foundation and hip roof. Beveled horizontal wood siding sheathes the exterior. One-over-one, double-hung, sash, corniced windows predominate. Aluminum storm windows have been added. There is a hipped dormer on the north facade. There is a two and one-half bay, single story end porch and main entrance on the north facade. Three Tuscan order columns support the roof. It has a box cornice. There is one brick chimney. Alterations have included remodeling the kitchen and bathroom in 1987. The back porch was also enclosed that year.

Significance: This building is considered to be contributing within the district as a good example of a Bungalow style residence and is therefore significant as part of the larger grouping of residential development that occurred in the South Portland area.

Property ownership during period of significance

The property owner/occupant, had been incorrectly identified in the United States Department of the Interior National Park Service National Register of Historic Places Registration Form as *Nasts, Lucretia, House*. The following investigation supports this claim:

Lucretia Nasts and her husband Charles Williams Nasts were born and married in Germany, near Cologne, and immigrated to Oregon sometime in 1883. They brought with them their three daughters who were also born in Germany, Agnes, Louise, and Pauline. Charles is listed in the various city directories as a bartender, carpenter, and shoemaker. Old census records cross-referenced with Portland City Directories between 1900 to 1940 show that Lucretia and Charles Williams Nasts lived at the locations listed below:

1884: 133 S 2nd

1885: 4th near Meade

1886: NE corner 5th and Clay

1887: 72 S Front

1888: Porter near S 4th

1889: 4th se corner Wood St.
1890: Not Listed; records destroyed by fire
1891: 64 ½ Porter St.
1892: 294 1st
1893 - 1894: 264 ½ Porter St.
1895: 242 ½ Porter St.
1896 - 1908: 264 ½ Porter St. (possible 262 Porter St.)
1909 - 1910: 284 Hooker St.
1920: 288 Hooker St.
1930: 284 Hooker St.
1940: 420 SW Hooker St. (same as 284 Hooker St. following Portland's 1931 renumeration of streets, avenues, and thoroughfares where NE, NW, SE, SW was inserted into all addresses.)
1950: Lucretia is living with her daughter and son-in-law in Oceanside, OR – Her husband Charles passed away in Portland Dec. 26, 1942.

Despite being listed as the Lucretia Nasts House, it seems that Lucretia Nasts never lived in the house at 118 SW Porter St. The Nasts lived on or around Porter Street from about 1888 to about 1908. The Nasts eventually moved to a new house at 284 Hooker St. (420 Hooker St.) a few blocks away in 1909, about a year after the home at 118 SW Porter St. was built. The naming of the residence is most likely a clerical mistake confusing 262 Porter St. for 226 Porter St. (118 SW Porter St.) A preliminary deed and title search could not determine who owned the property at that time. *

The earliest occupants of the house at 118 SW Porter (originally 226 Porter) were Carl (or Karl) and Minnie Schmidt and their children. A 1909 city directory puts Carl Schmidt at this location. This is supported in the 1910 census. Carl is noted as a bartender and may have worked at a saloon on Grand Ave. in SE Portland. The Schmidt family lived in the house for a short period of time. Within two years other names are noted at that address. The house was likely a rental.

During the historic district nomination the Schmidt name was incorrectly tied to the concrete building directly to the west of 118 SW Porter Street (part of the Cedarwood School). Also during the historic district nomination the incorrect assignment was made to 118 SW Porter Street resulting in the Nast name being associated with the house.**

*Historical information provided by Renato Rodriguez, MLIS, Reference Librarian at the Oregon Historical Society

**Nomination information provided by Val C. Ballestrem, Preservation Bureau Assistant at the Oregon Heritage Division, Oregon Parks and Recreation Department

The property is not associated with any known event or institution identified in the National Register nomination, is incorrectly associated with an individual who lived outside of the district boundary, and is not associated with any architect or builder identified in the National Register nomination. 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.

Demolition Review

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?

33.846.080 - Demolition review protects landmarks and contributing resources in districts. Demolition review recognizes that 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. In the event that demolition of a historic resource is approved, demolition review also addresses the potential for mitigation of the loss.

Review of the proposal to demolish the resource at 118 SW Porter Street is processed through a Type IV procedure. Proposals to demolish the resource will be approved if the review body finds that the following approval criteria is met:

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, and any relevant area plans, 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;
- 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;
- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
- f. Any proposed mitigation for the demolition.

2035 Comprehensive Plan

Portland's 2035 Comprehensive Plan guides how and where land is developed and infrastructure projects are built to prepare for and respond to population and job growth. All cities and counties in Oregon are required to have a Comprehensive Plan. Portland's new Comprehensive Plan addresses future development, and it includes expectations for how and when community members will be involved in land use decisions. It helps coordinate policies and actions across City bureaus as well as with regional and state agencies. The Comprehensive Plan includes five guiding principles to recognize that implementation of this plan must be balanced, integrated and multi-disciplinary. The influence of the guiding principles is seen throughout the plan as they shape many of the individual policies and projects.

- Economic Prosperity - Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.
- Human Health - Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.

- Environmental Health - Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and fish and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland's air, water and land.
- Equity - Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. Intentionally engage under-served and underrepresented populations in decisions that affect them. Specifically recognize, address and prevent repetition of the injustices suffered by communities of color throughout Portland's history.
- Resilience - Reduce risk and improve the ability of individuals, communities, economic systems, and the natural and built environments to withstand, recover from, and adapt to changes from natural hazards, human-made disasters, climate change, and economic shifts.

The following considerations of the Comprehensive plan's goals and policies support demolition for the proposed use:

Chapter 2: Community Involvement - The goals and policies in this chapter convey the City's intent to foster ongoing positive relationships between communities and the City to support accountability for improving community well-being and inclusion. The results are better — more durable, equitable, and accountable — when a diversity of Portlanders are involved in the scoping, development, implementation, monitoring, and evaluation of plans and investment projects. No one person, agency, organization, or business can provide all things Portland's diverse communities need. Collaborative partnerships and inclusive community participation in planning and investment decision making are essential to creating and sustaining a prosperous, healthy, equitable, and resilient Portland.

Chapter 2 of the Comprehensive Plan largely speaks to strong community involvement in land use processes like this one. The Ukandu team values both the transparent and public nature of this process as well as the evaluation criteria, as it helps distill the very nature of the decision-making process and promotes comprehensive consideration from multiple perspectives. By publicly voicing the team's considerations of the criteria, the team has had the opportunity to demonstrate the proposed development's mitigation of the demolition as well as publicly advocate the importance of Ukandu's mission and its relationship to Southwest Portland's cancer treatment community. Through participation in the pre-application conference, design advice request application and public hearing, and this type IV demolition review, the Ukandu team and the public have had the opportunity to be active participants in this planning process consistent with the goals and policies regarding community involvement in Chapter 2. Furthermore, if demolition is approved the Ukandu team and the public will have the opportunity to continue the conversation regarding the development through a type III historic design review process and public hearing.

Chapter 3: Urban Form - The goals and policies in this chapter convey the City's intent to foster an equitable system of compact mixed use and commercial centers across the city to increase access to community services and businesses, and create more low carbon complete healthy connected neighborhoods. Portland's identity now and in the future is significantly shaped by the design and physical structure of the city and its neighborhoods. How people live and get around is partly determined by the location of services and other destinations and the arrangement and design of buildings and connections provided by streets, trails, and other public spaces. Together these design characteristics help determine whether a community is walkable, children have safe places to play, people have places to gather, and businesses are easy to access.

GOAL 3.A: A city designed for people

Portland's built environment is designed to serve the needs and aspirations of all Portlanders, promoting prosperity, health, equity, and resiliency. New development, redevelopment, and public investments reduce disparities and encourage social interaction to create a healthy connected city.

GOAL 3.C: Focused growth

Household and employment growth is focused in the Central City and other centers, corridors, and transit station areas, creating compact urban development in areas with a high level of service and amenities, while allowing the relative stability of lower-density single-family residential areas.

GOAL 3.D: A system of centers and corridors

Portland's interconnected system of centers and corridors provides diverse housing options and employment opportunities, robust multimodal transportation connections, access to local services and amenities, and supports low-carbon complete, healthy, and equitable communities.

GOAL 3.F: Employment districts

Portland supports job growth in a variety of employment districts to maintain a diverse economy.

Chapter 4: Design and Development - The goals and policies in this chapter convey the City's intent to encourage building and site design that promotes human and environmental health, public safety, and responds to local context; promote strong links among building and site design, streets, and the public realm; guide historic and cultural resource and scenic view preservation; encourage the integration of nature into the built environment; and reduce carbon emissions and promote energy and resource-efficient neighborhoods and buildings. Future development, and the treatment of built and natural heritage, has the potential to create a better, healthier, more efficient, and more pleasant Portland. New development and redevelopment can promote vibrant, accessible urban places for people of all ages, abilities, and backgrounds, while also enhancing natural resources, protecting health and safety, and promoting resilience.

Goal 4.A: Context-sensitive design and development

New development is designed to respond to and enhance the distinctive physical, historic, and cultural qualities of its location, while accommodating growth and change.

Goal 4.B: Historic and cultural resources

Historic and cultural resources are identified, protected, and rehabilitated as integral parts of an urban environment that continues to evolve.

Goal 4.C: Human and environmental health

Neighborhoods and development are efficiently designed and built to enhance human and environmental health: they protect safety and livability; support local access to healthy food; limit negative impacts on water, hydrology, and air quality; reduce carbon emissions; encourage active and sustainable design; protect wildlife; address urban heat islands; and integrate nature and the built environment.

Goal 4.D: Urban resilience

Buildings, streets, and open spaces are designed to ensure long-term resilience and to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

Chapter 6: Economic Development - The goals and policies in this chapter convey the City's intent to expand economic opportunity and improve economic equity for Portland's growing population through sustained business growth, provide land use policies to support the growth and vitality of business districts, and create

an environment that encourages innovation and entrepreneurship, builds on local strengths for business success and growth, and offers businesses a functional and attractive place to locate. Health care and education are projected to be the city's leading job growth sectors, adding more than 50,000 new jobs by 2035 at campus institutions and in other commercial areas. Rapid growth of campus institutions is a national trend, and best practices offer opportunities to plan effectively for this growth, while reducing neighborhood impacts.

Goal 6.A: Prosperity

Portland has vigorous economic growth and a healthy, diverse economy that supports prosperity and equitable access to employment opportunities for an increasingly diverse population. A strong economy that is keeping up with population growth and attracting resources and talent can create opportunity for people to achieve their full potential, improve public health, and support a healthy environment and the fiscal well-being of the city.

Goal 6.B: Development

Portland supports an attractive environment for industrial, commercial, and institutional job growth and development by 1) maintaining an adequate land supply; 2) a local development review system that is nimble, predictable, and fair; and 3) high-quality public facilities and services.

Goal 6.C: Business district vitality

Portland implements land use policy and investments to ensure that commercial, institutional, and industrial districts support business retention and expansion; encourage the growth of districts that support productive and creative synergies among local businesses; provide convenient access to goods, services, and markets; and take advantage of our location and quality of life advantages as a gateway to worldclass natural landscapes in Northwest Oregon, Southwest Washington, and the Columbia River Basin, and a robust interconnected system of natural landscapes within the region's Urban Growth Boundary.

The proposed development for the Ukandu Loft directly promotes a healthy, accessible, and equitable Portland that is conscious of the physical disparities of its community and seeks to overcome these challenges through thoughtful compassion, social interaction, and robust community involvement. Ukandu's partnership with OHSU and the Knight Cancer Institute's Community Partnership Program and research initiatives highlights the importance of the Ukandu Loft in this location. The 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. The space will provide community connection in a new environment, addressing gaps in services that may exist for families navigating a childhood cancer experience. Ukandu serves families throughout Oregon and across the region. The loft will be a safe space for families where they can connect outside of the hospital, in direct proximity to treatment, any time they need it.

The health, wellness, and research employment community of Southwest Portland requires accessible accommodations to support the variety of providers in this service ecosystem. The South Portland Historic District period of significance (1876-1926) was not a particularly hospitable environment when it comes to accessibility and equity. Today the design community seeks to create a better quality of life for everyone, regardless of their abilities, through thoughtful construction of the built environment, and challenges the idea that accessible design is an add-on. These principles set out a way of thinking about the built environment to create a more comfortable experience for all. Wherever possible, design should be accessible to people with a wide range of abilities, in a secure, safe, and comfortable manner, address the segregation of populations based on ability, and discourage stigmatization. Some buildings are more adaptable than others. Despite efforts to incorporate the building 118 SW Porter into the

design, the physical and economic barriers are too great to meaningfully adapt it to meet the inclusive principles of accessibility described above.

Southwest Community Plan - Policies and Objectives

The Southwest Community Plan includes several pieces that, in combination, set a 20-year framework for Southwest Portland to govern decisions regarding land use, transportation, public facilities and services, environmental protection, housing and public safety. The broad goal is one where future infrastructure issues progress to a resolution that allows improvements tailored to the setting, past development, and the specific needs of each neighborhood. The City is committed to infrastructure improvement and planning that allows much of the treasured character of each neighborhood to be preserved, while allowing it to integrate the necessary growth in the new millennium.

The Southwest Community Plan Policies are broad statements that set preferred courses of action. Adopted policies guide and direct community planning decisions. Policies need to be specific enough to help determine whether or not a proposed project or program would advance community values expressed in the goals. Objectives are specific statements that carry out a plan in the short term. Objectives are measurable benchmarks that can be used to assess incremental progress in achieving the broader purposes expressed in policies. Below is a summary of some of these policies and objectives relevant to the requested demolition approval:

Land Use and Urban Form

- *Ensure compatibility of new development with Southwest Portland's positive qualities.*
- *Encourage innovative designs in public and private development that are in harmony with the natural character of Southwest Portland.*
- *Ensure that zoning designations represent densities that are likely to be achieved. Focus new employment opportunities in "mixed-use areas" in Southwest Portland at designated areas along corridors.*
- *Encourage redevelopment that has clear public benefit and adequate infrastructure.*
- *Through the shared efforts of residents, institutions, businesses, and public agencies, enhance the level of community responsibility for, and involvement in, a secure, safe and diverse environment.*

Objectives for Mixed-Use Areas

- *Create land use patterns that foster a positive environment for pedestrians in Southwest Portland's town centers, main streets, and at designated areas along corridors.*
- *Encourage development within main streets and town centers that enhances commercial vitality and the desired characteristics of these areas.*
- *Encourage employment growth in Southwest Portland's town centers, main streets, and at designated areas along corridors, while effectively managing stormwater runoff and protecting creeks and waterways.*
- *Ensure that plan designations and zoning in mixed-use areas are flexible enough to allow a wide range of uses.*

Main Street Objectives

- *Identify desirable neighborhood-scale businesses as well as those which might draw from a more regional market and what they need to succeed in that location.*

Economic Development Objectives

- *Foster the development of new jobs in Southwest Portland by encouraging development of new businesses in commercial and employment areas.*
- *Support educational and medical institutions in enhancing the quality of education they provide and research they conduct.*
- *Encourage locally owned and managed businesses and properties.*
- *Attract investment that contributes to the range of commercial, civic and community services desired in each employment center.*
- *Support activities that increase the linkage between local job opportunities and job training and school-to-work transition programs in the high school and community college.*
- *Assist businesses, business associations, and neighborhoods to organize. Encourage each to identify the range of goods and services needed, create a favorable climate for new and existing businesses to provide a wide range of goods and services, and establish a trusting and productive relationship with neighbors and neighborhood associations.*

The proposed development for the Ukandu Loft is compatible with Southwest Portland's positive qualities with clear public benefit as an innovative service provider and community member directly related to the existing health and wellness employment center and more appropriate to the mixed-use zoning of the site. The proposed addition would better represent its mixed-use typology per the South Portland Historic District's guidelines and respond to the adjacent building scale and massing, creating a more consistent block face. The new development would help fill gaps in services that support research and medical institutions in the quality of service and education they provide. The mission of Ukandu is to provide joy, hope, and connection to communities impacted by childhood and adolescent cancer throughout Oregon and across the region free of charge.

Applicant's Response to Approval Criteria

Taking into account Ukandu's mission and unique operational model; the resource's condition, location, and history; the site's zoning and historic designation, and the relevant plans governing the site, the applicant has provided response to the itemized evaluation considerations below:

- 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;

Consideration a. in many ways addresses the issue of integrity. Integrity, as described earlier, is the combination of location, setting, design, materials, workmanship, feeling, and association. These set of criteria help establish the degree of integrity the resource currently holds and the bar to clear to approve demolition.

The resource was built in 1908 and exhibits significant wear both from prior reconfigurations and external natural elements affecting weather enclosure and structure. The property is no longer used as housing as it did during the district's period of significance and has functioned as office space for more than 40 years. Both the historic integrity of the setting and the building itself, have diminished over the years, partly due to the addition of a street facing storage structure. Wedged between a commercial driveway and school annex on the east and west, the building is no longer desirable for residential use. Furthermore, 118 SW Porter is in the CM2 zone limiting single family development (chapter 10 of the Comprehensive Plan states that the zoning map and zoning code are important tools that carry out the goals and policies of the plan.) The resource type and architectural style – a bungalow-style single-family house – are not especially unique to the district and can be found in many Portland

neighborhoods. Of the 178 historically significant residences in the district, 52 are bungalow structures. The property is not associated with any known event or institution identified in the National Register nomination, is seemingly incorrectly associated with an individual who lived outside of the district boundary, and is not associated with any architect or builder identified in the National Register nomination. The building is not singularly identified as being associated with a historically marginalized individual or community.

- b. The economic consequences for the owner and the community;

Ukandu's foundational tenet of radical inclusivity necessitates the removal of barriers, physical and financial. The charge of The Loft is to enable all people to experience their space equally, confidently, and independently. The existing building's incompatibility with the proposed use, limited usable area, and existing conditions make it difficult to underwrite an insurance policy without substantial investment and resolution of unknown construction complexity, including lowering the building. This financial and logistics burden would undoubtedly yield compromises in program and experience – an imperfect fit to Ukandu's operational model. The greatest consequence would be felt by the families who depend on Ukandu's thoughtfulness and operational model. This financial burden would compromise the ability of Ukandu to be inclusive and accessible to the degree that their community deserves.

- c. The merits of demolition;

Demolition provides an opportunity to provide greater site capacity, site efficiency, and infrastructure better suited to the proposed use, the existing zoning, and the policies and objectives of the Southwest Community Plan. The existing resource has a series of obstacles to accessibility with inelegant solutions. For the proposed use, demolition would remove accessibility compromises allowing the design to develop more specifically to those needs.

- 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;

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. The replacement of the resource would better provide accessible spaces with a generosity of experience that benefits everyone, providing equitable access and limiting the number of transitions that remind the community of their limitations. The merit of this development is the opportunity to provide a place where kids can focus on being kids in the face of misfortune, hardship, and adversity.

- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and

The merits of the building as representative of a bungalow style residence and significance as a contributing historic asset are acknowledged and appreciated. In a limited fashion, the property has adapted its use to meet desired adjacent needs in an evolving environment, though not specifically supporting relevant plans or policies. In this situation these merits must be evaluated and balanced on its participation in the community both present 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 for those affected by childhood cancers.

- f. Any proposed mitigation for the demolition.

The proposed development mitigates the loss of the resource by replacing the use with an organization that is a first of its kind resource within the medical community, elevating the potential for treatment and research. It mitigates the loss by creating a consistent, durable, and active addition to the blockface more appropriate to the mixed-use zone. It mitigates the loss through compassionate, equitable, and accessible support for families in need all over Oregon. Furthermore, Ukandu recognizes the importance of memorializing our collective history. The Ukandu project team is committed to documenting 118 SW Porter and incorporating opportunities for commemoration or acknowledgment where appropriate within the design of the addition.

Conclusion

The demolition of the resources at 118 SW Porter Street and the proposed Loft Building, Ukandu's first of its kind program and resource center, better fulfills Portland's goals for a prosperous, healthy, equitable and resilient city where everyone has access to resources. A city that provides opportunities for Portlanders to lead healthy, active, connected lives. A city that minimizes burdens, expands community benefits, and provides convenient, accessible services. The Loft better fulfills Southwest Portland's objectives to ensure that zoning designations represent densities that are likely to be achieved, and focus employment opportunities, with clear public benefit, in mixed-use areas. The proposed development would support local institutions to collaboratively expand the quality of research and services they provide. Ukandu's service model, in this location, provides a greater value as an innovative and compassionate community member, supports guiding principles of human health and equity, and expands the network of medical and supportive services for those affected by childhood cancers.

The integrity of the contributing resource at 118 SW Porter is diminished due to alterations of the building and changes of its use and zoning. The resource is not associated with an individual identified as notable in the district. It is not associated with an architect or builder identified as notable in the district. Given the changes over time to the site and the building, the resource is not a good representative of a style that is abundant in the district and throughout the City of Portland. Furthermore, its most recent use as overflow office space does not support the aspirations of the relevant plans, and certainly not as well as its proposed replacement.

The proposed redevelopment would fulfill the potential of the quarter-block site, would be designed through the City's historic design review process, be constructed of quality, long lasting materials, and result in a new innovative and compassionate neighbor in the community. A neighbor that is radically inclusive and accessible to a community that is deserving of everything that Ukandu provides through their unique model. The proposed demolition of the resource and proposed redevelopment are more supportive of the goals and policies of the Comprehensive Plan and the Southwest Community Plan, and better fulfills the city's goals and plans than retention of the existing resource. Demolition should be approved.