

Heron, Tim

Subject: FW: Kiernan Building history

Attachments: Kiernan Building.jpg

From: Laurie Washburn [mailto:lowashb@q.com]

Sent: Sunday, January 17, 2010 4:06 PM

To: Drake, Sara

Cc: lmickle@ci.portland.ci.us; jackie@comcast.net

Subject: Kiernan Building history

Sara Drake, Staff to the Landmarks Commission

Dear Sara,

After attending the January 11, 2010 Landmarks Commission Demolition Review hearing (LU 09-171259DM- Type 4, Demolition of the Kiernan Building) and speaking with other attendees I felt that you might like to see the attached photo of the Kiernan Building in the early 1900's when my Grandfather, Andy Fritz, was the proprietor of Oregon Tool and Die Works located there.

As I sort through boxes of memorabilia I have found additional things pertaining to Mr. Fritz' business: such as letterhead, ledgers, a door key, etc.

I've also sent a letter to my Aunt (a daughter of Andy Fritz) asking if she has any memories suggesting a significant connection between her Father's business and the culture of the Chinese community. If I receive a timely response from her I will share that information with you.

Sincerely,

Laurie Washburn
12434 SW Orchard Hill Road
Lake Oswego, OR 97035
503-244-8697

WESTERN TOOL & DIE WORKS

ANDY FRITZ, MGR.

ESTABLISHED 1893

NORTH 109 THIRD

WESTERN TOOL & DIE WORKS

ESTABLISHED 1893

ANDY FRITZ MGR.

WESTERN TOOL & DIE WORKS

ANDY FRITZ MGR.

ESTABLISHED 1893

January 11, 2010

Tim Heron
Senior City Planner, Land Use Services
Design Review, Historic Review

Dear Tim:

The Blanchet House of Hospitality is submitting this written statement out of concern that the Type IV demolition review process for the Dirty Duck (Keirnan) Building appears to be confronted with more issues than just the established criteria. Furthermore, our Board of Directors is troubled by the sense of predetermination and the impression of intractability the Landmarks Commission is projecting. This feeling is particularly acute when confronted with the idea that this same body will have the opportunity to evaluate the design of a new facility that will be replacing the Dirty Duck, a building that this commission clearly desires to resuscitate.

The Blanchet House of Hospitality has been serving those in need for 58 years and currently operates, entirely on donations and volunteers, in a building that is over 100 years old. The aged facility serves several hundred meals a day to those who otherwise could not afford a balanced meal and provides free housing to those who require a structured environment to recover from their addictions. To continue serving our guests efficiently and safely, we desperately need to move forward with our new facility.

Our organization has patiently endured, and participated in, a drawn out siting process for the past ten years. Our representatives have been cooperative in exploring alternative development sites and were active in the multi-year stake-holders sessions that eventually lead to the identification of Block 25 as the most desirable location for the new facility. It has been suggested by individuals on Landmark Commission, and perhaps the Commission as a whole, that it is incumbent on the Blanchet House of Hospitality to either search for a more "suitable" site for redevelopment, or to somehow incorporate the dilapidated Dirty Duck building into a programmatically challenging redevelopment. A redevelopment, we would point out, that will rely largely on private donations to construct and operate. Our organization will be charged with spending each donor dollar as resourcefully as possible. Channeling donations away from the mission of the Blanchet House to help frame precedent for the Demolition Type IV review process is not something our Board can endorse. We have secured a site. The demolition of the Dirty Duck has been anticipated for years as part of this site's redevelopment strategy. We are prepared to move forward with the redevelopment of the northeast quarter of Block 25.

Our application was submitted on November 12, 2009 and it is our understanding it has been reviewed by the City of Portland. On August 24th, prior to the submission of this application, our design team made a Design Advice Review presentation to the Landmark Commission in hopes of obtaining some preliminary input pertinent to our proposed design. It is accurate to say that we received very little direction or feedback. We were instead inundated with questions about the siting of the new development, expressions of frustration from the Commission on their displeasure with PDC, the City of Portland and the Blanchet House of Hospitality. As the name implies, the purpose of a DAR is to advise the architect and their client as to how their design will be received during the Type III review. Our development team received virtually no design advice. Other than acting as a sounding board to an obviously aggravated Commission, we felt the DAR was of very little value. We can only conclude, based on the limited feedback during our Design Advice Review that the Landmarks Commission finds our current design acceptable with the exception of the few limited comments reflected in your Summary Memo dated September 21, 2009 [Attachment 1 – Landmarks Commission Summary Memo]. It is our understanding that in keeping with the spirit of the voluntary DAR that design concerns are to be vetted during this forum. To introduce substantial additional design criticism at our Type III review would be inappropriate.

We would interpret Landmarks Commission Chairman DeMuro's September 22, 2009 letter to PDC Executive Director Bruce Warner as an indication of Landmark's predetermination to deny a demolition permit [Attachment 2 – Letter to Bruce Warner from Art DeMuro]. We were somewhat taken aback that the Commission utilized our voluntary DAR as basis for a letter to PDC objecting to our site selection and development intentions without providing our team with a copy the correspondence. The December 21, 2009 Daily Journal of Commerce article further demonstrates at least one Commissioner's intention to categorically deny our application for demolition. Richard Engeman states that "he plans to recommend denying the demolition" [Attachment 3 – DJC Article Dated 12/21/09]. As part of our submission package, our design team was asked to provide a written response to issues that do not specifically apply to our project. In our continued effort to be cooperative and responsive, we directed SERA Architects to respond to the City's request to address the issues raised by Landmarks [Attachment 4 - January 4, 2010 SERA Memo-Type IV Application, Response to Landmarks Letter].

While our Board of Directors understands the importance of the entitlement process, it appears that the Landmarks Commission is being permitted to take an already daunting task and make it more difficult. I, along with members of our Board, attended the Design Advice Review in August. I was quite taken aback at the Commission's highly vocal and thinly veiled negative response to our project. They collectively and clearly stated that while unfortunate, our project would likely be the subject of a precedent setting vote and that, in the interest of future Type IV denials, they would be highly inclined to recommend denial of our application simply based on establishing precedent.

It is our hope that you can see why we might be concerned about our project's upcoming review(s) with a conflicted Landmarks Commission. We simply wish to have our project

reviewed and permitted in accordance within the parameters of existing code. Our project has a great deal of merit in terms of what it does for the architecture and ambiance of the neighborhood. Our organization expects a fair, impartial, objective and transparent development review process, which we have not seen to date.

Sincerely,

A handwritten signature in black ink, appearing to read "Rich Ulring". The signature is fluid and cursive, with a large initial "R" and a long, sweeping tail.

Rich Ulring
President, Blanchet Board of Directors

CC: Portland City Council
Board of Directors, Blanchet House of Hospitality



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: September 21, 2009
To: Jon DeLeonardo, SERA Architects
From: Tim Heron, Development Review
Phone number 503-823-7726
Re: 09-143556 DA – Keirnan Building Demolition/New Blanchet House
August 24, 2009 Landmarks Commission Summary Memo

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Commission at the August 24, 2009 Historic Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. For a small fee we can provide you with copies of those recordings; to request copies, please call 503-823-7814.

These Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on August 24, 2009. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type IV and Type III land use review processes [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearings] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

At the end of the hearing, it was encouraged that you return for a second Design Advice Request. Please continue to coordinate with me as you prepare for those this potential additional DAR, as well as your formal Type IV Demolition Review and Type III Historic Review applications.

Encl: Summary Memo

Cc: Respondents

This memo summarizes Commission historic design advice provided at the August 24, 2009 Design Advice Request hearing.

1) Demolition of the historic Kiernan Building [Dirty Duck Tavern]

The Blanchet House mission is highly revered and provides an extremely valuable service to the community. The Commission concedes that the current facility does indeed need improvements, expansion and that development of internal queuing would be desirable for the neighborhood. However, the Commission cannot adjust its design review perspective because of the worthiness of the applicant's mission. The recommendation will be based upon the approval criteria.

The Portland Development Commission arguably plays an atypically large role in property ownership than many other Historic Districts and therefore has the increased opportunity and responsibility to maintain the integrity of the Chinatown/Japantown Historic District.

Does the District have enough resources left to be worth saving? Is it too far gone considering other City-owned parcels? Considering the already numerous vacant parcels within the district, demolishing the Kiernan Building appears to head the District's goals in the opposite direction of preservation of historic resources.

The burden of proof that removing the Kiernan Building does not harm the integrity of the District is on the Applicant. Applicant may opt for one of two possible arguments:

- a) The Chinatown/Japantown District has lost too many contributing resources and has too many vacant parcels to be a viable and recognizable historic district and therefore the loss of the Kiernan Building would have minimal negative impact upon this failing district; or
- b) The Chinatown/Japantown District is substantially intact with many contributing historic resources in key locations within the District. Therefore, the loss of the Kiernan Building would have minimal negative impact upon this district and its wealth of historic resources.

It may help the Applicant to reach a conclusion by reviewing the factors expected to impact this District and its character for the next ten years.

- a) Projects planned or under consideration
- b) Current zoning/FAR allowances
- c) Identification of contributing structures
- d) Planned infrastructure changes that will impact the District

There are few Nationally Registered Historic Districts in the county. The applicant is asking the Commission to make a precedent setting decision by looking at just one site. The charge of the Landmarks Commission is not looking at just the subject site, but also the whole block and the integrity of the Chinatown/Japantown Historic District.

It is disappointing that the ½ block of parking for NW Natural Gas could not be considered in a redevelopment agreement that would save the historic resource while providing parking; all options should be explored. Please clarify the strategy for the leased parking agreement on the remaining Block 25 (99 year lease terms including options, early terminations, exception clauses, etc.) and what other city owned sites were considered for this proposal.

Please provide responses from the Neighborhood Association on the demolition proposal.

The location of the project site "on the edge" of the district does not lessen its importance, especially in such a small District. In fact, it can be argued that the project site occupies a "gateway" location in the District. The removal of the existing one-story building would remove not only a contributing building and character-defining low-level commercial structure from the 1910s, but potentially erode the entire Block 25 —10% of the this District. The fate of the Yamaguchi Hotel [current Blanchet House location] is also of concern.

Some arguments advanced in the DAR by the Applicant that the Historic Landmarks Commission did not find persuasive are:

- a) The building's disrepair is so extreme that it renders redevelopment unfeasible;
Its condition appears to not be atypical for a modest building of this vintage.
- b) The alterations to the building are not easily reversible;
The alterations to the building over time are common occurrences in historic buildings and present common challenges to reputable historic renovation firms.
- c) Seismic upgrade requirements to the building are too burdensome to justify;
This appears to be a typical URM building. As a single-story commercial building with a prior high-occupancy use as a restaurant/tavern, it may actually have minimal seismic code upgrade requirements.
- d) The proposed use is incompatible with the building;
It is the responsibility of the Applicant to identify a use compatible with a historic resource.
- e) The replacement of this un-redeveloped building with highly energy-efficient new construction is the most sustainable next step for this property;
The energy efficiency of the most efficient new construction takes decades to compensate for the embodied energy lost by the demolition of existing buildings.

Given the Applicant's recent purchase of this site at fair market value, willingness and ability to subsidize this property's development, the Applicant's experience at historic redevelopment and the tax credit subsidies available, this project seems eminently feasible.

Please clarify where in the Old Town/Chinatown Vision Plan adopted by Council in 1999 that the intention of removing the Kiernan Building in order to relocate the Blanchet House is discussed. Please note this Old Town/Chinatown Vision Plan also specifically promotes incentives for historic use and preservation since historic preservation is one of the goals of this plan.

Finally and most importantly, the formal application will need to directly address the approval criteria that will be used to justify this request.

2) Mass and scale of new Blanchet House proposal.

Consider the option to re-use the existing façade of the original building and adding a new building and structure on top of, or within the existing building. Note the preservation of the A&B Automotive building façade that was saved and a taller mixed-use development incorporated behind [Brewery Block 1 - Whole Foods grocery, other retail and offices at NW Couch Street and NW 12th Avenue].

A proposal that is "less modern" and "more historically literal" in design, that more closely resembles the exteriors of the district, could be an appropriate response considering the potential removal of an original resource.

The overall scale on the site is comfortable, especially the 3-story version. Most buildings in the district are generic/multi-purpose and this massing would fit. A fourth floor version may need to respond more contextually.

3) Contextual response to Historic District - corner condition, materials & details.

Masonry is a good fitting material for the district, durable and contextual.

The floating glass corner is not a good fit in the district as a more traditional storefront design. Similarly, the wide open balconies and glass corner conditions appear out of character with the district pattern.

The punched window reveals are appropriate and work with the original district fabric. Note that materiality of the windows will also be considered – some window manufacturers cannot produce quality window profiles in some materials.

Consider including a trim line between the 1st and 2nd floors and at the cornice to recall the vernacular of the historic district fabric.

Try to better match the window typology to district character – the vertical contemporary style of the upper stories appears to contradict the double hung and more prominent multi-light patterning evident in the district. Window patterning is a key component the design and successful approval.

Ground floor aluminum storefront systems can be challenging to find the appropriate scale detailing for a historic district application. Consider alternatives.

As the back side of the building will be exposed to the parking lot and likely visible from the adjacent streets for some time, it should reflect more than just an end/fire wall design.

Lighting – much of the lighting comes from the interior; subtle lighting details at the storefront would be desirable.

4) Accessible green roof.

Rooftop plantings should be kept below the parapet and not visible from adjacent street sightlines.

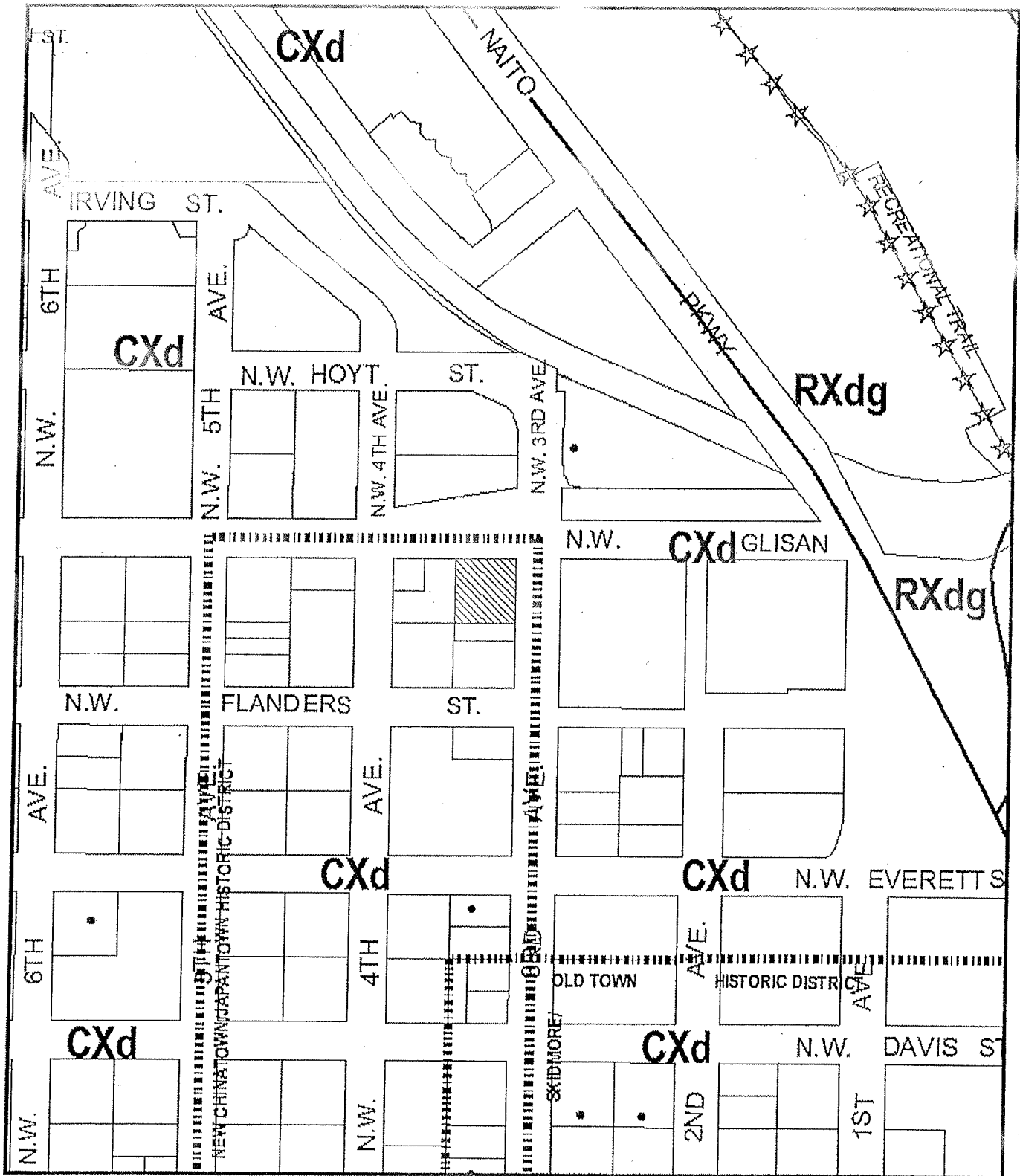
5) Miscellaneous

Please provide more information and background discussion about the landscaping strip proposed in NW in Glisan Street. Possible location for additional gateway elements such as signage and culturally appropriate landscaping.


Please clarify if the existing building has a basement. If not, or only partial, there is a greater likelihood of archeological objects in place. Please have an archeologist on site should demolition take place in the future.


Exhibit List

- A. Application submittal and drawings
- B. Zoning Map
- C. Drawings
 - 1.-15. Submission for August 24 hearing [15 pages – some attached]
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice
- E. Bureau Responses [none]
- F. Neighborhood Responses [None]
- G. Miscellaneous
 - 1. Application form
 - 2. Land use history
 - 3. August 17, 2009 Landmarks Commission Memo
 - 4. August 24, 2009 Staff PowerPoint presentation for DAR Hearing



ZONING

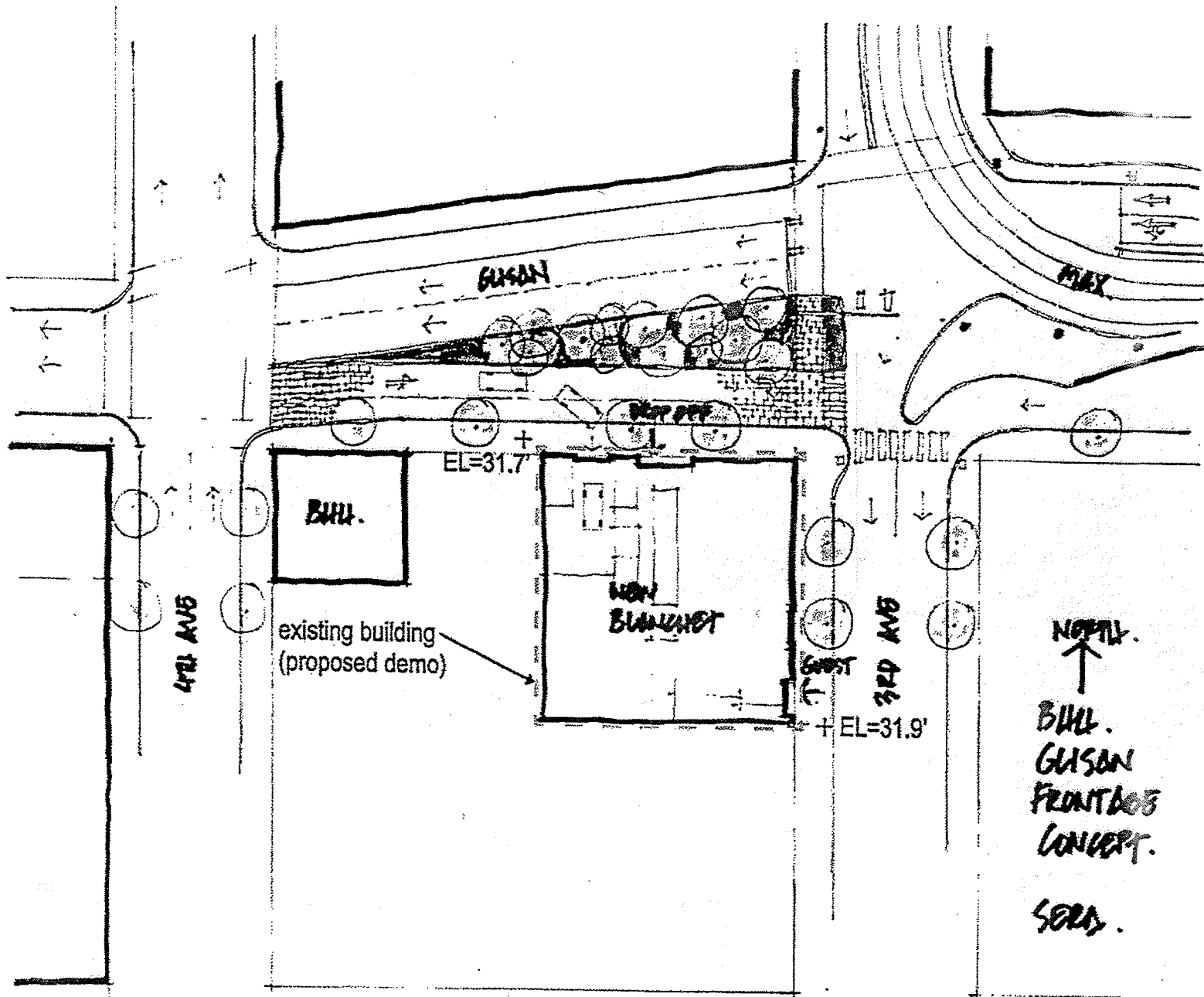
 Site

 Historic Landmark

This site lies within the:
 NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT
 CENTRAL CITY PLAN DISTRICT



File No.	EA 09-143556 DAR
1/4 Section	2929, 3029
Scale	1 inch = 200 feet
State Id	1N1E34CA 300
Exhibit	B (Jul 15, 2009)



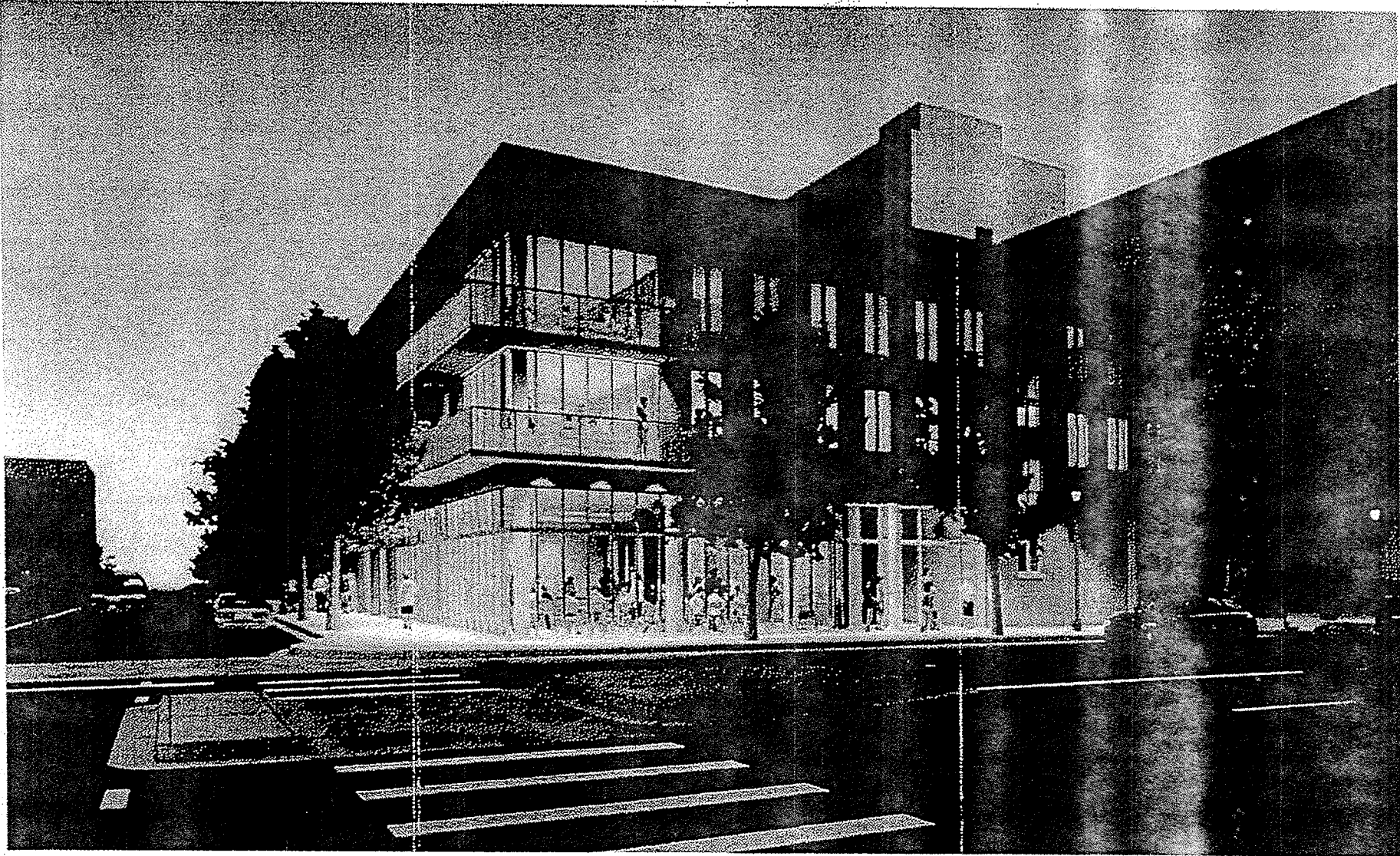
NORTH.
 ↑
 BULL.
 GUSON
 FRONT DOOR
 CONCEPT.
 SERA.



BLANCHET HOUSE OF HOSPITALITY

4.12.2004

EXISTING SITE PHOTOGRAPH





City of Portland
Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-8868
FAX: (503) 823-5630
www.portlandonline.com/bds

September 22, 2009

Mr. Bruce Warner
Executive Director
Portland Development Commission
222 NW Fifth Avenue
Portland, OR 97209

Re: Chinatown/Japantown Historic District

Dear Bruce:

On August 26, 2009 the Historic Landmarks Commission heard a Design Advice Request for the historic Kiernan Building. Prompted by this application, I write this letter to you on behalf of the entire Historic Landmarks Commission.

The Chinatown/Japantown Historic District presents a very substantial urban planning challenge. We acknowledge that it has been an "underperformer" for many years. It is a compact area in the otherwise largely vibrant and growing Northwest Portland. We certainly appreciate that PDC has devoted substantial time and resources to recent development projects that were intended to be catalytic.

Our concerns are for the impact that future planning will have on this culturally significant historic district.

1. This District does not have the benefit of comprehensive historic design review guidelines. Therefore, the architectural revisions and additions to this District are, at best, loosely controlled. The result is an increasing lack of congruity, thereby blurring the sense of place.
2. The Planning Code has targeted much of the District for massive density, with height allowances up to 350 feet and FAR's up to 9:1. Such scale is intimidating and game-changing to the District's composition of smaller, pedestrian-scale buildings.
3. The abundance of vacant land in this 10-block District, especially when combined with generous height/FAR allowances, is tempting development that overwhelms the surrounding historic resources. We are aware of multiple development projects being contemplated by private property owners working cooperatively with PDC. Many of these are half-block or full-block projects that may not respect the character of this historic district.
4. The Vision Plan for this District, adopted by City Council, speaks frequently to the priority of historic preservation. John Southgate, formerly of PDC, actually wrote the nomination of the District. Yet, it appears that PDC-assisted projects in this District have the potential to substantially alter this District's character and undermine its preservation intent.

Because of PDC's significant presence in that District, it has a potent opportunity to shape this neighborhood and set the tone for private development. Failure to protect and expand this cultural flavor throughout the District will be a lost opportunity. The amazing gate, Classical Chinese Garden and recent infrastructure improvements are wonderful beginnings, but the existing and new buildings must carry this theme further forward.

However, in a fragile District that values historic preservation as a primary theme, we need PDC to be a stalwart of protection for the historic resources of the District. We would not want an influential agency of the City of Portland, such as PDC, to threaten the historic resources of the Chinatown/Japantown Historic District through planning, support, demolition or financial subsidization.

We hope that it is not too late for PDC project managers working within the Chinatown/Japantown Historic District to meet with the Landmarks Commission and give us the opportunity for meaningful impact. The Landmarks Commission has sought to be involved in the planning activities of urban agencies at the earliest possible opportunities. Our goal is to influence directions before substantial planning efforts are expended and commitments are made. The Landmarks Commission has too often been put in the position of being seen as the obstructionists in the latter stages of the development process—a role we never relish.

We would welcome a discussion with you and others at PDC about how PDC and the Landmarks Commission can work cooperatively in this District and in general to support both of our highly valued missions.

Sincerely,



Art DeMuro
Chairman

cc: Commissioner Linda Dodds
Commissioner Brian Emerick
Commissioner Richard Engeman
Commissioner Carrie Richter
Commissioner Harris S. Matarazzo
Commissioner Paul Solimano
Tim Heron
Susan Anderson, BPS
Paul Scarlett, BDS

Attachment 3

Daily Journal of Commerce

<http://djcoregon.com>**Trouble ahead for the Dirty Duck**

by Eli Segall

Published: December 21st, 2009



Blanchet House officials want to tear down the Dirty Duck building, left, and build a three-to-four-story building for the nonprofit. The Portland Development Commission currently owns the Duck and has agreed to trade it for Blanchet's property. Blanchet will also get \$2 million to help finance construction. (Photo by Dan Carter/DJC)

The former home of the **Dirty Duck** is targeted for demolition to clear space for a LEED-certified homeless shelter, though an advisory panel may recommend saving the World War I-era structure.

The Dirty Duck building, located at the corner of Northwest Third Avenue and Northwest Glisan Street, would be torn down as part of a land swap between the **Portland Development Commission**, which owns the building, and the **Blanchet House of Hospitality**, a non-profit homeless center next door.

Blanchet officials want to tear down the Dirty Duck and build a three-to-four-story building for the nonprofit. Portland's Historic Landmarks Commission is scheduled to hold a demolition review on Jan. 11.

At least one landmarks commissioner, **Richard Engeman**, said he plans to recommend denying the demolition. Engeman said in a phone interview Monday that it's "unfortunate" public money would be used "to destroy a publicly designated historic resource."

Built in 1916 or 1917, the Dirty Duck building sits in the city's **Chinatown** National Register Historic District

"If that building is demolished, I feel that it truly endangers the entire district," Engeman said.

The landmarks commission will give advice on the plan to **Portland Bureau of Development Services**, which will then make a recommendation to the City Council, which has final say on the demolition.

BDS spokesman **Ross Caron** could not immediately confirm how often the council, in voting on various projects, has agreed with the commission's recommendations.

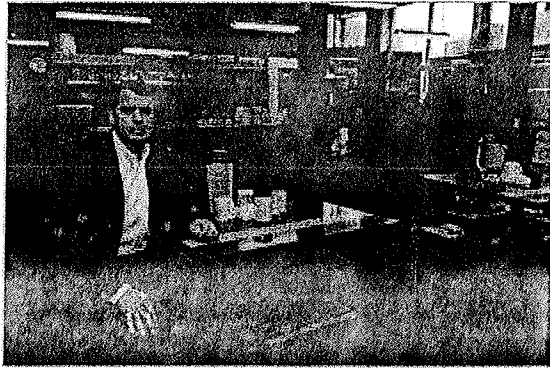
Other than Engeman, landmarks commissioners either declined to comment or could not be reached for comment this past week. But at a previous hearing, on Aug. 24, they criticized plans to demolish the one-story, green-and-cream colored structure.

Commissioner **Brian Emerick**, for instance, said razing the Dirty Duck "erodes that entire corner of the district."

"People keep saying it's on the edge of the district, as though that's, you know, less important," Commissioner Paul Salimano said during the hearing.

Formally known as the Kiernan Building, the Dirty Duck building got its nickname from its most prominent tenant, Gail's Dirty Duck Tavern, a gay bar that shut down Aug. 23, after 25 years in business.

The Portland Development Commission bought the property in September 1999, as part of a redevelopment strategy for the entire block, said John Warner, a senior development manager



Bill Reilly, a Blanchet House board member, seen here in the kitchen and dining room area of the House on Monday, says the group has no backup plan if Dirty Duck demolition plans are denied. (Photo by Dan Carter/DJC)

with the agency.

He said the commission in 2002 earmarked \$2 million to give the Blanchet House so it could build a new facility somewhere else. In exchange, he said, the group would deed its property, at Northwest Fourth Avenue and Northwest Glisan Street, to the commission.

The deal later changed to include giving Blanchet House the Dirty Duck property next door. Terms of the deal were finalized roughly a year ago, and as part of the swap, Blanchet would still get the \$2 million.

Bill Reilly, a Blanchet House board member, said tearing down the Dirty Duck and building a new facility would cost an estimated \$9 million to \$10 million.

He said construction would last 13 months, and the group would operate from its existing facility while the center is being built. He also said the group wants the building to earn Leadership in Energy and Environmental Design platinum certification.

Founded in 1952, Blanchet House serves up to 800 meals a day, typically to homeless and low-income people. It also offers temporary housing for homeless men.

Reilly and other officials there say a new building is needed to get more ground-floor space, allowing clients to line up for food inside the building, not outside, as they currently do.

It would also give them a bigger kitchen, and if the building is three floors high - the group has an option for a fourth story - up to 48 men could sleep there at any time, compared to the roughly 30 who can now sleep at the existing Blanchet House facility.

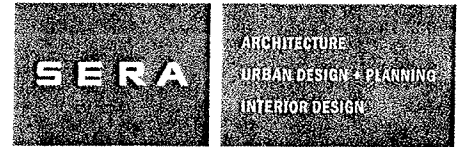
Nevertheless, Reilly said he didn't know what the group would do if its demolition plans are denied. He noted the cost of refurbishing the Dirty Duck "would be way beyond what our budget is."

According to a November 2008 report from the Portland Development Commission, the Dirty Duck is "functionally and physically obsolete" and would need heavy investment "to extend its useful life."

"We don't have a backup plan at this point," Reilly said.

Complete URL: <http://djcoregon.com/news/2009/12/21/trouble-ahead-for-the-dirty-duck/>

Memorandum



Date January 4, 2009
Project Name Blanchet House of Hospitality
Project Number 081740
Attention Tim Heron

Subject Type IV Application, Response to Landmarks Letter

As requested, this memo is in response to the Historic Landmarks Commission letter, dated September 22, 2009, regarding the DAR meeting for the Blanchet House project. While we commend the work provided by the Landmarks Commission, we must state that the concerns noted in the referenced letter are not specific to this project, but rather directed toward a broader planning context. As such, we believe that the issues referenced are outside the approval criteria established for a Type IV review by the Portland Zoning Code.

The theme of the Landmark Commission letter seems to one of disputing the appropriateness of long standing development plans and policies of the District. The Type IV review process is not the proper vehicle to enact change to adopted policy. Under the requirements for demolition approval, the applicant is only required to evaluate a demolition request against the established planning goals and policies of the City and not to challenge the appropriateness of adopted city policies and/or the project site.

Though not required by the approval criteria, we believe that the proposed project addresses and meets the concerns referenced in the letter. Following is a brief response to the Landmarks Commission's specific concerns:

- This District does not have the benefit of comprehensive historic design review guidelines. Therefore, the architectural revisions and additions to this District are, at best, loosely controlled. The result is an increasing lack of congruity, thereby blurring the sense of place.**

This concern is neither specific to this project nor relevant to the established approval criteria. Although the District does not have an adopted set of historic design guidelines, the project team is using the neighboring Skidmore/ Old Town design guidelines to influence the design and provide congruity with the district.

The Blanchet House will be designed to maintain historical consistency with the surrounding district and support the qualities of the neighborhood. The scale and proportion of the building will respond to the contextual cues provided by the neighborhood. The tripartite composition, the horizontal banding of cornices, the use of brick all play off existing buildings and the neighborhood building types. These traditional elements will be re-interpreted and integrated into the design detailing to establish a rhythm and scale which is visually compatible with the existing building character and reflective of the skilled craftsmanship common within the District.

- The Planning Code has targeted much of the District for massive density, with height allowances up to 350 feet and FAR's up to 9:1. Such scale is intimidating and game-changing to the Districts composition of smaller, pedestrian scaled buildings.**

This concern is neither specific to this project nor relevant to the established approval criteria. The current zoning in place for the site allows for significant density, up to 9:1 FAR and 350' in height. The appropriateness of these criteria is not the purview of a design review hearing on a specific project. The proposed project, however, will have an FAR approaching 4:1 and a height consistent with the historic neighborhood buildings. Well below the maximum allowable height and FAR, the building will be designed to establish a rhythm and scale which is visually

compatible with the existing building character of the neighborhood and reflective of the District overall.

- 3. The abundance of vacant land in this 10-block District, especially when combined with generous height/FAR allowances, is tempting development that overwhelms the surrounding historic resources. We are aware of multiple development projects being contemplated by private property owners working cooperatively with PDC. Many of these are half-block or full-block projects that may not respect the character of this historic district.**

This concern is neither specific or relevant to this project nor relevant to the established approval criteria. The number of development projects PDC is possibly collaborating on is not relevant to this proposal. As noted above, the quarter-block Blanchet House will be designed to maintain historical consistency with the scale of the surrounding district and to be supportive of the character of the neighborhood.

- 4. The Vision Plan for this District, adopted by City Council, speaks frequently to the priority of historic preservation. John Southgate, formerly of PDC, actually wrote the nomination of the District. Yet, it appears that PDC-assisted projects in this District have the potential to substantially alter this District's character and undermine its preservation intent.**

This concern is neither specific or relevant to this project nor relevant to the established approval criteria.

The concerns regarding the Vision Plan and District character have been addressed in the Type IV application. The Old Town/ Chinatown Development Plan, also commissioned by John Southgate, PDC, was created to provide specific actions by which to implement the goals of the Vision Plan. The Old Town/ Chinatown Development Plan "is designed to complement the spirit and implement the economic development objectives of the Vision Plan."

In order to meet the stated goal of creating a vibrant urban neighborhood, the Old Town/ Chinatown Development Plan recognizes that existing underutilized buildings which are not in themselves historic "should be replaced with new structures." The Old Town/ Chinatown Development Plan, as adopted by City Council in 1999, indicates the demolition of the 'Dirty Duck' property for new development potential. The Plan goes on to recommend the acquisition/development of Block 25 as the highest priority and worthy of immediate action.

In closing, based upon the established demolition approval criteria, we believe the Landmarks Commission should evaluate this application on the adopted planning policies. If the Landmarks Commission's goal is to enact change to the adopted codes and policies of the City, we recommend they work with the other City agencies and stakeholders to be visibly involved with the planning process which is currently creating the Portland Plan.

The redevelopment of this block has been the subject of an extensive public process. The demolition of this building and the redevelopment of the site have been called for in the numerous plans resulting from these planning efforts. Stakeholders consistently supported a redevelopment plan to develop a new facility on the current 'Dirty Duck' site. We look forward to discussing these issues with you further.

Sincerely,

SERA Architects

Joseph Pinzone, AIA, NCARB
Principal

Heron, Tim

From: Dustin Posner [dustin@pdxarchitect.com]
Sent: Friday, January 08, 2010 4:33 PM
To: Heron, Tim
Subject: LU 09-171259 DM : Kierman Building (Dirty Duck Tavern Building)

To: Historic Landmark's Commission members and City of Portland Staff:

On the agenda for the January 11th meeting of the Historic Landmark's Commission is the demolition request of the Kierman Building, also know as the Dirty Duck Tavern Building. This item is identified as LU 09-171259 DM.

I am wanting to express my opinion on the request for demolition of this building. Having lived in Portland for 25 years, I am pretty familiar with Old Town/Chinatown and the characteristics of the neighborhood. As a Oregon licensed Architect with over 24 years in the profession (including past work on historic building projects within the City), I feel I have sufficient training and experience to discuss the merits of demolition or preservation of this structure. As a gay man, I have spend many, many hours in the Kierman Building as a patron of the tavern.

I am of the opinion that this building is NOT a significant historic resource that needs protection from demolition in the district. The building is a minor commercial structure with no unique characteristics that make it an outstanding example of it's type. I do not believe that the loss of this building will significantly impact the nature of the historic district. Old Town/Chinatown is an evolving part of the City, not locked in time. There has been, continues to be, and will be new development within the historic fabric of the district. There is enough other significant historic fabric intact that the replacement of this building with a new facility for Blanchet House will not harm the district. To me, the more important issue is the compatibility of the new building in scale, materials and massing within the historic district. So far, from what I have seen on various websites on the internet, I believe that a new structure is quite capable of becoming a good neighbor and asset to the historic district.

Bottom line: I support the request for demolition of the existing Kierman Building.

Cordially,

D. Dustin Posner, Architect
AIA & CSI

a: 2831 NW Cornell Rd.
Portland, OR 97210
p: 503.222.5795

e: dustin@pdxarchitect.com
w: pdxarchitect.com

1/11/2010

4.3



**City of Portland
Bureau of Development Services**

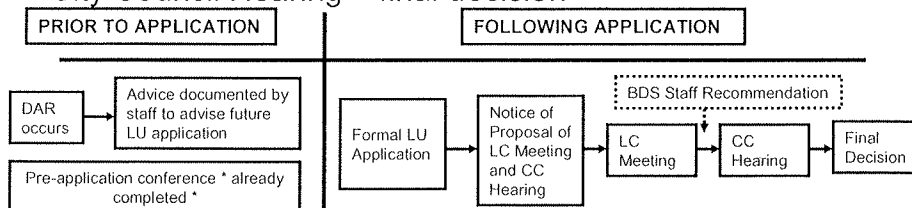
Staff Presentation to the
Historic Landmarks Commission

**Demolition Review Advice
LU 09-171259 DM
Kiernan Building/Dirty Duck Tavern
Chinatown National Register Historic District**

January 11, 2010

Type 4 Demolition Review

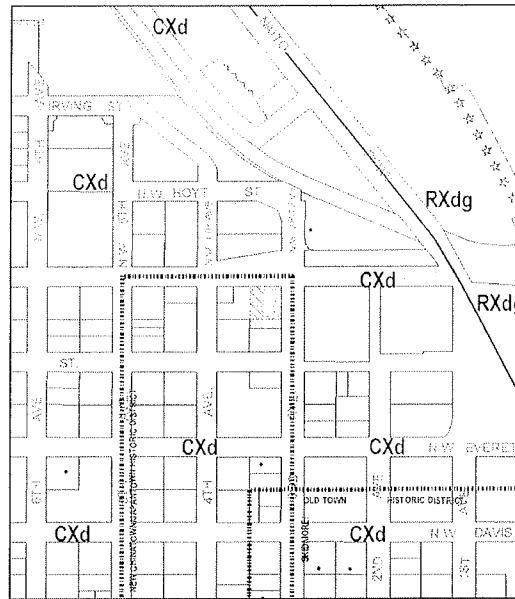
- Design Advice Request Meeting with Landmarks Commission [voluntary]
- Pre-application Conference
- Public Notice of Historic Landmarks Commission meeting and City Council Hearing
- Posting of Proposal at site, includes Historic Landmarks Commission meeting and City Council Hearing dates
- Landmarks Commission Public Meeting – advisory
- BDS Staff prepares a Recommendation to City Council
- City Council Hearing – final decision



H-2

Zoning

- CXd, Central Employment
- Chinatown/Japantown Historic District
- Central City Plan District
- River sub-District
- 9:1 FAR allowed
- 3:1 FAR Bonus potential
- 350'-0" Height limit
- +75'-0" Bonus potential



ZONING



100411

THE SYMBOLS SHOWN ON THIS MAP ARE FOR THE CHINATOWN/JAPANTOWN HISTORIC DISTRICT AND THE CENTRAL CITY PLAN DISTRICT.

File No	LU 06-171259 Dd1
1:4 Section	2929_3029
Scale	1 inch = 200 feet
Scale Id	1W1E34CA_300
Exhibit	D 2 No. 17.222

Approval Criteria – Demolition Review

33.846.080 Demolition Review

Purpose. Demolition review protects resources that have been individually listed in the National Register of Historic Places and those that have been classified as contributing in the analysis done in support of a Historic District's creation. It also protects Historic Landmarks and Conservation Landmarks that have taken advantage of an incentive for historic preservation and historic resources that have a preservation agreement. Demolition review recognizes that historic resources are irreplaceable assets that preserve our heritage, beautify the city, enhance civic identity, and promote economic vitality.

Review procedure. Demolition reviews are processed through a Type IV procedure.

Approval Criteria – Demolition Review

Portland Zoning Code 33.846.080.C.2 Demolition Review

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

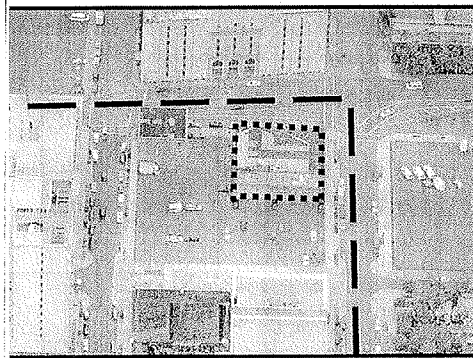
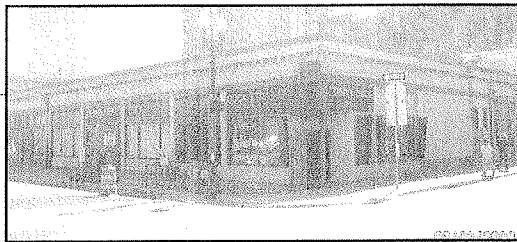
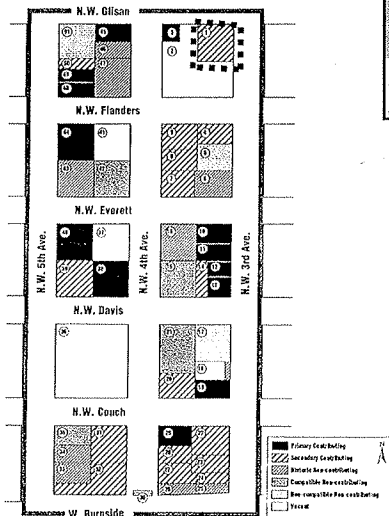
Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans. The evaluation may consider factors such as:

- a. The merits of demolition;
- b. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
- c. The effect demolition of the resources would have on the area's desired character;
- d. The effect that redevelopment on the site would have on the area's desired character;
- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
- f. Any proposed mitigation for the demolition.

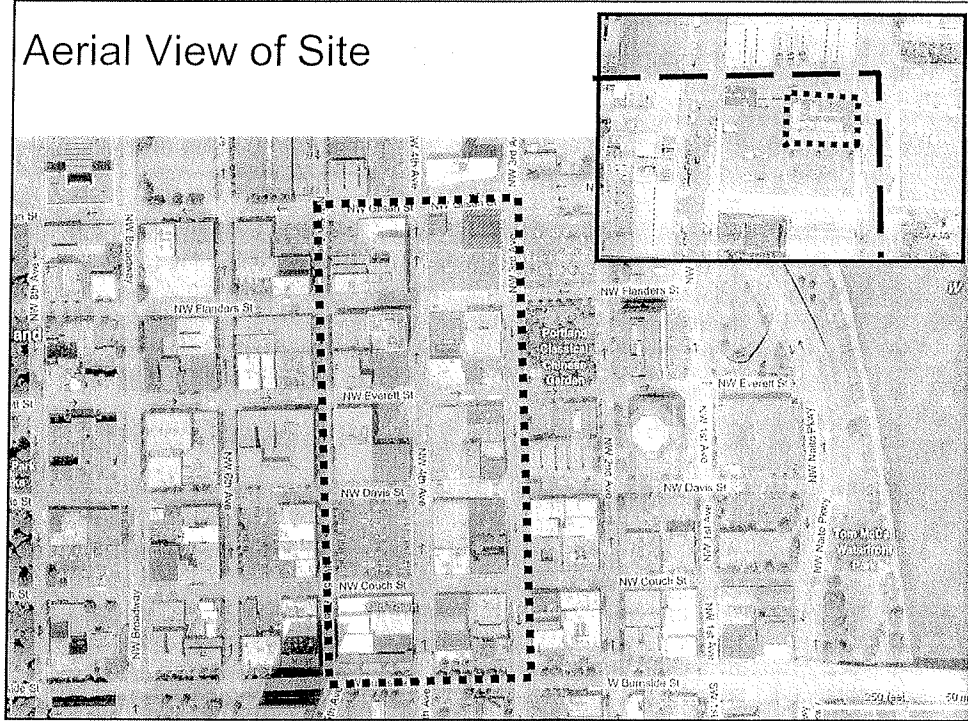
Applicable Plans include: Chinatown National Register of Historic Place file - Sept 1989, Comprehensive Plan Goals and Policies document - Oct 1980/July 2006, Central City Plan - Aug 1988, and Old Town/China Town Development Plan

Aerial View of Site

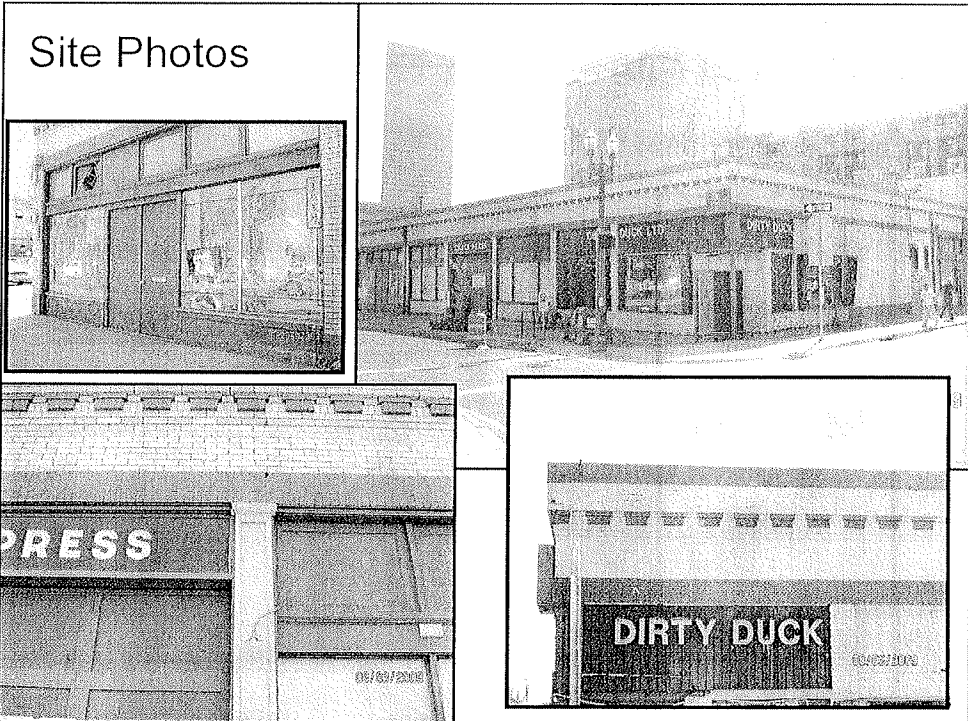
Chinatown National Register Historic District
Classification of Properties



Aerial View of Site



Site Photos



BDS Staff Advice Request – Demolition Review

Staff requests historic advice from the Historic Landmarks Commission for the demolition review proposed for the existing contributing structure, Kiernan Building/Dirty Duck Tavern, a listed Secondary Contributing structure in the Chinatown National Register Historic District.

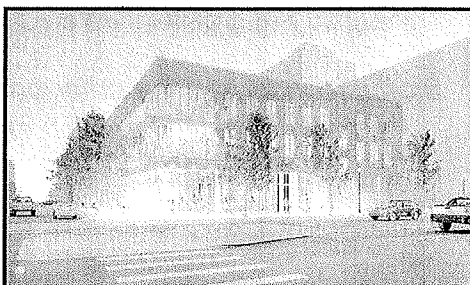
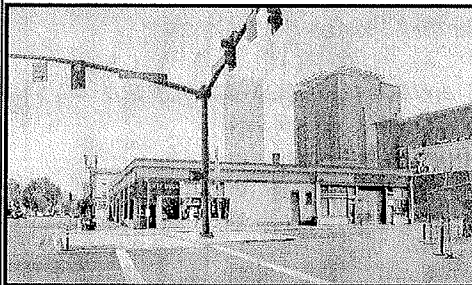
The National Register Criterion that are satisfied to make this a National Register Historic District are: A – American history and C – Design/Construction.

The Kiernan Building, listed as the Dirty Duck Tavern, was built in 1916, and is significant to the Chinatown Historic District for the architectural firm of Mac Naughton and Raymond that designed it and their substantial contribution of building designs in Portland [notable the 1915 Marshall Wells Warehouse #2].

9

BDS Staff Advice Request – potential redevelopment

- Construction of a new 3-4 story residential building on the same footprint, the new Blanchet House of Hospitality, as a new addition to the New Chinatown/Japantown Historic District.



Applicant response to the Approval Criteria

The Blanchet House mission is highly revered and provides an extremely valuable service to the community.

It has been demonstrated that the current facility does indeed need improvements, expansion and that development of internal queuing would be desirable for the neighborhood.

The applicant has stated that by allowing the demolition of the Kiernan Building, the New Blanchet House of Hospitality will meet the required approval criteria [relative area plans] by:

- 1) Nature of its use and mission;
- 2) Condition of the existing contributing resource to be demolished;
and
- 3) Program demands for the New Blanchet House of Hospitality.

11

Staff Concerns

The applicant still must demonstrate why demolition of this specific 1/4 block site, which is occupied by a contributing resource, and therefore a valuable portion of a National Register Historic District, is supportive of the Comprehensive Plans and Area Plans compared with other sites in the district.

Given the applicant's response to the approval criterion,

1. Nature of its use and mission;
2. Condition of the existing contributing resource to be demolished;
and
3. Program demands for the New Blanchet House of Hospitality;

Staff is concerned the criterion, as addressed, would set a precedent to demolish any historic resources should the above three conditions be met.

12

Staff Concerns

Given the number of existing vacant lots and existing larger buildings in the district, removal of a Contributing Resource to accommodate new development remains a particularly high bar to achieve.

As proposed, Goals and Policies that appear not met are:

Portland Comprehensive Plan:

Goal 2 – Urban Development

Goal 5 – Economic Development

Goal 12 – Urban Design

Central City Plan:

Policy 11 – Historic Preservation

Policy 14 – Downtown

Old Town/Chinatown Development Plan:

General goals and strategies do not specifically call for the demolition of the Kiernan/Dirty Duck building nor presumed approved by Council by this document .

13

Staff Concerns

Additionally, all of the approval criteria could still be met, were an existing vacant lot or other non-contributing resource in the district were demolished to allow for this development.

Based on the evidence provided to date, Staff remains concerned that the demolition of the Kiernan Building/Dirty Duck Tavern sets a precedent that inherently undermines the preservation of historic resources to allow larger development proposals to occur, and therefore, does not meet the approval criteria.

14

Summary

Specific advice requested for:

- 1) Demolition of the Kiernan Building/Dirty Duck Tavern;
- 2) Guidelines for what conditions a resource could be demolished if information submitted inadequate; and
- 3) Mass and scale of new Blanchet House proposal.


end of Staff presentation



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.bds.ci.portland.or.us

MEMORANDUM

Date: January 5, 2010
To: Portland Historic Landmarks Commission
From: Timothy D. Heron, Senior City Planner – Urban Design 
Ph: 503-823-7726 Fx: 503-823-5630 Email: theron@ci.portland.or.us
Re: January 11, 2010 Landmarks Commission Hearing
LU 09-171259 DM – Demolition Review for the Kiernan Building [Dirty Duck Tavern], a Contributing Building in the Chinatown National Register Historic District

Landmarks Commissioners:

The applicant request Demolition Review approval for the demolition of the Historic Kiernan Building, a contributing structure in the Chinatown National Register Historic District. Demolition of the building is intended to allow for the construction of a new 3 to 4 story residential group living and soup kitchen building of the same 1/4 -block footprint, to serve the new Blanchet House of Hospitality.

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

If the Demolition Review is approved by Portland City Council, a Type 3 Land Use Review approval is still required, as well as an issued building permit for the new development, before a demolition permit will be released.

Type 4 Review Procedure: Following a public meeting before the Landmarks Commission there will be a hearing before City Council, scheduled for February 3, 2010 at 2 PM. The Landmarks Commission may offer comments or suggestions, in the form of a letter or testimony, to City Council. City Council makes the final decision on this matter. *The Approval Criteria is attached.*

Applicant statement: *The applicant's full statement is attached.*

Staff Concerns: The Blanchet House mission is highly revered and provides an extremely valuable service to the community. It has been made clear the current facility does indeed need improvements, expansion and that development of internal queuing would be desirable for the neighborhood.

It is critical that the applicant show why demolition of this specific 1/4 block site, which is occupied by a contributing resource, and therefore a valuable portion of a National Register Historic District, is supportive of the Comprehensive Plans and Area Plans compared with other sites in the district.

Most of the approval criteria, as addressed in the application, could also be met on another site, and even the same Block 25, where the demolition of an existing historic resources does not occur. All of the approval criteria would be met, were an existing vacant lot or

other non-contributing resource in the district were demolished to allow for its development.

Based on the evidence provided to date, Staff remains concerned that the demolition of the Kiernan Building/Dirty Duck Tavern sets a precedent that inherently undermines the preservation of historic resources to allow larger development proposals to occur, and therefore, does not meet the approval criteria.

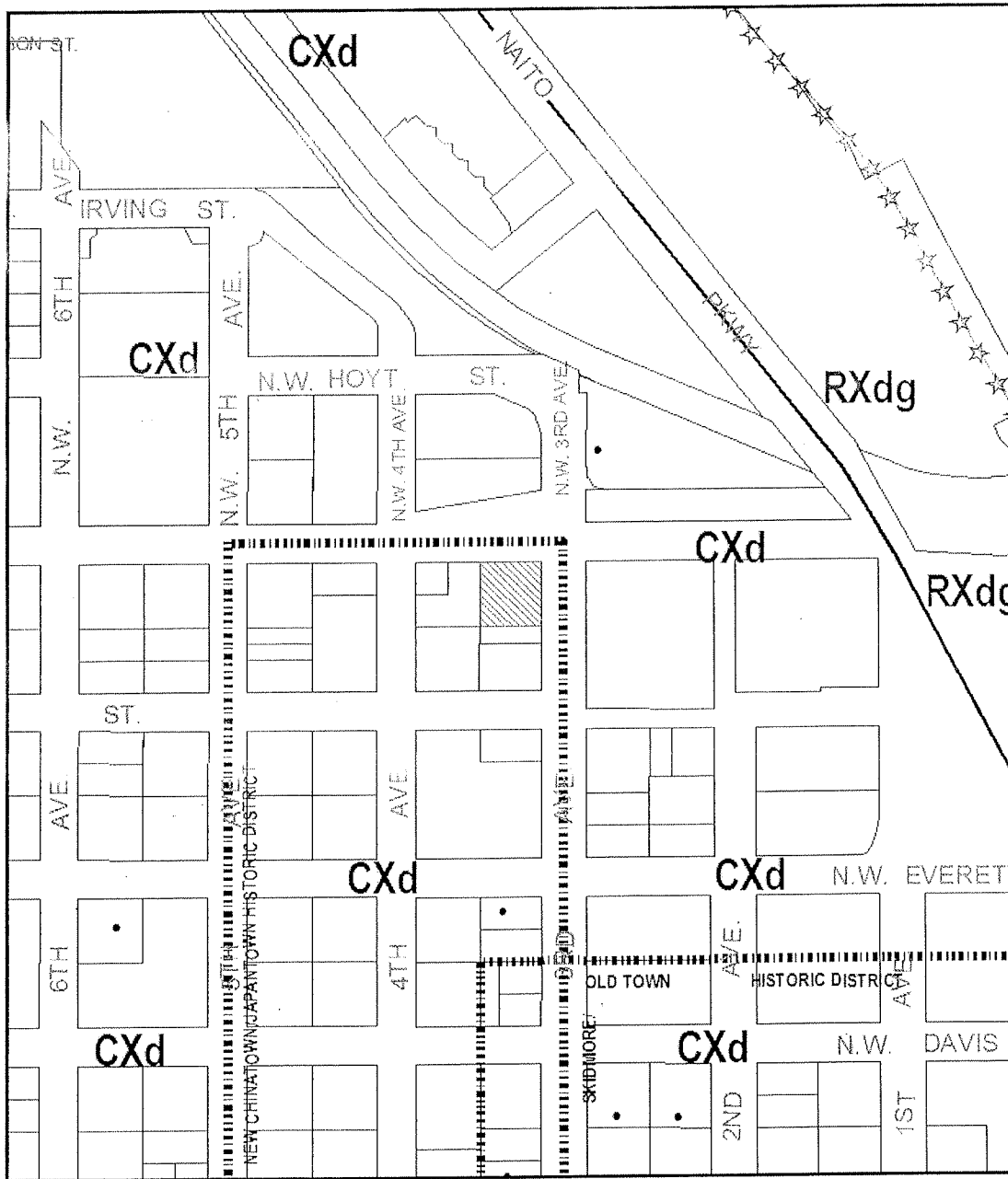
Therefore, at this time Staff would not Recommend Approval of the Demolition Review to Portland City Council.

Please feel free to contact me directly with any questions.

Encl: Zone Map


Type 4 Demolition Review Approval Criteria

- ✓ Chinatown National Register of Historic Place file - Sept 1989
- ✓ Comprehensive Plan Goals and Policies document - Oct 1980/July 2006
- ✓ Central City Plan - Aug 1988
- ✓ Old Town/China Town Development Plan
Comprehensive Plan Summary
September 21, 2009 Design Advice Request Summary notes
September 22, 2009 PHLC letter to the Portland Development Commission
October 23, 2009 Portland Development Commission letter to the PDC
January 4, 2010 Applicants Statement



ZONING

 Site

 Historic Landmark:



This site lies within the:
 NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT
 CENTRAL CITY PLAN DISTRICT

File No.	LU 09-171259 DM
1/4 Section	2929_3029
Scale	1 inch = 200 feet
State_Id	1N1E34CA 300
Exhibit	B (Nov 17, 2009)

Demolition Review Approval Criteria**33.846.080 Demolition Review**

- A. Purpose.** Demolition review protects resources that have been individually listed in the National Register of Historic Places and those that have been classified as contributing in the analysis done in support of a Historic District's creation. It also protects Historic Landmarks and Conservation Landmarks that have taken advantage of an incentive for historic preservation and historic resources that have a preservation agreement. Demolition review recognizes that historic resources are irreplaceable assets that preserve our heritage, beautify the city, enhance civic identity, and promote economic vitality.
- B. Review procedure.** Demolition reviews are processed through a Type IV procedure.
- C. Approval criteria.** Proposals to demolish a historic resource will be approved if the review body finds that one of the following approval criteria is met:
1. Denial of a demolition permit would effectively deprive the owner of all reasonable economic use of the site; or
 2. Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans. The evaluation may consider factors such as:
 - a. The merits of demolition;
 - b. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
 - c. The effect demolition of the resources would have on the area's desired character;
 - d. The effect that redevelopment on the site would have on the area's desired character;
 - e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
 - f. Any proposed mitigation for the demolition.

Comprehensive Plan Summary

Portland's Comprehensive Plan

Comprehensive Plan Goals and Policies is the current adopted land use plan for the City of Portland. This plan guides the future growth and development of the city.

The state definition of a "comprehensive plan" is: *a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs.*

- **Comprehensive** means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan.
- **General nature** means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use. A plan is "coordinated" when the needs of all levels of governments, semipublic and private agencies and the citizens of Oregon have been considered and accommodated as much as possible.
- **Land** includes water, both surface and subsurface, and the air.

Portland's *Comprehensive Plan* includes a set of goals, policies, and objectives that apply to the entire city. Similar goals, policies, and objectives in neighborhood and community plans that apply only parts of the city are also part of the *Comprehensive Plan*. The plan also includes a list of significant public works projects; and a set of mapped features. These features include land use designations, street classifications, the city limits, and the urban service boundary. The documents and maps comprising Portland's *Comprehensive Plan* have never been printed together in a single volume.

Goals

Goals are the broadest expressions of a community's desires. Goals give direction to the plan as a whole. Goals are concerned with the long term, and often describe ideal situations that would result if all plan purposes were fully realized. Since goals are value-based, their attainment is difficult to measure.

Policies

Policies are broad statements that set preferred courses of action. Policies are choices made to carry out the goals in the foreseeable future. Policies need to be specific enough to help determine whether a proposed project or program would advance community values expressed in the goals.

Objectives

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 and goals.

Note that a PDF copy of the Comprehensive is available at the link below.

<http://www.portlandonline.com/shared/cfm/image.cfm?id=141396>



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: September 21, 2009
To: Jon DeLeonardo, SERA Architects
From: Tim Heron, Development Review
Phone number 503-823-7726
Re: 09-143556 DA – Keirnan Building Demolition/New Blanchet House
August 24, 2009 Landmarks Commission Summary Memo

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Commission at the August 24, 2009 Historic Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. For a small fee we can provide you with copies of those recordings; to request copies, please call 503-823-7814.

These Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on August 24, 2009. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type IV and Type III land use review processes [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearings] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

At the end of the hearing, it was encouraged that you return for a second Design Advice Request. Please continue to coordinate with me as you prepare for those this potential additional DAR, as well as your formal Type IV Demolition Review and Type III Historic Review applications.

Encl: Summary Memo

Cc: Respondents

This memo summarizes Commission historic design advice provided at the August 24, 2009 Design Advice Request hearing.

1) Demolition of the historic Kiernan Building [Dirty Duck Tavern]

The Blanchet House mission is highly revered and provides an extremely valuable service to the community. The Commission concedes that the current facility does indeed need improvements, expansion and that development of internal queuing would be desirable for the neighborhood. However, the Commission cannot adjust its design review perspective because of the worthiness of the applicant's mission. The recommendation will be based upon the approval criteria.

The Portland Development Commission arguably plays an atypically large role in property ownership than many other Historic Districts and therefore has the increased opportunity and responsibility to maintain the integrity of the Chinatown/Japantown Historic District.

Does the District have enough resources left to be worth saving? Is it too far gone considering other City-owned parcels? Considering the already numerous vacant parcels within the district, demolishing the Kiernan Building appears to head the District's goals in the opposite direction of preservation of historic resources.

The burden of proof that removing the Kiernan Building does not harm the integrity of the District is on the Applicant. Applicant may opt for one of two possible arguments:

- a) The Chinatown/Japantown District has lost too many contributing resources and has too many vacant parcels to be a viable and recognizable historic district and therefore the loss of the Kiernan Building would have minimal negative impact upon this failing district; or
- b) The Chinatown/Japantown District is substantially intact with many contributing historic resources in key locations within the District. Therefore, the loss of the Kiernan Building would have minimal negative impact upon this district and its wealth of historic resources.

It may help the Applicant to reach a conclusion by reviewing the factors expected to impact this District and its character for the next ten years.

- a) Projects planned or under consideration
- b) Current zoning/FAR allowances
- c) Identification of contributing structures
- d) Planned infrastructure changes that will impact the District

There are few Nationally Registered Historic Districts in the county. The applicant is asking the Commission to make a precedent setting decision by looking at just one site. The charge of the Landmarks Commission is not looking at just the subject site, but also the whole block and the integrity of the Chinatown/Japantown Historic District.

It is disappointing that the ½ block of parking for NW Natural Gas could not be considered in a redevelopment agreement that would save the historic resource while providing parking; all options should be explored. Please clarify the strategy for the leased parking agreement on the remaining Block 25 (99 year lease terms including options, early terminations, exception clauses, etc.) and what other city owned sites were considered for this proposal.

Please provide responses from the Neighborhood Association on the demolition proposal.

The location of the project site "on the edge" of the district does not lessen its importance, especially in such a small District. In fact, it can be argued that the project site occupies a "gateway" location in the District. The removal of the existing one-story building would remove not only a contributing building and character-defining low-level commercial structure from the 1910s, but potentially erode the entire Block 25 —10% of the this District. The fate of the Yamaguchi Hotel [current Blanchet House location] is also of concern.

Some arguments advanced in the DAR by the Applicant that the Historic Landmarks Commission did not find persuasive are:

- a) The building's disrepair is so extreme that it renders redevelopment unfeasible;
Its condition appears to not be atypical for a modest building of this vintage.
- b) The alterations to the building are not easily reversible;
The alterations to the building over time are common occurrences in historic buildings and present common challenges to reputable historic renovation firms.
- c) Seismic upgrade requirements to the building are too burdensome to justify;
This appears to be a typical URM building. As a single-story commercial building with a prior high-occupancy use as a restaurant/tavern, it may actually have minimal seismic code upgrade requirements.
- d) The proposed use is incompatible with the building;
It is the responsibility of the Applicant to identify a use compatible with a historic resource.
- e) The replacement of this un-redeveloped building with highly energy-efficient new construction is the most sustainable next step for this property;
The energy efficiency of the most efficient new construction takes decades to compensate for the embodied energy lost by the demolition of existing buildings.

Given the Applicant's recent purchase of this site at fair market value, willingness and ability to subsidize this property's development, the Applicant's experience at historic redevelopment and the tax credit subsidies available, this project seems eminently feasible.

Please clarify where in the Old Town/Chinatown Vision Plan adopted by Council in 1999 that the intention of removing the Kiernan Building in order to relocate the Blanchet House is discussed. Please note this Old Town/Chinatown Vision Plan also specifically promotes incentives for historic use and preservation since historic preservation is one of the goals of this plan.

Finally and most importantly, the formal application will need to directly address the approval criteria that will be used to justify this request.

2) Mass and scale of new Blanchet House proposal.

Consider the option to re-use the existing façade of the original building and adding a new building and structure on top of, or within the existing building. Note the preservation of the A&B Automotive building façade that was saved and a taller mixed-use development incorporated behind [Brewery Block 1 - Whole Foods grocery, other retail and offices at NW Couch Street and NW 12th Avenue].

A proposal that is "less modern" and "more historically literal" in design, that more closely resembles the exteriors of the district, could be an appropriate response considering the potential removal of an original resource.

The overall scale on the site is comfortable, especially the 3-story version. Most buildings in the district are generic/multi-purpose and this massing would fit. A fourth floor version may need to respond more contextually.

3) Contextual response to Historic District – corner condition, materials & details.

Masonry is a good fitting material for the district, durable and contextual.

The floating glass corner is not a good fit in the district as a more traditional storefront design. Similarly, the wide open balconies and glass corner conditions appear out of character with the district pattern.

The punched window reveals are appropriate and work with the original district fabric. Note that materiality of the windows will also be considered – some window manufacturers cannot produce quality window profiles in some materials.

Consider including a trim line between the 1st and 2nd floors and at the cornice to recall the vernacular of the historic district fabric.

Try to better match the window typology to district character – the vertical contemporary style of the upper stories appears to contradict the double hung and more prominent multi-light patterning evident in the district. Window patterning is a key component the design and successful approval.

Ground floor aluminum storefront systems can be challenging to find the appropriate scale detailing for a historic district application. Consider alternatives.

As the back side of the building will be exposed to the parking lot and likely visible from the adjacent streets for some time, it should reflect more than just an end/fire wall design.

Lighting – much of the lighting comes from the interior; subtle lighting details at the storefront would be desirable.

4) Accessible green roof.

Rooftop plantings should be kept below the parapet and not visible from adjacent street sightlines.

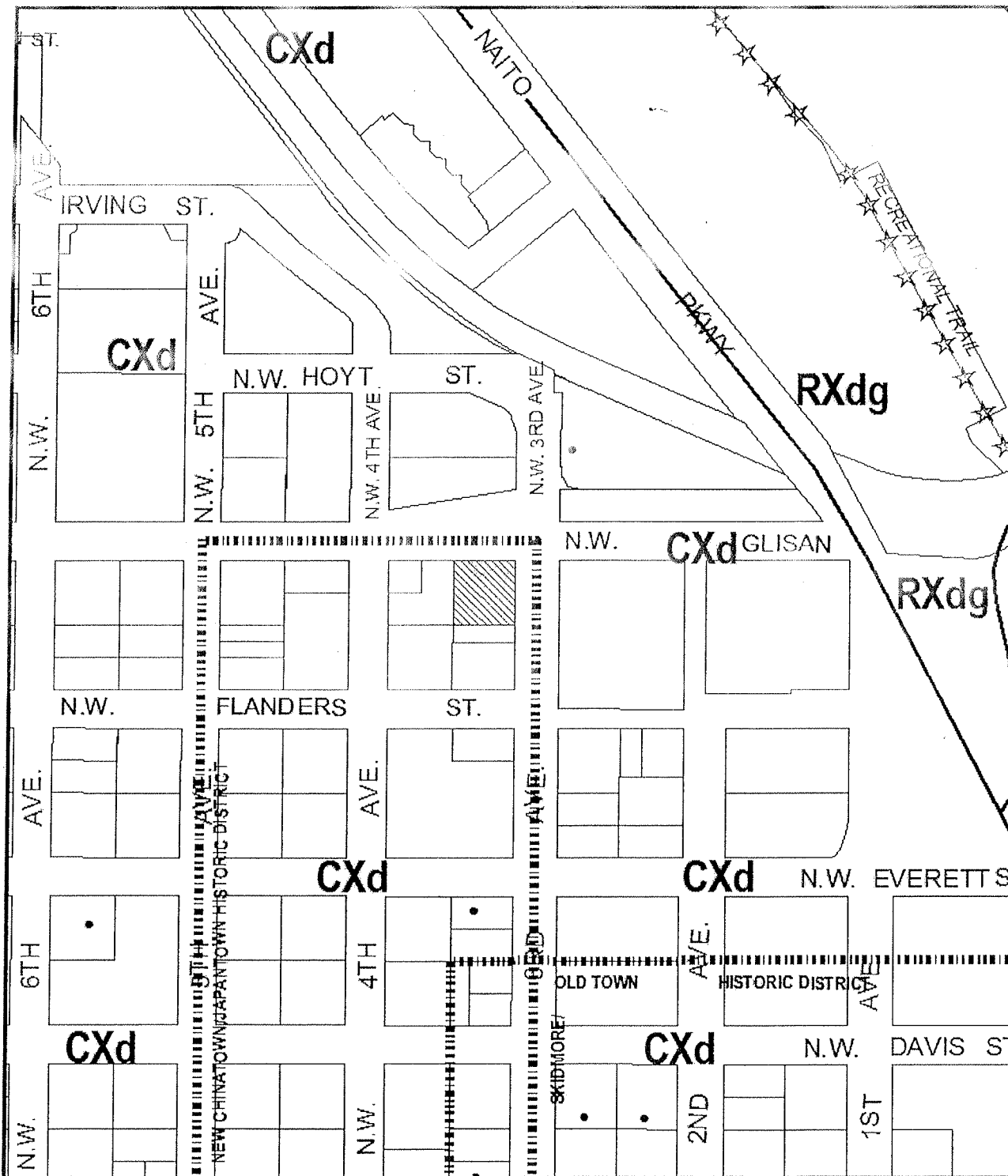
5) Miscellaneous

Please provide more information and background discussion about the landscaping strip proposed in NW in Glisan Street. Possible location for additional gateway elements such as signage and culturally appropriate landscaping.

Please clarify if the existing building has a basement. If not, or only partial, there is a greater likelihood of archeological objects in place. Please have an archeologist on site should demolition take place in the future.


Exhibit List

- A. Application submittal and drawings
- B. Zoning Map
- C. Drawings
 - 1.-15. Submission for August 24 hearing [15 pages – some attached]
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice
- E. Bureau Responses [none]
- F. Neighborhood Responses [None]
- G. Miscellaneous
 - 1. Application form
 - 2. Land use history
 - 3. August 17, 2009 Landmarks Commission Memo
 - 4. August 24, 2009 Staff PowerPoint presentation for DAR Hearing



ZONING

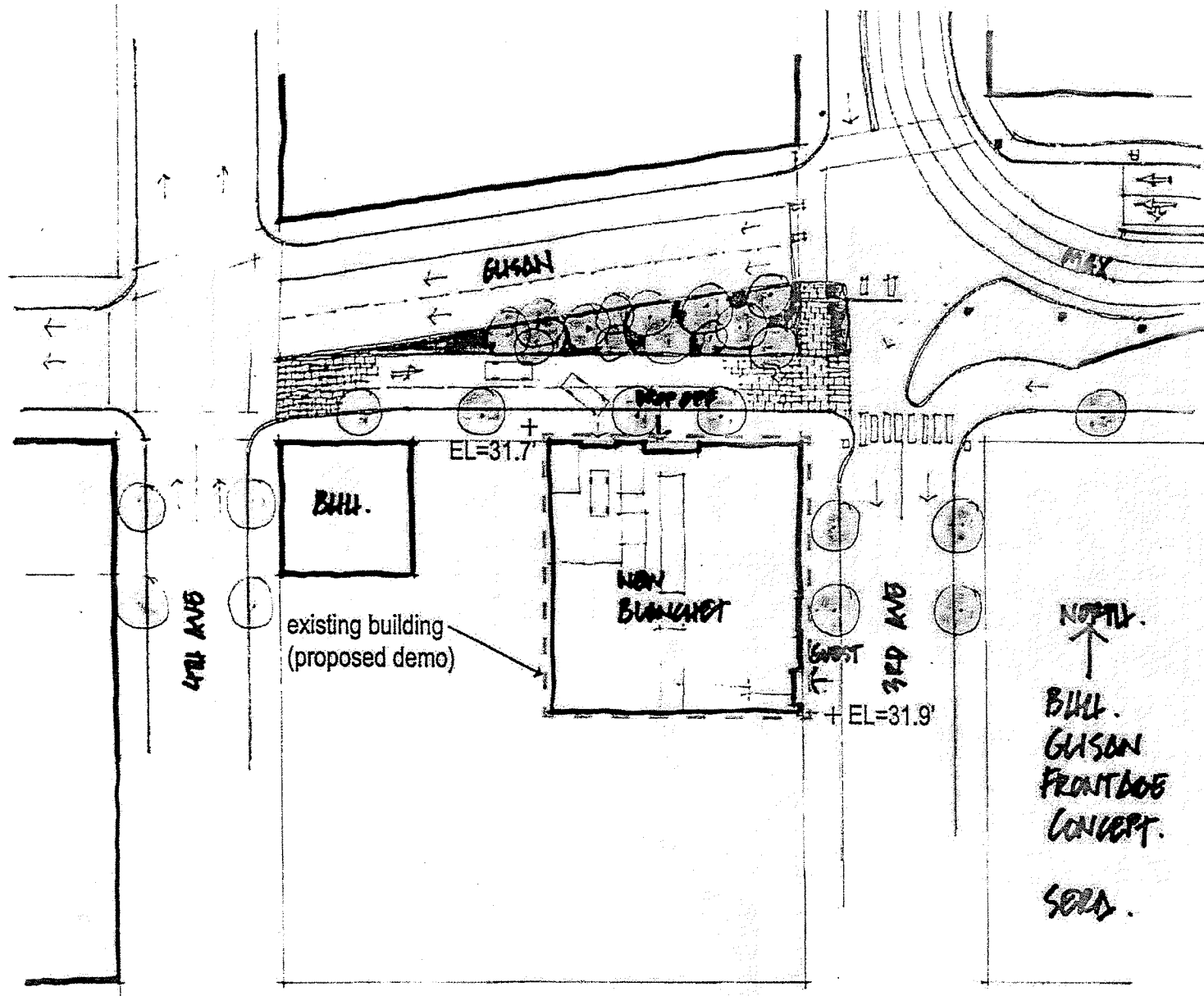
 Site

 Historic Landmark

This site lies within the:
 NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT
 CENTRAL CITY PLAN DISTRICT



File No.	EA 09-143556 DAR
1/4 Section	2929,3029
Scale	1 inch = 200 feet
State_Id	1N1E34CA 300
Exhibit	B (Jul 15,2009)





BLANCHET HOUSE OF HOSPITALITY

4-13-2009

EXISTING SITE PHOTOGRAPH





City of Portland
Historic Landmarks Commission

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Portland, Oregon 97201
Telephone: (503) 823-7300
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FAX: (503) 823-5630
www.portlandonline.com/bds

September 22, 2009

Mr. Bruce Warner
Executive Director
Portland Development Commission
222 NW Fifth Avenue
Portland, OR 97209

Re: Chinatown/Japantown Historic District

Dear Bruce:

On August 26, 2009 the Historic Landmarks Commission heard a Design Advice Request for the historic Kiernan Building. Prompted by this application, I write this letter to you on behalf of the entire Historic Landmarks Commission.

The Chinatown/Japantown Historic District presents a very substantial urban planning challenge. We acknowledge that it has been an "underperformer" for many years. It is a compact area in the otherwise largely vibrant and growing Northwest Portland. We certainly appreciate that PDC has devoted substantial time and resources to recent development projects that were intended to be catalytic.

Our concerns are for the impact that future planning will have on this culturally significant historic district.

1. This District does not have the benefit of comprehensive historic design review guidelines. Therefore, the architectural revisions and additions to this District are, at best, loosely controlled. The result is an increasing lack of congruity, thereby blurring the sense of place.
2. The Planning Code has targeted much of the District for massive density, with height allowances up to 350 feet and FAR's up to 9:1. Such scale is intimidating and game-changing to the District's composition of smaller, pedestrian-scale buildings.
3. The abundance of vacant land in this 10-block District, especially when combined with generous height/FAR allowances, is tempting development that overwhelms the surrounding historic resources. We are aware of multiple development projects being contemplated by private property owners working cooperatively with PDC. Many of these are half-block or full-block projects that may not respect the character of this historic district.
4. The Vision Plan for this District, adopted by City Council, speaks frequently to the priority of historic preservation. John Southgate, formerly of PDC, actually wrote the nomination of the District. Yet, it appears that PDC-assisted projects in this District have the potential to substantially alter this District's character and undermine its preservation intent.

Because of PDC's significant presence in that District, it has a potent opportunity to shape this neighborhood and set the tone for private development. Failure to protect and expand this cultural flavor throughout the District will be a lost opportunity. The amazing gate, Classical Chinese Garden and recent infrastructure improvements are wonderful beginnings, but the existing and new buildings must carry this theme further forward.

However, in a fragile District that values historic preservation as a primary theme, we need PDC to be a stalwart of protection for the historic resources of the District. We would not want an influential agency of the City of Portland, such as PDC, to threaten the historic resources of the Chinatown/Japantown Historic District through planning, support, demolition or financial subsidization.

We hope that it is not too late for PDC project managers working within the Chinatown/Japantown Historic District to meet with the Landmarks Commission and give us the opportunity for meaningful impact. The Landmarks Commission has sought to be involved in the planning activities of urban agencies at the earliest possible opportunities. Our goal is to influence directions before substantial planning efforts are expended and commitments are made. The Landmarks Commission has too often been put in the position of being seen as the obstructionists in the latter stages of the development process—a role we never relish.

We would welcome a discussion with you and others at PDC about how PDC and the Landmarks Commission can work cooperatively in this District and in general to support both of our highly valued missions.

Sincerely,



Art DeMuro
Chairman

cc: Commissioner Linda Dodds
Commissioner Brian Emerick
Commissioner Richard Engeman
Commissioner Carrie Richter
Commissioner Harris S. Matarazzo
Commissioner Paul Solimano
Tim Heron
Susan Anderson, BPS
Paul Scarlett, BDS

*Investing in
Portland's Future*

PDC

PORTLAND DEVELOPMENT COMMISSION

J. Scott Andrews
Commission Chair

October 23, 2009

Bertha Ferrán
Commissioner

Mr. Art DeMuro, Chair
City of Portland Landmarks Commission
70 NW Couch, Suite 207
Portland, Oregon 97209

John C. Mohlis
Commissioner

Re: New Chinatown/Japantown National Historic District

Steven Straus
Commissioner

Dear Art:

Charles A. Wilhoite
Commissioner

Thank you for your September 22 letter expressing Landmarks Commission's thoughts after reviewing the Design Advice Request for the historic Kiernan Building. I appreciate the role Landmarks plays in its stewardship of historic buildings and resources.

Sam Adams
Mayor

Portland Development Commission (PDC) has done well at eliminating blight and improving the neighborhood by preserving smaller scale buildings through our storefront program and has met with some success with our seismic loan program on larger projects. Redeveloping entire blocks, however, has been more difficult since many blocks are comprised of multiple buildings and multiple-ownership groups. As you stated in your correspondence, these smaller buildings and smaller vacant lots clearly present a redevelopment challenge. I am cautiously optimistic the Goldsmith Blocks will develop and bring with them vitality comparable to the success of the MercyCorps/University of Oregon investment.

Bruce A. Warner
Executive Director

The Planning Code referenced in your letter has been in place for some time as an outcome of the 1988 Central Portland Plan, adopted just one year prior to establishing the New Chinatown/Japantown Historic District. We believe the most appropriate time to address your concerns of scale and a process for considering design guidelines would be during the upcoming district plan process underway as part of the Bureau of Planning & Sustainability's Portland Plan.



www.pdc.us

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Fifth Avenue
Portland, OR
97209-3859

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fax: 503.823.3368

TTY: 503.823.3366

To the main point of your correspondence, in the case of the Blanchet House, this is a priority investment to upgrade services for homeless and very low-income individuals. It has been under public discussion for nearly a decade. It has received support for the neighborhood and it must proceed as scheduled.

I appreciate the work you and your colleagues perform as members of the Historic Landmarks Commission. I look forward to discussing these matters with you in the future and working towards the multiple-stated goals of the neighborhood.

Sincerely,

Bruce A. Warner
Executive Director

Cc: Portland City Council
PDC Board of Commissioners



Memorandum



Date January 4, 2009
Project Name Blanchet House of Hospitality
Project Number 081740
Attention Tim Heron

Subject Type IV Application, Response to Landmarks Letter

As requested, this memo is in response to the Historic Landmarks Commission letter, dated September 22, 2009, regarding the DAR meeting for the Blanchet House project. While we commend the work provided by the Landmarks Commission, we must state that the concerns noted in the referenced letter are not specific to this project, but rather directed toward a broader planning context. As such, we believe that the issues referenced are outside the approval criteria established for a Type IV review by the Portland Zoning Code.

The theme of the Landmark Commission letter seems to one of disputing the appropriateness of long standing development plans and policies of the District. The Type IV review process is not the proper vehicle to enact change to adopted policy. Under the requirements for demolition approval, the applicant is only required to evaluate a demolition request against the established planning goals and policies of the City and not to challenge the appropriateness of adopted city policies and/or the project site.

Though not required by the approval criteria, we believe that the proposed project addresses and meets the concerns referenced in the letter. Following is a brief response to the Landmarks Commission's specific concerns:

- 1. This District does not have the benefit of comprehensive historic design review guidelines. Therefore, the architectural revisions and additions to this District are, at best, loosely controlled. The result is an increasing lack of congruity, thereby blurring the sense of place.**

This concern is neither specific to this project nor relevant to the established approval criteria. Although the District does not have an adopted set of historic design guidelines, the project team is using the neighboring Skidmore/ Old Town design guidelines to influence the design and provide congruity with the district.

The Blanchet House will be designed to maintain historical consistency with the surrounding district and support the qualities of the neighborhood. The scale and proportion of the building will respond to the contextual cues provided by the neighborhood. The tripartite composition, the horizontal banding of cornices, the use of brick all play off existing buildings and the neighborhood building types. These traditional elements will be re-interpreted and integrated into the design detailing to establish a rhythm and scale which is visually compatible with the existing building character and reflective of the skilled craftsmanship common within the District.

- 2. The Planning Code has targeted much of the District for massive density, with height allowances up to 350 feet and FAR's up to 9:1. Such scale is intimidating and game-changing to the Districts composition of smaller, pedestrian scaled buildings.**

This concern is neither specific to this project nor relevant to the established approval criteria. The current zoning in place for the site allows for significant density, up to 9:1 FAR and 350' in height. The appropriateness of these criteria is not the purview of a design review hearing on a specific project. The proposed project, however, will have an FAR approaching 4:1 and a height consistent with the historic neighborhood buildings. Well below the maximum allowable height and FAR, the building will be designed to establish a rhythm and scale which is visually

compatible with the existing building character of the neighborhood and reflective of the District overall.

- 3. The abundance of vacant land in this 10-block District, especially when combined with generous height/FAR allowances, is tempting development that overwhelms the surrounding historic resources.** We are aware of multiple development projects being contemplated by private property owners working cooperatively with PDC. Many of these are half-block or full-block projects that may not respect the character of this historic district.

This concern is neither specific or relevant to this project nor relevant to the established approval criteria. The number of development projects PDC is possibly collaborating on is not relevant to this proposal. As noted above, the quarter-block Blanchet House will be designed to maintain historical consistency with the scale of the surrounding district and to be supportive of the character of the neighborhood.

- 4. The Vision Plan for this District, adopted by City Council, speaks frequently to the priority of historic preservation. John Southgate, formerly of PDC, actually wrote the nomination of the District. Yet, it appears that PDC-assisted projects in this District have the potential to substantially alter this District's character and undermine its preservation intent.**

This concern is neither specific or relevant to this project nor relevant to the established approval criteria.

The concerns regarding the Vision Plan and District character have been addressed in the Type IV application. The Old Town/ Chinatown Development Plan, also commissioned by John Southgate, PDC, was created to provide specific actions by which to implement the goals of the Vision Plan. The Old Town/ Chinatown Development Plan "is designed to complement the spirit and implement the economic development objectives of the Vision Plan."

In order to meet the stated goal of creating a vibrant urban neighborhood, the Old Town/ Chinatown Development Plan recognizes that existing underutilized buildings which are not in themselves historic "should be replaced with new structures." The Old Town/ Chinatown Development Plan, as adopted by City Council in 1999, indicates the demolition of the 'Dirty Duck' property for new development potential. The Plan goes on to recommend the acquisition/development of Block 25 as the highest priority and worthy of immediate action.

In closing, based upon the established demolition approval criteria, we believe the Landmarks Commission should evaluate this application on the adopted planning policies. If the Landmarks Commission's goal is to enact change to the adopted codes and policies of the City, we recommend they work with the other City agencies and stakeholders to be visibly involved with the planning process which is currently creating the Portland Plan.

The redevelopment of this block has been the subject of an extensive public process. The demolition of this building and the redevelopment of the site have been called for in the numerous plans resulting from these planning efforts. Stakeholders consistently supported a redevelopment plan to develop a new facility on the current 'Dirty Duck' site. We look forward to discussing these issues with you further.

Sincerely,

SERA Architects

Joseph Pinzone, AIA, NCARB
Principal

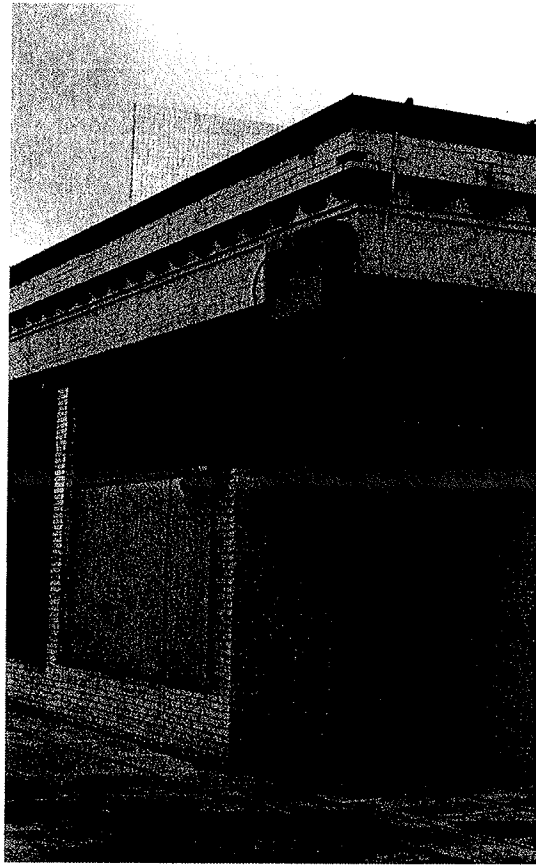
Melvin Mark

Blanchet House of Hospitality

314 NW Glisan

Type IV Land Use Review Application

November 12, 2009 - revised



SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

1. The proposed development is consistent with the
2. Comprehensive Zoning Ordinance, specifically the
3. provisions regarding the use of the site for
4. the proposed purpose.

5. The site is currently zoned for
6. residential use, which is compatible with
7. the proposed development. The proposed
8. development will not have any adverse
9. impacts on the surrounding area. The
10. proposed development is in compliance
11. with all applicable zoning regulations.
12. The proposed development is a
13. well-served by public transportation
14. and other amenities. The proposed
15. development is a well-served by
16. public transportation and other
17. amenities. The proposed development
18. is a well-served by public
19. transportation and other amenities.
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37. well-served by public transportation
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39. development is a well-served by
40. public transportation and other
41. amenities. The proposed development
42. is a well-served by public
43. transportation and other amenities.

I. APPLICATION



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandonline.com/bds



Land Use Review Application		File Number:
FOR INTAKE, STAFF USE ONLY		
Date Rec _____ by _____	Qtr Sec Map(s) _____ Zoning _____	
<input type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Type Ix <input type="checkbox"/> Type III <input type="checkbox"/> Type IV	Plan District _____	
LU Reviews _____	Neighborhood _____	
[Y] [N] Unincorporated MC	District Coalition _____	
[Y] [N] Flood Hazard Area (LD & PD only)	Business Assoc _____	
[Y] [N] Potential Landslide Hazard Area (LD & PD only)	Related File # _____	

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site
Address or Location 314-316 NW Glisan Portland OR 97209
Cross Street Third Ave. **Sq. ft./Acreage** 9500 sq. ft. (100' x 95')

Site tax account number(s)
R CA1N1E34CA 300 **R** **R**
R **R** **R**
Adjacent property (in same ownership) tax account number(s)
R N/A **R** **R**

Describe project
The project is a new building that would replace the Blanchet House of Hospitality. Proposal consists of a 3-story residential building and 'Soup Kitchen' for low-income and homeless, with the possibility of adding an additional residential floor in the future.
The new building will increase the number of potential residents, and provide improved food storage, food preparation, cooking, and dining facilities.
Residential units are SRO style rooms shared by two residents, with central shared bathrooms, laundry and community rooms on each of the residential floors. Resident cooking and dining is at ground level in main facility. The community rooms include small kitchenettes at each floor.

Describe proposed stormwater disposal methods
N/A

Identify requested land use reviews
Type IV demolition Review

- **Design Review** - For new development, provide project valuation. **\$ \$106,500**
For renovation, provide exterior alteration value.
- **Land Divisions** - Identify number of lots (include lots for existing development). yes no
New street (public or private)? **continued / over**

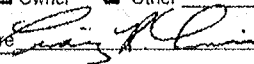
lu_app 03/17/08

City of Portland Oregon - Bureau of Development Services

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT, check all that apply Applicant Owner Other

Name Craig Lewis Signature 

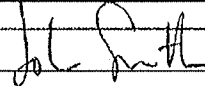
Company/Organization Melvin Mark Companies

Mailing Address 111 SW Columbia, Suite 1380

City Portland State OR Zip Code 97201

Day Phone 503-546-4547 FAX 503-223-4606 email clewis@melvinmark.com

Check all that apply Applicant Owner Other

Name John Smith Signature 

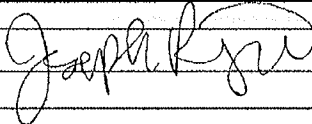
Company/Organization SERA Architects

Mailing Address 338 NW 5th Ave.

City Portland State OR Zip Code 97209

Day Phone 503-445-7350 FAX 503-445-7395 email johns@serapdx.com

Check all that apply Applicant Owner Other

Name Joe Pinzone Signature 

Company/Organization SERA Architects

Mailing Address 338 NW 5th Ave.

City Portland State OR Zip Code 97209

Day Phone (503) 445-7360 FAX (503) 445-7395 email joep@serapdx.com

Check all that apply Applicant Owner Other

Name _____ Signature _____

Company/Organization _____

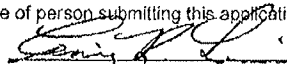
Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Print name of person submitting this application Craig Lewis

Signature 

Phone number 503-546-4547 Date 11/12/09

II. WRITTEN STATEMENT

REQUESTED LAND USE REVIEWS

- Type IV Demolition Review

EXECUTIVE SUMMARY

The Blanchet House of Hospitality (BHH) is a charitable organization whose mission is to provide food and temporary housing to those in need. From its current location on NW 4th and Glisan, Blanchet House provides no cost daily meals to the homeless / poor and provides no-cost housing to those recovering from alcohol and drug dependencies. The food service operation serves 600-800 meals a day and is open six days a week. The mission houses 29 men and is currently at full capacity with a lengthy waiting list. The Blanchet House is completely self-supporting and is operated by volunteers and funded through private donations. A volunteer Board of Directors has led the organization since its inception over fifty years ago.

Blanchet House has been looking to update its outdated facility and expand their current meal service and housing capacity. To facilitate the process, Blanchet House has been working closely with the Portland Development Commission (PDC) over the last several years to locate a site within the neighborhood for its redevelopment project. Through an extensive community process, a PDC owned property on Block 25 was selected. The property, located at the corner of NW 3rd Ave and Glisan, is the current site of the 'Dirty Duck'. BHH entered into a Disposition and Development Agreement (DDA) for the property with the PDC in December 2008.

Redevelopment on the site of the current 'Dirty Duck' will involve the demolition of a structure that is classified as a "secondary contributing" building within the Old Town/Chinatown Historic District nomination form.

The proposed Blanchet House facility will almost double the current housing capacity and will provide new kitchen and dining facilities allowing the facility to meet its programmatic needs. The current dining room only serves 41 guests at a time, resulting in a long line that can stretch two blocks at mealtime. The new building will provide seating for 100 people, and is designed with a large indoor queuing area which will accommodate 50-70 people, tripling the capacity of the current facility. These key elements will allow Blanchet House to be a more respectful and welcoming place for guests and an unobtrusive neighbor in the community.

DESIGN GOALS FOR THE DEVELOPMENT

The primary goals for the development of the Blanchet House are as follows:

- The facility wants to project a feeling of warmth and community; other descriptors include inviting, simplicity, sustainable and durable.
- Getting people off the street.
- Create safe, drug and alcohol-free housing and a daily routine for men who want to get clean and off the streets.
- Expanding food service capacity.
- Expanding housing capacity.
- Potentially create transition housing for "graduates" (e.g. men that can stay for a short period of time that do not work in Blanchet but have another job outside Blanchet).

BACKGROUND

Community Process

BHH and PDC have met extensively with community stakeholders to explore and analyze the opportunities associated with locating a new facility within Old Town/Chinatown (OT/CT). To date, there have been in excess of twelve meetings with the OT/CT Neighborhood Association, OT/CT Visions Committee and the OT/CT Joint Land Use Committee which formed the decision to site the new Blanchet House at the corner of NW 3rd Ave and Glisan. Stakeholders consistently supported a redevelopment plan to develop a new facility on the current 'Dirty Duck' site. In November of 2008, Resolution No. 6651 was adopted to authorize PDC to enter into a Deposition and Development Agreement (DDA) with BHH to promote the construction of the new Blanchet House, including conveyance of the site and additional financial assistance.

11/06/07	OT/CT Neighborhood Association Meeting
11/14/07	OT/CT Visions Committee Meeting
12/04/07	OT/CT Neighborhood Association Meeting
12/12/07	OT/CT Visions Committee Meeting
01/08/08	OT/CT Neighborhood Association Meeting
01/09/08	OT/CT Visions Committee Meeting
01/16/08	OT/CT Joint Land Use Committee Meeting
01/29/08	OT/CT Joint Land Use Committee Meeting
02/01/08	OT/CT Joint Land Use Committee Meeting
02/05/08	OT/CT Joint Land Use Committee Meeting
02/05/08	OT/CT Neighborhood Association Meeting
02/06/08	Old Town Lofts Condo Association Meeting
02/13/08	OT/CT Visions Committee Meeting

BHH will continue to work with the community to develop a "Good Neighbor agreement" related to the development and operation of the new Blanchet House facility.

Existing Building

The 'Dirty Duck' property is a quarter-block (95' x 100') building with two primary facades facing North and East. The property is located in the Old Town/Chinatown District at the Northwest corner of Block 25; NW Third Ave. and Glisan. This district was nominated to the National Register in 1989; as part of the District nomination the building was classified as a Secondary Contributing structure to the district. The existing 'Dirty Duck' building itself is not on the National Register.

The property was purchased by PDC for redevelopment in 1991. The single story masonry structure was built in 1916 as several attached structures and has had very little renovation or capital improvement since that time. The building is functionally and physically obsolete and would require major capital expenditures in order to extend its useful life including accessibility improvements, fire and safety upgrades, renovated systems and finishes¹. The current improvement value of the site is significantly below the land value based upon current assessments. This is just one metric which supports the demolition of the existing building in favor of a more cost and resource-effective redevelopment.

The 'Dirty Duck' is an unreinforced masonry building which would require extensive seismic remediation for reuse and the existing structure is not capable of supporting additional loads. Alterations were noted in the original nomination and included changes to the building façade such as sandblasting of the brick bulkhead, demolition of a bay of the original storefront and replacement with an overhead door, replacement of transoms, and the infill of entire architectural bays on the building elevation. The most striking alteration to the building has occurred at this corner. The original wooden storefront has been completely demolished at this location. The alteration utilizes poorly-laid red building brick formed up in uneven pilasters which are then painted tan to resemble the original buff brick of the façade. The original transom windows have also been removed and replaced with painted T-1-11 plywood siding. This stands in sharp contrast to the original brick and storefront.

Currently the architectural bays show signs of severe brick failure along the pilasters. The pilasters in the storefront are bowing out in some sections due to missing mortar, broken/missing bricks, and cracks. Improper maintenance/use of the structure has also caused damage; in some cases sections of exterior brick walls were demolished to ease tenant alterations, leaving holes into the structure.

These alterations have substantially compromised the original character and condition of the architecture. The altered state of the building is even more obvious today due to further decay from the general lack of repair and maintenance. Given its current condition, economically, the building is not fit for redevelopment or reuse.

¹ Excerpt from PDC, Report No. 08-133

III. DEMOLITION APPROVAL CRITERIA

Section 33.846.080, Demolition Review, provides a process by which to review the demolition of resources, which are identified as contributing to the historic significance of a Historic District. As stated, "Proposals to demolish a historic resource will be approved if the review body finds that one of the following approval criteria is met:

1. Denial of a demolition permit would effectively deprive the owner of all reasonable economic use of the site; or
2. **Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans."**

The following responses outline and illustrate how the Blanchet House redevelopment project is supportive of the community's goals and established policies as required to meet the approval criteria identified by Path 2.

PORTLAND COMPREHENSIVE PLAN

GOAL 2 URBAN DEVELOPMENT

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Urban Diversity, Living Closer to Work, Infill and Redevelopment, Mixed Use and the Central City Plan.

To promote the opportunity for both housing and jobs, Blanchet House and PDC have teamed to develop an enriched living environment coupled with a community services program on the site of the 'Dirty Duck'. The redevelopment is necessary to help mitigate the shortage of crucial social services and alleviate the scarcity of quality affordable housing in this neighborhood.

The proposed project is designed to meet the unique and special needs of a targeted homeless or at-risk population, while providing a safe and stable environment which encourages workforce training and personal growth. The occupants of this building both live and work in the same structure. This creates a mixed use development that fosters urban diversity by promoting the active use of the ground floor via the social services the program provides.

The redevelopment of this property increases density at an otherwise significantly underutilized site while providing a strong presence along a major transit street. The existing 'Dirty Duck'

property, with a FAR of only 1:1 does not provide the transit-supportive density or the vitality desired by the Comprehensive Plan. The proposed project will have an FAR approaching 4:1. While below the maximum allowable FAR, the building will be designed to establish a rhythm and scale which is visually compatible with the existing building character of the neighborhood and reflective of the District overall.

GOAL 3 NEIGHBORHOODS

Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Social Conditions, Neighborhood Diversity and Neighborhood Involvement.

The Blanchet House will provide needed neighborhood social services including providing no-cost daily meals to the homeless/low-income and providing no-cost housing to those recovering from alcohol and drug dependencies. The new facility will also allow the opportunity to provide for a chapel, library, health and other social services. The Blanchet House redevelopment will certainly add to the character and richness of the Old Town/Chinatown neighborhood experience, not only from the context of the buildings, but also from a renewed and revitalized pedestrian experience.

Neighborhood involvement was extensive in informing the siting of the Blanchet House. Furthermore, the projects program, including the decision to provide internal guest queuing, was driven by a public involvement process that resulted in the Old Town/Chinatown Plan. This process allowed residents and businesses the opportunity to have active input in the promotion and development of their neighborhood.

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

To promote diversity in the neighborhood, Blanchet House will qualitatively improve the living standard for low income and special need individuals. The Blanchet House goal is to assist residents through improved living situations and to create a safe and stable housing asset. These services are critical to creating a balanced and diverse community.

GOAL 4 HOUSING

Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.

The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Housing Availability, Sustainable Housing, Housing Safety, Housing Quality, Balanced Communities, Fair Housing, Housing Diversity, Housing Affordability, Housing Continuum and Neighborhood Stability.

The City of Portland's housing policies for downtown call for the preservation of units supporting very low income and special needs populations. Recent and on-going development in the city has caused the loss of such housing through the conversion, demolition and re-development of properties, which have traditionally served this population. This project is the result of the efforts of Blanchet House, with the support of the Portland Development Commission, to develop housing and services to replace those units lost in Portland's neighborhoods and to qualitatively improve the living standard for low income and special need individuals.

The Blanchet House will provide housing for very low-income people. The housing program's primary goal will be to provide an enriched living environment for independent tenants that require services, while providing a safe and stable environment. Very low income people are often isolated and sometimes homeless. The Blanchet House's goal is to assist residents through improved socialization space and amenities within the residential space of the building and to create a safe and stable housing asset. These services are critical to creating a balanced community and effective transitional housing. A safe and healthy built environment is dependent upon housing that serves all of Portland's citizens; at all income levels. This housing option provides the homeless population access to a transitional program that could eventually lead to permanent housing.

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

Blanchet House will promote conservation and sustainable development patterns through the use of energy-efficient design and practices. These practices will educate the buildings occupants and stimulate environmental stewardship.

GOAL 5 ECONOMIC DEVELOPMENT

Foster a strong and diverse economy which provides a full range of employment and economic choices for individuals and families in all parts of the city.

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

The Old Town/Chinatown Development Plan, adopted in 1999, established the framework to restore economic vitality in the District by calling for a concentration of new development adjacent to the Classical Chinese Garden, maintaining its rich diversity and reducing the barriers at the district edges. The Blanchet House promotes these objectives by strengthening the Northern gateway to the district, providing an array of necessary social services and improving the perception of pedestrian 'safety'. The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the opportunities for economic development. A safe and active street will enhance the character of the neighborhood and promote future development.

The proposed Blanchet House redevelopment provides needed investment in the revitalization of an urban cultural/business district and has the ability to foster further economic development and tourism. The project has the ability to serve as a catalyst to generate new interest, investment, and revenue in Council-designated Urban Renewal Area.

Due to the acknowledged extent of prior modification and lack of ongoing maintenance, the existing storefront of the current 'Dirty Duck' development turns it back to the neighborhood. The redevelopment will provide increased transparency at the pedestrian level will allow pedestrians to view, and share in the building's vibrant ground floor activities. The storefront configuration and glazing panels have been so extensively modified, including the addition of imposing panels and opaque glazing, that few of the bays actually represent the detail, materials and/or proportions of the original building.

The project provides a diversity of housing and social service opportunities to meet the varied needs of individuals in this neighborhood. This project is an important step for Portland's commitment to end homelessness.

The Blanchet House redevelopment has garnered consensus at the community and neighborhood levels which has been bolstered by public involvement and neighborhood support. The Old Town/Chinatown Development Plan, as adopted by City Council in 1999, indicates the demolition of the 'Dirty Duck' property for new development potential including the Blanchet House facility.

GOAL 7 ENERGY

Promote a sustainable energy future by increasing energy efficiency in all sectors of the city by ten percent by the year 2000.

The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Energy Efficiency in Residential Buildings and Waste Reduction and Recycling.

Utilities are the single largest expense for the mission and can be upwards of \$50,000 per year. To address this significant cost, which equals half of their entire budget, the Blanchet House Board has identified energy and water conservation as a very important component for new development. Reduced operational costs over the lifecycle of the building will allow the organization to direct more of its resources towards its program and social mission. The Blanchet House has targeted LEED Gold as the baseline with a goal of Platinum. The project will use a combination of efficiency strategies to achieve significant energy savings. Currently, the proposed project is estimated to use 66% less energy than a comparable building.

Sustainable energy features of the proposed Blanchet House include high-performance walls and glazing, ground source closed loop heat pump, high-efficiency condensing gas water heaters, solar thermal water system, third-party photovoltaic's, and kitchen hood heat recovery.

GOAL 8 ENVIRONMENT

Maintain and improve the quality of Portland's air, water and land resources and protect neighborhoods and business centers from detrimental noise pollution.

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

Blanchet House has identified water conservation as a very important component for the development of their new facility. Reduced operational costs over the lifecycle of the building will allow the organization to direct more of its resources towards its program and social mission. Through an integrated design process, the project aims to develop a highly integrated water use strategy that achieves Net-zero municipal water use for the residential portion of the building. The project also plans to include the implementation of the City of Portland's first grey water reuse system, incorporating the new Statewide Alternate Means and Methods OPSC 08-02.

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

GOAL 12 URBAN DESIGN

Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.

The proposed project is supportive of this goal and contributes towards the following associated policies and objectives; Portland's Character, Provide for Pedestrians, Preserve Neighborhoods and Design Quality.

The design of the building will be consistent with Portland's character and harmonious with the architectural language and character used throughout the area. The building will use the typical Portland tripartite composition. Many turn of the century Portland landmark buildings are designed with this base, shaft, and attic story articulation. This composition forms part of the collective architectural memory of Portland, and its presence in the form of the building will emphasize Portland themes.

The Blanchet House will be designed to maintain historical consistency, scale and character with the surrounding district and support the qualities of the neighborhood. The massing of the building will respond to the contextual cues provided by the neighborhood. The tripartite composition, the horizontal banding of cornices, window proportion and rhythm, the use of brick all play off existing buildings and the neighborhood building types. These traditional elements will be re-interpreted and integrated into the design detailing to establish a rhythm and scale which is visually compatible with the existing building character and reflective of the skilled craftsmanship common within the District.

A contemporary interpretation of familiar compositions, such as the three part building composition typical of Portland and masonry pilaster detailing, provides unifying elements for the project. The Blanchet House design picks up on the contextual elements in the Old Town/Chinatown neighborhood and re-interprets them in a contemporary, yet sympathetic design. These elements allow for the building to anchor itself in its surrounding.

By providing increased transparency at the ground level to allow pedestrians to view in, and share in the building's vibrant ground floor activities, the proposed Blanchet House will provide a rich and diverse experience for pedestrians. The pedestrian system will be reinforced and enhanced by several elements in the design. These essential elements are the glazed ground floor which provides 'eyes on the street', internal queuing, entrance canopies, lighting and street trees.

CENTRAL CITY PLAN

POLICY 1 ECONOMIC DEVELOPMENT

Build upon the Central City as the economic heart of the Columbia Basin, and guide its growth to further the City's prosperity and livability.

The Old Town/Chinatown Development Plan, adopted in 1999, established the framework to restore economic vitality in the District by calling for a concentration of new development adjacent to the Classical Chinese Garden, maintaining its rich diversity and reducing the barriers at the district edges. The Blanchet House promotes these objectives by strengthening the Northern gateway to the district, providing an array of necessary social services and improving the perception of pedestrian 'safety'. The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the opportunities for economic development. A safe and active street will enhance the character of the neighborhood and promote future development.

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

The proposed Blanchet House redevelopment provides needed investment in the revitalization of an urban cultural/business district and has the ability to foster further economic development and tourism. The project has the ability to serve as a catalyst to generate new interest, investment, and revenue in Council-designated Urban Renewal Area.

POLICY 2 THE WILLAMETTE RIVERFRONT

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

Not Applicable.

POLICY 3 HOUSING

Maintain the Central City's status as Oregon's principal high density housing area by keeping housing production in pace with new job creation.

The City of Portland's housing policies for downtown call for the preservation of units supporting very low income and special needs populations. Recent and on-going development in the city has caused the loss of such housing through the conversion, demolition and re-development of properties, which have traditionally served this population. This project is the result of

the efforts of Blanchet House, with the support of the Portland Development Commission, to develop housing and services to replace those units lost in Portland's neighborhoods and to qualitatively improve the living standard for low income and special need individuals.

Blanchet House provides no cost daily meals to the homeless / poor and provides no-cost housing to those recovering from alcohol and drug dependencies. The proposed Blanchet House facility will almost double the current housing capacity and will provide new kitchen and dining facilities allowing the facility to meet its programmatic needs.

The housing program's primary goal will be to provide an enriched living environment for independent tenants that require services, while providing a safe and stable environment. Very low income people are often isolated and sometimes homeless. The Blanchet House's goal is to assist residents through improved socialization space and amenities within the residential space of the building and to create a safe and stable housing asset. These services are critical to creating a balanced community and effective transitional housing. A safe and healthy built environment is dependent upon housing that serves all of Portland's citizens; at all income levels. This housing option provides the homeless population access to a transitional program that could eventually lead to permanent housing.

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

The project provides a diversity of housing and social service opportunities to meet the varied needs of individuals in this neighborhood. This project is an important step for Portland's commitment to end homelessness.

POLICY 4 TRANSPORTATION

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

Not Applicable.

POLICY 5 HUMAN SERVICES

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

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

The proposed project is designed to meet the unique and special needs of a targeted homeless or at-risk population, while providing a safe and stable environment which encourages workforce training and personal growth. The occupants of this building both live and work in the same structure. This creates a mixed use development that fosters individual opportunities and independence by promoting a range of social services including opportunities for job training and employment, daily meals and aid, and transitional housing.

POLICY 6 PUBLIC SAFETY

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

The Blanchet House redevelopment project promotes the objective of public safety by improving the public perception of pedestrian 'safety', decreasing the likelihood of actual crime and improving the safety of the building occupants and guests.

The current queuing of persons on sidewalks creates discomfort and conflict for other pedestrians. With the Blanchet House redevelopment, meal lines will be located within the building, therefore improving the pedestrian experience and strengthening the overall environment within the larger community.

The redevelopment will provide increased transparency at the pedestrian level which will allow pedestrians to view in, and share in the building's vibrant ground floor activities. The ground floor activities will provide continuous "eyes on the street" and will function to decrease the likelihood of crime.

In addition, the current 'Dirty Duck' building is in substantial disrepair and contributes significantly to the blight of the area. The alterations made over the years have substantially compromised its contribution to the public welfare. The Blanchet House redevelopment project will improve the safety of building occupants (existing building is unreinforced masonry construction) and should substantially improve the perception of unsafe streets within the neighborhood. A safe and active street presence will enhance the character of the neighborhood and further promote public safety.

POLICY 7 NATURAL ENVIRONMENT

Improve the Central City's environment by reducing pollution, keeping the Central City clean and green, and providing opportunities to enjoy nature.

Blanchet House will promote conservation and sustainable development patterns through the use of energy-efficient design and practices. These practices will educate the buildings occupants and stimulate environmental stewardship.

Utilities are the single largest expense for the mission and can be upwards of \$50,000 per year. To address this significant cost, which equals half of their entire budget, the Blanchet House Board has identified energy and water conservation as a very important component for new development. Reduced operational costs over the lifecycle of the building will allow the organization to direct more of its resources towards its program and social mission. The Blanchet House has targeted LEED Gold as the baseline with a goal of Platinum.

The project will use a combination of efficiency strategies to achieve significant energy savings. Currently, the proposed project is estimated to use 66% less energy than a comparable building. Through an integrated design process, the project aims to develop a highly integrated water use strategy that achieves Net-zero municipal water use for the residential portion of the building. The project also plans to include the implementation of the City of Portland's first grey water reuse system, incorporating the new Statewide Alternate Means and Methods OPSC 08-02

POLICY 8 PARKS AND OPEN SPACES

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

Not Applicable.

POLICY 9 CULTURE AND ENTERTAINMENT

Provide and promote facilities, programs and public events and festivals that reinforce the Central City's role as a cultural and entertainment center for the metropolitan and northwest region.

Not Applicable.

POLICY 10 EDUCATION

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

Not Applicable.

POLICY 11 HISTORIC PRESERVATION

Preserve and enhance the historically and architecturally important buildings and places and promote the creation of our own legacy for the future.

The project site for the Blanchet House redevelopment is located in the Old Town/Chinatown District at the Northwest corner of Block 25; NW Third Ave. and Glisan. This district was nominated to the National Register in 1989; as part of the District nomination the existing building was classified as a Secondary Contributing structure to the district. The existing 'Dirty Duck' building itself is not on the National Register and based upon its substantial alterations, decay and general lack of repair and maintenance, should not be considered as an architecturally significant structure.

The proposed Blanchet House will enhance the visual quality of the District by being designed to maintain historical consistency with the surrounding district and supportive of the overall neighborhood qualities. The massing of the building will respond to the contextual cues provided by the neighborhood. Traditional building elements will be re-interpreted and integrated into the design detailing to establish a rhythm and scale which is visually compatible with the existing building character and reflective of the skilled craftsmanship common within the District.

Although the District does not have an adopted set of historic design guidelines, the project team is using the neighboring Skidmore/ Old Town design guidelines to influence the design and provide congruity with the district.

The current zoning in place for the site allows for significant density, up to 9:1 FAR and 350' in height. These densities are out of character with the historic district. The proposed project will have an FAR approaching 4:1 and a height consistent with the historic neighborhood buildings. Well below the maximum allowable FAR, the building will be designed to establish a rhythm and scale which is visually compatible with the existing building character of the neighborhood and reflective of the District overall.

POLICY 12 URBAN DESIGN

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

The design of the building will be consistent with Portland's character and harmonious with the architectural language and character used throughout the area. The building will use the typical Portland tripartite composition. Many turn of the century Portland landmark buildings are designed with this base, shaft, and attic story articulation. This composition forms part of the collective architectural memory of Portland, and its presence in the form of the building will emphasize Portland themes.

A contemporary interpretation of familiar compositions, such as the three part building composition typical of Portland and masonry pilaster detailing, provides unifying elements for the project. The Blanchet House design picks up on the contextual elements in the Old Town/Chinatown neighborhood and re-interprets them in a contemporary, yet sympathetic design. These elements allow for the building to anchor itself in its surrounding.

By providing increased transparency at the ground level to allow pedestrians to view in, and share in the building's vibrant ground floor activities, the proposed Blanchet House will provide a rich and diverse experience for pedestrians. The pedestrian system will be reinforced and enhanced by several elements in the design. These essential elements are the glazed ground floor which provides 'eyes on the street', internal queuing, entrance canopies, lighting and street trees

POLICY 13 PLAN REVIEW

Periodically review the progress of the Central City Plan.

Not Applicable.

POLICY 16 NORTH OF BURNSIDE

Extend downtown development toward Union Station and the Broadway Bridge while protecting existing housing and social services for the district's special needs populations.

The Blanchet House will be designed to maintain historical consistency with the surrounding district and support the qualities of the neighborhood. The massing of the building will respond to the contextual cues provided by the neighborhood. Redevelopment of the Blanchet House on the site will enhance and upgrade the City's affordable housing stock, bring new life and activity to the streetscape and enhance the community by returning vibrancy and life to the Northern entrance to the Old Town/Chinatown District.

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

One of the specific actions noted under this policy is to "increase the supply of housing for no and low-income individuals". Blanchet House provides no-cost housing to those recovering from alcohol and drug dependencies. The proposed Blanchet House facility will almost double the current housing capacity and will provide new kitchen and dining facilities allowing the facility to meet its programmatic needs.

OLD TOWN/CHINATOWN DEVELOPMENT PLAN

GOAL **BLOCK 25 DEVELOPMENT**

Acquire most of the block bounded by Glisan, Flanders, 3rd and 4th, undertake predevelopment work and prepare a development offering for the block that would include parking, housing, first floor retail and accommodation of the Blanchet House functions.

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

In order to meet the stated goal of creating a vibrant urban neighborhood, the Old Town/ Chinatown Development Plan recognizes that existing underutilized buildings which are not in themselves historic "should be replaced with new structures." The Old Town/ Chinatown Development Plan, as adopted by City Council in 1999, indicates the demolition of the 'Dirty Duck' property for new development potential. The Plan goes on to recommend the acquisition/development of Block 25 as the highest priority and worthy of immediate action.

10-YEAR PLAN TO END HOMELESSNESS IN PORTLAND

PLAN **HOUSING FIRST**

These principles emphasize a "housing first" methodology for ending chronic homelessness and focus on shortening the length of homelessness experienced by anyone in our community.

The proposed Blanchet House is designed to meet the unique and special needs of a targeted homeless or at-risk population while providing a safe and stable environment which encourages workforce training and personal growth. The Blanchet House provides no cost daily meals to the homeless / poor and provides no-cost housing to those recovering from alcohol and drug dependencies. The current facility houses 29 men and is currently at full capacity with a lengthy waiting list. The proposed building will almost double the current housing capacity and will provide new kitchen and dining facilities allowing the facility to greatly expand its meal service.

This housing option provides the homeless population access to a transitional program that could eventually lead to permanent housing. This project is an important step for Portland's commitment to address homelessness.

SHELTER RECONFIGURATION PLAN

GOAL STREET PEOPLE

Some blame the missions and other shelters for people “hanging out” on the street, especially in front of their buildings. Some of this “problem” could be alleviated if the facilities could offer indoor accommodations for people who are waiting for services (e.g. shelter or meals).

The Blanchet House redevelopment addresses concerns listed above by providing queuing for persons off city sidewalks. Queuing on the sidewalk creates discomfort for other pedestrians and impacts the perception of the area. With redevelopment, meal lines will be moved within the building, providing: 1) An improved pedestrian experience; 2) Economic development opportunities by improving perceptions; and 3) A social service that serves people in a dignified manner (i.e. providing a comfortable place to wait).

ADDITIONAL EVALUATION FACTORS

2A The merits of demolition.

Demolition would allow the goals of the Council-adopted Old Town/Chinatown Development Plan to be realized and would establish the opportunity to restore economic vitality in the District by calling for a concentration of new development adjacent to the Classical Chinese Garden, while maintaining its rich diversity and reducing the perceived barriers at the district edges. The Blanchet House redevelopment promotes these objectives by strengthening the Northern gateway to the district, providing an array of necessary social services and improving the perception of pedestrian ‘safety’.

The existing building is functionally and physically obsolete and the demolition of it would provide the opportunity for revitalization and redevelopment while reducing the existing blight. Demolition of the existing deteriorating structure would strengthen the pedestrian experience around the Classical Chinese Gardens.

2B The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;

Redevelopment of the Blanchet House on the site will enhance and upgrade the City’s affordable housing stock, bring new life and activity to the streetscape and enhance the community by returning vibrancy and life to the Northern entrance to the Old Town/Chinatown District.

City of Portland Housing Policies call for the preservation of units supporting very low income and special needs populations. The merits of the new development will quantitatively and qualitatively improve the living standard for low income and

special needs individuals. These development merits are also in line with the Portland Comprehensive Plan, Goal 4 – Housing.

Blanchet House provides services to meet the unique and special needs of a targeted homeless or at-risk population while providing a safe and stable environment which encourages workforce training and personal growth. Demolition, and the subsequent redevelopment, will allow Blanchet House to expand its services and assist a greater number of at-risk citizens.

Public Safety; the Blanchet House redevelopment project promotes the objective of public safety by improving the public perception of pedestrian 'safety', decreasing the likelihood of actual crime and improving the safety of the building occupants and guests.

2C The effect demolition of the resources would have on the area's desired character;

The current 'Dirty Duck' building is in substantial disrepair and contributes significantly to the blight of the area. The alterations made over the years have substantially compromised the original character and condition of the architecture. The altered state of the building is even more obvious today due to further decay resulting from the general lack of repair and maintenance. Given its current condition, economically, the building is not fit for redevelopment or reuse. Its demolition would allow the Old Town/Chinatown Development Plan goals of redevelopment to be realized.

The effect of demolition would be a new mixed use project that improves the safety of building occupants (existing building is unreinforced masonry construction), provides a gateway to the Northern end of the district and improves the perception of unsafe streets. These issues have been the subject of numerous neighborhood meetings, DDA agreements, and Development Plans. The demolition may stimulate the economic vitality of the District by encouraging a concentration of new development adjacent to the Classical Chinese Garden, and reducing the barriers at the district edges.

2D The effect that redevelopment on the site would have on the area's desired character;

This redevelopment is an attempt to locate the social services of Blanchet House within the neighborhood, while addressing issues of concern regarding the surrounding areas character. The Blanchet House redevelopment would contribute to a vibrant streetscape, provide transparency at the pedestrian level and create an 'eyes on neighborhood' approach to improve safety.

The Old Town/Chinatown Development Plan calls for "Streets for People". The Blanchet House redevelopment also addresses District concerns regarding queuing by providing queuing for persons off the city sidewalks. Queuing on the sidewalk creates discomfort for other pedestrians and impacts the perception of

the area. With redevelopment, meal lines will be located within the building, providing: 1) an improved pedestrian experience; 2) economic development opportunities by improving perceptions; and 3) a social service that serves people in a dignified manner (i.e. providing a comfortable place to wait).

This redevelopment would also address the existing blight as exacerbated by the 'Dirty Duck'. Redevelopment of the Blanchet House on the site will enhance and upgrade the City's affordable housing stock, bring new life and activity to the streetscape and enhance the community by returning vibrancy and life to the Northern entrance to the Old Town/Chinatown District.

The Blanchet House will be designed to maintain historical consistency with the surrounding district and support the qualities of the neighborhood. The massing of the building will respond to the contextual cues provided by the neighborhood. The tripartite composition, the horizontal banding of cornices, the use of brick all play off existing buildings and the neighborhood building types. These traditional elements will be re-interpreted and integrated into the design detailing to establish a rhythm and scale which is visually compatible with the existing building character and reflective of the skilled craftsmanship common within the District.

2E The merits of preserving the resource, taking into consideration the purposes described in Subsection A;

The existing structure does not significantly contribute to beautify the city, enhance civic identity or promote economic vitality. The scale of the existing building is underwhelming and does little to contribute to framing the entrance to the Old Town/Chinatown Historic District.

2F Any proposed mitigation for the demolition.

Although the District does not have an adopted set of historic design guidelines, the project team is using the neighboring Skidmore/ Old Town design guidelines to influence the design and provide congruity with the district.

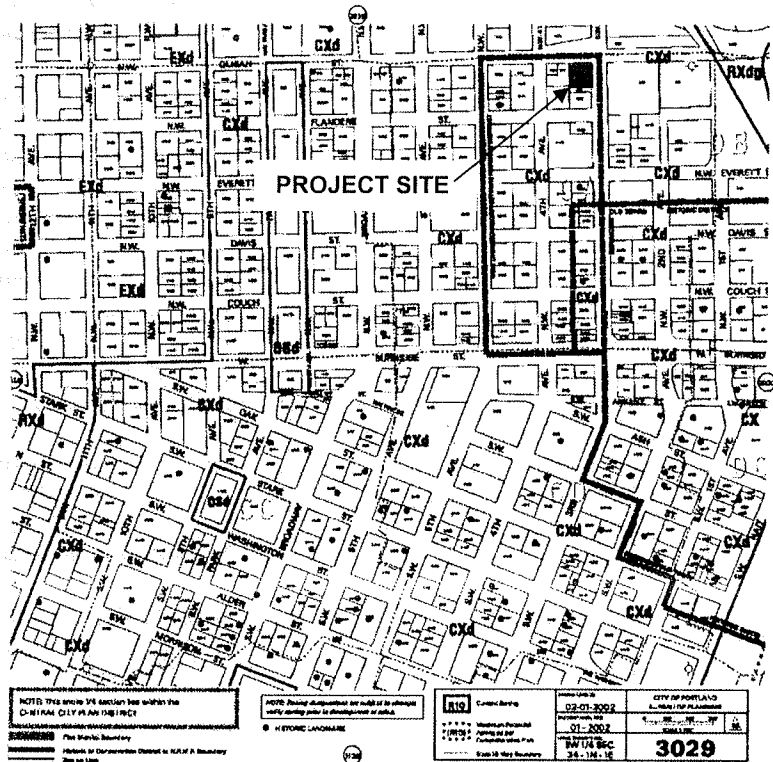
The current zoning in place for the site allows for significant density, up to 9:1 FAR and 350' in height. These densities are out of character with the historic district. The proposed project will have an FAR approaching 4:1 and a height consistent with the historic neighborhood buildings. Well below the maximum allowable FAR, the building will be designed to establish a rhythm and scale which is visually compatible with the existing building character of the neighborhood and reflective of the District overall.

The development team is proposing to coordinate with other agencies to plan a 'pocket park' to mark the Northern entrance to District. This would help to strengthen the gateway to the district and provide a sense of arrival, vibrancy and new life to the area.

IV. ZONING ANALYSIS

ZONING

The property is located in a CX (Central Commercial) zone with a 'd' (Design) overlay and is also within the boundaries of the Central City Plan District and the New Chinatown / Japantown Historic District. See City Map 3029.



Design (d) Overlay Zone Description (33.420)

The Design overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Design Guidelines (33.420.051)

Guidelines specific to a design district have been adopted for the areas shown on maps 420-1 through 420-3 and 420-5 through 420-6 at the end of this chapter. All other areas within the Design Overlay Zone use the Community Design Guidelines.

Demolition Review (33.846.080)

Demolition review protects resources that have been individually listed in the National Register of Historic Places or are identified as contributing to the historic significance of a Historic District or a Conservation District. It also protects Historic Landmarks and Conservation Landmarks that have taken advantage of an incentive for historic preservation and historic resources that have a preservation agreement. Demolition review recognizes that historic resources are irreplaceable assets that preserve our heritage, beautify the city, enhance civic identity, and promote economic vitality.

Central City Plan (33.510)

The Central City plan district implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area.

CX Zone Description (33.130)

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

ALLOWED USES (33.130.100)

The following are allowed uses (from table 130.1) within the CX zone, provided the development complies with the various Development Standards and other zoning regulations of the zoning code:

Allowed by right:	Household Living, Retail & Services , Office, Commercial Outdoor Recreation, Major Event Entertainment, Parks & Open Areas, Schools, Colleges, Medical Centers, Religious Institution, and Daycare.
Allowed with conditional use and /or limitations	Group Living , Quick Vehicle Servicing, Vehicle Repair, Commercial Parking, Self-Service Storage, Manufacturing & Production, Wholesale Sales, Industrial Service, Basic Utilities, Community Service, Agriculture, Aviation, Detention Facilities, Mining, Radio Frequency Transmission Facilities and Rail Lines and Utility Corridors.

The proposed project will provide multiple primary uses, including retail and services and group living uses as allowed by special regulations in Section 33.239, Group Living.

DEVELOPMENT STANDARDS (Table 130.3, CX, 33.510)

Feature	Standard	Proposed	Code Section
FAR max (base zone)	4:1 (base) * 9:1 (CC plan) 12:1 (bonus)	1:1	33.130.205 33.510.200/ 210
Height Limit	75' (base) 350' (CC plan) 425' (bonus)	53'	33.130.210 33.510.205/ 210
Min. Bldg. Setbacks (Street Lot Lines or Abutting OS, C, E or I)	0'	0'	33.130.215
Min. Bldg. Setbacks (Abutting R zoning)	0'-14'	N/A	33.130.215 Table 130-4
Max. Bldg. Setbacks (street lot line)	None (base)	0'	33.130.215 33.510.215
Max. Bldg. Setbacks (transit/ pedestrian)	10'	0'	33.130.215
Req'd Building Lines	N/A	N/A	33.510.215
Building Coverage	No Limit	Complies	33.130.220
Min. Landscaped Area	None	Complies	33.130.225
Min Landscaping (Abutting R zoning)	5' @ L3	N/A	33.130.215.B
Ground Floor Window	Applies	Complies	33.130.230 33.510.220
Ground Floor Active Use	Applies	Complies	33.510.225
Pedestrian Reqs.	Applies	Complies	33.130.240
Required Parking	None	Complies	33.266

* The floor area ratio standards in Table 130-3 are for non-residential uses only. Per section 33.130.205.B, floor area ratio for residential uses is not calculated as part of the FAR for the site and is allowed in addition to the FAR limits.

The proposed project complies with the noted standards.

BONUSES (33.510.210)

Height Bonus (33.510.210.D/E): The maximum height bonus that is allowed is 75 feet.

FAR Bonus (33.510.210.C): A maximum additional FAR of 3:1 is available as follows.

Bonus Type	Additional Sq. Ft.	Max. Additional FAR or Area Allowed	Code Section
Residential	1 per 1	3	33.510.210.C1
Day Care	3 per 1	-	33.510.210.C2
Roof Top Garden	1 per 1	-	33.510.210.C4
Percent for Art	1 FAR for 1% of value	2	33.510.210.C6
Water Feature	0.1 FAR for 0.1 % of value	0.5	33.510.210.C7
Locker Room	40 per 1 SF of locker room	-	33.510.210.C8
Eco Roof	1 per 1 (10% to 30% of area) 2 per 1 (30% to 60% of area) 3 per 1 (60% to 100% of area)	3	33.510.210.C10
Middle Income Housing	3 per 1	3	33.510.210.C13

The proposed project is within the base standards and does not require any bonus options.

DEVELOPMENT ANALYSIS

#	Description	Formula	
1	Site Area	-	9,500
2	Total Nonresidential Area	-	9,310
3	Site FAR 9:1 (Plan)	FAR 9x1	85,500
4	Total Nonresidential Allowable Area	=3	85,500

The proposed project non-residential area is significantly under the allowable area at 9,310sf.

FLOOR AREA RATIO (33.130.205)

The floor area ratios are stated in Table 130-3 and apply to all non-residential development. Floor area for residential uses is not calculated as part of the FAR for the site and is allowed in addition to the FAR limits.

The proposed FAR complies with the noted standard.

HEIGHT (33.130.210)

The height limits for all structures are stated in Table 130-3. Exceptions to the maximum height standard include allowable projections, rooftop access, mechanical equipment, antennas and utility facilities.

The proposed building height and any rooftop equipment comply with this standard.

SETBACKS - MAX (33.130.215.C)

The maximum building setback is 10 feet. The following requirements are for sites with one transit street and one intersecting non-transit street. On a transit street, 100 percent of the length of the ground level street-facing façade of the building must be within the maximum setback (Standard 2). On a non-transit street, at least 50 percent of the length of the ground level street-facing façade of buildings must be within 10 feet of the street lot line (Standard 1). If the site has three or more block frontages, this standard only applies to two frontages.

The proposed project layout complies with the noted standard.

REQUIRED BUILDING LINES (33.510.215)

New development and major remodeling projects along a frontage containing a required building line must comply with either Subparagraphs a. or b. below, except where there is also a special building line. Exterior walls of buildings designed to meet the requirements of this paragraph must be at least 15 feet high.

- a) The building must extend to the street lot line along at least 75 percent of the lot line; or
- b) The building must extend to within 12 feet of the street lot line for 75 percent of the lot line. Except in the South Waterfront Subdistrict, the space between the building and the street lot line must be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places."

The noted standard is not applicable to the proposed project.

BUILDING COVERAGE (33.130.220)

The maximum or minimum building coverage standards are stated in Table 130-3 and apply to all buildings and covered structures.

The proposed project complies with the noted standard.

GROUND FLOOR WINDOWS (33.130.230)

General Standard: All exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other public open space must have windows. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. The requirement does not apply to residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

The proposed ground floor street facades comply with this standard.

SCREENING (33.130.235)

Garbage and Recycling Collection Areas - Exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and adjacent properties. Screening must comply with at least the L2 or F2 standards of Chapter 33.248, Landscaping and Screening.

Mechanical Equipment – Equipment located on the ground must be screened from the street and any abutting residential zones. Equipment located upon a roof within 50-feet of R zoning must be screened.

All garbage and recycling is located within the proposed building. All mechanical equipment is located on the roof, beyond 50-feet to R zoning, or within the proposed buildings. Therefore, no additional screening is required.

PEDESTRIAN STANDARDS (33.130.240)

An illuminated 6-foot pedestrian circulation system is required to ensure a direct pedestrian connection between abutting streets and buildings on the site and between buildings and other activities within the site.

The proposed project complies with the noted standard.

TRANSIT STREET MAIN ENTRANCE (33.130.242)

All sites with at least one frontage on a transit street, and where any of the floor area on the site is in nonresidential uses, must meet the following standards: 1) be within 25 feet of the transit street; 2) allow pedestrians to both enter and exit the building; and 3) either face the transit street or be at an angle of up to 45 degrees from the transit street.

The proposed project complies with the noted standard.

PARKING (33.130.290, 33.266, Table 266-2, CX)

Feature	Standard	Proposed	Code Section
Min. Parking	None	0	33.266.110
Max. Parking	None	0	33.266.115

Based upon use categories, no parking is required or provided.

PARKING SETBACK AND LANDSCAPING (33.266.130.G, Table 266-5)

Location	Setback and Landscaping Std.
Lot Line Abutting Street	5 ft. of L2
Lot Line Abutting a C, E, or I Zone	5 ft. of L2
Lot Line Abutting a OS or R Zone	5 ft. of L3

Perimeter Landscaping – Where a surface parking area abuts a street lot line, or a C, E, or I zone lot line, only the minimum required setbacks must be landscaped to meet the L2 standard of Chapter 33.248.

Interior Landscaping – Interior landscaping must be provided for sites where there are more than 10 parking spaces on the entire site. At least 45sf of interior landscaping, complying with the P1 standard of Chapter 33.248, must be provided for each space.

Not Applicable.

BICYCLE PARKING (33.266.200, Table 266-6)

Group Living	2, 1 per 20 residents	3	N/A	0
TOTAL		3		0

Long-term bicycle parking will be located within a basement storage room and within the dwelling units. The bicycle storage room will be secured and accessible only to building tenants.

LOADING (33.130.290, 33.266.310)

Sq. Ft	# of Loading Spaces Required
Under 20,000	0
20,000 – 50,000	1
50,000 and over	2

The size should be at least 35 feet long, 10 feet wide and have 13 feet clearance. Loading facilities must be designed so that vehicles enter and exit the site in a forward motion.

Based upon the building area, one loading space is required. The proposed design includes one loading space meeting the full size requirements.

STREET TREES (33.248.080, 20.40)

The requirement for street trees would typically be triggered by any change of building occupancy or improvements exceeding \$25,000.

I. PRE-APPLICATION CONFERENCE SUMMARY



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

BDS – Conference Facilitator Summary Memo

Pre-Application Conference

Date: September 3, 2009

To: Jon DeLeonardo, SERA Architects, jond@serapdx.com
Craig Lewis, Blanchet House, clewis@melvinmark.com

From: Douglas Hardy, Conference Facilitator
503-823-7816 dhardy@ci.portland.or.us

Case File: EA 09-143543

Location: 421-439 NW Third Avenue

Property ID: R140389

Proposal: Proposed demolition of the existing building on the site and construction of a new three-story building for the Blanchet House of Hospitality. The new building will include Group Living for up to 50 residents, and a "soup kitchen" for low-income and homeless. A Type IV Demolition Review is required to demolish a contributing structure in a National Register Historic District (New Chinatown/Japantown Historic District). A Type III Historic Design Review is required for a new building in a historic district.

Conference date: August 18, 2009

Expiration of Conference: August 18, 2011

You must submit your Land Use Review application within two years of the Conference.

This memo summarizes the issues and requirements for the proposed project. Please refer to attached responses for all requirements.

The information provided at the conference and included in this summary is based on the information you provided prior to and at the conference and reflects regulations in effect at the time of the conference; it is not a decision.

A. Key Issues and Requirements

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the land use review. Please refer to the attached responses from the City bureaus for all the requirements and details.

1. The Portland Bureau of Transportation (PBOT) noted that a public right-of-way dedication will be required along the site's NW 3rd Avenue frontage. PBOT also provided information on the allowance for an overhead door that is proposed to swing-out over the sidewalk.

FROM CONCEPT TO CONSTRUCTION

2. The Bureau of Environmental Services (BES) noted that a Performance Approach stormwater plan must be submitted with the Historic Design Review application. Given the proximity of the property to sites with identified contamination, DEQ approval may be required.
3. The BDS Site Development Section noted that a geotechnical report will be required at time of building permit review.

B. Questions raised at the pre-application conference

Following are answers to questions raised at the conference that were not answered in the conference:

1. You requested a BDS contact who could assist you with questions regarding gray water systems. Please contact Marv Morlan, Senior Plumbing Inspector, at 503-823-7317.

C. Submittal Requirements for Land Use Review

1. The majority of the submittal requirements are identified in the BDS Land Use Services' response.
2. BES requires a site utility plan. See BES' attached response for details.
3. PBOT requires that preliminary plans identify required public right-of-way dedications.

D. Fees

Below is an estimate of land use fees that may apply to your proposal. Fees charged will be those in effect when the Land Use Review application is submitted. When more than one Land Use Review is requested, full fees are charged for each additional review. You may view the current Land Use Review fees online.

Land Use Review Type	Estimated Fee
Type IV Demolition Review	\$ 6,333
Type III Historic Design Review	.00525 of project valuation (min. fee \$6,309 / max fee \$25,339) \$2,720 (service bureau land use fee) +\$223 (for each Design Modification) + \$1,383 (for each Adjustment Review)

During the building permit process, Permit Fees will be charged for review of your permits and Systems Development Charges (SDCs) may be assessed for new development. Information on permit fees and SDCs can be found online.

E. Comments from service bureaus

Attached are the responses provided by the land use planner and service bureaus.

Response attached	Bureau	Responsibilities	Contact
Yes	Land Use Services, BDS	Review of land use review	Tim Heron 503-823-7726
Yes	Bureau of Transportation (PBOT)	Public Streets	Robert Haley 503-823-5171
Yes	Bureau of Environmental Services (BES)	Public sewer and stormwater connections to the public right-of-way	Stephen Himes 503-823-7875

2

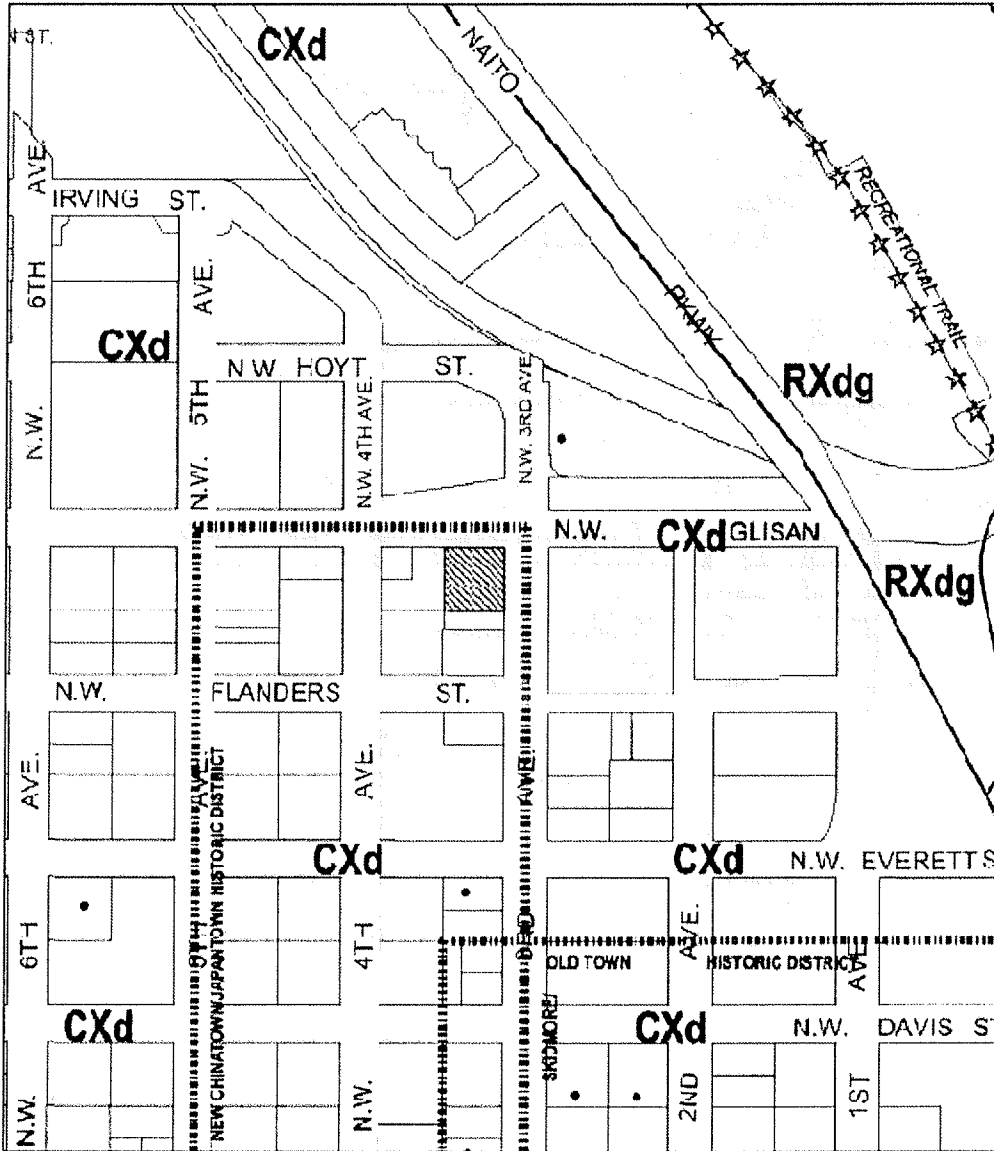
Yes	Site Development, BDS	On-site stormwater disposal, septic systems, private rights-of-way, geotechnical requirements, erosion control	Mary King 503-823-7539
Yes	Water Bureau	Connections to public water	Mari Moore 503-823-7364
No	Fire Bureau	Access grades, fire hydrants, turnarounds <i>The Fire Bureau indicated they had no concerns with the requested land use review.</i>	Rich Butcher 503-823-3802
No	Urban Forestry	Street trees <i>The Urban Forester indicated they had no concerns with the requested land use review.</i>	Charley Davis 503-823-4523
No	devTeam Portland, BDS	Coordinate permit process for projects over \$1 million	503-823-4281 <u>devTeam Portland</u>
No	Bureau of Planning and Sustainability	Delivers policy and programs related to green buildings, energy efficiency, renewable resources, waste reduction and recycling.	<u>Sustainability Programs and Services</u>

F. Other Information

1. Energy Trust of Oregon. The Energy Trust of Oregon provides technical assistance and cash incentives for energy efficient design. For more information, go to the following link: [Energy Trust of Oregon](#).
2. Oregon Department of Energy. The Oregon Department of Energy/Conservation Division provides information on a variety of programs to encourage energy conservation, including tax rebates and low-interest energy loans. For more information, go to the following link: [Oregon Department of Energy](#).

Attachments:

Zoning Map
 Site Plan
 Building Elevations
 BDS Land Use Services Response
 PBOT Response
 BES Response
 BDS Site Development Response
 Water Bureau Response
 Sign-in Sheet



ZONING

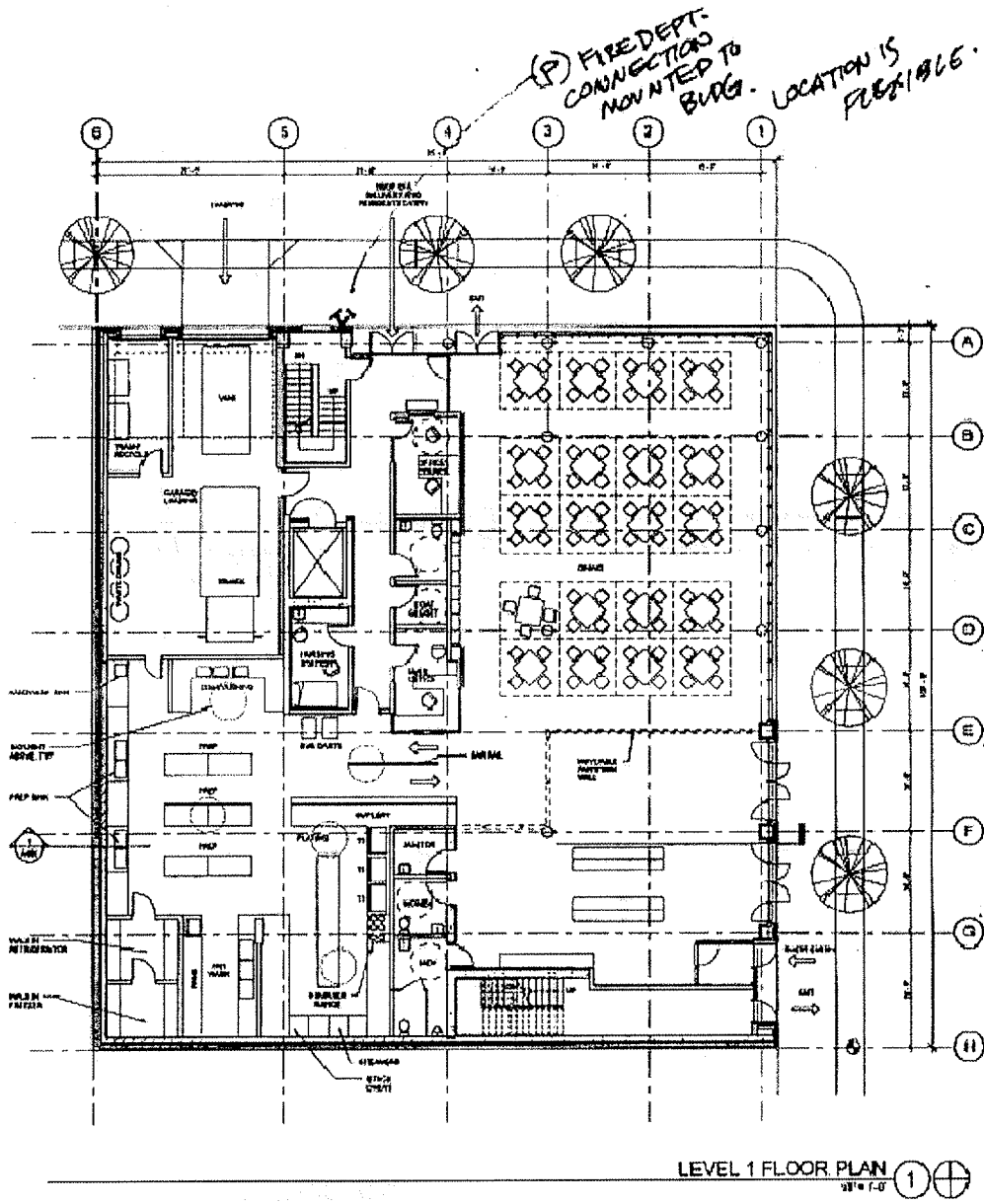
Site

Historic Landmark

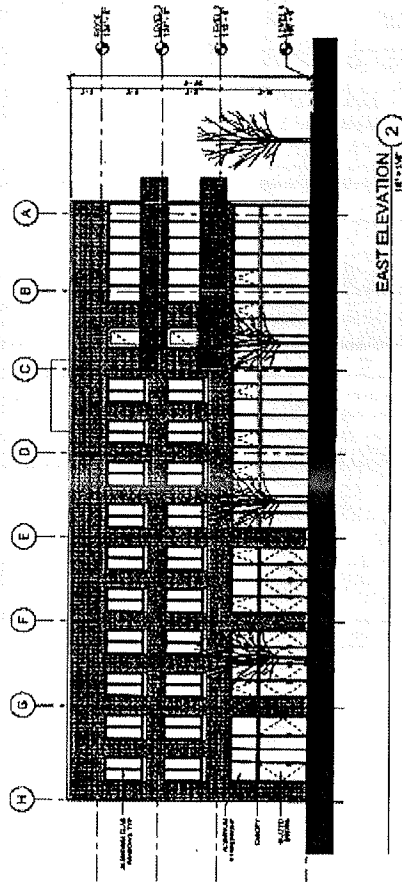
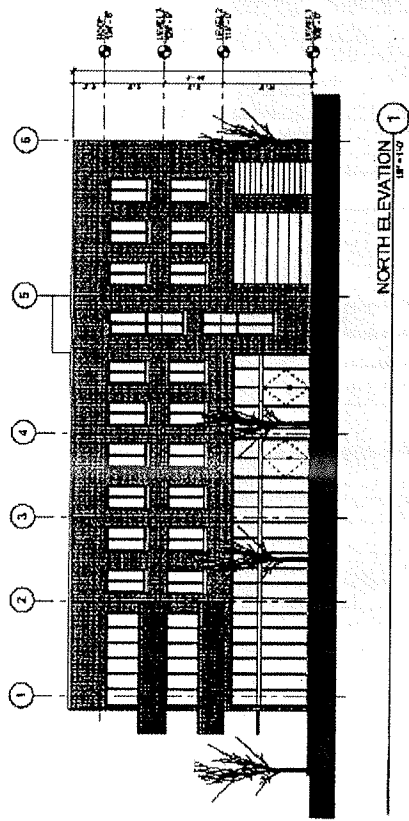


This site lies with in the:
NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT
CENTRAL CITY PLAN DISTRICT

File No. EA 09-143543 PC
 1/4 Section 2929.3029
 Scale 1 inch = 200 feet
 State_Id 1N1E34CA 300
 Exhibit B (Jul 15 2009)

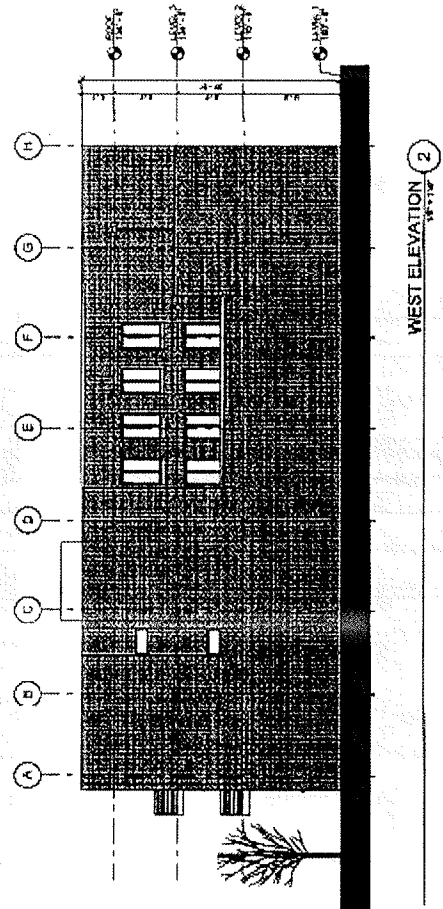
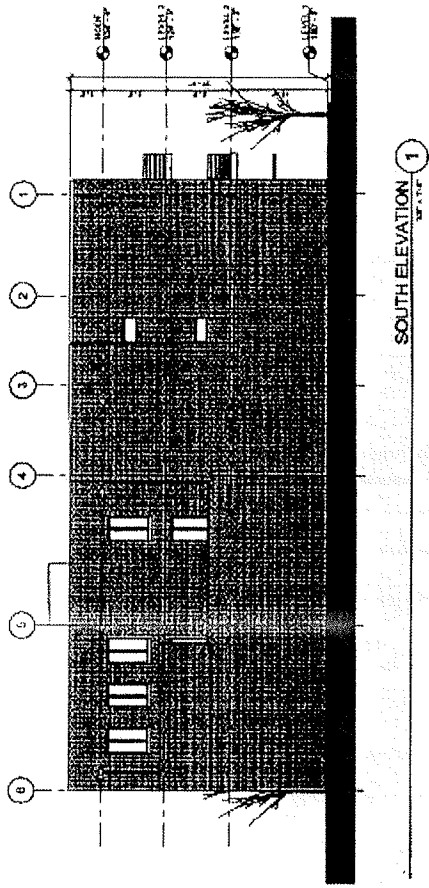


EA 09-143543



BLANCHET HOUSE OF HOSPITALITY
 PRELIMINARY ARCHITECTURE
 6.13.2009

EA09-143643



BLANCHET HOUSE OF HOSPITALITY
 10140 101st St. S. #100, LEF
 98148
 2009

EA09-143543



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

BDS – Land Use Planner Response

Pre-Application Conference

Date: August 21, 2009
To: Douglas Hardy, Conference Facilitator
503-823-7816, dhardy@ci.portland.or.us
From: Tim Heron, Planner
503-823-7726, theron@ci.portland.or.us
Case File: 09-143543
Location: 421-439 NW 3RD AVE * 439 3RD AVE
Property ID: R140389
Proposal: Pre-application conference for the proposed demolition of the existing building and construction of a new three-story building for the Blanchet House of Hospitality. The new building will include Group Living for up to 50 residents, and a "soup kitchen" for low-income and homeless. A Type IV Demolition Review is required to demolish a contributing structure in a National Register Historic District (New Chinatown/Japantown Historic District). A Type III Historic Design Review is required for a new building in a historic district.

The information provided at the conference and included in this response is based on the information you provided prior to and at the conference and reflects regulations in effect at the time of the conference. This response provides information and guidance only. It is neither a complete review nor a decision regarding your project. References are to the Portland Zoning Code available online at www.portlandonline.com/zoningcode.

A. Key Issues and Requirements

The following issues and requirements have been summarized for the applicant to pay special attention to as they may impact your proposed project. Please refer to the rest of this response for all the requirements and details.

1. The Design Advice Request process would be a valuable opportunity to receive initial feedback from the Historic Landmarks Commission on the proposed demolition review and the new building proposal. Currently scheduled for August 24, 2009.

B. Land Use Reviews Required

The following table identifies land use reviews required for your project. Please refer to code citations for additional information. Note that the below code citations link to chapters of the code; you will need to scroll through the chapter to find the applicable section. Information

and handouts on land use reviews are available on our website.

Review Required	Review Trigger	Code Citation
Type III Historic Design Review	Required for proposals within the ChinaTown/Japantown Historic District with a value over \$368,300. Required for proposals of alterations to a landmark-designated property with a value over \$368,300.	33.846.050
Historic Design Modifications	May be requested as part of the Historic Design Review for standards that are not met.	33.846.070
Type IV Demolition Review	Required to demolish a historic resource.	33.846.030
Type II Adjustment Review	Adjustments may be requested to such use-related standards such as number of loading spaces, FAR, etc.	33.805.040

C. Land Use Review Approval Criteria

Address the applicable zoning code approval criteria for the required reviews.

Topic	Approval Criteria Comments	Code Citation & Link
Demolition Review	Approval Body is Portland City Council. Demolition of the building could be denied. If approved, demolition cannot occur until building permits for new development are issued. The Comprehensive Plan Goals and Policies, Central City Plan, and Old Town/Chinatown Vision Plan may be considered in evaluating the approval criteria.	33.846.030.C
Historic Design Review	Approval Criteria in the Central City Plan District. For this site, the design guidelines are: <ul style="list-style-type: none"> ▪ Central City Fundamental Design Guidelines ▪ River sub-District Design Guidelines 	33.846.050.F Link to Design Guidelines
Historic Design Modifications	Modifications Considered During Historic Design Review	33.846.070
Adjustment Review	Parking/Loading access along NW Glisan Avenue – An access restricted street, per Map 510-9	33.805.040

D. Development Standards

The site is located in the CX base zone, d overlay zone and the Central City - River District plan district. The regulations of the overlay zone or plan district supersede the regulations of the base zone.

Topic	Requirement	Code Citation and Link
Central City Plan District	The site is located within the Central City Plan District. There are several standards within the Plan District that supersede the base zone and overlay zone standards. These standards are noted below. In addition, the following standards apply. **note development standards that are specific to the Central City Plan District, if Plan District supersedes base zone or overlay zone, no need to reference base zone standards below	Chapter 33.510
Historic Resource Protection Overlay Zone	The Historic Resource Protection overlay zone protects certain historic resources.	Chapter 33.445

E. Procedures

When more than one review is requested and the reviews have different procedures, the overall application is processed using the highest procedure type. A Type III procedure is the highest, followed by Type Iix, Type II, and then Type I. For additional information on procedures and timelines, see the [Summary of Procedure Types](#).

For a Type IV Land Use Review:

- Completeness** Land Use Services planning staff will notify the applicant of any missing information or materials within 21 days of submittal.
- Posting** Staff will provide the applicant with a flyer that must be posted on the site at least 30 days before the hearing.
- Public Notice** Staff will mail public notice to all property owners within 400 feet and to the recognized organizations within 1,000 feet of the site. The notice is mailed at least 20 days prior to the hearing.
- Public Meeting** Held before the Historic Landmarks Commission.
- Hearing** The hearing will occur before City Council within 71 days after the application is determined complete.
- Recommendation** Staff will issue a written recommendation to the City Council 10 days prior to the hearing.
- Decision** Within 17 days of the close of the public record, the City Council will issue a decision.
- Appeal** The decision may be appealed to the Land Use Board of Appeals (LUBA).

For a Type III Land Use Review:

- Completeness** Land Use Services planning staff will notify the applicant of any missing information or materials within 21 days of submittal.
- Posting** Staff will provide the applicant with a flyer that must be posted on the site at least 30 days before the hearing.
- Public Notice** Staff will mail public notice to all property owners within 400 feet and to the recognized organizations within 1,000 feet of the site. The notice is mailed at least 20 days prior to the hearing.

- Recommendation* Staff will issue a written recommendation to the Hearings Officer/Design Commission/Historic Landmarks Commission 10 days prior to the hearing.
- Hearing* The hearing will occur within 51 days after the application is determined complete.
- Decision* Within 17 days of the close of the public record, the Hearings Officer/Design Commission/Historic Landmarks Commission will issue a decision.
- Appeal* The decision may be appealed to the City Council.

F. Neighborhood Notification

When you apply for a Type III Land Use Review, all property owners within 400 feet and all neighborhood associations and recognized organizations within 1,000 feet of your site will receive notification of your proposal. (Section 33.730.030.D)

G. Submittal Requirements for Land Use

This list identifies the materials you must submit for your application to be considered complete. For additional details, see Zoning Code Section 33.730.060.

General Information

	Item to submit	# of copies (8 1/2 x 11)	Details
1.	Application Form	2	Complete application form.
2.	Fee		<u>Land Use Review fees</u> <u>Unincorporated Multnomah County Land Use Review Fees</u>
3.	<u>Optional: Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days</u>	1	Allows new facts and evidence (an "evidentiary hearing") if your project is ultimately appealed. You must submit this form within 21 days of submitting your land use review application. (Only Applicable to Type III Land Use Reviews, not applicable to Comprehensive Plan Amendments)

Written Narrative

	Item to submit	# of copies (8 1/2 x 11)	Details
4.	Written Statement	2	Provide a written statement that describes the project and includes the following items: <ul style="list-style-type: none"> ▪ A complete list of all land use reviews requested; ▪ A complete description of the proposal including existing and proposed use(s) or change(s) to the site or building(s); ▪ Additional information needed to understand the proposal.
5.	LEED Narrative	2	Describe sustainable features, green technology, etc.
6.	<u>Adjustment Approval Criteria</u>	2	Address, in writing, the applicable approval criteria.

Materials and Photos

	Item to submit	# to submit	Details
7.	Manufacturer's Cutsheets	2	Show proposed exterior light fixtures, rooftop equipment, exterior vents, etc.
8.	Site Photos	1	Provide photos of neighborhood and surrounding context.
9.	Cardboard Model (in Central City)	1	Three-dimensional cardboard model at a scale of 1 inch equals 50 feet (33.825.055 & 33.846.060.D).
10.	Computer Modeling	1	For downtown projects, provide 3-D Computer modeling.
11.	Photographs	1	Submit photographs showing

Design Plans and Elevations

	Item to submit	# of copies (1/2 size, scalable)	# of copies (11 x 17)	# of copies (8 1/2 x 11)	Details
12.	Site Utility Feasibility Plan		7	1	Show proposed and existing sewer service connections, water service connections, septic drainfields and stormwater disposal methods.
13.	Vicinity Plan	5	2	2	Submit plan that shows buildings, streets and open space in a 3-block context.
14.	Site Plan	5	2	2	Submit plan that shows adjacent street frontages, relationship of existing curb-cuts and building entrances, base points for height measurements and FAR
15.	Landscape Plan	5	2	2	Provide details including plant species.
16.	Floor Plan Diagrams	5	2	2	Show floor areas and FAR calculations.
17.	Floor Plans and Roof Plan	5	2	2	
18.	Building Elevations	5	2	2	
19.	Enlarged Elevations	5	2	2	At the street level, windows, balconies, garage gates, railings, vents, parapets and rooftop mechanical enclosures
20.	Building Sections	5	2	2	Showing building height and base point height.
21.	Typical Sections and Details	5	2	2	Show walls, windows, balconies, railings, canopies, garage gates, exterior vents, rooftop mechanical enclosure, material joints.
22.	Perspectives	5	2	2	***for Type III only Show context, distinct sightlines
23.	Sightline	5	2	2	Provide for rooftop additions.

	Item to submit	# of copies (1/2" size, scalable)	# of copies (11 x 17)	# of copies (8 1/2 x 11)	Details
	Studies				
24.	Colored Renderings	5	2	2	Include nighttime renderings.
25.	Sign Plans	5	2	2	Provide elevations, details, sections and mounting details.

Plans and Elevations

	Item to submit	# of copies (full-size, to scale)	# of copies (8 1/2 x 11)	Details
26.	Site Plan	5	1	<p>Show:</p> <ul style="list-style-type: none"> ▪ All property lines with dimensions and total lot area; ▪ North arrow and scale of drawing; ▪ Adjacent streets, access (driveways), curbs, sidewalks, and bicycle routes; ▪ Existing natural features such as watercourses including the ordinary high water line and top of the bank; ▪ All trees greater than 6 inches in diameter, measured 5 feet above the ground, in areas to be disturbed; ▪ Easements and on-site utilities; ▪ Existing and proposed development with all dimensions; ▪ Building elevations; ▪ Location of adjacent buildings; ▪ Distances of all existing and proposed development to property lines; ▪ Types and location of vegetation, street trees, screening, fencing, and building materials; ▪ Percentage of the site proposed for building coverage, and landscaping coverage; ▪ Motor vehicle and pedestrian access and circulation systems, including connections off-site; ▪ Motor vehicle and bicycle parking areas and design, number of spaces, and loading areas; ▪ Bus routes, stops, pullouts or other transit facilities on or within 100 feet of the site; and ▪ Additional requirements of the specified land use review
27.	Stormwater Management Plan and Site Utility Plan	7	2	Show proposed and existing sewer service connections, water service connections and stormwater disposal methods.
28.	Existing Conditions Plan (7 full-size,	7	1	Detailed information about what is required on this plan.

	Item to submit	# of copies (full-size, to scale)	# of copies (8 1/2 x 11)	Details
	one 8 1/2 by 11-inch).			
29.	Site Utility Feasibility Plan	7	1	Show proposed and existing sewer service connections, water service connections, septic drainfields and stormwater disposal methods.
30.	Building Elevations	1	1	

You may contact me to schedule an application intake meeting, or you may submit your application in the Development Services Center, 1900 SW 4th Avenue, 1st floor from 7:30 am to 3:00 pm, Monday through Friday.



PDOT – Development Review

Pre-Application Conference Response

Date: August 18, 2009
To: Douglas Hardy, Conference Facilitator, 503-823-7616
dhardy@ci.portland.or.us
From: Robert Haley, 503-823-5171 Robert.Haley@pdotrans.org

Case File: EA 09-143543

Location: 439 NW 3RD AVE

Property ID: R140389

Proposal: Pre-application conference for the proposed demolition of the existing building and construction of a new three-story building for the Blanchet House of Hospitality. The new building will include Group Living for up to 50 residents, and a "soup kitchen" for low-income and homeless. A Type IV Demolition Review is required to demolish a contributing structure in a National Register Historic District (New Chinatown/Japantown Historic District). A Type III Historic Design Review is required for a new building in a historic district.

Portland Transportation/Development Review staff has reviewed the pre-application conference materials to identify potential issues and requirements.

A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

- a. Dedicate 3-ft along the NW 3rd frontage and widen sidewalk to a 12- corridor to River District standards.
- b. Loading space on NE Glisan is acceptable. Applicant should confirm with templates the turning radius for an SU 30 vehicle.
- c. PBOT may entertain approving a swing out overhead door for not required exits for allowing façade openings during nice weather on NW 3rd. The door must meet minimum overhead clearance of 8-ft and any other standards applying to awnings. Submit concept designs and expected operating schedules to PBOT prior to formal the formal design review application to determine if PBOT can support the encroachment.

1120 S.W. 5th Avenue, Suite 800 • Portland, Oregon 97204-1914 • 503-823-5185
FAX 503-823-7576 or 823-7371 • TDD 503-823-6868 • www.portlandtransportation.org

B. STREET CLASSIFICATION AND CONFIGURATION

At this location, both NW Glisan and NW 3rd are classified as Traffic Access Streets

1. According to City database sources, NW Glisan is improved with a 12-ft sidewalk corridor. NW 3rd only has a 9-ft sidewalk corridor. As noted above, a 3-ft dedication will be a condition of building permit approval along the frontage of NW 3rd Avenue. The applicant will be required to widen the sidewalk on NW 3rd to a 12-ft corridor meeting River District standards. Both frontages were recently improved as part of the Old Town street improvements. Any sidewalk that is damaged due to construction activities must be repaired.
2. The concept improvements to NW Glisan including a scored concrete roadway and landscaping of the island will be reviewed at a future time under a separate project should the applicant find a funding source. Maintenance obligations of any non-standard elements in the ROW can be discussed at the time the frontage improvements are seeking funding. The amount of reconstruction of the roadway and landscape island will trigger public stormwater facilities per the stormwater manual. More detailed information about what would be required could be discussed at an optional early assistance meeting with the Bureau of Transportation. Non-standard items in the ROW will require design approval from BDS.

C. APPROVAL CRITERIA

The applicant shall submit a written narrative adequately addressing the applicable zoning code approval criteria listed below for the required reviews:

Topic	Code and Comments	Code Citation & Link
Adjustments	A. Granting the Adjustment will equally or better meet the purpose of the regulation to be modified. Loading, Driveway locations, Parking Access Restricted Street, Parking Spaces	<u>33.805.040.A</u>
Design Modifications	B. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested. If modifications to any on-site loading space requirements are requested the applicant will need to demonstrate that the modification approval criteria listed in zoning code Chapter 33.825.040 are met. This includes demonstrating that the purpose of the loading space regulations listed in zoning code Chapter 33.266.310 will be equally or better met by the applicant's proposal. In order for Portland Transportation to review and make a recommendation on any modification	<u>33.825.040.B</u> <u>33.266.310</u>

Topic	Code and Comments	Code Citation & Link
	requests, a loading management plan will need to be provided. The applicant should provide a narrative describing the expected level of delivery activity, times of day, frequency of deliveries, and size of trucks expected. Turning templates also need to be provided showing how the types of the trucks that will use the loading space will enter and exit the space. The purpose of the loading management plan will be to evaluate the loading demand and the off-site impacts on the street and other properties of the proposed adjustments.	

D. TRANSPORTATION CODE REQUIREMENTS

The following information must be addressed by the applicant in order to receive building permit approval from the Office of Transportation. Loading must be addressed in order to receive land use review approval from the Office of Transportation.

Topic	Code and Comments	Code Citation & Link
Encroachments in the Public Right-of-Way	Any proposed encroachments (balconies, decks and door swings) in the public right-of-way are subject to the requirements of the International Building Code (IBC). Per the IBC, doors may not swing into the public right-of-way. All encroachments will require a permit issued by the Office of Transportation at time of building permit	International Building Code
Loading	The applicant's proposal will require loading spaces, meeting the requirements of 33.266.310, that are 10'WX35'LX13'H. For these types of uses, loading needs typically include deliveries, residential move-ins/outs, service such as plumbing, cable, etc. and garbage. The applicant will need to provide loading on the site to serve the expected needs of the site. In this area, some provision of loading space is important due to the time limited parking in a metered area. Service vehicles will oftentimes require parking for a longer timeframe than the metered parking allows on the public streets. Due to the site constraints with the existing building and the typical size of delivery/service vehicles for these types of uses, Portland Transportation would likely be able to support modifications to the size	<u>33.266.310</u>

Topic	Code and Comments	Code Citation & Link
	and/or number of loading spaces. The applicant will need to provide documentation to justify the reduction in size or number of loading spaces.	

E. GENERAL COMMENTS**F. PERMIT INFORMATION**

At the time of permit review (following the land use review) you should be aware of the following:

1. System Development Charges (SDCs) may be assessed for this development. The applicant can receive an estimate of the SDC amount prior to submission of building permits by contacting Rich Eisenhauer at (503) 823-6108.
2. Curb cuts and driveway construction must meet the requirements in Title 17. The Title 17 driveway requirements will be enforced during the review of building permits.
3. If there are required right-of-way improvements, the required improvements must be designed by an Oregon licensed civil engineer and constructed under a permit issued by Portland Transportation separate from the building permit process. Applicant's engineer should contact Chon Wong at (503) 823-7050 to schedule a pre-design conference to discuss the scope and details of the required improvements. This is generally done after preliminary plan approval is obtained by the applicant.
4. Plans, fees, a contract (called the application for permit) and a performance guarantee for the estimated value of the improvement must be submitted prior to (Final Plat approval). The performance guarantee may be in the form of a surety bond, irrevocable letter of credit, set-aside account, or cash deposit. Applicant should contact Mark Fischer at (503) 823 7072 for appropriate forms and additional information.

G. SUBMITTAL REQUIREMENTS FOR LAND USE

This list identifies Portland Transportation submittal requirements. Please see the Conference Summary Memo for all of the materials you must submit for your application to be considered complete.

1. Preliminary plans showing necessary dedication(s) and right-of-way improvements.

All submittal requirements should be submitted with the application.



CITY OF PORTLAND
ENVIRONMENTAL SERVICES



1120 SW Fifth Avenue, Room 1000, Portland, Oregon 97204 • Dan Saltzman, Commissioner • Dean Marriott, Director

Bureau of Environmental Services

Pre-Application Conference Response

Date: August 27, 2009

To: Douglas Hardy, Conference Facilitator
503-823-7316, chardy@ci.portland.or.us

From: Stephen Himes, BES System Development
503-823-7375, stephenhi@bes.ci.portland.or.us
Greg East, BES Source Control
503-823-7577

Case File: EA C9-143543

Location: 439 NW 3RD AVE

R#: R140389

Proposal: Pre-application conference for the proposed demolition of the existing building and construction of a new three-story building for the Blanchet House of Hospitality. The new building will include Group Living for up to 50 residents, and a "soup kitchen" for low-income and homeless. A Type IV Demolition Review is required to demolish a contributing structure in a National Register Historic District (New Chinatown/Japantown Historic District). A Type III Historic Design Review is required for a new building in a historic district.

The Bureau of Environmental Services (BES) has reviewed the Pre-Application Conference materials to identify potential issues and requirements. Links to BES web pages included herein may be found at www.portlandonline.com/bes.

A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. A Performance Approach stormwater plan must be submitted with the Type III Historic Design Review application. See the *Stormwater Management and Submittal Requirements for Land Use* sections, below, for more information.
2. This property is near several contaminated sites. DCQ approval to develop the site may be required; see the *Permit Information* section, below, for more information.

B. SANITARY SERVICE

1. *Existing Sanitary Infrastructure:*
 - a. There is a public combined gravity sewer (cured in place within existing 18-inch VSP – see BES project #5678, sheet 4) located in NW Glisan Street at this

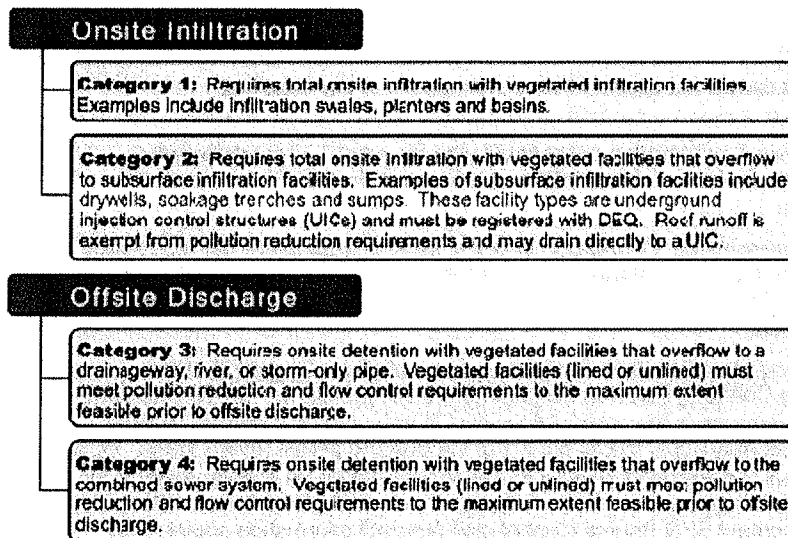
Ph 503-823-7740 Fax: 503-823-6065 • www.ci.portlandonline.com • Using recycled paper • An Equal Opportunity Employer
For disability accommodation requests call 503-823-7740, Oregon Relay Service at 1-800-735-2900, or TDD 503-823-6868.

site's frontage. BES staff emailed digital copies of the as-built drawings to Dave Humber at MGH on 8/18/09, as promised in the Conference.

C. STORMWATER MANAGEMENT

1. *Existing Stormwater Conveyance Infrastructure:*
 - a. There is no public storm-only sewer available to this property.
2. *Stormwater Management Manual:* All development and redevelopment proposals are subject to the requirements of the City of Portland Stormwater Management Manual (SWMM). The SWMM is periodically updated; projects must comply with the version that is adopted when permit applications are submitted. The 2008 SWMM may be obtained at the City of Portland Development Services Center (1900 SW 4th Ave) and from the BES website (www.portlandonline.com/bes/2008SWMM).
3. *Stormwater Management Requirements:* Development projects are evaluated using the criteria described in Section 1.3 of the SWMM. The Stormwater Hierarchy (included below for reference) guides the applicant in determining where stormwater runoff should be conveyed (i.e. infiltrated onsite or discharged offsite). The highest technically feasible category must be used. Regardless of the discharge point, vegetated surface facilities are required to the maximum extent feasible to meet SWMM pollution reduction and flow control requirements.

Stormwater Infiltration and Discharge Hierarchy



4. *Stormwater Hierarchy Comments:* The Bureau of Development Services (BDS) Site Development Section determines if stormwater infiltration on private property is feasible. BES determines if stormwater infiltration in the public right-of-way is feasible, and approves all offsite discharge.
 - a. BDS Site Development has indicated that onsite stormwater infiltration will not be feasible. Therefore, offsite discharge of stormwater runoff to the public

combined sewer may be the most appropriate option for this project, based on the Stormwater Hierarchy. SWMM pollution reduction and flow control requirements apply, and must be addressed by the applicant at the time of Land Use Review.

- b. The applicant is proposing to place an ecoroof on the southwest portion of the structure, and to install a significant rainwater capture and re-use system in the basement. At the time of Type III Historic Design Review, BES requests that the applicant submit a Performance Approach stormwater report that details how the rainwater re-use system will meet SWMM flow control requirements (see [Section 2.2.3](#) of the SWMM for general information about the Performance Approach; [Section 2.3.3](#) for information about rainwater harvesting systems; and [Appendix D.5](#) for a Performance Approach Submittal Guide). Include on a site plan the proposed square footage of ecoroof.
5. *Stormwater Management for Rights-of-Way:* SWMM requirements such as Infiltration and Discharge, Pollution Reduction, and Flow Control apply to rights-of-way as well as private property. The applicant mentioned in the Conference that funding for the Glisan frontage improvement concept plan isn't available and they are not currently planning on including it with the Type III Historic Design Review. If the applicant wishes to pursue the plan at a later date, BES will review the proposal for compliance with the SWMM during a future review. See the Pre-Application Conference Response from PBOT for more information about the Glisan concept plan.

D. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees:* Sewage system connection fees are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees, visit the [BES website](#) or call the BES Development Review Team at 503-823-7751.
2. *Connection Requirements:* Connection to public sewers must follow the BES Rules of Connection and meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#). The Rules of Connection can be found in [Appendix H](#) of the Design Manual.
3. *SWMM Chapter 4 Requirements:* Design requirements from [Chapter 4](#) of the SWMM (Source Controls) that may be pertinent to this project are briefly described below. BES recommends the applicant review Chapter 4 to help recognize other requirements that may apply to this project at the building permit review stage. BES recommends that requirements related to site contamination be addressed prior to submitting for building permit review to help avoid potentially long delays. The applicant may contact BES Source Control staff (contact information above) with questions regarding these requirements.
- a. *Temporary Dewatering ([Section 4.4](#) and [Title 17 Chapters 34, 36, 39](#)):* This area is served by a combination sanitary and stormwater sewer public sewer system. During construction, groundwater (estimated based on seasonally adjusted USGS data to be approximately 2 – 4 feet below grade surface) or precipitation water that is removed from the construction area and discharged to a City sewer requires pre-authorization/approval through the BES Batch

Discharge Program. Construction discharges to City UICs are prohibited. Construction discharges to private UICs (e.g., drywells or soakage trenches) must be authorized by DEQ's UIC Program; contact Barbara Priest at DEQ with questions at 503-229-5945. Fees are assessed for temporary construction discharges to the public sewer system - see the BES website for current rates and information about dewatering as it relates to construction projects.

- b. Dewatering on a Contaminated Site (Section 4.4 and Title 17 Chapters 34, 36, 39): It is assumed that construction dewatering activities from contaminated sites are managed onsite unless otherwise indicated. If discharge to a City sewer is intended for any dewatering discharge, pre-authorization through the City's Batch Discharge Program must be obtained prior to discharge. See Appendix D.8 of the SWMM for the proper forms to submit with the building permit application. Requests for batch discharges to the sanitary sewer system and to the storm sewer system have separate processes and requirements. Fees are billed for temporary and long-term dewatering discharges to the City's sewer system, see the BES website for current rates.
- c. Long-Term Dewatering (Section 4.4 and Title 17 Chapters 34, 36, 39): Generally, long-term dewatering must be managed through private infiltration facilities and systems. Long-term discharges to the City sewer system are subject to volume charges; see the BES website for current rates. Additionally, review Appendix D.8 of the SWMM for the proper forms to submit with the building application.
- d. Solid Waste and Recycling (Section 4.5): Solid waste (including grease bins/drums/boxes) and recycling (plastic, paper, glass, etc.) areas require a structural cover with a paved surface beneath the receptacles, a bermed or graded isolated area beneath the cover to protect from stormwater run-on, and a drain to the sanitary sewer within the isolated covered area.
- e. Loading Docks (Section 4.6): Loading docks (material transfer areas) must be isolated from stormwater run-on. The first 3 feet of the dock face must be isolated through grading, berms or drains, and that area must discharge to the sanitary sewer.
- f. Fuel Dispensing Areas (Section 4.7): Fuel dispensing areas generally require a canopy, pavement around the fueling area, and a drain beneath the cover that discharges to the sanitary sewer through a spill control manhole. Shut-off valves are required after the spill control manhole and on the adjacent storm sewer system.
 - 1) Remote fueling for generators (Section 4.7): The generator fuel supply tank must be double walled and the fueling port must have secondary containment in order to meet the intent of Section 4.7.
- g. Vehicle Washing Areas (Section 4.9): Vehicle washing areas must be paved and isolated through berms or grading to protect from stormwater run-on. The paved area must drain through an oil and water separator prior to discharging to the sanitary sewer. This area must include a structural cover.
- h. Contamination in Surrounding Area (Section 4.11): The proposed development is located adjacent to a site with groundwater and/or soil contamination. Therefore, sampling data may be required to screen for any contaminants that may be present on this property. The analytical requirements can be found in

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Section 4.3.4 of the SWMM. In addition, if onsite infiltration facilities are proposed, BES will coordinate with DEQ to assess the feasibility of infiltration.

- i. *Contaminated Soils (Section 4.11)*: Additional erosion control measures are required. Stockpiles of soil must have a barrier on all four sides, and covered to protect from stormwater contact. Contaminated soil piles must also have an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.
4. *Water Feature (Title 17 Chapters 34 & 39)*: If a water feature such as a fountain is proposed, certain requirements may apply. In general, if the feature water is treated (e.g., chlorinated or biocides), the feature water is considered wastewater and must discharge to the sanitary waste line. If the feature water is not treated, under most circumstance the water can discharge to the storm sewer. Additionally, if the source of the feed water to the feature is rainwater or groundwater, and required to discharge to the City sanitary sewer system, a meter is required to assess sewer user fees. See the BES website for current sewer user fees.
5. *Cooling Towers/Boilers (Title 17 Chapters 34 & 39)*: Cooling towers with a recirculating system and industrial boilers require occasional or regular water discharge (blowdown). If this type of equipment will be installed or upgraded as part of this development project, then at the time of building permit application the building plans must show the blowdown water discharging to a sanitary waste line.
6. *Recommendations for Food Establishments*: If this project will include food preparation areas for use by future commercial tenants, the BES Pollution Prevention Group highly recommends the removal of all food/garbage disposal units and the installation of grease management devices where appropriate. These steps will help reduce the extra strength sewer charges (ESSC) which may be incurred by future commercial uses at this site. Additionally, reducing the amount of food wastes (e.g., grease and solids) that are rinsed down the drain will lessen the potential that an obstruction in the City's sewer main could form. Such obstructions can affect businesses by causing temporary closure, and may result in the offending party incurring repair costs that would be owed to the City.
7. *Grease Management Areas (Title 17 Chapter 34)*: The City sewer system in the project area is prone to grease blockages and in the future, businesses in this area will be required to manage their grease wastes appropriately through grease devices. Because retrofitting private systems may be required for this area in the future, and retrofits tend to be costly, the City strongly recommends that this project include grease management devices. Grease management devices help reduce the Extra Strength Sewer Charges (ESSC) which may be incurred by future commercial uses at this site. Additionally, reducing the amount of food wastes (e.g., grease and solids) that are rinsed down the drain will lessen the potential that an obstruction in the City's sewer main could form. Such obstructions can affect businesses by causing temporary closure, and may result in the offending party incurring repair costs that would be owed to the City.

E. SUBMITTAL REQUIREMENTS FOR LAND USE

1. Site plan showing:
 - a. Existing storm facilities and proposed stormwater management facilities that meet SWMM requirements. Include public mains and connection points.

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- b. Existing sanitary sewer mains and existing/proposed sanitary service laterals.
 - c. Existing and proposed building locations.
 - d. Public right-of-way dedications and improvements.
 - e. Property lines
2. A Performance Approach stormwater report (including calculations and facility sizing) must be submitted, and must include all stormwater facilities onsite and in the public right-of-way, if applicable. See Appendix D of the SWMM for guidance.

F. ADDITIONAL STORMWATER MANAGEMENT CONSIDERATIONS

Included below is information regarding programs and technologies that the project team may choose to utilize for this project.

Topic	Comments	Links & Contacts
<p>Rainwater Harvesting</p>	<p>Stormwater may be collected and reused for non-potable water uses within a building, or for landscape irrigation purposes. Reducing the water used from the City water system can reduce the water portion of the utility bill and is encouraged through the LEED Green Building Rating System. The Bureau of Development Services (BDS) plumbing approval must be obtained for any such system. During building permit review a discharge meter will be required to monitor the reused stormwater discharging to the City's sanitary sewer. Sanitary fees will be assessed on the volume of discharge.</p>	<p><u>BDS Code Guide</u></p> <p><u>2008 SWMM Section 2.3.3 (Facility Design Criteria)</u></p> <p>Marv Morlan (BDS Plumbing) for plumbing code questions: 503-823-7317</p> <p>Sebrina Nelson-Deal (BES) for billing questions: 503-823-5843</p>
<p>Ecoroof</p>	<p>Ecoroofs are encouraged by the City as a method of stormwater management. By installing an ecoroof on a portion of your roof area, the size of additional required stormwater facilities may be reduced because it reduces the amount of impervious area on the site that needs to be managed. Ecoroofs also insulate the building, reducing heating and cooling costs, last many years longer than conventional roofs, and provide wildlife habitat. Ecoroofs are also encouraged in the LEED Green Building Rating System and a project can earn credits toward LEED certification. Tom Liptan in the BES Sustainable Stormwater Management Program may be contacted for design assistance.</p> <p>In addition, the City of Portland, through BES, is offering financial grants to select projects that install new ecoroofs. Information regarding grant requirements, evaluation criteria, and the review process is available on the BES website.</p>	<p><u>2008 SWMM Section 2.3.3 (Facility Design Criteria)</u></p> <p><u>2008 SWMM Section 1.6 (LEED Credits)</u></p> <p><u>BES Sustainable Stormwater Management Program</u>: 503-823-7267 (Tom Liptan), or 503-823-7378 (general).</p> <p><u>BES Ecoroof Grant Program</u>: contact Alice Meyers in BES at 503-823-7914</p>



City of Portland, Oregon
Bureau of Development Services
Site Development

1900 SW 4th Avenue, Suite 5000
 Portland, Oregon 97201
 503-823-6892
 Fax 503-823-5433
 TTY 503-823-6868
 www.portlandonline.com/bds

Site Development

Pre-Application Conference Response

Date: August 10, 2009
To: Douglas Hardy, Conference Facilitator
 dhardy@ci.portland.or.us, 503-823-7816
From: Mary King, 503-823-7539
 kingm@ci.portland.or.us
Case File: EA 09-143543
Location: 439 NW 3RD AVE
R#: R140389
Proposal: Pre-application conference for the proposed demolition of the existing building and construction of a new three-story building for the Blanchet House of Hospitality. The new building will include Group Living for up to 50 residents, and a "soup kitchen" for low-income and homeless. A Type IV Demolition Review is required to demolish a contributing structure in a National Register Historic District (New Chinatown/Japantown Historic District). A Type III Historic Design Review is required for a new building in a historic district.

The Site Development Section of the Bureau of Development Services (BDS) has reviewed the pre-application conference materials to identify potential issues and requirements.

A. Key Issues and Requirements

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. Geotechnical engineering is a key issue due to the cost and time involved in obtaining a geotechnical report.
2. Stormwater treatment and discharge is a key issue because stormwater requirements may affect site layout and design.

B. Geotechnical Engineering Requirements

In order to evaluate whether the foundation design of the proposed structure complies with the Oregon Structural Specialty Code, at the time of plan review the applicant must submit a geotechnical report. Recommendations for temporary shoring for excavation adjacent to property lines may be required.

Summary of geotechnical engineering information that must be submitted to Site Development at the time of land use review: none. Questions regarding this requirement may be directed to Jason Butler-Brown, (503) 823-4936.

C. Stormwater Disposal and Treatment

Site Development does not recommend on-site infiltration of stormwater for the proposed development. Stormwater facilities must comply with the Stormwater Management Manual and BES must approve off-site discharge of stormwater to the public sewer system.

D. Rainwater Harvesting

The proposed rainwater harvesting system will be evaluated at the time of building permit review. Please refer to Alternate Method Ruling No. OPSC 08-03 regarding rainwater harvesting systems for non-potable uses. Rainwater harvesting systems used in commercial or residential applications that only provide irrigation are exempt from this Ruling and the plumbing code.

At the time of plumbing plan review, the applicant may be asked to provide the following information:

- Tank size and material.
- Pump and associated electrical details and specifications.
- Pipe size, material, and placement details and specifications.
- Overflow connection to an approved stormwater disposal location.
- Backflow protection system details (if required).
- A description of how the system will work and the intended use of the harvested rainwater.

Questions regarding rainwater harvesting may be directed to Marv Moran, Senior Plumbing Inspector (503) 823-7317.

E. Demolition

Removal of any structure that exceeds 200 square feet in area requires a demolition permit. Plumbing permits are required to cap existing utilities.

F. Erosion Control

Erosion prevention and sediment control requirements found in Title 10 apply to both site preparation work and development. Full compliance with the erosion control requirements of Title 10, as well as maintenance of the erosion control elements, such as silt fences on private property, storm drain inlet protection and bio bags in the public right-of-way, is the responsibility of the property owner, the developer, and the builders. An erosion control plan must be submitted at the time of plan review. Please refer to the City of Portland Erosion and Sediment Control Manual for additional information regarding erosion and sediment control requirements.

Summary of erosion control information that must be submitted to Site Development at the time of land use review: none. Questions regarding this requirement may be directed to Jason Butler-Brown, (503) 823-4936.

G. Permit Requirements

1. Demolition permit and plumbing permits for capping existing utilities.
2. Site Development will review the commercial building permit for compliance with geotechnical engineering and erosion control requirements.

H. Submittal Requirements for Land Use

1. Stormwater information as specified by BES.



Randy Leonard, Commissioner
David G. Shaff, Administrator

1120 SW 5th Avenue, Room 600
Portland, Oregon 97204-1926
Information: 503-823-7404
www.portlandonline.com/water



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Water Bureau

Pre-Application Conference Response

Date: August 13, 2009
To: Douglas Hardy, Conference Facilitator
 dhardy@ci.portland.or.us, 503-823-7816
From: Mari Moore, 503-823-7364
 mmoore@water.ci.portland.or.us
Case File: EA 09-143543
Location: 439 NW 3RD AVE
Property ID: R140389
Proposal: Pre-application conference for the proposed demolition of the existing building and construction of a new three-story building for the Blanchet House of Hospitality. The new building will include Group Living for up to 50 residents, and a "soup kitchen" for low-income and homeless. A Type IV Demolition Review is required to demolish a contributing structure in a National Register Historic District (New Chinatown/Japantown Historic District). A Type III Historic Design Review is required for a new building in a historic district.

The Water Bureau has reviewed the pre-application conference materials to identify potential issues and requirements.

A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. None.

B. WATER AVAILABILITY

1. Adequate water is available to this site from the 6" water main in NW 3rd Avenue. The static water pressure is estimated as 68 – 55 psi.

C. WATER CODE REQUIREMENTS

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water

The City of Portland will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the event by phone 503-823-7404, by the City's TTY at 503-823-6868, or by the Oregon Relay Service at 1-800-735-2900.

D. OTHER CATEGORY

1. This site currently has three 5/8" domestic water meters. They may be retained for the future development or permanently removed at the applicant's expense. There will be a System Development Charge credit for each service permanently removed. The credit will apply to the new domestic service SDC fee.
2. It appears NW 3rd Avenue has is in an active pavement moratorium status. The moratorium ends 8/11/2011. New service installations will include additional fees for pavement restoration.

E. PERMIT INFORMATION

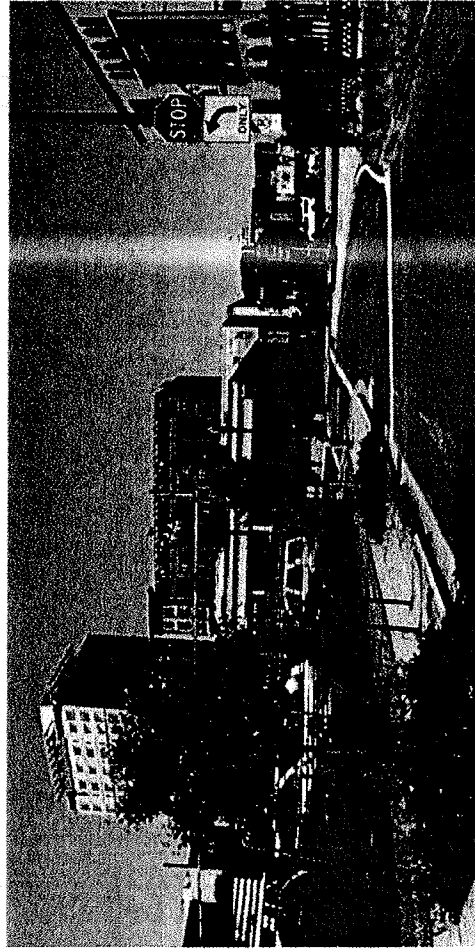
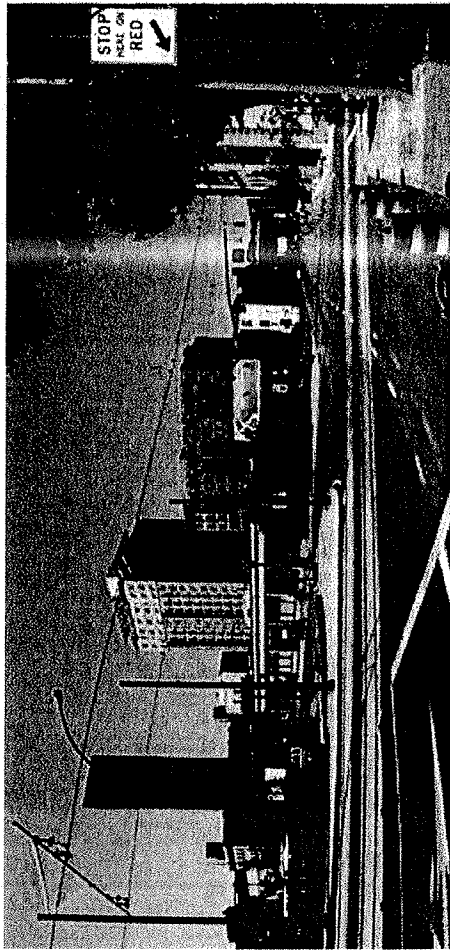
At the time of permit review (following the land use review) you should be aware of the following:

1. All new domestic service taps will be assessed a **System Development Charge (SDC)** Fee is based on meter size. Fire lines are excluded from the SDC fee.

F. SUBMITTAL REQUIREMENTS FOR LAND USE

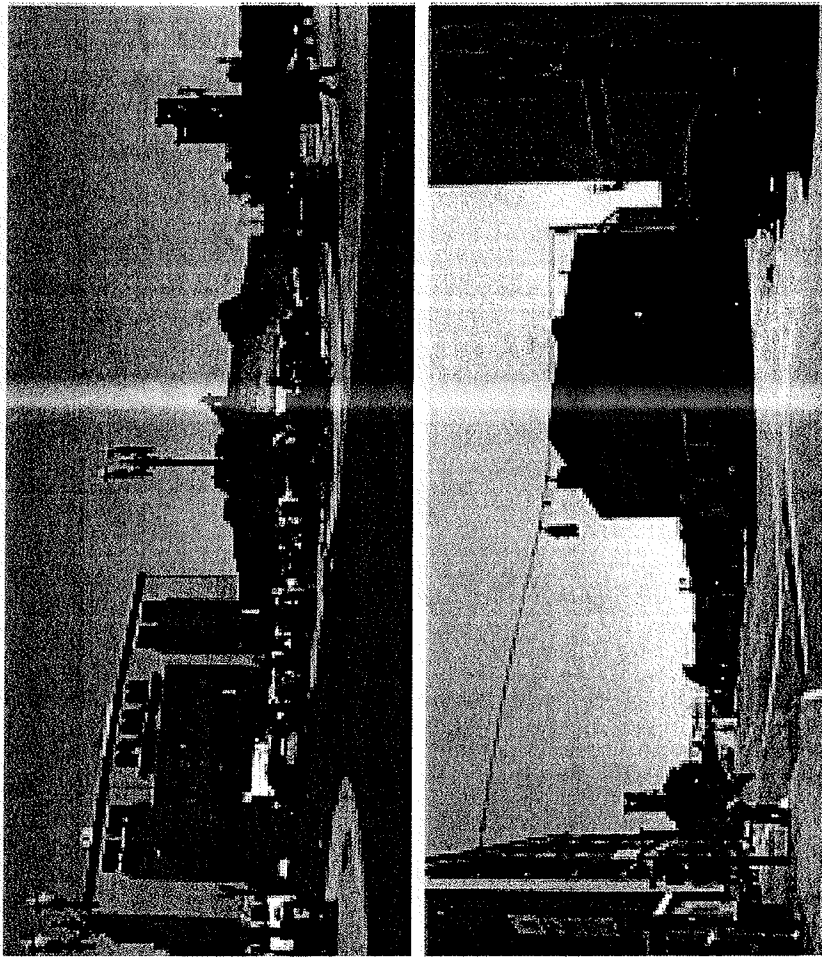
1. None.

II. DRAWINGS



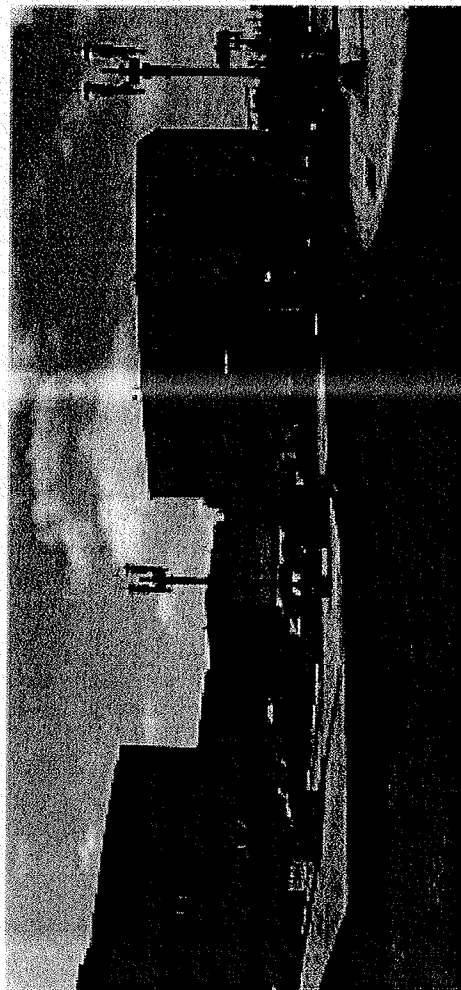
current site conditions

Blanchet House of Hospitality



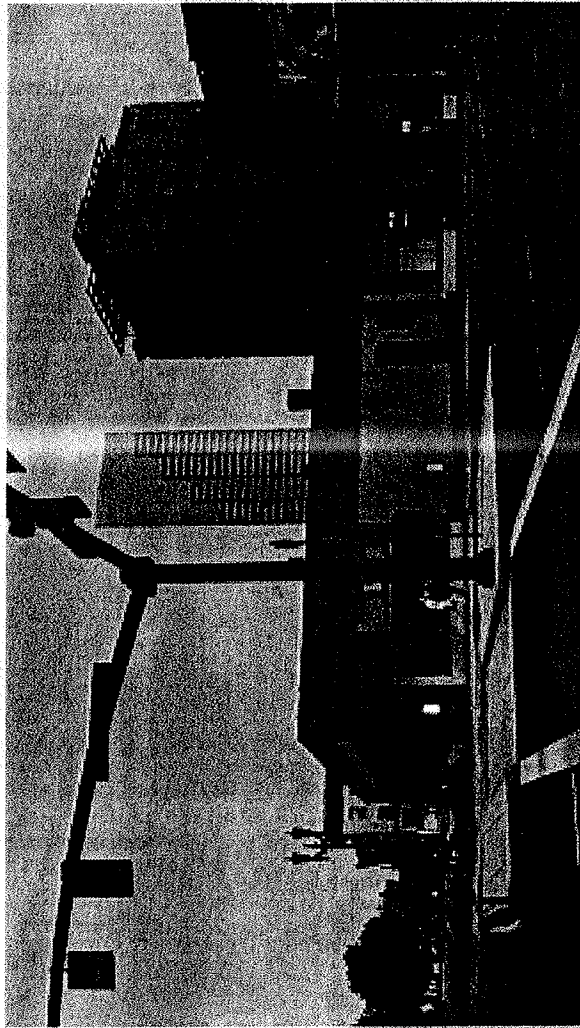
current site conditions

Blanchet House of Hospitality



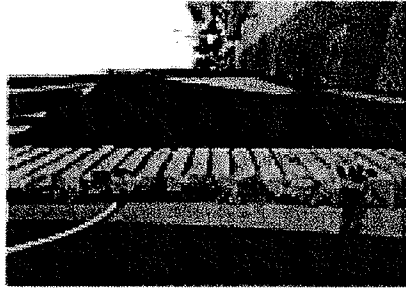
current site conditions

Blanchet House of Hospitality

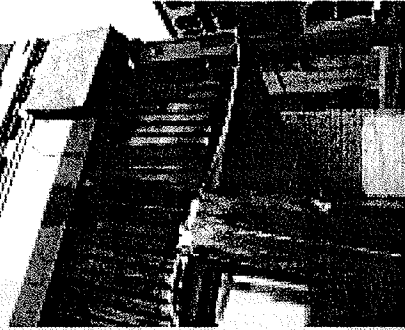


existing site photo

Blanchet House of Hospitality



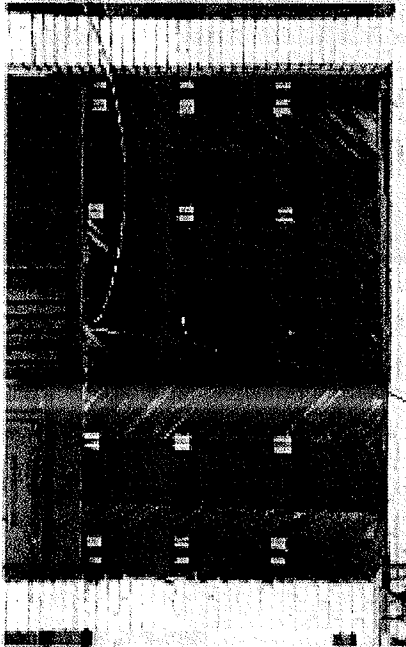
existing elevation profile



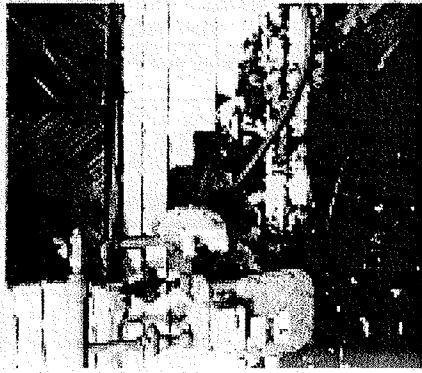
existing facade & steps at entry



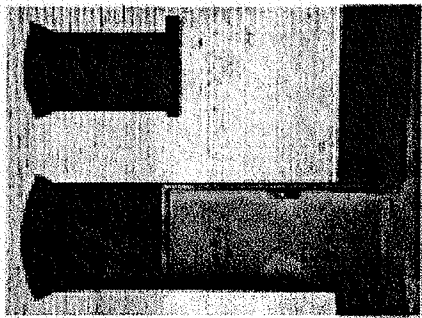
case # EA 08-143266 DA
sheet C-3



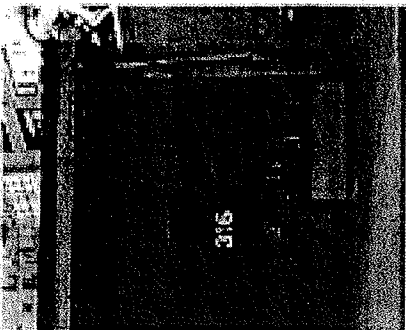
existing bay elevation



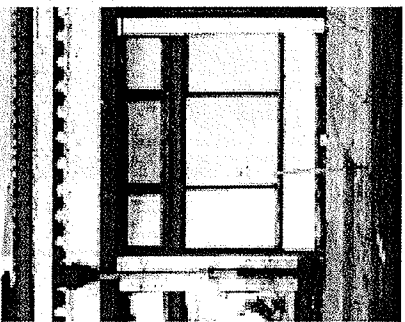
existing conditions at ground



existing conditions at openings



existing bay elevation



existing bay elevation