



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON December 12, 2022

CASE FILE NUMBER: LU 22-183116 HRM
PC # 22-152002
Albina Branch Library

BUREAU OF DEVELOPMENT SERVICES STAFF: Hannah Bryant 503-865-6520 /
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The Historic Landmarks Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

GENERAL INFORMATION

Applicant: Tyler Nishitani | Lever Architecture
4713 N Albina Ave., 4th Floor
Portland, OR 97217

Owner: Multnomah County Library District
401 N Dixon St
Portland, OR 97227-1865

Representative: Kevin Kearns | Multnomah County Library
1006 SE Grand Ave, #200
Portland, OR 97214

Site Address: 205 NE RUSSELL ST & 216 NE KNOTT ST

Legal Description: BLOCK 16&17 TL 17200 LOT 21-25 EXC PT IN ST LOT 26 EXC PT IN STS, ALBINA; BLOCK 16 LOT 5-7, ALBINA

Tax Account No.: R009605980, R009605480

State ID No.: 1N1E27AD 17200, 1N1E27AD 17201

Quarter Section: 2730

Neighborhood: Eliot, contact Brad Baker at lutcchair@eliotneighborhood.org or info@eliotneighborhood.org

Business District: Soul District Business Association, contact at Info@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact at info@necoalition.org

Plan District: Albina Community

Other Designations: *Historic Landmark (Albina Branch Library) and Contributing Resource in the Eliot Conservation District*

Zoning: CM2 (MU-N)d – *Commercial Mixed-Use 2 with a Design Overlay*

Case Type: HRM – *Historic Resource with Modification Review*
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:

The applicant seeks Historic Resource Review approval for the seismic renovation of the existing Albina Branch Library (a Historic Landmark), the removal of an existing warehouse and garage that were added to the rear of the library in the 1960s, and the construction of a new 32,000 sq ft addition to the rear of the library. The new addition will include library and community spaces, as well as new library administration offices, with an entrance off NE Russell Street. Three Modifications are requested:

Modification requests [PZC 33.846.070]:

1. Increase the allowed length of building that does not meet the ten-foot maximum setback along NE Russell Street from fifty percent (50%) to sixty-four percent (64%) (33.130.215);
2. Increase the allowed vehicle frontage along NE Rodney Street from the fifty percent (50%) that is allowed to seventy-seven percent (77%) (33.266.130);
3. Reduce the minimum drive aisle width from twenty feet (20') to twelve feet (12') at the south ends of the parking area, to accommodate a Standard A loading space (33.266.310).

Historic Resource Review is required for non-exempt exterior alterations and new development in a Historic Landmark Boundary and in the Eliot Conservation District.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- *33.846.060.G – Other Approval Criteria*
- *Community Design Guidelines*

PROCEDURAL HISTORY

The application was submitted on September 14, 2022. It was deemed complete by the applicant on October 28, 2022. A hearing was scheduled for December 12, 2022 (45 days after being deemed complete).

ANALYSIS

Site and Vicinity: The subject parcel is developed with an existing, historic Carnegie Library which was constructed in 1912. Two subsequent additions were added to the rear of the library, and function as warehouse and operations spaces to facilitate library collection distribution. Designed by Ellis Lawrence, the existing Albina Branch library is notable for its Spanish Colonial Revival architecture, with white stucco cladding, red terra cotta roof tiles, and round-arched windows and entrance doors.

The site is L-shaped, spanning from NE Knott at the north, to NE Russell at the south and widening to the southwest to include the corner parcel at NE Rodney and NE Russell. At this site, NE Knott Street is a Neighborhood Walkway and a City Bikeway. NE Rodney Street is a Neighborhood Walkway and a City Bikeway. NE Russell Street is a Transit Access Street, Neighborhood Collector Street, City Walkway, City Bikeway, Major Emergency Response Route, and Community Corridor. The site is located within the Fremont/Williams Pedestrian District, the Albina Plan District, and the Eliot Conservation District.

The Eliot Conservation District denotes an area with common historic values significant to the neighborhood and seeks to contribute to the preservation of significant features of Portland's development history. New development and exterior modifications to existing development

must meet the Community Design Standards (Chapter 33.218) or are subject to historic resource review.

Zoning: The Commercial/Mixed Use 2 (CM2) zone is a medium-scale zone intended for sites in a variety of centers, along corridors, and in other mixed-use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

The Historic Resource Overlay Zone protects historic resources that have been identified as significant to the history of the city and region. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting education and enjoyment for those living in and visiting the region. The regulations foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. Historic preservation recognizes social and cultural history, retains significant architecture, promotes economic and environmental health, and stewards important resources for the use, education, and enjoyment of future generations.

The Historic Landmark designation protects certain Portland historic resources and preserves significant parts of Portland's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties. Proposed alterations to Historic Landmarks must go through a Historic Design Review process (Chapter 33.846) and proposed demolition is subject to certain demolition protections (Section 33.445.150).

The Design Overlay Zone [d] 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. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include:

- LU 12-183953 HDZ – Approval to add mechanical equipment to outside of Historic Landmark building; "Albina Branch Library".
- LU 08-123706 HDZ - Approval of glazing in the existing front entry doors, new stair, and new ramp.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **November 22, 2022**. The following Bureaus have responded with no issue or concerns:

- Site Development Section of BDS
- Life Safety
- Water Bureau
- Fire Bureau (exhibit E.1)
- Bureau of Environmental Services (exhibit E.2)
- Portland Bureau of Transportation (exhibit E.3)

- Urban Forestry (exhibit E.4)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 22, 2022**.

One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Allan Rudwick, on behalf of the Eliot Neighborhood Association, November 22, 2022. The ENA is generally supportive of the proposal. It suggests including creating a musical instrument lending library and practice spaces. It notes concerns about the inclusion of a surface parking area, and potential safety concerns associated with this space. It would prefer that a parking area were not included, but suggests that sharing the proposed parking area with the Wonder Ballroom or with food carts would better utilize the space and reduce unwanted activity in the parking area at night.

Staff Response: *Staff appreciates the Eliot Neighborhood Association's thoughtful and solutions-focused comments. Staff shares the ENA's reluctance to see more surface parking areas, but recognizes that the requirements for forward ingress/egress into a large loading zone necessitates significant vehicle area, and therefore supported the inclusion of patron parking area into that required vehicle area. Staff appreciates the suggestion that the parking lot may serve other area businesses during the hours the library is closed and encourages the library to explore that option. Staff asked the applicant to share more information at the hearing about how security in the parking area will be maintained.*

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Eliot Conservation District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are those listed in the *Community Design Guidelines*. Because the resource is also a designated Historic Landmark, the approval criteria also include 33.846.060 G – *Other Historic Approval Criteria*.

Commission has considered all guidelines and addressed only those applicable to this proposal.

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

Findings for P1: As a historic home for Portland's Black community, as well as many other diverse nationalities and ethnic groups including Irish, Germans, Russians, Scandinavians and Polish, the Albina district has a long history, notable both for its vibrant community and cultural roots and also many layers of painful, discriminatory

policies that caused both physical destruction and large-scale community displacement. After waves of damaging policies, including urban renewal, highway projects, unbuilt hospital expansions, and discriminatory lending practices, the resulting built environment includes many uninspiring buildings and inconsistent development patterns.

Therefore, as we consider the neighborhood context and desired characteristics and traditions it is critical to do so with the lens that this was a vibrant, whole neighborhood and community, and that observed deterioration and damage are the results of city policies and decisions. As city planners and commissioners, we have a responsibility to look beyond the current context as it reflects this residual damage, and to repair and restore the vibrant, pedestrian-oriented neighborhood and intact community relationships that existed here prior to our planner predecessors' perpetuation of de jure segregation and destruction.

The proposal meets many of the goals outlined in the 1993 Albina Community Plan, and does not appear to conflict with any of the stated goals. However, for the purposes of evaluating this approval criterion, Commission leaned heavily on the extensive public outreach conducted by the applicant team as it determined design and programming objectives. This outreach provides a model of inclusive community engagement for other development teams, particularly those designing public and educational buildings, as well as for future public planning processes.

Albina Community Plan Goals

It is important to note that the public planning documents, such as the Albina Community Plan, typically used as the basis for determining desired community characteristics and traditions, were developed in the wake of decades of racist planning policies that caused mass dislocation of Albina's historically diverse community, particularly its Black community. Therefore, the goals documented in these reports are reflective of the periods in which they were written, and are largely focused on repairing the damage already inflicted upon the neighborhood, and restoring the strong community that existed prior to waves of urban renewal policies. The voices who participated in these planning documents are likely to represent those who remained in Albina after early waves of displacement, and who felt economically stable and empowered to volunteer to attend City-led community meetings. These documents do not adequately capture the wealth of diverse perspectives from many who were previously displaced, marginalized, or lacked the time, means, or desire to participate.

Nonetheless, the development proposal is consistent with numerous goals outlined in the Albina Community Plan that still do resonate with the community outreach conducted by the project team. These include educational, family services and historic preservation goals, with the stated objectives to "support needed expansion of public libraries to meet the educational needs of an increasing population... expand programs that provide positive social and recreational opportunities for minority youth, persons sixty years and older and other special needs populations... and preserve the historic resources and spatial patterns that reflect the development of the Albina Community as a separate city and as a part of Portland." The careful restoration of the existing Carnegie library, in which the exterior alterations are limited only to the previously-obscured rear façade, and the development of the new library wing as a deferential mass that fronts another street, serve to both preserve the historic resource and the small-scale spatial patterns of the area while also expanding the library to meet the needs of a diverse population.

Current Community-Identified Goals

The Albina Community Plan acknowledges that "The balance between encouraging new investment in the community and requiring compatibility and good design is a difficult

one to strike.” Commission agreed that this could be expanded upon to note that striking the balance between future-looking ideals, current approval criteria, and the responsibility to repair harmful impacts of past planning decisions is also a challenge. In the development of this library expansion, an emphasis was placed on welcoming displaced Albina residents and restoring community ties. These goals influenced proposed design elements such as the modest scale of the new entrance fronting NE Russell Street; the inclusion of a surface parking area to accommodate patrons with ties to Albina who return to this library branch from other parts of Portland; the community room and programming of the new library addition, and even the location of the collection at the second level of the new addition to facilitate a direct physical connection with the historic Carnegie library. The project team conducted over fifty community outreach events, meeting with many distinct identity groups to ensure that the planning process included as many underrepresented voices as possible. This community engagement process is detailed in exhibit A.3.

Unlike many other development projects’ community engagement meetings, in which fully developed projects are presented to the neighborhood but there is not a meaningful opportunity for community feedback to influence the design, the outreach process for this project began at the project outset, and was integral to shaping the design and programming of the new addition. Specific effort was made to include non-dominant stakeholder groups, and a youth-led design group ran in tandem with the design process to ensure that emerging designers had a shaping influence in the outcome. Among others, individual group meetings were held with AARP members, Indigenous Community, Black Portlanders, people with disabilities, Latinx community, African immigrant and refugee groups, an Asian community group, and numerous local neighborhood associations. Individual interviews were held with community members identified through local library networks as prominent leaders within the neighboring non-profit and business communities, as well as long-time library patrons.

Stakeholder groups were offered in-person and virtually, to maximize access. In-person events were run by facilitators, and included translation and ASL services to reduce barriers to participation. The events welcomed participants to provide feedback about their visions for the future of library spaces, the location of various spaces within the building, and opportunities to provide design direction.

Commission celebrates the breadth of this inclusive process as a model for future design outreach, and is grateful for the participation of many historically underrepresented voices in helping to identify the desired characteristics and traditions of the community, and how it envisions the library contributing to those values. One Commissioner noted, “I want to put on the record how excited how I am, and how grateful, for the wonderful quality of thought and - I want to say *love* - that went into the design of this and the thoughtfulness and the engagement... I can only imagine the amount of effort and time to do this kind of thoughtful outreach in the community... and this community deserves something excellent, and this looks excellent. It has a sense of energy and presence that is deserved.”

This guideline is met.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area’s historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

Findings for P2: The Eliot Conservation District was formed as part of the 1993 Albina Community Plan. It encompasses many different architectural styles and material

expressions. However, commercial contributing resources in the District are typically characterized by streetcar-era architecture, including horizontal differentiation between the ground level and upper levels, vertical window expression, and fine grain detailing in the exterior cladding.

The proposed library addition strives to integrate within the existing neighborhood, while also creating a forward-looking architecture that is inclusive and accessible to the community and sets a precedent for high-quality, fine-detailed future development. The proposal utilizes existing topography to create a two-story mass in which the upper level connects to the main level of the existing Carnegie library. The roofline of the new addition will not be as high as either the existing library or the historic Wonder Ballroom across the street. The incorporation of the site topography into the design allows the new addition to be deferential to its adjacent historic resources.

While the new library does not strive to match the historic architecture of the surrounding Conservation District, nor the Carnegie library, it does incorporate elements from its context to ensure that it appears to be an evolution of historic architecture and not an aberration. Like the historic commercial buildings throughout the district, the street-facing façade of the new addition has a strong horizontal differentiation between levels one and two. The deeply punched, vertical windows are set between a uniquely textured red brick that adds fine-grain detailing and visual interest.

While evaluating the proposal's response to this guideline, Commission considered numerous elements including the role of libraries in the city, how historic library architecture has often diverged from its context, and the need for forward-looking places of celebration and community repair in this particular neighborhood.

While many buildings change programs and uses over time, Portland does not have a history of retiring or selling its libraries, and this proposal for a major expansion is indicative of a significant community investment in the local library system. To that end, one can presume that this building will continue being used as a library in perpetuity and it is not necessary to consider its feasibility for conversion to other uses.

The original library on this site is a Carnegie library. Over 2500 libraries were built across the world with funds donated by Andrew Carnegie. The recipient communities had to agree to specific criteria to receive grant money, including the promise of providing free service to all patrons, however racial integration was not a requirement. Rather than insist on racial integration in the libraries he funded, Carnegie funded a number of separate libraries for African Americans. Portland did not receive any grants for non-white libraries.

The Carnegie libraries were built in a few architectural styles, but each proposal had to receive architectural approval from Carnegie (or his personal secretary) in order to be funded. Over time, Carnegie's secretary became more limited in the range of architectural styles he would accept. The Carnegie libraries typically have a formal, raised main entrance, accessed through a prominent street-facing stair. There is no indication that the Carnegie libraries were designed to respond to their surrounding context, and as a Spanish Revival-style building, the existing Carnegie library on this site does not have any obvious relationship to other buildings in the surrounding area. Based on this research, Commission concluded that historic library architecture is often divergent from its context; that historic library architecture may represent a legacy of segregation and exclusion to some populations, and that it may be less critical for libraries to match the surrounding architectural context than it would be for another use, or a building that is likely to be adapted for numerous uses over time.

Finally, Commission weighed the extensive community outreach documentation provided by the applicant team, the historic harm inflicted on this community that has resulted in destruction of many notable buildings along NE Russell Street, and dislocation of many community members. To this end, Commission agreed that a large-scale intervention intended to welcome and include all Portlanders warrants a unique architecture that diverges from the painful symbolism represented by historic typologies. The library addition symbolizes a fresh start for the community, infills a previously impacted site on NE Russell and represents a built environment focused on inclusivity.

To this end, Commission determined that the stepped massing, cladding, and fenestration patterns are sufficient ties to the existing historic architecture to ensure that the library addition feels derived from this particular place, and that the use and neighborhood history warrant a less traditional architectural style.

Therefore, this guideline is met.

- E1. The Pedestrian Network.** Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.
- E2. Stopping Places.** New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.
- E3. The Sidewalk Level of Buildings.** Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.
- E5. Light, Wind, and Rain.** Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.
- D1. Outdoor Areas.** When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians.
- D2. Main Entrances.** Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible, and transit-oriented.
- D3. Landscape Features.** Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for E1, E2, E3, E5, D1, D2, and D3: The proposal includes a number of new paths connecting on-site areas, as well as generous landscaping along the NE Russell frontage, consistent with the Albina Community Plan goal to increase the amount of open, landscaped areas in the neighborhood. New benches and public art are included near the NE Russell front entrance. The new garden beds separating the NE Russell façade and the sidewalk are planted with a drought-tolerant, resilient plant palette that will provide an attractive year-round garden while supporting pollinators and birds with multi-season flowers and berries. To better integrate the landscape design with the architecture, the paths, benches and planting beds surrounding the new library addition echo its strong diagonal roofline, massing and angled eaves.

At the ground level of the NE Russell façade, the angled front wall of the community room serves as a funnel to direct visitors toward the front door. This funnel effect is emphasized by the diagonal eaves overhead that connect the angled community room massing and the squared massing of the primary building mass. The roof overhang is widest above the NE Russell Street entrance. This deep eave provides weather protection above the entrance and creates a sense of enclosure.

Tucked into the massing of the new addition, the proposal includes a public courtyard space that is only accessible from within the library. This community-requested space provides a safe opportunity for users to pray, meditate, exercise, converse or read. The building massing and trees will provide shade for the courtyard, as well as shelter it from the wind.

In conclusion, the proposal includes paths to connect on-site spaces with the primary entrance and the public sidewalk, and uses a thoughtful landscape design, a public courtyard, benches, RACC public art, trees and lush plantings to ensure that the outdoor spaces will serve as welcoming public amenity spaces that are appropriately sheltered from the weather and hot summer sun to maximize their comfortable use by visitors for most of the year.

Therefore, these guidelines are met.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for E4 and D4: While neither the existing Carnegie library nor the new addition are located at a street corner, the proposed surface parking area at the corner of NE Russell and NE Rodney Street will render the southwest corner of the new addition as visible as if the new library addition were a development located at the corner of two streets. Therefore, Commission considered these two guidelines in tandem.

The strong architecture of the library addition is critical to meeting these guidelines. A large corner window at the southwest corner of the second level will act as a luminaire, rising above the landscaping and tree canopy to highlight the interior wood structure and the book collection to the public outside. The location of the large windows on level two of the south and west facades, in conjunction with the large ground level windows into the community room, serve to highlight the building's public use and to welcome visitors.

The surface parking area is a challenging condition to locate at this corner. Parking is not required at this site, and surface parking does not contribute to an active pedestrian realm. However, an on-site Standard A (35-feet long by 10-feet wide by 13-foot high) loading space is required, and it must be able to be accessed and exited in a forward motion. These loading code requirements necessitate a sizeable vehicle area to facilitate on-site turning for a large box truck. Since some vehicle area was already required, the proposed parking area was evaluated as an addition to a code-required loading space and access driveway, and not as an alternative to a vehicle-free site.

In light of the history of this site and the feedback received through community outreach, Commission understands that many former Albina residents maintain deep connections to their "home" library branch, and continue to return to this library from their current homes elsewhere in Portland. The new community room and gathering space was a primary goal for many community engagement participants. Commission understands that public transportation is not a feasible option for all Portlanders, particularly those traveling across town, and that in the short-term, providing on-site

parking may facilitate and strengthen the on-going relationships between displaced former-Albina residents and their familiar library branch.

To mitigate the exposed surface parking condition, the applicant has proposed a deep garden at the corner of NE Russell and NE Rodney Street, and extending from the corner along the NE Russell frontage to the main entrance of the proposed addition. The densely planted gardens feature native and drought-tolerant plants, and facilitate the growth of large shade trees. A narrow meandering path through the garden provides an opportunity for visitors to experience and explore the public art pieces developed with RACC, plantings, and for the landscape to serve as a learning garden, with signage or other displays.

The proposed surface parking lot may be easily redeveloped in the future. Commission considered the design of the proposed addition and the adjacent corner parking lot to evaluate the potential for future development for the parking area. To this end, the building design and site design do not preclude future development if the library determines in the future that the surface parking area is no longer critical to its operations and can find an alternative loading location. Due to the requirement for a loading area, the opportunity for on-site parking to support returning patrons, and the parking area's easily re-developed location in the site design, Commission determined that the building and site design are adequately designed to activate and provide a strong identify at the corner.

Therefore, this guideline is met.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings for D5: The proposal locates the programmatic elements with the longest operational hours at the ground level to maximize activity at the street level. The administrative offices and book returns located at the southwest corner of level one are staffed earliest in the morning, as library staff receive book deliveries from other branches and prepare materials for circulation. Regular fenestration into these spaces ensures that the light from within will illuminate the sidewalk, and that library staff inside have ample opportunity to view the sidewalk and parking area. The community room is designed to remain operational after the library has closed so it can host gatherings and meetings in the evenings. A large floor to ceiling window into this space creates a strong connection between interior activities and the public realm.

At the upper level and public lobby entrance, large windows provide library users with views overlooking the streets, parking area, and also toward the Wonder Ballroom and down NE Russell. Inside, seating and study areas are located within the windows to encourage users to linger near the windows.

Therefore, this guideline is met.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long-lasting quality, and designed to form a cohesive composition.

Findings for D6, D7 and D8: The proposal treats the addition to the library as a separate building, rather than a matching addition to the existing Carnegie library. As described above, Commission felt this approach was supportable due to the stepped topography of the site which precludes a clear view of both the existing library and the new addition at once, as well as the history of libraries as one-off architecture and, specifically, the architecture of Carnegie libraries not being designed in response to their local contexts.

While carefully connected with a narrow gasket to facilitate a seamless interior program and user experience, the historic library and new addition each have a main entrance fronting different streets. Therefore, the new addition is more responsive to its NE Russell Street context than it is to the historic library which faces NE Knott. For visitors, their experience of the library's architecture will depend entirely on whether they enter and exit via the Carnegie library or the new addition.

To ensure compatibility with the existing Carnegie library, the new addition is stepped down the hill, and located behind the existing library mass, using topography and the Carnegie library's gable roof to screen the new addition from view from NE Knott Street. The two masses are separated with a simple, glassy gasket, and the roofline of the addition near the historic library is low and flat, in deference to the character-defining terracotta tile gable roof of the Carnegie library.

The rich detailing, soaring roofline, grand window proportions and rich planting palette of the proposed addition are all most apparent from the NE Russell frontage. From this location, only occasional glimpses of the rear of the original Carnegie library are possible and the two buildings reveal no obvious relationship. From this vantage, it is apparent that the design of the new addition relates more to the NE Russell context. Like the Wonder Ballroom across the street, the library's new second level soars high above a diminutive ground floor, with large windows and a green roof drawing visitors' attention up toward views of the collections within. Similar to many buildings along NE Russell Street and nearby on Martin Luther King Jr. Boulevard, the proposed library wing is clad in red brick, with deeply punched vertical windows. A wide entrance is highlighted with a generous roof overhang that serves as a canopy.

In recognition that the surface parking area ensures that both the west and south facades of the new library building will be viewed in tandem, the applicant has worked to unify the two facades. The vertically staggered windows are treated consistently across the two visible facades, and the strong angles of the rooflines and community room walls are echoed in the pathways, benches and garden beds that extend along both the south and west edges of the building.

Due to the unique site shape with frontages on different streets, a significant elevation difference facilitating the new addition stepping down a full story, and the light touch of the connecting gasket, Commission found that the building addition maintains the architectural integrity of the original library, while utilizing materials, proportions and details found elsewhere in the neighborhood and creating a cohesive, long-lasting composition.

Therefore, these guidelines are met.

33.846.060 G - Other Historic Approval Criteria

1. Historic character. The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces

that contribute to the historic significance of the landmark or contributing resource will be avoided.

2. Record of its time. The landmark or contributing resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

3. Historic changes. Most resources change over time. Those changes that have acquired historic significance will be preserved.

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the historic feature in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a landmark or contributing resource. New work may be differentiated from the old if the differentiation does not diminish the character, features, materials, form, or integrity of the landmark or contributing resource and, if in a Historic District, the district as a whole.

Findings for 1, 2, 3, 4, 5, and 7: The proposed alterations to the existing Carnegie library are limited to seismic and interior renovations, with the exception of the rear façade. The original rear façade of the Carnegie Library, with its large arched windows, has been entirely obscured through a series of additions. This proposal intends to remove both the existing warehouse building and the existing two-story operations building that have been attached to the rear of the Carnegie library, and to replace them with a two-story publicly-accessible library addition. The service additions are not historic, and have not gained historic significance that warrants their preservation.

The proposal will include the repair of historic stucco and brick accents on the rear façade of the Carnegie library, and repainting the entire building to match its historic palette. Two previously existing windows will be restored on the rear façade, and a simple new glassy hallway will be attached at the location of an existing doorway, to connect the historic library with the new addition.

To ensure that the rear façade of the Carnegie library benefits from the same level of review as the rest of the proposal, the Commission has added a Condition of Approval that the applicant complete a staff-level historic resource review for the rear façade after demolition of the existing additions is complete and it is determined what, if any, original material remains on the original rear façade. This staff level review will ensure that the details on the rear façade are compatible with the original Carnegie building.

The gasket and the steeply sloping topography serve to separate the new addition from the historic library, clearly differentiating the two wings. With these elements creating a visual separation, the new library is able to front a different street than the existing library, and will appear to be a separate two-story building on its new street frontage. The addition does not mar the historic character or identity of the Carnegie library, and the original Landmark building will remain a record of its time.

Therefore, with Condition of Approval D that a Type I Historic Resource Review shall be requested and approved to address the final design of the rear façade of the Carnegie Library, and that this review may be applied for after the demolition permit for existing additions is released in order to allow for exploratory investigations of this façade, and that the Historic Resource Review may be concurrent with the building permit, these criteria are met.

8. Architectural compatibility. New additions, exterior alterations, or new construction will be compatible with the massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource.

9. Preserve the form and integrity of historic resources. New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired.

10. Hierarchy of compatibility. New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources within 200 feet and, finally, with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.

Findings for 8, 9, and 10: As described above, the site's steeply sloping topography allows the second level of the new addition to connect with level one of the existing Carnegie library. The public entrance of the new library wing sits a full story below the entrance of the Carnegie library. This topography and resulting stepped massing mean that, when viewed from the front of Carnegie library, the new wing is almost entirely screened by the historic building and its prominent terra-cotta roof.

The new addition is located directly behind the existing library, and fronts a street a block behind the entrance to the Landmark Carnegie building. While a discreet hallway gasket connects the rear facades of the two buildings, the proposed library wing is architecturally and physically distinct and reads as an entirely separate building. The light touch with which it is attached to the existing Landmark, and its siting, make it compatible with the existing library, preserving the form and integrity of the original Carnegie library. However, its designers have focused on its compatibility with, and contribution to, the rhythm of existing development along the NE Russell frontage. To this end, it deploys a typical kit of parts in a contemporary application, threading the needle between the historic architecture of this conservation district and the role of civic buildings to create noteworthy, precedent-setting architecture. Like many surrounding buildings in this district, it uses deeply punched, vertical windows set within red brick cladding and has a strong demarcation between the ground level and upper level.

With these efforts, the proposal is compatible with the existing library and within its greater conservation district context.

Therefore, these criteria are met.

33.846.070 Modifications Considered During Historic Resource Review

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic resource review process. These modifications are done as part of historic resource review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through historic resource review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. **Purpose of the standard.**
 - 1. The resulting development will meet the purpose of the standard being modified; or
 - 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modification #1: Maximum Building Setback, PZC 33.130.215.C.1 / Table 130-2 - Increase the allowed length of building that does not meet the ten-foot (10') maximum setback along NE Russell street from fifty percent (50%) to sixty-four percent (64%) (33.130.215);

Purpose Statement: The required building setbacks promote streetscapes that are consistent with the desired character of the different commercial/mixed use zones. The setbacks promote buildings close to the sidewalk to reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut residential zones promote commercial/mixed use development that will maintain light, air, and the potential for privacy for adjacent residential zones.

Standard: 33.130.215.C.1 Maximum setback standards. Unless otherwise specified, the maximum a building can be set back from a street lot line is 10 feet, except on Civic Corridors shown on Map 130-1, where the maximum set back is 20 feet. At least 50 percent of the length of the ground level street-facing façade of the building must meet the maximum setback standard.

- A. **Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

Findings for A: The modification to increase the length of the building that exceeds the maximum setback along NE Russell better meets the historic resource review approval criteria #10, Hierarchy of Compatibility and P1, Plan Area Character because it repeats the existing deeper front setback of the existing Carnegie library, it uses the deeper setback to highlight the entrance of a prominent civic building, and it facilitates more open, landscaped area consistent with the Albina Community Plan goal to “enhance the Albina area with more green and open spaces, utilizing native plantings and emphasizing planting areas and new trees.”

While it is typical for streetcar era commercial buildings to abut the street lot line, civic buildings are often set back from the lot line. This is especially true in this area, where small-scale development is interspersed into a primarily residential neighborhood. Both the North and Albina Carnegie libraries are set back from the street lot lines, as are more contemporary civic and community scale buildings including the Episcopal church at the corner of NE Knott and NE Rodney, and most of the lengthy New Song Community Church building as it fronts NE Rodney. The deeper setback at this frontage facilitates space for gardens and seating areas, while also providing a visual cue to the public that this is a welcoming, accessible public space.

- B. **Purpose of the standard.** *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

Findings for B: The resulting development will meet the purpose of the standard being modified, as the standard is intended to provide a high-quality pedestrian realm. The deeper setback includes a pedestrian path through the entry garden and a long bench. Consistent with the desired character of the CM2 zone, the setback highlights the civic nature of the proposed library addition while complementing the scale of surrounding residentially zoned areas.

Modification #2: On-site locations and size of vehicle areas, PZC 33.266.130.C.3.b Increase the allowed vehicle frontage along NE Rodney Street from the fifty percent (50%) that is allowed to seventy-seven percent (77%).

Purpose Statement: The development standards promote vehicle areas that are safe and attractive for motorists and pedestrians. Vehicle area locations are restricted in some zones to promote the desired character of those zones.

Together with the transit street building setback standards in the base zone chapters, the vehicle area location regulations:

- Provide pedestrian access that is protected from auto traffic;
- Create an environment that is inviting to pedestrians and transit users, especially on transit streets and in Pedestrian Districts;
- Limit the prominence of vehicle areas along street frontages and create a strong relationship between buildings and the sidewalk;
- Create a sense of enclosure on transit and pedestrian street frontages; and
- Limit the size of paved parking area and the type of paving material allowed in order to limit increases in temperature associated with asphalt and reduce impacts from urban heat islands.

Standard: The standard of this Paragraph applies outside the Central City plan district in the RX, CR, CM1, CM2, CM3, CE, CX, EG1, EX, CI, and IR zones. Where vehicle areas are adjacent to a transit street or a street in a Pedestrian District, no more than 50 percent of the frontage on the transit street or street in a Pedestrian District may be used for vehicle areas. Sites where there is less than 100 square feet of net building area are exempt from this standard.

- A. Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

Findings for A: The L-shaped site has three street frontages: the historic Carnegie library fronts NE Knott Street, and the remaining development area is located behind the historic library, fronting NE Russell Street, and the parcel to the west, at the corner of NE Russell Street and NE Rodney Street. The applicant has proposed to locate the new library addition directly behind the existing library, and to use the remaining area at the corner of NE Rodney and NE Russell for their required Standard A loading zone surface parking for patrons and employees.

Locating the surface parking lot at the corner of NE Rodney and NE Russell better meets approval criterion P1 as it both facilitates the on-going use of the historic Albina branch library by previously displaced patrons, who return to the library from other parts of Portland, and it preserves a space that is feasible for future redevelopment when future patrons are less reliant on personal vehicles. It also better meets approval criterion #8, Architectural Compatibility, to locate the new library addition directly behind the existing Carnegie library. This location reduces the visibility of the new library to visitors entering the Carnegie library from NE Knott Street, while maximizing interior connectivity between the old and new library buildings. If the new wing were located at the corner of NE

Russell and NE Knott, and the surface parking area located directly behind the existing library, the proposed addition would be more visible from NE Knott Street and interior connections would be circuitous and disjointed. Further, in this site configuration, it would be more challenging to redevelop the surface parking lot, and would therefore increase the likelihood of the parking area remaining in perpetuity.

To mitigate the visual impacts of the parking area, the applicants have increased the depth of the gardens and planting areas along NE Russell Street, which facilitates a diverse planting palette and the inclusion of numerous large shade trees. A meandering path through the gardens allows visitors to appreciate the native plantings, and facilitates the use of the drought-tolerant garden as an educational feature, similar to the recently-approved educational gardens proposed for the Library's distribution center.

B. Purpose of the standard. *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

Findings for B: The resulting development relies on landscaping to create a sidewalk environment that is inviting to pedestrians. More than twenty trees are proposed between the street and the surface parking area, with the intent to use these natural elements to provide a sense of enclosure for pedestrians while also limiting the prominence of vehicle areas. Further, the applicant is working with RACC to locate up to three public art pieces within the garden along the NE Russell frontage (see exhibit A.36).

In this situation, Commission found that the proposed location for the new library wing best respects the existing Carnegie library, while also creating the most seamless internal experience for users, and that the deep proposed landscaping at the corner of NE Rodney and NE Russell and the public art set within the garden enhances the pedestrian environment while also land banking the lot for future development.

Modification #3 Parking Area Layouts, PZC 33.266.310.F / Table 266-4. Reduce the minimum drive aisle width from twenty feet (20') to twelve feet (12') at the south end of the parking area, to accommodate a Standard A loading space at the southern end of the parking area.

Purpose Statement: The parking area layout standards are intended to promote safe circulation within the parking area, provide for the effective management of stormwater runoff from vehicle areas, and provide for convenient entry and exit of vehicles. The setback and landscaping standards:

- Improve and soften the appearance of parking areas;
- Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;
- Provide flexibility to reduce the visual impacts of small residential parking lots;
- Direct traffic in parking areas;
- Shade and cool parking areas;
- Reduce the amount and rate of stormwater runoff from vehicle areas;
- Reduce pollution and temperature of stormwater runoff from vehicle areas; and
- Decrease airborne and waterborne pollution.

Standard: Parking spaces and aisles must meet the minimum dimensions contained in Table 266-4. Table 266-4 notes that for parking areas with parking spaces arranged 90 degrees from the drive aisle, the drive aisle must be 20 feet wide.

- A. Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

Findings for A: The proposal to reduce the width of the drive aisle at one area of the parking area better meets approval criterion D4, Parking Areas and Garages. The reduced width facilitates the inclusion of more patron parking spaces within the surface vehicle area, without increasing the size of the parking area. The narrower vehicle aisle facilitates a deeper garden at the south end of the parking area, with public art, large shade trees and a layered, visually interesting planting palette without compromising the function or safety of the surface parking area.

- B. Purpose of the standard.** *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

Findings for B: The requirement for a Standard A loading space is based on the size of the proposed addition. A Standard A loading space must be located on-site, in a space at least 35 feet long, 10 feet wide, and have a vertical clearance of 13 feet. The vehicles accessing this on-site loading space must be able to enter, and exit, the site in a forward motion. Even without providing any surface vehicle parking, the space necessary to meet these requirements will result in a significant amount of vehicle area.

The requirement for a 20-foot-wide drive aisle is intended to ensure adequate space for personal vehicles backing into/out of the parking spaces. However, at the area proposed to be narrowed, there are not parking spaces that require the twenty-foot width for backing purposes. The library has stated that the trucks that utilize its loading spaces are present in the very early morning hours, prior to the facility opening to the public, and that there is unlikely to be any time during public library hours when the loading space will be occupied by a delivery vehicle. Using the proposed configuration when the loading space is vacant, patron vehicles will have more than the required 20-foot width for drive aisle purposes. When the loading space is occupied, patrons will have the option of exiting the lot in other directions or taking turns utilizing the ten-foot drive aisle abutting the loading space.

Therefore, these Modifications merit approval.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal has modeled exemplary community outreach to incorporate the visions of Portland's diverse population in the design of the future library, and has thoughtfully explored the role of architecture as it conveys different messages to different

populations. The resulting proposal is grounded in its physical, cultural and architectural context, but rather than replicate historic typologies, it creates a new precedent for inclusive public design. It meets the applicable Historic Resource Review and Modification approval criteria and therefore warrants approval.

LANDMARKS COMMISSION DECISION

It is the decision of the Landmarks Commission to approve Historic Design Review for the seismic renovation of the existing Albina Branch Library (a Historic Landmark in the Eliot Conservation District), the removal of an existing warehouse and garage that were added to the rear of the library in the 1960s, and the construction of a new 32,000 sq ft addition to the rear of the library. The new addition will include library and community spaces, as well as new library administration offices, with an entrance off NE Russell Street.

Approval of the following Modification requests:

1. Increase the allowed length of building that does not meet the ten-foot maximum setback along NE Russell Street from fifty percent (50%) to sixty-four percent (64%) (33.130.215);
2. Increase the allowed vehicle frontage along NE Rodney Street from the fifty percent (50%) that is allowed to seventy-seven percent (77%) (33.266.130);
3. Reduce the minimum drive aisle width from twenty feet (20') to twelve feet (12') at the south ends of the parking area, to accommodate a Standard A loading space (33.266.310).

Approvals per Exhibits C.1-C-45, signed, stamped, and dated December 20, 2022, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (B – D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled “ZONING COMPLIANCE PAGE- Case File LU 22-183116 HRM. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B.** At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C.** No field changes allowed.
- D.** A Type I Historic Resource Review shall be requested and approved to address the final design of the rear façade of the Carnegie Library, and that this review may be applied for after the demolition permit for existing additions is released in order to allow for exploratory investigations of this façade, and that the Historic Resource Review may be concurrent with the building permit.

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By: Matthew Roman
Matthew Roman, Landmarks Commission

Application Filed: September 14, 2022
Decision Filed: December 13, 2022

Decision Rendered: December 12, 2022
Decision Mailed: December 23, 2022

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on September 14, 2022, and was determined to be complete on October 28, 2022.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on September 14, 2022.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit (Exhibit #A.2) Unless further extended by the applicant, **the 120 days will expire on: October 28, 2023.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on January 6, 2023. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. The completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision. If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5789.00 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: <https://www.portlandoregon.gov/bds/article/411635>. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **January 9, 2023**, by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

Hannah Bryant
December 19, 2022

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 - 1. Original Submittal
 - 2. 120-Day Waiver
 - 3. Community Engagement Processes
 - 4. Information Requested by Service Bureaus, November 7, 2022
 - 5. Response to Incomplete, October 28, 2022
 - 6. Final Submittal, November 28, 2022
 - 7. Technical Reports (Arborist, Stormwater, Geotechnical)
 - 8. Neighborhood Contact
 - 9. Historic Resource Documentation
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. ADJACENT BUILDINGS
 - 3. DEMOLITION PLAN
 - 4. CIVIL UTILITY PLAN
 - 5. LEVEL 1 FLOOR PLAN
 - 6. LEVEL 2 FLOOR PLAN
 - 7. ROOF PLAN
 - 8. ENLARGED FLOOR PLAN - LEVEL 1 NORTH
 - 9. ENLARGED FLOOR PLAN - LEVEL 1 SOUTH
 - 10. ENLARGED FLOOR PLAN - LEVEL 2 NORTH
 - 11. ENLARGED FLOOR PLAN - LEVEL 2 SOUTH
 - 12. N/E CARNEGIE ELEVATIONS
 - 13. S/W CARNEGIE ELEVATIONS
 - 14. NORTH ELEVATION
 - 15. EAST ELEVATION
 - 16. SOUTH ELEVATION
 - 17. WEST ELEVATION
 - 18. N/S BUILDING SECTION
 - 19. N/S BUILDING SECTION
 - 20. N/S BUILDING SECTION
 - 21. E/W BUILDING SECTION
 - 22. WALL SECTIONS
 - 23. WALL SECTIONS
 - 24. WALL SECTIONS
 - 25. EXTERIOR DETAILS
 - 26. EXTERIOR DETAILS
 - 27. EXTERIOR LIGHTING
 - 28. LANDSCAPE PLAN NORTH
 - 29. LANDSCAPE PLAN SOUTH
 - 30. LANDSCAPE PLAN WEST
 - 31. TREE PLAN NORTH
 - 32. TREE PLAN SOUTH
 - 33. TREE PLAN WEST
 - 34. PLANTING SCHEDULE
 - 35. PLANTING PLAN NORTH
 - 36. PLANTING PLAN SOUTH
 - 37. PLANTING PLAN WEST
 - 38. COMPLIANCE - BIKE PARKING DIAGRAM
 - 39. COMPLIANCE - STREET FACING WINDOWS
 - 40. COMPLIANCE - GROUND FLOOR WINDOWS

41. CANOPY PLAN
 42. COMPLIANCE - LANDSCAPE / BUILDING AREA COVERAGE
 43. PUBLIC ART (RACC) OPPORTUNITY
 44. MODIFICATION - RUSSELL SETBACK
 45. MODIFICATION - RODNEY VEHICULAR FRONTAGE
- D. Notification information:
1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Fire Bureau
 2. Bureau of Environmental Services
 3. Portland Bureau of Transportation
 4. Urban Forestry
- F. Letters
1. Allan Rudwick, on behalf of Eliot Neighborhood Association, November 22, 2022. *The ENA supports the project but has concerns about the surface parking lot and suggestions for how the parking area may better serve local businesses.*
- G. Other
1. Original LUR Application
 2. Incomplete Letter, dated October 14, 2022
 3. HRI
- H. First Hearing
1. Staff Report
 2. Staff Memo to Commission
 3. Staff Presentation
 4. Applicant Presentation