

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** January 23, 2008

**TO:** Board of Commissioners

**FROM:** Bruce A. Warner, Executive Director

**SUBJECT:** Report Number 08-12  
Update on the North Old Town/Chinatown Redevelopment Strategy;  
Transition Projects Inc./Resource Access Center siting, and Blanchet House  
of Hospitality siting

### EXECUTIVE SUMMARY

#### BOARD ACTION REQUESTED

None – information only.

#### SUMMARY

This Report provides an overview of the draft North Old Town/Chinatown Redevelopment Strategy (N. OT/CT Strategy), including the siting of the Resource Access Center (RAC) and relocation of Transition Projects, Inc (TPI) and the redevelopment/relocation of the Blanchet House of Hospitality (Blanchet House).

The Portland Development Commission (PDC) initiated the N. OT/CT Strategy, still underway, to define a development vision and implementation strategy for investment in the northern gateway to the Old Town/Chinatown neighborhood. (See Attachment A for a map of the Study Area.) Located at the center of the Study Area is the block bounded by NW Flanders and NW Glisan between NW 3<sup>rd</sup> and NW 4<sup>th</sup> (Block 25). Block 25 is jointly owned by the PDC (1/4 block), the Blanchet House (1/16 block), and the City of Portland (remainder of block).

The Blanchet House, located on Block 25, provides meals for homeless individuals and temporary housing for up to 32 homeless client/volunteers who assist in the operation of the facility.

Additionally, the Ten Year Plan to End Homelessness (10-year Plan), adopted by City Council on December 21, 2005 (Resolution No. 36367), includes the creation of new resource space to provide homeless people with quick and direct access to programs that move them directly into permanent housing. This space (currently referred to as the Resource Access Center) has been envisioned as an expansion/enhancement of TPI's current facilities in Old Town/Chinatown.

Both the Blanchet House and the relocation and enhancement of TPI's facilities to serve as a larger RAC for homeless populations have been discussed as part of the N. OT/CT Strategy. The City and PDC initially identified Block 25 as the site for these uses, however at the request of neighborhood stakeholders this recommendation and the potential use of

the PDC-owned block bounded by NW Hoyt and NW Irving between NW 6<sup>th</sup> and Broadway (Block U) is being reconsidered.

## BACKGROUND

### PROJECT OVERVIEW

PDC initiated the N. OT/CT Strategy in October 2006 with the participation of a Stakeholder Advisory Committee (SAC) consisting of area business owners, property owners, residents, social service providers, and members of the Asian community interested in the cultural/historic significance of the area. When originally initiated, the N OT/CT Strategy included the goal of identifying a location for new facilities for the Blanchet House, and the interest to identify potential location(s) for the RAC. The N. OT/CT Strategy has also included the completion of a market analysis, an urban design charrette, and the preparation of conceptual development programs and accompanying preliminary pro formas for Blocks 24, 25 and 26. Uses considered include a mix of housing types and affordability, office space, a cultural and/or community center, and retail/commercial space including an Asian grocer.

Block 24 is owned by NW Natural rate-payers and utilized for NW Natural parking and storage. Based on conversations with representatives of NW Natural, redevelopment of this block is not anticipated in the near future. Long term plans include the potential development of headquarter offices for NW Natural.

With the exception of the Royal Palm Hotel, Block 26 is owned by a single entity. The owner anticipates redevelopment of the block in the future and has tentatively expressed interest in development of workforce housing, potentially in combination with Block 25 if available, though a timeline has not been defined.

#### Blanchet House of Hospitality (Blanchet House)

The Blanchet House has been located in the Old Town/Chinatown neighborhood since 1952 and is the only program within the Central City to provide three meals per day for homeless individuals. The Blanchet House has been working with PDC to find a site suitable to replace and improve their existing operations for many years. New facilities will allow for the internalization of the client queuing lines and more adequate storage space, among other benefits. The Downtown Waterfront Urban Renewal Area budget has included \$2 million in financial assistance for the Blanchet House since FY 2005-06.

#### Transition Projects, Inc. (TPI)

Transition Projects, Inc. (TPI) has been located in Old Town/Chinatown since 1969 and currently leases space from Central City Concern at 475 NW Glisan. The Glisan site currently houses a 90-bed men's transitional shelter, some living assistance and support services, and administrative offices on the first floor and in the basement. These facilities have been upgraded over the years, however little more can be done to improve the current conditions which fall severely short of current needs including insufficient space within which to operate. For instance, the small service center also has queuing that extends to the streets during operating hours. This need is driving TPI to improve and enhance their existing services and interior space location and configuration to increase dignity, engagement and effectiveness for the population it serves.

### Resource Access Center (RAC)

The 10-year Plan, which identifies the need for the creation of new resource space to improve outreach to homeless people, seeks permanent solutions to homelessness by focusing on the most chronically homeless populations, streamlining access to existing services, and concentrating resources on programs that offer measurable results. The creation of a new resource space is intended to improve access to homeless assistance as well as provide a place for engagement, but most importantly, to provide homeless people with quick and direct access to programs that move them directly into permanent housing.

In the first quarter of 2007, the Bureau of Housing and Community Development and Commissioner Sten determined that currently TPI was, in effect, functioning as a small version of a RAC, but without adequate space to meet current need. Consequently, the City identified TPI as the likely lead operator for the RAC within a relocated TPI. At the City's request, PDC worked with TPI to develop a preliminary program for the relocated facility with enhanced access services in order to have physical parameters for identifying potential sites for the relocation. In addition PDC assisted TPI at this preliminary stage in identifying potentially suitable site options for relocation.

The proposed center would include the current services – showers, voice mail, local and long distance phone services, restrooms, food boxes, mailing address and pick-up, case management and rent assistance. In addition, the increased space would include meeting rooms and classrooms, lockers, additional shower and restroom access, medical services, kitchen space, indoor bicycle storage, on site offices/confidential meeting space for visiting programs (employment, legal assistance, etc.). The new location would also allow for a more in-depth client outreach, providing meeting space for extended staff. The relocated facility would be configured to address the elimination of sidewalk queuing. The new facility was estimated to provide 17,000 to 20,000 square feet of total space including about 1500 square feet of outdoor space. Site footprint sizes initially determined to be suitable included ¼ block to ½ block sites. In addition it was preliminarily assumed that permanent supportive housing would be above the facility that would be integral to meeting the City's 10-year Plan.

### Blanchet House and RAC Siting

The timeframe for identifying a location for the RAC within the N. OT/CT study area was accelerated due to a number of issues, including Mayor Potter's request that Commissioner Sten manage the siting of the RAC and the outcomes of the Mayor's Street Access for Everyone Committee (SAFE Committee). (See Attachment B for a summary timeline of the N. OT/CT Strategy and the siting of the RAC and Blanchet House). Commissioner Sten formally requested that PDC, the Housing Authority of Portland (HAP), and the Bureau of Housing and Community Development (BHCD) coordinate on the siting of the RAC in a memorandum dated September 19, 2007 (see Attachment C). This memorandum requested HAP to be the owner/developer of the RAC and a quantity and income-mix of housing still to be defined. Commissioner Sten identified Transition Projects Inc (TPI) as the lead operator of the RAC. Commissioner Sten requested that PDC assist in the identification of site options, analysis of the sites, and identify funding for the RAC and associated housing. The public investment necessary for the RAC and associated housing has not been determined, though it is anticipated to be provided by the River District Urban Renewal Area.

Preliminary findings of the N. OT/CT Strategy included the recommendation to pursue acquisition of the half-block surface parking lot bounded by NW Glisan and NW Hoyt between NW 4<sup>th</sup> and NW 5<sup>th</sup> (Block P) as a potential location for the Blanchet House and/or the RAC. This recommendation was due in part to the desire to secure a full-block redevelopment opportunity on Block 25 for the purposes of pursuing an iconic gateway development in the hopes of inciting further redevelopment in the district.

It should also be noted that redevelopment of Block 25 requires the replacement of 130 parking spaces at no cost, per a lease agreement between NW Natural and the City of Portland. The City is obligated to provide use of the parking at no cost to NW Natural during normal business hours in exchange for use of the land upon which the Chinese Garden was constructed. Securing a full block development opportunity on Block 25 was also desired in order to fulfill the NW Natural parking obligation in the most efficient and therefore cost-effective manner.

Unfortunately, efforts to acquire Block P were not successful. Furthermore, the use of the historic fire station site owned by PDC at the corner of NW Glisan & NW 3<sup>rd</sup> (Block A&N), was considered and rejected by both the Blanchet House and TPI due to concerns about site access for clients of the facilities in light of the transit mall MAX alignment is to be located in front of the site and the frequency of the MAX trains.

PDC and/or TPI also explored the potential use of a number of additional sites, all of which were later deemed infeasible, unavailable, or preferable for other uses. See Attachment D for a complete list of sites considered. Due to the urgency with which the City of Portland and the Blanchet House wish to proceed with their respective projects, the City and PDC identified Block 25 as the site for these uses. However, at the request of neighborhood stakeholders, PDC is reassessing the potential use of the PDC-owned block bounded by NW Hoyt and NW Irving between NW 6<sup>th</sup> and Broadway (Block U).

## **PUBLIC PARTICIPATION AND FEEDBACK**

### 10-Year Plan to End Homelessness

The City's adopted 10-year Plan has the goal of moving chronically homeless people into permanent housing and increasing the supply of permanent supportive housing units by 1600 units by 2015. The 10-year Plan involved extensive public participation including the involvement of a 15 member Citizens Commission on Homelessness, a second planning body that continued the coordination and planning with non-profit agencies after the Citizens Commission's initial work, and the wider community including a series of community forums hosted by the Homeless Work Group sponsored by Southeast Uplift. The concept of the RAC was discussed in these public deliberations.

### N. OT/CT Strategy

Four meetings of the Stakeholder Advisory Committee, a public design charrette, and a public open house have been conducted to date regarding the N. OT/CT Strategy. Additionally, project briefings have been provided at meetings of the Old Town/Chinatown Neighborhood Association and Visions Committee, the Asian-American Business Association, and the Chinese Scientists, Engineers, and Professionals Association. PDC hosted booths at last year's Chinese New Year Celebration and Autumn Moon Festival, and the consultant team working on the N OT/CT Strategy has conducted approximately 45 stakeholder interviews.

The consultant team to the N OT/CT Strategy has summarized the public input received as follows:

- To help create a vibrant, mixed-use, 24 hour/7day a week neighborhood rooted in a rich historical past:
  - Enliven the street level
  - Develop workforce housing
  - Create a northern gateway
  - Build potential for private investments-local and foreign
  - Address perceived lack of parking
  - Address perception of danger and drugs
  - Address cleanliness issue, loitering and queuing
  - Address lack of critical mass of supportive ethnic businesses surrounding Chinese Garden
  - Address lack of area residents with discretionary income
  - Consider impact of construction and torn up streets on current businesses
- Top Priorities for new business ventures in the Study Area:
  - High end, well-run Asian restaurant with private banquet room space
  - Boutique-type hotel with meeting spaces
  - Local small businesses
  - Market / Grocery
  - Parking – subsidize development
  - Assist development of small business spaces and enhancements for current businesses
  - Seismic upgrades to conserve historic buildings
  - Community / cultural center
  - Destination open spaces and/or natural spaces
- Comments on the Blanchet House:
  - Support for Blanchet House to stay in the neighborhood and provide their much-needed services in a facility that is appropriate and designed to accommodate their work and be a good neighbor.
  - Preference for a Blanchet House building site off of Block 25 to create the opportunity for a full block development.

#### Blanchet House and RAC Siting

Public participation and feedback has been mixed. Outreach specific to the siting of the RAC has been limited, as the initial social service focus of the N. OT/CT Redevelopment Strategy was on the relocation of Blanchet house. While generally discussed, the RAC as currently conceived was not included in the public outreach related to the N. OT/CT Strategy.

However, from a ground-floor use perspective, the considerations regarding the replacement and improvement of the Blanchet House are similar to the considerations regarding the development of the RAC as a replacement and improvement of the current TPI facility. Both the Blanchet House and TPI currently operate in out-dated and cramped facilities and many stakeholders are supportive of the development of new facilities for both entities. New facilities will improve the quality and efficiency of services provided, as well as help internalize the

queuing of clients that currently occurs on the adjacent sidewalks. The internalization of the queuing will help improve the perception of the area to further support redevelopment initiatives.

Exceptions to the similarities between the Blanchet House and the RAC are the quantity and mix of associated housing and the amount of public investment. It should be noted that the Old Town/Chinatown Visions Committee has stated a preferred 50/50 No Net Gain/No Net Loss long-term housing aim (not in an adopted plan) for the neighborhood, in which 50% of the housing is at or below 50% MFI, and 50% is above 50% MFI in response to adopted plans calling for housing balance and the PDC affordable housing set-aside. Strong concerns have been raised by some members of the Visions Committee regarding the addition of a significant amount of affordable housing serving individuals below 50% MFI in the neighborhood in association with the RAC.

The siting of the Blanchet House and the RAC on Block 25 has most recently been discussed at the December and January meetings of the Old Town/Chinatown Neighborhood Association and Visions Committee meetings. Both groups raised strong concerns regarding the siting of the uses on Block 25 and the process by which the decision was reached. As a result, both entities passed resolutions expressing concern about the siting of the uses on Block 25 and the process by which the decision was reached. Commissioner Sten attended the January 9, 2008 Visions Committee meeting to address stakeholder concerns.

## **SCHEDULE AND NEXT STEPS**

### Blanchet House and RAC Siting

At the request of community stakeholders, a brief opportunity is being provided for PDC to work with the public to review the sites considered for the Blanchet House and RAC siting, and the resulting recommendation to utilize Block 25. Specifically, interest in further analysis of the appropriateness of Block U as an alternative site has been expressed. See Attachment E for an initial comparison of Block U vs. Block 25.

Staff will be prepared to discuss further developments of this effort at the January 23, 2008 Board of Commissioners meeting, and will be seeking input from the Board on the preferred use of PDC-owned property for the siting of the Blanchet House and RAC. If the Board is interested in further exploring the use of Block U, staff anticipates returning with a final site recommendation at the February 13, 2008 meeting.

### Block Master Planning and Due Diligence

Staff is also working with HAP to outline a public participation plan for the master planning of the block ultimately identified as the preferred location, and the design and program development of the RAC and associated housing.

Master planning of the identified block, including the definition of the conceptual program elements of the RAC and the mix and quantity of associated housing (See Attachment F), is anticipated to be complete by March 2008. PDC is contracting with HAP through an Intergovernmental Agreement to manage the master planning process. This includes completing specific property due diligence activities, development feasibility work (assessing options for increasing development potential on the block, modeling different development

scenarios including mixes of uses, options for parking, etc.), and financial feasibility of the different development scenarios.

HAP has engaged Holst Architecture (Holst) to complete the development feasibility work and serve as the eventual project Architectural and Engineering firm.

Intergovernmental Agreement (IGA) & Disposition and Development Agreement (DDA)

Once the site is determined, it is anticipated that there will be a larger Intergovernmental Agreement (IGA) between PDC, HAP, and the City for the development of the RAC and associated housing. It is our intention this IGA would be presented to the Board in March setting forth the broad parameters of the relationship and commitments of the three parties. Staff will subsequently negotiate a Development Agreement between PDC and HAP following the further definition of the development components and configuration within the block, and PDC's financial investment in the development.

Staff also intends to negotiate a Development Agreement between the PDC and the Blanchet House, including PDC's financial investment, upon identification of a site.

N. OT/CT Strategy

Staff will work with the N. OT/CT Stakeholder Advisory Committee to complete the N. OT/CT Strategy upon the identification of a preferred location for the Blanchet House and the RAC, and the subsequent block master planning if the uses are to be located on Block 25. The recommended development program of Block 25 needs to be concluded prior to completion of the Strategy. Staff anticipates presenting the N. OT/CT Strategy to the Board for acceptance in Spring 2008.

**ATTACHMENTS:**

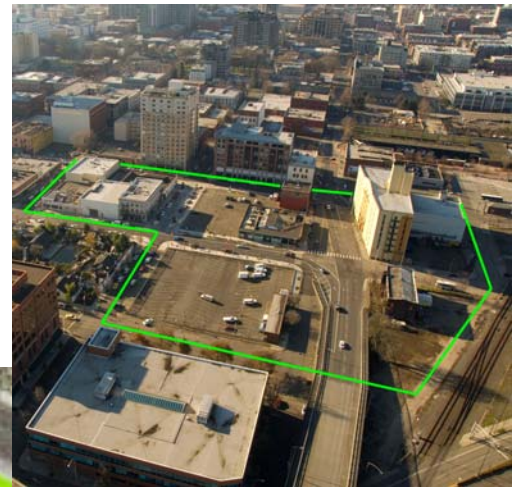
- A. North Old Town/Chinatown Redevelopment Strategy Study Area
- B. Project Timeline
- C. September 19, 2007 Memorandum from Commissioner Sten
- D. Sites Under Consideration for Blanchet House and/or Resource Access Center
- E. Summary Development Analysis of Block U vs. 25
- F. Conceptual Program Elements

- CC:**
- A. Wilch, Director of Housing
  - C. Twete, Director of Development
  - K. Perl Fox, Senior Housing Project Coordinator
  - S. Harpole, Development Project Coordinator
  - M. Baines, General Counsel
  - J. Jackley, Executive Operations Manager



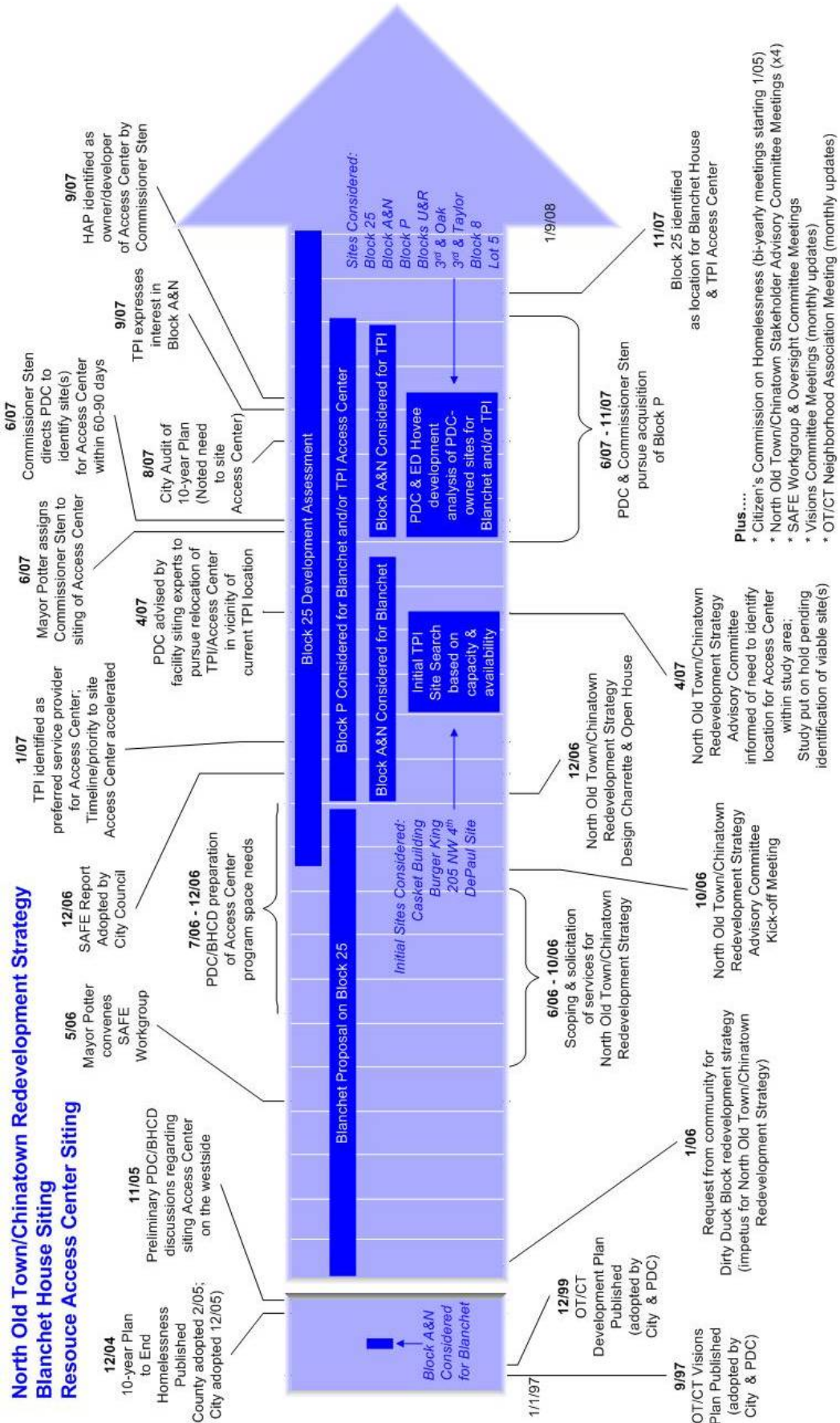
**Attachment A:**

**North Old Town/Chinatown Redevelopment Strategy  
Study Area**





**Attachment B:**



**Plus....**

- \* Citizen's Commission on Homelessness (bi-yearly meetings starting 1/05)
- \* North Old Town/Chinatown Stakeholder Advisory Committee Meetings (x4)
- \* SAFE Workgroup & Oversight Committee Meetings
- \* Visions Committee Meetings (monthly updates)
- \* OT/CT Neighborhood Association Meeting (monthly updates)


**Attachment C:**



CITY OF  
**PORTLAND, OREGON**  
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TO: Steve Rudman, Executive Director; Housing Authority of Portland  
Will White, Director; Bureau of Housing and Community Development  
Bruce Warner, Executive Director of Portland Development Commission

FROM: Commissioner Erik Sten 

DATE: September 19, 2007

RE: The Development of a Resource Access Center as part of Portland's 10 Year Plan to End Homelessness

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In December 2005, City Council adopted *Home Again, A Ten Year Plan to End Homelessness in Portland and Multnomah County (the "Plan")*. This is a bold plan that seeks permanent solutions to our city's homeless problem. It is built on three principles:

- 1) Focus on the most chronically homeless populations;
- 2) Streamline access to existing services to prevent and reduce other homelessness; and
- 3) Concentrate resources on programs that offer measurable results.

I was pleased by the City Auditor's recent review of the program. The audit report shows we have made real progress towards addressing the homeless problem. As we move forward into the next phase of the plan, it is critical that we succeed in developing a Resource Access Center to provide homeless people with quick and direct access to programs that move them directly into permanent housing and to services that meet basic daily needs not currently provided by our shelters.

In June 2007, Mayor Potter asked me to take the lead in siting the Resource Access Center and I agreed. My goal is to identify and secure the most appropriate site for this facility this fall so development can proceed quickly and the Resource Access Center (the Center) can begin its service to the community.

I have directed Margaret Bax to work with each of you and your organizations to ensure that the planning, development, and programming of the Center is coordinated with other stakeholders, including service providers and funders.

The Center will be included in a larger development (the Development) that will likely include permanent supportive housing, a men's shelter, and other related uses. Taking this approach provides an opportunity to create a highly functional facility that will offer dignity and hope to its clients and that will stand as a positive contribution to the surrounding neighborhood. Securing funding for the Development is my top priority in the current discussions and deliberations regarding the expansion of the River District URA.

The long term success of the Center will depend on the quality of its management and program delivery. Transitions Project, Inc. (TPI) has demonstrated its ability to successfully operate facilities

Homeless Resources Access Center  
September 19, 2007

for homeless individuals in Portland's central city, including the Glisan Street Shelter. I anticipate they will be the lead operator of the Center once it is constructed, though other agencies likely will have a service presence as well.

Success also is dependent on each of your organizations playing a significant role in the development of the Center. The Bureau of Housing and Community Development (BHCD) will focus on the development of a funding strategy and an operating plan. BHCD also will work with Multnomah County and other service providers to ensure necessary services are in place.

I am asking the Portland Development Commission (PDC), the City's urban redevelopment agency, to continue its work analyzing potential sites, site assembly, and financing to support acquisition and development of the Center.

The Housing Authority of Portland (HAP) has successfully developed, and is owner of, other shelters and similar facilities that are master leased to service providers. HAP also has a strong history with TPI, the current operator of the Glisan Street Shelter and the anticipated lead operator of the new Center. For these reasons, HAP is the preferred developer and owner of the new facility.

Each of your organizations possesses capacities and skills critical to the success of the Development and the Center. To ensure coordination and to provide clarity about roles and responsibilities I would like to request that each of your organizations take on the following:

**Bureau of Housing and Community Development:**

- Coordinate the overall complement of services in the Development and determine a strategy for long term operating funds for the Center and men's shelter (this may include cooperative partnerships with Multnomah County, local hospitals and other health care providers).
- Work cooperatively with HAP, hospitals and Multnomah County to ensure needed services are connected to permanent supportive housing created as part of the Development.

**Portland Development Commission:**

- Identify site/s (including consideration of existing PDC holdings) suitable for the Center, the Development and/or the redevelopment of the Blanchet House.
- Maintain lead responsibility for negotiating with private property owners for potential site acquisition and/or assembly.
- Work cooperatively with BHCD and HAP to ensure that the identified site or sites support the Development plan.
- Identify tax increment and other financial resources to support site acquisition and development.

**Housing Authority of Portland:**

- Serve as the master developer for the Development.
- Assess the feasibility of the site(s) to meet the programmatic needs of the Center and the Development.
- Manage the financing, design, and construction of a Development that will successfully integrate the Center and related functions on the preferred site or sites.
- Own all or portions of the Development, and master lease to providers as necessary.

Homeless Resources Access Center  
September 19, 2007

As we have discussed, the following key assumptions and facts will continue to guide our work during the next several months:

- The Center will include space for multiple agencies to deliver on-site housing counseling and supportive services, lockers, showers, lounging and recreation space for homeless individuals.
- The Center will be within a larger development that will include permanent supportive housing for one or more of the Center's most chronically homeless client groups.
- The Development will likely include a redeveloped shelter for men to replace the Glisan Street Shelter. It may also include other targeted affordable housing.
- The Development may be undertaken on one site or may involve multiple sites to accomplish a range of public goals, including the addition of PSH.
- The site(s) will be located within the expanded River District URA.
- PDC will make available TIF funds for site acquisition and development of the Center and the Development.
- TPI will be the lead operator of the Center.
- The Development may provide a redevelopment opportunity for Blanchet House.
- The Development will eliminate, or at least significantly reduce, the need for clients to queue up on the street as they wait to access services.

PDC has considerable history and experience in working with various stakeholders in the OTCT area. They have been working to site the Center for several months and working with Blanchet House for several years to on redevelopment options for their aging facility.

Thank you for your commitment to ending homelessness in our community. I look forward to working with each of you and your organizations to bring about the timely development of a Resource Access Center and the much needed housing.

Cc: Margaret Bax  
Andy Wilch  
Mike Andrews  
Andy Miller

**Attachment D:**

Sites Considered	Comments
Oregon Casket Building 403 NW 5 <sup>th</sup> Ave	Previously tied-up with Option by another party; Site likely not adequate for both uses
De Paul site 1300 SW Washington	Not available
Burger King site 707 W Burnside	Not available
Suey Sing Building 205 NW 4th	Owner evaluating redevelopment potential through PDC DOS Program; Site likely not adequate for either use
SW 3 <sup>rd</sup> & Oak*	Does not locate Blanchet House meal service in proximity to other compatible social services adding hardship on population served; Adequacy of site for Access Center uncertain
SW 3 <sup>rd</sup> & Taylor*	Does not locate Blanchet House meal service in proximity to other compatible social services adding hardship on population served; Adequacy of site for Access Center uncertain
Block 8*	Included in Beam/Naito Master Plan for future redevelopment; Existing covenants restricting development of affordable housing.
Lot 5* (NW 9 <sup>th</sup> & Overton)	Anticipated for multi-use family housing RFP
Blocks U & R*	Development potential to be considered in future NW Broadway Corridor Study in conjunction with Union Station, 511 Building, and Post Office site
Block A&N*	Concerns expressed by Blanchet and TPI regarding site access, safety and capacity
Block P	Negotiations for acquisition not successful; City could not guarantee requested development rights; Adequacy of site for both uses uncertain.
Block 25*	Development potential under consideration in North Old Town/Chinatown Redevelopment Strategy; Requires replacement of NW Natural parking

\* Site owned by PDC and/or City of Portland (with exception of Blanchet House on Block 25)

**Attachment E:**

**Block U**

**Block 25**

Development Capacity		
Height	75'	350'
FAR	6:1	9:1
Max. SF	240,000	350,820
Status	TriMet Staging	Two Contributing Historic Bldgs; NW Natural Parking Lease (130 spaces)

Potential Development Program (In addition to TPI Access Center and Blanchet House)		
Housing Units (Income Range TBD)	120 (approximate) (constrained by height limit)	120+
Minimum Parking Spaces	0	130 (NW Natural Parking)

Market Potential/Opportunity Cost		
Development Criteria relative to one another (source: ED Hovee memorandum)		
1. Visibility	Good	Average
2. Vehicular Accessibility	Average	Good
3. Transit Accessibility	Good	Average
4. Adjacent Uses	Average	Average
5. Configuration	Good	Good
6. Pedestrian Environment	Average	Average
7. Potential Square Feet	Average	Good
8. Catalyst Potential*	Good	Good
9. Property Encumbrances*	Good	Poor
Development Criteria relative to Central City (source: ED Hovee memorandum)		
10. Market Rate Housing	Good/Average	Good/Average
11. Retail	Average	Average/Poor
12. Office	Good/Average	Average
Opportunity Cost Numerical Summary**	18.0	15.0

\* Criteria/Ranking added or modified by PDC; Opportunity Cost Numerical Summary adjusted accordingly

\*\* Opportunity Cost Analysis Summary: A rating of good was assigned two points; average was assigned one point; poor was assigned zero points for a potential 24 points. All criteria were equally weighted.



**Other Considerations**

**Blanchet House Continuity of Services**

Block U ensures continued operation of the Blanchet House during construction.

Block 25 can accommodate continued operation of the Blanchet House, although it has impacts to the project. Project costs may be greater due to the need to temporarily relocate the Blanchet House. Alternatively, construction may be phased around the current facilities, however this impacts the flexibility in configuration of the uses within the block.

**NW Natural Parking Requirements**

Siting the Blanchet House and the Access Center on Block U allows for more efficient fulfillment of the NW Natural parking obligation on Block 25. (This assumes use of the Blanchet House property.)

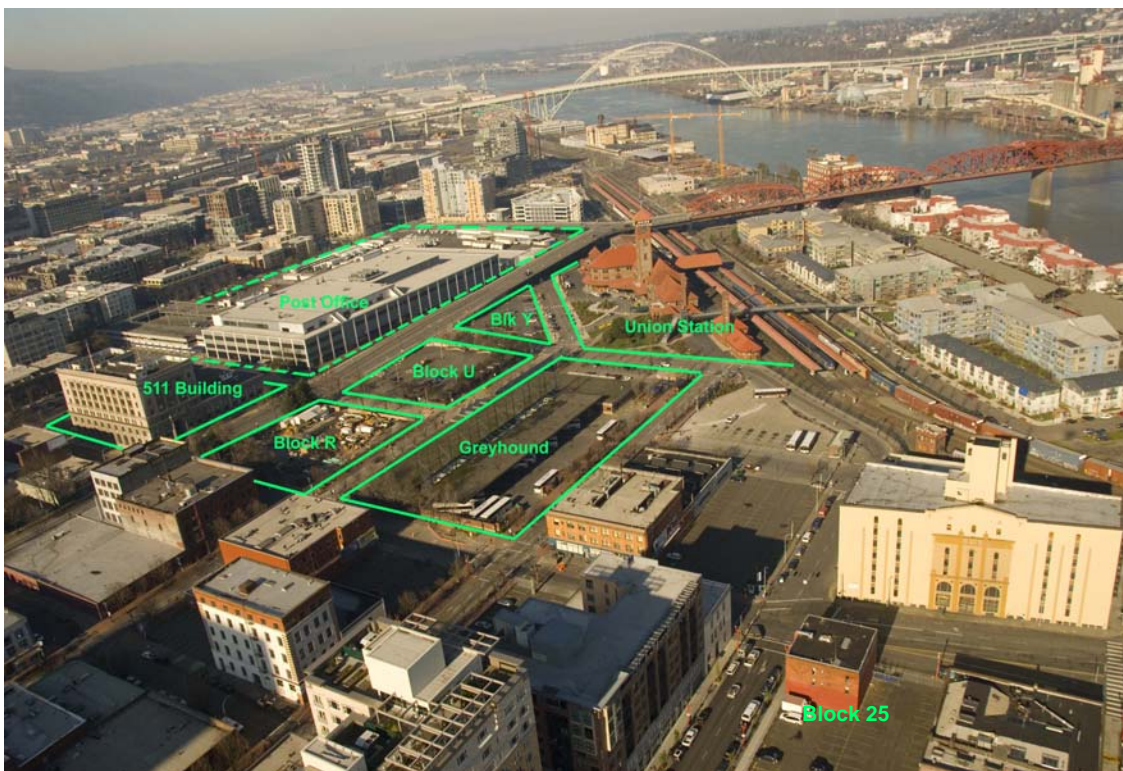
**Catalytic Potential & Likelihood of Future Development** (see also ED Hovee chart)

Current development interest in Block U vs. Block 25

North Old Town/Chinatown Redevelopment Strategy – Development vision and implementation strategy for Blocks 24, 25, 26, and A&N

Future NW Broadway Corridor Study – Development vision and implementation strategy for Blocks U & R, Union Station, Greyhound, 511 Building, and Post Office site

Anticipated public investment required for future market-rate development on Block U vs. Block 25 (including NW Natural Parking); Budget availability



**Attachment F:**

**Housing Authority of Portland / Portland Development Commission  
 Resource Access Center  
 Draft December 12, 2007**

**BLOCK 25 CONCEPTUAL PROGRAM ELEMENTS**

	Size/Quantity
1. Blanchet House of Hospitality (including internal queuing) independent parcel of land	10,000 sf land
2. TPI*	
• Resource Access Center (including internal queuing)	tbd: 6,000+/- sf (grnd flr)
• Resource Access Center outdoor space (possible courtyard)	tbd: 1,500+/- sf (grnd level)
• Men's Shelter	tbd: 8,000+/- sf
• Administration/Operations	tbd: 4,000+/- sf
3. Housing	
• Total size and configuration of building(s)	tbd
• Ground floor lobby/core requirements	tbd
• Permanent Supportive Housing, 0-30% MFI	# tbd
• Affordable Housing, 0-50% MFI	# tbd
• Work Force Housing, 51-120% MFI	# tbd
4. Active neighborhood-serving ground floor uses (retail/commercial/community storefronts)	tbd
5. Parking	
• Configuration/area	tbd: .5-.75 block +/-
• Above or below grade	tbd
• Ground floor ingress/egress requirements	tbd
• NW Natural Parking	130 spaces
• Parking for housing	# tbd
• Parking for TPI uses	# tbd
6. OTCT Gateway Design Elements	tbd
• Potential expansion of block size into right of way to north*	

\* Based on preliminary planning work between TPI and PDC. Required TPI ground floor footprint to be determined; TPI space requirements do not include necessary lobbies, etc for housing above or entry/egress to parking