



PHB Portland Housing Bureau

Mayor Ted Wheeler ▪ Director Kurt Creager

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October 25, 2017

Portland Planning and Sustainability Commission
1900 SW 4th Ave.
Portland, OR 97204

Re: Map Refinement, 511 SE 60th Ave.

Dear Commission Members,

In a letter dated October 5, 2017, the Portland Housing Bureau (PHB) made the following request as part of the Map Refinement project:

511 SE 60th Ave. (R332708) zone change from R5 to CM1.

We'd like to provide additional information about the Bureau's ownership of the property and our redevelopment plans.

First, it's important to emphasize that during the purchase due diligence process the Bureau had numerous conversations with the YMCA (the Y) which currently runs childcare programs at the site. The Y spoke of the critical need for such programs which serve local residents; indeed, their programs are oversubscribed. The Y's interest went beyond the childcare programs as they were also interested in adding housing on the site. PHB supports the continuation of these programs and there is extensive documentation attesting that the current building is past its useful life and must be replaced. The CM1 zone is the lowest scale zone that could accommodate both the Y and the affordable housing PHB intends to build.

PHB is a long-term owner. Over time many, many low income families will live at the site, having access to the abundant advantages the location enjoys. In keeping with our stewardship, we will develop the site to minimize impacts on the surrounding neighbors and the traffic on both SE 60th Ave. and SE Stark St. We will address these (and other) issues during building design and through the city's review processes. It should also be noted that we anticipate losing a portion of the site to PBOT for right of way and that the density available with this rezoning will help offset the loss.

Again, we appreciate your consideration of this request. If you have questions, please get in touch with Karl Dinkelspiel, Senior Program Manager, here at PHB: 503.823.1354, karl.dinkelspiel@portlandoregon.gov

Best regards,

Kurt Creager, Director