



October 12, 2017

Portland Planning and Sustainability
Commission
Map Refinement Project Testimony
c/o Marty Stockton
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Hand Delivered and via Email to
Marty.Stockton@portlandoregon.gov

Re: Comprehensive Plan Update - Map Refinement Project Testimony

Dear Commissioners,

Central City Concern (“CCC”) is hereby requesting a zone change for 2 parcels included within the Comprehensive Plan Update boundaries adopted by City Council December 12, 2016, effective January 1, 2018.

This requested zone change relates to 2 of 5 contiguous parcels located at 11950 through 12024 E Burnside (the “Contiguous Parcels”) which CCC is under contract to purchase to facilitate the development of its new Eastside Campus project located at 25 NE 122nd Ave (the “Eastside Campus Project”). **A map of the Contiguous Parcels, the adjoining parcels and the Eastside Concern Project area is attached hereto as Attachment A.**

The Map Refinement Project already proposes rezoning 3 of the 5 of our Contiguous Parcels from CXd to CM3. Our request is to add the remaining 2 Contiguous Parcels, currently zoned RHD, into the CM3 zone, to facilitate our development of our Eastside Campus Project. Given our Eastside Campus Project includes 175 units of affordable housing, this requested zone change fits within the 4 defined categories for permitted Map Refinement changes because this zone change facilitates development of affordable housing within the City. Having only 3 of our 5 Contiguous Parcels rezoned to CM3 materially limits the ability to efficiently utilize these adjoining parcels for our affordable housing development, and the CM3 designation on these 2 lots provides additional flexibility on how the Contiguous Parcels can be utilized to maximize the Eastside Campus Project design efficiencies and allow for future additional affordable housing units, supportive service program space, handicap, staff and caregiver parking, and other ancillary uses that may be required.



The Property ID numbers of the two Contiguous Parcels we are requesting a zone change for are R293779 and R293782, and the parcels are located at 11950 E Burnside.

Eastside Campus Development - Project Description

Located in the heart of East Portland adjacent to the E 122nd Ave MAX light rail station, the Eastside Campus will consist of 175 units of special needs affordable housing focusing on medical and mental health recuperative care and recovery oriented housing. The Project also includes a 34,476 square foot federal qualified healthcare clinic. Divided into two condos, Condo A will include 124 units of housing, and Condo B will include a clinic and 51 units of housing. The project will offer transitional affordable housing to individuals discharging from higher levels of care and currently homeless individuals who are newly engaged in treatment and recovery and do not have housing. This affordable housing will be combined with intensive case management and clinical services as well as supported employment, benefits counseling, and housing placement services providing the stability and support necessary to advance resident stabilization to begin to rebuild lives.

The 6 story building includes two stories of outpatient clinic space (consisting of a new primary care clinic and CCC's relocated Eastside Concern recovery program), a corner retail space, and four stories of affordable housing. The affordable housing units consist of studios, single room occupancy apartments and co-housing units serving homeless and at-risk populations including medically fragile people and people with disabilities. The clinic will be modeled after CCC's Old Town Clinic (OTC)/Old Town Recovery Center (OTRC), located in the heart of Portland's Westside. A Federally Qualified Health Center, the OTC/OTRC is a model for delivering integrated health care and social services and was recently noted by the Robert Wood Johnson Foundation as one of the top performing ambulatory care centers in the country.

Central City Concern Background

Central City Concern was founded in 1979 and helps nearly 14,000 people yearly with housing, medical, employment, and social programs. It employs approximately 900 people, many of which are graduates of our residential service and medical programs, and has an annual budget of more than \$80 million. It is a Federally Qualified Health Center, providing primary, behavioral and substance use disorder care across 13 locations in the Portland metro area. It also owns/manages more than 1,700 units of affordable housing in the Portland area, with an additional nearly 400 additional units in development. Its employment services help roughly 1,000 people who have graduated from its service programs to gain jobs each year.



**CENTRAL CITY
CONCERN**

HOMES HEALTH JOBS

We appreciate your consideration of this zone change request.

Sincerely,

Sarah Chisholm
Chief Financial Officer

Attachment 1: Contiguous Parcel Description

ATTACHMENT A – CONTIGUOUS PARCELS, ADJOINING PARCELS AND EASTSIDE CONCERN PROJECT

EASTSIDE CONCERN PROJECT

11950 E BURNSIDE ST
 PORTLAND, OR 97216

ASSESSOR

Address 11950 E BURNSIDE ST
 Address2 PORTLAND, OR 97216
 City PORTLAND
 Property ID R293782
 Tax Roll VENTURA PK. BLOCK 28, LOT 5-8 EXC S 89 & EXC PT IN R/W
 Use VACANT LAND
 Lot E-8
 Block 28
 County Multnomah
 State ID IN2E34DD 600
 Alt Account Number R059712950
 Map Number 3042 OLD
 Land Type RESIDENTIAL LAND
 Total Land Area 0.28 acres (11,281 sqft)
 Assessor Update Date 03-14-2017 7:23AM
 For more information about data updates or discrepancies, please contact Multnomah County Assessment, Recording & Taxation at (503) 988-3326 or at customer.service@multco.us.

Owner

Name SPECIALIZED HOUSING INC
 Type OWNER (PRIMARY)
 Address 4100 SW 109TH AVE
 City BEAVERTON
 State OR
 Zip Code 97005-3020

Sales History & Deed

Sale Date	Type	Instrument	Sale Price
	INST	EPO6950630	\$0.00

CCC - EASTSIDE CAMPUS PROJECT

5 CONTIGUOUS PARCELS

2 Rhd lots requested to be rezoned to CM3

3 CXd lots rezoned to CM3 by Comprehensive Plan Update