

# City plans to replace homeless shelter

■ One solution calls for the creation of 125 units of housing in the Central Eastside Business and neighborhood districts

By **BRYAN SMITH**  
of The Oregonian staff

Multnomah County has unveiled a plan to replace the 125 Portland shelter beds that will be lost July 1 with the closing of Recovery Inn — but some are concerned the plan may be unrealistic.

The Salvation Army recently confirmed it will close the shelter because it can no longer afford it. That sent county officials scrambling to replace the beds, because Recovery Inn is one of Portland's largest emergency homeless shelters.

In the short term, the plan calls for 90 beds to be added to the Salvation Army Harbor Light facility.

In addition, Transition Projects would be asked to move 36 current residents from transitional housing into more permanent units to free up the remaining bed space.

The longer-term, more permanent solution calls for the creation of 125 units of permanent and transitional housing in the Central Eastside Business and neighborhood districts. It also calls for 75 beds for winter emergency housing, though it does not say where those beds would be.

Chuck Currie, director of Burnside Advocates Group, said he is concerned over some of the assumptions on which the plan is based.

For starters, he said, it's unclear whether Transition Projects will be able to move 36 residents out by July 1. He also expressed concern that the 75 winter beds are identified as crucial,

Please turn to  
**SHELTER, Page C1**

## Shelter: Concerns aired over funding availability

■ Continued from Page C1  
yet have not been sited

"I think it's a good start," said Currie. "But it raises a number of issues still and those are going to have to be answered."

One of those issues is whether the city and county can come up with the money needed for the longer-term replacement.

While the short term piece of the plan will cost an estimated \$284,000 — a figure the city says it shouldn't have trouble covering — permanently replacing the beds will cost about \$375 million.

"Where they're going to come up with that money is beyond me," Currie said. "Federal funding is being cut to shreds, everyone tells me there's no more city money to build housing and it's not going to come from the county, which is cutting Community Action funds 25 percent. I see a plan, but I see no funding behind it."

Rey Espana, who drew up the plan, understands the concern, but believes it is workable.

"In talking with the city, they see this as a high priority to get this project built and funded," said Espana, community action director for Multnomah County Block grants and the city's homeless allocation. "I will help, he said, as well as an appeal to the community."

"I think we're going to look at as many creative ways as possible to put together that money," he said. "And I would not back away from the community will to help."

There are other concerns.

Maj. Neil Hogan of the Salvation Army said he was glad to hear Harbor Light was being considered to temporarily absorb some of the bed losses, but fears the plan underestimates the cost.

The proposal puts the price tag at about \$204,000, but Hogan said it will likely be much higher. And given current money troubles faced by the metro branch of the Army, Hogan said, there's no way extra programs will be taken on unless they are fully funded.

"We will not create any new deficit," Hogan said. "If we take this shelter on, it cannot create one additional dollar" of financial drain.

Taking on too many programs —



■ **WHY IT'S NECESSARY:** The Salvation Army announced it would close Recovery Inn, one of Portland's largest homeless shelters, on July 1, because of money troubles. The closure means the loss of 125 shelter beds.

■ **SHORT-TERM GOALS:** Replace 125 beds lost from the closing of Recovery Inn with 90 beds at the Salvation Army Harbor Light facility and 36 beds at Transition Projects. Find 75 emergency winter beds.

■ **LONG-TERM GOALS:** Create 125 permanent and transitional housing units, to be located in the Central Eastside Business and neighborhood districts. Come up with 75 permanent winter emergency beds.

■ **TIMETABLE:** Come up with the temporary shelter by July 1. Approve development of the permanent housing by Nov. 1, 1996.

■ **COST:** The short-term piece of the plan would cost about \$284,000; the long-term part would cost \$37 million.

including Recovery Inn — is what got the Salvation Army in trouble in the first place. That makes the organization extra cautious about assuming additional loads.

Rey stressed that the plan is merely the first step in addressing the need and that it will likely be modified. The proposal will top the agenda Friday at an 8:30 a.m. meeting of the Homeless Advisory Committee. The meeting, scheduled until 10 a.m., will be in the McCoy Building, 426 S.W. Stark St., seventh floor conference room B.

As a draft proposal, the plan is a good first step, said Erik Sten, executive assistant to city commissioner Gretchen Kafoury.

"What I'm looking for is a framework to begin addressing the problem," Sten said. "I would almost bet that some piece of this will fall through, but I see this as a good starting point."

Bryan Smith covers homelessness, poverty and housing issues for The Oregonian's City Life team. He can be reached by telephone at 294-4060 or by fax at 294-5023.



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OFFICE**

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Portland OR 97209

Phone 503-274-4483  
FAX 503-274-0071

Don Michel  
Executive Director



**FOOD, CLOTHING,  
SHELTER**

Mission  
228-0319



**RECOVERY**

Men's Lifechange Center  
228-0319

Women's Lifechange  
Center  
223-1404



**DONATIONS**

Food Donations  
228-0319

Clothing & Reuseable  
Items 221-1369



**JOB TRAINING  
WORK THERAPY**

Tigard Thrift Store  
839-6486

Gilman Thrift Store  
661-1843

Foster Thrift Store  
775-4556

June 19, 1995

Gretchen Kafoury  
Portland City Commissioner  
1220 SW 5th Avenue Suite 211  
Portland, OR 97204-1906

and Via Facsimile @ (503) 823-3036

**RE Closure of Recovery Inn, Proposed Temporary Shelter**

Dear Ms Kafoury

I request that you reconsider your proposal to replace Recovery Inn with a temporary shelter in Old Town. Mental Health Services West is already increasing the number of shelter beds in Old Town. The proposal to add another 125 to 150 beds is ill advised.

Services involving individual case management have a far better track record of success than the open shelters that merely enable prolonged life-controlling problems to consume those they purpose to help. Each morning existing over-night shelters flood the streets of Old Town with hundreds of individuals, 80% of whom are neither equipped to resist their addictions nor accountable to anyone. Adding to this number is a mistake. We have and must continue to move on to responsibility based, case-managed recovery such as is provided by Transition Projects, Central City Concern, Mental Health Services West or Union Gospel Mission's *LifeChange*.

The closure of Recovery Inn may provide a positive result if those currently housed there are confronted with the choice of either accessing case-managed recovery or bearing the consequences of their choice to refuse it.

I advise the City to increase support for case-managed solutions, not programs that promote irresponsibility.

Sincerely,

Don Michel  
C E O Union Gospel Mission

cc Roger Shuels, Via Facsimile @ (503) 299-6769

*Blessed is he who considers the poor*

*Psalm 41:1*



## IN MY OPINION

# Recovery Inn shows holes in safety net

By SUSAN EMMONS

**O**n the evening of May 10, staff members of Recovery Inn and Multnomah County announced the closure of the large shelter for homeless adults.

Residents of the shelter, located on the east side of the Burnside Bridge and formerly named Baloney Joe's, were told that night that the purpose of this decision was to focus the energies of a group of social service agencies into relocating each of them into permanent housing by June 30.

In a May 20 article in *The Oregonian* on the closure, reporter Bryan Smith described the role this shelter has filled in Portland's system of serving homeless people and noted that Portland's system has been hailed as a "national model."

What Smith didn't describe is what we found when we went into Recovery Inn on the night of May 10. What we found is an indictment of our social service system in Multnomah County.

Northwest Pilot Project agreed to be part of the multi-disciplinary team of agencies that would assess all the shelter residents living at Recovery Inn and make every attempt to move each individual into permanent housing.

Our agency focuses on people aged 50 and over, and we agreed to provide relocation services to people in this category. Our counterparts at Mental Health Services West would serve the mentally ill people living in the shelter, a team from Oregon Human Development Corporation would serve Spanish-speaking people and staff from Transition Projects would serve individuals under the age of 50.

### Homeless had other options

On the night of May 10, 20 of the 112 residents at Recovery Inn were aged 50 and over. What we found among these 20 shocked us. We found men and women who had been living in the shelter for up to three years. We found people who were working part time and full time. We found people who were eligible for Social Security benefits and had never been given the information they needed to apply for it.

We found a 75-year-old man and his 62-year-old sister who had lived in the shelter for over a year. We found a mentally retarded man who had been permanently disabled in a work related accident, who had adequate disability income, but had lived at the shelter for three years and had never been linked with information about how to get into housing he could afford. We found people eligible for subsidized housing and able to live independently who had never been given information about how to apply for subsidized housing.

We are outraged that individuals with other housing options have spent this amount of time in a homeless shelter.

### No more mass shelters!

Rather than mourning the loss of Recovery Inn as an emergency shelter for homeless people, we believe the closure should be seen as a call to action, to move mass homeless shelters.

Portland can do better. Portland can house low-income people instead of warehousing them.

Portland has made some significant strides in combating homelessness, but the city does not have a model system. It's time to stop believing our own press clippings. Every night of the week and every day of the year, we turn away homeless families with young children we are unable to serve in our community. The fact that single people who have income and the ability to live independently are living for years in our homeless shelters indicates that we fall far short of a model system.

Portland could be a national model for how to end homelessness. The closure of Recovery Inn is a golden opportunity to rethink our system of services for homeless people. (The time to start is now, before another dollar is committed to more mass shelters for the homeless, no matter how "new" or "innovative.")

By this fall, we will have a good idea of how successful the multi-disciplinary team has been in relocating the 112 homeless residents of Recovery Inn into permanent housing. Be successful with Recovery Inn residents, why not assemble the same multi-disciplinary team and try to house those residing in our other community shelters?

We could change our shelter model so that no individual is in a shelter for more than 30 days. This can be accomplished if we rethink how we spend public funds. We are currently spending \$18 per night in public funds to shelter one individual at a homeless shelter -- that's \$580 a month. This is just the cost of shelter and does not include case-management services. We can place people into individual apartments for \$775 a month.

We can successfully change our approach to this work if we have social service staff who are knowledgeable about affordable housing options available to homeless households in our community. All we need is the political will and courage to change direction.

The closure of Recovery Inn has been reported as a crisis. The Chinese ideogram for "crisis" is a combination of their ideograms for "danger" and "opportunity." We have dedicated, compassionate people working in good faith in our community who will unfortunately respond to this crisis by trying to site and fund another mass shelter. We think Portland has the opportunity to do better.

*Susan Emmons is executive director of Northwest Pilot Project, 1187 S.W. Broadway, Portland 97205, a social service agency serving elderly, disabled, poor and homeless people.*

## CHAPTER 33.740 LEGISLATIVE PROCEDURE

### Sections

- 33 740 010 Purpose
- 33 740.020 Commission Review
- 33.740 030 City Council Consideration

#### **33.740.010 Purpose**

Legislative actions provide for the establishment and modification of land use plans, policies, regulations, and guidelines. The legislative procedure includes a public hearing by a designated commission. The hearings provide opportunities for public comment and input on actions which may affect large areas of the City.

#### **33.740.020 Commission Review**

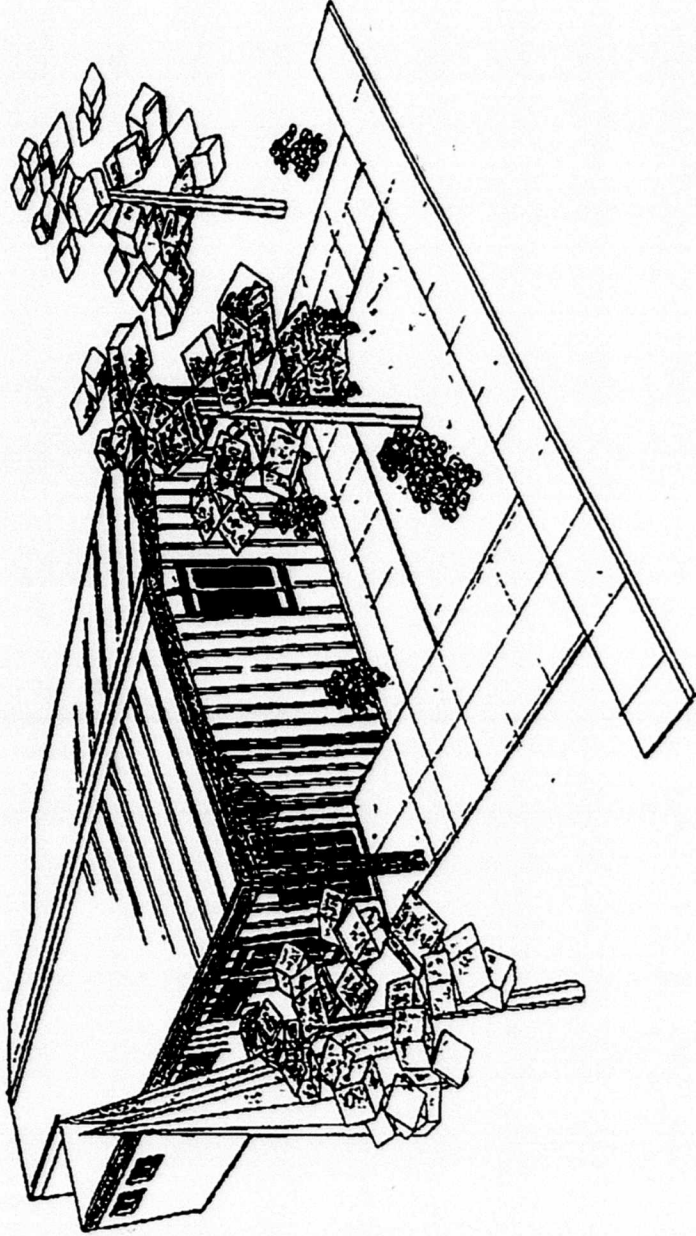
- A. Hearing required.** A Commission must hold at least one public hearing before recommending action on a legislative matter.
- B. Public notice for the hearing.**
  - 1. **Notice area.** The notice must be mailed to all recognized organizations within the subject area, all recognized organizations within 1000 feet of the subject area, affected bureaus, and interested persons who have requested such notice. Notice must also be published in a recognized newspaper.
  - 2. **Notice time frame.** The notice must be mailed at least 30 days prior to the hearing.
  - 3. **More than one Commission or hearing involved.** The notice requirements of Paragraph 1 above apply to the initial hearing on the legislative matter, whether it is held by the Planning Commission, Design Commission, or Historical Landmarks Commission. When more than one hearing is held, additional notice will be made as follows:
    - a. **To a specific time and place.** If notice of a subsequent hearing is made at a public hearing on the same legislative matter and the specific time and place of the subsequent hearing are stated, then no additional notice is required.
    - b. **Undetermined time and place.** If a subsequent hearing has not been scheduled at the time of a previous hearing, as provided in Subparagraph a. above, then notice of the subsequent hearing must be mailed to all persons who responded to the matter in writing, testified at the previous hearing, or have requested such notice. The notice must be mailed at least 14 days before the hearing.



- C. Report.** The Planning Director will prepare a report that includes an evaluation of applicable facts, Comprehensive Plan goals and policies, codes, plans, and any other policies or guidelines, responses, and comments received. The report will also include the Bureau of Planning recommendation. At least 10 days prior to the scheduled hearing, the report and recommendation must be filed with the review body and be made available to the public.
- D. Additional information.** A Commission has the authority to request, receive, and examine additional information.
- E. Commission recommendation and decision.**
  - 1. If a Commission decides that no action is appropriate, the matter is terminated. There is no appeal of the Commission's decision. If the City Council initiated the legislative action, the Commission must submit a report to the City Council on its recommendation not to act.
  - 2. If the last Commission reviewing a legislative action recommends approval, a report and recommendation will be forwarded to City Council.

### **33.740.030 City Council Consideration**

- A. Hearing scheduled.** The City Auditor will schedule a public hearing and the Bureau of Planning will notify the Land Conservation and Development Commission (LCDC), in compliance with the post-acknowledgement procedures of the State.
- B. Notice.** At least 14 days prior to the hearing, the City Auditor will mail notice to all persons who have individually responded to the matter in writing, testified at the previous hearing, or have requested such notice.
- C. Council decision.** At the conclusion of its hearing, the Council may adopt, modify, or give no further consideration to the recommendation. If the decision is to adopt a Code or policy change which was originally authorized by ordinance, the Council must enact its decision by ordinance.

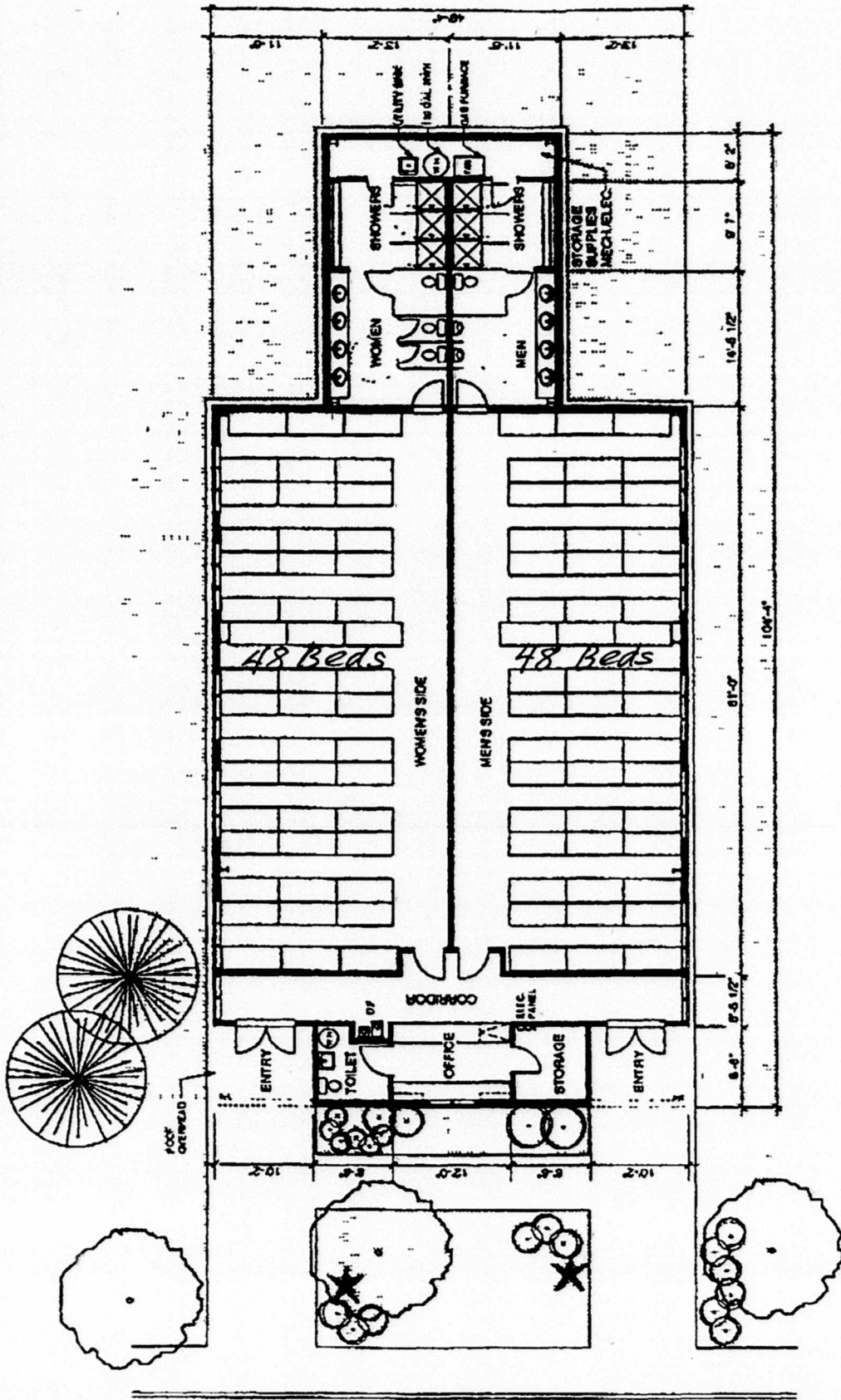


# HOMELESS SHELTER VIEW OF ENTRY

City of Portland  
Bureau of General Services

June 5, 1985





# HOMELESS SHELTER PRELIMINARY PLAN

City of Portland  
Bureau of General Services

June 5, 1985

AREA SUMMARY	
OFFICE/TOILET/STORAGE	252
CORRIDOR	291
SLEEPING ROOMS	2,991
TOILETS	608
END MECH/ELEC	116
SUB-TOTAL ENCLOSED	4,258
COVERED ENTRIES	178
BUILDING UNDER ROOF	4,436

06/07/95

## HOMELESS SHELTER

### COST ESTIMATE

**CONSTRUCTION:**

4436 sq. ft. x \$40/sq. ft. ....	\$177,500
LANDSCAPE .....	20,000
TESTING .....	6,000
SURVEY .....	4,000
<b>UTILITY CONNECTION:</b>	
SEWER .....	16,500
WATER .....	8,800
ELECTRICAL .....	2,500
UTILITY INSTALLATION TO BUILDING .....	6,000
STORM DEVELOPMENT FEE .....	400
BUILDING PERMIT .....	3,500
PLANNING FEES .....	4,000
PHONES/DATA .....	400
PRINTING COSTS .....	1,500
PROJECT MANAGEMENT .....	12,000
CONSULTANT .....	12,000
1.33% ART .....	2,500
CHANGE ORDER CONTINGENCY .....	9,000
ESTIMATING CONTINGENCY .....	<u>13,400</u>
TOTAL	\$300,000

**Notes:**

As of this date a specific site has not been selected, therefore these numbers may need adjusting and/or unknown factors may have additional costs.

Off-street parking has not been considered.



**Information Packet on Certification for  
Mass Shelters for the Homeless**

**Prepared by the Bureau of Housing and Community Development**

**City of Portland, Oregon**

**April, 1995**

# INFORMATION PACKET ON SHELTER CERTIFICATION

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## Section I: Housing Uses

Before you consider certification, you need to determine whether or not you are developing or operating a mass shelter. Different types of housing have different regulations and restrictions.

The first important housing distinction is whether or not the housing is considered a residential or non-residential use. This is determined by how tenancy is arranged. If residents arrange to stay on a month-to-month (or longer) period, then the use is considered residential. If residents may arrange to stay in a room or unit for less than one month at a time, even if they do stay longer, the use is considered non-residential. **MASS SHELTERS ARE A NON-RESIDENTIAL USE. IF YOU ARE DEVELOPING RESIDENTIAL HOUSING, YOU DO NOT NEED TO CONSIDER CERTIFICATION.**

If you are developing non-residential housing, it could be a mass shelter, short-term housing, or a hotel. Non-residential housing facilities are considered a retail sales or service (like a hotel) if the operator is a for-profit entity. Only facilities operated by non-profit or public agencies can be considered mass shelters or short-term housing. **IF YOU ARE A FOR-PROFIT BUSINESS THEN NON-RESIDENTIAL HOUSING IS CONSIDERED A HOTEL AND YOU DO NOT NEED TO CONSIDER CERTIFICATION.**

If you are a non-profit or public agency developing short-term housing or a mass shelter, it is important to understand how these two types of housing are different.

A mass shelter "contains one or more sleeping areas, or is divided only by non-permanent partitions, furnished with cots, floor mats, or bunks. Individual sleeping rooms are not provided. The shelter may or may not have food preparation or shower facilities. The shelter is managed by a public or non-profit agency to provide shelter, with or without a fee, on a daily basis." (33 910 Portland Zoning Code)

An example of a mass shelter is Transition Projects. Smaller, church based shelters and winter shelters can also be considered mass shelters.

Short-term housing is "a structure that contains one or more individual sleeping rooms and where tenancy of all rooms may be arranged for periods of less than one month. Examples include transitional housing and emergency shelter where individual rooms are provided." (33 910 Portland Zoning Code)

Short-term housing can be sited without land use reviews in commercial and employment zones. In all residential zones, some review is required. If the housing is proposed for an existing structure, then the facility will be reviewed with a shorter process (Type II) and narrow approval criteria. A Type II land use review requires notice to the community about the facility, but there is no hearing unless it is requested.

If the facility is proposed for a new or expanded structure then a more rigorous review (Type III) and broader review criteria will be used. A Type III land use review requires a hearing. In zones where hotels are allowed, a developer may choose to meet certain criteria so that a short-term housing facility can be considered a hotel.

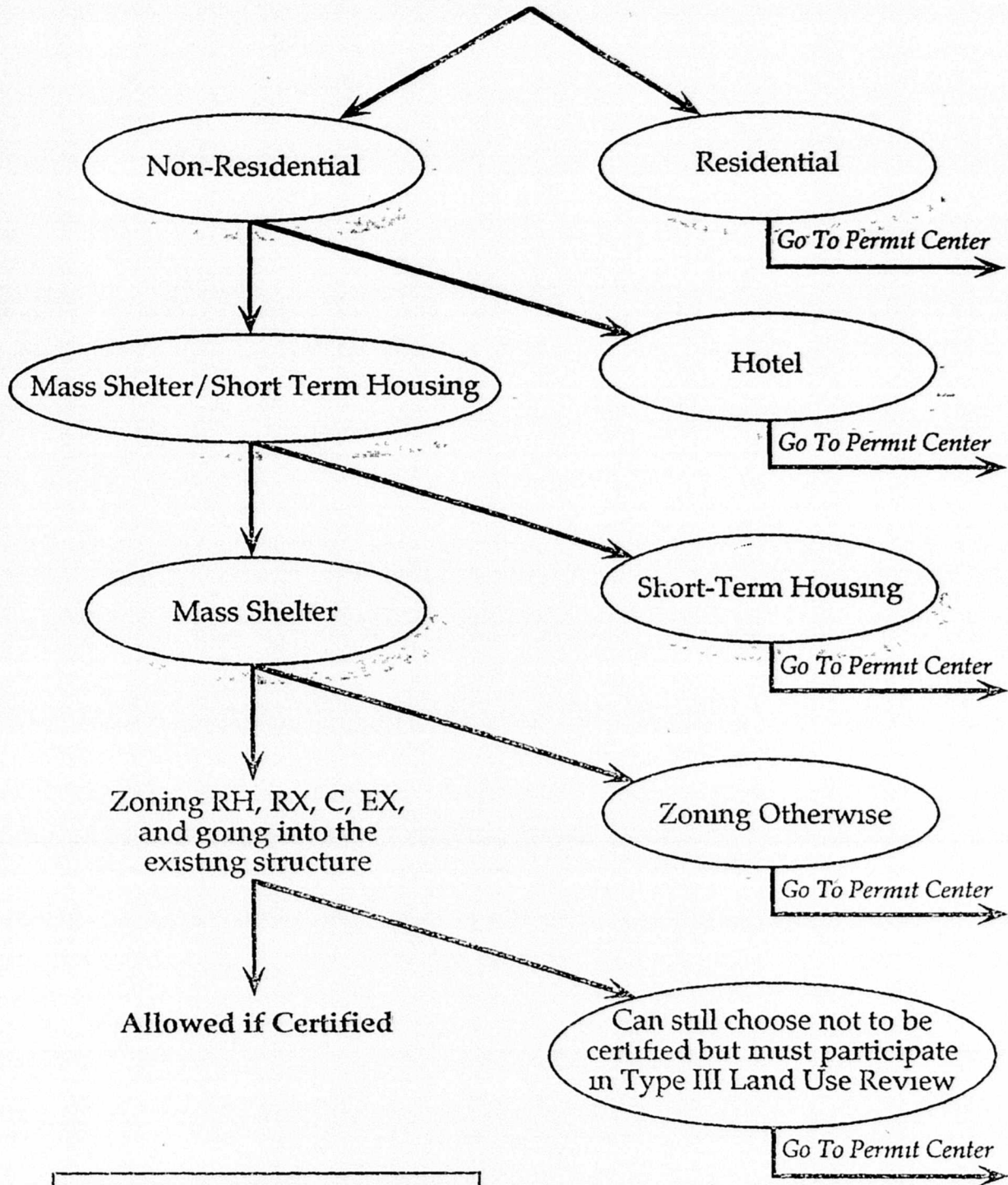
This would avoid a land use review

**IF YOU ARE PROVIDING SHORT-TERM HOUSING, CERTIFICATION IS NOT RELEVANT INSTEAD, CONTACT THE PERMIT CENTER ZONING STAFF**

If you are indeed providing mass shelter for the homeless, then the next step is to determine what your zoning is. This is very important. **ONLY MASS SHELTERS IN COMMERCIAL (C), EMPLOYMENT (EX) OR HIGH DENSITY RESIDENTIAL (RH & RX) HAVE THE OPTION OF A STREAMLINED ZONING PROCESS AND CERTIFICATION**. If you are in another zone, you must proceed with a Type III land use review. Also, if you are locating in a C, EX, RH or RX zone, you still have the option of forgoing certification and participating in a Type III land use review.

If you are interested in certification, read on. If you will not be providing mass shelter for the homeless or you will be doing it outside of a C, EX, RH or RX zone, certification is not an option. Contact the Permit Center Zoning Staff, 823-7526, or the Siting Coordinator in the Bureau of Housing and Community Development, 823-2378.

# HOUSING USES



Anytime there are conditions of use or alterations, check with the Permit Center



**Section II:  
General Information about Shelter Certification**

**A What is Certification?**

**Shelter certification**

- addresses operational standards for publicly funded shelters,
- accounts for the needs of the homeless using the shelter,
- addresses the needs of surrounding businesses and residential neighbors,
- encourages good communication between shelter providers and their neighbors so that issues of concern can be addressed productively

Certification is monitored by the City of Portland Bureau of Housing and Community Development (BHCD) and Multnomah County Community and Family Services Division (CFSD)

**B Applying for Certification**

**Before you make arrangements to open a new shelter or expand an old one, find out how your site is zoned. Stop by or call the Permit Center Zoning Section to ask and to pick up an Application for Certification If your shelter is in an RH, RX, C, or EX zone and you are applying for certification, it is best to begin meeting certification requirements as early as possible. Expect the certification process to take a minimum of four months**

While you are at the permit center, check on other zoning code regulations that are not related to certification, such as overlay zones, density, development standards and hours of operation requirements. Use the Mass Shelter Check Sheet located in the Application for Certification

You can also get the Application for Certification from the Siting Coordinator at the Bureau of Housing and Community Development. The Siting Coordinator is available to assist you in the certification process.

**C Important Numbers to Know**

- Bureau of Planning 823-7526  
The Planning Bureau is responsible for the zoning requirements a shelter will need to meet
- Bureau of Buildings 823-7310  
The Bureau of Buildings is responsible for enforcing fire, life and safety and other codes relevant to an emergency mass shelter
- Document Control, Bureau of Buildings 823-7357  
This section of the Bureau of Buildings will monitor the progress of a building permit

application as it is reviewed by city bureaus

- **Siting Coordinator, Bureau of Housing and Community Development (BHCD)**  
823-2375

The Siting Coordinator is responsible for the certification process and is also available to address siting questions and concerns from special needs housing developers, service providers, community groups and neighborhood residents

- **Multnomah County Community and Family Services Division (CFSD) 248-5464**

The Clearinghouse Coordinator from CFSD is responsible for monitoring programmatic aspects of the certification and recertification of emergency mass shelters for the homeless

- **Neighborhood Mediation Center 823-3152**

Trained volunteers are available from the Neighborhood Mediation Center to facilitate or mediate if necessary during community meetings

### Section III: Meeting Certification Standards

There are four elements to certification providing a positive and safe environment, meeting all applicable codes, developing a Good Neighbor Plan, and documenting this plan. In order to be certified you must meet the requirements of all four elements.

#### **A Provide a Clean, Safe and Healthy Environment where Human Dignity and Individual Needs are Respected**

Although the shelter will not be operating during the certification process, the County will monitor program plans so that certain criteria are met. For example, the proposed facility should have plans for when and how the shelter will be cleaned. You will need to let the County know

- 1) your plans to keep the shelter clean,
- 2) your plans to ensure safety and health,
- 3) your plans to acknowledge and respect the individual needs of shelter residents

The application packet requires details about these program plans so that the County will have an opportunity to comment.

#### **B Meet Local Building, Housing, Fire, Life and Safety Codes**

Meeting all applicable code requirements can be lengthy and expensive. It will not be possible to meet all code requirements until the shelter is close to operation and has already been approved by the Bureau of Planning. While meeting building codes is not required for certification, the applicant MUST participate in a preliminary meeting with the Bureau of Buildings in order to be certified. The Bureau of Planning and the Siting Coordinator should be included in this preliminary meeting.

##### 1 Overview

The City's building permit plan review process starts in the Permit Center, on the first floor of the Portland Building, 1120 SW Fifth Avenue. The Bureau of Buildings has primary responsibility for coordinating the plan review process. A section of the Bureau of Buildings called Document Control routes your plans through the appropriate reviews and provides status information during the plan review process.

##### 2 Process

After selecting an appropriate site, the first step is to schedule a preliminary meeting with the Bureau of Buildings. This meeting is free and the Bureau of Buildings will invite all other necessary bureaus so that the plans can be preliminarily reviewed. The Bureau of Planning should definitely be included. Requirements and potential issues will be identified. At the end of this meeting you should understand what you need to do to meet all the applicable codes.



**It is important to notify the City Siting Coordinator about this meeting so that s/he can verify that the meeting took place and attend if necessary.**

### 3 Important Numbers

- To schedule the preliminary meeting with the Bureau of Buildings contact
  - a Bureau of Buildings, Plan Review Supervisor, 823-7541
  - b City of Portland, Bureau of Housing and Community Development, Siting Coordinator, 823-2375
- To check on zoning call
  - c Bureau of Planning, Permit Center, 823-7526

### C Develop a Good Neighbor Plan

**In order to be certified, you will need to develop a Good Neighbor Plan. Work on this plan should begin very early in the certification process. Facilitators and mediators with training about housing issues are available from the Neighborhood Mediation Center for all community meetings.**

#### 1 The Good Neighbor Plan process

- a The applicant must develop a draft that includes all of the elements listed in #2 below
- b During development of the Good Neighbor Plan consult with neighbors and local organizations so that concerns can be identified and discussed
- c When the draft is complete you must notify the recognized neighborhood and business associations within 400 feet of the proposed site and owners of property adjacent to the site to arrange a meeting. Notification should include a statement that if the meeting date is not set within 45 days of initial contact, the applicant will be allowed to apply for certification based on the proposed Good Neighbor Plan
- d The purpose of the meeting is to allow everyone to discuss issues and concerns about the proposed shelter and to build consensus
- e If agreement is not reached between you and recognized associations, you must participate in mediation
- f If the neighborhood and business associations do not participate in mediation or if mediation is unable to resolve conflicts, BHCD can certify a mass shelter if they find that the provider has adequately and with good faith addressed the concerns raised during the Good Neighbor Plan process. BHCD will work with CFSD and other involved parties to make that determination

**2 The Good Neighbor Plan must contain the following elements**

- a A communications plan that describes how you will communicate with local neighborhood and business organizations, as well as adjacent neighbors**
- b An agreement to participate in the City's Neighborhood Mediation Program if conflicts cannot be resolved informally**
- c An agreement to work with a community policing liaison to develop a crime prevention training program for staff and clients and an agreement to work with crime prevention staff from the Office of Neighborhood Associations**
- d A loitering control policy which addresses the availability of day shelter activities and hours of operation**
- e A litter control plan which addresses both on and off-site litter clean-up**

**D Document the Good Neighbor Plan Process**

Along with the Good Neighbor Plan, you should submit the following documentation for certification

- 1 Letters sent to the associations requesting a meeting,**
- 2 Correspondence between you and associations,**
- 3 The time, date and location of the meetings, and the names and addresses of those who participated,**
- 4 A copy of the Good Neighbor Plan originally presented to neighbors if it is different than the Plan submitted for certification,**
- 5 Identification of those components of the Good Neighbor Plan which you and the associations have agreed upon and those which are unresolved,**
- 6 Any additional items discussed during the meetings**

## Section IV:

### When Certification is Complete

#### A Planning and Zoning Approval

**City of Portland Bureau of Housing and Community Development will provide you with a letter of certification once you have met all the certification criteria. Shelter certification is necessary to meet zoning requirements**

Once you have been certified, it is still necessary to get approval from the Bureau of Planning. Submit three copies of your letter of certification, Good Neighbor Plan, and building permit plans to the Permit Center. Also, in your Application for Certification, you will find a Mass Shelter Check Sheet. Review this with the Siting Coordinator and submit one copy to the Permit Center as well.

There are other standards that a shelter **must** meet in order for the application to be approved. Check with the Siting Coordinator about these standards. These standards relate to

- 1 Maximum Occupancy
- 2 Density
- 3 Outdoor Activities
- 4 Hours of Operation
- 5 Supervision
- 6 Toilets
- 7 Development Standards
- 8 Parking

#### B Building Permit

After the application has been approved by the Bureau of Planning, you are ready to apply for a building permit. The Bureau of Buildings will issue a building permit if the facility meets building codes and other city codes. The building permit process can be **lengthy and expensive**, this is why certification requirements include a preliminary meeting with the Bureau of Buildings.



### C Recertification

If your shelter is certified, you must be recertified each year. Recertification involves the following activities:

- 1 Multnomah County CFSD will check that minimum criteria relating to health, safety, cleanliness, human dignity and individual needs continue to be met
- 2 Multnomah County CFSD or City of Portland BHCD will contact the Bureau of Buildings if they believe there appear to be code violations
- 3 Sixty days before making a decision on recertification, BHCD will mail a request for comment to owners of property abutting the site and neighborhood and business associations within 400 feet of the site

If your shelter is in violation of minimum environmental or operational standards, city codes or the Good Neighbor Plan, you will have two months to come into compliance. If you do not comply, you will have to go through the land use review process described in Section I. If the shelter receives city funding, those funds will not be distributed.

## Section V:

### What Certification Looks Like

#### A Scenario

A social service agency, Housing Portland, is interested in siting a mass shelter in a Southeast Portland neighborhood. They limit their search to commercial and employment zones, and decide to apply for certification so they can avoid a land use review.

Agency staff contacts the neighborhood and business associations in the area for an informal meeting. At the meeting they let the residents know of their plans and ask if anyone can suggest a possible location. They begin to address issues and concerns that residents have. This is the beginning of the Good Neighbor Plan that they will need to complete.

When a site is selected, the director of Housing Portland contacts the Permit Center zoning staff in the Portland Building. The director also calls the Bureau of Buildings to organize a preliminary meeting and invite all the relevant bureaus. Housing Portland staff also make sure to invite the City Siting Coordinator. At the preliminary meeting, Housing Portland learns what it needs to do to meet all the applicable building codes.

At the same time the agency staff works with CFSD to determine if their program plans meet the needs of the residents. Their program plans indicate that the shelter will provide a clean, safe, healthy and respectful environment.

Housing Portland staff also continues to work on the Good Neighbor Plan. They complete a draft of the Plan, meet with neighbors and businesses, revise the plan, and submit the completed plan to BHCD. During the meeting they involve a facilitator from the Neighborhood Mediation Center.

After the preliminary meeting with the Bureau of Buildings, the completion of the Good Neighbor Plan, and the County determination that the shelter will be providing a clean, safe and healthy environment, Housing Portland receives a letter of certification from BHCD. They present this letter to the Bureau of Planning when applying for a building permit.

Two months after the permit application has been submitted, Housing Portland successfully meets all building codes and other city codes. Bureau of Buildings issues a certificate of occupancy and Housing Portland hosts an opening ceremony for their new shelter.

## **B Steps to Follow**

- 1 Verify zoning of site
- 2 Obtain the Application for Certification from the City Siting Coordinator or the Permit Center
- 3 If you have not done so yet, contact the Clearinghouse Coordinator from Multnomah County Community and Family Services Division (CFSD) and the City Siting Coordinator to let them know of your plans
- 4 Work with neighbors to identify important issues for the Good Neighbor Plan
- 5 Set up a Bureau of Buildings preliminary meeting
- 6 Attend preliminary meeting, work to meet codes
- 7 Work with CFSD to meet requirements for a respectful, clean, safe, and healthy environment
- 8 Continue to work on and complete Good Neighbor Plan
- 9 Along with the Good Neighbor Plan, submit necessary documentation
- 10 Stay in touch with BHCD to determine what else is necessary for certification
- 11 Receive letter of certification
- 12 Apply for building permit Submit three copies of the letter of certification, the Good Neighbor Plan, and building permit plans to the Permit Center Also submit one copy of the Mass Shelter Check Sheet (The Check Sheet is in the Application for Certification )
- 13 Obtain building permit
- 14 Obtain Certificate of Occupancy after all building inspections
- 15 Begin operation



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## Introduction

In May 1993, a bold new plan for a restructured system for housing and services for homeless single adults in downtown Portland was adopted by the Community Action and the Housing and Community Development Commissions

The Plan has been extensively reviewed by various citizens advisory committees. The Plan will be presented to the Portland City Council and Multnomah County Board of Commissioners for adoption in late 1993. It will serve as a blueprint for funding, planning and programming actions as they affect housing and services for homeless single adults. It describes actions needed to implement the Plan for restructured system: phasing in changes to the service system, developing resources, developing and siting facilities, providing community education and initiating an evaluation component for the new system.

As an immediate action, the Plan calls for reconfiguring two mass shelters for adult singles in Portland's Central City: Recovery Inn and Glisan Street Service Center. Each has a 150-bed capacity. The Plan contemplates that these two shelters will be replaced with a combination of shelter and housing options. The project includes three specialized shelter components: a 90-bed basic shelter for men (or two 45-bed basic shelters for men), a 40-bed facility for women of which 10 beds will be dormitory style, and a 50-bed shelter/housing facility for the Chronically Mentally Ill (CMI) of which up to 20 beds will be dormitory style.

The Plan also includes specific recommendations for transitional and permanent housing. This Program Statement focuses on the shelter component of the Plan. Each may be located in one or more separate locations. One or both of the present shelter sites could be utilized or entirely new locations could be selected. However, they will be located within the Central City.

Before beginning the siting, design and construction of the facilities, project participants and affected parties should have an opportunity to review and comment on the project and the process for implementing it. The objective is to obtain, if possible, consensus and support for the project at the outset. This Program Statement describes the Implementation Plan in general terms, the siting criteria, the building requirements of the reconfigured shelter facilities and the process for identifying locations. Hopefully, the report will assist in achieving general agreement among the parties.

## I RESTRICTED HOUSING AND SERVICES MODEL

The model for a restructured housing and services system for homeless single adults is based on the premise that the service system should encourage and facilitate the reduction of homelessness. The model acknowledges that this reduction in homelessness requires a partnership among the private and public sectors and the homeless people if it is to be effective. To this end, the restructured system calls for

- A reallocation of public and private dollars towards housing stabilization for homeless single adults
- A reconfiguration of the mass shelter capacity of 300 beds to a basic shelter system of 90 beds for men, 10 beds for women and 20 beds for chronically mentally ill adults coupled with services to support a transition from homelessness to stabilized housing
- Development of 90 emergency/transitional housing units for men, 30 for women, 10 for couples, and 30 for chronically mentally ill adults
- Maintenance of 58 emergency/transitional housing units for chronically mentally ill adults and 81 transitional housing units for adults recovering from alcohol/drug addiction
- Allocation of capital development funding for the new shelter and housing facilities
- Development of a case management program, with specialties in housing placement and relocation, to help homeless adults address and resolve problems causing their homelessness and gain access to housing opportunities and other community resources
- Development of an employment program for homeless adults, including employment subsidies to help people develop an employment record
- Development of an Hispanic program with bilingual case management and housing subsidies

#### A Implementation Goals

There are five goals for the implementation of the restructured housing and services system

- To target current City/County allocations for homeless singles services to the core services identified in the housing and services model, in order to improve housing stabilization rates among homeless single adults (As changes are made to conform to the system model, disruption of services to homeless persons will be kept to a minimum whenever possible. Also, targeting public funds changes responsibility for funding some existing services included in the model system from the public to the private sector. These are addressed in goal 4.)
- To maximize utilization of current and pending housing projects and to coordinate emergency shelter and permanent/transitional housing resources with the model and housing goals of the Downtown Housing Preservation Program, the Comprehensive Housing Affordability Strategy and other applicable community plans



- To aggressively seek additional funding beyond committed City/County resources to fully implement the restructured housing and services system
- To assist business associations and neighborhoods in addressing perceived problems of undesirable street activity
- To evaluate the restructured housing/services model as it is being implemented in order to maintain consistency with program principles and responsiveness to current needs of homeless persons

## B Elements of Housing Resource Strategy

The restructured housing and services system for homeless single adults assumes the movement of homeless people from emergency shelter and transitional housing to permanent housing. This is viewed as a change because currently that flow from homelessness to housing stabilization is not routinely occurring. People are staying in shelters and transitional housing for long periods of time, due in part to the lack of affordable permanent housing.

The proposed implementation plan is based on a three-point housing strategy:

- **Permanent/Transitional Housing Development** The strategy targets the increased development of affordable housing that could serve as open market permanent housing and/or programmed transitional housing, as needed. This strategy calls on the City of Portland, Housing Authority of Portland, and the private sector to develop around 500 low-rent housing units per year, with 50-100 earmarked for homeless single adults. The new housing will open the current bottleneck and allow people residing in shelters and programmed transitional housing to move through the service system and into an affordable permanent housing option.
- **Available Housing/Service Utilization** A second aspect to the strategy is to have a work group actively identifying and filling housing vacancies and moving people into and out of programmed transitional housing. There are vacancies in the current inventory of low-rent housing, including programmed housing. The concept here is to keep the available units filled and working to capacity. A work group of housing operators and service agencies will use a systems approach to fill vacancies, while one or more housing placement specialists, in cooperation with the work group, will work with individuals to assess needs, link to resources and locate and place in housing. The work group will also be able to assign blocks of housing to serve as programmed units on an interim basis, as the need arises.

- **Housing Support Resources** A third aspect to the strategy is to provide the housing/services system with the tools to support homeless people in their housing stabilization. These tools include funds for rent assistance and direct client assistance, the use of the funds is flexible to meet the needs of individuals. For instance, rent assistance could be used to support a person in alcohol/drug free transitional housing and on into permanent housing.

## C Housing Resources

The implementation plan recognizes that there are current housing resources to start moving homeless people toward housing stabilization, but that these resources are not adequate for the entire need.

### 1 Existing Inventory

According to a May 5, 1993 inventory of low-rent housing in downtown Portland, there are some 4,054 housing units, of which 187 are programmed transitional housing (46 Bridgeview, 81 Alcohol/Drug Free at the Estate/Everett and 60 Shoreline Employment). There are an additional 184 specialized permanent housing units for previously homeless people (57 at the Rose Apartments, 32 at the Barbara Maher, and 95 at the Sally McCracken). According to informal information collected in July 1993, there are around 30 vacancies in existing low-rent housing, programmed and open market, which could be used to serve the homeless.

### 2 Projects On-Line

- Elderhope will have 118 units for elderly, scheduled to open in September 1994.
- The Broadway Hotel, with 100 units, is scheduled for completion by April 1994. This allows the potential to move some of the Estate residents (160 units) to the Broadway and use the Estate Hotel as a programmed emergency and transitional housing option.
- Rehabilitation of the former United Way Building is scheduled to be finished by the end of 1994, providing 100 units of permanent alcohol/drug free housing for people with dual diagnosis (mentally ill and substance abuse). Residents of the Bridgeview Community will be able to move from transitional to permanent housing and open up more transitional housing for chronically mentally ill people.
- At least two private housing owners have approached the Housing and Community Services Division with offers to designate their low-rent housing facilities for homeless persons.

- Approximately 10-15 nonprofit housing organizations and community development corporations (CDCs) are developing low-rent housing. Projects such as the Galaxy apartments (178 units under development by Hacienda CDC) and Colonial Park apartments (48 units being developed by Housing Our Families) will bring more affordable housing on line in the next 18-24 months. These developments are not specifically targeted to singles, but may serve around 32 singles at the Galaxy and 40 at Colonial Park. A survey of nonprofit housing developers should be undertaken to ascertain the number of affordable housing units that may be available in the future.

### 3 *New Project Targets*

To meet the goal of housing homeless people, including single adults, approximately 500 units per year of affordable housing should be built. Of that amount, 50-100 units should be earmarked for singles. Due to the lengthy lead time to actually open low-rent housing, the City of Portland, Portland Development Commission and Housing Authority of Portland are being called upon to continue planning and developing low-rent housing, in addition to the projects already in the pipeline.

#### D Transition from Shelter to Housing

The Implementation Plan proposes moving the system's emphasis from the shelter to more appropriate housing options in three years, contingent upon development of the restructured shelters and alternative housing. Full downsizing of the mass shelters to the levels included in the model service system would follow the timelines for the new shelter and housing development. Currently the shelters serve around 230 people per night (capacity is 300). Following is the targeted timetable for shifting resources to serve around 230 people in the restructured system.

- FY 1993-94 Relocate 50-75 people into existing housing, filling vacancies and the Broadway/Estate combination. Remodel the Glisan Street Shelter and lower capacity level there to 120 (about the current usage), continue funding Recovery. Target number served 270.
- FY 1994-95 Using at least \$90,000 in rent subsidies (reprogrammed funds, increases are being requested), expand permanent and transitional housing options by 30+ units/year, allowing use of current programmed housing for newly transitioning shelter residents, at least one new housing project needs to be opened. Allocate \$69,000 for a women's and couples shelter/emergency housing, serving 50-60 people per night. Serve 120 men in a shelter. Target number served 210.



- FY 1995-96 Additional funds for rent subsidies will be needed to downsize shelters to 90 beds for men, 30 beds for women, 20 beds for chronically mentally ill, and 90 units of housing. Approximately \$200,000 for rent and \$290,000 for a chronically mentally ill shelter will be needed. Additional housing will need to be opened. Target number served 230.
- FY 1996-97 and Thereafter Additional housing will need to be opened to keep the movement of homeless through the system and to avoid a backlog in the shelters of people waiting for housing to be available.

## II EXISTING FACILITIES FOR ADULT SINGLES

There presently are four mass dormitory shelters operating in the City of Portland. All four are located in the Central City, three in North Downtown (the area bounded by Burnside, Ninth and the River) and one on the eastside at the foot of the Burnside Bridge.

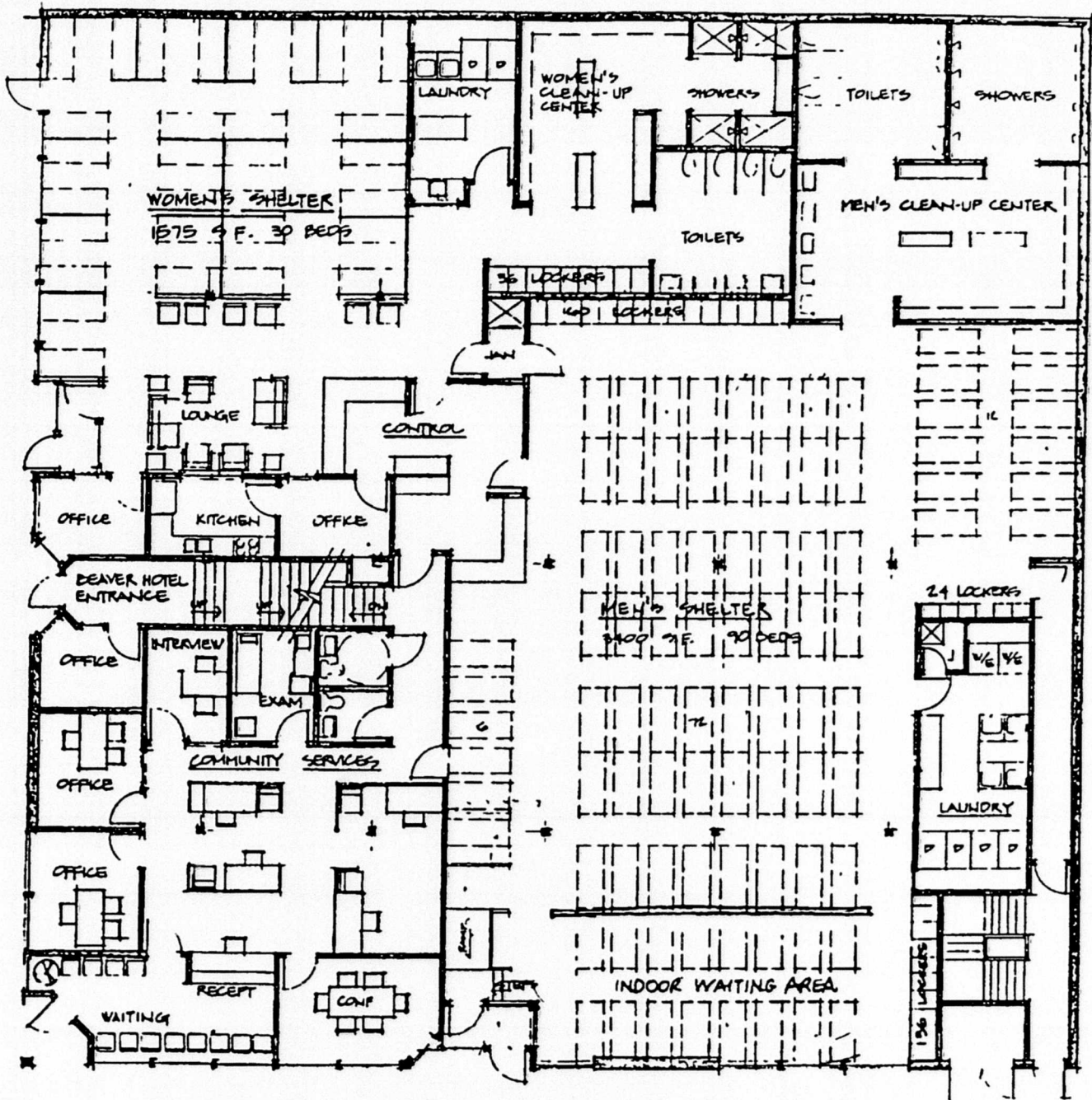
### A The Glisan Street Service Center

The Glisan Street Service Center is located at N W Glisan and Third Avenue. It is operated by Transition Projects, Inc. The facility has emergency shelter capacity for 150 individuals, 100 men and 50 women. Persons under the influence of alcohol or drugs are not allowed to spend the night. Men are initially allowed to stay 3 to 7 days, with the possibility of renewal week-by-week. There are no strict limits on stays for women. Dinner is provided.

At the same location, TPI also currently operates a day shelter and clean-up center that is open to shelter residents. Services include crisis intervention and chemical dependency assessment and treatment. A Veterans Administration staff person and a limited-hours medical clinic are located on-site. Funds have been authorized to complete interim improvements to these facilities to serve until the reconfiguration plan described above is in place. The changes will bring the shelter up to code, safety and health requirements. Proposed floor plans for the renovated facility are shown in Figures 1 and 2. The renovation will reduce the capacity of the shelter to 120 beds including 16 beds in the waiting area that would only be set up and used under emergency conditions.

### B The Recovery Inn

The Recovery Inn is located on the east end of the Burnside Bridge at N E 3rd Avenue. It is operated by the Salvation Army. With night shelter capacity of 150 beds, serving up to 115 men and 35 women. Individuals may not be drunk when they come into the shelter. There are no limits on length of stay. A small nightly fee of \$ 50 to \$2 00 is charged depending on the accommodations. Dinner and showers are provided.



FIRST FLOOR PLAN

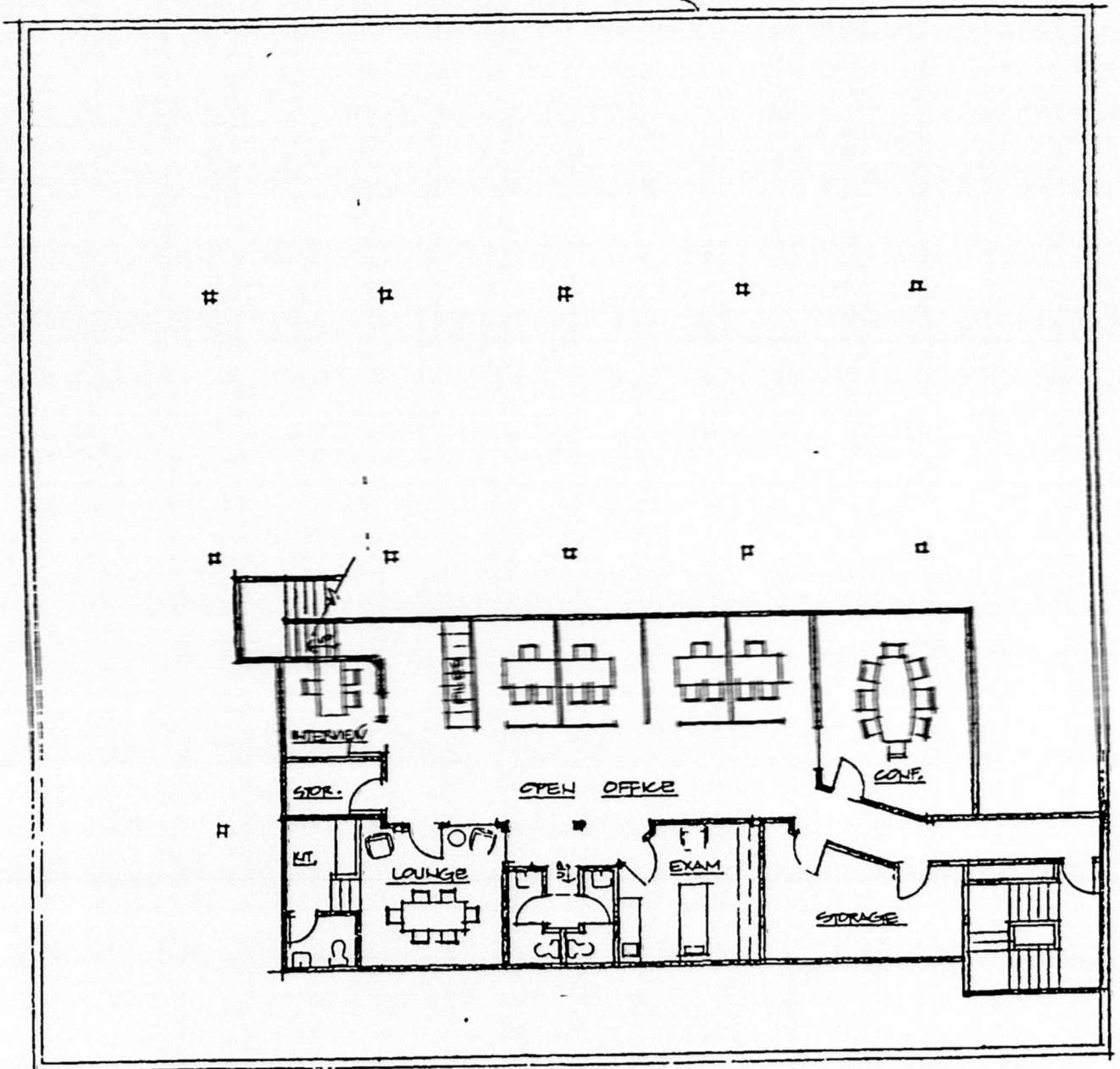
1/8" = 1'-0"

7/19/73



ROBERT VANDERWERF  
ARCHITECT  
225 900

Figure 1  
PROPOSED RENOVATION  
GLISAN STREET SHELTER



BASEMENT PLAN  
 1/8" = 1'-0"

7/12/93  
 2137 SQ FT



ROBERT VANDERWERF  
 ARCHITECT  
 229 900

**Figure 2**  
**PROPOSED RENOVATION**  
**GLISAN STREET SHELTER**



### C Portland Rescue Mission

Located on W Burnside and N W First Avenue, the Portland Rescue Mission has the capacity for 48 men in a dormitory configuration. Men may be drunk but not disorderly when they arrive. Stays are limited to seven days out of 30. In order to obtain dinner or shelter, a religious service is required. Following services, dinner is served followed by a shower and sleeping in bunk beds. Breakfast is open to the public as well as shelter residents. A Christian-focused transitional housing program is also available. The clean-up center is open to the public during the day.

### D Union Gospel Mission

The Union Gospel Mission is located on N W Third at W Burnside. The facility includes a mass dormitory shelter with space for 65 men. Residents may be drunk when they enter. Persons wishing to access the shelter sign up during the evening. Dinner includes a religious service and cost is \$1.00 or a volunteer shift is required. The dinner and service is not required for obtaining night shelter. UGM also operates a small day shelter and clean-up center. Breakfast and lunch are provided for a small fee or a volunteer shift. A Christian-focused transitional housing program is available.

## III SHELTER FACILITY SITING POLICIES AND REQUIREMENTS

In May 1987, representatives of the social service agencies and business community ended a long-standing legal and political conflict in the North Downtown by agreeing to support and cooperate in achieving common goals and their respective programs. The so-called Clark/Shiels Agreement provided for the preservation and upgrading of existing SRO housing, the continuation of services for the low and zero-income population in the district, the continuation of emergency shelter and services for the homeless, the seeking of means to reduce emergency shelters and services by assuring adequate permanent housing, jobs and support services and the acceleration of economic growth with public investment to support increased private development in the area. The agreement was acknowledged by the City Council and led to subsequent actions to redirect public investments toward North Downtown projects such as the acquisition and renovation of Union Station, the North Transit Mall Extension project, North Park Blocks renovation, the reconstruction of N W 9th Avenue and others. Also, public dollars were directed toward the acquisition and renovation of approximately 250 SRO units in three buildings: The Golden West, the Sally McCracken (formerly Athens Hotel) and the Shoreline. The Portland Development Commission took the lead role in carrying out these projects.

The Central City Plan, adopted in March 1988, contained zoning code amendments implementing provisions of the Clark/Shiels Agreement designed to discourage the continuation of trends to concentrate social services in the North Downtown area. The zoning code limits SRO units to 1,030 units, mass shelters to 252 beds and provides for

increasing the SRO limit for shelter beds eliminated on a one-to-one basis within North Downtown. So-called Essential Service Provider (ESP) provisions were also incorporated into the code to establish standards and to prevent concentrations of other social service facilities.

In 1992, with completion of the three SRO renovations (Golden West, Sally McCracken and Shoreline), the North Downtown SRO maximum had been reached. Additional SRO housing or shelter bed facilities could not be developed in North Downtown without violating or changing the code. At the same time, the Essential Service Provider (ESP) provisions in the code were impeding the City's effort to site all kinds of social service facilities throughout the City, actually working against the new policy to avoid concentrations of social services within the North Downtown area. Pressure also began to build for eliminating the North Downtown limits and ESP Provisions due to possible conflicts with the Fair Housing Act as amended by Congress in 1988. The amendments added two additional protected classes: persons with a handicap and families with children. A legal challenge to the code was threatened on the claim that some of the persons using SROs and shelter beds are handicapped and that the code is discriminatory by limiting housing opportunities to them.

#### A Fair Housing Task Force Siting Recommendations

In 1992, the City appointed the Task Force on Strategies for Fair Housing to consider the issues surrounding the zoning code and the siting of special needs housing. In June 1993, the Task Force completed its recommendations for broad policy and zoning code changes. The Portland Planning Commission adopted these recommendations in October 1993. The City Council will consider them in December. The Task Force recommendations call for

- Establishment of Certification Standards for Emergency Shelters for the Homeless. The goals of the certification process are to ensure safe and livable lodging and the public health, safety and welfare of the residents and surrounding business and residential neighborhoods. The certification process will be aimed at ensuring that shelters are clean, safe and healthy environments, meet local codes, are managed in accordance with a "good neighbor plan," have litter and loitering control programs, have agreements on means for communicating with neighbors and adjacent businesses, have an agreement with the Neighborhood Mediation Center to resolve disputes and have an agreement with the Office of Neighborhood Associations and community police liaison for crime prevention training for staff and residents. It is proposed that the Multnomah County Division of Housing and Community Services will administer the certification program.
- Establishment of a Subsidized Housing and Shelter Location Policy that directs public funding to facilities including new mass shelters, SROs and other low-

income housing projects in areas of the City not within "Impact Areas " Impact Areas are areas with concentrations of low-income housing (where more than 50% of the households earn 50% or less of median income), or with concentrations of public and assisted housing (where 20% or more of the housing is public and assisted)

The policy contemplates that there would be exception criteria developed The housing could be located within an Impact Area if it meets two or more of the following criteria a) involves rehabilitation of existing substandard housing, b) provides housing designed to meet documented local community need, c) is a part of a neighborhood or revitalization strategy, d) is supported by the recognized neighborhood and business associations within 400 feet of the site, or e) furthers the shelter reconfiguration program Impact Areas within the Central City are shown in Figure 3

- Revisions to the zoning code to allow dormitory mass shelters as an "Allowed Use" in all Commercial, Employment and High-Density Residential zones in the City and in other zones as a Conditional Use excepting Open Space (OS) and Industrial Zones (I and EG) where shelters are prohibited Excepting for two small RI zones along a short length of N E Broadway and S E 12th on the boundary of the Central City, shelters will not require a Conditional Use approval in the Central City The zoning is such that shelters will either be an allowed use or prohibited In most Central City commercial zones the size of mass shelters will be limited to 100 beds within a 1300-foot radius In other commercial and residential zones, the limit will vary from the 100 bed maximum to as few as 15 beds The maximum capacity is 100 beds in EX, CX and CG zones, 25 beds in RX, RH, CS, CM and CO2 zones, and 15 beds in CN1, CN2 and CO1 zones Figure 4 shows areas in the Central City where shelters will be allowed and indicates the maximum number of shelter beds within a 1300-foot radius Figure 5 shows areas where shelters will be prohibited due to being in an OS, I or EG zone or within 1300' of existing shelters with the maximum capacity

In order to be an "allowed use," as noted above, a shelter program must meet specific, but objective, development standards To meet those standards, a shelter must comply with specific operational requirements, certification requirements and capacity limits If a shelter program does not meet the applicable development standards, shelter operators must seek siting approval through the conditional use permit process (The conditional use process cannot be used to site a shelter in an Open Space or Industrial Zone )

- Revisions to the zoning code to eliminate existing limits on SROs and shelter beds in the North Downtown district and Essential Service Provider (ESP) provisions



The new policies and code should discourage further concentration of mass shelters within the Central City where existing shelters are located, while at the same time making it easier to site facilities in other areas of the City. The 1300-foot rule insures that concentrations will not occur in other neighborhoods where new shelters might be located in the future. The siting of the facilities under the Shelter Reconfiguration Program will be an opportunity to apply the policies and land use regulations which are expected to be adopted by the City later this year.

#### B Shelter Location Criteria

The shelter facility should be located in an appropriate zone and site that provides for security for both residents and the surrounding neighborhood and facilitates service usage. The sites for single homeless adults should meet the following criteria:

- In mixed residential, commercial or transitional zone, not in a solely industrial neighborhood
- In an area with good off-site night lighting
- Close to or in area with night time activity, e.g., not in an isolated industrial area
- On street with good pedestrian access or at least not on busy thoroughfare without pedestrian access, crosswalks or streetlights
- Away from schools and neighborhood parks (although the site should have its own enclosed outdoor area)
- In close proximity to government and support services including welfare and food stamp office, medical care and employment. Close proximity means within one to two miles, accessible by fareless square service (preferable) or within one fare zone (second preference)
- Within two blocks of a bus stop for reasons of personal security
- Within walking distance of a soup kitchen or low-cost meal service, unless shelter has kitchen and food service capacity
- Located in area where there are services, even if real estate costs are high, rather than in a depressed area without services
- In a zone which allows group shelters (see zoning code section)
- Dispersed throughout the Central City area, not clustered with other group shelters

- Men's shelter should be located at a significant distance from the new women's facility

### C Neighborhood Compatibility

The shelter facility should be designed to blend into the surrounding neighborhood and not create a noticeable impact due to "queuing", described as the hanging around of people using or waiting to use the shelter. The shelter should

- Include outdoor space for resident use only, such as in a courtyard, rooftop patio or enclosed area. An open-access day shelter should also have an enclosed staging area off the street, to minimize queuing.
- Have its entrance off public thoroughfares, in order to minimize effects of queuing.
- For the basic shelter, be closed to non-resident use during the day, to avoid queuing, shelter/housing for women and chronically mentally ill may programmatically want to encourage daytime visiting and should have space and entrance conducive to that.
- Be architecturally designed to upgrade the neighborhood, if possible.
- Provide off-street parking for about 10 cars, for the basic shelter, in a limited-access or fenced area, under the building or on top of the building. The zoning code typically requires one parking space per 500 square feet of floor area, except in most Central City zones off-street parking is discouraged.

### D Men's Shelter

#### *Design Requirements*

- It is preferred that all facilities be located on one floor
- All areas must comply with ADA requirements
- Outdoor space of approximately 2,000 sq ft
- Parking on site or nearby for about 10 cars
- Comply with all codes and ordinances

#### *Alternate A Space Requirements (two 45-bed men's shelter facilities)*

- Vestibule  
Waiting area for 20 residents seated, near processing area 250 sq ft

• Sleeping Area, 45 beds Minimum 35 square feet per bed	1,575
• Case Management/General Management Offices 2 interview office @ 80 sq ft 1 office of three desks	160 180
• Dining/Multi-Purpose Room 45 seated for meals	540
• Kitchen/Food Storage Warming kitchen and snack preparation	300
• Trash/Recycling Area	150
• Residents' Clean-up/Showers/Toilets Clean-up areas - 4 sinks, benches, clothing hanging space Showers - 4 showers, gang configuration Toilets - 2 toilets, 3 urinals	120 60 80
• Staff Toilet Room - 1 Toilet, 1 Sink	50
• Table and Chair Storage	150
• Bedding/Supplies Storage	150
• Clothing Room	120
• Residents' Storage Lockers or central storage controlled by management	100
• Laundry - 2 Washers, 2 Dryers, Folding Table, Sink	150
• Mechanical/Electrical/Telephone Room(s)	<u>200</u>
Subtotal	4,335 sq ft
• Circulation, Walls, Structure, Etc @ 30%	<u>1,300</u>
Total	5,635 sq ft



*Alternate B Space Requirements (one 90-bed men's shelter facilities)*

• Vestibule		
Waiting area for 20 residents seated, near processing area		500 sq ft
• Sleeping Area, 90 beds		
Minimum 35 square feet per bed		3,150
• Case Management/General Management Offices		
3 interview office @ 80 sq ft		240
1 office of four desks		240
• Dining/Multi-Purpose Room		
90 seated for meals		1,080
• Kitchen/Food Storage		
Warming kitchen and snack preparation		400
• Trash/Recycling Area		200
• Residents' Clean-up/Showers/Toilets		
Clean-up areas - 8 sinks, benches, clothing hanging space		240
Showers - 8 showers, gang configuration		120
Toilets - 4 toilets, 6 urinals		160
• Staff Toilet Room - 2 Toilets, 2 Sink		100
• Table and Chair Storage		200
• Bedding/Supplies Storage		200
• Clothing Room		180
• Residents' Storage		
Lockers or central storage controlled by management		200
• Laundry - 3 Washers, 3 Dryers, Folding Table, Sink		220
• Mechanical/Electrical/Telephone Room(s)		<u>300</u>
	Subtotal	7,730 sq ft
• Circulation, Walls, Structure, Etc @ 30%		<u>2,320</u>
	Total	10,050 sq ft

E Women's Facility (40 beds)

*General Requirements*

- Separation of dormitory facilities from other elements, so women will not interact, but designed for common staff
- Located near grocery store
- Outdoor space/courtyard with privacy and security (approximately 2,000 sq ft )
- Parking on site or nearby for 5 cars
- Comply with all codes, ADA requirements, etc

*Space Requirements*

• Vestibule	200 sq ft
• Intake/assessment area 3 rooms partitioned into 4 spaces, each with a bed, chest of drawers and closets	720
• Toilets/showers	310
• 9 bedrooms with 2 beds each (or 18 bedrooms with 1 bed each)	1,080
• Common kitchen	220
• Pantry/storage/refrigerators	
• 18 individual storage areas	70
• Dining room/meeting room (30 seated for meals)	360
• Storage Bedding/Supplies Clothing Tables/chairs	110
• Recreation area	200

• Management		
5 offices @ 80 sq ft		400
Conference room		120
Manager's office		120
• Dormitory 10 beds partitioned		400
• Dining/social area		150
• Family-sized kitchen		120
• Common shower/toilets		100
• Office		120
• Laundry		150
• Mechanical/Electrical/Telephone Room(s)		<u>120</u>
	Subtotal	5,070 sq ft
• Circulation, Walls, Structure, Etc @ 30%		<u>1,521</u>
	Total	6,591 sq ft

F Shelter for Chronically Mentally Ill (50 beds)

Mental Health Services West (MHSW) is seeking an appropriate site for an Innovative Supported Housing Project for the homeless mentally ill adult population that currently live on the streets, in doorways and under bridges in downtown Portland. MHSW has been awarded Supported Housing Program (SHP-McKinney) funds for the development of a project including 30 SRO and 20-low demand, group living beds, 24-hour supervised drop-in programming, interdisciplinary on-site services, and expansion of (Project Respond) a mobile outreach team which will assist individuals on the street into housing and care. Funds received from the federal government will allow rehabing or new construction, however, the need for bringing the services on-line soon may favor the rehabing approach. As grantee of the Supported Housing Program (McKinney) award, MHSW will be engaging in a parallel siting effort along with the City of Portland.

*1 General Principles*

- The building needs to accommodate both dormitory style (Safe Haven) and SRO style units to be compatible with the SHP-McKinney grant. Initially, this population is very reticent to engage in housing and services. For ease of access



and economy of operating expense, it is necessary to offer both in a single location

- 24-hour services and programming should be available to homeless mentally ill adults accessible by referral from self, community citizens, public safety officials, business owners and Project Respond in an effort to help regain a clean and safe downtown. Project Respond, a mobile outreach team, will be integral in this effort by identifying homeless individuals with apparent mental illness, establishing trusting relationships, conducting assessments and engaging individuals into housing and services
- The service providers believe that the facility should be located within Fareless Square in the downtown within the I-405 zone to reduce the presence of homeless mentally ill individuals on the streets. They prefer a westside location because of the proximity of and greater ease of maintaining a working relationship with entitlement programs such as DSO, SSI officials. Also, they feel that downtown has an existing resource network which is unique to the needs of this population (i.e., EID guides and security officers)

## *2 Neighborhood Compatibility*

- The Innovative Supported Housing Project should blend into existing neighborhood composition and be in close proximity to Tri-Met lines
- Multiple Ground level entrance/access, preferably separate entrance for SRO units
- Off-street parking desirable, not necessary

## *3 Design/Space Requirements*

- Single site to accommodate both 30 SRO type Supported Housing beds and 20 Safe Haven (dormitory) low-demand beds
- "Safe Haven" beds located in large open space to allow positioning of beds and lockers
- Utility and laundry room available on main or basement floor
- One room for storing clothing and bedding (80 sq ft)
- Large open common space for 24-hour programming and meals (50 capacity)
- Internal courtyard for off-street socialization and smoking

- Ground floor entrance/access
- Kitchen equipped to prepare large community meals
- Bathrooms, showers and toilets on all floors sufficient to accommodate 50 person occupancy
- Office space for approximately 5 private offices (80 sq ft ) and one centrally located main office (140 sq ft )
- Staff bathroom with toilet, sink
- Common storage space for residents, lockable

#### G Other Code Requirements

- One restroom must be provided for every 15 residents
- Emergency shelters for the homeless are limited to one resident per 35 square feet of floor area up to a maximum capacity provided for in the code
- All functions associated with the shelter except for children's play areas, outdoor recreation areas or parking, must take place within the building
- Any waiting must be physically separated from the public right-of-way by a partition, fence, wall or gate
- Parking up to one space per 500 sq ft of floor area, depending on the zone
- Shelters must be certified as meeting operational standards established by the City and Multnomah County Housing and Community Services Division for emergency shelter programs

## IV PROGRAM DECISIONS

Some fundamental decisions are needed before the program can move forward

### A One or Two Men's Shelters

The proposal calls for one 90-bed shelter facility for adult males. The service providers believe that a well-designed and well-managed 24-hour, 90-bed facility will not have an impact on the neighborhood. However, two 45-bed shelters is an option preferred by some parties who believe that there would be less neighborhood impact. The capital cost and on-going operating cost will be greater. However, the two smaller shelter facilities could have greater program benefits. The 45-bed size is more in line with the

size of the two private shelters that presumably will remain in operation on W Burnside. Two shelters would allow more dispersal within the Central City area.

#### B Overflow Capacity

There has been discussion among the social service agencies that the 90-bed men's shelter facility should include excess capacity of 30 to 50 beds for high-peak loads and overflow in the event that the system does not work as planned. There is debate as to whether or not that additional overflow capacity should be provided on-site. Some maintain that if additional capacity proves to be needed, a third facility should be developed at that time. However, if overflow capacity is not built into the design, this should not preclude the use of the Vestibule or the Dining/Multi-Purpose Room for emergency bed capacity during times of extreme cold weather or other emergency conditions.

#### C Physical Site Ownership

Who shall own the men's and women's shelter sites is still an open question. (Mental Health Service West will own the facility for the mentally ill pursuant to the McKinney grant award.) Most parties agree that a public entity should have ownership responsibilities. Another option is to form a community board to serve as a "holding company" for the shelter facilities.

#### D Site Selection Process

Proposals for sites, development of the sites and sales or leasing terms should be solicited from private property owners and developers. A Request for Proposals (RFP) should be issued with specific building requirements, lease or sale conditions and other program requirements. Evaluation of the proposals should be based on criteria such as location, cost and other factors. Locations must comply with zoning code and policy requirements and limitations. The RFP process could be in one, two or more phases with more detailed information provided in each subsequent phase. The proposer could be required to provide design service, develop the improvements, own and lease or sell the property. However, before proceeding with the RFP process, the feasibility of the approach and details on how it is structured should be investigated with one or more real estate and property management firms familiar with Central City properties to determine if adequate response will be received. Suggestions for other approaches should be solicited in those interviews. It may be possible to take advantage of tax benefits by the way in which the property lease or sale arrangement is structured.

#### E Reuse Existing Locations

The RFP, siting process and ownership/lease arrangement will vary considerably depending on whether or not the existing locations are maintained. Of course, if it is



decided that an existing site and only that site should be considered, an RFP process might not be necessary. The Glisan Street Service Center is effectively a publicly owned property. However, the Recovery Inn is privately owned and leased by its present operator, the Salvation Army. It is recommended that proposals be sought for locations other than the two existing locations. The existing sites should be considered only after evaluating proposals for development on other properties.

#### F Lease or Sale

It is recommended that property owners/developers be encouraged to submit proposals based on either sale or lease of their property and to include terms for either approach. A lease has the benefit of minimizing current capital expenses and does not suggest the permanency implied by a sale. A sale would be preferable in the case where capital funds are more available than are on-going operating funds.

#### V SITING/DEVELOPMENT PROCESS

- Public review of the Program Statement (60 days). The following is a list of Central City organizations that should be involved in the review process.

##### Neighborhood Associations

Downtown Community Association  
Pearl District Neighborhood  
Old Town/Chinatown  
Goose Hollow Foothills League  
Calaroga Terrace Neighborhood Association  
Sullivan's Gulch Neighborhood Association  
Kerns Neighborhood Association  
Southeast Uplift  
Northwest Neighborhoods  
Buckman Community Association  
Hosford Abernathy Neighborhood Development

##### Business Associations

Central Eastside Industrial Council  
Lower East Burnside Boosters  
Grand/King Commercial Corridor Committee  
Downtown Retail Council  
Historic Old Town  
Pearl District  
Lloyd District Association  
North Macadam Development Council

Others

Association for Portland Progress  
Portland Chamber of Commerce  
Portland/Oregon Visitors Association  
Portland Association of Building Owners and Managers (BOMA)  
Downtown Living Council  
City Club of Portland

- Select Project Management Team
- Prepare a Request for Proposals for property (60 days) The RFP should describe
  - Building/space requirements
  - Zoning code locational restrictions
  - Information required in the proposals (location and description of property, terms of lease or sale, development constraints, etc )
  - Selection/evaluation process
  - Submittal deadlines
- Select property and negotiate a sales or lease agreement with the property owner(s) (45 days)
- Prepare design and bid documents
  - Preliminary Design (90 days)
  - Final contract documents (120 days)
- Land Use approvals/permits (60 days)
- Bid and award construction contract (30-90 days)
- Construction (270 days)
- Begin operation/close existing shelters



HOYT STREET YARDS

June 13, 1995

**VIA FACSIMILE**

Commissioner Gretchen Kafoury  
**CITY OF PORTLAND**  
1220 S.W. Fifth Avenue, Room 211  
Portland, Oregon 97204

Dear Gretchen:

Thanks for the call today. It is helpful to know about mass shelters that are proposed in your neighborhood as early as possible.

Several things trouble me about the location. As you know, it puts another shelter in northwest Portland, and the concentration is too high already. It would also be a major setback for the River District with respect to sales and marketing. The ability to commit to densities called for in the River District housing strategy would be problematic. It seems to me that the city should pick up the funding shortfall created by the Salvation Army's withdrawal and keep the location open until a new one is completed.

I'm confident the River District Association and the Task Force 2000 will take a very strong position opposing Ninth Street as a temporary site.

Sincerely,

**HOYT STREET PROPERTIES, LLC**

Patrick R. Prendergast  
Managing Member

c: Homer Williams  
Don Magnusen

Tel 503/294-1101

Fax 503/294-1105

1035 NW Hoyt Street

Portland, OR 97209

Represented by  
Kcalty Trust Associates, Inc.

PRP:kcc

\\pdsat01\bin\myof\kafoury.net



**PDC**  
**PORTLAND**  
**DEVELOPMENT**  
**COMMISSION**

June 15, 1995

Commissioner Gretchen Miller Kafoury  
Commissioner of Public Affairs  
City of Portland  
1220 S W Fifth Avenue, Room 211  
Portland, Oregon 97204-1995

Dear Gretchen

I saw the article in today's Oregonian regarding your proposal to construct an emergency homeless shelter on PDC owned property behind the Police Horse Barn. As you're aware, this site is also adjacent to the proposed Oregon Food Innovation Center and the 725 units of affordable housing that GSL Properties will construct beginning next winter.

As you know, PDC has worked closely with the River District Steering Committee on plans for both the short and long-term development of the Union Station property. The specific property you have proposed for the homeless shelter is the subject of active discussions for development with a number of public and private parties as we move forward to create 5,500 housing units in the River District.

We request that as you work with the City Council, you also work closely with PDC, the River District Steering Committee and potentially the Central City 2000 Task Force so that all parties can understand the issues related to the closure of the Salvation Army Recovery Inn. I am confident that together, we can examine the options available to the community and develop the best solution to this urgent problem.

Sincerely,

*Vern*

Vern B Ryles  
Chair

VBR/mck

cc Mayor Katz  
City Commissioner Earl Blumenauer  
City Commissioner Charlie Hales  
City Commissioner Mike Lindberg  
PDC Commissioner Gale Castillo  
PDC Commissioner John Eskildsen  
PDC Commissioner Kay Stepp  
PDC Commissioner Carl Talton  
Bob Ames, Chair, River District Steering Committee

Vern B Ryles Jr  
Chairman

Gale Castillo  
Commissioner

John D Eskildsen  
Commissioner

Kay Stepp  
Commissioner

Carl B Talton  
Commissioner

Vera Katz  
Mayor

Janet S Burreson  
Executive Director

Main Office  
1120 S W Fifth Avenue  
Suite 1100  
Portland, OR 97204  
503/823-3200  
FAX 503/823-3368

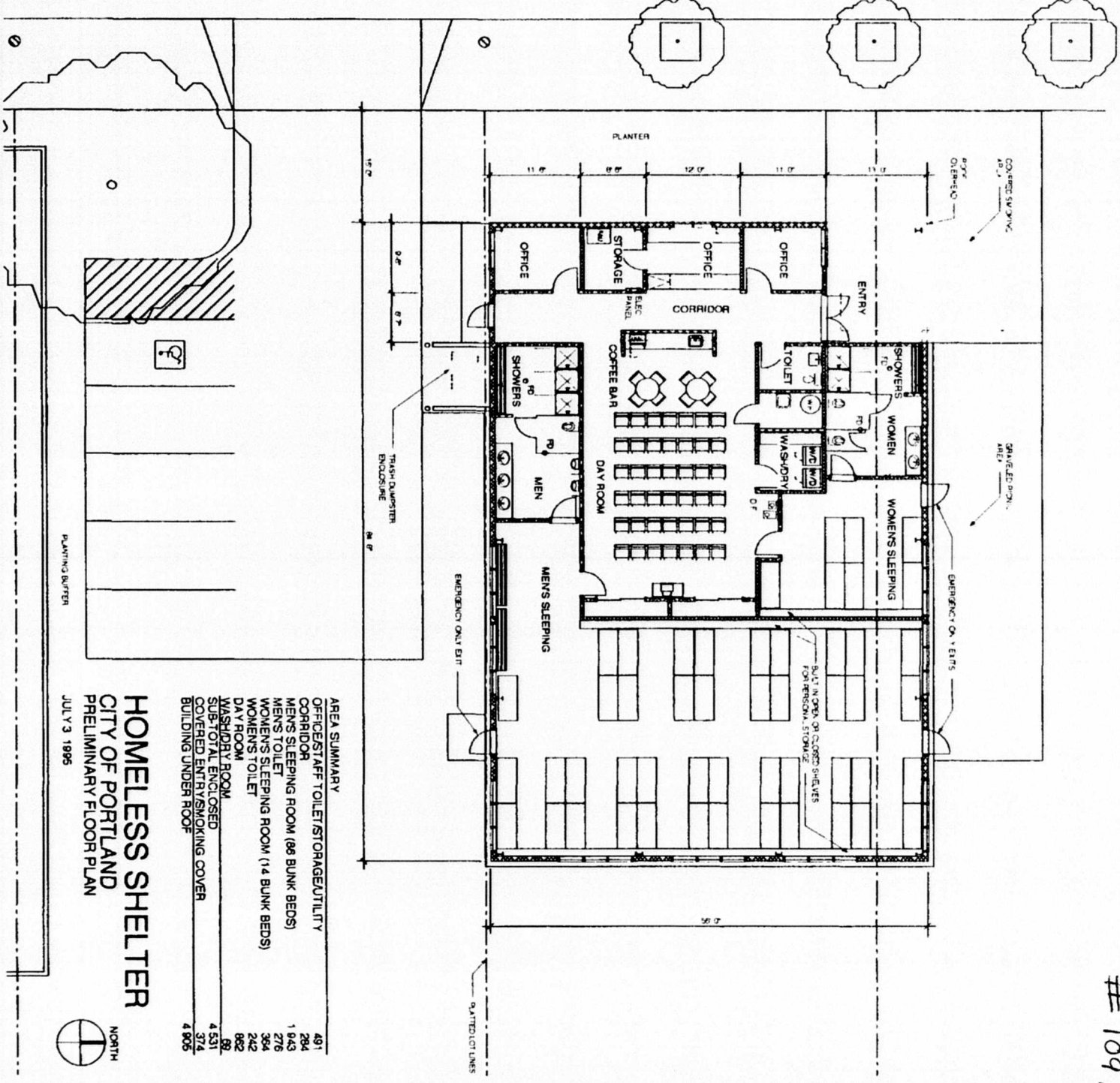
Eastside Office  
1425 N E Irving  
Suite 200  
Portland, OR 97232  
503/823-3400  
FAX 503/823-3435

TDD 503/823-6868



35419

NW 9TH AVE



AREA SUMMARY

OFFICE/STAFF TOILET/STORAGE/UTILITY	491
CORRIDOR	294
MENS SLEEPING ROOM (86 BUNK BEDS)	1,943
MENS TOILET	278
WOMENS SLEEPING ROOM (14 BUNK BEDS)	364
WOMENS TOILET	242
DAY ROOM	862
WASHDRY ROOM	89
SUB-TOTAL ENCLOSED	4,531
COVERED ENTRY/SMOKING COVER	374
BUILDING UNDER ROOF	4,905

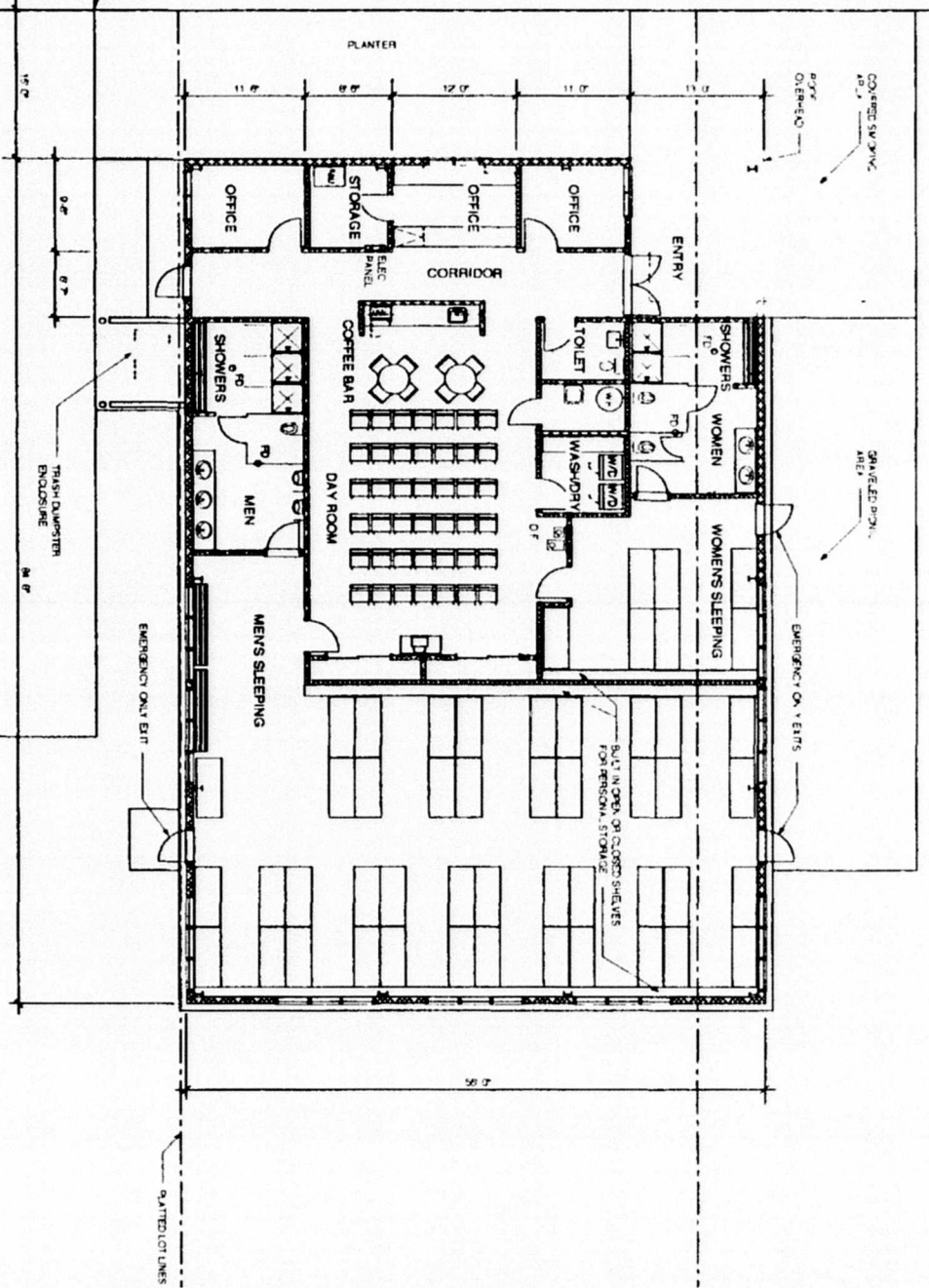
**HOMELESS SHELTER**  
**CITY OF PORTLAND**  
**PRELIMINARY FLOOR PLAN**  
 JULY 3 1995



# 1091

35419

NW 9TH AVE



AREA SUMMARY

OFFICE/STAFF TOILET/STORAGE/UTILITY CORRIDOR	491
MENS SLEEPING ROOM (86 BUNK BEDS)	284
WOMENS SLEEPING ROOM (14 BUNK BEDS)	1,943
MENS TOILET	276
WOMENS TOILET	364
DAY ROOM	242
WASH/RY ROOM	88
SUB-TOTAL ENCLOSED COVERED ENTRY/SMOKING COVER BUILDING UNDER ROOF	4,531
	374
	4,905

**HOMELESS SHELTER**  
**CITY OF PORTLAND**  
**PRELIMINARY FLOOR PLAN**  
 JULY 3 1995



# 1091



35419

**SITE FEASIBILITY REPORT**

**in Portland s Central Eastside area**

**Peter Finley Fry AICP  
722 SW 2nd Avenue #330  
Portland Oregon 97204  
(503) 274-2744**

**for Bureau of Housing and Community Development  
Commissioner Gretchen Kafoury**

**October 15 1994**

**HOMELESS RECONFIGURATION PLAN****SITE FEASIBILITY REPORT - EASTSIDE****Project Description**

The purpose of this report is to make a recommendation on the eastside men's facility and identify sites in the inner southeast for a 40-bed facility for homeless women. The siting area is in, or in close proximity to, the Central Eastside Urban Renewal District.

This report is a part of the larger Homeless/Singles Shelter Reconfiguration Program. The program calls for the reconfiguration of two mass shelters for adult singles in Portland's Central City: Recovery Inn and Glisan Street Service Center. Each has a 150-bed capacity. The program anticipates these two shelters will be replaced with a combination of shelter and housing options. The project includes the following elements: two 45-bed basic men's shelters; a 40-bed facility for women of which 10 beds will be dormitory style, and a 50-bed shelter/housing facility for the Chronically Mentally Ill of which 20 beds will be dormitory style.

This report makes a recommendation on the men's facility and addresses the 40-bed facility for women.

**Recommendation - Men's Facility (preliminary)**

The current site (Recovery Inn) would require substantial renovation to be a modern facility as defined by the Homeless Reconfiguration Plan. Downsizing and renovating the current facility is an option. However, the business community would strongly resist this due to the current site's high visibility.

A new facility cannot be sited in the Central Eastside without the support and proactive assistance of the eastside business community. The exposure of developing a facility coupled with the multitude of interests who are well educated as to the land use and development process ensure intense conflict and probable failure.

However, the Central Eastside Industrial Council (CEIC) Board of Directors has committed to the Reconfiguration Plan and to relocating the men's shelter within the Central Eastside. Before a specific site or sites can be recommended, a meeting must take place between the City and CEIC Land Use Committee Chair (Michael Miller) and CEIC Homeless Committee Chair (Greg Wentworth). This meeting needs to take place by November 11, 1994.

### Recommendation - Women's Facility

Site Number 1 (Southeast corner of Belmont & 12th) is recommended as the preferred site because it provides the best opportunity to build a positive and attractive facility. The site is approximately 12,345, square feet providing sufficient site area to construct an attractive building with ground-floor retail; provide an outside courtyard; and locate off-street parking. The site has excellent transit access and is embraced by the residential neighborhood to the east with commercial and industrial buildings to the west and along Belmont to the east. The site is highly visible providing good surveillance. A full-service grocery store is within walking distance and other commercial services are close by. The property is competitively priced, providing an opportunity to spend more on the quality of the facility.

### Process

A windshield survey of the commercial corridors in the Central Eastside was conducted and 31 sites were identified. A tour was then conducted with a representative of Commissioner Kafoury's office, a representative of the Bureau of Housing and Community Development, and the consultant.

As a result of the tour, six sites were identified as viable. A seventh site was added outside of the original area due to its availability for this use and to provide a larger range of alternatives. The sites included vacant land of four sizes (1, 3/4, 1/2, and 1/4 blocks), an apartment building, an industrial building, and a large Victorian house.

The Central Eastside Land Use Committee and Southeast Uplift Land Use Committee were briefed on the project. The chair of the Buckman Neighborhood was contacted.

A Siting Committee of the City reviewed the draft report and seven sites. They determined that four sites best met the needs of the Reconfiguration Program.

The sites were presented to the Boards of Kerns Neighborhood and Buckman Community Association at separate meetings. Neither Board was asked for an endorsement. Both Boards were open to continuing a dialogue on the sites and the sites are to be presented to general membership meetings in October (Kerns) and November (Buckman).



Recommended Sites	Development Feasibility	Political Feasibility
1. Southeast corner of Belmont & 12th	1	B
2. North side of Burnside/11th/12th	3	A
3. Northeast corner of Belmont & 12th	2	C

### Location Policy Impact Area

All properties are in a Location Policy Impact Area.

The policy's goals are to:

- o Maximize housing choice, especially for low-income people who have traditionally been limited in the location of housing that they can afford;
- o Discourage the concentration of low- or no-income households in any one area of the city; and
- o Encourage the creation of additional housing resources for low-income households integrated throughout the community.

The City will meet the policy goals by restricting city-controlled funding for low-income housing in "impact areas" (areas determined to have high concentrations of poverty).

If the location policy applies, city controlled funding will only be recommended if the Bureau of Housing and Community Development determines that the housing meets two out of five exception criteria. These criteria are:

- 1) The project will redevelop existing housing.
- 2) The project will meet a local community need.
- 3) The project will meet the objectives of an adopted neighborhood plan.
- 4) The project has the support of all recognized neighborhood and business associations within 400 feet of the site.
- 5) The project furthers the goals of the shelter reconfiguration plan.

All sites should meet at least four criteria.

**Assessed Value (Multnomah County):**

Land:	\$26,100	Improvements:	None
	45,800		None
	39,900		None
		Total:	\$ 111,800

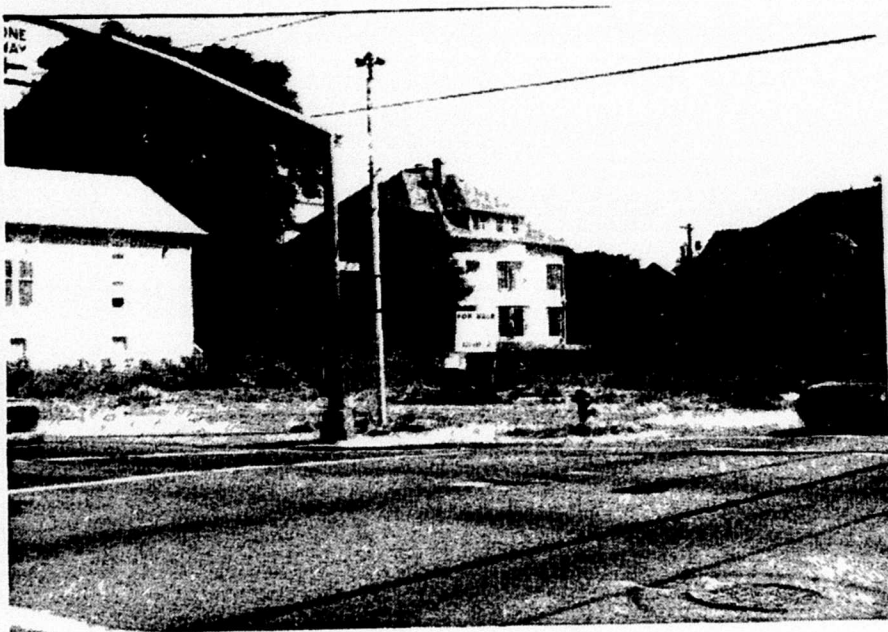
**Site Condition:** The site is vacant.

**Surrounding Land Use:** Commercial property exists to the west. Site 3 exists to the north. An apartment is to the east and housing is to the south. A restored Victorian house on a separate tax lot is surrounded by the subject property on the west and south sides. The building contains 1,039 square feet, 2 units, and was built in 1890.

**Street/Traffic:** Belmont is a heavily traveled east/west arterial with an estimated 14,900 vehicles per day (vpd). SE 12th has an estimated 10,350 vpd. Both 12th and Belmont are one-way streets and have parallel parking.

**Transit:** Tri-Met Line 15 serves Belmont and Morrison. Line 70 serves 12th and 11th.

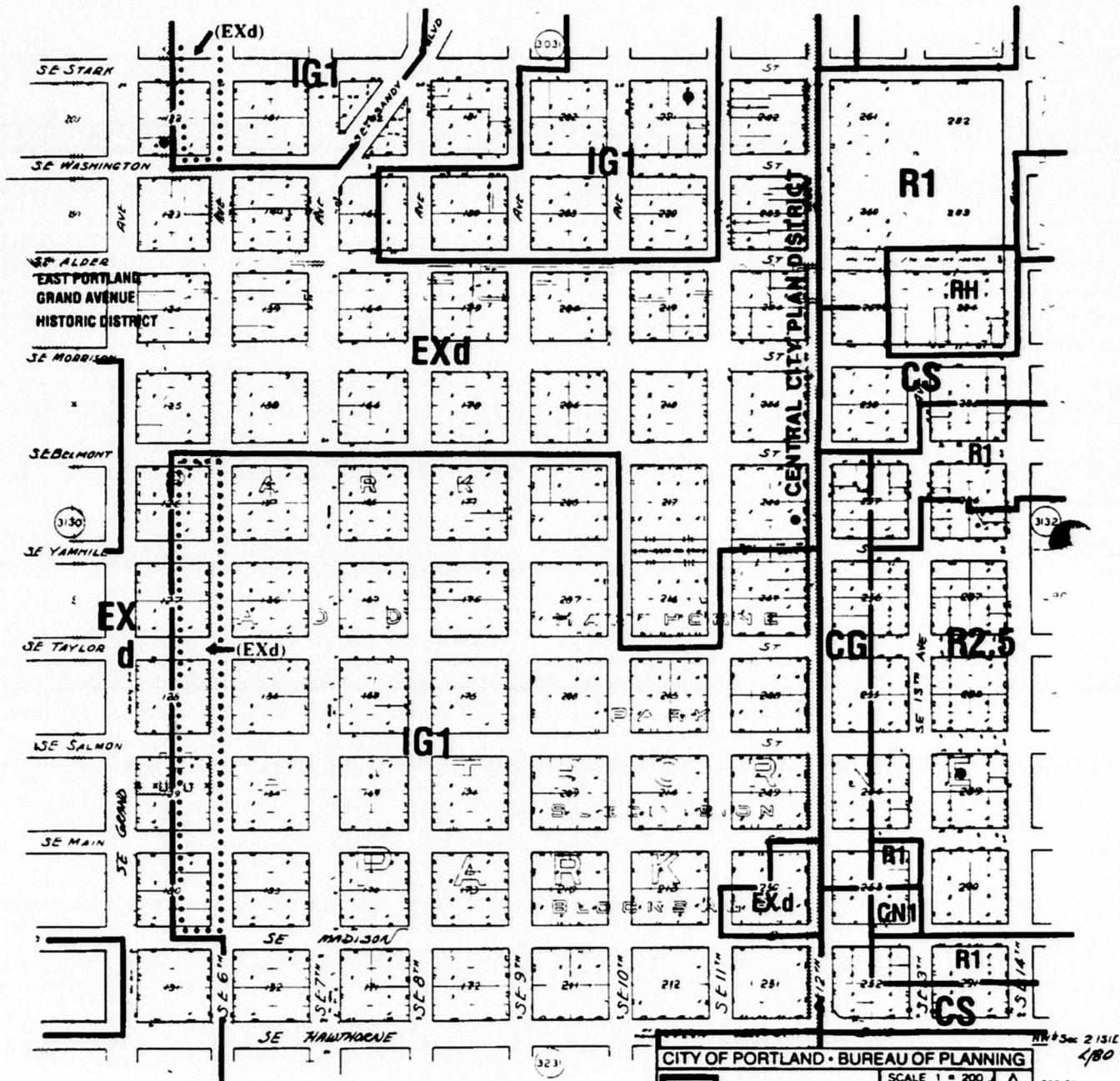
**Feasibility:** The site is feasible because it is vacant with sufficient size to build the facility with off-street parking and an outside courtyard. However, it is somewhat constrained in size and would require efficient use of the land area. The site is difficult politically due to its close proximity to the residential portion of the Buckman Neighborhood.



**Southeast corner of Belmont and 12th Avenue**







NOTE: Zoning designations are subject to change  
verify zoning prior to development or sales

● HISTORIC LANDMARK

CITY OF PORTLAND • BUREAU OF PLANNING

<b>R5</b>	Current Zoning	SCALE 1" = 200'	
<b>(R5)</b>	Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 8/91	
<b>3131</b>			

RR#Sec 2 151C  
/80

MAGK122P  
MAGK01AP  
ATCTC

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/17/94 10:42

\*\*\* QUERY NAME - REAL PROPERTY \*\*\*

PAGE: 1

ACCT NBR: R-22651-6540

MAIL:

ACCT STATUS:

SOURCE NAME/ADDRESS

OWNR1 PIACENTINI, JOHN  
TXPR1 % BELMAR PROPERTIES INC  
MAIL1 2001 6TH AVE #2300  
MAIL2 SEATTLE, WA 98121-2522

SITUS

1206 SE BELMONT ST  
CITY: PORTLAND ZIP: SEQ: 1  
LEVY CODE: 001 VCHR ACTION:  
ANNEX: DIVISION:  
APPR ST: APPR CODE: K  
MSG 1:  
MSG 2:  
MSG 3:

BOOK/PAGE: 1903/0659 YEAR: 86

TAX ROLL DESCRIPTION

ADDN: EAST PORTLAND

W 64' OF  
N 10' OF W 64' OF

LOT

1  
2

BLOCK

257  
257

RATIO CODE: 370

STATE RATIO CODE:

MAP: 3131

SID: 1S1E02BA 3700

\*\*\* QUERY COMMERCIAL CHARACTERISTICS \*\*\*

RATIO CODE: 370  
ST RATIO CODE:  
YEAR APPRAISED: 87

APPR DIST: 3 PARCEL SIZE: 3,840 SQ FT  
NEIGH CODE: 116  
MAP: 3131 STATE ID: 1S1E02BA 3700

YEAR BUILT:  
SQ FT:  
UNITS:  
NBR STORIES: 1.0

USE CODE: A VAC LND  
USE/STYLE: VAC LND  
CLASS CODE:  
CON TYPE: 1 WD FR

\*\*\* QUERY VALUE - REAL PROPERTY \*\*\*

YEAR	CD	DATE	DESCRIPTION	LAND	IMPS	TOTAL
92/93	T	07/22/92	REAL MARKET VALUE	39,100		39,100
93/94	T	08/11/93	REAL MARKET VALUE	39,100		39,100
94/95	T	08/08/94	REAL MARKET VALUE	39,900		39,900

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

INTEREST THROUGH: 10/17/94

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
89/90	0.00	BAL	1,013.50	001	30,500	33.2298
	0.00	INT	1,013.50	TOTAL	30,500	
	0.00	TOTAL				
90/91	0.00	BAL	1,082.20	001	32,300	33.5048
	0.00	INT	1,082.20	TOTAL	32,300	
	0.00	TOTAL				



MAGK122P  
 MAGK01AP  
 ATCTC

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/17/94 10:42

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

PAGE: 2

ACCT NBR: R-22651-6540

ACCT STATUS:

SOURCE NAME/ADDRESS

SITUS

OWNER1 PIACENTINI, JOHN  
 TXPR1 % BELMAR PROPERTIES INC  
 INTEREST THROUGH: 10/17/94

1206 SE BELMONT ST  
 CITY: PORTLAND ZIP:

SEQ: 1

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
91/92	0.00	BAL	947.16	001	35,900	26.3834
	0.00	INT	947.16	TOTAL	35,900	
	0.00	TOTAL				
92/93	0.00	BAL	907.61	001	39,100	23.2125
	0.00	INT	907.61	TOTAL	39,100	
	0.00	TOTAL				
93/94	0.00	BAL	809.14	001	39,100	20.6941
	0.00	INT	809.14	TOTAL	39,100	
	0.00	TOTAL				
94/95	719.52	BAL	719.52	001	39,900	18.0331
	697.93	FULL (3%)	719.52	TOTAL	39,900	
	470.09	2/3 (2%)				
	239.84	1/3 (NET)				

697.93 TOTAL AMOUNT NEEDED TO PAY IN FULL ON 10/17/94

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
89/90	PAYMENT 16	02/15/91	384425	2709	802.49	99.96 I	702.53-
90/91	PAYMENT 16	02/15/91	384425	2709	735.90	14.43 I	721.47-
90/91	PAYMENT 16	05/15/91	305303	2878	360.73	.00	360.73-
91/92	TAX LEVIED	10/05/91	TAXEXT	AW64	947.16	.00	947.16
91/92	PAYMENT 16	11/15/91	400080	2105	315.72	.00	315.72-
91/92	BILL FEEDPAY	02/10/92	400275	2206	3.00	.00	.00
91/92	PAYMENT 16	02/10/92	400275	2206	315.72	.00	315.72-
91/92	BILL FEEDPAY	05/15/92	300202	1038	3.00	.00	.00
91/92	PAYMENT 16	05/15/92	300202	1038	315.72	.00	315.72-
92/93	TAX LEVIED	10/03/92	TAXEXT	640B	907.61	.00	907.61
92/93	PAYMENT 16	11/16/92	400095	2037	302.54	.00	302.54-
92/93	BILL FEEDPAY	02/16/93	400008	2144	3.00	.00	.00
92/93	PAYMENT 16	02/16/93	400008	2144	302.54	.00	302.54-
92/93	BILL FEEDPAY	05/18/93	300016	1096	3.00	.00	.00
92/93	PAYMENT 16	05/18/93	300016	1096	302.53	3.98 I	298.55-
92/93	REV PYMT 16	07/09/93	900016	6101	302.53	3.98 I	298.55
92/93	M PYMT 16	07/09/93	900016	6101	302.53	.00	302.53-
93/94	TAX LEVIED	10/02/93	TAXEXT	640B	809.14	.00	809.14
93/94	PAYMENT 16	11/15/93	300095	0827	269.72	.00	269.72-

MAGK122P  
MAGK01AP  
ATCTC

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/17/94 10:42

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

PAGE: 3

ACCT NBR: R-22651-6540

ACCT STATUS:

SOURCE NAME/ADDRESS

OWNR1 PIACENTINI, JOHN

TXPR1 % BELMAR PROPERTIES INC

SITUS

1206 SE BELMONT ST

CITY: PORTLAND ZIP:

SEQ: 1

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
93/94	BILL FEEDPAY	02/15/94	400048	2214	3.00	.00	.00
93/94	PAYMENT 16	02/15/94	400048	2214	269.71	.00	269.71-
93/94	BILL FEEDPAY	05/16/94	400011	2322	3.00	.00	.00
93/94	PAYMENT 16	05/16/94	400011	2322	269.71	.00	269.71-
94/95	TAX LEVIED	10/01/94	TAXEXT	640B	719.52	.00	719.52

\*\*\* END OF REPORT MAGK122P \*\*\*

MAGK122P  
MAGK01AP  
ATCTB

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/14/94 16:42

\*\*\* QUERY NAME - REAL PROPERTY \*\*\*

PAGE: 1

ACCT NBR: R-22651-6570

MAIL:

ACCT STATUS:

SOURCE NAME/ADDRESS

OWNR1 PIACENTINI, JOHN  
TXPR1 % BELMAR PROPERTIES INC  
MAIL1 2001 6TH AVE #2300  
MAIL2 SEATTLE, WA 98121-2522

SITUS

914 SE 12TH AVE  
CITY: PORTLAND ZIP: SEQ: 1  
LEVY CODE: 001 VCHR ACTION: 878412  
ANNEX: DIVISION:  
APPR ST: APPR CODE: K

BOOK/PAGE: 1903/0659 YEAR: 86

MSG 1:  
MSG 2: RES CTR C110487  
MSG 3:

TAX ROLL DESCRIPTION

ADDN: EAST PORTLAND  
S 40' OF W 67' OF  
E 33' OF S 25' OF

LOT BLOCK RATIO CODE: 370  
2 STATE RATIO CODE:  
2 257 MAP: 3131  
SID: 1S1E02BA 3500

\*\*\* QUERY COMMERCIAL CHARACTERISTICS \*\*\*

RATIO CODE: 370 APPR DIST: 3 PARCEL SIZE: 3 X 505  
ST RATIO CODE: NEIGH CODE: 116  
YEAR APPRAISED: MAP: 3131 STATE ID: 1S1E02BA 3500

YEAR BUILT: 1884 USE CODE: B DWG SGL  
SQ FT: 2,554 USE/STYLE:  
UNITS: 2 CLASS CODE: 4 H  
NBR STORIES: 2.0 CON TYPE: 3 WD MAS

\*\*\* QUERY VALUE - REAL PROPERTY \*\*\*

YEAR	CD	DATE	DESCRIPTION	LAND	IMPS	TOTAL
92/93	T	07/22/92	REAL MARKET VALUE	25,600		25,600
93/94	T	08/11/93	REAL MARKET VALUE	25,600		25,600
94/95	T	09/03/94	REAL MARKET VALUE	26,100		26,100

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

INTEREST THROUGH: 10/17/94

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
89/90	0.00	BAL	664.59	001	20,000	33.2298
	0.00	INT	664.59	TOTAL	20,000	
	0.00	TOTAL				
90/91	0.00	BAL	710.30	001	21,200	33.5048
	0.00	INT	710.30	TOTAL	21,200	
	0.00	TOTAL				



MAGK122P  
MAGK01AP  
ATCTB

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/14/94 16:42

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

PAGE: 2

ACCT NBR: R-22651-6570

ACCT STATUS:

SOURCE NAME/ADDRESS

SITUS

OWNER1 PIACENTINI, JOHN

914 SE 12TH AVE

TXPR1 % BELMAR PROPERTIES INC

CITY: PORTLAND ZIP:

SEQ: 1

INTEREST THROUGH: 10/17/94

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
91/92	0.00	BAL	620.01	001	23,500	26.3834
	0.00	INT	620.01	TOTAL	23,500	
	0.00	TOTAL				
92/93	0.00	BAL	594.25	001	25,600	23.2125
	0.00	INT	594.25	TOTAL	25,600	
	0.00	TOTAL				
93/94	0.00	BAL	529.76	001	25,600	20.6941
	0.00	INT	529.76	TOTAL	25,600	
	0.00	TOTAL				
94/95	470.67	BAL	470.67	001	26,100	18.0331
	456.55	FULL (3%)	470.67	TOTAL	26,100	
	307.50	2/3 (2%)				
	156.89	1/3 (NET)				

456.55 TOTAL AMOUNT NEEDED TO PAY IN FULL ON 10/14/94

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
89/90	PAYMENT 16	02/15/91	384426	2709	525.98	65.50 I	460.48-
90/91	PAYMENT 16	02/15/91	384426	2709	483.01	9.47 I	473.54-
90/91	PAYMENT 16	05/15/91	305305	2878	236.77	.01 I	236.76-
91/92	TAX LEVIED	10/05/91	TAXEXT	AW64	620.01	.00	620.01
91/92	PAYMENT 16	11/15/91	400080	2105	206.67	.00	206.67-
91/92	BILL FEEDPAY	02/10/92	400275	2206	3.00	.00	.00
91/92	PAYMENT 16	02/10/92	400275	2206	206.67	.00	206.67-
91/92	BILL FEEDPAY	05/15/92	300058	1038	3.00	.00	.00
91/92	PAYMENT 16	05/15/92	300058	1038	206.67	.00	206.67-
92/93	TAX LEVIED	10/03/92	TAXEXT	640B	594.25	.00	594.25
92/93	PAYMENT 16	11/16/92	400095	2037	198.09	.00	198.09-
92/93	BILL FEEDPAY	02/16/93	400008	2144	3.00	.00	.00
92/93	PAYMENT 16	02/16/93	400008	2144	198.08	.00	198.08-
92/93	BILL FEEDPAY	05/18/93	300016	1096	3.00	.00	.00
92/93	PAYMENT 16	05/18/93	300016	1096	198.08	2.61 I	195.47-
92/93	REV PYMT 16	07/09/93	900016	6101	198.08	2.61 I	195.47
92/93	M PYMT 16	07/09/93	900016	6101	198.08	.00	198.08-
93/94	TAX LEVIED	10/02/93	TAXEXT	640B	529.76	.00	529.76
93/94	PAYMENT 16	11/15/93	300095	0827	176.59	.00	176.59-

MAGK122P  
MAGK01AP  
ATCTB

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/14/94 16:42

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

PAGE: 3

ACCT NBR: R-22651-6570

ACCT STATUS:

SOURCE NAME/ADDRESS

OWNR1 PIACENTINI, JOHN  
TXPR1 % BELMAR PROPERTIES INC

SITUS

914 SE 12TH AVE  
CITY: PORTLAND ZIP:

SEQ: 1

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
93/94	BILL FEEPAY	02/15/94	400048	2214	3.00	.00	.00
93/94	PAYMENT 16	02/15/94	400048	2214	176.59	.00	176.59-
93/94	BILL FEEPAY	05/16/94	400011	2322	3.00	.00	.00
93/94	PAYMENT 16	05/16/94	400011	2322	176.58	.00	176.58-
94/95	TAX LEVIED	10/01/94	TAXEXT	640B	470.67	.00	470.67

\*\*\* END OF REPORT MAGK122P \*\*\*

RATIO ~~270~~ 370  
 ZONE M3  
 LVI CD 001

EAST PORTLAND  
 S 40' OF W 67' OF  
 E 33' OF S 25' OF  
 LOT 2  
 BLK

APPEALS

SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS TEAM	MIN RIGHTS	TIMBER	LAND	INPS	TOTAL	SIGN DATE
1987			20000	0	20000	3/26 4-28-87
1987			20000	0	20000	87-84/19 11-5-87

UNIT OF BUILDING  
 AVE OR STREET  


BY INSP  
 OUTSIDE

APPR AGED  
 BLDG & AREA  
 RES CLASS BDRMS/STORHS  
 CON  
 UNIT 10  
 UNIT 11  
 LAND SIZE  
 BLDG NO

3505



MAGK122P  
MAGK01AP  
ATCTB

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/14/94 16:42

\*\*\* QUERY NAME - REAL PROPERTY \*\*\*

PAGE: 1

ACCT NBR: R-22651-6580

MAIL:

ACCT STATUS:

SOURCE NAME/ADDRESS

OWNR1 PIACENTINI, JOHN  
TXPR1 % BELMAR PROPERTIES INC  
MAIL1 2001 6TH AVE #2300  
MAIL2 SEATTLE, WA 98121-2522

SITUS

924 SE 12TH AVE  
CITY: PORTLAND ZIP: SEQ: 1  
LEVY CODE: 001 VCHR ACTION: 878413  
ANNEX: DIVISION:  
APPR ST: APPR CODE: K  
MSG 1:  
MSG 2: TAT COM CTCR110487  
MSG 3:

BOOK/PAGE: 1903/0661 YEAR: 86

TAX ROLL DESCRIPTION

ADDN: EAST PORTLAND

LOT BLOCK RATIO CODE: 370  
3 257 STATE RATIO CODE:  
MAP: 3131  
SID: 1S1E02BA 3400

----- \*\*\* QUERY COMMERCIAL CHARACTERISTICS \*\*\* -----

RATIO CODE: 370 APPR DIST: 3 PARCEL SIZE: 5,000 SQ FT  
ST RATIO CODE: NEIGH CODE: 116  
YEAR APPRAISED: MAP: 3131 STATE ID: 1S1E02BA 3400

YEAR BUILT: 1895 USE CODE: B DWG SGL  
SQ FT: 1,022 USE/STYLE: W BUNGALOW  
UNITS: 2 CLASS CODE: 4 A  
NBR STORIES: 1.0 CON TYPE:

----- \*\*\* QUERY VALUE - REAL PROPERTY \*\*\* -----

YEAR CD DATE	DESCRIPTION	LAND	IMPS	TOTAL
92/93 T 07/22/92	REAL MARKET VALUE	44,900		44,900
93/94 T 08/11/93	REAL MARKET VALUE	44,900		44,900
94/95 T 08/08/94	REAL MARKET VALUE	45,800		45,800

----- \*\*\* QUERY ACCOUNT BALANCES \*\*\* -----

INTEREST THROUGH: 10/17/94

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
89/90	0.00	BAL	1,163.04	001	35,000	33.2298
	0.00	INT	1,163.04	TOTAL	35,000	
	0.00	TOTAL				
90/91	0.00	BAL	1,243.02	001	37,100	33.5048
	0.00	INT	1,243.02	TOTAL	37,100	
	0.00	TOTAL				

MAGK122P  
MAGK01AP  
ATCTB

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/14/94 16:42

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

PAGE: 2

ACCT NBR: R-22651-6580  
ACCT STATUS:  
SOURCE NAME/ADDRESS  
OWNR1 PIACENTINI, JOHN  
TXPR1 % BELMAR PROPERTIES INC  
INTEREST THROUGH: 10/17/94

SITUS  
924 SE 12TH AVE  
CITY: PORTLAND ZIP: SEQ: 1

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
91/92	0.00	BAL	1,086.97	001	41,200	26.3834
	0.00	INT	1,086.97	TOTAL	41,200	
	0.00	TOTAL				
92/93	0.00	BAL	1,042.25	001	44,900	23.2125
	0.00	INT	1,042.25	TOTAL	44,900	
	0.00	TOTAL				
93/94	0.00	BAL	929.17	001	44,900	20.6941
	0.00	INT	929.17	TOTAL	44,900	
	0.00	TOTAL				
94/95	825.92	BAL	825.92	001	45,800	18.0331
	801.14	FULL (3%)	825.92	TOTAL	45,800	
	539.61	2/3 (2%)				
	275.31	1/3 (NET)				

801.14 TOTAL AMOUNT NEEDED TO PAY IN FULL ON 10/14/94

-----  
\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*  
-----

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
90/91	TAX LEVIED	10/02/90	TAXEXT	AW64	1,243.02	.00	1,243.02
89/90	PAYMENT 16	11/15/90	509460	0636	414.34	57.15 I	357.19-
89/90	PAYMENT 16	02/15/91	384427	2709	920.50	114.65 I	805.85-
90/91	PAYMENT 16	02/15/91	384427	2709	845.25	16.57 I	828.68-
90/91	PAYMENT 16	05/15/91	305304	2878	414.34	.00	414.34-
91/92	TAX LEVIED	10/05/91	TAXEXT	AW64	1,086.97	.00	1,086.97
91/92	PAYMENT 16	11/15/91	400080	2105	362.33	.00	362.33-
91/92	BILL FEEDPAY	02/10/92	400275	2206	3.00	.00	.00
91/92	PAYMENT 16	02/10/92	400275	2206	362.32	.00	362.32-
91/92	BILL FEEDPAY	05/15/92	300058	1038	3.00	.00	.00
91/92	PAYMENT 16	05/15/92	300058	1038	362.32	.00	362.32-
92/93	TAX LEVIED	10/03/92	TAXEXT	640B	1,042.25	.00	1,042.25
92/93	PAYMENT 16	11/16/92	300077	0820	347.42	.00	347.42-
92/93	BILL FEEDPAY	02/16/93	400014	2144	3.00	.00	.00
92/93	PAYMENT 16	02/16/93	400014	2144	347.42	.00	347.42-
92/93	BILL FEEDPAY	05/17/93	400009	2250	3.00	.00	.00
92/93	PAYMENT 16	05/17/93	400009	2250	347.41	.00	347.41-
93/94	TAX LEVIED	10/02/93	TAXEXT	640B	929.17	.00	929.17
93/94	PAYMENT 16	11/15/93	300095	0827	309.73	.00	309.73-

MAGK122P  
MAGK01AP  
ATCTB

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

10/14/94 16:42

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

PAGE: 3

ACCT NBR: R-22651-6580

ACCT STATUS:

SOURCE NAME/ADDRESS

OWNR1 PIACENTINI, JOHN  
TXPR1 % BELMAR PROPERTIES INC

SITUS

924 SE 12TH AVE

CITY: PORTLAND ZIP:

SEQ: 1

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
93/94	BILL FEEDPAY	02/15/94	400048	2214	3.00	.00	.00
93/94	PAYMENT 16	02/15/94	400048	2214	309.72	.00	309.72-
93/94	BILL FEEDPAY	05/16/94	400011	2322	3.00	.00	.00
93/94	PAYMENT 16	05/16/94	400011	2322	309.72	.00	309.72-
94/95	TAX LEVIED	10/01/94	TAXEXT	640B	825.92	.00	825.92

\*\*\* END OF REPORT MAGK122P \*\*\*





**Assessed Value (Multnomah County):**

Parcel One

Land: \$207,200 Improvements: None Total: \$207,200

Parcel Two

Land: \$84,500 Improvements: None Total: \$84,500

**Site Condition:** The site is unimproved with grass and several trees.

**Surrounding Land Use:** Large industrial facilities exist to the northeast. A major interchange (Burnside/Sandy/11th/12th) exists to the east. A commercial office building is to the west. On the same block on the west side are several Victorian houses converted to commercial uses. Commercial/retail uses exist to the south.

**Street/Traffic:** The site is adjacent to one of Portland's major intersections. This intersection has historically defied solutions to expedite traffic flows. An estimated 25,550 vehicles per day (vpd) use Burnside; 3,800 vpd utilize 12th and SE Sandy has 11,500 vpd. Since this is a three-street interchange, traffic volumes on a street approaching the intersection are significantly different then volumes on the same street leaving the intersection, due to vehicles moving to other streets. NE 11th and NE Couch have parallel parking. The other streets do not allow on-street parking due to the traffic volume.

**Transit:** Burnside is served by Tri-Met Lines 20, 19, and 12. SE 11th is served by Line 70.

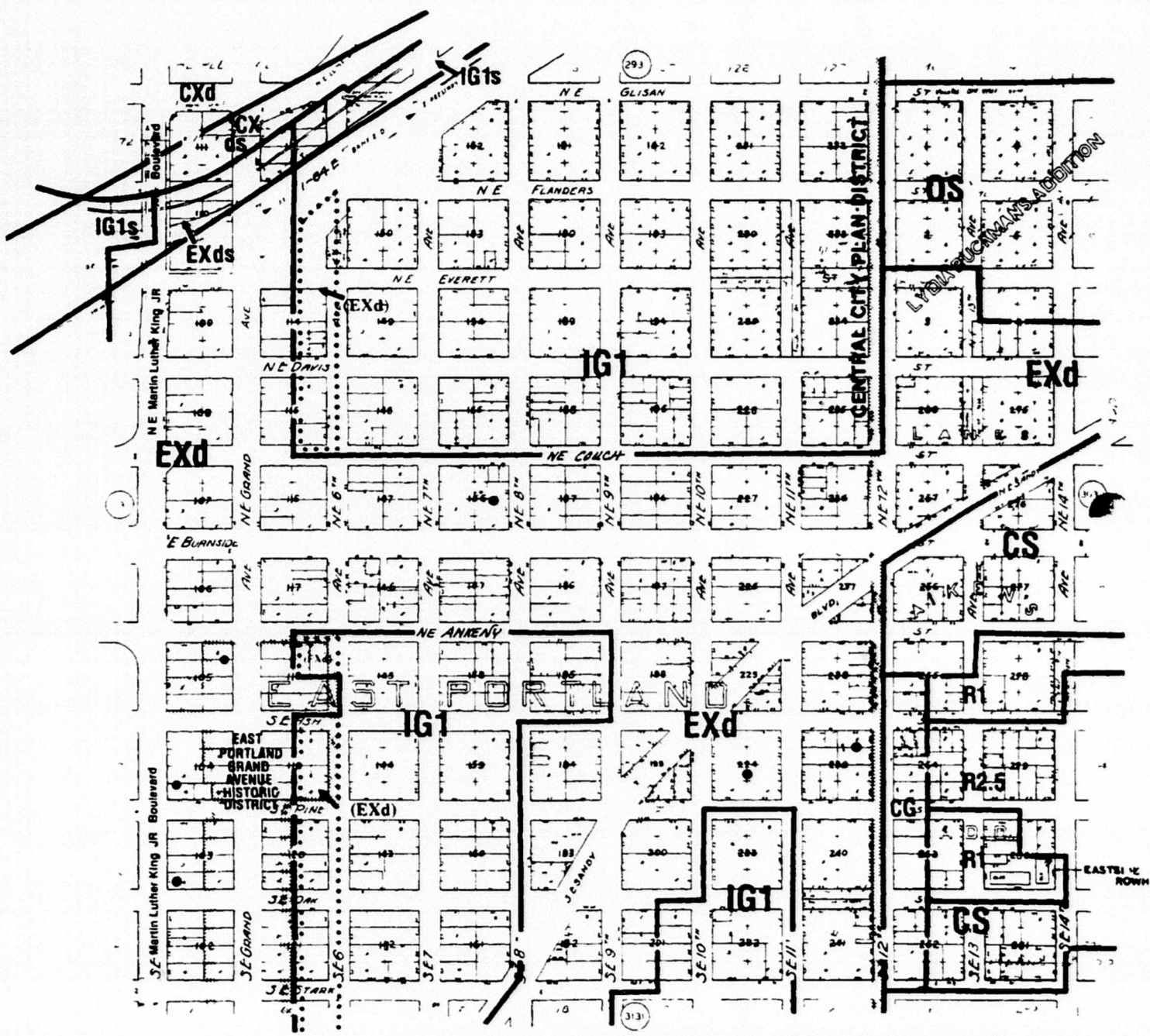
**Feasibility:** The property has a high development feasibility due to its size. A building, off-street parking, and outside areas can comfortably fit on the site. The site is sloped, creating some development issues. The intense volume of traffic around the site limits its access. The site is politically feasible because it is within a mixed commercial and industrial area. However, its location on Burnside carries significant negative public perception as Burnside is viewed as a street with significant problems.



North side of 11th/12th/Burnside







● HISTORIC LANDMARK

NOTE Zoning designations are subject to change verify zoning prior to development or sales

<b>R10</b> Current Zoning ..... Maximum Potential (R10) Zoning as per ..... Comprehensive Plan	ZONING REVISED 11/91	<b>CITY OF PORTLAND</b> <b>BUREAU OF PLANNING</b> 0 100 200 300 SCALE IN FEET
	BASEMAP ACQUIRED 6/84	
<b>3031</b>		

MAG# 122F  
MAG# 01AP  
ATCTA

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

07/13/94 13:13

\*\*\* QUERY NAME - REAL PROPERTY \*\*\*

PAGE: 1

ACCT NBR: R-22651-5640

MAIL:

ACCT STATUS:

SOURCE NAME/ADDRESS  
OWNER1 1201 ASSOCIATES  
TXPR1 % NORRIS BEGGS % SIMPSON  
MAIL1 121 SW MORRISON STE 200  
MAIL2 PORTLAND, OREGON 97204

SITUS  
CITY: ZIP: SEQ:  
LEVY CODE: 884 VCHR ACTION:  
ANNEX: #15894 DIVISION:  
APPR ST: APPR CODE: 1  
MSG 1:  
MSG 2:  
MSG 3:

BOOK/PAGE: 2427/2672 YEAR: 91

TAX ROLL DESCRIPTION

ADDN: EAST PORTLAND

EXC PT IN ST

EXC PT IN STS

LAND ONLY

ALSO SEE -5641

LOT BLOC# RATIO CODE: 370  
486-8 236 STATE RATIO CODE:  
5 236 MAP: 3031  
SID: 1N1E35CA 5200

LOCATION

PORTLAND, OREGON

\*\*\* QUERY COMMERCIAL CHARACTERISTICS \*\*\*

RATIO CODE: 370 APFR DIST: 2 PARCEL SIZE: 20,720 SQ FT  
ST RATIO CODE: NEIGH CODE: 110  
YEAR APPRAISED: 91 MAP: 3031 STATE ID: 1N1E35CA 5200

YEAR BUILT: USE CODE: A VAC LND  
SQ FT: USE/STYLE: VAC LND  
UNITS: CLASE CODE:  
NBR STORIES: CON TYPE:

\*\*\* QUERY VALUE - REAL PROPERTY \*\*\*

YEAR CD	DATE	DESCRIPTION	LAND	IMPE	TOTAL
92/93	T 07/22/92	REAL MARKET VALUE	219,300		219,300
93/94	M 07/01/93	REAL MARKET VALUE	207,200		207,200

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

INTEREST THROUGH: 7/15/94

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
88/89	0.00	BAL	1.57	596	FUD ELECTION COST #2	
	0.00	INT	5,304.71	884	171,000	31.0217
	0.00	TOTAL	5,306.28	TOTAL	171,000	
89/90	0.00	BAL	5,682.29	884	171,000	33.2298
	0.00	INT	5,682.29	TOTAL	171,000	
	0.00	TOTAL				



\*\*\* QUERY ACCOUNT BALANCES \*\*\*

ACCT NBR: R-22651-5640

ACCT STATUS:

SOURCE NAME/ADDRESS

SITUS

OWNER1 1201 ASSOCIATE:

TXFR1 % NORRIS BEGGS & SIMPSON

CITY:

ZIP:

SEO:

INTEREST THROUGH: 7/15/94

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
90/91	0.00	BAL	6,074.42	884	181,300	33.5048
	0.00	INT	6,074.42	TOTAL	181,300	
	0.00	TOTAL				
91/92	0.00	BAL	5,308.32	884	201,200	26.3834
	0.00	INT	5,308.32	TOTAL	201,200	
	0.00	TOTAL				
92/93	0.00	BAL	5,090.51	884	219,300	23.2125
	0.00	INT	5,090.51	TOTAL	219,300	
	0.00	TOTAL				
93/94	0.00	BAL	4,287.82	884	207,200	20.6941
	0.00	INT	4,287.82	TOTAL	207,200	
	0.00	TOTAL				

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
86/87	PAYMENT	11/15/86	811666	4073	1,574.34	.00	1,574.34-
86/87	PAYMENT	02/15/87	815349	4131	1,574.34	.00	1,574.34-
86/87	PAYMENT	05/15/87	818823	4188	1,574.34	.00	1,574.34-
87/88	TAX LEVIED	10/01/87	TAXEXT	AW64	5,071.86	.00	5,071.86
87/88	PAYMENT	11/13/87	804508	3975	4,919.70	152.16 D	5,071.86-
88/89	TAX LEVIED	10/01/88	SAEX	SAEX	1.57	.00	1.57
88/89	TAX LEVIED	10/03/88	TAXEXT	AW64	5,304.71	.00	5,304.71
88/89	PAYMENT	11/15/88	346173	2364	5,147.09	159.19 D	5,306.29-
89/90	TAX LEVIED	10/04/89	TAXEXT	AW64	5,682.29	.00	5,682.29
89/90	PAYMENT 16	11/15/89	700494	3007	5,511.82	170.47 D	5,682.29-
90/91	TAX LEVIED	10/02/90	TAXEXT	AW64	6,074.42	.00	6,074.42
90/91	PAYMENT 16	11/15/90	507921	0610	5,892.19	182.23 D	6,074.42-
91/92	TAX LEVIED	10/05/91	TAXEXT	AW64	5,308.32	.00	5,308.32
91/92	PAYMENT 16	11/15/91	300019	0715	1,769.44	.00	1,769.44-
92/93	TAX LEVIED	10/03/92	TAXEXT	640B	5,090.51	.00	5,090.51
92/93	BILL FECPAY	02/04/93	300027	0914	12.00	.00	.00
91/92	PAYMENT 16	02/04/93	300027	0914	4,034.32	495.44 I	3,538.88-
92/93	PAYMENT 16	02/04/93	300027	0914	3,529.42	67.87 I	3,461.55-
93/94	TAX LEVIED	10/01/93	TAXEXT	640B	4,287.82	.00	4,287.82
93/94	BILL FECPAY	02/15/94	106109	0154	9.00	.00	.00
92/93	PAYMENT 16	02/15/94	106109	0154	1,624.44	195.48 I	1,628.96-
93/94	PAYMENT 16	02/15/94	106109	0154	2,915.72	57.17 I	2,858.55-

MAGK122F  
MAGI 01AF  
ATCTA

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

07/13/94 13:13

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

PAGE: 3

ACCT NBR: R-22651-5640

ACCT STATUS:

SOURCE NAME/ADDRESS

SITUS

OWNR1 1201 ASSOCIATES

TXFR1 % NORRIS BEGGS & SIMPSON

CITY:

ZIP:

SEO:

YEAR	DESC	DATE	RCFT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
93/94	BILL FEEPAY	05/16/94	400139	2319	3.00	.00	.00
93/94	PAYMENT 16	05/16/94	400139	2319	1,429.27	.00	1,429.27-

\*\*\* END OF REPORT MAGK122F \*\*\*

12 R-22651-5640 1201 ASSOCIATES

MAP 3031

USE VAC LND X PACIFIC DEVEL INC

RATIO 370 ATTN MGMT & LSG

ZONE ~~M2~~ EXL 825 NE MULTNOMAH ST #1275

LEVY CD 884 PORTLAND, OREGON 9/232

EAST PORTLAND

EXC S 12' IN E BURNSIDE ST LOT 8L

EXC S 12' IN E BURNSIDE ST 236

EXC E 10' IN NE 12TH AVE 5 236

EXC E 10' IN NE 12TH AVE 6-8 236

SITUS

APPEALS PORTLAND, OREGON

SUMMARY - ASSESSED VALUATION - REAL PROPERTY		REAL PROPERTY	
ASSESS YEAR	EXEMPT OR APP TYPE	LAND	TOTAL
1992		219300	219300
1993		207200	207200

3,798,542 91/06 HD-17 SEE COMMENTS

2427/2672, TAX: DEF EXCHG

LAND SIZE 20720

CC YB AREA LU CT NYS UC UC2

ID NH 110

DATE	INIT	REMARKS	AVE OR STREET



INFO BY INSIDE 4/30/93

SIGNED E. H. [Signature]

DATE 4/30/93

LAND AREA 20720



MARKET DATA

REMARKS

Address

CLASS STORES

FDN COH BRK FB

BSMT WHOLE X VALUED CON FLR

FIRST FLOOR MILL WND AT W TOW

ROOF TRUSSED F G H BU COMP BND

EXT CON BRK STL FRM SD SK SO STUC

MT L & P SR PLY PAP PNT TRIM

ELEC - AV .

TUB LAV TOIL SINK WH SHWR LT UM FMT

A/C HEAT ELEC OIL GAS STM HW SUS R FAN CH EP

UPPER FLOORS COM MILL MEZZ

ADD S

STORIES BLT INS

OFFICES SPR SYS VENT

BMS MARO SKYLT

MISC STAIRS FIRE ESC ELEV

BASE FACTOR \$ X % = \$

BUILDING AREA SO FT X \$ FACTOR =

PER SQ FT FACTOR \$ REP COST TOTAL BASE COST

AREA ADJ

GAR X AREA FACTOR

AREA X AREA FACTOR

YARD X AREA FACTOR

BUILT

AGE TABLE YRS

REML LIFE YRS

GOOD

PHYS OBSOL NET GOOD

% ADJ SO FT ITEMS LUMP SUMS

+ - + -

MAP NO 3031

YEAR 19

REMARKS

Type

Business

YEAR 19

Address

Type

Business

YEAR 19

Address

Type

Business

YEAR 19

Address

Type

Business

YEAR 19

Address

Type

Business

YEAR 19

Address

Type

Business

YEAR 19

Address

Type

Business

YEAR 19

Address

Type

Business

YEAR 19

MAG# 122F  
MAG# 019F  
ATC10

MULTNOMAH COUNTY PUBLIC ART SYSTEM

05/27/94 14:53

\*\*\* DUFFY NAME - REAL PROPERTY \*\*\*

PAGE 1

ACCT NBR: F-22654-5000

MAIL

ACCT STATUS:

OWNER NAME/ADDRESS

TITLE

OWNER MARLEEN BLIT CO

1112 NE COUCH ST

MAIL: 11515 SW DUFFYMAN AVE

CITY: PORTLAND ZIP:

EEU 1

MAIL: PORTLAND OREGON 97217

LEVY CODE: 334 MOHR ACTION:

ANNEX: #15824 DIVISION:

APPR ST: APPR CODE: 1

MSG 1:

MSG 2:

MSG 3:

BOOK/PAGE: 1715/0072 YEAR: 88

TAX ROLL DESCRIPTION

ADDN: EAST PORTLAND

LOT

BLOCK

FATIO CODE: 270

E 29 OF

192

226

STATE RATIO CODE:

MAP: 1001

SID: 1N1E35CA 5000

\*\*\* QUERY COMMERCIAL CHARACTERISTICS \*\*\*

RATIO CODE: 270

APPR DIST: 1

FACEL SIZE: 2,900 SQ FT

ST RATIO CODE:

NEIGH CODE: 110

YEAR APPRAISED: 88

MAP: 1001 STATE ID: 1N1E35CA 5000

YEAR BUILT:

USE CODE: A VAC LND

SQ FT:

USE/STYLE: VAC LND

UNITS:

CLASS CODE:

NBR STORIES:

CON TYPE:

\*\*\* QUERY VALUE - REAL PROPERTY \*\*\*

YEAR CD	DATE	DESCRIPTION	LAND	IMPS	TOTAL
02	07/22/93	REAL MARKET VALUE	25,600		25,600
02	07/01/93	REAL MARKET VALUE	24,100		24,100

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

INTEREST THROUGH: 15 94

YEAR	AMOUNT DUE	DEBT	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
88/89	0.00	BAL	0.19	576	FUD ELECTION COST #2	
	0.00	INT	420.47	334	20,000	11.0217
	0.00	TOTAL	420.66	TOTAL	20,000	
89/90	0.00	BAL	464.57	334	20,000	11.0217
	0.00	INT	464.57	TOTAL	20,000	
	0.00	TOTAL				

MAF 121F  
 MAF 01AF  
 CTCTC

MULTNOMAH COUNTY PUBLIC ART SYSTEM

08/29/94 14 50

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

PAGE# 2

ACCT NBR: R-21651-5610

ACCT STATUS:

SOURCE NAME/ADDRESS  
 OWNER: MARLEEN BLEIC CC  
 MAIL: 11515 SW FREYMAN AVE  
 INTEREST THROUGH: 2/15/74

TITLE  
 1110 NE COUCH ST  
 CITY: PORTLAND ZIP:

SEC: 1

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
90/91	0.00	BAL	710.10	134	21,200	33.5043
	0.00	INT	710.30	TOTAL	21,200	
	0.00	TOTAL				
91/92	0.00	BAL	620.01	134	23,500	26.3514
	0.00	INT	620.01	TOTAL	23,500	
	0.00	TOTAL				
92/93	0.00	BAL	574.25	134	25,600	22.2125
	0.00	INT	574.25	TOTAL	25,600	
	0.00	TOTAL				
93/94	0.00	BAL	493.74	134	24,100	20.4741
	0.00	INT	493.74	TOTAL	24,100	
	0.00	TOTAL				

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DESC	CHG IN BAL
86/87	TAX LEVIED	10/03/86	TAXEXT	AW64	323.60	.00	323.60
86/87	PAYMENT	11/17/86	130054	2362	276.20	.00	276.20-
86/87	PAYMENT	02/11/87	450610	1571	276.20	.00	276.20-
86/87	PAYMENT	05/03/87	471741	1712	276.20	.00	276.20-
87/88	TAX LEVIED	10/01/87	TAXEXT	AW64	570.20	.00	570.20
87/88	PAYMENT	11/16/87	429375	2107	237.56	7.51 D	395.47-
87/88	PAYMENT	05/07/88	384216	2710	177.71	.00	177.71-
88/89	TAX LEVIED	10/01/88	SAEX	SAEX	.15	.00	.15
88/89	TAX LEVIED	10/01/88	TAXEXT	AW64	620.42	.00	620.42
88/89	PAYMENT	11/15/88	102071	0032	601.99	18.61 D	620.61-
89/90	TAX LEVIED	10/04/89	TAXEXT	AW64	664.57	.00	664.57
89/90	PAYMENT 16	11/15/89	330110	1251	444.75	17.84 D	664.57-
90/91	TAX LEVIED	10/02/90	TAXEXT	AW64	710.10	.00	710.10
90/91	PAYMENT 16	11/15/90	443159	1431	639.97	21.31 D	710.10-
91/92	TAX LEVIED	10/05/91	TAXEXT	AW64	620.01	.00	620.01
91/92	BILL FEEPAY	07/15/91	100097	0501	9.00	.00	.00
91/92	PAYMENT 16	07/15/91	100097	0501	661.34	41.33 D	620.01-
92/93	TAX LEVIED	10/07/92	TAXEXT	AW64	574.25	.00	574.25
92/93	BILL FEEPAY	01/10/93	400101	2173	1.00	.00	.00
92/93	PAYMENT 16	03/10/93	400101	2173	617.45	13.10 D	574.25-
93/94	TAX LEVIED	10/01/93	TAXEXT	AW64	493.74	.00	493.74
93/94	PAYMENT 16	11/15/93	105013	0411	493.74	14.10 D	493.74-

\*\*\* END OF REPORT MAF 121F \*\*\*



2 R-22651-5620 MARLEEN BLDG CO

MAP 3031

USE DWG-56222 / 3  
RATIO 270  
ZONE ~~REX~~  
LEVY CD 884  
11515 SW BREYMAN AVE  
PORTLAND, OREGON 9721

EAST PORTLAND  
E 29' OF  
LOT 182 23

SITUS 1118 NE COUCH ST  
PORTLAND, OR 97232  
APPEALS

ASSESS YEAR	EXEMPT OR APP TYPE	NON TAX	LAND	IMPS	REAL PR
1992			25600	0	25600
1993			24110	0	24110

SUMMARY - ASSESSED VALUATION - REAL PR

FRONT OF BUILDING

DATE INIT REMARKS

INFO BY USR  
DATE 4/20/93  
ADVIS

OPTSIDE  
R/Side

93 03 cut  
H.S.  
27000  
cut out cut  
LAND SIZE 100X 29  
CC YB AREA 765  
CU CT  
N/S UC UC2 10 110  
1.0 8 0 06 110



MAG# 122F  
MAG# 014F  
ATCT#

MULTNOMAH COUNTY PUBLIC UT SYSTEM

08/27/94 14 5-

\*\*\* QUERY NAME - REAL PROPERTY \*\*\*

PAGE# 1

ACCT REF: R-LL 451-5110

MAIL:

ACC STATUS:

OWNER NAME/ADDRESS  
OWNER MARLEEN BLDG CO  
MAIL# 11515 W 8TH MAN AVE  
MAIL# PORTLAND, OREGON 97217

CITY: PORTLAND  
LEVY CODE: 804 VOTER ACTION#  
ANNEX# #15074 DIVISION#  
APP# 31 APP# CODE#  
M1# 1: 10770 1700 02 07/15/92  
M2# 2:  
M3# 3:

BOOK PAGE: 1715 CITY YEAR: 93  
TAX FULL DESCRIPTION

ADIN: BRET PORTLAND LOT 2 BLK# 123  
S 1/2 OF W 71 OF 123  
RATIO CODE: 170  
STATE RATIO CODE:  
MAP: 3031  
FID: 1000150A 5000

LOCATION

PORTLAND, OREGON

\*\*\* QUERY COMMERCIAL CHARACTERISTICS \*\*\*

RATIO CODE: 170  
ST RATIO CODE:  
VOTER APP#-1: 10  
AFF# DIST: 1 PARCEL SIZE: 2,272 SQ FT  
NEIGH CODE: 11  
MAP: 1001 STATE ID: 1000150A 5000  
YEAR BUILT: 50 FT.  
UNITS:  
NO# STORIES:  
USE CODE: A VAC LND  
USE STYLE: VAL LND  
CLASS CODE:  
CON TYPE

\*\*\* QUERY VALUE - REAL PROPERTY \*\*\*

YEAR CD	DATE	DESCRIPTION	LAND	IMPS	TOTAL
2075 T	07/22/92	REAL MARKET VALUE	20,000		20,000
2074 M	07/01/92	REAL MARKET VALUE	10,000		10,000

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

INTEREST THROUGH: 7/15/94

YEAR	AMOUNT DUE	DECD	TAX CD	LEVEL	L%	TAXABLE VALUE	FAIR
8070F	0.00	BAL		0.14	5%	LP ELECTION COST #2	
	0.00	INT		0.14	5%	10,000	11,027
	0.00	TOTAL		0.14	TOTAL	10,000	
0	0.00	BAL		0.14	5%	10,000	11,027
	0.00	INT		0.14	TOTAL	10,000	
	0.00	TOTAL		0.14	TOTAL	10,000	



MAIL 112F  
MAIL 016F  
ACCT 1

MULTNOMAH COUNTY PUBLIC EST SYSTEM

07/27/74 14:54

\*\*\* QUERY ACCOUNT BALANCE \*\*\*

PAGE: 2

ACCT NSR: F-22651-5-10  
ACCT STATUS:

COUPLE NAME/ADDRESS: BIRNE  
OWNER: MARGRETH BLEED  
MAIL: 11515 SW FREYMAN AVE CITY: ZIP: SED  
INTEREST THROUGH: 7/15/94

YEAR	AMOUNT DUE	DEBIT	TAXES LEVIED	LYC	TAXABLE VALUE	RATE
70/71	0.00	PAL	542.53	334	17,000	31.9042
	0.00	INT	542.53	TOTAL	17,000	
	0.00	TOTAL				
71/72	0.00	PAL	492.25	334	16,200	30.3814
	0.00	INT	492.25	TOTAL	16,200	
	0.00	TOTAL				
72/73	0.00	PAL	470.17	334	16,200	29.0125
	0.00	INT	470.17	TOTAL	16,200	
	0.00	TOTAL				
73/74	0.00	PAL	371.12	334	15,200	24.4141
	0.00	INT	371.12	TOTAL	15,200	
	0.00	TOTAL				

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

YEAR	DEBIT	DATE	ACFT	ATCH	TRAN AMT	INT DEBIT	CHG IN BAL
70/71	TAX LEVIED	10/01/70	TAXEXT	HW34	441.92	.00	441.92
71/72	PAYMENT	11/17/71	136754	2111	147.31	.00	147.31-
71/72	PAYMENT	12/11/71	457603	2572	147.31	.00	147.31-
71/72	PAYMENT	05/08/72	472910	2712	147.31	.00	147.31-
72/73	TAX LEVIED	10/01/72	TAXEXT	AW14	474.51	.00	474.51
72/73	PAYMENT	11/15/72	427377	2109	310.05	4.00 D	314.05-
72/73	PAYMENT	05/09/73	384217	2710	158.18	.00	158.18-
73/74	TAX LEVIED	10/01/73	TAXEXT	8-EX	.14	.00	.14
73/74	TAX LEVIED	10/01/73	TAXEXT	AW14	476.34	.00	476.34
73/74	PAYMENT	11/15/73	102972	0012	431.57	14.89 D	446.68-
74/75	TAX LEVIED	10/04/74	TAXEXT	AW14	531.27	.00	531.27
74/75	PAYMENT	11/05/74	330109	1150	515.72	15.55 D	531.27-
75/76	TAX LEVIED	10/02/75	TAXEXT	AW34	567.50	.00	567.50
75/76	PAYMENT	11/15/75	443163	1401	552.47	15.03 D	537.47-
76/77	TAX LEVIED	10/05/76	TAXEXT	AW14	473.25	.00	473.25
77/78	BILL FEES	07/15/77	011117	0500	.00	.00	.00
77/78	PAYMENT	07/15/77	100007	0500	511.25	22.24 D	473.25-
77/78	PAYMENT	07/15/77	100007	0500	200.00	.00	200.00-
77/78	PAYMENT	07/15/77	000031	5100	200.00	.00	200.00-
78/79	TAX LEVIED	10/01/78	TAXEXT	3405	471.17	.00	471.17
78/79	BILL FEES	05/10/79	400012	0173	.00	.00	.00
78/79	PAYMENT	05/10/79	400012	0173	471.17	10.13 D	471.17-







BASE PRICE	DATE	TYPE DATA	REMARKS
------------	------	-----------	---------

ZONING		SITE ADJUSTMENTS	
EXP		D TYPE D G	
APPROVALS		COROGRAPHY Level	
L.S. & CHANGES		inside lot	

LAND DESCRIPTION	SIZE OR ACRES	BASIC UNIT VALUE	ADJUST FACTORS		ADJ'D UNIT VALUE	VALUE
			ADJUST FACTORS	ADJUST FACTORS		
1/2 - 500 + 5000 7 100 1 7 1/2					820	1987

DATE	DEPTH FACTOR	STANDARD DEPTH	EFFECTIVE DEPTH

YEAR	APPR. VALUE	APPR. VALUE	APPR. VALUE
19			
19			
19			
TOTAL APPR. VALUE			

Address	CLASS	CONSTR.	STORIES	ADJUST. SO. FT. ITEMS	LUMP SUMS

APPROVALS	REMARKS

BASE FACTOR	ADJUST. FACTOR	NET ADJ.
8	X	
TOTALS		
NET ADJ.		

AREA	ADJUST. FACTOR	AREA	ADJUST. FACTOR	AREA
TOTAL BASE COST				
ADJUST. FACTOR				
NET ADJ.				

DEPR.	DEPR. APPROACH	DEPR. NET VALUE	DEPR. APPROACH	DEPR. NET VALUE
19				
19				
19				
TOTAL				

MAP 122P  
MAG 01AF  
ATCTA

MULTNOMAH COUNTY PUBLIC APT SYSTEM

03/23/74 14.54

\*\*\* QUERY NAME - REAL PROPERTY \*\*\*

PAGE: 1

ACCT NBR: 5-11151-5630

MAIL:

ACCT STATUS:

SOURCE NAME/ADDRESS:  
OWNER: MARLEEN BLIC CO  
MAIL1 11515 SW FREYMAN AVE  
MAIL2 PORTLAND, OREGON 97219

TITLE  
CITY: ZIP: SECT:  
LEVY CODE: 034 VCHR ACTION:  
APPR CT: APPR CODE: 1  
MOS 1: 45115 \$101.14 01/15/73  
MOS 2:  
MOS 3:

BOOK/PAGE: 1715 0072 YEAP. 31  
TAX ROLL DESCRIPTION  
ADDN. EAST PORTLAND

LOT BLDG RATIO CODE: 370  
3 134 STATE RATIO CODE:  
MAP: 3031  
SID: 1N1E35CA 5700

LOCATION

PORTLAND, OREGON

\*\*\* QUERY COMMERCIAL CHARACTERISTICS \*\*\*

RATIO CODE: 370 APPR DIST. 2 PARCEL SIZE: 5,000 SQ FT  
ST RATIO CODE: NEIGH CODE: 110  
YEAR APPRAISED: 73 MAP: 3031 STATE ID: 1N1E35CA 5700  
YEAR BUILT USE CODE: A VAC LND  
SQ FT: USE/STYLE: VAC LND  
UNITS: CLASS CODE:  
NBR STORIES: CON TYPE:

\*\*\* QUERY VALUE - REAL PROPERTY \*\*\*

YEAR	CI DATE	DESCRIPTION	LAND	IMPC	TOTAL
92/93	T 07/22/92	REAL MARKET VALUE	44,200		44,200
93/94	M 07/01/93	REAL MARKET VALUE	41,500		41,500

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

INTEREST THROUGH: 9/15/74

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	PATE
93/94	0.00	TAL	0.00	574	FUE ELECTION DET #2	
	0.00	INT	1,015.75	534	25,000	31 0217
	0.00	TOTAL	1,015.75	TOTAL	25,000	
94/95	0.00	TAL	1,113.00	534	25,000	31.2078
	0.00	INT	1,113.00	TOTAL	25,000	
	0.00	TOTAL	2,226.00			

MACH 122F  
MACH 014P  
AT024

MULTNOMAH COUNTY PUBLIC ART SYSTEM

08/28/74 14:51

\*\*\* QUERY ACCOUNT BALANCES \*\*\*

PAGE 1

ACCT NBR: R-22251-563

ACCT STATUS:

SOURCE NAME/ADDRESS

CITY:

OWNER: MARLEEN BLOS CO

MAIL 11515 SW FREYMAN AVE

CITY:

ZIP:

DEM:

INTEFEET THROUGH: 7/15/74

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
70/71	0.00	BAL	1,241.02	884	17,100	11.5041
	0.00	INT	1,241.02	TOTAL	17,100	
	0.00	TOTAL				
81/72	0.00	BAL	1,036.97	884	41,200	16.5834
	0.00	INT	1,036.97	TOTAL	41,200	
	0.00	TOTAL				
92/93	0.00	BAL	1,041.25	884	44,900	11.1125
	0.00	INT	1,041.25	TOTAL	44,900	
	0.00	TOTAL				
72/74	0.00	BAL	950.91	884	41,500	10.7941
	0.00	INT	950.91	TOTAL	41,500	
	0.00	TOTAL				

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DEB	CHG IN BAL
82/87	PAYMENT	02/11/87	457607	2572	122.22	.00	327.22-
86/87	PAYMENT	05/01/87	472902	2722	122.22	.00	205.00-
87/88	TAX LEVIED	10/01/87	TAXEXT	AW24	1,038.10	.00	1,038.10
87/88	PAYMENT	11/11/87	422970	2309	278.27	11.84 D	422.07-
87/88	PAYMENT	05/07/88	334213	2710	742.03	.00	246.03-
88/89	TAX LEVIED	10/01/88	3457	3AEX	.92	.00	.92
88/89	TAX LEVIED	10/01/88	TAXEXT	AW24	1,035.75	.00	1,035.75
88/89	PAYMENT	11/15/88	102772	0032	1,050.47	31.55 D	1,082.07-
88/89	MISC PAYMENT	11/15/88	506949	0576	301.10	.00	301.10-
88/89	PAYMENT REV	02/15/89	706748	2274	301.10	.00	301.10
89/90	TAX LEVIED	10/04/89	TAXEXT	AW24	1,163.04	.00	1,163.04
89/90	PAYMENT 16	11/15/89	330103	2251	1,123.15	34.89 D	1,123.04-
90/91	TAX LEVIED	10/02/90	TAXEXT	AW24	1,243.02	.00	1,243.02
90/91	PAYMENT 16	11/15/90	441322	2431	1,205.71	37.31 D	1,243.02-
91/92	TAX LEVIED	10/05/91	TAXEXT	AW24	1,016.77	.00	1,016.77
92/92	BILL FEE/PAY	07/15/92	300917	0501	3.00	.00	3.00
91/92	PAYMENT 16	07/15/92	300917	0501	1,159.41	71.46 D	1,036.77-
92/92	TAX LEVIED	10/01/92	TAXEXT	AW24	1,042.25	.00	1,042.25
92/92	BILL FEE/PAY	03/10/92	400100	2107	3.00	.00	3.00
92/92	PAYMENT 16	03/10/92	400100	2107	1,035.41	20.11 D	1,042.25-
92/92	PAYMENT 16	02/10/92	400100	2107	101.74	.00	101.74-
92/92	FEFUND DR	02/15/92	50155	5701	101.74	.00	101.74-



MAG1 122F  
MAG1 01AF  
ATCTA

MULTNOMAH COUNTY PUBLIC AET SYSTEM

03/27/94 14:53

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

PAGE: 1

ACCT NBR: R-22451-5400  
ACCT STATUS:

SOURCE NAME/ADDRESS

SITUS

OWNER1 MARLEEN BLDG CO

MAIL1 11515 SW BREYMAN AVE

CITY:

ZIP:

SEC:

YEAR	DESC	DATE	RCFT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
93/94	TAX LEVIED	10/01/93	TAXEXT	640B	958.81	.00	858.81
93/94	PAYMENT 14	11/15/93	205210	0411	900.05	25.76 D	858.81-

\*\*\* END OF REPORT MAG1 122F \*\*\*

MAP 3091

USE VAC LND  
RATIO 370  
ZONE ~~EXD~~  
LEVY CD 934

11515 SW BREYMAN AVE  
PORTLAND, OREGON

97219

EAST PORTLAND

LOT 3  
BLK 236

SITUS

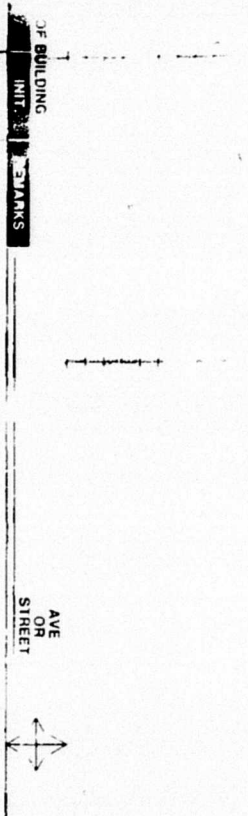
PORTLAND, OREGON

APPFALS

RETURN TO MULTNOMAH COUNTY ORE

SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS YEAR	EXEMPT OR App Type	LAND	IMPS	TOTAL	SIGN DATE
1992		44900	0	44900	
1993		41500	0	41500	



1992  
400  
59  
SIGNED  
BLDG NO  
DUV SIDE  
RES CLASS  
HUMAN STORIS  
COM  
BLDG NO  
LAND SIZE  
CC YB  
AREA LU  
CT S  
N/S UC UC2  
ID NH

50009

LAND SIZE 5000  
CC YB LU CT S N/S UC UC2 ID NH  
0 0 A

PURCHASE PRICE	DATE	TYPE DATA	BK & PAGE	REMARKS

ZONING		SITE ADJUSTMENTS	
EXD	ROAD TYPE D G		
	TOPOGRAPHY		
	VIEW	INSIDE LOT	
	OTHER		

LAND DESCRIPTION	SIZE OR ACRES	BASIC UNIT VALUE	COMPUTATION S		ADJ D UNIT VALUE	VALUE
			ADJUST FACTORS	EFFECTIVE DEPTH		
PSID / 5610-5625008	10.00	10.00	17%		4,30	4,500

AREA	FACTOR	AREA	FACTOR	AREA	FACTOR
GAR	X	AREA	FACTOR	AREA	FACTOR
YARD	X	AREA	FACTOR	AREA	FACTOR

CONST	ROOF	ROOF	ROOF	ROOF	ROOF
CONST	ROOF	ROOF	ROOF	ROOF	ROOF
FDN	FDN	FDN	FDN	FDN	FDN

PER SQ FT FACTOR \$	REP COST	TOTAL BASE COST	INDEX	± QUAL	% =

AGE	YRS	MARKET APPROACH	BLOG RESIDUAL	MARKET APPROACH	VALUE CONCLUSION
AGE	YRS	MARKET APPROACH	BLOG RESIDUAL	MARKET APPROACH	VALUE CONCLUSION

TOTAL AREA	50000	SUB-TOTAL	41500
REMARKS	Also owned lot 106, -5610, + 5630		
APPR VALUF			
APPR VALUF			
APPR VALUF			

APPRASER R / Daniels DATE 4/30/93



3. Northeast corner of Belmont & 12th

**Availability:** The property is on the market by Robert Rogers Realty; 223-7700.

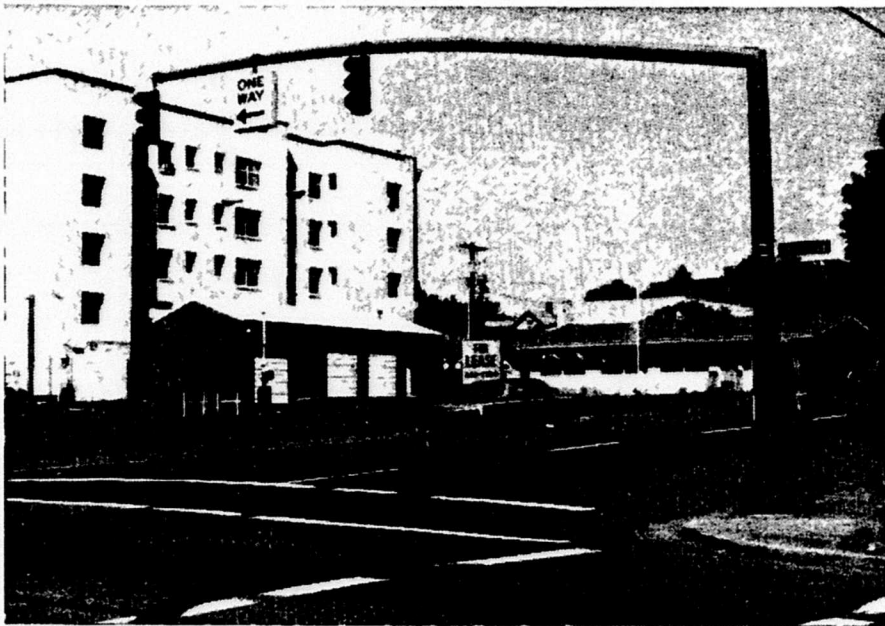
**Description:** The property is a partially vacant 20,000-square foot lot. A 1,680-square foot, 1-story, building built in 1961 is near the site's east end and a metal storage building is located in the rear, mid site.

**Zone:** CS (Storefront Commercial)

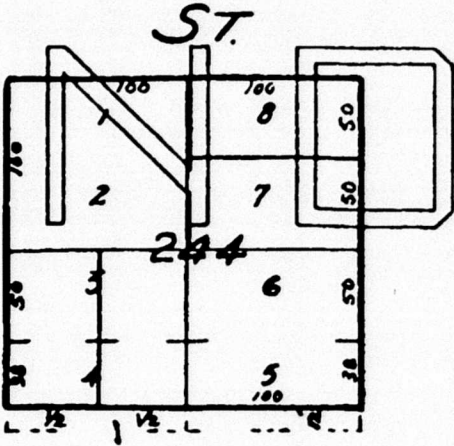
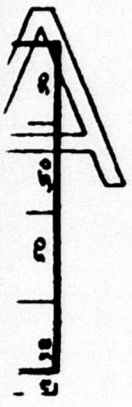
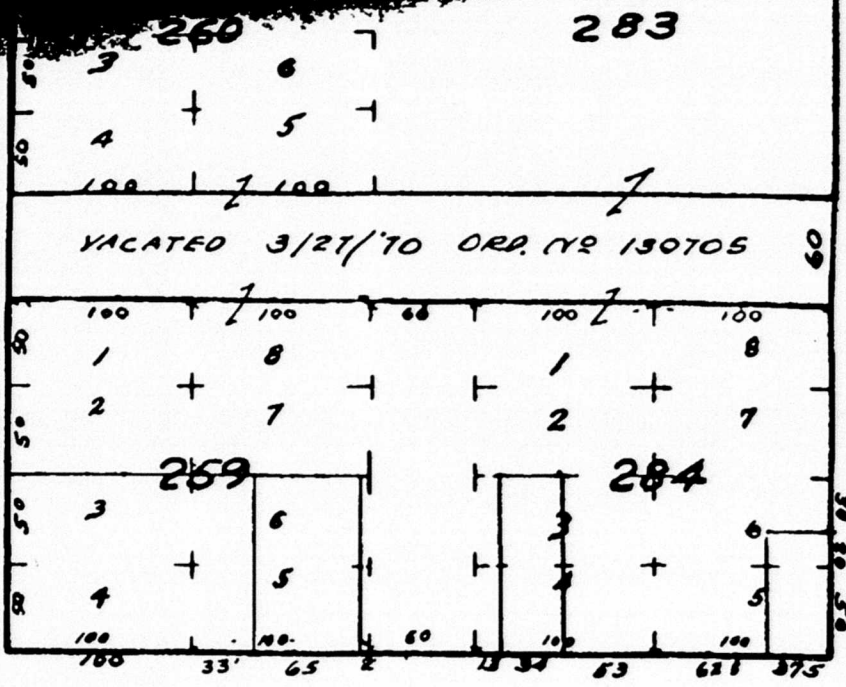
The facility can be developed as a permitted use if it meets the standards of Section 22.185.050. The standards are:

1. Certification by the Multnomah County Housing and Community Service Division.
2. No more than one shelter bed per 35 square feet of floor area.
3. No more than 100 shelter beds in or within 1,300 feet of the facility.
4. Outdoor waiting is prohibited.
5. The facility must be open for at least 8 hours every day between 7:00 am and 7:00 pm.
6. On-site supervision must be provided at all times.
7. At least one toilet must be provided for every 15 shelter beds.
8. The base zone development standards must be met.
9. No off-street parking required.
10. Signs are regulated in the same way as signs for residential uses.

The Storefront Commercial zone has special design requirements including a maximum height of 45 feet, requiring at least 50% of the building to be within 10 feet of the front property line, and requiring that the building cover at least 50% of the site area.

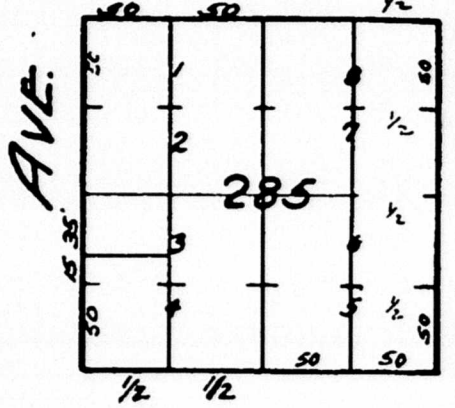
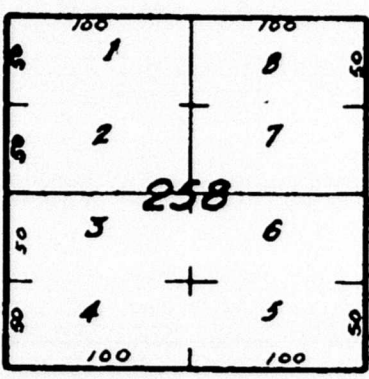
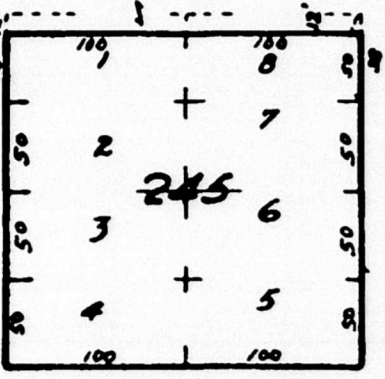


Northeast corner of Belmont & 12th - 1235 SE Belmont



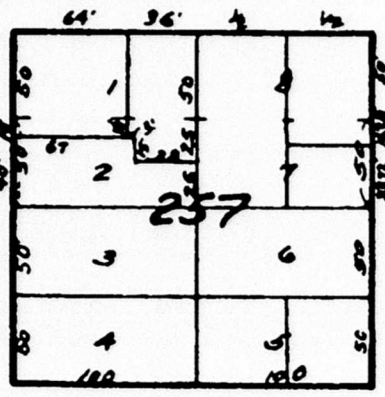
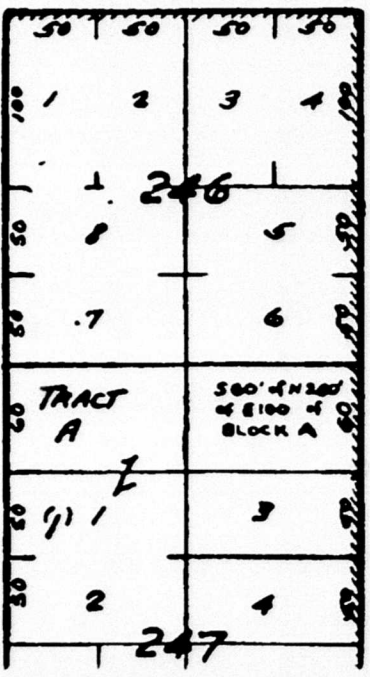
ST.

ST. 64'

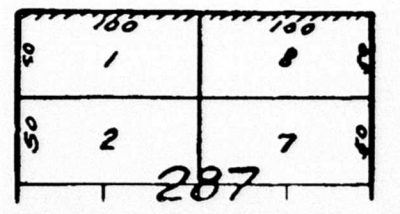
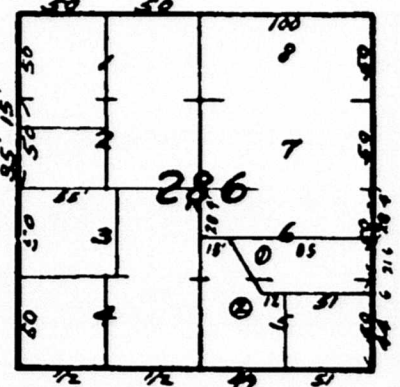
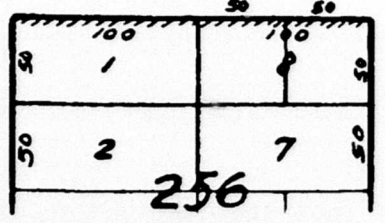


AVE.

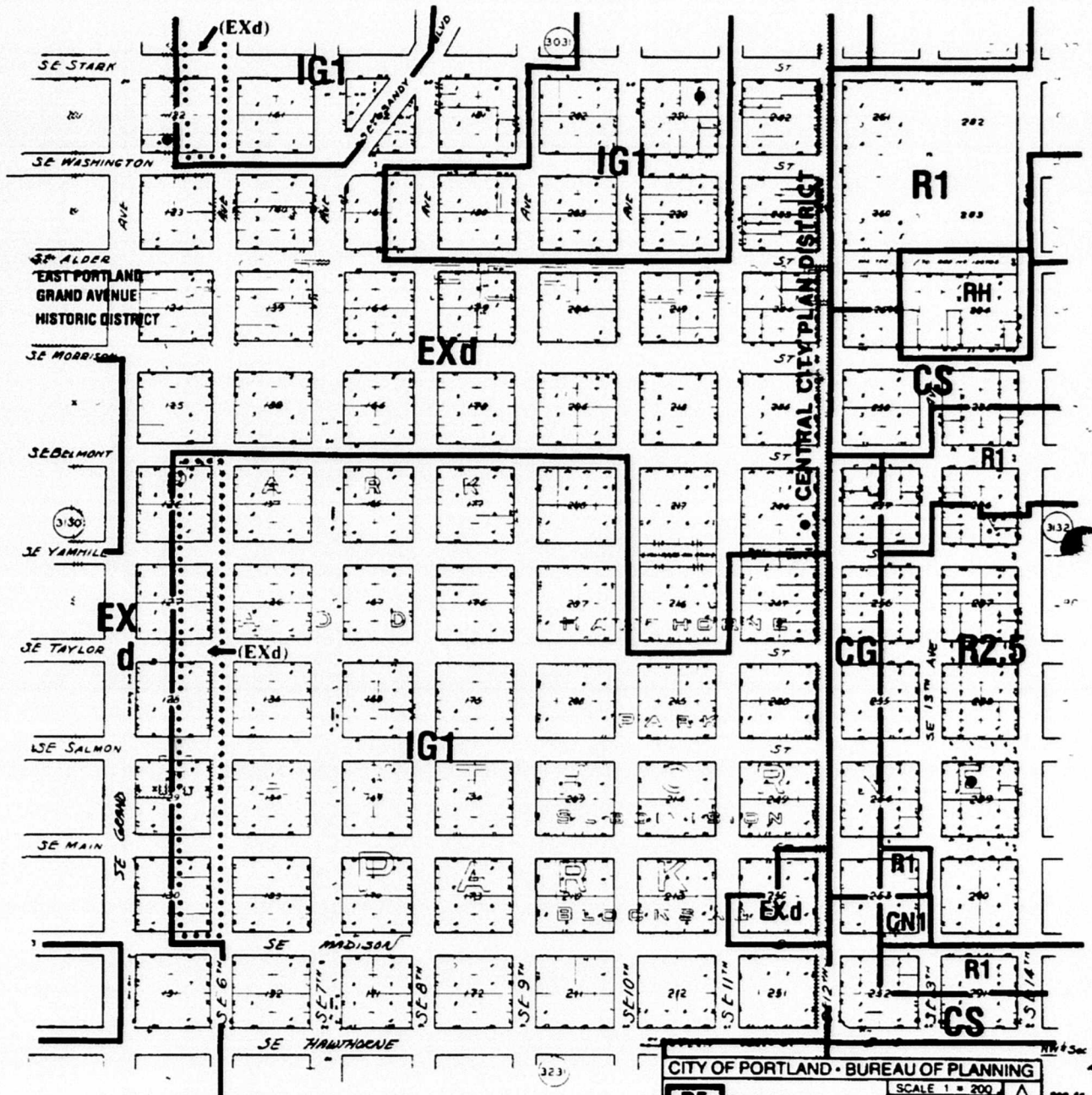
ST.



ST.







NOTE Zoning designations are subject to change verify zoning prior to development or sales

● HISTORIC LANDMARK

CITY OF PORTLAND • BUREAU OF PLANNING

<b>R5</b>	Current Zoning	SCALE 1" = 200'	
<b>(R5)</b>	Maximum Potential Zoning as per Comprehensive Plan	FORMED REVISED 8 91	
<b>3131</b>			

HW#300 2151E  
480

MAG:122P  
MAG:01AP  
ATCTA

MULTNOMAH COUNTY PUBLIC A&T SYSTEM

07/13/94 13:07

\*\*\* QUERY NAME - REAL PROPERTY \*\*\*

PAGE: 1

ACCT NBR: R-22651-6670  
ACCT STATUS:

MAIL:

SOURCE NAME/ADDRESS  
OWNER1 MARSH, DENNIS H & GWENDOLYN L  
MAIL1 1270 HIGH PT  
MAIL2 GLADSTONE, OR 97027

SITUS  
1235 SE BELMONT ST  
CITY: PORTLAND ZIP:                    SEQ: 1  
LEVY CODE: 001 VCHR ACTION:  
ANNEX:                    DIVISION:  
APPR ST: PARTIAL REAPPRAISAL - APPR  
MSG 1:  
MSG 2:  
MSG 3:

BOOK/PAGE: 2717/1207 YEAR: 93  
TAX ROLL DESCRIPTION  
ADDN: EAST PORTLAND

LOT            BLOCK            RATIO CODE: 271  
3-6            258            STATE RATIO CODE:  
  MAP: 3131  
SID: 1S1E02BA 700

----- \*\*\* QUERY COMMERCIAL CHARACTERISTICS \*\*\* -----

RATIO CODE: 271                    APPR DIST: 3            PARCEL SIZE: 20,000 SQ FT  
ST RATIO CODE:  
YEAR APPRAISED: 87                    NEIGH CODE: 116  
  MAP: 3131            STATE ID: 1S1E02BA 700

YEAR BUILT: 1961                    USE CODE: L OFFICE  
SQ FT: 1,680                    USE/STYLE: D FR STND  
UNITS:                    CLASS CODE:  
NBR STORIES: 1.0                    CON TYPE: 1 WD FR

----- \*\*\* QUERY VALUE - REAL PROPERTY \*\*\* -----

YEAR CD	DATE	DESCRIPTION	LAND	IMPS	TOTAL
92/93	T 07/22/92	REAL MARKET VALUE	218,000	26,900	244,900
93/94	T 08/11/93	REAL MARKET VALUE	218,000	26,900	244,900

----- \*\*\* QUERY ACCOUNT BALANCES \*\*\* -----

INTEREST THROUGH: 7/15/94

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
88/89	0.00	BAL	1.95	5%	PUD ELECTION COST #2	
	0.00	INT	6,576.60	001	212,000	31.0217
	0.00	TOTAL	6,578.55	TOTAL	212,000	
89/90	0.00	BAL	7,044.71	001	212,000	33.2292
	0.00	INT	7,044.71	TOTAL	212,000	
	0.00	TOTAL				

ACCT NBR: R-22651-6670

ACCT STATUS:

SOURCE NAME/ADDRESS

SITUS

OWNER1 MARSH, DENNIS H & GWENDOLYN L

1235 SE BELMONT ST

MAIL1 1270 HIGH PT

CITY: PORTLAND ZIP:

SEQ: 1

INTEREST THROUGH: 7/15/94

YEAR	AMOUNT DUE	DESC	TAXES LEVIED	L/C	TAXABLE VALUE	RATE
90/91	0.00	BAL	7,528.52	001	224,700	33.5048
	0.00	INT	7,528.52	TOTAL	224,700	
	0.00	TOTAL				
91/92	0.00	BAL	6,461.29	001	244,900	26.3834
	0.00	INT	6,461.29	TOTAL	244,900	
	0.00	TOTAL				
92/93	0.00	BAL	5,684.75	001	244,900	23.2125
	0.00	INT	5,684.75	TOTAL	244,900	
	0.00	TOTAL				
93/94	0.00	BAL	5,067.99	001	244,900	20.6941
	0.00	INT	5,067.99	TOTAL	244,900	
	0.00	TOTAL				

\*\*\* QUERY ACCOUNT TRANSACTIONS \*\*\*

YEAR	DESC	DATE	RCPT	BATCH	TRAN AMT	INT/DISC	CHG IN BAL
86/87	TAX LEVIED	10/08/86	TAXEXT	AW64	5,653.82	.00	5,653.82
86/87	PAYMENT	11/17/86	335425	2361	1,884.61	.00	1,884.61-
86/87	PAYMENT	02/09/87	105183	0150	3,769.21	.00	3,769.21-
87/88	TAX LEVIED	10/01/87	TAXEXT	AW64	6,287.92	.00	6,287.92
87/88	PAYMENT	11/16/87	339701	2356	6,099.28	188.64 D	6,287.92-
88/89	TAX LEVIED	10/01/88	SAEX	SAEX	1.95	.00	1.95
88/89	TAX LEVIED	10/03/88	TAXEXT	AW64	6,576.60	.00	6,576.60
88/89	PAYMENT	11/15/88	345512	2357	6,381.19	197.36 D	6,576.55-
89/90	TAX LEVIED	10/04/89	TAXEXT	AW64	7,044.71	.00	7,044.71
89/90	PAYMENT 16	11/13/89	415866	2200	6,833.37	211.34 D	7,044.71-
90/91	TAX LEVIED	10/02/90	TAXEXT	AW64	7,528.52	.00	7,528.52
90/91	PAYMENT 16	11/15/90	442111	2468	7,302.66	225.86 D	7,528.52-
91/92	TAX LEVIED	10/05/91	TAXEXT	AW64	6,461.29	.00	6,461.29
91/92	PAYMENT 16	11/15/91	400255	1927	6,267.45	193.84 D	6,461.29-
92/93	TAX LEVIED	10/03/92	TAXEXT	640B	5,684.75	.00	5,684.75
92/93	PAYMENT 16	11/13/92	400225	1948	5,514.21	170.54 D	5,684.75-
93/94	TAX LEVIED	10/02/93	TAXEXT	640B	5,067.99	.00	5,067.99
93/94	PAYMENT 16	11/15/93	400006	2066	4,915.95	152.04 D	5,067.99-

\*\*\* END OF REPORT MAGK122P \*\*\*





MARKET DATA		REMARKS	
PURCHASE PRICE	DATE	TYPE DATA	REMARKS

ZONING		SITE ADJUSTMENTS	
ROAD TYPE	D G B	ADJUSTMENT	VALUE
<u>S2</u>			

COMPUTATIONS		ADJUST FACTORS	
LAND DESCRIPTION	SIZE OR ACRES	BASIC UNIT VALUE	ADJUSTED UNIT VALUE
	<u>207</u>	<u>860</u>	<u>170000</u>

AREA		BASE FACTOR \$		BUILDING AREA		TOTAL BASE COST	
AREA	ADJ FACTOR	%	\$	80 FT X 8	INDEX	%	\$

TOTAL AREA		SUB-TOTAL	
REMARKS	ADJUSTMENT	ADJUSTED UNIT VALUE	ADJUSTED UNIT VALUE

TOTAL APPR VALUES		APPR VALUE	
APPR VALUE	DATE	APPR VALUE	DATE
<u>1994</u>	<u>APR 1987</u>		

APPRaiser John DATE 6/19/87

3 R-22653-6670 OREGON-CALIFORNIA INVESTMENT CO

MAP USE OFFICE 3131 BY N W AUTO LEASE CO

RATIO 27% ZONE C2 LEVY CD 003 1235 SE BELMONT ST PORTLAND, OREGON 97214

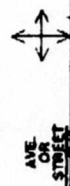
EAST PORTLAND LOT 3-6 BLK 258

SITUS 1235 SE BELMONT ST PORTLAND, OR 97214

APPEALS

SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ADDRESS YEAR	MIN RIGHTS	TIMBER	LAND	MPS	TOTAL	SIGN DATE
3786			356000	48700	204700	
1987			170,000	42,000	212,000	✓
1989			170,000	42,000	212,000	
1993	T		218000	26800	244800	



FRONT OF BUILDING DATE 12/68 INIT [Signature] REMARKS 198 Office Under Leased 90 to 100 W Wall Street  
 1992 Follows Mission Parks Mobile Home  
 8/94 100% COMPLETE TREND 94 SEE IN DED

INFO BY INSP DATE 10-31-86 SIGNED [Signature] BLDG NO. [Blank] UNIT [Blank] APPL. 45 61 1680 LAND SIZE 20000

LAND SIZE AREA LU CT MYS UC I/P ID  
 CC YB 61 3500 2 1 1