

APPENDIX

Five additional sites are described in the Appendix. These sites could be developed for the women's facility but are less desirable than the three recommended sites.

A. King & Hawthorne (SW corner)

Availability: The property is a small industrial building being marketed by CB Commercial, Andy Kangas, 221-1900.

Description: The property is an industrial building on the southeast corner of the block. The building is developed to property lines. The property contains 7,600 square feet. The building contains 7,600 square feet, 1 story, and was built in 1910.

Zone: EXd (Central Employment, Design Review)

Accessed Value (Multnomah County):

Land: 65,600 Improvements: 138,600 Total: 138,600

Site Condition: The building is in good condition in terms of its exterior. It is currently vacant.

Surrounding Land Use: The property is adjacent to industrial buildings to the north and west. The landscaped bridge ramp is to the east and a bridge ramp with a fenced unimproved area is to the south.

Street/Traffic: MLK Boulevard has heavy traffic volumes; estimated at 32,300 vehicles per day (vpd). SE Hawthorne (under the Hawthorne Bridge Ramp) is one way with little traffic. MLK has parallel parking. Hawthorne (under ramp) has diagonal parking.

Transit: The site is served by Line 6 on MLK, major trunk lines on Hawthorne and Madison Bridge Ramps, and Lines 6 and 63 on Grand.

Feasibility: The property rates low in terms of development feasibility because the site is completely built out with no opportunity for off-street parking or outside space. Off-street parking can possibly be developed under the bridge ramps to the south. The property has excellent accessibility. The political feasibility of siting a shelter is relatively good due to it being under the bridge heads with few property owners. However, significant property owners do exist across Grand to the east and along SE 3rd to the west.

B. Morrison & 7th (NW corner)

Availability: The property is not on the market; however, the owner has expressed a willingness to sell.

Description: The property is a three-story apartment building named The Mitchell. The site covers 10,000 square feet. The building contains 27,216 square feet, 3 stories, 40 units, and was built in 1909.

Zone: EXd (Central Employment, Design Review)

Assessed Value (Multnomah County):

Land: \$118,900 Improvements: \$365,200 Total: \$484,100

Site Condition: The building covers the entire site. The building has some structural deficiencies. Apparently the building was moved when SE Morrison and 7th were widened and the foundation was damaged. In addition, some rooms inside are inhabitable due to their use for the illegal manufacture of drugs.

Surrounding Land Use: The building is in the heart of the Central Eastside's commercial core. It is on the east edge of the East Portland/Grand Avenue National Historic District. Retail and commercial uses exist on all the surrounding blocks.

Street/Traffic: SE Morrison is heavily traveled with an estimated 14,900 vehicles per day (vpd). SE 7th is a heavily used minor arterial at an estimated 11,550 vpd. Morrison is a one-way street with parallel parking.

Transit: The site is served by Tri-Met Line 15 on Morrison and Belmont and Lines 6 and 63 on Grand.

Feasibility: The site has significant development problems in terms of the building's structural condition and meeting current building codes, including accessibility for people with disabilities. The site is completely built-out, precluding off-street parking or any outside area. The building is large enough to contain other types of housing and retail on the ground floor. The property has good political feasibility due to its existing condition. The police have identified the building as housing some of the most significant criminal problems in the southeast. The building is large enough to develop a project similar to The Rose which has been well accepted over the years.

C. Powell/30th

Availability: The property is available through Dan Steffy & Associates.

Description: The site is vacant with large classroom-type buildings stored on the site. The site contains 57,499 square feet.

Zone: The site is zoned R1 and CG.

Accessed Value (Multnomah County):

Land: 251,500 Improvements: None Total: 251,500

Site Condition: The site is a vacant piece of property with buildings stored on the site. The site has an easement to SE Powell and a small cul-de-sac from the neighborhood to the south. The western edge of the site falls steeply more than 20 feet.

Surrounding Land Use: Commercial uses exist to the north. Industrial uses exist to the west. Apartments are to the east. Single-family houses are to the south.

Street/Traffic: SE Powell is a heavily used arterial with an estimated 41,850 vpd. The site is well off the arterial with an easement through private property.

Transit: SE Powell is served by Lines 9, 17, and 19.

Feasibility: The site is large and can be put to a multitude of uses. The women's facility would be part of a large development. The buildings would require foundations and upgrading to meet current building codes. The property has ample area for off-street parking and outside area. The site is relatively far from the city center and would require traveling to get to services. The development would require a zone change for the R1 zone to allow the stored buildings to be fully utilized. The political feasibility is mixed. A previous conditional use on the property was successful. However, the presence of the stored buildings and the site's condition has reduced the neighborhood's support.

D. 12th & Salmon (NW corner)

Availability: The property is on the market for lease or sale by William Wright, 224-1847.

Description: The property is a house historically used as an office building. The site contains 20,000 square feet. The building contains 5,490 square feet, 2 stories, and was built in 1905. The property has off-street parking. It is used as an office building and has been renovated.

Zone: IG1 (General Industrial)

Accessed Value (Multnomah County):

Land: not appraised Improvements: 92,400 Total: 92,400

Site Condition: The building is in good exterior condition. The site is paved with surface parking.

Surrounding Land Use: A community center is to the north. Industrial and commercial buildings are to the south and west. A large parking lot is to the east and housing behind the lot.

Street/Traffic: SE 12th has an estimated 10,350 vpd with parallel parking. SE Salmon is a local street with low volume and a major bicycle way into the downtown area.

Transit: Line 70 serves 11th and 12th.

Feasibility: The property is well suited for this use. However, the property is in the Industrial Sanctuary and would encounter significant zoning problems as this use is prohibited in the Industrial Sanctuary. In addition, the property would probably require significant work to upgrade it to residential building codes. The property has more political feasibility than the properties further east on Belmont, but would still be difficult due to its proximity to the residential portion of Buckman and a continuing problem with criminal activities in and around this specific area.

E. Hawthorne & 12th (NE corner)

Availability: The property is on the market for sale by Jerry Miller, 246-7131.

Description: The site is a 9,120-square foot vacant corner lot. It appears that gas or oil tanks have been removed from this property and the property directly to the east. The property is being cleaned to DEQ standards. The site includes billboards valued at \$9,500 by Multnomah County Department of Assessment and Taxation.

Zone: The property is zoned CS (Storefront Commercial).

Accessed Value (Multnomah County):

Land: \$ 112,500 Improvements: \$ 4,300 Total: \$ 116,800

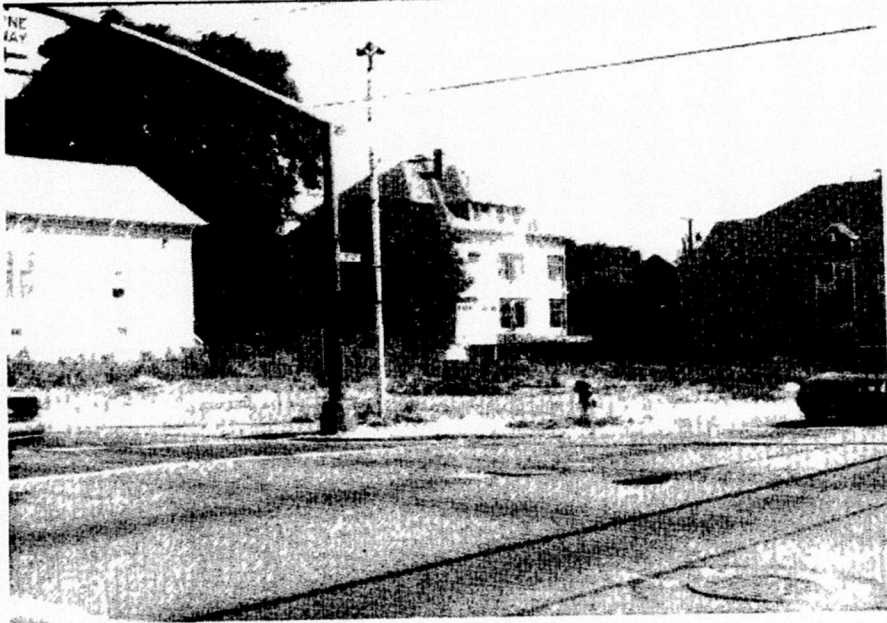
Site Condition: The site is vacant with underground tanks in the process of being removed.

Surrounding Land Use: Commercial and industrial uses exist to the east, west, north, and south. To the northeast are residential uses.

Street/Traffic: Hawthorne Boulevard has approximately 9,700 vehicles per day (vpd). SE 12th has 10,350 vpd. The site is at the northeast corner of a busy intersection that disperses traffic from the east and west into the Central City area to and from the southeast neighborhoods. The adjacent areas do not have on-street parking due to the traffic flows.

Transit: Tri-Met lines 14 and 10 serve east-west transit on Hawthorne and Madison. Line 70 serves north-south transit on 11th and 12th.

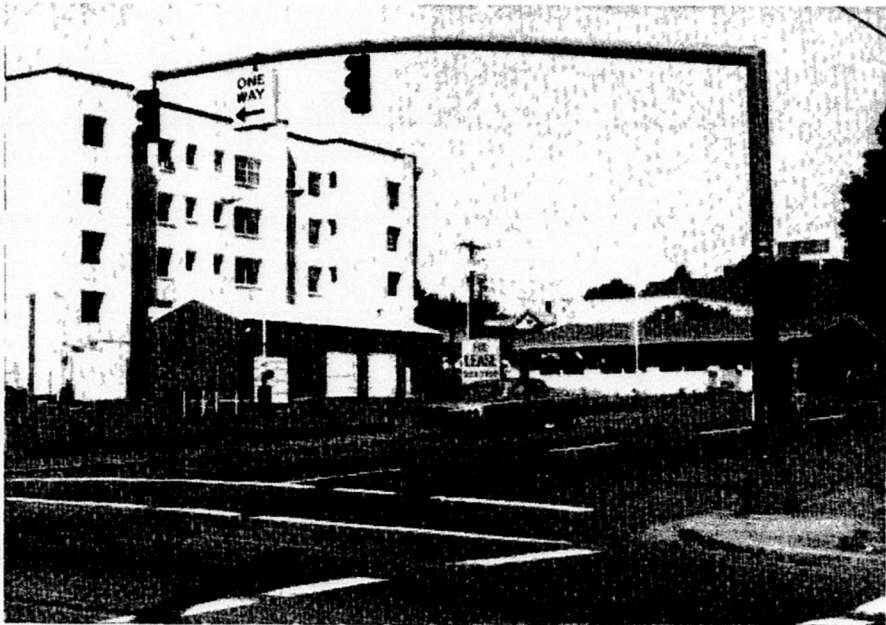
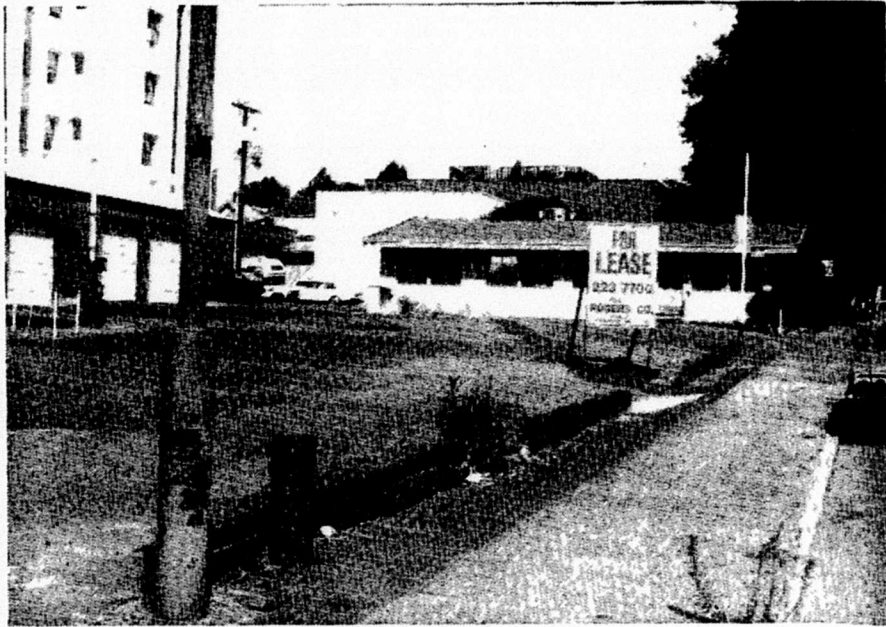
Feasibility: The site is feasible due to its size and proximity to excellent transit. It is constrained in size and it would be difficult to place a building, off-street parking, and an outside courtyard on it. The site would be relatively easier for the neighborhoods to accept because it is surrounded by commercial and industrial property, although both Buckman and Hosford-Abernethy Neighborhoods would be involved. The site's location on Hawthorne Boulevard would require the support of the Hawthorne Boulevard Business Association as well as Central Eastside Industrial Council.



Southeast corner of Belmont and 12th Avenue



North side of 11th/12th/Burnside



Northeast corner of Belmont & 12th - 1235 SE Belmont

Office Business Inc. YEAR 1974

address 1235 SE Belmont st

CLASS Office STORES 1

DNA CON. BRK FR VAULTED CON. EIR. 58

SMO WHOLE X HWD WOOD 23

NET CON. INCL ROCK COMP. SNG. 14

CON. BRK STL THA SO SE SO SEUC

CON. BRK STL THA WOOD SHED

UB LAV TOIL SINK WH SHWR LT UR INT 250

REC. OIL GAS SIM HW SUPS R PAN CH CP 285

COOKS CON MILA MEZZ

LOOPS

TILES BRKINS

SPR SYS VENT

BDRM. MARO SKYLT

BORAL. STAIRS

BORAL. ELEV

LATH LUB. V.S. FIRE ESC

BASE FACTOR \$ 1680 - % 5 = 1668 TOTALS + 380 NET ADJ + 380

BUILDING AREA 1680 SQ FT X 5 2048 FACTOR = 34406

PER SQ FT FACTORS 2372 REP COST TOTAL BASE COST 34656

INDEX 40% - QUAL 25% = 15% ADJ 3988

AREA 20 X 50 1680 FACTOR 2350 39480

YARD 20 X 40 800 FACTOR 42 560

YARD (see outline) AREA FACTOR 9061

SOFT 20 X 50 800

CONST W/FR CONST R/M

ROOF 1 ROOF 5M ROOF

FORM 1 FORM 5M FORM

PHYS ADJUSTMENT 19261

PHYS 19261 PERMIT 49101

FUNDS +19 13257

ECON 181 35894

NET 27 22780

VALUATION 31600

1981 PERM VALUE 39,000

1944 PERM VALUE 42,000

NET 27

YARD imp 6800

B.T. 17000 A-404 456

CONC. 5704-804 = 150

Pump 156 175

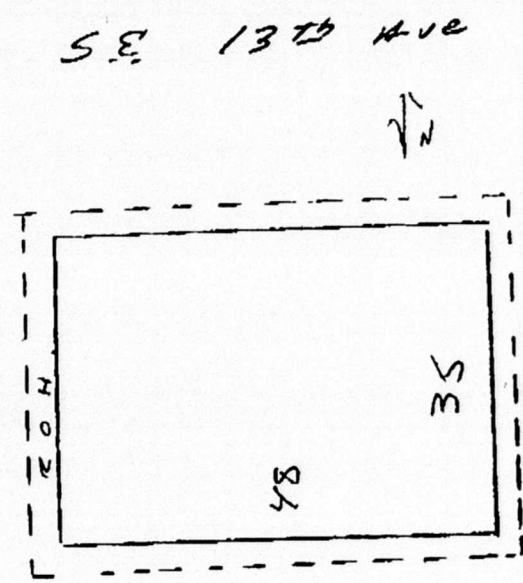
3 yrd Lites 190

Yrd Drain 190

Bump-out 180

Kidic 190

9061 ✓



1/2

10

DATE	INIT	REMARKS	AVE OR STREET
1975 01 14		SE Belmont	
INPO BY			
DATE	8-29-74	SIGNED	1680
TR AP	47	NCI	61
UNITS TO	75	LAND SIZE	200 x 100
INITIALS			

PURCHASE PRICE	DATE	TYPE DATA	BK & PAGE	REMARKS

ZONING		SITE ADJUSTMENTS	
SZ	0 G B	ROAD TYPE	
		TOPOGRAPHY	
		VIEW	
		OTHER	

COMPUTATIONS		ADJUST FACTORS		DEPTH FACTOR		VALUE
LAND DESCRIPTION	SIZE OR ACRES	BASIC LIMIT VALUE	ADJUST FACTOR	DEPTH FACTOR	ADJUSTED VALUE	
	<u>2574</u>	<u>860</u>				<u>170000</u>
TOTALS						
NET ADJ						

TOTAL AREA		SUB-TOTAL	
REMARKS		SITE ADJ	%
		TOTAL APPR VALUE	<u>87</u>
		18 94 APPR VALUE	
		19 APPR VALUE	
		20 APPR VALUE	
		21 APPR VALUE	

DEPRECIATION		TOTAL REPR. COST	
DEPR.	AGE	DEPR.	TOTAL REPR. COST
COST APPROACH	YRS.	COST APPROACH	
DEP REPR COST		DEP REPR COST	
INCOME APPROACH	YRS.	INCOME APPROACH	
BLDG RESIDUAL		BLDG RESIDUAL	
MARKET APPROACH	YRS.	MARKET APPROACH	
BLDG RESIDUAL		BLDG RESIDUAL	
SURVEYORS VALUE CONCLUSION	%	SURVEYORS VALUE CONCLUSION	
18		18	
19		19	
20		20	
21		21	

APPRaiser John DATE 6/19/87

3 R-22653-6670 OREGON-CALIFORNIA INVESTMENT CO
 MAP 31E1 BY N W AUTO LEASE CO
 USE OFFICE
 RATIO 27% 1235 SE BELMONT ST 97214
 ZONE C2 PORTLAND, OREGON
 LEVY CD 001 EAST PORTLAND LOT 3-6 BLK 258
 SITUS 1235 SE BELMONT ST 97214
 APPEALS

SUMMARY - ASSESSED VALUATION - REAL PROPERTY						
ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	MPS	TOTAL	SIGN DATE
1986			156,000	48,700	204,700	✓
1987			170,000	42,000	212,000	
1989			170,000	42,000	212,000	
1993	T		218,000	26,900	244,900	

FRONT OF BUILDING

DATE	INIT	REMARKS
12/89	JR	Office Transfer leased 80 to mo 11 wall sand
1992		Followed to issue 3 other public hearings
8/94	MR	100% COMPLETE TRENDS 94 SEE IN DISC

AVE OR STREET: [North Arrow]

INFO BY INSP: [Signature]

DATE: 10-31-86

TH. APP: 87

AGE: 61

SIGNED: [Signature]

BLDG. CLASS: 1680

NONRESIDENTIAL CON. ST.:

LAND SIZE: 20000

BLDG. NO.:

UNIT: K

LAND SIZE: 20000

CC YB: 61

AREA LU: 20000

CT: 1

M/S UC I/P ID: 111

LAND SIZE: 61

AREA LU: 20000

CT: 1

M/S UC I/P ID: 111

RESOLUTION No. 35419

Designate a health and safety emergency and direct the Bureau of General Services to construct a temporary mass shelter (Resolution)

WHEREAS, the City of Portland has responsibility for addressing the housing needs of all its citizens, including homeless persons, and

WHEREAS, the Recovery Inn has provided critically needed shelter for a portion of Portland's homeless population, and

WHEREAS, the Recovery Inn closed on June 30, 1995, leaving the homeless population, previously served by that facility, without a shelter because no other shelter of this type exists, and

WHEREAS, the lack of shelter caused by the closing of the Recovery Inn will become critical the winter of 1995-96, and

WHEREAS, the only way the City can be certain a facility will be available to meet this critical homeless shelter need is immediately to take the steps necessary to locate or site a temporary mass shelter to meet the need formerly met by the Recovery Inn, and

WHEREAS, the City has been unable to locate a satisfactory existing structure to serve as a replacement mass shelter Existing structures suitable for mass shelters are difficult to locate, and costly, and time consuming to retrofit The closure of Recovery Inn was unexpected and there has been insufficient time to find an existing building and accomplish necessary adaptations for mass shelter use, and

WHEREAS, the City has reviewed a number of potential sites owned by government agencies and available for rapid, temporary development The City inventoried city-owned sites that could meet five criteria and polled other public agencies to establish the availability of sites Ten sites were identified and evaluated, and

WHEREAS, Block 219, lots 1-4 of Couch's Addition, located on NW 9th Avenue, (hereafter the subject site) is a satisfactory site because it's location is in accord with the Shelter Reconfiguration Plan, appropriately zoned, within walking distance to downtown, in proximity to social service providers, and in public ownership, and

WHEREAS, the subject site is owned by the Portland Development Commission and is available for use as a temporary mass shelter for three years, until redevelopment is scheduled to occur, and

WHEREAS, the subject site is located in the River District and the Central City Plan District and is subject to design review, and

WHEREAS, requiring a replacement temporary mass shelter at the subject site to complete design review and fully satisfy all other zoning code requirements that would apply to a permanent mass shelter could prevent construction at the proposed site altogether and would be certain to prevent construction and occupancy of a replacement mass shelter before the winter of 1995 begins, and

WHEREAS, the City is presently exploring permanent solutions for the homeless shelter need created by the closing of the Recovery Inn, but those solutions will not be in place for the 1995 winter and may not be in place until after the winter of 1997-98, and

WHEREAS, PCC 33 296 allows for "short-term and minor deviations from the requirements of the zoning code for uses which are truly temporary in nature, will not adversely impact the surrounding area and land uses, and which can be terminated and removed immediately", and

WHEREAS, the City Council finds that a temporary mass shelter on the subject site will be "short-term and minor" because a permanent facility is planned to be available not later than March 1, 1998, and the City will ensure the temporary facility will comply with as many applicable zoning code requirements as can reasonably be satisfied while at the same time ensuring the temporary mass shelter is open for operation not later than November, 1995, and

WHEREAS, the temporary facility will not adversely impact the surrounding area and land uses because the land within 400 ft surrounding the facility is either vacant or in uses such as a police mounted patrol facility, parking lots, a flour mill, a locomotive fueling station, and railroad tracks which can coexist in harmony with a properly run temporary mass shelter, which this shelter will be This temporary mass shelter actually will have a beneficial impact on the area and the Central City by providing homeless persons places other than the streets to sleep, and

WHEREAS, the building that will house the temporary mass shelter will be of a temporary type and design that can be removed immediately after the short-term need caused by the closure of the Recovery Inn can be met at a permanent facility, and

WHEREAS, under PCC 33 296 030, temporary activities and structures needed as the result of health and safety emergencies, such as this sudden loss of housing for people who formerly received shelter at Recovery Inn, are allowed for the duration of the emergency, and

WHEREAS, the legislative procedures provided at PCC 33 740 for "establishment and modification of land-use plans, policies, regulations and guidelines", do not apply to Council legislative declarations of emergency under PCC 33 296,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, that

- a Pursuant to PCC 33 296 a health and safety emergency is declared to exist
- b The Bureau of General Services is directed to continue steps already taken and to take all appropriate additional steps necessary, working with appropriate city bureaus, to site, construct and ensure operation of a temporary mass shelter on the subject site not later than November, 1995
- c This shelter will be a temporary mass shelter and will cease operations not later than March 1, 1998
- d The Bureau of General Services shall consult with and seek input from the Portland Bureau of Planning and consider incorporating any recommendations, consistent with the overriding council directive that the facility be open on or before November, 1995
- e The Bureau of General Services shall ensure that the proposed temporary mass shelter complies with the standards set forth at PCC 33 285 050 B(1-7 10) for permanent mass shelters, to the extent those standards can be met consistently with the overriding council directive that the temporary mass shelter be open on or before November, 1995 In any event, a Good Neighbor Plan shall be developed and adopted in accordance with the requirement for certification of mass shelters set forth at PCC 33 285 050 B 1
- f The Bureau of General Services shall take all reasonable steps to mitigate any impacts on adjoining properties or land uses by the proposed temporary mass shelter, consistent with the council directive that the temporary mass shelter be open on or before November, 1995

Adopted by the Council, JUL 12 1995
Commissioner Kafoury
Karen Kramer SGraham
July 12, 1995

BARBARA CLARK
Auditor of the City of Portland
By *Britta Olson*
Deputy

Agenda No

SUBSTITUTE

RESOLUTION NO

35419

Title

Designate a health and safety emergency and direct the Bureau of General Services to construct a temporary mass shelter (Resolution)

INTRODUCED BY	Filed JUL 12 1995
COMMISSIONER KAFOURY	Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs <i>Bradley Kelly</i>	By <u><i>Cay Kerschmer</i></u> Deputy
Finance and Administration	
Safety	For Meeting of _____
Utilities	
Works	ACTION TAKEN
BUREAU APPROVAL	
Bureau GENERAL SERVICES	
Prepared by Date	
Karen Kramer SGraham 07-12-95	
Budget Impact Review	
___ Completed <input checked="" type="checkbox"/> Not Required	
Bureau Head <i>for DKH</i> DAVID O KISH	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS	
			YEAS	NAYS
Consent	Regular	Blumenauer	_____	_____
NOTED BY		Hales	✓	
City Attorney		Kafoury	✓	
City Auditor		Lindberg	_____	_____
City Engineer		Katz	✓	