



April 27, 2015

Nicholas Starin, City Planner
Portland Bureau of Planning & Sustainability
1900 SW Fourth Avenue, Suite 7100
Portland, OR 97201

RE: Planning and Sustainability Commission hearing on proposed zone changes to Block U, adjacent to the Bud Clark Commons.

Dear Mr. Starin:

Thank you for the opportunity to provide feedback for the proposed zone changes to Block U, adjacent to the Bud Clark Commons. Although we are interested in and will have comments regarding the design and function of the final project, this letter is focused on the construction phase of the project.

Bud Clark Commons is an integral element of our community's effort to address homelessness and it provides housing, shelter and day services for Portland's homeless people. Specifically, the project includes:

- 130 apartments of permanent supportive housing for the most vulnerable homeless people in our community with a focus on individuals with chronic health and mental health issues;
- short term residential housing that provides case management and counseling, employment support and housing search for 90 homeless men at any one time, including 44 veterans;
- a day center that operates seven days a week and provides access to a rich continuum of services that address basic needs and assist people in leaving homelessness.

We understand that the construction period will last for approximately 18 months and that during that time there will be some inevitable disturbances to residents and clients at Bud Clark Commons. We request that some of that disturbance be mitigated in the following ways:

- Drilling piles rather than driving piles will create less noise and vibration. This is important as both Home Forward and Transition Projects are serving people who have post-traumatic stress disorder, serious and persistent mental illness, and traumatic brain injuries;

- Clear and consistent communication so that on-site staff can reach out to residents and clients and explain what is happening during each phase of the project, including hours of construction and how long the phase will last. This may require meetings, emails, and when needed phone calls;
- Resources for residents struggling with noise and other impacts of construction so that they may leave their apartment during the loudest times. Staff can allocate those resources based on need and situation; and
- Measures to preserve the usability of two outdoor courtyards adjacent to the construction site that are currently used to assist clients and residents. To enable the continued operation of these spaces, steps should be taken to safeguard air quality (via monitoring and efforts to minimize construction dust), minimize noise, and soften or shield lines of sight toward the construction site.

We appreciate your consideration of the above items and of our concern for the well-being of the residents and clients at Bud Clark Commons. We stand ready to work with those managing the construction effort to address these concerns and any others that may arise.

Thank you,



Michael Buonocore
Executive Director
Home Forward



George Devendorf
Executive Director
Transition Projects