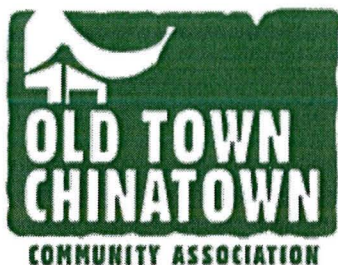


MULT CO HEALTH DEPT HQ AT BLOCK U OF COUCH ADDITION

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
Shedrick J. Wilkins	945 NW Naito Pkwy, Apt 134 Portland, OR 97209	wilkinsshedrick@yahoo.com
✓ Gus Baum	PRCA SU NW BROADWAY POX 97209	gbaum@prca.edu
✓ George Devendorf	Transition Projects 665 NW Hoyt	gdevendorf@tprojects.org



June 18, 2015

Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Dan Saltzman
Commissioner Amanda Fritz
Commissioner Steve Novick
1221 SW 4th Avenue
Portland, Oregon 97204

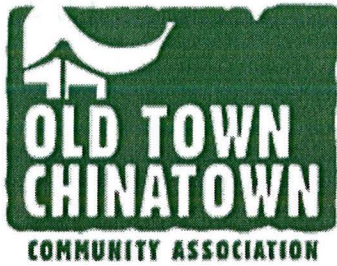
Re: Multnomah County Development of Block U

Dear Mayor Hales and Commissioners Fish, Saltzman, Fritz, and Novick,

We are writing to you on behalf of the Old Town Chinatown Community Association to support Multnomah County's request to increase the base height allowance on Block U from 75 to 105 feet and to extend the area eligible for height bonuses to include Block U. We supported this development proposal when it came before us in 2011, and continue to believe that, when completed, it will contribute positively to our neighborhood. We are, however, concerned about the precedent that this type of "spot zoning" could create and want to be very clear that we do not generally support one-off exceptions to the zoning code and height restrictions that are in place to protect and preserve our historic districts, public views of architectural treasures, and the City's visual access to the waterfront. Our support of this project is specific and unique, and should not be construed as an indication that we are not extremely concerned about preserving the height limits currently in place in our district.

We would also like to share with you that our support is conditioned on the County agreeing to work with the Old Town Chinatown Community Association to address several key concerns that we have communicated to Multnomah County and its development team. Per a June 3, 2015 Memorandum from Chair Deborah Kafoury, the County has agreed to enter into good faith negotiations with our Community Association and to complete a Good Neighbor Agreement that will document the County's agreement to the following:

1. Multnomah County and its development team will engage with the Community Association in discussions about what public services and amenities will be included in the project to achieve the FAR bonuses necessary to achieve additional height over 105 feet. These amenities must

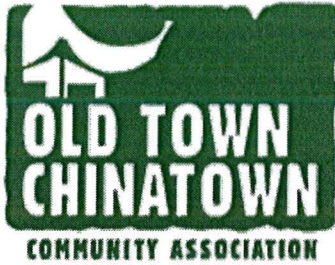


benefit the neighborhood economically, improve livability, and not solely benefit the occupants of the building.

2. Multnomah County will create and facilitate a Stakeholder Advisory Committee with representatives from the Community Association, neighboring properties, and other stakeholders in the district that will convene and provide feedback throughout the design and construction process.
3. Multnomah County and its development team will consider including retail use on the ground floor or otherwise contribute to 24/7 vibrancy on the block, as it is in close proximity to the train station which serves as a welcoming gateway to the City.
4. Multnomah County will maintain representation at OTCTCA meetings and will support and participate in neighborhood events.
5. Multnomah County and the Community Association will have the Good Neighbor Agreement in place prior to the start of construction and will review the Good Neighbor Agreement annually. The OTCTCA believes that a Good Neighbor Agreement demonstrates mutual respect and cooperation between Multnomah County, neighbors, and stakeholders, paving the way for proactive problem solving.

We have some concerns about the proposed development, but we believe that the County and its team will work with the Community Association, the Portland Development Commission, the Bureau of Development Services, and the Planning Commission to address the following:

1. Parking – This remains an ongoing and critical concern in the neighborhood. We understand that County employees and clients are accustomed to a transit-oriented location so they are not expected to exacerbate the parking shortage. Rather, we are supporting this development with the understanding that the County will transfer its parking entitlements to PDC (or another entity, as appropriate) so that new, shared commercial parking may be built in the district.
2. Height and mass – The size and scale of the proposed building have the potential to overwhelm the site and obstruct site lines to the Union Station Tower and the waterfront. We are relying on BDS to utilize existing design guidelines to ensure that the building fits into the neighborhood. The Community Association will participate in that design review process as appropriate.
3. Additional social services in the neighborhood –Multnomah County relocating its STD/HIV/TB clinic in the neighborhood effectively increases services targeted at very low and no-income individuals. We support the County's proposal nonetheless, but would like the City and County to recognize that they are siting a new service in the neighborhood and take this into account when balancing additional requests for siting services in Old Town Chinatown. Old Town



Chinatown is already home to a concentration of social services. In spite of assurances by various government leaders that new services will not be sited here, this neighborhood continues to be a target for services supporting Portland's homeless citizens. We support our neighbors and recognize the value of the service providers who work here, but continuing to concentrate homeless services in Old Town will undermine the goals of our 5-Year Action Plan and the City's efforts to help us revitalize this culturally rich and historically significant district.

We are excited about the redevelopment of this site and the County's plans to locate its administrative headquarters in Old Town Chinatown. The County's 300-350 employees will be a welcome addition to our daytime environment and will help activate a portion of our neighborhood that would benefit from more feet on the street. These employees will also bring resources into the neighborhood that will support, and hopefully catalyze, services such as grocery stores, fresh fruit/vegetable vendors, and dining establishments coming into neighborhood. Market rate jobs and services are critical to the prosperity of Old Town Chinatown and a key emphasis in the District's Five-Year Action Plan.

In closing, we support the County's request for a base height increase to 105 feet and its request that Block U become eligible for height bonuses, keeping in mind that the historic character of our district is at the core of its unique identity and critical to its economic revitalization. We look forward to working with the County and its development team to address our concerns and create a project that will benefit its new occupants as well as the neighborhood.

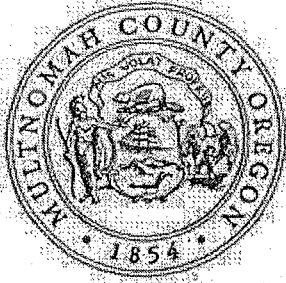
Best regards,

Helen Ying, Chair

Old Town Chinatown Community Association

Zach Fruchtengarten, Co-Chair
Land Use and Design Review Committee

Sarah Stevenson, Co-Chair
Land Use and Design Review Committee



Deborah Kafoury Multnomah County Chair

501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214
Phone: (503) 988-3308
Email: mult.chair@multco.us

MEMORANDUM

TO: Helen Ying, Chair, Old Town/Chinatown Community Association
Zach Fruchtengarten, Co-Chair, Land Use and Design Review Committee
Sarah Stevenson, Co-Chair, Land Use and Design Review Committee
Michael Buonocore, Executive Director, Home Forward
George Devendorf, Executive Director, Transition Projects

FROM: Deborah Kafoury, Multnomah County Chair

DATE: June 3, 2015

SUBJ: Multnomah County Health Department Headquarters

RE: Key Issues to be Addressed by Multnomah County During the Design Process and in a To-Be Negotiated Good Neighbor Agreement (GNA)

Thank you for providing input to the Portland Planning and Sustainability Commission regarding the proposed Multnomah County Health Department Headquarters in your letters of April 27, 2015. I want to assure you that the County is committed, through our development team, to working closely with community stakeholders to assure that the project is developed in a manner that balances the needs of Multnomah County citizens to access critical health services while addressing construction phase impacts and efforts to maximize the long-term benefits of the project to the neighborhood.

This memorandum outlines the direction I have provided to our development team on the design, construction and operational issues that you have identified in your letters.

1. Design Phase Issues

The following points will provide guidance during the design phase of the project:

- a) Multnomah County and its development team will engage with the OT/CT Community Association and other stakeholders regarding the public services and amenities included in the project to achieve the FAR bonuses necessary to develop additional building height over the proposed new base height of 105 feet. It is the County's policy and intent to balance the public need for health services, the stewardship of taxpayer dollars, and neighborhood livability.

- b) Multnomah County will create and facilitate a Stakeholder Advisory Committee with representatives from the OT/CT Community Association, neighboring properties, and other stakeholders in the neighborhood that will convene and provide feedback at key milestones during the design and construction process.
- c) Multnomah County and its development team will consider including retail use on the ground floor or other design or program elements that contribute to activation of the street frontage on NW Hoyt and/or NW 6th Avenue.
- d) The County will consider transferring its parking entitlements to PDC (or another entity, as appropriate) so that new, shared commercial parking may be built in the district.
- e) The County's design team will consider the height and mass of the proposed building, consistent with the City's design review requirements, and engage the community in the design process through the Stakeholder Advisory Committee.

2. Proposed Good Neighbor Agreement (GNA)

The County has entered into GNAs for previous projects and found this to be an effective basis of agreement and communication with regard to operating programs and services. A GNA demonstrates mutual respect and cooperation between Multnomah County, neighbors, and stakeholders; paving the way for proactive problem solving. In addition, Multnomah County and the community stakeholders will review the GNA periodically to ensure it reflects the evolving needs of County programs and the neighborhood. We are committed to having a GNA in place prior to the start of construction.

The following is a preliminary list of additional issues that the County plans to include in discussions leading to the development of a GNA for the project:

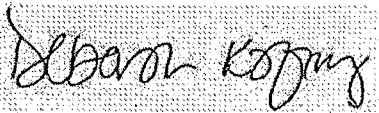
- a) Multnomah County will maintain representation at OT/CT Community Association meetings and will support and participate in neighborhood events.
- b) The Old Town/Chinatown neighborhood has historically provided a concentration of social services to the community's underserved population. Multnomah County is a participant in providing the web of support to the community. The County is sensitive to OT/CT Community concerns regarding the potential impact of the Health Department Headquarters and the services provided and recognizes the goals of OT/CT Community Association's 5-Year Action Plan and the City's efforts to work with the community to revitalize this culturally rich and historically significant district. The County, through the Stakeholder Advisory Committee and the planned GNA, will continue to work cooperatively with the neighborhood and the City of Portland to balance the County's delivery of necessary health services with the goals of OT/CT Community Association's 5-Year Action Plan.
- c) The County will evaluate the option of drilling piles rather than driving piles in order to reduce the impact of noise and vibration on Home Forward and Transition Projects residents.
- d) During construction, the County will strive for clear and consistent communication of construction activities. One or more construction supervisors will be assigned to meet with Home Forward and Transition Projects, Inc. managers to develop an effective communication strategy with residents and clients during each phase of the project, including schedule and hours of construction. These communications may include briefings for the Community Advisory Committee, e-mails to identified stakeholders and other appropriate means.

- e) The County will work with Home Forward and Transition Projects to identify resources for residents struggling with noise and other impacts of construction, so that they may leave their apartments during the loudest times. HF and TPI staff can allocate those resources based on need and situation.
- f) The County understands the importance of the two outdoor courtyards adjacent to the construction site and will consider measures to preserve their usability during construction. To enable continued operation of these spaces during construction, steps will 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.

Again, thank you for your valuable input on the County's Health Department Headquarters project. We look forward to working with the community to develop, construct and operate a highly successful project.

Should you have any questions, please feel free to contact the County's Owner's Representative, Douglas Oblatz, at 503-242-0084.

Sincerely,

A handwritten signature in cursive script, appearing to read "Deborah Kfoury", is written over a rectangular area of the document that has been shaded with a fine grid pattern.

Deborah Kfoury
Multnomah County Chair