



TERWILLIGER PLAZA

Living Forward.

October 10, 2017

Portland Planning and Sustainability Commission
1900 Southwest Fourth Avenue
Portland, Oregon 97201

RE: *Portland Comprehensive Plan Periodic Update*
Terwilliger Plaza

The City Council corrected the issue of Terwilliger Plaza having four different Comprehensive Plan designations by changing the entire property to a single designation: **High Density Residential**.

The issue Terwilliger Plaza now faces is that the southeast corner of Block 26 (R128705; 1S1E04DD) was not under our ownership when the City Council acted and was not included in the zoning correction. The owner specifically requested that this property not be included in the correction so the property would retain what the owner perceived as the higher value of commercial zoning.

Terwilliger Plaza now has a signed purchase agreement to acquire the 3,900 square foot lot. In addition, we have the seller's agreement and support to request that the entire property that we control and specifically Block 26 be under a single zone: **RH**.

We ask that the height overlay Map 120-16 be amended to include this parcel in the RH area that allows 4:1 floor to area ratio.

Terwilliger Plaza Purpose

Terwilliger Plaza provides a continuum of care to allow people to age in place surrounded by their families and friends. The facility contains housing units with kitchens, units without kitchens where people eat together in congregate dining areas or in a nice restaurant setting, and accessory uses including offices and health care. These functions all are permitted in an RH zone which includes High Density Residential.

Terwilliger Plaza Mission Statement

Terwilliger Plaza is a nonprofit Continuing Care Retirement Community empowering seniors to lead vital and engaged lives within the Plaza and the larger community. The

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Plaza embraces diversity and is self-governed, non-sectarian and nationally accredited. Our goal is that all seniors experience a life of dignity, respect, and compassion.

Terwilliger Plaza History and Services

In 1950, plans for Terwilliger Plaza evolved from the vision of members of the Oregon Retired Teachers Association. In 1958, a planning committee chaired by Lesta Hoel, a longtime math teacher at Grant High School who went on to become the first President of the Board of Directors, organized a corporation and built the Tower building of Terwilliger Plaza with an FHA loan. The first residents moved into the Plaza in 1962.

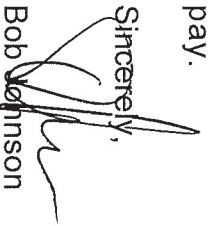
As a nonprofit retirement community for people 62 and over, Terwilliger Plaza is distinct from its peers. It is one of only three facilities in the nation that is resident governed. The Board of Directors is comprised of a majority of residents that live at Terwilliger Plaza and are elected by their peers. The board also includes nonresident board members that are local professionals who lend their valuable business expertise.

Terwilliger Plaza is registered with the State of Oregon as a Continuing Care Retirement Community. As such, Terwilliger Plaza provides a continuum of housing and healthcare related services on its campus, which includes 247 apartments in the Tower and the Heights ranging from 378 to 1,895 square feet of living space. In-home care services are available on-site for residents that choose to stay in their apartments but need companionship or support with activities of daily living. In addition, there are 65 assisted living and residential care apartments available if residents require more assistance and choose to move to a more enhanced healthcare setting. Licensed nurses are on-site twenty four hours a day. Outpatient rehabilitation services are available onsite. The Plaza employs almost 200 persons with the majority of staff using public transit and alternative means of transportation to access the campus.

The Plaza is intended to provide all of the services and amenities needed for residents to live a vital and engaged lifestyle. In addition to the health care services mentioned above, the Plaza provides a broad spectrum of wellness activities for body, mind, and spirit. Those activities include a woodwork shop, a swimming pool and spa, a full-service dining venue, a grocery and deli, and a salon. Within walking distance to the downtown area and Portland State, and with the Plaza's easy access to public transit, the residents of Terwilliger Plaza enjoy all that the City of Portland has to offer.

As a nonprofit community, Terwilliger Plaza is committed to continue to provide services to residents that have outlived their financial resources. In more than 50 years of its history Terwilliger Plaza has never asked any resident to leave due to their inability to pay.

Sincerely,



Bob Johnson

Interim President/CEO

Terwilliger Plaza

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