



October 12, 2017

Portland Planning and Sustainability Commission
City of Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
psc@portlandoregon.gov

We request that you revert the comprehensive plan and zone anticipated to change in 2018 back to the existing or similar entitlement that exists today on the property located at 10006 SE Ankeny (state ID# 331N2E 2300 & 2400).

Cascadia Behavioral Healthcare (Cascadia) is a private, not-for-profit whose mission is to deliver whole health care – integrated mental health and addiction services, primary care, and housing – to support our communities and provide hope and wellbeing for those we serve. With over 35 years of experience, Cascadia provides a robust safety net of services for over 16,000 children and adults annually who are experiencing serious mental health and addiction challenges and who face poverty, homelessness, social isolation and trauma across the Portland metro area.

Portland is estimated to have a population of 26,000 individuals needing specialized mental health and addictions treatment. Research tells us that Oregonians with serious mental illness die 25 -35 years earlier than the general population; largely as a result of profound health disparities. Healthcare costs are estimated to be 2 to 4 times higher for individuals with mental health conditions who are homeless.

Cascadia is unique in that we are the largest and in many cases the only provider of specialty housing and integrated services for this vulnerable population. Cascadia is 1 of 13 organizations across Oregon that have recently been designated by the Oregon Health Authority as Certified Community Behavioral Health Centers, and 1 of 2 in Portland. This certification adds primary care screening and monitoring, care coordination, and health promotion and prevention services to our service array.

Cascadia also operates 655 housing units in 46 properties in the Portland Metro area for people with disabling mental illness. For this, Cascadia has been recognized at the state and local level. Cascadia received the 2010 Coordinating Committee to End Homelessness Achievement Award, and has received multiple Achievement of Excellence awards from Oregon State for development and provision of special needs housing.

With the clarity of mission as set forth with its CCBHC designation, Cascadia has embarked on redesigning its clinic sites and their connection to housing as evidenced by the new construction of the [Garlington Health Center](#) and [Garlington Place Apartments](#) in NE Portland. With that in mind, Cascadia has been looking at replacement sites for over a year in the general vicinity of our Woodland Park clinic located at 10373 NE Hancock St, until we found the site at 101st and SE Ankeny. This property has many strong points that make it an ideal site for relocating our Woodland Park clinic:

1. Excellent location within 2 miles of our current operation. Improved accessibility to Mid and East Multnomah County communities;
2. The site has had a great deal of environmental remediation steps in process or completed;
3. Large parcel to accommodate 2 buildings with capacity for a clinic, multifamily affordable housing and parking on the site;
4. Great access to public transportation with two MAX lines and bus service in close proximity;
5. A wealth of neighborhood amenities and local business within a short distance;
6. The close proximity of established medical institutions, and
7. The current zoning designation is ideal for our intended use.

We intend to work with the City to find a solution that will allow us to develop the site to expand mental health services and housing opportunities to communities in mid and East Multnomah County Communities. The proposed zone allows everything except the most critical component - housing. The Best Practice models in our field at present promote a community based integrated health framework with a continuum of care for people with mental health and addiction challenges. Housing is a critical piece in this integrated model, thus Cascadia is interested in developing this site on SE Ankeny to provide integrated healthcare focused on mental health, addictions, primary care and wellness services along with affordable housing.

We recognize that we are in a legislative process and support a clear map patterns as opposed to a spot zone. We have contacted our property seller and neighbors and have positive support for a mixture of uses including residential between our property and SE 102nd.

Sincerely,



Jim Hlava

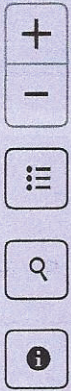
Vice-President – Housing

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SE Ankeny

10006 SE Ankeny	10010 SE Ankeny
33 IN 2E TL 2400	33 IN 2E TL 2300

SE Pine



* Subject Property

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 S.E. 1/4 SEC. 33 T.1N. R.2E. W.M.
MULTNOMAH COUNTY
1" = 100'



* Subject Property

7/10/2015

NW COR. BANFELD LIGHT RAIL
EARNEL HAMMON D.L.C. 46
3 SEE MAP 1S 2E 33B

1N 2 POF

1N 2 POF