

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6563

**DESIGNATE BLOCK 25 AS THE LOCATION FOR THE NEW
BLANCHET HOUSE FACILITY BY THE TRANSFER OF THE
PARCEL OF LAND OWNED BY PDC IN THE NORTHEAST
CORNER OF BLOCK 25 TO BLANCHET HOUSE IN EXCHANGE
FOR THE PARCEL OF LAND OWNED BY BLANCHET HOUSE**

WHEREAS, PDC has initiated the North Old Town/Chinatown Redevelopment Strategy with the participation of a Stakeholder Advisory Committee to define a vision and implementation strategy for development in north Old Town/Chinatown, including the identification of a site for new facilities for the Blanchet House of Hospitality (“Blanchet House”);

WHEREAS, the Blanchet House of Hospitality is a not-for-profit corporation and provides over 600 meals a day to homeless and low income individuals and provides temporary housing for up to 32 homeless clients/volunteers;

WHEREAS, the current Blanchet House facility is not adequate for its current use and Blanchet House has been working with PDC for several years to replace and improve its existing facility, and PDC has \$2 million dollars for this project in the requested River District budget;

WHEREAS, the Blanchet House intends to rebuild their current facility as an approximately 20,000 square foot facility and intends to provide meal services without interruption during the development of their new facility;

WHEREAS, PDC and the Blanchet House acknowledge that the replacement of the existing Blanchet House facilities would allow the Blanchet House to improve its current services including the provision of queuing internal to the site and that a redeveloped Blanchet House is in the best interest of the Old Town/Chinatown neighborhood and the many homeless and low income participants of the Blanchet services;

WHEREAS, community support has been high for the continued siting of Blanchet House near their current location and this support has been voiced at many meetings held from November 2007 – February 2008 hosted by Old Town/Chinatown Visions, the Old Town/Chinatown Neighborhood Association and the Old Town/Chinatown Visions / Neighborhood Association Joint Land Use Committee;

WHEREAS, Blanchet House has agreed to work with the community to develop a “Good Neighbor Agreement” that addresses the development and the operation of the new Blanchet House facility;

WHEREAS, the block bounded by NW Flanders and NW Glisan between NW Third Avenue and NW Fourth Avenue is known as “Block 25”;

WHEREAS, the Blanchet House has been located in Old Town/Chinatown on Block 25 for over 56 years;

WHEREAS, the Blanchet House owns approximately one-sixteenth of Block 25 comprising approximately 2,500 square feet in the northwest corner of the block and more fully described in the attached "Exhibit A";

WHEREAS, PDC owns approximately one-quarter of Block 25 comprising approximately 9,500 square feet in the northeast corner of the block and more fully described in the attached "Exhibit B";

WHEREAS, PDC and the Blanchet House have evaluated the feasibility of a number of sites as potential locations for the Blanchet House and have found the use of Block 25 to be the most efficient use of public resources;

NOW, THEREFORE, BE IT RESOLVED that the PDC will make land available for the development of the new Blanchet House facilities by transferring the parcel of land owned by PDC in the northeast corner of Block 25 to Blanchet House of Hospitality in exchange for the parcel of land owned by Blanchet House in the northwest corner of Block 25;

BE IT FURTHER RESOLVED that the terms and conditions of this transfer will be detailed in a Development and Disposition Agreement to be negotiated between PDC and the Blanchet House of Hospitality and said Agreement shall also provide the terms and conditions for the provision of \$2 million dollars of project funding as set forth in the adopted Downtown Waterfront Urban Renewal Area budget and included in the potential expansion of the River District Urban Renewal Area budget;

BE IT FURTHER RESOLVED that PDC will enter into a planning exercise with Blanchet House to ensure that the development of the Blanchet House will respect the potential for a future development by others of a "Gateway" element in Glisan Street and the development potential of the remainder of Block 25;

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon its adoption.

Exhibit A: Block 25

Property owned by Blanchet House of Hospitality

Portland Property ID #: R140393

State ID # 1N1E34CA 800

Site Address: 340 Northwest Glisan Street, Portland, OR 97209

The west half of Lot 7 on Block 25, Couch's addition to the City of Portland

Approximately 2,500 square feet

Located in Northwest corner of Block 25

Property owned by Portland Development Commission, City of Portland

Portland Property ID #: 140389

State ID # 1N1E34CA 300

Site Address: 314-316 Northwest Glisan Street, Portland, OR 97209

Lots 5 and 8, Block 25, Couch's addition to the City of Portland, except the East five feet thereof, taken for the widening of Northwest 3rd Avenue

Approximately 9,500 square feet

Located in Northeast corner of Block 25

Remainder of Block 25 is owned by the City of Portland
and leased to Northwest Natural Gas