

# Coalition For Homeless Families

**"Families with children are  
the fastest growing sector of  
the homeless population."**

National Coalition for the  
Homeless, 2003

4610 SE Belmont  
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Portland, Oregon 97215  
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**Chair:**  
Suzanne Washington  
Chief Operating Officer  
Portland Impact

#### 2007 Members:

Cascade AIDS Project  
Central City Concern  
Common Cup Shelter  
Community Transitional School  
Friendly House  
Human Solutions  
Insights Teen Parent Program  
IRCO  
Multnomah County  
- Health Department  
- Department of School and  
Community Partnerships  
- Human Services Dept.  
My Father's House  
Native American Rehabilitation  
Association  
Neighborhood House  
Portland Impact  
Salvation Army, Door of Hope  
SEI Community Service  
West Women's Shelter  
YWCA of Greater Portland

October 22, 2007

David Sheern  
Associate Project Coordinator  
222 NW 5<sup>th</sup> Ave  
Portland, OR 97209-3859

Dear David,

I am writing on behalf of the Coalition for Homeless Families. We ask that you consider the following information during your decision involving the development of the Multnomah Armory.

As you are no doubt aware, affordable housing in the Multnomah County area is an ongoing problem, presenting the most vulnerable families in our society with great risks. We believe that affordable housing for poor and low-income children and their families and those at-risk of homelessness is one of the most important factors in assisting vulnerable families in our community to be successful. Homeless families are often unseen and overlooked, but are not by any means uncommon. Families with children are by far the fastest growing sector of the homeless population (National Coalition for Homelessness, 2003) both here in Multnomah County and nationally.

One of the ways to help these families get off the streets and into decent affordable housing is to have such housing actually available - both for rent and for purchase. The Coalition supports the plan to make the existing Multnomah Armory into much-needed affordable family housing. Across Oregon, housing prices in the private market are out of reach for many families, much less for families living in poverty. Having the Multnomah Armory turned into affordable housing would give many children and their families a chance to prosper and thrive.

Thank you for taking the time to consider this information. If you would like to discuss this further or if I can answer any questions for you, please give me a call.

Sincerely,



Suzanne Washington  
Chair, Coalition for Homeless Families  
503-988-3660, ext. 25780

**Sheern, David**

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**From:** Megan Murphy [murphyschneider@hotmail.com]

**Sent:** Tuesday, May 27, 2008 9:14 PM

**To:** Sheern, David

**Subject:** Sears Armory

Mr Sheer,

I am writing in support of the PDOT's proposal to make the Sears Armory an Emergency Response Facility. This option makes use of existing facilities and benefits a wide area. Additionally, this option would have a lower traffic impact, which is important in maintaining the quality of life in our neighborhood. As a family with two small children, we have serious reservations about the other proposed uses for the armory.

Thank you for your consideration.

Megan Murphy  
7919 SW 28th Ave  
Portland, OR 97219

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Keep your kids safer online with Windows Live Family Safety. [Help protect your kids.](#)

**Sheern, David**

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**From:** susan povolny [susipovolny@yahoo.com]

**Sent:** Tuesday, May 27, 2008 12:59 PM

**To:** Potter, Mayor; Commissioner Adams; Leonard, Randy; Commissioner Saltzman; Sheern, David

**Subject:** Sears Armory Proposal

I am writing in support of the proposal to allow Westside Christian High School to obtain the Sears Armory property in Multnomah Village. I am a resident in Southwest Portland, and feel the high school will be an excellent addition to the neighborhood. The majority of families attending the school will be relatively affluent, which will be of great benefit. Also, the high caliber of students and their families will bring many economic and social benefits, from strong community support and volunteerism, to purchases at local merchants and the likelihood of home purchases in the area. I understand the high school has a high level of commitment to homeless programs, and even specific plans to implement this commitment.

Susan Povolny  
SW 41st Ave.  
Portland

## Sheern, David

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**From:** Linda Doyle [lsdoyle@earthlink.net]  
**Sent:** Tuesday, May 06, 2008 8:09 AM  
**To:** Sheern, David  
**Subject:** DOD Properties

Name: Linda Doyle  
Affiliation: community member  
Phone:

My comments relate to the Sears US Army Reserve Center location:

I believe the space would be best served as a mixed-income housing (as it would help bring families back to our community and help keep our public schools open.)

I also believe that a park or small open space would be compatible with the mixed-income housing.

I strongly DISAGREE with the use of the site as an educational facility since it would be a private high school, once again draining the local public school systems.

Thank you,  
Linda

## Sheern, David

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**From:** John Gunn [shargunn@yahoo.com]  
**Sent:** Tuesday, May 06, 2008 3:28 PM  
**To:** Sheern, David  
**Subject:** DOD Properties

Name: John Gunn  
Affiliation: Neighbor  
Phone: 5032451077

I hope it's not a school. The school directly north is already overtaxing the limited infrastructure on Capitol Hill Road. If the schools are affiliated they will want to develop the road easement on SW 25th Avenue, between the two schools. That would be a nightmare for traffic merging on Multnomah Blvd. from Barbur and I-5 and 26th Ave.

We are trying to develop community in the area--a bicycle/pedestrian community. I hope the final design adds affordable housing and other community functions that augments a walking/transit/biking community rather than driving a wedge in it. We need higher density to bring this about.

That is my hope and my vote.  
Sincerely,  
John Gunn  
1424 SW Freeman St.  
Portland, OR 97219

## Sheern, David

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**From:** David Gutzler [dgutzler1@comcast.net]  
**Sent:** Tuesday, May 06, 2008 7:05 PM  
**To:** Sheern, David  
**Subject:** DOD Properties

Name: David Gutzler  
Affiliation:  
Phone: 503-522-5673

Re: Sears Project.

I have lived in the area many years and I am a 1967 graduate of Wilson HS. I attended the first two meetings and several smaller meetings along the way. I'm interested if you have received input from the neighbors and the community that an additional school is needed. Do you have data and/or physical evidence that the community is requesting more schools in their area? Over the last 5 years, I have become familiar with the need of affordable housing. I hope this opportunity to really help these needs is not missed. Thank you.  
David Gutzler

## Sheern, David

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**From:** Clyde Dixon [clydedixon@excite.com]  
**Sent:** Sunday, May 11, 2008 10:32 AM  
**To:** Sheern, David  
**Subject:** DOD Properties

Name: Clyde Dixon  
Affiliation: Multnomah resident  
Phone: 503-452-8492

Regarding the Multnomah base, I would much prefer a new use for the site that accomplished one or more of the following:

- Added the property back to the tax base, even if it was not fully taxed for a number of years in order to encourage some public good, such as low income housing.
- Served a public good that would otherwise be in short supply in the community.

For those reasons, I strongly urge you not to pursue the Christian High School. There is nothing about such a use which serves the greater community and there is no shortage of schools in the area, private and Christian or otherwise.

My preferred use would be a west-side emergency center. Of the proposed uses, this seems to be the one that would otherwise be most neglected and would probably best leverage the existing infrastructure and location of the site.

My next preferred use would be some form of mixed use development which included some below market rate housing as one component. I strongly advise against creating a facility that is entirely low income housing.

Sincerely,

Clyde Dixon

**Sheern, David**

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**From:** tsens@comcast.net  
**Sent:** Monday, May 12, 2008 8:56 PM  
**To:** Sheern, David  
**Subject:** re: Multnomah Armory future use

Dear Mr. Sheern,

We will be unable to attend the Portland Development Commission hearing tomorrow evening, May 13th, regarding the future use of the Multnomah Boulevard Armory building. My husband and I would like to express our enthusiastic support for the Westside Christian High School bid for the building. Our children currently attend West Hills Christian school on Capitol Hill Road. We will be making a decision about high school attendance for both of them next year. West Side Christian is high on our list. Despite its distance from our home in southwest Portland we are still strongly considering it because of the quality of the program and of the many students we have seen graduate and go on to competitive universities. The school emphasizes leadership development and community service. I am confident the students and staff would be excellent neighbors in the Multnomah area and would draw quality families attending to move into the Multnomah area. They have state champion level music and drama programs which would enrich the local community. The Westside students will be respectful of local businesses and property.

Our family has been active participants in the Multnomah Village community for years, frequenting the eating establishments, taking classes at the Arts Center, playing on local rec sports teams and attending the Multnomah Days in August. West Side Christian High School would be a positive and energizing addition to the Multnomah Village Community.

Drs. Ann and Andy Tsen  
2889 SW Labbe Avenue  
Portland, 97221

**Sheern, David**

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**From:** Todd\_Jetton@ziba.com  
**Sent:** Monday, May 12, 2008 9:56 PM  
**To:** Sheern, David  
**Subject:** Sears Armory facility

David Sheern, good evening

I am writing you to let you know I am concerned with the use of the Sears Armory. I would like you to consider Westside Christian High School of the site as I plan on sending my kids to this school and would like it to be close to our home.

My wife and I have lived in the Hillsdale/Vermont Hills area for the past 13 years and plan on living and retiring within the area. Currently our children ( 3 and 5 years of age) attend the Portland Jewish Academy and Westside Christian School. We appreciate the diversity of private schools in this area and would like to see the High School be considered for the Armory property. I would like to send them to schools within our neighborhood to reduce commute time our carbon foot print.

Please let me know if I can be of service to you during this importance decision. Thank you for hearing my concern - Todd

Todd Jetton | Program Management Director | Ziba Design, Inc. | 503.402.8804 direct | 503.320.5757 mobile | [www.ziba.com](http://www.ziba.com)

5/29/08

**Sheern, David**

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**From:** Al Lammers [al.lammers@gmail.com]  
**Sent:** Monday, May 12, 2008 10:36 PM  
**To:** Sheern, David  
**Cc:** aalammers@netzero.com  
**Subject:** Westside proposal for Sears Armory Reuse

To: PDC Project coordinator David Sheern

Re: Westside Christian High School proposal for Sears Armory Facility Reuse

Dear sir,

We are writing in support of Westside Christian High School's proposal for reuse of the Sears armory in Multnomah Village.

My wife Amy and I were very excited to hear about Westside's proposal for reuse of this property. We have 3 children ages 3, 5, and 7. We live about 1/2 mile from the Armory at 1641 SW Canby Street, just up the hill from West Hills Christian School (WHCS). We have lived in this neighborhood for over 10 years. We really enjoy living in this neighborhood. Our oldest child attends 1st grade at West Hills Christian School and we hope to send all 3 of our kids to WHCS through 8th grade. We are strongly considering sending our kids to Westside Christian High School. Having Westside in our neighborhood would be a huge selling point for us to stay here.

We are very committed to this neighborhood. We feel extremely fortunate to live and go to school (and teach the kids to ride bikes at the school track after school!) all in this neighborhood. We plan to live here and send our kids to school here for a long time. I love to advertise this neighborhood to friends as a great place to live, and some have already moved into the village. The proximity of the Christian School is a big draw!

On a final note, as a family who lives here 24 hours a day (we don't *just* go to school here) and considering the 4 proposed uses for the property, we think the school would be the best for the neighborhood.

We strongly urge the PDC to approve Westside Christian High School's application for reuse of the Sears armory facility. We look forward to attending the Multnomah Neighborhood meeting in support of Westside's proposal tomorrow evening.

Sincerely,

Al and Amy Lammers  
1641 SW Canby St.  
Portland, OR 97219

5/29/08

## Sheern, David

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**From:** Joel Michaelson [JT@JTPortraits.com]  
**Sent:** Tuesday, May 13, 2008 12:31 AM  
**To:** rmbonella@comcast.net  
**Cc:** Sheern, David  
**Subject:** Sears Armory

Dear Multnomah Neighborhood Assn.,

Growing up on Capitol Hwy, I attended Multnomah & Wilson HS. My wife and I are always shopping in Multnomah and eating at Seasons & Regions and O'Connors, but I must confess I now live closer Jackson, (Which, growing up, I swore I'd never do!).

I am also quite familiar now with Westside Christian High School, my son and daughter both attended & graduated from the school.

I believe that our Multnomah community would be well served to welcome a school like Westside into the neighborhood.

What has personally impressed me about Westside is:

\* This school embodies the Multnomah spirit for service & community that goes well beyond what the school requires from their students & parents. Every year, Westside students log over 3,500 service hours. This is just the hours "officially" counted; many more hours are served by students with no expectation of credit or praise.

\* Whatever your opinion of a "Christian" school, when you have a school that feels so strongly about serving, even the most hardened skeptics must be a bit softened when they see them put their heart into action. Whether its serving the homeless, battered women, or the elderly, the list of worthy projects and grateful recipients is impressive.

\* The school even took the initiative to support a home for youth in Thailand, which are at a high risk from being exploited in the sex-trade. Westside raised building funds on their own, sponsored children, and even formed an army of students, parents and staff volunteers to serve the children each summer.

\* Westside does all this with no permanent home of their own. They are renting a facility in Lake Oswego but their opportunity for serving locally is limited. Countless projects throughout the Portland-Metro area have been beneficiaries of the school's service projects over the years, but having a permanent home will allow Westside to finally have a community to call their own and have ongoing projects that will impact their neighborhood as well.

Personal note:

Before we ended up sending our kids to Westside, I was a bit apprehensive, fearing the students or parents were maybe socially sheltered. It turned out not to be the case at all.

My opinion of Westside was shaped when the Dean of Students & Wilson alumni, Steve Pringle, related a story of an event he witnessed while he was a student at Wilson. He was visiting a friend at a Westside basketball game. Near the end of the game, Westside was losing badly. The Westside coach put in a kid that hadn't scored the entire season. The student made a shot and scored with a few seconds left in the game. The Westside student body immediately rushed the court and carried that kid around the gym like he was a hero. For high school kids to care more about a student than the season record is rare, but that is what Westside is all about. I knew that this was a place I wanted my kids to go. I have never regretted it since.

Seeing the history and heart of Westside Christian High School like I have, I feel they will add a rich aspect to our already caring community.

Since the Multnomah Neighborhood Association's objective is to look out for what is best for the community, having a neighbor like Westside, in my opinion, will add tremendous

**Sheern, David**

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**From:** JPFamily [jpfamily@qwest.net]  
**Sent:** Tuesday, May 13, 2008 1:00 PM  
**To:** Sheern, David  
**Subject:** Sears Armory facility

**David Sheern**  
**PDC Project coordinator**  
**Portland Development Commission**  
**222 NW Fifth Ave**  
**Portland, OR 97209**  
**[sheernd@pdc.us](mailto:sheernd@pdc.us)**

**Dear Mr. Sheern,**

**I am writing you in support of West Hills Christian School who has applied for the Sears Armory. I am a long time community resident and know them to be good neighbors and a positive influence in the community. Please select them for use of this site. It has many features that would benefit them and they would benefit the community greatly.**

**Sincerely,**

**Edith Prouty**  
**5262 SW Taylor's Ferry Road**  
**Portland, OR 97219**

**Sheern, David**

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**From:** Steve Reiff [sdreiff@gmail.com]  
**Sent:** Friday, May 16, 2008 9:37 AM  
**To:** Sheern, David; Witcosky, Keith J.  
**Cc:** Hutch Johnson; Andy Sears  
**Subject:** Armory briefing

Hi Keith and David,

It was good to see you both at the Neighborhood meeting on Tuesday night. Although we would have liked to have been the top choice in the straw polling, we were encouraged by one 2nd out of 5 placing. I think there were enough folks who didn't understand or accept that a private organization could legitimately be a recipient of federal property through this process (such as the Art Institute downtown). Also, there seemed to be a more-than-expected anti-religious sentiment.

As you begin to present your findings to City council, we would like to reiterate:

- We are the ONLY applicant approved for a 100% public benefit conveyance.
- We are the ONLY applicant not requiring additional city funding for capital or operations
- We are the ONLY applicant proposing to generate significant funds TO the city for property the city does not own.
- We are the ONLY applicant providing a legitimate homeless benefit, a requirement of consideration for the BRAC process and aligned with the City's 10 year plan
- Our plan is arguably near the top on issues of sustainability, community aesthetics, and traffic impact
- We are the only applicant to meet with the neighborhood more than a dozen times since the Fall of '06, and modify our plans accordingly.

Through comments we received after the meeting, we believe the community would embrace us as a good neighbor.

Finally, we wanted to point out this is our ONE and ONLY opportunity to locate strategically close to our largest feeder school. PDOT themselves admitted their interest in the Sears site was primarily financially motivated, and that other sites would be viable except for the money. Frankly, a 4 acre site is overkill for 10 ongoing employees. And, our opinion is that an industrial use such as this should be placed in an industrial setting, not one zoned for residential. This is an opportunity to correct a non-conforming use.

Thank you in advance for you ongoing consideration.

Steve Reiff, Board member  
Andy Sears, Principal  
Hutch Johnson, Board chair

**Sheern, David**

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**From:** Edmiston, Robert [redmiston@enterprisecommunity.org]  
**Sent:** Friday, May 16, 2008 2:23 PM  
**To:** Sheern, David  
**Subject:** RE: BRAC - Sears Meeting Thursday May 8th

David -

Thank you for your participation in the Neighborhood Association meeting this week and your work on behalf of the PDC on the Sears Reuse Planning Project.

I am a resident of the Multnomah neighborhood - as of course is my wife Nancy - and an employee of Enterprise Community Partners, an investor and advocate for affordable housing.

I have a few comments on the "Sears Draft Section 5" posted on the PDC website. With respect to the "Strengths/Opportunities" listed under Alternative 3:

- Both housing proposals envision providing permanent supportive housing to homeless families. I suggest that a statement to the effect that the housing proposals, "support the City's 10-year plan to end homelessness" be added to this section.
- I would also suggest that bullet point 2 be amended to state that the inclusion of family housing - both multifamily rental and for sale townhomes - would support The City of Portland's Schools Families Housing Initiative. The fact sheet does mention that the family housing could have a positive impact on neighborhood school enrollment. It is appropriate to highlight that increasing neighborhood school enrollments in areas such as SW Portland - which has seen the closure and threatened closure of neighborhood schools - is a City initiative.

Could you also clarify for me - to the best of your knowledge - the status of the City's conveyance request to FEMA? Has FEMA given any guidance on this?

Thanks,

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**From:** Sheern, David [mailto:SheernD@pdc.us]  
**Sent:** Monday, May 05, 2008 5:07 PM  
**To:** Sheern, David  
**Subject:** BRAC - Sears Meeting Thursday May 8th

All,

Another reminder that the BRAC project team will be holding a public information meeting at 7 p.m. on Thursday May 8th at the Sears U.S. Army Reserve Center (2730 SW Multnomah Blvd.). This meeting will serve as a third community meeting to learn about the Sears Reuse Planning Project, to discuss proposed reuse alternatives, and to submit comments directly to project staff. If you are unable to attend Thursday's meeting but still wish to comment, you can do so by replying to this email or submitting comments in the form provided at the bottom of the project webpage. (<http://www.pdc.us/dod>)

Four project documents have been made available on the project website for you to review prior to Thursday's meeting. (<http://www.pdc.us/dod>)

- \*Sears Final Environmental Conditions Report
- \*Sears Traffic Analysis
- \*Sections 4 and 5 of the Draft Master Reuse Plan

5/29/08

## Sheern, David

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**From:** Ken Klein [vidrip@mac.com]  
**Sent:** Sunday, May 18, 2008 8:52 PM  
**To:** Sheern, David  
**Subject:** DOD Properties

Name: Ken Klein  
Affiliation:  
Phone: 503 367 1564

I am a Multnomah Village resident and I think the best use of this site would be as an emergency resource in response of a local disaster or emergency. As long that scope isn't enlarged, it would be a tremendous benefit to the neighborhood and the entire southwest community. I don't think concerns about traffic or noise would really be a problem if the facility is truly used only for its original intended purpose. I would gladly be woken by trucks at 6:00 A M if they are plowing impassable streets or facilitating emergency routes of any kind during an emergency.

My second choice to this would be mixed housing, although in this case I would be concerned about traffic. The traffic analysis that was done did NOT take into consideration Multnomah Blvd's turn into an entrance ramp to the I-5 at that location. In the mornings, traffic backs beyond 22nd, sometimes past 25th. So that really needs to be examined with some better detail.

What I clearly don't want to see is any kind of permanent housing for the homeless and/or drug addicts, and/or criminals, ex-felons, child molesters, or anyone else who would pose a threat to the safety, security, and quality of life of this middle class neighborhood.

I would also not want to see a property of this value (apparently estimated to be in the millions of dollars) handed over for free to a highly exclusionary religious institution. This school is not open to people of all faiths or beliefs - which, I suppose, is okay for a religious school (not that I would send my child to such a place). However, to get a government gift of this valued land to expand an institution that does not welcome all comers - is to violate the spirit of one of the founding principles of this country - separation of church and state. If they welcomed children of other faiths, I would not be this adamant, but they clearly do not - and so they send a message of intolerance to this community - which is composed of people of many faiths and backgrounds.

Thank you for the opportunity to voice my opinion and participate in this process.

**Sheern, David**

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**From:** Alan Rich [arich@nortel.com]  
**Sent:** Tuesday, May 20, 2008 2:58 PM  
**To:** Sheern, David  
**Subject:** Sears Armory use Proposal

Dear Mr. Sheern:

I wanted to let you know my views regarding the reuse of the Sears Armory on Multnomah Blvd. I specifically endorse the proposal from Westside Christian High School because I believe they will provide a community benefit in the following ways:

- Provide additional indoor and outdoor space accessible to the community
- Provide the greatest sustainable use through the reuse of existing structures
- Significantly improve the aesthetics of the neighborhood
- Limit traffic impacts

It is my understanding that Westside is committed to funding a community program to assist homeless families in the City of Portland. I hope the City will encourage this spirit of cooperation among public, private, and faith-based organizations as the community model for the future.

To my knowledge, Westside's application is the only proposal that does not require additional city funds for capital or operations. During a time of cost-cutting & scrutiny over the use of public tax dollars, their application seems like a win for both the city and the neighborhood.

Westside has never owned their own property & as one of the largest private high schools in the State, I believe it is time they have a space of their own. Therefore, I strongly encourage you to consider Westside's proposal for the use of the Sears Armory.

Alan Rich

**Sheern, David**

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**From:** Barlow, Kathryn A [kathryn.a.barlow@intel.com]  
**Sent:** Tuesday, May 20, 2008 8:38 PM  
**To:** Sheern, David  
**Subject:** Reuse of Sears Armory

May 20, 2008

Dear Mr Sheern:

I am a resident of the City of Portland and I would like to share my views regarding the reuse of the Sears Armory on Multnomah Blvd.

One of the proposals being considered is from Westside Christian High School. I would like to endorse the school's proposal, as I believe they would be a great addition to the neighborhood. Westside would get involved in the community, improve neighborhood aesthetics, limit traffic impacts and provide additional indoor and outdoor space accessible to the community, while providing the highest sustainable use through the reuse of existing structures.

I also understand that Westside is committed to funding a promising program to assist recently-homeless families in the City of Portland. This spirit of volunteerism and cooperation among private, public and faith-based organizations is remarkable and something I wish to encourage as a model for the future.

Westside's application is the only proposal that does not require additional city funds for capital or operations. In this season of belt-tightening, their application seems like a win for both the city and the neighborhood.

Westside is ready to have a space of its own for the first time in its 26-year existence and this location would be ideal. As one of the largest private high schools in the State, the opportunity to locate close to the largest feeder school will happen only this one time. I would like to encourage you to support this use for the Sears Armory.

Sincerely,

Kathryn Barlow  
6720 SW Raleighview Court  
Portland, OR 97225

May 18, 2008

Dear David Sheern:

I am a resident of the City of Portland and I wanted to let you know my views regarding the reuse of the Sears Armory on Multnomah Blvd.

I want to specifically endorse the proposal from Westside Christian High School. I believe they would be a great addition to the neighborhood. Their use would provide a community benefit as it would significantly improve the aesthetics of the neighborhood, limit traffic impacts and provide additional indoor and outdoor space accessible to the community, while providing the highest sustainable use through the reuse of existing structures.

I also understand that Westside is committed to funding a promising program to assist recently-homeless families in the City of Portland. This spirit of volunteerism and cooperation among private, public and faith-based organizations is remarkable and something I wish to encourage as a model for the future.

Westside's application is the only proposal that does not require additional city funds for capital or operations. In this season of belt-tightening, their application seems like a win for both the city and the neighborhood.

Westside has never owned their own space for their entire 26-year existence. It is time they have a space of their own. As one of the largest private high schools in the State, the opportunity to locate close to their largest feeder school will happen only this one time. Therefore, I encourage you to support this use for the Sears Armory.

Sincerely,

Catherine Maxwell  
1617 SW Midvale Rd  
Portland, OR 97219

May 20, 2008

Mr. David Sheern  
Associate Project Coordinator  
Housing Department  
Portland Development Commission  
222 NW Fifth Ave. Portland, OR 97209-3859  
503.823.4103 (Phone)  
503.865.3644 (Fax)  
[sheernd@pdc.us](mailto:sheernd@pdc.us)

Dear David,

I believe we met at one of the recent neighborhood association meetings. As a resident of the Hayhurst neighborhood just adjacent to Multnomah, where I shop and conduct business, I want to express my strong opinion regarding the reuse of the Sears Armory on Multnomah Blvd.

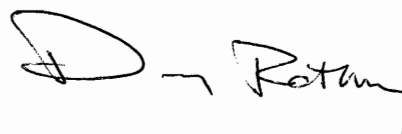
I want to specifically endorse the proposal from Westside Christian High School. Their use would provide a community benefit consistent with the original zoning intention of the neighborhood, improve the appearance of the area, provide additional accessible indoor and outdoor green space to the community, with minor traffic impact. As was mentioned at the neighborhood meeting, the reuse of existing structures provides the highest sustainable use and is the most truly "green" approach.

With this season of our local economy, it is significant that the Westside application is the only proposal that does not require additional city funds for either capital or ongoing operations. It seems as if this fact was glossed over during the other presentations, but it certainly is important in terms of community sustainability.

With Westside's commitment to actually funding a program to assist recently homeless families in the City of Portland, it actually adds to a solution for homelessness. As a volunteer to the homeless for 18 years, I find this innovative yet practical method remarkable and something I hope the city will support.

I strongly urge you to support this Westside's proposal for the Sears Armory, as it is consistent with the neighborhood character, practical, funded and appropriate.

Sincerely,

A handwritten signature in black ink that reads "Doug Rathkey". The signature is written in a cursive, slightly slanted style.

Doug Rathkey



UNITED STATES DEPARTMENT OF EDUCATION

OFFICE OF MANAGEMENT

E-mail: [Barbara.Shawyer@ed.gov](mailto:Barbara.Shawyer@ed.gov)

July 2, 2007

Mr. David Shern  
Portland Development Commission  
222 NW Fifth Avenue  
Portland, OR 97209-3859

Dear Mr. Shern:

I am writing to you today to advise that we received applications for possible educational reuse of the SGT Jerome Sears U.S. Army Reserve Center property from Portland Community College and Westside Christian High School, Inc..

Briefly, Portland Community College indicates that they anticipate using the property to co-locate many of their administrative functions to the site and primarily using the facility for administrative purposes. Westside Christian High School, Inc. proposes to use the Reserve Center to relocate their existing high school that serves approximately 275 students with a staff of 40 to the site and utilizing the property for classroom purposes.

The U.S. Department of Education is required under federal regulations to reach decisions about competing applications based upon the qualifying Public Benefit Allowance discount that each organization's proposed program of use qualifies for under the formula set forth at 34 CFR 12, Appendix A. Both proposals demonstrate significant need as well as benefits to be derived from their respective uses but the community college's administrative uses qualifies for a maximum 80 percent discount, while the high school's classroom use qualifies for a maximum 100 percent discount. Therefore, the U.S. Department of Education has approved Westside Christian High School, Inc.'s application at a 100 percent Public Benefit Allowance discount to relocate their existing non-denominational high school, which is currently located in a leased facility where the lease expires June 30, 2012 and cannot be renewed. Westside Christian High School has committed to ensuring the property is ready to begin offering classes within 12 months of conveyance.

The Department has informed Westside Christian High School and Portland Community College that the final disposition on the future of the property rests with the Department of the Army and the Portland Development Commission as the Local Redevelopment Authority ("LRA") for the facility.

400 MARYLAND AVE. S.W., WASHINGTON, DC 20202-4500  
[www.ed.gov](http://www.ed.gov)

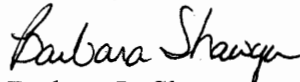
Our mission is to ensure equal access to education and to promote educational excellence throughout the nation.

Page 2 – Mr. David Shern

In the past, former reserve centers have proven to be excellent facilities for numerous educational activities and we sincerely believe that Westside's proposed reuse of this facility would fit well into this property and this neighborhood.

Please let us know if we can provide additional information in support of Westside Christian High School, Inc.'s request for the property or if there are any other questions. I can be reached at (202) 401-0044 or by e-mail at your convenience.

Sincerely,



Barbara L. Shawyer

Federal Real Property Assistance Program



**West Hills Christian School**

503.245-6688 | fax 503.245-4780

7945 S.W. Capitol Hill Rd.  
Portland, OR 97219

whcs.org

**Ben Haskell**  
Superintendent

David Sheern  
Associate Project Coordinator  
Housing Department  
Portland Development Commission  
222 NW Fifth Ave. Portland, OR 97209-3859

**RE: SEARS ARMY RESERVE CENTER**

Dear Mr. Sheern,

As a long term member of the Multnomah community, West Hills Christian School would like to forward our comments regarding the Sears Army Reserve Center as your organization reviews the possible reuses of the facility.

West Hills Christian School has been operating in this community since 1949, and at its current location at 7945 SW Capitol Hill Road since 1955. West Hills is a kindergarten through eighth grade school educating approximately 450 students.

Due to the close proximity of the Sears building to the school, we have taken great interest in the process of finding the next use of this facility. We are concerned how the next use of that site might impact safety, compatibility with the school, and the impact to the community as a whole.

We believe that the community will be best served with the site converted into use by an educational facility. We believe that educational use is the best fit for the following reasons:

- Schools, by their nature, need to maintain green spaces and open areas. This will maintain an attractive and compatible environment for the community.
- Schools provide the opportunity to serve the community, even to people who do not have children in the schools. For example, many members of the community currently use West Hills Christian School's track and field for walks, dog exercise, and recreation during non-school hours.
- West Hills Christian School has enjoyed a long standing relationship with the Army Reserve and has used their parking lot for events requiring more parking than is available on our campus. If a high density occupancy use is housed at the Sears site, our school would be forced to add parking or park on adjacent streets for those events. This compounds the effect of increasing the density of the community.
- Educational use is obviously compatible with the current educational use at West Hills Christian School. We feel that educational use would have the best potential to ensure the safety of our students and continue the community connection that we currently enjoy.

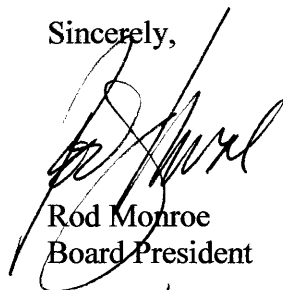
One of the schools pursuing the Sears facility is Westside Christian High School. West Hills Christian School supports Westside's pursuit and believes that Westside Christian High School would add the following additional benefits:

- Typically approximately 80% of the graduates of West Hills Christian School attend Westside Christian High School. Many families have students at both schools. With both schools adjacent to each other, traffic at the two peak times per day would be minimized by carpooling of high school students with grade school students.
- Westside Christian High School and West Hills Christian School could share facilities, to some degree, and further minimize the impact to the community.


West Hills Christian School strongly believes that Education is the best choice for the reuse of the Sears Army Reserve Center. We believe that Westside Christian High School's use of the facility will best serve the community as a whole and West Hills Christian School, which has been a member of this community for nearly sixty years.

Thank you.

Sincerely,



Rod Monroe  
Board President



Ben Haskell  
Superintendent