

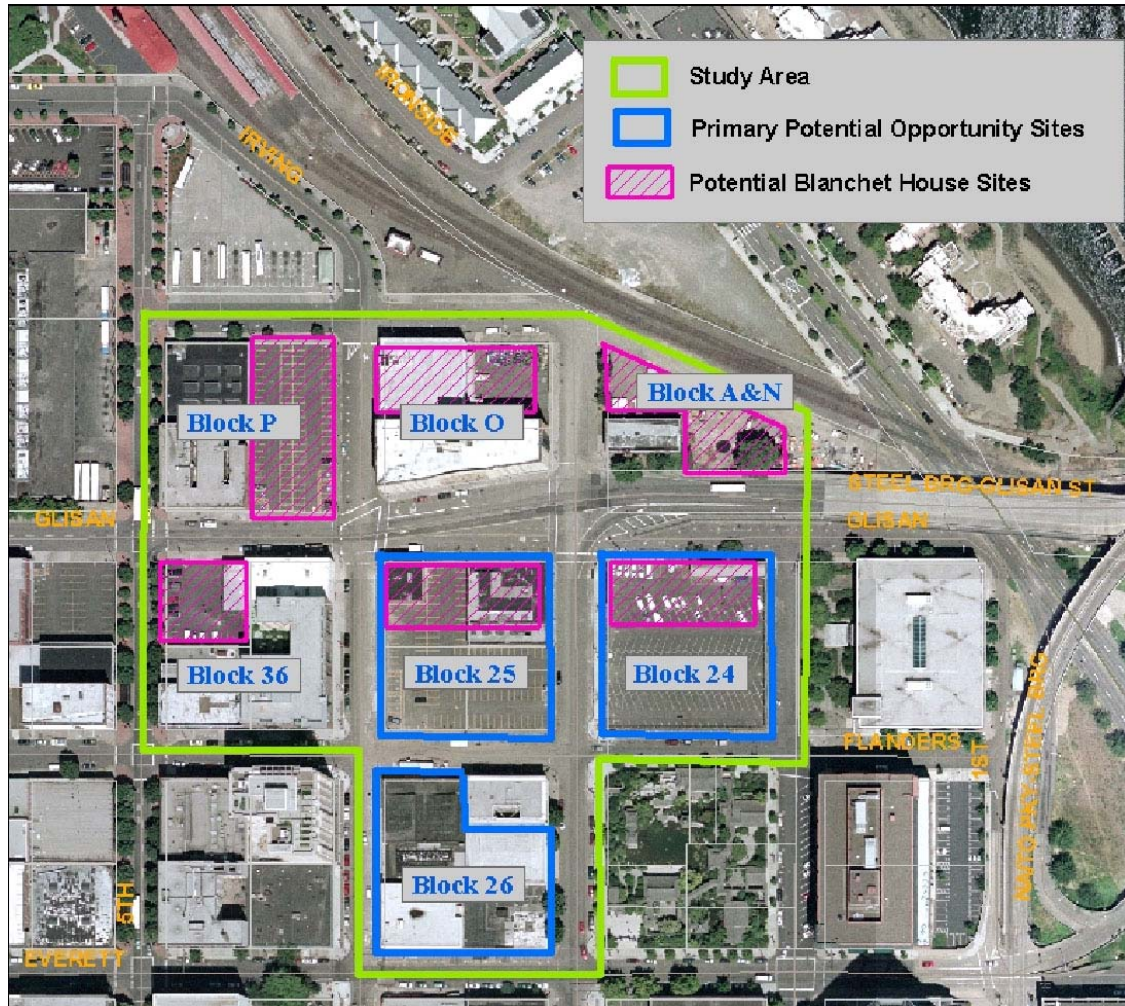
North Old Town / Chinatown Redevelopment Strategy

Background Materials for the SAC WORKSHOP #2 – 14 November 2006

Blanchet House of Hospitality – Expansion Proposal Site Issues

Blanchet House, currently located at 340 NW Glisan Street, has been serving meals and providing temporary lodging to Portland's homeless community since 1952. The facility houses up to 28 men who are directly involved in the meal service program, offering work / volunteer experience for these temporary residents. It is the only facility in Portland serving three meals a day, totaling between 600 – 800 meals every day, in a clean and sober environment.

Study Area Overview and Potential Blanchet Expansion Scenarios



Block P

- *Size:* Could accommodate Blanchet's preferred building footprint with potential of extra space for additional user
- *Acquisition:* Seller is not motivated – ability to acquire site is questionable
- *Development Constraints:* No lease or demolition constraints

Block O

- *Size:* Could accommodate Blanchet's preferred building footprint with potential of extra space for additional user.
- *Acquisition:* Not sure if seller is motivated or if JBH Properties intends to acquire.
- *Development Constraints:* Need to clarify any lease implications. Building is not historic, but demolition is likely to be required

Block A&N

- *Size:* Need to verify if site can accommodate Blanchet's preferred building footprint, and extent of light rail impact on developable parcel. Potential space for garden to be managed by Blanchet volunteers.
- *Acquisition:* Site owned by PDC – need to clarify any agreements with Tri-Met.
- *Development Constraints:* Light Rail spur line may have impact, as will cost of renovating the Historic Fire Station building. Blanchet has expressed that they are not interested in the site.

Block 36

- *Size:* Need to verify if site can accommodate Blanchet's program.
- *Acquisition:* Owner is not currently motivated, due to future potential of pedestrian-oriented retail along the new light rail transit mall.
- *Development Constraints:* May require demolition of existing structure. Need to verify parking implications.

Block 24

- *Size:* Could accommodate Blanchet's preferred building footprint.
- *Acquisition:* Owned by NW Natural (Rate-Payer Lot constraints). Interest in selling is unknown.
- *Development Constraints:* Requires replacement of NW Natural Parking.

Block 25

- *Size:* Could accommodate Blanchet's preferred building footprint.
- *Acquisition:* Owned by Blanchet, City of Portland, and PDC.
- *Development Constraints:* Requires replacement of NW Natural Parking and Type 4 Land Use Review for demolition of two historic structures.