

# pearl family development

an affordable home, community center, and child care facility for families and children in the central city  
River District, Portland, OR

## INTRODUCTION

Central City Concern and Zimmerman Community Center, two neighborhood non-profit organizations are proposing to build a mixed-use development comprised of family housing, a community center, and child care facility in Portland's River District. All of these amenities will be made affordable to a range of incomes to encourage neighborhood diversity. This pioneering project will position the River District neighborhood as one of the nation's preeminent family-friendly urban centers.

The project's conceptual design has evolved over the last two years as a result of collaborative work with the neighborhood, city, and project stakeholders including families and children. Through this collaborative work a set of project principles (seen at right) have been identified to guide the development.

A 'family forum' sponsored by the Pearl District Neighborhood Association, Portland Development Commission, CCC, and ZCC was held in May 2006 where families identified affordable family housing, child care, and a community center as the highest priority needs for the neighborhood. This confirmed the direction of earlier city-adopted neighborhood development plans that identified the building of these amenities as high priority projects. Several years later the district has a unique opportunity to turn all of these long-awaited projects into a reality.

This Fall, the Portland Development Commission will be releasing a request for affordable family housing proposals for the vacant lot at 9th and Overton. Central City Concern and Zimmerman Community Center will be submitting a proposal to turn this lot in the heart of the district into a family-oriented, mixed-use development, creating an integrated building that serves the neighborhood.

## PROJECT PRINCIPLES

### Understand the Needs of Children & Families

*by learning to see through a child's eye, we can understand their uniqueness and needs to create an environment that supports positive growth*

### Provide Essential Neighborhood Family Amenities

*healthy neighborhoods that attract and retain families are comprised of schools, housing, parks, public transportation, a community center, retail, and family services such as child care*

### Accommodate Mixed Incomes

*affordability, matched to one's economic capacity, fosters diverse, healthy neighborhoods*

### Cultivate Diversity

*by supporting an array of ages, family types and economic capacity, neighborhood diversity is encouraged*

### Design for Children and Families

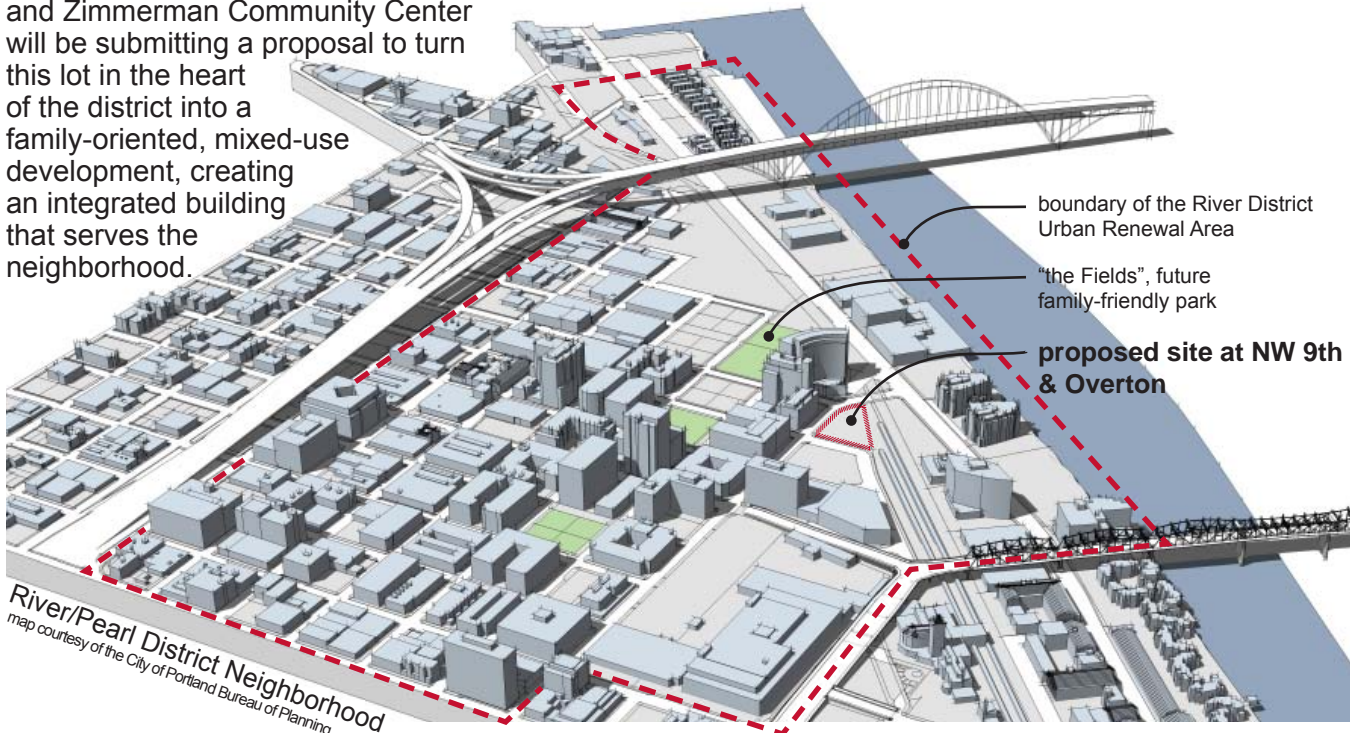
*create a project for people of all ages that addresses their unique needs by understanding best practices, exploring creative possibilities, and creatively weaving parts together in poetic expression*

### Design for and Build Community

*be welcoming and invite interaction, relationship building, and ownership*

### Advance Society Toward Sustainability

*provide for our children and children's children*



# pearl family development: building program in detail

## CENTRAL CITY CONCERN FAMILY HOUSING

Owned & operated by Central City Concern, the mixed-income family housing will be available to diverse family types in a building that supports community. It will feature:

- **affordable family housing:** studio, one, two, three, and four bedroom units for diverse families whose income ranges from 0-60% MFI
- **a residential community supportive of family:** serving Central City Concern clients as well as others who wish to live in an environment that supports families and children
- **common residential area:** (both indoor and outdoor) that includes family gathering and play area

## ZIMMERMAN COMMUNITY CENTER

Operated through a proposed consortium of non-profit partners that includes Zimmerman Community Center, Peninsula Children's Center, Friendly House, and Ecotrust, the community center will provide programming for children, families, and seniors in the River District on a sliding fee scale. Key programming features will include:

- **Early Childhood Center:** extended-day child care for 100 children ages 6 weeks through 5 years, including half-day and full-day pre-school options
- **Before and After School Programs:** child care and enrichment program for children ages K-5th grade; available before and after school, on school closure days, and during the summer
- **Indoor Play Park:** co-operative indoor park for children 0 to 4 years old
- **Outdoor Playground:** play area on outdoor terrace that includes a garden and views of the trains
- **Classes and Workshops:** family art and music classes, yoga, theater, and other programming offered by a range of partner organizations
- **Meeting and Activity Rooms:** classrooms and a full-size gym available for meetings, community activities, classes, clubs, and sports
- **Event Rentals:** high quality, affordable rental space for conferences, retreats, weddings, and celebrations
- **Community Wealth Venture Coffee Shop:** coffee shop operated in partnership with a local non-profit, offering job training to low-income residents and affordable prices
- **Community Building Initiative:** opportunities for the community's diverse members to build relationships and strengthen local civic life

## PROJECT SUMMARY

### Location

NW 9th & Overton, Portland, Oregon  
Pearl District Neighborhood  
River District Urban Renewal Area

### Project Scope

34,800 sq ft site (.80 acres)  
16 stories  
175 residential units

### Program Scope

affordable rental housing (180,000 sq ft)  
community center  
child care facility (up to 92 full-time slots)

### Residential Unit Profile

Affordable units serve *extremely low-*, *very low-*, and *low-income* households (0-60% AMI)

Studios	400 sq ft
1-BR	600 sq ft
2-BR	800 sq ft
3-BR	1,000 sq ft
4-BR	1,350 sq ft

### Green Benchmarks

Living Building Challenge  
Green Communities

### Project Status

conceptual design ongoing, if successful in site acquisition, construction anticipated to begin January '09

### Project Team

#### Owner:

Central City Concern

#### Major Tenant:

Zimmerman Community Center

#### Project Manager:

Gerding Edlen Development

#### Architect:

SERA Architects

#### Contractor:

Walsh Construction Company