

CCC Blackburn Center  
Portland, Oregon

**SQ FT**  
**116,000**  
**building GSF**

**OWNER/  
AFFILIATION**  
Central City Concern

**ARCHITECT(S)**  
Ankrom Moisan  
Architects

**COMPLETION DATE**  
June 2019



Looking NW along Burnside St.



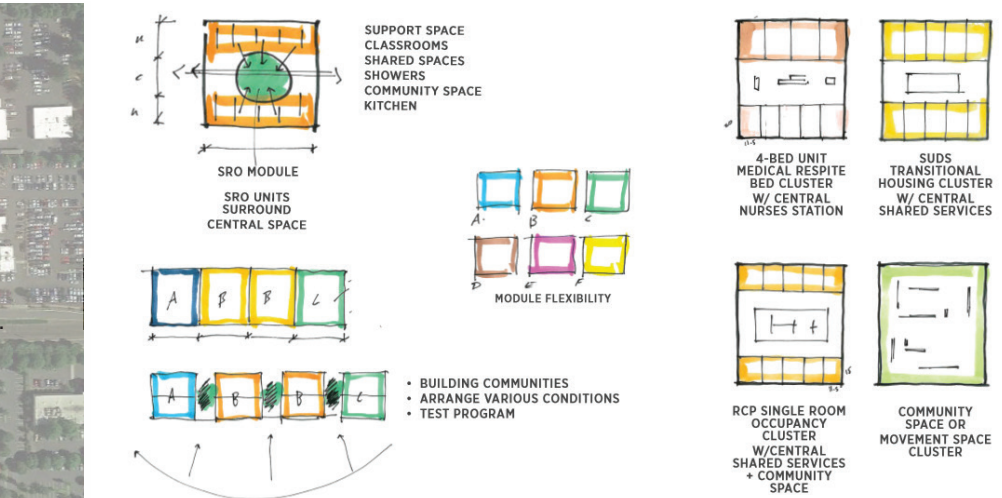
Close-up of southern sun shades



Close-up of Blackburn sign at entry



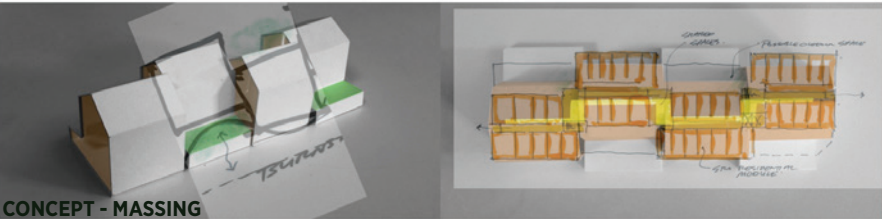
SITE MAP



Single-room occupancy units are designed to be flexible with human-centered attributes of healing where common shared spaced are surrounded by housing units. Each cluster is designed to be modular with opportunity to convert spaces on demand. This concept seeks to organize the units into clusters, or family pods, emphasizing not only the idea of 'HOME' and all the feelings of stability and comfort, but also to encourage interaction and support among the residents.



PEER RELATIONSHIPS THAT NURTURE AND SUPPORT  
PERSONAL TRANSFORMATION AND RECOVERY



CONCEPT - MASSING

ABOUT | DESIGN INTENTIONS

The building design is a resultant of four modules creatively arranged and stacked on the site. Each Module is positioned to maximize light and air, allow various types of outdoor spaces, create a scaled frontage along the street, carve out south-facing public spaces, and orient edges towards public transit.

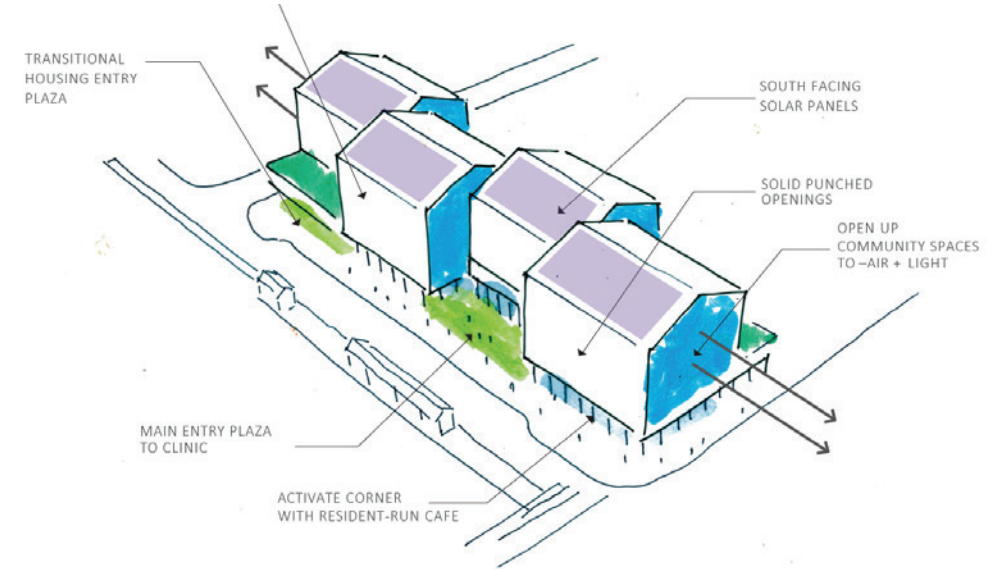


# CCC Blackburn Center

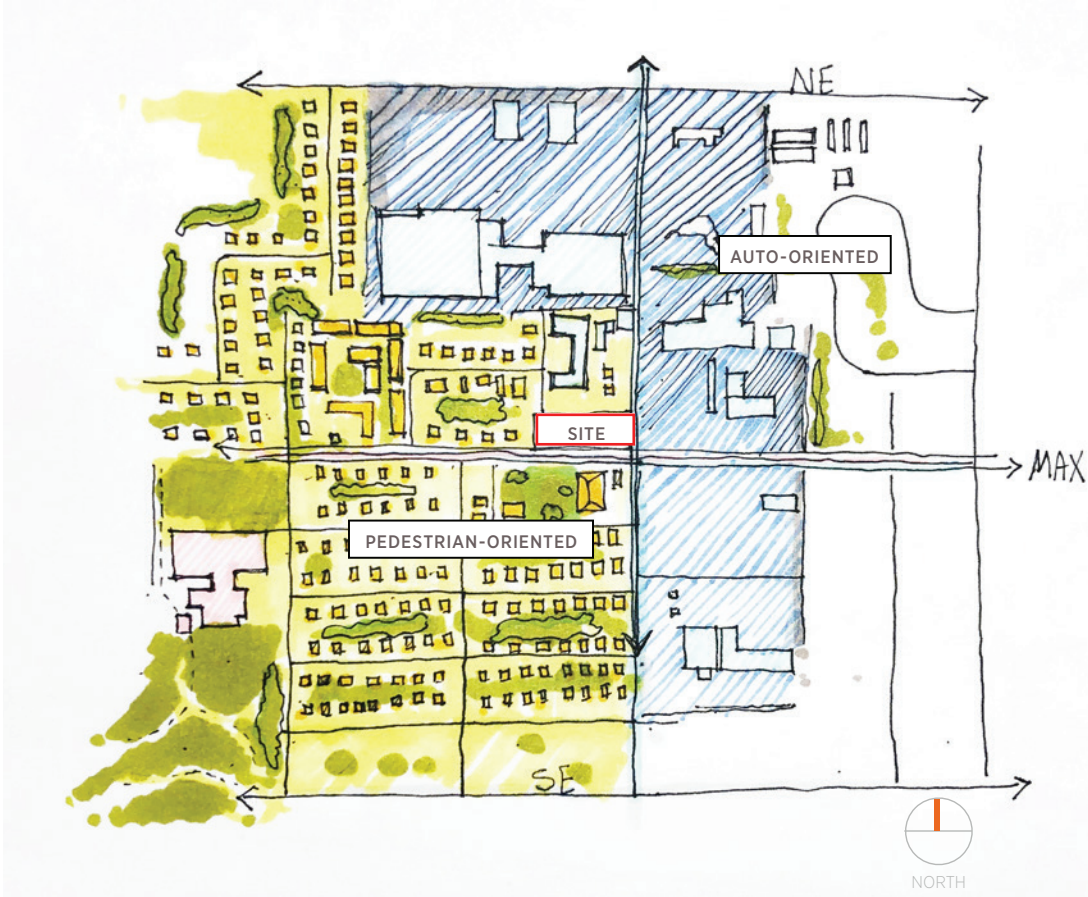
Portland, Oregon

## DESIGN STRATEGIES

The arrangement of each housing module impacts both the exterior streetscape and the strict program within the building. The final design takes into consideration community open spaces, access to light and air, keeping eyes on the street, ensuring urban frontages and providing spaces for daylighting and shade.



## SITE PLAN



## SITE SIGNIFICANCE

The project site is at the crossroads of East Burnside Street and NE 122nd Avenue - one is immediately struck by the dual personality of the place. TriMet stations offer a constant source of gathering and activity at the corner, while the surrounding residential area, the proximity of schools, and the relatively slow pace of the narrow Burnside Street provide a healthy flow of pedestrians. In contrast, 122nd Ave spawns vast seas of placeless surface parking, and the five-lane road is loud and unfriendly to those on foot. We see this juxtaposition as an exciting opportunity to explore what kind of project can both hold the corner on that busy thoroughfare while simultaneously offering a welcoming, human-scale place to heal, recover, and thrive.

## KEY POINTS:

- Transit Oriented Development
- Directly across from the Light Rail and two bus lines
- Transitional site between zones

# CCC Blackburn Center

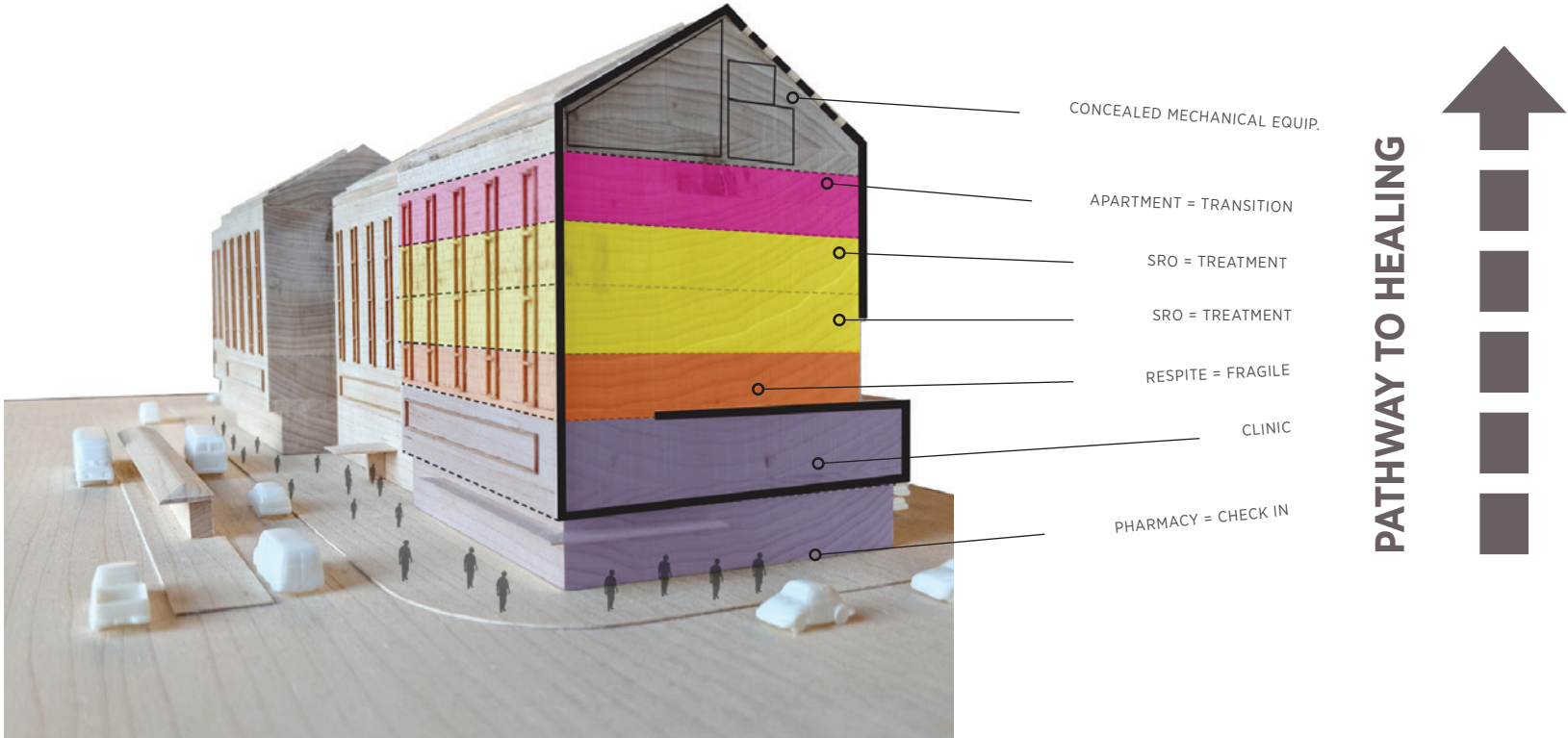
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## CLIMATE RESPONSE- TYPICAL FLOOR PLAN



The climate response focuses on strategies that promote health and well-being. The modules have been split apart to create interior spaces opening up to air and light. Access to productive landscapes are also important for patients to utilize for therapy and passive contemplation. The building utilizes solar panels and solar shades along the southern gable to offset power needs.

## INTEGRATED PROGRAM



The building is designed as a pathway to healing. The ground floor is a commons area for check-in, registration and services, including a pharmacy and teaching kitchen. Level two is the main clinic servicing the entire housing program with close proximity to fragile patients on level three. Levels four and five are single-room occupancy with shared services and finally the apartments on level 5, transitional housing for individuals nearly ready to be on their own.



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## DEPARTMENT PLAN KEY

LOW INCOME HOUSING TAX CREDIT (AFFORDABLE HOUSING)	2,625 SF
NEW MARKET TAX CREDIT (HEALTHCARE)	14,780 SF
BACK OF HOUSE ( OWNED BY CLINIC)	1,930 SF

## KEY SPACES:

Urgent Care	1483 SF
Pharmacy	1566 SF
Community Room	1255 SF
Housing	2615 SF
Retail	1540 SF

## DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

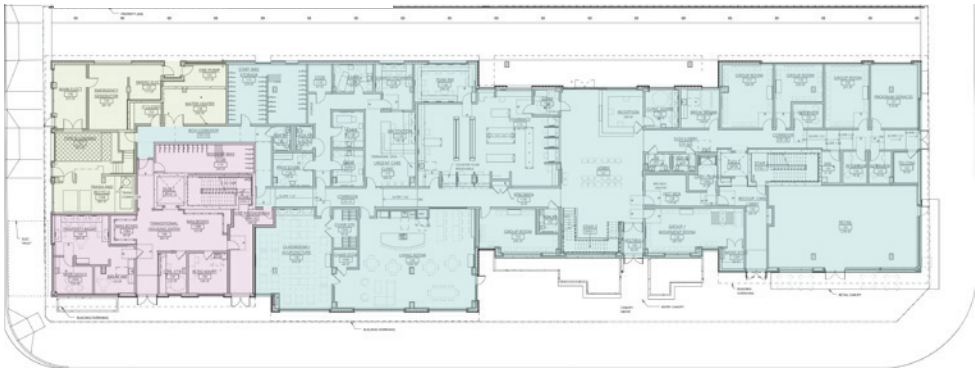
Maintenance	2615 SF
Retail	1540 SF
Back of House	1930 SF
Clinic, Pharmacy, Lobby	13240 SF

GROUND FLOOR DGSF TOTAL: 19318 SF

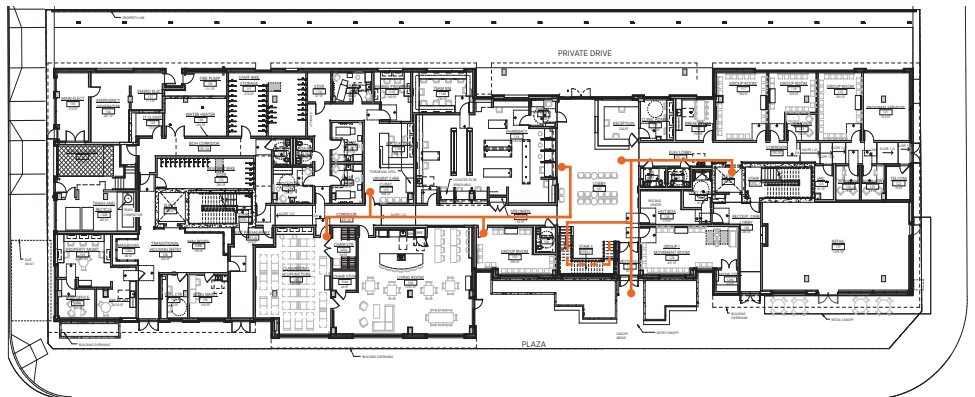
## DISTANCE ANALYSIS

Entry to registration desk	38 ft
Registration desk to waiting	7 ft
Waiting to pharmacy	12 ft
Waiting to urgent care	78 ft
Waiting to group room	57 ft
Waiting to elevator	40 ft
Level 1 registration desk to Level 2 registration desk	85 ft

## GROUND LEVEL - CLINIC:



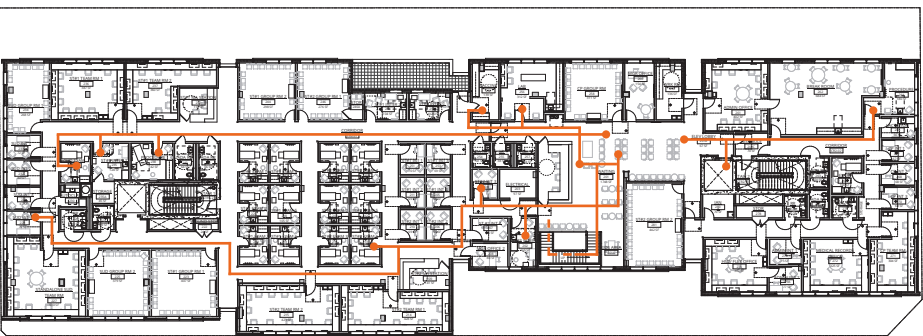
## GROUND LEVEL - CLINIC:



## LEVEL TWO:



## LEVEL TWO:



## DEPARTMENT PLAN KEY

LOW INCOME HOUSING TAX CREDIT (AFFORDABLE HOUSING)	N/A
NEW MARKET TAX CREDIT (HEALTHCARE)	21,273 SF
BACK OF HOUSE ( OWNED BY CLINIC)	N/A

## KEY SPACES

Registration Desk	197 SF
Waiting / Lobby	1958 SF
Kids Area	75 SF
17 Interview Rooms	67-80 SF
4 Intermediate Rooms	102-124 SF
14 Exam Rooms	100-110 SF
2 Procedure Rooms	142-180 SF
7 Group Rooms	268-442 SF
9 Team Rooms	304-530 SF
Support Staff Rooms	2808 SF
2 Procedure Rooms	142-180 SF

LEVEL TWO DGSF TOTAL: 20793 SF

## DISTANCE ANALYSIS

Level 1 registration desk to level 2 registration desk	85 ft
Reception desk to waiting	8 ft
Waiting to elevator	15 ft
Waiting to closest intermediate room	43-210 ft
Waiting to lab	27 ft
Waiting to vaccine	55 ft
Waiting to exam	80-173 ft
Waiting to interview	51-156 ft
Waiting to MA station	67 ft
Waiting to procedure room	70-137 ft

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## DEPARTMENT PLAN KEY

<div></div>	LIHTC (HOUSING) (AFFORDABLE HOUSING)	5,914 SF
<div></div>	NEW MARKET TAX CREDIT (CLINC + RESPITE)	15,049 SF

## KEY SPACES:

Shared Laundry Rooms	125 SF
Amenity Kitchenette - West	260 SF
Communal Kitchen - East	488 SF
RCP Roof Terrace	719 SF
Palliative Roof Terrace	677 SF
Shared Tub/Shower Rooms	259 SF

LEVEL THREE DGSF TOTAL 18021 SF

## DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

- 32 RCP Beds
- 19 RCP SROs
- 10 Palliative SROs

## DISTANCE ANALYSIS

HEALTHCARE	
ELEVATOR TO UNIT	15-158 SF
Palliative	
ELEVATOR TO UNIT	20-117 SF

## LEVEL THREE – RCP / PALLIATIVE:



## LEVEL FOUR:



## DEPARTMENT PLAN KEY

<div></div>	LOW INCOME HOUSING TAX CREDIT (AFFORDABLE HOUSING)	18172 SF
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## KEY SPACES:

Shared Laundry Room	125 SF
Communal Living Room - West	540 SF
Communal Kitchen - East	605 SF
Shared Tub/Shower Rooms	322 SF

LEVEL FOUR DGSF TOTAL 18021 SF

## DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

40 Recuperative Care Program SROs	180-300SF
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DEPARTMENT PLAN KEY

LIHTC (HOUSING) 18,172 SF

KEY SPACES:  
Shared Laundry Room 125 SF  
Communal Living Room - West 433 SF  
Communal Kitchen - East 495 SF  
Shared Tub/Shower Rooms 325 SF

LEVEL FIVE DGSF TOTAL 18021 SF

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS  
40RCP Beds  
40 RCP SROs  
Supportive SROs 180-300 SF

LEVEL FIVE:



LEVEL SIX:



DEPARTMENT PLAN KEY

LOW INCOME HOUSING TAX CREDIT (AFFORDABLE HOUSING) 18,172 SF

KEY SPACES:  
Communal Living Room 221 SF  
Shared Laundry Room 100 SF  
LEVEL SIX DGSF TOTAL 18044 SF

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS  
34 Bed  
34 Studio Units 342-371 SF

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Project Goals:

- Clear diagram/ parti followed through design.
- Neighborhood context
- Durability and materiality, especially of exterior and common areas
- Visual interest, especially at street facades and common areas
- Ability to achieve net zero ready
- Cost effectiveness

PROJECT SUMMARY:

**Project:** CCC Blackburn Center  
**Project location:** Portland, OR  
**Owner/Client:** CENTRAL CITY CONCERN  
**Architect:** Ankrom Moisan Architects  
Cost Estimator/ Construction Manager: GLI Advisors  
Landscape: Shapiro Didway  
Civil: HHPR  
Structural engineer: Miller Engineering  
General contractor: Walsh Construction  
MEP engineer: Glumac  
Acoustics: GreenBusch Group  
Photographs/Illustrations: Ankrom Moisan Architects  
Construction cost: \$38.5 MILLION  
Building area GSF: 116,077 SF  
Cost per square foot: \$332 per sf  
Construction start date: 11/2018  
Substantial completion date: 6/2019



Level 2 Connective Stair at Clinic Reception Desk



Level 3 East Medical Assistance Station

AIA/AAH DESIGN AWARD WINNER

**Category: Innovations in Planning and Design Research, Built and Unbuilt**

JURY COMMENT

“The scale of the building is human providing spaces that emphasize recovery over warehousing.” - Jury Comment

“Well-arranged functionality with roof usage for exterior space...logical stack diagram with street-enhancing activity at grade, with community access.” - Jury Comment

“Rational and well intentioned to use ‘house’ forms convey ‘home’. ” - Jury Comment

“A well-told story supported with diagrams, site context and images.. ” - Jury Comment



Level 2 Exam Room



Level 2 Clinic Reception Desk / Lobby



Ground Level Group Room



Level 2 Lobby / Waiting Area