Single-room occupancy units are designed to be flexible with human-centered attributes of healing where common shared spaces 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.

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.

Looking NW along Burnside St.
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.

DESIGN STRATEGIES

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.

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
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.

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.
**DEPARTMENT PLAN KEY**

- **LOW INCOME HOUSING TAX CREDIT (AFFORDABLE HOUSING)**: 8,635 SF
- **NEW MARKET TAX CREDIT (HEALTHCARE)**: 14,780 SF
- **LOW INCOME HOUSING TAX CREDIT**: 1,340 SF

**KEY SPACES:**
- Urgent Care
- Pharmacy
- Lobby
- Retail
- Maintenance
- Housing
- Pharmacy
- Urgent Care
- Waiting to elevator
- Waiting to group room
- Waiting to urgent care
- Registration desk to waiting

**DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS**

**GROUND LEVEL - CLINIC:**

- **NEW MARKET TAX CREDIT (HEALTHCARE)**: 14,780 SF
- **LOW INCOME HOUSING TAX CREDIT**: 1,340 SF

**LEVEL TWO:**

- **NEW MARKET TAX CREDIT (HEALTHCARE)**: 21,273 SF

**LEVEL TWO GROSS SF TOTAL:** 20,793 SF

**KEY SPACES**
- Registration Desk
- Waiting / Lobby
- Kids Area
- 17 Interview Rooms
- 4 Intermediate Rooms
- 14 Exam Rooms
- 2 Procedure Rooms
- 7 Group Rooms
- 9 Team Rooms
- Support Staff Rooms
- 2 Procedure Rooms

**LEVEL TWO GROSS SF TOTAL:** 20,793 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
Project Goals:
• Clear diagram/sail 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

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 spaces...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