

ORDINANCE NO. 188722

Authorize contribution to the Northwest Transportation Fund to satisfy requirements found in Portland Zoning Code and qualify for a floor area Office use bonus for the ESCO property prior to submittal of a land use review application or building plans (Ordinance; C-10049)

The City of Portland ordains:

Section 1. The Council finds:

1. The ESCO property is located at NW 25<sup>th</sup> Avenue and NW Vaughn Street and is composed of six parcels. The tax accounts associated with the six parcels include R227136, R316374, R227128, R316317, R227129, R316380. The ESCO property is depicted in Exhibit A.
2. The property is currently zoned IG1 (General Industrial 1) and IH (Heavy Industrial). Some portions of the site are currently located within the Guild's Lake Industrial Sanctuary Plan District.
3. The Portland City Council adopted the Mixed Employment Comprehensive Plan designation for the ESCO property as part of the 2035 Comprehensive Plan Update. The Comprehensive Plan Update also extended the boundaries of the Guild's Lake Plan District Subdistrict B to the entire ESCO property. These designations will go into effect after January 1, 2018.
4. Subdistrict B of the Guild's Lake Plan District allows applicants to contribute to the Northwest Transportation Fund (NWTF) to receive Office floor area bonuses. For each contribution to the NWTF, a bonus of one square foot of additional floor area that may be used for Office use is earned, up to an additional floor area ratio of 0.85 to 1 (Portland Zoning Code 33.531.140.F). The contribution amount is found in Title 17 Public Improvements, specifically in 17.19.030 Payment. Contributions collected through the NWTF may be used for signal and intersection improvements at NW 23<sup>rd</sup> Avenue and NW Vaughn Street.
5. A Comprehensive Plan Map designation of Mixed Employment, with a zoning designation that does not correspond to Mixed Employment, allows a property owner to request a Zoning Map Amendment to change the current zoning for the site to either EG1 (General Employment 1) or EG2 (General Employment 2).
6. Currently, the property owners of the ESCO property do not have any land use review or building permit application pending that would permit redevelopment of the site or a contribution to the NWTF for bonus Office use square footage.
7. The ESCO property owners have indicated that in the future, once the Comprehensive Plan Update is effective, they may apply for a Zoning Map Amendment to rezone the site to an EG1 or EG2 zoning designation. At that time, and if the rezoning application is approved and recorded, the ESCO property owners anticipate utilizing the allowance to gain additional Office floor area through a contribution to the NWTF.

- f. Acceptance of the voluntary contribution does not guarantee current or future City approval of a Zoning Map Amendment Review for the ESCO property. If the City does not approve a Zoning Map Amendment Review to rezone the ESCO property to a Mixed Use Employment designation (EG1 or EG2), the property owners may elect to apportion the voluntary contribution as a financial credit against any mitigation measure the ESCO property owners would otherwise be required to implement at the NW 23<sup>rd</sup> Avenue and NW Vaughn Street intersection through the land use review process.

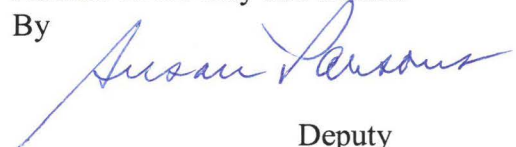
Passed by the Council: DEC 13 2017

Commissioner Chloe Eudaly  
Commissioner Dan Saltzman

Prepared by: Matt Wickstrom, BDS  
Date Prepared: December 6, 2017

**Mary Hull Caballero**  
Auditor of the City of Portland

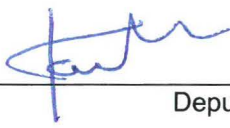
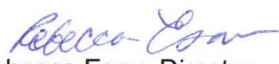

By



Deputy

Agenda No. **188722** **As Amended**  
**ORDINANCE NO.**  
 Title

Authorize contribution to the Northwest Transportation Fund to satisfy requirements found in Portland Zoning Code 33.531.140.F and qualify for a floor area Office use bonus for the ESCO property prior to submittal of a land use review application or building plans (Ordinance; modify 33.531.140.F) **C-10649**

<p><b>INTRODUCED BY</b>          Commissioner/Auditor:  <b>Commissioner Chloe Eudaly</b>  <b>Commissioner Dan Saltzman</b></p>	<p>CLERK USE: DATE FILED <u>NOV 28 2017</u></p>
<p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance &amp; Administration - Wheeler</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero          Auditor of the City of Portland</p> <p>By:  Deputy</p>
<p><b>BUREAU APPROVAL</b></p> <p>Bureau of Development Services</p> <p>          Rebecca Esau, Director</p>	<p><b>ACTION TAKEN:</b></p> <p>DEC 06 2017 PASSED TO SECOND READING <b>As Amended</b> DEC 13 2017          9:30 A.M.</p>
<p>Prepared by: Leanne Torgerson          Date Prepared: November 8, 2017</p> <p>Impact Statement          Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document          If "Yes" requires City Policy paragraph stated in document.          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p><b>City Auditor Office Approval: No</b>          required for Code Ordinances</p> <p><b>City Attorney Approval: Yes</b>          required for contract, code, easement, franchise, comp plan, charter </p> <p>Council Meeting Date  <b>December 6, 2017</b></p>	

<b>AGENDA</b>
<p><b><u>TIME CERTAIN</u></b>  <b>Start time:</b></p> <p><b>Total amount of time needed:</b>          (for presentation, testimony and discussion)</p>
<p><b><u>CONSENT</u></b> <input type="checkbox"/></p>
<p><b><u>REGULAR</u></b> <input checked="" type="checkbox"/></p> <p><b>Total amount of time needed: 30 minutes</b>          (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	—	
4. Eudaly	4. Eudaly	✓	
Wheeler	Wheeler	✓	