

Portland, Oregon

## FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT For Council Action Items

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Denise Kleim		2. Telephone No. 503-823-7338	3. Bureau/Office/Dept. BDS, 299/5000
4a. To be filed (hearing date):  8/3/11	4b. Calendar (Check One)  <div style="display: flex; justify-content: space-around;"> <span>Regular <input type="checkbox"/></span> <span>Consent <input checked="" type="checkbox"/></span> <span>4/5ths <input type="checkbox"/></span> </div>		5. Date Submitted to Commissioner's office and FPD Budget Analyst:  8/1/11
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed	

**1) Legislation Title:**

Re-appoint Benjamin Kaiser to the Design Commission for a 4-year term to expire August 14, 2015 (Report)

**2) Purpose of the Proposed Legislation:**

The appointment of this Commissioner is required by Portland City Code [Title 33] to fulfill quorum requirements for Type 2 and Type 3 Land Use Reviews.

**3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries?)**

- |  |                                    |                                    |                                |
|--|------------------------------------|------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> City-wide/Regional | <input type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast             | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East  |
| <input type="checkbox"/> Central City                  |                                    |                                    |                                |

### FINANCIAL IMPACT

**4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.**

Neither. The Commissioner appointment is citizen-volunteer position.

**5) Expense: What are the costs to the City as a result of this legislation? What is the source of funding for the expense? (Please include costs in the current fiscal year as well as costs in future years. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the *level of confidence*.)**

Neither. The Commissioner appointment is citizen-volunteer position.

**6) Staffing Requirements:**

- **Will any positions be created, eliminated or re-classified in the current year as a result of this legislation? (If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited**

*term please indicate the end of the term.)*

No.

- **Will positions be created or eliminated in *future years* as a result of this legislation?**

No.

*(Complete the following section only if an amendment to the budget is proposed.)*

**7) Change in Appropriations** *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)*

There are no amendments to the budget with this item.

<b>Fund</b>	<b>Fund Center</b>	<b>Commitment Item</b>	<b>Functional Area</b>	<b>Funded Program</b>	<b>Grant</b>	<b>Sponsored Program</b>	<b>Amount</b>

**[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]**

## PUBLIC INVOLVEMENT

8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:

☒ YES: Please proceed to Question #9.

☐ NO: Please, explain why below; and proceed to Question #10.

9) If "YES," please answer the following questions:

a) What impacts are anticipated in the community from this proposed Council item?

None. The Commissioner appointment is an ongoing volunteer-citizen appointment to implement the Portland Zoning Code [Title 33].

b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?

The positions are open to the public-at-large and those with various professional backgrounds. Commission terms and notification are listed on the Bureau of Development Services [BDS] web page and at the Office of Neighborhood Involvement. Note the attached link to the BDS Commission webpage.

<http://www.portlandonline.com/bds/index.cfm?c=43126&a=168799> . The Office of Neighborhood involvement must receive a request for appointment, submit the required Interest Forms, and then ONI forwards them to BDS.

c) How did public involvement shape the outcome of this Council item?

As this is citizen-volunteer appointment based on submitted applications, the public involvement is critical to fulfilling the position.

d) Who designed and implemented the public involvement related to this Council item?

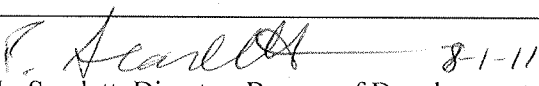
The Bureau of Development Services and the Office of Neighborhood Involvement.

e) Primary contact for more information on this public involvement process (name, title, phone, email):

Office of Neighborhood Involvement, Patrick Philpott, x33881,  
Patrick.Philpott@portlandoregon.gov

10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.

Yes. The Commissioner appointments rotate every four years.

 8-1-11  
Paul L. Scarlett, Director, Bureau of Development Services

APPROPRIATION UNIT HEAD (Typed name and signature)




CITY OF

# PORTLAND, OREGON

**Dan Saltzman, Commissioner**  
1221 S.W. 4<sup>th</sup> Avenue, Room 230  
Portland, Oregon 97204  
Telephone: (503) 823-4151  
Fax: (503) 823-3036  
dan@portlandoregon.gov

July 21, 2011

To: Mayor Sam Adams  
Office of the Mayor

From: Dan Saltzman   
Commissioner of Public Affairs

Subject: Re-Appointment to the Design Commission

**Re-appointment:**

Benjamin Kaiser's partial term on the Design Commission from October 14, 2007 will expire on August 14, 2011. I am recommending Ben be re-appointed to a first 4-year term from August 15, 2011 through August 14, 2015.

We have a strong Design Commission in the capacity of architects and designers, and should continue with a strong advocate and practitioner in the development field with Ben's partial term expiring. The developer position provides a balance to the aspirations of high-design quality and to budgets, costs of materials and financial predictability desired by backs and other similar stakeholders during the Land Use process. Ben has been increasingly effective in this developer position, providing the opportunity to "reality check" design discussions when material quality and material costs come into conflict.

With this re-appointment, the Design Commission is current and has no vacancies. I have enclosed an updated Design Commission membership list for your records.

Enclosure

### ***Design Commission:***

The Design Commission, authorized under Portland City Code 33.710.050, provides leadership and expertise on urban design and architecture and on maintaining and enhancing Portland's historical and architectural heritage. The Design Commission consists of seven members, none of whom may hold public elective office. The Commission must include a representative of the Regional Arts and Culture Council, one person representing the public at-large, and five members experienced in either design, engineering, financing, construction or management of buildings, and land development. No more than two members may be appointed from any one of these areas of expertise. The Regional Arts and Culture Council member is nominated by the Regional Arts and Culture Council chair and approved by the Mayor. The other members are appointed by the Mayor and confirmed by the City Council. The term shall be maximum 4 years, limited to a maximum of two full terms.

### ***The Commission powers and duties include:***

1. Recommending the establishment, amendment, or removal of a design district to the Planning Commission and City Council, except Historic Districts and Conservation Districts;
2. Developing design guidelines for adoption by City Council for all design districts except Historic Districts and Conservation Districts;
3. Reviewing major developments within design districts, except those projects involving or located within the following:
  - a. Historic Districts;
  - b. Conservation Districts;
  - c. Historic Landmarks; and
  - d. Conservation Landmarks.
4. Reviewing other land use requests assigned to the Design Commission; and
5. Providing advice on design matters to the Hearings Officer, Planning Commission, Historic Landmarks Commission, Portland Development Commission, and City Council.

The Commission meets the first and third Thursday of each month at 1:30 PM.

### ***Current Design Commission Members are:***

<u>Name</u>	<u>Membership Category</u>	<u>Term Expires</u>
David Keltner	Architect	11/30/14 [partial and 1 <sup>st</sup> term]
Jane Hansen	Landscape Architect	8/15/12 [1 <sup>st</sup> partial term]
Andrew Jansky	Public (Civil Engineer)	6/9/12 [2 <sup>nd</sup> term]
Benjamin Kaiser	Land Development	8/14/15 [1 <sup>st</sup> full term]
Guevere Millius	Design	12/31/14 [2 <sup>nd</sup> term]
Katherine Schultz	Architect	9/30/14 [1 <sup>st</sup> term]
David Wark	RACC Member	10/31/13 [1 <sup>st</sup> partial term & 1 <sup>st</sup> full term]

Primary Staff to the Design Commission: Tim Heron, 503-823-7726

**Justice, Carol**

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**From:** Justice, Carol  
**Sent:** Thursday, August 16, 2007 9:18 AM  
**To:** 'ben@kaisergroupinc.com'  
**Cc:** Torgerson, Leanne  
**Subject:** Interest Form - Design Commission

Hello Benjamin,

We are pleased to advise you that today your Interest Form for City of Portland Board and Commission Appointments has been received in our office for consideration to serve on the following committee:

Design Commission  
Bureau of Development Services  
Contact: Leanne Torgerson, 503-823-7939

Please direct all further inquiry to the Bureau Contact listed above.

Your interest to volunteer in our City on this important committee is appreciated by all of us.

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**Carol S Justice**

*Administrative Coordinator*  
Office of Neighborhood Involvement  
1221 SW 4th, Rm 110 Portland, OR 97204  
503.823.3997 Fax 503.823.3050  
cjustice@ci.portland.or.us ♦ Interoffice: 131/110  
www.portlandonline.com/oni

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-2030 or 503-823-4000 with such requests:

**Torgerson, Leanne**

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**From:** Postma, Paige (BDS)  
**Sent:** Wednesday, June 01, 2011 1:26 PM  
**To:** Torgerson, Leanne  
**Cc:** Heron, Tim  
**Subject:** FW: Kaiser Interest form.pdf - Adobe Acrobat Professional

Leanne,  
 Here was Ben Kaisers response to his review of his original application for the Design Commission.  
 What do I need to do now?

Thanks,  
 Paige

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**From:** Benjamin Kaiser [mailto:ben@kaisergroupinc.com]  
**Sent:** Friday, May 27, 2011 4:13 PM  
**To:** Postma, Paige (BDS)  
**Cc:** Heron, Tim  
**Subject:** RE: Kaiser Interest form.pdf - Adobe Acrobat Professional

Thank you Paige.

Yes, everything looks correct except my work address.

I am now located at;

**The Kaiser Group, Inc Path Architecture, Inc.**  
 229 N.E. MLK Jr. Blvd. Suite 101  
 Portland, Oregon 97211

Thank you and have a great (long) weekend.

Ben

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**From:** Postma, Paige (BDS) [mailto:Paige.Postma@portlandoregon.gov]  
**Sent:** Friday, May 27, 2011 10:53 AM  
**To:** 'ben@kaisergroupinc.com'  
**Cc:** Heron, Tim  
**Subject:** FW: Kaiser Interest form.pdf - Adobe Acrobat Professional

Ben,  
 Would you please review your original application for the Design Commission and let me know if there  
 have been any changes or updates. I am trying to get your re-appointment paperwork going.

Thank you,  
 Paige

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Leanne  
 2011 10:51 AM  
 (BDS)  
 Interest form.pdf - Adobe Acrobat Professional

5/1/2011

## Interest Form for City Board & Commission Appointments

The purpose of this form is to obtain information for use in making appointments to City boards, commissions, and committees, and to assist the Mayor in making inquiries concerning the qualifications of applicants for appointment. Please note that information provided in this document is public information, with the exception of the confidential section. (Information in the confidential section will only be disclosed as required by law.) If you have a recently prepared biography or resumé, please attach it to this form. Thank you for your interest.

Please return application, resumé and any additional information to:

Office of Neighborhood Involvement, 1221 SW 4<sup>th</sup> Ave, Room 110, Portland, Or 97204

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-2030 or 503-823-4000 with such requests.

Name: Benjamin  
First

J Kaiser

Middle Initial Last

Mailing Address: THE KAISER GROUP, INC.; PATH ARCHITECTURE, INC.  
5229 NE MILK J.R. Blvd Ste 101, Portland OR. 97211

Occupation: Architect/Developer

Daytime Phone: 503-234-4718

Email: ben@kaisergroupinc.com

Biography/Resumé Attached?

☒ Yes

☐ No

CHECK UP TO THREE (3) GROUPS YOU ARE INTERESTED IN (descriptions are online):

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Adjustment Committee             | <input type="checkbox"/> Housing Authority of Portland          | <input type="checkbox"/> Portland Parks Board               |
| <input type="checkbox"/> Building Code Board of Appeal    | <input type="checkbox"/> Independent Police Review              | <input type="checkbox"/> Portland Planning Commission       |
| <input type="checkbox"/> Business License Appeals Board   | <input type="checkbox"/> Investment Advisory Committee          | <input type="checkbox"/> Portland Utilities Review Board    |
| <input type="checkbox"/> Citizen Campaign Committee       | <input type="checkbox"/> Mechanical Code Board of Appeal        | <input type="checkbox"/> Private-for-Hire Board of Review   |
| <input type="checkbox"/> Civil Service Board              | <input type="checkbox"/> Metro Exposition-Recreation Comm.      | <input type="checkbox"/> Purchasing Board of Appeals        |
| <input type="checkbox"/> Community Budget Advisory Board  | <input type="checkbox"/> Mt. Hood Cable Regulatory Comm.        | <input type="checkbox"/> Regional Arts & Culture Council    |
| <input checked="" type="checkbox"/> Design Commission     | <input type="checkbox"/> Noise Review Board                     | <input type="checkbox"/> Small Business Advisory Council    |
| <input type="checkbox"/> Development Review Advisory Bd   | <input type="checkbox"/> Plumbing Code Board of Appeal          | <input type="checkbox"/> Special Inspections Advisory Board |
| <input type="checkbox"/> Elders in Action                 | <input type="checkbox"/> Portland Community Media               | <input type="checkbox"/> Structural Engineering Adv. Board  |
| <input type="checkbox"/> Electrical Code Board of Appeals | <input type="checkbox"/> Portland Development Commission        | <input type="checkbox"/> Time, Place, Manner Adv. Comm.     |
| <input type="checkbox"/> Fire Code Board of Appeal        | <input type="checkbox"/> Portland Historical Landmarks Comm.    | <input type="checkbox"/> Towing Board of Review             |
| <input type="checkbox"/> Golf Advisory Committee          | <input type="checkbox"/> Portland/Multnomah Food Policy Council | <input type="checkbox"/> Urban Forestry Commission          |
| <input type="checkbox"/> Housing & Community Devel Comm   | <input type="checkbox"/> Portland/Multnomah Sustainable         | <input type="checkbox"/> Workforce Investment Board         |

List education, including degree(s) earned:

Bachelor of Fine Arts, Bachelor of Architecture: Rhode Island School of Design

Licensed Architect in Oregon; #4840

Licensed General Contractor in Oregon; #156207

OFFICE-NEIGHBORHOOD



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**1<sup>st</sup> Choice:**

Name of Board/Commission/Committee: Design Commission

**A. Reasons for wanting to serve on this group:**

As a city evolves from a town the citizens need to preserve the heritage of place while simultaneously welcoming the many new attitudes and perspectives that come with growth. A well balanced Design Commission can assist a City in maintaining this delicate, dual-objective goal. As a citizen who has benefited tremendously from this well thought out City, I would like to offer in return my assistance and perspective.

**B. List skills or knowledge that would be relevant to this Board/Commission:**

After graduating from Architecture school, my professional life has encompassed everything from building houses to working in both architectural and development firms.

I have been designing, managing, coordinating and building residential and commercial projects across the United States for the past twenty years. This background has resulted in a well balanced perspective of the many facets involved in integrating a building concept into reality.

**C. List work or volunteer experience that would add to your expertise for this Board/Commission**

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
Please see resume		

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**2<sup>nd</sup> Choice:**

Name of Board/Commission/Committee: \_\_\_\_\_

**A. Reasons for wanting to serve on this group:**

NA

**B. List skills or knowledge that would be relevant to this Board/Commission:**

C. List work or volunteer experience that would add to your expertise for this Board/Commission:

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
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**3<sup>rd</sup> Choice:**

Name of Board/Commission/Committee: \_\_\_\_\_

A. Reasons for wanting to serve on this group:

B. List skills or knowledge that would be relevant to this Board/Commission:

C. List work or volunteer experience that would add to your expertise for this Board/Commission

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
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**List your experience working on diverse teams or committees:**

As a developer, I have been a part of many teams, including bankers, architects, builders, city agents, clients, home purchasers, and real estate agents, to coordinate projects thru to completion.

Commercial projects are often heavily reliant on successful spreadsheets, whereas residential projects have the added component of emotional investment. These residential projects require a deft hand at negotiation and compromise in order to satisfy the many disparate views and arrive at a solution.

**Describe your understanding of the services the City of Portland provides:**

I believe that the Design Commission is present to enable the City of Portland, via a diverse group of representatives, to manage the "direction" of a community. The growth of all of the great cities of the world have been well managed to preclude deleterious tangents to its common goals.

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My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature: \_\_\_\_\_

*Barbara H. H. H.*

Date: \_\_\_\_\_

*07/10/2007*

**Benjamin Kaiser**

3811 North Mississippi Ave. Portland, Oregon 97227

p: 503.234.4718 f: 503.234.4758

**Professional History**

Kaiser Group, Inc. (2001-present)  
Property Development in Portland, Oregon  
Oregon Architecture License (2005)  
Oregon General Contractor's license (2001)  
Metallo Nobile (1998-2000)  
Jewelry school in Florence, Italy  
Port West Properties (1995-1998)  
Project manager for development company in Portland, Oregon designing and constructing commercial and residential projects.  
Ohio Architecture License (1993)  
Honda Corporation (1991-1994)  
Construction Administration. Oversight of 480,000 s.f. research and design facilities in Marysville, Ohio  
Karlsberger Architects (1989-1991)  
Columbus, Ohio  
Project designer. Hospitals, Schools, Assisted Living Centers  
Rhode Island School of Design (1988)  
Bachelor of Architecture, Bachelor of Fine Arts

**Commercial Experience**

24 Vaughn (design, construction)  
2374 NW Vaughn  
12,000 s.f. conversion of warehouse into commercial space  
Fremont Lofts (in progress)  
714 N. Fremont  
A 65,000 s.f. mixed use site. In master planning stage.  
Backbridge Station (on the market)  
1 N. Fremont  
A 41 unit mixed-use project  
Backbridge Lofts (in progress)  
19 N.E. Ivy  
A 39 unit residential project in permit phase  
The Mercury Building (design, construction)  
605 N.E. 21<sup>st</sup>  
10,000 s.f. Major Renovation and T.I. for three tenants  
Bold Sky Café (design, construction)  
3943 N.E. Mississippi Avenue  
Conversion of a church into a restaurant and residential space  
*Previous company*  
Rustica Restaurant (design, construction)  
1700 N.E. Broadway Portland, Oregon  
Pizza Luna Restaurant (coordination and construction)  
1710 N.E. Broadway Portland, Oregon  
Pasta Veloce Restaurant (design, construction)  
1021 S.W. Morrison  
Marketplace I (design, construction)  
1310 N.W. Hoyt Portland, Oregon  
24,000 S.F. warehouse converted (including seismic) into restaurants and retail space

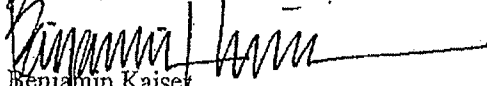
August 9, 2007

Office of Neighborhood Involvement  
RE: Design Commission Application

Please accept my application to sit on the Design Commission.  
Please find the included resume and City application for that seat.

Please let me know if you have any further questions.

Sincerely,

  
Benjamin Kaiser

3811 North Mississippi Avenue Suite 200  
Portland, Oregon 97227  
p: 503.234.4718 f: 503.234.4758

Commercial Experience continued

Marketplace II (design, construction)

1321 N.W. Hoyt Portland, Oregon

10,000 S.F. warehouse converted into restaurants and retail space.

**Residential Experience**

Vincent Court Condominiums (10 units) (design, construction)

3911 N.E. Emerson, Portland, Oregon

Glenn Court Condominiums (8 units) (design, construction)

1001 N.E. Emerson, Portland, Oregon

Summer Lofts Condominiums (5 units) (design, construction)

5214 N.E. Williams, Portland, Oregon

Conversion of warehouse into residential units.

Weston Court Condominiums (10 units) (design, construction)

5405 N.E. 10<sup>th</sup>, Portland, Oregon

Missoula Condominium (10 units) (design, construction)

4702-4716 North Montana

New construction

Tropea Condominium (4 units)

2536 N.E. Emerson, Portland, Oregon

Crimson Condominium (4 units) (design, construction)

103-109 N.E. Fargo, Portland, Oregon

Waddington Condominium (4 units) (design, construction)

10 N.E. Fargo, Portland, Oregon

Hallman Court Condominiums (6 units) (design, construction)

630 N.E. Monroe, Portland, Oregon

*Previous Company*

The Irving Classic (21 Units)

2127 N.W. Irving Portland, Oregon

Major Historic Renovation

Broadway View (24 Units)

9009 S.W. Broadway Drive

Major Renovation with elevation modifications

Kings Hill (19 Units)

703 S.W. King, Portland, Oregon

Historic Renovation

The Avon Manner (16 Units)

909 N.E. Brazee, Portland, Oregon

Cathedral Court Condominiums (11 units)

N.W. 17th, Portland, Oregon

Major Historic Renovation