

Portland, Oregon
FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT
For Council Action Items

(Deliver original to City Budget Office. Retain copy.)

1. Name of Initiator Douglas Hardy		2. Telephone No. 503.823.7816	3. Bureau/Office/Dept. Bureau of Development Services – Land Use Services
4a. To be filed (hearing date): June 13, 2013, 2:00 TC	4b. Calendar (Check One) Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/>		5. Date Submitted to Commissioner's office and CBO Budget Analyst: May 29, 2013
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:

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map Amendment from Medium Density Multi-Dwelling to Central Residential, and concurrent Zoning Map Amendment from R1d to RXd.

2) Purpose of the Proposed Legislation:

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map Amendment from Medium Density Multi-Dwelling to Central Residential, and concurrent Zoning Map Amendment from R1d to RXd for a 33,568 square foot vacant parcel located at the southeast corner of NE Fremont Street and N. Williams Avenue.

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 type="checkbox"/> City-wide/Regional | <input checked="" 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.

This is not a legislative action, but rather a Type III quasi-judicial land use review to change the Comprehensive Plan Map and Zoning Map designations on the site. The request comes from the property-owner of the subject site. As such, this request has no impact on generating or reducing revenue coming to the City

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 year, including Operations & Maintenance (O&M) costs, if known, and estimates, if not known. 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.)*

There are no costs to the City associated with this quasi-judicial land use review. The City resources necessary to review the Comprehensive Plan Map and Zoning Map amendments are covered by the land use review fees paid by the applicant.

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 positions will be created, eliminated or reclassified in the current year as a result of this quasi judicial land use review.

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

No positions will be created, eliminated or reclassified in future years as a result of this quasi judicial land use review.

(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.)*

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

[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?

Any impacts associated with the requested Comprehensive Plan Map and Zoning Map Amendments are identified in the Hearings Officers recommendation on this land use review, which was forwarded to the City Council (LU 13-109305 CP ZC). In summary, the Hearings Officer found the requested amendments were on balance equally or more supportive of the relevant Comprehensive Plan goals and policies than the existing designation on the site, with no impacts on public services provided funding is approved for traffic signal improvements at two area intersections. The Portland Bureau of Transportation has indicated that five area property-owners have agreed to contribute towards the cost of these signals. A Local Improvement District may be an additional funding mechanism for these signal improvements.

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 following recognized neighborhood and business associations were notified in writing of the requested quasi-judicial land use review:

- Eliot Neighborhood Association;
- Northeast Coalition of Neighborhoods; and
- North-Northeast Business Association.

Surrounding property-owners within a 400 foot radius of the subject site were also notified in writing of the requested quasi-judicial land use review.

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

A written Notice of Proposal was sent to the above-referenced entities notifying them of the proposal and requesting comment on the proposal. The notice also informed them of the opportunity to testify at the Hearings Officer public hearing. Several written comments were received in response to the Notice of Proposal from area residents and the neighborhood association, and several neighbors testified at the public hearing before the Hearings Officer.

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

The Bureau of Development Services notified interested parties of both the Hearings Officer and City Council public hearings on this quasi-judicial land use review.

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

Douglas Hardy, Senior Planner, Bureau of Development Services – Land Use Services
503.823-7816

douglas.hardy@portlandoregon.gov

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

Once the City Council has made its decision on this quasi-judicial land use review, there is no more opportunity for public involvement at the City level, per Zoning Code Section 33.730.040. However, the City Council's decision on this quasi-judicial land use review may be appealed to the Oregon Land Use Board of Appeals.



Paul L. Scarlett, Director Bureau of Development Services

APPROPRIATION UNIT HEAD (Typed name and signature)