

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

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

1. Name of Initiator Mark Walhood		2. Telephone No. 503-823-7806	3. Bureau/Office/Dept. BDS/Land Use Services
4a. To be filed (hearing date): October 8, 2014, 2:00 TC	4b. Calendar (Check One) Regular Consent 4/5ths <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		5. Date Submitted to Commissioner's office and CBO Budget Analyst: September 30, 2014
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:

This is an appeal of a quasi-judicial land use action, and not a legislative action. The case file is LU 14-125908 DZM AD, LOCA/Goat Blocks.

2) Purpose of the Proposed Legislation:

This is an appeal of a quasi-judicial land use action, and not a legislative action. The application is a Design Review with Modifications and an Adjustment, being appealed to City Council following a final decision by the Portland Design Commission.

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 type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast | <input checked="" 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 an appeal of a Type III quasi-judicial land use application. 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 application 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.)*
- **Will positions be created or eliminated in future years as a result of this legislation?**

No positions will be created, eliminated, or reclassified in current or future years as a result of this legislation.

(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 current application and appeal procedure are related to the development of the mixed-use ‘LOCA/Goat Blocks’ project in the Central Eastside, including 247 apartments and approximately 111,000 square feet of retail space. In addition to the new housing and commercial space, the project will be required to reconstruct the adjacent street frontages to current city standards. The Central Eastside Industrial Council (CEIC) is appealing the conditional approval of the project by the Portland Design Commission primarily on transportation-related issues, with objections to the proposed right-of-way configuration, among other issues. The CEIC objects to the reduction in roadway width along two streets which is being proposed as an alternative to a dedication of private property along the same streets (SE 10th and SE Taylor abutting the site). The CEIC anticipates detrimental transportation and safety impacts if the Portland Transportation decision under Title 17 is allowed to stand.

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:

- The Buckman Community Association;
- The Central Eastside Industrial Council; and
- The Southeast Uplift Neighborhood Coalition.

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

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 seeking their comments. Neighborhood and community comments were received at the public hearings before Design Commission on June 12th, July 17th and August 14th, 2014. Public comment regarding various aspects of the proposal were considered by city staff and the Design Commission during the review process.

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

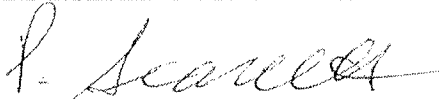
The notification procedures for this Type III land use application followed the public involvement requirements contained within the Portland Zoning Code, as reviewed and adopted by the Portland City Council.

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

Mark Walhood, Senior Planner, Bureau of Development Services –Land Use Services
503.823.7806
mark.walhood@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 land use appeal, 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 (LUBA).



Paul L. Scarlett, Director, Bureau of Development Services

APPROPRIATION UNIT HEAD (Typed name and signature)



NEARBY BUSINESSES AND ORGANIZATIONS

- 1 Vivo
- 2 Cascade Brewing
- 3 Yale Union
- 4 Multnomah County Elections
- 5 A&S Marketing
- 6 Green Dragon
- 7 Bar Tur Foods
- 8 Bradshaw's Transmissions
- 9 Integrity Spirits
- 10 Gatto & Sons Fruit Co.
- 11 Hawthorne House
- 12 National Builder's Hardware
- 13 GXI Exhibit Design & Fabrication
- 14 Crossfit Magnus
- 15 Dale's Draperies
- 16 Camfil Farr Air Filter Sales
- 17 Creative Woodworking
- 18 Portland Auto Glass
- 19 Dick's Color Center Paint
- 20 Primal Screens
- 21 New Deal Distillery
- 22 Grand Central Bowl

Submitted by
Mark Walhoad
10/18/2014

COUNCIL MOTIONS LU 14-125908 DZM AD LOCA/Goat Blocks

10-08-2014

**Motion to deny the appeal and uphold the Design Commission's decision.
Prepare Findings for October 22, 2014 at 10:15 a.m. Time Certain:** Moved by Fritz
and seconded by Fish.

Commissioners voted as follows:
YEAS: Fritz, Fish, Novick, Saltzman.
Hales absent.

10/22/2014

Motion to adopt the Findings: Moved by Fritz and seconded by Fish.

Commissioners voted as follows:
YEAS: Fritz, Fish, Novick, Saltzman.
Hales absent.