

IMPACT STATEMENT

Legislation title: *Authorize application to Metro Regional Government for a package of five grants for a total amount of \$1,559,500 as part of the Community Planning and Development Grant program (Ordinance)

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Purpose of proposed legislation and background information:

The proposed legislation would allow the City of Portland to apply for a package of five grants from Metro Regional Government through the Community Planning and Development Grant program.

1. Better Multi-Dwelling Development Project
2. Building Complete Communities along the Powell Division Corridor Project
3. 82nd Ave – Development Readiness Project
4. Pathway 1000 Implementation Strategy
5. Design Review Process and Outcome Improvement Project

The work that will be completed with these grants, if awarded and accepted, will support planning projects to improve livability, remove barriers to development, meet regional growth management objectives and promote equity. The funding will support needed planning work that meets regional planning objectives and local goals for healthy, connected communities. The action will not change specific City policies.

Financial and budgetary impacts:

If some or all of the grants are awarded, the Bureau of Planning and Sustainability will provide in-kind match in the form of salary and benefits and materials and services during FY2105-16 and FY 2016-17. No adjustments to the FY2015-16 budget or the FY2016-17 budget are expected or anticipated. There are no long-term financial impacts for the City.

1. Better Multi-Dwelling Development Project
 - a. Grant Request: \$310,000
 - b. Match Amount: \$188,750
2. Building Complete Communities along the Powell Division Corridor Project
 - a. Grant Request: \$539,000
 - b. Match Amount: \$172,850
3. 82nd Ave – Development Readiness Project
 - a. Grant Request: \$365,000
 - b. Match Amount: \$121,000
4. Pathway 1000 Implementation Strategy
 - a. Grant Request: \$200,000

- b. Match Amount: \$33,000
- 5. Design Review Process and Outcome Improvement Project
 - a. Grant Request: \$145,000
 - b. Match Amount: \$29,000

Any and all staffing amendments, contracts, IGAs or IAs that result from this project will be covered by funds awarded through the grant award.

Community impacts and community involvement:

The five proposed grant applications for existing community goals identified in both City and community plans. The Portland Plan, East Portland Action Plan, Portland Development Commission's Neighborhood Economic Development Strategy (double check), Jade District Community Vision

1. Better Multi-Dwelling Development Project – This project will address barriers to achieving better quality multi-family development and healthy, connected neighborhoods. It will focus on parts of Portland that are expected to grow and that include a significant amount of multi-dwelling building development, as well as in places with more low-income residents and families with children. The project will lead to improved development regulations that lead to better multi-family buildings and more efficient and predictable permitting, as well as improved pedestrian environments, particularly in East Portland. The new regulations will promote better design in terms of site planning, livability, safety, elements that support resident health and elements that add to the neighborhood and community acceptance of the new more dense development. This project will support strategies and actions in The Portland Plan and the East Portland Action Plan. Through on-going projects such as the 2035 Comprehensive Plan and the Mixed Use Zones Project, staff has repeatedly heard from the community about the importance of examining development standards in multi-dwelling zones to improve livability.
2. Building Complete Communities along the Powell Division Corridor Project – This project will allow the City of Portland and the City of Gresham to continue to collaborate on land use and development strategies to promote equitable transit oriented development on one of the region's highest priority transit lines. This project will energize efforts to work with the private sector to encourage desired development, and provide essential resources for on-going placemaking and land use development efforts by Portland, Gresham, and partners such as Portland Community College, Mt. Hood Community College, the Jade District, and the Division-Midway Alliance. By aligning these efforts, providing resources to get the job done, and leveraging investments from other sources, this grant will provide a tremendous positive impact for the corridor, the cities, and the region.
3. 82nd Ave – Development Readiness Project – The project will explore the development potential and barriers for employment/light industrial and mixed-use development along 82nd Ave. It will be completed in conjunction with ODOT's study of alternative designs for the 82nd Ave right of way. The project will explore how different roadway designs affect the level and type of redevelopment that could be achieved on sites along the corridor. It also

will evaluate how different design options meet community desires, transportation needs and support the growth of employment uses, mixed use buildings and neighborhood center nodes along the corridor. It will identify barriers to reaching this potential as well as ways these barriers can be overcome or mitigated.

4. Pathway 1000 Implementation Strategy – This project will provide the real estate market knowledge and the financial investment strategy needed to implement to key plans to address gentrification and displacement in North and Inner Northeast Portland and to build paths to prosperity for African Americans and others displaced from Portland’s North and Inner NE neighborhoods. This project will provide the basis for realizing two important initiatives—the City of Portland’s N/NE Housing Strategy and the community-created Pathway 1000 project. Together these two projects will overcome barriers to the development of quality affordable housing, while creating truly vibrant communities for all.
5. Design Review Process and Outcome Improvement Project – The purpose of this project is to develop a fact based understanding of how the design review process affects the quality of development, and how those outcomes vary by location, type of project and review process. This project will identify and evaluate options for amending the design review process to improve design outcomes and increase the efficiency of the process for architects, designers and developers, while better meeting community desires for new development. Based on this study, the City expects to implement changes to the program design, administrative rules and codes related to design review. This may include expansion of a new design review program to growth hot spots in the city such as mixed-use centers. Also, the project will help update the Community Design Standards, which are out-of-date and not well designed for all the situations and neighborhoods to which they are applied. The core questions that this project will answer include: How effective is the design review process? How efficient is the process? Does it demonstrably help achieve agreed upon design objectives in Portland? Do any of the design review tools work better than others? Is there a significant difference in outcomes between areas where Design Review applies and where it does not, given similar real estate market conditions? These answers will provide guidance that will help the community determine if there are needed reforms to tools used to implement design review and if it would be a good idea to amend where and how design review standards are applied.

Budgetary Impact Worksheet**Does this action change appropriations?**☐ **YES:** Please complete the information below.☒ **NO:** Skip this section

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