

IMPACT STATEMENT

Legislation title: Amend the Central City Plan District (33.510) to increase the height limit on Block U of Couch's Addition and support construction of a headquarters building for the Multnomah County Health Department (Ordinance; Amend Title 33, Planning and Zoning).

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Presenter name: Nicholas Starin

Purpose of proposed legislation and background information:

This Ordinance would amend Zoning Code Map 510-3 to increase the maximum building height allowance on Block U of Couch's Addition in the Old Town/Chinatown neighborhood from 75 feet to 150 feet. This would be achieved through a combination of a base height increase from 75 feet to 105 feet plus making the site eligible for up to 45 feet of bonus height, which could be earned through the use of Floor Area Ratio (FAR) bonuses and/or transfers in return for various public benefits.

The proposed height amendment would support the development of a new Multnomah County Health Department headquarters facility on the eastern portion of Block U. Multnomah County has identified a programmatic need for an estimated 120,000 to 150,000 square feet for its Health Department headquarters facility, greater than the maximum allowance of 105,000 square feet under the existing 75 foot height limit.

Financial and budgetary impacts:

This action has no direct financial or budgetary impacts to the City of Portland.

Community impacts and community involvement:

The increased building height allowed by this ordinance will facilitate the development of a new Multnomah County Health Department facility. The Health Department promotes and protects the health of county residents by providing essential public health services. The department has outgrown the aging buildings where most of its administrative functions are now located. The need to replace existing unsafe, aged, inefficient and undersized facilities is urgent, and the demand for health services in Multnomah County is increasing. The new building will allow the department to consolidate most of its administrative functions, now scattered in several buildings, into a single, centrally located facility and to provide three direct-service clinics. This will help the department fulfil its mission to protect and promote the health of all county residents.

In addition, the new Health Department building will bring up to 350 well-paid employees to the Old Town/Chinatown neighborhood, helping support its businesses and promoting the revitalization of this area.

Because the subject site is located near the Union Station Clock Tower, an identified scenic resource, an Economic, Social, Environmental and Energy (ESEE) analysis was undertaken to evaluate the potential effect of the height increase on protected views of the Clock Tower. The effect was found to be minor, and no views are blocked or potentially blocked.

The Planning and Sustainability Commission received testimony generally in favor of the proposal, including from the Old Town/Chinatown Community Association and Transitions Projects. While these organizations support the proposed new Health Department headquarters, some concerns were expressed. These include construction impacts on the adjacent Bud Clark Commons, questions about which particular FAR bonuses will be used and the anticipated community benefits of the project.

Multnomah County staff assured the commission that the County will continue to work with stakeholders during the project design and construction phases to address these and other concerns. The County and the Old Town/Chinatown Community Association have agreed to negotiate a good neighbor agreement to address a number of issues, including: choice of FAR bonuses; provision of community amenities; community input during project design and construction; and County participation in community association meetings and events.

It is anticipated that the Old Town/Chinatown Community Association and Transitions Projects will testify at the City Council hearing on this project.

Meetings and hearings on the proposal:

- March 17, 2015: Old Town/Chinatown Community Association Land Use and Design Review Committee.
- March 17, 2015: Pearl District Neighborhood Association Planning and Transportation Committee.
- April 1, 2015: Old Town/Chinatown Community Association general membership meeting.
- April 7, 2015: Home Forward and Transitions Projects (operators of programs and services in the Bud Clark Commons building on the western portion of Block U).
- April 13, 2015: Portland Historic Landmarks Commission briefing.
- April 28, 2015: Planning and Sustainability Commission hearing.

Public notices and project documents

- March 26, 2015: Notice of Planning and Sustainability Commission hearing sent to all neighborhood associations, neighborhood coalitions, and business associations in

Portland, and other interested persons. Notice also sent to all property owners affected by the proposal and all property owners within 400 feet of Block U.

- April 1, 2015: Proposed draft staff report made available to the public, posted on the Bureau of Planning and Sustainability's web site and provided to all who requested a copy.
- June 3, 2015: PSC recommended draft report made available to the public, posted on the Bureau of Planning and Sustainability's web site and provided to all who requested a copy.
- May 29, 2015: Notice of the City Council hearing mailed to all those who testified orally or in writing at the Planning and Sustainability Commission hearing and persons who requested notice.

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