

IMPACT STATEMENT

Legislation title: Approve and adopt zoning confirmation letter responding to request for zoning confirmation on SE 3rd and Harrison, submitted by Right 2 Dream Too (Resolution)

Contact name: Rachael Wiggins and Claire Adamsick

Contact phone: 503-823-1129; 503-823-3021

Presenter name: Matt Wickstrom, BDS

Purpose of proposed legislation and background information:

The purpose of this Council Action is to approve the advisory zoning confirmation letter for the property located at SE 3rd Avenue and SE Harrison Street. On the proposed site, Right 2 Dream Too, a local 501(c)(3) nonprofit organization, would operate and manage a rest area that provides refuge and a safe place for Portland's houseless community to rest or sleep undisturbed.

The Zoning Confirmation Letter, attached as Exhibit A to this Resolution, recommends that the proposed rest area/campground with tents and accessory structures to be located on the site should be classified as a Community Services use. The SE 3rd & Harrison property is located in the IG1 zone, which allows Community Service uses up to 3,000 square feet of net building area.

The Bureau of Development Services analysis explains that the following characteristics of R2DToo's services are consistent with a Community Services use:

It is a local service (a temporary place to rest and sleep overnight in tents with shower, toilet, meeting and laundry facilities) for houseless people in the community. This service will be provided on a continual basis and not just for special events. The customers (i.e., those who will use this service) are similar to those utilizing the services provided in a number of the examples listed in PCC 33.920.240.C. Right 2 Dream Too has no employees, but individuals staying at the rest area may volunteer their time without payment. These volunteers may help others at the site with sanitation, food, clothing, and pursuing social services with appropriate social service agencies. This facility itself and these volunteer activities can be considered charitable in nature. Right 2 Dream Too is not a public agency. There are no membership requirements and any member of the public may seek to use this rest area on an as-needed basis. Right 2 Dream Too has not indicated that the rest area will offer formal counseling, education, or training of a public, nonprofit or charitable nature, which are possible and permissive elements of a community service use, but not required.

Financial and budgetary impacts:

There are no costs to the City as a result of this legislation.

Community impacts and community involvement:

This item provides information and a forum for anyone interested to review the Bureau of Development Services' assessment of which regulations apply to the proposed use of the site for a Right 2 Dream Too rest area.

There has been a great deal of public interest in and concern around the relocation of Right 2 Dream Too, particularly to the Central Eastside. In response, Commissioner Fritz’s office convened a community conversation on January 30 which included outreach to Central Eastside stakeholders, including the Central Eastside Industrial Council, SE Uplift, Hosford-Abernethy Neighborhood District, adjacent property owner Eastside Plating, and numerous other property owners and interested community members.

If Council approves the Bureau of Development Services’ analysis of the Zoning Confirmation Request, and thereby affirms Right 2 Dream Too’s relocation to the SE 3rd and Harrison property, the City will convene a Good Neighbor Agreement process between Right 2 Dream Too and community stakeholders.

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



CITY OF

PORTLAND, OREGON

Amanda Fritz, Commissioner

1221 SW Fourth Avenue, Suite 220

Portland, Oregon 97204

(503) 823-3008

amanda@portlandoregon.gov

371 92

February 8, 2016

To: City Council

From: Commissioner Amanda Fritz

RE: Substitute Exhibits for February 18, 2016 2 p.m. Time Certain

Please accept the attached Concept Site Plan as a substitute **Exhibit B** to the following agenda items, originally scheduled for Thursday, February 4, 2016, 2 p.m. Time Certain:

120 Approve and adopt zoning confirmation letter responding to request for zoning confirmation on SE 3rd and Harrison, submitted by Right 2 Dream Too (Resolution introduced by Mayor Hales and Commissioner Fritz) – **Exhibit B**

121 Affirm the City of Portland's intent to relocate Right 2 Dream Too onto City property located on SE 3rd and Harrison (Resolution introduced by Mayor Hales and Commissioner Fritz) – **Exhibit B**

371 92

Record
is
CLOSED
2/18