



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

August 6, 2014

Mayor Charlie Hales
 Commissioner Amanda Fritz
 Commissioner Dan Saltzman
 Commissioner Nick Fish
 Commissioner Steve Novick

**SUBJECT: PROPOSED WAIVER OF SDC FEES IN THE OLD TOWN/CHINATOWN
 5-YEAR ACTION PLAN**

At its meeting this morning the Portland Parks Board voted to **request that the Portland City Council delay the vote on a waiver of System Development Charges (SDCs) in Old Town/Chinatown until the Parks Board, and other SDC advisory groups, have the opportunity to be briefed on the proposed waiver, discuss the potential policy and financial implications of such, and provide input.**

Through the media, the Parks Board only very recently became aware of a proposal by the Portland Development Commission (PDC) to seek a waiver by City Council of SDCs for a portion of Old Town/Chinatown in order to stimulate private sector housing development in the area. We understand that the primary rationale for this is that waiving SDCs now will generate development in an area that has been slow to redevelop; such development, if it occurs, can then generate future SDCs to make up for those waived now.

Parks Commissioner Fritz, Commissioner Fish and the Bureau of Parks and Recreation have gone on record as opposing this waiver.

There are a variety of policy issues associated with the proposed fee waiver, including:

- The proposed waiving of SDCs to stimulate private sector development is, to our knowledge, precedent-setting.
- There is no demonstration that we are aware of that the waiving of SDCs will in fact stimulate development.
- There may be an alternative to the waiving of SDCs that would accomplish the same purpose.

Portland Parks Board

Kathy Fong Stephens, Chair

*Mike Alexander • Judy BlueHorse Skelton • Tonya Booker • Kendall Clawson
 Patricia Frobes • Dion Jordan • Andy Nelson • Jim Owens • Linda Robinson
 Gladys Ruiz • Christa Thoeresz • Sue Van Brocklin
 Julie Vigeland • Mauricio Villarreal*

- This action creates a confusing message to the public about the need for a parks bond replacement or street user fee. It also suggests that we should tax private property owners to finance public infrastructure but not private developers.

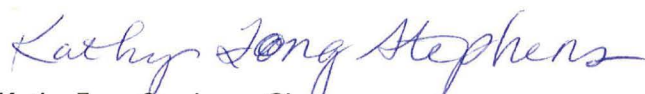
Most importantly,

- This action is being taken without any referral to the Parks Board, the Park's Bureau's SDC Advisory Committee, or to any other advisory committee in the City.
- This is a significant City policy issue that deserves public discussion, especially by those advisory bodies specifically created by the City Council for such.

The Parks Board feels that it would be inappropriate for the Parks Board to weigh in on the proposal's merits without briefings from the Parks Commissioner, the Bureau, Mayor's Office and/or PDC. Thus, we request a delay in action by the City Council until such briefings can be provided and the proposal's merits can be better understood and debated.

Thank you for your attention to this matter.

Sincerely,



Kathy Fong Stephens, Chair
Portland Parks Board

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OLD TOWN / CHINATOWN 5-YEAR ACTION PLAN

TESTIMONY IS LIMITED TO NEW AMENDMENTS INTRODUCED TODAY

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ <i>[Signature]</i>	<i>[Signature]</i>	
✓ Lightning	<i>[Signature]</i>	<i>[Signature]</i>
✓ Charles JOHNSON	uKno	uKno
Benjamin Barber		

OLD TOWN / CHINATOWN FIVE-YEAR ACTION PLAN

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

✓ Ronald Peterson	9 849 Exc Ct 97223	
✓ Bob Walsh	_____	
presentation OP ✓ Jessie Burke	203 NW 3rd 97209	jessicbburke@gmail.com
✓ Helen Young	1030 NW 12 th Ave 97209	discwr2010@gmail.com
✓ DAN LENZEN Stevenson	6166 SW NEVADA CT. PDX 97219	dani@venturehrc.com
✓ SARAH STURSON	OTCTA	
✓ Kathleen Bushman	97222	
✓ Raihana Ansary	Portland Business Alliance 2427 NE MASON	_____
✓ Jackie Peterson	OTCTCA / OTHP	jackie@pdxcomcast.net
✓ Don Lightsey SR	_____	_____
✓ Steve Entwistle	1117 S.W. Stark	_____

OLD TOWN / CHINATOWN FIVE-YEAR ACTION PLAN

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ BETTY JEAN LEE	2309 SW First #142	bettyjeanlee@pdx@gmail.com
✓ P TERRY CHUNG	115 S.W. 3RD Ave suite 418	chungs4@yahoo.com
10/12/14 Lynn Longfellow	OREGON NIKKEI COUNCIL 121 SW 2 ND AVE	lynn@oregonnikkei.org
✓ Susan Carter	7640 SE 30 97002	s.carter2006@sm.com

**Testimony of Raihana Ansary
Government Relations Manager
Portland Business Alliance
Before Portland City Council
Regarding Old Town / Chinatown Five – Year Action Plan
Wednesday, July 16**

Good afternoon Mayor Hales, Commissioners.

My name is Raihana Ansary. Government Relations Manager for the Portland Business Alliance. I'm here to express our support for the Portland Development Commission's (PDC) Five – Year Action Plan for Old Town / Chinatown.

Old Town / Chinatown including the historic Skidmore District presents unique challenges and opportunities for redevelopment and we are pleased that there is a renewed focus in this neglected part of downtown. We applaud PDC for developing strategies to promote private sector investment, job growth and retail activity as well as address neighborhood livability in the area.

PBA convened a diverse group of property owners, businesses and community members to create the Skidmore-Old Town-Chinatown Task Force report, which you have received. Though not all of the recommendations are relevant to the Five – Year Action Plan before you today, those that are support the Plan's goals for neighborhood investment, business vitality and district livability, such as facilitating historic renovation, improving safety and maintaining the cultural heritage of the area.

In particular, we appreciate the proposal to waive system development charges (SDCs) for market rate and workforce housing in the area. Doing so, would promote a healthy and vibrant 24-hour community that is mixed-income by adding housing options for moderate income earners. In our view, to be most effective, our preference is for the waiver to extend for 10 years with a cap of 1,000 units. A longer time period will more closely follow development cycles. As of right now, with little to no activity or development, the city is earning zero percent of zero. Waiving SDCs will jumpstart private sector investment and will lead to more revenue for the city in the future. Additionally, the waiver supports our city's land use planning goals to accommodate growth by redeveloping an existing built environment rather than pushing the edges out.

We look forward to working with all of you, as well as our partners at the Portland Development Commission for a reinvigorated Old Town / Chinatown.

Thank you.

Moore-Love, Karla

From: msturbois@comcast.net
Sent: Friday, July 11, 2014 3:00 PM
To: Moore-Love, Karla
Subject: Old Town China Town Develement

Mayor Hales and Council Members:

I recently attended a City Club Forum on China Town Development. I would like to share some concerns with you.

While I applaud much of our city's development, I am not certain the plan as envisioned reflects our values of equity. I see the middle income affordability rent provision to be misleading and that the income levels implied are served by most areas in the city. The China Town developers want to ask for SDC waivers at least to the seismic upgrades and substantial forgivable loans from the PDC. While I appreciate the need for seismic upgrades, I am not sure it is fair to waive SDCs in one area for developers with already deep pockets and not for small businesses in other areas that are struggling to survive.

My Hawthorne neighborhood landscape is changing and I am constantly observing the closure of small businesses and more condos. Neighborhoods should have a blend of both.

Mark Sturbois
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