



CITY OF PORTLAND, OREGON
BUREAU OF
Planning

Tom Potter, Mayor

Gil Kelley, Director

1900 S.W. 4th Ave., Ste. 4100
Portland, OR 97201-5350

Phone 503-823-7700

FAX 503-823-7800

TTY 503-823-6868

Email pdxplan@ci.portland.or.us

www.portlandonline.com/planning

M E M O

November 7, 2006

To: Mayor Potter and City Council Members

From: Barbara Sack

Cc: Karla Moore-Love, City Council Clerk

Subject: Amendment requests to the Planning Commission's Recommendation on changes to the TOD Tax Exemption Program

On November 1, 2006, City Council voted to accept amendments to the Planning Commission's recommendation on changes to the TOD tax exemption program at the conclusion of the public hearing. Some requests to the program's recommended boundaries and regulations were from Council members and some came from members of the public testifying at the hearing. This memo provides a short summary of the amendment requests that the Council voted to accept. Staff consulted with the Council Clerk in compiling this list. Staff has included these amendments in an amended Exhibit A to the TOD changes and it will be submitted to the Council Clerk.

Council Approved Changes to Public Benefit Options

1. Add a public benefit option to the lists of public benefit options that an applicant must provide in exchange for the tax exemption that reads:

"Transportation improvements above those required by development standards approved by the Portland Office of Transportation and the Planning Commission."

Commissioner Adams requested this amendment.

2. Add a public benefit option to the lists of public benefit options that an applicant must provide in exchange for the tax exemption that reads:

"An agreement to sell off-street parking spaces separate from condominium units so that a unit can be purchased without a parking space."

Chris Smith requested this amendment and Commissioner Saltzman requested that Council accept it.

3. Require that an applicant provide three public benefit options from the public benefit options list instead of one.

Commissioner Saltzman requested this amendment.

All three amendment requests were approved by City Council unanimously.

Council Approved Changes to Reporting and Possible Repayment Requirements

4. Include the same annual reporting and partial repayment or extension of affordability requirements that were adopted for the New Multiple Unit Housing Program (City Code Chapter 3.104) in October 2005 in the TOD program (City Code Chapter 3.103). (The Amended Exhibit A includes language amending the relevant sections of Chapter 3.103.)

This amendment is requested by Commissioner Leonard.

City Council approved this amendment unanimously.

Council Approved Program Boundary Changes

5. Add the area around SW Barbur and Terwilliger Boulevards that includes the Burlingame Fred Meyer site to the TOD program boundary. (See attached map.)
6. Add the Hillsdale Town Center to the TOD program boundary. (See attached map.)

Don Baack, Rick Seifert, and John Gould of Hillsdale requested these amendments. Commissioner Saltzman asked the Council to accept them. Maps of these two areas are attached.

City Council approved inclusion of these two areas unanimously.

City Council did not vote to accept one request by Kevin Cavanaugh and Ross Cornelius to add a site to the TOD program boundaries near SW Arthur and Water Streets. The Mayor and Commissioner Sten asked that staff explore other options to assist the owner to build a moderate-income rental project on this site. Staff will work with Commissioner Sten's and Mayor Potter's Offices on exploring these options.