

MINUTES
MULTNOMAH COUNTY BOARD OF COMMISSIONERS
Tuesday, January 29, 1991 PUBLIC HEARING

Chair Gladys McCoy convened the meeting at 10:00 a.m., with Vice-Chair Rick Bauman, Commissioners Pauline Anderson, Sharron Kelley and Gary Hansen present.

Public Hearing for the Purpose of Taking Testimony on Proposed Tourism Projects in Multnomah County. In Anticipation of 1991-93 Lottery Funds, Multnomah County is Generating a Preliminary List of Tourism Projects which would be Eligible for Lottery Funds.

Sharon Timko, Tourism Coordinator advised the Board that today's Public Hearing was to generate a preliminary list of tourism projects to submit to the Oregon Tourism Alliance (OTA). Ms. Timko explained that the OTA is a consortium of eleven Northwest Governments that are working together to promote and enhance the visitor industry in Northwest Oregon. Ms. Timko stated that in anticipation of the 1991-93 Lottery Funding the OTA is generating one list from all the eight counties that are involved in the Alliance that would be eligible for the potential tourism projects and at this time it is not known how much money is involved. She went on to explain that no prioritization, extensive analysis or evaluation will be done at this time and that this list will be strictly a listing of all the currently known projects. Also, there are preliminary questions that are required to be answered about each project. Public testimony taken at this time.

Elouise Bailey, 1425 N.E. Hogan Road, Gresham, requested an unspecified amount to convert the Blue Lake Swim Center into a year-round tourist attraction by converting it into a Conservatory-Aviary.

Norman Locke and Donald Jenkins, Classical Chinese Garden Society, requesting \$1.9 Million for the Classical Chinese Garden, Museum and Cultural Center for land acquisition (\$1.7 Million) and to develop an in-depth analysis and master plan for the project(\$200,000), which includes administrative costs for this plan.

Marilynne Eichnger, 4015 S.W. Caryon Rd., Portland, requesting an unspecified amount for the Oregon Museum of Science and Industry (OMSI) for the construction of the new science campus on the east bank of the Willamette River in downtown Portland.

Roy Jay, 9045 S.W. Barbur Blvd. #3, Portland, Oregon Convention and Visitor Services Network, Inc. requesting \$250,000 to \$500,000 for the Minority Convention Marketing to involve marketing the greater Portland area to prospective minority oriented conventions.

David M. Porter, Executive Director, Pioneer Courthouse Square, requesting \$25,000 for the replacement of the terra cotta.

Phil Thompson, Assistant to Mayor J.E. Bud Clark, requesting \$125,000 for the 1992 International Celebration.

Jan Jurtz, Executive Director, requesting \$300,000 for the American Advertising Museum Relocation.

Paddy Tillett, Chair of the Willamette Light Brigade, requesting \$200,000 for the Steel Bridge Illumination.

Patsy Marshall, Pittock Mansion Society, requesting \$25,000 per year for 2 years for the Pittock Mansion Garden Development.

Mirra Meyer, requesting \$100,000 for Artquake.

Gene Clair, The Oregon Square Attractors, requesting \$130,000 for the Portland Children's Museum; \$100,000 for the Cowboys Then & Now Museum; and \$100,000 for the Carousel Museum.

Dan Monrow, President, Oregon Art Institute, requesting \$250,000 for the Museum Climate Control and an unspecified amount for the Arts Facility Expansion.

JoAnn Pasco, Gresham Chamber of Commerce, requesting \$5,000 for Windjam Northwest Printing Projects.

Lew Scholl, requesting \$50,000 to \$100,000 for the Replacement of the Ship "Columbia".

Robert A. Freedman, Manager, Portland Center for the Performing Arts, requesting \$300,000 for the Completion of the Studio Space at the Portland Center for the Performing Arts.

Bob Sitton, Artists' Initiative for a Contemporary Art Collection, requesting \$50,000 for the Artists' Initiative.

Sharon Timko, explained that because it was not known how much money will be allocated for the Regional Strategies Program it will be necessary to wait for that information after which Phase 2 will begin. Ms. Timko explained Phase 2 to be a more in-depth evaluation with OTA based on the funding available.

There being no further business, the meeting was adjourned at 11:20 A.M.

OFFICE OF THE BOARD CLERK
for MULTNOMAH COUNTY, OREGON

By Carrie Anne Packerson

0114C/7-8
cap

**OREGON TOURSIM ALLIANCE
REGIONAL FUNDING STRATEGIES REQUESTS
MULTNOMAH COUNTY**

<u>Project Name</u>	<u>Submitted By:</u>	<u>Amount Requested</u>
Classical Chinese Garden, Museum and Cultural Center	Classical Chinese Garden Society	\$1.9 Million
The Artists' Initiative	Artists' Initiative for a Contemporary Art Collection	\$50,000
Windjam Northwest	Gresham Chamber of Commerce	\$5,000
Corbett Weekend Maket	Corbet Area Economic Development Committee	\$5,000
Columbia River Regional American Indian	Cultural & Archeological Center	\$3 Million
Minority Convention Marketing	Oregon Convention and Visitor Services Network, Inc.	\$250,000 \$500,00
Completion Studio Space/ Portland Center for the Performing Arts	Robert A. Freedman, Manager	\$300,000
Railroad Museum	Northwest Rail Museum, Inc.	\$975,000
1) Museum Climate Control	Oregon Art Institute	\$250,000
2) Arts Facility Expansion	Oregon Art Institute	Not Specified
The Oregon Square Attractors	Portland Children's Museum	\$130,000
	Cowboys Then & Now Museum	\$100,000
	Carousel Museum	\$100,000

<u>Project Name</u>	<u>Submitted By:</u>	<u>Amount Requested</u>
Artquake	Mirra Meyer	\$100,000
Pittock Mansion Garden Development	Pittock Mansion Society	\$25,000 per year for 2 years
American Advertising Museum Relocation	Jan Kurtz, Executive Dir.	\$300,000
Pioneer Courthouse Square-Terra Cotta	David M. Porter, Exec. Dir.	\$25,000
Oregon Museum of Science and Industry (OMSI)	OMSI	Not Specified
Steel Bridge Illumination	The Willamette Light Brigade	\$200,000
Blue Lake Conservatory	Elouise Bailey	Not Specified
1992 International Celebration	Phil Thompson Assistant To Mayor J.E. Bud Clark	\$125,000

1

DATE 1-29-91

NAME ELOUISE BAILEY

ADDRESS 1425 NE HOGAN

STREET

GRESHAM

97030

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUBJECT Proposed Tourism Projects

Blue Lake

Conservatory

FOR

AGAINST

PLEASE PRINT LEGIBLY!

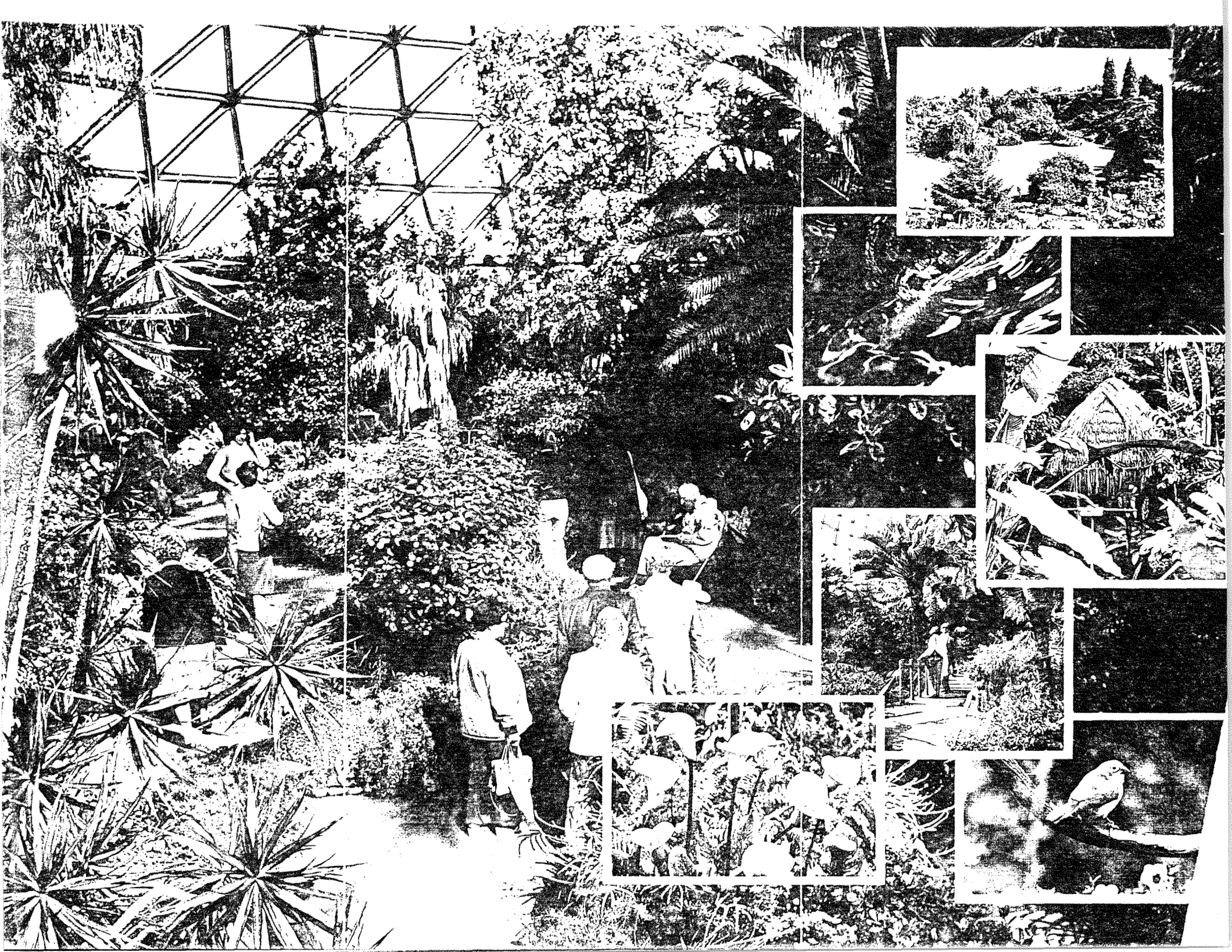
OREGON TOURISM ALLIANCE

Preliminary information for consideration of Oregon Tourism Alliance Regional Strategies Funding

1. Project Name: Blue Lake Conservatoryy Date: 1-24-91
2. Submitted by: Elouise Bailey (resident of East Multco)
1425 N.E. Hogan Pl., Gresham, OR
665-0284
3. Project Description: Convert the Blue Lake Swim Center into a year-round tourist attraction by converting it to a Conservatory-Aviary as per the Bloedel Conservatory, Queen Elizabeth Park, Vancouver, B.C. and the Pan-American Building, Washington, D.C. The project would create year-round jobs for a broad spectrum of East County residents both older and younger and the jobs would be in the \$5.00 - \$7.00 per hour region. The facility would give more complete use of a county-owned facility that presently COSTS year-round while adding 0 to accessible funds. The facility would give broader use of the Columbia River Gorge as a year-round vacation site and would import money to the area instead of simply recycling funds. Based on the figure of 3,125,000 visitors to Bonneville Dam between October 1, 1989 and September 30, 1990 which were supplied by Chip Pearson of the BPA (326-6868 between 6:30AM and 3:00PM), if an admittance fee of \$3.00 were charged per visitor the total take would be \$9,375,000.00 less costs. The Bloedel admission fee is higher.
4. At this time the project cost would include a feasibility study by PSU's civil engineering department which would cost \$40,000-60M a project coordinator to begin preliminary grant work, sources of good conservatory samples, etc. and any publications that might be deemed necessary to the start-up of the project. Later costs would involve setting up a group and negotiating a remodeling loan as well as preparation of the papers to obtain a historic building designation for the building. Advertising and personnel recruitment costs would be dealt with in subsequent years.

5. Estimate of year-round jobs created: During construction at least 40; year-round would vary depending on whether food would be available for visitors but 15 jobs minimum.
6. Describe local support

No one has, as yet, been approached to support the idea. Depending on allocation of the final funds the three cities most involved in the project would undoubtedly be behind it as would the BPA, various horticultural groups, Mt. Hood CC, etc. Funding would begin via grants such as the monies that will be requested of the OTA. Construction funding would come from other grant funding sources or other federal monies that might be available. This would see Blue Lake Park operated as a year-round facility and could add considerable in way of funding to Parks Services, the local schools, etc. Most important is the fact that visitors would come from other areas (countries and states) and this would mean new money coming into Multnomah County a very important fact to any local economy. Columbia Crossing shopping center is nearly complete and this would add nicely to the Columbia Gorge as a tourist destination site.



2

DATE

1/29/91

NAME

Norman Locke / Donald

ADDRESS

Jenkins

STREET

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

Tourism

SUBJECT

Classical Chinese Garden

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Classical Chinese Garden, Museum & Cultural Center Date: 1-29-91

2. Submitted by: Classical Chinese Garden Society

Name: Norm Locke, President

Organization: Classical Chinese Garden Society

Address: 16th Floor Pacwest Ctr Portland 97204-3795

Phone: 503-746-2780

3. Describe the project you are proposing: A classical Chinese garden, museum, & cultural center to be located in the Chinatown area of north downtown Portland. The garden will translate a feeling of the peace and tranquility of rural life to the confined space of the city. The garden, museum, & cultural center will educate children & adults in historic & contemporary Chinese culture; will enhance Portland's image as an international & commercial center with strong ties to Chinese communities in the Far East & N. America; will encourage tourism as it adds to the planned development of north downtown (railroad museum, union station plans, water taxis) and close proximity to the convention center; will provide an atmosphere for relaxation, meditation & artistic enjoyment; will create ethnic pride & cultural identity among Chinese-Americans while strengthening the sense of community for all Oregonians; will foster cultural exchange & promote a world view of understanding, peace, and racial harmony.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?

The total cost of project is \$6.1 million. We request \$1.7 million for land acquisition and \$200,000 to develop an in-depth analysis and master plan for the project, which includes administrative costs for this plan.

5. Estimate of number of jobs created During construction approximately 100 jobs. After completion 10-15 full time staff and up to 15 part-time staff.

6. Describe local support (financial, testimonials, etc)

Memberships in the Society is 115 members paying membership fees from \$25-1000. The volunteer Board of Directors is comprised of 25 people. The Chinese community generously supports the project in terms of monies and time. Volunteer hours number several thousand. The project has generated wide community interest since beginning efforts in early 1990. The Society sponsors various events to raise both funding (through sales of memberships) and awareness.

Revised 12/28/90

c/o Portland/Oregon Visitors Association • 26 SW Salmon • Portland, OR 97204 • 228-5565

CLACKAMAS, CLATSOP, COLUMBIA, LINCOLN, MULTNOMAH, TILLAMOOK, WASHINGTON, YAMHILL
CITY OF PORTLAND, METROPOLITAN SERVICE DISTRICT, PORT OF PORTLAND

NORTHWEST OREGON
Things Look Different Here.

Funded in part by the Oregon Lottery

NEWSLETTER

Classical Chinese Garden Society • 16th Floor Pacwest Center • Portland, OR 97204 • (503) 796-2980 • FAX (503) 796-2900



No. 1

May, 1990

LETTER FROM THE CHAIRMAN By Roger A. Luedtke

Ni hao! It is truly a pleasure to welcome the first edition of the Classical Chinese Garden Society Newsletter. You will see in the following committee reports and articles that we are off to a flying start.

After months of hard work by a small but dedicated group laying a foundation for our project, we "went public" with our highly successful reception at the Art Museum on March 5.

Our spirits received a solid boost with the arrival of the garden prototype beautifully crafted by our sister city friends in Suzhou. The Mayor and City Council quickly demonstrated their support with a formal unveiling of the prototype in City Council chambers. Fast footwork by our active volunteers enabled us to have excellent radio, television and newspaper coverage, alerting the entire Portland area community to our project.

Opportunity knocked again with an invitation from the Oregon Association of Nurserymen to participate gratis in their lawn, garden and patio show at the Coliseum. Our volunteers rose to the challenge and were rewarded with a blue ribbon for the best garden display in the show. We were able to reach many new potential supporters, including Senator Mark Hatfield, who strolled through our small garden display and expressed his delight and encouragement.

That experience has spawned three additional invitations, two of which we have accepted: The Rose Festival and Multnomah County Fair. The volunteers are once again hard at work constructing a garden display that showcases the essential elements of a classical garden, but will be reusable and portable.

With these early successes and our membership steadily increasing there is temptation to become complacent, particularly as more pleasant weather approaches and recreation demands more of our time and energy. It is easy to believe that someone else is doing what needs to be done, but we cannot give in to that urge. The group of volunteers who have shouldered

individual responsibilities to date is quite small. We have only begun. To realize our dream, we must multiply our band of active volunteers many times over. It is marvelous to watch the creativity that springs from a group of dedicated people.

Those of you who are not members, please join us. Those who are, please contact a committee chairperson and put your enthusiasm and talents to work!

NEWSLETTER NAMING CONTEST

Members of the Classical Chinese Garden Society are invited to participate in a contest to name this newsletter. The newsletter is to be sent to members of the Society to keep them informed of activities and progress in developing the Garden. The entries will be judged by the membership committee and the winner will receive a one-year complimentary membership in the Society.

FUNDRAISING COMMITTEE REPORT

This important committee has been organized into 4 separate sub-committees including corporate fundraising, events, grants & government funding and international resources. If you are interested in serving on one of these, contact Chair Liette Jauniaux-Brostoff at 222-2811.

CULTURE & EDUCATION COMMITTEE REPORT

This committee is busy developing programs for Society members. A series of study groups on topics such as plants of the Classical Chinese Garden and the importance of gardens in the life of Chinese citizens is currently being planned; along with an inventory of informational resources on Chinese Gardens, such as books, slide shows and speakers. Contact Chair Donald Jenkins at 226-2811 for more info.

GARDEN SITE UPDATE

One of the most frequently asked questions about the Garden is "where will it be located"? The original task force that studied the feasibility of building a Chinese Garden reviewed 19 individual sites. Based on the criteria of access, aesthetic issues, economics, intercultural aspects, logistical requirements and environmental concern; the task force identified 8 promising sites, the majority in the north Downtown area.

Though a specific site has not yet been selected, the Board of Directors has begun discussions with the property owners, government officials and others on this complicated and vital process.

PUBLICITY COMMITTEE REPORT

Garden supporter and publicity specialist John Allee developed an exciting 10-page document outlining marketing approaches for the Garden Society.

Chair Caby Anderson and her committee are involved in developing specific tasks from these recommendations to help raise the profile of the Garden concept. Special events, media relations and information distribution will be focus areas for this committee. Call Caby at 241-8700 if you're interested in helping.

MEMBERSHIP COMMITTEE REPORT

This newsletter is one of the tools that will be used to keep members informed. Information about Society activities as well as recruitment of new members are 2 of the major goals of the committee. Another project will be computerizing membership info, including special and committee interests. Committee Chair Andy Lau notes the need for additional volunteer support for this committee. They especially need someone to serve as secretary to take notes and prepare for mailings. Call Andy at 649-5510 if you are interested.

MEMBERSHIP, MEMBERSHIP, MEMBERSHIP

Please Note: This is the only issue of the newsletter that will be distributed to non-members. If you have not yet joined the Classical Chinese Garden Society, please do so today! Future editions of the newsletter will be sent 1st Class to members.

* * *

Members are the lifeblood of most non-profit organizations, but they are especially important to the Classical Chinese Garden Society. Not only do your membership fees support the activities of the Board of Directors and committees trying to build a Garden in Portland, but your name on our membership list shows the great support in this community for the project. Your membership will help us show community and government leaders that the Garden is more than just a good idea, it is viewed by the citizens of the area as a highly desirable element for cultural, artistic and economic reasons.

Your support in bringing new members to the organization is an important way that you can assist with the development of the Garden. If you would like copies of our membership brochure to distribute to friends and associates, please call Jan Van Domelen at 248-4266. We can also arrange for a speaker at the next meeting of your club or organization.

**Classical Chinese Garden Society
16th Floor, Pacwest Center
Portland, OR 97204**

Bulk Rate
U.S. Postage Paid
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Portland, OR
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CALENDAR OF EVENTS

May

- 15 Annual Meeting & election of Board members, Portland Building 2nd Fl. Auditorium, 5:30 PM.

June

- 1-10 Garden display at the Rose Festival Oregon Pavilion, Tom McCall Waterfront Park.
5 Garden prototype display at Pioneer Courthouse Square., 11 AM to 2 PM.
6 Meeting of the Board of Directors, 16th Floor Pacwest Center at 12 Noon.
8 Membership Committee meeting, 16th Floor Pacwest Center at 12 Noon.

July

Garden Display at Multnomah County Fair.

Chinese-style garden proposed for Portland

City officials get to examine scale replica of garden designed in sister city of Suzhou

by ANN SULLIVAN
of The Oregonian staff

The Classical Chinese Garden society on Wednesday introduced city officials in Portland to a model of a proposed \$6 million to \$8 million Chinese garden that could become a tourist attraction and an addition to the city's Chinatown.

The model is a built-to-scale replica of The Garden of the Master of the Fishing Nets and was built in one of Portland's sister cities, Suzhou, China, which is famed for its peaceful, beautiful gardens. The proposed garden, one of the first of its kind in the United States, could have some variations, but is expected to be designed in Suzhou.

Exactly where it would go has not been decided, but the society hopes to place it in the Chinatown/Old Town area. Both City Commissioner Mike Lindberg and Roger A. Luedtke, a Portland attorney who is chairman of the non-profit society, said that a one-block location between Northwest Third and Fourth avenues and Flanders and



The Oregonian

Everett streets is the preferred site.

That block is occupied by the Portland Fish Wholesale Co.

Lindberg said that the society is looking primarily at private financial support from Portland's three sister cities in China, and a possible public-private partnership with adjacent local businesses.

Rong Long Tang, who is in Port-



The Oregonian/KRAIG SCATTARELL

A model of a classical Chinese garden in Suzhou, China, offers a view of what a proposed \$6 million to \$8 million Chinese garden for Northwest Portland's Chinatown-Old Town area might look like.

land from Suzhou and is helping promote exchange programs between the two cities, said that Portland's garden would be similar to one in Vancouver, B.C., that was promoted with the help of Suzhou. That garden cost about \$5 million and was dedicated in 1985 on one-eighth acre of ground, much smaller

than the proposed full block proposed for Portland.

Luedtke said that raising money likely would take from three to four years and construction another year. The garden might be completed by 1994, he said.

Lindberg first proposed a traditional Chinese garden during a 1985

tour of China.

A delegation of engineers from Suzhou visited in 1988 and asked that Portland prepare a formal proposal by June 1989.

Members of the Chinese community and various city officials and bureaus have worked on the idea since.

Classical Chinese Garden Society Visits Suzhou

The following is an article by Roger Luedtke who acted as delegation leader during a recent trip of the Classical Chinese Garden Society to Suzhou, Portland's sister city in the People's Republic of China. The delegation traveled to Suzhou in late October in order to discuss the development of exchanges between Portland and Suzhou, in particular, the development of a classical Chinese garden in Portland. Mr. Luedtke is chairman of the Classical Chinese Garden Society & an officer of the Portland-Suzhou Sister City Association.

We were met at the Shanghai Airport by Mr. Tang Ronglong of the Suzhou Foreign Affairs Office and an assistant who was to be our interpreter for the trip. They helped us through customs and to a waiting van that made the 1 1/2 hour trip to Suzhou.

We soon found ourselves in our rooms ready for a good night's sleep to combat our jet lag. The next morning we began a very busy schedule of touring, banquets, and meetings. We visited three major gardens escorted by Mr. Zhou Gong Wu, Deputy Director of the Suzhou Garden Administration Bureau, supervisor of the New York Metropolitan Museum of Art Classical Chinese Garden project, and supervisor of construction for the classical garden prototype that Suzhou sent to Portland. His insights into the meaning and complexity of the garden designs gave us greater appreciation of the beautiful scenes we were viewing.

Floyd Holcom of the Suzhou Sister City Business Committee and I visited factories and had extensive discussions with officials in charge of Suzhou's trade and industry. Floyd and I were also able to meet with the President of the Suzhou Institute of Urban Construction and Environmental Protection. We had lively discussions about the activities of the college and the potential for educational exchanges. This is where Ms. Lois Janzer of Portland is teaching English, and she joined us for a luncheon during our stay in Suzhou.

A highlight of our trip was extensive exposure to "penjing", the Chinese ancestor of Japanese bonsai gardening. We visited a large penjing garden in a temple ruin,

another in the Humble Administrator's Garden (where we met the penjing master), and — the highlight— a small rooftop garden tended by a schoolteacher on an island in the middle of Lake Tai. The Lake Tai excursion included a stop at a garden under construction on the edge of the lake, and views of Chinese junks, people fishing, and Taihu rock in its natural habitat on the shores of the island. We also spent a very pleasant hour with a gentleman whose hobby is the collection of prehistoric artifacts, a few of which he traded with Dale Archibald of the Oregon Historical Society for some Oregon arrowheads.

While Floyd and I had our factory tours and business meetings, the rest of the delegation took an overnight trip on the Grand Canal to Hangzhou and visited that beautiful city. They, like us, completed their stay in China with sightseeing time in Shanghai.

A delegation from Suzhou, which will visit Portland in reciprocation for our recent trip, will arrive in early 1991. We expect that a garden design expert and a trade/industry representative will be a part of that delegation.





Window design by Lisa Wong,
age 10, CCBA school.
Adapted by Joe Chen.

*"Through a scattering of weeping willow,
Past rich green pear and peach trees,
I see a latticed window
As I meander down the garden path..."*

Yu Xin
6th century B., C.

A World of Timeless Beauty Is Coming To Portland

Here's something very special. A real classical Chinese garden is being planned for the heart of downtown Chinatown. Designed by architects in Suzhou, China's renowned 'Garden City', this will be the largest garden of its kind ever built in North America.

Imagine a space the size of a city block. Picture it transformed into walkways, arched bridges and miniature lakes; pavilions, fantastically shaped rocks and flowering trees. In another time, scholars lived and worked in gardens such as this. Poetry was composed and state policy decided in just such a setting.

In our garden, there will be pavillions where you can take in an art exhibit or sip tea like a Mandarin. Hold a meeting or just spend part of your day strolling in a living picture. The garden will be a home for many activities; a place for quiet reflection, or to bring family and friends for business or pleasure. For those of us who know and love Portland, this will be a major new addition to our city. Your tax-deductible contribution will enroll you as a member of The Classical Chinese Garden Society and help with construction. Please join us today!



I Want To Be Part Of It

Yes, I'll help the garden grow. Enroll me as a member of the Classical Chinese Garden Society. Enclosed is my contribution:

- | | |
|--|--|
| <input type="checkbox"/> Founding member: \$1,000+ | <input type="checkbox"/> Individual member: \$25 |
| <input type="checkbox"/> Patron: \$500-1,000 | <input type="checkbox"/> Family membership: \$35 |
| <input type="checkbox"/> Sponsor: \$200-500 | <input type="checkbox"/> Full-time student: \$10 |
| <input type="checkbox"/> Donor: \$100-200 | <input type="checkbox"/> Please send information on corporate membership |

Name _____

Address _____

City/State/Zip _____

Home phone _____

Work phone _____

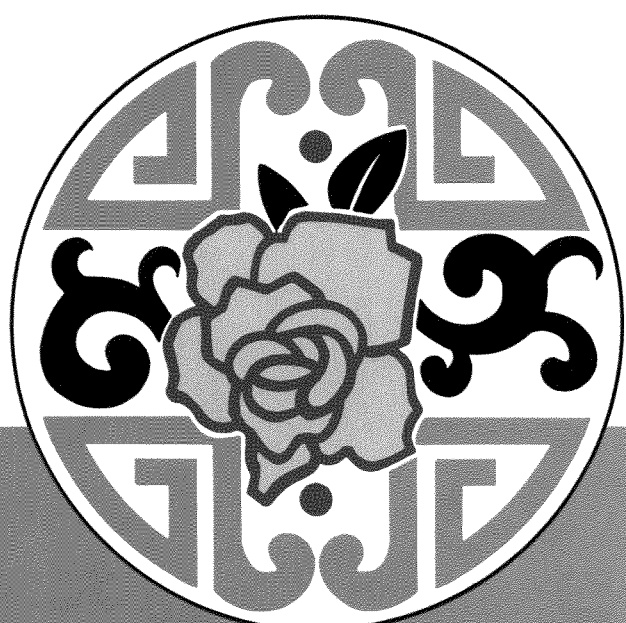
Special interests in China: _____

I would like to help with the following:

- | | |
|---|--|
| <input type="checkbox"/> Publicity | <input type="checkbox"/> Community relations |
| <input type="checkbox"/> Commercial Development | <input type="checkbox"/> Fund-raising |
| <input type="checkbox"/> Cultural and Educational Program Development | <input type="checkbox"/> Membership |
| | <input type="checkbox"/> Finance |

The Classical Chinese
Garden Society

16th Floor Pacwest Center • 1211 SW Fifth Avenue • Portland, OR 97204-3795



Introducing

Portland's Classical Chinese Garden

People To People

The garden was first envisioned four years ago when a group of people from Portland visited Suzhou, our sister city in China. Struck by the beauty of the many gardens there, Commissioner Lindberg, who was among the group, gathered people together here in Portland to plan a similar garden. Designers in Suzhou offered their help. The Classical Chinese Garden Society, an independent non-profit organization, now invites you to join us...

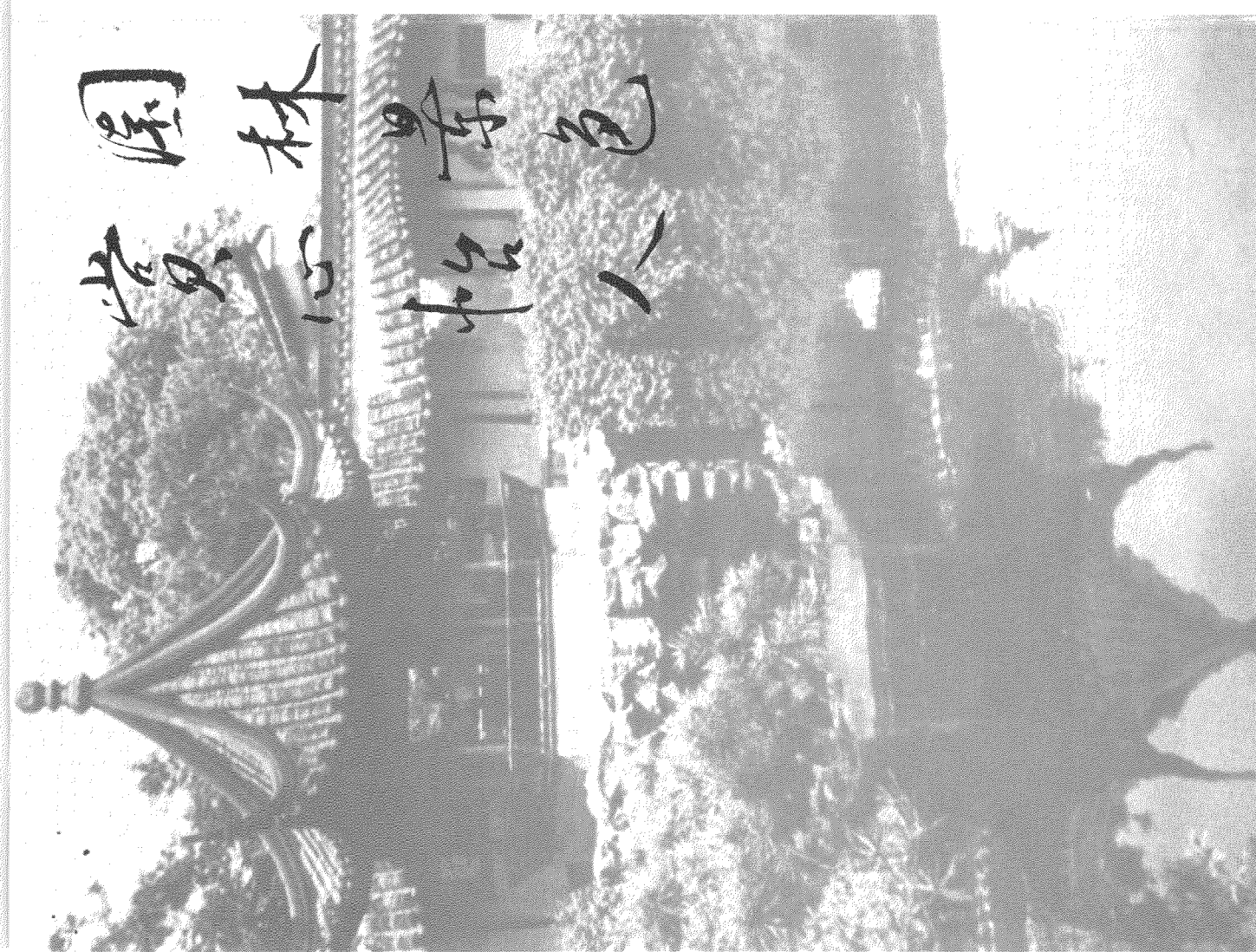
The Classical Chinese Garden Society
16th Floor Pacwest Center
1211 SW Fifth Avenue
Portland, OR 97204-3795

Contributors:

Archetype
Beaver Engraving
Compa Graphics
Wyeast Inc.



Design by Laurie Schultz Knytych
Copy by John Allee



OREGON TOURISM ALLIANCE

#2
Norman Locke
Donald Jenkins

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Classical Chinese Garden, Museum & Cultural Center Date: 1-29-91
2. Submitted by: Classical Chinese Garden Society
Name: Norm Locke, President Organization: Classical Chinese Garden Society
Address: 16th Floor Pacwest Ctr Portland 97204-3795 Phone: 503-746-2780
3. Describe the project you are proposing: A classical Chinese garden, museum, & cultural center to be located in the Chinatown area of north downtown Portland. The garden will translate a feeling of the peace and tranquility of rural life to the confined space of the city. The garden, museum, & cultural center will educate children & adults in historic & contemporary Chinese culture; will enhance Portland's image as an international & commercial center with strong ties to Chinese communities in the Far East & N. America; will encourage tourism as it adds to the planned development of north downtown (railroad museum, union station plans, water taxis) and close proximity to the convention center; will provide an atmosphere for relaxation, meditation & artistic enjoyment; will create ethnic pride & cultural identity among Chinese-Americans while strengthening the sense of community for all Oregonians; will foster cultural exchange & promote a world view of understanding, peace, and racial harmony.
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The total cost of project is \$6.1 million. We request \$1.7 million for land acquisition and \$200,000 to develop an in-depth analysis and master plan for the project, which includes administrative costs for this plan.
5. Estimate of number of jobs created During construction approximately 100 jobs. After completion 10-15 full time staff and up to 15 part-time staff.
6. Describe local support (financial, testimonials, etc)
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CITY OF PORTLAND, METROPOLITAN SERVICE DISTRICT, PORT OF PORTLAND

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No. 1

May, 1990

LETTER FROM THE CHAIRMAN

By Roger A. Luedtke

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individual responsibilities to date is quite small. We have only begun. To realize our dream, we must multiply our band of active volunteers many times over. It is marvelous to watch the creativity that springs from a group of dedicated people.

Those of you who are not members, please join us. Those who are, please contact a committee chairperson and put your enthusiasm and talents to work!

NEWSLETTER NAMING CONTEST

Members of the Classical Chinese Garden Society are invited to participate in a contest to name this newsletter. The newsletter is to be sent to members of the Society to keep them informed of activities and progress in developing the Garden. The entries will be judged by the membership committee and the winner will receive a one-year complimentary membership in the Society.

FUNDRAISING COMMITTEE REPORT

This important committee has been organized into 4 separate sub-committees including corporate fundraising, events, grants & government funding and international resources. If you are interested in serving on one of these, contact Chair Liette Jauniaux-Brostoff at 222-2811.

CULTURE & EDUCATION COMMITTEE REPORT

This committee is busy developing programs for Society members. A series of study groups on topics such as plants of the Classical Chinese Garden and the importance of gardens in the life of Chinese citizens is currently being planned; along with an inventory of informational resources on Chinese Gardens, such as books, slide shows and speakers. Contact Chair Donald Jenkins at 226-2811 for more info.

GARDEN SITE UPDATE

One of the most frequently asked questions about the Garden is "where will it be located"? The original task force that studied the feasibility of building a Chinese Garden reviewed 19 individual sites. Based on the criteria of access, aesthetic issues, economics, intercultural aspects, logistical requirements and environmental concern; the task force identified 8 promising sites, the majority in the north Downtown area.

Though a specific site has not yet been selected, the Board of Directors has begun discussions with the property owners, government officials and others on this complicated and vital process.

PUBLICITY COMMITTEE REPORT

Garden supporter and publicity specialist John Allee developed an exciting 10-page document outlining marketing approaches for the Garden Society.

Chair Caby Anderson and her committee are involved in developing specific tasks from these recommendations to help raise the profile of the Garden concept. Special events, media relations and information distribution will be focus areas for this committee. Call Caby at 241-8700 if you're interested in helping.

MEMBERSHIP COMMITTEE REPORT

This newsletter is one of the tools that will be used to keep members informed. Information about Society activities as well as recruitment of new members are 2 of the major goals of the committee. Another project will be computerizing membership info, including special and committee interests. Committee Chair Andy Lau notes the need for additional volunteer support for this committee. They especially need someone to serve as secretary to take notes and prepare for mailings. Call Andy at 649-5510 if you are interested.

MEMBERSHIP, MEMBERSHIP, MEMBERSHIP

Please Note: This is the only issue of the newsletter that will be distributed to non-members. If you have not yet joined the Classical Chinese Garden Society, please do so today! Future editions of the newsletter will be sent 1st Class to members.

Members are the lifeblood of most non-profit organizations, but they are especially important to the Classical Chinese Garden Society. Not only do your membership fees support the activities of the Board of Directors and committees trying to build a Garden in Portland, but your name on our membership list shows the great support in this community for the project. Your membership will help us show community and government leaders that the Garden is more than just a good idea, it is viewed by the citizens of the area as a highly desirable element for cultural, artistic and economic reasons.

Your support in bringing new members to the organization is an important way that you can assist with the development of the Garden. If you would like copies of our membership brochure to distribute to friends and associates, please call Jan Van Domelen at 248-4266. We can also arrange for a speaker at the next meeting of your club or organization.

**Classical Chinese Garden Society
16th Floor, Pacwest Center
Portland, OR 97204**

Bulk Rate
U.S. Postage Paid
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Portland, OR
Permit #653

CALENDAR OF EVENTS

May

- 15 Annual Meeting & election of Board members, Portland Building 2nd Fl. Auditorium, 5:30 PM.

June

- 1-10 Garden display at the Rose Festival Oregon Pavilion, Tom McCall Waterfront Park.
5 Garden prototype display at Pioneer Courthouse Square., 11 AM to 2 PM.
6 Meeting of the Board of Directors, 16th Floor Pacwest Center at 12 Noon.
8 Membership Committee meeting, 16th Floor Pacwest Center at 12 Noon.

July

- Garden Display at Multnomah County Fair.

Chinese-style garden proposed for Portland

City officials get to examine scale replica of garden designed in sister city of Suzhou

By ANN SULLIVAN
of The Oregonian staff

The Classical Chinese Garden Society on Wednesday introduced city officials in Portland to a model of a proposed \$6 million to \$8 million Chinese garden that could become a tourist attraction and an addition to the city's Chinatown.

The model is a built-to-scale replica of The Garden of the Master of the Fishing Nets and was built in one of Portland's sister cities, Suzhou, China, which is famed for its peaceful, beautiful gardens. The proposed garden, one of the first of its kind in the United States, could have some variations, but is expected to be designed in Suzhou.

Exactly where it would go has not been decided, but the society hopes to place it in the Chinatown/Old Town area. Both City Commissioner Mike Lindberg and Roger A. Luedtke, a Portland attorney who is chairman of the non-profit society, said that a one-block location between Northwest Third and Fourth avenues and Flanders and



The Oregonian

Everett streets is the preferred site.

That block is occupied by the Portland Fish Wholesale Co.

Lindberg said that the society is looking primarily at private financial support from Portland's three sister cities in China, and a possible public-private partnership with adjacent local businesses.

Rong Long Tang, who is in Port-



The Oregonian/KRAIG SCATTARELLA

A model of a classical Chinese garden in Suzhou, China, offers a view of what a proposed \$6 million to \$8 million Chinese garden for Northwest Portland's Chinatown-Old Town area might look like.

land from Suzhou and is helping promote exchange programs between the two cities, said that Portland's garden would be similar to one in Vancouver, B.C., that was promoted with the help of Suzhou. That garden cost about \$5 million and was dedicated in 1985 on one-eighth acre of ground, much smaller

than the proposed full block proposed for Portland.

Luedtke said that raising money likely would take from three to four years and construction another year. The garden might be completed by 1994, he said.

Lindberg first proposed a traditional Chinese garden during a 1985

tour of China.

A delegation of engineers from Suzhou visited in 1988 and asked that Portland prepare a formal proposal by June 1989.

Members of the Chinese community and various city officials and bureaus have worked on the idea since.

Classical Chinese Garden Society Visits Suzhou

The following is an article by Roger Luedtke who acted as delegation leader during a recent trip of the Classical Chinese Garden Society to Suzhou, Portland's sister city in the People's Republic of China. The delegation traveled to Suzhou in late October in order to discuss the development of exchanges between Portland and Suzhou, in particular, the development of a classical Chinese garden in Portland. Mr. Luedtke is chairman of the Classical Chinese Garden Society & an officer of the Portland-Suzhou Sister City Association.

We were met at the Shanghai Airport by Mr. Tang Ronglong of the Suzhou Foreign Affairs Office and an assistant who was to be our interpreter for the trip. They helped us through customs and to a waiting van that made the 1 1/2 hour trip to Suzhou.

We soon found ourselves in our rooms ready for a good night's sleep to combat our jet lag. The next morning we began a very busy schedule of touring, banquets, and meetings. We visited three major gardens escorted by Mr. Zhou Gong Wu, Deputy Director of the Suzhou Garden Administration Bureau, supervisor of the New York Metropolitan Museum of Art Classical Chinese Garden project, and supervisor of construction for the classical garden prototype that Suzhou sent to Portland. His insights into the meaning and complexity of the garden designs gave us greater appreciation of the beautiful scenes we were viewing.

Floyd Holcom of the Suzhou Sister City Business Committee and I visited factories and had extensive discussions with officials in charge of Suzhou's trade and industry. Floyd and I were also able to meet with the President of the Suzhou Institute of Urban Construction and Environmental Protection. We had lively discussions about the activities of the college and the potential for educational exchanges. This is where Ms. Lois Janzer of Portland is teaching English, and she joined us for a luncheon during our stay in Suzhou.

A highlight of our trip was extensive exposure to "penjing", the Chinese ancestor of Japanese bonsai gardening. We visited a large penjing garden in a temple ruin,

another in the Humble Administrator's Garden (where we met the penjing master), and -- the highlight-- a small rooftop garden tended by a schoolteacher on an island in the middle of Lake Tai. The Lake Tai excursion included a stop at a garden under construction on the edge of the lake, and views of Chinese junks, people fishing, and Taihu rock in its natural habitat on the shores of the island. We also spent a very pleasant hour with a gentleman whose hobby is the collection of prehistoric artifacts, a few of which he traded with Dale Archibald of the Oregon Historical Society for some Oregon arrowheads.

While Floyd and I had our factory tours and business meetings, the rest of the delegation took an overnight trip on the Grand Canal to Hangzhou and visited that beautiful city. They, like us, completed their stay in China with sightseeing time in Shanghai.

A delegation from Suzhou, which will visit Portland in reciprocation for our recent trip, will arrive in early 1991. We expect that a garden design expert and a trade/industry representative will be a part of that delegation.



3

DATE _____

NAME

Marilynne Eichinger

ADDRESS

4015 SW Canyon Rd

STREET

Port

97221

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUBJECT

OTA - OMSI

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON-TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Oregon Museum of Science and Industry Date: January 28, 1991
2. Submitted by: Oregon Museum of Science and Industry
Name: Marilynne Eichinger Organization: OMSI
Address: 4015 S.W. Canyon Road, Portland, Oregon 97221 Phone: (503) 222-2828
3. Describe the project you are proposing: _____
OMSI is constructing a new science campus on the east bank of the Willamette River in downtown Portland. This 240,000 square-foot facility on an 18.5 acre site will be a destination tourist attraction and a perfect complement to the Oregon Convention Center. The new OMSI will be one of the nation's five greatest science centers and will be able to host major traveling exhibitions, as well as originate major exhibitions that will tour the entire country. It will also include an OMNIMAX Theater as an additional attraction.
4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding? _____
The cost of the new OMSI, exclusive of exhibits, will be \$36 million. A budget is attached.
5. Estimated number of jobs created: The estimated economic impact (in 1987 dollars) of this project is more than \$15 million annually for the Portland-Vancouver area. At least 50 jobs will be created directly through OMSI's expansion, with possibly as many as an additional 100 developing through additional economic impact.
6. Discuss local support: _____
A complete list of donors is attached. Gifts received from the Oregon and Washington area exceed \$24.8 million, with more than 350 individual donors contributing to the project. Many organizations and individuals have made the largest gifts in their histories.

Revised 12/28/90

c/o Portland/Oregon Visitors Association • 26 SW Salmon • Portland, OR 97204 • 228-3565

CLACKAMAS, CLATSOP, COLUMBIA, LINCOLN, MULTNOMAH, TILLAMOOK, WASHINGTON, YAMHILL
CITY OF PORTLAND, METROPOLITAN SERVICE DISTRICT, PORT OF PORTLAND

NORTHWEST OREGON

Things Look Different Here.

Funded in part by the Oregon Lottery

In general terms the budget breaks down as follows:

Site Preparation	\$ 3,103,000
Environmental Issues	1,686,000
A and E Costs	1,781,000
Construction	17,508,000
General and Administration	402,000
Equipment/Moving	3,038,000
Contingency	2,332,000
Fund Raising (Fees and Expenses)	690,000
Financing	<u>600,000</u>
Total Construction	\$ 31,140,000
PGE Land Gift	<u>4,471,000</u>
 TOTAL	 \$ 35,611,000

Four lead gifts have established early support for the OMSI Capital Campaign:

- Howard Vollum, co-founder of Tektronix, a former OMSI Board President and long-time supporter of OMSI, made a \$3.9 million bequest to the Museum. With accruing interest earned by this gift, the bequest's value has increased to \$4.5 million for this project.
- Portland General Electric's gift of land (18.5 acres) and existing buildings, valued at \$4.47 million, and a pledge of \$1.35 million for site preparation, provides strong leadership for support from the corporate community.
- The Meyer Memorial Trust has made a grant of \$2 million toward this project. This is by far the largest grant the Trust has made in its eight year history.
- The Swigert Family has recently made a \$1 million commitment and will have the Physical Sciences Exhibit Hall dedicated to Charles Frederick Swigert, Sr., the founder of ESCO.

Support for the new OMSI now totals more than \$25 million. Campaign Co-Chairman Doug Strain has personally pledged \$700,000 and Advance Gifts Chairman Jeffrey Grayson has pledged \$250,000. 100% of OMSI's Board of Trustees, including Strain and Grayson, have made commitments totalling \$1.3 million to the campaign. These examples of support show the recognition donors have for OMSI's important mission and the need for this expansion. Many of us are committing the largest gifts in our histories. We feel this project is that important. We hope that you will agree.

Honor Roll of Donors

The ultimate success of OMSI's new building campaign will be the result of the support and enthusiasm of hundreds of donors. Contributions large and small will add up to meet OMSI's objective of expanded exhibition and program space.

Major, pace-setting commitments are leading the way in OMSI's campaign to...

"Move the heavens and earth"

(as of January 28, 1991)

\$2,000,000 or more

Meyer Memorial Trust
Portland General Electric

Howard Vollum Estate

\$1,000,000 or more

Economic Development Administration
Florence C. Lynch Estate
Murdock Charitable Trust

Portland Development Commission
The Swigert Family,
In Memory of Charles Frederic Swigert, Sr.

\$500,000 - \$999,999

Louisiana Pacific Foundation

Douglas C. Strain

\$250,000 - \$499,999

Jeffrey L. and Susan W. Grayson
The Collins Foundation
Mentor Graphics
ODS Health Plan
PacifiCorp Foundation

Payless Drug Stores/K mart
U.S. Bank of Oregon
US West Foundation
The Emery Zidell Family

\$100,000 - \$249,999

Copeland Lumber Yards Inc.
First Interstate Bank of Oregon
Hewlett Packard
Gerard and Kimberlee Langelier

Precision Castparts
Seafirst Foundation
Willamette Industries
William G. Gilmore Foundation

\$50,000 - \$99,999

A-dec
Babler Brothers, Inc.
Burlington Northern Foundation
Clark Foundation
David and Patsy Heinlein

Hoffman Construction
Diane C. Kem
McCall Oil & Chemical
Oregonian Publishing Company
Standard Insurance

\$25,000 - \$49,999

The Alcoa Foundation/Vanexco
Allied Demolition Company
Ash Grove Cement West
Leonard & Betsy Bergstein
Boyd Coffee
Burns Bros., Inc.
Marsha B. Congdon
Corroon & Black of OR/Leonard Forsgren
Harry and Kaaren Demorest
Franz Bakery
Freightliner Corp.
Jackson Foundation
Key Bank of Oregon
Mt. Hood Chemical Company
Northwest Natural Gas Co.

Northwest Pipe & Casing Co.
Norwest Publishing Company
Pope & Talbot
Port Services Company
Portland Food Products Company
Rose E. Tucker Charitable Trust
Sedgwick James of Oregon
Stoel Rives Boley Jones & Grey
John J. Tennant Foundation
Scott and Diane Thomason
United Finance Company
Wade Manufacturing Company
Wessinger Foundation
Weyerhaeuser Company Foundation
Brett and Mary Wilcox

Continued on the other side

\$5,000 - \$24,999

Azumano Travel
Victor Atiyeh
Bank of California
Benson Industries, Inc.
Lawrence S. Black
Boise Cascade
Bolliger & Sons, Inc.
Roger and Antoinette Breezley
Consolidated METCO, Inc.
Ward and Lois Cook
Cronin Company
Data Print, Micro Division
Dennis Uniform Manufacturing, Inc.
Durametal Corporation
Express Services/William H. Stoller
Jeffrey and Barbara Farber
First American Title Insurance of OR
Flightcraft, Inc./Pape' Bros.
Fought & Company
The Greenbrier Companies
Hall Tool Company
Bruce Hall
Harris Enterprises
Ken and Ginger Harrison
Edmund Hayes, Jr.
Henry L. Hillman, Jr.
Judith Hawes Holmes
Howard-Cooper Corporation
Dean and Valerie Ivey
Kaiser Permanente
KPMG - Peat Marwick
Richard Knight
Kuni Cadillac
Lakeside Industries
Elisabeth Lyon
MMI Group

Macadam Forbes
Maddox Transfer & Storage, Inc.
Matheny Metals
James L. Meier
John D. Mosser
National Builders Hardware
OSF International
Obie Media Corporation
Oregon Community Foundation-
(James T. and Marion L. Miller Fund)
P.E. Becker Company
Pacific Metal Company
Pella Window and Door Company
Pepsi/Skinner Foundation
Portland Trail Blazers
Power Transmission Products
Price Waterhouse
Rodda Paint
Warren J. Rosenfeld
Safeco Insurance Company
Barbara Sue Seal
Shari's Restaurants
Skutt Ceramic Products
Smith's Home Furnishings
Stark's Vacuum Cleaner Sales
Ray Steinfeld, Jr.
Gerri and Donald Tisdell
James Towne
Trad Trucking
Troutman Investment Company
Washington Federal Savings Bank
Wentworth Chevrolet
West One Bank
Western Stations Co., Inc.
Yost Grube Hall P.C. Architects

#

4

DATE

1/29/91

NAME

Roy Jay

ADDRESS

9045 SW Barber Blvd. #3

STREET

PORTLAND, OR. 97219

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUBJECT

TourismMinority
Convention
Marketing✓

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah - Tri County

1. Project Name: Minority Convention Marketing Date: January 24, 1991

2. Submitted by: OREGON CONVENTION and VISITOR SERVICES NETWORK, INC.

Name: Roy Jay Organization: OREGON BUSINESS NETWORK
Address: 9045 SW Barbur Blvd. #3 / Portland, OR 97219 Phone: 244-5794, Ext. 66

3. Describe the project you are proposing: The project would involve marketing the greater Portland area to prospective minority oriented conventions. OBN is the only entity with the qualifications to effectively relate to such decision makers in this industry. Minority conventions represent an untapped multi-million dollar a year windfall in the convention & tourism industry for this area. Currently, the Convention & Visitor Services division of OBN has already undertaken a few selected support projects to service ethnic conventions & conferences already planned for the Portland area. The International Church of God in Christ annual convention (1988) generated over 10,000 attendees with an economic impact over \$10 million. It is important to remember that this was accomplished as a result of the endorsement of two local residents.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?

Annual estimate of \$250,000 - \$500,000

5. Estimate of number of jobs created 2 to 10 part time jobs and contract opportunities.

6. Describe local support (financial, testimonials, etc)

Oregon Business Network garners from local businesses including hoteliers, retail firms, minority leaders, and publications as well the trust and confidence of many minority residents, which is a key factor in local support for such a project. OBN along with private businesses, are also willing to provide matching funds and/or in kind service for this project.

Revised 12/28/90

c/o Portland/Oregon Visitors Association • 26 SW Salmon • Portland, OR 97204 • 228-5565

CLACKAMAS, CLATSOP, COLUMBIA, LINCOLN, MULTNOMAH, TILLAMOOK, WASHINGTON, YAMHILL
CITY OF PORTLAND, METROPOLITAN SERVICE DISTRICT, PORT OF PORTLAND

NORTHWEST OREGON
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Funded in part by the Oregon Lottery

#

5

DATE

1/29/91

NAME

DAVID M. PORTER

ADDRESS

701 SW 6th

STREET

Portland Or 97204

CITY

ZIP CODE

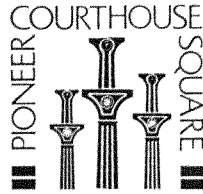
I WISH TO SPEAK ON AGENDA ITEM #

SUBJECT

OTA funding✓
FOR

AGAINST

PLEASE PRINT LEGIBLY!



January 28, 1991

PIONEER COURTHOUSE SQUARE, INC.

Oregon Tourism Alliance
c/o Portland Oregon Visitors Association
26 S.W. Salmon
Portland, Oregon 97204

Board of Directors:
President,
E. Kimbark MacColl
Vice President,
J. William Blanford
Secretary,
Harriet S. Hayes
Treasurer,
Anne Kelly Feeney
Serge D'Rovencourt
Tom Herburger
Sandy Perry
David G. Talbot
Barbara Walker
Karen Whitman
Commissioner
Mike Lindberg
Executive Director,
David M. Porter
Program Directors,
Steve Cohen
Deborah Fairley

Dear Members of OTA:

I am submitting this letter to you for consideration in the 1991-1993 lottery funding cycle for tourism projects in Multnomah County.

Advisory Board:
Pauline Anderson
C. Howard Burnett
Kevin R. Kelly
Melvin Mark, Jr.

The project being proposed would be sited at Pioneer Courthouse Square, Portland's internationally heralded "downtown living room". The objective of the project would be replacement of terra cotta facings on the columns and other furnishings at the Square .

Pioneer Courthouse Square is located on Portland's most central block. Measurements of foot traffic demonstrate that over 2 million persons cross the Square each year. Many of these individuals are visitors from outside of Oregon. Features of the Square such as the Weather Machine and "Allow Me", coupled with the history of the block, make the Square a significant visitor site. It is a major site for events, including being part of the Rose Festival and Artquake. It is a setting for extremely varied presentations of art and culture.

The intense level of use on the Square has created a problem with part of its fabric. The terra cotta which faces many elements of the facility discolors and stains very easily. Cleaning is only possible with acid washing. Unfortunately, acid washing is not only expensive, but is also destructive to the surface, and increases its vulnerability to marking. The facility is owned by the City of Portland and is managed by Pioneer Courthouse Square, Inc., a non-profit corporation.

The city and Square management have explored alternative methods of addressing this problem. Replacement of the terra cotta appears to be inevitable. The scope of the project, in dollar amounts, is not known, but is estimated to be in the tens of thousands of dollars. A clearer estimate will be developed, but the request for OTA Regional Strategies funding would probably be no less than \$ 25,000.

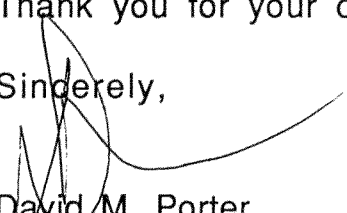
Pioneer Courthouse Square's Board of Directors and Park Bureau officials have agreed that the project is not only necessary, but needs attention soon. Both parties would attempt to generate funds to support the project, and past history suggests that the results are likely to be positive.

It is very difficult, and probably gratuitous, to estimate an increase in direct jobs from this project. However, there is definitely a positive economic impact from the presence of the Square as an "attractor" of note around the country. There is also economic impact from the festivals, concerts, and other events which take place on the Square. Exit surveys during the 1990 Festival of Flowers suggest that nearly half of the 30,000 visitors to the Festival were from outside Oregon.

If this problem is not addressed, one of Portland's most visible and visited attractions will present a grubby face to the millions who pass through it. Increased expenditures for maintenance can be made without having a substantial impact on the problem. This is a problem on which the Oregon Tourism Alliance's funds can have a concrete and visible effect.

Thank you for your consideration of this proposal.

Sincerely,



David M. Porter
Executive Director

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Pioneer Courthouse Square-TerraCotta Date: 1-28-91

2. Submitted by: David M. Porter, Executive Director
Name: _____ Organization: Pioneer Courthouse Square, Inc.
Address: 701 SW 6th Portland OR 97204 Phone: 228-1613

3. Describe the project you are proposing: _____

SEE ATTACHED letter.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding? _____

5. Estimate of number of jobs created _____

6. Describe local support (financial, testimonials, etc) _____

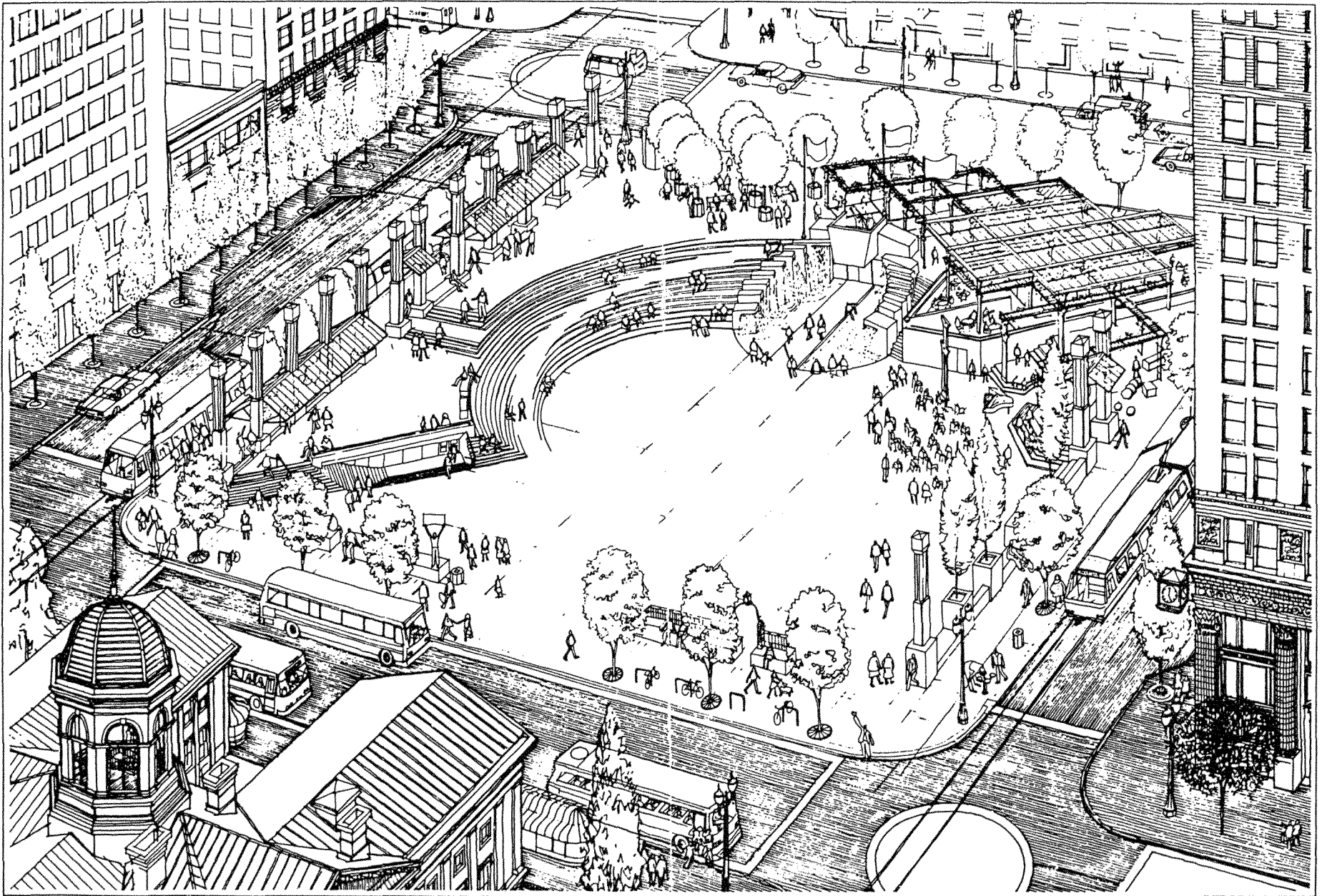
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CLACKAMAS, CLATSOP, COLUMBIA, LINCOLN, MULTNOMAH, TILLAMOOK, WASHINGTON, YAMHILL
CITY OF PORTLAND, METROPOLITAN SERVICE DISTRICT, PORT OF PORTLAND

NORTHWEST OREGON
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Funded in part by the Oregon Lottery



DESIGN AREA PERSPECTIVE

#

6

DATE

1/29

NAME

Phil Thompson

ADDRESS

1120 SW 5TH

STREET

Portland Or 97204

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

TOURISM

SUBJECT

1992 International Celebration

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration for Oregon Tourism Alliance Regional Strategies Funding

Date: 1-29-91

County: Multnomah

1. Project Name: **1992 International Celebration**
(previously known as Friendship Flotilla)
2. Submitted by: **Phil Thompson**
Assistant to Mayor J.E. Bud Clark
1220 S.W. Fifth Avenue
Portland, OR 97204
3. Describe the project you are proposing:

See attached description.
4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding? **\$4 million** (minimum budget) expected to be matched by project income.

\$125,000 requested from OTA Regional Strategies funding specifically toward satellite teleconferencing facilities at the Oregon Convention Center.
5. Estimate of number of jobs created: 400
6. Describe local support (financial, testimonials, etc.):

Executive Committee is co-chaired by Mayor J.E. Bud Clark, and several major corporations are represented. Broad-based business and community support through service on committees. Many corporations have already indicated their intention to support the project initially through in-kind donations and cash contributions. Will seek corporate sponsorship at local, national, and international levels.



The 1992 International Celebration Outline of Events

I. National Exhibits

The Oregon Convention Center will be transformed into a unique "World of the Pacific" featuring national exhibits highlighting the trade and culture of major Pacific nations. Visitors will discover the Pacific thru a multitude of extraordinary cultural experiences as they explore exciting international markets, enjoy first-class performing artists, and sample a myriad of culinary delights.

II. Worldfleet

Vessels from many nations, ranging from "floating trade exhibits" to colorful dragon boats and sailing vessels, will dock along Portland's Waterfront Park for the duration of the celebration. The fleet will be accompanied on-shore by international cultural activities reflecting Portland's continuing ties with our Pacific neighbors.

III. The Pacific Marketplace: Building a Pacific Economic Community

This five-day trade forum & conference will feature prominent business leaders convening to discuss emerging opportunities for transpacific trade. Delegations from participating nations, trade associations, and international corporations will be on hand to discover practical ways to enhance their Pacific trade activities. Satellite networking will provide teleconferencing between international participants.

IV. The Planetary Peace Conference

International delegates will come together to promote peace and protect the environment during this five-day conference. Internationally-known speakers and definitive seminars will focus on methods of enhancing communication & cooperation among nations & individuals. Satellite networking will allow widespread teleconferencing and broadcast of the benefit "Concert for Planetary Peace".

V. National Days

A special day will be designated for each participating nation. Events taking place on National Days will serve to highlight the unique cultural and economic identity of their country. National Days are planned for Australia, Canada, China, Indonesia, Japan, Korea, Malaysia, Mexico, New Zealand, Singapore, Thailand, the Phillipines, the U.S.A., and the U.S.S.R.

VI. Grand Opening/Cultural Exchanges/International Entertainment

The Grand Opening festivities will kick off cultural exchanges between Portland, its Sister Cities, and other international participants. One such exchange may be an exchange of one-hour television programs between citizens of Portland and those of cities in China, Japan, and the U.S.S.R. The programs will be shown over the span of four consecutive evenings with a concerted effort toward network distribution in each country.

Entertainment events will include exchanges featuring performers from participating nations. Most will take place at the Portland Center for the Performing Arts and all will be timed to coincide with the National Days for each country. Theater and dance troupes, contemporary films, music and other cultural programs are some of the planned festivities.

VII. Historical & Native American Events

Special events commemorating the bicentennial of Capt. Robert Gray's first exploration of the Columbia River will be produced in cooperation with the Oregon Historical Society, Portland Public Schools, and other community organizations. Cultural programs such as plays, films, etc., will focus on unique aspects of Portland's past.

In addition, a variety of events highlighting Native American culture and heritage will be presented by members of the northwest Native American community.

#

7

DATE

1/29

NAME

KurtzJan Kurtz, Advertising Museum

ADDRESS

9 NW 2nd Ave

STREET

Portland

CITY

97209

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

Tourism

SUBJECT

Ad Museum Relocation

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: American Advertising Museum Relocation Date: Jan. 28, 1991
2. Submitted by: Jan Kurtz, Executive Director
Name: _____ Organization: Advertising Museum
Address: 9 N.W. Second Ave., Portland, OR 97209 Phone: 226-0000
3. Describe the project you are proposing: The Museum is in temporary quarters and in need of a permanent home. We propose a 1.2 million dollar capital campaign which we will undertake in two phases. Purchasing a facility with 16,000 square feet, we will renovate 10,000 square feet, doubling existing space. The remaining 6,000 square feet will be improved in a future phase of expansion.
The American Advertising Museum is the only museum of advertising in the world. It is an innovative cultural resource which has attracted visitors from every state and over 50 foreign countries to reach an annual attendance of 50,000. It has hosted several national conventions and attracted extensive press coverage. Expansion would develop the Museum's potential as a nationally-renowned tourist attraction.
4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?
The first phase of the expansion would be a \$900,000 project. The Museum estimates building costs averaging \$90 per square foot for the initial expansion into 10,000 square feet of usable space. This space will expand exhibitions, offices, library and archival storage. We request a grant for one-third of the project, or \$300,000, from Oregon Tourism Alliance.
5. Estimate of number of jobs created Permanent jobs created include an increase of Museum personnel from four to eight, as well as temporary architectural and construction work.
6. Describe local support (financial, testimonials, etc)
The Museum has achieved a broad base of local support, receiving annually \$175,000 in cash support and \$58,000 in in-kind support. Our 90/91 fund drive for \$500,000 in five-year pledges is one-third toward its goal with 30 local commitments totalling \$300,000. Corporate membership equals an additional \$30,500 per year. We are currently surpassing our individual and family membership goals of \$10,000 for the year. Substantial grants have been received from the Murdock Charitable Trust, the Clark Foundation and the Portland Public Schools.

Revised 12/28/90

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CITY OF PORTLAND, METROPOLITAN SERVICE DISTRICT, PORT OF PORTLAND

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8

DATE 29 Jan '91

NAME PADDY TILLET

ADDRESS 320 SW OAK #500

STREET

PORTLAND OR

97204

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # Tourism

SUBJECT TOURISM DEVELOPMENT PROPOSAL

____ FOR _____ AGAINST
PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

1. **Project Name:** Steel Bridge Illumination **County:** Multnomah
Date: January 29, 1991
2. **Submitted by:** The Willamette Light Brigade **Organization :**
Name: Paddy Tillett, chair (224-3860) Willamette Light Brigade
P.O. Box 773, Portland, OR 97207
3. **Describe the project you are proposing:** The Willamette Light Brigade is seeking funding to light the Steel Bridge. Successful lightings include the Hawthorne and the Morrison Bridges; the Steel Bridge could be the most exciting and innovative yet. Preliminary design schemes focus on the great black steel towers and the spans of the bridge. One element of this lighting might consist of computer-controlled sequencing of lights, selectively brightening and dimming, as the MAX train's crossing of the bridge is traced. More random and unpredictable animations might be triggered by a change in wind direction or by the passage of a vessel on the river below. Designs will be finalized when funding is secure.
4. **Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?**
The Willamette Light Brigade is a non-profit 501c3 organization raising private funding (no public dollars) to design, install and pay ongoing maintenance/electricity costs. One hundred thousand dollars, one third of the total Steel Bridge's project cost, has been secured in the form of donated labor from the National Electrical Contractor's Association and the local union, International Brotherhood of Electrical Workers, Local 48. The Willamette Light Brigade seeks OTA funding for the remaining \$200,000 project costs.
5. **Estimate of number of jobs created.**
The economic impact of the bridge lighting project to the Portland region is obvious yet hard to measure in finite terms. Attracting new business and visitors to the area demands an attractive, exciting and memorable City experience. A splendid and lasting impression of Portland as a lively and prosperous place is critical. The Steel Bridge lighting can be an integral part of this strategy in linking the downtown and newly renovated Union Station with the Convention Center and Lloyd Center areas.
6. **Describe local support (financial, testimonials, etc.)**
The bridgelighting efforts have received an enormous amount of public support. This support is evidenced by the prominent list of the Board of Directors, the donated support and labor for the Morrison Bridge (and potentially the Steel Bridge) by NECA and IBEW, total funding of the Hawthorne Bridge by Portland General Electric, donations of \$10,000 from "JJ's Light Brigade," local arts grant funding for preliminary Burnside Bridge design schemes, underwriting of various costs by printing and public relations firms, and continuing local and national press coverage, Architectural Record, the Oregonian, This Week, etc.

#

9

DATE

29 Jan 91

NAME

Patsy Marshall (Pittock Mansion Society)

ADDRESS

7777 SW Linden Rd.

STREET

Portland, Or.

CITY

97205

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

Township

SUBJECT

Pittock Mansion Gardens

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: MULTNOMAH

1. Project Name: PITTOCK MANSION GARDEN DEVELOPMENT Date: 29 JAN 1991
2. Submitted by: PITTOCK MANSION SOCIETY
Name: PATSY MARSHALL Organization: Same
Address: 7777 S.W. LINDEN RD., PORTLAND 97225 Phone: 292-3966
3. Describe the project you are proposing: Development of the landscaped portion of PITTOCK ACRES Park with a garden appropriate to the period 1914-1919, providing year-round and distinct seasonal appeal to visitors; being unique within Portland as this community's only opportunity to present a ~~place~~ mansion surrounded by its garden, while enhancing and preserving the mansion's view assets. This will be a long-time project, completing parts as funds permit.
4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?
This long-term project will cost approximately one-half million dollars. From our landscape plans, the garden can be done in sections. Each section is approximately \$25,000 which is the amount we are asking from OTA for each of the two fiscal years involved. We feel a quick completion of first sections will prove the viability of the project and make the soliciting of private funds successful.
5. Estimate of number of jobs created During construction, 114 man-years of effort. After construction, some 8,000 additional visits to the mansion each year.
6. Describe local support (financial, testimonials, etc)
To show the public our plans, the Pittock Mansion Society has had a model of the garden built. It is now on display in the mansion and is receiving a large number of good comments. Once that work on the garden has started we believe the public will be as interested and generous as they were in helping with the purchase of the mansion itself. The OTA contribution would permit the completion of the first sections. The Society has spent \$5,950 of its funds, so far, in preparing plans for the garden.

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#

10

DATE

1-29-91

NAME

MIRRA MEYER

ADDRESS

Artquake

STREET

1220 SW Morrison

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

Tourism

SUBJECT

Artquake & Tourism

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Artquake Date: 1/26/91

2. Submitted by: Mirra Meyer
Name: Mirra Meyer Organization: Artquake
Address: 1220 SW Morrison, Suite 423 Phone: 227-2787

3. Describe the project you are proposing: Artquake is an arts organization with the mission to produce a three-day festival of the arts that will showcase art and artists from among the visual arts, dance, music theatre, film, literary and children's art and present it to as wide ranging an audience as possible in a setting of urban vitality in downtown Portland.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?

Project cost: \$345,250

Amount requested: 100,000

5. Estimate of number of jobs created _____

6. Describe local support (financial, testimonials, etc)

(Final version in the morning which includes amount requested.)
M. Meyer

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//

DATE 1-29-91

NAME GENE CLAIR

ADDRESS 5135 S.W. Baird

STREET *Portland* *97219*

CITY	ZIP CODE
-------------	-----------------

I WISH TO SPEAK ON AGENDA ITEM # TOURISM

SUBJECT _____

FOR **AGAINST**

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: The Oregon Square Attractors Date: Jan. 29, 1991
2. Submitted by: Portland Children's Museum; Cowboys Then & Now Museum; Carousel Museum
Name: Gene Clair Organization: Children's Museum
Address: 3037 S.W. Second Avenue, Portland, 97201 Phone: 823-3171
3. Describe the project you are proposing: Funding is sought to help underwrite three capital programs being undertaken by the organizations named above. All are located at the heart of the Lloyd District-Oregon Convention Center Development Area on a city block known as Oregon Square, also referred to as Carousel Courtyard. The common thread among these institutions is a shared marketing plan that will present the three museums, along with the Carousel, as a major tourist attraction. Situated as they are in the heart of Portland's hotel/merchandising/convention/sports activity district, it offers a coalition of activities to promote and attract tourism wherein the whole is greater than the sum of its parts.
4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?
Children's Museum: \$7 million total project. Request \$130,000 for design & development.
Cowboy Museum: \$374,000 total project. Request \$100,000 for auditorium & interpretive exhibits.
Carousel Museum: \$100,000 total project. Request \$100,000 for restoration viewing area.
Marketing Plan: Design, prepare and distribute
marketing materials Request \$55,000.
5. Estimate of number of jobs created Total 47 employees including Children's Museum 32; Cowboy Museum 9; and Carousel Museum 6.
6. Describe local support (financial, testimonials, etc)
Portland Development Commission & Pacific Development, Inc. have endorsed the plan. Children's Museum will raise \$7 million from private sector in addition to its current level of annual support of \$375,000.
The Cowboy Museum has \$70,000 in current pledges and raises additional funds from membership programs and foundation grants.
The Carousel Museum raises \$40,000 annually through national memberships and is staffed by 100 volunteers who donate their time.

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#

12

DATE

Jan 29/91

NAME

Dan MonroePres. Oregon Inst. of
Technology

ADDRESS

1219 SW Park

STREET

Portland

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUBJECT

Tourism

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: 1. Museum Climate Control 2. Arts facility Date: 1/29/91
expansion.
2. Submitted by: Oregon Art Institute
Name: Dan Monroe, President Organization: Oregon Art Institute
Address: 1219 S. W. Park Ave., Portland, OR 97205 Phone: 503/226-2811
3. Describe the project you are proposing: 1. Installation of air conditioning,
humidity and air filtration systems in Portland Art Museum to attain
level of climate control necessary to present major traveling exhibitions.
2. Expansion of Oregon Art Institute facilities through utilization of
adjacent Masonic Temple Properties to create public use spaces (small
auditorium, meeting rooms, cafe, reception lobby), museum offices and
exhibition galleries, and education facilities (classrooms and studios).
4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies
funding?
1. Climate control. appx. \$1 million; request \$250,000. 2. Facility
expansion. cost unknown; request to be determined.
5. Estimate of number of jobs created 1. Climate control. 20 temporary construc-
tion trade jobs plus increased tourist trade jobs upon completion.
2. Facility expansion: unknown.
6. Describe local support (financial, testimonials, etc)

We served more than 200,000 people last year. Our programs produce an
annual economic impact of over \$15 million (using a multiplier of 4).
We are one of the major cultural attractions in the tri-county region.
We expect to serve well over 300,000 by the end of 1995. Climate control
is essential for the Museum to attract major traveling exhibitions.
Facility expansion is necessary for continued growth in service to the
state through education programs, statewide circulation of exhibitions,
film and video programs, and continued growth of museum collection.

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#

14

DATE

1-29-91

NAME

JO ANN PASCO

ADDRESS

Gresham Area Chamber of Commerce

STREET

150 W Powell, Gresham

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUBJECT

Tourism projects / Lottery fundingX FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Windjam Northwest (formerly Jazz Week) Date: July 19, 20, 21
26, 27, 28
30, 31, Aug 1
2. Submitted by: Gresham Area Chamber of Commerce
Name: Janet Renfro Organization: Windjam Northwest
Address: 150 West Powell, Gresham, OR Phone: 665-1131
3. Describe the project you are proposing: Nine day festival of jazz and music concerts
in the cities of Gresham, Fairview and Troutdale, Oregon. Over 45 local musicians
entertain in three city parks and in 12 eating establishments in the East Metro
area. An emphasis on increasing the audience size and more tourism activity
has expanded the event from one week to two weekends and three weekdays.
All cities provide in-kind services to assist in the production of the events.
The event was created six years ago as an introduction to the Mt. Hood Festival
of jazz weekend. Attendance has shown a steady increase in the past five years.
In addition to the concert series, a Youth Dance and a Jazz Run/Walk are a part
of the festivities. Over 10 service clubs and non-profit organizations benefit
from the proceeds.
4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies
funding? The entire project has a budget of \$100,000. The event would be assisted most
with funding assistance for printing projects that are used in generating
tourism interest. The combined printing budget for these promotions
is \$5,000. We would also consider submitting individual items for funding
consideration. Brochures for example are estimated at \$1,778.00 and the Chamber
will incur the costs for mailing the 20,000 promotions statewide and through
a hotline number.
5. Estimate of number of jobs created. The average size of an entertainment group is
5 members-we book over 45 of these acts alone. That would account for 225 jobs.
6. Describe local support (financial, testimonials, etc)
Over 80% of the sponsors of the event have returned in past years to support the
community project. The Chamber has an additional 400 businesses that use the event
as a fundraiser for their organization annually. Over 300 volunteers participate
in the program and a 20 member steering committee from the business community
coordinate the programing and assist in fundraising activities. In addition,
10 local restaurants, 9 major sponsors and over 20 in-kind sponsors support the
continuation of the festival

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1/2 Application

15

DATE 1-29-91

NAME Lew Scholl

ADDRESS 20133 SW 71st Ave

STREET Tualatin OR 97062

CITY ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # Tourism

SUBJECT Replica of ship "Columbia"

FOR AGAINST
PLEASE PRINT LEGIBLY!

13 Ron Hellen DATE 1/29/91

NAME Ron Hellen

ADDRESS PO Box 8637

STREET PORTLAND OR 97207

CITY ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # Tourism

SUBJECT NO \$ FOR THE OPERATION OF TOURS
UNLESS THROUGH THE PRIVATE SECTOR

FOR AGAINST
PLEASE PRINT LEGIBLY!

#

16

DATE

1/29/91

NAME

Robert A. Freedman

ADDRESS

1111 SW Broadway

STREET

Portland, OR 97205

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

Public Hearing

SUBJECT

Portland Center for Public Hearing Aids

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Completion Studio Space/Portland Center for Date: 01/29/91
the Performing Arts
2. Submitted by: Robert A. Freedman, Manager, PCPA
Name: Robert A. Freedman Organization: Metro E-R Commission
Address: 1111 SW Broadway, Portland, OR 97007 Phone: (503) 248-4335
3. Describe the project you are proposing: The completion of the Studio Space of the
Portland Center for the Performing Arts to allow for increased use of
facility for performances, meeting facilities, and catered functions.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies
funding?
\$900,000
Request from Oregon Tourism Alliance Regional Strategies - \$300,000

5. Estimate of number of jobs created 4 full-time; 4 part-time

6. Describe local support (financial, testimonials, etc)
To be determined.

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17

DATE 1-29-91

NAME

Bob Sitten / AICAC

ADDRESS

5216 SW Hamilton St

STREET

Portland OR 97224

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

Public Hearing
OTA

SUBJECT

The Authors' Initiative

FOR

AGAINST

PLEASE PRINT LEGIBLY!

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: The Artists' Initiative Date: Jan. 28, 1991
2. Submitted by: Artists' Initiative for a Contemporary Art Collection
Name: Bob Sitton Organization: AICAC
Address: 5216 SW Hamilton St., Portland 97221 Phone: 297-6818
3. Describe the project you are proposing: Follow-up on the Implementation Plan
to develop the world's first artist-initiated, artist-led center
for contemporary art, including ascertainment of start up funding
sources, a public relations campaign, and arrangements to move works
and install them in a facility.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies
funding?
\$150,000 total project cost,
\$ 50,000 requested from Regional Strategies.

5. Estimate of number of jobs created 10

6. Describe local support (financial, testimonials, etc)
Continuing support from Fred Meter Charitable Trust, the Oregon
Community Foundation, Metropolitan Arts Commission and other sources.

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OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Corbett Weekend Market Date: January 5, 1991
2. Submitted by: Corbett Area Economic Development Committee (CAEDC)
Name: Susan Fry & Teresa Kasner Organization: same as above
Address: 123 NE Littlepage RD, Corbett, OR 97019 Phone: 695-3393

3. Describe the project you are proposing: CAEDC is planning on initiating a weekend, open-air summer market in the Columbia River Gorge village of Corbett, Oregon. This market will serve not only the large volume of out-of-state and international visitors, but touring Oregonians, nearby metropolitan residents, and the local community.

We will be featuring local produce, nursery stock, artwork and hand-crafts and regional cuisine offered by community organizations.

CAEDC presented a proposal to the Corbett School Board for their approval and it was accepted enthusiastically and unanimously. The site that has been identified for the market is the Corbett Grade School grounds. The site features high visibility from the Historic Columbia River Highway, parking facilities, shelter from the elements and safety.

The plans include featured entertainment each weekend that, in addition to the market, will provide a memorable experience for the visitors to our area and a source of pride and enjoyment for this rural center.

CAEDC intends that this seedling of economic activity for the community will be the grass-roots foundation for the eventual placement of tourism targeted businesses contained in permanent facilities. These businesses will grow to full flower from within the village before out-of-area investors arrive to claim the small amount of commercially designated sites within the rural center.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?

Project cost: \$10,700

Regional Strategies Fund Request \$5,000

Matching Funds \$4,000. in Director's salary (donated first year)
500. advertising & production costs
1,200. site rental (donated first year)

5. Estimate of number of jobs created

1 The first job created will be the position of Director
25-50 Participants/vendors
The number of jobs created will continue to grow yearly

6. Describe local support (financial, testimonials, etc)

Local support has been very positive. We have complete backing of the school board which has provided the site. The N.E. Multnomah County Community Association (NEMCCA) is sponsoring CAEDC and the market. There has also been great enthusiasm from local farmers, artisans and community groups.

C O R B E T T A R E A E C O N O M I C D E V E L O P M E N T C O M M I T T E E

P.O. Box 265, Corbett, Oregon 97019

January 8, 1991

TO: Corbett School Board

FROM: *Corbett Area Economic Development Committee*

SUBJECT: Use of School Property for "Weekend/Farmers" Market

A committee has been formed to organize a local weekend market for area farmers and artisans, the community and the visitors to our rural center.

Our goal is to provide an outlet for local products to offer the visitors that pass through our community each summer. We feel that an activity such as this will be an asset to the community, as well as to the visitors. By offering a common ground for local residents to gather, we hope to bring unity to the community.

The site we have identified as the most visible and usable is the Corbett Grade School playground and shed. This site meets several requirements such as: parking, easy access, high visibility, shelter from the elements, and safety.

We plan on featuring produce, nursery stock, artworks and handcrafts, local cuisine offered by community organizations, (such as Scouts, sports associations, etc.). In order to offer consistently high quality products there will be a board in place to approve the items provided.

Part of the goal is to provide select entertainment such as music, petting zoos, puppet shows, folk dancing, native lore, storytelling, etc.. We hope to highlight our local talent.

Our aim is to provide an enjoyable event that the community will take pride in and the visitors will remember.

There will be fees charged for the participants, with funding going into a "community chest" for local improvements and activities.

Sponsored by NEMCCA (Northeast Multnomah County Community Association)

- MAINTENANCE
- LEASING
- FINANCING
- RENTALS



- COMMERCIAL
AND
- INDUSTRIAL

FROM IDEAS TO MOVE IN, OR REMODEL TO NEW IDEAS

BRUMMELL CONSTRUCTION

8435 S.E. 17th AVENUE
PORTLAND, OREGON 97202
Telephone: 233-4841

Sharon T.

1-22-91

Sharon Timko
1021 S.W. Fourth Ave.
Portland, Or. 97204

1/25/91

Attached information is for your interest related to the letter of January 7, 1991 on The Request For Tourism Project Proposals.

We are working on the project of the new Columbia River Regional American Indian Cultural and Archeological Center.

We feel this is a very potential organization to benifit all American Indians.

Osyde V. Brummell

Sharon: Call Judy at 746-5163 to get a copy of study made.



GLADYS McCOY, Multnomah County Chair

Room 134, County Courthouse
1021 S.W. Fourth Avenue
Portland, Oregon 97204
(503) 248-3308

RECEIVED

JAN 08 1991

MAYOR'S OFFICE

January 7, 1991

REQUEST FOR TOURISM PROJECT PROPOSALS

Multnomah County, in concert with the Oregon Tourism Alliance (OTA), is currently soliciting proposals for tourism projects in the County. In anticipation of the 1991-1993 lottery funding, OTA is generating a preliminary list of tourism projects that would be eligible for the lottery funding. This preliminary list will be used as part of an OTA presentation to the Legislature.

Multnomah County is compiling a list of tourism projects that will reflect the tourism development needs of the County. No prioritization, extensive analysis or evaluation will be done at this time. This list will be strictly a listing of all the currently known projects. Enclosed are preliminary questions that are required to be answered about each project.

A public hearing will be held on Tuesday morning, January 29, 1991, in Room 606 of the Multnomah County Courthouse to assist in generating a list of potential tourism projects in the County.

This summer, once the Regional Strategies funding and guidelines have been finalized, a formal hearing process for projects will be conducted.

For more information about the application process, please contact Sharon Timko, Tourism Coordinator, at 248-3043. Thank you for your interest.

2

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Columbia River Regional American Indian Date: 1-21-91

2. Submitted by: Cultural and Archeological Center.

Name: _____ Organization: _____

Address: 8435 S. E. 17th Ave, Prtld, Oregon, 97202 Phone: 233-4841

3. Describe the project you are proposing: We are proposing a major Pacific Rim American Indian Cultural and Archeological Center, to be located near the Convention Center in Portland, Oregon. We are currently working with property owners to be included in a major hotel, American Indian Design, with 40,000 square feet for the Cultural and Archeological Center. This will attract thousands of people from China, Japan, Korea, and Europe to Portland to see the past culture of American Indians of the N. W.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?

\$8 Million. is the projected cost. Depending on how much American Indian Art is acquired to viewing in the lobby and hallways of the building. We wish to use area of public use as displays of American Indian Art. We need at least \$3 million for this sector from Oregon Tourism Alliance.

5. Estimate of number of jobs created Resturant approximately 230. With all included, with an American Indian

6. Describe local support (financial, testimonials, etc)

City of Portland, Oregon. City of Portland has agreed to act as holding agent for all funds raised until sufficient funds are in hand for the project. No group or individual will have fiscal control of donated or grant funds.

C. J. Bummel, Chair.

Revised 12/28/90

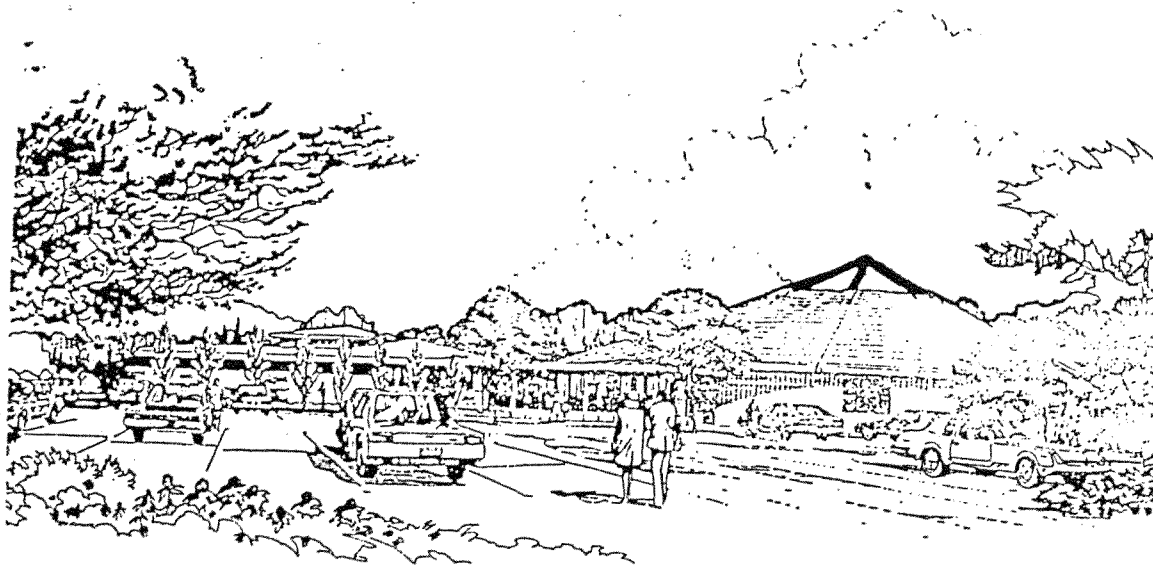
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A PROPOSAL FOR THE
COLUMBIA RIVER INDIAN CULTURAL CENTER
AND ARCHAEOLOGICAL REPOSITORY
AT DELTA PARK
PORTLAND, OREGON



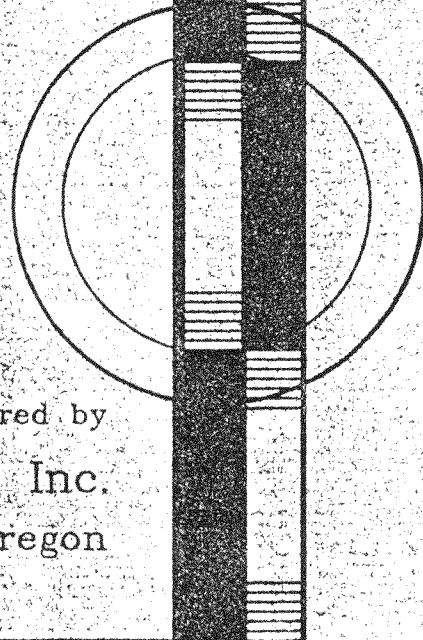
Prepared by
COOPER CONSULTANTS, INC.
In association with
WESTERN HERITAGE, INC.

Personal Copy Cycled Buennell

PORTLAND AMERICAN INDIAN CULTURAL CENTER FEASIBILITY STUDY

BUREAU OF
COMMUNITY DEVELOPMENT
CITY OF PORTLAND

Prepared by
Cooper Consultants Inc.
Portland, Oregon

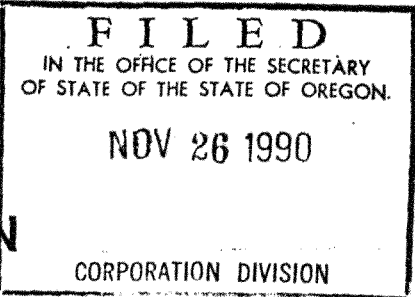


Submit the original
and one true copy
\$10.00



SECRETARY OF STATE
Corporation Division
Business Registry
158 12th Street NE
Salem, OR 97310-0210
(503) 378-4166

THIS SPACE FOR OFFICE USE ONLY



Registry Number:

226229-89

ARTICLES OF INCORPORATION
Nonprofit Corporation

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

Columbia River Regional American Indian
Cultural and Archeological Center.

Article 1: Name of the corporation: _____

Article 2: Type of corporation: (check one only)

- ☒ Public benefit
☐ Mutual benefit
☐ Religious

Article 3: Name of the initial registered agent: Clyde V. Brummell

Residence or office address of registered agent (Must be a street address in Oregon):

8435 S. E. 17th Ave., Portland, Oregon, 97202
Oregon
Street and number City Zip code

Article 4: Principal office address:

8435 S. E. 17th Ave., Portland, Oregon, 97202
Oregon
Street and number City Zip code

Article 5: Indicate if corporation will have members:

- ☒ Yes
☐ No

Article 6: Distribution of assets on dissolution or final liquidation:
Indian Health Service, U. S. Government, Portland, Oregon.

Page 2

c Name of corporation: Columbia River Regional American Indian
Cultural and Archeological Center.

Article 7: Name and address of each director (optional):

<u>Clyde V. Brummell</u>	<u>2212 S.E. Lambert - Portland, 97202</u>
<u>Michael Stepetin</u>	<u>1619 S. E. Morrison, Portland, Oregon 97214</u>
<u>Bill Ray</u>	<u>288 S.E. Spokane, Portland, 97202</u>

Article 8: ☒ Each director named has consented to this appointment.

<u>Clyde V. Brummell</u>	<u>Clyde V. Brummell</u>	<u>11-19-90</u>
<u>Michael Stepetin</u>	<u>Michael Stepetin</u>	<u>11-19-90</u>
<u>Bill Ray</u>	<u>William M. Ray</u>	<u>11-19-90</u>

Article 9: Optional provisions:

Article 10: Name and address of the incorporator:

<u>Clyde V. Brummell, 3435 S. E. 17th Ave.,</u>	<u>Portland, Oregon, 97202.</u>
Name	Address

Execution: <u>Clyde V. Brummell</u>	<u>CLYDE V. BRUMMELL</u>	<u>Incorporator</u>
Signature	Printed name	Title

A Certified True Copy (Clyde V. Brummell)

Person to contact about this filing: <u>Clyde V. Brummell</u>	<u>AC 503-233-4841</u>
Name	Daytime phone number

Make checks payable to the Corporation Division. Submit the completed form and fee to: Corporation Division, Business Registry, 158 12th Street NE, Salem, Oregon 97310-0210.

RESOLUTION No. 34512

Accept the American Indian Cultural Center Feasibility Study.
(Resolution)

WHEREAS, the City has expressed its interest in and support of the concept of an American Indian Cultural Center in the Portland area; and

WHEREAS, the City of Portland has provided \$15,000 through the HCD Program, and the State of Oregon has provided \$15,000 through the Oregon Promotion and Marketing Fund to conduct a feasibility study; and

WHEREAS, the American Indian Cultural Center Technical Advisory Committee was charged by the City of Portland, through the Bureau of Housing and Community Development with the task of developing a feasibility study for such a Center; and

WHEREAS, the Technical Advisory Committee issued an RFP and retained the services of a consultant to assist in the development of the study; and

WHEREAS, the Technical Advisory Committee has prepared a Feasibility Study which indicates that such a Center would be economically possible for the Portland area and desirable for enhancing tourism and serving the needs of urban Indians and tribes of the Pacific Northwest; and

WHEREAS, the above mentioned Study has been reviewed and received comments at a public hearing and approved by the Technical Advisory Committee

NOW, THEREFORE, BE IT RESOLVED THAT:

The Council accepts the American Indian Cultural Center Feasibility Study attached as Exhibit A;

AND BE IT FURTHER RESOLVED THAT:

Section 1. The Council directs the Bureau of Parks and Recreation to include in its Delta Park Master Plan provision for siting an American Indian Cultural Center in Delta Park and to keep the site available for up to five years.

Section 2. The Council shall support the formation of a committee to further the goals stated in the Feasibility Study.

Adopted by the Council, **FEB 1 1989**

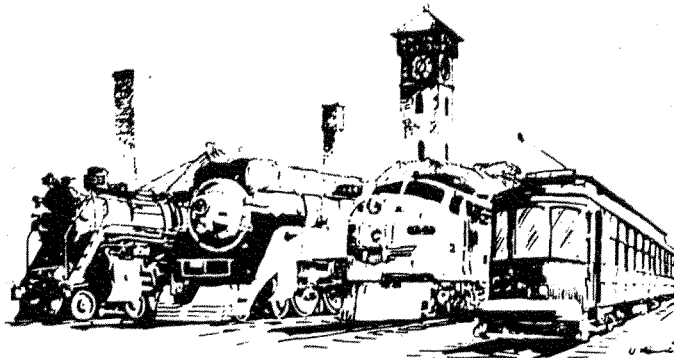
Mayor Clark
Judy Shields:sf
January 27, 1989

BARBARA CLARK

Auditor of the City of Portland

By

Mary E Newell Deputy



NORTHWEST RAIL MUSEUM

P.O. BOX 19342 PORTLAND, OREGON 97219 (503) 641-4514

January 17, 1991

Gladys McCoy, Chair
Multnomah County Commission
Room 134 County Courthouse
1021 SW Fourth Avenue
Portland, Oregon 97204

Attn: Sharon Timko

Re: Request For Tourism Project Proposals

Attached is tourism project proposal using lottery funding. The Northwest Rail Museum is submitting an preliminary application for funds to construct a railroad museum at Portland's Union Station.

The Northwest Rail Museum will be most happy to met with your staff if more information is desired.

Truly yours,

Ed Immel
President

Encl

OREGON TOURISM ALLIANCE

Preliminary Information for Consideration of Oregon Tourism Alliance Regional Strategies Funding

County: Multnomah

1. Project Name: Railroad Museum Date: January 16, 1991
2. Submitted by: Northwest Rail Museum, Inc.
Name: Edward Immel Organization: _____
Address: PO Box 19342 Portland, OR 97219 Phone: 641-4514
3. Describe the project you are proposing: Establish a rail museum at Portland's Union Station. This museum would house several pieces of railroad equipment owned by the City of Portland. This includes the steam engine that pulled the Freedom Train around the United States in 1975/76. Additional displays are already available in the local area to completely fill up Phase I construction. This would compliment the City's ownership of Union Station and provide an attraction for visitors to the Oregon Convention Center.

4. Project cost, including amount requested from Oregon Tourism Alliance Regional Strategies funding?

Property Acquisition	\$2,400,000
Site Preparation	985,000
Construction (Phase I)	1,860,000
Phase I total	\$5,245,000
OTA Regional Strategic Request	\$975,000
5. Estimate of number of jobs created 20 permanent 103 temporary
6. Describe local support (financial, testimonials, etc)
Portland Development Commission - financial
City of Portland Parks & Recreation - in-kind financial
Oregon Railroads - financial and in-kind services
Association for Portland Progress - testimonials
Naito Properties - testimonial
City of Portland - Rail Equipment Advisory Group - testimonial, in-kind services

Revised 12/28/90

c/o Portland/Oregon Visitors Association • 26 SW Salmon • Portland, OR 97204 • 228-5565

CLACKAMAS, CLATSOP, COLUMBIA, LINCOLN, MULTNOMAH, TILLAMOOK, WASHINGTON, YAMHILL
CITY OF PORTLAND, METROPOLITAN SERVICE DISTRICT, PORT OF PORTLAND

NORTHWEST OREGON
Things Look Different Here.

Funded in part by the Oregon Lottery

MEASURE 5 IMPACT STATEMENT
MULTNOMAH COUNTY ASSESSMENT & TAXATION
January 28, 1991

STATUS OF ASSESSMENT AND TAXATION

Compliance: At present we are working at getting back into compliance. We are about one half a district behind in residential appraisal and about one third of a district behind in commercial appraisal. We do have a six year plan, accepted by the Department of Revenue for getting back into full appraisal compliance.¹ Our 1990/91 budget allowed for an additional:

- 2 administrative technicians in personal property;
- 1 residential supervisor;
- 8 residential appraisers;
- 5 commercial appraisers;
- 1 personal property appraiser;

We are not fully staffed. (We currently have 2 commercial appraisal vacancies, 1 personal property appraiser vacancy, and 1 residential appraiser vacancy.) We are having difficulty recruiting commercial appraisers. **When we achieve full staffing and when our new employees advance on the learning curve we believe that we will be able to make the compliance deadline.**

Major impediments to meeting this plan would be:

- increased number and complexity of appeals (especially in commercial appraisal)
- updating values of specially assessed properties

¹ Compliance also requires adequate staffing in tax collection, cartography and records management. At this time we may not be in full compliance with the laws concerning collection of delinquent personal property taxes.

- continued delays in hiring competent staff

Legislative Action: **Measure 5, a constitutional amendment essentially makes hundreds of current statutes inoperable.** In many cases the statutes contradict the constitutional amendment. However, since these statutes still exist and as such govern our work in Assessment and Taxation. The Department of Revenue has proposed over 200 pieces of legislation that would correct, modify or eliminate the statutes that are no longer in alignment with Measure 5. It is not certain, however, if the legislature will approve these proposals or act promptly. For the last 2 months, A&T section managers have spent one third to one half of their time reviewing proposed legislative changes or reacting to situations caused by Measure 5.

Our latest information indicates that **Assessment and Taxation will have to approach Measure 5 implementation in two phases:** 1) a transition year (the 1991/92 Property Tax Year) and 2) the 92-Future Tax years. During the transition year we will have to carry forward some soon to be antiquated activities. During the next year we can fully implement our new procedures and sequence of events. (See attached schedule.)

KEY IMPACTS OF MEASURE FIVE ON ASSESSMENT AND TAXATION

Measure 5 has 3 types of impact on Assessment and Taxation:

- Assessment and Taxation Operational Impact
- Government Operation Impact
- Public Relation Impact

OPERATIONAL IMPACTS

- Statute Changes: As a constitutional amendment it makes hundreds of current statutes inoperable. These statutes, however, still exist as law. The Department of Revenue has proposed 200 pieces of legislation that would modify existing legislation (or delete it) to enable the County Assessor and Tax Collector to operate under Measure 5.

It is not certain, which pieces of legislation will be passed and when they will be passed. A lack of passage, or delayed passage or an effective date that is late in the tax year can:

- 1) cause us to do a lot of unnecessary work;
 - 2) cause computer programing system delays;
 - 3) possibly impact our ability to get out the tax bill.
- Definitional Changes that impact value: the term "Real" Market Value" & "Taxable Value," have become important concepts in the computation of taxes. (see attachment)
 - Appraisal/Tax Year Consolidation: Prior to Measure 5 the appraisal year ran from January 1 to December 30; the tax year from July 1 to June 30. Now the appraisal year and the tax year will be synonymous. One critical impact of this change is that **we will be mailing the tax bill (Oct. 15) in the middle of the value year, and may find if the value drops, that we have to make a significant number of refunds.**

In addition, DOR sponsored legislation would create two boards (from the former Board of Equalization). One board would simply review the ratio study and the other board, the proposed Board of Value Appeals would handle the taxpayer appeals. This second board would not meet until winter/spring, after the tax bills were mailed out. This would have two impacts:

- °° taxpayers would have to mail in their entire remittance (if they want to get the discount) prior to an appeal;
 - °° there would likely be more appeals since value increases would be coupled with a tax bill.
- Ratemaking Changes: Due to the application of property tax limitations, ratemaking will have a 50% increase in procedures, with a parallel increase in complexity. There will

however, be no additional time allowed for this activity, despite the increased work and complexity.

- System Changes: With or without proposed legislative changes we will have to accommodate major computer system changes and will over the long haul have to manage much more data. This has a programming and a computer utilization cost. **Some contract programming services may be required to complete programming in time.**
- Delinquency Collections: We are currently understaffed in this area. At present there are \$3-4M in uncollected personal property taxes. While some of this is impossible to collect, we will feel pressure to recoup more than we currently do.
- No fixed "value" date: Prior to Measure 5, January 1, was the date established for the value of all properties. Under Measure 5, no one date is set, but rather value is to be determined at the minimum during the period for which the property is assessed...this means any date between July 1 and June 30 of any tax year.

It will be very difficult to predict the "low" value date of the year for the years when we are not experiencing an inflation.

- Inclusion of values of "specially assessed" properties (e.g. farms/forest land, etc.) in the calculation of Real Market Value & Taxable Value: While these properties do not make up as big a percent of total value for Multnomah County as for other counties, we will have to bring all of these properties up to date on market value. The use of current sales data was included in the value setting approach required by the Department of Revenue procedures prior to Measure 5. Therefore we do not have current sales data on these properties. Initially we will have to get accurate, current sales data and then we will have to maintain the data. We do feel, however, that the catch-up process is a one time event, and thus will not staff up for it. Catching up will temporarily, put

us a bit further behind in our cycle.

- Staffing impact (Assessment & Taxation): While our budget for 90/91 was approved by the Department of Revenue, it was with a cautionary note, that we might not have enough appraisers. The DOR will do a detailed review of our staffing this year to determine the need. Until they tell us that we need to increase, we do not plan to. (We have yet to complete one whole cycle with the 12 new appraisal employees we did hire, and thus do not have accurate data on the impact this increased staff has made. **We do recognize however, that we need to add a tax collection specialist.**

GOVERNMENT OPERATION IMPACT

- Move from a Levy System to a Rate Based System: While governments may pass substantial levies they may only be able to collect a portion of their levies. **A critical element in funds available will be the amount of real market value in the county as determined by the assessor.** For Assessment and Taxation, this will mean considerable pressure to identify all available property in the county. (We estimate that 5-7% of all personal property is not on our records.)

There might also be pressure from taxing districts and others to inflate values. (Despite data to the contrary, the Oregonian believes that we undervalue commercial properties; the Willamette Week believes that we have undervalued some residential properties.)

- Budget Planning: Districts will have to forecast the amount of value (as will the assessor) and use this forecast to do budget planning; the district will also need to have contingency plans should it be determined that values have eroded during the tax year. **Districts will no longer be able to base their budget on prior years values, with any confidence.**
- Distinguishing between property taxes and "other" fees that do not imply a lien upon property: Local governments will need to make these distinctions, as they cannot be made by the tax collector. Errors will have to be absorbed by the local

government (s). (Overly conservative definitions are risky, too, in that they contribute to the limitation.)

PUBLIC RELATIONS IMPACT

- Legislation has been proposed that the value notice and the tax bill arrive as one statement: This makes sense, as we will be unable to give an accurate value early in the year as we did in the past, however, when the taxpayer receives a value increase notice and a tax bill in one envelope, he/she may feel that we have not given proper warning.

The entire format of the tax bill will also change (and be much more complex.) **We expect a tremendous impact on our telephone information section.**

- Change (proposed) in appeal timing: For those people who have successfully used the appeal process and are familiar with it, there may be some confusion or suspicion about a change.
- Commercial vs. Residential values: Current market information indicates that residential properties climbed much quicker than commercial properties from January 1, 1990 to the present date. If this trend continues, we will have to forecast greater increases for most residential than for most commercial properties. Therefore, the tax burden will shift more to the residential owner. Taxpayers are not necessarily going to understand this and might feel that the assessor has been arbitrary.
- Change in Tax Bill: During the transition, we will likely want to print a tax bill that reflects what the taxpayer would have paid prior to Measure 5, and the amount due under Measure 5. We will also (depending upon legislation) be including the value information on the bill. All of this will be confusing.

- Tax payment for property whose value is to be appealed:
To receive the discount, the taxpayer will have to pay the full remittance on or before November 15. The appeal board will not meet until after that date. This means that even if the board finds for the taxpayer, s/he will have temporarily lost the investment value of any monies that are refunded. It also means a significant change in the amounts that will be refunded.
- Veteran's and Farm Exemptions: These exemptions will no longer have the impact they did because of the way that taxes will be calculated. While I expect that the more rural counties will have more people concerned about the impact, we can expect people with these exemptions to feel that they are no longer a significant benefit.

BUDGET ASSUMPTIONS

I will present:

- General Assumptions,
- Assumptions Under Full Funding,
- Assumptions With The 3% Constraint, And
- Assumptions With An Additional Reduction Of \$500K (On Top Of The 3%)

FULL FUNDING ASSUMPTIONS

- 1) We will stay at full staffing as required by the Department of Revenue; the Department of Revenue will not require us to increase our staffing.
- 2) Measure 5 and/or subsequent legislation will not require additional work requiring a staff increase. (example: returning to an inventory

tax)

- 3) We need to be more aggressive in pursuing personal property tax collection. The DOR will require this for compliance. This budget reflects that need by adding one personal property tax collector (@\$35K salary and benefits).

- 4) We will have the following routine, cost of doing business increases:
 - Postage increase
 - Increase in salary & fringe costs
 - Increase in rental space costs
 - Increase in maintenance contract costs (we need to pick up the cost of maintaining an outdated, XL40, system)

- 4) Increase in capital equipment to implement pilot of field computer terminals for appraisers (long-term efficiency pay-off).

- 5) We have identified areas where we can have cost savings (over our current budget):
 - Decrease in professional services--across the board A&T cost savings
 - Decrease in printing costs--anticipate a reduction in forms
 - Decrease in repairs and maintenance--no planned remodeling (will not consolidate offices)
 - Decrease in data processing--cost savings from ISD (costs less to maintain current systems; may not include costs associated with Measure 5)
 - Major decrease in other internal services--completed the mapping equipment purchase

ASSUMPTIONS AT A 3% REDUCTION:

- 1) We will keep current full staffing but will not increase in Tax Collection; uncertain whether DOR will authorize this.
- 2) We will have the following routine, cost of doing business increases:
 - Postage increase
 - Increase in salary & fringe costs
 - Increase in rental space costs
 - Increase in maintenance contract costs (we need to pick up the cost of maintaining an outdated, XL40, system)
- 3) In addition to the cost savings from the full budget we have:
 - More decreased costs in professional services--eliminates some computer consulting and decreases the costs to warrants and foreclosure lists (retains minimally acceptable legal level).
 - Decrease in education and training; reduces non HB 2338 required training opportunities to a minimum.
 - Decrease in capital equipment; severely curtails pilot of field computer terminals for appraisers (long-term efficiency pay-off); decrease in other systems hardware

ASSUMPTIONS WITH ADDITIONAL \$500K

- Severely reduces staff:
 - 3 commercial appraisers;
 - 2 personal property appraisers
 - 1 OA Senior
 - 3 Residential property appraisers
 - 2 OA2's
 - 1 Data Analyst
- Assumes we do not plan to come into compliance

- **Assumes that we do not receive funding from DOR** (approximately \$2M); may have function taken over by DOR and funded by other county monies.
- Eliminate Grid-pad pilot project; reduces other systems hardware associated with systems project; delays full implementation of systems project

BUD 1

CUT PROJECTIONS

BUDGET REQUEST	AGENCY DGS LGFS CODE	ORGANIZATION A & T (ALL)		PREPARED BY CAL SMITH	
		FUND	AGENCY	ORGANIZATION	DATE
		100	040	ALL A & T	01/24/91
OBJECT DETAIL		CURRENT BUDGET	ORIGINAL BUDGET	3% CUT BUDGET	\$500,000 CUT BUDGET
5100 PERMANENT		4,097,585	4,205,092	4,176,115	3,891,083
5200 TEMPORARY (B)		71,208	73,066	73,066	73,066
5300 OVERTIME (B)		1,600	2,000	2,000	2,000
5400 PREMIUM PAY (B)		68,574	8,441	8,441	8,441
5500 FRINGE (C)		1,102,562	1,157,239	1,149,415	1,072,457
DIRECT PERSONAL SERVICES		5,341,529	5,445,837	5,409,036	5,047,046
5550 INS BENEFITS (C)		711,705	785,556	782,643	726,334
PERSONAL SERVICES		6,053,234	6,231,393	6,191,679	5,773,380
6050 COUNTY SUPPLEMENTS (A)		0	0	0	0
6060 PASS THROUGH PAYMENTS (A)		0	0	0	0
6110 PROFESSIONAL SERVICES (A)		225,290	212,420	209,000	209,000
6120 PRINTING (B)		89,980	68,300	67,800	67,800
6130 UTILITIES (B)		0	0	0	0
6140 COMMUNICATIONS (B)		400	500	500	500
6170 RENTALS (A)		180,412	282,924	282,924	282,924
6180 REPAIRS & MAINTENANCE (B)		128,037	29,925	28,050	28,050
6190 MAINTENANCE CONTRACTS (A)		95,407	117,382	116,982	116,982
6200 POSTAGE (B)		203,820	257,030	257,030	257,030
6230 SUPPLIES (B)		155,736	113,084	102,949	89,520
6270 FOOD (A)		652	652	652	652
6310 EDUCATION & TRAINING (B)		99,538	92,491	94,082	84,391
6330 TRAVEL (B)		66,950	70,875	70,775	70,775
6520 INSURANCE (A)		0	0	0	0
6530 EXTERNAL DATA PROCESSING (A)		2,200	2,200	2,200	2,200
6550 DRUGS (A)		0	0	0	0
6580 CLAIMS PAID (B)		0	0	0	0
6590 JUDGEMENTS (A)		0	0	0	0
6610 AWARDS & PREMIUMS (B)		0	0	0	0
6620 DUES & SUBSCRIPTIONS (B)		4,850	4,900	4,400	4,400
7810 DEBT RETIREMENT (A)		0	0	0	0
7820 INTEREST (A)		0	0	0	0
DIRECT MATERIALS AND SERVICES		1,253,272	1,252,683	1,237,344	1,214,224
7100 INDIRECT COSTS (A)		0	0	0	0
7150 TELEPHONE (B)		68,306	71,265	71,265	71,265
7200 DATA PROC SERVICES (B)		1,001,599	991,456	991,456	991,456
7300 MOTOR POOL SERVICES (B)		9,509	9,809	9,809	9,809
7400 BLDG. MGT. SERVICES (A)		80,654	0	0	0
7500 OTHER INT. SERVICES (A)		218,609	78,500	78,500	78,500
INTERNAL SVC. REIMBURSEMENTS		1,378,677	1,151,030	1,151,030	1,151,030
TOTAL MATERIAL/SERVICES		2,631,949	2,403,713	2,388,374	2,365,254
8100 LAND (C)		0	0	0	0
8200 BUILDINGS (C)		0	0	0	0
8300 OTHER IMPROVEMENTS (A)		2,200	0	0	0
8400 EQUIPMENT (A)		243,678	326,770	90,702	23,450
CAPITAL OUTLAY		245,878	326,770	90,702	23,450
DIRECT BUDGET		6,819,434	7,012,970	6,724,762	6,284,020
TOTAL BUDGET		8,931,061	8,961,876	8,670,755	8,162,084

THIS SHEET IS:
BUDCUTA.WK3

MARKET VALUE DEFINITIONS

Under Measure 5:

MARKET VALUE

Less: Exemptions identified as to the value and physical description (*example: a church, which you can describe, not a vetrans's exemption which does not describe property*)

Equals: **REAL MARKET VALUE (TEST VALUE)¹**

1. Difference between Market and Special Assessment Values:
 - Farm
 - Forest Land
 - Open Space
 - Single Family Residence in commercial/ind. zone
2. Difference between Market and Frozen Values:
 - Historic Property
 - Rehabilitated Property
3. Veteran's Exemption (including non-profit homes for elderly)

Equals: **TAXABLE VALUE** (RATE MAKING
VALUE)

¹ **TEST VALUE** is the value we will use to test to determine if taxes will be within or exceed limits—\$10 for local government and \$15 for schools.

MARKET VALUE,

Less: 1. Difference between Market and Special Assessment Values:

- Farm
- Forest Land
- Open Space
- Single Family Residence in commercial/ind. zone

2. Difference between Market & Frozen Values:

- Historic Property
- Rehabilitated Property

Equals: **ASSESSED VALUE/TRUE CASH VALUE**

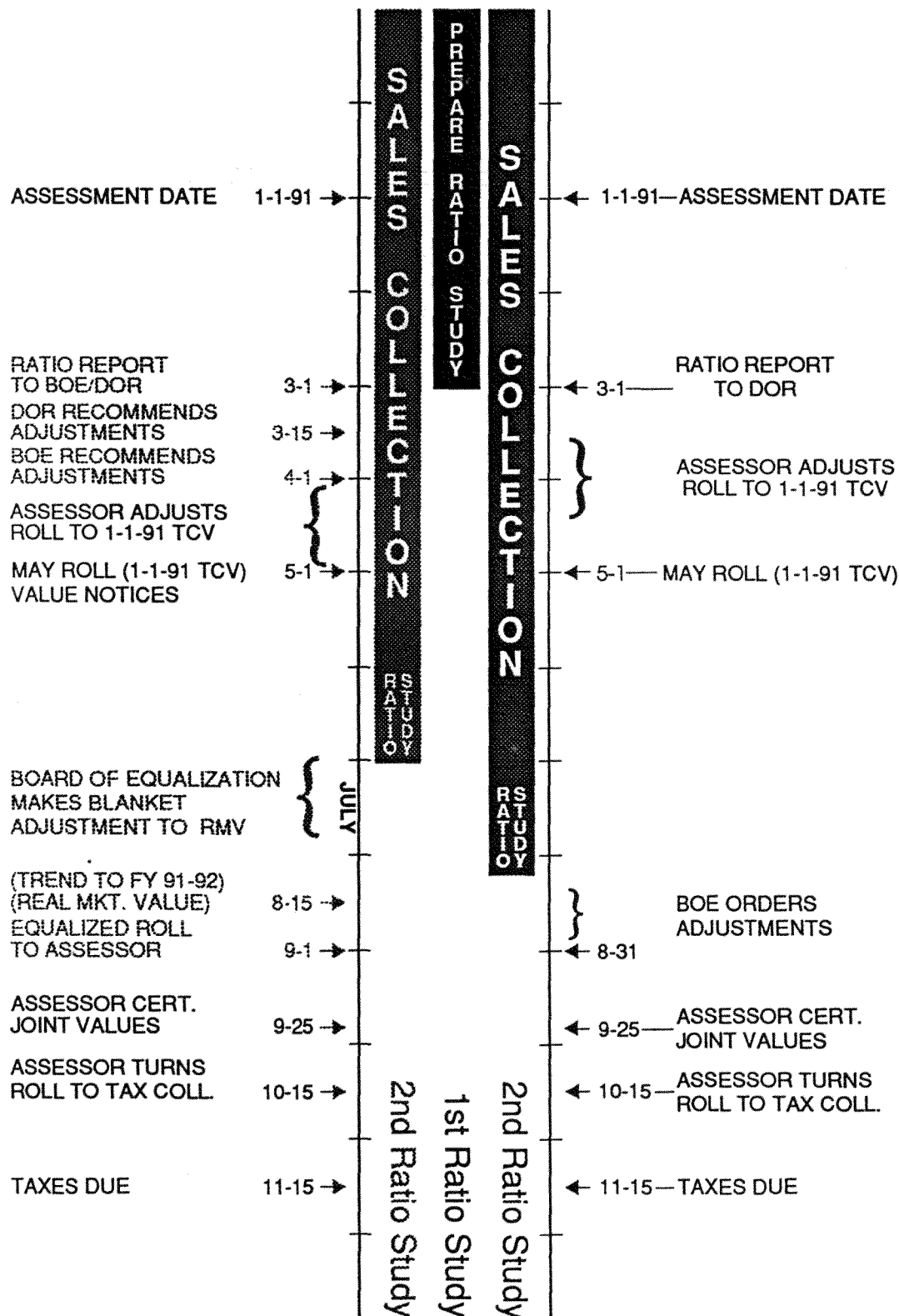
LESS: 1. Exemptions

Equals: **TAXABLE VALUE**

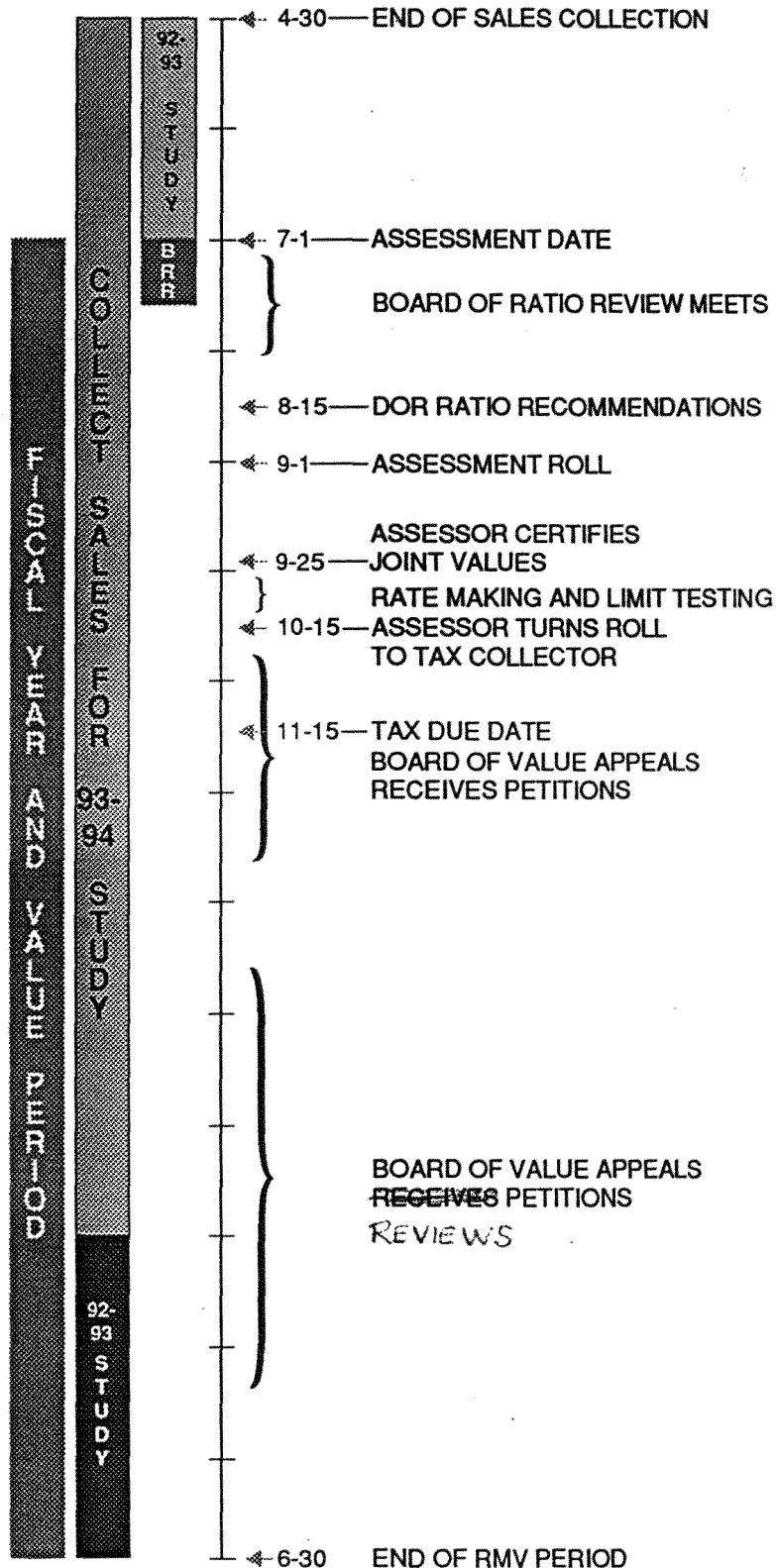
1991-92 Property Tax Plan

WITHOUT EMERGENCY LEGISLATION

WITH EMERGENCY LEGISLATION

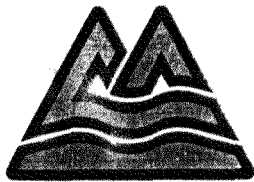


PROPOSED 92-93 SYSTEM



TAX RATE COMPUTATION PROCESS FOR FY1991-92

STEP	PROCESS	MEASURE 5 IMPACT
1	Update Levy Code Areas	Old step - expanded
2	Spread assessed values to Code Areas & apply adjustments, deferrals, exemptions, & cancellations; compute real market value by Code Area	Old step - expanded
3	Review levies from districts	Old step - expanded
4	Divide levies into Measure 5 categories	New step
5	Apply levy adjustments for <i>In lieu</i> of payments, WOST, 1/4 of 1%, other county offsets	Old step
6	Compute "nominal" (pre-Measure 5) tax rate	Old step
7	Compute amount raised by "nominal" rates	Old step
8	Balance taxes computed to taxes levied	Old step - revised
9	Compute "nominal" percentage distribution for taxing districts	Old step
10	Compute "effective" (Measure 5 limited) tax rates for normally assessed property	New step
11	Determine & apply taxes imposed on each property <ul style="list-style-type: none"> - Compute taxes under Measure 5 limits - Apply taxes to each account (taxes imposed) - Accumulate taxes imposed & Measure 5 impact 	New step
12	Determine total taxes imposed for each levy category for each taxing district	New step
13	Balance to computed taxes imposed	New step
14	Compute "effective" percentage distribution schedule for taxing districts	New step



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 606, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • CHAIR • 248-3308
PAULINE ANDERSON • DISTRICT 1 • 248-5220
GARY HANSEN • DISTRICT 2 • 248-5219
RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
CLERK'S OFFICE • 248-3277

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

FOR THE WEEK OF

JANUARY 28 - FEBRUARY 1, 1991

Tuesday, January 29, 1991 - 8:30 AM - Informal Briefing. . . Page 2
Tuesday, January 29, 1991 - 9:00 AM - Agenda Review . . . Page 2
Tuesday, January 29, 1991 - 9:30 AM - Planning Items. . . Page 2
Tuesday, January 29, 1991 - 9:30 AM - Public Hearing. . . Page 3
Tuesday, January 29, 1991 - 12:00 PM - Joint Meeting. . . Page 3
Multnomah County Sheriff's Auditorium
12240 NE Glisan
Tuesday, January 29, 1991 - 2:00 PM - Joint Meeting. . . Page 4
Multnomah County Sheriff's Conference Room 104
12240 NE Glisan
Tuesday, January 29, 1991 - 7:00 PM - Public Hearing. . . Page 4
King Facility, Cafeteria
4815 NE 7th Avenue
Wednesday, January 30, 1991 - 9:00 AM - Executive Session . Page 4
Thursday, January 31, 1991 - 9:30 AM - Formal Meeting . . . Page 4
Thursday, January 31, 1991 - 7:30 PM - Public Hearing . . . Page 6
Multnomah County Gresham Library
385 NW Miller

Thursday Meetings of the Multnomah County Board of Commissioners are recorded and can be seen at the following times:

Thursday, 10:00 PM, Channel 11 for East and West side subscribers
Friday, 6:00 PM, Channel 27 for Paragon Cable (Multnomah East) subscribers
Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

Tuesday, January 29, 1991 - 8:30 AM

Multnomah County Courthouse, Room 602

INFORMAL BRIEFING

1. Overview on the Impact of Ballot Measure 5 on Assessment and Taxation, Including Related Budget Assumptions. Presented by Janice Druian
-

Tuesday, January 29, 1991 - 9:00 AM

Multnomah County Courthouse, Room 602

AGENDA REVIEW

2. Informal Review of Formal Agenda of January 31, 1991
-

Tuesday, January 29, 1991 - 9:30 AM

Multnomah County Courthouse, Room 602

PLANNING ITEMS

The Following January 7, 1991 Decisions of the Planning Commission are Reported to the Board for Acceptance and Implementation by Board Order:

3. PR 1-91 APPROVE amendment of the Powellhurst Community Land Use Map, changing the described property from high density residential to neighborhood commercial;
ZC 1-91 APPROVE, SUBJECT TO CONDITIONS, amendment of Sectional Zoning Map #406, changing the described property from HR1, high density residential district to NC, neighborhood commercial district;
REFUND APPROVE request for refund of filing fee for OP 1-90, an application filed in 1990, based upon written request dated November 26, 1990, all for property located at 12630 SE DIVISION STREET.
4. PR 2-91 APPROVE requested Comprehensive Plan Map change from multiple use agriculture to rural center;
ZC 2-91 APPROVE, SUBJECT TO CONDITIONS, amendment of Sectional Zoning Map #708, changing described property from MUA-20, multiple use agriculture to RC, rural center and from RC, rural center to MUA-20, multiple use agriculture;
CU 1-91 APPROVE, SUBJECT TO CONDITIONS, conditional use permit to allow for fleet vehicle parking for a waste disposal business, all for property located at 36132 SE DODGE PARK BOULEVARD.

The Following January 7, 1991 Decisions of the Planning Commission are Reported to the Board for Acknowledgement by the Presiding Officer:

5. CS 8-90 APPROVE, SUBJECT TO CONDITIONS, expansion of the Community Service Designation onto the subject property to allow its development as a parking and training area;
SEC 20-90 APPROVE a Significant Environmental Concern permit for the project, all for property located at 36930 EAST CROWN POINT HIGHWAY.
 6. CS 3-86a APPROVE, SUBJECT TO CONDITIONS, change in zone designation from RR, rural residential to RR, C-S, community service to allow development of a three million gallon water reservoir, for property located at 4280 NW NORTH ROAD.
-

Tuesday, January 29, 1991 - 9:30 AM

Multnomah County Courthouse, Room 602

PUBLIC HEARING

Public Hearing for the Purpose of Taking Testimony on Proposed Tourism Projects in Multnomah County. In Anticipation of 1991-93 Lottery Funds, Multnomah County is Generating a Preliminary List of Tourism Projects which would be Eligible for Lottery Funds.

Tuesday, January 29, 1991 - 12:00 PM

Multnomah County Sheriff's Auditorium
12240 NE Glisan
Portland, Oregon

MULTNOMAH COUNTY JOINT MEETING

Brown Bag Meeting of Elected Officials from Multnomah County Jurisdictions to Discuss Effects of Ballot Measure 5

Tuesday, January 29, 1991 - 2:00 PM

Multnomah County Sheriff's Conference Room 104
12240 NE Glisan
Portland, Oregon

JOINT MEETING

Meeting Between the Multnomah County Board of Commissioners and the Gresham City Council to Discuss Road Issues. (Immediately Following 12:00 PM Meeting.)

Tuesday, January 29, 1991 - 7:00 PM

King Facility, Cafeteria
4815 NE 7th Avenue
Portland, Oregon

PUBLIC HEARING

Update by Multnomah County Budget Staff Followed by Public
Testimony and Input on Proposed Budget Reductions Associated with
Ballot Measure 5

Wednesday, January 30, 1991 - 9:00 AM

Multnomah County Courthouse, Room 602

EXECUTIVE SESSION

Pursuant to ORS 192.660(1)(d), the Multnomah County Board
of Commissioners will meet in Executive Session for the
Purpose of Labor Negotiator Consultation

Thursday, January 31, 1991 - 9:30 AM

Multnomah County Courthouse, Room 602

FORMAL MEETING

CONSENT CALENDAR
NON-DEPARTMENTAL

- C-1 In the Matter of Commissioner Committee Assignments for 1991
- C-2 In the Matter of the Appointment of Bernard A. Giusto to
the Metropolitan Human Relations Commission. Term Expires
12/91

JUSTICE SERVICES
SHERIFF'S OFFICE

- C-3 Ratification of Intergovernmental Between the Oregon
Traffic Safety Commission and Multnomah County to Provide
Enhanced DUII/DWS Enforcement *Greg Walker*

LIBRARY SERVICES

- ok* C-4 In the Matter of a Recommendation for Board Approval of the
Art Collection Policy for the Multnomah County Library

DEPARTMENT OF HUMAN SERVICES
AGING SERVICES AND JUVENILE JUSTICE DIVISIONS

- C-5 Ratification of an Intergovernmental Agreement Between
Portland Public School District No. 1J and Multnomah County
to Provide Services to High Risk Juvenile Offenders Placed
at the Genesis School *Bussell*

REGULAR AGENDA
PUBLIC CONTRACT REVIEW BOARD

(Recess as the Board of County Commissioners and convene as the Public Contract Review Board)

- R-1 Ratification of an Intergovernmental Agreement Between Multnomah County and the State of Oregon for the Continued Use of State of Oregon Price Agreements to Purchase Goods and Services at Volume Discount

(Recess as the Public Contract Review Board and reconvene as the Board of County Commissioners)

NON-DEPARTMENTAL

- R-2 RESOLUTION in the Matter of the Adoption of Rules of Procedure for the Conduct of Board Meetings and Repealing all Prior Rules
- R-3 Ratification of an Intergovernmental Agreement Between Multnomah County and the City of Portland to Fund the Urban Services Program for the Period July 1, 1990 to June 30, 1991

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-4 PUBLIC HEARING in the Matter of a Request for Approval to Transfer Five Tax Foreclosed Properties to the Housing Authority of Portland Pursuant to the Provisions of ORS 456 and Multnomah County Ordinance No. 672
- R-5 RESOLUTION Adopting the Incident Command System Portion of the National Interagency Incident Management System for Development of Emergency Response Plans and an Emergency Management and Operations Plan for the County
- R-6 Ratification of an Intergovernmental Cooperative Assistance Agreement Between Multnomah County, the City of Gresham, the City of Portland, the City of Fairview, the City of Troutdale and the City of Wood Village to Provide Public Works Equipment Quickly to Mitigate an Emergency or Disaster Situation

DEPARTMENT OF HUMAN SERVICES

HEALTH SERVICES AND SOCIAL SERVICES DIVISIONS

- R-7 Budget Modification DHS #20 Requesting Authorization to Transfer \$32,977 in Salary and Program Savings to the Social Services Division to Fund Start Up Costs Incurred by the Mental Health Provider Community
-

Thursday, January 31, 1991 - 7:30 PM

Multnomah County Gresham Library
385 NW Miller
Gresham, Oregon

PUBLIC HEARING

Update by Multnomah County Budget Staff Followed by Public
Testimony and Input on Proposed Budget Reductions Associated with
Ballot Measure 5

NOTICE OF PUBLIC HEARINGS
REGARDING PROPOSED MULTNOMAH COUNTY
BUDGET REDUCTIONS

The Multnomah County Board of Commissioners will hold a
series of public meetings for the purpose of taking public
testimony and input on proposed budget reductions associated with
Ballot Measure 5.

The public hearings will begin with an update by the
County's budget staff followed by public testimony on:

Tuesday, January 29, 1991 - 7:00 PM
King Facility, Cafeteria
4815 NE 7th Avenue
Portland, Oregon

Thursday, January 31, 1991 - 7:30 PM
Multnomah County Gresham Library
385 NW Miller
Gresham, Oregon

Tuesday, February 5, 1991 - 7:30 PM
Peninsula Neighbors Coalition
St. Johns Community Center, Auditorium
8427 N Central
Portland, Oregon

Wednesday, February 6, 1991 - 7:30 PM
East Portland District Coalition
Old Russellville School
220 SE 102nd Avenue
Portland, Oregon

All interested persons may attend the hearings and will be
given a reasonable opportunity to be heard.

BOARD OF COUNTY COMMISSIONERS
FORMAL BOARD MEETING
RESULTS




MEETING DATE: 1-29-91

Planning

Agenda Item #	Motion	Second	APP/NOT APP
#3 <u>PR 1-91</u>	<u>SK</u>	<u>PA</u>	<u>APP</u>
<u>2C 1-91</u>	<u> </u>	<u> </u>	<u> </u>
<u>Refund</u>	<u> </u>	<u> </u>	<u> </u>
#4 <u>PR 2-91</u>	<u> </u>	<u> </u>	<u> </u>
<u>2C 2-91</u>	<u> </u>	<u> </u>	<u> </u>
<u>CU 1-91</u>	<u> </u>	<u> </u>	<u> </u>
#5 <u>CS 8-90</u>	<u>Acknowledged</u>	<u> </u>	<u> </u>
<u>SEC 20-90</u>	<u> </u>	<u> </u>	<u> </u>
#6 <u>CS 3-86a</u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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<u> </u>	<u> </u>	<u> </u>	<u> </u>

10,40

Multnomah County Citizens Present Tourism Development Proposals

-  Describe the project you are proposing.
-  Briefly discuss project costs, including amount requested from Oregon Tourism Alliance Regional Strategies funding.
-  Briefly describe local support for the project (financial, testimonials, etc).



Take this opportunity to share your tourism development proposal with Chair Gladys McCoy and members of the Multnomah County Board of Commissioners. Public testimony will be limited to 5 minutes in order to allow as many speakers as possible.

For further information contact:

Sharon Timko, Multnomah County Tourism Coordinator 248-3043

Meeting Date: JAN 29 1991

Agenda No.: Inf #1

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: IMPACT OF MEASURE #5 AND RELATED BUDGET ASSUMPTIONS FOR A&T

BCC Informal 1-29-91
(date)

BCC Formal _____
(date)

DEPARTMENT General Services

DIVISION Assessment & Taxation

CONTACT Janice Druian

TELEPHONE 248-3345

PERSON(S) MAKING PRESENTATION Janice Druian

ACTION REQUESTED:

☒ INFORMATIONAL ONLY

☐ POLICY DIRECTION

☐ APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 20 Minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

This will be a brief overview on the impact of Measure #5 on Assessment & Taxation, including budget assumptions.

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
JAN 24 PM 1:48

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL _____

Or

DEPARTMENT MANAGER Janice Druian

(All accompanying documents must have required signatures)

Meeting Date: January 29, 1991

Agenda No.: 3,4,5,6

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Planning Commission Decisions

BCC Informal _____ (date) BCC Formal January 29, 1991
(date) (date)

DEPARTMENT DES DIVISION Planning

CONTACT Sharon Cowley TELEPHONE 2610

PERSON(S) MAKING PRESENTATION _____

ACTION REQUESTED:

☐ INFORMATIONAL ONLY

☐ POLICY DIRECTION

☒ APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 5 Minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: xx

BRIEF SUMMARY (include statement of rationale for action requested,
as well as personnel and fiscal/budgetary impacts, if applicable):

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
1991 JAN 17 PM 1:40

(If space is inadequate, please use other side)

SIGNATURES:

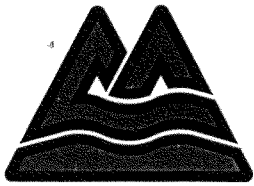
ELECTED OFFICIAL _____

Or

DEPARTMENT MANAGER

Sharon Cowley for Planning

(All accompanying documents must have required signatures)



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 606, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY •	CHAIR •	248-3308
PAULINE ANDERSON •	DISTRICT 1 •	248-5220
GARY HANSEN •	DISTRICT 2 •	248-5219
RICK BAUMAN •	DISTRICT 3 •	248-5217
SHARRON KELLEY •	DISTRICT 4 •	248-5213
CLERK'S OFFICE •		248-3277

BOARD OF COUNTY COMMISSIONERS

Tuesday, January 29, 1991

9:30 a.m., Room 602

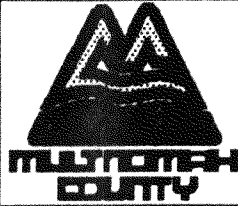
A G E N D A

The following Decisions are reported to the Board for acceptance and implementation by Board Order:

- PR 1-91** **Approve** amendment of the Powellhurst Community Land Use Map, changing the described property from high density residential to neighborhood commercial;
- ZC 1-91** **Approve, subject to conditions,** amendment of Sectional Zoning Map #406, changing the described property from HR1, high density residential district to NC, neighborhood commercial district;
- Refund** **Approve** request for refund of filing fee for OP 1-90, an application filed in 1990, based upon written request, dated November 26, 1990, all for property located at **12630 SE Division Street**
- PR 2-91** **Approve** requested Comprehensive Plan Map change from multiple use agriculture to rural center;
- ZC 2-91** **Approve, subject to conditions,** amendment of Sectional Zoning map Map #708, changing described property from MUA-20, multiple use agriculture to RC, rural center and from RC, rural Center to MUA-20, multiple use agriculture;
- CU 1-91** **Approve, subject to conditions,** conditional use permit to allow for fleet vehicle parking for a waste disposal business, all for property located at **36132 SE Dodge Park Blvd.**

The following Decisions are reported to the Board for acknowledgement by the Presiding Officer:

- CS 8-90** **Approve, subject to conditions,** expansion of the Community Service designation onto the subject property to allow its development as a parking and training area;
- SEC 20-90** **Approve** a Significant Environmental Concern permit for the project, all for property located at **36930 East Crown Point Highway**
- CS 3-86a** **Approve, subject to conditions,** change in zone designation from RR, rural residential to RR, C-S, community service to allow development of a three-million gallon water reservoir, for property located at **4280 NW North Road.**



**Department of Environmental Services
Division of Planning and Development
2115 S.E. Morrison Street
Portland, Oregon 97214 (503) 248-3043**

DECISION

This Decision consists of a Recommended Decision, Findings of Fact, and Conclusions
January 7, 1991

**PR 1-91, #406 Comprehensive Plan Amendment
ZC 1-91, #406 Zone Change to Neighborhood Commercial**

Applicant requests a Comprehensive Plan and Zone change from High Density Residential (HR-1), to Neighborhood Commercial (NC), on the subject property to allow expansion of the parking area associated with the Portland Postal Employees Credit Union. The plan/zone change would also allow the Credit Union to construct a proposed storage building.

Location: 12630 SE Division Street
Legal: Tax Lots '266' and '766', Section 11, 1S-3E, 1990 Assessor's Map
Site Size: 127' x 185'
Size Requested: Same
Property Owner: Portland Postal Employees Credit Union
12630 SE Division Street 97236
Applicant: Same
Comprehensive Plan: High Density Residential
Present Zoning: HR-1, Urban High Density Residential
Sponsor's Proposal: Change the Plan designation to Neighborhood Commercial, and
Change the Zone to NC, Neighborhood Commercial District

PLANNING COMMISSION

DECISION #1 (PR 1-91): APPROVE amendment to the Powellhurst Community Land Use map changing the described property from High Density Residential to Neighborhood Commercial; and

DECISION #2 (ZC 1-91): APPROVE, subject to conditions, amendment to Sectional Zoning Map #406, changing the described property from HR-1, high density residential district to NC, neighborhood commercial district; and

Decision #3 (Refund): Approve request for refund of filing fee for OP 1-90, based upon written request, dated November 26, 1990, all based upon the following Findings and Conclusions.

PR 1-91/ZC 1-91

S E SHERMAN STREET

HR-2



Zoning Map
Case #: PR 1-91 & ZC 1-91
Location: 12630 SE Division Street
Scale: 1 inch to 200 feet
Shading indicates subject property

SC

NC

SC

HR-2

S E DIVISION STREET

NC

SC

HR-1

SC

MR-4

HR-1

S E 125th AVE

GRASS 1

SE CLINTON

MR-3

ZC 197-64/D

ZC 22-58/D

ZC 53-72/D

ZC 70-59/D

ZC 19-70/D

LR-5

SE 129th

FLATS

S E 130th AVENUE

NC
ZONE

SC
ZONE

EXISTING
OFFICE
BUILDING

TAVERN

MID-COUNTY
CLINIC
BUILDING

MID-COUNTY
CLINIC
BUILDING

EXISTING BUILDING
8228 SF
HEIGHT 12.0'

PORTLAND POSTAL EMP. CLU
12630 S.E. DIVISION ST
PORTLAND OR. 97236

SCALE 1" = 20'-0"

TAX LOT #97

PROPOSED NEW ADDITION
2-STORIES 4196 S.F. EA.
HEIGHT 26'-0"

LOWER FLOOR NEW ADDITION
CORNER 45°

NEW 4'-WIDE SIDEWALK

NEW 10' CESSPOOL

2-HC PARKING

COMPACT PARKING 10 SPACES

NEW ROOF AREA

PLANTED EXISTING

EXISTING PLANTED

EXISTING DRAIN DRY WELL
SCATCH BASIN

29-FULL SIZE PARKING
EXISTING PARKING

WAS TL# 766

PROPOSED NEW
UTILITY BLDG.

ASPHALT PARKING

WAS TL# 266

ASPHALT PARKING

HR-1 ZONE

TAX LOT # 829

PROPOSED
NC BOUNDARY

5'-0" LANDSCAPED PERIMETER

235'-0"

FENCE

PROP. LINE

PLANTED ISLAND

25'-MIN

25'-MIN

10'-0" PLANTED STRIP

NEW SIDEWALK

& CULDESAC

25' DRIVE WAY

LOCATED LATER

Conditions of Approval:

1. Obtain Design Review approval prior to site development or use of the property for off-street parking.
2. The NC, Neighborhood Commercial District, does not authorize or permit the proposed refurbishing, storage, and sales of vehicles. This component of the applicant's proposal is not authorized by the plan and zone changes.
3. That there be no automobile access to the SE 127th Avenue cul-de-sac from the parking lot.

Findings of Fact:

1. Applicant's Proposal:

The applicant – the Public Employees Federal Credit Union – requests a plan and zone change for two parcels immediately south of the existing Credit Union office building (located at 12630 SE Division Street) The proposed change would re-designate the existing Credit Union parking lot (on Tax Lot 766) and a vacant lot to the east (Tax Lot 266) from HR-1, High Density Residential, to NC, Neighborhood Commercial. The change is sought to allow construction of an accessory storage building on Tax Lot 266 and expansion of the parking area for the Credit Union offices.

2. Site and Vicinity Characteristics:

The property is located south of Division Street, between SE 125th and 129th avenues. The site is essentially level. The Portland Postal Employees Credit Union occupies a 12,424 square foot office building on Tax Lot '97' (to the north) – with existing parking developed on Tax Lot '766'. There is a shopping complex immediately west of the Credit Union properties. To the east is a tavern and the new Mid-County Medical Clinic. Lands to the south are residentially zoned, some parcels are vacant and several are developed with single and multi-family residences.

3. Ordinance Considerations:

- A. The burden is on the applicant for a **comprehensive plan amendment** to demonstrate that the revision is:

- (1) In the public interest; and
- (2) In compliance with the applicable elements of the comprehensive plan.

[Reference MCC 11.05.290(A)]

B. The burden is on the applicant for a **zone change** to persuade the Planning Commission that:

- (1) Granting the request is in the public interest;
- (2) There is a public need for the requested change and that need will be best served by changing the classification of the property in question as compared with other available property;
- (3) The proposed action fully accords with the applicable elements of the Comprehensive Plan.
- (4) Proof of change in a neighborhood or community or mistake in the planning or zoning for the property under consideration are additional relevant factors to be considered...

[Reference 11.15.8230(D&E)]

4. Compliance with Ordinance Criteria:

The following section presents findings regarding the proposed plan and zone amendments; the applicable standard is in ***bold italics***, applicant's responses are presented first in *italics*, followed by staff comments.

COMPREHENSIVE PLAN REVISION CRITERIA:

A(1) The [Comprehensive Plan] revision is in the public interest;

Yes, this property enhancement will be in the public interest. Property values will be higher, an unsightly dump site will have a park like setting, the surrounding merchants will feel the sales impact of approximately 60 employees and 12,000 members. A new facility with visible activity surely will create new business growth. Also with our wide range of financial services and secure money management we feel we are helping in our small way to relieve downtown congestion.

Reason for the Zone Change request:

- (1) *Lack of parking. This is the main branch of Portland Postal Employees Credit Union. We currently have approximately 30 employees and this number will eventually reach approximately 60 people.*
- (2) *Being the main branch we are also the file and storage repository (we are currently*

renting storage space and this necessitates many trips a day for member files, etc.)

- (3) *We are also the location for final answers for loans, etc. The automatic teller machine, drive through tellers, also the refurbishing, storage and sales of repossessed vehicles.*

Conclusion:

If we were a bank a client could go to any corner of any district and find his bank, but we're not, therefore our members will travel from all over the Portland area for these services. Our members on top of an expanding employee base is flooding our limited parking.

Possible Solution:

Available property across Division. This has been given consideration and we find that without a stop light, (the closest is SE 122nd) and Division Street is a busy 4 lane thoroughfare, plus the extra width of a left turn lane, and many of our members are older retired persons, it just isn't practical.

Answer: If we were allowed the zone change, Tax Lot #766 to NC we will be able to build our accessory storage building and allow our use of Tax Lot #829 as additional parking.

Staff Comment: It is in the public interest to provide adequate land area — with appropriate characteristics— to retain and encourage commercial and employment opportunities. The Credit Union has recently expanded its office space by approximately 5000 square feet, and now requires additional parking and storage to maintain its operation at the site. The expanded NC district will facilitate re-investment in an older commercial area. The request would allow an expanded parking area to serve an existing credit union office immediately to the north. The property to be developed for parking (Tax Lots #266 and part of #829) is poorly suited to high-density residential development due to its inferior access (through 127th Avenue) and close proximity to office and retail developments to the north and east.

The proposal includes a storage building/garage for storing records from the Credit Union and for "...the refurbishing, storage and sales of repossessed vehicles.." The NC Zone does not authorize the latter (quoted) uses. The scale and extent of this activity is not indicated, however, there is no provision for auto sales in the NC Zone, and vehicle repairs are limited in scope, and permitted only under prescribed conditions [ref. MCC .4158(A)(1)]. Condition #2 addresses this issue.

- A(2)** *The [Plan] revision is in compliance with the applicable elements of the comprehensive plan.*

No. 13—Air, Water and Noise Qualities: *There will be no newly created air or noise pollution.*

No. 14—Development Limitations: *The site is level and not near any body of water.*

No. 16—Natural Resources: *Because of the location of this site none of these considerations apply.*

No. 20—Arrangement of Land Uses:

Staff Comment: This request provides a gradual transition from more intense uses (stores on Division Street, medical office immediately east) to less intense residential uses to the south and west.

No. 22—Energy Conservation: *The building is mid block, Division is a 4 lane street with a center turn lane, street parking is available and there is transit service.*

Staff Comment: The proposal will allow utilization of a fully served parcel of bypassed land, taking advantage of existing services in place.

No. 37A—Utilities: *Sewers will be available in 1991 and the connection lines are in place ready for connection and no sewer is planned for the parking lot.*

No. 37B—Utilities: *No water is planned to the new parking lot.*

No. 37E—Utilities: *The existing parking lot has an existing drywell. The new parking lot (if asphalted) will comply with water containment.*

No. 37H—Utilities: *No electrical or gas are presently under consideration.*

No. 37I—Utilities: *No other utilities are required.*

No. 38—Facilities: *The openness of the site will in no way inhibit fire or police service. The site is well lit.*

ZONE CHANGE CRITERIA:

B(1) *Granting the [Zone Change] request is in the public interest;*

Staff Comment: Reference A(1) above.

B(2) *There is a public need for the requested [Zone] change and that need will be best served by changing the classification of the property in question as compared with other available property;*

We believe from our previous hearing the above heading really asks, how does your request adversely effect or benefit the existing zoning of surrounding neighbors? This is our analysis. Upon close examination of said property (Lot #766) you will notice that it is surrounded on 3 sides by commercial property, under no conceivable reason could this be anything but a piece of commercial support property, parking etc.

Next, how does this zone change affect the use of Tax Lot #829 for parking? Said property could be used for up to 8 multi-family units but its an inside lot looking in every direction at backyards or a dumpsite. This property could be used for low income housing (possibly needed but not desirable) and the neighbors would file suit to stop construction. The access street, we have already been informed (see staff report dated October 8, 1990) that the County Engineers may prohibit access to the proposed parking lot from 127th avenue. SE 127th Avenue is not wide enough to accommodate more traffic (because on street parking is allowed). We have asked our realtor to compile a map showing other available property in the surrounding area. This shows that the housing market in this area is presently well covered and with many building sites available, we feel that for the good of the neighbors as they pertain to subject property, they would best be served by the requested zone change.

Staff Comment: Notwithstanding the somewhat biased and unsubstantiated comments above regarding low income housing, staff generally concurs with the above findings. The housing unit potential mentioned does not accurately reflect current HR-1 density provisions [MCC .2812(C)]. The subject properties (T.L. 766 and 266) contain 23,500 square feet. The property could be developed with up to:

- 6-units in three duplexes.
- 9-units in a side-by-side (not stacked) configuration.
- 10-units (if units are stacked and the building is less than 35-feet height); and
- 13-units (if units are stacked and the building is 36-45 feet in height);
- 24-units (if units are stacked and the building is over 45 feet in height);
- 31-units (if over 45-feet height and meets criteria in MCC .2814);

Applicant proposes to partially develop Tax Lot 829 for parking — using the *transitional uses* provisions in MCC .2808(B)(2). This code section allows parking areas for uses in an adjoining commercial zone up to 100-feet into the HR-1 District [note: existing Credit Union parking on Tax Lot 766 is developed under this provision]. Tax Lot 829 also contains 23,500 square feet; hence the above list reflects its housing unit potential as well. Therefore, the total effect of the request on housing potential is a loss of between 12 to 62 units.

Since plan acknowledgement, the County has increased housing potentials in the vicinity of the Credit Union site through a number of plan and/or zone changes. A significant example the past year was Case No. PR 1-90/ZC 2-90 — which up zoned a site near 157th and E. Burnside from an 8-unit potential to a 52-unit potential. Fur-

ther, the plan and zone changes do not preclude or prohibit future development of this property for high-density housing. If the Credit Union moves in the future or no longer requires the additional parking areas, or if demand for multi-family sites increases, the HR base zone still applies to the south property (tax lot 829) and the NC zone allows for residential uses at MR-3 densities.

Office uses on the Credit Union's and adjoining land have created a public need for additional parking space. The Credit Union site provides only the minimum parking spaces required by the County Zoning Ordinance [ref. MCC .6142(C) *Bank or Office, including Medical or Dental — One space for each 300 square feet of gross floor area.*]. Similarly, the County medical clinic immediately east, provides only the minimum number of parking spaces on its site [ref. DR 89-10-01]. County Engineering has recently received calls from neighboring residents on SE Clinton Street complaining of excessive and long term parking by clinic employees on SE Clinton and 127th Avenue.

- B(3) *The proposed action fully accords with the applicable elements of the Comprehensive Plan.***

Staff Comment: Reference A(2) above.

- B(4) *Proof of change in a neighborhood or community or mistake in the planning or zoning for the property under consideration are additional relevant factors to be considered...***

Staff Comment: The applicant does not argue this point, however, the development of the Mid-County Clinic office building to the east has in fact changed the neighborhood. The south end of the clinic structure is roughly in-line with the proposed NC boundary. This office development (approved as a CS Use in 1989) extends much further south from Division Street than any nearby retail or office uses. The proposed extension of the NC district 100-feet south of its present line responds to the changed neighborhood complexion. As mentioned above under the public need discussions, the medical clinic use has increased on-street parking demands in the area. The Credit Union request responds to that change in the neighborhood.

Conclusion:

The findings above adequately support the requested plan and zone changes. With the conditions noted above, the proposal satisfies applicable approval criteria.

Signed January 7, 1991



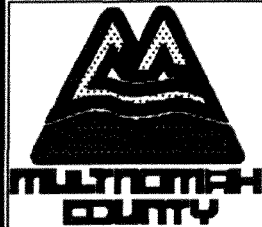
By Richard Leonard, Chairman

Filed With the Clerk of the Board on January 17, 1991

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or before 4:30 p.m. on Monday, January 28, 1991 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision on this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, January 29, 1991 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Planning and Development Division at 248-3043.



DEPARTMENT OF ENVIRONMENTAL SERVICES
Division of Planning and Development
2115 SE Morrison Street
Portland, Oregon 97214 (503) 248-3043

DECISION

This Decision Consists of Conditions, Findings of Fact and Conclusions.

January 7, 1991

PR 2-91, #708	Comprehensive Plan Amendment
ZC 2-91, #708	Rural Center Zoning District
CU 1-91, #708	Conditional Use Request
	(Fleet Parking for Waste Disposal Business)

Applicant requests a Comprehensive Plan Revision from Multiple Use Agriculture to Rural Center and an amendment to Sectional Zoning Map #708 from MUA-20, Multiple Use Agriculture District to RC, Rural Center District plus Conditional Use approval for fleet vehicle parking for a waste disposal business.

Location:	36132 SE Dodge Park Boulevard
Legal Description:	Tax Lots 4, 123 & 151, Section 20 1S-4E, 1990 Assessor's Map
Site Size:	2.96 Acres
Size Requested:	Same
Property Owner:	L.L. & K.L. Syring 42950 SE Wildcat Mt. Drive, Sandy, OR 97035
Applicant:	Same
Comprehensive Plan:	Multiple Use Agriculture (Tax Lot '151') Rural Center (Tax Lots 4 & 123)
Present Zoning:	MUA-20, Multiple Use Agriculture (Tax Lot '151') RC, Rural Center District (Tax Lots '4' & '123')
Sponsor's Proposal:	RC, Rural Center District (E. 35' of N. 100' of Tax Lot '151') MUA-20, Multiple Use Agriculture District (W. 107' of Tax Lot '4')

**PLANNING COMMISSION
DECISION**

- #1 Approve**, with conditions, requested Comprehensive Plan Map change from Multiple Use Agriculture (PR 2-91) to Rural Center for the east 35 feet of north 100 feet of Tax Lot 151 and from Rural Center to Multiple Use Agriculture for the west 107 feet of Tax Lot 4
- #2 Approve**, subject to conditions, amendment of Sectional Zoning Map #708, changing the described (ZC 2-91) property from MUA-20, Multiple Use Agriculture District to RC, Rural Center District for the East 35 feet of the North 100 feet of Tax Lot '151' and from RC to MUA-20 for the West 107 feet of Tax Lot '4'
- #3 Approve**, subject to conditions, requested Conditional Use Permit to allow for fleet vehicle parking for a (CU 1-91) waste disposal business on Tax Lot '123', the East 123 feet of Tax Lot '4' and the East 35 feet of the North 100 feet of Tax Lot '151', all based on the following Findings and Conclusions.

PR 2-91/ZC 2-91/CU 1-91

#1 Before

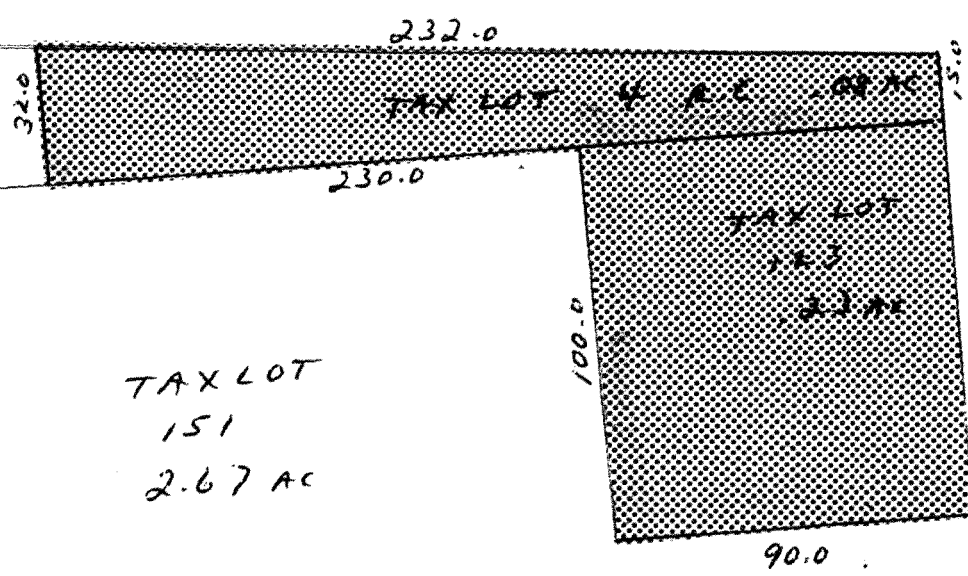
TAVERN

STORE

W

Dodge Park Blvd.

E →



TAX LOT
151
2.67 AC

TAX LOT
152
2.2 AC

Pleasant Home Rd.

Autoshop

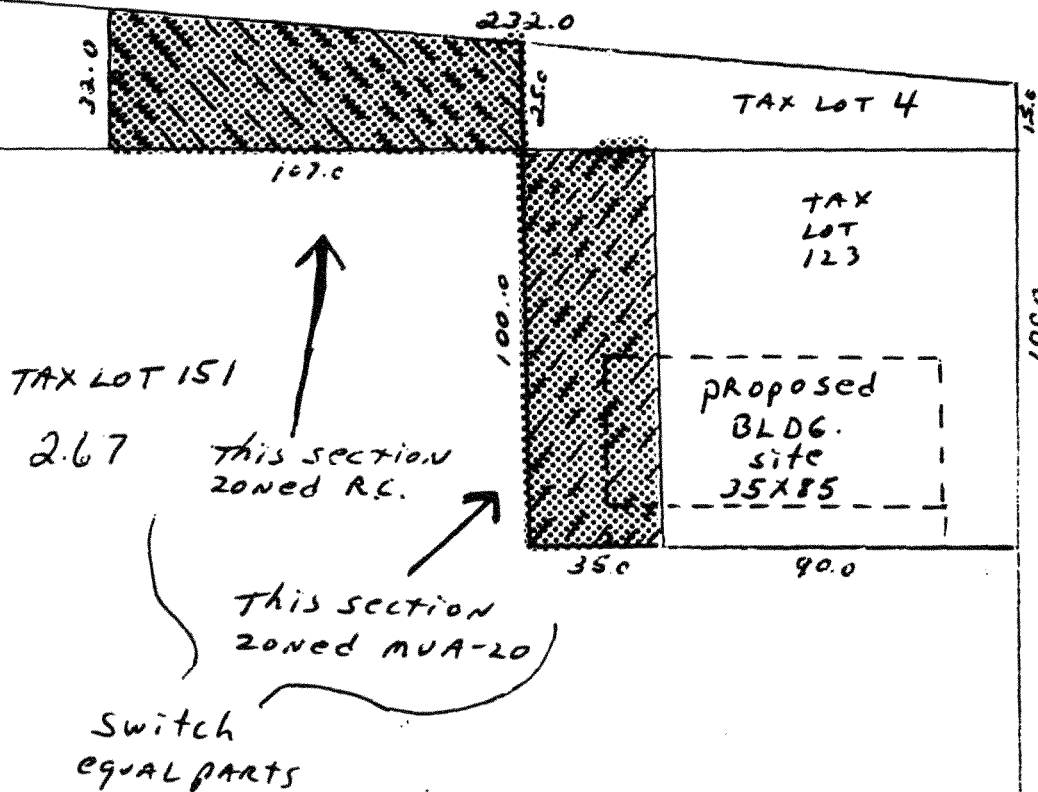
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S



TAVERN

STORE

DODGE PARK BLVD.



PURPOSE IS TO ADJUST EXISTING LOT LINES
OF EQUAL PARTS OF RC. AND MUA-20 AC.,
AND ESTABLISH ONE RC. CORNER LOT.

PR 2-91; ZC 2-91; CU 1-91

SCALE 1" EQUAL TO,
50' FEET

AUTO SHOP

PLEASANT HOME RD



TAVERN

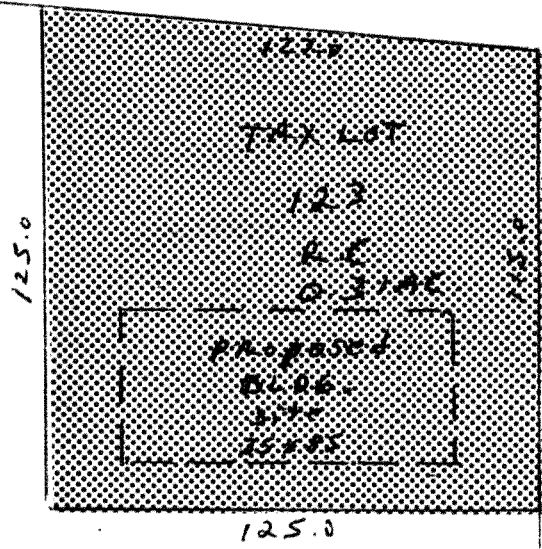
Store

Dodge Park BLVD.

← W

E →

TAX LOT
151
MVA-20
2.67 AC.



Auto shop

Pleasant Home Rd.

NOTE: TAX LOT 4 has been
DONE AWAY WITH

Conditions of Approval:

1. Prior to issuance of building permits, complete the process for finishing a lot line adjustment to establish the .31-acre site for the business.
2. Prior to endorsement of the final plat by the Multnomah County Planning Division, comply with the following Engineering Services Division requirements:
 - A. Dedicate additional right-of-way for a 25-foot radius at the intersection of SE Dodge Park Boulevard and Pleasant Home Road.
 - B. Commit to participate in future improvements in SE Dodge Park Boulevard and Pleasant Home Road through deed restrictions. Contact Ike Azar at 248-5050 for additional information.
3. Prior to issuance of building permits, obtain a Land Feasibility Study from the County Sanitarian confirming the ability to use an on-site sewage system on the property.
4. On-site storage of recycled materials shall be limited to three drop boxes containing glass, tin and newspapers brought to the site only by the applicant's own employees or subcontractors. The on-site collection and storage of recycled materials brought by the general public shall not be permitted unless the applicant first obtains Community Service Use approval for a Recycling Collection Center under MCC 11.15.7020(A)(18).
5. Prior to issuance of building permits, obtain Design Review approval of all proposed site improvements including, but not limited to, grading, clearing, landscaping, fencing and exterior building colors. Contact Mark Hess at 248-3043 for additional information. The Design Review process shall determine the amount of landscaping necessary to provide adequate buffering of the site along Dodge Park Boulevard and Pleasant Home Road.

Findings of Fact (PR 2-91)

NOTE: The applicant has provided a narrative statement in response to the plan revision, zone change and conditional use approval criteria. In the findings sections, quoted portions of the applicant's material, including responses to the approval criteria are in helvetica type. Staff discussion of applicant responses appear in paragraphs titled **Staff Comment**. Quoted ordinance language appears in *bold italic type*.

1. Applicant's Proposal:

- A. The applicant operates a garbage hauling and recycling business located in Sandy, Oregon. The company collects garbage from its customers and hauls it to Oregon City for disposal. The company also picks up recycled tin, glass and newspapers from its customers and stores those materials in three drop boxes which are picked up when full and hauled away by a recycling sub-contractor. About 60 percent of the applicant's customers are from the unincorporated area east of Gresham and about 40 percent are from inside the Gresham city limits.

- B. The applicant wishes to relocate the business to a .31-acre portion of the subject property. The Comprehensive Plan and zoning map both designate most of the proposed site as Rural Center. However, parts of the applicant's total property, including the westerly portion of his proposed business site, is designated as Multiple Use Agriculture on the Comprehensive Plan and the zoning map. The applicant's Map #1 shows his existing tax lots and indicates the zoning on each.
 - C. The applicant requests a Comprehensive Plan Revision and Zone Change from Rural Center to Multiple Use Agriculture for the west 107 feet of Tax Lot 4 and a Comprehensive Plan Revision and Zone Change from Multiple Use Agriculture to Rural Center for the east 35 feet of the north 100 feet of Tax Lot 151. The applicant's Map #2 shows the portions of his property for which he requests those changes.
 - D. The applicant requests a Conditional Use Permit for fleet vehicle parking for his waste disposal business on Tax Lot 123, the east 123 feet of Tax Lot 4 and the east 35 feet of the north 100 feet of Tax Lot 151. The business has a total of 4 trucks--2 garbage trucks and two pickups used for collecting recycled materials. The company uses one garbage truck and one recycling pickup in its daily operations. The other vehicles are spares. The applicant wishes to build a 35-foot x 85-foot vehicle storage building. The applicant's Map #3 shows the .31-acre part of his property for which he requests the Conditional Use Permit.
2. **Site and Vicinity Information:** The property is at the southwest corner of SE Dodge Park Boulevard and Pleasant Home Road. There was a tavern on the site until it burned down in 1983. The proposed development will occupy a .31 acre parcel. The site is level, vacant and has no trees. North of the proposed site on the northeast corner of the intersection is a tavern. East of the site is an auto service business. Northeast of the site, on the corner, is a store. West and south of the site are vacant parcels zoned Multiple Use Agriculture. West of the site along Dodge Park Boulevard are small lots zoned Rural Center that have houses on them.
3. **Ordinance Considerations (MCC 11.05):**
- A. MCC 11.05.290(A) specifies factors to consider in review of a quasi-judicial plan revision. It must be demonstrated that the revision is:
 - (1) *In the public interest;* and
 - (2) *In compliance with applicable elements of the Comprehensive Plan.*
4. **Response to Plan Revision Approval Criteria:**
- A. ***In the Public Interest:***
 - (1) The .31-acre unit of land on which the applicant wishes to locate his business includes all of Tax Lot 123 and parts of Tax Lots 4 and 151. Financial considerations and ease of record-keeping make it sensible for the entire business site to be in one single tax lot instead of being split into three tax lots. The applicant wishes to put the business site into one tax lot through a lot line adjustment.

- (2) If the entire business site is to be put into a single tax lot, zoning regulations require the site to have a single planning and zoning designation instead of being split into two plan designations and two zones. Since Tax Lot 151 is planned and zoned Multiple Use Agriculture, while the rest of the proposed business site is planned and zoned Rural Center, the applicant wishes to make the entire site Rural Center by changing the plan and zoning designation on the east 35 feet of the north 100 feet of Tax Lot 151 (the part included in the business site) from Multiple Use Agricultural to Rural Center. Based on the applicant's site plan, the area to be re-zoned contains about 3,500 square feet.
- (3) The applicant wishes to change the plan and zoning designation from Rural Center to Multiple Use Agriculture on the west 107 feet of Tax Lot 4 (the part not included in the proposed business site). Based on the applicant's site plan, the area to be re-zoned contains about 3,050 square feet.
- (4) The combined effect of the proposed plan and zone changes would be a net increase in land designated Rural Center of about 450 square feet with an equal decrease in land designated Multiple Use Agriculture. But for the 450-square foot difference, the requested changes amount to a trade between Multiple Use Agriculture and Rural Center plan and zoning designations. In the context of the total area of land in each classification on both the subject site and the surrounding area, the 450-square foot difference is insignificant.
- (5) Changing the plan and zoning designation from Rural Center to Multiple Use Agriculture on the west 107 feet of Tax Lot 4 (the part not included in the proposed business site) is reasonable because the area in question is not large enough by itself for any viable Rural Center use. However, approval of the requested change, along with completion of an administrative Lot of Exception/Lot Line Adjustment would combine the area in question with the balance of Tax Lot 151, resulting in a single parcel with a Multiple Use Agriculture designation. Completion of an administrative Lot of Exception/Lot Line Adjustment is a condition of approval.
- (6) For the reasons stated above, the proposed Plan Revision and Zone Change are in the public interest.

B. *In compliance with applicable elements of the Comprehensive Plan.* The following Comprehensive Plan Policies are applicable to the proposal. The proposal satisfies those policies for the following reasons:

- (1) **No. 13 - Air and Water Quality and Noise Levels**
This policy seeks to maintain and improve air and water quality and reduce noise pollution in the county

Staff Comment

No significant impact on air pollution will result from the proposed waste disposal business. Verification by the County Sanitarian that on-site sewage disposal facilities will

be adequate for the proposed use is a condition of approval. No garbage will be stored or held on the site; the truck will be stored empty on the site overnight after unloading at the Oregon City transfer facility. Recycled materials consisting of tin, glass and newspaper will be stored in three drop boxes until the boxes are full and are hauled away by the applicant's recycling subcontractor. For these reasons the proposal satisfies Policy 13.

- (2) **No. 14 - Development Limitations** This policy is concerned with mitigating or limiting the impacts of developing areas that have any of the following characteristics: slopes exceeding 20%; severe soil erosion potential; land within the 100 year floodplain; a high seasonal water table within 0-24 inches of the surface for 3 or more weeks of the year; a fragipan less than 30 inches from the surface; and land subject to slumping, earth slides or movement

Staff Comment

There are no slopes exceeding 20 percent on the site and it is not in the 100-year flood plain. There is no evidence of a fragipan, high seasonal water table, erosion potential or earth movement. For this reason, the proposal satisfies Policy 14.

- (3) **Policy 19, Community Design:** This policy requires the county to establish a design review process. Such a process has been established.

Staff Comment:

Compliance with county Design Review requirements is a condition of approval. For this reason and those stated by the applicant, the proposal satisfies Policy 19.

- (4) **Policy No. 36 - Transportation System Development Requirements:** Conditions of approval require the owner to dedicate additional right-of-way and commit to the future improvement of the abutting roads. Subject to those conditions, the proposal satisfies Policy 36.

- (5) **Policy 37 - Utilities** This policy requires adequate utilities to serve the site. The Pleasant Home Water District provides public water service to the property. Written verification from the County Sanitarian of the adequacy of on-site sanitation facilities is a condition of approval. For these reasons, the proposal satisfies Policy 37.

- (6) **Policy 38 - Facilities** This policy requires that public facilities be available to serve the use. The property is located in the Gresham School District, which will not incur any additional student enrollment as a

result of approval of this request. Multnomah County Fire District No. 10 provides fire protection, and the Multnomah County Sheriff's Office provides police protection. For these reasons the proposal satisfies Policy 38.

Conclusion (PR 2-91)

Subject to the recommended conditions, the proposal satisfies the Plan Revision Approval Criteria because, based on Finding 4, it is in the public interest and is consistent with the applicable Comprehensive Plan Policies.

Findings of Fact (ZC 2-91)

1. **Applicant's Proposal:** Please see Finding 1 under PR 2-91.
2. **Site and Vicinity Information:** Please see Finding 2 under PR 2-91.
3. **Ordinance Considerations (MCC 11.15):**
 - A. MCC 11.15.8230(D) lists approval criteria for a change of zoning classification. It must be demonstrated that:
 - (1) *Granting the request is in the public interest;*
 - (2) *There is a public need for the requested change and that need will be best served by changing the classification of the property in question as compared with other property;*
 - (3) *The proposed action fully accords with the applicable elements of the Comprehensive Plan.*
4. **Response to Zone Change Approval Criteria:**
 - A. *In the Public Interest:* Please see Finding 4A under PR 2-91.
 - B. *Public Need*

Staff Comment

The applicant's business provides waste disposal and recycling service to customers in the surrounding area. Solid waste disposal and recycling pick-up are basic public service customarily provided by private businesses such as the applicant's firm. Approval of the requested zone change will facilitate moving the applicant's base of operation closer to his customers. For these public need for the proposed zone change. That need is best served by changing the zone on the subject property because the applicant already owns the entire site, and all but 3,500 square feet of the business site is already zoned Rural Center. The requested change will bring that remaining 3,500 square feet into the Rural Center district.

- C. **Comprehensive Plan Policies:** Please see Finding 4B, PR 2-91.

Conclusion (ZC 2-91)

Subject to the recommended conditions, the proposal satisfies the Zone Change Approval Criteria because, based on Finding 4, the proposed change is in the public interest, there is a public need for the change, and the change is consistent with the applicable Comprehensive Plan Policies.

Findings of Fact (CU 1-91)

1. **Applicant's Proposal:** Please see Finding 1 under PR 2-91.
2. **Site and Vicinity Information:** Please see Finding 2 under PR 2-91.
3. **Ordinance Considerations (MCC 11.15):**
 - A. The Zoning Ordinance states that in the RC, Rural Center district, the allowed conditional uses include "*The [LM] Light Manufacturing uses of MCC .5120 which require the daily employment of twenty or fewer persons*" [MCC 11.15.2252(B)(3)]. "Fleet vehicle parking" is listed in the LM zoning regulations [MCC .5120(J)] and is therefore a conditional use in the MUA-20 zone. The applicant's business has three (3) employees and therefore qualifies under MCC 11.15.2252(B)(3).
 - B. The proposal must satisfy the general Conditional Use Approval Criteria in MCC 11.15.7120. For the proposal to satisfy those criteria, the approval authority must find that the use:
 - (1) *Is consistent with the character of the area;*
 - (2) *Will not adversely affect natural resources;*
 - (3) *Will not conflict with farm or forest uses in the area;*
 - (4) *Will not require public services other than those existing or programmed for the area;*
 - (5) *Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;*
 - (6) *Will not create hazardous conditions; and*
 - (7) *Will satisfy the applicable policies of the Comprehensive Plan.*
4. **Response to Conditional Use Approval Criteria**
 - A. **General Conditional Use Criteria (MCC 11.15.7120)**
 - (1) *Consistent with the character of the area; [MCC 11.15.7120(A)]*

Applicant's Response

The proposed storage building would be compatible with the character of the area. [T]here are three business on adjacent corners of this intersection, a tavern, an auto repair business and a store. The addition of a storage building on this vacant lot will actually improve and enhance the looks of this intersection.

The proposed use will be more visually attractive than the vacant land which used to house a burned down tavern in 1982, and has since become the dumping grounds for dirt, rock and sod. The proposed commercial use will serve the refuse and recycling needs of the residents for approximately 40 sq. miles.

Staff Comment

For the reasons stated by the applicant, the proposal satisfies MCC 11.15.7120(A).

- (2) *Will not adversely affect natural resources; [MCC 11.15.7120(B)]*

Applicant's Response

The proposed use will not have an adverse impact on natural resources because there are no significant natural resources on the site.

Staff Comment

For the reasons stated by the applicant, the proposal satisfies MCC 11.15.7120(B).

- (3) *Will not conflict with farm or forest uses in the area; [MCC 11.15.7120(C)]*

Applicant's Response

A portion of the requested property has been used in the past as a dump to fill a low area, making it impossible to use the site for farm or forest uses. In addition, the site is surrounded by businesses or small residential properties. There are no farm or forest uses in the immediate vicinity.

Staff Comment

For those stated in Finding 4.B(2) the proposal satisfies MCC 11.15.7120(C).

- (4) *Will not require public services other than those existing or programmed for the area* [MCC 11.15.7120(D)]

Staff Comment

Public water is available to the site from the Pleasant Home Water District. Written verification by the County Sanitarian that on-site sewage disposal facilities are adequate for the proposed business is a condition of approval. For these reasons, the proposal satisfies MCC 11.15.7120(D).

- (5) *Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable* [MCC 11.15.7120(E)].

The site is not identified as a big game habitat area in the Comprehensive Plan or by the Oregon Department of Fish and Wildlife. For this reason the proposal would satisfy MCC 11.15.7120(E).

- (6) *Will not create hazardous conditions;* [MCC 11.15.7120(F)]

Applicant's Response

Approximately 2 trucks leave site in the morning hours and return in the afternoon, using both Dodge Park and Pleasant Home Rd.

Staff Comment

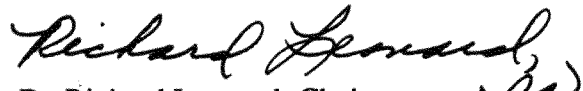
The Design Review process will, in cooperation with the Transportation Division, assure that access points are located so as to maximize traffic safety. All recycled material stored on the site will be contained in drop boxes accessible only to company personnel and not the general public. No on-site dumping or holding of garbage will occur. For these reasons and those stated by the applicant, the proposal satisfies MCC 11.15.7120(F).

- (7) *Will satisfy the applicable policies of the Comprehensive Plan.* [MCC 11.15.7120(G): Please see Finding 4B, PR 2-91.

Conclusion (CU 1-91)

Subject to the recommended conditions, the proposal satisfies the Conditional Use Approval Criteria due its consistency with the character of the area and consistency with Comprehensive Plan Policies.

Signed January 7, 1991

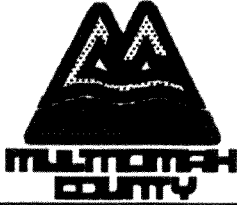

By Richard Leonard, Chairperson

Filed With the Clerk of the Board on January 17, 1991

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**Department of Environmental Services
Division of Planning and Development
2115 S.E. Morrison Street
Portland, Oregon 97214 (503) 248-3043**

Decision

This Decision consists of Conditions, Findings of Fact and Conclusions
January 7, 1990.

**CS 8-90, #662
SEC 20-90**

Community Service Request (Expansion of Fire Station)

Applicant requests Community Service designation and an SEC permit on this property to allow its development as a parking and training area, expanding the Corbett Fire Station site immediately east of the subject site.

Location: 36930 E Crown Point Highway
Legal: Tax Lot '124', Section 35, 1N-4E
Site Size: 1 Acre
Size Requested: Same
Property Owner: Multnomah County RFPD #14
P.O. Box 1, Corbett 97019
Applicant: Same

Comprehensive Plan: Rural Center, Area of Significant Environmental Concern

Present Zoning: RC/SEC, Rural Center, Area of Significant Environmental Concern

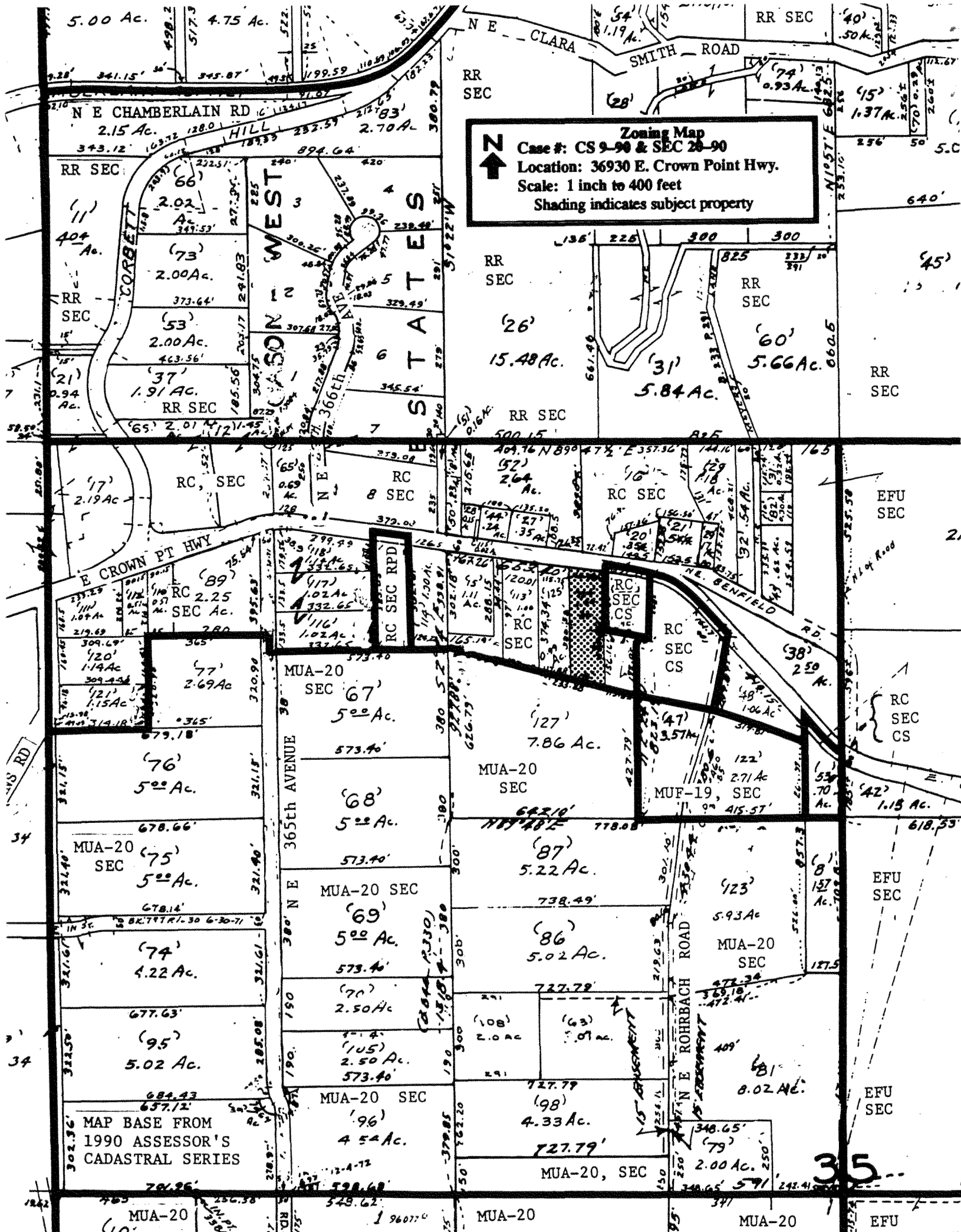
Sponsor's Proposal: RC, SEC, C-S, Rural Center, Area of Significant Environmental Concern,
Community Service District

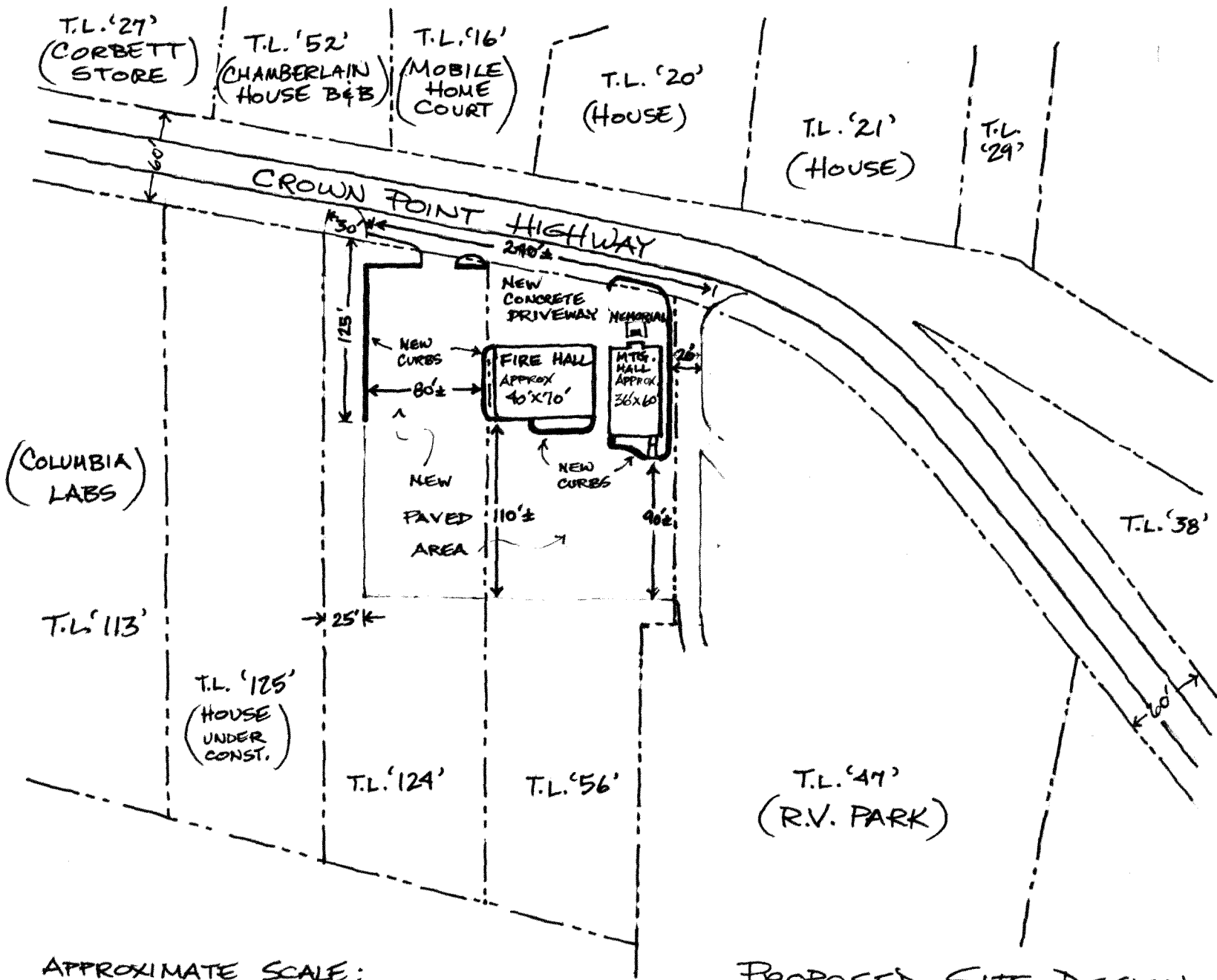
PLANNING COMMISSION

DECISIONS:

- #1 (CS 8-90):** APPROVE, subject to conditions, expansion of the Community Service designation onto the property described above to allow its development as a parking and training area; and
- #2 (SEC 20-90):** APPROVE a Significant Environmental Concern permit for the project, all based upon the following Findings and Conclusions.

CS 8-90/SEC 20-90





APPROXIMATE SCALE:
1 INCH = 90 FEET

PROPOSED SITE DESIGN
CORBETT FIRE STATION
JULY, 1990

Conditions of Approval:

1. Satisfy Design Review requirements of DR 90-07-01.
2. Applicant shall satisfy applicable requirements of the Oregon State Highway Department regarding access or improvements within the Crown Point Highway right-of-way.
3. The facility operations shall be limited as specified in the application except as modified herein.

Findings of Fact:

1. **Applicant's Proposal:** The Multnomah County Rural Fire Protection District #14 requests a Community Service designation and an SEC permit on this property to allow an expanded and paved parking and training area for the Corbett Fire Station.

2. **Site and Area Description:**

The Corbett Fire Station is situated on Tax Lot 56, a 1.18 acre site immediately east of the subject property. The fire hall building houses the fire trucks and equipment. A meeting hall/office building is situated east of the fire hall on the same property. The subject property (Tax Lot 124) is vacant. It covers 1-acre, is generally flat, and fronts onto the Historic Columbia River Highway (Crown Point Highway).

3. **Ordinance Considerations:**

Conditional Uses allowed in the RC District are specified in MCC .2252. Subsection (A) specifies *Community Service Uses* – subject to MCC .7005 — .7041. MCC .7020(A)(6) identifies a *government building or use* as a CS use; approval criteria are specified in MCC .7015.

The following section presents findings regarding the proposed expansion of the CS use. Applicable criteria are in *bold italics*; applicant's responses are in *italics*, followed by staff comments.

Community Service Approval Criteria

The approval authority shall find that the proposal:

A. Is consistent with the character of the area

Currently the 1 acre parcel, owned by F.D.#14 is grass and dirt covered area. The F.D. proposes paving the area for Volunteer Fire fighter parking and training.

Comment: The Fire Station is part of a cluster of buildings and uses at the east end of the Corbett rural center. The area character around the station is that of a small village; with a small convenience market, an office/laboratory business, small shops, a bed & breakfast inn, an R.V. Park, a small mobile home park, and several rural residences. The proposed expansion of the station site is generally consistent with the mixed use, village-scale character. Design Review (Condition #1) will require landscaping along the highway to partially screen the new paved area.

B. Will not adversely affect natural resources

The proposed use does not adversely effect any natural resource.

Comment: There are no natural resources identified in the Multnomah County Comprehensive Framework Plan that warrant protection, either on the site or in the immediate surrounding area.

C. Will not conflict with farm or forest uses in the area;

[The use] Does not conflict with any farm or forest uses.

Comment: There are no farm or forest resources in the immediate surrounding area.

D. Will not require public services other than those existing of programmed for the area;

Public services to the adjacent fire department buildings is provided by PGE and the Corbett Water District. No additional service will be required by the proposed use.

E. Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;

There are no big game winter habitat in this area.

F Will not create hazardous conditions;

There will be no increase in hazardous conditions. The proposed use would increase safety by providing a larger area for Volunteer F.F. to park when responding to alarms; and a lighted, all weather surface for drilling in the winter.

Comment: The State Dept. of Transportation (ODOT) and its Historic Columbia River Highway Citizens Advisory Committee have reviewed the proposed changes along the highway frontage. ODOT approved two accesses to the Fire Station properties — one 80-foot wide, on Tax Lot 56; and one 30-foot wide, on Tax Lot 124. The Fire Districts project includes paving and drainage improvements along the highway shoulder. Improving the highway shoulder and defining the highway access points (as proposed) will reduce traffic hazards at the site.

G. Will satisfy applicable policies of the Comprehensive Plan.

Policy 7 – Rural Center Land Area

The proposed use is consistent with the rural centers policy, based on the need for adequate fire protection for the rural community.

Comment: Policy 7 describes rural centers as places “...INTENDED PRIMARILY FOR COMMERCIAL AND COMMUNITY SERVICES NEEDED BY RESIDENTS OF THE RURAL AREAS OF THE COUNTY...”.

Policy 14 – Development Limitations

The site is generally flat and not otherwise constrained by developmental limitations.

Policy 16-F – Scenic Views and Sites

We are consistent with this policy as described in the SEC application.

Comment: Policy 16-F is intended to "...CONSERVE SCENIC RESOURCES AND PROTECT SUCH AREAS FROM INCOMPATIBLE AND CONFLICTING LAND USES." The development, with conditions to assure adequate landscaping along the highway, is consistent with the policy.

SEC Approval Criteria (MCC .6420)

(a) The maximum possible landscaped area, scenic and aesthetic enhancement, open space or vegetation shall be provided between any use and a river, stream, lake, or flood-water storage area.

Comment: There are no water features on or near the site.

(b) Agricultural land and forest land shall be preserved and maintained for farm and forest use.

Comment: There are no farm or forest resources in the immediate surrounding area.

(c) The harvesting of timber on lands designated SEC shall be conducted in a manner which shall insure that the natural, scenic, and watershed qualities will be maintained to the greatest extent practicable or will be restored within a brief period of time.

Staff Comment: There is no timber harvest associated with the request.

(d) A building, structure, or use shall be located on a lot in a manner which will balance functional considerations and costs with the need to preserve and protect areas of environmental significance.

Staff Comment: The plan indicates the new paved parking/training area will be separated from the highway by landscaped areas (approximately 10-feet in width). Design Review provisions require street trees, shrubs and groundcover plantings in the landscaped areas along the highway [Ref.MCC .7855(C)(3)].

(e) Recreational needs shall be satisfied by public and private means in a manner consistent with the carrying capacity of the land and with minimum conflicts with areas of environmental significance.

No recreational activities take place on or adjacent to the site. The public uses the Fire Hall Building for meetings. The proposed paved parking area will be available for their use.

Staff Comment: An existing Recreation Vehicle Park operates on property east of the fire station properties. The expanded CS use should not effect the R.V. Park use to a greater extent than currently.

(f) The protection of the public safety and protection of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practicable.

Staff Comment: The proposed use is consistent with this criteria, based on the need for adequate fire protection for the rural community.

(g) Significant fish and wildlife habitats shall be protected.

Staff Comment: There are no fish or wildlife habitat identified on or near the site.

(h) The natural vegetative fringe along rivers, lakes, and streams shall be enhanced and protected to the maximum extent practicable to assure scenic quality, protection from erosion.

Staff Comment: The proposal would not effect property along the river.

(i) Buildings, structures and sites of historic significance shall be preserved, protected, enhanced, restored, and maintained in proportion to their importance to the County's history.

Staff Comment: The site is not identified in the County's Historic Resource Inventory. The Historic Columbia River Highway (Crown Point Hwy.) is on the National Historic Register. ODOT and its Historic Columbia River Highway Citizens Advisory Committee have reviewed the proposed changes along the highway frontage. ODOT approved two accesses to the Fire Station properties — one 80-foot wide, on Tax Lot 56; and one 30-foot wide, on Tax Lot 124. The Fire Districts project includes paving and drainage improvements along the highway shoulder. District representative have been working with ODOT for the several months to determine the appropriate pavement width and curb treatment along the Historic Highway. Condition #2 addresses this issue.

(j) Archeological areas shall be preserved for their historic, scientific, and cultural value and protected from vandalism or unauthorized entry.

Staff Comment: The site is not known to possess any archaeological resources. The proposed use would not require significant excavation or grading.

(k) Extraction of aggregates and minerals, the depositing of dredge spoils, and similar

activities permitted pursuant to the provisions of MCC .7105 through .7640, shall be conducted in a manner designed to minimize adverse effects on water quality, fish and wildlife, historical or archeological features, vegetation, erosion, stream flow, visual quality, noise, safety, and to guarantee necessary reclamation.

Staff Comment: No aggregate extraction is proposed.

(l) Areas of annual flooding, flood plains, water areas and wetlands shall be retained in their natural state to the maximum possible extent to preserve water quality and protect water retention, overflow and natural functions.

Staff Comment: The subject property is well above the 100-year flood elevation. The site does not contain any wetlands or waterways.

(m) Areas of erosion or potential erosion shall be protected from loss by appropriate means which are compatible with the environmental character.

Staff Comment: The site is generally flat; no erosion impacts should result from development of the parking/training area. The plan requires a small area of fill near the northwest corner of the property. Design Review (Condition #1) will require plantings on the exposed fill slope.

(n) The quality of the air, water and land resources and ambient noise levels in areas classified SEC shall be preserved in the development and use of such areas.

Staff Comment: The expansion of the Fire Station use will not appreciably alter existing effects.

(o) The design, bulk, construction materials, color and lighting of buildings, structures and signs shall be compatible with the character and visual quality of the areas of significant environmental concern.

Staff Comment: There are no buildings proposed.

(p) An area generally recognized as fragile or endangered plant habitat or which is valued for specific vegetative features, or which has an identified need for protection of the natural vegetation, shall be retained in a natural state to the maximum extent possible.

Staff Comment: No such areas exist on the subject property.

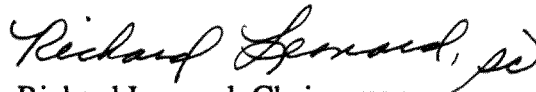
(q) The applicable policies of the Comprehensive Plan shall be satisfied.

Staff Comment: Natural Resource Policy 16 addresses features effecting scenic views and vistas in the Columbia River Gorge. The proposal is consistent with SEC policies as detailed in the findings above.

Conclusion:

The proposal, as conditioned, satisfies applicable approval criteria for an expansion of the Community Service designation.

Signed January 7, 1991

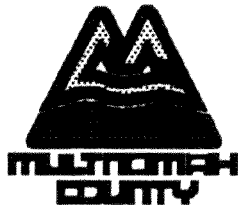

Richard Leonard, Chairperson

Filed with Clerk of the Board on January 17, 1991

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or before 9:00 am on Wednesday, January 28, 1991 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Thursday, January 29, 1991 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Planning and Development at 248-3043.



DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING AND DEVELOPMENT
2115 SE MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3043

Decision
January 7, 1991

This Decision consists of a Recommended Decision, Conditions, Findings of Fact and Conclusions

CS 3-86a, #112 Community Service Use Request
(Three Million Gallon Water Storage Reservoir).

The Wolf Creek Highway Water District requests re-approval of an expired 1986 CS Permit. The request would re-instate a change in zone designation from RR, (rural residential district) to RR/CS, (rural residential/community service district) to develop the site with a three-million gallon water storage reservoir.

Location: 4280 NW North Road

Legal: Lot 32, Bonny Slope, except that portion in street

Site Size: 5 acres

Size Requested: Same

Property Owners: Wolf Creek Highway Water District

Applicant: Same

Comprehensive Plan Designation: Rural Residential

Present Zoning: RR, Rural Residential District

Sponsor's Proposal: RR/CS, Rural Residential/Community Service Use District
The CS designation would allow construction of a three-million gallon water reservoir on the subject property.

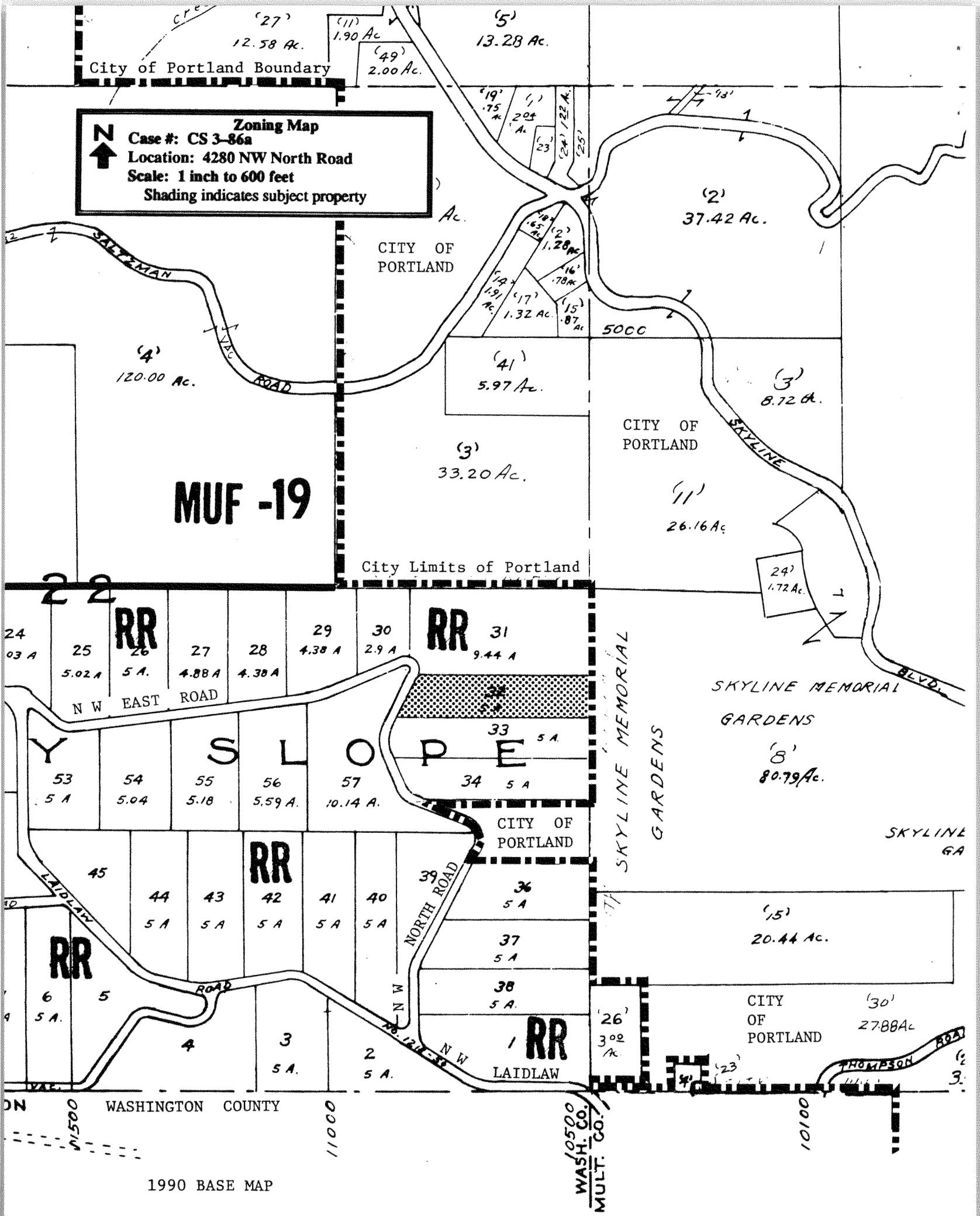
PLANNING COMMISSION
DECISION:

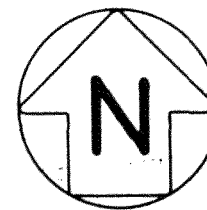
Approve, subject to conditions, the requested Community Service Use Designation for the property described above, to allow development of a three-million gallon water reservoir, and based upon the following Findings and Conclusions.

CS 3-86a

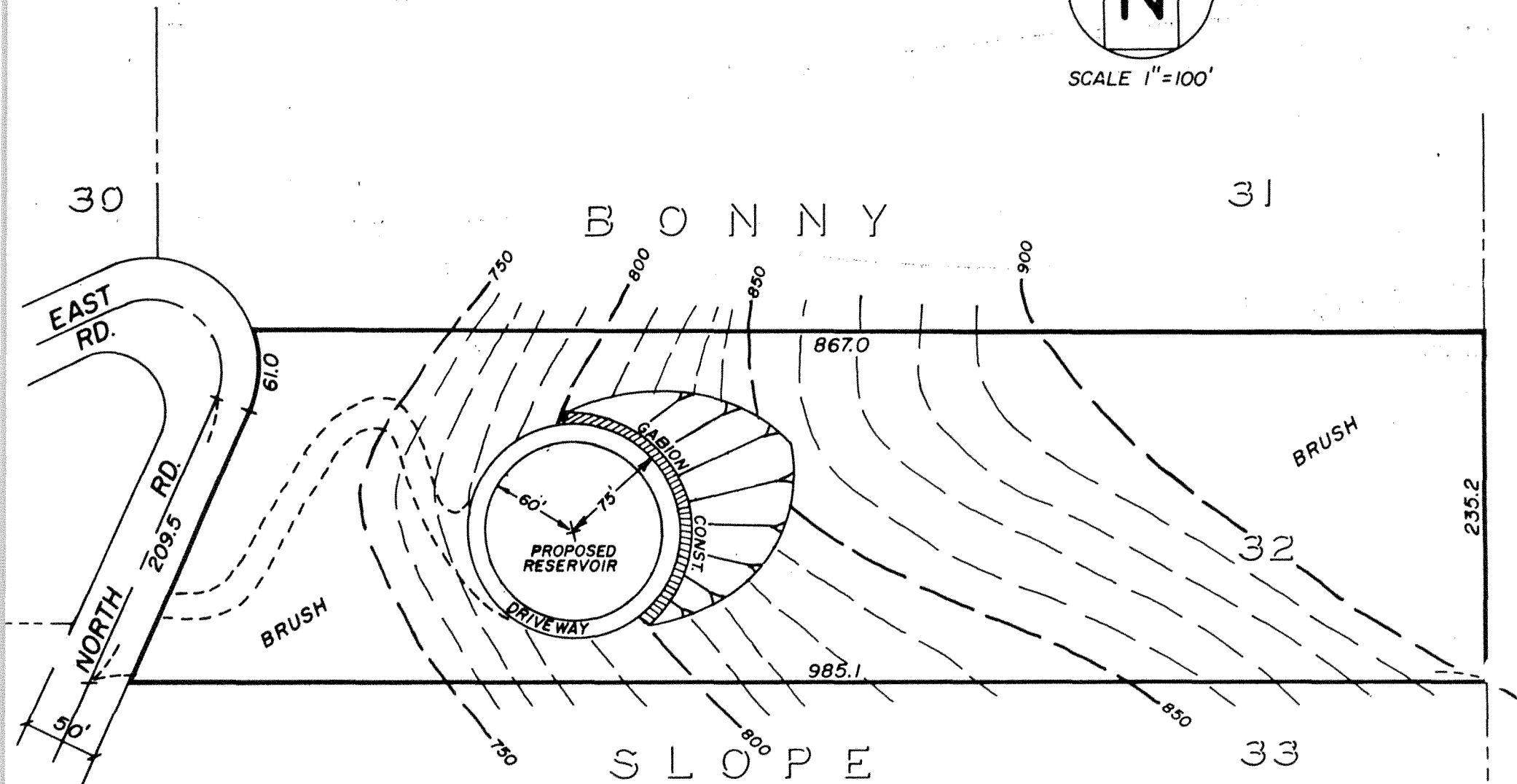
City of Portland Boundary

Zoning Map
Case #: CS 3-86a
Location: 4280 NW North Road
Scale: 1 inch to 600 feet
Shading indicates subject property



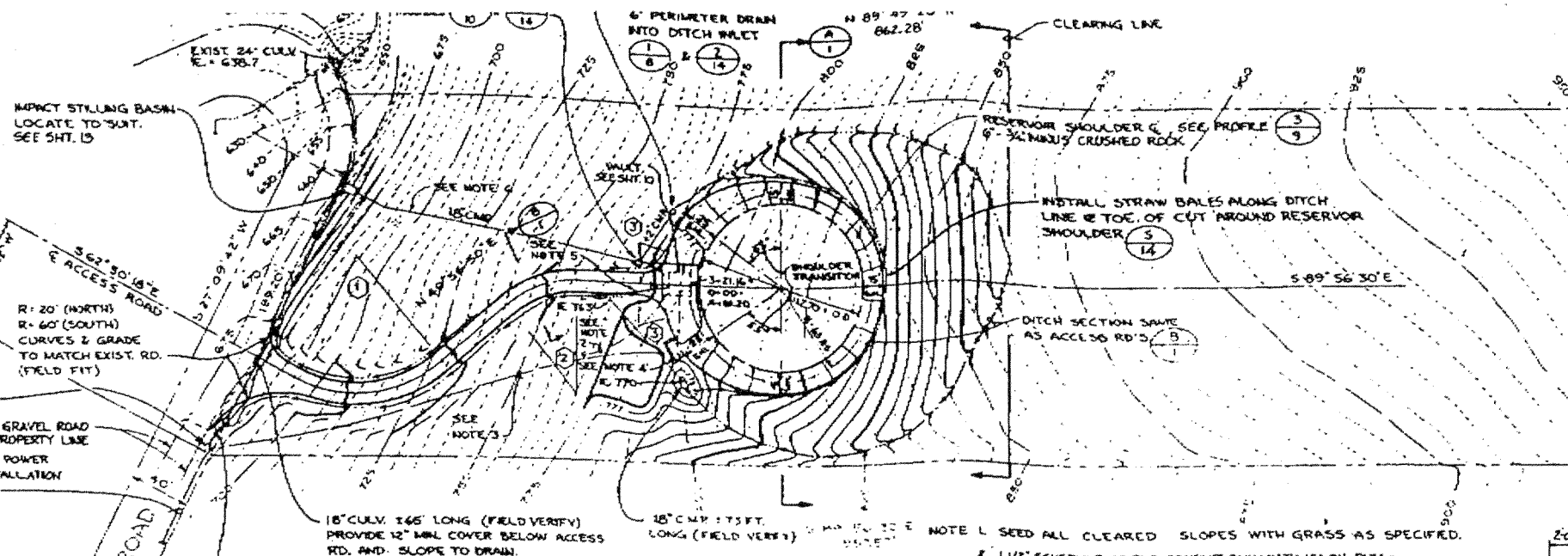


SCALE 1"=100'



SITE MAP
LOT 32 "BONNY SLOPE", SECTION 22,
T. 1N, R. 1W, W.M., MULTNOMAH CO., OREGON

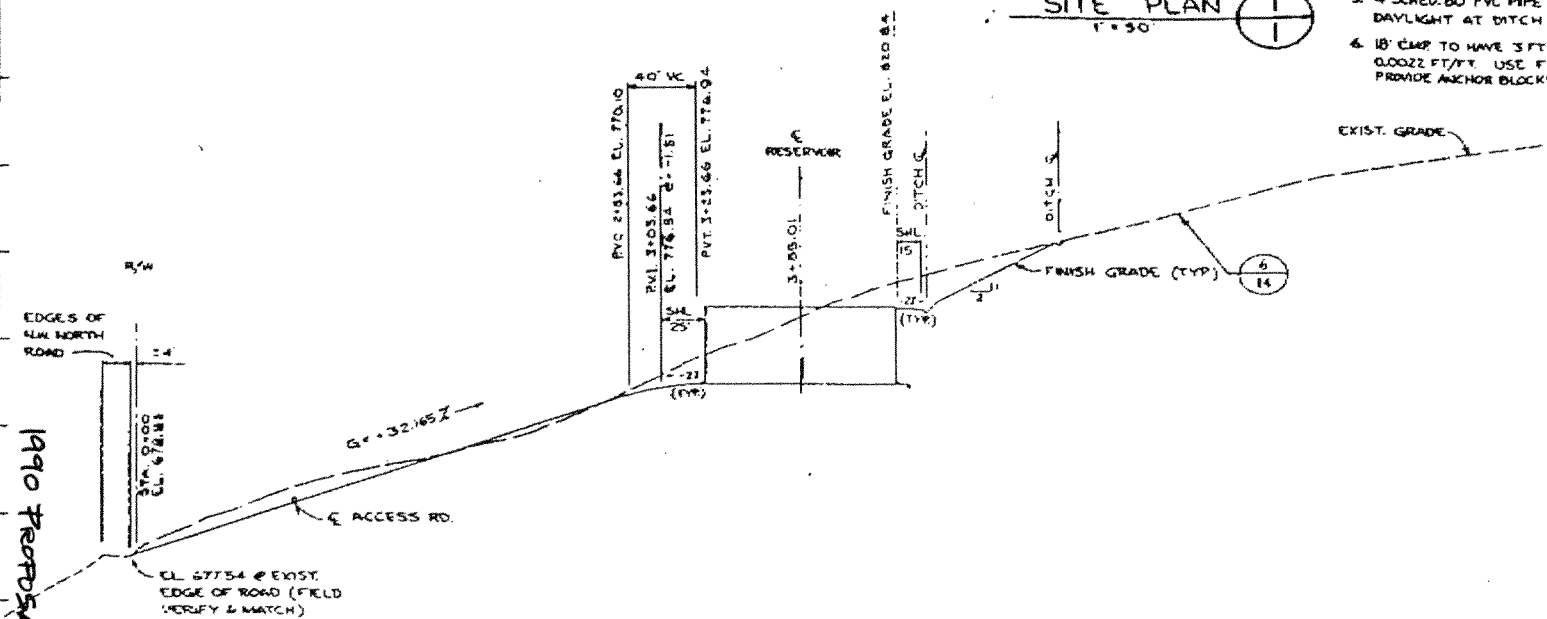
1986 Approved
Plan
253-86a



NW NORTH ROAD

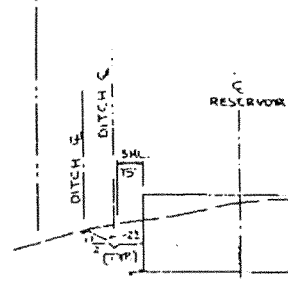
1. CONST. DITCH ALONG EAST EDGE OF NW NORTH RD. AS SHOWN. DITCH SECTION SAME AS ACCESS RD'S. DEEPEN DITCH TO 2 1/2' AT BOTH ENDS OF CULV. OR AS REQ. TO PROVIDE MIN. COVER OF CULV.
2. INSTALL STRAW BALE ALONG DITCH LINE @ TOE OF SLOPE, WITHIN PROPERTY BOUNDARIES.

SITE PLAN



ACCESS RD. & RESERVOIR & PROFILE

- NOTE L SEED ALL CLEARED SLOPES WITH GRASS AS SPECIFIED.
- 1 1/2" SCHEDULE 40 PVC CONDUIT ONLY WITH NYLON PULL-STRING FOR FUTURE TELEPHONE LINE. STUB INTO PRIMARY CONDUIT TRENCH AS SHOWN ABOVE.
- 2" SCHEDULE 40 PVC CONDUIT ONLY WITH NYLON PULL-STRING FOR POWER CO. PRIMARY CABLES. INSTALL MIN. 24" BELOW GRADE. COORDINATE TRENCH BACKFILL WITH THE OWNER TO ALLOW FOR INSTALLATION OF TELEPHONE CABLE IF DESIRED.
- SERVICE TRANSFORMER & METER LOCATION. SEE SERVICE PLAN ON SHT. 12
- 4" SCHED. 80 PVC PIPE FROM VALVE VAULT FLOOR DRAIN TO DAYLIGHT AT DITCH @ STA. 2+56.
- 18" CMP TO HAVE 3 FT MIN. COVER & MIN. SLOPE OF 0.0022 FT/FT. USE FITTINGS AS REQUIRED. PROVIDE ANCHOR BLOCKS, SEE



SECTION

Conditions of Approval:

1. Obtain *Design Review* approval of all proposed site improvements including, but not limited to: grading, clearing, landscaping, fencing and exterior materials and colors of any structures. Site work shall not proceed until required Design Review approvals are obtained, or as determined by the Director. For information and application materials, contact the Planning Office at 248-3043.
2. Obtain a *Hillside Development and Erosion Control Permit* for the grading and clearing associated with the project. For information and an application, contact the Planning Office at 248-3043.
3. Complete Engineering Services requirements (if any) for access, dedication, or improvements within the North Road right-of-way. For information, contact Dick Howard at 248-3599.
4. This approval shall expire in two years, except as specified in MCC 11.15.7010(C).

Findings of Fact:

1. Background and Project Description:

The applicant requests re-approval of an expired 1986 CS Permit. On February 10, 1986, the County Planning Commission (PC) approved a Community Service Use on the subject property to allow a water reservoir [File CS 3-86]. After considering an appeal, the Board upheld the PC decision on April 15, 1986. A subsequent appeal to the State Land Use Board of Appeals (LUBA) was dismissed on July 11, 1986. The County's prior approval of the reservoir was final on April 15, 1986.

CS Permit approvals expire after two years if *substantial construction or development has not taken place* [Ref. MCC 11.15.7010(C)]. The Water District did not begin site work, and did not obtain Design Review or Right-of-way permits for site work prior to April 15, 1988; therefore, the CS 3-86 approval lapsed on that date.

The reservoir currently proposed differs slightly from the 1986 plan. The district proposes a concrete (rather than steel) reservoir for storing up to three-million gallons of water. With the switch to concrete, the reservoir can be placed partially below ground level, reducing the visible height and mass of the structure.

2. Site and Vicinity Information:

The site is located on the east side of NW North Road, near where that road becomes NW East Road. The 5-acre site is primarily covered with dense brushy

growth and small trees. The land slopes generally to the west, with elevations ranging from approximately 950-feet on the east boundary, to 670-feet on the west (at the North Road access). The proposed reservoir elevation is approximately 800-feet.

Properties to the north, west and south are within the Bonny Slope subdivision. This 1923 plat divided the area into roughly 5-acre tracts. Many have single family houses, however, most of the Bonny Slope lots immediately adjacent to the subject site remain vacant. Assessor's records indicate a house on Lot 33, just south of the reservoir site. The area is characterized by steep terrain, with brush or forest cover.

Lands to the east and further north are within the City of Portland. These areas are generally upslope from the reservoir site. They are primarily wooded, undeveloped hillsides, and are designated for low density residential uses.

3. Ordinance Considerations:

Conditional uses allowed in the RR District are specified in MCC 11.15.2212. Subsection (A) specifies "*Community Service Uses pursuant to the provisions of MCC .7005 through .7041.*" MCC .7020(A)(12) identifies a **public utility building or use** as a CS Use; approval criteria are specified in MCC .7015.

The following section presents findings regarding the proposed Community Service Use. The applicant principally relies upon the 1986 decision findings to support this nearly identical request. Applicable criteria are presented in ***bold italics***; applicant's responses are presented in "*italics*", followed by staff comments.

3. A. Community Service Use Criteria (MCC .7015)

The approval authority shall find that the proposal:

A(1) Is consistent with the character of the area;

The surrounding area is rural residential in nature. Most of those residences are served by public water. This reservoir would allow for better provision of water service and help satisfy the guidelines of the Oregon State Health Board, which require a three day minimum storage capacity. (from 1986 CS Decision)

Our project is not changed except that we have determined to build a concrete reservoir instead of steel. This will allow earth backfill to screen the actual dimensions of the reservoir. This should make the structure less obtrusive to the area. (from 11/21/90 letter to L.Stickel)

Staff Comment: The area character is described finding #2 above. The reservoir has been designed to fit into the hillside site (note the Reservoir Profile on the site plan). Condition #1 requires Design Review of the site development. The

review addresses site design issues (*i.e.*, landscaping, lighting, colors, fencing, *etc.*). Final Design Plans must demonstrate adequate buffering and screening from neighboring properties.

A(2) *Will not adversely affect natural resources;*

There are no natural resources nor farm or forest uses in the surrounding area that would be adversely affected by this proposal.

Staff Comment: Condition #1 requires Design Review of the site development. Design Review criteria stipulate that the design shall preserve natural landscape features (*i.e.* trees, watercourses, *etc.*) to the maximum practical degree [11.15.7850(A)(4)].

A(3) *Will not conflict with farm or forest uses in the area;*

There are no natural resources nor farm or forest uses in the surrounding area that would be adversely affected by this proposal.

Staff Comment: Properties within the Bonny Slope addition, and properties immediately east and north within Portland are not used or designated for commercial agriculture or forestry.

A(4) *Will not require public services other than those existing or programmed for the area;*

The only public services required by this request are power and telephone service. Those are both available at the N.W. North Road frontage.

Staff Comment: Condition #3 requires review by Engineering Services to determine right-of-way needs (if any) along the NW North Road frontage.

The reservoir itself will address public water service needs within the Wolf Creek Highway Water District boundary.

A(5) *Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;*

This area is not within a big game winter habitat area and there are no hazardous conditions identified which would result from the development.

Staff Comment: The site is not identified as a big game habitat area in the Comprehensive Plan or by the Oregon Department of Fish and Wildlife.

A(6) Will not create hazardous conditions;

This area is not within a big game winter habitat area and there are no hazardous conditions identified which would result from the development.

Staff Comment: Condition #2 addresses potential geotechnical concerns, slope stability and erosion effects from the project (through the *Hillside Development Permit* process).

A(7) Will satisfy the applicable policies of the Comprehensive Plan.

The following policies of the County's Comprehensive Plan are found applicable to this request: Policy 2 (Off-site Effects); Policy 13 (Air, Water and Noise Quality), Policy 14 (Development Limitations); Policy 22 (Energy Conservation); Policy 37 (Utilities); Policy 38 (Facilities).

a. Policy 2 – Off-site Effects.

[PARAPHRASED]

THE COUNTY'S POLICY IS TO APPLY CONDITIONS TO LAND USE APPROVALS TO PROTECT THE PUBLIC FROM POTENTIAL ADVERSE EFFECTS; OR MEET PUBLIC SERVICE NEEDS CREATED BY THE PROPOSED USE.

Staff Comment: Conditions #1 and #2 provide a means to mitigate or avoid a variety of potential off-site effects from the proposed use.

b. Policy 13 – Air, Water, and Noise Quality.

[PARAPHRASED]

THE COUNTY'S POLICY IS TO SUPPORT CITIZEN AND AGENCY EFFORTS TO MAINTAIN OR IMPROVE AIR AND WATER QUALITY, AND REDUCE NOISE LEVELS. IT IS THE COUNTY POLICY TO PARTICIPATE IN STATE AND REGIONAL PLANS & PROGRAMS TO REDUCE POLLUTION, MAINTAIN HEALTHY AIR & WATER QUALITIES, AND PREVENT OR REDUCE EXCESSIVE NOISE LEVELS. NOISE-GENERATING USES SHOULD BE LOCATED AND DESIGNED TO MINIMIZE EFFECTS TO NOISE-SENSITIVE USES.

The reservoir is inanimate and unmanned. No manufacturing or processing will be done at the site. The finished project will allow for storm drainage and have landscape planting to prevent erosion.

Staff Comment: The proposed use should not generate significant noise or other polluting effects. During construction, excavation and other site work may effect water quality in streams down-slope. Condition #2 requires that erosion control measures be applied.

c. Policy 14 – Development Limitations.

[PARAPHRASED]

THE COUNTY'S POLICY IS TO DIRECT DEVELOPMENT AWAY FROM AREAS

WITH PHYSICAL LIMITATIONS — OR REQUIRE DESIGNS WHICH MITIGATE OR AVOID ADVERSE EFFECTS. THE POLICY APPLIES TO: HILLSIDES IN EXCESS OF 20% SLOPE; AREAS WITHIN THE 100-YEAR FLOOD PLAIN; AND SITES WITH SEVERE EROSION POTENTIAL, ETC.

The subject parcel at elevation 700 is well above the 100 year floodplain. Soil borings show approximately 30-feet of silt over basalt. A peizometer installed in the bore hole showed the water table stable at 29.5-feet below ground surface. The existing slope on the lot is near 20% plus. Preliminary plans are to control erosion using gabions, geotextiles and grass planting on excavated areas. Roadways and parking areas will have storm drainage control through collection basins and storm drains. (from 1986 Decision)

Staff Comment: As noted above in A(1), the reservoir design has changed since the 1986 approval. The description above (of gabions, geotextiles, etc.) may not necessarily be the final design solution for the project. Condition #1 requires Design Review of all proposed grading, clearing, or fill associated with the project. This review incorporates and implements the County's development limitations policy. Condition #2 addresses potential geotechnical concerns, slope stability and erosion effects from the project (through the *Hillside Development Permit* process).

d. Policy 22 – Energy Conservation.

[PARAPHRASED]

THE COUNTY'S POLICY IS TO PROMOTE ENERGY CONSERVATION, REDUCE DEPENDENCY ON NON-RENEWABLE RESOURCES, AND SUPPORT THE USE OF RENEWABLE ENERGY RESOURCES. FURTHER, IN ITS REVIEW OF LAND USE PROPOSALS, THE COUNTY SHALL CONSIDER ENERGY-EFFICIENT LAND USES AND PRACTICES, DEVELOPMENT DENSITIES, LINKS TO MASS TRANSIT, PEDESTRIAN AND BICYCLE FACILITIES, DESIGNS RESPONSIVE TO NATURAL AND CLIMATIC CONDITIONS, AND USE OF RENEWABLE ENERGY SOURCES.

This development will require much less electrical use than a small home. The site will be unmanned and have only weekly visits for maintenance.

Staff Comment: Staff concurs that the use is consistent with the policy.

Policy 37 - Utilities

[PARAPHRASED]

THE COUNTY'S POLICY IS TO INSURE THAT PROPOSED DEVELOPMENT HAS ADEQUATE AND SAFE PROVISIONS FOR: SEWAGE DISPOSAL, WATER SUPPLY, STORM WATER DRAINAGE, ENERGY, AND COMMUNICATIONS.

This development is a storage reservoir for municipal water. The site is unmanned and will have no need for sanitary facilities. The storm drainage will be controlled through a drainage system and replanting of excavated slopes. Electrical demand will be much less than a small home. A dedicated telephone line

will be necessary for the district's telemetry system to monitor reservoir water level.

Staff Comment: Staff Concurs

Policy 38 Facilities -

[PARAPHRASED]

THE COUNTY'S POLICY IS TO INSURE:

- **THAT EFFECTED SCHOOL AND FIRE DISTRICTS ARE NOTIFIED AND HAVE OPPORTUNITY TO COMMENT ON PROPOSED DEVELOPMENTS; AND,**
- **THAT WATER PRESSURE AND FLOW IS ADEQUATE TO FIGHT FIRES; AND,**
- **THAT POLICE PROTECTION WILL BE AVAILABLE FOR THE DEVELOPMENT.**

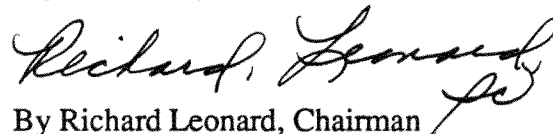
As the site is unmanned, there will be no impact on the school

Staff Comment: The concrete structure itself should not represent an increased fire risk. The reservoir facility will provide improved pressure and flows for fire fighting within the Wolf Creek Highway Water District service area. The unmanned facility will be secured from public access; the use should not effect police service requirements for the area.

Conclusions:

1. Based on the findings above, the proposal – as conditioned – satisfies approval criteria for a Community Service Use.
2. Conditions of approval are necessary to minimize potential adverse impacts from the use and assure compatibility with surrounding land uses.

Signed January 7, 1991


By Richard Leonard, Chairman

Filed With the Clerk of the Board on January 17, 1991

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or **before 4:30 PM. on Monday, January 28, 1991** on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision on this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, January 29, 1991 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Planning and Development Division at 248-3043.

Decision

January 7, 1991

Meeting Date: JAN 29 1991

Agenda No.: 9:30am

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Public Hearing

BCC Informal _____ (date) BCC Formal TUESDAY JANUARY 29, 1991 (date)

DEPARTMENT Nondepartmental DIVISION County Chair's Office

CONTACT Sharon Timko TELEPHONE X-2599

PERSON(S) MAKING PRESENTATION _____

ACTION REQUESTED:

☐ INFORMATIONAL ONLY

☐ POLICY DIRECTION

☐ APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: Approx. 2 hours

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

Public hearing for the purpose of taking testimony on proposed tourism projects in Multnomah County. In anticipation of 1991-93 lottery funds, Multnomah County is generating a preliminary list of tourism projects that would be eligible for the lottery funds.

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL

Gladys McCoy

Or

DEPARTMENT MANAGER _____

(All accompanying documents must have required signatures)

BOARD OF
COUNTY COMMISSIONERS
1991 JAN 24 PM 6:16
MULTNOMAH COUNTY
OREGON