



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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MEMO

Date: December 7, 2010
To: Gregory Frank, City of Portland Hearings Officer
From: Sylvia Cate, Bureau of Development Review
Phone number 503 823 7771
Re: LU 10-167491 CU AD: EMERGENCY COORDINATION CENTER

A public hearing for the above referenced land use review was held on December 1, 2010. At the hearing, the record was held open for additional evidence and clarifications to be submitted into the record. This memo is BDS staff's comments regarding the relevant issues that were raised during the hearing.

During the hearing, city staff mentioned that there were some concerns about the specific wording of Conditions of Approval that the applicant and the Lents Neighborhood Association had agreed to after multiple discussions. Based on the most current version of those proposed conditions, which will be submitted by the applicant, both BDS and PBOT staff are satisfied with the language.

The Hearings Officer will [or has] received a separate Memo from Portland Transportation addressing the concerns and issues raised by members of the public regarding the traffic study and addendum. BDS staff concurs with Transportation staff's analysis and comments regarding these issues.

Pertinent to the issue regarding on-site parking and the EG2 zone, a neighbor testified that the Comprehensive Plan and Zone Map Amendment from Open Space to EG2 [LU 92-00488 ZC CP AD] was specifically for the 911 call center, and therefore it is not accurate to suggest that other development allowed by right in the EG2 zone should be used as a comparison to the proposal. Staff notes that while that application included a specific development plan, the site is zoned EG2 with no limitations on future development. Therefore it is a plausible scenario to compare what could potentially be developed on the site, by right, in the EG2 zone with the proposed ECC building. Because of this, staff contends that the findings under criterion 33.815.223 C, *Public Services* are accurate, particularly the comments on page 15 of the Staff Report noting that far more intense uses with higher traffic volumes and parking demands than the proposal could be developed by right on this site. In addition, findings on page 16 of the Staff Report note that because the site is adjacent to a peak hour bus route no on-site parking is required for either the 911 Call Center or the Emergency Coordination Center. The number of parking spaces proposed, in combination with the intent to share the southern-most parking lot with the public after hours to augment parking for visitors to Ed Benedict Park is mitigation for the loss of some on-street parking spaces.