

## The Oregonian

### Right 2 Dream Too: Portland industrial group 'not in favor' of homeless camp move

*By Andrew Theen  
May 01, 2015*

The leader of an influential group of Portland business owners said Thursday she didn't support the proposed move of Right 2 Dream Too to the Central Eastside.

Debbie Kitchin, president of the Central Eastside Industrial Council, said her organization "can't be strong enough" in saying it is against the R2D2 moving to a plot of land near Southeast Third Avenue and Harrison Streets.

"We're not in favor of outdoor camping [in our neighborhood]," Kitchin said, adding the group "should be housed in a building."

Kitchin said the industrial council is gathering more information and trying to determine "what our options are," including potential legal action. "Some people were under the impression that we are OK with it," Kitchin said, "And we're not."

The business group's opposition is the latest development in the effort to find a new home for the homeless community, which set up shop in Old Town Chinatown in Oct. 2011 and hasn't moved since. In February, 2014 the City Council approved a complex land deal to direct \$846,000 to help find R2D2 a new home.

On Wednesday, Mayor Charlie Hales and Commissioner Amanda Fritz said the city was in negotiations with the Oregon Department of Transportation to buy surplus land in the Central Eastside with the goal of moving R2D2 to the property by late summer.

Hales and Fritz toured the ODOT property on Monday alongside Kitchin, Portland Police Bureau leaders and other eastside business owners.

Kitchin said she first learned of the city's plan on Monday. Hales and Fritz said they've spent the past two months looking at the property.

"I don't understand why it has to happen within a few weeks," Kitchin said, citing an expected May City Council vote. "They've been talking about it for months, we just found out about it."

Last summer, Kitchin said the industrial council told Hales' office they wouldn't support an "outdoor campsite" in the neighborhood after learning that the city eyed a prospective property in the industrial district.

Kitchin said her primary concerns are safety, the size of the camp and the remoteness of the property.

Dana Haynes, Hales' spokesman, said the industrial group's opposition is "not a surprise."

Haynes said the city hasn't purchased the land and will continue to do outreach to educate neighboring businesses and the community about R2D2. "The message here about Right 2 Dream Too is it has been a very good neighbor and it will be again," Haynes said.

The mayor's office now must convince the neighborhood that R2D2 will be "a great, great addition to your neighborhood," Haynes said.

Hales' aide, Josh Alpert, will speak to the industrial council next week.

### Portland can expect \$50 million in new revenue for 2015-16, officials say

*By Andrew Theen  
April 30, 2015*

UPDATED: This story was updated, clarifying Steve Novick's request for transportation funding.

The Portland City Council will have nearly \$50 million in new revenue to spend in fiscal year 2015-16, according to a financial forecast released on Thursday.

For months, budget officials hinted at soaring business license fees that could create record budget levels for the general fund, the city's largest discretionary spending source. Money for police, parks, fire and other key services comes from the fund.

The final tally: \$13.1 million in new ongoing revenue for the City Council to allocate, plus \$35.9 million in one-time spending in the fiscal year that begins July 1.

The robust forecast comes days before Mayor Charlie Hales is set to release his proposed budget for the 2015-16 fiscal year.

"This increase in resources will allow the City to further prioritize basic services," Hales said in a statement Thursday. "Residents can expect that my proposed budget next week will include substantial investments in paving, parks and housing."

Portland is just two years removed from a \$21.5 million budget shortfall.

Bureaus anticipated more revenue when they submitted budget requests earlier this year. City Budget Office Director Andrew Scott said bureaus submitted \$59.3 million in funding requests.

Meanwhile, City Economist Josh Harwood said Thursday's Oregon Supreme Court ruling overturning some statewide public pension reforms won't affect the city's budget in the next two fiscal years. "The reality is we're going to have higher expenses in future years," Harwood said, adding that could start in the 2017-18 fiscal year.

But the five-year forecast released Thursday says Portland should anticipate strong economic times for the next few years.

Still, not all of the \$49 million is up for grabs.

In January, the City Council amended a policy to require that 50 percent of annual one-time spending go to maintenance or infrastructure improvements. The policy applies to transportation, parks and emergency management projects.

On Thursday, Commissioner Nick Fish praised council colleague Amanda Fritz for bringing that policy forward. "We're now looking at a minimum of \$18 million on major maintenance," Fish said, calling that the "right priority" for the city.

The budget windfall also comes after Hales and Commissioner Steve Novick spent much of 2014 advocating a new funding source to pay for paving and transportation safety projects. They tabled that plan in January as the Legislature convened, with hopes that a statewide bill would help solve the problem.

Novick issued a statement Thursday asking for \$10 million, roughly half of the 50 percent set-aside, for paving projects. He asked for another \$8 million to make the necessary transportation improvements on 122nd Avenue to bring frequent bus service to that area.

Novick also urged Hales to dedicate "the lion's share" of the \$13.1 million in ongoing revenue to address costly fixes to the Portland Building. City officials now estimate that overhauling the building, the city's administrative headquarters, would cost \$175 million.

"If the Portland Building is unusable after an earthquake, it will be very difficult for city government to function," Novick said. "If city government can't function, Portland's ability to respond to and recover from the earthquake will be severely compromised. Fixing or replacing the building is a classic example of the kind of investment that responsible leaders make, knowing there isn't anything glamorous about it."

## **The Portland Tribune**

### **New park opens in Cully neighborhood**

*By Jennifer Anderson  
April 30, 2015*

Portland's newest park opened Friday in Northeast Portland's Cully neighborhood.

Khunamokwst Park — at Northeast 52nd Avenue and Alberta Street — is 2.4 acres, and will serve 1,488 families who don't have another park within a half-mile walk.

The park includes a children's playground; a nature play area with boulders and a hillside; an interactive water play area; walking and jogging paths; native plants, an open lawn; picnic tables; a picnic shelter with an eco-roof; benches; a Portland loo; a small skate park for beginners; lights; on-street parking; new sidewalks; and a rain garden.

The project cost \$2.5 million, paid with Systems Development Charges.

Those in the planning and development included Cully Association of Neighbors, Hacienda CDC, the Confederated Tribes of Siletz Indians, Confederated Tribes of Grand Ronde, a consultant team led by Greenworks PC, City Commissioners Amanda Fritz and Nick Fish, Parks Director Mike Abbaté, and other partners, neighbors and Parks staff.

The name of the park (pronounced KAHN-ah-mockst) is a Chinook wawa name meaning "together."

"Opening Khunamokwst Park brings us one step closer to bringing the kind of access to parks that our Cully neighbors deserve," says Parks Commissioner Fritz. "The name invokes a sense of community and unity, our values of inclusion, equity and fun for all ages. And looking at this beautiful new park, it's easy to imagine generations of Portlanders having fun together here."

A grand opening celebration is set for 11 a.m. to 3 p.m. May 16.

## **Portland's budget flush with additional \$49 million to spend**

*By Jim Redden  
April 30, 2015*

The city of Portland will have at least \$49 million more to spend in next year's budget, according to the most recent budget estimates.

The increases include an additional \$13.1 million in ongoing resources and an additional \$35.9 million in one-time resources.

"This increase in resources will allow the city to further prioritize basic services. Residents can expect that my proposed budget next week will include substantial investments in paving, parks and housing. This forecast is reflective of not only the broader economy, but also a sign of the desirability of Portland as a place to work and live," says Mayor Charlie Hales.

Commissioner Steve Novick was the first City Council member to say how he believe the additional funds should be sent. He issued the following statement shortly after the city budget office announced the new revenue projection Thursday morning.

"I urge Mayor Hales to dedicate at least 50 percent of the one-time revenue to transportation maintenance and safety, and the lion's share of the new ongoing revenue to addressing, one way or another, the problems with the Portland building.

"By allocating \$18 million for transportation, the city could invest \$10 million in paving and other major maintenance projects, and pay for the full \$8 million in improvements to safety and access to transit along 122nd that TriMet and community members have identified as a significant need. TriMet has told us that making those investments would strengthen the case for making frequent service on 122nd a priority, and East Portlanders have told us loud and clear that improved service on that route is critically important.

"Meanwhile, if the Portland Building is unusable after an earthquake, it will be very difficult for city government to function. If city government can't function, Portland's ability to respond to and recover from the earthquake will be severely compromised. Fixing or replacing the building is a classic example of the kind of investment that responsible leaders make, knowing there isn't anything glamorous about it. The details matter, of course, and I'm not yet endorsing any particular plan for the future of the Portland Building."

The new revenue projection is the final one the council will receive before it approves next year's budget. The CBO said revenue are growing at near record levels, although they don't expect the rate to last.

The CBO says the primary change to the forecast was related to the city's business license tax collections. After a record \$81 million in fiscal year 2013-14, collections may pass \$100 million in fiscal year 2014-15.

According to the CBO, "the influx of revenue provides the opportunity for the City to make large scale investments in city infrastructure."

Total general fund resources are estimated at \$484.8 million. The full document can be found at [www.portlandoregon.gov/cbo/article/528803](http://www.portlandoregon.gov/cbo/article/528803).

During the next two months the council will revise and approve the budget that goes into effect begins on July 1. The next community budget forum is set from 6:30 to 8:30 p.m. on Thursday, May 7, at George Middle School, 10000 N, Burr Ave.

## Daily Journal of Commerce

### City Council approves mandatory energy reporting for buildings

*By Beverly Corbell  
April 30, 2015*

On Earth Day, April 22, the Portland City Council unanimously approved a new policy that will require buildings of a certain size to report their energy usage to the city every year.

The policy will apply to buildings over 20,000 square feet and will include offices, retail spaces, grocery stores, hotels, and health care and higher education buildings, according to the city. The businesses will report energy use through a free online tool called Energy Star Portfolio Manager.

Excluded from the new policy will be residential properties, nursing homes, places of worship, parking structures, K-12 public schools, industrial facilities and warehouses.

Not everyone is happy about the new rule, and Susan Steward, executive director of the Building Owners and Managers of Oregon, expressed her concerns at the council meeting.

Steward said she worries about the city not having enough staff to handle the new policy and about the need to give utility companies more time to update their software. She said some BOMA members who own 50 or more buildings will feel “an enormous financial and time burden to the owner.”

Steward also said the new rules should be voluntary, not mandatory.

“We’ve been fighting this for a year,” she said. “We understand it and we’re on board, but if we’re going to do this we need to be successful.”

Steward said she’s concerned that a city hot line on the new energy reporting rule will overwhelm city staff.

“I co-chaired the city’s tree code committee and they brought out five staff members,” she said. “They would get 60 calls a day just to do with trees. Now you’ll have 1,000 buildings trying to figure this out but they’re not planning to add staff.”

Alisa Kane, green building and development manager for the city, said city staff will be reassigned to allow 1.25 full time employees to work with the energy reporting program. She said the first reporting by 500 buildings of more than 50,000 square feet will be required by April of next year and another 500 buildings of more than 20,000 square feet will report their energy use by April of 2017.

“This gives us time to make sure we can keep up with the demand and I know as a city we’ve run hot lines before,” she said. “We also plan to work with our partners in the community on training and education for building owners.”

Steward said in other cities that have mandatory energy reporting, such as Seattle, the energy companies are able to upload energy use data directly to Energy Star, but Portland utilities are not yet up to speed.

Kane pointed out that Seattle has had its program in place for five years now and local utility companies are on track to make the software upgrade in the near future. Other options are also available.

“There are also third party solutions where another company can take the information and upload it at a very low cost,” she said. “It will be nice to see those companies enter our markets and take a lot of burden away from the (city) staffer.”

But Wade Lange, general manager of American Assets Trust, said he is concerned that the new ordinance puts an undue burden on building owners. Lange’s company manages about 1 million square feet of building space that includes a 360,000-square-foot building at Southwest First and Main streets, the Lloyd Center Tower, Lloyd 700 Building and Oregon Square.

“The first thing we have got to do is acquire all the data and that is not going to be easy because certain retail tenants are metered separately and we don’t have access to that information, so it makes it difficult,” he said.

Lange said he and many other BOMA members have worked closely with the city and have been doing energy reporting for “quite a while.” BOMA has put on programs to train people in energy tracking, he said, but he would be happier if the program were voluntary,

“It still requires ownership of the buildings to take on the entire burden and getting information may not be as easy as it sounds,” he said.

Still, Lange said he and other BOMA members take energy efficiency very seriously and will work with the city to try and make the new ordinance a success.

The new ordinance cites climate change as a reason to reduce greenhouse gas emissions and states that the state of Oregon has a goal to reduce greenhouse gas emissions to 75 percent below 1990 levels by 2050. The city stated in a staff report that buildings are the largest source of carbon emissions in Portland, and went even further than the state by establishing a goal to reduce carbon emissions of buildings by 80 percent below 1990 levels by 2050. The city’s Climate Action Plan includes an objective to reduce total energy use of all buildings built before 2010 by 25 percent by 2030.

The city’s new energy use reporting ordinance require building owners and managers to identify site energy use intensity (EUI), source EUI, weather-normalized site EUI, weather-normalized source EUI and total annual greenhouse emissions. The results of all energy reporting will be made public in October of each year, starting in 2016.

Building owners who do not comply with the new energy performance reporting rules will first get a written warning from the director of the Bureau of Planning and Sustainability. For any subsequent violations, the owner may receive “a civil penalty of up to \$500 penalty for every 90-day period,” according to a staff report.