



# MILWAUKIE

*Dogwood City of the West*

**To:** Planning Commission  
**Through:** Katie Mangle, Planning Director *KM*  
**From:** Li Alligood, Assistant Planner  
**Date:** June 19, 2009, for June 23, 2009, Public Hearing  
**Subject:** Addendum to Staff Report for 8545 SE McLoughlin Blvd  
CSU-09-02/TPR-09-02

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Staff has made the following changes to the staff report for City of Portland Bureau of Parks and Recreation, CSU-09-02/TPR-09-02, dated June 12, 2009.

On pages 4 and 5 of the staff report, the potential benefits and impacts of the proposed City of Portland Bureau of Parks and Recreation Maintenance Facility ("maintenance facility") are analyzed. Staff has determined that an additional impact exists. This addendum describes the additional impact.

**B. Do the benefits of the proposed use outweigh the impacts of a non-manufacturing use in the M zone?**

Staff has identified the following additional potential negative impact:

- Reduction of potential property tax generation: The City of Portland is a municipal agency and, as such, tax-exempt. This exemption is passed through to the property owner. The site has not been subject to tax assessment since 2006, when the City of Portland leased a portion of the building. This situation would continue as long as the City of Portland remains a tenant at the site.

Although the potential negative impact listed above is cause for concern, staff does not believe that this potential negative impact would rise to the level of an actual negative impact.

Although the City of Portland is not subject to tax assessment, it employs residents from the region and provides maintenance services for parks and recreational facilities, such as the Springwater Corridor Trail, that are heavily utilized by Milwaukie Residents.

The maintenance facility provides a regional service and brings regional benefits. The loss of property taxes would be mitigated by the services provided by the facility, the seasonal employment opportunities available to residents of Milwaukie, and the street improvements the applicant would construct as a result of this approval.