

37275 As Amended

RESOLUTION No.

Adopt the Portland Development Commission's recommendation for redevelopment of the full Centennial Mills property (Resolution)

WHEREAS, on December 21, 1994, by Resolution No. 35350, the City Council adopted the River District Strategic Investment Plan which, among other things, called for the acquisition of the property known as Centennial Mills for public purposes and identified a funding strategy to do so; and

WHEREAS, on February 17, 2000 by Resolution No. 5397, the Portland Development Commission (PDC) Board of Commissioners (Board) authorized the purchase of the Centennial Mills property at 1362 NW Naito Parkway (Site) from the ADM Milling Company in furtherance of the River District Urban Renewal Plan; and

WHEREAS, on January 10, 2001, the PDC Board adopted Resolution No. 5608, in which the PDC and the Bureau of General Services (BGS) jointly agreed to lease a portion of the Site including a 20,000 square foot outdoor paddock, offices, parking and stalls for the Portland Police Bureau's Mounted Patrol Unit (MPU) for a period of ten years with options to extend and included a provision that, "Tenant acknowledges Landlord may demolish and renovate the building in which the premises are located, and shall cooperate fully with Landlord to facilitate such work."; and

WHEREAS, on May 25, 2005, City Council adopted Resolution 36320, directing PDC to work with the Bureau of Planning, citizens and stakeholders to develop a comprehensive plan for the Centennial Mills site taking into consideration future development plans for the surrounding area; and

WHEREAS, on December 13, 2006, the PDC Board approved Resolution No. 6422, adopting the Centennial Mills Framework Plan (Framework Plan) as a statement of the public's interest and aspirations for the Site and the primary criteria against which redevelopment proposals are judged; and

WHEREAS, between 2007 and 2014, PDC solicited for and partnered with private developers to analyze and identify redevelopment scenarios to align with the Framework Plan and under each scenario, redevelopment was determined to require significant public investment beyond that available in the River District URA budget; and

WHEREAS, on December 11, 2014, the PDC Board, acting as the Local Contract Review Board, approved Resolution No. 7089, adopting findings in support of emergency status and an expedited process for selective demolition of the Site's most dangerous buildings due to substantial threat to property, public health, welfare, and safety; and

WHEREAS, in May 2015, the MPU vacated the Site in preparation of the commencement of demolition activities; and

WHEREAS, during the course of demolition PDC staff openly marketed the property for sale and received no acceptable offers and thereafter completed additional development feasibility analysis to understand the financial and community benefit implications of full site versus partial site redevelopment; and

NOW, THEREFORE, BE IT RESOLVED, that City Council accepts the PDC's recommendation to pursue development on the full Site, precluding the reoccupancy of the remaining buildings by the Police Bureau's MPU; and

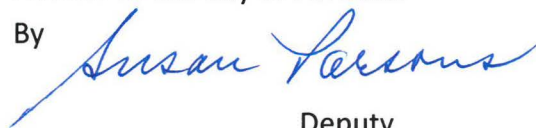
BE IT FURTHER RESOLVED, that City Council directs PDC to work with partner bureaus and pursue development of the full Site that captures full land value and optimizes community benefits in alignment with the Framework Plan, including public access to the river and the greenway.

BE IT FURTHER RESOLVED, that City Council directs PDC and Portland Housing Bureau to review all options for maximizing the development of housing affordable for people earning between 0% and 60% of median family income and to report their recommendations to Council.

Adopted by the Council: MAR 22 2017

Mary Hull Caballero
Auditor of the City of Portland

By



Deputy

Mayor Wheeler

Prepared by: William Thier

Date Prepared: 3-10-2017

Agenda No. **RESOLUTION NO. 37275** As Amended
Title

Adopt

Accept the Portland Development Commission's recommendation to fully redevelop the Centennial Mills property (Resolution)

<p>INTRODUCED BY Commissioner/Auditor: Wheeler</p>	<p>CLERK USE: DATE FILED <u>MAR 14 2017</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration – Wheeler <i>120</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>Susan Parsons</i></u> Deputy</p> <p>ACTION TAKEN:</p>
<p>BUREAU APPROVAL</p> <p>Bureau: PDC Bureau Head: Kimberly Branam</p>	
<p>Prepared by: William Thier Date Prepared: 03-10-17</p>	
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document</p> <p>If "Yes" requires City Policy paragraph stated in document.</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date 03-22-17</p>	

<p>AGENDA</p>
<p>TIME CERTAIN <input checked="" type="checkbox"/></p> <p>Start time: 9:45am</p> <p>Total amount of time needed: <u>45</u> (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input type="checkbox"/></p> <p>Total amount of time needed: <u>30</u> (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Eudaly	4. Eudaly	✓	
Wheeler	Wheeler	✓	