

## ORDINANCE No. 188481

\*Authorize Temporary Commercial Surface Parking on Oregon Department of Transportation Blocks in the Central Eastside (Ordinance; waive Title 33 and Stormwater Management Manual)

The City of Portland Ordains:

### Section 1. The Council Finds:

1. The Oregon Department of Transportation (ODOT) is in the process of selling 2.1 acres of the ODOT Blocks to Prosper Portland. The ODOT Blocks lie west of SE Water Ave., between SE Taylor St. and SE Madison St.
2. Prosper Portland, the new assumed name of the Portland Development Commission, and ODOT are finalizing the acquisition of 3 parcels along Water Avenue as shown in Exhibit A.
3. On October 28, 2015 Portland City Council authorized ordinance 187410 waiving Title 33 and Stormwater Management Manual for the property located on Water Avenue between SE Taylor St. and SE Salmon Street. On that same day Council authorized ordinance 187409 allowing an interim Commercial Off-Street Parking Pilot Program.
4. City Council approved the Southeast Quadrant Plan on July 29, 2015, via Resolution 37147. The Southeast Quadrant Plan proposes Zoning Code and map amendments to increase employment densities throughout Central Eastside by at least 9,000 new jobs by the year 2035.
5. Once the property is acquired, Prosper Portland will establish a property disposition strategy for the ODOT Blocks that will include high density industrial office on the portion of the property that will be owned by Prosper Portland and may include structured parking available to both employees of the project and employees, customers and residents of the district.
6. The ODOT Block between Taylor and Salmon is currently being operated as a temporary surface parking lot. Continuing to allow temporary parking on part of this block, and the addition of temporary parking on additional sites, will help to address the current high demand for parking relative to existing supply that exists in the district.
7. City regulations require a Central City Parking Review to develop parking at this location (33.510.265.B), physical improvements including paving, striping, and curbs (33.266.130.D), and stormwater management pursuant to the Stormwater Management Manual.

NOW, THEREFORE, the Council directs:

- a) Portland City Code Section 33.266.130.D, regarding physical improvements to parking lots, 33.510.265.B (for Central Eastside Subdistrict only), and Chapter 33.140-requirements for a conditional use for commercial parking in Employment (E) and Industrial (I) zones and regulations of the Stormwater Management Manual regarding the development of parking lots are hereby waived to allow off-street surface parking to occur on the ODOT Blocks, identified as R649670330, R649670250, R649670290, and shown on the attached Exhibit A.

ODOT and/or its successor in interest, Prosper Portland, may issue hourly, daily, weekly or monthly parking contracts on the ODOT Blocks to employees, customers, and residents of the Central Eastside Industrial District.

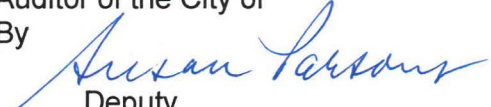
- b) ODOT and/or its successor in interest, Prosper Portland, will implement and manage temporary stormwater management and erosion control procedures consistent with Portland City Code Title 10, Erosion Control.
- c) Any permanent improvements constructed on the parcels subject to this waiver during the waiver period shall comply with all relevant City code and regulations.
- d) The zoning code and Storm Water Management Manual waiver authorized in directive "a" shall begin on July 1, 2017 and end on June 30, 2020, or at such time as permanent off-street parking is developed on the ODOT Blocks, whichever happens sooner.

Section 2. The Council declares that an emergency exists because the waiver of Title 33 and the Stormwater Management Manual that was granted to the property on Water Avenue between SE Taylor St. and SE Salmon St. will expire on June 30, 2017; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council, JUN 21 2017

Mayor Ted Wheeler  
Prepared by: Daniel Soebbing:SP  
Date Prepared: May 22<sup>nd</sup>, 2017

**Mary Hull Caballero**  
Auditor of the City of  
By

  
Deputy

Agenda No. 188481  
**ORDINANCE NO.**  
 Title

\*Authorize Temporary Commercial Surface Parking on Oregon Department of Transportation Blocks in the Central Eastside (Ordinance; waive Title 33 and Stormwater Management Manual)

<b>INTRODUCED BY</b> Mayor/Auditor: <b>MAYOR Ted Wheeler</b>	CLERK USE: DATE FILED <u>JUN 13 2017</u>
<b>MAYOR APPROVAL</b> Mayor—Finance and Administration - Wheeler <i>MD</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland  By: <u><i>[Signature]</i></u> Deputy
<b>BUREAU APPROVAL</b> Bureau: <b>Transportation</b> <i>Any</i> Policy, Planning & Projects Group Manager: <b>Art Pearce</b> Director: <b>Leah Treat</b> <i>LS</i> Prepared by: Daniel Soebbing Date Prepared: May 23, 2017 Supervisor: Mauricio Leclerc <i>ML</i>	<b>ACTION TAKEN:</b>
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>City Auditor Office Approval:</b> required for Code Ordinances	
<b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter	
<b>Council Meeting Date</b> June 21, 2017	

<b>AGENDA</b>
<b>TIME CERTAIN</b> <input type="checkbox"/> Start time: _____  Total amount of time needed: _____ (for presentation, testimony and discussion)
<b>CONSENT</b> <input type="checkbox"/>
<b>REGULAR</b> <input checked="" type="checkbox"/> Total amount of time needed: <b>20 minutes</b> (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman	<input checked="" type="checkbox"/>	
4. Eudaly	4. Eudaly	<input checked="" type="checkbox"/>	
Wheeler	Wheeler	<input checked="" type="checkbox"/>	