

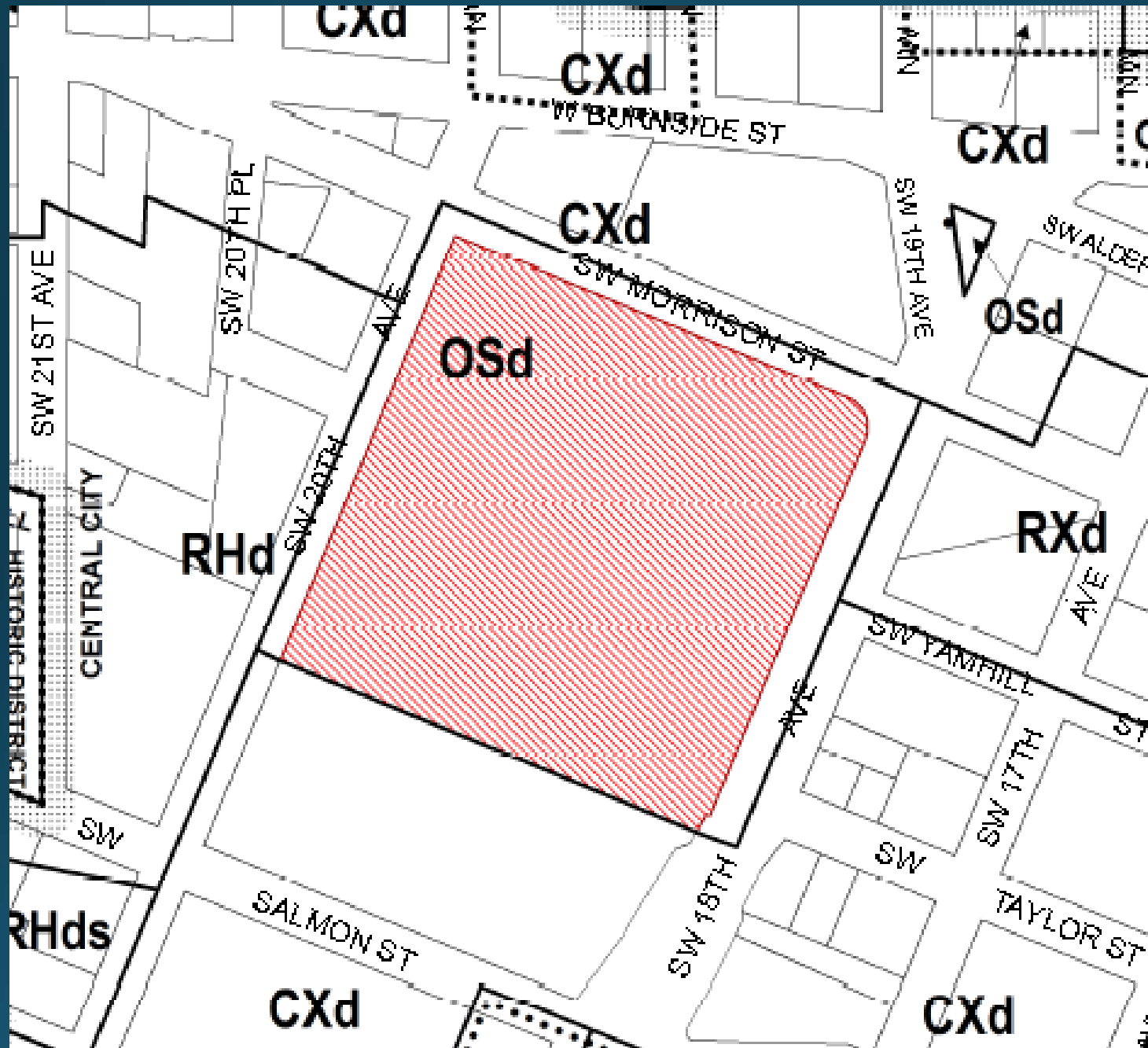
# City Engineer's Report to City Council for an Above-Grade Encroachment

188600



## Providence Park Expansion

September 13<sup>th</sup>, 2017



# Approval Criteria

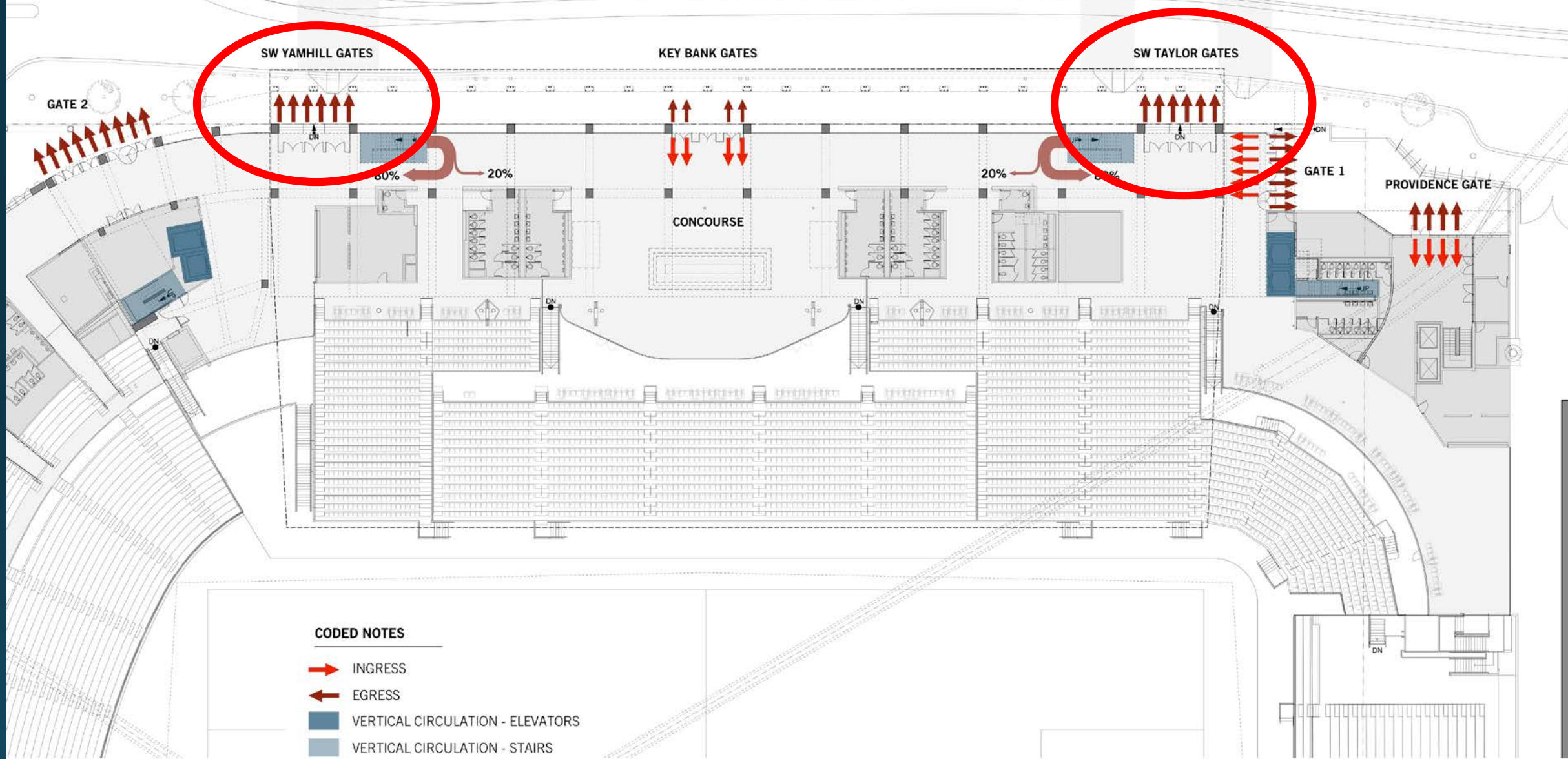
- In order to be approved, this proposal must comply with the applicable approval criteria of *Encroachments in the Public Right-of-Way*, adopted June 10, 1982. In accordance with Chapter One, Section VI A. 5., the applicable approval criteria for the proposal are listed in:
- Chapter One, Section III – General Policies
- Chapter One, Section V – Downtown Policies
- Chapter One, Section VI – Pedestrian District Policies
- Chapter One, Section VIII – Standards for Encroachment

# Public Benefit

\$50-55 Million Voluntary  
Improvement to a City Owned  
Facility

Enhanced Pedestrian Safety on SW  
18<sup>th</sup> Ave with Additional Sidewalk  
Width and Additional Exits in  
Alignment with Crosswalks

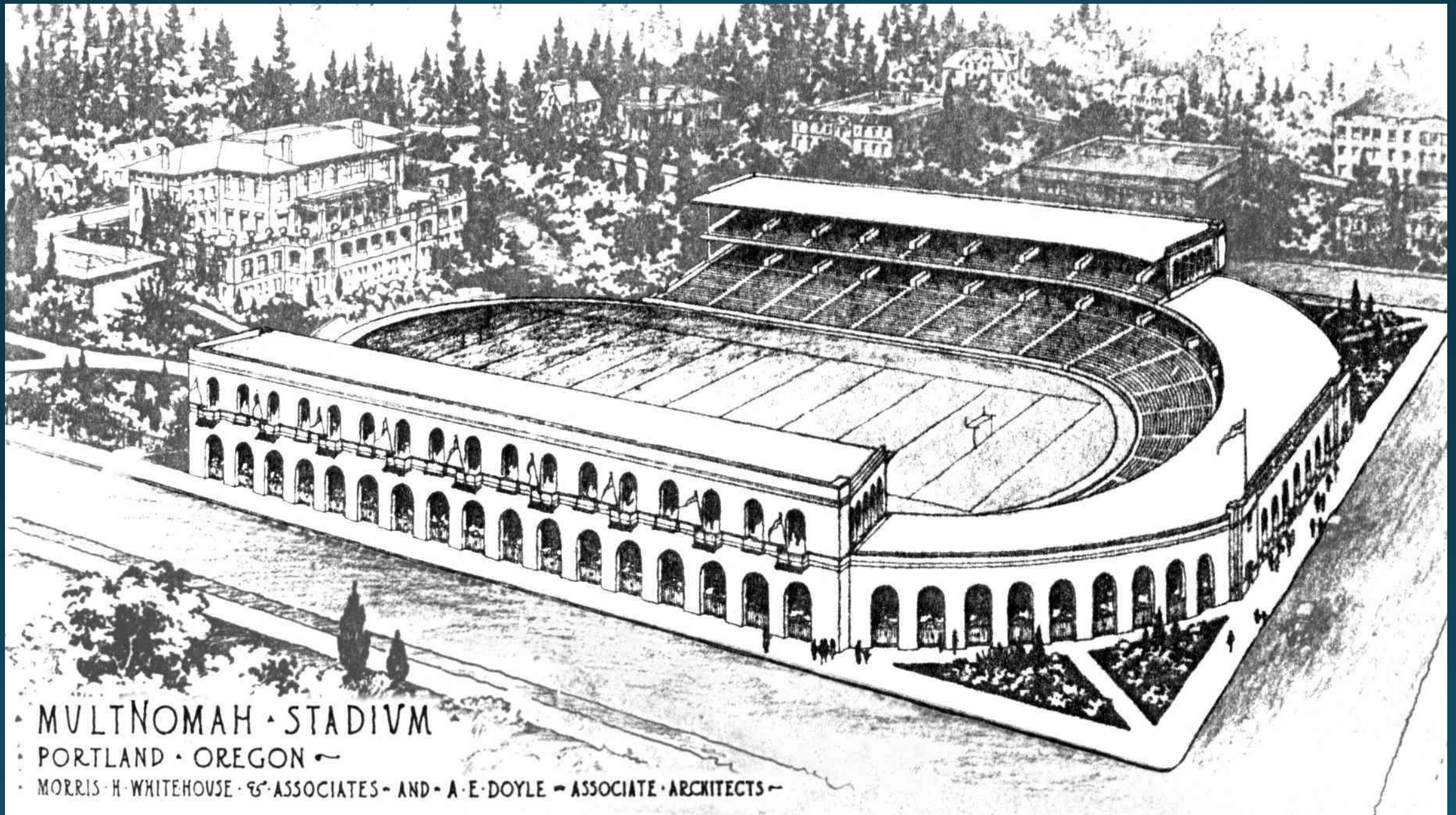










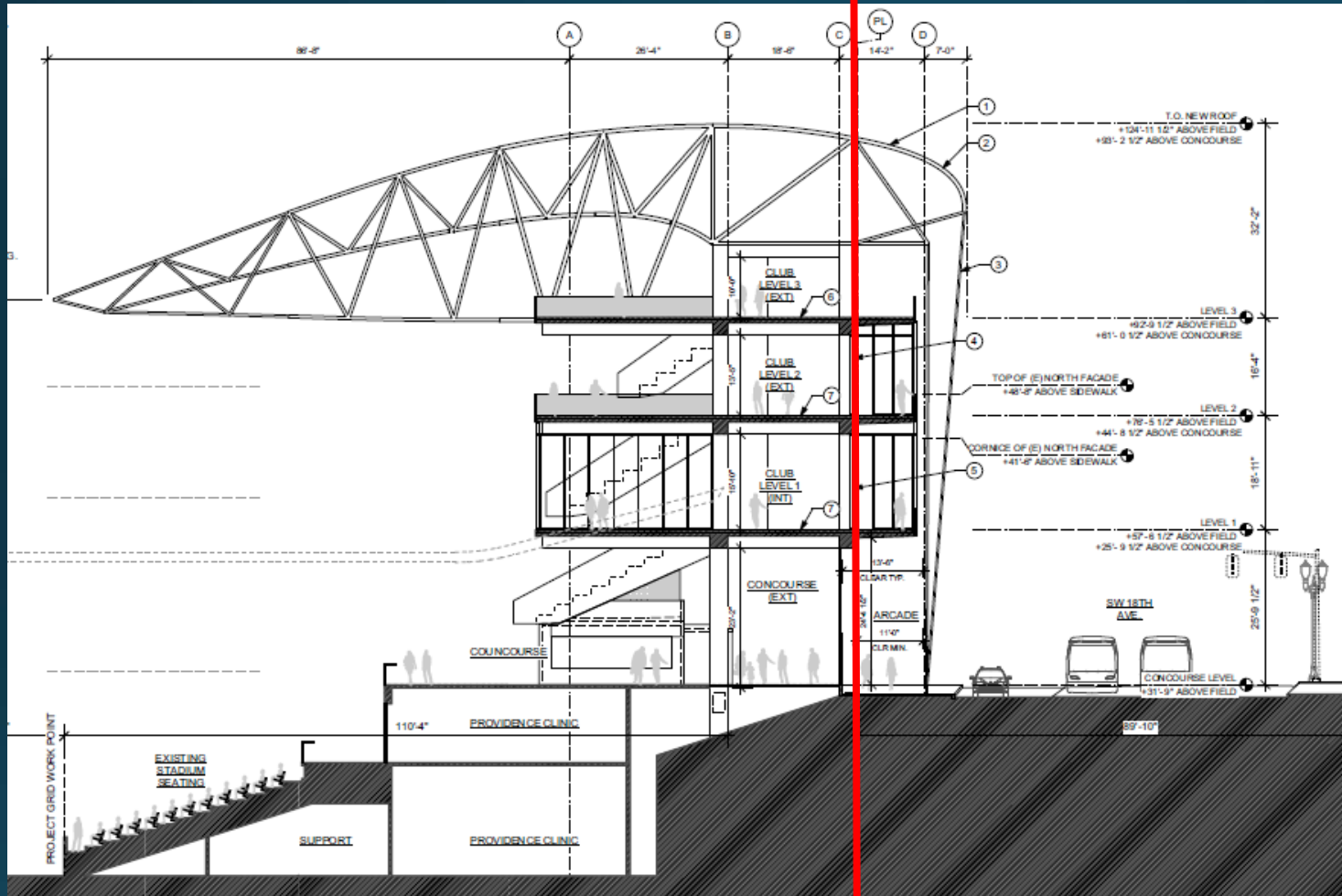


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• PORTLAND • OREGON •

• MORRIS H. WHITEHOUSE • & ASSOCIATES • AND • A. E. DOYLE • ASSOCIATE ARCHITECTS •





Property Line

## PROJECT OVERVIEW

### Stadium Expansion

4-story , 4,000 seat expansion of Providence Park MLS Stadium

Removal of the existing covered seating area along SW 18th Avenue and construction of a new 94' tall covered seating and arcade structure

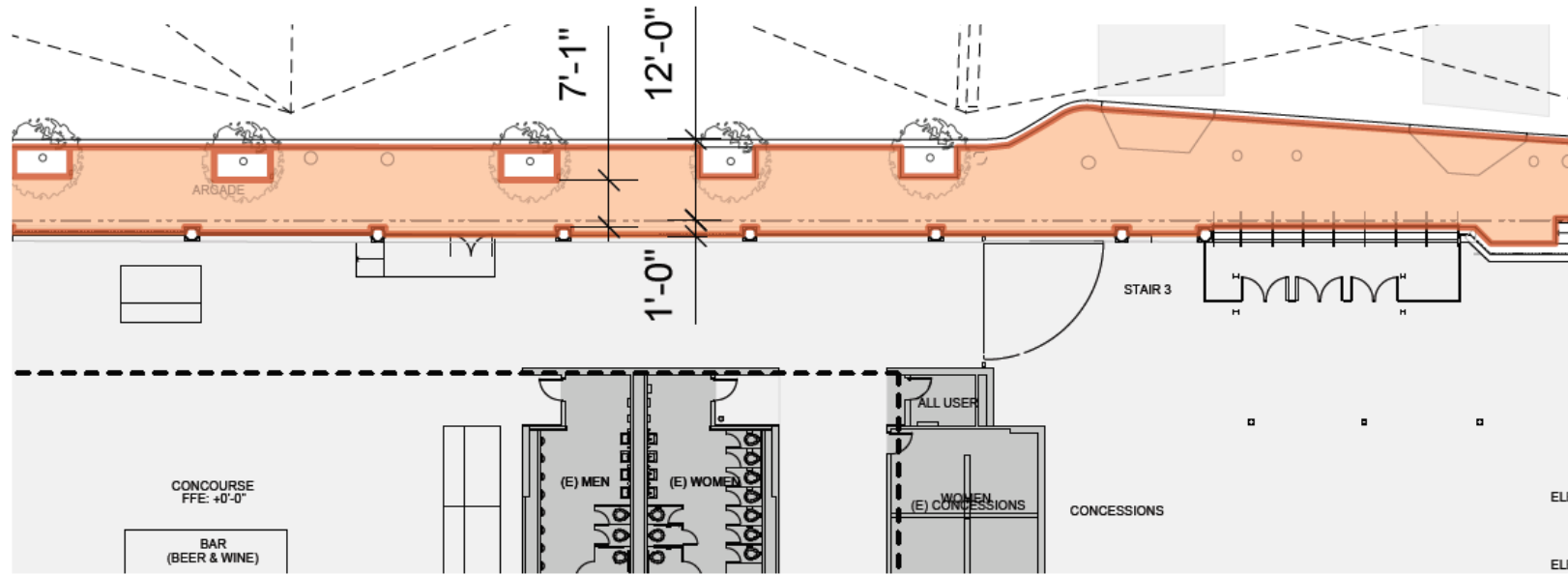
Additional facilities include balconies, restaurants, bathrooms and kitchen areas

### Height

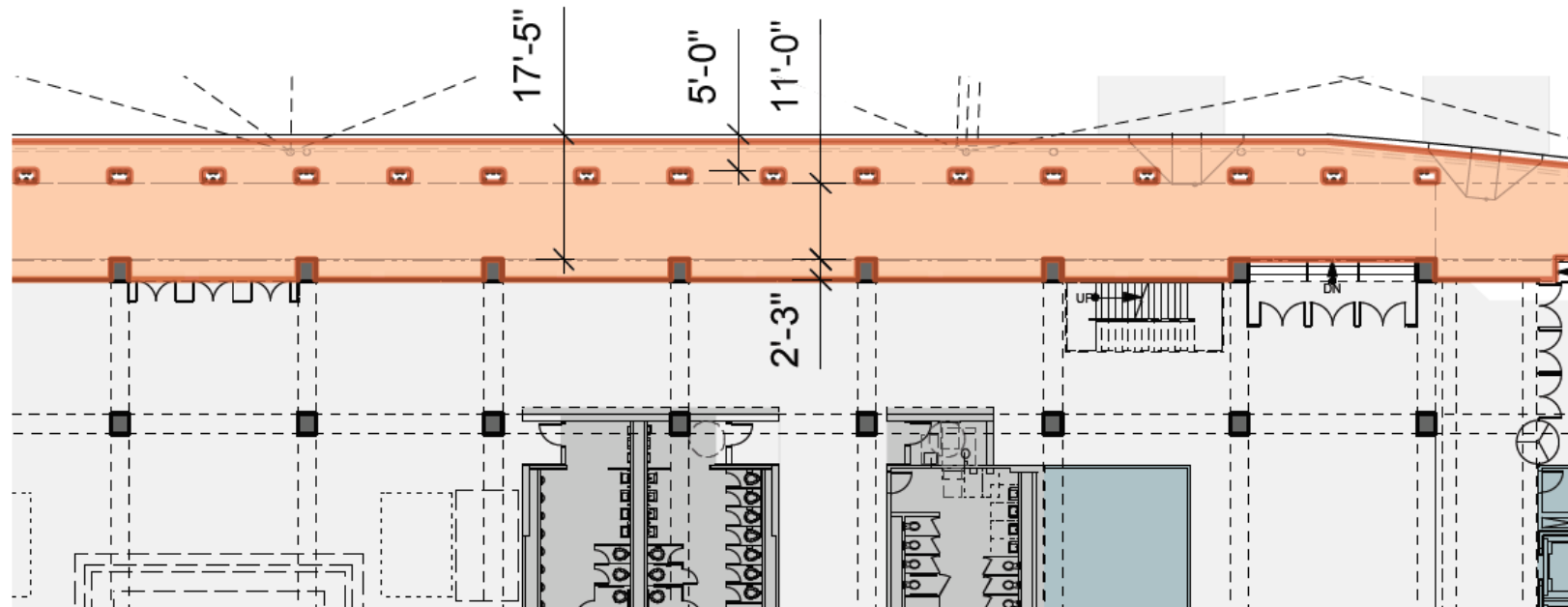
49' Existing Stadium

93'-3" New Expansion Roof

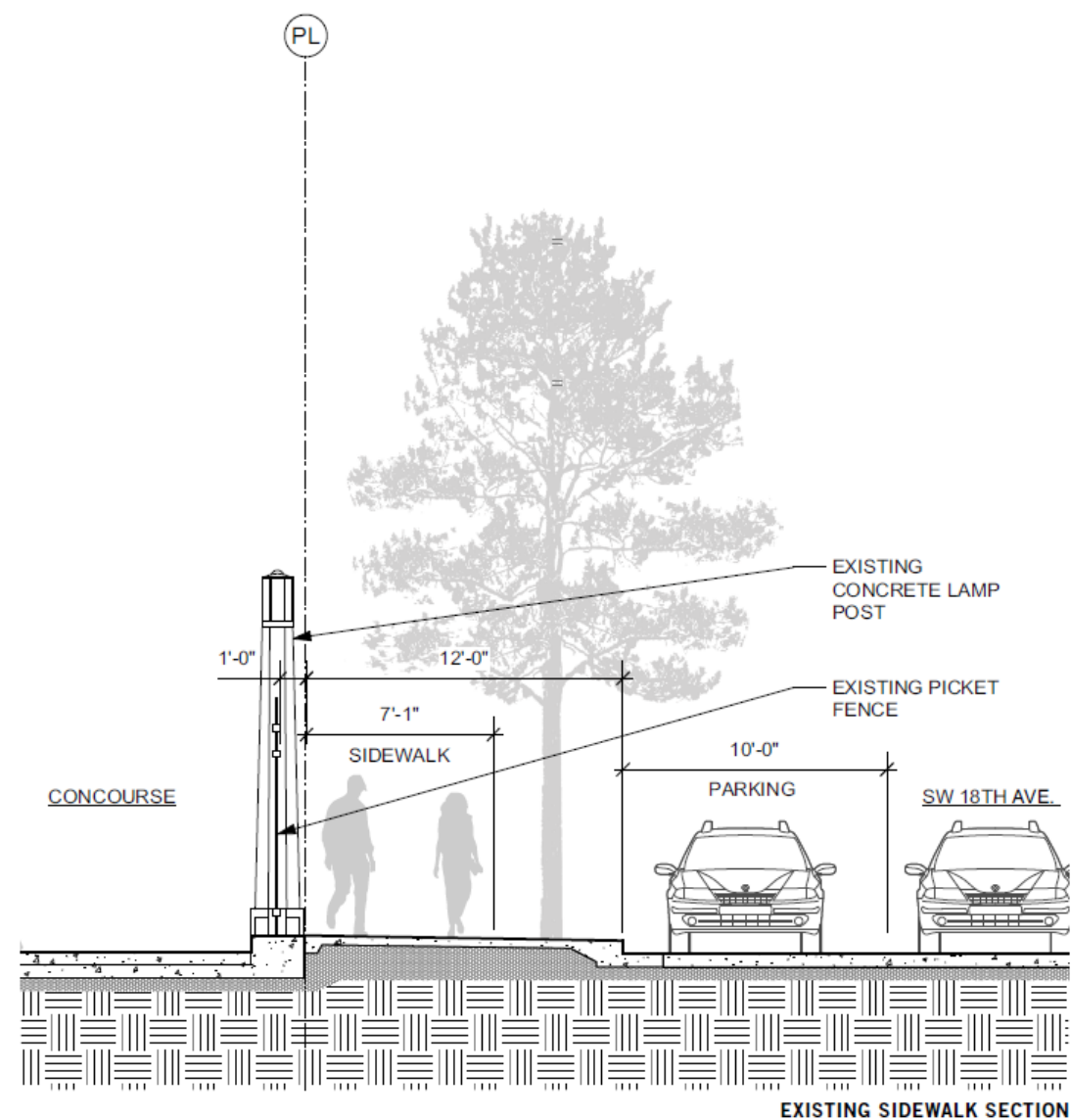
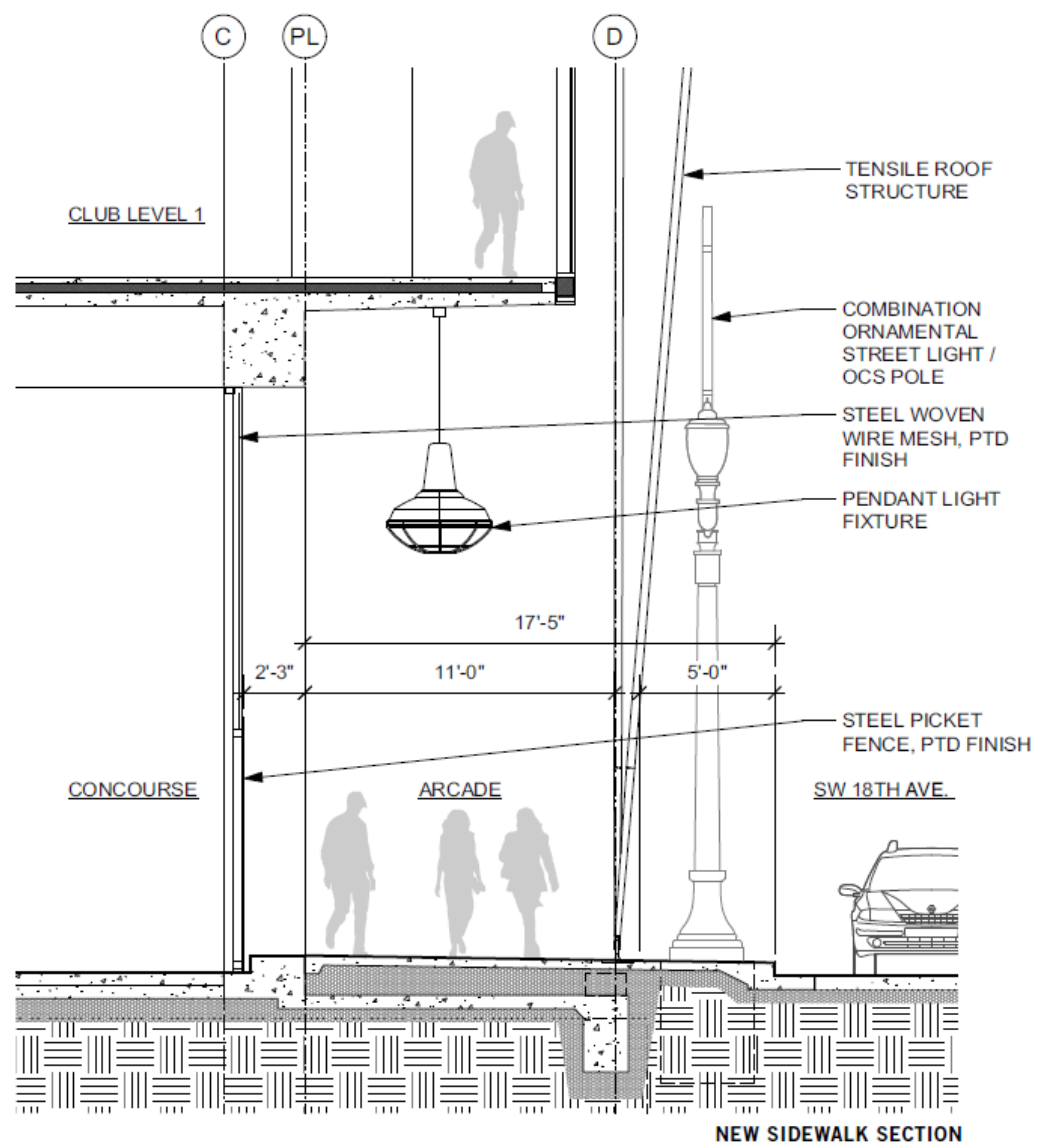




EXISTING SIDEWALK PLAN



NEW SIDEWALK PLAN

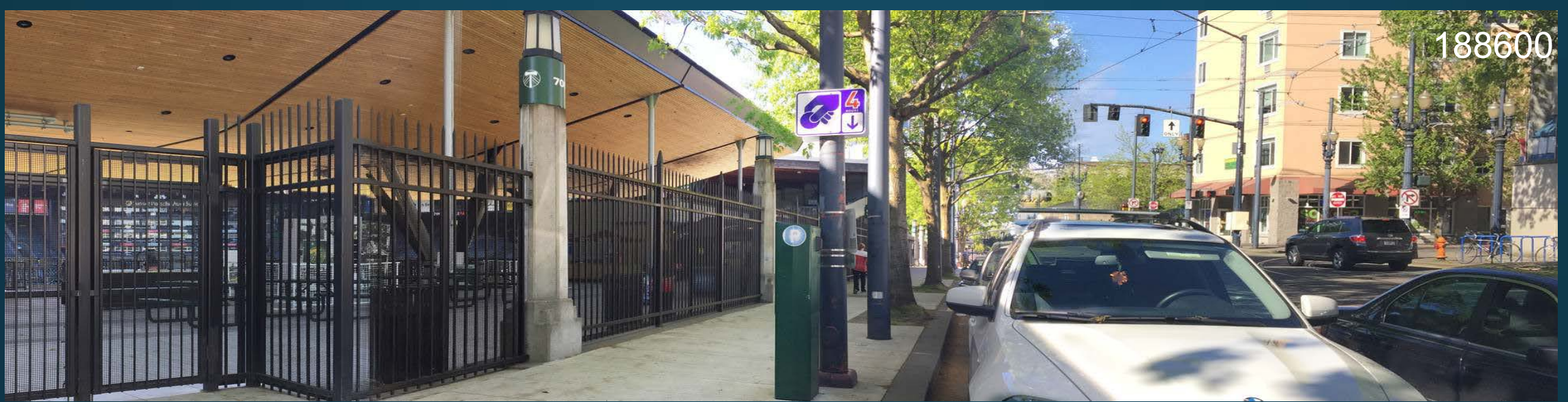




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View of existing SW 18<sup>th</sup> Ave sidewalk looking north



View of new SW 18<sup>th</sup> Ave looking north





# Constructed in Two Phases

Phase I: Oct 2017 - March 2018

Phase II: Oct 2018 - March 2019



## **City Engineer's Recommendation: Approval subject to the following conditions:**

- 1. The property owner shall enter into a lease or Inter-Bureau Agreement (IBA) with the City for use of space(s) in the public right-of-way. The lease/IBA agreement shall be completed prior to release of the Building Permit for Phase 2 of the Providence Park expansion.**
- 2. The arcade shall be constructed in substantial compliance with the drawings Exhibit C.1-C.38, and the conditions of approval contained in LU 17-184917 DZ.**
- 3. The applicant shall construct the arcade in relation to the public right-of-way improvements and in a manner acceptable to the City of Portland Bureau of Transportation.**
- 4. All areas underneath the arcade shall be open to the public.**
- 5. This encroachment approval is specific to the adjacent land use and is voided if the adjacent approved developments are not constructed. This encroachment approval will expire five years from the date of the approval ordinance if the arcade has not been constructed.**