

IMPACT STATEMENT

Legislation title: Vacate a portion of NW Roosevelt St between NW 29th and NW 30th Aves subject to certain conditions and reservations (Ordinance; VAC-10115)

Contact name: Lance D. Lindahl, PBOT Right-of-Way Acquisition

Contact phone: 503-823-7465

Presenter name: Lance D. Lindahl

Purpose of proposed legislation and background information: The purpose of this legislation is to vacate a portion of NW Roosevelt Street between NW 29th and NW 30th Avenues as recommended in the Bureau Director's Report (the "Street Area").

The petition was initiated by Cairn Pacific Properties 7 LLC (the "Petitioner") for the purpose of consolidating the adjacent properties for redevelopment. The Petitioner plans to construct three separate mixed-use buildings, a standalone retail building, and fifteen townhouse units. Work on the necessary Public Works permitting and Lot Consolidation plat has already begun. Construction is expected to begin in the last half of 2018.

The Petitioner is the owner of the abutting property to the south of the Street Area. The Bill Naito Company is the current owner of the property to the north of the Street Area and they are in support of the vacation. Negotiations are currently underway to transfer this property from the Bill Naito Company to the Petitioner.

NW Roosevelt Street between NW 29th and NW 30th Avenues is currently paved but is not improved to City standards and is being used by an adjacent property owner as a privately managed parking area (unauthorized).

The petition was certified by the City Auditor's Office on February 27, 2017. The Street Area is depicted on Exhibit A of the Ordinance.

The Planning and Sustainability Commission ("PSC") reviewed and recommended approval of the street vacation request on October 10, 2017. The attached Bureau Director's Report was completed on October 30, 2017, reflecting PSC's recommendation subject to certain conditions and reservations.

The ordinance complies with state law under ORS 271 and City Code, Chapter 17.84.

Financial and budgetary impacts: The process for vacating streets is a cost recovery program, typically paid for by the Petitioner, and does not have a net impact on PBOT's budget. Expenses for processing a street vacation request typically range between \$8,000 and \$20,000, depending on the complexity. The cost of this street vacation falls below the low end of the range and is estimated (with moderate confidence) to be approximately \$7,500.

Revenue paid by the Petitioner for this street vacation will cover the actual expenditures incurred by City staff for the processing of this request. The SAP Cost Object is 9TR000002418. The revenue and expenses are occurring in FY 2016-17 and FY 2017-18.

This legislation does not affect staffing levels nor will result in a new or modified financial obligation or benefit now or in the future.

If City Council does not approve the ordinance, the Street Area will remain as public right-of-way and the Petitioner will develop their property at a lower density.

Community impacts and community involvement: Pursuant to ORS 271.080 the Petitioner obtained the required signatures from surrounding property owners in the 'affected area' as stated in said statute, showing support of the vacation request. As an additional requirement of the state statute, the City Auditor also published notice of the public hearing in the Daily Journal of Commerce and has posted the notice near the Street Area.

Comments were solicited from City Bureaus, government agencies, public utilities and affected neighborhood and business associations in Northwest Portland. PBOT did not receive any objections to the vacation request.

The PSC advertised and then held a public hearing on October 10, 2017. No one from the public came forward to testify in support or opposition of the vacation, and the PSC ultimately recommended approval of the proposed vacation.

There do not appear to be any other impacts to the community from vacating this right-of-way. No opposition to this street vacation request is expected. There is no future public involvement anticipated since the ordinance will conclude the street vacation process.

Information regarding the advertising details can be provided by Toni Anderson, City Auditor's Office, 503-823-4022, or toni.anderson@portlandoregon.gov.

Budgetary Impact Worksheet**Does this action change appropriations?**☐ **YES:** Please complete the information below.☒ **NO:** Skip this section

| Fund | Fund Center | Commitment Item | Functional Area | Funded Program | Grant | Sponsored Program | Amount |
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