

RESOLUTION No. 374172

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk, and stormwater improvements from E Burnside St to south of NE Everett Ct in the NE 97th Ave Phase II Local Improvement District (Resolution; C-10067)

WHEREAS, the LID Administrator has reviewed the petitions attached in Exhibit A and as evaluated in Exhibit B and determined them to be valid; and

WHEREAS, the Bureau of Transportation is the Responsible Bureau for the proposed improvement and recommends initiation of local improvement district formation proceedings; and

WHEREAS, Gateway was designated as a Regional Center with the adoption of the Outer Southeast Community Plan on January 31, 1996 with the passage of Ordinance No. 169763 and Resolution No. 35491 as amended on March 20, 1996 with the passage of Ordinance No. 169897; and

WHEREAS, the proposed project is in the Prosper Portland Gateway Urban Renewal Area created by Council on June 21, 2001 with the passage of Ordinance No. 175699; and for which a Five-Year Action Plan was approved by Council on August 10, 2016 with the passage of Resolution No. 37228, which identifies Central Gateway as among the target areas for investment; and

WHEREAS, the Gateway Master Street Plan was approved by Council by the passage of Ordinance No. 183270 on October 22, 2009; and

WHEREAS, the previously-completed NE 97th Avenue Green Street Local Improvement District (LID) assessed by the Council with the passage of Ordinance No. 186508 on March 19, 2014 built Gateway's first new east-west local street connection, enabling the development of 90 housing units with 60% market rate and 40% affordable housing units, resulting in the successful Rose Apartments multifamily housing community; and

WHEREAS, the area surrounding this LID is among neighborhoods best served by transit in the City of Portland, with three light rail lines and seven bus lines serving the Gateway Transit Center, and a nearby 24-hour bus line on East Burnside Street; all within walking distance of this LID or adjacent to this LID, and this area is poised to begin realizing its full potential of transit-oriented development to continue the momentum of the previously-completed completed NE 97th Avenue Green Street LID; and

WHEREAS, the Gateway District ("Gateway") will only realize its full potential when infrastructure deficiencies, including "superblocks" bounded by arterials, with few or no local street connections, are rectified, with a strategy to assemble land for

redevelopment and to develop a financing strategy to make infrastructure improvements financially feasible along with the costs of private development by means of public and private partnerships to build comprehensive neighborhood-wide infrastructure; and

WHEREAS, the proposed project is in the Hazelwood Neighborhood Association area ("Hazelwood"); and

WHEREAS, Gateway is a designated Pedestrian District, but Hazelwood's sidewalk coverage ratio of 58.9% is below the Citywide sidewalk coverage ratio of 62.5% as of June 30, 2018 despite the Pedestrian District designation; and

WHEREAS, the proposed project is in the East Portland Community Office ("EPCO") neighborhood coalition area, with Spanish the most common non-English language, and African languages being the second most common non-English language, and this project will benefit diverse populations in the City; and

WHEREAS, this project area has a PBOT Equity Score of ten on a two (2) to ten (10) scale, which is indicative of the extent to which racial minority, low income and limited English proficiency populations in the surrounding area are disproportionately underserved by infrastructure; and

WHEREAS, continued population and traffic growth in the Portland metropolitan area underscores the need to target the addition of housing in Regional Centers such as Gateway; and

WHEREAS, this project supports the City's Transportation System Plan by supporting the City's commitment to Vision Zero by saving lives and reducing injuries to all people using our transportation system by building safer pedestrian and bicycle facilities on local streets and reducing the reliance on heavily-traveled arterial streets in Gateway for access and circulation by building a new local street network, which will be enabled by a separate and subsequent but adjacent LID to build a new NE Couch Street from NE 97th Avenue to NE 99th Avenue and a new NE Davis Street from NE 97th Avenue to NE 100th Avenue if approved by Council by a separate and subsequent Resolution and Ordinance; and

WHEREAS, this project supports the City's Transportation System Plan by helping transit and freight vehicles to move more reliably; and

WHEREAS, this project supports the City's Transportation System Plan by helping transit and freight vehicles to move more reliably by building local street connections safer crossings to enable Tri-Met's planned refurbishment of MAX Blue Line light rail tracks in the area which have served the public since 1986; and

WHEREAS, this project supports the City's Transportation System Plan by reducing carbon emissions and promoting healthy lifestyles by creating great places in Central Gateway with excellent bicycle and pedestrian access; and

NOW, THEREFORE, BE IT RESOLVED, that the general character and scope of the improvement is to remove the existing asphaltic concrete, dirt and gravel; grade streets to their proper subgrade; construct an asphaltic concrete street with an aggregate base, construct stormwater drainage facilities primarily consistent of stormwater curb extensions; construct sidewalks and plant street trees on both sides of the street; and if approval granted by the Oregon Department of Transportation (ODOT), replace the Interstate 205 multiuse path in its current location; and

BE IT FURTHER RESOLVED, that the Council declares the intent of the City to initiate local improvement district formation proceedings to construct street, sidewalk, and stormwater improvements to NE 97th Avenue from the south property line of 207-215 NE 97th Avenue on the west side of the street and from the south property line of 228 NE 97th Avenue to the north property line of East Burnside Street; and East Burnside Street from the east property line of 10 SE 94th Avenue to the east right-of-way line of NE and SE 97th Avenue; plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer; and

BE IT FURTHER RESOLVED, that the preliminary estimate of the cost of the improvements is \$5,635,201.83 and the Local Improvement District Administrator's level of confidence in the cost estimates for this project as of the filing date of this resolution is "Low" per Exhibit A of Resolution No. 36430 adopted by City Council on July 26, 2006 given that project specifications are preliminary; and

BE IT FURTHER RESOLVED, that the assessment methodology of the NE 97th Avenue Phase II Local Improvement District shall be on a zoned square footage basis with the LID providing funding of \$5,316,349.19 as shown in Exhibit B unless this assessment methodology is modified by City Council at the Local Improvement District Formation Hearing; and

BE IT FURTHER RESOLVED, that PBOT will provide overhead funding of \$318,852.64; and

BE IT FURTHER RESOLVED, that the local improvement district shall be known as the NE 97th Avenue Phase II Local Improvement District and for purposes of the Local Improvement District Formation Hearing as set forth in Section 17.08.070 of City Code, the boundary shall be as shown in the map in Exhibit C; and

BE IT FURTHER RESOLVED, that the Council intends to construct the project; and

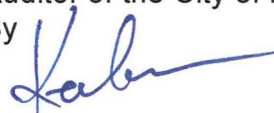
BE IT FURTHER RESOLVED, that the Council directs the Local Improvement District Administrator to initiate local improvement district formation proceedings as set forth in Section 17.08.070 of City Code and to schedule a Local Improvement District Formation Hearing on April 17, 2019 beginning at 9:30 AM or on the earliest practicable date thereafter.

Adopted by the Council, MAR 13 2019

Commissioner Chloe Eudaly
Prepared by: Andrew Aebi: cdb
Date Prepared: February 13, 2019

MARY HULL CABALLERO
Auditor of the City of Portland

By



Deputy

Agenda No.
RESOLUTION NO. 37417J
 Title

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk, and stormwater improvements from E Burnside St to south of NE Everett Ct in the NE 97th Ave Phase II Local Improvement District (Resolution; C-10067)

<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Chloe Eudaly</p>	<p>CLERK USE: DATE FILED <u>MAR 05 2019</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p>
<p>Mayor—Finance & Administration – Wheeler</p>	<p>By: _____ Deputy</p>
<p>Position 1/Utilities - Fritz</p>	
<p>Position 2/Works - Fish</p>	
<p>Position 3/Affairs - Hardesty</p>	
<p>Position 4/Safety - Eudaly </p>	
<p style="text-align: center;">BUREAU APPROVAL</p>	<p>ACTION TAKEN:</p>
<p>Bureau: PBOT Group: Policy, Planning & Projects Group Manager: Art Pearce Director: Chris Warner </p>	
<p>Prepared by: Andrew Aebi:cdb Supervisor: Millicent Williams Date Prepared: February 13, 2019</p>	
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document 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 March 13, 2019</p>	

AGENDA

TIME CERTAIN
Start time: 10:30 AM
Total amount of time needed: 30 min.
 (for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed: _____
 (for presentation, testimony and discussion)

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