

NE 97TH AVENUE PHASE II LOCAL IMPROVEMENT DISTRICT

If you wish to speak to Council, please **print** your name, address and email

Name (PRINT)	Address and Zip Code (<i>Optional</i>)	Email (<i>Optional</i>)
✓ JOHN MULVEY		
✓ Jennifer Steadman		
✓ Gordon Jones		
✓ Nate McCoy		



Deborah Kafoury
Multnomah County Chair

501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214
Phone: (503) 988-3308
Email: mult.chair@multco.us

April 17, 2019

Mayor Wheeler and City Commissioners,

I am writing to express support for the NE 97th Avenue Local Improvement District. As Portland continues to experience unprecedented economic growth, the cost of housing remains a barrier for many lower-income households in our community.

We know that there is no one solution to solving the housing crisis, and we know that government cannot do it alone. This means putting our support behind strategies that offer a range of housing options.

The NE 97th Avenue Local Improvement District is just one of many early steps in advancing a project that could offer the kind of housing we need more of in our community, especially in the Gateway District.

Sincerely,

Deborah Kafoury
Multnomah County Chair



Jessica Vega Pederson
Multnomah County Commissioner

501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214
Phone: (503) 988-5217
Email: district3@multco.us

Mayor Ted Wheeler
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Chloe Eudaly
Commissioner Jo Ann Hardesty

April 17, 2019

RE: Support for the NE 97th Local Improvement District

Dear Mayor Wheeler and Commissioners,

The Gateway District is primed for investment and growth. Yet to date it has not enjoyed the benefits of the economic boom that has changed many parts of our community over the last decade. Promises of improvements have not been kept and transportation upgrades -- including roads and transit availability & frequency -- have not been made to meet the growing needs of this area.

But that may be changing. Much of the central Gateway area between NE 97th Ave. and 101st Ave. is zoned for multifamily residential development, and a master plan is in the works for a proposed development that would include 1,500-2,000 housing units. An influx of new units in an underutilized part of our city and near our region's light rail system would have the benefit of providing new housing in close proximity to transit, helping reduce the significant housing shortage our region faces while putting less of a burden on our overused road system.

In order to further this project, the property owners have applied for a Local Improvement District (LID) for NE 97th Ave., which is also designated in the Gateway Master Street Plan. In addition, TriMet has approved the use of \$2.3 million for this project, to improve the light rail alignment and crossings at NE 97th & Burnside Street.

In the second stage of the potential project, the developers will be applying for a Couch/Davis Street LID in central Gateway. To support this LID, they are requesting the allocation of the \$2 million of TIF funds that were designated in the 2016 Gateway Action Plan. Portland Bureau of Transportation has also agreed to provide \$2 million in SDC funds if Prosper Portland agrees to this contribution in TIF funding.

This investment of \$2 million by Prosper Portland, when married to the SDC funds and substantial investments being made by property owners, will help catalyze development in this area and potentially provide a great return on investment for our city in terms of jobs, economic growth, and housing supply.

I urge you to approve the NE 97th LID, as well as the \$2 million investments in TIF from Prosper Portland & PBOT SDC funds respectively for the Couch/Davis LID.

Thank you for your consideration, and for the work you do for your community.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Vega Pederson".

Jessica Vega Pederson
Multnomah County Commissioner, District 3



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

Councilor Bob Stacey, District 6

April 17, 2019

Mayor Ted Wheeler
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Chloe Eudaly
Commissioner Jo Ann Hardesty

RE: Support for the NE 97th Avenue Local Improvement District

Dear Mayor Wheeler and Commissioners,

I appreciate the opportunity to share my support for the NE 97th Avenue Phase II Local Improvement District. As the Metro Councilor representing this part of the city, I am excited about the potential for Gateway to continue its transformation into a center for housing and jobs and a multi-modal transportation hub in East Portland. Establishing this local improvement district is an important step toward realizing that vision.

As you know, Gateway is designated as a regional center in our region's land use vision, the 2040 Growth Concept. Metro has worked to identify opportunities for investment and development in the Gateway area. Recently, through its Transit Oriented Development program, Metro has invested in the Rose, a nearby two building, four story development on 97th and Everett Court.

One major challenge to increased development and investment activity continues to be the lack of sidewalks and paved streets. Therefore, I am pleased that adjacent property owners are working to construct street, sidewalk, and stormwater improvements using the NE 97th Ave Local Improvement District. I urge you to adopt the ordinance establishing this local improvement district.

Thank you for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Bob Stacey".

Bob Stacey
Metro Councilor, District 6

Aebi, Andrew

From: Christopher Masciocchi <masciocchi@mac.com>
Sent: Tuesday, April 16, 2019 11:17 PM
To: Wheeler, Mayor; Dennis, Kristin; Council Clerk – Testimony
Subject: NE 97th Ave Phase II Local Improvement District

Dear Mayor Wheeler,

As one of an increasing number of people dedicated to helping Gateway fulfill its potential as a true Regional Center, I urge you to support the NE 97th Ave Phase II Local Improvement District.

By beginning to address infrastructure deficiencies, east of I-205, that have been a barrier to the type of positive development the rest of the city has enjoyed, this project has the potential to catalyze the vision of Gateway as a world-class Transit Oriented Development. High-quality, well-designed Transit Oriented Development can help mitigate urban sprawl, reduce our collective impact on the planet and create diverse, affordable and truly sustainable and thriving communities.

Unlike many other areas that strive to achieve cultural diversity, Gateway already has it, like no place else. What the area desperately needs is *economic diversity* and the type of quality infrastructure that supports that diversity by enabling *positive* social interaction and by giving people pride in their surroundings.

No place is better suited for this aspirational vision than the Gateway Regional Center. The potential advent of high speed rail connecting major centers on the west coast, coupled with the fact that Gateway is an unparalleled transportation hub, situated on some of the most seismically stable ground in Portland, make this an area highly appropriate for significant investment.

Let your support of this infrastructure project be the beginning of a new day for outer East Portland. Let's work together to bring this increasingly important area *overtly* into our collective dialog, acknowledge its intrinsic value and, by extension, let the people of outer East Portland know that they are valued as well.

Many Thanks,
 Christopher Masciocchi
 503.242.2999

PORTLAND HAZARD MAP - The Gateway Regional Center is situated on some of the most seismically stable ground in the Portland area

<https://pdx.maps.arcgis.com/apps/webappviewer/index.html?id=0aafd41ec7f845078162f0cdf4c33b6>



GATEWAY AREA BUSINESS ASSOCIATION

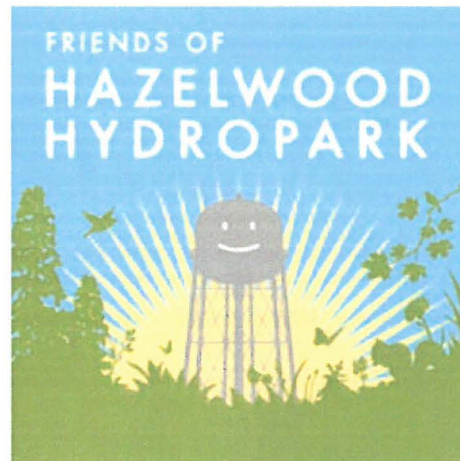


FRIENDS OF GATEWAY
DISCOVERY PARK

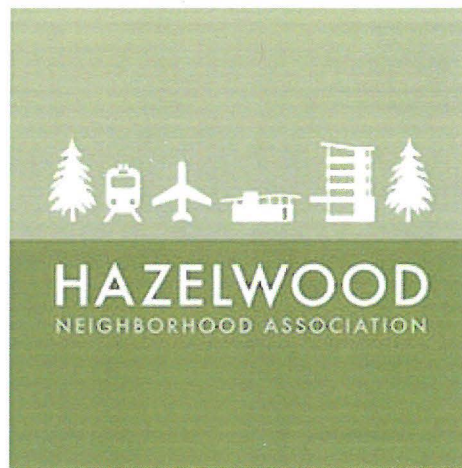
FRIENDS OF GATEWAY DISCOVERY PARK



GATEWAY ONE ECODISTRICT



FRIENDS OF HAZELWOOD HYDROPARK



HAZELWOOD



GATEWAY GREEN

GATEWAY GREEN

Outer Northeast Portland's emerging bikeway network



April 15, 2019

Mayor Ted Wheeler
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Chloe Eudaly
Commissioner Jo Ann Hardesty

RE: Support for the NE 97th Local Improvement District

Dear Mayor and Commissioners:

The Gateway Urban Renewal Area has been in existence since 2001. The area of Central Gateway, which is part of the Gateway Regional Center Urban Renewal, has seen little development and improvements by for-profit developers during the life of the urban renewal area. There is less than three years left to implement the Gateway Regional Center Urban Renewal Plan and few developers willing to take the financial risk to kick start the development in this area. The area of Central Gateway between NE 97th and NE 101st is zoned mainly for multi-family residential development which has potential to significantly to the housing stock.

We are in a housing crisis and the City needs to look past non-profit developers to provide additional affordable housing to the community. A group of developers have assembled a significant majority of the parcels and are developing a master plan for the Central Gateway area that would include up to 1,500 units. In the first phase they have applied for an LID for NE 97th, which is designated in the Gateway Master Street Plan. TriMet has approved use of \$2.3million toward this project to improving the light rail alignment and crossings at NE 97th and Burnside. The balance of the improvements will be assessed to the adjacent property owners.

Gordon Jones, one of the lead developers, has a proven track record of developing housing in the Gateway area that includes affordable housing. The plan to develop multi-family housing that includes mixed incomes and family units is what is needed in Gateway, especially now that East Portland residents are being displaced.

A development of this size when completed will add significantly to the David Douglas School District tax base. The District is prepared for the growth in enrollment from housing in the Gateway area with ownership of a school site at 99th and Pacific. This project could become the catalytic project to spur future development in the Gateway area.

I asked that City Council give final approval of the NE 97th LID so the transformation of this area of Central Gateway can begin.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Frieda Christopher".

Frieda Christopher
David Douglas School Board Member
EPAP Housing co-chair
Former Gateway URAC member

Aebi, Andrew

From: David Hanley <smock66@icloud.com>
Sent: Thursday, April 11, 2019 8:52 PM
To: Wheeler, Mayor
Cc: Dennis, Kristin
Subject: NE 97th Ave. LID

Dear Mayor Wheeler,

I am sending this letter to support the LID at NE 97th Avenue. I have been a resident of the Hazelwood neighborhood since 1993 and have seen many changes. I have been told that Gateway was designated as a "Regional Center" more than 20 years ago by Metro. I'm not sure what that designation really means, since there hasn't been many improvements to this area. I believe that the LID is a sincere positive venture that may actually lead Gateway to achieve that Regional Center designation.

The LID hits many notes that embrace our area's needs with its quality development and inclusive vision for housing. It offers market rate and affordable housing with a close proximity to the Gateway Transit Center and will allow safe and easy access for people using transit to commute to work, shop or play. The LID project will provide many safety improvements for the area in the form of lighting, drainage and sidewalks. I know there is a real need for safety improvements for people commuting for various reasons. A couple of years ago a neighbor's daughter was hit and killed while she was trying to cross Glisan street.

The LID project is also in close proximity to Gateway Green, which is up and coming in its own right. Gateway Green brings nature and outdoor activities within walking and biking distance of the Gateway Transit Center and the LID project. It will provide future tenants of the LID project the opportunity to enjoy nature and outdoor activities without having to travel too far.

The approval of the LID is a no brainer when the city continues to advertise the need for more housing for people without housing and for all the people anticipated to move here in the future. It will provide individuals without cars or those who choose not to have a car the benefit of a short walk or bike ride to transit. This project seems to hit a lot of notes that are near and dear to the Mayor and Commissioners. Now it's time to support a project that will provide a positive impact to east Portland.

Sincerely,

Kristy Kennedy
926 NE 114th Ave.
Portland, OR 97220



March 27, 2019

Mr. Tim Heron, Urban Design Senior Planner
Bureau of Development Services
1900 SW Fourth Avenue, Suite #5000
Portland, OR 97201

Re: LU 18-173798 DZM at 9648 NE Couch St., 17 NE 97th Avenue and S/17 NE 97th Avenue

Dear Mr. Heron:

TriMet signed a petition in favor of the NE 97th Avenue Phase II LID, which received preliminary approval from City Council on March 13, 2019 with the passage of Resolution #37417. We are excited that the LID will facilitate pedestrian and bicycle crossing improvements in conjunction with the MAX system track refurbishment work in the Gateway district.

In coordination with the work to be performed as part of the LID, I have been speaking with Gordon Jones about private development that he and others are planning in the area, including Mr. Jones' planned development at 17 NE 97th Avenue. One of the things Mr. Jones and I have discussed is the sale at fair market value of vacant property TriMet currently owns south of 17 NE 97th Avenue in order to facilitate his development and eventually serve as open space for the community. TriMet must comply with Federal Transit Administration (FTA) real property disposal rules before such a sale can occur. We have similarly disposed of other properties in the past, and while we cannot commit to an actual property sale in advance of FTA approval, we believe that it is highly likely that TriMet will be able to successfully conclude the sale of this property to Mr. Jones.

We understand the importance of properly ascertaining the boundaries of the "site" of Mr. Gordon's future development for purposes of Title 33 of the Portland City Code, which encompass the northern portion of the property that we currently own south of 17 NE 97th Avenue, and for which TriMet has previously tendered its petition support. Therefore, we have no objection to this property being included in Mr. Jones' BDS application for 9648 NE Couch St. and 17 NE 97th Avenue.

Additionally, if requested TriMet would be willing to discuss with Mr. Jones being a signatory to his land use action as well as negotiating an aerial encroachment permit to Mr. Jones in advance of the property sale, if it would be helpful to his land use action.

Please feel free to contact me if you have any questions or if I can be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance Erz", is written over the word "Sincerely,".

Lance Erz
Director, Real Estate and Transit Oriented Development
(503) 962-2108
erzl@trimet.org



East Portland Action Plan

February 19, 2019

Mayor Ted Wheeler
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Chloe Eudaly
Commissioner Jo Ann Hardesty

RE: Support for the NE 97th Avenue Local Improvement District

Dear Mayor and Commissioners:

The East Portland Action Plan (EPAP) Housing subcommittee is dedicated to advocating for additional housing options in East Portland. The goal of our committee is:

To find common ground in supporting a range of housing types in East Portland as a means to strengthening livable communities, encouraging healthy, complete, and stable neighborhoods, and promoting family wage jobs. A range of housing types is meant to include rental housing and home ownership as well as housing for people at various income levels.

The area of Central Gateway, which is part of the Gateway Regional Center Urban Renewal, has seen little development and improvements during the life of the urban renewal area. There is less than four years left to implement the Gateway Regional Center Urban Renewal Plan and few developers willing to take the financial risk to kick start the development in this area. The area of Central Gateway between NE 97th and NE 101st is zoned mainly for multi-family residential development.

A group of developers have assembled a significant majority of the parcels and are developing a master plan for the area that would include up to 1,500 units. In the first phase they have applied for an LID for NE 97th, which is designated in the Gateway Master Street Plan. They are requesting allocation of the \$2million designated in the 2016 Gateway Action Plan for support of a Local Improvement District for Central Gateway. TriMet has approved use of \$2.3million toward this project to improving the light rail alignment and crossings at NE 97th and Burnside. Portland Bureau has agreed to provide \$2million in SDC funds if Prosper Portland agrees to a contribution of the \$2million in TIF funding.

Gordon Jones, one of the lead developers, has a proven track record of developing housing in the Gateway area that includes affordable housing. Multi-family housing that includes mixed incomes and family units is what is needed in Gateway. A \$2 million investment by Prosper Portland is a small portion of what the for-profit developers are willing to invest in this area.

We ask that City Council approve the NE 97th LID with the investment of \$2million of TIF funds from Prosper Portland and \$2million in SDC funds by PBOT, so the transformation of this are of Central Gateway can begin.

Thank you for your consideration in this matter.

Sincerely,



John Mulvey
Co-Chair Housing Sub-Committee



Frieda Christopher
Co-Chair Housing Sub-Committee

CC: Kimberly Branam, Prosper Portland
Chris Warner, Portland Bureau of Transportation
Andrew Aebi, Portland Bureau of Transportation