

RESOLUTION No. 37454 As Amended

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk, and stormwater improvements to NE Couch St from NE 97th Ave to NE 99th Ave and to NE Davis St from NE 97th Ave to NE 100th Ave in the NE Couch - Davis St Local Improvement District (Resolution; C-10068)

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 Portland Bureau of Transportation ("PBOT") 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 Council approved formation of the NE 97th Avenue Phase II Local Improvement District (LID) with the passage of Ordinance No. 189472 on April 24, 2019 which is adjacent to the proposed NE Couch – Davis Street LID; and

WHEREAS, the Prosper Portland Board of Commissioners approved Report 19-45 and Resolution 7341 on September 11, 2019, entering into an intergovernmental agreement with PBOT IGA to provide a maximum of \$2 million in funding for the NE Couch / Davis LID; and

WHEREAS, the NE Couch – Davis LID will build Gateway’s second and third new east-west local street connection, enabling the development of market rate and affordable housing units in the David Douglas School District, including family size units just three (3) blocks south of a proposed future elementary school; 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 support’s 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 this LID if approved by Council by a separate and subsequent Ordinance; and

WHEREAS, this project support's 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 facilities; construct sidewalks and plant street trees on both sides of the street; and construct mast arm traffic signal improvements if signal warrants are met; 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 the future NE Couch Street from the east right-of-way line of NE 97th Avenue to the west right-of-way line of NE 99th Avenue; and to the future NE Davis Street from the east right-of-way line of NE 97th Avenue to the west right-of-way line of NE 100th 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 \$8,908,117.86 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 Couch – Davis Street Local Improvement District shall be on a square footage basis with the LID providing funding of \$4,454,058.98 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 Prosper Portland will provide \$2,000,000 in Tax Increment Financing (TIF) Funding from the Gateway Regional Center Urban Renewal Area which was approved by the Prosper Portland Commission on September 11, 2019 and PBOT will provide \$2,000,000 in Transportation System Development Charge (TSDC) funding which was administratively approved on October 8, 2019 and will also provide overhead funding of \$454,058.88 for total PBOT funding of \$2,454,058.88.


BE IT FURTHER RESOLVED, that the local improvement district shall be known as the NE Couch - Davis Street 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 December 11, 2019 beginning at 9:30 AM or on the earliest practicable date thereafter.

Adopted by the Council, OCT 16 2019

Commissioner Chloe Eudaly
Prepared by: Andrew Aebi: cdb
Date Prepared: September 12, 2019

MARY HULL CABALLERO
Auditor of the City of Portland
By 

Deputy

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<p>INTRODUCED BY Commissioner/Auditor: Chloe Eudaly</p> <p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration – Wheeler</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Hardesty</p> <p>Position 4/Safety - Eudaly <i>ED</i></p> <p>BUREAU APPROVAL</p> <p>Bureau: PBOT Group: Policy, Planning & Projects Group Manager: Art Pearce <i>AP</i> Director: Chris Warner <i>CW</i></p> <p>Prepared by: Andrew Aebi:cdb <i>AAA 9/19/19</i> Supervisor: Millicent Williams <i>MLW 9/19/19</i> Date Prepared: September 12, 2019 <i>9/12/19</i></p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. 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 <i>KAM</i></p> <p>Council Meeting Date October 16, 2019</p>	<p style="text-align: right;">OCT 08 2019</p> <p>CLERK USE: DATE FILED _____</p> <p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p> <p>ACTION TAKEN:</p>
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<p style="text-align: center;">AGENDA</p> <p>TIME CERTAIN <input type="checkbox"/> Start time: Total amount of time needed: (for presentation, testimony and discussion)</p> <p>CONSENT <input type="checkbox"/></p> <p>REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 30 Min. (for presentation, testimony and discussion)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">FOUR-FIFTHS AGENDA</th> <th colspan="2">COMMISSIONERS VOTED AS FOLLOWS:</th> </tr> <tr> <th></th> <th>YEAS</th> <th>NAYS</th> </tr> <tr> <td>1. Fritz</td> <td>1. Fritz <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>2. Fish</td> <td>2. Fish <input type="checkbox"/></td> <td></td> </tr> <tr> <td>3. Hardesty</td> <td>3. Hardesty <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>4. Eudaly</td> <td>4. Eudaly <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Wheeler</td> <td>Wheeler <input type="checkbox"/></td> <td></td> </tr> </table>	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:			YEAS	NAYS	1. Fritz	1. Fritz <input checked="" type="checkbox"/>		2. Fish	2. Fish <input type="checkbox"/>		3. Hardesty	3. Hardesty <input checked="" type="checkbox"/>		4. Eudaly	4. Eudaly <input checked="" type="checkbox"/>		Wheeler	Wheeler <input type="checkbox"/>	
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