

35653

CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT

Land Surveyors & Engineers Since 1885

CJ2



1500 S W 12th AVENUE
1025 E POWELL SUITE 106

PORTLAND, OREGON 97201
GRESHAM, OREGON 97030

TEL (503) 228-9844
TEL (503) 669-1234

August 29, 1997
#9637-A
revised Sept. 11, 1997

PROPOSED LOT 1

A tract of land situated in the S.W. quarter of Section 34, Township 1 North; Range 2 East of the Willamete Meridian, Multnomah County, and the State of Oregon, being more particularly described as follows:

Commencing at the S.W. corner of said Section 34; thence North $1^{\circ}32'21''$ East along the west line of said Section 579.77 feet; thence South $88^{\circ}27'39''$ East 43.00 feet to the Point of Beginning of the tract herein to be described; thence along a tangent curve to the left having a radius of 560.27 feet and through a central angle of $4^{\circ}52'29''$ an arc length of 47.67 feet, said curve is subtended by a chord which bears South $0^{\circ}53'53''$ East a distance of 47.65 feet, to a point of compound curve; thence along said curve having a radius of 20.00 feet and through a central angle of $85^{\circ}59'16''$ an arc length of 30.02 feet, said curve is subtended by a chord which bears South $46^{\circ}19'46''$ East 27.28 feet; thence South $89^{\circ}19'24''$ East 247.78 feet to a point of curve to the left having a radius of 5.00 feet; thence along said curve to the left through a central angle of $90^{\circ}00'00''$ an arc length of 7.85 feet, said curve is subtended by a chord which bears North $45^{\circ}40'36''$ East 7.07 feet; thence North $0^{\circ}40'36''$ East 421.50 feet to a point of curve to the left having a radius of 5.00 feet; thence along said curve to the left through a central angle of $90^{\circ}00'00''$ an arc length of 7.85 feet, said curve is subtended by a chord which bears North $44^{\circ}19'24''$ West 7.07 feet; thence North $89^{\circ}19'24''$ West 243.84 feet to a point of curve to the left having a radius of 20.00 feet; thence along said curve to the left through a central angle of $89^{\circ}08'15''$ an arc length of 31.11 feet, said curve is subtended by a chord which bears South $46^{\circ}06'29''$ West a distance of 28.07 feet; thence South $1^{\circ}32'21''$ West 345.61 feet to the Point of Beginning.



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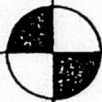
PROPOSED LOT 2

A tract of land situated in the S.W. quarter of Section 34, Township 1 North, Range 2 East of the Willamette Meridian, Multnomah County, and the State of Oregon, being more particularly described as follows:

Commencing at the S.W. corner of said Section 34; thence North $1^{\circ}32'21''$ East along the west line of said Section 512.88 feet; thence South $89^{\circ}19'24''$ East 373.03 feet to the Point of Beginning of the tract herein to be described; thence continuing South $89^{\circ}19'24''$ East 303.15 feet to a point of curve to the left having a radius of 12.00 feet; thence along said curve to the left and through a central angle of $89^{\circ}08'15''$ an arc length of 18.67 feet, said curve is subtended by a chord which bears North $46^{\circ}06'29''$ East 16.84 feet to a point in the west right of way line of S.E. 105th Ave; thence North $1^{\circ}32'21''$ East along said west right of way line 407.55 feet to a point of curve to the left having a radius of 12.00 feet; thence along said curve to the left through a central angle of $90^{\circ}51'45''$ an arc length of 19.03 feet, said curve is subtended by a chord which bears North $43^{\circ}53'31''$ West a distance of 17.10 feet; thence North $89^{\circ}19'24''$ West 309.28 feet to a point of curve to the left having a radius of 5.00 feet; thence along said curve to the left through a central angle of $90^{\circ}00'00''$ an arc length of 7.85 feet, said curve is subtended by a chord which bears South $45^{\circ}40'36''$ West 7.07 feet; thence South $0^{\circ}40'36''$ West 421.50 feet to a point of curve to the left having a radius of 5.00 feet; thence along said curve to the left through a central angle of $90^{\circ}00'00''$ an arc length of 7.85 feet, said curve is subtended by a chord which bears South $44^{\circ}19'24''$ East a distance of 7.07 feet to the Point of Beginning.



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PROPOSED LOT 3

A tract of land situated in the S.W. quarter of Section 34, Township 1 North, Range 2 East of the Willamette Meridian, Multnomah County, and the State of Oregon, being more particularly described as follows:

Commencing at the S.W. corner of said Section 34; thence North $1^{\circ}32'21''$ East along the west line of said Section 328.20 feet; thence South $89^{\circ}19'24''$ East 101.90 feet to the Point of Beginning of the tract herein to be described; thence South $89^{\circ}19'24''$ East 30.60 feet; thence South $1^{\circ}32'21''$ West 1.21 feet; thence South $89^{\circ}19'24''$ East 337.50 feet; thence North $1^{\circ}32'21''$ East 3.01 feet; thence South $89^{\circ}19'24''$ East 218.00 feet to the west right of way line of S.E. 105th Avenue; thence North $1^{\circ}32'21''$ East along said west right of way line 120.70 feet to a point of curve to the left having a radius of 12.00 feet; thence along said curve to the left through a central angle of $90^{\circ}51'45''$ an arc length of 19.03 feet said curve is subtended by a chord which bears North $43^{\circ}53'31''$ West 17.10 feet; thence North $89^{\circ}19'24''$ West 595.80 feet to a point of curve to the left having a radius of 20.00 feet; thence along said curve to the left through a central angle of $103^{\circ}40'59''$ an arc length of 36.19 feet, said curve is subtended by a chord which bears South $38^{\circ}50'07''$ West a distance of 31.45 feet to a point of compound curve; thence along said compound curve having a radius of 560.27 feet and through a central angle of $11^{\circ}57'36''$ an arc length of 116.95 feet, said curve is subtended by a chord which bears South $18^{\circ}59'11''$ East 116.74 feet to the Point of Beginning.

RESOLUTION NO.

35653

Approve the Application of Russellville, LLC for a ten year property tax exemption for a Transit Oriented Development Project that includes 282-units of multifamily housing, located near SE 102nd Avenue and East Burnside Street, known as the Russellville School Project

WHEREAS, Chapter 3 103 of the City Code provides that ten year property tax exemptions are available to encourage the development of high density housing and mixed use projects affordable to a broad range of the general public on vacant or underutilized sites within walking distance of light rail stations

WHEREAS, Russellville, LLC (Applicant), 1022 SW Salmon Street, Portland, OR 97205, owns Property located on property near SE 102nd Avenue and East Burnside Street, legally described as

See Attached Exhibit 1

WHEREAS, the Applicant proposes to construct a transit-oriented development project, that includes 282-units of multiple-unit housing, known as the Russellville School Project (Project)

WHEREAS, the Applicant has applied to the Portland Development Commission for a ten-year property tax exemption provided by Chapter 3 103 of the City Code

WHEREAS, the Property is located within the Gateway Plan District Light Rail Station Area which is an area eligible for a transit-oriented property tax exemption as provided by Chapter 3 103 of the City Code

WHEREAS, on September 6, 1997, the Property received subdivision approval to create four lots and three public streets (case file LUR 97-00588) A separate design review application (LUR 97-00647 DZ) has been submitted to the City for proposed Lots 1-3, for the development of the Project The final subdivision plat has not been recorded at this time, but will be prior to beginning of the construction of the Project The tax account numbers for the parcels that existed prior to the subdivision approval are as follows

R-94234-0600 (Lot 700)
R-94234-4760 (Lot 1200)
R-94234-2180 (Lot 2500)
R-94234-3340 (Lot 2600)
R-94234-3350 (Lot 2700)
R-94234-2200 (Lot 2800)

WHEREAS, the staff of the Portland Development Commission recommends approval of this application, based on findings found in the Portland Development Commission Report and Recommendations, attached as Exhibit B, that address the approval criteria required by City Code section 3 103 045

WHEREAS, the proposed Project conforms with the Comprehensive Plan, other relevant Council-adopted plans and policies, and the applicable regulations for the reasons contained in the Portland Development Commission Report and Recommendation. These plans, policies, and regulations include the Central City 2000 and the Livable City Housing Initiative

WHEREAS, the proposed Project contains public benefits as required by City Code section 3 103 040 necessary for approval of the ten year property tax exemption on the improvement value

WHEREAS, it is in the public interest that the limited property tax exemption for the proposed Project be adopted in order to meet the City's goals for housing as stated in the Central City Plan and the Livable City Housing Initiative and to meet the housing production goals of the Central City 2000 Plan

WHEREAS, on August 21, 1997, the Portland Development Commission reviewed the proposed development and recommended that the application be approved on a finding that the tax exemption is necessary to make the project feasible

WHEREAS, at the August 21, 1997 meeting, the Portland Development Commission recommended that this application be approved subject to the public benefit conditions as set forth in the Portland Development Commission Report and Recommendation

WHEREAS, this resolution was made available to the applicant, the City Council, and any interested agencies or individuals at least 14 days prior to consideration of this resolution by the City Council as required by section 3 103 050 of the City Code

NOW, THEREFORE, BE IT RESOLVED that the application of Russellville, LLC for the ten year property tax exemption as provided by Chapter 3 103 of the City Code for a transit-oriented development project that includes 282 unit multiple-unit housing (Project) is hereby approved, based on the findings contained in the Portland Development Commission Report and Recommendation (attached as Exhibit A), for the following described Property

See Attached Exhibit 1

BE IT FUTHER RESOLVED, that this application is approved subject to the following

- 1 The Project must receive final plat approval
- 2 The Project must receive final design review approval

- 3 Applicant shall deliver to the Portland Development Commission the new tax account numbers for the subdivision as soon as they are assigned by the County
- 4 The individual apartment units shall be maintained as rental housing and shall not convert to condominiums or other ownership arrangement during the ten year term of the property tax exemption
- 5 The Project shall provide an appropriate child-care facility on the Project's site as an alternative to providing affordability. As required by City Code Chapter 3 103 040B, this child-care facility must be in place for the life of the ten year abatement. Creation, design, and management shall be subject to PDC approval
- 6 The Project shall also provide an office space or meeting room for community organizations, family-oriented recreational facilities for the children of Project residents, publicly accessible open space, and transit amenities and other design elements
- 7 These and any other public benefits including transit oriented features, shall be provided in accordance with agreements reached or conditions imposed by the relevant review bodies and agencies, including but not limited to the Planning Bureau, the Portland Development Commission, and Design Review Commission, as appropriate
- 8 The Project shall comply with all applicable standards of Titles 17, 24, 32, 33, and 34 of the City Code, as well as all conditions of approval of any land use and design reviews

BE IT FURTHER RESOLVED that the Portland Development Commission staff shall file with the Assessor a copy of this resolution approving the application, as provided in section 3 103 050(E) of the City Code

Mayor Katz
October 13, 1997

Adopted by the Council **NOV 12 1997**

Barbara Clark
Auditor of the City of Portland
By Deputy

Britta Olson

1705

Agenda No

RESOLUTION NO.

35653

Title

Approve the application of Russellville, LLC for a ten year property tax exemption for a Transit Oriented Development Project that includes 282 units of multifamily housing, located near SE 102nd and East Burnside Street, known as the Russellville School Project. (Resolution)

INTRODUCED BY	DATE FILED
Mayor Vera Katz	NOV 6 1997
NOTED BY COMMISSIONER	Barbara Clark Auditor of the City of Portland
Affairs	By <u>Cory Kershner</u> Deputy
Finance and Administration <i>JK (KW)</i>	For Meeting of _____
Safety	ACTION TAKEN _____
Utilities	
Works	
BUREAU APPROVAL	
Bureau. Portland Development Commission	
Prepared by Date <i>10-29-97</i> Catherine Such <i>[Signature]</i>	
Budget Impact Review	
Completed _____ Not Required _____	
Bureau Head. <i>Felicia Trader/ox</i> Felicia Trader,	

Executive Director

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS	
			YEAS	NAYS
Consent <input checked="" type="checkbox"/>	Regular	Francesconi	Francesconi	
NOTED BY		Hales	Hales	
City Attorney		Kafoury	Kafoury	
City Auditor		Sten	Sten	
City Engineer		Katz	Katz	