

IMPACT STATEMENT

Legislation title: *Authorize the Bureau of Development Services to permit construction and environmental remediation of the SW Bond Avenue Extension Phase 1 interim improvements under the authority of the City Engineer and without land use review approval.(Ordinance)

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Purpose of proposed legislation and background information:

This ordinance will authorize the Bureau of Development Services (BDS) to permit construction and environmental remediation of the SW Bond Avenue Extension Phase 1 project without land use reviews that otherwise would be redundant with existing City purviews including the City Engineer and the Bureau of Environmental Services (BES).

SW Bond Avenue Extension Phase 1, between SW River Parkway and SW Porter Street, is part of the City's commitment to provide public infrastructure to facilitate redevelopment in the South Waterfront District. The project will provide access to the Oregon Health & Science University (OHSU) Schnitzer Campus and become a major north-south circulation feature in South Waterfront when future phases are completed.

On February 17, 2016 City Council adopted Resolution 37189 amending the *South Waterfront Street Plan, Criteria and Standards* to realign SW Bond Avenue Extension Phase 1 to better facilitate adjacent site development and provide access to public amenities including the Willamette Greenway. That resolution also directed the City to construct Phase 1 in an interim fashion, followed by a collaborative process involving adjacent property owners and the Portland Design Commission to design final improvements in accordance with the Special Design Area indicated in the Street Plan.

At the time of this ordinance, the SW Bond Avenue Extension Phase 1 interim improvements are at 100% design level for retaining walls and surcharge and 30% design level for interim roadway civil improvements. The retaining wall and surcharge contract went to bid in early September 2016, authorized by City Council Ordinance 187655 adopted on March 30, 2016. Construction is scheduled to begin in December 2016.

Also at the time of this ordinance, Oregon Health & Science University (OHSU) is preparing to perform environmental remediation of the portion of its property where SW Bond Avenue Extension Phase 1 will be built, including provision of a clean utility corridor under the proposed roadway to meet City requirements. OHSU is completing all necessary clearances with the State of Oregon Department of Environmental Quality (DEQ), including a Remedial Action / Remedial Design Work Plan and a 1200-C water quality permit. BES is reviewing and providing comment on these documents and will inspect the remediation work when it is underway and completed. Another portion of the SW Bond Avenue Extension Phase 1 corridor, located under

the Marquam Bridge on Oregon Department of Transportation (ODOT) property, will be remediated by the City with funding from a State of Oregon Immediate Opportunity Fund grant. PBOT and OHSU are now seeking entitlements to begin their respective site work.

City land use and zoning codes, found in Title 33, do not offer a straightforward approach for reviewing and permitting the construction of a new road outside the context of a subdivision. Similarly, the proposed environmental remediation work does not have a clear land use review path, as it will result in the site having essentially the same topography before and after remediation.

Absent this ordinance, PBOT and OHSU would each need to pursue Type III Design Review, Greenway Review and potentially other reviews and each pay an estimated \$43,000 in fees to BDS to receive entitlements to perform site work. BDS, in turn, would need to spend significant staff time working with PBOT and BES to review plans that are already being reviewed by those agencies.

Because the SW Bond Avenue Extension Phase 1 interim improvements and associated environmental remediation already have ample oversight by City and state agencies, and because PBOT will be required to engage BDS and the Design Commission at a future date when final improvements are designed and constructed, this ordinance proposes to waive land use reviews for the interim improvements and remediation to save time and public resources.

Financial and budgetary impacts:

This ordinance will cause a net reduction in City costs because it will allow PBOT to proceed with construction of the SW Bond Avenue Extension interim improvements without incurring an estimated \$43,000 in land use review fees, and it will excuse BDS staff from spending significant time and resources reviewing the project.

Community impacts and community involvement:

This ordinance causes no community impacts. The SW Bond Avenue Extension has consistently been a priority for district stakeholders and property owners as expressed during public planning and budgeting processes, including the *North Macadam Urban Renewal Plan (1999)*, the *South Waterfront Plan (2002)*, the *South Waterfront Street Plan, Criteria and Standards (2003)*, the *North Macadam Transportation Development Strategy (2009)* and subsequent amendments to those plans as recently as February 2016. The construction of Phase 1 supports growth of OHSU's Schnitzer Campus and joins \$1 billion in public/private investment tied to the Knight Cancer Challenge.

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

KK 9-1-16