

RESOLUTION No. 36863

Authorize the transfer of the Sergeant First Class Jerome Sears Army Reserve Center to the City to implement a west side operations center to ensure an effective emergency response on the west side of the Willamette River. (Resolution)

WHEREAS, as part of its national Base Realignment and Closure (BRAC) process, the U.S. Department of Defense has identified the Sergeant First Class (SFC) Jerome Sears US Army Reserve Center (Sears), located in the Multnomah Neighborhood in SW Portland at 2730 SW Multnomah Boulevard, as surplus property.

WHEREAS, the City, serving as the federally-designated Local Redevelopment Authority, has received a positive determination of eligibility for public benefit conveyance from the Department of Homeland Security, Federal Emergency Management Agency, authorizing the no-cost transfer of the property for use as an emergency operations facility.

WHEREAS, the City conducted an extensive public engagement process in planning for the reuse of the Sears facility including convening four public meetings, which were held on September 17, 2007, October 13, 2007, May 8, 2008 and May 13, 2008.

WHEREAS, the City additionally allowed people to submit feedback via e-mail, and provided access to all planning materials on the project website.

WHEREAS, on June 12, 2008 Council heard presentations and testimony from six groups that expressed interest in the use of the Sears facility.

WHEREAS, on July 9, 2008, City Council adopted resolution number 36617 recommending redevelopment of the site for a mixed income, rental and ownership housing development.

WHEREAS, the City performed due diligence in consideration of redevelopment of the site as mixed-use, mixed-income housing, and determined that the Portland Housing Bureau lacks the necessary capital funding to support said development given the equity gap requirements of the said development, commitments to other projects and recent cuts to federal funding.

WHEREAS, the City is vulnerable to several seismic hazards (Cascadia Subduction Zone, three local crustal faults) that would inhibit the City's ability to provide timely and effective emergency response capabilities on both sides of the Willamette River should the integrity of the bridges be compromised.

WHEREAS, because of Portland's vulnerability to a seismic hazard, the City has a compelling public safety need for a west side operations center:

- No public works emergency response vehicles, equipment or supplies are located on the west side of the river leaving the entire west side of Portland vulnerable during a significant event.
- With the exception of the (basement) garage on 1st/Jefferson – there is no other fueling station located on the west side.
- No west side location to perform repair and maintenance on city vehicles during an

emergency.

- No west side location to store deicing equipment – which is primarily used for west side operations in the NW and SW Hills.
- No alternate / back-up location for the Portland Bureau of Transportation's primary Incident Command Post.

WHEREAS, the City has been unable to find suitable or affordable land on the west side of the Willamette River to serve as a west side operations center. Criteria were developed to identify ideal locations. To the greatest extent possible, model sites should:

- be outside the downtown core area and away from high-rise buildings.
- have ready access to the freeway system and have multiple access routes and good connections to other identified (non-freeway) emergency transportation routes.
- be on relatively flat ground with relatively flat access routes.
- be well outside of flood plains, liquefaction zones and/or potential hazardous materials release areas.
- contain enough land and building capacity to:
 - house (on a daily basis) a sufficient variety and quantity of equipment to conduct emergency response and recovery operations if isolated from the east side of the Willamette.
 - serve as an alternative site for Transportation Maintenance Operations in the event the primary facility is damaged or becomes unusable.
 - have or have the space available to build a fueling station, some equipment repair capacity, and covered space for housing materials and temperature-sensitive equipment.

WHEREAS, additional outreach to the Multnomah Neighborhood Association was conducted on January 11, 2011, January 31, 2011 and February 1, 2011.

WHEREAS, in February 2011, the Multnomah Neighborhood Association reaffirmed their position from June 2008 acknowledging that the City's proposal for use of the Sears facility as a west side emergency operations center is the preferred use recommended by the neighborhood "because of the broad community and city benefit and the reuse of existing buildings".

NOW, THEREFORE BE IT RESOLVED, that Resolution No. 36617 is hereby superseded; and

BE IT FURTHER RESOLVED, that Council is hereby designating the SFC Jerome Sears US Army Reserve Center for use as a west side emergency operations center.

Adopted by the Council: **MAY 25 2011**

LaVonne Griffin-Valade
Auditor of the City of Portland

By



Deputy

Mayor Sam Adams

Prepared by: Carmen Merlo

Date Prepared: May 19, 2011

Agenda No.
RESOLUTION NO. 36863
Title

spell out

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<p align="center">INTRODUCED BY Commissioner/Auditor: Mayor Sam Adams</p>	<p>CLERK USE: DATE FILED <u>MAY 20 2011</u></p>
<p align="center">COMMISSIONER APPROVAL</p>	<p align="center">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p>
<p>Mayor—Finance and Administration - Adams</p>	
<p>Position 1/Utilities - Fritz</p>	
<p>Position 2/Works - Fish</p>	
<p>Position 3/Affairs - Saltzman</p>	
<p>Position 4/Safety - Leonard</p>	<p>ACTION TAKEN:</p>
<p align="center">BUREAU APPROVAL</p>	
<p>Bureau: Portland Office of Emergency Management Bureau Head: Carmen Merlo <i>CM</i></p>	
<p>Prepared by: Patty Rueter Date Prepared: May 19, 2011</p>	
<p>Financial Impact Statement</p> <p>Completed <input type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input checked="" 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>Council Meeting Date May 25, 2011</p>	
<p>City Attorney Approval <i>SCG</i></p>	

AGENDA

TIME CERTAIN
Start time: _____

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

CONSENT

REGULAR
Total amount of time needed: 30 min
(for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz		✓
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Leonard	4. Leonard	✓	
Adams	Adams	✓	