

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: December 8, 2010

TO: Board of Commissioners

FROM: Bruce A. Warner, Executive Director

SUBJECT: Report Number No. 10-113
Right-of-Way Dedication to Portland Bureau of Transportation for Killingsworth Station in the Interstate Corridor Urban Renewal Area.

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution No. 6842

ACTION SUMMARY

This action approves a public-right-of-way dedication to the City of Portland for 8.81 feet on North Killingsworth Street frontage, 5 feet on North Interstate Avenue frontage, and 1 foot dedication adjacent to the TriMet substation. The subject dedication is adjacent to the Killingsworth Station project site (the Project). The action is necessary to transfer property from the Portland Development Commission (PDC) to the City of Portland Bureau of Transportation (PBOT). The dedication is required to meet City standards for street improvements. While the improvements to North Interstate Avenue were completed in 2004 and the North Killingsworth Street improvements were completed in 2008, the dedication of the property to PBOT was never formalized. Approval of this action allows the formal dedication of the property to PBOT. Maps and legal descriptions of the subject dedication are included in Exhibits A and B to Resolution No. 6842.

PUBLIC BENEFIT

The action dedicates property from PDC to PBOT for right-of-way, thereby transferring ownership for future operations and maintenance of said transportation facilities.

This action will support the following PDC goals:

- Strong Economic Growth and Competitiveness
- Sustainability and Social Equity
- Healthy Neighborhoods
- A Vibrant Central City
- Effective Stewardship over our Resources and Operations, and Employee Investment

PUBLIC PARTICIPATION AND FEEDBACK

Not applicable.

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

Not applicable.

FINANCIAL IMPACT

This action does not obligate PDC for any additional financial commitment. The action is a legal instrument to transfer property to PBOT for right-of-way purposes.

RISK ASSESSMENT

The action will allow the Project to proceed with scheduled construction and meets legal obligations to the City for right-of-way dedication purposes.

WORK LOAD IMPACT

Not applicable.

ALTERNATIVE ACTIONS

The PDC Board of Commissioners (Board) could elect not to authorize the dedication. A decision to not authorize the dedication may indeterminately delay the Project. PBOT could withhold construction permits thereby halting work on the Project.

CONCURRENCE

The Project has received design review and building permit approval from the City's Bureau of Development Services. However, PBOT has requested this action to resolve an outstanding item in their records. PBOT has worked with PDC to allow construction to move forward without the dedication in exchange for PDC's commitment to resolve the dedication. The PDC Investment Committee reviewed and approved the proposal on November 30, 2010. The Board's action will complete the obligation made to PBOT.

BACKGROUND

PDC acquired six parcels, comprising the majority of the block at the northeast corner of N. Interstate Avenue and N. Killingsworth Street, between October 2000 and March 2003. The property was acquired to facilitate development of transit-oriented, residential mixed-use development adjacent to the Interstate MAX Light Rail station area. PBOT has required the subject dedication of right-of-way to establish enhanced pedestrian corridors on N. Interstate Avenue and N. Killingsworth Street.

Street improvements were completed on Interstate Avenue as part of the MAX line construction in 2004. Similar improvements to Killingsworth Street were completed in 2008 as part of the Killingsworth Street Improvement Project – Phase 1. Additional sidewalk improvements on N. Interstate Avenue will be completed as part of the Killingsworth Station Project.

The PDC Board adopted Resolution No. 6665 on January 29, 2009, that approved a Purchase and Sale Agreement and a reciprocal access easement that allows full access for TriMet to operate the substation. The 1-foot strip of right-of-way will be dedicated to PBOT for future access and improvements.