

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: June 22, 2011
TO: Board of Commissioners
FROM: Patrick Quinton, Executive Director
SUBJECT: Report Number 11-49
Vanport Square Site Easement Amendments

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution No. 6889

ACTION SUMMARY

This action will authorize the Executive Director to amend the Private Sanitary and Storm Water Easements with the Vanport Condominium Owners' Association associated with PDC-owned property located on the east side of NE Garfield Avenue between NE Sumner Street and NE Emerson Street, partition plat 2006-136 lot 1, in the Oregon Convention Center and Interstate Corridor Urban Renewal Areas.

The minor amendments to the aforementioned easements are necessary to move forward with the Vanport Square Phase II Housing project. The Disposition and Development Agreement (DDA) with Lisac Brothers Construction Inc for the redevelopment of the Vanport Phase II housing project was approved (Resolution No. 6839) at the December 8, 2010, meeting of the Board of Commissioners and executed on February 22, 2011.

PUBLIC BENEFIT

The amendment to the Private Sanitary and Storm Water Easements will make minor corrections to original easements necessary for the project to move forward as proposed in the DDA.

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

N/A

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

N/A

FINANCIAL IMPACT

Modification of the easements will not have a financial impact on the Portland Development Commission but are necessary to reflect the final placement of ten (10) housing units associated with the Vanport Phase II housing development as specified in the DDA.

RISK ASSESSMENT

These easements are specific to the housing project envisioned in the DDA between PDC and Lisac Brothers Construction, Inc. If this project does not come to fruition, and a new and different housing project is eventually constructed on the site, the easements may need to be revised.

WORK LOAD IMPACT

This action has a minor impact on the work load of staff.

ALTERNATIVE ACTIONS

The PDC Board of Commissioners (Board) can reject the easement amendments, take no action or request changes to the easements. If the easements are not approved as proposed, the project cannot move forward as originally presented to Board on December 8, 2010 and would require adjustment to the design of the proposed houses.

CONCURRENCE

N/A

BACKGROUND

During the Vanport Phase I construction, and in anticipation of the Phase II housing development, four easements were recorded in August 2006. These easements were to:

- 1) allow access to the future houses through the Vanport Phase I parking lot,
- 2) allow for the sanitary sewer lines to run from the future housing development under the Vanport Square Phase I parking lot and connect to the combined storm and sanitary sewer trunk line that runs north-to-south under the vacated alley in the Vanport Phase I parking lot,

- 3) allow for the shared usage and maintenance of private storm water dry wells on the Vanport Phase I property between the Vanport Phase I commercial project and the future Vanport Phase II housing project and
- 4) allow for the homes to have eaves and balconies that will overhang into the airspace of the Vanport Phase I property.

The action before the Board is to make minor modifications to the sanitary and storm water easements to align with the actual configuration of the future housing units. During the development of the Phase I Vanport commercial project, it was not known with absolute certainty the exact number and location of the future housing units. Therefore the original easements were put in place assuming the most probable future configuration.

Now that the current developers of the housing project, Lisac Brothers Construction, Inc. have determined the exact locations for the ten (10) future homes for the Phase II housing development, the sanitary and storm water easements need to be adjusted slightly. The sanitary sewer easement for each of the five (5) trenches containing the sanitary sewer lines was widened by five (5) feet (see Attachment D). While the northern and southern end of the storm water easement was extended by five (5) feet (see Attachment D).

Changes to the easements are necessary condition to finalizing and recording the new plat for the housing project. The DDA with Lisac Brothers Construction, Inc. calls for a new plat that subdivides the single lot into ten (10) separate lots, one for each future home. Therefore recording the alteration to the sanitary sewer and storm water easements are a critical path item for the developers who hope to close on the property this summer and commence construction of the homes.

ATTACHMENTS:

- A. URA Financial Summary
- B. Project Summary
- C. Project Site Plan and Schematic Design
- D. Diagram of Easement Amendments

URA FINANCIAL SUMMARY

Financial Summary

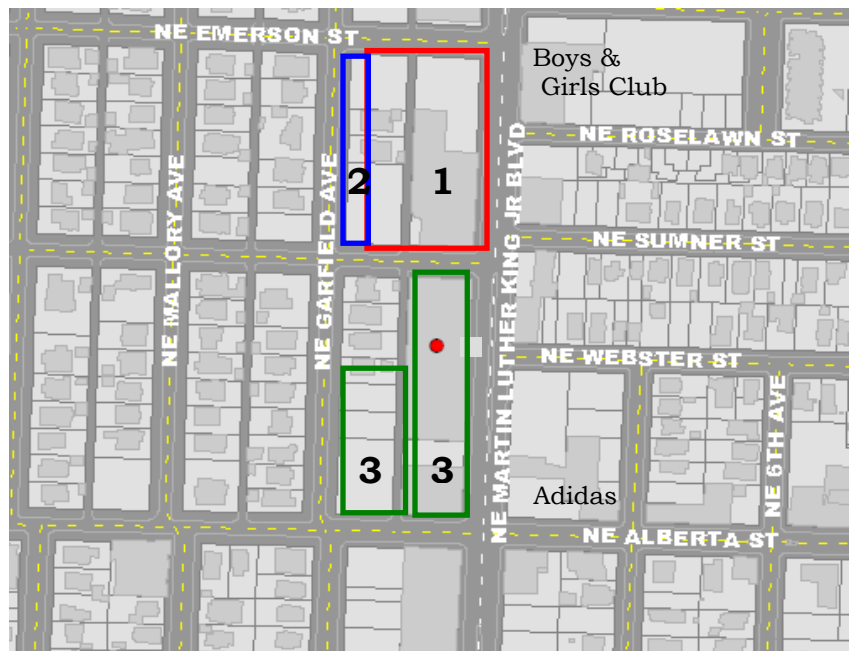
Revised Fund Summary - Five-Year Budget Projections

	Revised FY 2009-10	Revised FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15
<u>Convention Center URA</u>						
Resources						
Beginning Fund Balance	3,689,516	166,032	100,000	121,799	796,490	164,490
Fees and Charges	0	0	0	0	0	0
Interest on Investments	50,000	75,000	75,000	75,000	50,000	0
Loan Collections	870,665	267,079	207,804	266,905	200,000	0
Miscellaneous	0	0	0	0	0	0
Property Income	226,000	208,000	1,216,640	4,500,000	0	0
Reimbursements	0	0	0	0	0	0
TIF Proceeds	10,489,500	6,293,700	15,374,569	56,839	0	0
Transfers In	0	0	0	0	0	0
Total Resources	15,325,681	7,009,811	16,974,013	5,020,543	1,046,490	164,490
Requirements						

PROJECT SUMMARY

- Project Name:** Vanport Phase II - Housing
- Description:** Redevelop the Vanport Phase II project site in accordance with the DDA that calls for 10 single family homes on NE Garfield St. behind the Phase I commercial development. The homes will be at least 1,100 sf each and will complement the existing neighborhood.
- Location:** Western portion of 5200 block of NE Martin Luther King Junior Blvd.
- URA:** Oregon Convention Center with small portion in Interstate Corridor Urban Renewal Area
- Current Phase:** Approval of changes to easements
- Next Milestone:** Recording of changes to easements and new plat
- Completion Target:** July 1, 2015
- Outcome:** Construction and sale of all 10 homes
- Site/Project Map:**

- Phase 1 Commercial
- Phase 2 Housing (project)
- Phase 3 Commercial

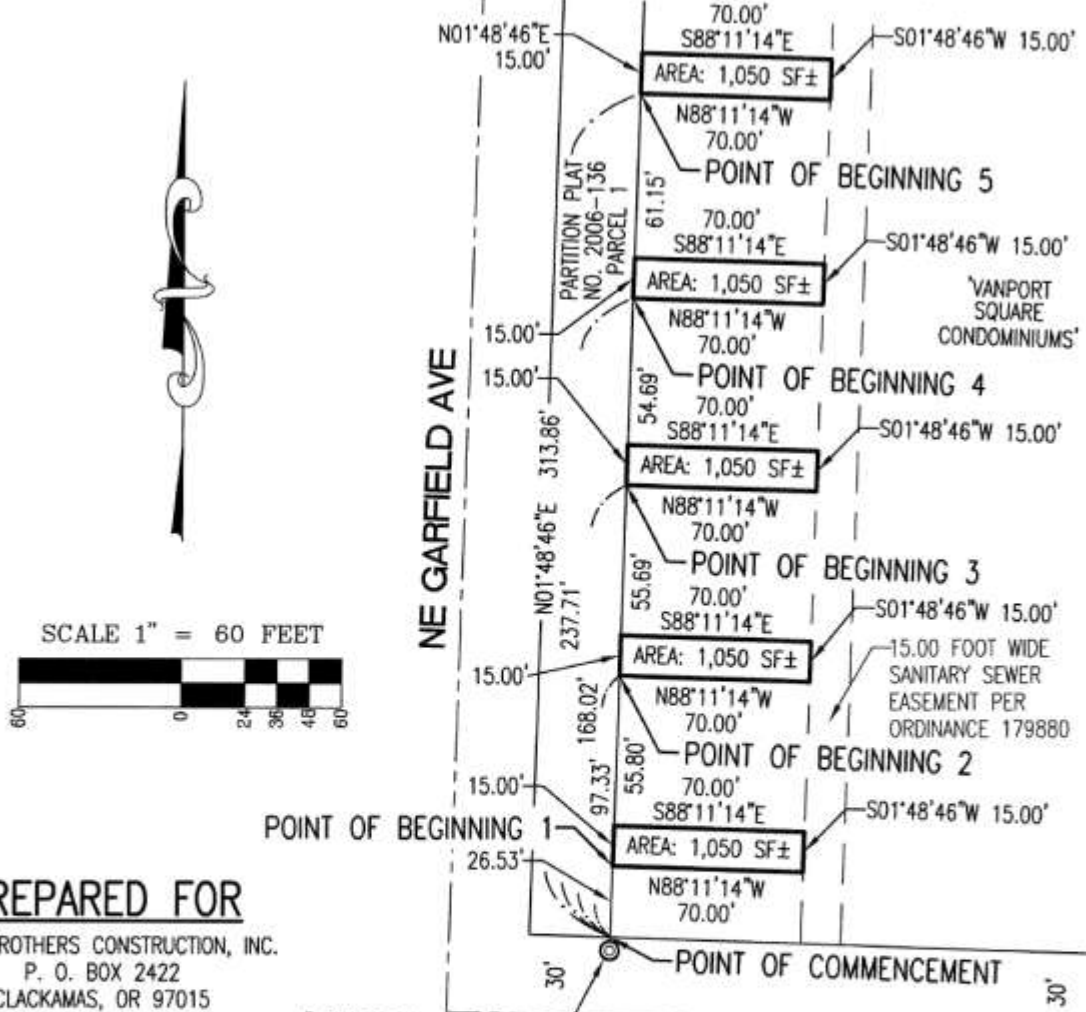


Project Site Plan and Schematic Design



Sanitary Sewer Easement Diagram

SANITARY SEWER EASEMENT
LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1
EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



PREPARED FOR
LISAC BROTHERS CONSTRUCTION, INC.
P. O. BOX 2422
CLACKAMAS, OR 97015

THE BASIS OF BEARINGS IS PER SURVEY NUMBER 61442.

01-27-11

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/12

JOB NAME: VANPORT SQUARE
JOB NUMBER: 2770
DRAWN BY: WCB
CHECKED BY: RDR
DWG NO.: 012711_2770EXB

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ENGINEERING & FORESTRY

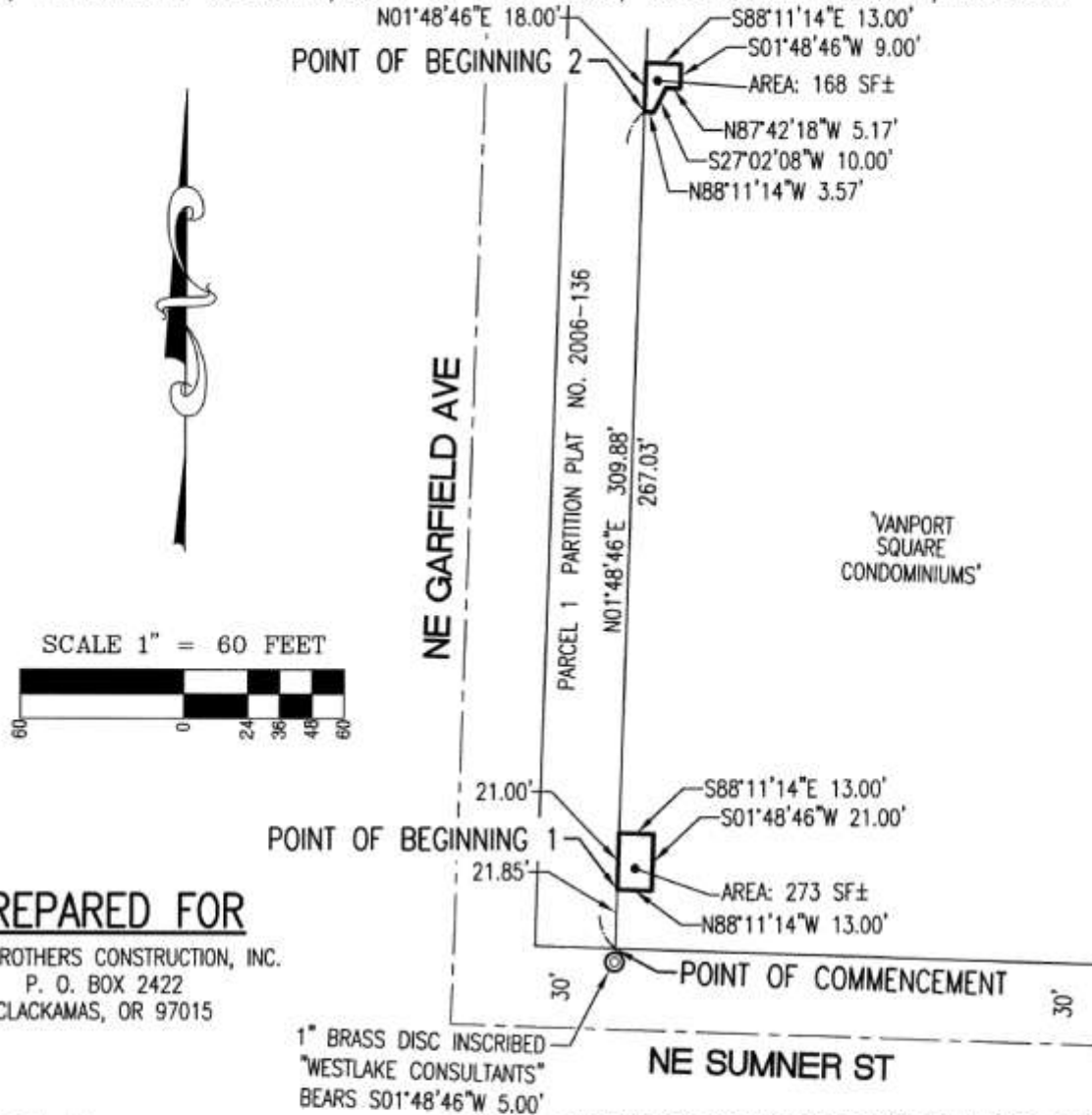
LICENSED IN OR & WA

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OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

Storm Water Sewer Easement Diagram

STORM SEWER EASEMENT
LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



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