

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: February 24, 2010

TO: Board of Commissioners

FROM: Bruce A. Warner, Executive Director

SUBJECT: Report Number 10-21
Amendment to IGA with Bureau of Planning and Sustainability for the Central Portland Plan

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution No. 6773

ACTION SUMMARY

This action authorizes the Executive Director to amend the Intergovernmental Agreement with the Bureau of Planning and Sustainability ("Bureau") for services related to the Central Portland Plan (the IGA) and to add to the work scope and increase the amount paid to the Bureau from \$1,489,956 to \$1,669,956, an increase of \$180,000.

PUBLIC BENEFIT

Amending this IGA will provide PDC with further resources and information needed to move forward on key projects in the Lloyd/Rose Quarter and Lower Albina areas including assessments of land use, redevelopment potential, urban design, economics and transportation conditions. Information provided by the Bureau will inform PDC of future plans and help guide our work in those areas which would result in development alternatives which may include job creation, commercial revitalization, housing options and infrastructure.

This action will support the following PDC goals:

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

PUBLIC PARTICIPATION AND FEEDBACK

There has been no public outreach in regards to the increase in the IGA, however, public participation has been a key element of the Bureau effort and an integral part of the planning process. A Community Involvement Committee has been created from a wide representation of community members. The committee will receive information and be a

checkpoint to review, comment and advise the Bureau on the Portland Plan as it is developed. It will help guide the Planning Commission and City Council as they consider approval of the plan.

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

The Cost Recovery Policy does not apply because PDC is not providing services. Additional deliverables from this amendment will be consistent with the plan goals of the six funding urban renewal areas (River District, South Park Blocks, Downtown Waterfront, Central Eastside, Oregon Convention Center, and Interstate Corridor).

FINANCIAL IMPACT

Amending the IGA will increase the fiscal year 2009-10 budgets for five urban renewal areas by \$180,000 with the following breakdown:

Revised Breakdown by Urban Renewal Area and Fiscal Year					
	Actual FY 2007-08	Actual FY 2008-09	Adopted FY 2009-10	Revised FY 2009-10	Change in Adopted and Revised FY 09-10
River District	\$72,080	\$147,866	\$335,331	\$442,874	\$107,543
South Park Blocks	\$69,960	\$18,957	\$109,077	\$145,971	\$36,894
Downtown Waterfront	\$69,960	\$30,332	\$127,994	\$170,782	\$42,788
Central Eastside	\$0	\$45,497	\$83,534	\$0	-\$83,534
Convention Center	\$0	\$49,289	\$83,292	\$109,626	\$26,334
Interstate Corridor	\$0	\$87,203	\$159,584	\$209,559	\$49,975
PDC Total	\$212,000	\$379,144	\$898,812	\$1,078,812	\$180,000

RISK ASSESSMENT

Authorization to enter into an IGA as a funding partner has a risk related to non-performance or delivery of necessary plans in a timely manner. There is also an expectation that the remaining funds to finance this effort will be coming from the City’s general fund, which is subject to approval and ongoing support of the Portland City Council. There is slightly higher risk that there will be an expectation that PDC funds will be used to fund all implementation elements of the plan. We hope to mitigate this issue by emphasizing an implementation plan not solely dependent on tax increment resources. To help address this concern, PDC staff is actively involved in the planning and design process as a partner with the Bureau.

WORK LOAD IMPACT

This contract amendment has minimal work load impact in administration and monitoring due to the additional work scope contemplated by this amendment.

ALTERNATIVE ACTIONS

The Board could choose not to support this amendment and direct staff to review alternatives to accomplish planning objectives.

However, if this amendment is not approved, PDC will not receive critical information related to projects in several urban renewal areas including but not limited to: planning and analysis related to the ongoing Rose Quarter Redevelopment process, alternative land use and development concepts for Portland Public School's Blanchard site, analysis of future improvements to I-5 and I-84 within the Lloyd District, and an opportunities and constraints analysis in Lower Albina.

CONCURRENCE

PDC and Bureau staff worked together to identify additional work scope items and ensure appropriate allocations of the increased amount to individual urban renewal areas. The Bureau is in support of this amendment.

BACKGROUND

The Bureau of Planning and Sustainability has undertaken the process to develop a new Central Portland Plan, the first comprehensive look at the central city in 20 years which will include policy issues related to urban form, housing, transportation, economic development, and sustainability. The Central Portland Plan is a component of the Portland Plan, which entails an update to the City's Comprehensive Plan, major transportation system plans, and update to the City's economic development strategy.

The PDC Board authorized the Executive Director to enter into an Intergovernmental Agreement for services related to the Central Portland Plan with the Bureau by Resolution No. 6570 on April 23, 2008 and this IGA became effective on May 15, 2008. The IGA authorized PDC to provide \$1,489,9556 to the Bureau over three fiscal years (2007-08 to 2009-10).