



PROSPER
PORTLAND
Building an Equitable Economy

DATE: November 8, 2017
TO: Board of Commissioners
FROM: Kimberly Branam, Executive Director
SUBJECT: Report Number 17-44

Authorizing an Amendment to an Intergovernmental Agreement with Portland Parks and Recreation in an Amount not to Exceed \$200,000 to Augment the Gateway Discovery Park Project and to Acknowledge Portland Parks and Recreation's Additional \$200,000 Contribution to Thomas Cully Park

BOARD ACTION REQUESTED AND BRIEF DESCRIPTION

Adopt Resolution No. 7254

This action by the Prosper Portland Board of Commissioners (Board) will authorize the Executive Director to amend an Intergovernmental Agreement (IGA) with the City of Portland (City) Bureau of Parks and Recreation (PP&R) to provide an additional \$200,000 to the Gateway Discovery Park project and to acknowledge that PP&R will contribute an additional \$200,000 to Thomas Cully Park in northeast Portland's Cully neighborhood. The additional Prosper Portland resources will add a Portland Loo in Gateway Discovery Park, while the PP&R resources will complete the Native Gathering Gardens in Thomas Cully Park. See a map and aerial of both parks in Attachments A and B.

STRATEGIC PLAN ALIGNMENT AND OUTCOMES

This action aligns with the Prosper Portland 2015-2020 Strategic Plan by bringing much needed recreational space to two park-deficient neighborhoods, furthering agency goals of providing access to healthy, complete neighborhoods throughout the city. The Gateway Discovery Park's prominence in the Halsey/Weidler Business District will also strengthen the business district creating a stronger identity and supporting local businesses.

BACKGROUND AND CONTEXT

Gateway Discovery Park. On October 24, 2014, the Prosper Portland Board through Resolution No. 7077 authorized an IGA with PP&R, providing \$1,000,000 for construction of a \$8,200,000 neighborhood park. When complete, the three-acre neighborhood park along the Halsey/Weidler Business District in the Gateway Regional Center Urban Renewal Area (URA) will feature accessible spaces and activities for all ages, including a plaza to accommodate a variety of events including festivals and farmers' markets. The park will also include flexible green spaces to accommodate picnic areas, accessible playground features, and nature play; see Attachment C for a design diagram and construction photo.

At the request of the Gateway Discovery Park Public Advisory Committee (PAC), PP&R added some features to the park design, including a second public restroom located near the playground. The additional Prosper Portland resources will fund the purchase of a Portland Loo, installation, geotechnical tests, and a larger water meter to serve two restrooms.

Of note, Prosper Portland owns an adjacent one-acre commercial site adjacent to the park that fronts NE Halsey Street. Working with partners at the Portland Housing Bureau, staff is currently in negotiations with a development team for construction of a mixed-use, mixed-income development that will both activate NE Halsey Street and Gateway Discovery Park. Staff will likely request that the Prosper Portland Board authorize a disposition and development agreement for the one-acre site in early 2018.

Thomas Cully Park. In 2000, PP&R acquired a 25-acre landfill in northeast Portland’s Cully Neighborhood, designating it as the location for Thomas Cully Park. Nationwide, many landfills have been safely redeveloped into parks, so the site was a clear opportunity to address Cully’s lack of parks, healthy open space, and habitat. While PP&R completed a master plan for the park in 2008, it had no funds for construction. Community action and outside resources were needed to bring a park to one of Portland’s most park-deprived neighborhoods. In response, Verde (a Cully-based nonprofit) launched the Let Us Build Cully Park! campaign, working with PP&R to create a public-private partnership to develop Cully Park.

In 2012, Portland City Council approved the partnership, allowing Verde to fundraise for, design, and construct Thomas Cully Park. Features of the park will include a community garden; off-leash dog area; play area; trails; fitness course; overlooks; habitat restoration; picnic areas; youth soccer field; and the Native Gathering Garden; see Attachment D for a design diagram and construction photo.. Since 2012, Verde and Portland Parks have raised \$11,100,000 toward Thomas Cully Park’s \$11,300,000 budget; the additional \$200,000 that PP&R is committing in tandem with Prosper Portland’s investment in Gateway Discovery Park will complete the Native Gathering Gardens.

EQUITY IMPACT

Both East Portland and Central Northeast Portland have the greatest needs for parks in the City of Portland. The addition of Gateway Discovery Park and Thomas Cully Park will address these disparities in access to parks and open space. Gateway Discovery Park will serve approximately 800 new households that currently do not have ready access to a park; 36 percent of those households are racial and ethnic minorities and 28 percent experience poverty. Thomas Cully Park will serve 405 families that lack access to a park; 60 percent of households in the Thomas Cully Park service area belong to traditionally underserved communities and 45 percent are considered low income.

Verde applied their social enterprise capacity to fundraise for Cully Park, and Verde Builds serves as project developer and general contractor, and Verde Landscape serves as lead landscape contractor. This approach allows the project to set ambitious contracting and workforce diversity goals, generates income for low-income people and people of color as well as the businesses they work for or own, and expands Verde’s capacity to develop environmental infrastructure and replicate the Thomas Cully Park model.

COMMUNITY PARTICIPATION AND FEEDBACK

Both Gateway Discovery and Thomas Cully parks were developed with significant community input. Gateway stakeholders have participated in the design process for the Gateway Discovery Park master plan (including three public open houses and six advisory committee meetings) and advocated for funding the park since 2011. The Gateway Discovery Park PAC was formed in late 2014 to guide the master plan into a park consistent with original community goals and to help direct design priorities. The PAC was instrumental working with PP&R staff in naming the park and pursuing the funding and means to locate a second restroom near the playground.

Development of Thomas Cully Park has been founded on a deep commitment to neighborhood involvement and community capacity building. In 2011, a bilingual survey was designed to identify awareness of the project, issues around park development, interest in participating, and the

community's park priorities. Over 225 surveys were collected by six Cully-focused non-profit organizations. In response to the survey's community engagement and education priorities, Verde and partners led Thomas Cully Park's design process. From the community garden to the play area to the Native Gathering Garden, Cully students, families, and other community members have designed Thomas Cully Park. In a recent three-year period, these outreach activities involved 612 community members in the project, including 191 youth.

BUDGET AND FINANCIAL INFORMATION

The additional \$200,000 for Gateway Discovery Park was not included in the adopted FY 2017/18 Gateway Regional Center URA budget (see attachment E). Therefore, in another item on the November 8, 2017 agenda, staff is requesting that the Prosper Portland Board approve an amendment to the budget.

RISK ASSESSMENT

There are little to no risks to this action, as Gateway Discovery Park will be substantially complete in December 2017 and the additional \$200,000 will cap Prosper Portland's investment.

ATTACHMENTS

- A. Gateway Discovery Park Site Map
- B. Thomas Cully Park Site Map
- C. Gateway Discovery Park Design and Construction Photo
- D. Thomas Cully Park Design and Construction Photo
- E. Gateway Regional Center URA Financial Summary

Gateway Discovery Park Site Map



Thomas Cully Park Site Map



Gateway Discovery Park Design and Construction Photo



Thomas Cully Park Design and Construction Photo



Gateway Regional Center URA Financial Summary

**Financial Summary
Five-Year Forecast**

<u>Gateway Reg Center URA Fund</u>	<u>Revised 2 FY 2016-17</u>	<u>Adopted FY 2017-18</u>	<u>Forecast FY 2018-19</u>	<u>Forecast FY 2019-20</u>	<u>Forecast FY 2020-21</u>	<u>Forecast FY 2021-22</u>
Resources						
Beginning Fund Balance	10,098,914	11,908,507	3,855,989	2,363,469	3,338,634	4,058,250
Revenue						
Fees and Charges	1,764	104	640	48	48	48
Interest on Investments	22,444	35,726	9,837	8,058	12,469	12,940
Loan Collections	12,894	12,894	79,931	5,905	5,905	5,905
TIF - Short Term Debt	4,979,215	4,650,252	4,540,314	4,995,000	4,995,000	4,995,000
TIF - Long Term Debt	0	-	-	-	-	16,073,195
Total Revenue	5,016,317	4,698,976	4,630,722	5,009,011	5,013,422	21,087,088
Total Resources	15,115,231	16,607,483	8,486,711	7,372,480	8,352,056	25,145,338
Requirements						
Administration						
A00031-Debt Management-GTW	10,000	10,000	10,000	10,000	10,000	10,000
Administration Total	10,000	10,000	10,000	10,000	10,000	10,000
Traded Sector						
A00115-Business Development-GTW	20,000	20,000	20,000	20,000	20,000	20,000
A00382-Lean Manufacturing-GTW	8,125	10,000	10,000	10,000	10,000	10,000
Community Economic Development						
A00123-Community Development-GTW	20,000	20,000	20,000	20,000	20,000	20,000
Business Lending						
A00210-BL-General-GTW	300,100	300,100	300,200	300,200	200,200	200,200
Economic Development Total	348,225	350,100	350,200	350,200	250,200	250,200
Housing						
A00172-Affordable Housing-GTW	180,466	1,655,850	2,825,322	715,799	1,065,557	3,697,225
Housing Total	180,466	1,655,850	2,825,322	715,799	1,065,557	3,697,225
Infrastructure						
Parks						
A00252-Gateway Park Project-GTW	0	1,000,000	-	-	-	-
Transportation						
A00251-GTW Street Improvement-GTW	266,000	1,680,000	-	-	-	-
Infrastructure Total	266,000	2,680,000	-	-	-	-
Property Redevelopment						
Real Estate						
A00344-JJ North Rstrmt Lot-GTW	16,000	16,000	16,000	16,000	16,000	16,000
A00345-Bingo Site-GTW	5,250	-	-	-	-	-
A00348-Real Estate Mgmt-GTW	1,000	-	-	-	-	-
Commercial Property Lending						
A00367-CPRL-General-GTW	500,750	1,400,000	1,501,500	1,501,500	1,501,500	1,501,500
A00526-Halsey 106 CPRL-GTW	0	4,775,000	-	-	-	-
Redevelopment Strategy						
A00343-Commercial Dev-GTW	50,000	-	-	-	-	-
A00346-Project Development-GTW	50,000	100,000	100,000	100,000	100,000	100,000
Redevelopment Grants						
A00132-CLG-General-GTW	292,870	200,000	200,000	200,000	200,000	200,000
A00139-DOS-General-GTW	12,000	-	-	-	-	-
A00147-SIP-General-GTW	20,000	-	-	-	-	-
A00151-GFGP-General-GTW	3,000	-	-	-	-	-
A00152-Commerical Dist Pilot-GTW	250,000	250,000	-	-	-	-
A00503-Prosperity Investment Program (PIP) Grant-GTW	350,000	350,000	350,000	350,000	350,000	350,000
Property Redevelopment Total	1,550,870	7,091,000	2,167,500	2,167,500	2,167,500	2,167,500
Total Program Expenditures	2,355,561	11,786,950	5,353,022	3,243,499	3,493,257	6,124,925
Personnel Services	139,164	311,691	146,075	150,925	153,170	155,362
Total Fund Expenditures	2,494,725	12,098,641	5,499,097	3,394,424	3,646,427	6,280,287
Interfund Transfers - Indirect Charges	711,999	652,853	624,145	639,422	647,379	658,875
Contingency	11,908,507	3,855,989	2,363,469	3,338,634	4,058,250	18,206,176
Total Fund Requirements	15,115,231	16,607,483	8,486,711	7,372,480	8,352,056	25,145,338