

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: January 23, 2008

TO: Board of Commissioners

FROM: Bruce A. Warner, Executive Director

SUBJECT: Report Number 08-08
Intergovernmental Agreement with Portland Parks and Recreation for
Completion of Patton Square Park

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution 6551

ACTION SUMMARY

Authorize an Intergovernmental Agreement (IGA) with Portland Parks and Recreation (PP&R) in the amount of \$750,000 to complete construction of the Patton Square Park Project (the Project). The Project began in 2005. Public outreach, design, and engineering were previously funded by PDC. Funds for construction of this Project were allocated in the FY 2006-07 Budget.

PUBLIC BENEFIT

The Project provides for a complete renovation of Patton Square Park, located along the Interstate Avenue MAX light-rail line, next to the Interstate Firehouse Cultural Center (IFCC) and one-half block from the Killingsworth Max Station. The Patton Square Park has long been dilapidated without the amenities to serve neighborhood needs and the focus of some undesirable activity. With the redevelopment of the adjacent Crown Motel and the nearby Killingsworth Station into mixed-use housing and commercial projects, it becomes more crucial to create high-quality green space to balance this new higher-density development.

This action will support the following PDC goals:

- Develop healthy neighborhoods
- Provide access to quality housing
- Help business to create and sustain quality jobs
- Support a vibrant central city (urban core)
- Contribute to a strong regional economy

PUBLIC PARTICIPATION AND FEEDBACK

During the summer of 2005, planning began with a community survey posted on the PP&R website and distributed to park neighbors in a newsletter about the park. This was followed by a two-part design workshop attended by representatives from the surrounding Overlook neighborhood, adjacent park neighbors and members of the IFCC Board, landscape

architects Lango Hansen and staff from PP&R and the Portland Development Commission (PDC). A draft plan concept was posted for public review online and at several public venues around the community during August 2005. In 2006, the draft plan was reviewed by the Overlook Neighborhood Association, the Parks Subcommittee of Interstate Corridor Urban Renewal Advisory Committee and staff of the IFCC staff. Based on their input, a final master plan for the Project was developed.

Among the public's priorities expressed in the final plan for the Project were: keeping the many mature trees in the park, providing play space for the many young families with children moving into the neighborhood and enhancing the physical and visual connection between the Park and the IFCC.

The Interstate Corridor Urban Renewal Advisory Committee has been kept apprised of this project as it has developed and recommended funding through the budget process.

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

The requested action supports several goals and principles of the Interstate Corridor Urban Renewal Area (URA).

Specifically, this action supports these Principles:

General Principle # A7: Focus Investment along Interstate. Areas immediately abutting the light rail line will bear the highest degree of impacts and opportunities associated with the light rail line, and therefore these areas will be an important focus of urban renewal investment.

Parks & Open Space Principle # 1: Existing Assets. Protect, maintain, and improve existing parks, school grounds, facilities and open space assets within the corridor.

Parks & Open Space Principle # 3: New Development. Incorporate suitable, high quality parks and open spaces within or near large-scale new development.

Parks & Open Space Principle # 4: Community Needs. Meet the recreational and open space needs of the community.

Redevelopment of Patton Square Park was also listed as a priority project at the Killingsworth MAX Station as a part of the Interstate MAX Station Area Revitalization Strategy, June 2002.

FINANCIAL IMPACT

The financial impact of this action is \$750,000, which is budgeted for in the Interstate Corridor URA 2007-08 budget, under budget code 370-19038, for park improvements in the Interstate Corridor URA.

RISK ASSESSMENT

There is no foreseeable risk on this Project. The budget estimate is based on existing construction bids and should therefore be quite accurate.

WORK LOAD IMPACT

The Project associated with this action is in the PDC Development Department and PP&R work plans.

There is a moderate impact to work load in PDC and in PP&R for project management duties. Each organization has a project manager who has dedicated a portion of their time to the development of this Project. It is not anticipated that this action will require additional work beyond previous levels dedicated to this Project.

ALTERNATIVE ACTIONS

The PDC Board of Commissioners (Board) may choose to not approve the IGA, which would halt the completion of the Project and impact public relations concerning this highly visible Project.

Funding for the Project was previously approved in the FY 06/07 and FY 07/08 PDC Budgets. A FY 06/07 PDC/ PP&R work order authorized PP&R to design and bid out the Project. PP&R has already awarded a \$562,000 construction bid to PCR, Inc. for the Project.

Should the Board chose not to authorize this IGA, PP&R would be liable for the payment to the contractor for the work performed at PDC's request.

CONCURRENCE

The City Council approved Ordinance No. 181232 on August 29, 2007, providing authorization to the PP&R Director and the City Auditor to execute agreements using the template that formed the basis of the attached IGA. The Interstate Corridor Urban Renewal Advisory Committee and its Parks Sub-Committee, as well as the above referenced organizations support the recommended action.

BACKGROUND

Patton Square Park is not large, but it offers Portlanders one of few green spaces along the new Interstate MAX light-rail line. The 1.26-acre park is located next to the IFCC, on Interstate Avenue and Emerson Street, just south of Killingsworth Avenue and north of the Crown Motel renovation.

Improving the dilapidated state of the Park has long been one of the priorities of the Interstate Corridor URA and the Overlook neighborhood. The renovated park will have a new central plaza, walking paths and playground and better access and connection to IFCC, while

respecting the park's many beautiful, mature trees. The \$750,000 Project is being financed through tax increment funding from the Interstate Corridor URA.

A master plan for the Project was completed in Fiscal Year 2005 – 2006, with the assistance of landscape architecture firm Lango Hansen Inc. Design and initial construction funding were allocated in FY 2006 –2007. After a June 2007 bid opening, the Project construction was awarded to PCR, Inc. with a bid of \$562,000. Funds for construction were then carried over to FY 2007 – 2008. Construction began in August 2007. If the Board authorizes this IGA, the Project will be completed and reopened to the public in June 2008.

ATTACHMENTS:

- A. Interstate Corridor URA Financial Summary
- B. Project Site Map

CC: C. Twete, Development Department Director
K. Deane, Development Manager
C. Herzberg, Senior Project Coordinator
M. Baines, General Counsel
J. Jackley, Executive Operations Manager

URA FINANCIAL SUMMARY

Financial Summary

Fund Summary - Five-Year Budget Projections

	<i>FY 2006-07 Revised Budget</i>	<i>FY 2007-08 Adopted Budget</i>	<i>FY 2008-09 Forecast</i>	<i>FY 2009-10 Forecast</i>	<i>FY 2010-11 Forecast</i>	<i>FY 2011-12 Forecast</i>
Interstate Corridor URA						
Resources						
Beginning Fund Balance	1,762,630	1,806,201	404,469	463,324	548,816	870,676
Interest - City Invest Pool	40,000	20,000	20,000	20,000	20,000	20,000
Loans - Interest Earned	64,216	79,840	79,840	75,778	71,216	67,716
Loans - Principal Collection	0	552,000	0	0	0	0
Real Property Sales	500,000	600,000	1,242,259	0	0	0
Tax Increment - L-T Debt	7,200,000	11,225,478	8,295,000	6,758,000	7,963,000	4,921,608
Tax Increment - S-T Debt	2,995,337	3,770,713	4,041,885	4,961,426	5,916,043	6,228,641
Total Fund Resources	12,562,183	18,054,232	14,083,453	12,278,528	14,519,075	12,108,641
Requirements						
Project Expenditures (does not include Personal Services or Indirect Cost)						
Development						
19018 - Interstate Redevelopment	415,000	316,000	241,000	481,000	1,531,000	900,000
19019 - Interstate DOS Program	250,000	250,000	300,000	300,000	300,000	300,000
19020 - Interstate Streetscape Improve	1,881,000	3,949,944	1,000,000	1,175,000	1,000,000	1,100,000
19021 - Interstate Trans Improvements	183,515	125,000	150,000	175,000	175,000	175,000
19023 - Interstate Community Liv.	996,000	300,000	100,000	220,000	220,000	270,000
19039 - N. Portland Library	0	0	250,000	0	0	0
19048 - Downtown Kenton Redev	0	25,000	100,000	800,000	1,500,000	700,000
19049 - Interstate Seismic Loans	400,000	400,000	400,000	400,000	400,000	400,000
Development Total	4,125,515	6,726,944	2,891,000	4,306,000	6,131,000	4,350,000
Economic Development						
19026 - IC Storefront Grants	495,333	400,000	400,000	400,000	400,000	400,000
70019 - IC Business Finance	1,574,133	1,325,000	1,350,000	1,850,000	1,850,000	1,750,000
70257 - IC Business Retention	60,580	50,000	50,000	50,000	0	0
Economic Development Total	2,130,046	1,775,000	1,800,000	2,300,000	2,250,000	2,150,000
Housing						
19025 - Affordable Rental Housing	720,000	1,500,000	1,500,000	1,500,000	1,500,000	502,000
19029 - Interstate Rental Repair	200,000	0	0	0	0	0
31043 - Interstate Home Repair	317,000	325,000	325,000	300,000	300,000	300,000
33419 - Interstate Homebuyer Asst	256,000	450,000	450,000	450,000	450,000	450,000
33431 - Affordable Homeownership Dev	0	650,000	675,000	0	0	0
34606 - Killingsworth Block	15,000	850,000	0	0	0	0
34612 - Crown Motel Aff. Rental Hsg	5,000	2,352,000	2,000,000	0	0	0
37919 - Interstate Hsg Pol/Plan	5,000	5,000	0	0	0	0
Housing Total	1,518,000	6,132,000	4,950,000	2,250,000	2,250,000	1,252,000
Central Services						
59148 - IC Debt Management	0	17,655	18,537	19,464	20,438	21,459
Central Services Total	0	17,655	18,537	19,464	20,438	21,459
Finance						
57148 - IC Debt Mgmt & Finance	21,814	0	0	0	0	0
Finance Total	21,814	0	0	0	0	0
Total Project Expenditures	7,795,375	14,651,599	9,659,537	8,875,464	10,651,438	7,773,459
Operating Transfers Out	500,000	0	1,242,259	0	0	0
Indirect Cost	2,465,607	2,998,164	2,718,332	2,854,248	2,996,961	3,146,809
Total Fund Expenditures	10,760,982	17,649,763	13,620,128	11,729,712	13,648,399	10,920,268
Contingency	1,801,201	404,469	463,325	548,816	870,676	1,322,580
Ending Fund Balance	0	0	0	0	0	-134,207
Total Requirements	12,562,183	18,054,232	14,083,453	12,278,528	14,519,075	12,108,641

Site Map

