

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: April 23, 2009
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 09-49
Lents Ball Park Field Improvements

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

None – information only.

SUMMARY

The purpose of this briefing is to provide an overview of the Lents Ball Park Field Improvements Project (Project) and to showcase a grand opening that was held on April 11, 2009. The Portland Development Commission (PDC) has worked with Portland Parks & Recreation (PPR) and Lents Little League (LLL) for the last ten years to relocate the existing facility at the corner of SE 92nd Avenue and Harold Street within the Lents Town Center Urban Renewal Area (LTC URA) (see Attachment A). The focus of this briefing is the completion of renovated ball fields at Lents Park. A separate briefing on the SE 92nd Avenue and Harold Street project and the current Request for Qualifications (RFQ) process is scheduled for later this year.

PDC acquired the current site of LLL at SE 92nd and Harold Street in 2000 for redevelopment and continuing revitalization of the Lents Town Center URA. From 2000 to 2006, PDC worked with PPR, the Bureau of Environmental Services, and the community to find a new site for LLL. Lents Park was chosen as the new home to take advantage of its central location and existing facilities that can be improved to accommodate increasing demands from community groups.

Construction of the new facilities at Lents Park began in November 2008. LLL and other permitted user groups began using the newly renovated facilities in April 2009.

The following improvements were completed to facilitate LLL's move, as illustrated in the attached diagram (Attachment B):

- Construction of a new Tee-Ball field with a backstop and bleachers;
- New bleachers, upgraded utilities, accessible restrooms and ramp, and a new concession area;
- New backstops, accessible spectator areas, fencing, and upgraded lighting for two existing ball fields;
- New sod at Tee-Ball and Field No. 2 to allow more immediate use;
- Installation of a new accessible path with path lighting to connect the new facilities; and
- Refurbished picnic benches and water fountain.

BACKGROUND

The existing site for LLL has long been identified as a significant parcel to further the goals and objectives of the Lents Town Center Urban Renewal Plan, and to revitalize the Lents neighborhood. PDC authorized purchase of the site from the Boys and Girls Club in February 2000.

Since that time, PDC, PPR, and LLL have worked to find a replacement site and execute a use agreement to facilitate their relocation. In 2005, Lents Park was identified as the most adequate, appropriate, and financially feasible site for relocation. In August 2007, PDC and PPR were able to finalize an Amended and Restated Use Agreement by and between the parties to realize relocation of LLL to Lents Park. In November 2007, the PDC Board of Commissioners authorized the Intergovernmental Agreement (IGA) between PDC and PPR for the construction of the improvements (Resolution No. 6536).

Finally, a license agreement that memorializes the new arrangement between LLL and PPR at Lents Park was approved by the respective parties in December 2007. Existing Lents Park users, including the Portland Metro Softball Association and the Portland Amateur Baseball Association, have modified their schedule to make room for LLL and will continue to use Lents Park.

Financial Impact/ Feasibility

The construction budget was set at \$911,000 via the 2007-08 IGA. Since inception of the IGA, the actual total construction costs are projected at \$981,771 and reflected in Lents 2008-09 Budget under line item "Lents Park Public Improvements" (see Attachment C). Change orders were authorized on site during construction and PPR project management costs exceeded original estimates. A \$50,000 grant from the Little League International Urban Initiative for the construction of the Tee-Ball field and contingency funds will offset a majority of these unexpected increases. Operations and maintenance of the new fields are the responsibility of PPR.

Public Participation and Feedback

Public participation included, but was not limited to:

- Multiple meetings with the Lents Neighborhood Association during the land use review process in 2008;
- A briefing with Damien Chakwin, Chair of the Lents Neighborhood Association on March 5, 2009;
- A briefing and announcement to the Lents Town Center Urban Renewal Advisory Committee (URAC) on March 10, 2009;
- Outreach to the local community through a media release, article in the East Portland Neighborhood Office newsletter, postcards, PDC website, and E-Blast to an interested parties list; and
- Grand Opening and First Pitch Ceremony on April 11, 2009, which included Merritt Paulson – Owner of AAA Beavers, Byron Estes – PDC Neighborhood Division Manager, and Sue Bush – President of Lents Little League. Over 250 people attended the event.

Plans

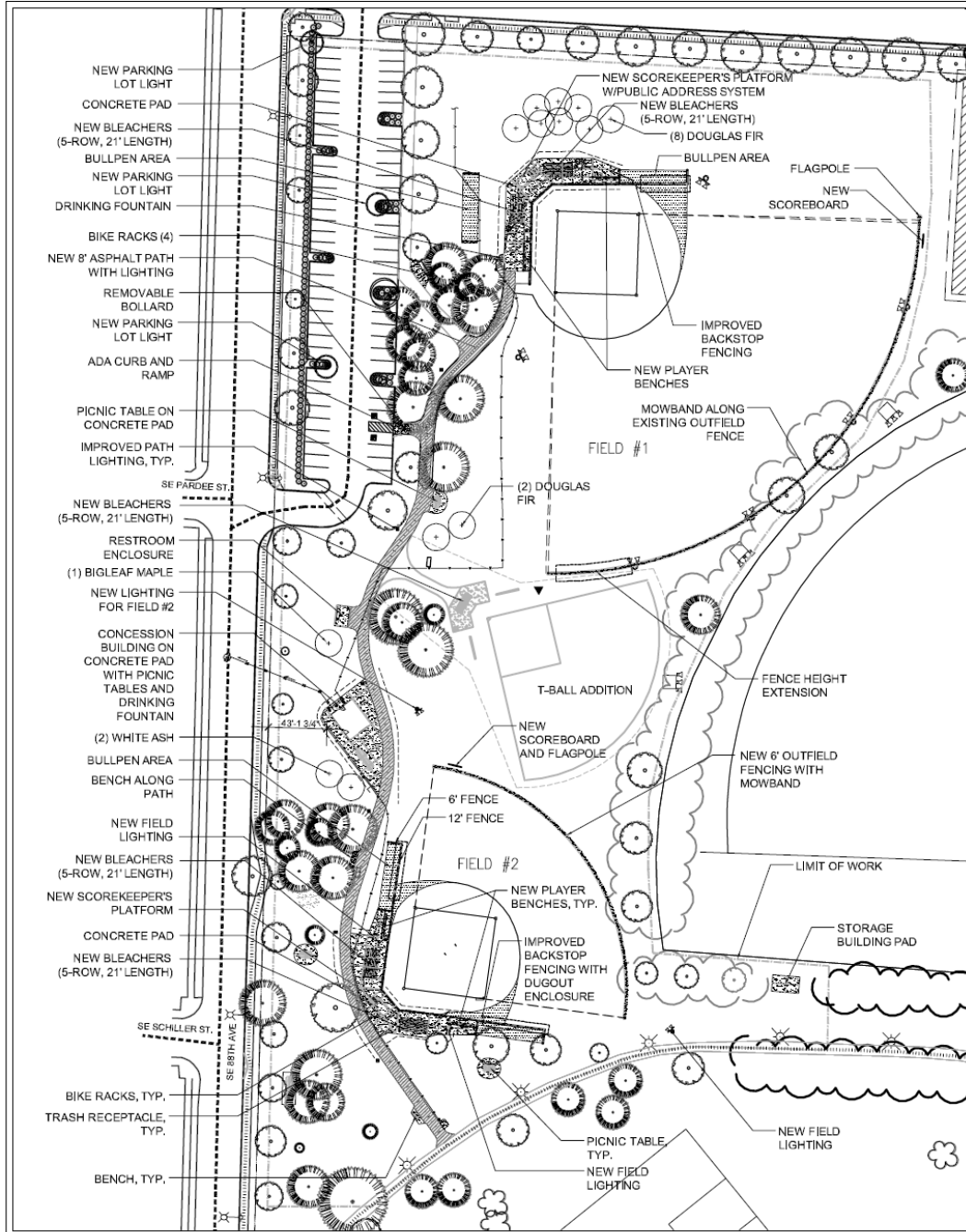
The Project is consistent with the guiding principles, goals, and objectives of the 1999 *Lents Town Center Urban Renewal Plan*, including:

- Ball field improvements at Lents Park help realize the *Neighborhood Revitalization and Parks, Recreation and Open Space* LTC URA Plan goals;
- Improvements also facilitate relocation of LLL from their current site at SE 92nd and Harold Street allowing redevelopment on that site, which helps realize the *Revitalization of Commercial Areas* goal in the LTC URA Plan;
- Protect and enhance the natural environment within the area, and promote development that respects the value of the environment; and
- Promote public and private development that creates a strong sense of identity for downtown Lents and individual neighborhoods.

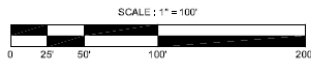
ATTACHMENTS:

- A. Project Area Map
- B. Site Plan
- C. Lents Town Center URA Financial Summary

Site Plan



SITE DEVELOPMENT PLAN - WEST



Lents Park

Location: SE Holgate/SE Steele & SE 88th/SE 92nd Avenues

LENTS TOWN CENTER URA - Five-Year Budget Planning by Project for FYs 2010-2014

Resources	Adopted FY 2008-09	2008-09 Actuals* July-Dec	AMENDED 2008-09 BUDGET	2009-10	2010-11	2011-12	2012-13	2013-14	5 Yr Total
3110 Tax Increment - S-T Debt	6,118,916	0	6,118,875	7,470,679	6,899,449	5,467,676	5,610,696	5,812,069	31,260,565
3120 Tax Increment - L-T Debt	14,235,750	4,978,485	9,400,000	9,890,100	5,726,071	13,086,900	12,287,700	12,337,650	53,328,421
3130 Loan Fees		9,874							
3140 Loan Late Charges		96							
3310 Loans - Principal Collection	0	137,710	0	44,050	44,050	47,379	50,767	50,000	236,246
3320 Loans - Interest Earned	16,471	40,107	16,471	44,050	44,050	47,379	50,767	50,000	236,246
3340 Reimbursement		74							
3510 Rent and Property Incom		25,094							
3710 Interest - City Invest Pool	250,000	18,833	250,000	24,240	65,219	66,905	66,590	66,692	289,646
3810 Real Property Sales	0	270,028	0	0	2,600,000	0	0	0	2,600,000
3999 Beginning Fund Balance	330,640	2,218,658	2,218,657	147,120	507,671	556,510	570,749	565,269	2,347,321
Total Fund	20,951,777	7,698,959	18,004,003	17,620,239	15,886,510	19,272,749	18,637,269	18,881,676	90,298,445

Requirements

Project Expenditures (These do not include Personal Services or Indirect Cost)

Development	2009-10	2010-11	2011-12	2012-13	2013-14	5 Yr Total			
12209 LTC Town Center Redev	1,825,000	1,404,236	2,325,000	3,337,000	3,075,000	3,585,000	2,200,000	2,100,000	14,297,000
12212 LTC JohnsonCr IndustrArea Revit	200,000	16,581	100,000	80,000	100,000	0	2,000,000	2,000,000	4,180,000
12213 LTC DOS Commercial Corr Revit	300,000	24,046	300,000	400,000	500,000	500,000	500,000	500,000	2,400,000
13125 Lents Parks Public Improve	1,021,000	1,555	1,021,000	15,000	15,000	40,000	300,000	269,000	639,000
26714 Lents Streets/Sidewalks LID	0	0	20,000	1,000,000	0	0	0	0	1,000,000
26715 LTC Neigh Transp Saftey Impvts	270,000	19,829	428,000	2,000,000	2,600,000	1,800,000	1,000,000	2,000,000	9,400,000
60008 LTC SE 92nd Redev	200,000	40,168	199,729	500,000	500,000	2,900,000	1,000,000	0	4,900,000
60009 LTC Public Facilites	640,000	33,230	620,600	20,000	0	0	0	0	20,000
60050 LTC Foster Rd. Redev.	0	0	0	0	300,000	0	0	0	300,000
60051 LTC 122nd Corridor Redevel	0	0	0	40,000	300,000	0	0	0	340,000
60052 LTC Comm. Liv. Grants	0	0	0	200,000	250,000	300,000	300,000	300,000	1,350,000
60053 LTC Station Area Redevel	0	0	0	75,000	75,000	0	0	0	1,500,000
Development Total	4,456,000	1,539,645	5,014,329	7,667,000	7,715,000	9,125,000	7,300,000	8,169,000	39,976,000
Economic Development									
70018 LTC Business Finance	1,100,000	2,827	500,000	800,000	800,000	1,000,000	1,000,000	1,000,000	4,600,000
70101 LTC Storefront Grants	200,000	108,009	300,000	300,000	300,000	400,000	400,000	400,000	1,800,000
70251 LTC Business Retention	100,000	0	100,000	100,000	100,000	100,000	100,000	100,000	500,000
72030 Community Economic Development	0	0	0	250,000	250,000	400,000	500,000	500,000	1,900,000
79020 Target Industry Development	0	0	0	500,000	500,000	600,000	600,000	700,000	2,900,000
Economic Development Total	1,400,000	110,836	900,000	1,950,000	1,950,000	2,500,000	2,600,000	2,700,000	11,700,000
Housing									
31209 Lents Liv Home Rehab	50,000	136,485	250,000	250,000	250,000	300,000	300,000	550,000	1,650,000
32109 Lents Aff Rental Hsg	5,910,000	720,630	2,400,000	2,000,000	500,000	2,200,000	4,000,000	2,000,000	10,700,000
32110 LTC Pardee Schools/Family Hsg	200,000	692,932	873,000	0	0	0	0	0	0
32131 Lents REACH Home Rehab	125,000	61,044	125,000	125,000	150,000	150,000	150,000	0	575,000
33409 Lents SAMs	0	28,401	0	0	0	0	0	0	0
33418 New Homeowner Dev	1,414,651	203,150	1,414,651	50,000	0	600,000	0	1,000,000	1,650,000
33424 Lents Homebuyer Assist	350,000	608,755	1,400,000	900,000	200,000	700,000	700,000	800,000	3,300,000
37920 Lents Hsg Policy/Planning	5,000	6	5,000	0	0	0	0	0	0
37929 LTC Scat. Site Homeownership Acq.	2,700,000	0	2,231,527	0	0	0	0	0	0
37930 LTC Scat. Site Homeownership Indir.	650,000	3,288	0	1,308,473	0	0	0	0	1,308,473
60010 LTC Foster School Hsg Dev	0	0	0	0	2,000,000	0	0	0	2,000,000
Housing Total	11,404,651	2,454,690	8,699,178	4,633,473	3,100,000	3,950,000	5,150,000	4,350,000	21,183,473
Central Services									
59165 Lents Debt Management	10,000	4,074	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Central Services Total	10,000	4,074	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Executive									
60016 Lents URA Study	0	1,166	0	0	0	0	0	0	0
Executive Total	0	1,166	0	0	0	0	0	0	0
Total Project Expenditures	17,270,651	4,110,412	14,623,507	14,260,473	12,775,000	15,585,000	15,060,000	15,229,000	72,909,473
Total All Personal Services & Indirect Costs	3,311,761	1,701,000	3,233,376	2,852,095	2,555,000	3,117,000	3,012,000	3,045,800	14,581,895
Total Fund Expenditures	20,582,412	5,811,412	17,856,883	17,112,568	15,330,000	18,702,000	18,072,000	18,274,800	87,491,368
Contingency	369,365	0	147,120	507,671	556,510	570,749	565,269	606,876	2,807,071
Ending Fund Balance	0	0	0	0	0	0	0	0	0
Total Requirements	20,951,777	5,811,412	18,004,003	17,620,239	15,886,510	19,272,749	18,637,269	18,881,676	90,298,445

*Please note that the 2008-09 Actuals data only shows revenue and expenditures which have been entered into Lawson as of December 31, 2008.

These numbers DO NOT show or represent any encumbrances, since encumbrances may or may not spend in the current fiscal year.