

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: May 25, 2011

TO: Board of Commissioners

FROM: Patrick Quinton, Executive Director

SUBJECT: Report Number 11-42

Intergovernmental Agreement with Portland Parks & Recreation for Construction of The Fields Neighborhood Park (NW Overton Street between NW 10th and NW 11th Avenues) in the River District Urban Renewal Area; providing funding in an amount not to exceed \$5,140,000.

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution No. 6880

ACTION SUMMARY

This action will authorize the Executive Director to execute an Intergovernmental Agreement (IGA) between the Portland Development Commission (PDC) and Portland Parks & Recreation (PP&R) for the construction of The Fields Neighborhood Park (the Park). The planned 3.3 acre park is located in the Pearl District, north of NW Overton Street between NW 10th and NW 11th Avenues. This IGA will provide up to \$5,140,000 to PP&R to construct the Park. The IGA budget for fiscal years 2011-12 and 2012-13 is as follows:

	<u>FY 11-12</u>	<u>FY 12-13</u>	<u>Total</u>
Park Improvements - Base	\$1,300,000	\$2,035,000	\$3,335,000
Park Improvements – Package 1	\$0	\$1,000,000	\$1,000,000
Environmental Remediation	\$99,000	\$231,000	\$330,000
<u>Right of Way Improvements</u>	<u>\$0</u>	<u>\$504,000</u>	<u>\$504,000</u>
<i>Park Construction Subtotal</i>	<i>\$1,399,000</i>	<i>\$3,770,000</i>	<i>\$5,169,000</i>
Construction Management	\$83,000	\$288,000	\$371,000
Total	\$1,482,000	\$4,058,000	\$5,540,000

This action will bring the total expected PDC investment in the Park to \$14.2 million, and the total cost of the Park to \$19.5 million including the value of the 1.2 acres donated by Hoyt Street Properties (HSP) and \$400,000 in PP&R funding towards the total \$5.54 million construction cost.

Construction of the Park fulfills a City of Portland (City) commitment dating to 1997 to construct three parks as part of the successful public/private partnership between the City and Hoyt Street Properties (HSP) to convert a warehousing district and railyard into a high-density, transit-oriented neighborhood. The Park has been designed by a team led by the Office of Cheryl Barton (OCB) to meet the needs of the neighborhood, including a large, unprogrammed grassy area, a children's play area, and an off-leash dog area.

Construction of the Park is anticipated to begin in early 2012 and conclude by the fall of 2012.

PUBLIC BENEFIT

Development of the property as a three-acre public park will provide much needed active recreational space in the high-density, transit-oriented Pearl District neighborhood. The Park is designed to be a relatively large neighborhood park with a flat, unprogrammed grassy area that will serve to complement the two other nearby parks, the small and active Jamison Square and the small, passive Tanner Springs Park. The large, flexible open space of the Park is intended to contrast with the surrounding urban development and provide a variety of recreational opportunities throughout the year. Together, these three parks will provide a full range of recreational opportunities and enhance the livability of the neighborhood for residents, employees, and visitors. In addition, the Park will further implement the planned desire to extend the North Park Blocks into the Pearl District and connect the neighborhood to the Willamette River.

Key features of the base Park include:

- Large, unprogrammed lawn;
- 5,000 square foot fenced off-leash dog area;
- Walking paths;
- Environmental remediation; and
- Right-of-way improvements to NW 11th Street and NW Overton Avenue.

Key features of the of the Park enhancement package included in the Proposed Action include:

- Children's play area;
- 8,000 square foot fenced off-leash dog area;
- Restroom (Portland Loo);
- Enhanced materials – to alleviate heavy use and foot traffic; and
- Boardwalk.

Key features to be included as “add alternates” pending favorable contractor bids include:

- Urbanology Trail – a walkway along the northeast edge of the park where visitors will encounter public art or interpretive elements that celebrate dramatic views and contextual urban elements such as trains, the Willamette River, and Centennial Mills; will also increase safety and security by providing more activity in this area of the park and allow police and maintenance staff vehicular access;
- Dry Fountain – can be retrofitted to recirculating water feature in the future;
- Second restroom (Portland Loo);
- Enhanced materials – to alleviate anticipated heavy use and foot traffic;
- Additional furnishings (increased number of benches and tables); and
- Rain/Shade Shelter in off-leash dog area.

A restroom building was included in the Park design through design development. This building has been excluded from the final Park design in favor of one Portland Loo in the base Park and a second Portland Loo as an add alternate for cost reasons. This change saves approximately \$80,000 - \$160,000 in project costs. PP&R may pursue separately funding and constructing the restroom building in the future.

Although a water feature was originally identified as a desirable feature by the Citizen Advisory Committee (CAC) in accordance with the Peter Walker Framework Plan, a water feature has not been included in the final design. PP&R has found recirculating fountains to

be high in ongoing maintenance and operational costs, and a fountain that does not recirculate water was determined by PP&R and PDC staff to be wasteful of scarce potable water supplies. The design will accommodate a recirculating water feature if funds become available in the future.

The River Overlook, a ramp and Willamette River overlook leading to the future bridge connecting the Park to Centennial Mills has been excluded from the Park for cost reasons.

In January 2009, the Park was identified as one of three PP&R capital projects in the “Portland Job Creation and Business Stimulus Package” and is anticipated to directly create 72 jobs based on an economic multiplier on the \$5.2 million estimated construction budget.

PDC’s \$14.2 million total contribution towards the Park will leverage the \$400,000 funding contribution by PP&R and the donation of Blocks 22 and 25 by Hoyt Street Properties (HSP) to PP&R that will increase the size of the Park from 2.1 to 3.3 acres. This was agreed to by the City and HSP in principle at the time the Hoyt Street Properties Master Plan was prepared in 2006. HSP entered into an agreement in 2010 with PDC and PP&R to donate the parcels to the City. The parcels were appraised at \$5.25 million. According to the agreement, in exchange for the property donation, HSP is potentially eligible to receive up to \$650,000 in Systems Development Charge (SDC) credits against SDC charges assessed at the time HSP seeks to develop properties in the future. The SDC credit reduce the net value of the donation to approximately \$4.6 million. This represents approximately 24 percent of the total \$19.5 million total cost of the Park:

Uses	Sources			
	PDC	PP&R	HSP	Total
Property Acquisition	\$7,667,000	\$0	\$0	\$7,667,000
Property Donation (1)	\$400,000	\$250,000	\$4,600,000	\$5,250,000
Design/Environmental Assessment	\$941,000	\$0	\$0	\$941,000
Construction IGA	\$5,140,000	\$400,000	\$0	\$5,540,000
Regional Arts and Culture Council	\$93,000	\$0	\$0	\$93,000
Total	\$14,241,000	\$650,000	\$4,600,000	\$19,491,000
Percentages	73%	3%	24%	100%

(1) Per the terms of the Donation Agreement, in return for the donation of Blocks 22 and 25 by HSP, PP&R and PDC agreed that HSP may be eligible for System Development Charge (SDC) credits not to exceed \$650,000, and that PDC would reimburse the SDC fund for any credits granted in excess of \$250,000 but not exceeding \$650,000 (for a maximum PDC reimbursement of \$400,000) subject to a future HSP application and PP&R approval.

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

Planning for the design and construction of the Park has involved a Citizen Advisory Committee (CAC) and numerous public involvement opportunities, including presentations, open houses, workshops, and questionnaires. This process has been managed by PP&R in coordination with PDC. Feedback from this committee has helped shape the Park design and programming especially for priority elements including the off-leash dog area and children's play area.

The CAC is supportive of the current design and approach, including increasing the Park Construction budget by \$1 million to include the Park enhancements. The CAC has expressed concern with the project schedule and has asked PP&R to closely evaluate the project schedule and expedite the permitting process to begin construction in 2011. In addition, the CAC indicated a preference for PP&R to stop further work on the design and permitting of the restroom building in favor of allocating funds to achieve the Urbanology Trail. The CAC has also expressed concern that the final Park design does not include a water feature, as water features symbolizing Tanner Creek was a unifying theme of the sequence of three parks as envisioned in the Peter Walker Framework Study. (See Attachment "C").

A vocal minority of dog advocates believe the off-leash dog area in the final design is not large enough. PP&R and PDC have taken these interests into consideration and believe the final design balances the needs of all neighborhood users (See Attachment "D").

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

Providing funding for the design of the Park is consistent with the following plans and policies:

- River District Urban Renewal Plan (1988): promotes the provision of services and amenities that support housing; creating and enhancing connections between the neighborhood and the Willamette River, including the extension of the North Park Blocks through the River District; and creating open spaces that provide an attractive setting for residents.
- Tanner Creek Park and Water Feature Steering Committee Report, adopted by the Portland City Council on October 21, 1998, which identified the basic size, configuration, location and programming for four River District public parks, including the Park.
- The Amended and Restated Agreement for Development, entered into by the City of Portland and Hoyt Street Properties (HSP) on March 2, 1999, which called for the acquisition of HSP-owned property for the development of the Park.
- The PDC 2008-2012 Strategic Plan which calls for developing key public amenities that enhance community livability and economic vitality and revitalizing blighted areas through strategic partnerships.
- The City of Portland Economic Development Strategy, adopted by City Council on July 8, 2009, which calls for investing in the next generation built environment, enhancing the vitality and distinctiveness of the Central City to showcase our sustainable way of life and attract creative talent, and capturing job growth in neighborhoods such as the Pearl District.
- PDC Cost Recovery Policy (Resolution No. 6560) (2008): this policy does not apply to this IGA since PDC is not providing goods or services to PP&R.

- Business and Workforce Equity Policy (Resolution 6786): PDC’s Business Equity Program and Workforce Equity Programs will apply to this project.
- In response to the recent findings of the draft Disparity Study, the IGA requires PP&R to, at a minimum, engage in the following activities intended to increase opportunities for Minority- and Women-Owned Business and Emerging Small Business (M/W/ESB) contractor participation in this project:
 - Use a low bid contractor selection process with no subcontractor prequalification and general prequalification of the prime contractor. A PDC representative and Minority Evaluator will take part in the evaluation of prequalification applications and the City and PDC will jointly decide on the prequalification of applicants; and;
 - Conduct outreach activities to the M/W/ESB contracting community over a period of at least six weeks prior to issuing the construction package for contractor bids.

In addition, PDC shall employ Metropolitan Contractor Improvement Partnership (MCIP) technical assistance services in order to implement utilization and capacity-building strategies with the Fields Park project team that includes the following:

- Brief assessments of certified M/W/ESB firms;
- Match contractors to contract opportunities based on capacity;
- Provide estimating and bidding support;
- Analyze bid results and recommend strategies to maximize participation if necessary; and
- Provide business capacity-building efforts for minority contractors.

FINANCIAL IMPACT

PDC has invested the following to date:

• Acquisition	\$7,667,000
• Design	\$773,000
• Environmental Assessments/Permits	\$108,000
• <u>Regional Arts and Culture Council</u>	<u>\$22,000</u>
<i>Subtotal</i>	<i>\$8,570,000</i>

PDC anticipates the following future expenditures:

• Environmental Assessments/Permits	\$60,000
• Construction IGA	\$5,140,000
• Regional Arts and Culture Council	\$71,000
• <u>SDC Fund Reimbursement - Future</u>	<u>\$400,000</u>
<i>Subtotal</i>	<i>\$5,671,000</i>
Total PDC Expenditures	\$14,241,000

Other Funding Sources

PP&R SDC Funds – Construction IGA	\$400,000
PP&R SDC Credits - Future	\$250,000
<u>Net Value of HSP Property Donation</u>	<u>\$4,600,000</u>
<i>Subtotal</i>	<i>\$5,250,000</i>

Project Grand Total **\$19,491,000**

This action will contribute \$5,140,000 towards the construction of the Park. The current FY2010-11 Revised and FY 2011-12 Proposed River District Urban Renewal Area (URA) budget includes \$6.08 million for the Park (H13119) plus an additional \$400,000 to satisfy the SDC credit liability associated with the donation of Block 22 and 25 by HSP (H13120).

By designating this site for a public park, PDC and the taxing jurisdictions will forgo property tax revenue generated by a portion of the property in the future. For the majority of the site (2.1 acres) which has been in public ownership since 2005, there will be no reduction in future tax revenue. Total property taxes paid for Blocks 22 and 25, which are still privately owned by HSP and intended to be donated for park use, amounted to \$53,643.29 in 2010. These property taxes will be foregone in future years as a result of the donation and integration of Blocks 22 and 25 into the Park.

Constructing the Park is anticipated to increase the livability of the neighborhood and associated property values in the vicinity, support high-density development, and contribute to increased residential and commercial development and associated assessed values on nearby parcels in future years.

This IGA does not include funding for final design or construction of the bridge connecting the Park to Centennial Mills.

The cost of the Park construction (excluding acquisition costs) in comparison to other recently completed parks is listed below:

Park	Acres	Square Feet	Construction Cost	Cost/SF
Fields Neighborhood Park	3.32	144,619	\$5,540,000	\$38
Elizabeth Caruthers	2.56	111,514	\$2,153,390	\$19
Director Park	0.46	20,038	\$7,912,915	\$395
Waterfront Park - Ankeny	2.37	103,237	\$10,268,993	\$99
Jamison Square Park	0.94	40,946	\$2,790,148	\$68
Tanner Springs Park	0.94	40,946	\$2,500,000	\$61
South Waterfront Greenway Central District	2.9	126,324	\$3,315,000	\$26

The cost of the Park reflects environmental remediation and street improvement needs, features to meet specific user needs such as the off-leash dog area, and materials and design appropriate for the intensity of usage expected in this high-density neighborhood. It should be noted that both Jamison Square and Tanner Springs Parks serve not just residents of the Pearl District, but are regional attractions and generate significant usage from visitors from outside the central city. The Fields is similarly expected to be heavily used by neighborhood residents and visitors from outside the central city.

RISK ASSESSMENT

Entering into this IGA creates the following risks:

- There is a risk the total hard and soft costs may increase above the \$5.14 million allocated by PDC to complete construction of this project through the IGA. To mitigate this risk, PP&R, PDC, and the design team have taken the following actions:

- Third Party Cost Evaluation: PP&R hired a third party cost estimator in March 2011 to evaluate and recommend any needed changes to the cost estimate provided by the OCB team. Assumptions relating to General Conditions, contractor profit and overhead, and design, site, and construction contingencies were either validated or modified in response to this third party evaluation, providing greater confidence in the cost estimate.
 - Value Engineering: PP&R and OCB have value engineered the park design to reduce park costs. Value engineering included eliminating items from the design and changing out the quantity or quality of materials.
 - Add Alternates: The park design includes several park design elements identified as desirable but non-essential for the purposes of completing the Park. The “add alternate” items will be constructed if contractor bids come in lower than currently anticipated.
 - Contingency: Design, site, construction, and inflation contingencies appropriate to the currently 50 percent construction documents have been included in the Park Improvements, Right of Way Improvements, and Environmental Remediation budgeted line items. The contingencies have been verified by the third-party cost evaluation.
- There is a risk environmental conditions at the site will result in higher than anticipated costs to move, handle, or dispose of contaminated soils. To mitigate the environmental risks, PDC completed a Phase 1 and Phase 2 Environmental Assessment of Blocks 22 and 25, has enrolled the property in the Oregon Department of Environmental Quality (“DEQ”) Voluntary Cleanup Program and completed a site specific Remedial Action Work Plan and a Contaminated Media Management Plan (“CMMP”) for the entire property in conjunction with the final construction documents. The outcome upon completion of the project will be to obtain a DEQ No Further Action Letter. These activities and environmental remediation cost estimates have taken into consideration soils management needs in accordance with DEQ requirements.

To the extent the cost of the Park is higher than anticipated, PP&R will need to manage the project contingencies and issue change orders as needed to deliver the Park within the specified budget or provide additional PP&R funding.

WORK LOAD IMPACT

Authorization to execute the IGA will result in increased workload for PDC staff. However, this has already been taken into account in establishing staff work plans, and will not require additional staff. These activities include coordinating the PP&R on the contractor selection and construction, reviewing invoices and issuing payments, administering the RACC funds and payments, and reviewing compliance with PDC’s BWE policy. The primary workload associated with this IGA will require PP&R staff to supervise, monitor, and inspect the park construction. Costs associated with these PP&R tasks are included in the IGA amount.

ALTERNATIVE ACTIONS

The Board could elect to:

- not authorize the IGA; or
- authorize the IGA but exclude the Park Improvements – Enhancements Package (\$600,000 PDC contribution and \$400,000 PP&R contribution), reducing the PDC

contribution from \$5.14 million to \$4.54 million and the Park Construction budget from \$4.3 million to \$3.3 million (excluding environmental remediation or street improvements costs); or

- reduce the authorization amount to reflect a lower level of park improvements or request changes to the IGA to address specific concerns, with the authorization to execute the IGA conditioned upon addressing the identified issues or with the IGA brought to the Board for approval at a subsequent meeting.

Not authorizing the IGA would likely jeopardize the City's ability to construct the Park and fulfill an obligation of the Development Agreement between the City and HSP. Since PDC is the largest funding contributor for this project, this action would result in a shortfall for PP&R of approximately \$5.1 million to construct the Park. Consequently, PP&R would be required to either seek alternative funding sources or put the project on hold. If other alternative funding sources are not available, this would represent a lost opportunity to advance a project included in the City's economic stimulus package and demonstrate the City's commitment to the Portland River District Park System Urban Design Framework Study. Blocks 22 and 25 would also revert back to HSP ownership in the event PP&R does not proceed with construction in accordance with the Donation Agreement. This would represent a lost opportunity to increase the size of the Park from 2.2 to 3.1 acres and leverage the donation of the property by HSP.

Authorizing the IGA but excluding the Park Improvements – Enhancements Package from the project would reduce the Park Construction budget from \$4.3 million to \$3.3 million (excluding environmental remediation and street improvement costs). The Park could still be completed but with a lower level of improvements and quality and quantity of materials. For example, the PP&R would likely be unable to construct the fully-improved off-leash dog area, children's play area, Portland Loo, and materials such as the boardwalk and paving and planting materials would be significantly simplified. This action would satisfy the Development Agreement requirement. However, PP&R and PDC staff have determined that this level of improvement would not meet neighborhood expectations.

Further reducing the Park Construction budget below \$3.3 million would further diminish the ability for PP&R to complete the Park and meet neighborhood expectations.

CONCURRENCE

PP&R, the CAC, and the Pearl District Neighborhood Association are in favor of approving the IGA (see Attachment "C").

This IGA is consistent with City Council Ordinance No. 181232, adopted on August 29, 2007, and amended by Ordinance No. 183435, passed by Council on January 6, 2010, which delegated to the PP&R Director and the City Auditor the authority to enter into intergovernmental agreements with PDC. The form of agreement used for the IGA is substantially similar to the template that was approved by City Council through the above referenced Ordinance.

The Portland Bureau of Development Services (BDS) has agreed to assign a staff person to facilitate and expedite the permitting process.

BACKGROUND

The planned conversion of the Pearl District from a primarily industrial and warehousing district to a high-density, mixed-use, transit-oriented neighborhood was initiated in the late 1980s and progressed in the 1990s with the adoption of a series of plans and development agreements. Foremost amongst these were the Development Agreement between the City of Portland and HSP (1997, amended 1999) and the adoption of the River District Urban Renewal Plan (1998). Each of these planning and development activities recognized the need to establish public parks in order to create a livable and attractive setting for future residents, employees, and visitors.

In 1997, the Tanner Creek Park and Water Feature Steering Committee was established to develop a parks plan for the Hoyt Street Property and the River District. The resulting report, adopted by City Council in 1998, identified the size, configuration, location, and programming for four River District parks: South Park Square (now Jamison Square), North Park Square (now Tanner Springs Park), the Neighborhood Park (now known as The Fields and referred to herein as the Park), and Riverfront Park. The report stated the Park should be approximately 2.1 acres in size with an open, multi-use space for informal, unstructured recreation activities. The City Council directed PP&R and PDC to jointly implement the parks plan.

In 1999, PP&R and PDC retained Peter Walker and Partners to create the urban design plan for the first three parks (The Portland River District Park System Urban Design Framework Study). With the input of a steering committee and two public workshops, the framework plan included a common theme of water and other recurring elements strengthening the connection between the parks and the waterfront. This framework plan stated the Park should provide a venue for the recreational needs of the neighborhood with the majority of the site devoted to a relatively flat, irregularly shaped grass meadow maintained for passive and informal recreation. The plan also envisioned a boardwalk connecting the three parks and extending over the railroad tracks, thereby directly connecting the three parks and the neighborhood to the waterfront.

Jamison Square and Tanner Springs Park were subsequently developed by PP&R and PDC consistent with these plans. Jamison Square opened in 2002 and Tanner Springs Park in 2004.

The 2.1 acre site for the Park was purchased by PDC in 2004 for \$7.667 million and conveyed to PP&R for park use on February 1, 2005.

In March 2006, HSP completed the Hoyt Street Properties Master Plan. Through this planning effort, the City and HSP mutually agreed to include the HSP-owned Blocks 22 and 25 as part of the Park, thereby increasing the size of the Park to approximately 144,432 square feet (3.3 acres).

PP&R and PDC began the design of the Park in 2006. A team led by The Office of Cheryl Barton was hired to work with a citizen advisory committee to design the Park. The team completed a Concept Plan in late 2007 that included a proposed pedestrian bridge linking the Park to the Centennial Mills property.

Between 1999 and 2007, the redevelopment emphasis for Centennial Mills shifted from establishing a waterfront park to retaining and revitalizing the historic structures. In November 2007, the design of the Park was put on hold to allow the Centennial Mills development team additional time to advance schematic plans for the site, to allow PDC and PP&R staff a better opportunity to understand connections between the two sites, and to allow additional time to negotiate an agreement for the donation of Blocks 22 and 25 by HSP to PP&R.

Between 2007 and 2010, PP&R, PDC, and the design team have refined the Park design and worked with the Centennial Mills developers to ensure the bridge connection between the two projects will be coordinated and compatible.

On August 31, 2010, PDC, PP&R, and HSP entered into an Agreement to Donate Property for Park Purposes Regarding The Fields Neighborhood Park. According to the terms of the Agreement, HSP will donate Blocks 22 and 25 to PP&R with the understanding HSP may be eligible for up to \$650,000 in Systems Development Charge (SDC) credits, with PDC reimbursing PP&R for any credit in excess of \$250,000 and not to exceed \$600,000 (for a maximum PDC reimbursement of \$400,000).

PPR and PDC staff conducted an extensive value engineering process on the Park during the schematic and design development phases of the project to achieve a park construction budget of \$3.3 million (excluding street rights-of-way and environmental remediation costs). To achieve this target budget, the following elements were value engineered out of the park design:

- Complete off-leash dog area;
- Complete children's play area;
- Water feature;
- River overlook;
- Restroom building;
- Changes to quantities and qualities of materials, including elimination of boardwalk;
- Urbanology Trail; and
- Reduced quantities of plantings and furnishings.

PPR and PDC staff evaluated this base value-engineered Park design and determined that the level of improvements would not be satisfactory to complete the extension of the North Park Blocks sequence, withstand the intensity of usage expected in this high-density neighborhood, or satisfy neighborhood expectations. As a result, PPR and PDC agreed to increase the park construction budget by \$1 million to approximately \$4.3 million, with PDC contributing an additional \$600,000 and PP&R contributing \$400,000. Although additional funds have been provided, the restroom building has been eliminated in favor of a less expensive Portland Loo. Other elements, such as the water feature and river overlook, have also been excluded from the Park design.

Construction of the park is anticipated to begin in Spring 2012 and be completed in Fall 2012.

ATTACHMENTS:

- A. River District URA Financial Summary
- B. Project Summary
- C. Letter from Citizen Advisory Committee
- D. Letter from Commissioner Fish

URA FINANCIAL SUMMARY

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2010-11	Proposed FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16
River District URA						
Resources						
Beginning Fund Balance	12,157,166	6,602,768	11,855,602	1,806,329	1,108,380	758,217
Fees and Charges	0	0	0	0	0	0
Interest on Investments	100,000	30,000	0	0	0	0
Loan Collections	456,741	450,000	450,000	450,000	450,000	450,000
Property Income	1,016,000	1,352,000	652,000	652,000	652,000	652,000
Reimbursements	125,000	200,000	426,562	0	0	394,419
TIF Proceeds	46,523,874	50,450,100	20,314,110	37,024,952	56,327,237	46,300,387
Total Resources	60,378,781	59,084,868	33,698,274	39,933,281	58,537,617	48,555,023
Requirements						
Program Expenditures						
Business Development						
Business Lending						
H79020 Business Finance	1,250,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Cluster Industry Development						
H72026 Cluster Development	0	200,000	0	0	0	0
H79023 Design Forum/PDX	0	1,000,000	0	0	0	0
H79100 Site Recruitment	0	71,250	71,250	71,250	0	0
Business Development Total	1,250,000	3,271,250	2,071,250	2,071,250	2,000,000	2,000,000
Housing						
PHB Housing						
H12030 Fairfield Apartments	430,000	500,000	0	0	0	0
H32138 Pearl Family Housing	7,000,000	0	0	0	0	0
H37937 RAC - Access Center	10,329,607	16,046,927	0	0	0	0
H37938 Blanchet House Redev	200,000	4,000,000	0	0	0	0
H37940 New Avenues for Youth	9,190	0	0	0	0	0
H80036 Yards at Union Station	0	3,973,438	0	0	0	0
H89030 Affordable Rental Housing	0	1,227,314	0	4,000,000	9,000,000	3,500,000
Housing Total	17,968,797	25,747,679	0	4,000,000	9,000,000	3,500,000
Infrastructure						
Parks						
H13119 Neighborhood Park (The Fields)	400,000	1,550,000	4,130,000	0	0	0
H13120 Neighborhood Park SDC Credit	0	400,000	0	0	0	0
Public Facilities						
H13138 Streetcar LID	0	0	500,000	0	0	0
H80020 Union Station	826,500	1,708,500	5,446,500	6,500	6,500	6,500
H80034 Community Facilities	78,000	0	0	0	0	0
Transportation						
H11233 Public Site Improvements	177,000	0	0	0	0	0
H13137 Streetcar Loop Project	11,523,396	0	0	0	0	0
Infrastructure Total	13,004,896	3,656,500	10,076,500	6,500	6,500	6,500
Property Redevelopment						
Commercial Real Estate Lending						
H28030 Redevelopment Loan	3,200,000	2,080,000	3,800,000	3,800,000	4,000,000	4,000,000

PROJECT SUMMARY

Project Name: The Fields Neighborhood Park
Description: 3.3-acre public park
Location: North of NW Overton Street between NW 10th and NW 11th Avenues
URA: River District
Current Phase: Construction
Next Milestone: Dedication Ceremony
Completion Target: November 2012
Outcome: Construction of public park.
Project Map – The Fields Plan (2011):



Notes: The Restroom Building and Overlook Terrace shown in this diagram are not included in the proposed Park design or budget. The Urbanology Trail is included as an Add Alternate.



PORTLAND PARKS & RECREATION

Healthy Parks. Healthy Portland

May 17, 2011

Board of Commissioners
Portland Development Commission
222 NW Fifth Avenue
Portland, Oregon 97209-3859

Dear Commissioners:

The Fields Project Advisory Committee supports the proposed \$1 million dollars budget increase for The Fields Park. The Advisory Committee met May 10th and reviewed the project design and budget estimates. We urge PDC to approve an additional \$600,000 increase for the construction of The Fields Neighborhood Park. PP&R has committed the remaining \$400,000.

At the May 10th Advisory Committee meeting, the committee was presented with two visions of the park, one represented what could be built with the present budget and the other was what would be possible with an additional \$1 million. The dog area, children's area and lawn area can all be retained with the additional funds. The Urbanology trail, dog shelter and restroom are still identified as Alternates. Due to ongoing maintenance costs the water feature was not included in the “add backs”.

The committee recommends the Urbanology Trail as the higher priority than the restroom building. The Urbanology Trail is essential to connectivity and safety in the park. Additionally, the committee urged PP&R staff to review the schedule and to expedite the permitting process to begin construction as soon as possible.

The construction of the park will provide needed open space for the neighborhood and provide an amenity to foster additional economic benefits for the area. We appreciate PDC's support of this project.

Sincerely,

Keith Thomajan, President
The Fields Citizen Advisory Committee

Administration
1120 S.W. 5th Ave., Suite 1302
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www.PortlandParks.org
Nick Fish, Commissioner
Zari Santner, Director





Commissioner Nick Fish
City of Portland

January 21, 2011

Friends of The Fields Dog Park
Bobbi Knight and John Tess
c/o John Tess
1120 NW Northrup St.
Portland, OR 97209

Dear Bobbi and John:

I appreciate the thoughtful engagement of the Friends of The Fields Dog Park and want to update you on the current status of the park.

We have had a number of frustrating delays relating to problems with the site and the final acquisition of the properties. Happily, we are rapidly moving forward toward breaking ground.

After receiving your excellent presentation with LeRae Hunt, I committed to bring together the Portland Parks and Recreation (PP&R) design team and senior management to review the amenity and park management changes proposed by the Friends. Using a current diagram of the park plan, I asked my team to explain the reasoning and public process that resulted in the design and the effect of each of the proposed changes.

Based on my review of the design history, I concluded that the Friends group input has already made significant useful changes to the early design. Given that the current design represents a consensus of the total public input, I have directed the bureau to move ahead with the 90% construction plans as they are currently drawn.

As a matter of fairness, to make the changes suggested by the Friends at this point would require that Parks begin a new public process for all stakeholders. It is time to move forward and build The Fields.

I know that for many of the dog park advocates this will be disappointing news. However, I am convinced that advocates have had a substantial positive impact on the final design. For example:

- The total dog park area was increased by 3,000 square feet.
- Trees in the middle were removed and the space was modified to minimize tight spaces and corners.
- Security was enhanced and lighting added.
- The entry will be ADA accessible and double gated.
- A fresh water station was added for drinking and washing.
- The length of the “throwing areas” was increased.
- The entire dog area will have an “all-weather” permeable surface over a graded rock base with a subsurface drain.
- A separate area for small or older dogs was added.

The advocacy of the Friends group was directly responsible for these improvements.

As I told John when we met, there will be opportunities to evaluate our new park once it has been in use so that we all can benefit from lessons learned in future designs and modifications. I look forward to continuing to work with the Friends group in the future.

Thank you for your active commitment to making this new neighborhood park another gem in the Pearl.

Sincerely,



Nick Fish
City Commissioner

CC: Mayor Sam Adams
Zari Santner, Director, Portland Parks & Recreation
Bruce Warner, Portland Development Commission
Friends of The Fields Dog Park