

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6818

**AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE
AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT
WITH THE OREGON UNIVERSITY SYSTEM IN AN AMOUNT
NOT TO EXCEED \$500,000 FOR THE PAYMENT OF THE
SCHEMATIC DESIGN OF THE OREGON SUSTAINABILITY
CENTER IN THE SOUTH PARK BLOCKS URBAN RENEWAL
AREA.**

WHEREAS, on July 24, 1985, the Portland City Council (“Council”) adopted Ordinance No. 157635 for the *South Park Blocks Urban Renewal Plan*, which calls for maintaining Portland's role as the major regional employment, population, cultural center by encouraging expanded opportunities for jobs;

WHEREAS, on April 12, 1995, through Ordinance No. 168702, the Council adopted the *University District Plan* amendment to the *Central City Plan*, which calls for the University District to be a vital, multi-cultural, and international crossroads with an environment which stimulates lifelong learning and collaboration between business and government;

WHEREAS, on September 1, 1999, through Resolution No. 35817, the Council directed the development of a *Green Building Action Plan* based on recommendations from the Sustainable Portland Commission’s *Green Building Options Study*;

WHEREAS, in January 2001, through Resolution No. 35956, the Council directed City bureaus to adopt and implement *Portland LEED™ Green Building Rating System* and other approaches identified in the City’s *Green Building Policy* pertaining to design and construction of new City facilities or City-funded projects;

WHEREAS, on April 27, 2005, through Resolution No. 36310, the Council amended the City’s *Green Building Policy* as binding policy and directed all City bureaus and the Portland Development Commission (“PDC”) to require certain sustainable and green standards in construction, operation, and maintenance of City buildings;

WHEREAS, on July 2, 2009, through Resolution No. 36714, the Council adopted the *City of Portland Economic Development Strategy – A Five Year Plan for Promoting Job Creation and Economic Growth*, setting the objective for continuing Portland’s leadership in green building by creating the next generation built environment, through the establishment of the Oregon Sustainability Center (the “Center”) to foster the next wave of innovation in sustainable building and living, and directed coordination with PDC regarding implementation of the actions identified in the Strategy;

WHEREAS, on October 23, 2009, through Resolution No. 36748, the Council adopted the *Climate Action Plan*, setting the goal for reducing carbon emissions by 80% by 2050, and

established interim building and energy objectives to achieve zero net greenhouse gas emissions in all new buildings and homes and to ensure that new buildings can adapt to the changing climate;

WHEREAS, the City of Portland is in the process of developing the *Portland Plan*, a strategic and comprehensive plan for the future growth and development of the city over the next 30 years, which will strongly influence the region's ability to prosper without relying on carbon based energy;

WHEREAS, in March 2009, PDC as the City's urban renewal and redevelopment agency selected Gerding Edlen Development to prepare a feasibility analysis for the Center, where the feasibility study prepared would determine whether the world's first high-density, multi-use, net zero energy, water, and wastewater building that meets the requirements of the Cascadia Region Green Building Council's Living Building Challenge could be constructed;

WHEREAS, on August 4, 2010, the Council approved Resolution No. 36808 making a commitment to pursue a mutually agreeable partnership with the Oregon University System ("OUS") for the Center, directing the Bureau of Planning and Sustainability ("BPS") and PDC staff to initiate schematic design for the Center, and directing further analysis of the proposed development by BPS, PDC, and the Office of Management and Finance;

WHEREAS, PDC, the City, and OUS wish to jointly develop and own the Center, to be located on certain PDC-owned property on the Portland State University ("PSU") campus at the intersection of SW Fourth Avenue and SW Montgomery Street;

WHEREAS, PDC, the City, and OUS desire that the Center would be able to deepen Oregon's green building expertise, to create local jobs, and to expand the understanding of the integral relationship between people and the buildings they occupy and operate;

WHEREAS, PDC, the City, and OUS desire that the Center would be the home to a consortium of sustainability-focused businesses, non-profits, and researchers, making the Center a hub for the region's economic competitiveness in sustainability and forging connections to Oregon's sustainable businesses by showcasing green building features and innovations;

WHEREAS, the State of Oregon has approved the use of up to \$80,000,000 of State of Oregon General Obligation bonds to financially support the development of the Center, and where OUS has received contingent tenant commitments from universities within the OUS system as well as partner non-profit and business tenants needed to support the state General Obligation bonds; and

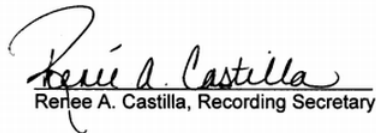
WHEREAS, in September 2010, OUS will take action to commit half of the Center's schematic design costs necessary to complete this phase of the project and to enter into a schematic design contract with the development and design team led by Gerding Edlen Development.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to negotiate and execute an Intergovernmental Agreement with OUS in an amount

not to exceed \$500,000 for the payment of a portion of the schematic design costs of the Center; and

BE IT FURTHER RESOLVED that this resolution shall become effective thirty days from the date of its adoption.

Adopted by the Portland Development Commission on August 27, 2010.



Rerlee A. Castilla, Recording Secretary

PDC

PORTLAND DEVELOPMENT COMMISSION

Resolution Number 6818

Title:

AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE OREGON UNIVERSITY SYSTEM IN AN AMOUNT NOT TO EXCEED \$500,000 FOR THE PAYMENT OF THE SCHEMATIC DESIGN OF THE OREGON SUSTAINABILITY CENTER IN THE SOUTH PARK BLOCKS URBAN RENEWAL AREA.


Adopted by the Portland Development Commission on August 27, 2010.

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Steven Straus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Charles Wilhoite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

Certification

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and duly recorded in the official minutes of the meeting.


Reree A. Castilla, Recording Secretary

Date: October 26, 2010