



A Great City Needs a Great University

2012 Education Urban Renewal Area

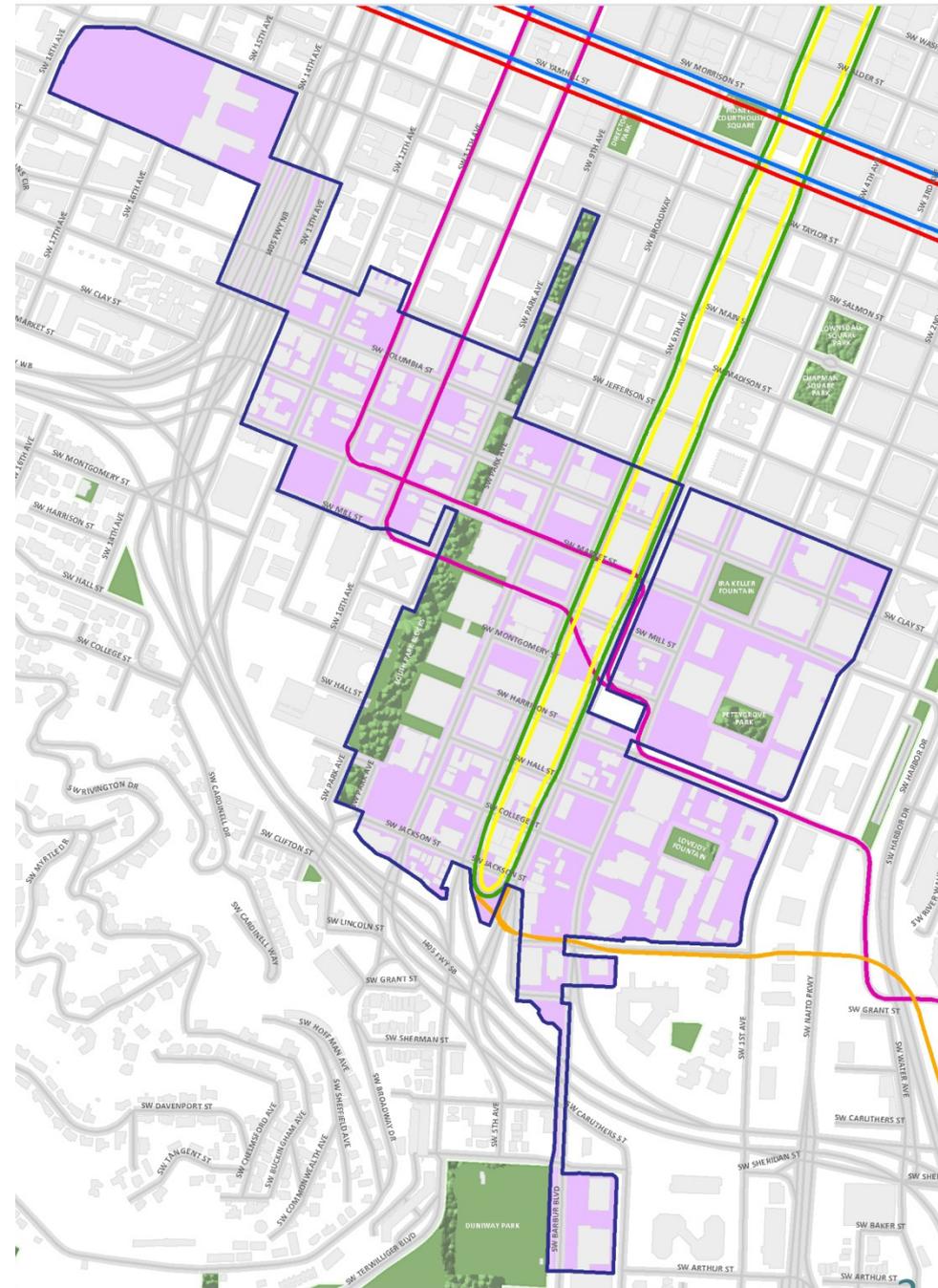




The Education Urban Renewal Area

Innovation, Entrepreneurship, and Economic Growth

- Size: 144 acres
- Debt limit: \$169 million
- Plan End Date: June 30, 2041
- Key Partnerships:
 - Portland State University
 - Portland Development Commission
 - City of Portland
 - Portland Public Schools
 - Multnomah County
 - Oregon Health & Science University





Portland State University

Integral to the region's future success and economic stability

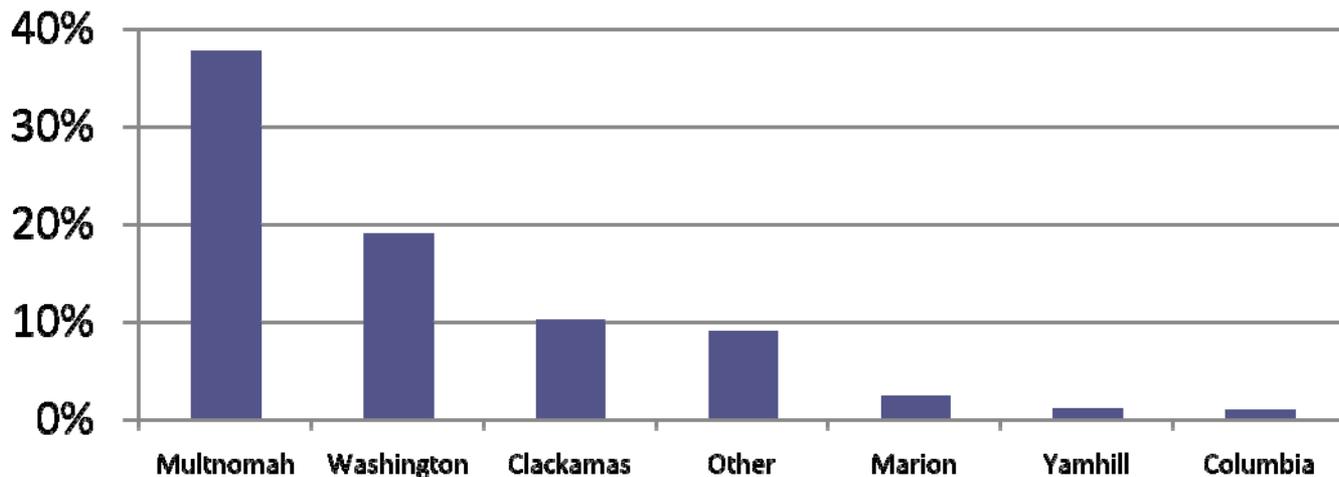




PSU's Presence

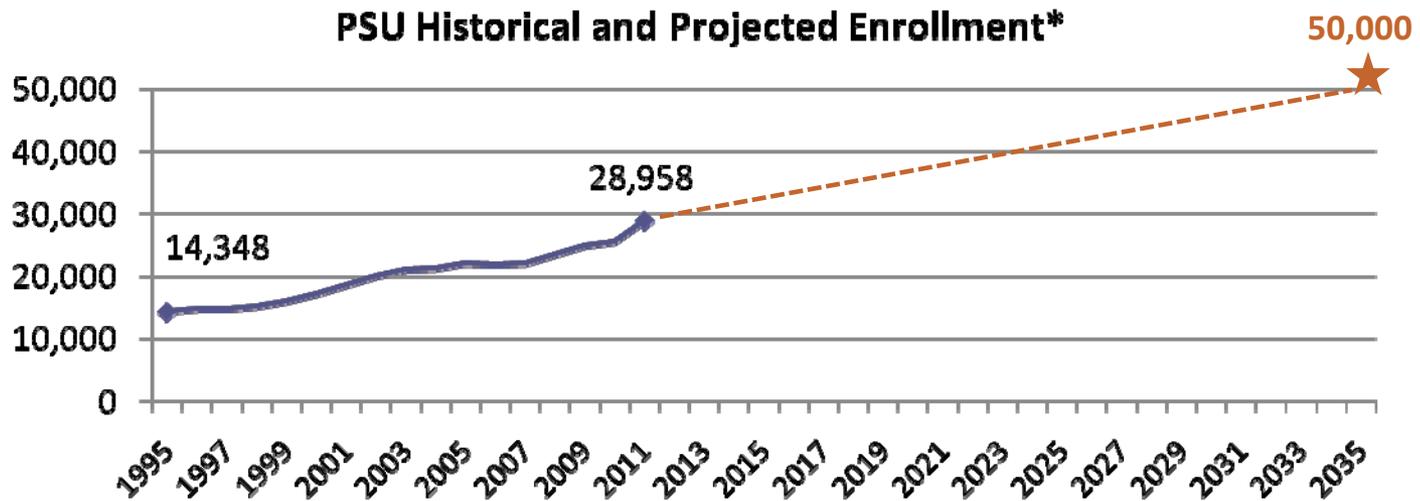
- Regional economic impact: \$1.4 billion in 2009/10
- Top 10 employer: ~4,000 employees
- Research: \$65 million
- Enrollment: ~30,000
- Student Body: 66% from Metro area, 80% from Oregon, 23% minority, 1,900 international students from 98 countries

Enrollment by County





Through Growth Comes Opportunity



*Projected enrollment data from 2010 Framework Plan using 40/40/20 Plan as guide

- Projected enrollment by 2022
 - 28% increase in the School of Business Administration
 - 30% increase in the Maseeh College of Engineering & Computer Science
- PSU's 25-year Framework Plan
 - An additional 4.2 million sq. ft., and an investment of more than \$1.26 billion

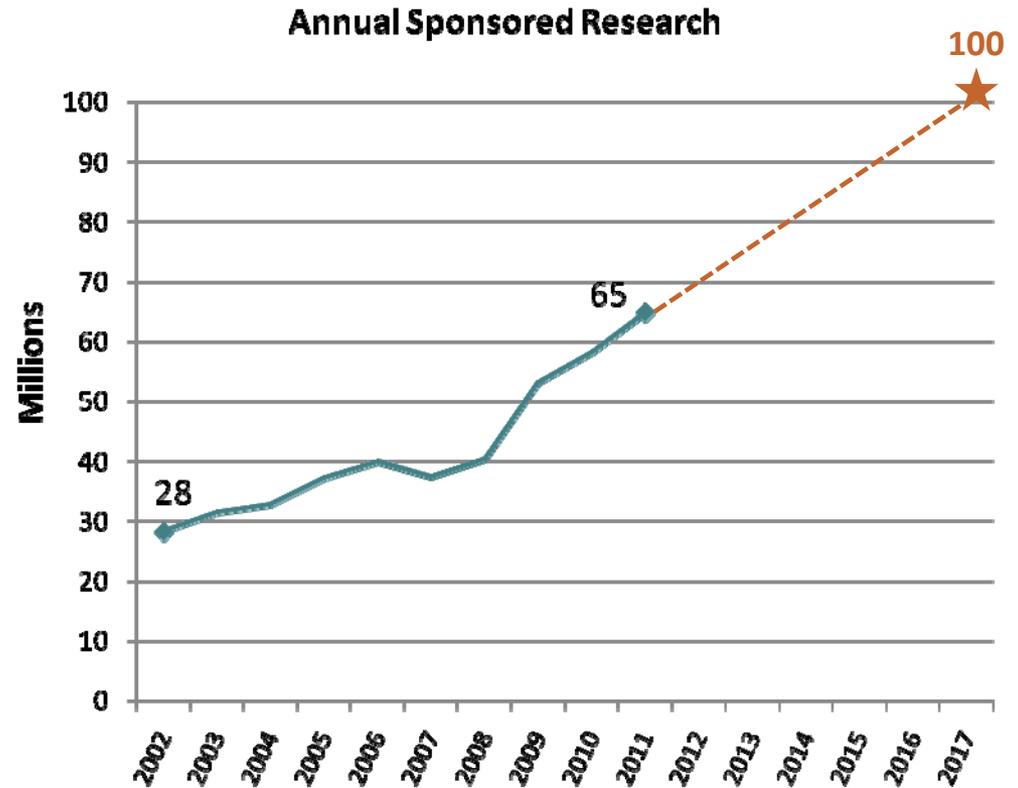


Foundation for World Class Excellence

- PSU Centers of Excellence
 - Sustainability
 - Health and Life Sciences
 - Cradle to Career
- PSU Progress in Research
 - Doubled since 2004



0



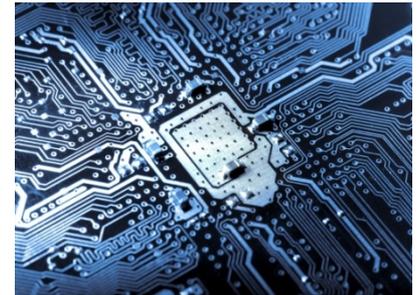


In 2012, urban universities are sought after investments that generate jobs and drive innovation



New York:
Governor Bloomberg partners with Cornell Univ. to develop Roosevelt Island

Tennessee:
INCITE initiative provides \$50M from state for regional strategies to increase innovation capacity



Providence, RI: Knowledge District draws innovative health care, R&D, and technology activity



Research Triangle, NC:
3 research universities have created an environment that supports 170 companies, more than 40,000 jobs





A Partner that Supports Small Businesses and Local Organizations

- Portland State Business Accelerator
 - Drew 60% of the state's venture capital, \$68.5 million
 - Provides 30 businesses with affordable office and lab space
- Portland Business Outreach Program
 - Assisted 169 companies in the last 3 years
- Students spent 1.54 million hours volunteering across the region
- Senior Capstone worked with 140 local organizations



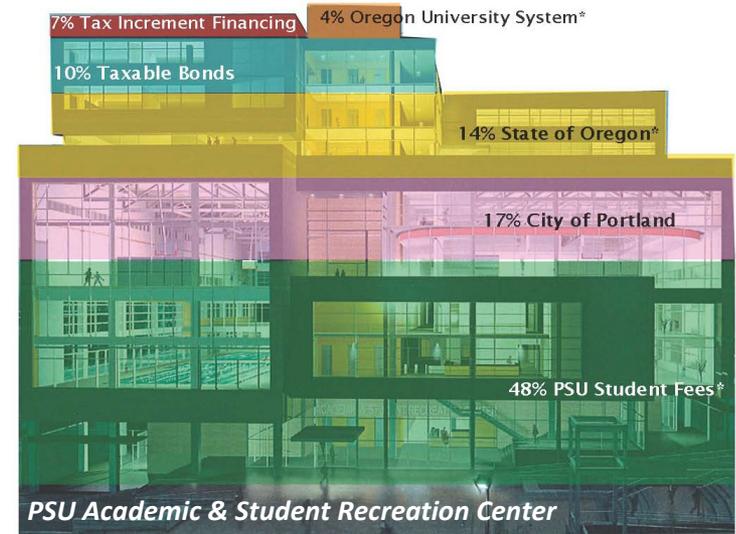


PSU – A Proven Partner

- Commitment to partner with the private sector
- Framework Plan recommends 40% new development is private
- Variety of sources need to develop a successful project



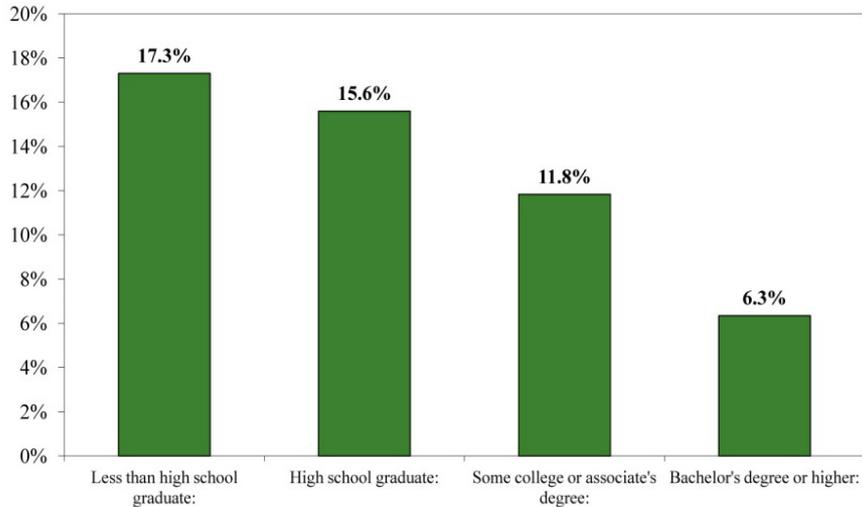
University Point





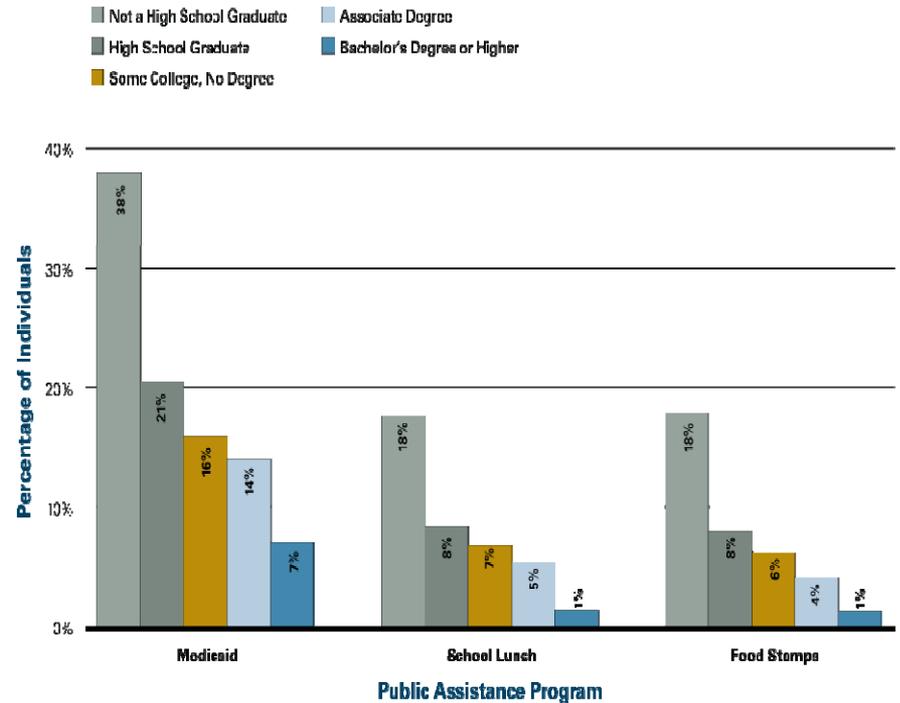
Partnership with Multnomah County

Unemployment rate by education attainment, Oregon: 2010
(25 to 64 year old population)



Source: U.S. Bureau of Census, American Community Survey, 2010

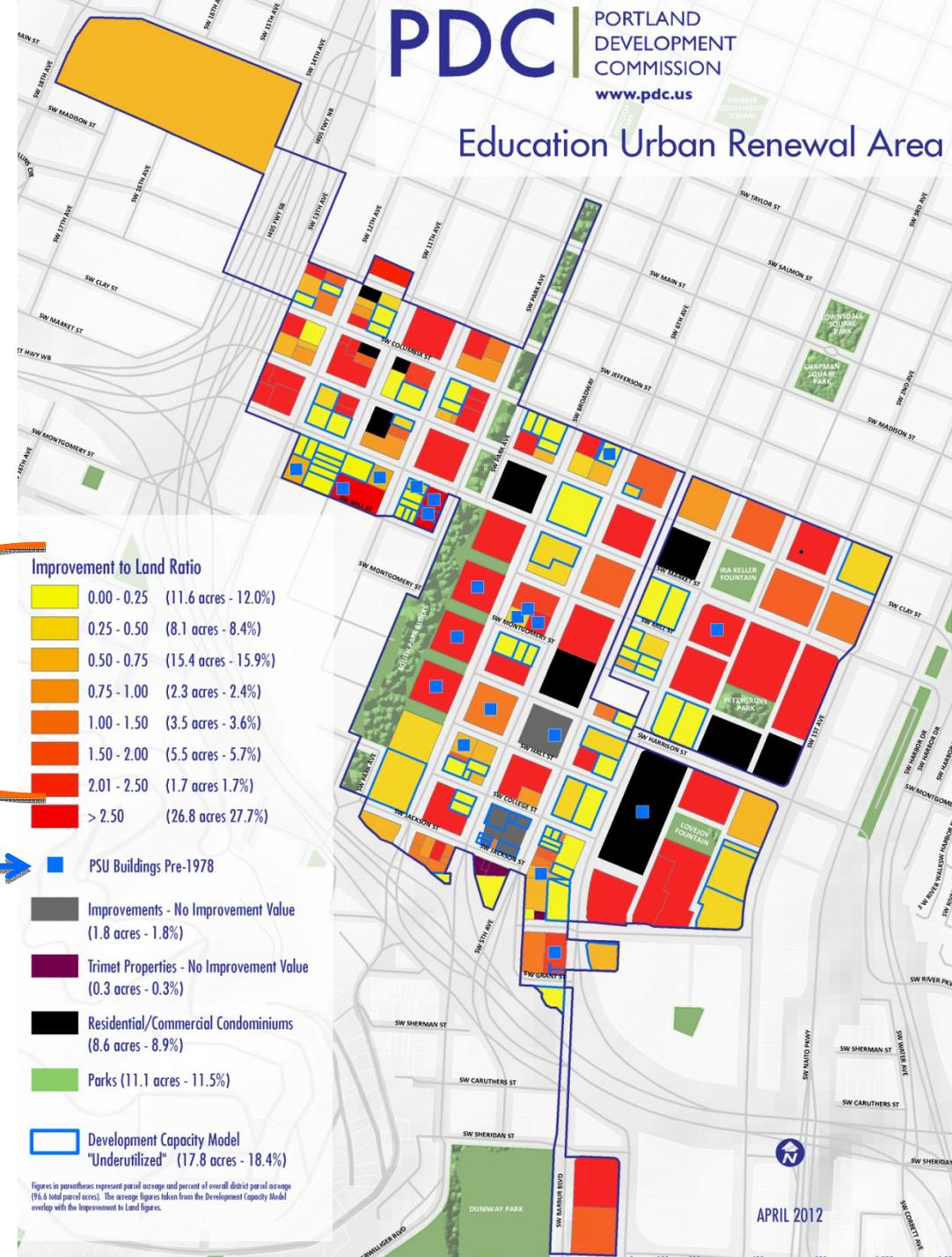
Percentage of Individuals Ages 25 and Older Living in Households that Participated in Various Public Assistance Programs, by Education Level, 2008



Sources: The College Board, *Education Pays 2010*, Figure 1.15; U.S. Census Bureau, 2009; calculations by the authors.



Education Urban Renewal Area



Key indices of blight

Improvement to land ratios of less than 2.5 to 1



Inventory of buildings constructed prior to 1978, deteriorated quality



- Improvement to Land Ratio**
- 0.00 - 0.25 (11.6 acres - 12.0%)
- 0.25 - 0.50 (8.1 acres - 8.4%)
- 0.50 - 0.75 (15.4 acres - 15.9%)
- 0.75 - 1.00 (2.3 acres - 2.4%)
- 1.00 - 1.50 (3.5 acres - 3.6%)
- 1.50 - 2.00 (5.5 acres - 5.7%)
- 2.01 - 2.50 (1.7 acres 1.7%)
- > 2.50 (26.8 acres 27.7%)

- PSU Buildings Pre-1978
- Improvements - No Improvement Value (1.8 acres - 1.8%)
- Trimet Properties - No Improvement Value (0.3 acres - 0.3%)
- Residential/Commercial Condominiums (8.6 acres - 8.9%)
- Parks (11.1 acres - 11.5%)
- Development Capacity Model "Underutilized" (17.8 acres - 18.4%)

Figures in parentheses represent parcel acreage and percent of overall district parcel acreage (96.6 total parcel acres). The average figures taken from the Development Capacity Model overlap with the Improvement to Land figures.



Investment Objectives

Projects	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26-29	TOTAL
STRATEGIC PARTNERSHIPS - \$29,150,000							
Multnomah County Project (see IGA)	\$ 3,100,000	\$ 7,350,000	\$ 4,500,000	\$ 4,200,000			\$ 19,150,000
Portland Public Schools Site Development		\$ 500,000	\$ 5,000,000	\$ 4,500,000			\$ 10,000,000
URBAN INNOVATION - \$13,625,000							
EcoDistrict Development							\$ 5,500,000
District Systems (Campus Loop Expansion Phase 3)	\$ 250,000						\$ 250,000
Infrastructure Upgrades - District Energy Extensions		\$ 2,000,000				\$ 1,000,000	\$ 3,000,000
Storm Water / Wastewater Management			\$ 250,000	\$ 250,000	\$ 1,250,000	\$ 500,000	\$ 2,250,000
Energy Efficiency/Modernization							\$ 3,825,000
Private Building Retrofits				\$ 125,000	\$ 375,000	\$ 625,000	\$ 1,125,000
Marston House and East Hall Historic Preservation & Efficiency	\$ 225,000						\$ 225,000
Fourth Ave Building Efficiency		\$ 600,000					\$ 600,000
Montgomery Court			\$ 250,000				\$ 250,000
PSU Energy Efficiency Projects				\$ 125,000	\$ 1,375,000	\$ 125,000	\$ 1,625,000
Enhance PSU's Academic Capacity							\$ 4,300,000
Neuberger Hall Redevelopment	\$ 200,000						\$ 200,000
Knowledge Commons / Student Services Center		\$ 300,000					\$ 300,000
Cramer Hall Renovation		\$ 300,000					\$ 300,000
Expansion of Sciences Facilities					\$ 3,500,000		\$ 3,500,000
RESEARCH & TECHNOLOGY COMMERCIALIZATION - \$13,500,000							
Research Facility Expansion							\$ 13,500,000
Engineering and Physical Sciences Classrooms / Research Facility Expansion			\$ 2,500,000		\$ 1,000,000		\$ 3,500,000
PSU/Private Partner Research Facility Expansion	\$ 400,000		\$ 600,000	\$ 2,500,000	\$ 4,000,000	\$ 2,500,000	\$ 10,000,000
ENTREPRENEURSHIP - \$12,775,000							
Startup Accelerator/ Lab Space							\$ 12,775,000
School of Business Expansion	\$ 1,950,000						\$ 1,950,000
PSU / Startup Accelerator Fund		\$ 1,150,000	\$ 300,000	\$ 375,000	\$ 3,000,000	\$ 1,500,000	\$ 6,325,000
PSU / Private Partner Business Accelerator		\$ 4,000,000		\$ 500,000			\$ 4,500,000
CLUSTER DEVELOPMENT - \$21,250,000							
Business and Industry Development							\$ 21,250,000
Target Industry Recruitment & Expansion Fund	\$ 900,000	\$ 350,000	\$ 450,000	\$ 1,750,000	\$ 4,000,000	\$ 2,250,000	\$ 9,700,000
PSU / Industry Expansion Fund		\$ 350,000	\$ 450,000	\$ 1,750,000	\$ 4,000,000	\$ 2,250,000	\$ 8,800,000
PSU / Small Business & Real Estate Programs	\$ 250,000	\$ 200,000	\$ 300,000	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 2,750,000
HOUSING SET ASIDE - \$46,457,332							
Investment Strategy Determined by Council and Portland Housing Bureau	\$3,774,419	\$8,222,194	\$7,455,018	\$9,139,525	\$11,841,914	\$ 6,024,262	\$ 46,457,332
ADMINISTRATION - \$32,214,109							
Bond Issuance Fees / Office of Management and Finance	\$13,119	\$2,653,740	\$1,371,495	\$1,390,788	\$41,159	\$2,219,518	\$ 7,689,819
PDC Direct Staffing and Overhead	\$2,054,010	\$3,232,030	\$3,864,703	\$6,068,247	\$6,167,663	\$3,137,636	\$ 24,524,290
TOTAL RESOURCES - \$169,000,000	\$13,118,741	\$31,203,025	\$27,256,976	\$33,125,251	\$41,158,915	\$23,137,093	\$ 169,000,000

*PSU and PSU related projects are shown in green and total \$50,325,000



Strategic Partnerships & Urban Innovation



- Strategic site development
 - **Multnomah County:** Office Bldg for Dept. of Human Services/PSU uses
 - **Portland Public Schools:** Planning and redevelopment assistance
 - SW 4th Ave opportunity site
- Green development - district systems, energy retrofits
- Enhanced Academic Environment





Research & Technology Commercialization, Entrepreneurship & Cluster Development

- Research Facilities and Laboratory Space/ Business Accelerator
- Expansion of School of Business Administration
- Engineering and Physical Sciences Classrooms/ Research
- Private industry expansion





Timing & Next Steps



2010-2012	Outreach and Presentations
April 11, 2012 3:30 pm	PDC Board Public Hearing
April 17, 2012 5:30-7:30 pm	Public Open House, PSU Urban Center
April 24, 2012 6:30 pm	Planning & Sustainability Commission Public Hearing (8-0)
April 26, 2012 9:50 am	Multnomah County Commission (3-2)
April 26, 2012 5:00-6:00 pm	Central City URA Evaluation Committee, PDC Commission Room (14-0-1)
April 30, 2012 4:45 pm	PDC Board Vote (4-0)
May 9, 2012 2:00 pm	City Council Public Hearing
May 16, 2012	City Council Vote

Visit

www.pdc.us/edura
for more information

Questions?

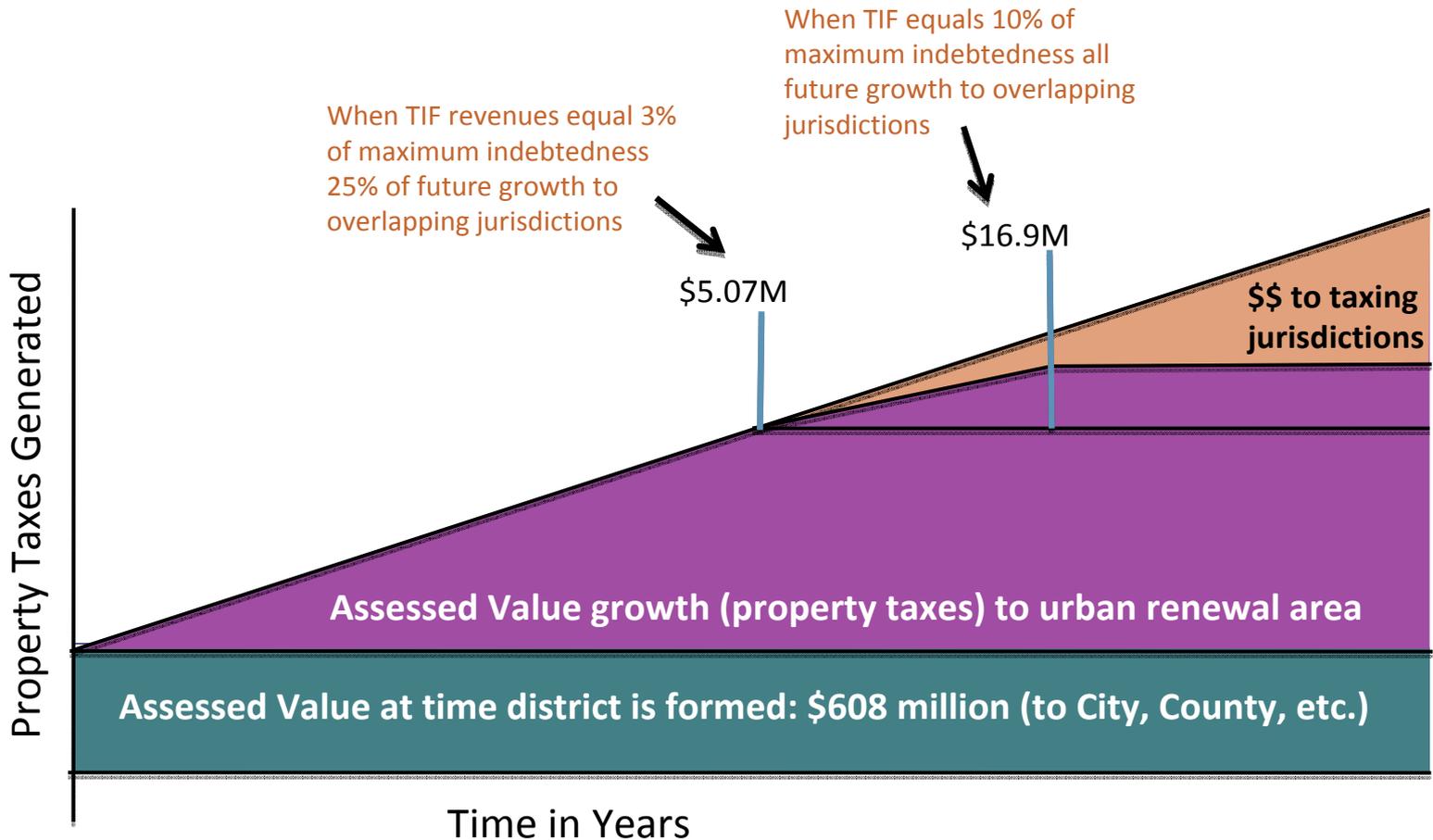
2012 Education Urban Renewal Area





Revenue Sharing

Education URA – \$169 million maximum indebtedness





Revenues Foregone 2014-2045	Total	Present Value to 2014
Permanent Rates		
City	\$71,437,853	\$19,219,464
County	67,791,822	18,238,545
Metro	1,507,734	405,637
Port	1,094,121	294,360
W Mult Soil	1,142,506	307,377
State School Fund (PPS rate)	74,517,313	20,047,954
PCC	4,413,945	1,187,517
Mult ESD	7,142,224	1,921,526

Revenues Gained 2046	Amount (nominal)	Present Value to 2014
Permanent Rates		
City	\$4,420,074	\$507,164
County	4,194,483	481,280
Metro	93,288	10,704
Port	67,697	7,768
W Mult Soil	70,690	8,111
State School Fund (PPS rate)	4,610,610	529,027
PCC	273,104	31,336
Mult ESD	441,911	50,705

Shared Revenues 2014-2045	Total	Present Value to 2014
Permanent Rates		
City	\$11,419,855	\$4,020,406
County	10,837,011	3,815,214
Metro	241,022	84,853
Port	174,903	61,575
W Mult Soil	182,638	64,298
State School Fund (PPS rate)	11,912,129	4,193,713
PCC	705,601	248,410
Mult ESD	1,141,736	401,953