

EXHIBIT "A"

INTER-GOVERNMENTAL AGREEMENT

This Agreement is between the Portland Development Commission, hereinafter called "PDC" and the City of Portland Bureau of Planning hereinafter called "Contractor".

WITNESSETH THAT:

WHEREAS, the Commission desires to assist the City in the evaluation of specific aspects of the Morrison Street Downtown Development Project and other Downtown issues pursuant to and resulting from Portland City Council Resolution No. 32603; and

WHEREAS, the City needs to engage the services of additional staff and consultants to undertake its responsibilities under Resolution No. 32603 and other Downtown development-related analyses;

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

I. Scope of Work

1. The City, through the Bureau of Planning, will undertake a program to explore alternatives to the retail skybridges proposed for the Morrison Street Downtown Development Project. Pursuant to Resolution No. 32603, the Bureau of Planning shall perform services to include, but not limited to the following:
 - (a) Retain a retail design consultant to assist the Design Review Committee and Planning Commission in their design review of any proposed retail skybridges. The retail design consultant shall work with the architect hired by Cadillac-Fairview (Oregon), Inc., with the objective of designing a program without skybridges or with reduced skybridges.
 - (b) An "exhaustive search" for configurations, other than retail skybridges, that are economically viable shall be made. The consultant shall work with the Design Review Committee and the Planning Commission to provide information on the alternative programs.
2. The City, through the Bureau of Planning, will undertake a program to develop criteria for the outward orientation of the proposed Morrison Street Downtown Development Project. Pursuant to Resolution No. 32603, the Bureau of Planning shall assist the Design Review Committee in the establishment of criteria for outward orientation; such criteria to include but not be limited to the following:
 - (a) At least 50 percent of ground floor perimeter walls should consist of display windows and pedestrian entrances;
 - (b) The project should be supportive of the downtown area and strengthen the existing street pattern and encourage use of public sidewalks; and
 - (c) The project shall take into consideration the Pioneer Courthouse in its design proposal.

3. The City, through the Bureau of Planning, will undertake a program to update the City's Downtown Plan. This update shall incorporate a record of decisions by the City Council and other actions/activities that have changed or refined the goals and guidelines contained in the Downtown Plan since its adoption in 1972.
4. The City, through the Bureau of Planning, will undertake a study to develop policies for the approval of air rights and underground development within the public rights-of-way of the Downtown Water-front Urban Renewal Area. Such a study will be undertaken in conjunction with a City-wide study of similar issues.
5. The City and the Commission will cooperate in the development of work programs and review of work products to insure adequate examination of the issues, costs and benefits.

II. Compensation

The Commission will reimburse the City for the actual cost and expense of undertaking the scope of work described herein, including consultant fees, personnel and supplies.

The City will be paid monthly following receipt of an invoice identifying time and expenses incurred during the preceding month.

Total compensation to the City under this Agreement shall not exceed SIXTY-SEVEN THOUSAND DOLLARS (\$67,000).

III. Time of Performance

Services by the City under this Agreement commenced on or about March 25, 1980. All services are anticipated to be completed according to the following schedule:

1. Retail Skybridge Program - June 1, 1980
2. Outward Orientation Criteria - June 15, 1980
3. Downtown Plan Update - June 15, 1980
4. City-wide Skybridge Policy - December 31, 1980

Extensions of these times may be granted by mutual agreement.

IV. Amendment of Agreement

The Commission and the City may amend this Agreement from time to time by mutual written agreement.

V. Terms and Conditions

This Agreement is subject to and incorporates the provisions attached hereto as Part II - Terms and Conditions (HUD621B 7-76).

IN WITNESS WHEREOF, the Commission and the City have executed this Agreement as of the date first above written.

PORTLAND DEVELOPMENT COMMISSION

BY: _____
Executive Director

APPROVED AS TO FORM:

Legal Counsel

CITY OF PORTLAND

BY: _____
Mayor

Auditor

ORDINANCE NO. 149355

An Ordinance authorizing a contract between the Portland Development Commission and the Bureau of Planning to evaluate specific aspects of the Morrison Street Downtown Development Project; creating one position of City Planner III in the Bureau of Planning; amending the 1979-80 City budget and transferring appropriations in the amount of \$67,000 within the General Fund from Unforeseen Reimbursable Expenses to the Bureau of Planning to reflect Portland Development Commission's Tax Increment Funding; and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. In Resolution 32603, adopted January 30, 1980, the Council directed the Bureau of Planning staff to retain a retail designer to work with the Cadillac-Fairview architect to design a program with reduced or eliminated retail skybridges.
2. In the same resolution, the Council directed the Design Review Committee to develop criteria for outward orientation for the proposed Morrison Street Downtown Development Project.
3. In the same resolution, the Council found that the Downtown Plan adopted by the Council in December 1972 was still valid and represents current City policy. Consideration of this resolution, however, indicated that it is appropriate to undertake a program to update the downtown plan to incorporate a record of City Council decision and other actions or activities that have changed or refined the 1972 Downtown Plan.
4. Consideration of this same resolution determined that the City should undertake a program to develop a city-wide skybridge policy. This program would result in a policy or series of policies to address the appropriate use of air rights and underground rights over and under public rights-of-way.
5. It is appropriate that the City enter into a contract with Portland Development Commission for the completion of this work; not to exceed a total cost of \$67,000.
6. The Bureau of Planning will require one position of City Planner III to accomplish this project.
7. The City's 1979-80 budget should be amended to reflect receipt of Tax Increment Funds from the Portland Development Commission and to provide for their expenditure.

NOW, THEREFORE, the Council directs:

- a. The Mayor and the Auditor of the City of Portland are authorized to enter into an agreement with the Portland Development Commission in the form of Exhibit "A";

ORDINANCE No.

- b. One position of City Planner III is created in the Bureau of Planning; and
- c. The City's 1979-80 budget is amended as follows:

GENERAL FUND

Unforeseen Reimbursable Expenses (\$67,000)

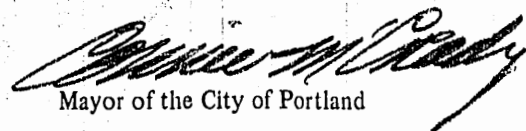
Bureau of Planning

Object 110 Full-time	\$ 6,269
170 Benefits	1,916
210 Professional Services	55,315
310 Office Supplies	500
430 Out of Town Travel	<u>3,000</u>
TOTAL	<u>\$67,000</u>

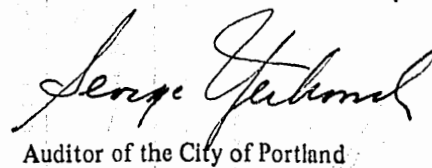
Section 2. The Council declares that an emergency exists because delay in authorization of the agreement may cause undue delay in performance of the described services; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council, APR 3 1980

Mayor Connie McCready
 Karen Baldwin:ad
 3/28/80
 51049004/4400


 Mayor of the City of Portland

Attest:


 Auditor of the City of Portland

Sub. Calendar No. 1088

ORDINANCE No. 149355

Title

Ordinance authorizing contract between Portland Development Commission and Bureau of Planning to evaluate specific aspects of the Morrison Street Downtown Development Project; creating one position of City Planner III in the Bureau of Planning; amending the 1979-80 City budget and transferring appropriations in the amount of \$67,000 within the General Fund from Unforeseen Reimbursable Expenses to the Bureau of Planning to reflect Portland Development Commission's Tax Increment Funding; and declaring an emergency.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie		
Jordan		
Lindberg		
Schwab		
McCready		

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY
<i>Mayor McCready</i>

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration <i>CM ce</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau: PLANNING
Prepared By: <i>E. Jelen</i> Date: <i>3/27/80</i>
Budget Impact Review: <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head: <i>Paul M. Jelen</i>

NOTED BY
City Attorney
City Auditor <i>[Signature]</i>
City Engineer

Filed MAR 28 1980

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By *Gordon Croell*
Deputy

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