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37675

Resolution

Authorize a term sheet to serve as a guide for project agreements for the Oregon Museum of Science and Industry Central City Master Plan District

Adopted

WHEREAS, Prosper Portland is the City of Portland's (the "City's") Urban Renewal Agency with broad powers to make investment towards economic development and community development outcomes; and

WHEREAS, the Oregon Museum of Science and Industry ("OMSI") is a leading educational institution dedicated to inspiring curiosity and fostering learning through interactive science, technology, engineering, and math exhibits and programs; and

WHEREAS, the City's Central City 2035 Plan identified the OMSI Station Area (the "OMSI District") within the Central Eastside district as a large potential redevelopment site subject to a Central City Master Plan review process to identify future development requirements, locations of uses, plans for meeting infrastructure capacity and the location of open spaces and right-of-way to connect to the larger surrounding area; and

WHEREAS, on February 16, 2023, in Case Number LU-21-115214, the City's Design Commission approved the OMSI Central City Master Plan to guide future development within the OMSI District; and

WHEREAS, the City, Prosper Portland and OMSI recognize the potential for significant community and economic benefits through collaboration on projects that align with their shared mission of enhancing the cultural and educational landscape of Portland; and

WHEREAS, the City, Prosper Portland and OMSI have engaged in discussions to explore opportunities for partnership and have identified a framework for collaboration through a term sheet that outlines some of the key terms and conditions of their potential partnership; and

WHEREAS, the proposed term sheet aims to advance mutual goals, including but not limited to enhancing educational opportunities,

Introduced by

[Mayor Ted Wheeler;](#)

[Commissioner Carmen Rubio;](#)

[Commissioner Mingus Mapps](#)

City department

[Prosper Portland;](#)

[Transportation](#)

Contact

Justin Douglas

Governance, Learning and
Outcomes Manager

✉ douglasj@prosperportland.us

Requested Agenda Type

Time Certain

Date and Time Information

Requested Council Date

September 4, 2024

Requested Start Time

2:00 pm

Time Requested

45 minutes (1 of 2)

supporting economic development, creating engaging public spaces, creation of affordable housing in the district, and open space creation; and

WHEREAS, the term sheet is intended to serve as a guide for future project agreements.

NOW, THEREFORE, BE IT RESOLVED, that the Portland City Council affirms its support for the partnership and collaboration on the development of the OMSI District described in the term sheet attached as Exhibit A to this resolution; and

BE IT FURTHER RESOLVED, that the Mayor or their designee is authorized to sign the term sheet in a form substantially similar to that attached as Exhibit A; and

BE IT FURTHER RESOLVED that the Portland City Council directs the Bureau of Transportation, the Housing Bureau, and the Parks Bureau to develop formal definitive documents or amendments to existing agreements as necessitated by the terms contained in Exhibit A; and

BE IT FURTHER RESOLVED that the Portland City Council will consider formal definitive documents and amendments to existing agreements as necessitated by the terms contained in Exhibit A.

Exhibits and Attachments

 [Exhibit A](#) 243.58 KB

Impact Statement

Purpose of Proposed Legislation and Background Information

Portland City Council will be taking an action to approve a resolution to affirm support for the OMSI – City of Portland – and Prosper Portland term sheet, authorizing the Mayor to sign the term sheet, and directing named bureaus to develop formal definitive documents or amendments to existing agreements necessitated by the term sheet. Approving the term sheet affirms the spirit of cooperation between OMSI, the City of Portland and Prosper Portland to achieve the goals and policies set forth in Central City 2035 for the Central Eastside including: creating an active riverfront station area with educational and recreational opportunities while promoting visitor-serving attractions; establishing high-density mixed uses including office, institutional and employment uses, and ensuring the affordable housing supply maintains and supports the area's growing racial, ethnic, and economic diversity.

OMSI is a regional science and cultural institution that attracts over one million visitors annually. Its mission is to inspire curiosity through engaging science learning experiences, fostering experimentation, and exchanging ideas and stimulating informed action. OMSI collaborates with partners

through direct programming, classroom learning, and regional partnerships. The museum moved to its current location, a former PGE power station in the early 1990s which the utility donated to OMSI. Situated along the Willamette River between the Marquam and Tilikum Crossing Bridges, OMSI owns roughly half of the property surrounding the museum. Its neighbors include the Portland Community College Climb Center and the former Hampton Opera Center, which the Native American Rehabilitation Association of the Northwest (NARA) recently acquired from the Portland Opera. OMSI seeks to create a one-of-a kind neighborhood, an inclusive community destination rooted in innovation, culture, the arts and science. It will use the proceeds from land transactions to further its corpus and continue to deliver its programming and community connections.

City Council adopted the initial Central City 2035 Plan ("CC2035") by Ordinance No. 189000 on June 6, 2018, which became effective July 9, 2018, to serve as the primary guiding policy document setting forth the goals, policies, and tools to guide growth and development in the Central City. It identified the Central Eastside as a Regional Center district within the Central City. Further, the OMSI Station Area (the "OMSI District") within the Central Eastside district was identified as a large potential redevelopment site that was required to go through a Central City Master Plan process to identify future development requirements, locations of uses, plans for meeting infrastructure capacity, and the location of open space and rights-of-way that will connect to the larger surrounding district. Following a series of appeals related to portions of CC2035 to the Oregon Land Use Board of Appeals and the Oregon Court of Appeals, the plan was eventually remanded to the City, resulting in City Council's readoption of CC2035 on July 8, 2020, by Ordinance 190023

In 2018, OMSI retained Edlen & Co. to be the master developer of the burgeoning district, and ZGF Architects to lead the Central City Master Plan process. In addition, Prosper Portland coordinated city bureau participation to support master plan development. OMSI's plan contemplates a new waterfront education park featuring public green space, plazas, restored riparian and upland habitats, and outdoor science programming. Through its partnerships with the Indigenous and Tribal communities, a native presence will be restored along the waterfront and within the built environment. The OMSI District will become home to 1200 new residential units, with a goal of over one-third of them being offered affordably. On February 16, 2023, in Case Number LU-21-115214, the City's Design Commission approved the OMSI Central City Master Plan ("OMSI CCMP") and related Infrastructure Zones to guide future development within the OMSI District.

Prosper Portland partnered with city bureaus to develop the term sheet with OMSI using the Infrastructure Zones to identify needed investments in public and private infrastructure and development and to align respective development priorities within the OMSI District over three phases. Key public priorities include: 1) Vertical development that supports the return of the Indigenous community in the area as well as mixed income housing,

and a complement to the district's industrial job center; 2) Increasing multi-modal access, particularly along the New Water Avenue realignment; and 3) An active waterfront that supports ecological health, increased educational opportunities, and public spaces.

OMSI's priorities align with the City's, noting that New Water Avenue and the Waterfront Education Park are key projects for the first phase. In addition, OMSI will seek out private development projects and plans to build out 250,000 gross square feet of vertical development in Phase One. OMSI recognizes the previous public resources that have been invested to support the district's growth, and under this term sheet has committed to not seek financial support from city partners for any projects identified in the OMSI CCMP except as committed in the first phase, without notice and agreement. Phase Two is focused on feasibility studies that include developing a district parking solution, pursuing private development, and negotiating an agreement between the Portland Housing Bureau and OMSI to achieve the district's affordable housing goals. The third phase uses the feasibility findings to continue build out of the district.

Financial and Budgetary Impacts

The term sheet identifies independent public and private infrastructure and development projects but does not legally bind any city bureau to financially invest. There are projects listed in the term sheet where bureaus have pledged budget; however, that pledged support will not become binding commitments until the parties enter into one or more specific project development agreement that further describe respective obligations and address detailed project elements such as schedule, coordination of activities, and financing.

Community Impacts and Community Involvement

OMSI has led a significant community involvement process since the concept level of the district master plan in 2015 and again in 2018 while seeking approval of the OMSI CCMP. Most notably, OMSI along with the NW Native Chamber, Columbia River Inter-Tribal Fish Commission and Affiliated Tribes of Northwest Indians secured a Metro Grant that set the foundation for partnership through the Center for Tribal Nations Advisory Committee, to jointly create places along the Waterfront Education Park and within the Center for Tribal Nations where Native People can safely gather to celebrate their heritage and bring Native commerce into the OMSI District.

Both OMSI and Prosper Portland engaged with Central Eastside District stakeholders including the Central Eastside Industrial Council and its Land Use Committee on the CCMP, the City and Prosper Portland's role in the project, and prospective areas for public investment.

100% Renewable Goal

While this action does not immediately increase or decrease the City's total energy use, implementation of the term sheet will deliver on the City's climate goals through infrastructure and development that will utilize the City's and/or Prosper Portland's green building policies.

Document History

Item 774 Time Certain in [September 4-5, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/9/4)
(<https://www.portland.gov/council/agenda/2024/9/4>)

City Council

Adopted

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea