

RESOLUTION No.**As Amended**

Approve the process for undertaking the River District Planning and Feasibility study for Parks and Open Space and direct the respective City Bureaus to undertake certain other activities related to implementing the Agreement for Development with Hoyt Street Properties, LLC

WHEREAS, on March 11, 1992, the City Council adopted Resolution No 34970 acknowledging the River District Vision and directing the Bureau of Planning to develop recommendations for a study to evaluate the proposal, and

WHEREAS, on August 12, 1992, the City Council adopted Resolution No 35029 implementing the Bureau of Planning's recommendations including appointing the River District Steering Committee which has met regularly and conducted open meetings since that time, and

WHEREAS, on May 11, 1994, after extensive public review and comment, the City Council adopted Resolution No 35274 endorsing the River District Development Plan and initiating actions in support of the Plan, and

WHEREAS, said Resolution No 35274 also authorized the Portland Development Commission (PDC) to assume the lead responsibility for negotiating and preparing an Agreement for Development with the private property owners within the River District, principally the owners of approximately 40 acres of land, Hoyt Street Properties, LLC, (HSP), and

WHEREAS, on December 21, 1994, the City Council adopted Resolution No 35350 approving the River District Housing Implementation Strategy, the River District Finance Plan, a management structure and operating budget and directed the respective City Bureaus to proceed with implementation, and

WHEREAS, said Resolution No 35350 also established the River District Public Negotiating Team to coordinate the preparation and negotiation of the Agreement for Development and directed that, when prepared, it be forwarded to City Council for consideration, and

WHEREAS, the River District Public Negotiating Team included PDC's Director of Development as the Team Chair, the Directors of the Office of Finance and Administration and the Bureau of Planning, the Bureau of Environmental Services CSO Director, the City Engineer and the City Attorney, and

WHEREAS, after extensive negotiations and substantial public input, the River District Public Negotiating Team prepared a Memorandum of Understanding (MOU) between the City of Portland (City) and HSP, which responded to the direction given it by the City Council and protected the City's interests in the expenditure of public funds, and

WHEREAS, on March 12, 1997, the City Council considered a resolution approving the proposed MOU with HSP and, following extensive public testimony, adopted Resolution 35592, as amended, approving the MOU substantially in the form of that attached to the resolution, and

WHEREAS, immediately following adoption of Resolution 35592, PDC began preparation of the Agreement for Development which is fully consistent with the approved MOU and, when executed and recorded, will legally bind HSP, its successors and assigns, and

WHEREAS, the River District Public Negotiating Team has recommended that the Agreement for Development between the City and HSP be approved by the City Council and that the various City bureaus and their agencies be instructed to proceed with the responsibilities outlined therein, and

WHEREAS, the Agreement for Development obligates the City and its respective bureaus to undertake certain studies, in particular, a planning and feasibility study for the Tanner Park Projects,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the Bureaus of Parks and Recreation, Environmental Services, and PDC are charged with the lead responsibility to commence the Planning and Feasibility Study for Park Projects called for in the Agreement for Development relating to the proposed parks and open space public improvements and that a representative of each of those agencies shall be appointed as members of a Management Team with equal representation to oversee the study and coordinate the necessary consultants, a steering committee and a technical committee and to return to City Council with recommendations as outlined in the Agreement for Development, and

BE IT FURTHER RESOLVED that the Bureau of Environmental Services will contribute \$80,000 toward the above referenced study and PDC will contribute \$20,000 towards this study, and

BE IT FURTHER RESOLVED that the Bureau of Environmental Services shall manage the contract for professional and technical services to undertake the study and shall insure that the work is undertaken and completed within the time frames established in the Agreement for Development, and

BE IT FURTHER RESOLVED that the Office of Transportation has the responsibility to implement the public transportation infrastructure improvements called for in the River District Development Plan and the Agreement for Development including, but not limited to, Front Avenue improvements, the Lovejoy Ramp Project and the Central City Streetcar Project and that implementation shall proceed within the time frames established in the Agreement for Development and be subject to available funding, and

BE IT FURTHER RESOLVED that the Office of Government Relations continue to pursue and coordinate applications to the Federal Government for Federal Funding assistance for the infrastructure improvements called for in the Plan, and

BE IT FURTHER RESOLVED that the City Council hereby delegates to PDC the responsibility to administer all matters and to perform all acts related to the following aspects of the Agreement for Development

- 1 Assisting and supporting HSP's proposed Master Plan amendment,
- 2 Accepting and exercising an option to purchase the land for the Water Feature Project, subject to funding availability,
- 3 Monitoring River District progress in achieving housing affordability goals as outlined in the approved River District Housing Implementation Strategy,
- 4 Monitoring HSP's progress in achieving the minimum required housing density goals,
- 5 Reviewing and approving modifications to the housing development program to allow complementary facilities,
- 6 Reviewing and making recommendations regarding environmental matters,
- 7 Condemning, if necessary, HSP property on behalf of the City of Portland,
- 8 Approving reasonable assignments and transfers of ownership interest by HSP, and

BE IT FURTHER RESOLVED that PDC and the Housing and Community Development Commission shall together monitor HSP's compliance with the housing affordability goals outlined in the Agreement for Development

BE IT FURTHER RESOLVED that the Council reaffirms its commitment to the River District Development Plan and directs the respective City Bureaus to proceed with implementation as described herein consistent with their respective capital budgets and operating programs, and

Adopted by the Council JUL 30 1997

Mayor Katz
Bruce Allen/PDC
July 17, 1997

BARBARA CLARK
Auditor of the City of Portland
By

Beth Olson
Deputy

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Agenda No

RESOLUTION NO.

35634

Title

A* Amended

Approve the process for undertaking the River District Planning and Feasibility study for Parks and Open Space and direct the respective City Bureaus to undertake certain other activities related to implementing the Agreement for Development with Hoyt Street Properties, LLC (Resolution)

INTRODUCED BY	DATE FILED JUL 17 1997
Mayor Vera Katz	Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs	By <u>Gay Kershner</u> Deputy
Finance and Administration (K (K))	For Meeting of _____
Safety	
Utilities	
Works	
BUREAU APPROVAL	ACTION TAKEN
Bureau Portland Dev Commission	JUL 23 1997 CONTINUED As Amended To JUL 30 1997 9:30 A.M.
Prepared by Date 7/16/97	
Bruce Allen	
Budget Impact Review	
Completed <input type="checkbox"/> Not Required <input checked="" type="checkbox"/>	
Bureau Head Felicia Trader Executive Director	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS		
				YEAS	NAYS
Consent	Regular	Francesconi	Francesconi	✓	
NOTED BY		Hales	Hales	✓	
City Attorney		Kafoury	Kafoury	✓	
City Auditor		Sten	Sten		✓
City Engineer		Katz	Katz	✓	

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