

IMPACT STATEMENT

Legislation title: *Authorize a contract with PLACE studio LLC to provide planning, design, and construction observation services for Gateway Park for a not to exceed amount of \$708,585. (Ordinance)

Contact name: George Lozovoy

Contact phone: 503-823-5595

Presenter name: Lauren McGuire

Purpose of proposed legislation and background information:

To allow the City of Portland to enter into a PTE Agreement with PLACE studio for the planning, design, and construction observation services for improvements to Gateway Park.

The Gateway Urban Park and Plaza Project will require skill and experience in completing the design of the park design elements. Technical and specialized design expertise will be needed to produce construction documents that deliver those unique features. The project is a result of an ongoing, City-led effort to transform the Gateway district into a Regional Center as described in the 2040 Framework Plan, the Outer Southeast Community Plan, the Opportunity Gateway Concept Plan, and the Gateway Regional Center Urban Renewal Plan.

Financial and budgetary impacts:

The City expenses for consulting services are \$708,585. Costs will be incurred during FY 2014 - FY 2017. The source of funding is Parks SDC funds. The construction of the Gateway Urban Park and Plaza (including scope contingency, contractor mark ups, and escalation) may cost up to an estimated \$ 4.7 M. Since these are concept-level estimates, they are low confidence figures. Development of the park and required streetscape improvements will be paid for by Parks System Development Charges (SDCs). This legislation will neither generate nor reduce revenue coming to the City. No current positions will be affected and no positions will be created, eliminated, or re-classified as a result of this legislation. Required staff time is estimated at 35% of one FTE.

The park will have ongoing Operations and Maintenance (O&M) expenses. An average cost/acre for maintenance of a PP&R urban plaza with a water feature and neighborhood park is \$75,000. The Gateway property is 3.2 acres. Based on average O&M costs, PP&R might expect to see average annual costs for O&M of \$240,000 for the site. This is a low confidence estimate, which will be refined once construction documents are developed.

Community impacts and community involvement:

The Gateway Redevelopment and Neighborhood Park Project will promote and reinforce the identity of Gateway as a family friendly, multi-generational, and multi-cultural place to live and work. It is envisioned to be an economic catalytic addition to the Halsey/Weidler commercial corridor and the entire Gateway community.

The 2010 master plan was prepared with an advisory committee comprised of representatives from the Hazelwood, Woodland Park, and Mill Park Neighborhood Associations, as well as the East Portland Action Committee, East Portland Parks Committee, Gateway Area Business Association, and Gateway Area Business Association and development community. The public showed considerable support for the development of the park.

The design process following this Council action will include an extensive outreach process to build on the previous work. PPR has completed the selection of a project advisory committee of community volunteers representing a range of experience and points of view; they will represent the park's future users and the surrounding community.

Current Project Advisory Committee Members

Cody Goldberg, Harper's Playground

Bob Earnest, Hazelwood Neighborhood Association

Nidal Kahl, Gateway Area Business Association, Halsey-Weidler Group

Andrew Long, member at large

Karen Justice, Principle of Sacramento Elementary

Clifford Robinson, member at large

Linda Robinson, Portland Parks Board

Abudi Said, African Youth & Community Organization

Xochil Springer, United Cerebral Palsy of Oregon

Jessa Sweany, member at large

Thuy Tran, Parkrose School District Member, Vietnamese Association of Oregon

Budgetary Impact Worksheet

Does this action change appropriations?

☐ **YES:** Please complete the information below.

☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount