

ORDINANCE No. 187 21 2 *As Amended*

*Approve the South Waterfront North District Development Agreement between Portland Development Commission and ZRZ Realty Company and direct the Bureaus of Transportation, Parks & Recreation, Environmental Services, Housing, Planning & Sustainability, and Development Services to work with Portland Development Commission to develop Intergovernmental Agreements to implement public obligations as specified in the development agreement (Ordinance)

The City of Portland ordains:

Section 1. The Council Finds:

1. The Portland Development Commission (“PDC”) is the duly authorized urban renewal agency of the City of Portland, Oregon and administers the City’s urban renewal plans;
2. Pursuant to the Charter of the City of Portland and Oregon Revised Statutes Chapter 457, the Portland City Council (“City Council”) adopted the North Macadam Urban Renewal Plan on August 11, 1999, by Ordinance No. 173651 (including all amendments thereto, the “Plan”). The Plan established the North Macadam Urban Renewal Area (“URA”) within which PDC has focused efforts to encourage private development, cure blight, and enhance economic development opportunities;
3. On November 13, 2002, by Ordinance No. 177082 and Resolution 36111, City Council adopted the South Waterfront Plan as a sub-district plan in the Central City (the “South Waterfront Plan”) superseding the North Macadam District Framework Plan, which City Council had accepted by Resolution 35815 in August 1999. PDC is responsible for coordinating and guiding development of the South Waterfront Plan Area on behalf of the City in accordance with the vision and goals of the South Waterfront Plan;
4. PDC has made significant contributions toward the development of the South Waterfront Plan Area, including through the July 2003 South Waterfront Central District Project Development Agreement as approved by the PDC Board of Commissioners (“Board”) by Resolution 6029 and by City Council Resolution No. 36163 as well as subsequent PDC investments including a \$10 million and land donation contribution to the design and construction of the Portland-Milwaukie Light Rail alignment by Resolution 6791;
5. City Council, on April 1, 2015, by Ordinance 187072, amended the Plan and the URA, expanding the URA by 45 acres and extending the life of the district to 2025;
6. The area of land that is the subject of this South Waterfront North District Project Development Agreement (“Development Agreement”) lies within the North Macadam URA and the South Waterfront Plan Area and is more particularly described in attached Exhibit A (the “Development Site”);

7. The Development Site is also within Portland's Innovation Quadrant providing the opportunity for connections and collaboration between the region's higher-education institutions, workforce development providers, and private sector partners, including the Oregon Health & Science University's Schnitzer Campus where research affiliated with the Knight Cancer Challenge is expected to be housed and, on ZRZ Realty Company ("ZRZ") property, the largest supply of remaining vacant land in Portland's Central City;
8. PDC and ZRZ (the "Parties") understand that the development conducted pursuant to this Development Agreement reflects PDC's and the City's economic, redevelopment, and housing priorities and intends to create an interconnected system of emerging companies and district residents who work and live within a vibrant, 24/7 waterfront destination surrounded by the nation's newest public transit and housing one of the state's largest employers;
9. ZRZ's long-standing advanced manufacturing facility at the Development Site is a long time contributor to the economic vitality of the City of Portland;
10. The Parties acknowledge the extensive investments ZRZ and the City have made toward transforming the South Waterfront Plan Area;
11. The Parties agree that the Development Site will be developed in three phases in sequential order during the time frames indicated in this Development Agreement; and
12. In instances where PDC is responsible for the design and/or construction of infrastructure on the Development Site, certain of such obligations will be implemented by entering into an Intergovernmental Agreement with other City agencies, including the Bureau of Environmental Services, Portland Parks and Recreation, Portland Housing Bureau, and the Bureau of Transportation (collectively the "Partner Bureaus").
13. On June 10, 2015, the PDC Board of Commissioners held a public hearing and, after considering testimony and other information presented to it, recommended approval of the South Waterfront North District Development Agreement (PDC Resolution Number 7117.

NOW, THEREFORE, the Council directs:

- a. The approval of the Development Agreement with ZRZ Realty in a form substantially compliant with Exhibit A;

- b. The Bureaus of Transportation, Parks and Recreation, Environmental Services, Housing, Planning and Sustainability, and Development Services to work with PDC to develop Intergovernmental Agreements to implement public obligations as specified in the Development Agreement.

Section 2. The Council declares an emergency exists because it is in the public interest to move expeditiously to implement this agreement; therefore, this ordinance shall be in full force and effect from and after its passage by Council.

Passed by the Council: JUN 24 2015

Mayor Hales
Prepared by: Geraldene Moyle
Date Prepared: June 17, 2015

MARY HULL CABALLERO
Auditor of the City of Portland
By


Deputy

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Agenda No. **187 21 2** **As Amended**
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 Title

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<p>INTRODUCED BY Commissioner/Auditor: Mayor Hales</p>	<p>CLERK USE: DATE FILED <u>JUN 19 2015</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;"><i>Mary Hull Caballero</i> Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Portland Development Commission</p> <p>Bureau Head: Patrick Quinton <i>Jay Burt (Acting; 6/18/15)</i></p> <p>Prepared by: Geraldene Moyle Date Prepared: 06/17/15</p> <p>Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i></p> <p>Council Meeting Date June 24, 2015</p>	<p>ACTION TAKEN:</p>

AGENDA
<p>TIME CERTAIN <input checked="" type="checkbox"/> Start time: 10:00 am</p> <p>Total amount of time needed: 60 minutes (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 60 minutes (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	