

IMPACT STATEMENT

Legislation title: * Authorize an Intergovernmental Agreement with Metro and associated easement documents for the One North / Nature in Neighborhoods project (Ordinance)

Contact name: Karl Arruda

Contact phone: x3-7067

Presenter name: Dave McEldowney, x3-7085

Purpose of proposed legislation and background information:

The One North development is on the border of the Boise and Eliot neighborhoods of North Portland, in the 3500 block of the North Vancouver / North Williams Avenue corridor, adjacent to North Fremont Street.

Catlin Gabel School, in coordination with the developer, applied for and received a Nature In Neighborhoods grant from Metro to create a unique public space at One North (the "Courtyard").

The developer constructed the Courtyard.

Metro's grant requires the developer to convey certain easements for public access to the Courtyard. The developer will grant Catlin Gabel an easement through the Courtyard Easement Agreement ("Easement").

Metro's bonding measure also requires a government sponsor to be the ultimate holder of the easement. The Portland Bureau of Transportation (PBOT), as the steward of the right-of-way that runs through the middle of the Courtyard, has agreed to act as the government sponsor. PBOT, through an IGA, will acquire the Easement through an Assignment of Courtyard Easement Agreement ("Assignment").

Financial and budgetary impacts:

The ordinance does not authorize any new spending and does not amend the budget.

PBOT's expenses related to this ordinance are being funded by the developer on a cost recovery basis. Funds are available in PBOT cost object 9TR000002238.

Under the terms of the IGA and Easement, PBOT expects that the property owners will perform nearly all maintenance in the Easement area and will be responsible for abating any nuisances in the Easement area. Accordingly, PBOT's future expenses will be minimal.

If the ordinance is not approved, PBOT will not be able to accept the easement from Catlin Gabel, and Metro may be unable or unwilling to fund the grant to Catlin Gabel. This will delay payment from Catlin Gabel to the owners, who have funded construction.

Community impacts and community involvement:

The Courtyard offers approximately 14,000 square feet of public gathering space in the Boise-Eliot neighborhoods, nestled between three new mixed-use buildings. The neighborhood is ethnically and economically diverse, and under development pressure as many new apartments have been built in the last several years.

The Courtyard is a centrally located, community courtyard and a natural sanctuary in a dense urban area. One North's Courtyard will provide an active, green community space that is regularly programmed with activities offered in part by the One North advisory board and anchor partners, including Catlin Gabel. The Courtyard fulfills a key priority of the neighborhood to create abundant and vibrant outdoor space for residents, customers and visitors as it becomes increasingly built-out.

Representatives from Metro and the developer will be available for questions and/or testimony.

There was no public involvement specific to the easement transfer. In connection with planning the Courtyard, the developer, One North, conducted outreach to neighborhood groups and businesses such as the Boise Neighborhood Association, Northeast Coalition of Neighborhoods, Our United Villages and New Seasons Market. Sarah Isbitz, consultant for the developer, can provide more details, and can be reached at 617-717-4557 or sbisbitz@gmail.com.

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

KK 4-27-16