

IMPACT STATEMENT

Legislation title: Authorize an Intergovernmental Agreement (IGA) with Portland State University to perform a Pre-Development Building Programming Study for the Jasmine Block property (Ordinance)

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Purpose of proposed legislation and background information:

This legislation will authorize the execution of an IGA between the City of Portland and Portland State University (PSU). The IGA will authorize a payment of up to \$20,000 to PSU to pay for consulting fees for the completion of a Pre-Development Building Programming Study (Study) for a joint PSU-City mixed-use development on the Jasmine Block. The overall cost of the study is expected to be between \$60,000 and \$80,000.

The future development of the Jasmine Block may provide an opportunity for the City to relocate City operations from leased non-City buildings to City-owned buildings, consistent with Binding City Policy ADM-13.01. Today, the City leases more than 70,000 square feet in the downtown area. This project has the potential to reduce the amount of City-leased office space in the Central City, depending on City and partner interests, and building programming and design, cost, and development allowances.

This project is part of a larger history of collaboration and planning between the City and PSU to invigorate and redevelop the area around the PSU campus as a vibrant mixed-use center. The City has a history of working with PSU to promote development and vitality in the South Downtown/University District through collaborative planning. This has been done through condominium projects such as the 1900 Building, which is home to the Permit Center and bureau offices, and the Academic Student Recreation Center, which is home to City Archives.

The purpose of the Study is to develop a fact-based understanding of the feasibility of developing a building in this location that will meet PSU and City needs. The Study will identify user needs and interests, development opportunities and constraints, and rough cost estimates for different development scenarios. The scope of work is provided in the text of the IGA, which is an exhibit to this ordinance.

This IGA will not commit the City to any specific lease or ownership agreement, but will provide background information needed to inform future decisions about the City's participation in the development of the Jasmine Block.

Financial and budgetary impacts:

The short-term financial impact will include payment of up to \$20,000 in consulting fees for the Study. Funding for the Study will be provided from the Facilities Services Operating Fund. Overall project management services will be provided by PSU.

Staff in the Facilities Services Division of the Bureau of Internal Business Services within the Office of Management and Finance, specifically from the Strategic Planning and Development program and the Construction Project Management Program will support this work. The Study is expected to take approximately six months. During this time, staff will participate in regularly scheduled meetings, provide background information to the consulting team, and review and comment on consultant- and PSU-prepared documents.

Community impacts and community involvement:

This Study is designed to establish desired user needs and goals, site opportunities and constraints, and rough cost estimates. Through this process staff will work with partners to set community involvement expectations, which meet all partners interests, requirements, and obligations; as well as the identification of communities with an interest in the design, development and final outcome of this project. Community involvement approaches and needs will be assessed and discussed concurrently with the Study.

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