

## **ORDINANCE No.**

Authorize an Intergovernmental Agreement with the Portland Development Commission for the land disposition and development of the Oregon Sustainability Center within the South Park Blocks Urban Renewal Area (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. In September 1999, through Resolution No. 35817, the City Council directed the development of a Green Building Action Plan based on recommendations from the Sustainable Portland Commission's Green Building Options Study.
2. In January 2001, through Resolution No. 35956, the City Council directed City bureaus to adopt and implement Portland LEED Green Building Rating System and other approaches identified in the City's Green Building Policy pertaining to design and construction of new City facilities or City-funded projects.
3. In April 2005, through Resolution No. 36310, the City Council amended the City's Green Building Policy as binding policy and directed all City bureaus and the Portland Development Commission (PDC) to require certain sustainable and green standards in construction, operation and maintenance of City buildings.
4. In July 2009, through Resolution 36714, the City Council adopted the City of Portland Economic Development Strategy - A Five Year Plan for Promoting Job Creation and Economic Growth, setting the objective for continuing Portland's leadership in green building by creating the next generation built environment, through the establishment of the Oregon Sustainability Center (OSC) to foster the next wave of innovation in sustainable building and living, and directed coordination with PDC regarding implementation of the actions identified in the Strategy; and
5. In October 2009, through Resolution 36748, the City Council adopted the Climate Action Plan, setting the goal for reducing carbon emissions by 80% by 2050, and established interim building and energy objectives to achieve zero net greenhouse gas emissions in all new buildings and homes and to ensure that new buildings can adapt to the changing climate.
6. In August 4, 2010, through Resolution 36808, the City Council committed to pursuing a mutually agreeable partnership in the development of the OSC with OUS dependent on the outcome of schematic design and further analysis to determine whether the development of the OSC can reasonably and economically achieve the stated policies and goals of the City.
7. The City of Portland is in the process of developing the Portland Plan, a strategic and comprehensive plan for the future growth and development of the city over the next 30 years, which will strongly influence the region's ability to prosper without relying on carbon based energy.

8. In 2009, the PDC as the City's urban renewal and redevelopment agency selected Gerding Edlen Development to prepare a feasibility analysis for the OSC, and where the feasibility study prepared would determine whether the world's first high-density, multi-use, net zero energy, water, and wastewater building that meets the requirements of the International Living Future Institute's Living Building Challenge could be constructed that would meet the most advanced measure of sustainability in the built environment.
9. The City and the Oregon University System (OUS) wish to jointly develop and own the OSC, to be located on the PDC owned property adjacent to the Portland State University (PSU) campus at the intersection of SW Fourth Avenue and SW Montgomery Street.
10. The agreement with the PDC will convey ownership of the PDC owned property for the development of the OSC. Revenue from the South Park Blocks Urban Renewal Area will also be conveyed to the City to be used for TIF-eligible expenses, along with a cash transfer of \$4.2 million in TIF funds which will partially be used for the design development and construction documents phase.

NOW, THEREFORE, the Council directs:

- a. The Mayor and City Auditor are authorized to enter into an intergovernmental agreement between the City of Portland and the Portland Development Commission in substantially similar form to the IGA attached as Exhibit A.

Passed by the Council

Mayor Sam Adams  
Peter Parisot  
September 15, 2011

**LaVonne Griffin-Valade**  
Auditor of the City of Portland  
By

Deputy