

## Appendix D River District Project Details

Below is a list of the projects in the River District urban renewal area from the PDC 2004-2005 Adopted Budget. The projects total \$82.2 million through 2007-2008; with an additional cost of \$13.8 million in project costs in 2008-2009; for a total of \$96.0 million<sup>1</sup>.

Project descriptions appear on pages 2 and 3 of this Appendix.

Project	2004/2005 Adopted Budget	Forecast for 05/06 through 07/08	Forecast for 2008/2009	
Destination Retail	\$1,130,000	\$500,000	\$0	
Midtown Redevelopment	\$0	\$1,000,000	\$1,000,000	
RD Public Site Improvements	\$1,945,000	\$5,650,000	\$1,700,000	
Ec. Dev. Programs	\$1,152,000	\$3,400,000	\$1,290,000	
Debt Management and Finance	\$13,800	\$0	\$0	
Station Place Housing	\$3,428,400	\$767,400	\$0	
Block 14 Affordable Housing	\$9,000,000	\$0	\$0	
Rental/Preservation Housing	\$460,000	\$14,500,000	\$5,000,000	
Centennial Mill	\$1,215,000	\$925,000		
Waterfront Park Development	\$75,000	\$4,075,000	\$3,000,000	
One Waterfront Parking	\$600,000	\$8,000,000	\$0	
Station Place Redevelopment	\$1,775,000	\$0	\$0	
New Park Development	\$2,895,000	\$2,600,000		
Project Management	\$55,000			
<b>Sub totals</b>	<b>\$23,744,200</b>	<b>\$41,417,400</b>	<b>\$11,990,000</b>	<b>\$77,151,600</b>
<b>Contingency</b>	<b>2,300,000</b>			<b>\$2,300,000</b>
<b>Carry forward from 2003/2004<sup>2</sup></b>	<b>5,000,000</b>			<b>\$5,000,000</b>
<b>Indirect costs<sup>3</sup></b>	<b>\$3,560,000</b>	<b>\$6,213,000</b>	<b>\$1,800,000</b>	<b>\$11,573,000</b>
<b>TOTAL w/indirect</b>	<b>\$34,604,200</b>	<b>\$47,630,400</b>	<b>\$13,790,000</b>	<b>\$96,024,600</b>

<sup>1</sup> Source: PDC 2004 – 2005 Adopted Budget, pages 49-50.

<sup>2</sup> Project cost carry forward from the 2003-2004 Adopted Budget.

<sup>3</sup> Estimated costs of approximately 15% are allocated to PDC Operating departments and projects.

## Project Descriptions:

**Destination Retail:** Promotion of the development of destination retail in the downtown core; this also includes RD's share of a "Wayfinding" program which directs pedestrians and vehicular traffic to a variety of notable destinations in the Central City.

**Midtown Redevelopment:** Redevelopment of Block 86, located at the north end of O'Bryant Square. This project is an element of the Park Avenue Vision. It will assist in the development of a mixed use project with underground parking

**RD Public Site Improvements:** Includes RD's portion of the Burnside/Couch Couplet for design and reconstruction of 30-block section of East and West Burnside Street. It also includes City's share of infrastructure improvements and environmental testing associated with the redevelopment; and the district's share of street paving on NW 13<sup>th</sup> Avenue; as well as RD share of light rail.

**Economic Development Programs:** Includes a multi-year allocation for Storefront Grants; Business Retention loans; and other Business Finance Tools intended to attract and retain jobs and employers in the Central City.

**Debt Management and Finance:** Inter-Governmental Agreement with the City Debt Management Group and other Administrative activities.

**Station Place Housing:** Financing for a mixed-use/mixed-income affordable housing project. It will include 200 units for seniors at very low and low income households.

**Block 14 Affordable Housing:** Acquisition and predevelopment of Block 14 for affordable housing required to comply with the City/Hoyt Street Development Agreement.

**Rental/Preservation Housing:** Provide loans to develop, acquire preservation, or rehabilitate affordable multi-family housing meeting affordability, no net loss, special needs, growth management and revitalization goals.

**Centennial Mill:** Redevelopment and property management costs associated with Centennial Mills.

**Waterfront Park Redevelopment:** Master Planning and Schematic design for waterfront park development between the Broadway Bridge and Terminal One.

**One Waterfront Place Parking:** Design and construct a 700-car parking structure under the Broadway Bridge for the proposed One Waterfront Place building and other uses.

**Station Place Redevelopment:** Construction of a 420-space parking garage at NW Ninth and Lovejoy, supporting area retail and Union Station.

**New Park Development:** Staff and consultants to undertake design and construction of North Park Square; and pre-development work associated with the Neighborhood Park.

**Project Management:** Ongoing management of the River District; including managing implementation of development agreements; public meetings, hearings, etc. Funding for technical predevelopment analysis program for Historic Buildings.