



## **Declaration of Cooperation**

### **Gateway Green**

**December 10, 2010**

**Updated, December 10, 2012**

#### Introduction

The Gateway Green project is an outgrowth of several planning studies and the collective efforts of a growing number of private, public, non-profit and philanthropic stakeholders. The project area consists of highly visible but underused open space surrounded by the confluence of I-84 and I-205 the city of Maywood Park and the adjoining publicly-owned, but practically inaccessible, open spaces on the eastern flanks of Rocky Butte (totaling an additional 80+ acres). The Oregon Department of Transportation (ODOT) maintains control and ownership of the approximately 38-acre parcel between the two highways along with additional parcels in the Rocky Butte open space area. Other adjacent parcels on Rocky Butte are owned by the Oregon Parks and Recreation Department, Metro, and the City of Portland. An ODOT survey of the site has indicated that approximately 24 acres of the 38-acre site is surplus to ODOT's needs and could be made available for outdoor recreation use.

At the request of the Friends of Gateway Green, Metro, ODOT and the City of Portland, Oregon Solutions conducted an assessment of this project in June, 2009 and submitted it to the governor's office. On August 10, 2009 Governor Kulongoski approved the project and named Rex Burkholder and Jay Graves as Co-conveners. Soon thereafter, a project team was formed comprised of stakeholders shown in the box to the right. Representatives of these organizations met between the fall of 2009 and December of 2010

#### **Gateway Green**

##### **2010 Project Collaborators\***

###### ***Conveners:***

- Rex Burkholder, Metro Councilor
- Jay Graves, The Bike Gallery

###### ***Project Sponsors:***

- Friends of Gateway Green
- City of Portland
- Metro
- Oregon Department of Transportation, Region 1

###### ***Additional Project Team Members:***

- Northwest Trail Alliance
- Central Northeast Neighbors
- Oregon Parks and Recreation Dept.
- Multnomah County, Jeff Cogen, Chair
- TriMet
- Chris King Precision Components
- Governor's Economic Revitalization Team
- East Multnomah Soil and Water Conservation District
- Mt. Hood Community College
- Oregon Sports Authority
- The Bike Gallery
- Portland Bureau of Parks and Recreation
- Portland Bureau of Transportation
- Portland Bureau of Planning and Sustainability
- Portland Mayor's Office
- City of Maywood Park
- SERA Architects
- David Evans and Associates
- International Mountain Biking Association
- Travel Oregon
- Community Cycling Center
- Eastminster Presbyterian Church

resulting in the official signing of the original Declaration of Cooperation on December 10, 2010.

Since that time, the project co-sponsors have continued to work diligently toward implementation of the Gateway Green vision. Significant accomplishments over the past two years include the following:

- ODOT's completion of a property appraisal resulting in a fair market value of \$19,300.
- Portland Parks and Recreation has initiated its due diligence on the planned property transfer and will be completing a Phase I environmental report. ODOT is assisting Parks with other known information about the property it acquired for transportation purposes.
- Completion of a Memorandum of Understanding between ODOT and Portland Parks and Recreation outlining the general terms and mutual intent for completing a formal property transfer agreement by March 1, 2013.
- Portland Parks and Recreation has identified the availability of SDC funds to purchase the property from ODOT.
- The City of Portland and Portland Parks and Recreation have confirmed that they have committed \$200,000 per year to fund project operations and maintenance beginning in FY 2013-14.
- The Friends of Gateway Green retained the services of the Metropolitan Group to prepare a fundraising strategy, and the campaign has commenced in earnest.
- The Portland Mayor's Office has issued a Request for Information (RFI) to attract developer interest in an adjacent redevelopment opportunity site as part of the Gateway Urban Renewal Area. The combination of this development and the Gateway Green project could make for the realization of the long-time aspiration to create the Gateway Regional Center.
- The Portland City Council will be adopting a Transportation System Plan update with a proposed alignment for a connection of the future Sullivan's Gulch Trail to and through the Gateway Green site which will provide greatly improved access to the site for pedestrians and bicyclists resulting in less use of surface streets and off-site parking.
- More supporters and stakeholders have emerged, and new and expanded commitments to the project have been received since the original DOC signing. These include commitments from:
  - Cycle Oregon
  - David Evans and Associates
  - East Portland Neighborhood Office Chairs Committee
  - East Portland Parks Coalition
  - Friends of Trees
  - Gateway Area Business Association

- Governor's Metro Regional Solutions Team
- Growing Gateway EcoDistrict
- Human Solutions
- JOIN: Connecting the Street to a Home
- The Lumberyard (indoor bike park)
- Madison South Neighborhood Association
- Montavilla Neighborhood Association
- Oregon Walks (formerly Willamette Pedestrian Coalition)
- Parkrose Heights Neighborhood Association
- Parkrose Neighborhood Association
- Portland Fire Bureau
- Portland Parks & Recreation
- Portland Parks Foundation
- Portland Racing
- Powelhurst-Gilbert Neighborhood Association
- Rapha
- Sumner Neighborhood Association

### Background

As mentioned above, this area has been the focus of several planning efforts including the East Portland Action Plan (February 2009), the Gateway Green Vision Plan (May, 2008) and a site inventory conducted by Portland State University Master of Urban and Regional Planning graduate students in 2006. The Gateway Green Vision Plan was the culmination of a two-year effort led and funded by local citizens and project advocates. The Vision Plan laid out an ambitious development strategy focused on a series of objectives around four major goals: Economic Development; Open Space, Recreation and Connectivity; Environmental Quality; and Placemaking. While somewhat focused on bicycle users, the plan also identified opportunities for other open space users while incorporating sustainable technologies such as solar and wind to support local energy consumption needs. Due, in large part, to this visioning effort the East Portland Action Plan identified the Gateway Green project as one of seven “ready-to-go” action items resulting in the award of a \$45,000 grant to the Friends of Gateway Green for further project planning. \$20,000 of this amount was used to sponsor the Oregon Solutions project.

### The Vision

The Oregon Solutions Project Team developed a project vision containing the following purpose statement:

*Transform approximately 24 acres of underutilized public land at the confluence of I-84, I-205, the I-205 multi-use path and the Gateway MAX light rail station into a regional asset that serves as an important active transportation link for bicycle and pedestrian mobility and provides open space and recreational opportunities*

*while also demonstrating Portland's and Oregon's commitment to sustainability. In addition, make environmentally sensitive connections to the more than eighty acres of publicly-owned property on the flanks of Rocky Butte that will enable residents and visitors to enjoy and help preserve the natural features of this unique property. Upon completion, this project will become a key active transportation link and destination that provides iconic, synergistic and economic development benefits to Gateway, East Portland, and the entire region.*

More specifically, the vision for these properties embodies the following specific elements:

**1) The transportation system elements will contain:**

a) Phase I

1. Identification of a preferred alignment for the active transportation route through the site and the connection to the future Sullivan's Gulch Trail.
2. Locate necessary structures for non-motorized access into the site from adjacent neighborhoods and amend Portland's Transportation System Plan to include new projects.
3. Construction of separate paved bicycle and pedestrian facilities through the site.

b) Phases II/III

1. Install path lighting and landscaping.
2. Construction of the Gateway Green connection of the I-205 Path to the Sullivan's Gulch Trail.
3. Install lighting and landscaping on the Sullivan's Gulch Trail connection in the Gateway Green project area.
4. Construction of necessary structures for people walking and bicycling to access the site from adjacent neighborhoods.

**2) The recreation elements will contain:**

a) Phase I

General recreation

1. Natural surface walking/jogging trails.
2. Paved or hardened surfaced multi-use trails.
3. Strategically placed benches and other sitting surfaces for resting and other forms of passive recreation.
4. Natural terrain children's play area.
5. Leashed dog walking.
6. Temporary restrooms.
7. Protective fencing adjacent to Union Pacific rail.

Biking

1. Children's learning area suitable for active supervision.
2. Paved or hardened surfaced multi-use trails (same as in General Recreation).
3. Natural surface meandering single-track biking trails.

4. Cyclocross-specific bike trails with capacity to add temporary structures for race events (not necessarily Union Cycliste Internationale (UCI) compliant).
5. Gravity-based free-riding trails with varying technical challenges including dirt jumps, pump track and skills park.

b) Phase II

1. Extended water and sanitary sewer lines into the site for drinking water, irrigation, etc.
2. Permanent restroom facilities.
3. Electrical power to the site for construction, lighting, etc.
4. Site lighting at entryways, along paved paths, around restrooms and children play areas, ideally from sustainably generated energy sources.
5. Additional trail development including added structures for bike skill development and race events.
6. Bike washing area.

c) Phase III

1. Bike/pedestrian bridge connecting to Rocky Butte across I-205.
2. Nature/wildlife viewing trail pedestrian loop on Rocky Butte.
3. Rock climbing area on Rocky Butte.
4. Single track mountain bike loop on the slopes of Rocky Butte.
5. Regularly scheduled biking events with commensurate support facilities and services.

**3) The sustainability elements will include:**

a) Phase I

1. Designated areas for on-site wind and solar power generation (location subject to ODOT approval) and identification of partnerships for implementation.
2. Storm water retention basin(s) and appropriate filtering vegetation.
3. A plant and animal species inventory identifying both native and introduced species.
4. New plantings of trees and other appropriate vegetation in accordance with a comprehensive landscape plan which also includes removal of invasive species.

b) Phase II

1. Continued invasive species removal.
2. Development of interpretive trails, signage, and brochures for plant and habitat identification.
3. Placement of bird nesting boxes and bat nesting in strategic locations.
4. Construction of a monitoring station for collecting water samples and other environmental data.
5. Installation of signature solar and wind power generation facilities.

c) Phase III

1. expanded interpretive trail to Rocky Butte area.

#### **4) The collaborative partnerships and branding elements will include:**

- a) Increased awareness of Gateway Green.
- b) Outreach to stakeholders and collection of input from potential users and supporters including:
  - 1. Outreach plan
  - 2. Outreach tools (brochure and PowerPoint)
  - 3. Events
  - 4. Speaking and tabling
- c) Broad community support for short-term and long-term.
- d) Signage and project displays including:
  - 1. Complete site entryway and directional signage plan
  - 2. At least two entryway monument signs
  - 3. A central kiosk displaying project information, master plan concepts, event notices, etc.
- e) Iconic structures and other signature art including:
  - 1. An art competition to identify potential iconic sculptures in high visibility locations
  - 2. Installation of signature art and branding displays at either end of Gateway Green

#### **5) The governance and finance elements will include:**

- a) Multiple commitments from all sectors, public, private, and non-profit, to assure the appropriate development and continued success of the project.
- b) Establishment of a permanent collaborative governance structure for the on-going oversight of the project. In this model, the City of Portland will take the lead role for maintaining the lease/IGA relationship with ODOT and the private/non-profit sector will take the primary role in site development, operations, fundraising, volunteer coordination, and maintenance.
- c) Sufficient revenues to pay for securing the site and both capital and operating costs.

#### Achieving the Vision

Achieving the vision above will require the commitments of all parties as identified later in this document. These commitments and this Declaration of Cooperation signify the substantial completion of the Oregon Solutions process. However, the success of the Gateway Green project will require an ongoing collaborative effort and the continuation of a Project Implementation Team to coordinate ongoing commitments and to provide transitional leadership toward a permanent governance structure, or consortium, to be known as the Gateway Green Governance Group or "G<sup>4</sup>". In addition, a Capital Fundraising Committee will be created to direct fundraising activities during the implementation phase and likely continuing under the G<sup>4</sup> structure. Agreements to participate in the Project Implementation Team, Capital Fundraising Committee, and the Gateway Green Governance Group are included in the stakeholder commitments.

### Gateway Green Team Commitments:

The commitments represented in the following pages form a public statement of intent to participate in the project, to strive to identify opportunities and solutions whenever possible, to contribute assistance and support within resource limits, and to collaborate with other team members in promoting the success of the project. All team members acknowledge that the best solutions depend upon cooperation by all entities at the table. Accordingly, they recognize that each party has a unique perspective and contribution to make and legitimate interests that need to be taken into account for the project's success. Among these interests are those of the surrounding neighborhoods and the citizens of Maywood Park. Throughout the project visioning process, representatives of these groups have expressed the necessity of providing general recreation activities and amenities, in addition to the biking features, and to satisfy needs for adequate off-street parking for site events as well as to provide for the safety and security of local residents. The attached vision statement and team commitments are intended, in part, to address these interests in addition to the other interests of stakeholder groups; however, it is recognized by all parties to this agreement that the final project development plans for each phase will require additional community review and comment before the Governance Group signs off on the project and permits are issued.

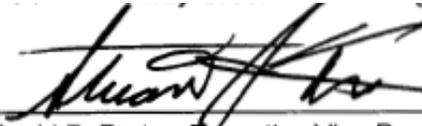
**This Declaration of Cooperation, while not a binding legal contract, is evidence to and a statement of the good faith and commitment of the undersigned parties. The undersigned parties to this Declaration of Cooperation have, through a collaborative process, agreed and pledged their cooperation to the following findings and actions:**

### Aloft Portland Airport at Cascade Station:

Portland's Aloft Hotel, located at Portland International Airport in the Cascade Station Lifestyle Center, is part of the Starwood Hotels & Resorts chain of world-wide hotels and operated locally by Pollin Hotels. With its state-of-the-art modern design and "Green Seal" independent certification for sustainability features, Aloft Portland caters to business travelers and eco-tourists who seek a unique Northwest experience. Aloft Portland Airport at Cascade Station offers their guest(s) free use of their bicycle inventory and fully supports the Gateway Green project for its potential as a nearby recreational magnet and event site for hotel guests.

In support of the Gateway Green project, Aloft Portland Airport at Cascade Station will commit to the following actions:

1. Host the Declaration of Cooperation signing event including 50 complimentary beverages, provision of meeting space and live entertainment.
2. Promote the Gateway Green project as a recreation destination.
3. Continue to offer free bicycles for guest use.
4. Support project fundraising efforts.
5. Include Gateway Green in marketing materials once completed.

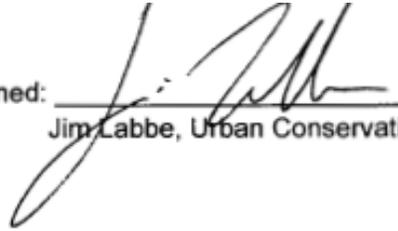
Signed:  Date: 12/10/12  
David P. Porter, Executive Vice President, Pollin Hotels  
For DAVID PORTER.

**Audubon Society of Portland:**

Audubon Society of Portland is dedicated to protection and stewardship of natural resources in the Portland-Metropolitan region for people, native birds, and other wildlife. The Gateway Green Project Vision represents a tremendous opportunity to expand access to nature in some of the region's most park and natural area deficient residential areas in Parkrose Heights and Hazelwood neighborhoods.

In support of achieving the Gateway Green Project Vision, Audubon Society of Portland will assume responsibility for the following:

1. Provide project support to the Gateway Green Implementation Team to help assess, protect, improve, and monitor habitat and wildlife conditions on site.
2. Provide project support to the Gateway Green Implementation Team to help determine strategies for improving off-site habitat connectivity.
3. Assist in fundraising efforts to secure funding for habitat, water quality, and access improvements.
4. Promote and build support for the project.

Signed:  Date: 12/10/12  
Jim Labbe, Urban Conservationist

**Bicycle Transportation Alliance:**

The Bicycle Transportation Alliance is a non-profit membership organization working to promote bicycling and improve bicycling conditions in Oregon. Since 1990, the BTA has worked in partnership with citizens, businesses, community groups, government agencies, and elected officials to create communities where people can meet their daily transportation needs on a bike.

The BTA supports Gateway Green as a destination for safe, fun, healthy recreation – a great incentive for bicycling.

In support of achieving the Gateway Green project vision, the Bicycle Transportation Alliance will commit to the following actions:

1. Appoint an official BTA member/representative to participate as an active member of the Project Implementation Team.
2. Promote Gateway Green and its recreation opportunities to our members and constituents.

3. Advocate for approval of Gateway Green related proposals in state, metro area, county, and city funding arenas.
4. Advocate for improved connections to Gateway Green, particularly by way of Sullivan's Gulch.

Signed:  Date: 3/4/2013

Robert Sadowsky, Executive Director

**City of Portland (Portland Mayor's Office):**

The City of Portland has long recognized the need for additional recreation space in this area of East Portland including recommendation for improvement of the Gateway Green site through adoption of the East Portland Action Plan and the subsequent award of grant funds to the Friends of Gateway Green.

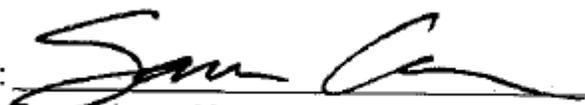
After convening a preliminary meeting with partners, Parks Commissioner Nick Fish and Director Zari Santner co-signed the letter to Governor Kulongoski, on behalf of the city of Portland, requesting designation of the Gateway Green project. With the Mayor's support, Portland Parks and Recreation provided the initial breakthrough agreement on this project by conditionally agreeing to be the lead agency for purposes of negotiating the necessary agreement with ODOT for use of the site. Portland Parks and Recreation also provided the conditional agreement to accept financial responsibility for project maintenance.

The Oregon Solutions process and this Declaration of Cooperation represent the commitments of other stakeholders that are necessary to enable Portland Parks and Recreation's continued leadership role in completing the necessary agreement with ODOT and to provide ongoing maintenance for the project.

In addition to Portland Parks and Recreation, other City bureaus have participated in or have expressed support for the Gateway Green vision. These include the Bureau of Planning and Sustainability, the Bureau of Transportation, the Bureau of Environmental Services, the Water Bureau and the Police Bureau.

In support of the Gateway Green project, The City of Portland pledges to:

1. Secure ongoing funding for the operation and maintenance of the park beginning in FY 2013-2014
2. Support the Gateway Green Implementation Team and Capital Fundraising Committee
3. Support commitments made by the City Bureaus that follow in this document.

Signed:  Date: 12/17  
Sam Adams, Mayor

**Community Cycling Center:**

The Community Cycling Center is a nonprofit organization whose mission is to broaden access to bicycling and its benefits. The Center works with partners in north and northeast Portland to educate, equip, and empower people with bicycles.

In support of achieving the Gateway Green project vision, the Community Cycling Center will commit to the following actions:

1. Promote Gateway Green and its recreation opportunities to our constituents and partners.
2. Include Gateway Green as a destination in our bicycle education programs, including Bike Clubs, Camps, and Create a Commuter classes.

Signed:  \_\_\_\_\_ Date: 12/10/12  
Alison Hill Graves, Executive Director

**David Evans and Associates (DEA):**

Headquartered in Portland, DEA has grown into a national leader in sustainable design and management solutions, and has consistently provided its clients with award-winning approaches to transportation, energy, water resources and land development design, planning and management.

Substantial in-kind contributions have been made toward the Gateway Green project vision and design by DEA team member, Gill Williams, Director of Landscape Architecture. As members of the original vision team David Evans & Assoc. will continue to support the efforts of the Friends of Gateway Green to achieve the project vision.

Past and future support will include;

1. Service as members of the Project Implementation Team
2. Provide continued support and consultation for project design concepts
3. Provide updates and revisions to existing cost estimates
4. Participation in project development meetings
5. Support for grant applications

Signed:  \_\_\_\_\_ Date: 12.10.12  
Gill Williams, Director of Landscape Architecture

**East Portland Action Plan:**

In the fall of 2008, the East Portland Action Plan Implementation Group recommended seven "ready-to-go" priority actions to fund with a special City of Portland budget appropriation which was allocated for the purpose of beginning to implement the East Portland Action Plan, a major initiative of the City Council. Among those priority actions was "Funding studies to create 'Gateway Green' a regional green space opportunity." Following adoption of the group's

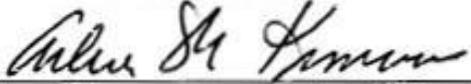
recommendations, the Portland City Council awarded the Friends of Gateway Green a grant of \$45,000 to advance the project into the current planning phase.

Action Strategies in the East Portland Action Plan that are addressed by the Gateway Green project include:

- **P.4. Parks and Open Space.** Develop new parks and community facilities in facility deficient area throughout East Portland
- **NA.3.Natural Areas and Environment.** Increase public access to natural areas.
- **NA.4.Natural Areas and Environment.** Attain environmental equity in East Portland.

In support of the Gateway Green project, the East Portland Action Plan is committed to the following actions:

1. Monitor the use of the East Portland Action Plan grant funds in support of future project implementation. **[Completed]**
2. Provide support and encouragement to the Gateway Green Implementation Team and Governance Group such as scheduling time on meeting agenda for project updates and exchanging ideas for achieving the project's ultimate vision.

Signed:  Date: 12/10/2012  
Arlene Kimura, East Portland Action Plan Co-chair

### **East Portland Parks Coalition**

*Linda will send info/ signature*

### **Friends of Gateway Green (FOGG):**

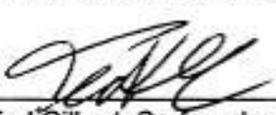
The Friends of Gateway Green provided the original inspiration for this project and the vision for Gateway Green. Co-founders, Ted Gilbert and Linda Robinson, joined in requesting the services of Oregon Solutions from Governor Kulongoski. FOGG also provided \$20,000 in sponsorship funding for Oregon Solutions from the \$45,000 East Portland Action Plan grant that they received from the city of Portland. The future success of this project will continue to rely on the strong presence of an active non-profit organization and its ability to attract private sector funding and volunteer resources. FOGG leaders have already committed countless hours promoting this project, conducting site tours and clean-up efforts, and marshalling resources from other stakeholder organizations.

In support of achieving the Gateway Green project vision, the Friends of Gateway Green will assume responsibility for the following:

- Obtain 501 (c)(3) status for purposes of accepting contributions and compliance with other state and federal requirements for non-profit organizations. **[Completed]**

- Commit to spending FOGG's remaining East Portland Action Plan grant funds before June 30, 2011, on prerequisite studies. Help raise additional funds for prerequisite studies, if needed. [Completed]
- Take the lead on applying for a planning grant from Metro's NIN grant program. [Completed]
- Serve as the non-profit lead for private and non-profit sector fund raising for both capital and major maintenance improvements. Participate as an active member of the Project Implementation Team and Capital Fundraising Committee.
- Participate as an active member of the Gateway Green Governance Group (G<sup>4</sup>).
- Take the lead in providing community relations support, providing promotional materials and activities, conducting project advocacy and developing project branding.
- Assume lead responsibility for planning, funding and managing selected on-site events such as project awareness building, invasive species removal and clean up events.
- Provide a lead role in selected volunteer recruitment and management. (Managing of bicycling and other active recreation events is best done by others.) Consider assuming responsibility for concession contract management (if any). Conduct the above activities in collaboration with the Project Implementation Team and Gateway Green Governance Group (G)
- Serve as the leading advocate for Gateway Green to the public and private interests within the region. This would include advocating for inclusion of Gateway Green into the Gateway urban renewal area, and cultivating support from Airport Way hotels and Gateway area businesses.

Signed:  Date: 12/10/12  
Linda Robinson, Chair of the Board

Signed:  Date: 12/10/2012  
Ted Gilbert, Co-founder

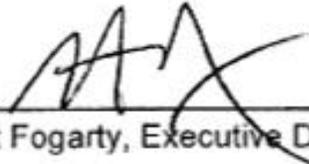
**Friends of Trees:**

Friends of Trees' mission is to bring people in the Portland-Vancouver and Eugene-Springfield metro areas together to plant and care for city trees and green spaces. Through their **Neighborhood Trees** program, homeowners buy discounted trees to plant with their neighbors at weekend plantings, and through their **Green Space Initiative**, trained crew leaders guide volunteers at weekend events to restore green spaces. Since Friends of Trees was founded by Richard Seidman in 1989, they have planted more than 450,000 trees and native plants.

In support of achieving the Gateway Green Project Vision, Friends of Trees will assume responsibility for the following:

1. Provide project support to the Gateway Green Implementation Team by identifying opportunities to plant trees throughout the site in accordance with the master plan.
2. Assist in fundraising efforts to secure funding for volunteer tree planting events on the site including leading the recruitment, training and supervising of volunteers.
3. Promote and build support for the project through the Friends of Trees website and other promotional opportunities.
4. Assist in providing recognition to volunteers.

5. Assist in providing information about the importance of trees and their role in supporting a healthy environment.

Signed:  \_\_\_\_\_ Date: 12/4/12  
Scott Fogarty, Executive Director

**Gateway Area Business Association (GABA)**

The Gateway Area Business Association was started in 1950 as the Woodland Park Merchants, with 15 charter members. The purpose was to promote the area with services to the community. In early 1954 construction of the Gateway Shopping Center began which included an arch contributed by founder and owner, Fred Meyer. This would demonstrate, in a highly visible and meaningful manner, the importance he felt for the future of the area. In 1991 the arch had to be removed due to some deterioration of the structure.

In 2002, the City of Portland identified Gateway as an urban renewal district, part of a decade old plan to turn Gateway's business district into a regional center. GABA is in the forefront of the effort to revitalize business in the neighborhood and the Board has embraced Gateway Green as a catalyst project toward those revitalization efforts.

Recognizing that an effectively built and operated Gateway Green will be a valuable asset and branding tool for the Gateway Regional Center and East Portland, the Gateway Area Business

Association will make the following commitments:

1. Assist with promoting the Gateway Green vision to Gateway and East Portland residents and businesses.
2. Support project fundraising efforts.
3. Encourage area business to support Gateway Green volunteer activities.
4. Promote establishment of strong physical connections between the Gateway Shopping Center and the Gateway Green site as a means of encouraging interactive pedestrian and bicycle movements.

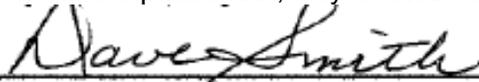
Signed:  \_\_\_\_\_ Date: 12-3-12  
Fred Sanchez, President  
Gateway Area Business Association

**Gateway Green Area Neighborhood Associations:**

The City of Portland has many diverse and active groups of organized neighborhood associations. Within walking distance of Gateway Green are Hazelwood, Woodland Park, Parkrose, Parkrose Heights (in the East Portland Neighborhood Office coalition), and Madison South and Sumner in the Central Northeast Neighbors coalition. The Gateway Green project will address the recreational and open space needs of these park-deficient neighborhoods. The neighborhood associations are especially pleased to see so many partners working together to convert this previously under-used site into a community asset with multiple beneficial uses.

In support of Gateway Green, the neighborhood associations represented here commit to the following actions:

1. Introduce, promote and build support for Gateway Green from area neighborhoods.
2. Encourage area residents to participate in volunteer opportunities at the site, including such events as debris clean-up, invasive species removal and safety fairs.
3. Educate the diverse residents of the area, across all ages, abilities and interests about the pedestrian, bicycle and other recreational opportunities at Gateway Green.

Signed:  Date: 12/6/12  
**Dave Smith, Chair, Madison South Neighborhood Association**

**Governor's Regional Solutions Team:**

Regional Solutions is an innovative, collaborative approach to community and economic development in Oregon. The state, in partnership with Oregon colleges and universities, established Regional Solutions Centers throughout Oregon. Each take a bottom-up approach to development projects -- working at the local level to identify priorities, solve problems, and seize opportunities to complete projects. These centers integrate state agency work and funding to ensure that projects are completed in the most economical and streamlined process possible. Gateway Green is located in the Regional Solutions Team's Metro region. During the initial project phases, the Regional Coordinator at the time, Mark Ellsworth, assisted in facilitating discussions between ODOT, the city of Portland and Oregon Solutions in support of a collaborative agreement for transfer of the property to future city ownership.

In support of achieving the Gateway Green project vision, the Metro Regional Solutions Team will assume responsibility for the following:

1. Respond in a timely manner for requests to assist in bringing appropriate state agencies to the table when needed to help address regulatory or policy issues associated with project implementation.
2. Assist in identifying state agency funding opportunities for project implementation.

Signed:  Date: 11/6/12  
**Bobby Lee, RST Regional Coordinator**

**Growing Gateway (EcoDistrict):**

The EcoDistrict Initiative is a Portland strategy to promote neighborhood scale innovation zones with integrated buildings, infrastructure, and behavior. The initiative was launched in 2009 by the Portland Sustainability Institute to advance the Portland metropolitan region's sustainability agenda.

An EcoDistrict is a neighborhood committed to achieving ambitious sustainability performance goals over time. The process includes engaging the community to formalize a local governance structure; completing an integrated sustainability assessment and action plan; implementing projects to support goal achievement; and tracking and monitoring the results over time. The Gateway Urban Renewal Area has been selected as one of five pilot EcoDistricts in the Portland region, and has adopted Growing Gateway (EcoDistrict) as its official name. District boundaries extend beyond the urban renewal border, and includes the Gateway Green site.

In support of achieving the Gateway Green project vision, Growing Gateway commits to:

1. Participate in the brainstorming, design, and implementation of sustainability strategies for Gateway Green.
2. Help identify and connect with leading individuals and companies in the sustainability industry that might become Gateway Green participants and bring additional technical or financial resources to the project.
3. Support Gateway Green as a catalyst project within the Growing Gateway EcoDistrict.
4. Assist the Project Implementation Team and Capital Fundraising Committee to find additional resources to implement project strategies.

Signed: Colleen Gifford 12/10/12  
Colleen Gifford, Chair

**Lumberyard Indoor Bike Park:**

The Lumberyard, Portland's unique indoor bike park, includes jump lines, pump tracks, skill sections and technical trail riding for beginners to experts. We are excited to offer programming for all ages and abilities, including skill-building clinics to improve technical riding, bike handling and after school programs for kids.

As such, the Lumberyard is a strong supporter of the Gateway Green project. In support of achieving the Gateway Green project vision, the Lumberyard will assume responsibility for the following:

1. Participate as an active member of the Project Implementation Team and Capital Fundraising Committee.
2. Participate as an active member of the Gateway Green Governance Group (G4)
3. Assist with the promotion of the Gateway Green Project at the Lumberyard bike park and provide space for Friends of Gateway Green to promote the project at Lumberyard

Signed: Will Heiberg Date: 12/10/2012  
Will Heiberg, Co-Founder, The Lumberyard

Signed: Michael Whitesel Date: 12/10/12  
Michael Whitesel, Co-Founder, The Lumberyard

**Metro:**

Metro co-sponsored this Oregon Solutions project through its Sustainability Center and Director, Jim Desmond. Metro has many intersecting interests in the success of Gateway Green including support of its natural areas, active transportation, and sustainability features. Metro recognizes that Gateway Green has the potential for regional significance due to its location, visibility and accessibility.

In support of achieving the Gateway Green project vision, Metro will assume responsibility for the following:

1. Participate as an active member of the Project Implementation Team and Capital Fundraising Committee.
2. Participate as an active member of the Gateway Green Governance Group(G4).
3. Take a lead role in identifying potential funding sources for project development including from Metro's own qualifying grant resources and grant-writing capacity.
4. Assist in identifying and recruiting volunteer resources for Gateway Green development and on-going maintenance.
5. Provide technical consultation, if desired, regarding restoration, ecological function and potential connections to adjacent natural areas.

Signed:  Date: 12.10.12  
Jim Desmond, Director, Metro Sustainability Center

**Multnomah County:**

While not in the business of operating parks facilities, Multnomah County has a strong Interest in the health of children and families, particularly in the area of reducing obesity and its harmful effects. The Gateway Green Project Vision represents an opportunity for Multnomah County residents to participate in healthy outdoor recreation activities in an area where such opportunities are extremely limited.

In support of achieving the Gateway Green Project Vision, Multnomah County will assume responsibility for the following:

1. Provide support and encouragement to the Gateway Green Implementation Team-and Governance Group such as scheduling meeting time for receiving project updates and exchanging ideas for achieving the project's ultimate vision.
2. Introduce, promote, and build support for the project from neighbors and county residents.
3. Identify and seek grant funding opportunities to help achieve the Gateway Project Vision

Signed:  Date: 12/27/12  
Jeff Cogen, 

**Oregon Department of Transportation (ODOT):**

The Oregon Department of Transportation, Region 1, joined the City of Portland, Metro and the Friends of Gateway Green in requesting that this project be designated by the governor as an Oregon Solutions Project. ODOT currently owns the approximately 30 acres which is the primary focus of phase 1 of the project vision. In addition, ODOT owns approximately 55 acres of property west of I-205 and along the east flanks of Rocky Butte. Portions of this property that

are not needed for operational purposes may also be available for future enhancements to the project following development of bike and pedestrian access connections in future phases. ODOT has three primary interests in this project. They are; 1) protect areas needed for future expansion of the highway system, 2) provide for bicycle and pedestrian connectivity to the larger transportation system in this region and 3) transfer the maintenance and liability responsibilities for non- transportation related activities on the project site to an agency or agencies that would operate the site.

This signed Declaration of Cooperation serves as a memorandum of understanding between PP&R and ODOT expressing mutual intent to enter into a future legal agreement for the lease and/or transfer of ODOT property to the city of Portland Subject to mutual satisfaction of terms and conditions.

In support of the gateway Green project ODOT has already committed the following:

- Provision of base map data including survey, storm drainage, existing improvements, areas reserved for future improvements and newly created zones identifying degrees of both restricted and permissive future development for transportation, recreation and open space purposes.
- Coordination with FHWA and assistance to the project team in meeting FHWA requirements.
- Preparation of a draft intergovernmental agreement.
- Active participation in project team and committee meetings.

In support of achieving the Gateway Green project vision, ODOT will assume responsibility for the following:

1. Initiate an appraisal process to determine the fair market value of the site area for either a lease agreement or purchase agreement.
2. Enter into an agreement with the Portland Parks and Recreation for the approximately 30-acre Gateway Green site subject to mutually satisfactory terms and conditions.
3. Assist in expediting FHWA review and approval of necessary agreements.
4. Continue to maintain the existing multi-use path through the site as part of ODOT's transportation system.
5. Commit to make improvements to the existing I-205 Multi use path in collaboration with the G<sup>4</sup> governance group.
6. Assist the Project Implementation Team as a committed partner in helping to resolve transportation related issues. Participate as a member of the Gateway Green Project Implementation Team and Capital Fundraising Committee
7. Participate as an ongoing member of the Gateway Green Governance Group (G<sup>4</sup>)
8. Assist the City of Portland in obtaining, from the Union Pacific Railroad, if requested, long-term public access and temporary construction access to the service bridge accessed from Fremont Ave. into the site assuming that mutually agreeable modifications to the bridge are completed.
9. Continue to provide collaborative assistance for future project phases involving expansion of the project to the west side of I-205 inclusive of ODOT's property and other public properties on the east flanks of Rocky Butte.
10. Provide technical assistance to the Consortium through ODOT's Office of Innovative Partnerships for identifying opportunities on the site for solar and wind energy applications.

11. Assist, as needed, in the review process for the design of a bike/pedestrian bridge linking the Phase 1 site with Rocky Butte, if and when this phase is pursued.

Signed:  Date: 12/17/12  
Jason Tell, ODOT Region 1 Manager

**Oregon Parks and Recreation Department (OPRD):**

OPRD participated as an active member of the Oregon Solutions Project Team through its Valleys Region Manager, Dennis Comfort and through the support of Director, Tim Wood. In addition OPRD owns property adjacent to ODOT's property on Rocky Butte. OPRD recognizes the regional significance of the Gateway Green vision and supports opportunities for Portland Metro area citizens to engage in the recreation activities included in the project vision.

To this end, OPRD will seek to transfer OPRD's Rocky Butte property west of 1-205 to the governing entity of Gateway Green for inclusion in the park. This transfer will take place at a time and in a manner appropriate for Gateway Green park development and according to OPRD's real property disposition obligations and requirements, which may entail a recreation easement, long-term lease, or declaring the property to be surplus and transferring full ownership. Rocky Butte was acquired with federal Land and Water Conservation Fund (LWCF) assistance for public outdoor recreation purposes. If the property is transferred to another local government entity, that entity must be willing to assume compliance responsibilities under the LWCF program.

Furthermore, in support of achieving the Gateway Green project vision, the Oregon Parks and Recreation Department will assume responsibility for the following:

1. Participate as an active member of the Project Implementation Team.
2. Identify potential grant funding sources for project development from OPRD's own resources and expertise.

Signed:  Date: 12/19/12  
Dennis Comfort, OPRD Valleys Region Manager

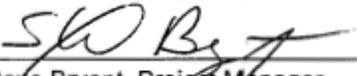
**Oregon Solutions:**

Oregon Solutions was tasked by the Governor to assist the Co-conveners in managing the Gateway Green project and providing a neutral forum in which team members could work productively toward development and implementation of a common vision. In addition to the \$20,000 contributed by the Friends of Gateway Green via the East Portland Action Planning Grant, Oregon Solutions has contributed \$40,000 to this project in staff support from Legislative funds.

In support of achieving the Gateway Green project vision, Oregon Solutions will assume responsibility for the following:

1. Work with all parties to this Declaration of Cooperation in drafting acceptable commitments that will lead to achievement of the project vision.

2. Highlight the Gateway Green project as part of the Oregon Solutions website and other promotional materials.
3. Recommend a structure for ongoing project governance through the Gateway Green Consortium.
4. Take the lead in re-convening the project team within the first year anniversary of the signing of this declaration.
5. Provide on-going project support, if requested, on a fee for service basis.

Signed:  Date: 12/10/12  
 Steve Bryant, Project Manager

**Oregon Sports Authority:**

The Oregon Sports Authority has served as the state's sports economic development arm for nearly two decades, injecting more than \$200 million into Oregon's economy through sports tourism. Supported by more than 150 annual members, the non-profit organization works relentlessly to enhance the state's economy and quality of life through sports. Chief Executive Officer, Drew Mahalic has been an active participant on the Gateway Green Project Team. The Oregon Sports Authority's primary interest in the Gateway Green project is to promote its future as a destination for off-road bike enthusiasts both as a skills development facility and a site to conduct competitive events.

In support of the Gateway Green vision, the Oregon Sports Authority is committed to the following:

1. Promotion and marketing of Gateway Green as a sports event destination that includes the attraction of events, promotion, marketing and event financial investment.

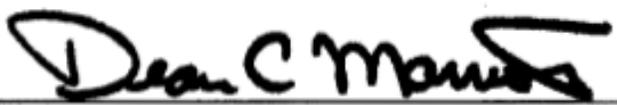
Signed:  Date: December 17, 2012

Drew Mahalic, Chief Executive Officer, Oregon Sports Authority

**Portland Bureau of Environmental Services:**

In support of the Gateway Green project, Portland Bureau of Environmental Services will commit to the following actions:

1. Provide technical assistance in planning and managing storm water collection and on-site treatment facilities and interpretive areas.
2. Provide technical assistance to the Project Implementation Team with any requested environmental studies.
3. Provide technical assistance with the assessment of soil and environmental conditions.

Signed:  Date: 11/29/2012  
 Dean Marriott, Director

**Portland Bureau of Transportation:**

In support of the Gateway Green project, Portland Bureau of Transportation will commit to the following actions:

1. Participate as an active member in the Project Implementation Team
2. Assist, if necessary, in negotiation with ODOT and the Union Pacific Railroad for use of the service bridge across I-84 accessed from NE Fremont Street.
3. Take the lead in planning and designing the proposed Sullivan's Gulch Train connection to the I-205 trail and through the project site.
4. Assist the Project Implementation Team with respect to transportation improvements, bicycle, pedestrian and emergency access, parking needs and potential transportation funding opportunities.
5. Assist in identifying major transportation improvements for inclusion in the City's Transportation System Plan.
6. Take the lead in planning for Phase III bike/pedestrian connection to the Phase I site from adjacent neighborhoods and Rocky Butte, if and when Phase III is pursued.

Signed: Tom Miller Date: 12.10.12  
Tom Miller, Director

**Portland Fire Bureau**

In support of the Gateway Green project, the Portland Fir. Bureau will commit to the following actions:

1. Provide advice and guidance for fire prevention and emergency access.
2. Provide fire protection and emergency medical services to the Gateway Green site.

Signed: Erin Janssens Date: 12/24/12  
Erin Janssens, Portland Fire Chief

**Portland Sustainability Institute:**

The Portland Sustainability Institute is an independent and innovative nonprofit that brings together business and sustainability leaders to incubate partnerships, drive innovation and solve tough problems on a truly metropolitan scale, here and in cities around the world. Through scalable-and replicable-pilot projects, we help transform research into action, promote smart policy and drive targeted investment in new technologies and practices, strengthening our economy and quality of life. We're here to help cities create the solutions they urgently need.

EcoDistricts are neighborhoods or districts where neighbors, community institutions and businesses join with city leaders and utility providers to meet ambitious sustainability goals and co-develop innovative projects. PoSI launched EcoDistricts in 2009-creating an implementation approach, toolkits, a Portland pilot program, and capacity- building initiative to accelerate widespread deployment. The approach includes four phases: District Organization; District Assessment; Project Development; and District Monitoring

The Gateway Urban Renewal Area has been selected as one of five pilot EcoDistricts in the Portland region and in the past two years has signed a Memorandum of Understanding toward EcoDistrict formation, completed an assessment to set goals and identify projects, and develop a project plan for Re-Energize Gateway, an integrated energy strategy targeting existing buildings in the district. Gateway Green is a critical project of the Gateway EcoDistrict.

In support of achieving the Gateway Green project vision, PoSI commits to:

1. Participate in the brainstorming, design, and implementation of sustainability strategies for Gateway Green.
2. Help identify and connect with leading individuals and companies in the sustainability industry that might become Gateway Green participants and bring additional technical or financial resources to the project.
3. Support the inclusion of Gateway Green into the Gateway Regional Center and integrate it into the Gateway EcoDistrict as a catalyst project.
4. Assist the Project Implementation Team and Capital Fundraising Committee to find additional resources to implement project strategies.

Signed: \_\_\_\_\_  \_\_\_\_\_ Date: 10.3.12 \_\_\_\_\_  
Rob Bennett, Executive Director, Portland Sustainability Institute

### **Portland Parks and Recreation:**

This signed Declaration of Cooperation serves as a memorandum of understanding between PP&R and ODOT expressing mutual intent to enter into a future legal agreement for the and/or transfer of ODOT property to the City of Portland subject to mutual satisfaction of terms and conditions.

In support of the Gateway Green project, **Portland Parks and Recreation (PP&R)** will commit to the following actions:

1. Serve as the legal entity for purposes of negotiating and signing the future intergovernmental agreement with ODOT subject to mutually satisfactory terms and conditions and creation of the Gateway Green Governance Group (G4).
2. Provide annual maintenance services for the project upon completion. These services are estimated to be budgeted at approximately \$200,000 per year beginning in FY 2013-14. These funds are anticipated as new maintenance dollars allocated by the City Council and will be subject to City Council budget approval. Included in these funds are park ranger/security services.
3. Provide construction project management services (either by current staff or contracted consultants). Costs for design and construction-management would be provided from the capital budget for the project (sources to be determined).
4. The City of Portland, as a self-insured entity, will (subject to reaching an acceptable agreement with ODOT) agree to accept the liability responsibility for the public's use of the site and all other activities covered by the Intergovernmental Agreement with ODOT, provided that the project is built and managed to PP&R standards.
5. PP&R will actively participate in the Gateway Green Implementation Team and Capital Fundraising Committee

6. PP&R will assist, but not lead, in establishing the governing structure of the project (G4), drawing on its experience in multi-agency operation and management agreements (SUN schools, Pioneer Courthouse Square, etc.).
7. PP&R may agree to serve as the fiscal agent for receipt of construction grants for which other Consortium entities are not logically or legally suited.
8. PP&R will require permits to conduct large events at the site and will review permit applications to ensure that permittees will respond to any neighborhood impacts and partner agreements.
9. PP&R (or Office of Neighborhood Involvement) will take the lead in organizing at least one community/neighborhood meeting to review the project plans and seek comments prior to any land use hearings or permit issuance.

Signed: Nick Fish Date: 12-10-12  
 Nick Fish, Commissioner

Signed: Mike Abbate Date: 12-10-12  
 Mike Abbate, Director

**Portland Bureau of Planning and Sustainability:**

In support of the Gateway Green project, **Portland Bureau of Planning and Sustainability** will commit to the following actions:

1. Review the proposed Gateway Green development plans against adopted policies and ordinances, and identify any additional studies or background information that may be needed to support land use reviews, ordinance amendments or rezoning applications necessary to implement the proposed plans.
2. As part of the Comprehensive Plan Update in 2011/2012, consider recommendations for rezoning of the site and Phase II property consistent with the project vision.
3. Provide advice and support to lead agency at time of any land use application or city permits, if needed.
4. Provide advice and guidance for sustainability elements of the development plan.
5. Participate in the Project Implementation Team.

Signed: Susan Anderson Date: 12/10/12

**Ted Gilbert:**

For 39 years, Gilbert Bros. President, Ted Gilbert, has been a part of the Portland real estate landscape through his involvement in the acquisition, development, renovation, and marketing of investment real estate. As a Portland native, Ted is passionate about community development. He co-founded and serves on the Boards of five Portland community organizations, including two affordable housing non-profit's-HOST Development, Inc. and Portland Affordable Housing Preservation Trust, as well as Albina Community Bank, Albina Opportunities Corp., and Friends of Gateway Green. Ted is a member of the Program Advisory

Committee for the Gateway Regional Center. As a Co-founder of the Friends of Gateway Green, Ted's vision has always been to establish an iconic, sustainable and world-class outdoor recreation space that serves as amenity and branding tool for the Gateway Regional Center and East Portland.

In support of the Gateway Green vision, Ted Gilbert is committed to the following actions:

1. Serve as an active member of the Project Implementation Team
2. Serve as a private sector representative to the Gateway Green Governance Group (G4)
3. Take the lead role on the Capital Fundraising Committee for raising private sector contributions with the goal of raising twenty percent of Phase I capital costs and services from individuals and businesses as matching funds toward any public sector grants.
4. Continue to serve as a volunteer spokesperson and promoter of the Gateway Green vision.

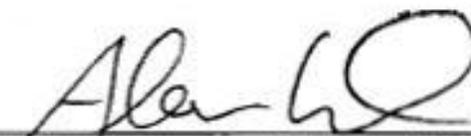
Signed:  \_\_\_\_\_ Date: 12/10/2012  
Ted Gilbert

**Trimet:**

TriMet has participated as a project team member due to the agency's interest in promoting regionally significant recreation venues served by transit and Gateway Green's proximity to the MAX light rail station and park and ride facility at the Gateway transit center. Upon substantial completion of phase I, the site is expected to attract substantial numbers of bike enthusiasts, spectators and other interested users, many of who will arrive by transit.

In support of achieving the Gateway Green project vision, TriMet will assume responsibility for the following:

1. Provide information to the Gateway Green Governance Group (G4) to assist it to develop an access management plan to promote alternatives to arriving to the site in a single occupancy vehicle. TriMet assistance may include:
  - a. Promoting Gateway Green as a destination accessible by transit (e.g., "See where it takes you" campaign).
  - b. Providing information about transit options and capacity, including capacity to carry patrons with bikes
  - c. Providing information to establish goals for limiting or reducing auto trips to the site
  - d. Assessing availability of excess park & ride capacity to provide parking for Gateway Green events and develop an agreement with Gateway Green for the

Signed:  \_\_\_\_\_ Date: 10/11/2012  
Alan Lehto, Director of Planning & Policy

## **APPENDIX A- 2012 Project Collaborators**

Aloft Hotel  
Audubon Society  
Bicycle Transportation alliance  
City of Portland  
Community Cycling Center  
David Evans and Associates  
East Portland Action Plan  
East Portland Parks Coalition  
Friends of Gateway Green  
Friends of Trees  
GABA  
Gateway Green Neighborhood Association  
Governor's Regional Solutions Team  
Growing Gateway  
Lumberyard Indoor Bike Park  
Metro  
Multnomah County  
Oregon Department of Transportation, Region 1  
Oregon Parks and Recreation Dept.  
Oregon Solutions  
Oregon Sports Authority  
Portland Bureau of Environmental Services  
Portland Bureau of Parks and Recreation  
Portland Bureau of Planning and Sustainability  
Portland Bureau of Transportation  
Portland Fire Bureau  
Portland Sustainability Institute  
Ted Gilbert  
TriMet