Meeting Summary

SAC Members in attendance: Ruth Adkins, Gus Baum (alt), Tom Cody, Patricia Gardner, Randy Gragg, Sam Rodriguez.


Consultants attending: Allison Albericci (SOM), Kathy Berg (ZGF), Evan Corey (Nelson Nygaard), Candace Daman (HR&A), Joy Alise Davis (Design & Culture Lab), Kirstin Greene (Cogan Owens Greene), John Horvick (DHM Research), Charles Kelley (ZGF), Nolan Lienhart (ZGF), Anais Mathez (Cogan Owens Greene), Paddy Tillett (ZGF), Doug Voigt (SOM).

PDC Staff: Lisa Abuaf, Sarah Harpole, Anne Crispino-Taylor

Handouts: Meeting Agenda

1. Welcome
   Sarah Harpole
   Sarah welcomed attendees and summarized the steps completed thus far and also shared the upcoming schedule that included: the open house following this meeting at 5:00 - 7:00 pm; a presentation to the PDC Board tomorrow (September 9, 2015); and a presentation to the City Council at their work session on September 17, 2015.

2. Community Feedback
   Sarah Harpole, Joy Alise Davis
   Sarah commented that there have been extensive online comments received. Much of the feedback involves open space, density, and key transit nodes. Joy explained her efforts with respect to on the ground surveys to capture a broader range on input.

   Doug Voigt
   Doug explained how the Strategic Vision was updated to provide a clearer framework for the site. He described how the final site concept was derived, and stated how it could comprise special areas including: an extension of the Park Blocks up to Johnson Street referred to as the “North Lawn;” an area near the Broadway Bridge such as the “Cascade Walk;” and a public space in front of Union Station and under the viaduct. He explained how these areas could be held together with pathways. The vision for the Cascade Walk area would be to provide a civic entry into the site and an extension of the Green

This summary is PDC staff’s interpretation of the main points of discussion, including statements attributed directly to committee members, staff and the public, and is not intended to be a word-for-word transcription of the meeting.
Loop. The North Lawn area could be active with art installations, and would connect the site to Old Town Chinatown and the Pearl with both vehicular and pedestrian access. Responses included:

- How should setbacks be addressed on streets such as Lovejoy?
- Suggest providing for activities both above and below grade on Broadway
- Need to enhance multimodal transit
- Could use Hoyt and Glisan for east/west urban innovation
- North end could be the gateway into site with a tower up to 500 feet
- Would like to see the plan include phasing and interim uses
  - Modifying the existing Post Office building could provide access to the site via Johnson, while still allowing for interim use.

4. Site Concept Refinement and Evaluation

Kathy Berg
Kathy explained that feedback from surveys revealed elements of the Cascade, Stitch and Weave concepts were most preferred. This information as well as feedback gathered from both the SAC and TAC meetings was used to develop three refined schemes: Employment; Residential; and Balanced. She stated that modifying the locations of parks and streets could change the dynamics of each scheme, with the Balanced scheme provided greater ability for utility sharing between users.

5. Financial Feasibility

Candace Damon
Candace explained how the current financial climate supports residential development more so than commercial, and the value of the land would likely be the major sources of capital funding for public improvements in the first phase. Kathy explained how it would be financially feasible to create a development that included 3.8M Sq. Ft. of residential/commercial space, 1,900 parking spaces and 1:1 jobs. Some comments were:

- Will need to evaluate interim uses during Phase 1 ten years out in order to provide funds for the project
- Were other scenarios evaluated?
- Will need to look for new funds to achieve the benefits
- SDCs can also help supply for a variety of city-wide needs and balance the financial levels of the site
- It was noted that the Residential scheme included more parks and no tower

6. USPS Preferred Concept and Discussion

Nolan Lienhart
Nolan described the preferred concept plan and invited discussion. Comments include:

- Equity – holding on to the Post Office building will provide opportunity for lower rental rates
- Economic development – high job density increases our ability to gain more than anticipated
- Politically palatable – the details will make it different. What will bring innovation to Portland? How do we acquire the businesses that are the game changers? Will the site be sold block by block? Should be institutionalized or it won’t happen.
- Can create an innovation district for tech start-ups. What’s happening now is different. How do we define innovation district – it’s not just about tech start-ups, it’s also about education. Need to create a market that doesn’t exist elsewhere.

This summary is PDC staff’s interpretation of the main points of discussion, including statements attributed directly to committee members, staff and the public, and is not intended to be a word-for-word transcription of the meeting.
• Buildings are blocking views to the river and to the west side.
• Is interim use feasible during the first phase?
• Are we pushing for any zoning? Transferring FAR? Height restrictions? Is there a relationship between bulk and height? Look to the north of Lovejoy and the Pearl for examples of mixed use neighborhoods.
• Keep pushing the need for schools because it will bring families to the site – we need the mix. More people will create overcrowded schools elsewhere.
• Focus on the units and who we’re serving as well as services and transition support.
• Interim use – keep some portion for affordable entrepreneurial activities.
• Look at the first three floors of all buildings for retail/commercial uses, and have private/residential above.
• Interested in learning more about the phases and determining who is first to come. Need to rely on private investment, so who comes in early will impact that.
• What is this doing for the neighboring area? How will it be sold to City Council?
• We appear to be making decisions now about something that won’t happen for years, and may take a completely different look when the shovels hit the ground. There may be additional costs or funding opportunities other than taxes.
• What’s missing is the story – especially for such a large piece of property. What is it you want to do? A plausible real estate deal could be in the phasing.
• This will take the right developers to turn it into a vision.
• Who could be brought to this location that couldn’t go to any other location?

Meeting adjourned at 4:10

*Meeting summary prepared by Anne Crispino-Taylor, PDC Senior Administrative Coordinator, Central City*