

Burnside Bridgehead Project Citizen Advisory Committee Status Update

Winter 2007 – Updated February 2007

Disposition & Development Agreement Negotiations Continue

The Portland Development Commission (PDC) submitted a draft Disposition and Development Agreement (DDA) to Opus Northwest in December 2006 for review. The draft Disposition and Development Agreement was modeled after the Memorandum of Understanding between PDC and Opus Northwest (signed March 6, 2006). The DDA outlines terms for the sale and redevelopment of the Burnside Bridgehead site, which includes Blocks 67, 68, 76 and portions of Blocks 75 and 69.



Burnside Bridgehead Site Looking West

A briefing on the DDA deal points is tentatively scheduled for the PDC Board on April 25, 2007.

For more information:

Kia Selley, PDC Development Manager, (503) 823-0113

Eastside Burnside-Couch Couplet Funding Decisions Drawing Near

The eastside Burnside-Couch Couplet project will be funded with multiple funding sources. The Couplet project is expected to proceed with a commitment of \$10.1 million in tax increment revenue. The Central Eastside Urban Renewal Area Recommended Budget proposal for the eastside Couplet includes \$5 million in Fiscal Year (FY) 07-08, \$2 million in FY 08-09, and \$3.1 million in FY 09-10.

In January an additional \$2.7 million was requested from the 2008 Federal Appropriations Bill. Funding commitments for the additional Federal funding will be announced in Winter 2008. PDOT and PDC staff continue to pursue additional funding resources for the Eastside Couplet project to reduce the amount of tax increment revenue necessary for the project.

The Couplet project was included on the First Cut List for Metropolitan Transportation Improvement Program (MTIP) grants; \$4.7M was requested from the MTIP program. Public testimony on the proposed Final Cut List will be taken on February 13, 2007. The Final funding decision will be made in March 2007.

The Portland Office of Transportation (PDOT) has selected Harper Houf Peterson Righellis Inc. for engineering design of the Eastside Burnside-Couch Couplet. Lloyd Lindley will provide urban design services for the project.

PDOT will meet with the Portland Bicycle Advisory Committee to discuss the bicycle connections from the eastside to the Burnside Bridge on February 13, 2007. Engineering design is scheduled for completion by Spring 2008 and construction is scheduled to begin in Summer 2008, subject to funding availability.

For additional information:

Chris Armes, PDOT Project Manager, (503) 823-7051
Trang Lam, PDC Project Coordinator, (503) 823-3419.

To download Fact Sheet: <http://www.pdc.us/ura/eastside.asp>.

Street Vacation

PDC submitted a street vacation request for portions of NE Third Avenue, NE Davis Street and NE Couch Street in June 2006. The street vacation will facilitate construction of the Eastside Burnside-Couch Couplet as well as the Burnside Bridgehead project. PDC and PDOT briefed the Portland Planning Commission on the street vacation request on January 9, 2007. A final presentation for Planning Commission approval will be scheduled in Spring 2007.

For more information:

Kia Selley, PDC Development Manager, (503) 823-0113

Convention Plaza Building

Relocation of the Convention Plaza building tenants is well underway. All leases have been renegotiated and will terminate prior to December 2007. Two tenants have been relocated and 22 tenants currently remain in the building. A few office spaces have been newly leased on a month to month basis to generate additional revenue.

A survey of the building tenants was conducted in November 2006 to determine their level of satisfaction with the service provided by the building management company, Norris Beggs & Simpson. The results of the survey demonstrate a high level of satisfaction with the building management company as well as the work of PDC's property management team.

For more information:

Kia Selley, PDC Development Manager, (503) 823-0113

PDC Working with Verizon on Relocation

Verizon has proposed relocation to another portion of the Burnside Bridgehead project site between the freeway ramps on Block 69. PDC and Verizon are working to confirm the location and establish lease terms. PDC has filed for condemnation of the Verizon leasehold; however, condemnation may not be necessary given the positive status of the relocation efforts.

For additional information:

Bruce Allen, PDC Sr. Development Manager, (503) 823-3357



Project Schedule

Anticipated Schedule as of February 2007

Project Tasks	Timeline
Disposition & Development Agreement (DDA) <ul style="list-style-type: none"> Begin Drafting DDA Brief BBH CAC on DDA Draft Deal Points Brief PDC Board on DDA Deal Points 	<ul style="list-style-type: none"> November 2006 March 13, 2007 April 25, 2007
Convention Plaza Building <ul style="list-style-type: none"> Relocation of all Tenants Completed 	<ul style="list-style-type: none"> December 2007
Eastside Burnside-Couch Couplet <ul style="list-style-type: none"> Complete Funding Strategy Begin Design Engineering Funding Commitments in Place Complete Engineering Begin Construction Complete Construction 	<ul style="list-style-type: none"> Fall 2006 Winter 2007 Fall 2007 Spring 2008 Summer 2008 Fall 2009
Redevelopment <ul style="list-style-type: none"> Complete Due Diligence Complete Program Development Begin Project Design Property Sale to Developer Complete Demolition Begin Construction Complete Construction 	<ul style="list-style-type: none"> Spring 2007 Fall 2007 Fall 2007 Spring 2008 Spring 2008 Summer 2008 Summer 2010

For more information:

Kia Selley, PDC Development Manager, (503) 823-0113