

BURNSIDE BRIDGEHEAD CITIZENS ADVISORY COMMITTEE

Committee Meeting

September 16, 2008
Session Notes

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**BBHCAC Members in Attendance:** Jim Andrews, Matt Arnold, Lynn Coward, Joni Hartmann, Tim Holmes, Bruce Murray, David Neumarnik, Michael Whitmore, Brian Wilson.

**Ex Officio CAC Members in Attendance:** Kia Selley (PDC Project Manager).

**Other PDC Staff in Attendance:** Trang Lam, Bruce Allen, Matt Collier, Patrick Quinton

**Others in Attendance:** Chris Armes (PDOT), Bill Hoffman (PDOT), Susan Pearce, HAND.

**Facilitator:** Sue Dicile.  
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The meeting convened at 3:00 pm.

PUBLIC COMMENT

There was no opening public comment.

06/25/08 MEETING NOTES

The notes were accepted without revision.

PROJECT UPDATES

Kia Selley introduced Matt Arnold, a new Burnside Bridgehead Citizen Advisory Committee (BBHCAC) member. She noted that Matt works for the firm SERA Architects, and has been on the Portland Bicycle Advisory Committee for five years and is currently the chair-elect. Matt was welcomed by the group.

Kia noted that some BBHCAC members may be contacted by Patrick Quinton of PDC regarding PDC's Strategic Opportunities Initiative, which is evaluating the most strategic sites within the City that PDC owns, controls, or is seeking to control. This effort will augment the work that has already been completed for the Bridgehead site. These conversations are meant to gather information and ideas to help inform PDC's planning for the site. The results of this work will be shared with PDC's Burnside Bridgehead Citizen Advisory Committee, the Central Eastside Urban Renewal Advisory Committee and the community at-large, as our planning for the site progresses.

INTERIM USES OF THE BBH SITE

Kia noted that the goal is to activate the site with positive uses; that the uses may be either episodic or ongoing; and that highly successful uses could be integrated permanently into the site. Kia distributed a list of criteria for evaluating interim uses. The criteria included:

- Activates the site with positive activities.
- Supports public safety.
- Provides public benefit (through access, revenue generation and/or activation).
- Eliminates blight.
- Deters negative nighttime activity.
- Cost effective and/or revenue generating.
- Doesn't result in excessive debris or any damage to neighboring properties.
- Easy and quick to implement and remove (approvals, permits, materials, etc.).
- Short duration (up to 12 months).
- Clearly communicated temporary status of use to the public (signage, agreements, etc.).
- Safe for daytime public use.

A list of proposed interim uses, with uses ranked as "high", "medium", and "low" was distributed for discussion. *(Please see the document "Proposed Interim Site Uses Priority Ranking", which is attached at the end of these notes and includes more detailed CAC feedback from the meeting.)*

BBHCAC members provided input to the uses and ranking. In general, the BBHCAC noted that daytime activity uses that draw people to the area are preferred, especially activities for which PDC could partner with other organizations for programming and management needs. It was also noted that a use that would “permanently weave itself into the site” would be most advantageous. It was noted that the size of the site imposes limitations, and the topography creates a sense of separate parcels.

The group discussed uses that they felt needed additional vetting. The relative merits of an off-leash dog area on the site were discussed. It was noted that this use is not visually attractive, would require lighting and maintenance, and would probably not be viable without partnerships to support the use. Use of the site for a Burnside-Couch Couplet construction staging area was listed “high” on PDC’s list but was not discussed by the group, although the use of art panels to block the view of viable but “non-scenic” uses was discussed. Examples of cities that have used such panels effectively were offered. Bocci Ball courts was also added to the list.

It was noted that the BBHCAC will have the opportunity to consider a more refined list of potential uses at the October meeting based on additional research conducted by PDC staff. PDC staff will also provide a calendar mapping the proposed implementation date and use period for each use.

BBHCAC members expressed support for the work done by PDC staff in development concepts for the interim use of the site.

EASTSIDE BURNSIDE-COUCH COUPLET UPDATE

Chris Armes and Bill Hoffman from PDOT provided the update. They noted that there have been changes to the project due to direction from Commissioner Adams to reduce the project budget to \$17.8M. They explained that PDOT staff was directed to bring the cost down by \$6M and relieve the Central Eastside Urban Renewal Advisory Committee (CES URA) of \$5M of the cost, because the CES URA budget next fiscal year exceeds available funding. Another \$1M in savings will result from decreased system development charges. Chris Armes reviewed the criteria for the recommendation, noting that PDOT worked closely with PDC staff on design of the transition. She noted that the changes have been endorsed by the Eastside Burnside-Couch Couplet Design Advisory Committee and the CES URAC. A list outlining improvements scheduled for the Couplet project was distributed.

The changes to the plan were illustrated on a map. Concerns expressed by the BBHCAC included:

- The impact, during rush hours, of the reduction on Burnside from 3 lanes to 2 lanes.
- Safety of the proposed traffic signalization on Davis.
- The pedestrian experience from Couch onto the Burnside Bridge.
- Overflow of traffic from Couch to Davis, creating danger on Davis.
- Signalization “overkill” on Burnside and Couch, where signals are proposed at every block.
- Noise during construction, with the suggestion that there should not be a noise variance granted in the RFP.

Bill Hoffman noted that construction bids will be evaluated in March 2009, with construction to begin in July 2009, which will take 12 months to complete. Informational surveys with local businesses will be conducted this winter to determine access needs.

SITE MARKETING UPDATE

Kia Selley noted the following progress on site clearing:

- Block 75 has been cleared.
- Eight underground tanks and associated contamination will be removed by the end of October.
- Hazardous building materials are to be removed from the Convention Plaza Building by early November.

Kia further noted that PDC will attend the upcoming Urban Land Institute conference in late October to market the site.

A CAC member proposed a new round of community outreach, based on the “lessons learned” to-date in the Burnside Bridgehead efforts. Kia agreed that this is a good time to do that work with the community as part of PDC’s work plan, as it will serve to clarify for the development community what the community wants to see on the site.

NEXT CAC MEETING

A meeting was scheduled for Tuesday, October 14, from 3pm – 5pm.

PRIMARY OUTCOMES AT THIS MEETING

- Preferences for interim uses were identified.
- Concerns about the reworked plan for the Eastside Burnside-Couch couplet were noted.

There was no public comment at the end of the meeting.

The meeting adjourned at 5:00 pm.

Handouts distributed at this meeting:

- Interim Use Criteria
- Proposed Interim Site Uses Priority Ranking
- East Burnside/Couch Couplet Project Improvement List
- Burnside Bridgehead Development Opportunity brochure

Respectfully submitted by facilitator.

If you have comments about the notes from this meeting please direct them to the facilitator at 503-287-9345 or sue@suediciplegroup.com

PROPOSED INTERIM SITE USES PRIORITY RANKING

Priority	Proposed Use	CAC Feedback
	GENERAL COMMENTS	<ul style="list-style-type: none"> • Consider scale of the site when selecting use • Entire site does not need to have the same interim use – could be a mix of uses • Consider cost to implement • Partnering w/other groups to reduce implementation and management costs • Bocce ball courts could be another easy use to implement • Look at ongoing community uses • Develop creative artist competitions – theme is to celebrate community • Develop a interim use calendar or schedule for uses
HIGH	Farmers Market	<ul style="list-style-type: none"> • Could be paired w/food carts
	Art Installation	<ul style="list-style-type: none"> • Artist competition
	Parking	<ul style="list-style-type: none"> • Some revenue generation • Pacific Fruit interested in some parking
	Eastside Couplet Construction Staging	<ul style="list-style-type: none"> • Could screen construction area w/ fence art screens (on block 76)
	Skate Park Demonstration Area	<ul style="list-style-type: none"> • Could have skating event • Work with the Burnside Skate Park community
	Alternating Landscape Display	<ul style="list-style-type: none"> • Oregon Nursery Association • Oregon Gardens • Design competition • Showcase - Determine if this is a pedestrian or vehicular experience
	Fence Art Screens	<ul style="list-style-type: none"> • Works well w/PDOT's use of site for staging – hides staging • Themes – historic produce row, new development, etc.
	Neighborhood Events	<ul style="list-style-type: none"> • Such as Buckman/Kerns cleanup event
	Food Carts	<ul style="list-style-type: none"> • Is there enough foot traffic? • Are special permits needed? • Could augment other interim uses such as farmers market
MEDIUM	Mountain Bike Circuit	<ul style="list-style-type: none"> • Non-motorized only • Would activate site year round
	Off-Leash Dog Area	<ul style="list-style-type: none"> • Requires fencing, lighting, and management • Not visually attractive
	Tree Planting/Installation	<ul style="list-style-type: none"> • The greater green initiative • Container stock will need security
	PICA – Time Based Art	<ul style="list-style-type: none"> •
	Bocci Ball Courts	<ul style="list-style-type: none"> •

PROPOSED INTERIM SITE USES PRIORITY RANKING

LOW	Rose Parade Seating	•
	Solar/Wind Energy Farm	•
	Open space	•
	Community Garden	•
	Cirque de Soleil	•
	Other Performance Venues	•
	Recycling Center	• Consider the viability of a one year operation • Needs to be well managed
	Basketball Courts	•
	Bike Station	•