

BURNSIDE BRIDGEHEAD CITIZENS ADVISORY COMMITTEE

Committee Meeting

November 18, 2008
Session Notes

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**BBHCAC Members in Attendance:** Norm Chusid, Lynn Coward, Frank Dufay, Tim Holmes, Rick Michaelson, Bruce Murray, Michael Whitmore, Robert Wentworth, Chuck Willis, Brian Wilson.

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

**Other PDC Staff in Attendance:** Trang Lam.

**Others in Attendance:** Lee Perlman, Mike Delman.

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

There was no opening public comment.

New CAC member Rick Michaelson was introduced.

INTERIM SITE USES UPDATE – Kia Selley, PDC

Skatepark expansion area

Kia noted that staff is working through PDC's internal approval process, which includes addressing such issues as liability and overall management. She noted that a partnership between PDC and the Bureau of Parks and Recreation could resolve these issues. Chuck Willis, who represents the skatepark on the CAC, outlined the planned amenities for the expansion area, noting that all will be easily removed. CAC member Bob Wentworth requested that nearby property owners be kept updated prior to implementation and expressed concern about the potential increase in the number of skaters due to the proposed expansion. Chuck Willis responded that while some increased use could result from the expansion, a significant increase is not anticipated, and that the expansion area would only be useable in dry weather.

Permanent and temporary art installation opportunities

Kia noted that she is working with Public Art Manager Kristen Calhoun at RACC to identify temporary and permanent art opportunities in conjunction with the 2% For the Arts funds from the Eastside Burnside-Couch Couplet Project (Couplet). She also noted that a small pot of art funds still remain from the Eastbank Esplanade project, and could potentially be accessed for this project. More will be known about the opportunities for public art after the Public Art Panel meets in January. Temporary art opportunities are envisioned for the fence on Block 76, which would also serve as screening for the staging and construction areas during construction of the Couplet project. Staging area screens are anticipated to be installed in June 2009, in advance of the Couplet construction which will start in July 2009. Kia noted that she will find out how the CAC can be involved in the artist selection and art development process.

Eastside Burnside-Couch Couplet construction staging area

Kia noted that she has worked with PDOT to determine potential locations for a Couplet staging area. Proposed locations will not be visible from NE Martin Luther King Jr. Blvd or E Burnside Street. The project contractor will select one of the proposed locations based on project needs.

Other high priority uses

Kia noted that the idea of food carts is still being evaluated. She added that the level of infrastructure needed for temporary food carts may be prohibitive (electrical, water, etc.); and that food trailers must be permitted through the City of Portland. Concern was expressed by CAC members about parking capacity necessary to accommodate food carts or similar interim uses.

STRATEGIC OPPORTUNITIES INITIATIVES SUMMARY – Kia Selly, PDC

Kia noted that the Strategic Opportunities Initiative was an internal process at PDC that took a look at the Burnside Bridgehead project in the context of all PDC projects, to be sure that projects are not “cannibalizing” each others’ tenants and resources. There was also brainstorming of ideas for the site proposed during a broad range of stakeholder interviews, including with some CAC members. The conclusions from the brainstorming were consistent with the concepts that have been discussed and supported over the years on the CAC, including:

- Catalyst for quality jobs.
- Creation of tax increment.
- A thriving 18-hour district.
- Creation of a distinctive Portland destination.
- Development that will catalyze other development.
- Supportive for local business and entrepreneurs.
- Reinforcement of the Central Eastside “vibe”.
- Built on scale compatible with the Central Eastside.
- Built on things that are working and are distinctive, e.g. the skatepark.
- Humanizing the E. Burnside St/Martin Luther King Blvd intersection for pedestrians and bicyclists.,
- Developing a building with “gateway” or architectural interest on the small remaining parcel on Block 76.
- Phased development.
- Open space potentially integrated with the skatepark.
- Opportunity for an iconic sign that is visible from downtown and Central Eastside-oriented.

Kia added that a final report from the Strategic Opportunities Initiative process will not be issued.

BBH REDEVELOPMENT: NEXT STEPS

Kia announced that PDC has been approached by Beam Development (Beam) about their ongoing interest in the Burnside Bridgehead. She noted that discussions are at the most preliminary stage about a redevelopment partnership, and that she expects to report back to the CAC in December about the status of discussions, either at a CAC meeting or via an emailed CAC update. CAC Chair Tim Holmes added that while a potential PDC-Beam partnership is good news and undoubtedly both parties will do their best to negotiate a partnership, it may not be possible for the parties to proceed given the poor economy and challenges of the project.

Kia did a brief walk-through of public-private partnership process, showing all the steps from the initial determination of PDC financial assistance and negotiation of a Memorandum of Understanding (MOU), through negotiation of the Disposition and Development Agreement (DDA), design, approvals, property transfer and development, and post-development. A handout was distributed that illustrates the process, including the points in the process where the CAC participates and provides input.

CAC members asked questions about when in the process a development proposal is available for review, when the proposal would be reviewed at the Central Eastside Urban Renewal Advisory Committee (URAC), when construction might start, and when tax increment would begin to generate. Concern was expressed that more funds than are currently “on the table” might be necessary to incentivize development in the current economic climate.

NEXT CAC MEETING

A meeting was tentatively scheduled for Tuesday, December 16, from 3pm – 5pm. The meeting will be held only if there are substantive items for discussion. Otherwise the meeting will be cancelled and an emailed update will be sent.

PRIMARY OUTCOMES AT THIS MEETING

- CAC members requested to be kept updated and current on the skatepark expansion, issues related to interim site uses that may impact area parking, and PDC's discussions with Beam Development.

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

The meeting adjourned at 4:40 pm.

Handouts distributed at this meeting:

- Public-Private Redevelopment Partnership Diagram

Respectfully submitted by the facilitator.

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