

BURNSIDE BRIDGEHEAD CITIZENS ADVISORY COMMITTEE
Committee Meeting
July 21, 2009
Session Notes

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**BBHCAC Members in Attendance:** Jim Andrews, Paul Anthony, Matthew Arnold, Frank Dufay, Joni Hartmann, Tim Holmes (Chair), Geraldene Moyle (PDC Project Manager), Bruce Murray, Bob Wentworth, Michael Whitmore.

**Others in Attendance:** Joleen Jensen-Clausen, Kia Selley PDC; Pete Eggspuehler, Brad Malsin (Beam Development); Sue Dicile (Facilitator).

**Public in Attendance:** Steve Russell (Kerns Neighborhood Association); Lee Perlman (freelance writer).  
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The meeting convened at 3:00 pm.

PUBLIC COMMENT: There was no opening public comment.

ADMINISTRATION

Review of June 16, 2009 Meeting Notes: The notes were adopted with typographical revisions.

GENERAL BUSINESS ISSUES UPDATE

Interim Site Uses

Art Screens: CAC member Joni Hartmann reported that she attended the meeting at the Regional Arts and Culture Commission (RACC), and overviewed a range of interesting options that were examined. In addition to aesthetic considerations durability is being considered due to proximity to couplet construction. Joni noted that cost issues were not discussed but Kia Selley added that PDC has determined a budget for the life of the project. It was noted that the screens will extend along MLK Blvd and part way along Burnside, terminating at the couplet construction point. The timeframe for selection and installation has not been announced.

Skate Park Expansion: PDC Project Manager Geraldene Moyle provided an update, noting that Skatepark expansion was intended to be temporary but as discussions went on it became apparent that the design ideas were of a more permanent nature. The Skatepark staff, the Mayor's Office and Beam met to brainstorm alternatives. One option identified to consider is a skatepark expansion in property owned by the City's Bureau of Environmental Services adjacent to the ODPO parcel , on Block 69. The Mayor's Office asked City staff and Skatepark representatives to explore options. She noted that constraints to a skatepark on the site at Block 69 include a sewer line and IG2 zoning; that the City has asked the Skatepark to develop goals for expansion; and that PDC has requested consideration of the site in the Framework Plan.

CAC members' comments highlighting pros and cons of Skatepark expansion on Block 69 included:

- Neighboring businesses and residents have concerns about the impact of expansion in the Block 69 area since it could be used to provide needed parking.
- Skatepark could provide an "intensity of use" that would enliven the whole project.
- Consideration should be give to bicycle and pedestrian connectivity at Block 69 with the Sullivan's Gulch Trail.
- The new location would be more "out in the open" and might be used differently than the current site under the Burnside Bridge, and could potentially be used for concerts or other park-type events. (It was noted that there is a lot of freeway noise and exposure to vehicle emissions at the site that might limit its use for concerts and park-type uses).
- Local skateboard makers or vendors might be interested in sponsoring or participating in some way.

Brad Maslin noted that while the expansion might remain a temporary use it presents an opportunity to initiate agreements with the Skatepark and make better connections between neighbors and Skatepark users. If expanding to Block 69 the Skatepark would have to create parking to accommodate its own use and manage the park's users. He noted that the Skatepark must be embraced as part of the "culture" of the Burnside Bridgehead.

Kia Selley noted that the land is zoned for industrial use and could not accommodate parking for a commercially-zoned development, such as is envisioned for the Burnside Bridgehead.

CAC members agreed that concerns should be shared with CAC member Chuck Willis who was not in attendance at the meeting. A current aerial map of the area was requested.

FRAMEWORK PLAN

A draft Scope of Work cleared for distribution to CAC members only by City Procurement was sent before the meeting in the meeting packet. Geraldene Moyle, PDC BBH Project Manager, reviewed the highlights of the draft Scope of Work. In response to a question, she noted that a Framework Plan establishes the parameters in which a project is implemented. She also noted that a "Task 8", which would include a branding and marketing step, might be included in the Scope of Work/RFP.

Following the review, CAC members offered the following comments and suggestions:

- Under "Areas that Should Receive Special Attention":
 - Include a focus on the public realm / public space.
 - Emphasize arts and culture.
- Establish parking and transportation as a key expectation.
- Spell out, in the goals and objectives, the specific relationship to the URAC regarding TIF.
- Emphasize building on other efforts such as the Streetcar and the NE Burnside-Couch couplet.
- The phrases "green for the people" and "social equity in development" are not clear.
- Make the focus on housing explicit in the goal pertaining to social equity.
- There is an active public that is interested and wants to be involved with development at the Burnside Bridgehead. The participation last time was extensive and productive.

Geraldene outlined the criteria for consultant selection. CAC members offered the following comments and suggestions:

- Clarify which staff members from the consultant organizations will work on the project. Qualifications of those doing the actual work are more important than qualifications of the firm.
- Give a price cap or range, then assign a low priority to price, or eliminate price as a criteria.
- Most heavily-weighted criteria should be:
 - Relevance of staff experience to the BBH project.
 - General staff experience (over firm experience).
 - Local knowledge.

Geraldene outlined the following timeline:

- RFP on the street early August
- Responses due late August
- Consultant selection early September
- Framework Plan completion 6 – 8 months from start-up

CAC members were reminded that one or two CAC representatives will be appointed by the Chair to serve on the Selection Committee. Interested CAC members should first review their calendars to insure availability in early September to a) review and evaluate all responses; b) meet to select top proposals, and c) meet to interview candidates. CAC members can contact Chair Tim Holmes and/or the facilitator if they are interested and available.

PUBLIC COMMENT: There was no closing public comment.

UPCOMING DATES

A CAC meeting is not planned for August. If there is activity in August an update will be emailed to CAC members. A September meeting date will be announced after coordinating with the schedule for consultant selection is finalized. Depending on timing, the meeting will be held on September 15th or 22nd

PRIMARY OUTCOMES OF THIS MEETING:

- CAC members developed a range of ideas and questions about Skatepark expansion to be explored at a future meeting, if expansion on Block 68 remains under consideration.
- CAC members provided input on the Framework Plan Consultant Scope of Work, and the consultant selection criteria.

The meeting adjourned at 5:00 pm.

Handouts distributed at this meeting:

- None.

Respectfully submitted by facilitator Sue Dicile

Comments on the notes from this meeting can be directed to the facilitator at 503-287-9345 or sue@suediciplegroup.com