

CENTRAL EASTSIDE



Central Eastside Urban Renewal Advisory Committee (URAC)

**November 9, 2009
4:00-6:00 p.m.
Goodwill Industries
1943 SE 6th Ave**

Meeting Summary

URAC members present: Susan Lindsay, Buckman Community Association, Linda Nettekoven Hosford Abernethy Neighborhood; Michael Whitmore, Kerns Neighborhood Association; David Lorati, Central Eastside Industrial Council; Peter Stark, Central Eastside Industrial Council; Eric Shoemaker, Member at-Large

Guests: Lee Perlman, freelance writer; Chris Armes, Portland Bureau of Transportation; Mary Ann Schwab, Sunnyside NA; Brad Maslin, Beam Development, Will Bruder, Will Bruder Partners Team; Carrie Schilling, Works Partnership Architecture; Ned Vaivoda, Eva Architecture

PDC Staff: Trang Lam, David Sheern, Joleen Jensen-Classen

Call to order/Introductions/Meeting summary

The meeting was called to order by Vice Chairperson Peter Stark at 4:00 p.m. Introductions followed. The meeting summary of October 12, 2009 was approved.

Eric Shoemaker announced a potential conflict of interest regarding the Burnside Bridgehead project.

Winter Warming Center

Geraldene Moyle updated the URAC on the status of the winter warming center to be located in the Convention Plaza building at the Burnside Bridgehead site. The project was initially presented to the Burnside Bridgehead Community Involvement Committee since the center was scheduled to open prior to the CES URAC meeting. The center will be run by Transition Projects Inc. (TPI) and will be open from November 2 through March 31st from 7:30 p.m. to 7:00 a.m. 31st There is room for 90 beds and a light breakfast is provided. No additional funds were needed from the CES URA budget. TPI is paying \$15K for the building and PDC needed to make the building habitable since it had been originally prepared for demolition. URAC members expressed concern that people using the center need to check in at Transition Projects and then walk to the site and could be arriving cold and wet during rainy weather. Some clothing will be available on site. Mary Ann Schwab made a plea to help the center users by provided socks.

Burnside Bridgehead Framework Process

Will Bruder of Will Bruder Partners introduced his partners in the framework process. He informed the URAC of an appraisal of the value of the Convention Center Plaza building done by SERA Architects. A minimal upgrade could cost \$11M and a total overhaul could cost \$16M. The role of this building will be determined through the framework process. He then involved the URAC to an exercise regarding the site. He asked them four questions. The results are outlined below:

1. In your mind what makes this site important to the community?
 - Generate tax increment
 - Prominent location
 - Show area potential
 - Good context in the blocks around the site
 - Anchor for the area
 - Consider adding Pacific Fruit site if they leave the area
 - Improve connectivity for people
 - Conduit that connects various parts of the district
 - Consider removing the freeway

2. What are two important program elements that should be on the site?
 - Open space
 - Consider freeway relocation
 - Water taxi
 - Town Center with event space, demo space, flex space, creative firms
 - No subsidies, businesses need to be profitable
 - Contribute to the local economy

3. What would be an inappropriate use?
 - Big Box
 - Any type of closed campus that looks inward rather than outward
 - Loss of the Convention Center Plaza building
 - Auto orientation
 - Fails to generate tax increment
 - Creation of a bottleneck
 - Don't recreate the Pearl or South Waterfront
 - Low density
 - Single use only

4. What is catalytic?
 - Capture the potential of the Convention Center Plaza Bldg
 - Cause other things to happen on the site
 - Energetic and self-renewing
 - Generate tax increment
 - Spur complimentary growth for the area

- Re-invent model for flex office, community based organizations and small business incubator
- Honor the history of the district
- Create jobs and businesses that exemplify Portland
- Pedestrian safety
- Grocery store
- Farmer's Market and high speed rail station
- Create an eco-district that serves as an energy catalyst for the district.

The team hopes to have a first draft of the framework by January of 2010.

Geraldene reminded everyone of the workshop on Wednesday, November 18, 2009 from 5:30-8:00 p.m. at Olympic Mills Atrium located at 107 SE Washington Street.

Washington High School Update

Chairperson Susan Lindsay summarized past public participation process for redeveloping Washington High School (WHS) site into community center. Input has been received from a citizen committee formed in March 2009. Working with SERA Architects throughout the summer, the committee took part in developing and reviewing 3 design options for the redevelopment of the site. One option has since been eliminated, leaving one that involves the renovation of WHS into a community center (Option C) and one that leaves WHS as is and develops the center on the adjacent land owned by the City (Option A). Susan reported that the committee was divided between Options A and C. She was able to present a 4th option, Option D that would have a private developer purchase the high school and develop into a combination of housing with a community center on the ground floor. The Community Involvement Committee favored this option but there was one issue. The Parks Bureau had an appraisal done in better economic times for \$4M which too high for its value today. PDC does not have funds to provide a newer appraisal. URAC members advised Susan to request a new appraisal from the school district based on today's situation.

The meeting adjourned at 6:00 p.m.

Submitted by Joleen Jensen-Classen, Public Participation Manager