

ANKENY/BURNSIDE DEVELOPMENT FRAMEWORK URBAN DESIGN CHARRETTE PUBLIC OUTREACH MEETING #3

PORTLAND DEVELOPMENT COMMISSION

January 19, 2006 ♦ 5:00-8:30 p.m.

PDC, Commission Room

COMMENT CARD RESPONSES

WHAT ARE THE THREE OR FOUR ESSENTIAL ELEMENTS/PROJECTS IN REVITALIZING THE SKIDMORE HISTORIC DISTRICT?

1. no destruction of any historic structure
2. rebuild lost facades around Skidmore Fountain and rebuild Ladd-Tilton Bank, Lewis and Flanders Building
3. increase everywhere residential development
4. maintain/enhance the historic nature of the neighborhood in architecture and diversity
5. mixed income housing that enables low-income residents to stay and be a part of the community
6. major market/arts/entertainment components and diversity
7. supporting services for residents (basics-groceries, services)
8. allocate significant portion of public funds to renovation/adaptive reuse of historic structures
9. ensure that public market **and** Saturday Market find a **joint** solution. 1+1=3
The are complementary and would be a powerful catalyst if connected/integrated
10. make sure public/PDC investments go to things that we are reasonably sure the market will not provide in a reasonably long timeframe. **i.e.** there are enough existing assets, plus forthcoming investments (i.e. Chinatown streetscape, Naito improvements, Public Market, etc.) that we may not need to majorly subsidize housing. It will come.
11. make the district unique with historical element: cast iron
12. establish a 7 days a week public market to anchor the area

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13. establish—around the public market—housing, artist communities (w/Saturday Market) and other features. Keep the multi-cultural aspects of the existing area in mind.
14. keep Saturday Market and develop a 7 day public market centered around and spilling out onto Ankeny Square
15. restore the facades around the square and activate them (restore in terms of create again—with some height similarities)
16. add 24-hour presence and housing—affordable, market rate, low-income
17. historic and multi-ethnic
18. “organic growth” and market driven for markets
19. residential but belongs to the whole of Portland
20. markets staying
21. residential
22. small business—retail
23. residential first-a supporting mixed use critical mass ringing the plaza
24. preserve/enhance historic/multi-cultural
25. creation of a market district
26. residential throughout
27. multi-cultural activity
28. Increasing the energy or vibrancy of the district – I agree this is best done by bringing people in.
29. Maintaining and enhancing the historic character:
Any new building should mirror or be sensitive to the form and proportions of the period structures in the area
There would be a great opportunity to use the cast iron
Maintaining the height restriction in the vicinity of the fountain/plaza
30. Build significant amounts of housing into the district with the broadest price range possible by raising the height limits selectively on the outer limits of the district, especially where they are adjacent to other large buildings, and have retail/studio/workshop functions on the ground floor.
31. Reduce the number of “missing teeth”

WHAT WERE THE MOST DIFFICULT TRADE-OFFS ENCOUNTERED WHEN DESIGNING A REVITALIZED SKIDMORE HISTORIC DISTRICT?

1. height of buildings and whether to move the fire station
2. saving the globe
3. height
4. the fire station really should be moved to create the kind of active space in building in its place—spilling out onto the square. This is a financial tradeoff, however.
5. understanding the problems of maintaining a viable Saturday Market in the area
6. cost of the Fire Station
7. costs vs. desire to create more entrances/alleys to increase residential views
8. the central fire station which should not have “non” historic façade around Skidmore Fountain.
9. Accepting the economic realities of what makes projects viable, i.e. the need for a large number to high priced housing units per unit of ground.
10. Understanding that old buildings with character may need subsidies in order to make their change of use economically viable.

HOW DOES YOUR PERSONAL VISION DIFFER FROM YOUR GROUP’S BIG PICTURE VISION FOR THE ANKENY/BURNSIDE STUDY AREA?

1. Not much, I was very happy with the outcome
2. I have more sense of it as an economically diverse neighborhood and of the social entrepreneurship in the social services
3. I like the importance of Ankeny between Front and at least 2nd being a festival street (no cars). Also, the current parking lot behind the rebuilt New Market Theater façade should become part of the open space. The area under Burnside Bridge near MAX stop should be utilized everyday of the week so it is a nicer place. Other than that-the strong focus on the Saturday and Public Markets was something that I agreed with. Also addressing services for homeless, I think needs to be addressed and keeping and strengthening these services should be part of the design.

4. If you keep the Saturday Market and the Fire Station in the same place, you keep the same problems: underutilization, drugs, lack of opportunity for visionary ideas.
5. Not significantly. We realized the need to maximize residential prior to public market development.
6. Many did not think feasible to rebuild Lewis and Flanders Building and Ladd and Tilton Bank, but all wanted return of all cast iron facades to area—especially around “core” Skidmore Fountain.

WHAT WERE THE BIGGEST OBSTACLES IN DESIGNING YOUR “BIG PICTURE” IDEA/S?

1. Attracting investment—get rid of surface parking
2. Saturday Market folks won’t hear of change!
3. Fire station trade off
4. Where will parking go?
5. Creating the right kind of high density, mixed use in the correct areas (preserve the square, build up along Burnside)
6. It worked pretty well. I was surprised at how people who don’t live or work here understood the integral whole.
7. Trying to figure out “focal point”
8. Central Fire Station removal
9. The “Big Idea” concept is not one that I identify with. Obviously those pushing the Public Market see this and/or the concept of a market district as a big idea. I do feel that IF there is a viable economic plan this could be a very good way to go.

OTHER COMMENTS

1. Good exercise...energizing...interactive
2. Be the first city in America to “rebuild” its central “heart”—as European cities did after WWII—show the U.S. Portland is the leader—return the area of vacant parking lots to old facades with residential, etc. inside.
3. I was very glad I came. I felt like the facilitators were excellent and my opinions were validated. People seem fair and open to people’s ideas.
4. Good food. Good timing. We knew what to expect, but it was unexpected to have such different results to compare. Superb charrette facilitation.

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5. Thanks! This was a great opportunity for ideas, learning, sharing. This area has great potential—it can become a great (historic) heart of our city.
6. I see a big danger in not reassuring the Saturday Market folks that they will not be left out. The people at this meeting both in their comments to the meeting and in response to my one on one questions feel – and their feeling in what is important – that they are being pushed around and not valued. There is a possibility of a very passionate and volatile group, literally screaming and shouting in order to make their point heard. I suggest that as a stakeholder group they get careful focus and attention. The public market concept has plans to use their site but fails to address where the Saturday Market would go. They thus feel attacked and threatened. Most people in this situation fight back! This would not be pretty for the PDC at this point in their history.

Please visit the project website at www.pdc.us/ankeny-burnside for more information and to provide additional comments. You can also contact the Ankeny Burnside Development Framework Project Assistant with PDC, Joanne Daunt at 503.823.3794 or dauntj@pdc.us.