

ANKENY / BURNSIDE HISTORY

Lead agencies:

- Portland Development Commission (PDC)
- Portland Bureau of Planning (Planning)
- Portland Parks & Recreation (PP&R)
- Portland Fire & Rescue (Fire Bureau)
- Portland Office of Transportation (PDOT)
- Other city bureaus

Planning Efforts:

Consultants and Public Processes that specifically lead to or performed in conjunction with Ankeny Burnside Development Framework (PDC efforts unless otherwise noted)

Downtown Portland Retail Strategy – 2002

- Joint effort with Association for Portland Progress (now known as the Portland Business Alliance)
- Economics Research Associations (EVA), Crandall Arambula and others

Waterfront Development Opportunity Study - 2003

- Sheils Obletz Johnsen/Emmons Architects and others
- Stakeholder Advisory Committee

Naito Parkway Redesign

- PDOT, PDC, and Portland Parks coordinated their efforts to locate and design pedestrian crossings across Naito Parkway as part of an effort to link housing, transportation, and park functions.

Waterfront Park Master Plan - 2003

- Portland Parks & Recreation planning effort
- EDAW

Ankeny Burnside Development Framework - 2006

- Joint effort with Planning
- Moore, Iacofano & Goltsman (M.I.G) and others
- Stakeholder Advisory Group

Fire Station #1 Design Advisory Committee - 2006

- Thomas Hacker Architects, Bureau of General Services, Hoffman Construction
- Design Advisory Committee

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Portland Saturday Market Permanent Home Study Advisory Committee - 2006

- Parametrix
- Stakeholder Advisory Committee

Portland Public Market Feasibility Study - 2006

- Joint effort with Portland Public Market Foundation
- Bay Area Economics (B.A.E.)
- Stakeholder Advisory Committee

Guiding Planning Documents:

Old Town/Chinatown Visions Plan (1997):

1. Communications and Conflict Resolution – Use Good Neighbor Agreements, maintain communications between stakeholders, maintain clean operations, support the elimination of cueing, participate in community policing efforts
2. Housing, Shelter & Social Services – diversity of neighborhood is a strength, all organizations operate in business-like manner, strong communication, support of an assessment center, support Location Policy.
3. Crime/Safety – Maximize law enforcement resources, support Drug Free Zone, Community Policing
4. Street Environment –Support public restrooms, additional trash receptacles, street trees, street furniture, new (at the time) parking structure (Naito-Davis garage), river access, community center
5. Night Life/Marketing/Promotion – well lit streets and entryways, more positive street activity
6. Development, Parking and Circulation – Support new housing developments (four have been built since then), public market, structured parking, Chinatown strategy, special incentives for businesses to locate to Old Town/Chinatown, encourage government offices to re-locate (Port did)
7. History of relationship between social services and businesses.

Old Town/Chinatown Development Plan (1999)

1. To Develop Old Town/Chinatown into a vibrant, 24 hour mixed use urban neighborhood rooted in a rich historical past. Recommendations:
 - a. Reduce barriers to Old Town/Chinatown
 - b. Preserve and enhance the historic and cultural character of the area
 - c. Support the development of retail and arts and entertainment businesses in the district
 - d. Enhance the area around the Classical Chinese Garden
 - e. Support preservation and development of a mix of housing for different incomes
 - f. Proceed with development of the Trailways Block

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2. This development plan had specific recommendations too numerous to mention here.

Old Town/Chinatown Visions-Development Plan Update (2003):

1. Balance gentrification w/ community
2. Consensus in decision making
3. Breakdown barriers at Burnside and with Pearl District
4. Support seismic upgrade of historic and contributing buildings
5. Increase # housing units: - Attract more 60%-120% MFI projects (workforce), encourage home ownership, define goal of balance of income, diversity, unit size and production goals, address housing-nightlife district interaction (safety, noise, parking)
6. Determine adequate transportation mix - Parking in all mixed use developments
7. Recognize historic districts (Skidmore & New Japantown Chinatown)
8. Recognize culture and history of the area
9. Support Waterfront Park Master Plan
10. Community Center
11. Develop marketing plan - Retail Strategy, support jobs, regardless of absence in OT/CT plan - There was no specific mention of economic development in the 1999 plan. Thus, Visions took it upon themselves to create a Business Development Committee in 2005 that has lead to the Old Town/Chinatown Business Association, established late 2006). PDC has also since deployed substantial economic development resources as well.
12. Insure land use and development enhance rather than hinder (the) fight to have a secure environment
13. Combat negative perceptions of neighborhood

Downtown Retail Strategy (2002):

1. Protect and strengthen retail core as a destination
2. Protect and strengthen local retailers
3. Create a safe a comfortable downtown shopping environment
4. Add market rate housing
5. Improve linkage between the retail core and the waterfront

Waterfront Park Master Plan (2003)

1. Develop Ankeny Pump Stn. area as a major activity area, with special pedestrian crossing to Ankeny Plaza.
2. Provide open lawn area south of redeveloped entry to serve as the "park within the park" to serve residential development west of Naito Parkway.
3. Use the open area south of the Burnside Bridge as a place for small events.
4. Improve the dock by the pump station as a way of encouraging more activity along the seawall for cruise ships and other vessels.

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Note: This master plan was also coordinated with PDOT's redesign of Naito Parkway and PDC's Downtown Waterfront Opportunities study.

Waterfront Development Opportunity Study (2003):

1. Connectivity – Reconstruct Naito with parking, infill development on surface parking lots, increase number of two-way streets.
2. Housing – Acquire Fire Station site, add mixed-use housing in surface parking lots, redevelop parking lots at Morrison Bridgehead
3. Historic Districts – Finance rehabilitation, promote key buildings, update regulatory policies
4. Ankeny Plaza – Make Fire Station site, Ankeny Plaza and restored Skidmore Fountain Building a core redevelopment project, strengthen crossing to Waterfront Park, add more public attractors (Public Market, health club). Assist Portland Saturday Market to find a permanent home
5. Livability – Focus on making Burnside Max station cleaner and safer, create a committee of local stakeholders to more actively manage the area.

Portland Public Market Feasibility Study & Business Plan (2006)

- Determined that public market could be self supporting if project is built with no debt.
- Projected 3 year operating subsidy until operation stabilizes

Portland Saturday Market Permanent Home Study

- 75,000-80,000 square foot site
- Long term availability (20 years+)
- Available on weekends
- Loading access
- Urban setting
- Accessible by multiple transportation modes
- Effective and efficient cover from the elements for vendors and customers

Ankeny Burnside Development Framework (2006):

1. Enhance the variety of primary land uses in the District so as to diversify its use patterns – Public improvements to Waterfront Park, Ankeny Plaza, 1st and Ankeny, including Saturday Market relocation
2. Retain and enhance the built form of the District through preservation, sympathetic new construction and improvements to the public realm;
3. Capitalize on existing strengths and redevelopment energy in the District by identifying and supporting the development of catalytic opportunity sites (Blocks 8 (PDC-owned former Fire Station Site, 9 (U of O), 10 (Mercy Corps) & 11 (west of Mercy Corps);
4. Define how non-catalytic, but still significant, opportunity sites in the District can best be developed to support revitalization efforts

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5. Develop programmatic strategies to reinforce and support revitalization efforts – Update historic guidelines, create market district.

Chronology of Events:

Build up to 2006 actions:

- PBA/PDC Retail Strategy proposes better linkage of downtown retail core to the River.
- PDC undertakes the Waterfront DOS study to follow through.
 - Study suggests that Fire Station is key site. PDC asks Fire to consider alternative site since they're planning major seismic upgrades to the station anyway. Fire agrees and Block 8 is determined to be an acceptable site.
 - After long negotiation, PDC settles to purchase Block 8 from the Naitos under threat of condemnation in January, 2005.
- Waterfront DOS leads to Ankeny Burnside Framework to focus on 'northern bookend' of the Waterfront DOS study area.
- Framework reviews other successful historic districts and commences study in September, 2005.

April, 2006

- PDC staff brief PDC Board that Fire Station will cost \$6.4 million more and after Ankeny Burnside Development Framework consultants (MIG) confirm the justification for moving the Fire Station. Commission agrees in principle to additional funding and directs staff to negotiate amendment to Disposition and Development Agreement (DDA).

May, 2006

- U of O decides to move their Portland campus to the White Stag building, and enter into a memorandum of understanding to enter into a lease with an option to buy the structure from Venerable Properties.
- Mercy Corps determines Old Town Chinatown is preferred location. Suggests that Block 8 (Fire Station Block) might be a good alternative to moving the Fire Station
- Mercy Corps respects Fire Station relocation benefits and works with PDC to determine feasibility of other sites.
- PDC comes up with six sites (Block R, Fleischner Mayer, Skidmore Fountain Building, Weiner/Kuhns, Goodman, Morrison Bridgehead)
- Mercy Corps explores all six sites, using Yost Grube Hall programming work. Massing studies performed on three sites (Block 8, Fleischner Mayer, Skidmore Fountain Building)
- PDC and Fire Bureau negotiate DDA amendment.

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June, 2006

- PDC learns from Fire that \$6.4 million increased building budget is not adequate. All negotiations cease.
- PP&R agrees to study the feasibility of PSM in Waterfront Park. PDC, PP&R, Ankeny Burnside Development Framework consultant MIG, Saturday Market Permanent Home Study consultant (Parametrix) agree to hire Waterfront Park Master Plan consultant (EDAW) to conduct the feasibility study. MIG to focus on options for booth/customer cover that would satisfy both Saturday Market and PP&R.

July, 2006

- City and PDC agree to not move forward with Fire Station relocation due to cost increases.
- Portland Public Market determines the Ankeny Burnside area is no longer acceptable location.
- PDC staff immediately revises scope of Ankeny Burnside Development Framework to adjust thinking.

August, 2006

- PDC/Mercy Corps narrow down potential sites to two:
 - Block 8 (Former Fire Station site)
 - Skidmore Fountain Building (Former potential Portland Public Market site)
 - Mercy Corps states that they will not consider Skidmore Fountain Building unless permanent home for Saturday Market is acceptable to Saturday Market that would allow use of Skidmore Fountain Building Site.
- EDAW, Parametrix and MIG all work on Waterfront Park option for Saturday Market.
- PDC works with Saturday Market and their consultant (Parametrix), PP&R and Saturday Market Stakeholder Advisory Committee to determine best alternative from three configurations for newhome.
- Saturday Market Board (8/22) and Saturday Market Stakeholder Advisory Committee (8/24) each endorse a preferred option of Saturday Market primarily in Waterfront Park.

September, 2006

- Mercy Corps evaluates Block 8 and Block 10 (Skidmore Fountain Building and Silk & Satin Parking Lot - eastern ½ of Block 10)
- Mercy Corps informs Mayor and PDC of its preference for Block 10
- Mercy Corps announces their preference to Ankeny Burnside Stakeholder Advisory Group

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October, 2006

- PDC staff briefs PDC Board on the Ankeny Burnside Development Framework – A number of stakeholders, including Mercy Corps, state their support.
- Landmarks Commission and Planning Commission are briefed

November, 2006

- Ankeny Burnside Development Framework is completed

December, 2006

- Ankeny Burnside Development Framework is adopted by PDC Board

March, 2008

- Inter-Governmental Agreement between Portland Parks and Recreation (PPR) and PDC is amended to reflect the public realm improvements recommended by the Ankeny Burnside Development Framework
- Walker Macy is selected as high scorer in the RFP process initiated by PPR.