

VANPORT SQUARE PROJECT ADVISORY COMMITTEE
Committee Meeting
March 7, 2006
Session Notes

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**VSPAC Members in Attendance:** Francene Grewe, James Jardee-Borquist, Herb Jenkins, Dick Levy, Katie Mangle, Martin Soloway, Gloria McMurtry, Carl Talton, John Tyler, Karl Weist.

**Staff in Attendance:** PDC staff members Bernie Kerosky and Joleen Jensen-Classen. Facilitator: Sue Dicile.

**Development Team Members in Attendance:** Jeana Woolley, Ray Leary, Jeff Sackett, Fred Painter.  
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Note:

"Q" = a PAC member question

"A" = an answer contributed by the previously noted presenter, unless otherwise noted.

"C" = a PAC member comment (Public comments are noted in a separate section)

The meeting convened at 6:00 pm.

PUBLIC COMMENT

There was no opening public comment.

ADMINISTRATION

Review of 3/7/06 Meeting Notes

- The notes were adopted without revision.

PROJECT UPDATE

Jeana Woolley provided the following overview:

- 75-80% reservations for total square footage of the project have been established.
 - Have found there to be a high level of interest in the condo concept in the market.
- The PDC Commission will consider the DDA tomorrow (March 8th)
 - Some of the tenants will attend.
 - The Convention Center URAC will indicate support, and will be endorsing VPAC's letter.
- The Pad building schematic will be done by the end of this month. The Marco Building schematic was completed last month.
 - If approved as anticipated on 3/8 the process will move on to construction documents.
 - Vanport Partners will work on the condo association structure and state approvals in May.
 - Vanport Partners are excited about the progress on the project, and wish to thank members of the team, PFF and PDC. Carl Talton deserves special recognition for attending this meeting to support the project in the middle of his recovery period from a recent surgery.

ARCHITECT'S PRESENTATION

Project architect Fred Painter made the presentation. A project illustration was displayed. Highlights of the presentation included:

- Specific features of the streetscape, façade, and public open space with the clock tower were illustrated.
- The color scheme features light gray brick, and canopies that match throughout the project. Additional bright detail will be added to the façade. The grey brick will form dark "bookends" to the project, with mustard and terracotta in the middle.
- Two proposals are being considered for a first floor corner coffee shop or bakery tenant to provide early-in-the-day vitality.
- Modifications have been done since the last meeting that have divided the retail area at the front into three 1000 square foot spaces. Formerly it was two. There are two similar spaces in back.
- Green Building Services has been hired to assist in achieving Silver LEED status, and maybe even Gold. This will benefit the project businesses due to lower energy costs.

Q: Do you feel that it's good to use gray in Oregon?

A: It will look striking in two tones of gray with black accents. Also has a lot of detail in texture to the brickwork and the night lighting.

Q: Will there be parking in front?

A: Yes, all the way along MLK.

Q: Why do you think that this concept has been successful now?

A: It is a different concept. We were trying to attract a big anchor tenant, but found that MLK is still not interesting to big brands. Small business has changed the face of Mississippi and Alberta, and that dynamic is proving workable on MLK too. Also small business don't pre-lease, and formerly that was a barrier. Another problem on MLK today is that the cost of land is very high, creating a rental rate that doesn't "pencil". The ownership model had more interest to small business.

Q: How will the water from the roof be handled?

A: There is no room for swales. Water will be collected and grounded.

Q: Can we recycle it to the fountain?

A: No, because the fountain must be "people-friendly".

DDA LETTER and COMMISSION DDA APPROVAL PROCESS

A copy of the letter, which was drafted by Dick Levy and John Tyler, and signed by co-chair Gloria McMurtry, was distributed. (A copy is attached as an addendum to these notes). Michael Andrews also submitted a personal letter in support of the DDA to the Commission.

With regard to how the DDA approval process will occur, it was noted that PDC will give 5-minute high-level overview. The Commission may open the floor for public comment first or may ask questions about the deal structure and take comments later. It's important for the commission to hear from PAC members.

Q: Is there a significant risk that PDC will regard the deal structure as a problem?

A: (PDC) Nobut there will be Commission discussion. The arrangement is appropriate, but not typical.

NEXT STEPS IN THE DEVELOPMENT PROCESS

Good Neighbor Agreement (GNA)

Jeana Wooley noted that:

- Vanport Partners will start working on the GNA in April.
- Vanport Partners understand that the PAC wishes to have involvement of other impacted neighborhoods. A working group of about six people is anticipated.
- The facilitator will summarize the previous PAC discussions about the GNA and forward them to Vanport Partners.

C: We may need to do outreach, to get representation from other neighborhoods.

A: Humboldt and Piedmont will have interest. It is unnecessary to have participation from all Northeast neighborhoods.

A: We're working with King NA Chair Chad Debnun to be sure we can coordinate under the King Neighborhood rubric.

Q: Will all the space be sold under the condo model, or will some be leased.

A: All will be sold.

Q: Is the GNA negotiated with the condo association?

A: Yes

Q: How is the GNA empowered?

A: Owners must comply with covenants.

2 Homes Demolition

It was noted that demolition will begin in mid-March.

Q: How will neighbors be made aware of any street disruption that could result from demolition activities?

A: Neighbors will be sent notification.

Q: Are the demolitionists working with a recovery firm?

A: That is the objective, but we will follow up and make sure that a recovery process is in place.

Summary

- Ray Leary thanked the project owners, noting that some have stayed with the process for as long as 3 years. He also thanked PAC members for their long term commitment.
- Jeana Woolley acknowledged Bernie Kerosky, and Carl Talton for his work with PFF.

PUBLIC COMMENTS AND QUESTIONS

Q: Who are new occupants?

A: Old Town Pizza, Cascade Energy, Living Color, Marco Shaw (restaurant and gallery), a restaurant/ deli, A financial planning group, a photographer, Laura Cary, Allstate Insurance office, Ben Keyser (development office). There are two competing offers for coffee/bakery shops.

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C: The front side renderings look great. We would like to see the back side.

A: We will bring that next month.

C: Would also like to see the plan for the plantings.

Note- John Tyler volunteered to contribute expertise.

Q: Have you picked a contractor?

A: R & H. They have been with us since the beginning, and can deliver on MWESB requirements.

NEXT MEETING

- The April agenda will include a discussion of the GNA.

In response to a PAC member question about whether the PAC should continue to meet every month, Bernie Kerosky noted that the PAC charter says that it is convened until the end of the Phase One development process. The PAC agreed to revisit the question about frequency of meetings after the GNA discussion.

The meeting adjourned at 7:30

Respectfully submitted by facilitator Sue Dicile

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

February 28, 2006

Portland Development Commission
PDC Executive Director Bruce Warner
222 NW 5th Avenue
Portland, Oregon 97209

RE: Recommendation in support of the executing a Disposition and Development Agreement between PDC and Vanport Partners.

Dear Commissioners of the Portland Development Commission
and Executive Director, Bruce Warner:

After numerous disappointments and setbacks, the members of the Project Advisory Committee for Vanport Square are pleased to recommend approval of the pending DDA between PDC and the Vanport Partners. It is our belief, reached through consensus, that while this is not all we had hoped would be developed at this site, it is far and above the previous efforts and stands a very good chance of becoming the keystone for much new private and public development between Alberta and Killingsworth over the next ten years. The team's focus on developing small and medium sized business opportunities, community wealth-building, and new jobs within the community has been most heartening.

The Vanport Partners team has listened to the concerns of the community at large as well as the immediate neighbors, and with a well-designed set of buildings and public spaces will meet a number of the desired outcomes for this area. We commend the team for their innovative scheme of offering commercial condos, and the architects for designing a real space for communal activities.

We will look forward to further articulation of the designs and completion of the Good Neighbor Agreement between the Vanport Square Condo Association, developers and the neighbors. We recognize the high level of PDC participation in this project, but we are convinced that this project requires continued strong commitment; from you and from the many neighbors who have watched and will continue to participate in the development of the first phase of this urban center site so crucial to redeveloping the MLK Corridor.

Thank you very much for your continuing support of the Inner Northeast Community and the OCCURA.

Sincerely yours,

Gloria McMurtry, Vanport PAC Co-Chair
on behalf of the Vanport Square Project Advisory Committee