

All District Update January 28th, 2009

Williams & Dame Development: Dike Dame

- The Discovery Center is under contract to be sold, hopefully by May. The back part of the building is currently being used as storage for PSU until Summer 2009; the space will most likely be used for offices and more storage in the future.

- Update: This statement was accurate as of January 28th; however, Mr. Dame has recently been notified that the potential buyer has dropped out so the Discovery Center remains on the market.

- The Ardea (3720 SW Bond) will be complete by early March 2009.
- Williams & Dame is working with Mike Harvey to put 8,000 dahlias in South Waterfront on Block 27 (immediately to the north of The Meriwether). No pesticides will be used and the water delivery system is currently being vetted.
- The community garden is still in the works and Mr. Harvey may help with soil amendments; Nicole Peterson is assisting in this project as well.
- The greenway unfortunately will not be complete this summer as there are environmental issues currently being worked through by Williams & Dame in cooperation with the city and DEQ.

Parks & Recreation: Robin Grimwade

- The park is on budget and on schedule for construction to being at the end of March 2009.
- By the end of August 2009 the urban garden area will be open to the public and the lawn will be ready by the end of September 2009. Once the park is finished, sometime in Fall 2009, hopefully a celebration or festival will be planned to celebrate its completion and success.
- The greenway will mostly like start in early 2010. Concern has been raised for the salmon and other habitats in the area. Grants will be applied for to assist with funding and there may be provisions in the stimulus package that help as well. Changes have been made to the design by pushing back some slopes and installing steel walls to help with contamination and erosion. There has been discussion about putting in docks along the river but those will most likely be down the road and along the entire river, not just SWF. Walkways throughout the greenway will allow launching of small boats or canoes.

Realty Trust: Patrick Clark

- The South Waterfront neighborhood has been called “A beacon for what can be done in urban development.”
- John Ross and Atwater placed were refinanced last summer and are in a strong financial position.
- South Waterfront has seen development and building completion at a faster rate than anywhere else in the city. With 762 condominiums built and close to 900 apartments complete by the end of 2009, South Waterfront has developed faster than initially anticipated.
- The project is in the middle phase of a 10 year plan for the Central District.

OHSU: Mark Williams

- OHSU has begun planning future development of the Schnitzer campus with the first structure possibly being a new Life Science building constructed in collaboration with OSU and PSU.
- He is very optimistic about light rail crossing the river.
- March Wellness is consolidating to the 2nd floor of the Center for Health and Healing.
- Questions:
 - Is it possible to use OHSU’s parking lot as additional parking for the neighborhood?

→No: for the extra costs of labor to maintain and staff the lot here is no gain. There is a specific license for the parking lot and they would have to change the permitting if they made it open to the public. They will look into opening the parking garage for specific activities in the future.

—What about using meters instead of staff to monitor parking?

→Mr. Williams not present to reply.

—Is it possible to get a discount for neighborhood members at the Wellness Center?

→Mr. Williams will look into discounts for residents.

PDC: Patrick Quinton

- The PDC is responsible for a lot of funding for the SWF neighborhood in collaboration with the transportation and parks and recreation departments.
- “Block 49”, where the streetcar turns around, is still one of the city’s major interests and will offer affordable housing. Unfortunately, funding for this project has been tough with the economy but it is still high on the city’s to-do list.
- Vestas is important to the city and South Waterfront. The PDC, together with the city and state, are working closely with Vestas to encourage their expansion in Portland. An announcement is expected within the next 30-60 days as Vestas is on a fast track for completion of a new headquarters.

Steve Iwata & Troy Doss: Bureau of Planning and Sustainability

- The Bureau of Planning and the Office of Sustainable Development merged under Mayor Adams to create the Bureau of Planning and Sustainable Development with Susan Anderson as the director.
- Two plans currently underway include:
 1. Portland Plan:
 - Comprehensive plan update required by the Oregon Department of Land Conservation and Development, includes a strategic plan element and long range policy plan.
 - Waiting to hear back from DLCD for approval of periodic review of work plan.
 2. Central City Plan:
 - A district plan focusing on strategic and long range planning as well as zoning code issues.
- Both plans are being evaluated in terms of strategies and policies addressing the economy, housing, climate change, and diversifying communities.
- Pilot projects will examine the feasibility of new concepts.
- The BPS is working with OHSU, Trimet, and the state for different projects in South Waterfront, including the new light-rail and pedestrian bridge.
- The BPS is working on easing the design implementation to adhere to the greenway zoning code.
- There has been talk of a hotel in the area but since certain codes don’t allow it there is now talk to modify the code.

Community comments:

- Include the river in the plan made make it the focus of the city (as that is largely what the city originally focused on) so that both the East and West sides can feel more included and lessen the feeling of division.
- Someone suggested a river trail from the Spaghetti Factory to the Marquam Bridge.

Art Pearce: Portland Department of Transportation

- PDOT is working to improve east/west access for pedestrians and bikers.

- North Macadam Transportation is looking to improve bus service, light rail, bridges, and access to downtown.
- PDOT is continuing to work on funding for projects.
- Construction on the pedestrian bridge is expected to begin in the summer of 2009. The bridge is 60% designed and resembles a cable bridge in design but not functionality.
- Bus service changes include rerouting bus #35 south on Moody to allow the bus to make a turn and have its own signal on Bancroft and Macadam.
- The I-5 off-ramp will replace the turn on Curry, although how helpful it will really be for residents is still up in the air and alternatives are being considered.
- Once the park is done Curry and Gaines may be turned to two-way streets.
- A resolution is being investigated over the safety concern at the Bancroft light signal and the length of time pedestrians have to cross.
- TMA would provide a paid representative for the neighborhood for all transportation issues with the position being partially subsidized at the beginning and then added to HOA/Community Association dues.
 - Programs would educate public on navigating transportation.
 - Discounted passes would be available for residents who use the streetcar and other forms of public transportation.
 - Steps are being taken to determine the legality and necessary licenses for better parking and/or parking sharing.

Adam Payne: Mirabella/Pacific Retirement Systems

- Completion of The Mirabella is scheduled for 2010.
- The Mirabella has 224 individual units for people aged 62+; 211 are reserved.
- The project will provide 150 full-time jobs upon completion.
- Its location is the main selling point due to its proximity to the streetcar, hospital, and banking/retail facilities.
- Sidewalks will surround the building, which includes three retail spaces, one restaurant (open to the public for breakfast and dinner), a day spa, and one other space for a pharmacy or other larger retail store. The retail will open in 2010 when the building opens; the day spa is currently leased.
- The building is green, 30 stories, and every one to two weeks a new floor will be constructed. The fourth floor includes a garden and BBQ area.
- Closures along River Parkway, Bond Ave., and Curry St. will continue until project completion. The project management team is doing everything possible to try to minimize their impact on the neighborhood and appreciates your patience.

Ashley Heichelbech: Urban Works Commercial Real Estate

- The retail market has been impacted as much as the housing market and Urban Works is working hard to activate retail spaces in the neighborhood.
- The community has indicated interest in a grocery store being located in the neighborhood and Urban Works' feedback is as follows:
 - Meetings with potential grocery tenants have raised issues regarding parking, trucks/freight, ease of transportation for inventory purposes, and signage. There are many challenges to having a grocery store but Urban Works is working with prospects to hopefully overcome these challenges and foresees having a realistic view on the feasibility of a grocery store in 2010.
 - Neighborhoods evolve over long periods of time and it is important to remember the many years of public and private work it takes to create a retail environment, including infrastructure improvements, public subsidy, and years of pre-development work. The Pearl District did not

happen overnight—it was developed over time and positioned to support a grocery store in the Brewery Blocks many years after the initial development of the district and it took more than 10 years for a Safeway to open. With the number of housing units and residents increasing and other critical mass elements coming on board (OHSU and potentially Vestas) a store could conceivably come sooner if the infrastructure is in place.

- Retailers are trying to get into South Waterfront but there are challenges in structuring deals economically, as there are in any retail lease scenario in the present economy.
 - The developers are working to form stronger partnerships but it is still a difficult market.
 - There is interest in ground floor retail and service-oriented tenants are looking at retail space but there are no concrete deals to officially announce.
- There is a possibility of a parking garage being constructed on Block 33 but timing is unknown.

Community comments:

- Would a pedestrian bridge improve chances of firming up deals, since the bridge improves access to the neighborhood?
 - It's possible this would help but retailers are interested in additional parking opportunities, including a garage.
- What about less parking if more people use their bikes or walk?
 - Retailers, especially large format (grocery, cultural/arts, etc.) need off-street parking.

Sam Rodriguez: Trammel Crow/Riva on the Park (formerly The Alexan)

- Riva on the Park is scheduled to open the leasing office on February 2nd and by the end of February the fence is expected down. Trucks and construction staff are expected to still park around the building while the upper floors are completed.
- Move-ins will begin around the end of February.
- Several restaurants have shown interest in the retail that faces the park but names may not be revealed at this time.