



Centennial Mills

March 22, 2017

PDC | PORTLAND
DEVELOPMENT
COMMISSION

Early Development Concepts: 1992 – 2000

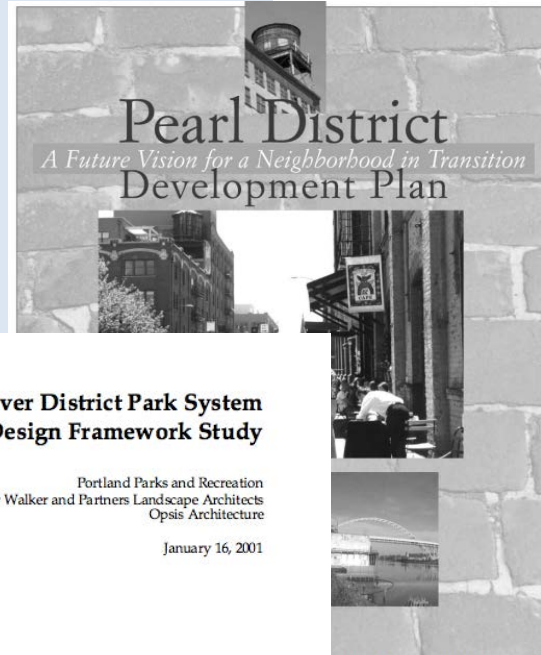
City Council Actions

- River District Development Plan (1992)
- River District Urban Renewal Plan (1998)
- Property Acquisition at \$7.7 million (2000)
- Pearl District Development Plan (2001)

Site envisioned within a larger sequence of River District parks

- Tanner Creek outfall located on Property

River District
URBAN RENEWAL PLAN



Portland River District Park System Urban Design Framework Study

Portland Parks and Recreation
Peter Walker and Partners Landscape Architects
Opsis Architecture

January 16, 2001



City Council October 2001

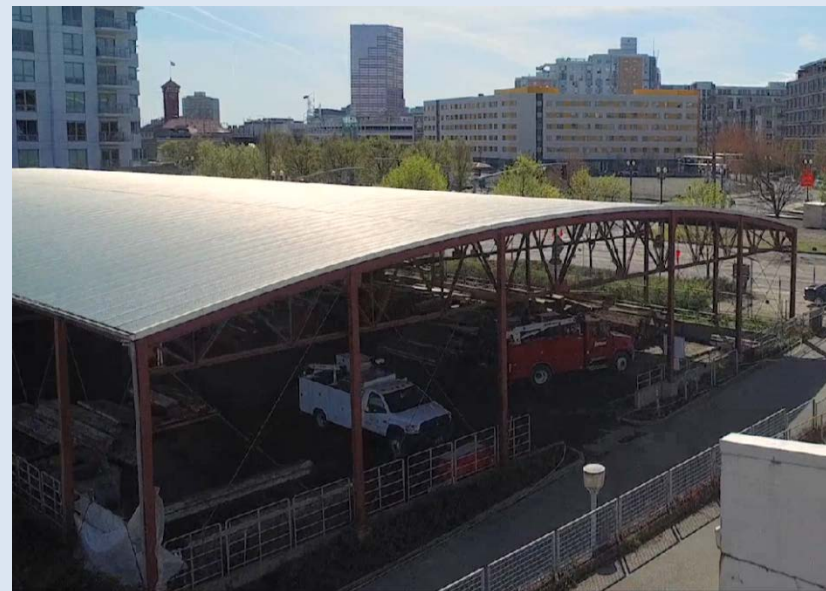
MPU Interim Use: 2001

Mounted Patrol Unit (MPU)

- PDC/BGS IGA Council Adoption (2001) Ordinance No. 17335
- Renovation, remediation, and new paddock costing ~\$3 million
- ~Half of the overall site area

MPU Lease

- 10 year term w/ 5 year extension, 01/01/2001 through 12/31/2015
- No rent, MPU pays for utilities
- Future redevelopment anticipated



Framework Plan: 2002 - 2014

Centennial Mills Framework Plan

Portland, Oregon
Fall 2006



Accepted by the Portland City Council
October 11, 2006
Resolution No. 3000

Adopted by the Portland Bureau of Planning
December 12, 2006
Resolution No. 2006-0020

Provide
Open
Space

Define a
Community
Focal Point

Embrace
Sustainability

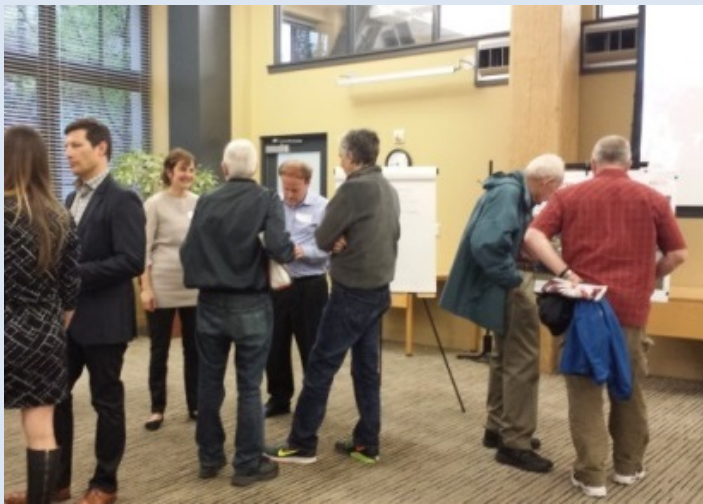
Capture
History

Strengthen
Connections

- City Council directive to PDC and Bureau of Planning (2005)
- Framework Plan approved by City Council and PDC (2006)
 - Established five principles for redevelopment, including historic preservation
- Predevelopment work pursued via public-private partnerships
- Outcomes deemed financially infeasible

Selective Demolition: 2014 – 2017

- BDS notice of site's hazardous conditions
- Selective demolition scope and costs of \$11.5 million
- 300,000 board feet of timber salvaged, 500 tons of recyclable metals
- City and Federal permitting, including Memorandum of Agreement with State Historic Preservation Office
- Outreach
 - Quarterly PDC Board Meetings
 - Pearl District Neighborhood Meetings
 - Public Open House (April '16)

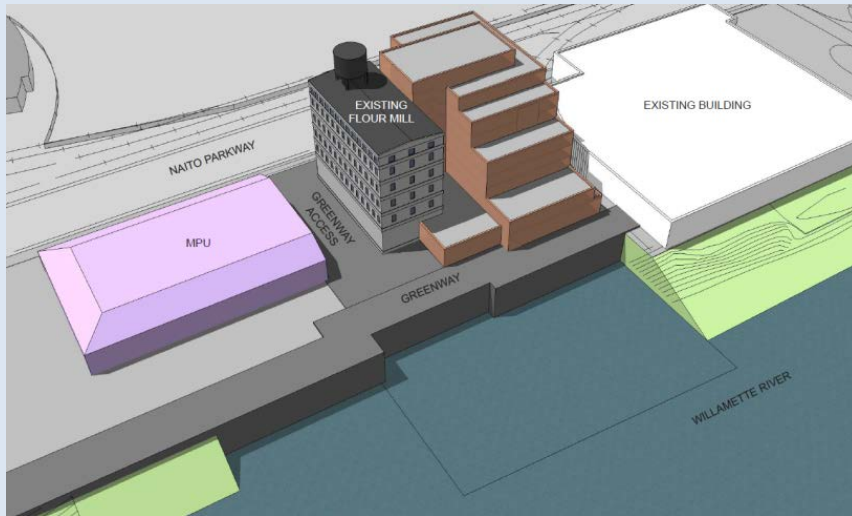


MPU Facility: 2014 – 2017

- Relocated off site during selection demolition
- Office of Management & Finance and Portland Police Bureau (PPB) updated facility needs analysis
- Identified alternative PPB owned facility for relocation
- PPB resources available to renovate PPB facility for MPU



Program Options: 2017

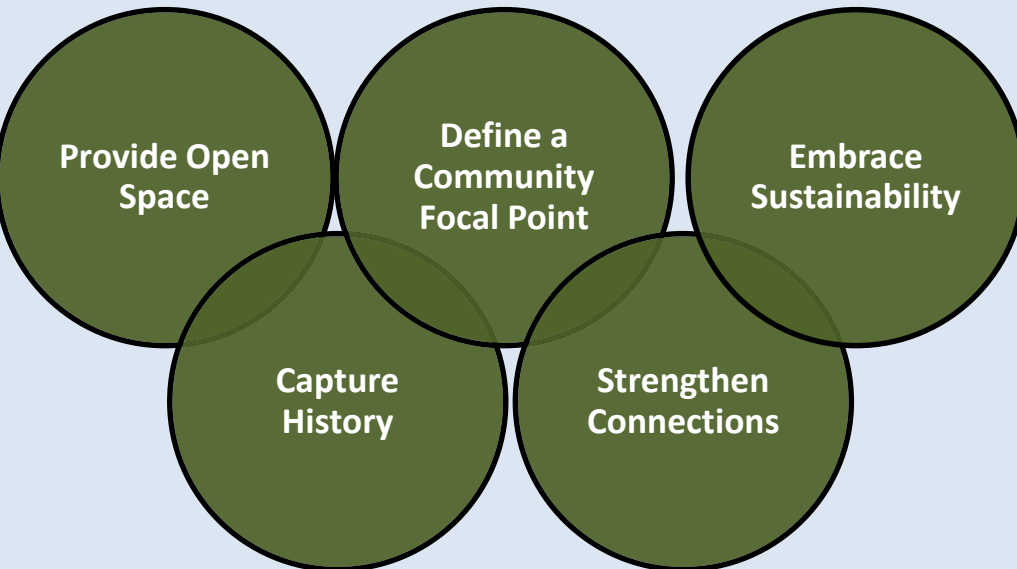


Partial Development	Public Benefits	Full Development
17/85	Affordable Units/Total Housing	85/425
7,000 sq ft	Activated Ground Floor	17,000 sq ft
None	Public Open Space	20,000 sq ft
Yes	Flour Mill Renovation	Yes
\$11 Million	Equity Contracting Opportunities	\$32 Million
\$500K	Net Return to River District URA	\$15 Million

Full Site Opportunity

Potential Programming

- Inclusionary Housing
- Activated Ground Floor
- Quality Jobs
- Historic Preservation
- Interpretive Displays
- Public Access/Easements
- Greenway Trail



Next Steps



2017

- Determine development approach
 - Coordinate with Bureau partners
 - FEMA Bi-Op
 - Issue Solicitation for Offers
- Conduct public outreach
- PDC Board Action

2018 – 2019 (est.)

- Feasibility, Design, & Permitting
- Groundbreaking

Questions?



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