

Parsons, Susan

From: Eric Foster <ericf2009@gmail.com>
Sent: Wednesday, March 22, 2017 12:11 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly; Council Clerk – Testimony
Subject: Centennial Mills

March 22, 2017

Dear Mayor Wheeler, Commissioners Fish, Fritz, Saltzman and Eudaly,

Regarding Centennial Mills, the City Council met today to approve a “full site redevelopment option” that the Portland Development Commission has recommended. I’ve read minutes from a March 13 meeting of project Manager William Thier with members of the Waterfront Pearl Condominium Association, and viewed Mr. Thier’s presentation to the PDC Feb 8th meeting on the “full” vs “partial” options. Mr. Thier’s presentations, statements, and “concept” graphics all focus on the finances of redevelopment, indicating that the only criteria for choices in this project have become economic: how to realize the most net funds on completion. Those funds “might” be spent on site features benefiting the public, but are at least as likely to be used for other PDC projects. The way to realize the most return on the project, in this view, is to build apartment buildings that maximize the # of rental units within the constraints of city codes applying to the site. In short, this drops the public-benefiting guidelines declared in the 2006 Centennial Mills Framework Plan, raising financial return above all of them.

I urgently request you reject this abandonment of the Framework Plan goals and re-affirm that, regardless of dropping the Mounted Patrol Unit, those goals remain the commitment of the PDC for this site. I request that the Council direct the PDC to include in any sale offerings of the site a requirement that potential developers submit a Master Plan that demonstrates how their proposal will fulfill those goals. And the public must have a chance to review such proposals and give input. The Framework Plan goals for the public were:

- Provide Open Space
- Capture History
- Define a Community Focal Point
- Strengthen Connections
- Embrace Sustainability

Many wonderful proposals to realize those concepts are understandably out of reach due to cost. But surely not all of them, as Mr. Thier’s presentations have indicated. It would be a great disappointment to the Northwest community and a lost opportunity to all of Portland to abandon all public benefits for this riverside site and make it just more private housing. At the least, may we still hope for a few public benefits, such as

- Significant amounts of open space, including compelling features to stimulate active public use
- Access to the river
- Pedestrian bridge from Fields park

I have heard that today’s vote was only to confirm that keeping the MPU will not be part of plans for the site, that the PDC will pursue proposals for developing the full site. Please confirm to the public that the call for those proposals will include requiring descriptions of how any proposed development will address those Framework Plan goals, and that the PDC will provide opportunity for public review and input into the proposals.

Respectfully,

Eric Foster
1310 NW Naito Pkwy

ericf2009@gmail.com
(415) 465-2802

37275

CENTENNIAL MILLS PROPERTY REDEVELOPMENT

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (PRINT)	ADDRESS AND ZIP CODE (Optional)	Email (Optional)
✓ John Hollister	526 NW 13 th Ave 97209	jhollister@greatergiving.com
✓ Kurt Sorenson	1010 NW Naito Pky 97209	kr.sorenson@att.net
✓ Kristin Del Balzo	1310 NW Naito Parkway 97209	kristin-delbalzo@gmail.com
✓ Lightning Super Watchdog	—	—
✓ Glenn Traeger	1133 NW 11 th unit 519	g.traeger@att.net
✓ DAVID DYSERT	323 NW 13 th AVE	david.dyserd@gmail.com
✓ SARAH IANNARONE	5638 SE 63 rd	ss.iannaron@gmail

March 21, 2017

Dear Mayor Wheeler:

The Portland Development Commission will present a proposal to rehabilitate the old remaining mill building and develop the whole of the remaining parcel as high rise residential units. The old building has been open to the weather for at least 15 years and has deteriorated to the point where it is unsafe for works to enter. It should be demolished. The water tank could be removed and used as a center feature in a park.

The property was acquired in 2000 to provide much needed open space and a park. The Mounted patrol has stabled its horses on site until 2015. Various plans and proposals have been vetted with the public, and all involved the horse stable retention and a park. As stated in the Framework of 2006, the site provides a unique "prospect ... for complementing the strong series of signature parks and open spaces that define the central city." (page 5 of the Framework). Serious proposals were developed with substantial community participation that offered continuation of the Portland Mounted Patrol use of facilities on the site along with extensive park development. For some reason that has never been explained fully to the public, those proposals were dropped from consideration.

The current proposal is at odds with the stated purpose of the acquisition and the goals as stated in the Framework and restated by the PDC in a report dated April 20, 2016. What the proposal does is continue the wall of development that extends northward from the Steel bridge and separates NW Naito Parkway from the river. There is no provision for reasonable recreational open space, except for the extension of the river greenway, something that is required by zoning anyway. The residents of the Pearl and adjacent Districts will be denied an open view of the river and an area for their children and pets to enjoy an open grassy area by the river. I urge the city counsel to reject that proposal and to direct the PDC to return to the original open space purpose behind the acquisition on site.

Sincerely,

Kurt Sorensen
1310 NW Naito Parkway
(971) 300-1010 (cell)

Hard copy cc for meeting record

Parsons, Susan

From: Bob Shotland <bshotland@aol.com>
Sent: Wednesday, March 22, 2017 9:02 AM
To: Council Clerk – Testimony
Subject: FW: Centennial Mills proposal

I sent the e-mail below to all the city council members last night, but I would also like it to be entered into the record for the city council meeting this morning.

Thank you,
 Bob Shotland

From: Bob Shotland [mailto:bshotland@aol.com]
Sent: Wednesday, March 22, 2017 1:12 AM
To: 'mayorwheeler@portlandoregon.gov' <mayorwheeler@portlandoregon.gov>; 'nick@portlandoregon.gov' <nick@portlandoregon.gov>; 'Amanda@portlandoregon.gov' <Amanda@portlandoregon.gov>; 'dan@portlandoregon.gov' <dan@portlandoregon.gov>; 'chloe@portlandoregon.gov' <chloe@portlandoregon.gov>
Subject: Centennial Mills proposal

Dear City Council Members,

I understand that it is being recommended by the PDC that the entire Centennial Mills property be sold to a developer. While now is not the time to review the tortuous history of that site, I do feel that there need to be certain requirements placed on any developer's proposal. Most important is that the developer be required to submit a master plan with a generous amount of time allocated for public comment. And also, any proposal should adhere as closely as possible to the intent of the original framework plan for the site.

I realize that this process can slow things down, and the city government seems intent on closing a sale as quickly as possible, a process that can relegate "visionary thinking" to the back burner. However, I feel that there still is a chance to maximize the irreplaceable opportunities presented by this marvelous regional treasure. I don't feel that having yet another row of condos and apartments is the answer. In addition to the open space possibilities, giving the public access to the riverfront and some relics of Portland's history, by incorporating some well-chosen commercial development, the site could draw people from all over the city, both day and night. I do feel that the pedestrian bridge over Naito Pkwy would be an important part of accomplishing that goal, making the site less "orphaned" from the rest of the Pearl District, but that discussion will have to wait for now.

I would love to see the MPU retain the space it has occupied at Centennial Mills, because it would add a lot of character that would fit in nicely with the historic context of the site. However, my understanding is that this is very unlikely at this point, so I won't dwell on it if that is the case. And I realize that any commercial proposal has to make financial sense for investors. So while I would love to see restaurants and bars, a movie theater, a jazz club (now that Jimmy Maks is gone), as well as recreational opportunities such as a kayak launching ramp, those would all have to be evaluated on their merits.

I sincerely hope that our elected mayor and other city council commissioners can take into account more factors than just how to raise to largest amount of money for the city's coffers as quickly as possible.

Thank you for your time.
 Bob Shotland
 Pearl District resident

Parsons, Susan

From: Jim Chapman <Jim.Chapman@maximintegrated.com>
Sent: Tuesday, March 21, 2017 9:19 PM
To: Council Clerk – Testimony
Cc: Commissioner Fritz; Commissioner Fish; Commissioner Eudaly; Wheeler, Mayor; Commissioner Saltzman
Subject: City Council Meeting - Centennial Mills

Hello Portland City Council members,

I understand that you will be making some decisions about the Centennial Mills space in the North Pearl tomorrow, and I wanted to send you my comments on the subject. I have lived in the North Pearl for about 2 and ½ years now, and I love it. I think that the area is really something special. When I first read through the 2006 framework plan for the Pearl area and for the Centennial Mills and MPU site specifically, I was thrilled with the concepts shown. As an engineer, this kind of planning was wonderful to see and helped me make up my mind to become a permanent resident here.

I now understand that things haven't gone completely according to plan, but I still want to encourage the Council to try to stick to the spirit of the initial framework put together in 2006. We need more public access to the riverside as well as some open space for people of the area to enjoy the unique and historic area here in the North Pearl. There are far too few nice spots for people to enjoy the river. It seems to me that the very last thing that we need is more condominiums and more privatization of the river bank. It would be a true shame if we were to allow the Pearl to lose its luster – and for the river area to be further cut off. The urban renewal here in the Pearl has been outstanding, but this particular spot with its historic significance and natural beauty should be allowed to be one of the shining gems of our great city.

Douglas James Chapman
Pearl District resident
1255 NW 9th Ave. #710

Parsons, Susan

From: patricia gardner <patig57@gmail.com>
Sent: Tuesday, March 21, 2017 10:58 PM
To: Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Wheeler, Mayor; Commissioner Eudaly
Cc: Council Clerk – Testimony; planning@pearldistrict.org
Subject: Centennial Mills
Attachments: Cent Mills 2017.pdf

Dear Mayor & Commissioners

Attached is a letter regarding Centennial Mills from the Pearl District Neighborhood Association.

Regards,

Patty Gardner

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

Re: Centennial Mills
Date: March 21, 2017

Dear Mayor and City Commissioners:

The Pearl District Neighborhood Association would like to remind you of the public goals for Centennial Mills and ask that they be folded into any future development through either the Sales Agreement and/or Title of the property. The city and public have spent collectively spent too much time, effort, and money on this last vestige of Portland's history to give up on the goals that have driven the project from the beginning.

The 5 redevelopment principles from the 2006 Centennial Mills Framework Plan are:

- Provide Open Space
- Capture History
- Define a Community Focal Point
- Strengthen Connections
- Embrace Sustainability

The site was originally bought to become a public park by City Council. It would be a shame if it ended up a privatized enclave on the river, especially as it is one of the last places where Portlanders can connect to the river that runs through our city.

We urge you to make sure these principles are upheld in the future of the site. We urge you to make sure the public is involved with any development of this site through the Master Plan Process as outlined in city code.

Respectfully,

A handwritten signature in black ink, appearing to read "Patricia Gardner", written in a cursive style.

Patricia Gardner
Co-Chair, PDNA Planning & Transportation Committee

Parsons, Susan

From: TERESA MCGRATH <bone1953@msn.com>
Sent: Saturday, March 18, 2017 9:26 AM
To: Wheeler, Mayor; Commissioner Saltzman; Commissioner Eudaly; Commissioner Fritz; Commissioner Fish; Council Clerk – Testimony
Subject: centennial mills demolition

dear city hall,

<http://www.pearldistrict.org/wp-content/uploads/2016/01/centennial-mills.jpg>

<https://www.abrwinkler.com/news/pdc-has-new-development-options-for-centennial-mills/>

it's sad when a portion of historic centennial mills was supposed to be protected, now it will be entirely erased...

erasing a piece of portland is not very logical...

thx

teresa mcgrath and nat kim





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PDC has New Development Options for Centennial Mills

February 15, 2017

The [Portland Business Journal](#) reports that the Portland Department of Commerce has two new development options in place in an attempt to revitalize Centennial Mills, its prime piece of waterfront real estate.

Almost two years ago, crews from Northwest Demolition & Dismantling began tearing down much of Centennial Mills which is a former grain mill property on the banks of the Willamette

River. The demolition is in its final stages after bringing down 11 buildings.

PDC bought the property in 2000 and has unsuccessfully tried time and again to spark development and redevelopment of the site. Most recently, Jordan Schnitzer proposed a \$115.7 million plan for a mixed-use project which PDC walked away from in 2015.

The latest ideas for Centennial Mills, which fall under two scenarios are both based largely on whether or not the Portland Police Department's Mounted Patrol Unit returns to occupy two buildings on the site. The unit was relocated at the start of the demolition and the city and the police have not decided whether to bring it back to the Centennial Mills location or relocate it altogether.

If the unit does not return to the site, a full development plan would shoot for 400,000 square feet of new development, including 426 residential units and about 17,000 square feet of commercial space. Some 20,000 square feet of creative office space would be made available in the existing flour mill building, and there would also be two open spaces of about 10,000 square feet each. According to PDC, the development would cost an estimated \$163.1 million.

"That has its similarities to (Schnitzer's) plan but a lot of it is substantially different," Thier said. "A lot of the public amenities that were proposed, like the pedestrian bridge and the public dock, are not included." Thier also noted that, while Schnitzer's plan included a \$40 million public subsidy, the full development option this time around would likely not need such a subsidy.

If the Mounted Patrol Unit returns, about two-thirds of the property would not be available for redevelopment. The flour mill building would be incorporated into a mixed-use project that would include 20,000 square feet of creative office space in the building and a new building with 85 residential units and commercial space. PDC estimates that the cost of that project to be \$58.2 million. The city council will likely make a determination about the MPU's location in March.

[See More](#)

-Leslie & Gary Winkler, ABR Winkler

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Parsons, Susan

From: Steven Saftig <stevensaftig@gmail.com>
Sent: Tuesday, March 07, 2017 12:39 PM
To: Parsons, Susan
Subject: Centennial Mills Site

Dear Ms. Parsons,

It has been reported that on March 22 the Portland Development Commission (PDC) will be making a recommendation to the City Council regarding the disposition of the Centennial Mills Property. A news outlet further reports it will propose that the entire property be sold for development.

As a stakeholder, I would like to remind the current City Council that the property was purchased in 2000 for the express purpose of creating a city park along the Willamette River. The PDC's own staff report states:

"In 2000, PDC acquired the Property for the purposes of creating access to and open space on the Willamette River. In 2004, PDC proposed to demolish most of the buildings on the site; however, based on public response, then-Mayor Tom Potter directed PDC not to proceed with demolition, and the Portland City Council instructed PDC to initiate a framework plan process for the site. The resulting 2006 Centennial Mills Framework Plan established five key redevelopment principles:

1. Provide Open Space 2. Capture History 3. Define a Community Focal Point 4. Strengthen Connections 5. Embrace Sustainability"
(Staff Report 17-06 dated Feb. 8, 2017)

I strongly urge this city council to honor the initial pledge made by the Portland City Council in 2000 and again designate the site for open space. I also urge the City Council to allocate the funds necessary to see this dream fulfilled.

Thank you!
Steven Saftig
Portland Resident (Soon to be living in the Pearl!)