

Written Testimony - Agenda Item 457

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	IATSE Local 28	Support	<p>Greetings all,</p> <p>My name is Dana West, I am a second generation stagehand with the International Alliance Of Theatrical Stage Employees, Local 28, and I am deeply concerned regarding the future of the performing arts in Portland, particularly as related to the future of the Keller Auditorium.</p> <p>Theatre has been a part of my life for as long as I can remember, I literally grew up backstage in the Intermediate Theater, now the Newmark, and make my living primarily as a lighting technician and programmer for Oregon Ballet Theatre, Broadway Across America, and the Portland Opera Association.</p> <p>While I am of course aware that the Keller Auditorium, the cornerstone of performing arts in Portland, is getting on in years and is in need of seismic strengthening, a multi year shutdown of the venue would have a catastrophic effect on the organizations that call it home, and the workers that make it home. As all interested parties agree, there is no other theater in Portland capable of staging the full sized operas, ballets, and modern Broadway tours that both dramatically enrich our community and also provide good paying, represented jobs for hundreds of people across many industries. Having endured the hardships of lockdown I cannot begin to imagine how devastating another shutdown would be. Our performing arts organizations rely on the Keller to survive, and their closure would be an incalculable loss to our city.</p> <p>While many plans have been suggested to allow for this shutdown for remodeling to occur, from "condensed seasons" to temporary venue construction, I am deeply confused as to why the dramatically more practical option of constructing a new, permanent venue designed from the ground up by experts in architecture, stagecraft, and city planning is not the obvious solution. Condensed seasons have proven extremely impractical, and research reveals those claiming experience in temporary venue construction are woefully unaware of the needs of modern events. Constructing a new theater building with the needs of modern stagecraft in mind benefits us all, from promoters to producers, from stagehands to audiences, not to mention the cultural well-being of the city as a whole. In fact, we must look no further than the last time we constructed a new theater building, which gifted us with that very same Newmark Theater, as well as the Winningstad Theater, dramatically increasing accessibility to users and audiences.</p> <p>I also find it deeply troubling that the groups most in favor of renovation have deliberately and intentionally excluded those most directly impacted by the future of the Keller from their discussions and studies, namely those who work there bringing the majestic theatrical productions to life, creating the artistic events central to the cultural significance and magnetism of the venue. One can but wonder why they seem entirely focused on the surface appearance of the building and neighboring fountain, and willfully callous to its operation and those who operate it. One must ask if they are aware that an empty venue will not draw patrons downtown, and will not provide them with the tax incentives.</p> <p>I believe the best possible course for our city to take is to construct a new, state of the art venue, which once completed may serve as home to our largest theatrical events, and thus allow for the preservation of the historical and artistic treasure that is the Keller Auditorium without the decimation of the individuals and groups that call it home, and for the venues in question to be constructed, renovated, and outfitted logically and practically based on the experience of those same individuals and groups.</p>	No	05/24/24 11:20 PM

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
2 457	Meghan Wieters (downtown resident, APTC)	Support	I understand the arguments for renovation for Keller - and I certainly support that option over Lloyd Noble site. The venue needs to stay in downtown for economic and cultural needs of our community. However, the PSU site and options are very compelling. The transit access is amazing. The opportunity to have students trained in hospitality with a theater component would be notable. The opportunity to have multiple partners leverages the site and the future of uses for theater beyond the small existing site. It maintains the use of the Keller in the meantime so as not to lose the Broadway company's interest and keep performances going during construction. The difference between these two sites and project options is one is a partial band-aid that may only address structural issues (earthquake) the other is more visionary for the future and broadens the scope and potential. I understand that it will be tricky to re-use the existing Keller Aud. site -- for the very reasons it is not fully addressing the needs now. However, I anticipate the PSU developed option maximizes the theater needs and could be pivotal in sparking more economic infill on nearby sites on Lincoln and SW 5th.	No	05/25/24 12:16 PM
3 457	Chris Liddle	Support	Mayor Wheeler and City Council:  My name is Chris Liddle. I am testifying in support of PSU's proposal for a new performing arts complex.  I support PSU's proposal because of PSU's deep commitment to a successful downtown Portland. PSU is a part of the life blood of downtown and has put forward a thoughtful, comprehensive proposal that will retain the continuity of the auditorium district, fully meets the future-oriented needs of the arts community — both local and national — and catalyzes further development in the central city  Thank you for your service, and thank you for the opportunity to testify.  Sincerely, Chris Liddle	No	05/27/24 8:08 AM
4 457	Fariborz Maseeh	Support		Yes	05/27/24 5:36 PM

Dear Mayor Wheeler and members of the Portland City Council,

My name is Fariborz Maseeh, and I am a proud alumnus of Portland State. My family has lived in Portland metro area for over four decades.

I am a pioneer in the field of micro-electromechanical systems (MEMS), a professional investor, a technology entrepreneur, and a venture philanthropist. I am honored to provide my testimony in strong support of the proposed Portland State University Performing Arts & Culture Complex.

Portland State University's motto, "Let Knowledge Serve the City," resonates deeply with me. The proposed performing arts complex is a perfect embodiment of this principle, as it will provide a state-of-the-art venue that fosters creativity, enriches educational experiences, and serves as a cultural hub for the entire Portland community.

Having the Performing Arts center within PSU's campus would make it truly unique bringing several benefits together simultaneously including:

- i) It will expose PSU's performing arts to national performing arts through its proximity. This no doubt would create better talents at Portland through academic offering of PSU (knowledge serving city).
- ii) Its location may generate a larger demand due to existing "base demand" from students, faculty and staff at PSU in addition to the broad demand of Portland residents.
- iii) It will stimulate local businesses and create numerous job opportunities during construction and through its ongoing operations at the heart of downtown Portland.

Though a new Performing Arts Center will be a great investment for the future Portland, the "multiplier effect" of its location within PSU, both economically and educationally, may be superior to an isolated center. At the proposed PSU's location, Portland will attain both a great venue, and will also train better talent. Such an opportunity does not come around often where both the need and the site have emerged at the same time.

As a venture philanthropist, I have seen the transformative power of investing in projects that enhance education, culture, and community engagement. The performing arts complex at PSU is a project that aligns perfectly with these goals, promising lasting benefits for both the university and the broader community.

I urge you to support the funding and development of the Portland State University Performing Arts Complex. This project not only honors PSU's commitment to serving the city but also represents a crucial step towards ensuring Portland continues to thrive as a center of cultural and educational excellence. Thank you for your consideration and for your continued dedication to supporting initiatives that benefit our community.

Sincerely,

*Fariborz Maseeh*

Info about me: My journey began in Iran, and at the age of 18, I moved to the United States to pursue higher education. Portland State University played a pivotal role in my academic and professional development, as I earned both a Bachelor of Science degree in Engineering and a Master of Science degree in Applied Mathematics from PSU. The education I received at PSU laid the foundation for my subsequent achievements, including a master's degree in engineering from the University of Texas at Austin and a Doctor of Science degree in Civil Engineering from MIT.

Shortly after completing my doctorate in 1990, I founded IntelliSense, the first company dedicated to the custom design, development, and manufacturing of next-generation MEMS devices. This venture not only advanced technology but also demonstrated the impact of innovative thinking and entrepreneurial spirit. In 2001, I established the Massiah Foundation to promote venture philanthropy, further underscoring my commitment to giving back to the community. Additionally, I founded a successful wealth management firm to help individuals and organizations manage their financial resources effectively. I served on the inaugural board of PSU at the request of university, and currently serve on the boards of MIT, Caltech and Harvard Medical School.

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Kris Kern	Support	<p>Dear Mayor Wheeler and members of the Portland City Council,</p> <p>My name is Kris Kern, and I am a Professor Emeritus and former Performing Arts Librarian at Portland State University. Having dedicated many years to serving our vibrant academic community, I am writing to express my strong support for Portland State University's proposed Performing Arts &amp; Culture Complex.</p> <p>Throughout my tenure at PSU, I saw the transformative power of education and the arts in enriching the lives of students and the broader community. Arts education is a vital component of a well-rounded academic experience. It develops critical thinking, problem-solving skills, and emotional intelligence. The performing arts complex will offer PSU students, Portlanders, and Oregonians, unparalleled opportunities to engage with the arts, whether through performance, production, or appreciation. This engagement will enrich their academic journeys and prepare them for diverse and dynamic careers that are important to sustaining the performing arts in Portland. The COVID-19 pandemic significantly impacted the talent available for productions in Portland. This project will address that challenge and ensure that Portland has a thriving arts community for decades to come.</p> <p>Moreover, this complex will serve as a bridge between the university and the broader Portland community. It will provide a venue for community arts programs, workshops, and performances that foster collaboration and cultural exchange. By opening its doors to the community, the performing arts complex will strengthen the bond between PSU and the residents of Portland, creating a vibrant cultural nexus. In addition to its educational and cultural benefits, the performing arts complex will help restore downtown Portland as a thriving, dynamic area where people want to live, work, and visit. It aligns perfectly with PSU's mission to serve the community and will ensure that Portland remains a center of cultural and educational excellence.</p> <p>As someone who has dedicated their career to education and community service, I understand the importance of investing in projects that drive cultural and economic growth. The performing arts complex will not only enrich the lives of PSU students and faculty but will also have a lasting positive impact on the broader Portland community.</p> <p>I hope you will support the development of this exciting complex. Thank you for your consideration and for your dedication to serving our community.</p> <p>Sincerely, Kris Kern Professor Emeritus, Portland State University</p>	Yes	05/27/24 7:01 PM
457	Judith Ramaley	Support		Yes	05/27/24 7:04 PM
457	Benjamin Berry, PSU Board of Trustees	Support		Yes	05/27/24 7:11 PM
457	David and Christine Vernier	Support		Yes	05/27/24 7:55 PM
457	Catherine Thompson	Oppose		Yes	05/27/24 10:00 PM

Dear Mayor Wheeler and members of the Portland City Council,

My name is Kris Kern, and I am a Professor Emeritus and former Performing Arts Librarian at Portland State University. Having dedicated many years to serving our vibrant academic community, I am writing to express my strong support for Portland State University's proposed Performing Arts & Culture Complex.

Throughout my tenure at PSU, I saw the transformative power of education and the arts in enriching the lives of students and the broader community. Arts education is a vital component of a well-rounded academic experience. It develops critical thinking, problem-solving skills, and emotional intelligence. The performing arts complex will offer PSU students, Portlanders, and Oregonians, unparalleled opportunities to engage with the arts, whether through performance, production, or appreciation. This engagement will enrich their academic journeys and prepare them for diverse and dynamic careers that are important to sustaining the performing arts in Portland. The COVID-19 pandemic significantly impacted the talent available for productions in Portland. This project will address that challenge and ensure that Portland has a thriving arts community for decades to come.

Moreover, this complex will serve as a bridge between the university and the broader Portland community. It will provide a venue for community arts programs, workshops, and performances that foster collaboration and cultural exchange. By opening its doors to the community, the performing arts complex will strengthen the bond between PSU and the residents of Portland, creating a vibrant cultural nexus.

In addition to its educational and cultural benefits, the performing arts complex will help restore downtown Portland as a thriving, dynamic area where people want to live, work, and visit. It aligns perfectly with PSU's mission to serve the community and will ensure that Portland remains a center of cultural and educational excellence.

As someone who has dedicated their career to education and community service, I understand the importance of investing in projects that drive cultural and economic growth. The performing arts complex will not only enrich the lives of PSU students and faculty but will also have a lasting positive impact on the broader Portland community.

I hope you will support the development of this exciting complex. Thank you for your consideration and for your dedication to serving our community.

Sincerely,

Kris Kern  
Professor Emeritus, Portland State University

Board of Trustees

Post Office Box 751  
Portland, Oregon 97207-0751

503-725-8050 tel  
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Dear Mayor Wheeler and members of the Portland City Council,

My name is Judith A. Ramaley. I am President Emerita, Distinguished Professor of Public Service and a member of the Board of Trustees of Portland State University. I served as President of PSU from 1990-1997. Portland State has worked hand in hand with the City of Portland for decades. In 1973, we were a partner in creating a Downtown Plan. This plan was focused on a comprehensive study of development needs and patterns of land use to “take back the city.” In 2024, we again need to take back the city. The times are different but the goal is the same.

Throughout my career, I have witnessed the profound impact that dedicated spaces for the arts can have on creating a deeper community and supporting the economy through the efforts of educational institutions and community partners. The development of a state-of-the-art performing arts complex at PSU will be a vital investment in the cultural and educational fabric of our city. It will stimulate vitality and creativity in the heart of our city. The special role of the arts and the importance of creativity and imagination in building a prosperous and has been recognized as a key goal in every vision for Central Portland.

Portland State University has a rich tradition of fostering innovation and community engagement. Our College of the Arts introduces itself as a place where creativity thrives, a place where research, community projects and hundreds of public events that take place every year are making Portland a better place to live, to work and to learn. However, our current facilities are inadequate to fully support the exceptional talent and creative work of our students and faculty and our many community partners.

The new performing arts complex will accomplish many goals—to build a new arts and cultural hub in the City of Portland, to attract major performers and productions to Portland, to foster the creativity and imagination that builds our sense of community, engage, to inspire our shared community and to stimulate local businesses, increase tourism and create new job opportunities. All of this will foster the economic vitality of our city and contribute to a deeper sense of place that has always been at the heart of plans and hopes for Portland.

As a longstanding advocate for public service and community engagement, I understand the importance of investing in projects that advance our vision for

Portland and generate civic pride. The PSU Performing Arts Complex is such a project, promising lasting benefits for both the university and the broader community.

In conclusion, I urge you to support the funding and development of the Portland State University Performing Arts complex. This initiative is an essential step toward ensuring that Portland continues to thrive as a vital and engaging community. Thank you for your consideration and for your ongoing commitment to our community.

Sincerely,

A handwritten signature in black ink, reading "Judith Remaley". The signature is written in a cursive style with a large, looped initial "J".





Board of Trustees

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Dear Mayor Wheeler and members of the Portland City Council,

On behalf of the entire Board of Trustees of Portland State University, we are writing to express our united and enthusiastic support for the proposed Portland Performing Arts & Culture Complex.

Portland State University's motto, "Let Knowledge Serve the City," embodies our commitment to using education and innovation to benefit the broader community. The proposed performing arts complex is a perfect manifestation of this motto, as it will serve as a bridge between the university and the vibrant cultural life of Portland.

This new performing arts complex will provide state-of-the-art academic spaces that foster artistic growth, enhance educational experiences, and allow PSU to continue its tradition of excellence and service to the city.

This complex is not just an investment in Portland State University but a critical investment in the entire Portland community. It will serve as a cultural hub, attracting diverse performances and events that will draw visitors from across the state and region, stimulating local businesses, boosting tourism, and creating job opportunities during construction and through its ongoing operations. This is a critical economic development project that will pave the way for Portland's revitalization and recovery.

The performing arts complex will be a tangible representation of PSU's dedication to community engagement and cultural enrichment. By supporting this project, we are reinforcing our commitment to a vibrant, dynamic Portland where education and the arts thrive together.

Thank you for serving our community. We know that you have many difficult decisions to make, but we urge you to support the funding and development of this project. Together, we can do big things, and this complex is just the start. We are committed to this complex serving as more than just one development, but as a catalyst for increased developments and economic activity, including reimagining what is located at the site of the current Keller Auditorium. This project represents a significant investment in the future of our university and our city. By embracing this initiative, we honor the spirit of our motto, "Let Knowledge Serve the City," and contribute to the cultural and economic vitality of Portland. Thank you for your consideration and for your continued dedication to the betterment of our community.

Sincerely,

Benjamin Berry  
Chair, PSU Board of Trustees

Antoinette Chandler  
Vice Chair, PSU Board of Trustees

Mayor Wheeler and Members of the City Council:

As co-founders of Vernier Software & Technology, and long-time advocates for education and the arts, we are writing to express our strong support for the proposed Portland State University Performing Arts Complex.

The proposed performing arts complex at PSU is a vital project that will contribute significantly to the revitalization of downtown Portland. As dedicated members of our regional community and strong advocates for education, we see this development as an essential step towards rejuvenating our city's cultural and economic landscape.

Portland State University's motto, "Let Knowledge Serve the City," encapsulates the profound impact that this performing arts complex will have. It will provide a state-of-the-art venue that enhances educational experiences, fosters creativity, and serves as a cultural hub for the entire Portland community. By bringing diverse performances and events to the heart of downtown, the complex will attract visitors, stimulate local businesses, and invigorate the local economy.

The performing arts complex is more than just a facility for PSU; it is an investment in the future of Portland. It will create numerous job opportunities during its construction and ongoing operations, and it will promote a vibrant cultural scene that draws both residents and tourists to downtown Portland. This, in turn, will support local restaurants, shops, and hotels, contributing to the economic vitality of our city.

In addition to its economic benefits, the performing arts complex will play a crucial role in restoring downtown Portland as a thriving, dynamic area where people want to live, work, and visit. It aligns perfectly with PSU's mission to serve the community and will help ensure that Portland remains a center of cultural and educational excellence.

We urge you to support Portland State University's proposal for a Portland Performing Arts & Culture Complex. This project represents a significant investment in both the university and the city of Portland. By embracing this initiative, we can drive the cultural and economic revitalization of downtown Portland, making it a vibrant, dynamic place for all. Thank you for your consideration and for your ongoing dedication to supporting initiatives that benefit our community.

Sincerely,

David and Christine Vernier  
Co-founders, Vernier Software & Technology

I am a big fan of education. When my children asked how many years I spent in formal education I tell them I finished 24th grade which included 3 universities and one teaching hospital. I have always admired PSU and its mission as an urban university with a great diversity of students, not just racially and ethnically but socioeconomically and in terms of student age. I think education at its best is inclusive and can be a great equalizer.

At the same time college level institutions are insular. They often are erected in areas with cheap real estate and they have a way of expanding in an impermeable fashion that makes the existing communities invisible and steam rolls over them, displacing them and the civic structures that bind them. This happens despite the lofty ideals that Universities explore within their walls.

The University of Pennsylvania has undertaken a formal and scholarly reckoning of their impact on adjacent neighborhoods at a time when, as a society, we are collectively recognizing these impacts.

In the case of PSU, the city has welcomed the University and supported it with all of the infrastructure that a city provides including roads, utilities, and emergency response services such as medical, police, and fire. PSU is wrapped around the South Park Blocks, a public park on the National Historic Registry, which PSU enjoys as its college green.

I see the ambitious glittery proposal by PSU to replace the Keller Auditorium in its own hinterland adjacent to the core of downtown as an abrogation of civic responsibility. It is out of touch with Portlanders, with the plight the city is grappling with to rebuild our true civic center. While surely not intentional, it is none-the less an ivory tower self interested and self preserving plan that lacks connection to the city that has generously hosted its campus for decades. It is at odds with and in competition with our broader collective goal to restore our city.

Please follow through with the carefully considered and collectively conceived plan to upgrade and restore a beloved time honored event space in our core downtown that needs so much tender rebuilding now.

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
10 457	Kimberly Howard Wade	Support with changes	I 100% support rebuilding the PSU Keller Auditorium rebuild AND I believe strongly that the City of Portland needs to invest in all three projects. They each serve a different and crucial function in the creative vibrancy of the City of Portland. The Portland University Keller rebuild offers a place for organizations while the Halprin Keller is being rebuilt and then it joins the Halprin Fountain sequence, creating a creative corridor in a beautiful part of the City that most people do not even know about. The Halprin Landscape Conservancy Keller offers much needed space to bring people back to the Central City Core with restaurants and shops and art while showcases a true jewel in the city the Keller Fountain. The Lloyd Center Keller rebuild offers much needed space for smaller and mid-size arts organizations and cultural groups with parking and accessibility that their audiences may not find in the Central City Core. Trust me there is enough need for all three projects and imagine if they were all humming with art and culture and creativity how amazing this city would be. We need the trifecta to match the stunning artistry of the Portland International Airport redo. I see not only the aesthetics of the buildings themselves but also the public art that will be added with the Percent for Art program with both city and State investment.	No	05/28/24 8:10 AM
11 457	Vera Sell	Support	<p>Mayor Wheeler and City Council,</p> <p>My name is Vera Sell, and I live in the City of Portland in the Forest Heights neighborhood. I am testifying in support of PSU's proposal for a new performing arts complex.</p> <p>As an alum of Portland State University, an adjunct faculty member, a member of the Board of Trustees for the PSU Foundation, and a small business owner with a growing footprint in the city, I have a deep and abiding connection to PSU and its mission. Our foundation is committed to fostering educational excellence, supporting innovative projects, and enhancing the cultural and economic vitality of our city.</p> <p>I support PSU's proposal because it promises to elevate Portland as a prominent hub for the performing arts, which will not only enrich the cultural fabric of our community but also drive economic development and provide invaluable educational opportunities for students and residents alike. The new performing arts complex will attract world-class talent, inspire creativity, and serve as a beacon of artistic expression. This initiative aligns with our shared goals of making Portland a vibrant, dynamic, and culturally rich city, while also strengthening PSU's role as a leader in education and community engagement.</p> <p>Thank you for your service, and thank you for the opportunity to testify.</p> <p>Sincerely,</p> <p>Vera Sell</p>	No	05/28/24 9:02 AM
12 457	Eric S Brown	Support		Yes	05/28/24 9:57 AM
13 457	Samantha Pahlow	Support		Yes	05/28/24 10:25 AM

Dear Mayor Wheeler and members of the Portland City Council,

My name is Eric Brown, and I am a proud alumnus of Portland State University with extensive experience in non-profit development. I am writing to express my strong support for Portland State University's proposed Portland Performing Arts & Culture Complex.

As a PSU graduate, I have witnessed the university's dedication to fostering innovation, creativity, and community engagement. The proposed Portland Performing Arts & Culture Complex is a natural extension of this mission and promises to be a transformative project for both the university and the greater Portland area.

In my professional capacity, I have been involved in numerous non-profit initiatives aimed at enhancing community resources and fostering economic growth. I understand the critical role that cultural infrastructure can play in revitalizing communities. The Portland Performing Arts & Culture Complex will serve as a vital cultural hub, offering a venue for a diverse array of performances, events, and educational opportunities. This will not only enrich the cultural fabric of our city but also stimulate economic growth by attracting visitors and supporting local businesses, restaurants, and hotels.

The development of the complex will generate numerous job opportunities during the construction phase and continue to drive economic activity once it is operational. This ongoing impact is crucial for the revitalization and economic vitality of downtown Portland. By committing to this strategic infrastructure project, we can foster a dynamic and thriving urban environment that benefits all residents.

In addition to its economic advantages, the complex will significantly enhance social cohesion and community well-being. The arts possess a unique power to unite people, creating shared experiences and fostering mutual understanding. By hosting a variety of artistic events and expressions, the complex will contribute to a more connected and resilient community.

In conclusion, I urge you to support the funding and development of Portland State University's proposed Portland Performing Arts & Culture Complex. This project represents a significant investment in the future of our city, offering cultural enrichment, economic revitalization, and enhanced community well-being. Thank you for your consideration and for your commitment to initiatives that benefit our community.

Sincerely,

Eric Brown  
Non-Profit Executive  
Portland State University Alumnus

May 28, 2024

Dear Mayor Wheeler and members of the Portland City Council,

My name is Samantha Pahlow, and I am a shareholder and Senior Vice President at Ferguson Wellman Capital Management. In addition to my professional role, I have lived and worked in the Portland-metro area my entire life and am a proud alumna of Portland State University and serve on various boards where I am deeply committed to community and cultural development. I am writing to express my enthusiastic support for Portland State University's proposed Portland Performing Arts & Culture Complex.

As an alumna of PSU, I have experienced firsthand the university's dedication to fostering education, culture, and community engagement. The proposed Portland Performing Arts & Culture Complex embodies these values, promising to be a transformative project for both the university and the city of Portland.

The complex will serve as a crucial cultural hub, attracting a wide array of performances, events, and educational opportunities. This will not only enhance the cultural landscape of our city but also stimulate economic growth. The influx of visitors and activity will support local businesses, restaurants, and hotels, significantly contributing to the revitalization of downtown Portland.

In my experience on various boards, I have seen the profound impact that strategic investments in cultural infrastructure can have on a community. The Performing Arts & Culture Complex is a prime example of such an investment. It will generate job opportunities during construction and create sustained economic activity through its operations, ensuring long-term benefits for our city's financial health.

Moreover, the complex will provide an essential space for community engagement and artistic expression. The arts have a unique ability to bring people together, fostering a sense of shared experience and mutual understanding. By offering a venue for performances, workshops, and community events, the complex will help build a more connected and resilient community.

As an experienced investment and finance professional, I understand the importance of supporting projects that drive cultural and economic growth in a community. The Portland Performing Arts & Culture Complex represents a significant investment in the future of Portland, enhancing the quality of life for all residents and positioning our city as a cultural and economic leader in the region.

In conclusion, I urge you to support the funding and development of Portland State University's proposed Portland Performing Arts & Culture Complex. This project promises cultural enrichment, economic revitalization, and enhanced community well-being. Thank you for your consideration and for your commitment to initiatives that benefit our community.

Sincerely,

Samantha Pahlow, CTFA, AWMA®  
Senior Vice President & Wealth Management Chair, Ferguson Wellman Capital Management  
Proud PSU Alumna

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Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Julie Vigeland	Support	<p>Having been appointed by two governors to terms on the Oregon Arts Commission and serving as Chair for three years, I have seen firsthand the transformative impact of investing in the arts. The proposed performing arts complex at PSU is a critical project that will significantly contribute to the revitalization of downtown Portland.</p> <p>The PSU proposal is superior in several specific ways:</p> <p>It will be a state-of-the art two building facility. The 3,000 - seat theater has the advantage of not being confined within set walls. It can meet the needs for today and tomorrow. The 1,200 - seat theater is a companion facility that meets the needs of many smaller to mid-size organizations. These organizations have voiced the need for the two theaters.</p> <p>The theaters will not be restricted in open dates given six load -in docks. While this is important to all users, it is vital to our local arts organizations for the days on the stage rather than loading in.</p> <p>Both the Ballet and Opera would be faced with the inability to perform for the duration of a reconstruct at the Keller. With the PSU option, they will continue to thrive. And during this time creative minds will find a new, best use for the Keller.</p> <p>The Halprin Sequence will be bookended south and north by creative arts facilities. Neither option is in the downtown “core” per se, but with the PSU option there is the opportunity to create an arts complex for the future – not fix something for the time-being.</p> <p>I could go on. But bottom line, let’s not be caught up in how the older building might look on the outside – for the arts organizations, it’s what’s inside that counts!.</p>	No	05/28/24 12:14 PM
457	Julie Vigeland	Support	<p>The PSU proposal is superior in several specific ways:</p> <p>It will be a state-of-the art two building facility. The 3,000 - seat theater has the advantage of not being confined within set walls. It can meet the needs for today and tomorrow. The 1,200 - seat theater is a companion facility that meets the needs of many smaller to mid-size organizations. These organizations have voiced the need for the two theaters.</p> <p>The theaters will not be restricted in open dates given six load -in docks. While this is important to all users, it is vital to our local arts organizations for the days on the stage rather than loading in.</p> <p>Both the Ballet and Opera would be faced with the inability to perform for the duration of a reconstruct at the Keller. With the PSU option, they will continue to thrive. And during this time creative minds will find a new, best use for the Keller.</p> <p>The Halprin Sequence will be bookended south and north by creative arts facilities. Neither option is in the downtown “core” per se, but with the PSU option there is the opportunity to create an arts complex for the future – not fix something for the time-being.</p>	Yes	05/28/24 12:18 PM
457	Jon Owens	Support		Yes	05/28/24 12:28 PM

15

16

Dear Mayor Wheeler and members of the Portland City Council,

My name is Julie Vigeland, and I have spent the last 40 plus years as a civic volunteer dedicated to enriching the Portland community. I am writing to express my strong support for the proposed Portland State University Performing Arts & Culture Complex.

Throughout my career, I have had the privilege of serving in various roles that have deepened my understanding of the vital role the arts play in our community. I recently served as the Vice Chair of the National Assembly of State Arts Agencies based in Washington D.C. I have also served as a Trustee for the Jackson Foundation for over 30 years, and I am board Emeritus of the Portland Center Stage Board, having chaired the board for five years and the Capital Campaign for the Armory. Additionally, I am past President and current board Emeritus of the Multnomah Athletic Foundation, and I have chaired the Portland Parks Board, where I now serve as an Emeritus member.

Having been appointed by two governors to terms on the Oregon Arts Commission and serving as Chair for three years, I have seen firsthand the transformative impact of investing in the arts. The proposed performing arts complex at PSU is a critical project that will significantly contribute to the revitalization of downtown Portland.

**The PSU proposal is superior in several specific ways:**

- 1. It will be a state-of-the art two building facility. The 3,000 - seat theater has the advantage of not being confined within set walls. It can meet the needs for today and tomorrow. The 1,200 - seat theater is a companion facility that meets the needs of many smaller to mid-size organizations. These organizations have voiced the need for the two theaters.**
- 2. The theaters will not be restricted in open dates given six load -in docks. While this is important to all users, it is vital to our local arts organizations for the days on the stage rather than loading in.**
- 3. Both the Ballet and Opera would be faced with the inability to perform for the duration of a reconstruct at the Keller. With the PSU option, they will continue to thrive. And during this time creative minds will find a new, best use for the Keller.**
- 4. The Halprin Sequence will be bookended south and north by creative arts facilities.**
- 5. Neither option is in the downtown “core” per se, but with the PSU option there is the opportunity to create an arts complex for the future – not fix something for the time-being.**

I could go on. But bottom line, let's not be caught up in how the older building might look on the outside – for the arts organizations, it's what's inside that counts!.

Sincerely,

Julie Vigeland



May 28, 2024

Dear Mayor Wheeler and members of the Portland City Council,

My name is Jon Owens, and prior to retiring in 2020 I was President of the ESCO Division of Weir. During my 33-year career at ESCO, including international experience in business development, operations, and sales, I had the privilege of serving in various capacities that contribute to the growth and development of our community. Currently, I serve as an executive board member for the Portland State University (PSU) Foundation and the Oregon Business Academy, and I previously served as an executive board member for Oregon Business and Industry, and on PSU's board for the School of Business. I am writing to express my enthusiastic support for Portland State University's proposed Portland Performing Arts & Culture Complex.

As a member of the PSU Foundation Board, I have witnessed firsthand the positive impact that Portland State University has on our city. The proposed Portland Performing Arts & Culture Complex is a transformative project that will significantly contribute to the revitalization of downtown Portland. This state-of-the-art facility will not only enhance the cultural landscape of our city but also stimulate economic growth and create a vibrant, dynamic south downtown.

The Portland Performing Arts & Culture Complex will serve as a crucial cultural hub, attracting diverse performances and events that draw visitors from across the region. This influx of activity will support local businesses, restaurants, and hotels, creating a thriving downtown area that benefits all Portland residents. The economic impact of this project cannot be overstated, as it will generate job opportunities during construction and ongoing operations, contributing to the financial health of our city.

As someone with extensive experience in business development, I understand the importance of strategic investments in projects that drive cultural and economic growth. The Portland Performing Arts & Culture Complex is one such investment, promising to enhance the quality of life for Portland residents while positioning our city as a cultural and economic leader in the region.

As a Portland native and the sixth generation of my family to call Oregon home, I want to see our city have a prosperous future. I have very fond memories of the Keller Auditorium over the years attending concerts, Broadway shows, and even my high school graduation. And while that facility has served the city well for the past 100 years, the new facility being proposed by Portland State University gives us the opportunity to create a complex that will serve the city for the next 100 years.

I urge you to support the funding and development of Portland State University's proposed Portland Performing Arts & Culture Complex. This project represents a significant investment in

the future of our city. It will send a message that Portland is open for business, and that we believe in our community.

Thank you for serving our city.

Sincerely,

Jon Owens  
Executive Board Member, Portland State University Foundation

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
17	457 Greg Hinzmann	Support	Portland needs a world-class performing arts venue and the location should remain close to the downtown business district. This proposal is the most exciting and enticing of the designs and would likely provide the most benefit to the city.	No	05/28/24 12:42 PM
18	457 Carl M Halvorson, Jr.	Support		Yes	05/28/24 12:42 PM

## Carl M. Halvorson

111 SW Harrison St., #17H, Portland, Oregon 97201  
greenskerry2@gmail.com

Dear Council,

I write to you today in support of the PSU Auditorium proposal. After a long career performing around the world in many of the greatest concert halls and opera houses, I hope my experience will help inform your decision-making process. I'm going to focus on acoustics, sightlines, intimacy, and the experiences of performers and audiences in performance venues, because these are the defining qualities of a great hall; everything else is important, but much less so. A stunning building with poor acoustics, awkward sightlines, and minimal intimacy is a terrible hall.

The Keller is one such hall. I've been going there since it opened, and I've been singing there for the past dozen years, and I must say it's what we call in the business a "barn," meaning a large hall with poor acoustics. You know what acoustics means to the audience - one can easily hear everything in proportion - but to performers it is so much more. The first time I sang at Carnegie in the 80s, I couldn't believe how much information immediately came back to me - not as an echo, but as though I was singing in a generous room, not a vast 2700-seat hall. Once I accepted this disconnect, I knew that I could fill that room at any dynamic level from soft to loud because the acoustics made the room alive with possibilities. This is every performer's dream. It's been the same at Symphony Hall in Boston, Severance Hall in Cleveland, Philadelphia's Academy of Music, the Concertgebouw, the Meyerson in Dallas, Tokyo Bunka Kaikan, Wigmore Hall in London, the Segerstrom, and so many more - it is hard to explain to non-performers the joy one feels, but one long remembers it. Excellent acoustics also mean that everyone on stage can hear each other perfectly during the performance, and no section seems out of balance. And crucially, excellent acoustics create a sense of intimacy for those on stage and for those in the audience. This is how a 3000, or even a 4000-seat hall, can actually feel intimate.

One famous hall that was quite difficult was Avery Fisher in New York, where I felt my voice was just going out into a dead space, and various sections of the orchestra behind me seemed too loud. Avery Fisher is germane to the Keller because many attempts were made over many decades to improve its acoustics, just like the Keller plan hopes to do. Vast sums were spent on the latest schemes, yet they all failed because the acousticians were dealing with an inherently flawed room. It wasn't until they completely gutted the interior of the building and rebuilt everything that the New York Philharmonic, in the renamed Geffen, finally had the hall it had deserved sixty years earlier.

The Keller is also an inherently flawed hall, no doubt because the proportions of the old Auditorium were maintained in the 60s. It is ridiculously wide (please note that the huge walls on either side of the stage shouldn't be there - I've never seen them in any other hall!) and the boxes and balconies are very far from the stage, both of which create terrible sight lines. People in the orchestra must turn their heads away from the blank wall in front of them (and also miss seeing parts of the stage), and those upstairs really need binoculars to see the action way down in the distance. The acoustics are poor and vary all over the hall, with the best probably way up in the cheapest seats. Onstage, you push a bit and wonder if you are being heard, and you need monitors onstage to hear the pit. The current Keller plan will not be changing the balconies or the excessive width, let alone gutting and rebuilding the interior like with the Geffen. I see they will raise the leaking floor to eliminate the dangerous ramp down the aisles and also redo the

## Carl M. Halvorson

111 SW Harrison St., #17H, Portland, Oregon 97201  
greenskerry2@gmail.com

ceiling. And just like with Avery Fisher, I am skeptical of how successful any acoustical tweaking will be, given the flawed space.

In reviewing the manifold improvements in the brilliant PSU plan over the Keller plan, I will mention only those most important to performers and audiences, namely a normally-shaped hall purpose-built with current advanced acoustical expertise, boxes and balconies that are closer to the stage and with improved sightlines, state-of-the-art equipment in a generous backstage with excellent loading docks, a full-sized rehearsal stage (this is so needed), and the 1200-seat hall that everyone in town has wanted for decades.

I've always suspected we did it "on the cheap" back in the 60s, in that we maintained the Auditorium proportions in a concrete box and stayed within the small 200 x 200 city block. The science of acoustics was not terribly advanced then (Avery Fisher is from the same era, I note), and sightlines and acceptable distances from the stage clearly were not high priorities. We have lived with a subpar hall ever since, to our cost, and I have so often seen the disappointed looks on guest artists' faces when they first work on the Keller stage. I am not convinced that the many problems with the hall will be solved in this proposal - I believe they would need to gut the whole building, which might cost more than the entire PSU project.

I have witnessed that all major American cities have heavily invested in wonderful performing arts complexes, with many halls of different sizes. After sixty years, Portland finally deserves the same.

Sincerely,

Carl Halvorson  
May 28th, 2024

Tenor Carl Halvorson is well-known internationally as a concert, opera and recital artist. Described as "magnetic, his high-ranging tenor never losing depth or substance" (The Boston Herald), "a magnificent Quint" (The New York Times), "outstanding, a tenor who commands Britten's expressive idiom (The Boston Globe), "...emphatic - a singer of unquestioned dramatic gifts and vocal polish" (The Seattle Post-Intelligencer), "Halvorson's clearly articulated tenor was a pleasure to hear" (The Times of London), and "the extravagant gifts of tenor Carl Halvorson... warrant extended comment, but suffice it to say that (he) sang with rare tonal beauty and passionate commitment... a pinnacle of achievement" (The Washington Post), since his debut with the Boston Symphony Orchestra at the age of 23 he has performed as soloist with such major orchestras as the New York Philharmonic, the Israel Philharmonic Orchestra, the Philadelphia Orchestra, the Boston Symphony Orchestra, the Cleveland Orchestra, the Houston Symphony, the St. Paul Chamber Ensemble, the Dallas Symphony Orchestra, the Oregon Symphony, the Indianapolis Symphony, the Orchestra of St. Luke's, Saito Kinen Orchestra, the Bergen Philharmonic and the Orpheus Chamber Ensemble under such conductors as Masur, Dutoit, Ozawa, Rilling, Leppard, Kitayenko, DePriest, Llewellyn, Rozhdestvensky, Delfs, Nelson, Flor, and Wolff. Since his New York debut under the auspices of Joy In Singing he has given over 80 recitals at such venues as Carnegie Hall, Carnegie Recital Hall, London's Wigmore Hall (Songmakers Almanac), Amsterdam's Concertgebouw, New York's 92nd Street Y, and the Kennedy Center and National Gallery in Washington D.C. Operatic performances include leading roles with the Opera Theater of St. Louis, the Washington Opera, Minnesota Opera, Fort Worth Opera, Boston Opera, Arizona Opera, Tokyo Opera Nomori, London's Barbican Centre, Portland Opera and Berkshire Opera in

## Carl M. Halvorson

111 SW Harrison St., #17H, Portland, Oregon 97201

greenskerry2@gmail.com

such works as Britten's *The Rape of Lucretia* and *Turn of the Screw*, *Turandot*, *Elektra*, *Salome*, *Falstaff*, *Lucia di Lammermoor*; Glass's *Galileo Galilei*, Purcell's *King Arthur* and Mozart's *Die Zauberflöte* and *The Marriage of Figaro*. Following study at Yale College and the Juilliard School, he won numerous competitions at the beginning of his career, including the Young Concert Artists International Competition. He has received grants from the National Endowment for the Arts and the Bagby and Sullivan Foundations, and has recorded for BMG Classics, Music Masters, Albany Records, American Heritage, and Newport Classic Recordings. He has taught at Portland State University and Lewis & Clark College.

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Kenneth Thrasher	Support	<p>Dear Mayor Wheeler and members of the Portland City Council,</p> <p>My name is Kenneth Thrasher, and I am a past board member of the Portland State University Foundation. I am writing to urge you to support Portland State University's proposed Portland Performing Arts &amp; Culture Complex.</p> <p>Having been deeply involved in the business and non-profit sectors for many years, I have seen firsthand the transformative power of strategic investments in community infrastructure, the arts, and education. The proposed Portland Performing Arts &amp; Culture Complex stands as a pivotal project that will not only enrich the cultural landscape of our city but also serve as a catalyst for economic revitalization. Portland needs a project like this one to show the world that we are open for business.</p> <p>Throughout my career, including my tenure as Chairman and CEO of Compli and my role as president and chief executive officer of the Fred Meyer division of The Kroger Company, I have prioritized initiatives that drive growth and community development. Investing in our community brings people to Portland, which has a positive impact on local businesses. By offering a state-of-the-art venue for a wide range of performances and cultural events, this complex will attract visitors, foster local talent, and enhance the vibrancy of downtown Portland, and ultimately drive business growth.</p> <p>The construction of the complex will also create numerous job opportunities and stimulate local businesses, ensuring a sustained economic impact long after the doors open. This project is essential for the continued revitalization and economic health of our urban core. Investing in such infrastructure is a commitment to fostering a thriving and dynamic environment that benefits all residents of Portland.</p> <p>In addition to its economic benefits, the complex will play a crucial role in promoting social cohesion and community well-being. The arts have an unparalleled ability to bring people together, fostering a sense of shared experience and mutual understanding. By providing a venue for diverse artistic expressions and community engagement, the Portland Performing Arts &amp; Culture Complex will help build a more connected and resilient community.</p> <p>As someone who has served on numerous boards and councils dedicated to education, mentorship, and community development—including Friends of the Children, Oregon Mentors, and College Possible—I can attest to the profound impact that accessible cultural resources can have on individuals and communities. The complex will be a cornerstone of cultural and educational enrichment for all of Portland.</p> <p>I urge you to support the development of Portland State University's proposed Portland Performing Arts &amp; Culture Complex. This project represents a significant investment in the future of our city, offering cultural enrichment, economic revitalization, and enhanced community well-being.</p> <p>Thank you for your consideration and your commitment to initiatives that benefit our community.</p> <p>Sincerely,</p>	No	05/28/24 1:07 PM

**Agenda Item** 457

**Position** Support

**Comments** Dear Mayor Wheeler and members of the Portland City Council,

My name is Kenneth Thrasher, and I am a past board member of the Portland State University Foundation. I am writing to urge you to support Portland State University's proposed Portland Performing Arts & Culture Complex.

Having been deeply involved in the business and non-profit sectors for many years, I have seen firsthand the transformative power of strategic investments in community infrastructure, the arts, and education. The proposed Portland Performing Arts & Culture Complex stands as a pivotal project that will not only enrich the cultural landscape of our city but also serve as a catalyst for economic revitalization. Portland needs a project like this one to show the world that we are open for business.

Throughout my career, including my tenure as Chairman and CEO of Compli and my role as president and chief executive officer of the Fred Meyer division of The Kroger Company, I have prioritized initiatives that drive growth and community development. Investing in our community brings people to Portland, which has a positive impact on local businesses. By offering a state-of-the-art venue for a wide range of performances and cultural events, this complex will attract visitors, foster local talent, and enhance the vibrancy of downtown Portland, and ultimately drive business growth.

The construction of the complex will also create numerous job opportunities and stimulate local businesses, ensuring a sustained economic impact long after the doors open. This project is essential for the continued revitalization and economic health of our urban core. Investing in such infrastructure is a commitment to fostering a thriving and dynamic environment that benefits all residents of Portland.



In addition to its economic benefits, the complex will play a crucial role in promoting social cohesion and community well-being. The arts have an unparalleled ability to bring people together, fostering a sense of shared experience and mutual understanding. By providing a venue for diverse artistic expressions and community engagement, the Portland Performing Arts & Culture Complex will help build a more connected and resilient community.

As someone who has served on numerous boards and councils dedicated to education, mentorship, and community development—including Friends of the Children, Oregon Mentors, and College Possible—I can attest to the profound impact that accessible cultural resources can have on individuals and communities. The complex will be a cornerstone of cultural and educational enrichment for all of Portland.

I urge you to support the development of Portland State University's proposed Portland Performing Arts & Culture Complex. This project represents a significant investment in the future of our city, offering cultural enrichment, economic revitalization, and enhanced community well-being.

Thank you for your consideration and your commitment to initiatives that benefit our community.

Sincerely,

Kenneth Thrasher  
Past PSU Foundation Board Member

<b>Name or Organization</b>	Kenneth Thrasher
<b>Submitted</b>	05/28/24 1:07 PM
<b>Attachment</b>	No

20

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Anonymous	Oppose	Renovating and reusing the existing Keller Auditorium is the most environmentally and fiscally responsible answer to updating the Keller Auditorium, and the only solution currently being considered that doesn't leave a gaping hole in our already struggling downtown. Restoring the Keller is an investment in reclaiming vitality in Portland's urban core.	No	05/28/24 1:13 PM

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Cheryl J. McDowell	Support	<p>I am writing in support of PSU's bold, innovative, and exciting proposal to replace the outdated, seismically unsound Keller Auditorium. Portland and arts organizations are struggling right now. PSU's proposal can revitalize our beloved city and announce that Portland is back — we can still do big, bold, creative things that enhance the livability of the city and spur economic development.</p> <p>PSU's proposal takes full advantage of an underutilized 4.25 acre plot in the heart of the city by building a 3000-seat and 1200-seat venue, boutique hotel, academic building, and conference and office spaces, as well as providing 500 on-site parking spaces. This complex would be on Max and bus lines and is conveniently located near 405. The six proposed loading bays would facilitate loading and unloading for shows of various sizes.</p> <p>Construction jobs would be created over several years. Once completed, the complex would provide many on-going job opportunities and serve as a catalyst for small businesses nearby.</p> <p>PSU's proposal is the most climate resilient of the three proposal being presented to City Council. It would use state of the art construction methods and materials in a modern building that would be far more energy efficient. During the past several years, PSU has become one of the biggest developers in Portland. They have a proven track record of community engagement, accessibility, equity, and construction success.</p> <p>Another advantage of PSU's proposal is that new shows want to book in new state-of-the-art venues. There is potential for new and smaller arts organizations to perform in Portland in a more appropriate space.</p> <p>Once PSU's proposed complex is built, the city could tear down the existing Keller auditorium and build badly needed affordable housing in the heart of downtown. Small business (such as restaurants, a pharmacy, barber shop, grocery store, dry cleaners, and coffee shop) could be located on the ground floor. These small businesses would benefit the people living in the Keller housing as well as people living and working in the area.</p> <p>Most important of all, PSU's proposal would allow the current Keller Auditorium to operate while the new performing arts complex is being built. The proposal to "rebuild" the Keller would mean lost revenue for the Portland 5, lost jobs for artists, and lost revenue for struggling arts organizations. Broadway Across America has already said they would NOT come to Portland for three seasons. Would they really return after that? Could local arts organizations really survive 19 months of no performances and no revenue? Could artists stay in Portland during those 19 months of no work? I do not think so.</p> <p>One other proposal to build a new auditorium on the current Lloyd Center site would tear the arts away from downtown, further destroying the vitality that once existed downtown. We have already lost Literary Arts to SE Portland; we cannot afford to lose the auditorium to NE Portland.</p> <p>As a resident of the downtown area and frequent member of the audience at arts performances, I am excited about the opportunities presented in PSU's proposal. Please help move Portland forward again and vote for PSU's proposal to build an exciting performing arts complex in the heart of our city</p>	No	05/28/24 1:40 PM

**Agenda Item** 457

**Position** Support

**Comments** I am writing in support of PSU's bold, innovative, and exciting proposal to replace the outdated, seismically unsound Keller Auditorium. Portland and arts organizations are struggling right now. PSU's proposal can revitalize our beloved city and announce that Portland is back — we can still do big, bold, creative things that enhance the livability of the city and spur economic development.

PSU's proposal takes full advantage of an underutilized 4.25 acre plot in the heart of the city by building a 3000-seat and 1200-seat venue, boutique hotel, academic building, and conference and office spaces, as well as providing 500 on-site parking spaces. This complex would be on Max and bus lines and is conveniently located near 405. The six proposed loading bays would facilitate loading and unloading for shows of various sizes.

Construction jobs would be created over several years. Once completed, the complex would provide many on-going job opportunities and serve as a catalyst for small businesses nearby.

PSU's proposal is the most climate resilient of the three proposal being presented to City Council. It would use state of the art construction methods and materials in a modern building that would be far more energy efficient. During the past several years, PSU has become one of the biggest developers in Portland. They have a proven track record of community engagement, accessibility, equity, and construction success.

Another advantage of PSU's proposal is that new shows want to book in new state-of-the-art venues. There is potential for new and smaller arts organizations to perform in Portland in a more appropriate space.

Once PSU's proposed complex is built, the city could tear down the existing Keller auditorium and build badly needed affordable housing in the heart of downtown.

Small business (such as restaurants, a pharmacy, barber shop, grocery store, dry cleaners, and coffee shop) could be located on the ground floor. These small businesses would benefit the people living in the Keller housing as well as people living and working in the area.

Most important of all, PSU's proposal would allow the current Keller Auditorium to operate while the new performing arts complex is being built. The proposal to "rebuild" the Keller would mean lost revenue for the Portland 5, lost jobs for artists, and lost revenue for struggling arts organizations. Broadway Across America has already said they would NOT come to Portland for three seasons. Would they really return after that? Could local arts organizations really survive 19 months of no performances and no revenue? Could artists stay in Portland during those 19 months of no work? I do not think so.

One other proposal to build a new auditorium on the current Lloyd Center site would tear the arts away from downtown, further destroying the vitality that once existed downtown. We have already lost Literary Arts to SE Portland; we cannot afford to lose the auditorium to NE Portland.

As a resident of the downtown area and frequent member of the audience at arts performances, I am excited about the opportunities presented in PSU's proposal. Please help move Portland forward again and vote for PSU's proposal to build an exciting performing arts complex in the heart of our city.

<b>Name or Organization</b>	Cheryl J. McDowell
<b>Submitted</b>	05/28/24 1:40 PM
<b>Attachment</b>	No

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
22 457	Walter Bowen	Support	<p>My name is Walter Bowen, and I am the CEO of BPM Real Estate Group as well as a proud alumnus of Portland State University. I am writing to express my strong support for Portland State University's proposed Performing Arts &amp; Culture Complex and its vital role in the revitalization of downtown Portland.</p> <p>This complex represents a transformative investment in the cultural and economic vitality of our city. By providing a state-of-the-art venue for performances and events, this project will draw visitors, stimulate local businesses, and create a vibrant cultural hub in the heart of Portland. Such a development is crucial for invigorating our downtown area, attracting tourists, and encouraging residents to engage more deeply with the arts.</p> <p>Downtown Portland has faced significant challenges in recent years, and projects like the performing arts complex are essential for its recovery and future growth. This complex will generate numerous job opportunities, both during its construction and through its ongoing operations, contributing to the economic health of our city. It will support local restaurants, shops, and hotels, fostering a bustling and dynamic urban environment.</p> <p>Moreover, the performing arts complex will serve as a beacon of cultural engagement, offering a venue for diverse artistic expressions and community events. It will be a place where people from all walks of life can come together to experience and celebrate the arts, strengthening the social fabric of our city.</p> <p>As someone deeply committed to the development and improvement of Portland, I recognize the immense value that the performing arts complex will bring. It aligns with broader efforts to enhance the livability and attractiveness of our downtown area, ensuring that Portland remains a vibrant, dynamic place where people want to live, work, and visit.</p> <p>I hope you will support this project. It represents a significant investment in the future of our city. By embracing this initiative, we can drive the cultural and economic revitalization of downtown Portland, making it a thriving, dynamic hub for all. Thank you for your consideration and for your service to our community.</p>	Yes	05/28/24 2:47 PM
23 457	Anita Davidson, Downtown Condominium Owner	Oppose	See memo; I support renovation of the Keller Auditorium and oppose the Portland State Univ. concept.	Yes	05/28/24 3:12 PM



**BPM**  
*Real Estate Group*

1455 SW Broadway Street, Suite 1700  
Portland, OR 97201  
503.227.4000 tel  
503.274.4685 fax

Dear Mayor Wheeler and members of the Portland City Council,

My name is Walter Bowen, and I am the CEO of BPM Real Estate Group as well as a proud alumnus of Portland State University. I am writing to express my strong support for Portland State University's proposed Performing Arts & Culture Complex and its vital role in the revitalization of downtown Portland.

This complex represents a transformative investment in the cultural and economic vitality of our city. By providing a state-of-the-art venue for performances and events, this project will draw visitors, stimulate local businesses, and create a vibrant cultural hub in the heart of Portland. Such a development is crucial for invigorating our downtown area, attracting tourists, and encouraging residents to engage more deeply with the arts.

Downtown Portland has faced significant challenges in recent years, and projects like the performing arts complex are essential for its recovery and future growth. This complex will generate numerous job opportunities, both during its construction and through its ongoing operations, contributing to the economic health of our city. It will support local restaurants, shops, and hotels, fostering a bustling and dynamic urban environment.

Moreover, the performing arts complex will serve as a beacon of cultural engagement, offering a venue for diverse artistic expressions and community events. It will be a place where people from all walks of life can come together to experience and celebrate the arts, strengthening the social fabric of our city.

As someone deeply committed to the development and improvement of Portland, I recognize the immense value that the performing arts complex will bring. It aligns with broader efforts to enhance the livability and attractiveness of our downtown area, ensuring that Portland remains a vibrant, dynamic place where people want to live, work, and visit.

I hope you will support this project. It represents a significant investment in the future of our city. By embracing this initiative, we can drive the cultural and economic revitalization of downtown Portland, making it a thriving, dynamic hub for all. Thank you for your consideration and for your service to our community.

Sincerely,

Walter Bowen  
CEO, BPM Real Estate Group  
Portland State University Alumnus

For: May 29, 2024

To: Portland City Council

For: Testimony for Agenda Items (Reports):

455 - Support Halprin Landscape Conservancy Keller Auditorium Renovation

456 - Oppose Lloyd Center Keller Auditorium Design Concept

457 - Oppose Portland State University Keller Auditorium Design Concept

Honorable Mayor Wheeler and Distinguished Commissioners,

I own a condominium in the Downtown Cultural District and believe the arts are the heart of every successful city.

For the reasons below, I ask you to [support the Halprin Landscape Conservancy's Keller renovation plan](#) which has advantages well above both the Lloyd Center and PSU sites.

**1. "Downtown First"** - the Keller Auditorium is at least 8 blocks closer to the downtown core, and to the City's other well-known Cultural District venues than PSU or Lloyd Center. If we truly believe a thriving downtown is key to turning this city around, then "Downtown First" needs be our priority. And a public project—not a university, private, or partnership one—can best muster citizen support.

**2. Less Public Cost** - according to the concept reports, the Keller can be renovated for about \$200 million, which is roughly half the City's share of building a new venue at PSU (a \$600 million-plus cost estimate less the combined \$221 million share of PSU plus the private hotel partner).

**3. Less Carbon Impact** - "The greenest buildings are buildings that already exist," says the American Institute of Architects and the National Trust for Historic Preservation, attached. The U. S. Environmental Protection Agency also reports that renovating existing buildings reduces carbon emissions and is better for the environment than constructing a replacement of comparable size. If our City is serious about reducing our carbon impact, start here.



**4. Proven, Simplified Management** - there is additional risk for the City to take on the “condominium partnership structure” proposed for the PSU site and implied at the Lloyd Center site. Such a partnership will not manage itself—it will require additional, long-term public staff to oversee contracts, budgets, expenses, and reports. Established management and logistics at the current Keller are advantages over a new, complex and untested partnership which is likely to be less transparent, and potentially less accountable and more costly to taxpayers.

**5. Other Sites Can Continue Plans** - PSU and the Lloyd Center were already working on long-range plans for their sites, i.e., for possible education, performance, conference center, and sports venues. Those sites can still move forward with projects that will augment the Keller renovation, not replace it.

When time to vote, please support renovation of the current Keller Auditorium.

Yours truly,

Anita Davidson  
Downtown Condominium Owner, 97201

Attachment: “Building Reuse: A Proven Climate and Economic Strategy”



National Trust for  
Historic Preservation®  
Save the past. Enrich the future.

## Building Reuse: A Proven Climate and Economic Strategy

The greenest buildings are buildings that already exist. With nearly half of America's 125 million buildings having reached fifty years old, policies that support the preservation, retrofit, and adaptive reuse of older buildings offer an innovative and economically sound approach to reducing the nation's thirty-one percent contribution to annual emissions from building operations.<sup>1</sup>

- Reuse and retrofit of older and historic buildings avoids the release of embodied carbon emissions—the carbon emitted by the manufacture, transport and assembly of materials—from the construction of new buildings.
- Research shows that building reuse avoids 50-75% of the embodied carbon emissions that an identical new building would generate because renovations typically reuse most of the carbon-intensive parts of the building — the foundation, structure, and building envelope.<sup>2</sup>
- Reducing embodied carbon through the preservation, reuse, and retrofitting of existing buildings helps attain emission reduction goals and offers an innovative strategy that can be replicated on a global scale.

### Building Demolition Wastes Valuable Climate Assets

Thirty-four percent of buildings are demolished due to land-use concepts that have nothing to do with the physical state of the structural systems.<sup>3</sup> Each year, approximately 1 billion square feet (about the area of Manhattan) of buildings are demolished and replaced with new construction in the United States. According to the EPA, 600 million tons of

### Reduce Operational Carbon by Making Older Buildings More Energy Efficient

Retrofitting existing buildings dramatically reduces its operational carbon emissions in the future. Operational carbon is released as the result of heating, cooling, lighting, cooking, etc., within the building.

Retrofitting buildings to increase their energy efficiency has the potential to significantly reduce the amount of operational carbon released into the atmosphere. Building reuse in urban environments has the potential to achieve half of carbon reduction targets.<sup>5</sup>

Improving the energy performance of existing buildings through rehabilitation can also be eligible for federal Historic Tax Credits. Historic rehabilitation has a thirty-eight-year track record of creating 3 million jobs and generating \$90 billion in private investment. Studies show that residential rehabilitation creates 50% more jobs than new construction.<sup>6</sup>

<sup>1</sup> The Environmental Protection Agency, "Fast Facts 1990 – 2020 National-Level U.S. Greenhouse Gas Inventory"; April 2022.

<sup>2</sup> Brockman, Clark, Lindsey Naganuma. "Combating Climate Change: A Study of Embodied Carbon." GreenBiz, November 8, 2021.

<sup>3</sup> O'Connor, Jennifer. "Survey on Actual Service Lives for North American Buildings." October 2004.



National Trust for  
Historic Preservation®  
*Save the past. Enrich the future.*

construction and demolition (C&D) debris were generated in the United States in 2018, with demolition waste representing more than 90 percent of the total debris. Most of that waste is hauled using trucks producing air pollution to landfills that often occupy land formerly used for farming and forestry.<sup>4</sup>

## Rehabilitation is Now Preferred Over New Construction

It can take up to eighty years for a new energy-efficient building to overcome, through efficient operations, the climate change impacts created by its construction. While carbon measuring methods continue to evolve, the American Institute of Architect's (AIA) 2030 Commitment—program has offered the design community a way to publicly show their dedication to a carbon-neutral future since 2007. Calling on designers to achieve carbon-neutral buildings by 2030, the 2020 expansion of the program to include embodied carbon represented data growth of more than 250 million gross square feet of tracked embodied carbon the following year.<sup>7</sup>

In addition to supporting climate goals, rehabilitation is good business. According to the AIA Architecture Billings Index, renovations have surpassed new construction for the first time in two decades<sup>8</sup> and this market trend has been underscored by American architecture schools' increasing emphasis on embodied carbon.<sup>9</sup>

Repurposing old buildings—particularly those that are vacant—reduces the need for construction of new buildings and the consumption of land, energy, materials, and financial resources that they require.

## Support Policies that Promote Building Reuse

- Strengthen the Historic Tax Credit Incentives
  - Through the federal historic tax credit, historic rehabilitation has a more than 40-year record of accomplishment in the U.S.—creating 3 million jobs, rehabilitating 47,000 buildings, and generating \$181 billion in private investment. This progress has been particularly impactful for small, midsize and rural communities.
- Support and Reauthorize the Historic Preservation Fund (HPF)
  - The HPF needs robust funding to support survey and digitization efforts that will significantly aid in efforts to address mitigation and planning for climate-related disasters while preserving irreplaceable historical and cultural resources.

<sup>4</sup> U.S. Environmental Protection Agency. "Sustainable Management of Construction and Demolition Materials." March 8, 2016.

<sup>5</sup> Rockwool. "Understanding the Potential of Energy Retrofits." AIA: American Institute of Architects, January 12, 2021.

<sup>6</sup> "Federal Tax Incentives for Rehabilitating Historic Buildings." National Park Service, Technical Preservation Services, March 2022.

<sup>7</sup> American Institute of Architects. "AIA 2030 Commitment By the Numbers: Embodied Carbon." 2022.

<sup>8</sup> Richards, William. "Renovation claims 50% share of firm billings for first time." AIA: American Institute of Architects, May 8, 2022.

<sup>9</sup> Bernstein, Fred A. "Architecture Schools Begin to Put Embodied Carbon Front and Center." *Architectural Record*, September 2022.

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Chris Nickerson	Support	<p>My name is Chris Nickerson, and I am a proud Trustee of the Portland State University Foundation. As a community leader, serving on local boards, including as President of the Board of the Lan Su Chinese Garden, I know how important the revitalization of our city is. Portland needs a big, bold, vision to show the world that we are open for business and visitors. That's why I am writing to express my strong support for Portland State University's proposed Portland Performing Arts &amp; Culture Complex, a project that promises to be a cornerstone of downtown Portland's revitalization efforts.</p> <p>The proposed Portland Performing Arts &amp; Culture Complex will serve as a dynamic cultural hub, bringing a diverse array of performances, events, and educational opportunities to the heart of our city. This facility will not only enhance the cultural offerings available to our residents but also attract visitors from across the region, thereby stimulating local businesses and fostering economic growth.</p> <p>In my role as a PSU Foundation Trustee, I have seen firsthand the positive impact that Portland State University has on our community. The university's commitment to fostering innovation, creativity, and community engagement is unparalleled, and the Performing Arts &amp; Culture Complex is a natural extension of this mission. By providing a state-of-the-art venue for the arts, this project will enrich the lives of countless individuals and strengthen the cultural fabric of our city.</p> <p>The economic benefits of the Performing Arts &amp; Culture Complex are substantial. During its construction, the project will create numerous job opportunities, providing a significant boost to our local economy. Once completed, the complex will continue to generate economic activity through its operations, supporting local restaurants, shops, and hotels. This sustained economic impact is crucial for the ongoing revitalization of downtown Portland, helping to create a vibrant and thriving urban environment.</p> <p>Beyond its economic impact, the Performing Arts &amp; Culture Complex will play a vital role in promoting social cohesion and community well-being. The arts have the unique ability to bring people together, fostering a sense of shared experience and mutual understanding. By providing a venue for diverse artistic expressions, this complex will help build a more connected and resilient community.</p> <p>As a Trustee of the PSU Foundation, I understand the importance of strategic investments in projects that drive cultural and economic growth, and have been a part of many of those investments. The Portland Performing Arts &amp; Culture Complex is one such investment, offering tremendous benefits for our city and its residents. I urge you to support the funding and development of this essential project, which promises to enhance the cultural, economic, and social vitality of Portland.</p> <p>Thank you for your consideration of this initiative, and thank you for your service to our community.</p>	Yes	05/28/24 3:20 PM

Dear Mayor Wheeler and members of the Portland City Council,

My name is Chris Nickerson, and I am a proud Trustee of the Portland State University Foundation. As a community leader, serving on local boards, including as President of the Board of the Lan Su Chinese Garden, I know how important the revitalization of our city is. Portland needs a big, bold, vision to show the world that we are open for business and visitors. That's why I am writing to express my strong support for Portland State University's proposed Portland Performing Arts & Culture Complex, a project that promises to be a cornerstone of downtown Portland's revitalization efforts.

The proposed Portland Performing Arts & Culture Complex will serve as a dynamic cultural hub, bringing a diverse array of performances, events, and educational opportunities to the heart of our city. This facility will not only enhance the cultural offerings available to our residents but also attract visitors from across the region, thereby stimulating local businesses and fostering economic growth.

In my role as a PSU Foundation Trustee, I have seen firsthand the positive impact that Portland State University has on our community. The university's commitment to fostering innovation, creativity, and community engagement is unparalleled, and the Performing Arts & Culture Complex is a natural extension of this mission. By providing a state-of-the-art venue for the arts, this project will enrich the lives of countless individuals and strengthen the cultural fabric of our city.

The economic benefits of the Performing Arts & Culture Complex are substantial. During its construction, the project will create numerous job opportunities, providing a significant boost to our local economy. Once completed, the complex will continue to generate economic activity through its operations, supporting local restaurants, shops, and hotels. This sustained economic impact is crucial for the ongoing revitalization of downtown Portland, helping to create a vibrant and thriving urban environment.

Beyond its economic impact, the Performing Arts & Culture Complex will play a vital role in promoting social cohesion and community well-being. The arts have the unique ability to bring people together, fostering a sense of shared experience and mutual understanding. By providing a venue for diverse artistic expressions, this complex will help build a more connected and resilient community.

As a Trustee of the PSU Foundation, I understand the importance of strategic investments in projects that drive cultural and economic growth, and have been a part of many of those investments. The Portland Performing Arts & Culture Complex is one such investment, offering tremendous benefits for our city and its residents. I urge you to support the funding and development of this essential project, which promises to enhance the cultural, economic, and social vitality of Portland.

Thank you for your consideration of this initiative, and thank you for your service to our community.

Sincerely,

Chris Nickerson  
Trustee, Portland State University Foundation

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Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Linda McKim-Bell	Support	<p>Dear Mayor Wheeler and City Council,</p> <p>My name is Linda McKim-Bell and I live in Portland residing in the Forest Park neighborhood. Thank you for the chance to speak to you today. I am a concerned and invested community member living close to downtown. I have been concerned about the health and prosperity of my beloved downtown. I am here today to express my strong support for Portland State University's Performing Arts Complex proposal.</p> <p>PSU's plan is a comprehensive project that will breathe new life into our city. Including two theaters, a conference center, a hotel, classrooms, and community spaces, all integrated into one dynamic location. This means the site will be active around the clock, not just during showtimes, creating a vibrant and continuously engaged downtown.</p> <p>The multi-purpose nature of PSU's plan, with its auditoriums, conference center, hotel, classrooms, and restaurants, promises a bustling downtown environment far beyond what the Keller could offer. It will attract more people to the area, enliven our streets, and provide economic opportunities for small businesses in the downtown core. PSU's site offers over six acres of developable space, unlike the Keller, paving the way for further development opportunities. PSU's proposal is the kingpin catalyst our city urgently needs to rejuvenate and thrive.</p> <p>I have always been proud of our forefathers and foremothers that founded our parks and our institutions. They had the foresight to think big when they invited Frederick Olmstead to create our park system and made this is a great city. This is a pivotal moment for Portland and I urge to follow their example and THINK BIG PORTLAND.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Linda McKim-Bell PSU Advocate</p>	Yes	05/28/24 3:49 PM

Dear Mayor Wheeler and City Council,

My name is Linda McKim-Bell and I live in Portland residing in the Forest Park neighborhood.

Thank you for the chance to speak to you today. I am a concerned and invested community member living close to downtown. I have been concerned about the health and prosperity of my beloved downtown. I am here today to express my strong support for Portland State University's Performing Arts Complex proposal.

PSU's plan is a comprehensive project that will breathe new life into our city. Including two theaters, a conference center, a hotel, classrooms, and community spaces, all integrated into one dynamic location. This means the site will be active around the clock, not just during showtimes, creating a vibrant and continuously engaged downtown.

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our park system and made this is a great city. This is a pivotal moment for Portland and I urge to follow their example and THINK BIG PORTLAND.

Thank you for your time and consideration.

Sincerely,

Linda McKim-Bell

PSU Advocate

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	David Jamieson, PSU Advocates	Support	<p>Dear Mayor Wheeler and Members of the City Council,</p> <p>My name is David Jamieson, and I live in Lincoln City. While I may not reside within the city limits, I have deep ties to Portland, having received my MBA from Portland State University and having lived in the Portland Plaza in Downtown for many years. Currently, I serve as the chair for the PSU Advocates committee, a group of volunteers who advocate for resources on behalf of the university and higher education. Over the years, I have come to understand that the success of PSU and the City of Portland are closely intertwined.</p> <p>I am here today to express my strong support for Portland State University's proposal to build a multi-purpose Performing Arts Center. I frequently visit Portland and have witnessed the changes in Downtown over the past few years. Downtown Portland will not return to what it was before March 2020 unless we invest in innovative ways to rejuvenate the city's core. I believe the PSU proposal represents such an opportunity. Portland cannot afford to have the Keller Auditorium shuttered for an extended period. This would only exacerbate the exodus of small businesses and hotels. The PSU proposal would allow the Keller to remain operational while the new complex is being constructed.</p> <p>Portland State's proposal promises to inject new life into the city, particularly in a part of Portland that urgently needs revitalization. This exciting project will attract visitors from outside Portland to attend shows and experience the city in a positive light. It will generate millions of dollars annually for downtown businesses, along with new tax revenue to support city services.</p> <p>Portland will always hold a special place in my heart, and I urge you to seriously consider PSU's proposal as a pivotal step towards revitalizing Downtown Portland. Thank you for your time and consideration.</p> <p>Sincerely, David Jamieson PSU Advocates, Chair</p>	Yes	05/28/24 3:52 PM

Dear Mayor Wheeler and Members of the City Council,

My name is David Jamieson, and I live in Lincoln City. While I may not reside within the city limits, I have deep ties to Portland, having received my MBA from Portland State University and having lived in the Portland Plaza in Downtown for many years. Currently, I serve as the chair for the PSU Advocates committee, a group of volunteers who advocate for resources on behalf of the university and higher education. Over the years, I have come to understand that the success of PSU and the City of Portland are closely intertwined.

I am here today to express my strong support for Portland State University's proposal to build a multi-purpose Performing Arts Center. I frequently visit Portland and have witnessed the changes in Downtown over the past few years. Downtown Portland will not return to what it was before March 2020 unless we invest in innovative ways to rejuvenate the city's core. I believe the PSU proposal represents such an opportunity. Portland cannot afford to have the Keller Auditorium shuttered for an extended period. This would only exacerbate the exodus of small businesses and hotels. The PSU proposal would allow the Keller to remain operational while the new complex is being constructed.

Portland State's proposal promises to inject new life into the city, particularly in a part of Portland that urgently needs revitalization. This exciting project will attract visitors from outside Portland to attend shows and experience the city in a positive light. It will generate millions of dollars annually for downtown businesses, along with new tax revenue to support city services.

Portland will always hold a special place in my heart, and I urge you to seriously consider PSU's proposal as a pivotal step towards revitalizing Downtown Portland.

Thank you for your time and consideration.

Sincerely,

David Jamieson

PSU Advocates, Chair

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Katie Quick	Support	<p>Dear Mayor Wheeler and City Council,</p> <p>My name is Katie Quick, and I am a lifelong Portlander and have worked Downtown for nearly a decade. Additionally, I am an alumna and lived Downtown for several years during my undergrad years. I am here today to express my strong support for Portland State University's proposal to build a multi-purpose Performing Arts Center. This project is not just an exciting development for the downtown area but also a transformative opportunity for our community.</p> <p>PSU's plan for this new center is incredibly promising because of the substantial benefits it offers to students across Oregon. The proposal includes a large auditorium, classrooms, rehearsal spaces, and a second auditorium seating 1,200 people. These facilities would significantly enhance the learning and pre-professional experiences of people who want to work in the performing arts, providing them with state-of-the-art resources to hone their craft.</p> <p>The proposed center is a nexus of potential connections within the Portland arts ecosystem. By creating such a vibrant hub, we can foster a stronger, more integrated community that benefits all Oregonians. The opportunities for collaboration with arts organizations that could co-locate their offices at the center are immense, paving the way for educational partnerships and innovative programs.</p> <p>Moreover, PSU is Oregon's most diverse large university in Oregon with over 40% of the student body identifying as BIPOC. This collaboration could bring more diverse audiences to the arts while expanding the horizons of arts education. This inclusivity is crucial for enriching our cultural landscape and ensuring that the arts are accessible to everyone in our community. The location of the proposed site is ideal for maximizing accessibility for all Portlanders. The site currently is next to the max lines, various bus routes, close to the streetcar and right of the I405 freeway.</p> <p>As I mentioned earlier, I have worked in the heart of our city for nearly ten years and have witnessed the challenges facing our downtown. I am concerned about people's perceived image of Downtown Portland and truly believe this proposal could change that perspective.</p> <p>This is the kind of vision that could be Portland's next Pearl District, bringing community and life to downtown. PSU's proposal is the only option that keeps the Keller Auditorium open while the new complex is being built and keeps a performing arts venue in Downtown</p>	Yes	05/28/24 3:57 PM

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Dear Mayor Wheeler and City Council,

My name is Katie Quick, and I am a lifelong Portlander and have worked Downtown for nearly a decade. Additionally, I am an alumna and lived Downtown for several years during my undergrad years. I am here today to express my strong support for Portland State University's proposal to build a multi-purpose Performing Arts Center. This project is not just an exciting development for the downtown area but also a transformative opportunity for our community.

PSU's plan for this new center is incredibly promising because of the substantial benefits it offers to students across Oregon. The proposal includes a large auditorium, classrooms, rehearsal spaces, and a second auditorium seating 1,200 people. These facilities would significantly enhance the learning and pre-professional experiences of people who want to work in the performing arts, providing them with state-of-the-art resources to hone their craft.

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Moreover, PSU is Oregon's most diverse large university in Oregon with over 40% of the student body identifying as BIPOC. This collaboration could bring more diverse audiences to the arts while expanding the horizons of arts education. This inclusivity is crucial for enriching our cultural landscape and ensuring that the arts are accessible to everyone in our community. The location of the proposed site is ideal for maximizing accessibility for all Portlanders. The site currently is next to the max lines, various bus routes, close to the streetcar and right of the I-405 freeway.

As I mentioned earlier, I have worked in the heart of our city for nearly ten years and have witnessed the challenges facing our downtown. I am concerned about people's perceived image of Downtown Portland and truly believe this proposal could change that perspective. This is the kind of vision that could be Portland's next Pearl District, bringing community and life to downtown. PSU's proposal is the only option that keeps the Keller Auditorium open while the new complex is being built and keeps a performing arts venue in Downtown. Small businesses and hotels downtown cannot afford to lose the Keller Auditorium for 2+ years while it's being rebuilt. I urge you to seriously consider this proposal as a pivotal step towards revitalizing downtown Portland.

Thank you for your time and consideration.

Sincerely,

Katie Quick

Agenda Item	Name or Organization	Position	Comments	Attachment	Created	
28	457	Anonymous	Support		No	05/28/24 4:29 PM
29	457	Ed Johnson	Support	<p>My name is Ed Johnson, and I am a Trustee with the Portland State University Foundation and the Chief Financial Officer at the Federally Qualified Health Center at Oregon Health &amp; Science University (OHSU). With experience in public service at Clackamas County and Multnomah County, I am deeply committed to the well-being of our community. I am writing to express my strong support for Portland State University's proposed Performing Arts &amp; Culture Complex.</p> <p>As U.S. Surgeon General Dr. Vivek Murthy has aptly stated, "The arts help us build a foundation for engaged, integrated, and connected lives—and that has everything to do with health." This sentiment underscores the profound impact that the arts have on our collective well-being. The proposed performing arts complex is a crucial project that will not only enhance the cultural landscape of Portland but also contribute significantly to the overall health and vitality of our community.</p> <p>The performing arts complex will serve as a beacon for cultural engagement and artistic expression, offering a state-of-the-art venue for performances, workshops, and community events. By providing a space for the arts to flourish, we can foster a more connected, vibrant, and resilient community. This complex will draw visitors to downtown Portland, stimulating local businesses and contributing to the economic revitalization of our city.</p> <p>In addition to its cultural and economic benefits, the performing arts complex will play a pivotal role in promoting mental and emotional well-being. Engagement with the arts has been shown to reduce stress, enhance cognitive function, and build social connections. By supporting this project, we are investing in the health of our community in a holistic and meaningful way.</p> <p>As someone who has dedicated my career to public health and community service, I understand the importance of projects that promote both individual and communal well-being. The performing arts complex will create numerous job opportunities, support local businesses, and provide a vibrant cultural hub that benefits everyone in our city.</p> <p>This project represents a significant investment in the future of Portland, enhancing our cultural landscape and promoting the health and vitality of our community. Thank you for your consideration and for your dedication to initiatives that benefit our city and region.</p>	Yes	05/28/24 7:19 PM
30	457	Al Barkouli, David Evans and Associates, PSU Foundation	Support		Yes	05/28/24 8:50 PM
31	457	Anonymous	Support	<p>I don't see that the Keller is a foundational part of downtown. It is surrounded by parking garages, office towers, city buildings and very few retail/entertainment/dining services, as opposed to the Pioneer Square area and/or north. Unless a show is about to start or people are enjoying the fountain on a beautiful days, it feels bare. and empty. And if I'm headed to a Broadway show or the Opera, I don't need the fountain any more than I would in Times Square. PSU's proposal would still connect to the Halprin corridor and help revitalize the last piece of Portland so sadly destroyed by the 1960s urban renewal and 405/26 tunnel debacle.</p>	No	05/28/24 9:21 PM

Dear Mayor Wheeler and members of the Portland City Council,

My name is Ed Johnson, and I am a Trustee with the Portland State University Foundation and the Chief Financial Officer at the Federally Qualified Health Center at Oregon Health & Science University (OHSU). With experience in public service at Clackamas County and Multnomah County, I am deeply committed to the well-being of our community. I am writing to express my strong support for Portland State University's proposed Performing Arts & Culture Complex.

As U.S. Surgeon General Dr. Vivek Murthy has aptly stated, "The arts help us build a foundation for engaged, integrated, and connected lives—and that has everything to do with health." This sentiment underscores the profound impact that the arts have on our collective well-being. The proposed performing arts complex is a crucial project that will not only enhance the cultural landscape of Portland but also contribute significantly to the overall health and vitality of our community.

The performing arts complex will serve as a beacon for cultural engagement and artistic expression, offering a state-of-the-art venue for performances, workshops, and community events. By providing a space for the arts to flourish, we can foster a more connected, vibrant, and resilient community. This complex will draw visitors to downtown Portland, stimulating local businesses and contributing to the economic revitalization of our city.

In addition to its cultural and economic benefits, the performing arts complex will play a pivotal role in promoting mental and emotional well-being. Engagement with the arts has been shown to reduce stress, enhance cognitive function, and build social connections. By supporting this project, we are investing in the health of our community in a holistic and meaningful way.

As someone who has dedicated my career to public health and community service, I understand the importance of projects that promote both individual and communal well-being. The performing arts complex will create numerous job opportunities, support local businesses, and provide a vibrant cultural hub that benefits everyone in our city.

This project represents a significant investment in the future of Portland, enhancing our cultural landscape and promoting the health and vitality of our community. Thank you for your consideration and for your dedication to initiatives that benefit our city and region.

Sincerely,

Ed Johnson, MPH, MA  
Trustee, Portland State University Foundation





**DAVID EVANS  
AND ASSOCIATES INC.**

Dear Mayor Wheeler and members of the Portland City Council,

My name is Al Barkouli, and I am the Chairman and CEO of David Evans and Associates, Inc. As a proud alumnus of Portland State University's Engineering School and a current Secretary of the PSU Foundation Board of Trustees, I am writing to express my enthusiastic support for Portland State University's proposed Portland Performing Arts & Culture Complex.

With 37 years of experience in civil engineering and project management, I have had the opportunity to work on numerous large-scale infrastructure projects that have significantly contributed to the development and vitality of our community. As an engineer, I understand the complexities and challenges of undertaking such a significant project and the critical importance of having ample land to ensure its successful completion. The PSU site is the only site being considered downtown with enough land to adequately accommodate a 3,000 seat venue.

This project is the kind of visionary project that Portland needs. It will serve as a vibrant cultural hub, providing a premier venue for a wide range of performances, events, and educational opportunities. This will not only enrich our city's cultural offerings but also stimulate economic growth. The construction and ongoing operation of the complex will also create job opportunities and generate sustained economic activity.

My experience with infrastructure projects has shown me the vital role that strategic planning and resource allocation play in the success of such endeavors. The Portland Performing Arts & Culture Complex will require meticulous planning, strong partnerships, and a shared commitment to excellence. I am confident that PSU will deliver this project successfully.

I heartily advocate for the funding and development of Portland State University's proposed Portland Performing Arts & Culture Complex. This project represents a transformative investment in Portland's future, as well as an opportunity for cultural enrichment and economic growth. Thank you for your consideration and your service to our community.

Sincerely,

Al Barkouli, Ph.D., P.E.  
Chairman and CEO, David Evans and Associates, Inc.  
Secretary, Board of Trustees, Portland State University Foundation

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
32 457	Carl Abbott	Support	<p>I have spent the ast forty-five years researching, writing, teaching, and lecturing about Portland's history and urban planning. That's why I am here to support Portland State University's plan for an exciting new performing arts complex. I could go into detail about the many advantages of the proposal—its transportation accesibility, its multiple venues and facilities to support the arts, its ability to attract new investment, and its impact anchor for the central city—but others are making that case as well. Instead I want to challenge City Council to think big.</p> <p>Portland has a long history of settling for half measures and lettng opportunities pass it by. Sometimes the voters have gone small. Sometimes elected officials have been too cautious or too satisfied with making do. I won't reel off a string of miscues, and only point out one example from the city's past. At the same time that Seattle built an iconic space needle that is recognizable around the world, what did Portland get? A concrete Paul Bunyan in Kenton.</p> <p>When Portland has taken risks and embraced innovation, we have all benefitted: trading Harbor Drive for Tom McCall Waterfornt Park, building the Transit Mall as the linchpin for revitalized public transportation, building the Tillikum Crossing. Central Portland does not need more of the same. It needs a project that will bring new activity, new visitors, and new excitement. Portland State University's proposed Performing Arts and Culture Center has what it takes to do just that.</p>	No	05/29/24 7:45 AM
33 457	Jane Vogel Mantiri	Support		Yes	05/29/24 9:44 AM

## Keller Replacement Proposal

I am a Portland resident, a retired psychologist, a performing artist, a veteran, a former refugee, and a social justice advocate. Like you, I love Portland and want to see our city prosper and thrive.

I hope you will take time to read my words, although my stature in this community lacks the wealth that is behind some of the more influential voices speaking to you on behalf of the Keller/PSU proposals.

The Keller proposal is compelling, if there are no other options. But it is not enough.

Every day I speak to people who are discouraged by the problems facing our city in the wake of Covid. Downtown Portland has been free-falling in its stature, beauty, vibrance, and relevance. It has lost economic, cultural, and social magnetism. Despite some remarkable efforts for which I am truly grateful, we still seem to be swimming upstream.

We need a plan that allows for vastly greater economic and cultural possibilities. The Keller is a vestige of the past, not a beacon for the future. It is landlocked and although a remodel can adjunct our city's cultural hub, it is not enough to elevate Portland into an era of vitality and prosperity for all.

***Portland deserves a bold, courageous, and visionary plan.***

I attended both the Keller and the PSU presentations. The PSU presentation was a first glimpse at an exciting, inspiring, and sustainable plan that can revitalize downtown Portland with a spotlight on future generations rather than on the nostalgia of past generations. The PSU proposal far exceeds the Keller proposal in emphasizing updated and anticipated state-of-the-art standards of practice. It is visionary. **It provides a clear and actionable focus on realizing untapped potential and unlocking creative possibilities which are core tenets of the arts.**

For me, the most unsettling aspect of the Keller proposal was its emphasis on debasing Portland State University. I was deeply offended as a citizen and a US veteran to hear the Downtown Neighborhood/Keller representatives throwing shade at a university that was founded in 1946 to serve United States veterans, as well as underserved and underrepresented people. The negative rhetoric by the Keller representatives was gratuitous, unnecessary, and diminished the positive aspects of their proposal.

PSU has new leadership and we should ALL be committed to supporting PSU to continue the work of its mission. Similarly, we should ALL be supporting each other to make downtown Portland a cultural and economically robust beacon for the state and the nation. It will not happen if we reinforce the toxic rhetoric that is fueling the Keller proposal.

I urge the Portland City Council to vote in favor of what is best for the future of Portland and not what is best for those who hold privilege and power through their wealth. Portland deserves a state of the art multi-use performing arts center that will revitalize downtown and serve our beloved city and state for generations to come. Let's all unite and bring the PSU proposal to fruition, which includes thoughtful planning for the future of the Keller as an adjunct to a vibrant Portland downtown..

Sincerely,

Jane Vogel Mantiri  
[Drjanev@gmail.com](mailto:Drjanev@gmail.com)  
541 953-1166

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Jeffrey Soulages	Support	<p>Dear Mayor Wheeler and members of City Council:</p> <p>My name is Jeff Soulages. I am principal structural engineer at Intel and former chair of the Oregon Seismic Safety Commission appointed by Governor Kitzhaber. In both of those capacities it has been my role to help drive complex decision-making about the built environment. At Intel, I am part of a team responsible for site selection for multi-billion-dollar semiconductor fabs as well as for the structural design of Intel facilities around the world.</p> <p>Although I have no personal affiliation to Portland State University, I am writing as a concerned citizen in strong support of the university's arts venue proposal. I believe that it is critical to keep Oregon's primary performing arts venue downtown; of the two downtown proposals, PSU's is a clear winner.</p> <p>Site selection is the first strategic consideration in any expensive, long-term facilities decision. It just does not make sense to invest either City dollars or donor dollars in the current Keller location. The site is too small to meet its current use needs let alone needs into the future. It also doesn't meet the basic minimum requirements of the RFP.</p> <p>I understand that due to significant seismic deficiencies of the unreinforced masonry in the original construction, the Keller's structure must be torn down and rebuilt. I am very experienced in doing seismic retrofits of existing buildings, and while any building can be brought up to a life-safe standard, if the cost of the seismic upgrade along with all the other programmatic improvements exceeds the cost of new code-conforming space, it doesn't make fiscal or practical sense to retrofit.</p> <p>Further, the Keller team has indicated in their materials that they believe they can find a way to continue performances while a multi-year construction is under way. In my opinion, this would be extremely difficult to do and would add significant costs to allow contractors to work around existing spaces that must be left occupied, and to shift many activities to off-hours. My experience has been that this adds considerable time to the overall construction schedule. I do not see either extra cost or schedule accounted for in the Keller team's proposal. The City's liability in bringing patrons and performers to an active construction site is also a consideration I do not see properly acknowledged.</p> <p>In addition, I don't understand, given the constrained urban site, how construction materials would be staged or crane access achieved without closing many of the adjacent streets for a prolonged period -- which will cause difficulty to other surrounding businesses. Given the economic and cultural losses that would be incurred if the Keller were to close for an extended period for renovation, it seems to make far more sense to develop an alternate site in parallel and then move operations into a brand-new facility that is purpose built for its use.</p> <p>I urge the Council to take the long view when making the decision now before you. While the PSU proposal may be more expensive, it will result in an outstanding cultural amenity to our city and our state. I believe the greater cost is mitigated by unique additional features that the larger vision with its multi-use program -- as well as PSU's involvement in the project -- can make possible.</p> <p>Jeffrey R. Soulages</p>	No	05/29/24 11:38 AM

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Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	Cate Soulages	Support	<p>Dear Mayor Wheeler and members of City Council:</p> <p>I am writing today in support of PSU's multi-use arts venue proposal which, on its merits, brings enormous benefit to our city and state -- both in terms of cultural access and economic opportunities.</p> <p>There is one important aspect of PSU's proposal that seems underexamined in the civic conversation we are all now having — and that is PSU itself.</p> <p>Portland State is our downtown university. For decades the college has been quietly educating Oregon students, building our region's workforce, conducting important research and serving our city. Is there any Portland family or Portland business that doesn't have some connection to PSU? The campus anchors the southern part of our city, and is one of downtown's largest employers. Without PSU, Portland simply isn't Portland.</p> <p>It is not hard to understand that Portland State's enrollment will rise and fall with Portland's reputation and with the vibrancy of downtown – so it is clearly in the university's interests to leverage its capabilities both for its own good and for the common good.</p> <p>PSU is extending itself in a big way to make this generational opportunity happen for Portland--providing the land, activating their construction team, leading the fundraising, enabling access to public bond funding, and creating enriching connections to educational programming.</p> <p>Creating opportunities for individuals and for cities is exactly what urban universities should be doing. And so when we as citizens consider what benefits PSU will bring to this important project, we should also be asking ourselves what benefits the project can bring to PSU—because the university's success is in everybody's best interest as well.</p> <p>Portland and Portland State rise together. By that calculation, every dollar we invest in the university's superior arts venue plan can have double the impact on our community.</p> <p>Cate Soulages</p>	No	05/29/24 12:00 PM
457	Broadway Across America		Please see fact sheet about Broadway Portland	Yes	05/29/24 1:35 PM
457	Anonymous	Support	It's important to keep our art center downtown, and contribute to the vibrancy of our city core. To add to that, PSU's proposal is the only site being considered downtown that will protect jobs during construction and ensure that we don't have any risk of missing Broadway shows. It's important to consider the economic impact of a potential closure, and the benefits of building a lasting art center on a new downtown site.	No	05/29/24 3:48 PM

# BROADWAY PORTLAND™

**Partners with the Portland Community since 1995**

**BROADWAY IN PORTLAND.** Through a partnership between Portland Opera and Broadway Across America, the Keller Auditorium has been the home of Broadway shows since 1995. Broadway in Portland works with show producers and booking agents to bring first-class touring shows to Portland, including the premieres of *Wicked*, Disney's *The Lion King*, and *Hamilton*, as well as iconic classics such as *Les Misérables* and *The Phantom of the Opera*.

**SEASON SCHEDULES & TOURS.** Shows require firm dates and guaranteed booking commitments. The booking process typically starts 2-3 years before a show opens. For longer-running shows, like *Wicked* or *Hamilton*, it starts 4-5 years out. The shows require firm booking commitments and detailed planning years in advance, as productions visit more than 200 cities across North America.

As the presenter, Broadway in Portland is responsible for:

- Securing the routing and programming of Broadway touring shows.
- Negotiating and contracting with show producers.
- Providing financial payments to both the show and the venue by underwriting all costs for show engagement expenditures, including show guarantees, venue expenses, advertising, labor, and any potential engagement losses.
- Overseeing production logistics for the show and cast/crew needs.
- Marketing and promotion of shows.
- Managing press relations and community engagements for cast and crew.
- Ticket sales and inventory management.
- Hiring and managing local stage, wardrobe, hair, and other load-in and load-out crew to support all performances.

**PUBLIC-PRIVATE PARTNERSHIP.** The long-term relationship with Metro government supports other non-profit arts organizations and resident companies by paying commercial rental rates and other fees, which allows Portland 5 (P5) to subsidize costs for other arts programming at P5 venues. Broadway in Portland at the Keller supports:

- More than 100 days of shows with 7 to 9 Broadway productions each season.
- More than 4.7 million attendees since 1995.

- Approximately \$2.1 million in revenue for the Keller Auditorium, representing 58% of the total \$3.8 million FY 23 Keller budget. [*Portland5 FY 2023 Budget*]
- One of the largest one-week subscription bases in the country, with over 19,000 Portland Season Tickets sold for 24-25 Season.
- More than 200,000 visitors annually to Portland; over 50% from outside the city.
- Over 800 local jobs each season, with IATSE labor backstage, independent musicians from AFM 99, and other union contractors.
- Contributes over \$30 million in revenue to local businesses annually. [*Broadway League Economic Impact Study 2016-2017*]

**COMMUNITY IMPACT.** Broadway in Portland works with local organizations to remove barriers to access and engage students interested in back and front-stage theater careers.

- Master Class: Led a master class at McDaniel High School with theater students, including workshops with the actors and Q&A with a crew member and students interested in the backstage career path.
- Student Groups: Works with schools and Broadway tours to provide a rounded panel for chats that includes cast and crew members, giving more complete access to the world of touring Broadway.
- New Avenues for Youth: Ongoing engagement with the SMYRQ (Sexual & Gender Minority Youth Resource Center) program to support youth attendance at shows at no cost. Past productions have included *Moulin Rouge! The Musical*, *Dear Evan Hansen*, Disney's *Frozen*, Disney's *Aladdin*, and *Cabaret*.
- Northwest Down's Syndrome Association: Provided tickets for each show of *Aladdin* and *Frozen* for families, most of whom could not otherwise attend.

**BROADWAY ACROSS AMERICA.** Broadway Across America (BAA) is the leading presenter of Broadway performances. BAA works with show producers and booking agents to route multiple tours to over 40 North American markets.



Agenda Item	Name or Organization	Position	Comments	Attachment	Created
38 457	Kurt Bedell	Support	<p>Mayor Wheeler and City Council:</p> <p>I'm Kurt Bedell and I live in the Sunnyside neighborhood in SE Portland. I am testifying in support of PSU's proposal for a new performing arts complex. I support PSU's proposal because it is the only proposal that:</p> <ul style="list-style-type: none"> <li>- focuses on Portland's performing arts future, not an attempt to retrofit its past</li> <li>- prevents the significant lost economic contribution the closure of Keller for 24 months would create — in FY2027 estimated \$46.8 million in output, 320 jobs, \$20.5 million in labor income and local and state tax revenues totaling \$2.5 million; in FY 2028, estimated \$49.5 million in output, 336 jobs, \$21.8 million in labor income and local and state tax revenues totaling \$2.6 million.</li> <li>- creates a performing arts complex — not just one venue — that will serve all different sizes and kinds of arts organizations in Portland. Plus, it will be embedded in PSU's world-class College of the Arts, creating an invaluable arts education link into our community.</li> </ul> <p>Sincerely, Kurt Bedell</p>	No	05/29/24 4:00 PM
39 457	Julie Smith	Support	<p>Mayor Wheeler and City Council:</p> <p>My name is Julie Smith, both my spouse and I work in Portland. I am testifying in support of PSU's proposal for a new performing arts complex. I support PSU's proposal because we love to attend the performances and appreciate the easy access to all of PSU's cultural opportunities, parking, and restaurants in the University district.</p> <p>Best, Julie</p>	No	05/29/24 4:37 PM
40 457	Unit Souza	Support		Yes	05/29/24 4:40 PM

May 29, 2024

Mayor Wheeler and members of the Portland City Council,

My name is Michelle Fujii.

I am a taiko artist, teaching artist, Co-director of Portland-based taiko ensemble, Unit Souzou, and a resident in Portland. I am testifying to express my support for the proposed Portland State University Performing Arts Complex.

As an artist deeply steeped in the cultural life of Portland for the past 20 years, I know firsthand the profound impact that dedicated arts spaces designed with artists in mind have on fostering creativity and community engagement. The development of the performing arts complex at PSU is a crucial step toward nurturing the artistic talents of our city and providing a platform for cultural expression.

What excites me the most about the potential of this site and proposal is to create a new space with intentionality that could be welcoming and accessible for all. This proposal includes multiple performance spaces to accommodate different sizes of programs, from large-scale to smaller, more intimate performances. Unlike existing multi-space downtown venues, this new site will ensure soundproofing between spaces. This means that groups like mine would not be restricted to less desirable days for events because we make noise and express our cultural identity proudly. The ability for each space to be soundproofed independently will allow events to happen simultaneously, providing the opportunity for accessibility to the diverse and cultural artistic identities within Portland.

I urge you to support the funding and development of the PSU Performing Arts Complex. This project is a vital investment in the cultural and economic future of our city. Thank you for your consideration to supporting the arts in Portland.

Sincerely,  
Michelle Fujii  
she/her  
Unit Souzou Co-Director



Agenda Item	Name or Organization	Position	Comments	Attachment	Created
457	State Representative Dacia Grayber	Support	<p>Dear Mayor Wheeler and members of the Portland City Council,</p> <p>My name is Dacia Grayber, and I proudly represent District 28 in the Oregon House of Representatives, which includes the vibrant Portland State University campus. I am writing to express my strong support for Portland State University's proposed Portland Performing Arts &amp; Culture Complex.</p> <p>This project holds immense promise for our community, providing a dynamic space for a wide array of performances, events, and educational opportunities. By fostering a thriving arts scene, the complex will enrich the cultural fabric of our city and stimulate economic growth by attracting visitors and supporting local businesses. Its development and ongoing operation will create significant job opportunities and generate sustained economic activity, which is crucial for the ongoing revitalization and economic health of downtown Portland.</p> <p>The Portland Performing Arts &amp; Culture Complex will also play a critical role in promoting social cohesion and community well-being. The arts have an extraordinary ability to unite people, creating shared experiences and fostering mutual understanding. This complex will be a vital venue for diverse artistic expressions, providing a platform for artists of color and community-based arts organizations to showcase their work and engage with a broader audience. This inclusivity will help build a more connected and resilient community, celebrating the rich diversity of our city.</p> <p>As a firefighter and paramedic, I have seen firsthand the importance of strong, vibrant communities. The arts contribute to our collective well-being, offering a sense of belonging and cultural richness that enhances our quality of life. The proposed complex will be a cornerstone in our efforts to create an inclusive, dynamic, and thriving Portland.</p> <p>Moreover, as the representative of the district that houses Portland State University, I am acutely aware of the university's role as a pillar of education and innovation. The Portland Performing Arts &amp; Culture Complex will further PSU's mission to serve the community, providing invaluable resources for students, artists, and residents alike.</p> <p>In conclusion, I urge you to support the funding and development of Portland State University's proposed Portland Performing Arts &amp; Culture Complex. This project represents a significant investment in the future of our city, offering cultural enrichment, economic revitalization, and enhanced community well-being. Thank you for your consideration and your commitment to initiatives that benefit our community.</p> <p>Sincerely,</p> <p>Rep. Dacia Grayber Oregon House of Representatives, District 28</p>	No	05/29/24 6:22 PM

41

455-457

## Personal Endorsement of Halprin Landscape Conservancy Vision for Our Next Keller

May 29<sup>th</sup>, 2024

Dear Mr. Mayor & City Commissioners,

My name is Xavier D. Stickler, and while you may recognize me from my involvement in the downtown community, I am speaking here today on my own behalf, but particularly from the perspective of a student of architecture and planning at PSU. I'm here today to ask a One Big Question: you merely interested, or are you genuinely committed?

Are you interested in downtown's recovery, or are you committed to investing in the heart of our entire region, the center of its cultural heritage, and what I believe will be the birthplace of our city's renaissance?

Are you interested in the benefits of preservation, or are you committed to maintaining our intergenerational landmarks, while yet still reimagining them to be fit for the 21<sup>st</sup> Century?

Are you interested in the feel-good of a new project that espouses sustainable branding, or are you committed to sustainability by prioritizing less carbon-intensive infrastructure?

And to the administration of my University--who has correctly identified our school's diversity as its greatest strength--are you interested in supporting BIPOC, first-gen, and

queer students, or are you committed to giving us the support that we need by solving the epidemic of student homelessness that disproportionately effects us, and which has effected 19% of all students--that is 1 in 5—in the last year alone? In the current crisis, I cannot see how the University can justify spending any more human, political, or financial capital (be it City, State, or philanthropic funds) on redevelopment when what we desperately need as students is affordable housing.

Interested... or committed.

Commissioners, I am aware you have a complex question before you, but one with what I believe is a simple answer. Austerity has never saved a city, investment has. Bureaucratic paralysis has never restored civic pride, forward motion has. Withdrawing and abandoning historic resources from their cultural district has never made a city great—vision has. And that is exactly what HLC has proposed here today: a Vision that is reflective of the values of Portlanders, honors and connects with Keller Fountain, and is the right project at the right time.

In closing: I'd ask you to listen to the community, to the people who know downtown the best, and Keep the Keller. Thank you.

Sincerely,

Xavier D. Stickler

455-457

**Connie Kirk**  
The Portland Plaza  
Portland, OR 97201-5418

May 29, 2024

TO: Mayor Ted Wheeler  
Commissioners Carmen Rubio, Mingus Mapps, Rene Gonzales, Dan Ryan  
1221 SW 4th Avenue  
Portland, OR 97204

RE: Keller Auditorium Renovation

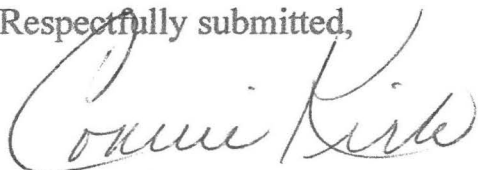
Thank you, Mayor Wheeler, and esteemed Commissioners for your welcome. My name is Connie Kirk. I'm an actor and editor based in Portland, Oregon, testifying before the civic equivalent of an all star cast.

I completed my Masters Degree at New York University in the field of Media, Culture and Communication, where I pursued doctoral studies under the auspices of the late media philosopher, Dr. Neil Postman. Dr. Postman warned that democracy would be under siege by disinformation, by substantive journalism being supplanted by spin. I'll get to the Keller but I would be remiss if I didn't reiterate that the Arts entertain but also educate and enlighten. They're the spirited and spirit-filled antidote to disinformation and a rise in Nationalism. On the heels of Memorial Day weekend, I am reminded of my late father's service as a combat veteran in World War Two. He served in the Ninth Armored Division as a tank fighter in the Battle of the Bulge. I sit here today because he and thousands of diverse service men, women and transgender service personnel served here and abroad.

I am endorsing the 21st Century Keller Project in its current location. It is well placed to thrive in the heart of Portland's downtown. Where the Arts thrive, so, too, the economy. This is confirmed at [Americansforthearts.org](http://Americansforthearts.org), where one is able to track (by city and state) their Arts and Economic Prosperity Study (AEP6 attached for the City of Portland). Their data backs their claim that "Arts organizations provide jobs and generate government revenue and are the cornerstone of tourism and downtown revitalization."

The current Keller, with its historic locale, offers an ideal urban infrastructure for such revitalization with 4,500 parking spaces, 2,700 rooms of four star hotels, nearby restaurants, mass transit, residences and offices. Halprin's vision weaves in the area's natural beauty by conjoining Keller Park, where stunning multi-media will enhance and increase outdoor performances. Their vision will expand job growth and joy downtown with a stated commitment to equity and inclusion. The 21st Century Keller Project will be Portland's Lincoln Center— but better. Thank you.

Respectfully submitted,

A handwritten signature in cursive script that reads "Connie Kirk". The signature is written in black ink and is positioned below the typed name.

Connie Kirk

## The Economic and Social Impact of Nonprofit Arts and Culture Organizations and Their Audiences in City of Portland, OR

Direct Economic Activity	Organizations	Audiences	Total Expenditures
<b>Total Industry Expenditures (FY2022)</b>	<b>\$237,827,427</b>	<b>\$167,314,696</b>	<b>\$405,142,123</b>

### Economic Impact of Spending by Arts and Culture Organizations and Their Audiences

Total Economic Impacts (includes direct, indirect, and induced impacts)	Organizations	Audiences	Total Impacts
Employment (Jobs)	4,435	2,011	6,446
Personal Income Paid to Residents	\$215,696,898	\$93,496,443	\$309,193,341
Local Tax Revenue (city and county)	\$4,995,490	\$5,493,305	\$10,488,795
State Tax Revenue	\$9,694,295	\$5,513,491	\$15,207,786
Federal Tax Revenue	\$44,442,832	\$17,990,473	\$62,433,305

### Event-Related Spending by Arts and Culture Audiences Totaled \$167.3 million

Attendance to Arts and Culture Events	Local <sup>1</sup> Attendees	Nonlocal <sup>1</sup> Attendees	All Attendees
Total Attendance to In-Person Events	3,116,266	1,473,228	4,589,494
Percentage of Total Attendance	67.9%	32.1%	100.0%
Average Per Person, Per Event Expenditure	\$27.59	\$55.21	\$36.45
<b>Total Event-Related Expenditures</b>	<b>\$85,977,778</b>	<b>\$81,336,918</b>	<b>\$167,314,696</b>

### Nonprofit Arts and Culture Audiences Spend an Average of \$36.45 Per Person, Per Event

Category of Event-Related Expenditure	Local <sup>1</sup> Attendees	Nonlocal <sup>1</sup> Attendees	All Attendees
Food and Drink	\$13.99	\$19.10	\$15.63
Retail Shopping	\$3.90	\$11.89	\$6.47
Overnight Lodging (one night only)	\$0.89	\$10.34	\$3.92
Local Transportation	\$3.43	\$6.15	\$4.30
Clothing and Accessories	\$1.83	\$3.80	\$2.46
Groceries and Supplies	\$1.71	\$2.29	\$1.90
Childcare	\$0.55	\$0.71	\$0.60
Other/Miscellaneous	\$1.29	\$0.93	\$1.17
<b>Overall Average Per Person, Per Event</b>	<b>\$27.59</b>	<b>\$55.21</b>	<b>\$36.45</b>

Source: Arts & Economic Prosperity 6: The Economic and Social Impact Study of Nonprofit Arts and Culture Organizations and Their Audiences in the City of Portland. For more information about this study or about other cultural initiatives in the City of Portland, contact the Regional Arts & Culture Council.

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Past studies have focused primarily on the financial, economic, and tourism contributions of the nonprofit arts and culture industry. AEP6 expands beyond those topics to include measures of social impact. Surveys completed by individual attendees in the the City of Portland demonstrate an appreciation for how the arts and culture impacts the development and well-being of the community and its residents.

### Audiences Demonstrate Appreciation for the Impact of Arts and Culture

Level of Agreement with Social Impact Statements	Audiences
"This venue or facility is an important pillar for me within my community."	80.2%
"I would feel a great sense of loss if this activity or venue were no longer available."	87.9%
"This activity or venue is inspiring a sense of pride in this neighborhood or community."	87.2%
"My attendance is my way of ensuring that this activity or venue is preserved for future generations"	85.1%

#### About This Study

Americans for the Arts conducted AEP6 to document the economic and social benefits of the nation's nonprofit arts and culture industry. The study was conducted in 373 diverse communities and regions across the country, representing all 50 states and Puerto Rico. **The Regional Arts & Culture Council joined the study on behalf of the City of Portland.** For additional information including the national report, summaries for the 373 communities, an online calculator, and a description of the project methodology, visit [www.AEP6.AmericansForTheArts.org](http://www.AEP6.AmericansForTheArts.org).

#### Surveys of Nonprofit Arts and Culture Organizations

Nationally, detailed information was collected from 16,399 nonprofit arts and culture organizations about their FY2022 expenditures (e.g., labor, local and non-local artists, operations, materials, facilities, and asset acquisition), as well as their event attendance, in-kind contributions, and volunteerism. Surveys were collected from February through July 2023. Some organizations only provided total expenditures and attendance (they are included in the study). Responding organizations had budgets ranging from a low of \$0 to a high of \$375 million. Response rates for the 373 communities averaged 43.9% and ranged from 5% to 100%. **In the City of Portland, 184 of the 894 total eligible nonprofit arts and culture organizations identified by the Regional Arts & Culture Council provided the financial and attendance information required for the study analysis—an overall participation rate of 20.6%.** It is important to note that each study region's results are based solely on the survey data collected. No estimates have been made to account for non-respondents. Therefore, the less-than-100 percent response rates suggest an understatement of the economic impact findings.

#### Surveys of Nonprofit Arts and Culture Audiences

Audience-intercept surveying, a common and accepted research method, was conducted to measure event-related spending by audiences. Attendees were asked to complete a short survey while attending an event. Nationally, a total of 224,677 attendees completed the survey. The randomly selected respondents provided itemized expenditure data on attendance-related activities such as meals, souvenirs, transportation, and lodging, as well as socioeconomic information, ZIP code of primary residence, and four social impact questions. Data was collected from May 2022 through June 2023 at a broad range of both paid and free events. **In the City of Portland, a total of 1,300 valid audience-intercept surveys were collected from attendees to nonprofit arts and culture performances, events, exhibits, and special events during the period from May 2022 through June 2023.**

#### Studying Economic Impact Using Input-Output Analysis

Americans for the Arts uses the IMPLAN platform to create the customized models for each of the 373 study regions. Input-output models calculate the interdependencies between various sectors or industries within a region. This analysis traces how many times a dollar is respent within the local economy before it leaks out, and it quantifies the economic impact of each round of spending. This form of economic analysis is well suited for AEP studies because it can be customized specifically to each participating community, region, or state. **To complete this analysis for the City of Portland, the researchers used the IMPLAN platform to build a customized input-output model based on the unique economic and industrial characteristics of Multnomah County.**

#### Research Notes:

<sup>1</sup> For the purpose of this study, local attendees live within Multnomah County; nonlocals live elsewhere.



455-457

**To: Portland City Council**

**From:** Kal Toth, Ph.D., P.Eng.

**Dated:** May 29, 2024

**Subject:** Keller Auditorium Improvement and Upgrade Project

**Mayor Wheeler and Commissioners:** Thank you for this opportunity to speak.

My name is Dr. Kal Toth. I am a member of the Downtown Neighborhood Association and a retired Portland State University Computer Science faculty member. I am a software engineering professional having worked on numerous information technology projects over my career.

I greatly respect fellow Portlanders and the downtown neighborhood for developing and/or supporting the proposal to significantly upgrade Keller Auditorium while incorporating Keller Fountain into the cultural experience.

Yes, Keller Auditorium needs seismic, aesthetic, acoustic and other upgrades. But when all factors are taken into account, upgrading the existing performing arts building into a dynamic world class structure is far better for the City than letting the Keller go fallow and/or demolishing it.

Consider that Portlanders and out-of-town visitors attending performances have access to at least ten area parking facilities; a dozen local restaurants at various price points; and many hotels in the immediate vicinity. They can also use our public transit system to get to the Keller from virtually any part of Metro Portland.

Failing to add value to the Keller would erode the inner city's long-term potential. Upgrading what we already have would invigorate Portland's cultural heart.

I strongly urge City Council to support this vital project.

Thank you for your time.



Dr. Kalman C. Toth, Ph.D., P. Eng. (retired)

455-457

Susan Rinker's Testimony on May 29th: #18 for Agenda Item "455 – Accept updated Halprin Landscape Conservancy Keller Auditorium Renovation

I, Susan Rinker, am an active member of the Halprin Landscape Conservancy Keller Task Force. I also represent the Portland Plaza, whose Board and residents have strongly endorsed the 21st Century Keller project. I/we have given many hours to promote what could and should be a much improved destination for audiences: not only in our surrounding neighborhood but also for audiences in greater metropolitan Portland. Without it, the core and soul of Portland's cultural district would be devastated!!

However, this the best and only choice you have to ensure the right project at the right time! Our renovation will be completed sooner with either the original plan or newly adapted sequential concept which balances performance time with architectural construction. The 21st Century Keller plan is more economical with the city already owning the land and its existing zoning. With the Keller's rich Portland legacy of 100+ years, and a beloved Portland icon, **You, our Mayor and City Commissioners, have the power this summer to leave the best legacy of this City Council, by supporting and voting for the reimagined Keller, Urban Plaza and Keller Fountain!**

455-457

Dean Barnett  
2211 SW 1st #1402  
Portland 97201

drs.barnett89@gmail.com  
In Favor of Item 455

### Infrastructure

Imagine a theater patron's experience with the renovated Keller. The experience will include the performance of the moment, enhanced acoustics and creature comforts, and the iconic fountain and plaza. Conveniently adjacent infrastructure also contributes to the Keller experience. Adequate parking, mostly within a block, for efficient pedestrian and improved ADA auditorium access, restaurants interspersed among the parking options offering a variety of food and refreshment, and Hotels within easy walking distance are all included.

Keller renovation as described crafts the Auditorium into a contemporary jewel in Portland's Cultural District. The current setting for that jewel is an array of immediately adjacent parking, restaurants, hotels and the iconic Keller Fountain.

No alternate location can provide similar adjacent infrastructure for a major performance venue.

You must approve the proposed Keller renovation.

29 May 2024

Portland City Council

Re: Testimony in Favor of Renovating Keller Auditorium

Members of the Council, Good Afternoon:

My name is Rudolph Barton, 1920 South River Drive, Portland.

I am speaking in support for renovating Keller Auditorium. Today's meeting is not about architecture; we're not there yet. Instead, I wish to address urban design in Portland. Great cities all have great spaces for communal gatherings – inside in remarkable institutions and outside as a dynamic embodiment of a shared civic realm. Both are necessary for a city to be great.

For over forty years I have been involved with urban design in Portland as a professor of architecture, urban design consultant and former member of the Portland Design Commission.

In the private sector, I have been engaged in numerous studies to select sites for performing arts centers. Such studies always involve evaluating objective, and subjective, criteria such as ease of public access, minimizing public infrastructure costs, and weighing short-term against long-term benefits.

For me, the most important criterium is – which site can best maximize its “halo effect?” In essence, which site has the capacity to anchor and build upon Portland's adopted urban design programs, can maximize connections with encircling properties, to best stimulate and inspire the city's public life.

I firmly believe that renovation of the Keller is the best option before you. It offers, by far, greater opportunities to reinforce decades of public investments; it already has a world-renown civic fountain and sequence of open spaces. Furthermore, the Keller option will be the strongest catalyst for vibrant private development in its radius, particularly along Market and Clay streets. With a revamped Keller at its center, a short walk connects the cultural institutions along the South Park Blocks with the riverfront.

Great cities require vision. Portland can be a truly great city. Thank you for your consideration.

L. Rudolph Barton   
Professor Emeritus, Portland State University, School of Architecture  
1920 South River Drive  
Portland, OR 97201

Portland City Council Meeting  
 Wednesday, May 29, 2024 2:00 p.m.  
 Verbal Testimony

	Agenda Item	Name
1	455-457	LaJune Thorson
2	455-457	Kevin Schoelen
3	455-457	Jen Fuentes Luna
4	455-457	Sophia Francis
5	455-457	Omar Sanchez
6	455-457	Susan Dixon
7	455-457	Erica Rodriguez-Ortiz
8	455-457	Johnny Le
9	455-457	Dean Barnett
10	455-457	Kleverson Domingo Villanue
11	455-457	Carole Morse
12	455-457	Diana Stuart
13	455-457	John Russell
14	455-457	Ethan Sperry
15	455-457	Tom Reichert
16	455-457	Darrell Grant
17	455-457	Michael Curry
18	455-457	Susan Rinker
19	455-457	Xavier Stickler
20	455-457	Kevin Lux
21	455-457	Bob Naito
22	455-457	Katie Quick
23	455-457	Linda McKim-Bell
24	455-457	David Jamieson
25	455-457	Emily Horton
26	455-457	Helen Ying
27	455-457	Connie DeNault
28	455-457	Be Marston
29	455-457	Michael Tingley
30	455-457	Mont Chris Hubbard
31	455-457	Nicole Possert
32	455-457	Adam Shalleck
33	455-457	Connie Kirk
34	455-457	Joel Thorson
35	455-457	Dr. Kalman Toth
36	455-457	Emily Sahler
37	455-457	Don Mazziotti
38	455-457	Rose Venetucci
39	455-457	Rudolph Barton
40	455-457	James Peterson
41	455-457	George Schweitzer

	Agenda Item	Name
42	455-457	Kristina Chapman
43	455-457	Chris Finks
44	455-457	Bill Foster
45	455-457	Marian Debardelaben
46	455-457	Kate Dickson
47	455-457	Mark Stevenson
48	455-457	Remember (Remy) Watts
49	455-457	Angela Jackson
50	455-457	Bashar Wali
51	455-457	Stan Penkin
52	455-457	Kathleen Miller
53	455-457	John Liu
54	455-457	Anita Davidson
55	455-457	Brad Perkins
56	455-457	Robert Grummel
57	455-457	Vadim Mozyrsky
58	455-457	Derek Trost
59	455-457	Steven Koch
60	455-457	Mary Coolidge
61	455-457	Marion McNamara