

RIVERSTONE (East Building)

Buyer Profile as of 10/20/98

Submitted by Homer Williams
10/21/98

Name	Unit Plan/Price	M	F	Single	Couple	AGE								Occupation	Work Location	Res. Location	Other
						20's	30's	40's	50's	60's	70's	80's					
Brim	611H / \$499,000	X	X		X					X			Semi-retired	Downtown Portland	East Portland		
King	417A / \$160,500		X	X		X							Speech Therapist	Oregon City	NW Portland		
Gottlieb	517A / \$166,500	X	X		X			X					Banking	Olympia, WA	Olympia, WA	2nd Home	
Lowthian	207F / \$124,500	X	X		X					X			Real estate	NW Portland	Pearl District		
Bibb	509C / \$263,500		X	X				X					Dentist	Downtown Portland	NW Portland		
Wrinn	613C-PH / \$300,000	X		X				X					Intel	Hillsboro	Beaverton		
Korbich	301B / \$180,500	X	X		X			X					Architects	Downtown Portland	NW Portland		
Brodeur	511E / \$294,500	X	X		X					X			Physician	Downtown Portland	Downtown Portland		
Erickson	319F / \$129,500		X	X				X					Accountant	NE Portland	NE Portland		
Salinsky	209C / \$236,500	X	X		X			X					Physician/Psychologist	SW/SE Portland	SW Portland		
Ladd-Wilson	213B / \$174,000	X	X		X			X					Writer	Downtown Portland	NW Portland		
Martinez	323 & 321E&C / \$506,00	X	X		X				X				Physician	Downtown Portland	Atlanta, GA		
Pankratz	421C / \$248,500	X	X		X			X					Actor	Travels	Lake Oswego		
Hunt	315D / \$225,500		X	X							X		Retired	N/A	Downtown Portland		
Kelly	303D / \$225,500	X		X						X			Engineer	Downtown Portland	West Linn		
Dimond	201B / \$172,500	X		X				X					Consultant	Salem	Pearl District		
McDonnell	205A / \$148,500	X		X				X					Sales	SW Portland	NE Portland		
Blevins	217A / \$148,000	X		X				X					Nike Designer	Beaverton	NW Portland		

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Name	Unit Plan/Price	M	F	Single	Couple	AGE							Occupation	Work Location	Res. Location	Other
						20's	30's	40's	50's	60's	70's	80's				
Terway	219F / \$124,000		X	X		X							Engineer	Downtown Portland	NW Portland	
Wong	305A / \$154,000	X		X		X							Restaurant Owner	SE Portland	SE Portland	
Ng	317A / \$154,000	X		X			X						Intel	Hillsboro	Beaverton	
Goldstein	405A / \$160,000	X	X		X				X				Retired	N/A	Lake Oswego	
Bachand	411E / \$283,500	X	X		X		X						Engineer	Beaverton	NE Portland	
Farrell	505A / \$166,500	X	X		X		X						Hewlett-Packard	Vancouver, WA	NW Portland	
Case	521C / \$256,500	X	X		X			X					Self-employed	SW Portland	NW Portland	
Berner	603H / \$499,000		X	X				X					VP PaineWebber	Downtown	Lake Oswego	
Warren	605C-PH / \$315,000	X		X				X					Developer	Vancouver, WA	Vancouver, WA	
Murphy	313B / \$180,500		X	X		X							Insurance	Home	Lake Oswego	
D'Rovencourt	407F / \$134,500		X	X		X							Advertising	Downtown Portland	Downtown Portland	
Lindman	223E / \$257,500	X	X		X			X					Self-employed	Minneapolis, MN	Minneapolis, MN	2nd Home
Yuzon	311E / \$265,687	X	X		X		X						Stock Broker	Downtown/Hillsboro	Tigard	
Fowler	309C / \$244,500	X	X		X			X					Developer	Connecticut	Connecticut	
Grant	409C / \$254,500	X		X				X					Sales	Pearl District	Tualatin	
Nessenson	403D / \$234,500		X	X			X						Human Resource	Beaverton	Pearl District	
Stewart	503D / \$244,250	X	X		X			X					Retired	N/A	Dayton, OR	
O'Donnell	507F / \$141,250	X		X			X						CPA	Downtown Portland	Downtown Portland	
Policar	419F / \$135,150	X		X			X						Software Sales	Downtown Portland	Lake Oswego	

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Name	Unit Plan/Price	M	F	Single	Couple	AGE							Occupation	Work Location	Res. Location	Other
						20's	30's	40's	50's	60's	70's	80's				
Heidel	607G / \$377,000	X	X		X					X			Retired Art Professor	N/A	NW Portland	
Silverman	423E / \$277,250	X		X			X						Computers	Home Office	Connecticut	
Comolli	519F / \$141,250		X	X			X						Sales Rep	NE Portland	SW Portland	
Dutton	501B / \$190,500	X	X		X			X					Semi-retired	Tillamook	Tillamook	
Fell	615G / \$356,000	X	X		X			X					Professional	NW Portland	NW Portland	
Lee	215D / \$217,250	X	X		X			X					Professional	Downtown Portland	Downtown Portland	
Boverman	101B / \$181,250	X		X			X						Psychiatrist	Downtown Portland	NW Portland	
Tarnutzer	103F / \$130,500	X		X			X						Retired	N/A	Bend	
Schwarz	513B / \$190,500	X	X		X		X						Lawyers	Downtown Portland	NW Portland	
DeGraff/Sampson	515D / \$244,250	X	X		X			X					Counselor/Health Care	Downtown Portland	NW Portland	
McDonald	105K / \$279,500	X	X		X				X				Retired	N/A	NW Portland	
Kaib	415D / \$235,250	X	X		X			X					Physician/PR	Eugene/Dntn Portland	Eugene	
Fischer/Johnson	523E / \$294,250	X	X		X			X					RN/Dentist	SE Portland/ LO	Lake Oswego	
Burns	401B / \$185,500		X	X		X							Engineer	Clackamas	Massachusetts	
Helgerson	413B / \$185,500	X		X				X					Insurance	SW Portland	SW Portland	
Blakely	307F / \$130,500	X		X									Speech Pathologist	Portland	NW Portland	
Pressley	211E / \$264,250		X	X			X						Marketing/Nike	Beaverton	SW Portland	
Strege/Walsh	609/J \$299,500	X		X		X							Teachers	Downtown Portland	SE Portland	
Block	203/ D \$217,250	X		X				X					Agricultural Consultant	Home Office	Seattle, WA	

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RIVERSTONE (West Building)

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Name	Unit Plan/Price	M	F	Single	Couple	AGE						Occupation	Work Location	Res. Location	
						20's	30's	40's	50's	60's	70's				80's
Rife	318 A / \$160,000	X		X			X						Data Base/Computer	Beaverton	SW Portland
Moiel	604 H / \$535,000	X	X		X			X					Physician	Downtown Portland	Dunthorpe
Nelson	108 F / \$135,500	X	X		X			X					Inventor	Vancouver, WA	Vancouver, WA
Lemelson	616 G / \$376,000		X	X							X		Retired	N/A	Reno, NV
Lemelson	614 C / \$314,000		X	X							X		Retired	N/A	Reno, NV
Cohen	518 A / \$166,500	X	X		X					X			Retired	N/A	SW Portland
Cohen	522 C / \$263,500	X	X		X					X			Retired	N/A	SW Portland
Anderson	106 L / \$139,000	X	X		X			X					Comm. Design	Downtown Portland	SW Portland
Anderson	112 M / \$186,000	X	X		X			X					Comm. Design	Downtown Portland	SW Portland
Bigley	206 A / \$153,500	X		X				X					Sales	Downtown Portland	SW Portland
Holmes	508 F / \$142,500		X	X				X					Property Manager	Relocating	NW Portland
LaFranchise	208 F / \$126,500	X		X		X							Materials Mgmt.	Swan Island	Lake Oswego
Selley	406 A / \$166,500	X		X				X					Internatl. Mrktng.	Beaverton	NW Portland
Colton	114 B / \$184,500	X	X		X			X					Sales	Downtown Portland	Tacoma, WA
Gamet/McLean	524 E / \$298,500	X	X		X			X					Physician	Albany	Albany
Smith, Donald	104 L / \$139,000	X		X		X							Retired	N/A	San Diego, CA
Cooke	220 F / \$126,500	X		X				X					College Teacher	Downtown Portland	SE Portland
Ravenscroft	424 E / \$288,500	X		X				X					Controller	Downtown Portland	West Linn
Swift	212 E / \$263,500	X		X				X					Sales Rep	Downtown Portland	Los Angeles, CA

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						20's	30's	40's	50's	60's	70's				80's
Cutting	506 A / \$172,500		X	X			X						Sales Rep.	Downtown Portland	Tumwater, WA
Harriman	202 B / \$174,500	X		X			X						Graphic Artist	Home Office	Pearl District
Hassold	214 B / \$174,500		X	X			X						Teacher	Downtown Portland	NW Portland
Koch	502 B / \$192,500	X		X				X					Importer	NW Portland	NE Portland
Strever	218 A / \$153,500	X	X		X				X				Attorney	Newport, OR	Newport, OR
Baranzano	420 F / \$136,500	X	X		X			X					Realtor	Suburb / Tualatin	Tualatin
Taylor	408 F / \$136,500	X		X				X					Architect	NW Portland	NE Portland
Goldberger	402 B / \$187,500		X	X				X					Marketing Mgr./Nike	Beaverton	NW Portland
Brown, Chris	414 B / \$187,500	X		X				X					Sales	Beaverton	NW Portland
Killen/Negron	324 E / \$278,500	X		X		X							Professionals	Downtown Portland	SW Portland
Whitmore	418 A / \$166,500		X	X									Banker	Downtown Portland	SW Portland
O'Toole	422 B / \$257,500	X		X				X					VP Sales/Shoe Co.	Salem	Lake Oswego
Ganner	302 / B \$182,500	X	X		X				X				Financial Planner	Downtown Portland	SW Portland
Girsberger	306/A \$160,500	X		X		X							Computers	Beaverton	SW Portland
Lorenz	102/B \$184,500	X		X				X					Sales Mgr.	Beaverton	Lake Oswego
Brody	314/B \$182,500		X	X		X							Attorney	Downtown	Seattle, WA
Childs/Lenton	322/C \$249,498	X	X		X			X					Computers/Real Est.	SW Portland	SW Portland
Hagerman	514/B \$192,500	X		X				X					R.E. Broker	Downtown Portland	SW Portland

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Breckenridge/Rogers	510/C \$259,500	X	X		X		X						Hewlett Packard	Corvallis	Corvallis
Ferguson	320/F \$131,500	X	X		X		X						Store Planner	Wilsonville	SW Portland
Jones, Gregory	512/E \$293,500	X	X		X			X					Physicians	Downtown Portland	SW Portland
Benton	308/F \$131,500	X	X		X		X						Surgeon	Corvallis, OR	Corvallis, OR
Hopson	204/D \$218,500		X	X				X					Designer	East Portland	SW Portland
Lesniak	610/J \$306,000	X	X		X			X					Owner - Oil Co.	NW Portland	SE Portland

95796

TCP & WF
Council Presentation Agenda
October 21, 1998

1. **Mayor/Commissioner Introduce Agenda Item**
2. **Introduction - Dean Marriott**
 - Project History
 - Committee Charge
 - Process
 - Planning Framework
 - Outcomes
3. **Urban Design Themes - Garry Papers** — lights off
4. **Proposed Master Plan Recommendations - Bob Murase**
 - Three Parks
 - Location and Size
 - Character & Use
 - Design Elements
5. **Finale - Dave Judd**
 - Schedule/Timing
 - Costs
 - Next Steps
6. **Testimony**
 - ✓ Homer Williams - HSP
 - ✓ Alan Beard - GBD Architects (Committee Member -Design Advisor)
 - ✓ Neilson Abeel - Pearl District Neighborhood Association (Committee Member)
 - ✓ Emily House - Port of Portland (Committee Member)

ACKNOWLEDGEMENTS

This report and recommendations were made possible by the efforts of the following:

STEERING COMMITTEE

Dean Marriott, Chair <i>Bureau of Environmental Services</i>	Jeff Joslin <i>Bureau of Planning</i>
David Judd, Co-Chair <i>Bureau of Park and Recreation</i>	Carla Kelley <i>Citizen-at-Large</i>
Neilson Abeel <i>Pearl District Neighborhood Association</i>	David Mayfield <i>Burlington Northern Santa Fe Railway Company</i>
Bruce Allen <i>Portland Development Commission</i>	Steve Pinger <i>Pearl District Neighborhood Association</i>
Allen Beard <i>Design Advisor</i>	Michael Powell <i>River District Association</i>
Clayton Hering <i>Association for Portland Progress</i>	Vic Rhodes <i>Portland Department of Transportation</i>
Tim Grewe <i>Office of Financial Administration</i>	Tiffany Sweitzer <i>Hoyt Street Properties</i>
Emily House <i>Port of Portland</i>	

CITY OF PORTLAND CITY COUNCIL

Mayor Vera Katz	Gretchen Kafoury <i>Commissioner</i>
Jim Fransesconi <i>Commissioner</i>	Erik Sten <i>Commissioner</i>
Charlie Hales <i>Commissioner</i>	

CITY OF PORTLAND STAFF

Sue Donaldson <i>Bureau of Parks & Recreation</i>	John Sewell <i>Bureau of Parks and Recreation</i>
Jamae Hilliard-Creecy <i>Bureau of Environmental Services</i>	John Southgate <i>Portland Development Commission</i>
Randy Miller <i>Bureau of Environmental Services</i>	

CONSULTANTS

Murase Associates, Inc. <i>Landscape Architects</i>	KPFF Engineering <i>Civil Engineering</i>
Garry Papers <i>Urban Design</i>	Herrera Environmental <i>Environmental Engineering</i>
Pacific Rim Resources <i>Public Involvement</i>	

CITIZENS OF THE RIVER DISTRICT AND SURROUNDING AREAS WHOSE CONTRIBUTIONS AND CONCERNS ENRICHED THE OVERALL MASTER PLAN PROCESS.



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1211 SW Fifth Avenue, Room 800, Portland, Oregon 97204-3713

(503) 823-7740, FAX (503) 823-6995

Dean Marriott, Director

October 14, 1998

Mayor Vera Katz
 Commissioner Jim Francesconi
 Commissioner Charlie Hales
 Commissioner Gretchen Kafoury
 Commissioner Erik Sten

Dear Mayor and Commissioners:

At your direction and in accordance with the Development Agreement between the City and Hoyt Street Properties, the Tanner Creek Park & Water Feature Steering Committee has conducted a planning and design study to develop a parks and open space plan for the Hoyt Street Property and for the riverfront in the River District.

This has been a comprehensive process which identified and took into consideration all of the pertinent site issues and which incorporated an extensive public involvement effort. We have worked with the property owner, the neighborhood association and other key stakeholders to understand their desires and concerns. In addition, an earlier parks and open space planning effort provided the empirical data necessary to quantify the appropriate location, size and configuration of the recommended park spaces. The result is a district parks and open space network which will capably serve the needs of current and future River District residents.

There are also a series of recommendations regarding the riverfront between Albers Mill and the Fremont Bridge. The Committee considers the riverfront a regional asset and recommends its acquisition be done in phases and that an additional planning and design effort be initiated to develop it to its full potential. This is particularly important for later phases which will not occur for several years.

The attached Report from the TCP&WF Steering Committee summarizes our findings and recommendations. It has been our pleasure to assist the City in achieving its housing and open space objectives.

Sincerely,

Dean C. Marriott, Chair
 TCP&WF Steering Committee

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LIST OF ATTACHMENTS

- A. Phase One Technical Memorandum
- B. TCP & WF Design Program
- C. TCP & WF Evaluation Guidelines
- D. Updated River District Open Space Needs Memorandum
- E. Public Outreach Materials
- F. TCP & WF Design Studies
- G. Centennial Mills Options Memorandum
- H. TCP & WF Finance Plan

BACKGROUND DOCUMENTS (*AVAILABLE SEPARATELY*)

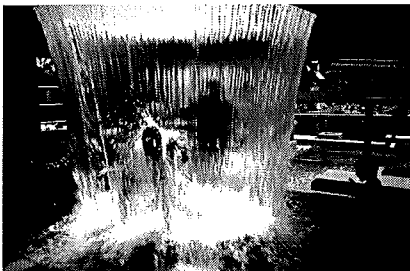
- 1. River District Plan
- 2. Amended Stipulated and Final Order
- 3. Recommendation Report to City Council - Overflow Treatment Facility Siting Task Force
- 4. Tanner Creek Basin Preliminary Engineering Report
- 5. Zimmerman Family Trust Report
- 6. Hoyt Street Properties-City of Portland Agreement for Development
- 7. River District Recreation & Open Space Needs Assessment

**SUMMARY OF COMMITTEE RECOMMENDATIONS
TANNER CREEK PARK AND WATER FEATURE
PLANNING AND DESIGN STUDY**

Tanner Creek Park and Water Feature Steering Committee Charge

1. Develop three design alternatives for Tanner Creek Park and water feature.
2. Recommend an alternative that best achieves the City’s goals for the River District regarding quality of design, neighborhood and community benefits and technical feasibility.
3. Present the study results and recommendation to City Council.

**RECOMMENDATIONS FOR
NEW PARKS**



Two Park Squares:

- Serve people who live and work nearby
- Provide visual relief, informal recreation and design interest
- Sitting, reading, passive games such as chess, socializing and strolling
- Does not include activities that generate intrusive noise or vehicular traffic.

Location and Size

South Park Square:

Location: Bounded by 10th, 11th, Johnson and Kearney

Size: One City Block (up to 40,000 square feet)

North Park Square:

Location: Bounded by 10th, 11th, Marshall and Northrup

Size: One City Block (up to 40,000 square feet)

Design Features

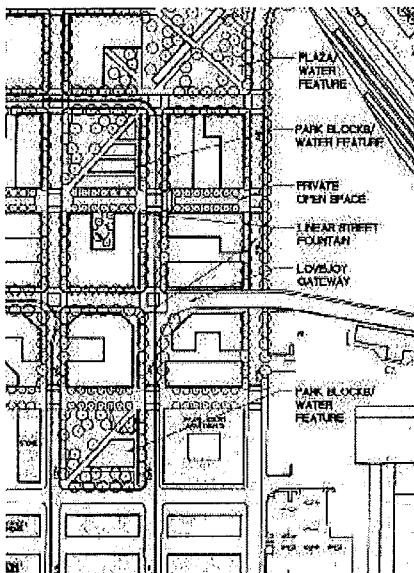
- Walkways, seating, lighting, and plantings
- Special paving, sculpture, interpretive features (relating to history of area) or water, may be included to create special interest and identity

Timing

South Park Square to be developed first:

- Property to be donated in 1999
- Design development phase to be led by PP&R, PDC and BES (see *Next Steps*)
- Neighborhood and property owners will participate in design process
- Must be coordinated with street improvements

North Park Square to be developed second, to coincide with pace of adjacent development.



Schematic Park Square Concepts

Neighborhood Park

- Serves people in the district
- Provides contrast to surrounding urban development
- Provides flexible open space that can meet a variety of local recreation needs throughout the year, such as:
 - exercise
 - playing catch, frisbee, etc.
 - picnicking
 - children's play
 - strolling and viewing
 - seating for informal socializing
- Includes activities that do not create intrusive noise or vehicular traffic.



Location and Size

Location: Bounded by 10th and 11th Avenues, Overton and Quimby Streets, including the currently non-dedicated Pettygrove Street right of way. Streets and buildings surround park on three sides. Only a small frontage abutting the railroad tracks.

Size: *Approximately 2.1 acres*



Design Features

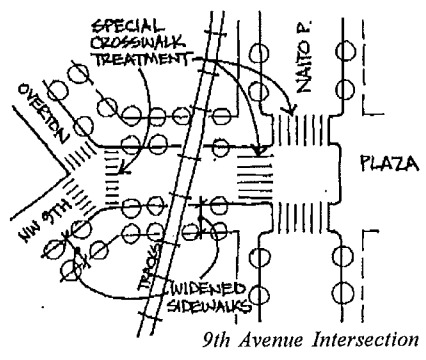
- Open, multi-use space for informal, unstructured recreation activities
- Use groves and trees and special plantings, such as ornamental grasses, to define and link spaces within the park
- Integrate park circulation with district circulation and transit systems
- Create unique character for the park using special design details for seating, lighting, paving, etc. - Artists and craftspeople could be included in design process as consultants or fabricators
- Children's play space: play equipment and spaces could be colorful and sculptural as well as educational and entertaining.
- Consider incorporating water, art, history and "green" themes into the park features
- Use distinctive design elements to mark shift from north-south orientation of parks to east-west orientation linking district to river

Timing

- After North Park Square
- To be done in conjunction with surrounding development and street improvements

Connections - River District and Riverfront Park

- Make a strong visual, at-grade, pedestrian and vehicular connection at 9th & Naito Parkway
- Create a gateway, connecting the River District neighborhoods to the Willamette River.
- Create green corridors connecting river to District:
 - Widen sidewalk on the north side of Overton from 9th to 11th, from 12 feet to up to 20 feet.

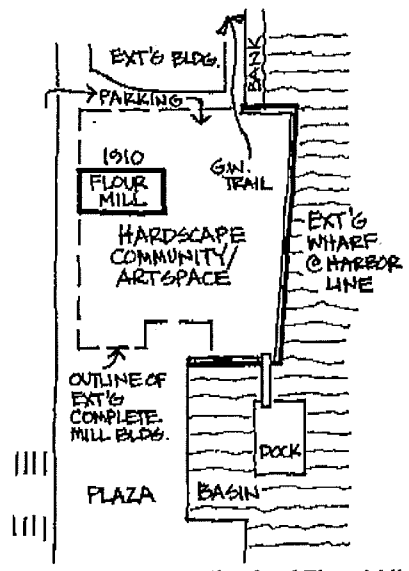


9th Avenue Intersection

Riverfront Park

Range of activities that can be accommodated will depend upon schedule of property acquisition.

- Serves people within and outside the district
- Creates a focal point for River District
- Provides a variety of active and passive recreation spaces and other attractions
- Provides visual and physical access to water
- Requires access to transit and parking



Wharf and Flour Mill

Program

- Active and passive recreation spaces
- Outdoor spaces should accommodate informal games
- Plaza/gathering space
- Water feature with visual and physical access to river
- Exhibition/display area
- Water quality/stormwater feature
- Interpretation of natural and cultural history of site, river, etc.
- Theme gardens
- Court sports, such as basketball, tennis

Location and Size

Recommended Acquisitions:

Phase One Liberty Ship Park, the River Queen parking lot, and the Centennial Mills property.

Size: approximately six acres

Phase Two a portion of the Albers Mill parking lot

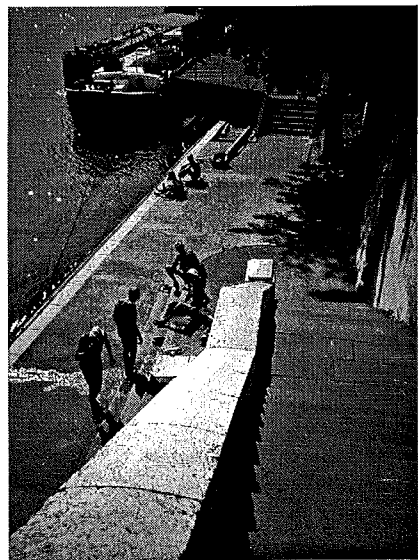
Size: approximately two acres

Phase Three Weststar Electric property north of Centennial Mills potentially the parking lot south of Fremont Place

Size: approximately two acres

Phase Four remainder of the Fremont Place property.

Size: approximately two acres



Design Features- Examples of Committee’s Intent

Water Feature/Plaza:

- Gathering space with view of and access to the river
- Steps and ramps, sometimes submerged, to get to the river
- Integrate with wharf structure if feasible
- Use “green” bank stabilization techniques to improve habitat and add variety
- Direct connection to 9th Avenue crossing



Active Recreation Space:

- Outdoor spaces should accommodate playing fields and court sports such as basketball.
- Flexible open space should be visible from surrounding seating or paths and defined by shrubs and large trees.
- Some activities could be housed indoors – in a private purpose built structure that expresses and makes visible the movement and energy of activities inside. The site would not be suitable for major community center facility, as discussed later in this report. (*see Previous Agreements and Recommendations*)

Water Quality Pond/Wetland:



- A stormwater detention facility should be functional, attractive and educational, demonstrating imaginative techniques for meeting City water quality goals.
- Could take the form of a series of small ponds, a network of channels, wetland gardens, etc.

Exhibition/Market/Display Space:

- A grid-like paved or hard/soft surface zone with upright elements (pergolas, posts) that would create a flexible skeleton structure to support display boards, booths, market stalls, signs, banners, etc.

Public Gardens

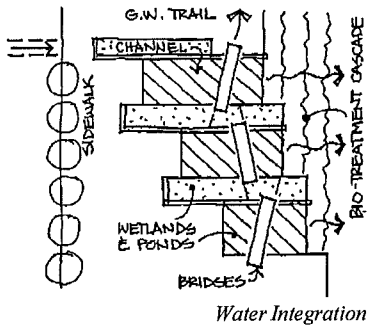


- Celebrating environmental and cultural history of the District and river:
 - Garden of grains and grasses
 - Fish gardens (embankments, riparian plantings, sculptural pieces in and under the water)
 - Sculpture garden room and trail

Costs and Timing

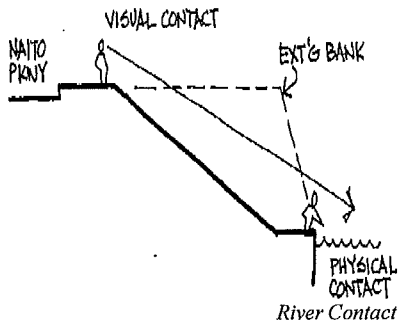
Costs - Squares, Neighborhood Park, Riverfront phases 1 & 2

Acquisition:	\$16,000,000
Park Development:	\$14,770,000
Street Improvements:	<u>\$1,310,000</u>
Total	\$32,080,000



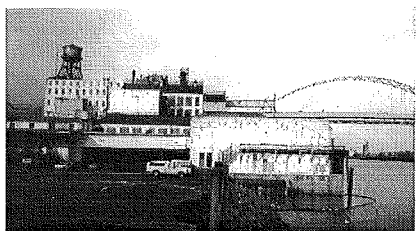
Timing:

- 1999 HSP donates South Park Square (up to 40,000 square feet)
- 2000-02 City purchases Neighborhood Park and Riverfront Phase I properties: Centennial Mills, River Queen, Liberty Ship Park
- 2000-02 HSP donates portion of North Park Square (up to 26,000 square feet) and City purchases remainder of North Park Square (up to 14,000 square feet)
- 2005 City acquires Riverfront Phase II & III properties: Weststar Electric and the north portion of the Albers Mill parking lot



Recommended Financing Plan:

- *HSP Dedication:* HSP is required to donate up to 66,000 square feet of property contingent upon approval of its master plan amendment.
- *River District Urban Renewal Plan:* tax increment funds will be available to cover the majority of land acquisition and park development costs.
- *BES Sewer Funds:* BES can participate in the acquisition and development of portions of the Riverfront Park for features related to water quality, such as a stormwater demonstration feature or storm water pumping facilities.
- *Parks Bond:* If approved, the \$64 million parks general obligation bond in the November 1998 election will provide up to \$1.3 million for acquisition of riverfront land. A portion of that could be used to buy land for the riverfront park, subject to evaluation against other priorities that will be identified after the bond passes.

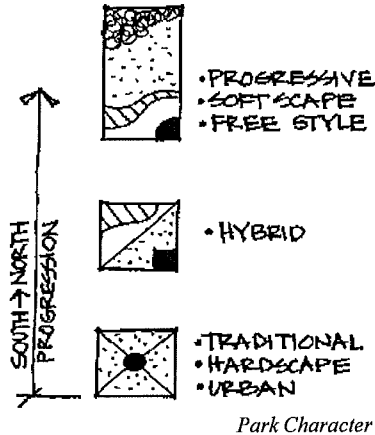


Centennial Mills

Next Steps

1. In accordance with the City's agreement with HSP, the City Council should *select a preferred alternative* and financing plan.
2. HSP submits master plan amendment.
3. HSP donates in escrow the South Park Square to the City, subject to Master Plan Amendment approval.
4. Amend Development Agreement to account for the proposed location, size, configuration and timing of the proposed parks and open spaces.
5. PP&R and PDC retain a design team to prepare:
 - a) Plans (concepts, schematic, final) for the South Park Block.
 - b) Concurrent with the concept and schematic design phases, this team will further refine Committee Recommendations regarding connections between the three parks and the Riverfront Park; the parks and the Central City Streetcar; and the South Park Square and light rail.

THE CHALLENGE

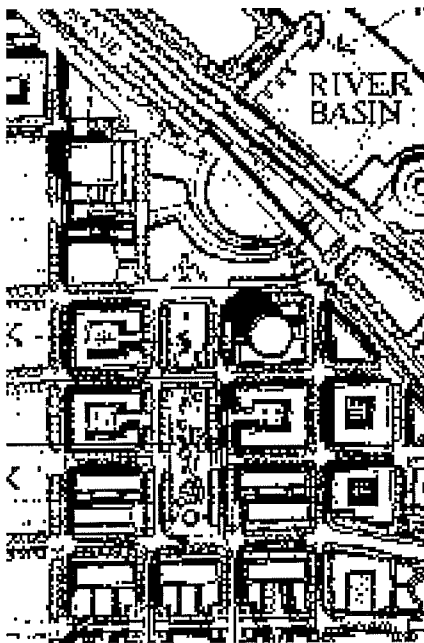


1. Prepare a plan which fulfills the requirements of the HSP Development Agreement and which identifies the location, size and configuration of parks and open spaces for the Hoyt Street Yards and the riverfront in the plan area.
2. Define a program and urban design framework for coordinating public and private features and elements which will create a strong visual identity for the River District and link it to the Willamette River.
3. Identify costs and funding sources associated with the recommended plan.

PROJECT HISTORY

River District Development Plan

In the spring of 1991, a handful of citizens presented a collection of ideas, identified as the *River District Vision*, to the Portland City Council for its consideration. The Council found the Vision to be stimulating and consistent with its view of a desirable future for Portland, which includes substantial residential development in the downtown core. In 1992, the City Council directed PDC to coordinate the preparation of a *Development Plan* that would implement the Vision and appointed the River District Steering Committee to provide guidance and direction during that process. City Council approved the *River District Development Plan* in 1994.



River District Vision Plan

The *Tanner Creek Basin Study* was also completed in 1994 as part of the Bureau of Environmental Services CSO Abatement Program. It recommended that the Bureau, in partnership with other River District stakeholders, develop a daylighted section of Tanner Creek in the lower basin. The daylighted stream would emerge in a plaza, flow down into a small wetland (that would function as an amenity and educational feature) and then would flow into the Willamette River where the bank would be modified to allow the stream to cascade through an area planted with riparian vegetation. (Page 10, *Tanner Creek Basin Executive Summary*).

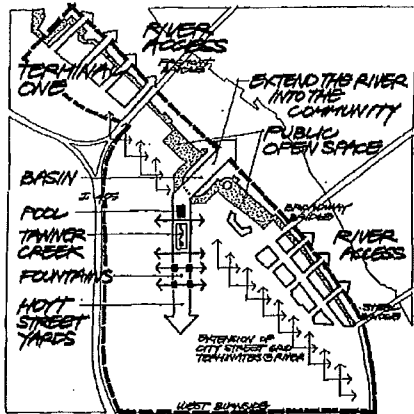
The *River District Development Plan* includes concepts for parks and open spaces in the District, including the project described above.

Parks and open spaces offer the River District a special relationship with the river, creating links to adjacent districts, and providing a resource necessary for the evolution of distinct neighborhoods. The Development Plan includes the reclamation or enhancement of over a mile of waterfront between the Steel Bridge and Terminal One. ... River District open spaces will be available to all citizens and will support and nurture a resident population (page 20).

. . . Tanner Creek Park will bring the Willamette River into the heart of the River District, creating the focus for a compact urban community, while acknowledging the natural history of the area and enhancing water quality. Connecting the Park to the river . . . will also create important pedestrian access to the riverfront. (page 34)

Development Agreement with Hoyt Street Properties

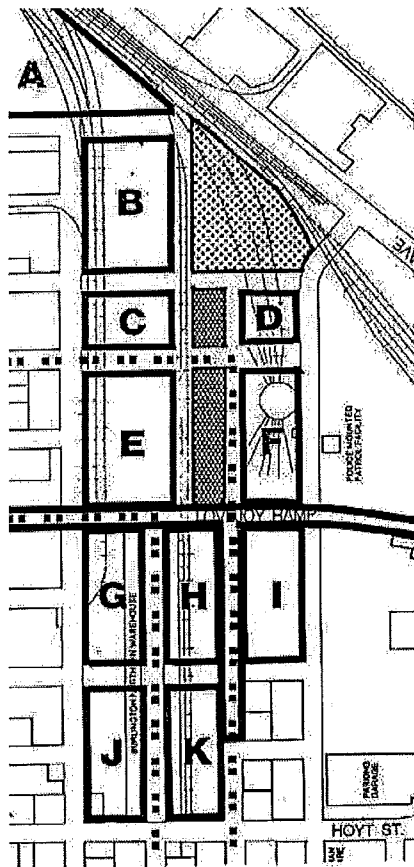
In 1994 the Council appointed a public negotiating team to prepare an *Agreement for Development* with the owners of Hoyt Street Properties, a 34-acre tract of undeveloped land which had been used by Burlington Northern as switching and fueling yards. In July 1997, the Council approved the *Agreement* (Ordinance No. 171440) which describes the general framework for development of the Hoyt Street Properties, including construction of necessary public infrastructure, and defines when commitments of the respective parties must be finalized.



River District Vision

Among the public improvements identified in the *Agreement* are the Tanner Creek Park Project and the Water Feature Project. Tanner Creek Park was intended to provide open space for the new residential population of the District and to be:

A multi-use space, similar in function to the South Park Blocks, pedestrian oriented, and capable of accommodating short-term public events. A significant portion of the park will include trees and landscaped areas that support and enhance the uses in the park. (page 8)



Park Block location pursuant to HSP Agreement

The Agreement identified the need for, and scope of, a study that would examine alternatives for developing these projects and outline a schedule for completion. The planning study area included the Tanner Creek Park and Water Feature Projects and a section of the riverfront between Albers Mill and the Fremont Bridge.

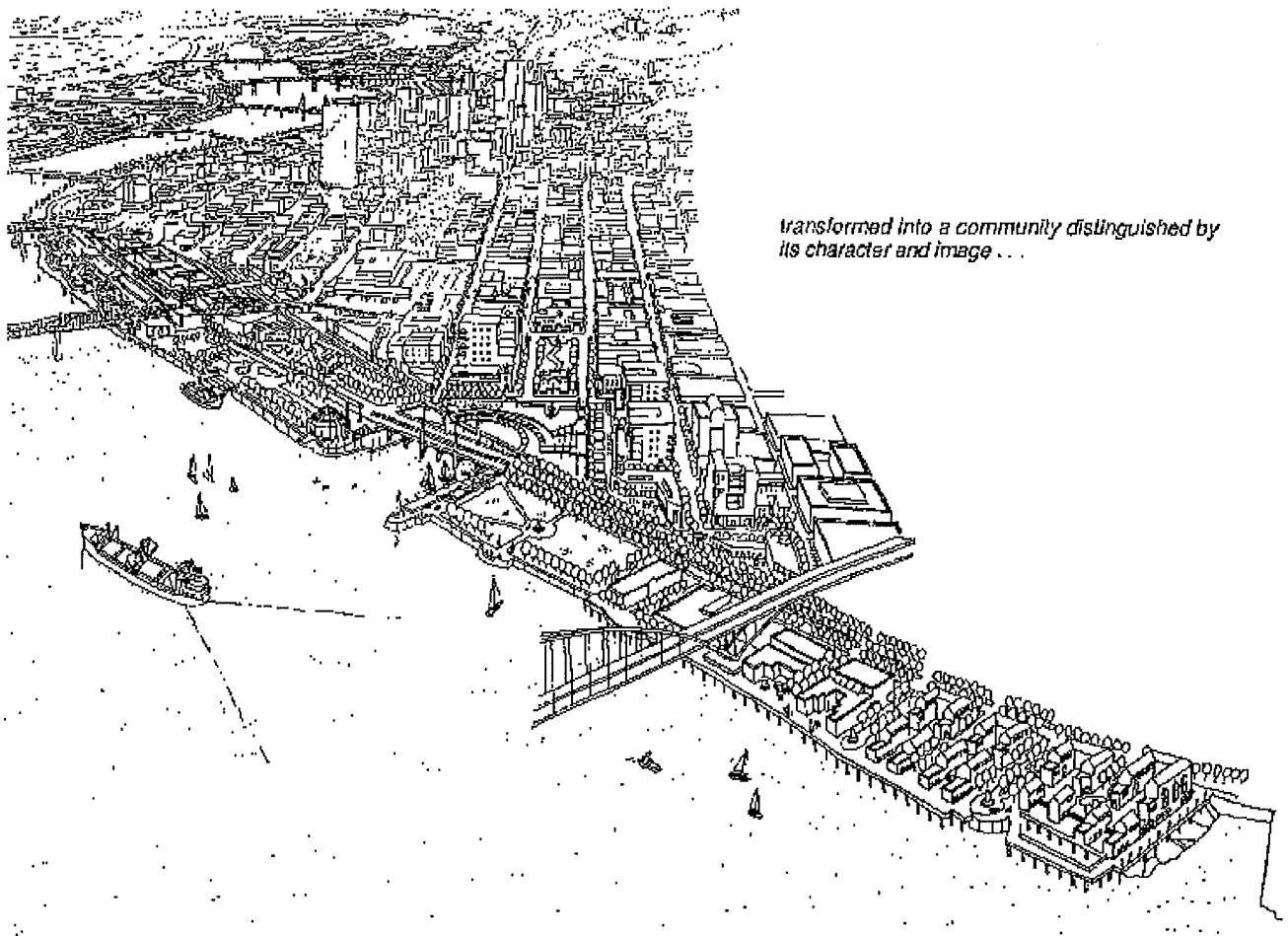
Tanner Creek Park and Water Feature Steering Committee

To fulfill specific requirements contained within the Development Agreement, the Portland City Council appointed the *Tanner Creek Park and Water Feature Steering Committee* in September, 1997. Its charge was to:

- Develop three design alternatives for Tanner Creek Park and water feature
- Recommend an alternative that best achieves the City’s goals for the River District regarding quality of design, neighborhood and community benefits and technical feasibility
- Present the study results and a recommendation to City Council within one year of the effective date of the Agreement (*September 8, 1997*)

The Council has until March 8, 1999, to consider public input and select a preferred alternative. The final decision may be extended until September 8, 1999, if necessary.

The Members of the Steering Committee included representatives of key private stakeholders, including the Hoyt Street Properties; River District Association; Association for Portland Progress; Pearl District Neighborhood Association; Burlington Northern Santa Fe Railway Company; and a citizen-at-large representative. Public agency members of the Steering Committee included representatives from the Bureaus of Environmental Services, Parks & Recreation, Portland Development Commission, the Office of Finance and Administration, the Portland Office of Transportation, the Bureau of Planning and a representative from the Port of Portland.



River District Vision

FORMULATING A SOLUTION

WORKPLAN AND SCHEDULE Phase One: Data Collection
September - December 1997

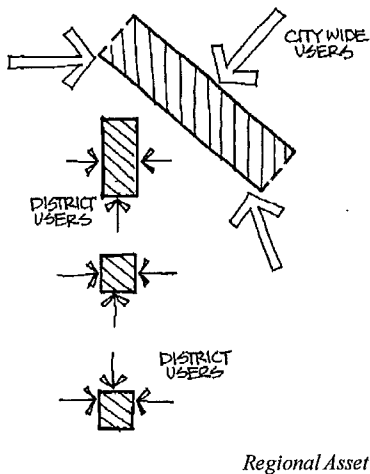
Outcomes

1. Technical Memorandum (*Attachment A*)
 - background information
 - critical site factors
 - opportunities and constraints analysis

Phase Two: *Analysis, Exploring Options and Public Involvement*
December 1997 - September 1998

In the course of its deliberations, the Committee considered the following information:

- River District Vision
- River District Development Plan
- Development Agreement with Hoyt Street Properties
- Technical Memoranda and design studies prepared by the consultant team
- Tanner Creek Basin Preliminary Engineering Study
- River District Parks and Open Space Needs Assessment, prepared by MIG, Inc., consultants to PP&R
- Hoyt Street Properties Risk Assessment Report and draft Feasibility Study report, prepared by RETEC
- Zimmerman Family Trust Report



Committee staff met frequently with the landowner/developer, Hoyt Street Properties and the Pearl District Neighborhood Association to discuss direction and options. The Neighborhood held four separate meetings to discuss the plans.

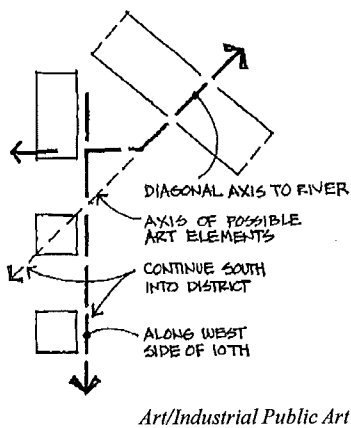
Outcomes:

1. Program and evaluation guidelines (*Attachment B & C*)
2. Design Options (*Attachment D*)
3. Public Presentations
 - Open House (*Attachment E*)
 - Neighborhood Association meetings
4. Refined Concepts

Phase Three: *Synthesis and Reporting*
September - December 1998

Outcomes:

1. Final Report
2. Presentations

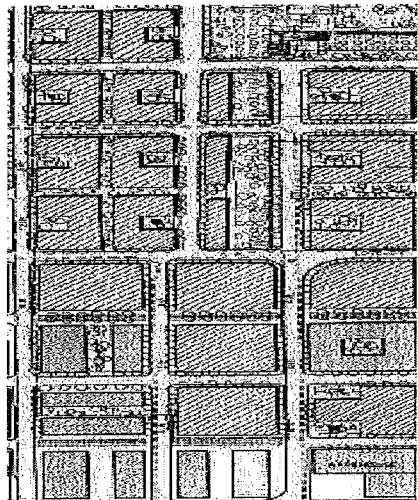


Art/Industrial Public Art

- City Council
- AIA Urban Design Committee
- ASLA Urban Design Committee
- Design Review Commission.

BACKGROUND *Understanding the context of the problem*

Previous studies and planning in the River District contain assumptions that were re-examined during the Committee's process, in light of current information about site conditions, soil contamination, how development is occurring in the district, security, recreation needs and parks operating and maintenance requirements. For example, the Committee discussed:



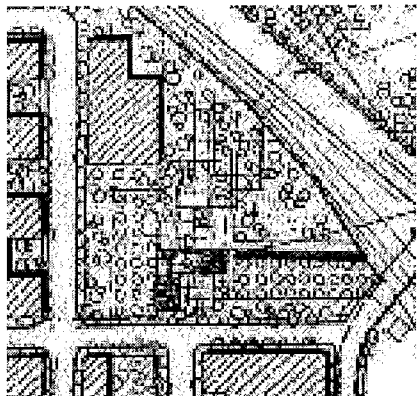
Park Block Concept

- How to integrate the daylighted Tanner Creek into the park system design
- The appropriate size and location for Tanner Creek Park
- The role of the Water Feature and where it should be located
- How to provide pedestrian connections across the railroad tracks and Naito Parkway
- How and where to provide for the recreational needs of district residents
- How to create direct access to the river
- How to balance remediation measures for soil contamination with park design and location requirements
- How to incorporate the history of the working river into new park designs and urban design framework

Previous Agreements and Recommendations

River District Development Plan

The City's agreement with Hoyt Street Properties contains the following provisions about parks and open space:



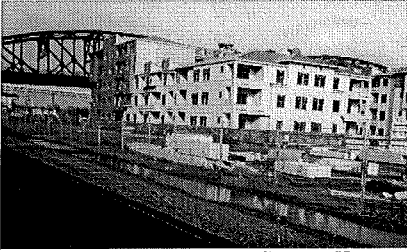
Water Feature Concept

- Park design and activities must be compatible with the residential character and use
- HSP agrees to donate up to 66,000 square feet (*1.5 acres*) for Tanner Creek Park
- The donation is subject to approval of a Master Plan amendment to reduce HSP's current open space requirements by 66,000 square feet.
- HSP agrees to grant the City a no-cost option to purchase a minimum of 45,000 square feet, up to a maximum of 155,000 square feet (*3.5 acres*) for the water feature park.
- Total maximum park space under City/HSP Agreement is 221,000 square feet (*5 acres*).
- Housing density requirements on the Hoyt Street property increase when the City *certifies*¹ completion of each of these public infrastructure improvements.

¹ See Development Agreement for definition

River District Parks and Open Space Needs Assessment

PP&R has completed studies of the parks and open space needs in the River District as a whole, including facilities, connections, programs and services. Recommended standards assume 5000+ housing units and at least 10,500 residents. Based on those findings, PP&R recommends standards for three types of park spaces and for recreation facilities, such as basketball and playing fields, as well as indoor facilities for meetings, gatherings, performances and classes.² These could be housed in storefront neighborhood centers, in leased space within private developments or in facilities such as schools or churches.



Union Station Housing

PP&R consultants developed principles for developing an infrastructure of park and open space design within the District which underscore the critical role that parks and open spaces play in community development and in making dense urban environments livable. Safety and security are very important issues for residents, for HSP and for Portland Parks. This has implications for the location, design and maintenance of park spaces, as discussed in the next section.



Greenway Trail

Community Center

The *Needs Assessment Study* did not identify the need for a full-service community center that would serve people outside the district. PP&R long range plans include one to serve the Northwest quadrant of the city, it is not likely to be located in the River District because of its distance from the main concentration of users and public facilities such as schools, libraries and senior centers. Planning for a large and expensive facility has to be done in the context of the city-wide recreation system, with broad input from the community to be served and careful analysis of current and future patterns of use and demand. Generally major centers are located for convenience, accessibility and proximity to the majority of the population to be served.

BES Combined Sewer Overflow Program

The *Tanner and Nicolai Basin Diversion Plan* addresses the City's CSO problems and water quality. Diverting the creek from the combined sewer overflow system will reduce flows entering the system. Taking the flows out of a pipe and bringing it to the surface creates a visible symbol of new approaches to solving water quality problems. For this reason, it is important to incorporate the stream in some physical way into the design framework of the district.

The Committee discussed options for incorporating Tanner Creek water into design projects in a way that is compatible with the District's overall identity and image, bearing in mind some important constraints identified in the Technical Memorandum:

² For a summary of these reports, see --- Memorandum, Attachment D

- The amount of water available from the creek when it surfaces will be relatively low.
- During the summer, approximately 2 cubic feet of water per second could be diverted into a water feature, such as a fountain or channel.
- Winter flows will be higher – up to 10 cubic feet per second.
- A channel to accommodate summer flow could be 2 feet wide and 1 foot deep.
- Winter flows would require a much deeper channel.
- These fluctuations would have to be taken into account in the design of a feature using the Tanner Creek water.
- Flow pressure is sufficient to create only one point where the creek could surface.
- To create a significant continuous flow in a channel, more water would have to be added to the system.

Site Assessment and Technical Memoranda

The consultant team collected together in a Technical Memorandum, background information on a variety of site issues, covering the following topics:

- urban design
- recreation
- daylighting of Tanner Creek
- public involvement
- permit requirements
- soil contamination
- infrastructure and utilities.



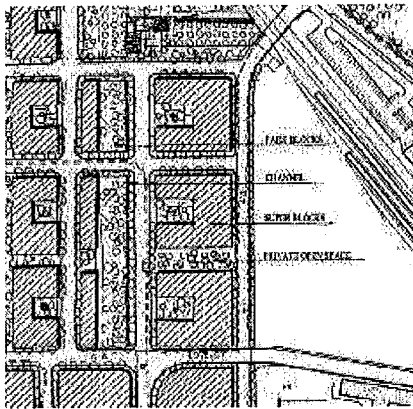
Burlington Northern Railroad Yards

One issue not yet clearly defined is soil contamination and remediation:

- The HSP site was used for railroad fueling and maintenance and other industrial activities which left chemical contaminants in the soil, groundwater and/or surface water.
- Remediation Technologies, Inc. (RETEC) prepared a Risk Assessment and a Feasibility Study for Burlington Northern and Santa Fe Railway Company, the previous owner of the site.
- Park spaces proposed within the HSP site contain varying amounts of contaminated soil and ground water, which will require special handling and precautions during park and street construction.
- The Feasibility Study, which proposes a cut and fill approach to minimize soil disturbance, is being evaluated by HSP and the City.
- The outcome of this evaluation will not affect the location or configuration of the proposed park, but may affect choice of vegetation or type of activities that could be accommodated.

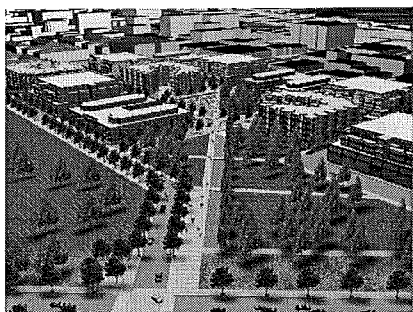
NEW ASSUMPTIONS After discussion of the issues above, the Committee proceeded on the following assumptions:

Parks and Recreation

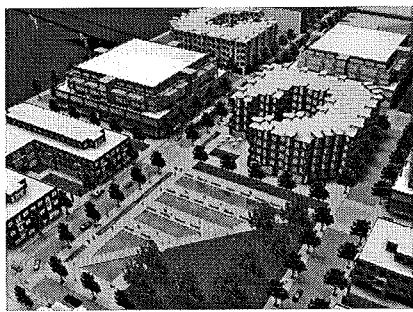


*Schematic Park Block Plan
Demonstrating jog on 11th Ave.*

- A park south of Lovejoy is needed that will meet needs of current and future residents.
- Size, configuration and location of park spaces need to serve recreation needs of projected population.
- Standard Park Block size and configuration (100 feet x 200 feet) is too narrow and limits recreation options.
- Jog on 11th Avenue, created by Park Block configuration, interferes with street grid pattern and blocks visual access to river.
- Recreation Needs Assessment recommends a “neighborhood park,” a flexible open space that can accommodate a variety of recreation activities and leisure choices.
- Security and safety in the District is a major concern:
 - Park spaces should be visible from adjacent streets and surrounded by residential buildings or active uses where possible.
 - Landforms or structures that create secluded areas and limit visibility are not desirable.
 - Park frontage on railroad lines should be kept to a minimum because of limited surveillance and activity.
 - PP&R, HSP, residents and Police should cooperate to establish appropriate levels of security and maintenance. Alternatively, the City and a non-profit group could collaborate to program and manage the parks, as is now done in Pioneer Square.
- Park design and programming should be compatible with residential uses.
- Programmed activities should not generate traffic or intrusive noise.
- League sports cannot be accommodated within the parks on HSP land.



Simulated Park Block Concept



Simulated Park Block Concept

Tanner Creek and Water Feature

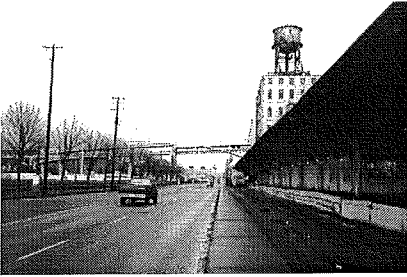
Based on the information available, the Committee did not support the idea of a continuous flow in a channel that would have to cross public right-of-way as well as private property. There was also concern about the quality of the water, amount of water and maintenance implications.

Staff Comment: If daylighting the creek is a priority, then further detailed investigation will be needed to find a solution that satisfies the concerns raised by the Committee.

The large basin west of Naito Parkway on the water feature site connecting to the Willamette River is problematic from the standpoint of cost, environmental issues and identified recreation needs.

Connections

The railroad crossing at 9th is likely to be the only on-grade connection point between the District and the river within the foreseeable future.



Naito Parkway

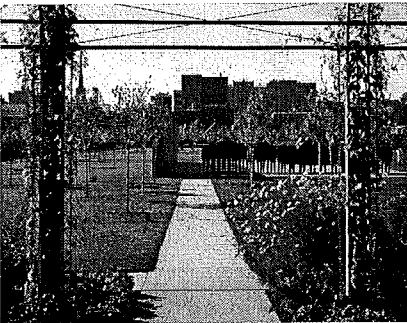
PDC's experience has been that obtaining approvals for a new grade crossing is difficult, if not impossible. Underground crossings are costly, difficult to maintain and likely to be security problems.

There may be an opportunity to create an above grade crossing by connecting structures on both sides of the tracks at some time in the future. Above grade crossings are also costly and pose security problems. Above grade crossings are or will be available at Broadway Bridge and at the Union Station Housing site.

The Committee concluded that at-grade crossings, other than the existing one at 9th Avenue, should not be pursued at this time.

District Identity

Use parks, pedestrian system, vegetation, street furniture (such as lights, seating, paving) to express District themes.

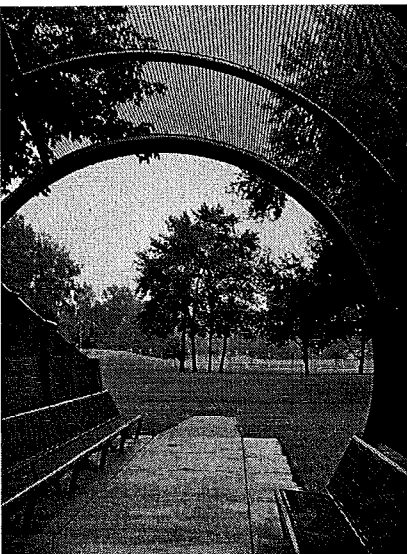


Water

Incorporate water, physically, symbolically or both, into the overall design framework

Art

Consider involving artists in the design process for refinement planning and detail design to ensure that art is used to enhance the district and also create memorable and functional design elements, such as seating, lighting, signs, murals, etc.



History

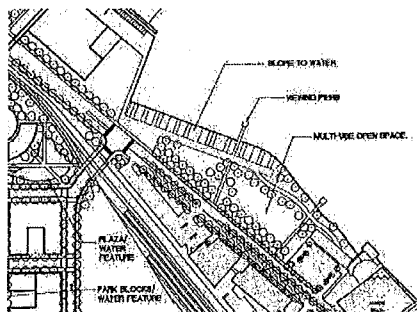
The District and riverfront has a unique history that should be acknowledged in new designs to retain a sense of continuity with the past and to reflect the District's history and special character. For example, the value of the wharf and the original Centennial Flour Mill building should be explored further to determine whether retaining them would be cost effective and compatible with riverfront park design.

Open Space along the River

Riverfront open space is a precious resource that should be acquired for public benefit. River park should have a special character, different from that of Waterfront Park.

*FRAMING A SOLUTION***EVALUATION CRITERIA** *January - March 1998*

After an initial period of synthesizing background information and discussing issues arising from that process, the Committee developed a set of guidelines for evaluating design alternatives, as follows:



Schematic Riverfront Concept

Meets City goals and objectives:

- Consistent with River District vision and development plans
- Creates a unique identity for riverfront open space
- Follows 200-foot block pattern
- Enhances and extends existing pedestrian and bike connections, especially to the river
- Incorporates water quality features

Meets the recreational and open space needs of existing and future residents:

- Creates safe outdoor public spaces
- Compatible with PP&R operations and maintenance needs
- Creates flexible, usable open space suitable for outdoor recreation
- Strengthens visible connections to North Park Blocks
- Allows opportunities for indoor recreation adjacent to or near park spaces

Feasibility:

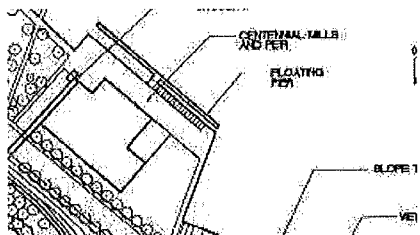
- Leverages the maximum public and private investment
- Is technically feasible
- Is economically feasible
- Minimizes disturbance of contaminated soils

Compatible with private development:

- Meets Development Agreement requirements
- Compatible with scale, bulk and massing of development

**COMMITTEE
RECOMMENDATIONS**

The rationale and basis for most of the park and open space recommendations on the Hoyt Street Property has been summarized above and explained in more detail in the Updated River District Park and Open Space Needs Memorandum (*Attachment D*). Portland Parks presented the findings of this document to the Committee and to the Pearl District Neighborhood Association.



Schematic Riverfront Concept

In addition to the Committee's recommendations noted in the Summary, the following discussion of costs, financing, land acquisition and management are endorsed by the Committee.

Design Concepts

Continuity

City Scale:

- Maintain 200-foot block structure
- Integrate parks with public transit and City bike and pedestrian systems

District Scale:

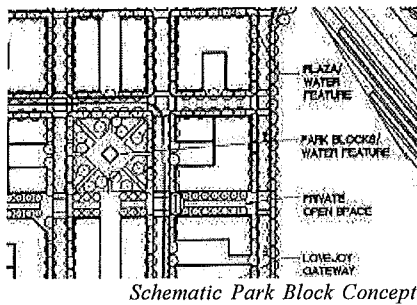
- Use thematic elements such as art, history, water and vegetation to be compatible with and relate to District identity.
- Create a strong visual connection between the neighborhood park, at the north end of the District, to the park squares.
- Use a variety of plant materials to make public spaces special and attractive throughout the year.

Park Scale:

- Create a special character for each park. Examples include formal garden versus informal social space; distinctive planting patterns and colors, special edge treatments, public art, etc.

Gateway to the river:

- Create special treatments at the 9th Avenue crossing to improve the pedestrian environment, make a smooth transition to the river and to maintain continuity with the District.
- Use vertical features (poles, columns, historical artifacts), lighting, trees, etc. to frame views of the river and to make the gateway visible from a distance.



Schematic Park Block Concept

Riverfront Park Timing

Phase One

Acquire Centennial Mills, River Queen and Liberty Ship Park sites.

Phase Two

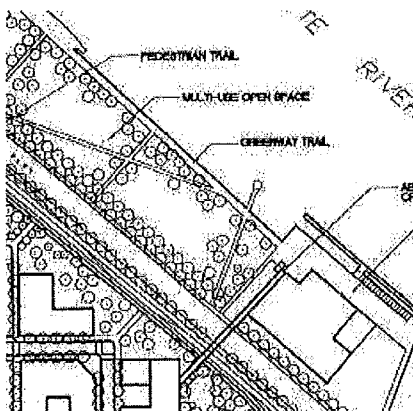
Acquire northern portion of Albers Mill Parking Lot. Acquisition and development of this area tied to the development of a parking structure under the Broadway Bridge to absorb the displaced parking spaces.

Phase Three

Acquire Weststar property and potentially southern surface parking area of Fremont Place. Acquisition and development of the Fremont Place site is tied to the development of a parking structure under the Fremont Bridge to absorb the displaced parking spaces.

Phase Four

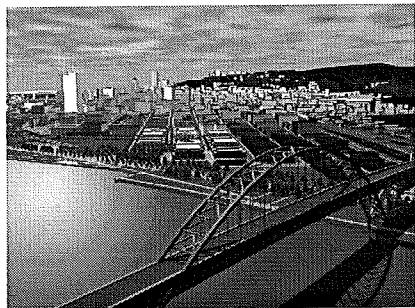
Since Fremont Place I and II are set back from a riverfront esplanade and are of relatively recent construction, these buildings could remain in place for many years. Nevertheless, the property should be acquired when the existing improvements are depreciated and before any new private investment takes place.



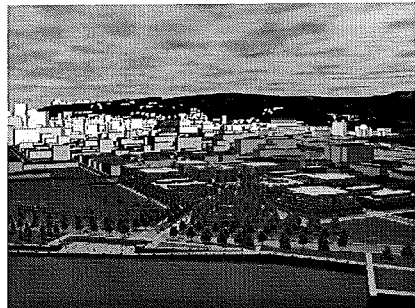
Riverfront North of Centennial Mills

Overall Project Costs and Timing

Costs



Simulated Riverfront Concept



Simulated Riverfront Concept

Based on recent experience in roughly comparable projects, conceptual capital and operations cost estimates have been prepared. The following table shows the 1998 Capital Costs compared with the 1992 Costs contained in the River District Vision. The land acquisition costs are lumped together but assume that property acquisition and donation will occur in the following sequence:

- 1999 HSP donates South Park Square (*up to 40,000 square feet*).
- 2000-02 City purchases Neighborhood Park and Riverfront Phase I properties: Centennial Mills, River Queen, Liberty Ship Park.
- 2000-02 HSP donates portion of North Park Square (*up to 26,000 square feet*) and City purchases remainder of North Park Square (*up to 14,000 square feet*).
- 2005 City acquires Riverfront Phase II & III properties: Weststar Electric and the north portion of the Albers Mill parking lot.

Improvement Costs For Park Street Frontages

The City's agreement with Hoyt Street Properties states that the City will be responsible for half the cost of street improvements along each frontage of its property in cases where HSP owns the property on the other side of the street, as follows:

- Two sides of the Neighborhood Park (south and west)
- Three sides of North Park Square (north, east and west)
- Two sides of South Park Square (south plus a portion of the west)
- Street improvements along the 10th Avenue frontage of the South Park Square will be part of the Lovejoy Ramp removal project.

Conceptual cost estimates for street engineering, construction, permitting, management and inspection have been estimated based on roughly comparable projects.

Estimated Park Acquisition, Development and Operating Costs

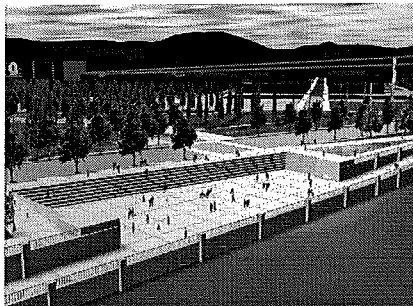
Item	1992 Vision Cost	1998 Capital Cost	1998 Operating Cost/Year
Prop. Acquisition¹	\$17,000,000	\$16,000,000	
Park Squares	2,400,000 ²		\$50,000
Park Dev.		5,000,000	
Street Improv.		450,000	
Neighborhood Park	28,500,000 ³		50,000
Park Dev.		2,500,000	
Street Improv.		500,000	
Riverfront Park	9,400,000 ⁴		90,000
Park Dev.		7,270,000	
Street Improv.		360,000	
	\$57,300,000	\$32,080,000	\$190,000

Notes:

1. .4 ac of North Park Square, Neighborhood Park, Riverfront Phases One & Two
2. Tanner Park
3. Tanner Basin & adjacent Front Avenue
4. Waterfront Park & Greenway

Back-up Financing Plan

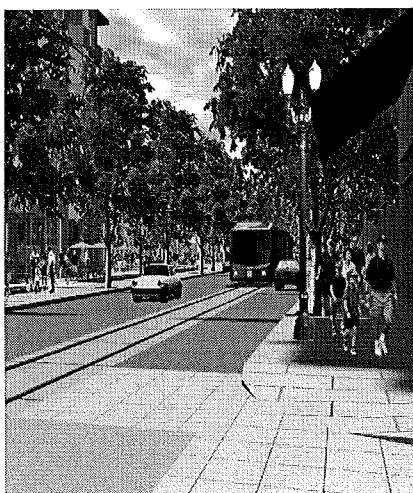
At this time there is uncertainty about some of the proposed financial tools. Following is preliminary list of actions that could be taken to adjust the timing of cash flows and debt issuance if the currently anticipated financing actions are delayed or do not occur.



Simulated Plaza Concept

The City can achieve the following with a minimum of public funding:

- Under its agreement with HSP, the City can acquire 83% of the two park squares through donations.
- The entire South Park Square will be donated to the City upon approval of HSP's master plan amendment later this year.
- The cost of improving the South Park Square is \$2.5 million. If the City is unable to secure the necessary funds from either tax increments, Parks GO Bonds, or BES funds, HSP may install and maintain temporary park improvements such as grass and trees at HSP's expense. These can be removed when the City is ready to begin construction of park improvements.
- HSP will donate up to 65% of the land for the North Park Square. By 2002 or 2003, or possibly sooner, funds to acquire the remaining 35% of the square to construct the park must be identified to allow park development and new residential developments to proceed concurrently.
- The City's agreement with HSP states that the City's option to purchase the Neighborhood Park must be exercised by September, 2000, and construction must begin within three years after the date of conveyance. HSP would like to be flexible on these dates. While the City would like to purchase this property at the earliest date, it wants to work with the developers and neighborhood to ensure that the park is developed concurrently with surrounding development to ensure that it is an active and safe recreation space. The City/HSP Agreement should be amended to allow for this schedule.



Simulated River District Streetscape

Riverfront Property Acquisition

- Negotiations to acquire Centennial Mills should remain a high priority.
- BES can continue to negotiate with ADM to determine the acquisition price and timing of this.
- Assuming that a portion of the riverfront property will be used for facilities related to water quality.
- PDC is working with H. Naito Properties to coordinate the acquisition of the River Queen site with the development of the Oregon Agricultural Center and structured parking under the Broadway Bridge.
- The City has no formal agreements with these parties and City officials should continue to work diligently to obtain property control of these two key riverfront parcels at the earliest date.
- Once an option is obtained, the timing and terms of closing can be developed to meet the requirements of all the parties. As an example, the 31-acre Union Station Property was purchased through an 18-

month option obtained by PDC from the three railroads that owned the station.

Management and Operations

The Pearl District Neighborhood Association and HSP have expressed interest in operations and maintenance issues related to the Park Squares and the Neighborhood Park. There may be an opportunity to create a non-profit corporation, which could play an important role in programming, operations, maintenance and security of these spaces. The corporation could also raise and dedicate supplementary funds for art or other special features in the parks.



Simulated Park Block Concept

RESOLUTION No.

35736

Approve the Tanner Creek Park & Water Feature Steering Committee Recommendations to develop four parks in the River District and Direct City Bureaus to undertake activities to implement the Parks (Resolution)

WHEREAS, on May 11, 1994, after two years of public involvement, the City Council adopted Resolution No. 35274 endorsing the River District Development Plan and initiated actions in support of the Plan; and

WHEREAS, on July 30, 1997, the City Council adopted Ordinance No. 171449 authorizing an Agreement for Development between the City of Portland and Hoyt Street Properties, LLC regarding contingent commitments for development in the River District and which provided for a planning and feasibility study of the Tanner Creek Parks, Water Feature and Riverfront; and

WHEREAS, on July 30, the City Council adopted Resolution No. 35634 which directed the Bureaus of Environmental Services and Parks and Recreation together with the Portland Development Commission to fund and proceed with the Parks Planning and Feasibility Study for Parks projects called for in the Agreement for Development; and

WHEREAS, on October 1, 1997 the City Council adopted Ordinance No. 171644 which approved a consultant contract to accomplish the Parks Planning and Feasibility Study for Parks projects called for in the Agreement for Development; and

WHEREAS, on October 1, 1997 the Mayor appointed the Tanner Creek Park and Water Feature Steering Committee and charged it with the responsibility of developing design concepts for the Parks projects and making recommendations to the City Council; and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the Tanner Creek Park and Water Feature Steering Committee's recommendations to create four parks in the River District. The purpose, location, sizes, major design features, and general timing of each park shall be designed and developed consistent with the Committee's recommendations contained in the report to the Council attached as Exhibit A.

BE IT FURTHER RESOLVED, that Portland Parks and Recreation work with the Portland Development Commission and Hoyt Street Properties to amend the Agreement between the City and Hoyt Street Properties only with respect to the size, location, timing, design features, acquisition and construction of the Tanner Creek Park and Water Feature Property, which are now called the Park Squares and Neighborhood Park, and that these amendments incorporate the Committee's recommendations.

BE IT FURTHER RESOLVED, that Portland Parks and Recreation should proceed to prepare plans for the South Park Square and further refine the Committee's recommendations regarding connections and relationships between the parks and that this design process will be done in full collaboration with the Portland Development Commission, Bureau of Environmental Services, the Pearl District Neighborhood Association and Hoyt Street Properties.

BE, IT FURTHER RESOLVED, that the City Council reaffirms its desire to purchase the property for Phase One of Riverfront Park and authorizes BES in collaboration with PDC to continue to expedite the acquisition process for Phase One Properties,

Adopted by the Council, **OCT 21 1998**
Mayor Vera Katz
Commissioner Erik Sten

Randy Miller
October 14, 1998
145110-39-6076 - res

BARBARA CLARK

Auditor of the City of Portland

By

Britta Olson

Deputy

RESOLUTION NO.

35736

Title

Approve the Tanner Creek Park & Water Feature Steering Committee Recommendations to develop four parks in the River District and Direct City Bureaus to undertake activities to implement the Parks (Resolution)

<p style="text-align: center;">INTRODUCED BY</p> <p>Vera Katz, Mayor Erik Sten, Commissioner of Public Works</p>	<p>DATE FILED: OCT 15 1998</p>
<p style="text-align: center;">NOTED BY COMMISSIONER</p>	<p style="text-align: right;">Barbara Clark Auditor of the City of Portland</p>
<p>Affairs</p>	<p>By: <u> Cory Kershner </u> Deputy</p>
<p>Safety <u> JK </u></p>	<p>For Meeting of: _____</p>
<p>Utilities</p>	<p>ACTION TAKEN:</p>
<p>Works <u> EES/KR </u></p>	
<p style="text-align: center;">BUREAU APPROVAL</p>	
<p>Bureau: Environmental Services</p>	
<p>Prepared by Date</p>	
<p>Budget Impact Review: <u> EM </u></p> <p><input checked="" type="checkbox"/> Completed <input checked="" type="checkbox"/> Not Required</p>	
<p>Bureau Head: <u> Dean Marriott </u> Dean C. Marriott, Director</p>	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
			YEAS	NAYS
Consent Regular <input checked="" type="checkbox"/>	Francesconi	Francesconi	✓	
NOTED BY	Hales	Hales	✓	
City Attorney	Kafoury	Kafoury	✓	
City Auditor	Sten	Sten	✓	
City Engineer	Katz	Katz	✓	
			✓	