



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Avenue, Room 1000, Portland, Oregon 97204 ■ Dan Saltzman, Commissioner ■ Dean Marriott, Director

REPORT TO COUNCIL

June 9, 2010

To: Commissioner Dan Saltzman

From:  Dean Marriott, Director

Subject: Selection of a Proposed Developer for 8735 N. Lombard Street, St. Johns, Portland

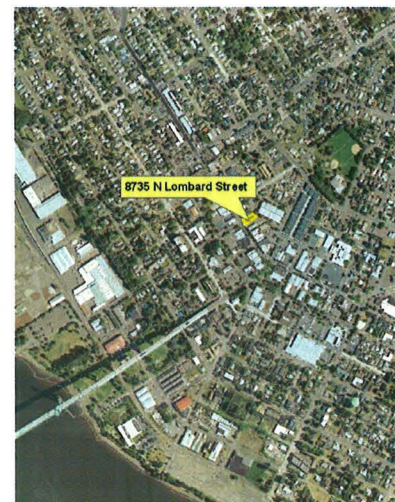
The City of Portland is dedicated to the assessment, remediation and redevelopment of brownfield properties citywide. Doing so catalyzes economic development, environmental protection and community enhancement as complimentary outcomes. The Portland Brownfield Program is dedicated to achieving these outcomes by providing brownfield redevelopment services, financed through a combination of City funding and Federal Environmental Protection Agency (EPA) grants.

In 1976, the Portland Development Commission (PDC) purchased the brownfield property at 8735 N. Lombard while the St. Johns neighborhood was an Urban Renewal Area (URA). Shortly after the purchase, the URA status for St. Johns was withdrawn and PDC no longer had access to resources to facilitate site development. Between 1977 and 2004, PDC leased half of the site to the adjacent business owner as a parking lot. In 2004, the lease expired and PDC sought assistance from the Portland Brownfield Program to determine a course for site redevelopment. This eventually included the transfer of title from PDC to the Bureau of Environmental Services.

The site is a former gasoline station. At the time of purchase in 1976, PDC demolished the buildings and structure, but left onsite underground storage tanks (UST) undisturbed. The City of Portland received a grant from EPA to perform environmental remediation on the site in order to allow redevelopment for desired uses.

In 2006, the City successfully removed 7 USTs on the site and approximately 1,100 cubic yards of soil that was contaminated with Polychlorinated Biphenyl (PCB) and lead. The Oregon Department of Environmental Quality (DEQ) issued a No Further Action (NFA) letter on August 18, 2008 based on urban residential standards.

With the remediation complete, the Portland Brownfield Program held four public neighborhood meetings to gather community preferences and priorities for redevelopment of the property. The meetings were held on November 1, 2006, January 24, 2007, June 28, 2007 and July 9, 2008, with attendance ranging from 70-100 citizens at each meeting.



Early on, in response to extensive public comment, the Program formed an advisory committee to help establish community priorities and development preferences for the site. The Advisory Committee met 16 times between November 2006 and June 2008, and minutes of their meetings were made available on a dedicated Internet site (<http://www.portlandonline.com/bes/index.cfm?c=42251&>).

Advisory Committee Members

Richard Arnold, tennis advocate, resident
Mary Ann Aschenbrenner, long-time resident and recreation advocate
Jay Breslow, James John Elementary SUN program, youth advocate
Martin Campos, new resident
Thomas Ebert, St. Johns Neighborhood Association
James Hayes, business owner and resident
Michael Kohlhoff, Commercial and residential property owner, tennis advocate
Sharron Rae, Cathedral Park neighborhood resident
Jim Schaller, North Portland Business Association
Michael Selin, business owner, commercial property owner and resident

Based on the work of the Advisory Committee and community-wide input, the Program developed a Request for Qualifications, and following two publicized attempts, received three responsive proposals. After careful review and deliberation, the Advisory Committee selected the development team of Woolley/Nyanneco/Bloc Design as the recommended developer of the site. The Program plans to work with this recommended developer to formulate a Development and Disposition Agreement that details the requirements that the development team must satisfy prior to the transfer of the property title for the redevelopment site.

The Bureau of Environmental Services and Portland Brownfield Program thank the citizens of St Johns who provided their input, attended meetings and supplied their enthusiasm for the restoration of this property to a use that will enhance the livability of the St. Johns community. The Bureau and Program express special thanks to the tireless efforts of the Advisory Committee for their many evenings spent on behalf of the community that they represent.

TO THE COUNCIL:

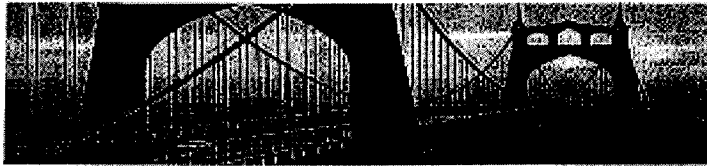
The Commissioner of Public Affairs concurs with the recommendations of the Environmental Services Director, and

RECOMMENDS

That the Council accepts the report.

Respectfully submitted,

Dan Saltzman
Commissioner of Public Affairs



ST JOHNS BROWNFIELD ADVISORY COMMITTEE

March 11, 2010

Dear Mayor and City Commissioners,

It is with great pleasure we write this letter to recommend a development team for the St. Johns Brownfield. As you know, the St. Johns Brownfield Advisory Committee has been working with City of Portland staff since June 2007 to create criteria, solicit proposals, and select a team for development on the city owned brownfield site at 8735 N Lombard St. in St. Johns.

After a long community involvement process and well attended public neighborhood meetings, the Advisory Committee helped develop a Request For Proposals (RFP) in the fall of 2008, which unfortunately did not receive responsive proposals. We worked hard to identify the limitations of this RFP and issued another proposal request in October 2009, this time with a primary emphasis on the qualifications of the development team, in addition to actual development concepts. Despite today's economic conditions this Request For Qualifications (RFQ) solicited three very intriguing proposals.

Each proposal responded to the criteria in the RFQ. In addition, the development teams that submitted the proposals were very responsive to the questions and concerns the Advisory Committee had. We thank them all for their hard work. After much deliberation and information gathering the Advisory Committee recommends that City Council enter a development and disposition agreement with Woolley/Nyanneco/Bloc Design as the development team selected for the brownfield property. This team was nearly unanimously selected by the Advisory Committee after each proposal was scored against identical criteria.

We believe that Woolley/Nyanneco/Bloc Design development team is a highly qualified team that will bring development to downtown St. Johns that best reflects the needs and priorities of the Advisory Committee, the St. Johns community as a whole, and the St. Johns /Lombard Plan. We are excited to see development begin so urge the City Council to accept our recommendation and move forward with a development and disposition agreement in the near term.

Thank you,


Richard Arnold


Michael Kobloff


Mary Ann Aschenbrenner


Martin Campos


Michael Selin

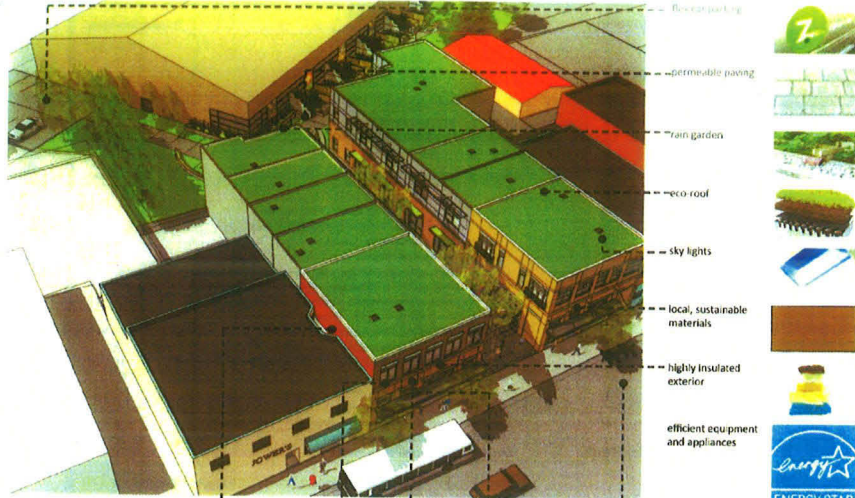

Sharron Ray

Thomas Ebert




James Hayes

Excerpts from the Woolley Nyanneco LLC – Bloc Design for St Johns Alley



Sustainable Building Practices

The sustainable center piece of the project will be the proposed new public green spaces in and surrounding the development. The new green alley and park spaces will function as a beautiful space for the community and also serve to manage stormwater through bioswales and permeable paving. These features are expandable towards the St. John's Racquet Center and will enhance the exterior of the St. John's Racquet Center and engage the building to the park space with newly constructed rain gardens along the South edge of the Racquet Center. This will help mitigate the interior flooding and high stormwater runoff charges that the Racquet Center currently experiences from the large roof area.

Sustainable practices will be incorporated throughout the entire development aimed at achieving LEED Gold to Platinum certification and ensuring the highest level attainable for the health of the environment and community. The project goals include healthy indoor environments, water conservation, green materials, resource conservation, and energy efficiency. These goals will be achieved through strategies such as natural daylighting and ventilation, low flow fixtures, reclaimed local materials, and Energy Star rated appliances. A portion of these efficiencies are achieved through the use of skylights and private open air patios which allow for cross-ventilation, light, and outdoor air throughout the residential units. Eco-roofs will be used for over half the roof area with high reflective membrane on the remaining roof area to aide insulation values and mitigate heat island effect. These strategies benefit the project and are also in line with the City of Portland's goals of 100% on-site stormwater infiltration.

Energy can be produced on-site through both photovoltaic panels and solar hot water heating. Our contractor has committed to 85% jobsite waste recycling. These strategies should bring the development close to net zero carbon emissions. An initial LEED scorecard has been included to show additional points and categories pursued for the proposed development.

aim for LEED Platinum with LEED AP's on team



Green Seal paint and coatings



efficient, operable windows



natural cross and stack ventilation



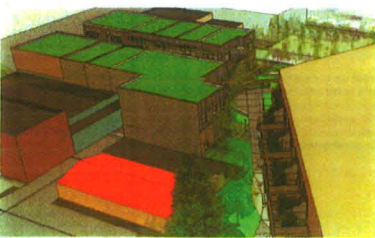
solar photovoltaic



bicycle parking



PROGRAM AND DESIGN
SUSTAINABLE BUILDING PRACTICES





PROJECT SUMMARY

GROUND LEVEL RETAIL = 2 UNITS
 RETAIL 1: 1220 SF NET
 RETAIL 2: 1145 SF NET
 TOTAL RETAIL 2,365 SF NET

GROUND LEVEL LIVE/WORK = 2 UNITS
 834 SF NET EACH
 TOTAL LIVE/WORK 1,668 SF NET

GROUND LEVEL FLEX RETAIL = 6 UNITS
 TOTAL FLEX RETAIL 3,745 SF NET

GROUND LEVEL AFFORDABLE HOUSING = 2 UNITS
 UPPER LEVEL AFFORDABLE HOUSING = 3 UNITS
 TOTAL AFFORDABLE HOUSING 3,205 SF NET

UPPER LEVEL LOFTS = 9 UNITS
 TOTAL LOFTS 5,303 SF NET

TOTAL NET RESIDENTIAL: 9,217 SF
 TOTAL NET RETAIL: 8,002 SF
 TOTAL NET: 17,219 SF

TOTAL GROSS RESIDENTIAL: 10,955 SF
 TOTAL GROSS RETAIL: 8,541 SF
 TOTAL GROSS SF: 19,496 SF



PROPOSED DEVELOPMENT ALONG LOMBARD



PROPOSED DEVELOPMENT ADJACENT TO REC CENTER



VIEW THROUGH PROPOSED DEVELOPMENT TO EXISTING MATTHEW FRANK COMPLEX

Agenda No.
REPORT NO.
 Title

Accept report on the selection of a proposed developer for 8735 N. Lombard Street, Portland. (Report)

INTRODUCED BY Commissioner Saltzman MAYOR ADAMS	CLERK USE: DATE FILED <u>JUN 11 2010</u>
COMMISSIONER APPROVAL	LaVonne Griffin-Valade Auditor of the City of Portland
Mayor—Finance and Administration - Adams <i>[Signature]</i>	
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman <i>[Signature]</i>	By: <i>[Signature]</i> Deputy
Position 4/Safety – Leonard <i>[Signature]</i>	ACTION TAKEN:
BUREAU APPROVAL	JUN 16 2010 'ACCEPTED
Bureau: Bureau of Environmental Service Bureau Head: Dean Marriott <i>[Signature]</i>	
Prepared by: Marveita Redding Date Prepared: June 9, 2010	
Financial Impact Statement Completed <input type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input checked="" type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Council Meeting Date June 16, 2010	
City Attorney Approval	

AGENDA
TIME CERTAIN <input checked="" type="checkbox"/> Start time: 10:00 AM 9:30
Total amount of time needed: 20 minutes (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz ✓	
2. Fish	2. Fish ✓	
3. Saltzman	3. Saltzman _____	
4. Leonard	4. Leonard ✓	
Adams	Adams ✓	