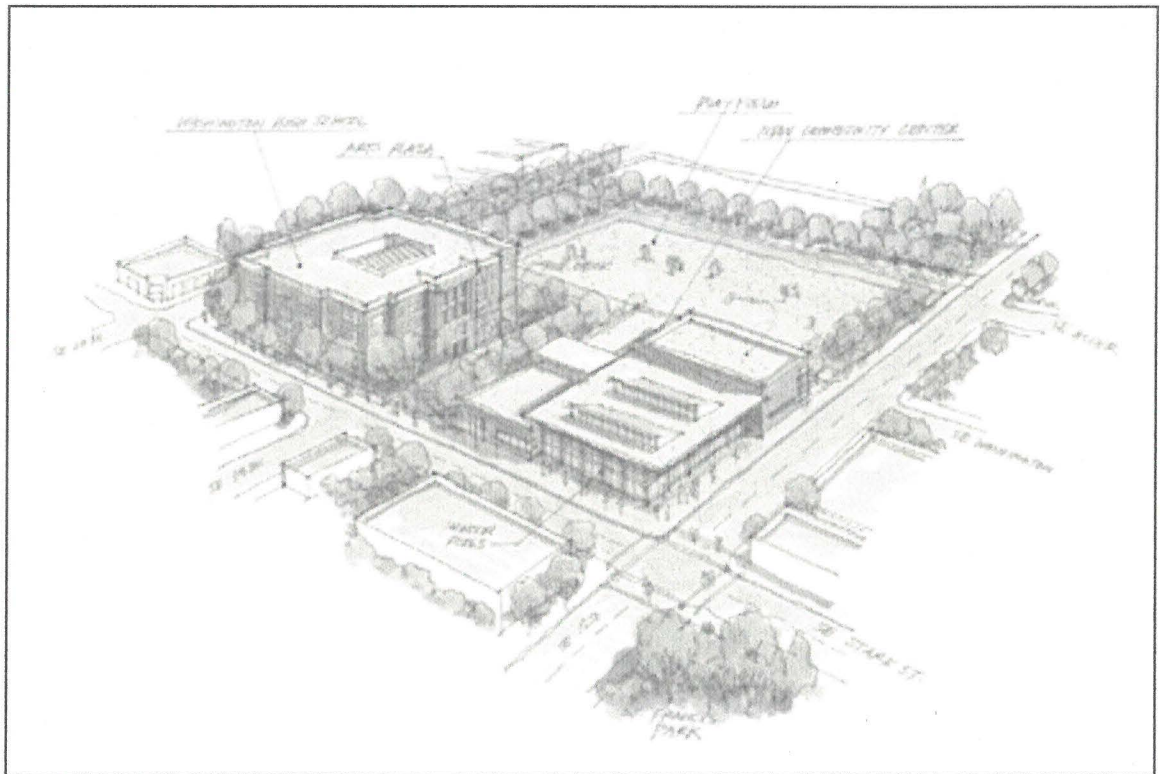




PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland



Washington High School Community Center

Preliminary Design Process Summary

January 2011

Executive Summary

In 2000, Portland Parks & Recreation developed a vision for the park system in 2020. This vision included the development of a full-service community center with aquatic facilities to meet the needs of an increasingly dense urban environment. A key challenge to the development of this facility was the acquisition of land that was affordable and met the needs for a community center.

During 2002 and 2003, Portland Public Schools (PPS) identified a number of properties considered "surplus" based on the recommendation of Innovation Partnerships and the Real Estate Trust. The inner southeast community was very concerned about the potential of the Washington High School site passing out of public ownership, and the process PPS used to identify properties as "surplus." After very successful organizing, the community convinced the City of Portland to acquire 4.5 acres of the 7-acre site. This acquisition cost the City \$2,000,000 and was paid for with both General Fund and Tax Increment Financing. The Central Eastside Urban Renewal District extended the boundaries of the URA to include this site and make it an eligible expenditure for the URAC. In 2003, an Advisory Committee was formed by Portland Public Schools to create a preliminary design for use of the portion of the site owned by the City of Portland. This design identified key community priorities that were carried forward into the second committee process.

In 2009, Portland Parks & Recreation (PP&R) received funds as a result of the support of Senators Ron Wyden and Gordon Smith. This money was received as a Housing and Urban Development Grant for \$656,500. In April 2009, a second Advisory Committee was appointed by Parks Commissioner Nick Fish to develop the scope and program for the facility. Initially, the committee's task was to build upon the recommendations of the 2003 Advisory Committee's work. Shortly after the committee began meeting, PP&R was approached by Portland Public Schools and invited to consider the existing high school as part of the design process. There was some reluctance to include the facility because the property was not owned by PP&R. After discussion, PP&R and the Advisory Committee determined that it would be incomplete to design the site without consideration of the old building.

Based on community priorities and committee criteria, SERA architects created three design options for the committee to consider. All options included underground parking below the playfield.

- Option A was a stand-alone facility located at the NW corner of the site at SE 12th & Stark. The entire facility and fields would be developed on space currently owned by PP&R.
- Option B was a connected facility with portions of the community center in a new development and portions located within the high school building.

OVER

Executive Summary

- Option C was a center located entirely within the high school. The exterior of the building would be preserved, but the interior would be demolished. PP&R would have to purchase the building from PPS.

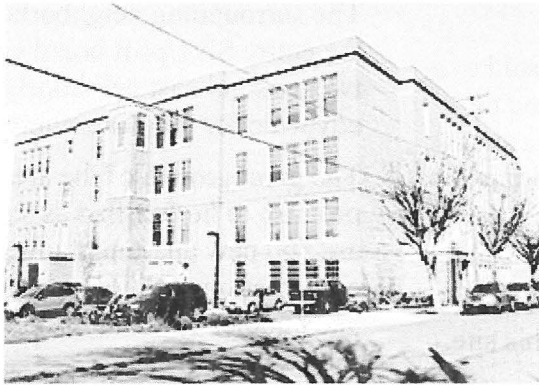
After much discussion, no Advisory Committee members voted for Option B (September 1, 2009 meeting). Concerns about Option B included:

1. PP&R would have to acquire the property from PPS. That cost was unknown.
2. PP&R did not need the entire amount of space in the old building and would need to identify long-term tenants – a risky and uncertain venture, or
3. PP&R would have to identify a developer willing to put up capital and partner with us.
4. This design had the greatest square footage which could increase neighborhood impact.

Each of these carried a large amount of uncertainty and risk for PP&R and it did not seem reasonable to pursue the option further.

After a community open house on October 15, 2009, it became apparent that Option C was unacceptable because there was significant community interest in preserving the entire high school building and not just the external facade. A prospective developer came forward expressing interest in redeveloping the property and inviting PP&R to lease the ground floor for community center functions. This appeared to be an excellent resolution to some of the project challenges. The Advisory Committee dubbed this Option D and, at the last meeting on November 2, 2009, agreed unanimously to support recommending Option D to Director Zantner and Commissioner Fish. If the private venture fails to transpire, the committee recommended that PP&R move forward with developing Option A.

Remember Washington-Monroe Community Center?



Washington-Monroe High School building from the south side

By Don MacGillivray

March 1, 2016

Without action in the near future Inner SE will lose an opportunity to add a significant piece of open space to the business center along SE Morrison St.

Centrally located in the vibrant Buckman neighborhood just to the south of the landmark Washington-Monroe High School is a 1.3 acre block bounded by SE Morrison, SE Alder, SE 13th (vacated) and SE 14th.

Buckman and the Central Eastside Industrial District are already known for its housing density, lack of parks, and the growth that is expected to continue in the coming years.

Half of the site is now grass and it adjoins another half block to the west. There is a parking lot on the north one third, and an old school shop building remains on the western side of the property.

Morrison-Belmont Streets and Stark Street are blessed with frequent bus service that is likely to be improved over time.

This piece of property could become a pocket park or a civic plaza that would be used by the neighborhood in a manner similar to Pioneer Courthouse Square.

Just in the last few weeks the area lost a similar one acre park at SE 12th and Stark St. previously owned by the St. Francis parish.

This is a great loss to the area and adds to the need for parks to adequately serve a young and growing population.

Portland Landmarks Commission recently voted unanimously to place the Washington High School Building on the National Register of Historic Places. The high school closed in 1981 and boasts many notable alumni (among them Portland's original gourmet chef, James Beard, and the double Nobel Prize scholar Linus Pauling).

Since its purchase in 2013, the 113,500 square foot building has been extensively renovated. Revolution Hall is a beautiful, state-of-the concert venue housed within the building and

OVER

the anchor office tenant is New Seasons Market Support Center.

Martha's Café and bar provides morning coffee, a quick lunch, a happy hour in the afternoon, and the building's 2,500 sq. ft. roof terrace has great views of central Portland in the evening.

Copious Creative Inc. is leasing 10,500 square feet and smaller tenants are able to lease former classrooms.

If the 1.3 acre site along Morrison St. is sold to a private developer, it will become the home to another six to eight story market-rate apartment building covering the full site, thereby hiding the view of the High School building from SE Morrison.

Within the next four months a critical decision will be made regarding the funding for this site.

\$985,000 is set aside until May of this year for the Washington High Community Center (WHCC) project under the control of the Portland Development Commissions (PDC).

If no action is taken, these funds will go for other purposes. This money could help pay for the 1.3 acre property and if not, it should become seed money for the Community Center.

The other deadline concerning the purchase of this property occurs at the end of June 2017. At that time the property may be sold to the highest bidder making it much less likely that the Parks Bureau will acquire it.

The promise by the City to build a Community Center at Washington Monroe is more than twenty years in the making.

It was first mentioned in the Parks Futures Plan of the mid 1980s. In 2004, two advisory groups were formed to review the Washington-Monroe site for its suitability as a Community and Aquatics Center.

That was found to be an excellent choice and the

purchase of 4.5 acres soon followed. In 2010 another study group was formed to work with SERA architects to create building development plans. The comprehensive reports of this work are available on-line.

All along the way the City expressed great interest in the project and it is expected to be the next major Community Center to be built here.

The surrounding neighborhood associations and the entire SE Uplift board composed of the twenty southeast neighborhoods continue to advocate for the Community Center.

The great growth of the area further begs for this promise to be fulfilled as soon as possible. There are 500 new apartment units built or under construction within a quarter mile from the site and another 1,000 units about three quarters of a mile away or less.

This Community Center will be a necessary addition to the holistic vibrancy of Inner SE and the mixed-use nature of the area.

This request has been renewed by SE Uplift along with the desire that the 1.3 acres adjoining the existing property be purchased as a park, civic plaza, or other open space alternative.

SE Uplift and the neighborhoods are willing to work to fulfill this vision by seeking partners and others interested in making it happen.

There is the possibility of major grants and other funding. However the Washington-Monroe Community and Aquatics Center cannot be built without the participation of the City sponsorship and operation.

Surely Portland can achieve what our neighbors up in Vancouver, Washington accomplished when they built their Firstenburg Community Center in 2006 with the help of \$3 million in seed money provided by Edward and Mary Firstenburg.

Moore-Love, Karla

From: Don M. <mcat@teleport.com>
Sent: Monday, March 14, 2016 11:58 AM
To: Moore-Love, Karla
Subject: RE: There are currently 3 spots available on March 23rd but today is the deadline to request them and Commissioner Novick will be absent on the 23rd.

Karla,

Thank you very much for confirming my reservation to speak at the April 6th City Council meeting before the regular agenda begins.

Let me know if you need more from me or if there is any change in this situation.

My contact info is:

Don MacGillivray
2339 SE Yamhill St., PDX, 97214
503-234-6354
speaking about Washington High School Community Center, etc.
date: Wed., April 6th

Best wishes,

Don

-----Original Message-----

From: "Moore-Love, Karla"
Sent: Mar 14, 2016 11:18 AM
To: Schwab Mary Ann , MacGillivray Don , Cole Jeff , "McCullough, Robert" , "Molinaro, Michael"
Subject: RE: There are currently 3 spots available on March 23rd but today is the deadline to request them and Commissioner Novick will be absent on the 23rd.

Hello All,

According to Mary Ann's email below, and individual email requests, here's what I have confirmed and pending for three minute Communications to the Portland City Council:

APRIL 6:	Don MacGillivray	topic/Washington-Monroe High School
property	(confirmed)	
	Robert McCullough	topic/Washington High School Community
Center	(confirmed)	
	Jeff Cole	topic/Washington High School Community
Center	(confirmed)	
MARCH 23:	Robert McCullough	topic/Washington High School Community
Center	(Not confirmed – only requested Apr 6)	
	Michael Molino	topic/Washington Monroe Community Center Master
Plan (Not confirmed – no request)		
	Mary Ann Schwab	topic/ Washington High School Community
Center	(confirmed)	

Sorry, there are only 3 spots available on March 23rd. The unconfirmed requests for March 23rd will have to be confirmed **today**.

Thank you,
Karla

Karla Moore-Love | Council Clerk
Office of the City Auditor | City Hall Rm 130
503.823.4086

From: Schwab Mary Ann [<mailto:e33maschwab@gmail.com>]
Sent: Monday, March 14, 2016 9:33 AM
To: Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>
Cc: MacGillvray Don <mcat@teleport.com>; Cole Jeff <tjeffcole@gmail.com>; McCullough, Robert <Robert@mresearch.com>
Subject: Re: There are currently 4 spots available on March 23rd but today is the deadline to request them and Commissioner Novick will be absent on the 23rd.

Just off the telephone with Robert McCullough, April 6th
Don MacGillvary
either MAS or Jeff Cole

On Mar 14, 2016, at 9:20 AM, Schwab Mary Ann wrote:

Hi Karla, WA-MO 1.31 acre and Buckman Pool supporters:

As of this very minute, April 6th --

1. Don MacGillvary
2. Robert McCullough
3. Jeff Cole or MAS

Pending key stakeholder's confirmations to fill 4 spots on March 23rd,

1. Robert McCullough
2. Michael Molino addressing the WA-MO Community Center's Master Plan, CM3 vs open field
3. MAS addressing the IGA
4. Buckman Pool supporting the Master Plan

I'm leaving now to assist League of Women Voter's suggesting individuals register to vote.

...many of whom may have moved due to no cap on rents and no cause evictions... : <((

I'll be contacting those copied above.

Stay tuned,
mas


Request of Don MacGillivray to address Council regarding Washington High
School Community Center (Communication)

APR 06 2016

PLACED ON FILE

Filed MAR 29 2016

MARY HULL CABALLERO
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		