

September 27, 2023

Keller Auditorium Renovation Design Concept

Presentation to City Council



OMF OFFICE OF
MANAGEMENT
AND FINANCE



Agenda

Introduction

City of Portland & Metro Staff

How We Arrived Here – and What Lies Ahead

Report Presentation – Halprin Landscape Conservancy, Hennebery Eddy Architects, Associates



How We Arrived Here

- First opened in 1917 and Hosts Broadway, Opera, Ballet, Concerts, Civic Events & more
- Keller included on City's Unreinforced Masonry Building List, mandates for retrofit contemplated (2014-2019)
- **2020 City Seismic Analysis Summary Report, Released 2021:**
 - Structural deficiencies in Keller Auditorium identified
 - Potential options outlined for future:
 - 1(b) Building Renovation with Seismic Upgrades
 - (2) Major Renovation including New Additions
 - (3) New Facility on Existing Site or Alternative Site
- **2017 Private Design Competition Led by Halprin Landscape Conservancy and Associates**
 - Stufish/Michael Curry won private design competition for major exterior-focused renovation
- **2022 City Joins Metro in Committing \$200,000 each to HLC to refine option 2(b) of major renovation**



Two Parallel Paths

1

Grant to Halprin Landscape Conservancy for today's report detailing conceptual renovation of Keller Auditorium

2

Request for Expression of Interest for potential new sites for performing arts facility process also currently underway

Keller Auditorium – The Portland’s Workhorse

- Keller is very important in the Portland’s portfolio
- Hosts nearly 400,000 guests annually
- Only place in town that can host certain types of large-scale performances
- Impacts local companies, jobs, economy
- Generates half the revenue for Portland’s every year
- Greatest concern about renovation is long closure period

THE SUNDAY OREGONIAN, PORTLAND, SEPTEMBER

LA SCALA OPERA COMPANY TO PRESENT THREE OF PUCCINI'S

Season at Auditorium Will Open With "La Tosca," Followed by "Madame Butterfly" and "La Boheme."



Bianca Saroya,
Lyric Soprano

THE La Scala Grand Opera Company will present three of Puccini's works, known as the high royalty operas, during the coming opera season which opens at the Municipal Auditorium on Monday night, October 15, with "La Tosca." The other two offerings included in the La Scala repertoire in this city are "Madame Butterfly" and "La Boheme."

"Madame Butterfly" is founded on the story of the same name by John Luther Long and the drama by David Belasco. The music is thorough in keeping with the movements of this sad tragedy. It abounds in melodious recitative and has many movements of deep pathos as well as of fascinating grace and brilliancy. Its most prominent numbers are the fascinating Oriental Messers, Butterfly and Berry have arranged for a particularly splendid



Giuseppe Gaudenti,
Tenor

is required to embellish its dialogue. The entire opera is rich in numbers

SATURDAY, MAY 4, 1968 50 PAGES PRICE TEN CENTS

New Civic Auditorium Opens On Gala Note



FIRST TO be seated for first concert in the new Portland Civic Auditorium Friday were Carey J. McCracken, 98, and Mrs. Mrs. McCracken, 94, a music teacher.

They have been going to Oregon Symphony "since it started." They were accompanied by their niece, Mrs. George Beggs. Violinist Toshiya Eto was guest artist.



Next Steps

- No decisions are being made today
- Please accept Halprin Landscape Conservancy's Report on one renovation design concept for Keller
- More exploration is needed on the alternative site options before deciding upon the City's direction
- Expect a return to City Council and public engagement spring 2024

A Keller Renaissance

KELLER AUDITORIUM FEASIBILITY STUDY

27 September 2023



PLACE

The Shalleck Collaborative Inc.



INTRODUCTION



INTRODUCTION



INTRODUCTION



PURPOSE



CONTEXT

KELLER AUDITORIUM

SEISMIC ANALYSIS SUMMARY

March 2020



FIGURE 1, KELLER AUDITORIUM: RENOVATION AND REPLACEMENT OPTIONS COMPARISON.

	Option 1B*	Option 2	Option 3	Option 3
	Renovation of existing building to address seismic deficiencies only	Renovation of existing building to address seismic deficiencies and improve operations, accessibility, and theater experience	Replacement of existing building with state-of-the art facility on current site	Replacement of existing building with state-of-the art facility on alternative site
Estimated cost (construction only, assumes construction begins in 2024)	\$119 million	\$215 million	Not estimated	\$245 million <i>does not include demolition</i>
Estimated cost per square foot	\$896	\$1,318	Not estimated	\$1,137
Number of seats	3,000	2,500	2,800-2,900	2,800-2,900
Improves seismic safety and resiliency	② Better	② Better	① Best	① Best
Meets modern safety and accessibility requirements	✗	☑	☑	☑
Improves functionality for guests and performers	✗	☑	☑	☑
Improves aesthetics and amenities	✗	☑	☑	☑
Allows for Broadway and local performances during construction	✗	✗	✗	☑
Allows facility to serve the community for 50+ years	✗	☑	☑	☑

KEY

① ② ☑ ✗

Rating for relative Seismic Safety after renovation; 1, 2, or 3 (1 being best) Identifies options that DO meet the criteria of the category Identifies options that DO NOT meet the criteria of the category

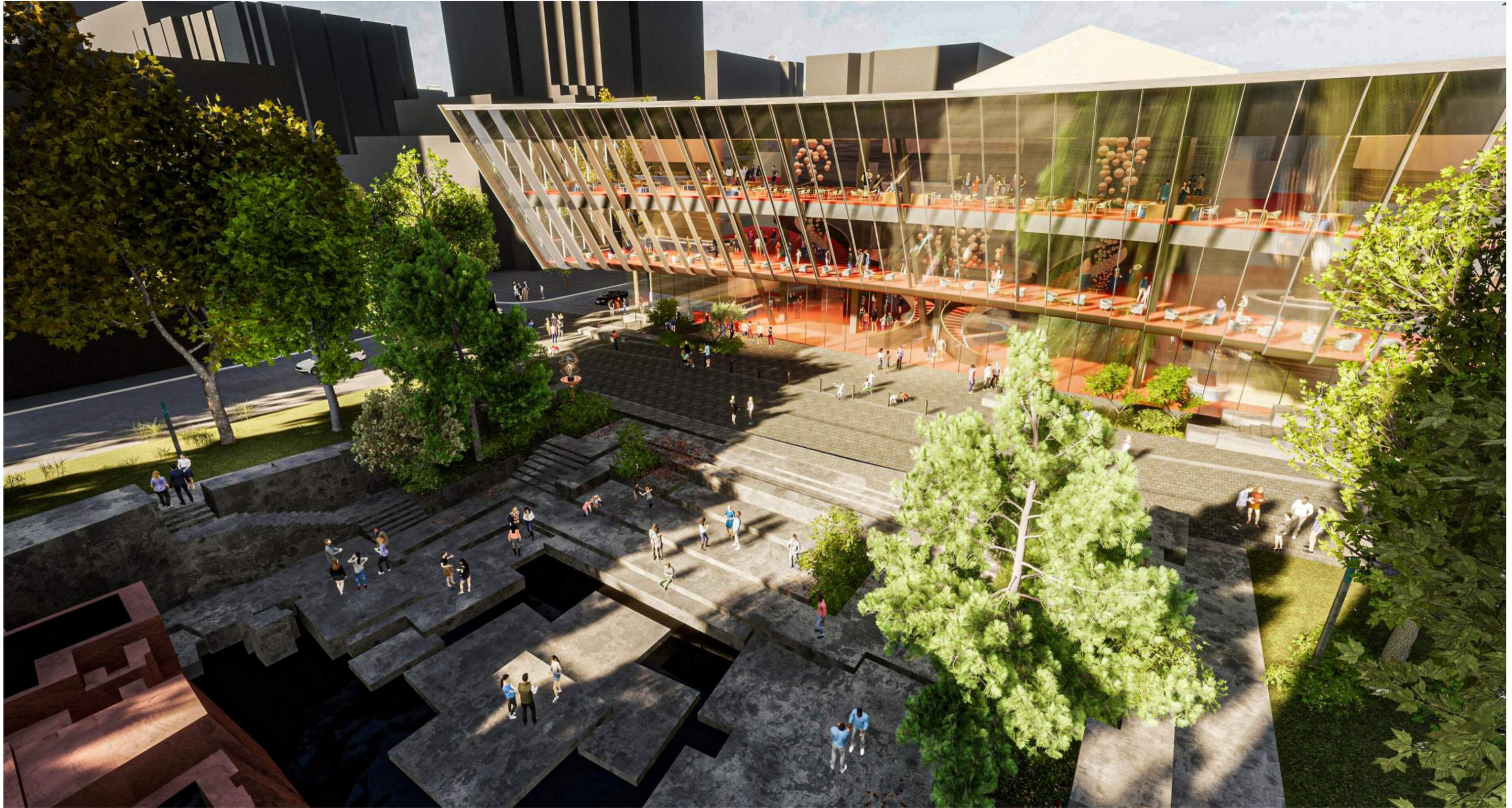
* Option 1A is not included in this evaluation because it was a preliminary engineering exercise only and did not result in a project that was operationally or financially feasible.

Keller Auditorium - Seismic Analysis Summary 15

CONTEXT



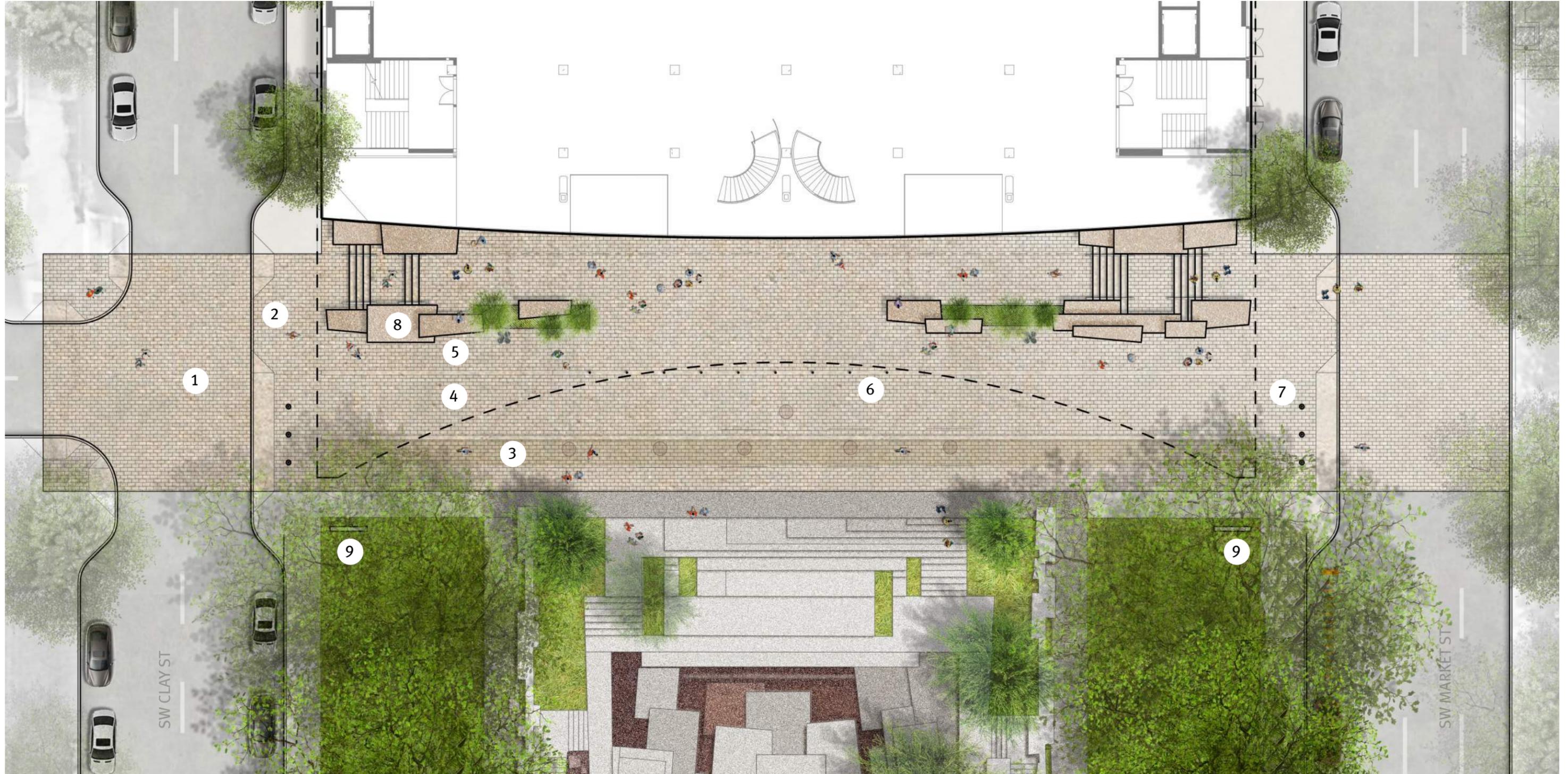
IMPLEMENT



EMBRACE



CONNECT



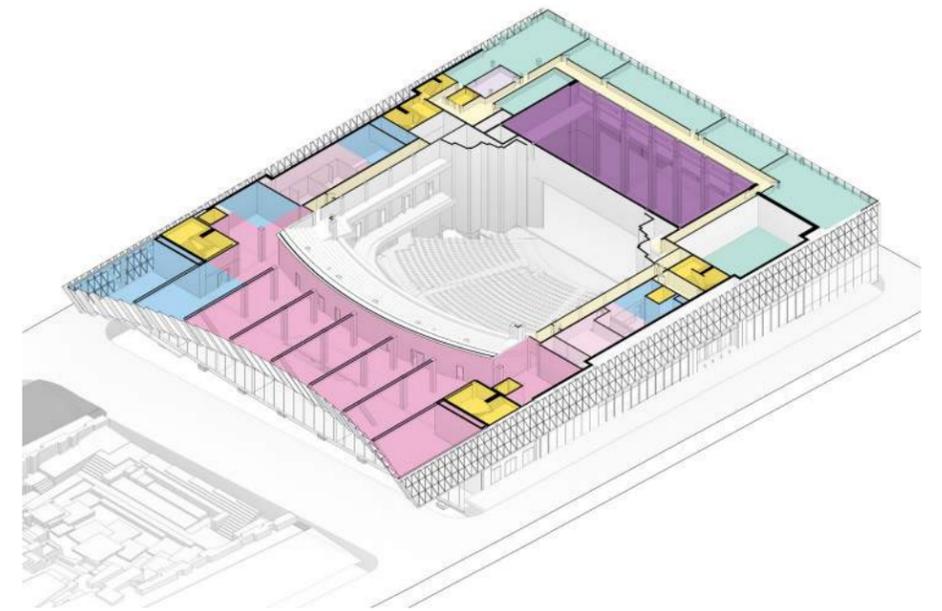
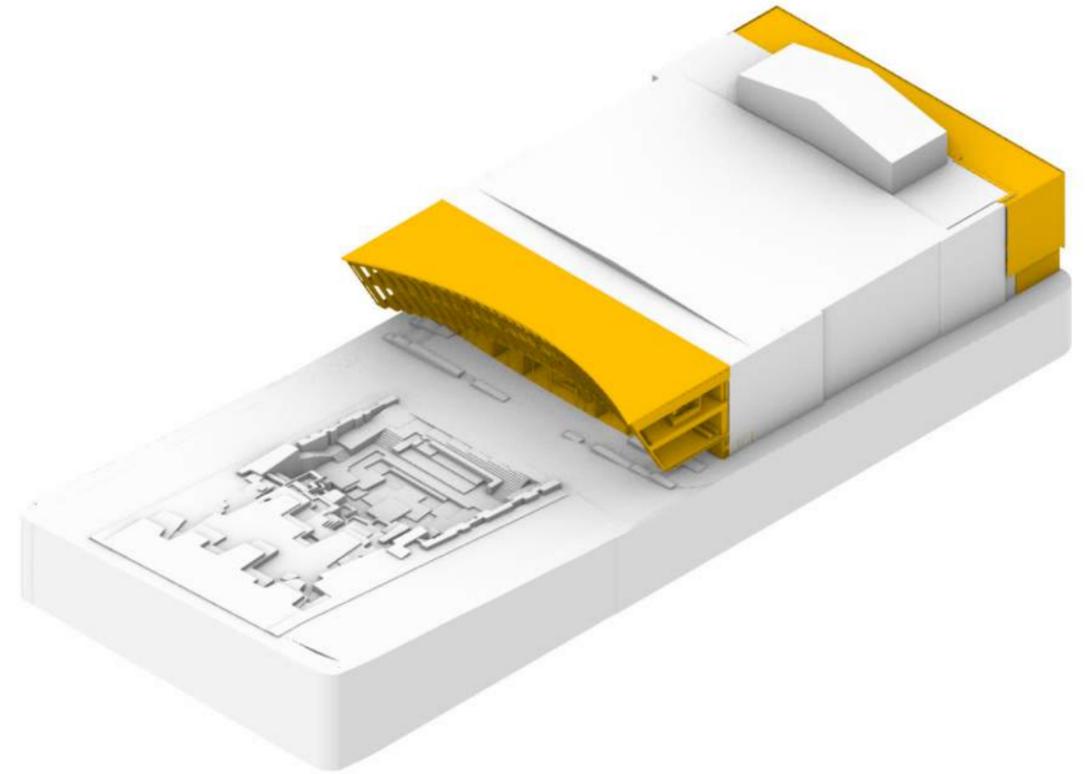
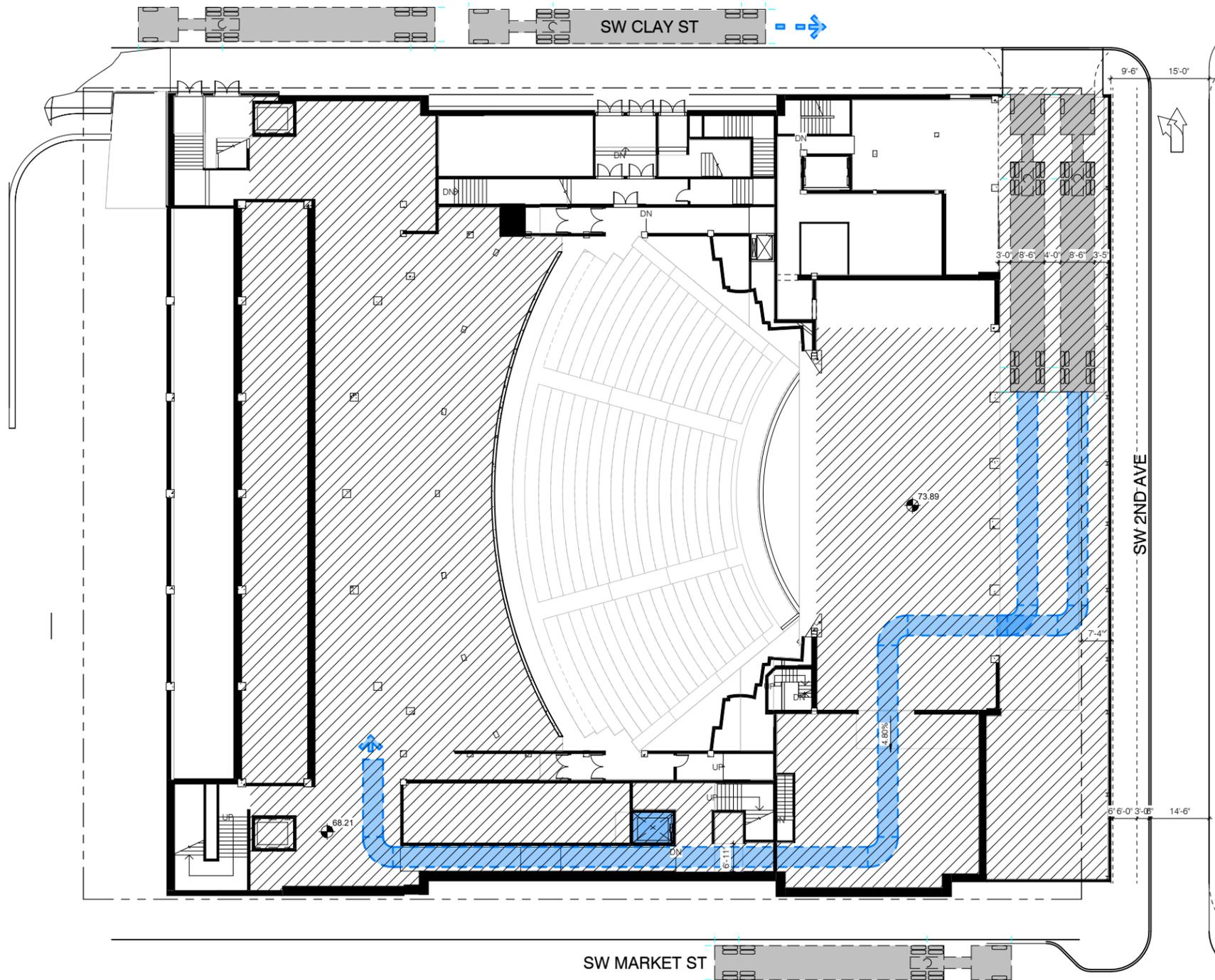
- 1. UNIT PAVING
- 2. CURB EXTENSION
- 3. BIKE LANE

- 4. POTENTIAL VEHICLE LANE
- 5. SIDEWALK
- 6. REMOVABLE BOLLARDS

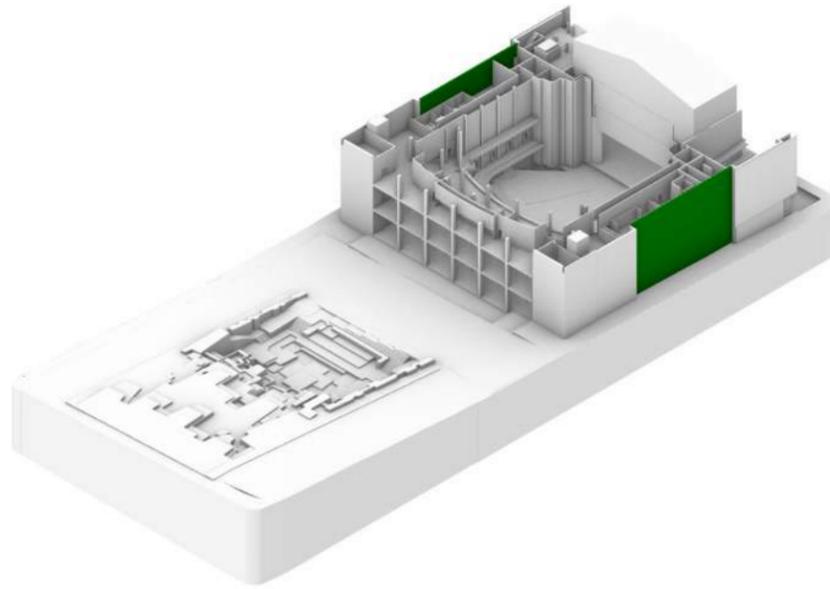
- 7. HYDRAULIC BOLLARDS
- 8. CONCRETE SEATS
- 9. INTERACTIVE SIGNAGE



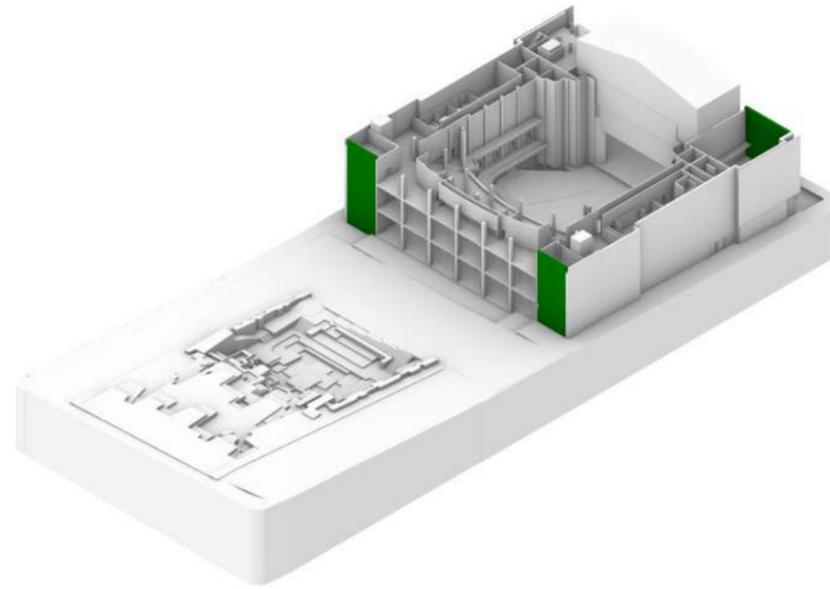
EXPAND



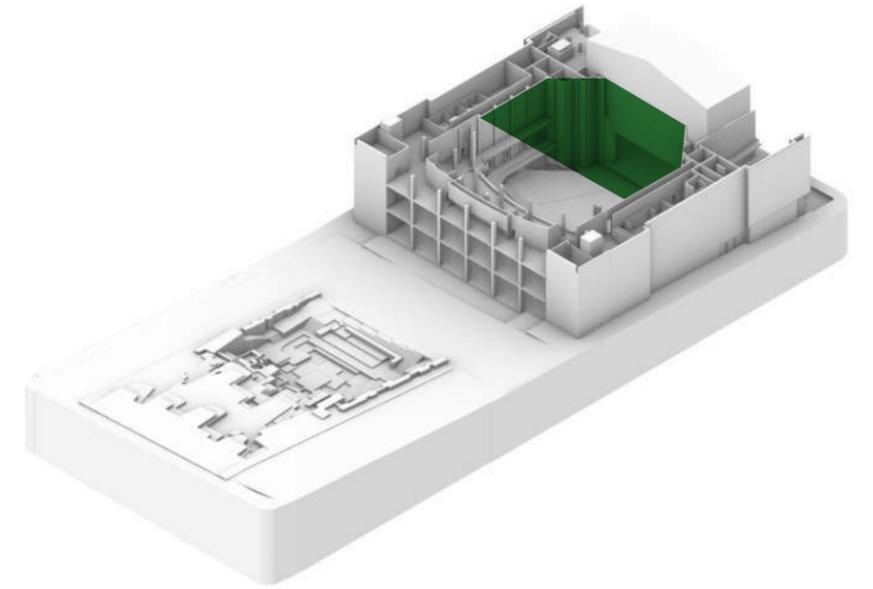
RETROFIT



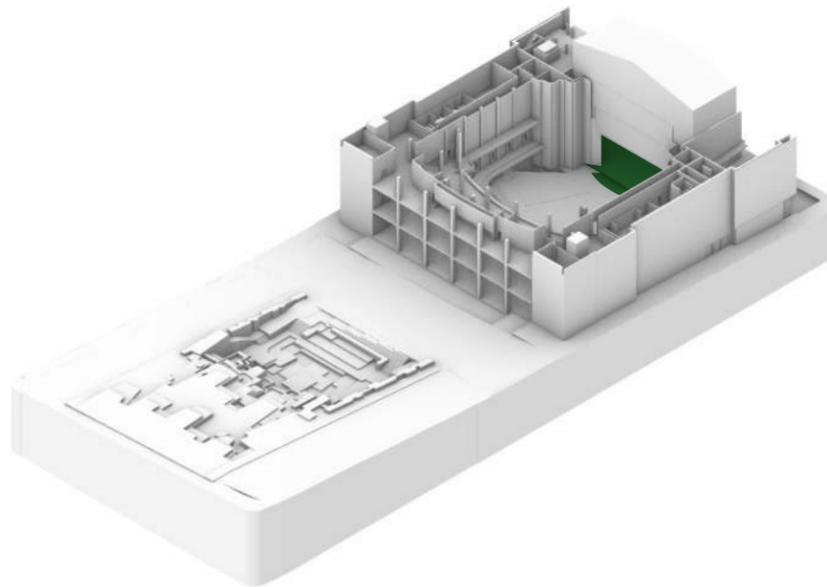
N & S Facades



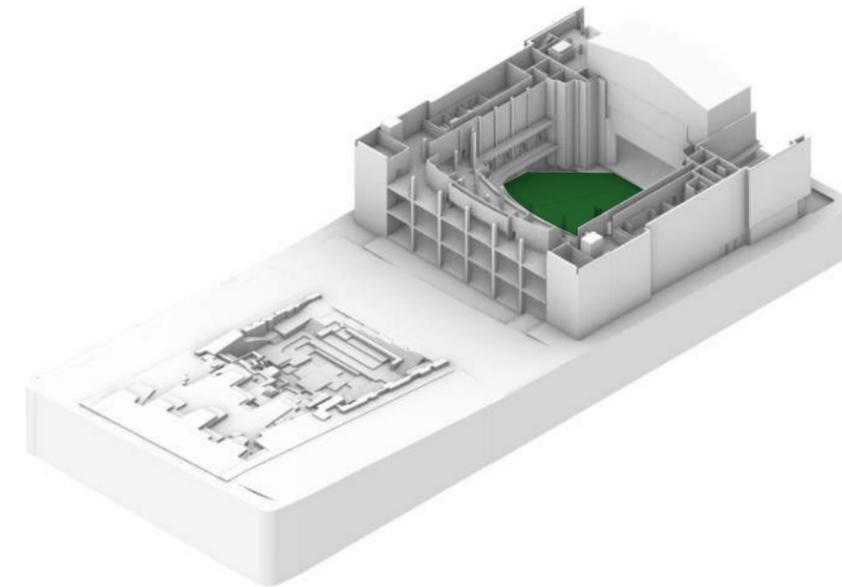
Strengthen walls & diaphragm



Roof and ceiling structure

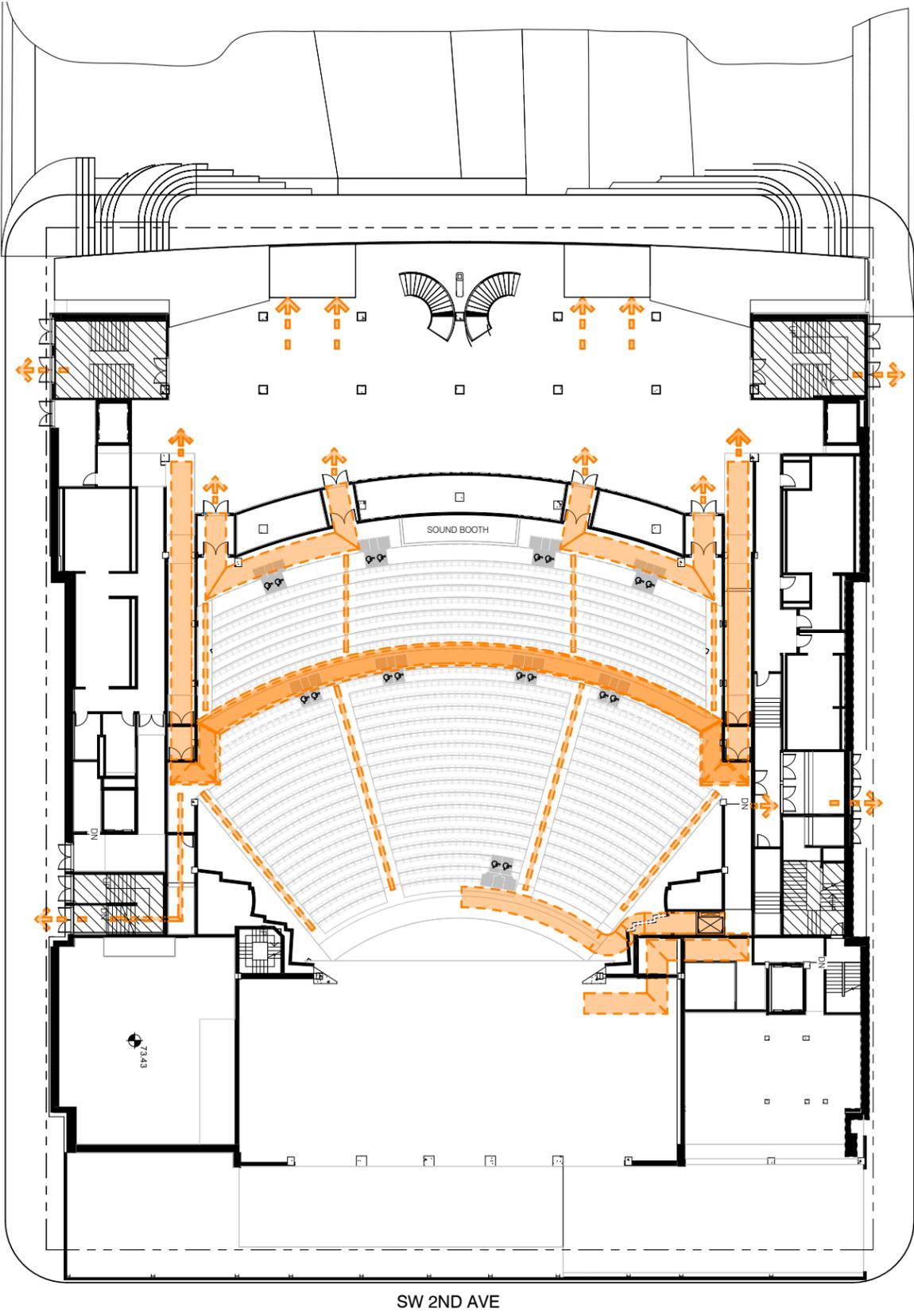


Orchestra pit & stage

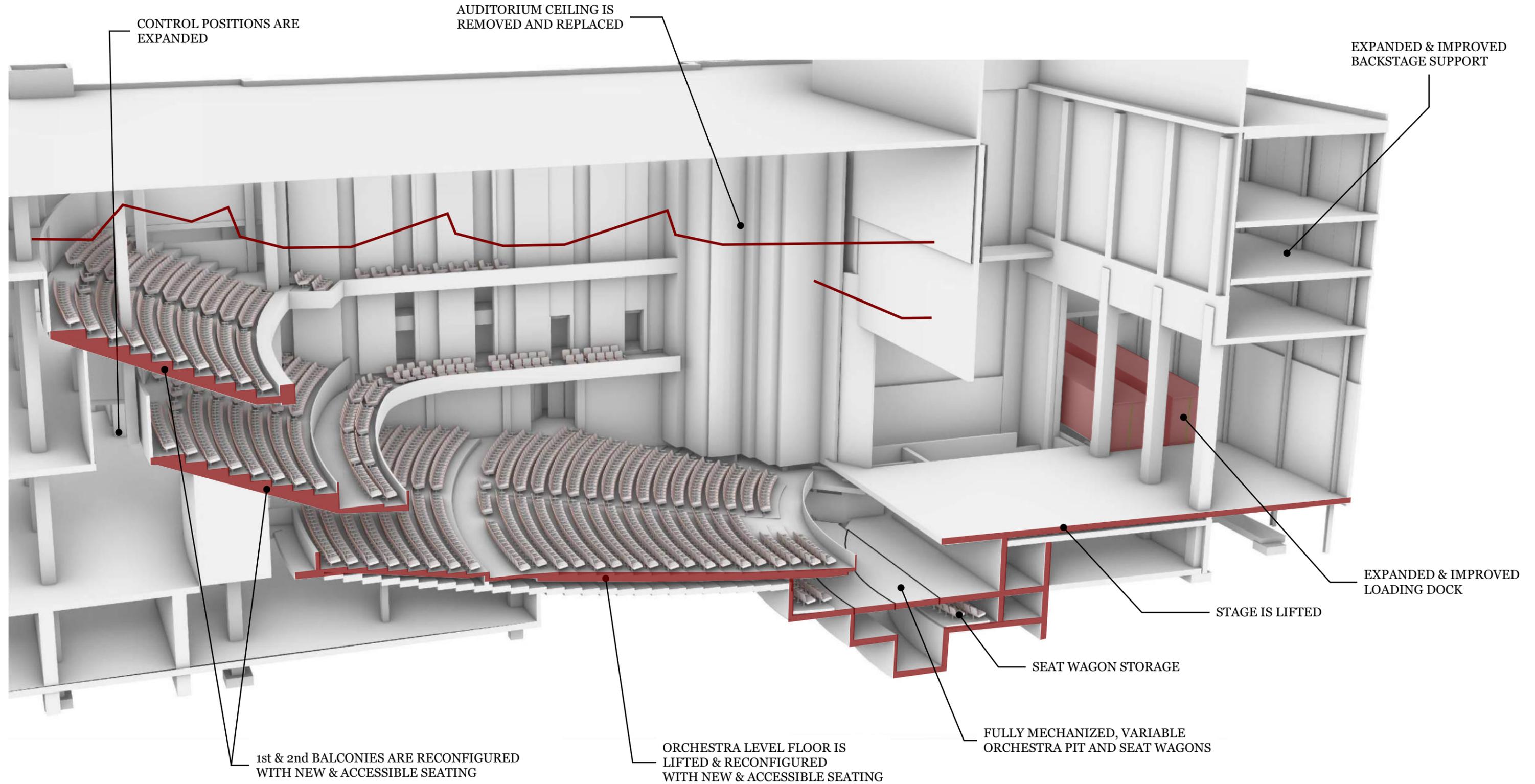


Over-frame orchestra seating

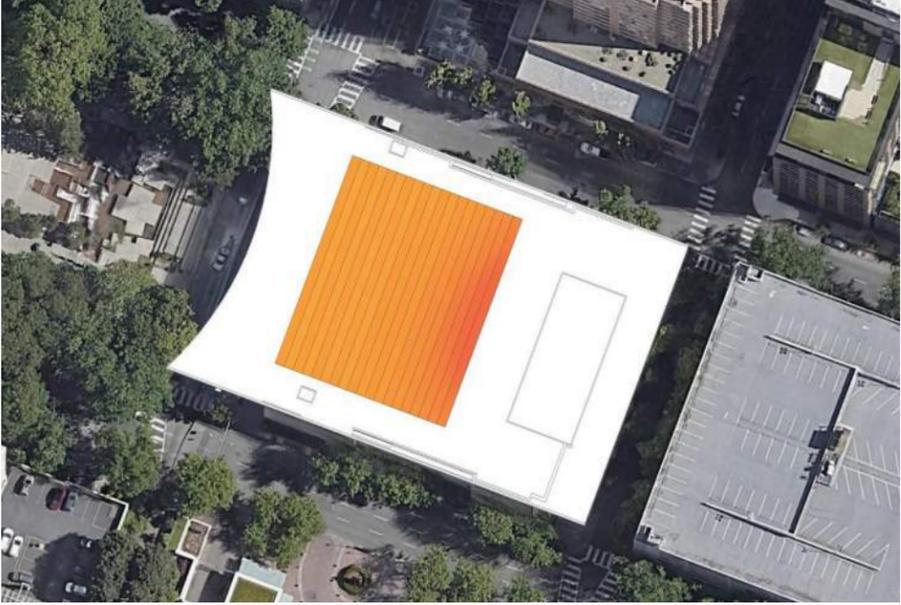
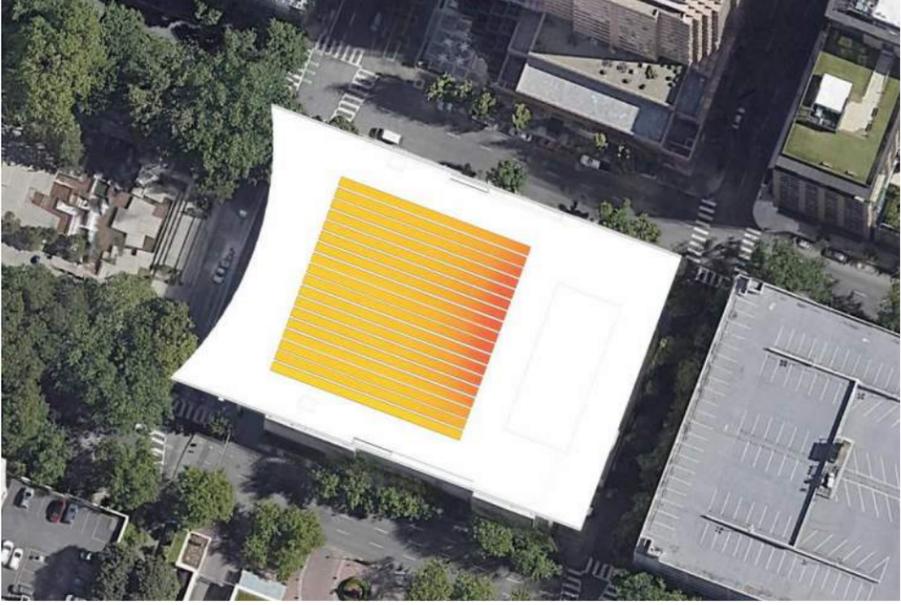
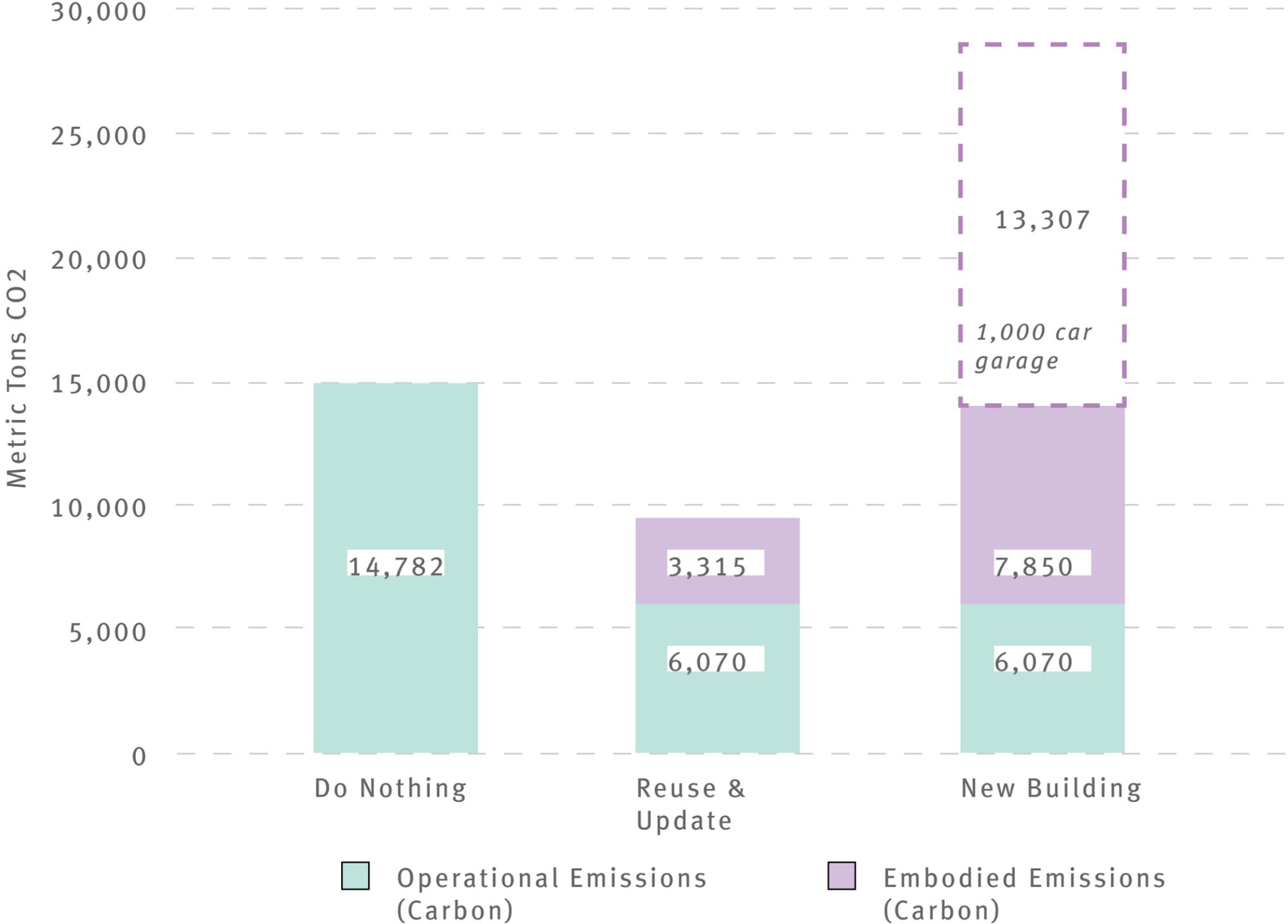
INCLUSIVE



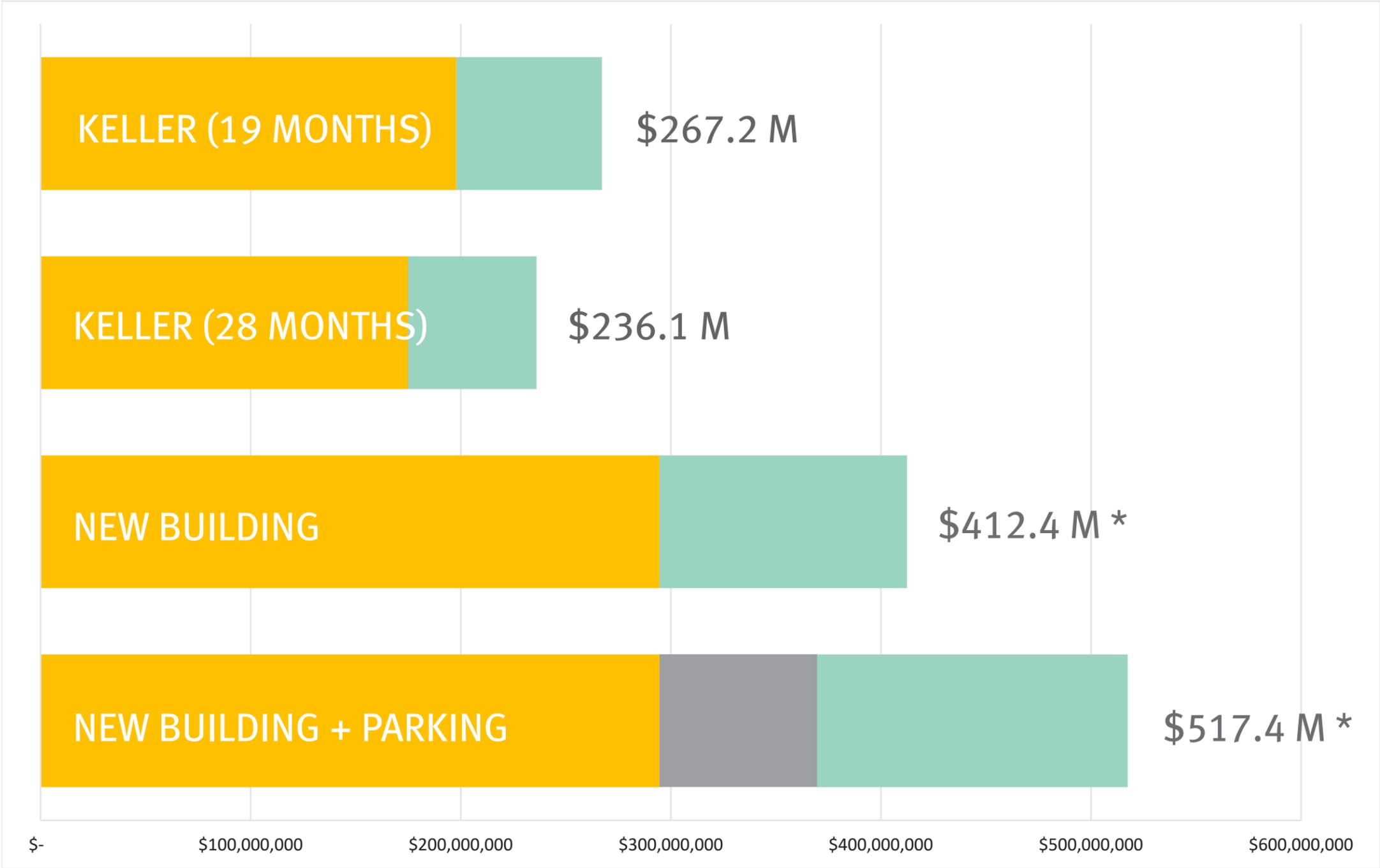
RERAFT



PRESERVE & RENEW



PROJECT COST



** New Building costs may vary and will be dependent on the selected site. Amounts shown here use cost estimates published in the 2018 study and escalate them to an anticipated 2029 construction start date.*



CULTURAL CENTER



NEXT STEPS

Strategic Plan to Advance Racial Equity GOALS that are most relevant to policy update:

- Goal A** Metro convenes and supports regional partners to advance racial equity
- Goal B** Metro meaningfully engages communities of color
- Goal D** Metro creates safe and welcoming services, programs and destinations
- Goal E** Metro's resource allocation advances racial equity

Metro Sustainable Buildings and Sites Policy

EQUITY GOAL #1

We will end racial disparities within city government, so there is fairness in hiring and promotions, greater opportunities in contracting, and equitable services to all residents.

EQUITY GOAL #2

We will strengthen outreach, public engagement, and access to City services for communities of color and immigrant and refugee communities, and support or change existing services using racial equity best practices.

EQUITY GOAL #3

We will collaborate with communities and institutions to eliminate racial inequity in all areas of government, including education, criminal justice, environmental justice, health, housing, transportation, and economic success.

City of Portland Racial Equity Goals & Strategies

NEXT STEPS



DIANA STUART | DOWNTOWN NEIGHBORHOOD ASSOCIATION



BRIAN FERRISO | PORTLAND ART MUSEUM



SHANE JEWELL | OREGON BALLET THEATRE



SUMMARY

