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# 191606

Ordinance

## Authorize grant agreements with KREF Lloyd Center Owner LLC and Portland State University for conceptual design and feasibility analysis for a new performing arts facility site not to exceed \$100,000

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. The March 2020, Keller Seismic Analysis Summary Report outlined the structural deficiencies of the Keller Auditorium and potential options to renovate or replace the building.
2. The key options for the facility's future include different scales of work: option 1b: limited building renovation that addresses seismic upgrades; option 2: a major renovation including new additions; and option 3: a new facility on the existing site or on an alternative site.
3. In 2017, a private design competition was held to conceptualize what might be possible for a grand scale Keller renovation on site.
4. An association of neighborhood property owners and design professionals, the Halprin Landscape Conservancy, became interested in continuing this work with refining their efforts ("option 2B") to see if they would be feasible.
5. In a joint letter dated September 14, 2022 between the City of Portland and Metro, the City and Metro each committed \$200,000 in funding toward the Halprin Landscape Conservancy while requiring an additional private match of \$200,000 to further develop option (2b) to determine its feasibility.
6. On September 27, 2023, Halprin Landscape Conservancy presented their concept for a renovated Keller Auditorium to Portland City Council.
7. While the Keller renovation study was underway, on July 12, 2023 the City released a Request for Expression of Interest (RFEI) to explore potential new performing arts facility sites in Portland.
8. On August 11, 2023, the City received 8 proposals in response to the RFEI and narrowed them down to 5 on September 25, 2023 for further discussion.

Introduced by

[Mayor Ted Wheeler](#)

Bureau

[Management and Finance](#)

Contact

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Requested Agenda Type

Consent

Date and Time Information

Requested Council Date




January 31, 2024

9. Further discussions were conducted the week of October 23, 2023 with the 5 proposers and on November 9, 2023, the top 2 proposals were selected for further study: Lloyd Center and Portland State University.
10. The City desires to enter into two grant agreements with the top two sites to fund additional concept design and feasibility work.
11. Funding will be provided with one-time allocations of \$50,000 per grant agreement from the Spectator Venues and Visitor Activities Fund.
12. Once this portion of work is completed, proposers will present their design work to the Portland City Council in spring 2024.
13. After the presentations, the City will engage stakeholders and the public to solicit feedback on all three options: the Keller renovation concept, the Lloyd Center concept and the Portland State University concept.
14. In summer 2024, Portland City Council will receive a summary of the public outreach effort and recommend a path forward to renovate or replace the facility.
15. Sufficient funding for these grant agreements resides in the Spectator Venues and Visitor Activities Fund 6070000 in FY 2023-2024.

NOW THEREFORE, the Council directs:

- A. The City's Chief Administrative Officer is hereby authorized to execute grant agreements with Lloyd Center and Portland State University in a form substantially in accordance with Exhibits A and B per agreement attached to this Ordinance.

## Documents and Exhibits

-  [Memo to Council](https://www.portland.gov/sites/default/files/council-documents/2024/summary-memo-from-mike-jordan.pdf) 272.82 KB  
(<https://www.portland.gov/sites/default/files/council-documents/2024/summary-memo-from-mike-jordan.pdf>)
-  [Exhibit A](https://www.portland.gov/sites/default/files/council-documents/2024/grant-agreement_lloyd-center.pdf) ([https://www.portland.gov/sites/default/files/council-documents/2024/grant-agreement\\_lloyd-center.pdf](https://www.portland.gov/sites/default/files/council-documents/2024/grant-agreement_lloyd-center.pdf)) 415.25 KB
-  [Exhibit B](https://www.portland.gov/sites/default/files/council-documents/2024/grant-agreement_psu.pdf) ([https://www.portland.gov/sites/default/files/council-documents/2024/grant-agreement\\_psu.pdf](https://www.portland.gov/sites/default/files/council-documents/2024/grant-agreement_psu.pdf)) 508.24 KB

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council  
January 31, 2024

Auditor of the City of Portland  
Simone Rede

## Impact Statement

### Purpose of Proposed Legislation and Background Information

After the Keller Auditorium was added to the City's list of unreinforced masonry (URM) buildings in 2016, work began to investigate the seismic stability of the facility.

In March 2020, the Keller Seismic Analysis Summary Report was completed, which outlined the structural deficiencies of the Keller and laid out potential options to consider moving forward:

- Limited building renovation addressing seismic upgrades;
- Major building renovation including new additions;
- Building a new facility on the existing site or an alternative site.

In 2017, a private design competition was held to explore what a large-scale renovation might look like. In 2022, neighboring property owners and design professionals joined the Halprin Landscape Conservancy to further develop a design concept for the space. Halprin's private funding was matched by joint public funding from both the City and Metro.

In 2023, Halprin came up with a large-scale renovation design for the existing facility. During this period, the City began a tangential effort to explore what building a new facility might look like on an alternate site.

Eight sites were submitted by proposers to host a new performing arts facility across Portland. After a rigorous evaluation process, two sites were selected to explore design concepts: Lloyd Center and Portland State University.

Over the next five months, with \$50,000 grant agreements from the City's Spectator Fund, Lloyd Center and Portland State University will each work with their own designers and architects to develop more detailed designs that test the feasibility of their sites.

The City's Project Management Team will monitor milestones for each design team to meet, so that two more complete designs will be presented to City Council by the end of May 2024, showcasing legitimate options for a new performing arts facility and site.

Once the City has these two new facility site designs, it can add them to the on-site renovation option, and work with equity personnel across the City and Metro to spend a month gathering public feedback on all three design ideas, to then bring back to City Council by the end of July 2024, to elicit feedback for how to move forward.

## Financial and Budgetary Impacts

The City Spectator Venues and Visitor Activities Fund will provide two grant agreements each totaling \$50,000: one to Lloyd Center and one to Portland State University for their design work for their sites.

The City Spectator Venues and Visitor Activities Fund will pay for a facilitator to oversee conversations between Lloyd Center and Portland State University and the current users of the Keller Auditorium.

Metro will pay for a universal cost analysis, that examines both the Halprin's renovation design of the existing Keller, Lloyd Center's new design for a facility on their site and Portland State University's new design for a facility on their site.

Both the City and Metro will each contribute Equity and Inclusion staff members time to create a plan for outreach and engagement efforts on all three designs during the month of June 2024.

## Community Impacts and Community Involvement

The City will post periodic project updates to the Spectator Venues Program website as well as to the City website when Lloyd Center and Portland State University present their design concepts to City Council.

Both Lloyd Center and Portland State University will likely aim to keep the public updated on their progress as they work toward achieving feasible designs for their project sites.

For the month of June 2024, the City expects to conduct robust outreach to the community to gather interest/feedback on all three designs through (but not limited to): surveys, mailers, emails, and online open houses.

Then, in July 2024, the City expects to share the results of the engagement efforts with the City Council, to help inform a direction moving forward.

## 100% Renewable Goal

Both the renovation design and the new facility designs will center on green and sustainable design. All three options will improve outputs when compared with the current, outdated facility.

## Budget Office Financial Impact Analysis

The City Spectator Venues and Visitor Activities Fund will provide two grants, each totaling \$50,000: one to Lloyd Center and one to Portland State University (PSU) for their design work for their sites. The City Spectator Venues and Visitor Activities Fund will pay for a facilitator to oversee conversations between Lloyd Center, PSU, and the current users of the Keller Auditorium. Metro will pay for a universal cost analysis, that examines both the Halprin's renovation design of the existing Keller, Lloyd Center's new

design for a facility on their site and PSU's new design for a facility on their site.

## Agenda Items

71 Consent Agenda in [January 24, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/1/24)  
(<https://www.portland.gov/council/agenda/2024/1/24>)

Passed to second reading

Passed to second reading January 31, 2024 at 9:30 a.m.

95 Consent Agenda in [January 31, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/1/31)  
(<https://www.portland.gov/council/agenda/2024/1/31>)

Passed

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Mayor Ted Wheeler Yea