



May 29-30, 2024 Council Agenda

5767

1900 SW Fourth Avenue, Room 2500, Portland, OR 97201

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Questions may be directed to councilclerk@portlandoregon.gov

Wednesday, May 29, 2024 9:30 am

Session Status: Recessed

Council in Attendance: Mayor Ted Wheeler

Commissioner Carmen Rubio

Commissioner Dan Ryan

Commissioner Rene Gonzalez

Commissioner Mingus Mapps

Council convened at 9:41 a.m.

Mayor Wheeler presided.

Commissioner Gonzalez left at 1:07 p.m. and returned at 1:11 p.m.

Officers in attendance: Beth Woodard, Deputy City Attorney; Keelan McClymont, Council Clerk

Item 435 was pulled from the Consent Agenda and on a Y-5 roll call the balance of the Consent Agenda was adopted.

Council recessed at 11:24 a.m. and reconvened at 11:30 a.m.

Council recessed at 1:12 p.m.

Communications

425

[Request of Injured and Pissedoff to address Council regarding eviction](#) (Communication)

Document number: 425-2024

Disposition: Placed on File

426

[Request of Jeremy Beausoleil Smith to address Council regarding bike and pedestrian safety](#) (Communication)

Document number: 426-2024

Disposition: Placed on File

427

[Request of Kathryn Millett to address Council regarding Cully Neighborhood Street Improvement Project](#) (Communication)

Document number: 427-2024

Disposition: Placed on File

428

[Request of Bruce Barnes to address Council regarding fentanyl and the city](#) (Communication)

Document number: 428-2024

Disposition: Placed on File

429

[Request of Jason Wilder to address Council regarding ongoing issue](#) (Communication)

Document number: 429-2024

Disposition: Placed on File

Time Certain

430

[Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk, stormwater, sanitary sewer, water main and railroad grade crossing improvements in the N Richmond Ave and Crawford St Local Improvement District \(C-10074\)](#) (Resolution)

Document number: 37662

Introduced by: Commissioner Mingus Mapps

Bureau: Transportation

Time certain: 9:45 am

Time requested: 30 minutes

Disposition: Adopted

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

431

[Accept the Central Eastside Together Enhanced Services District Annual Report](#) (Report)

Document number: 431-2024

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance

Time certain: 10:15 am

Time requested: 30 minutes

Disposition: Accepted

Motion to accept the report: Moved by Mapps and seconded by Gonzalez.

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

432

[Appoint Sarah Vaz and Thomas Eldridge to the Design Commission](#) (Report)

Document number: 432-2024

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

Bureau: Development Services

Time certain: 10:45 am

Time requested: 15 minutes

Disposition: Confirmed

Motion to accept the report: Moved by Gonzalez and seconded by Rubio.

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

Consent Agenda

433

[Reappoint Ezra Hammer and Caryn Urata to the Adjustment Committee for terms to expire July 14, 2028](#)
(Report)

Document number: 433-2024

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

Bureau: Development Services

Disposition: Confirmed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

434

[Authorize competitive solicitation and contract with the lowest responsive and responsible bidder for Berrydale Park Improvements for an estimated \\$3,300,000](#) (Ordinance)

Document number: 191746

Neighborhood: [Montavilla](#)

Introduced by: Commissioner Dan Ryan

Bureau: Parks & Recreation

Disposition: Passed to second reading

Passed to second reading June 5, 2024 at 9:30 a.m.

435

[Authorize Bureau of Environmental Services to acquire certain permanent and temporary property rights necessary for construction of the Carolina Trunk Sewer Rehabilitation through exercise of the City's eminent domain authority \(BES Project E11004\)](#) (Ordinance)

Introduced by: Commissioner Mingus Mapps

Bureau: Environmental Services

Disposition: Referred to Commissioner of Public Safety

Agenda item 435 was pulled from the Consent Agenda.

436

[Revise sewer and stormwater rates, charges, and fees in accordance with the FY 2024-25 Budget to clarify system development charges \(amend Ordinance 191658\)](#) (Ordinance)

Document number: 191731

Introduced by: Commissioner Mingus Mapps

Bureau: Environmental Services

Second reading agenda item 405.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

437

[*Authorize Bureau of Transportation to acquire certain temporary rights necessary for construction of the W Burnside St at SW St Clair Ave Project through exercise of the City's eminent domain authority](#) (Emergency Ordinance)

Document number: 191732

Introduced by: Commissioner Mingus Mapps

Bureau: Transportation

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

438

[*Authorize Intergovernmental Fund Transfer Agreement with the State of Oregon Department of Transportation and TriMet for the 82nd Avenue Transit Project](#) (Emergency Ordinance)

Document number: 191733

Introduced by: Commissioner Mingus Mapps

Bureau: Transportation

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

Regular Agenda

439

[Proclaim May 30, 2024 to be Vanport Day of Remembrance](#) (Proclamation)

Document number: 439-2024

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

Time requested: 10 minutes

Disposition: Placed on File

440

[Authorize agreement with Travel Portland for the marketing and promotion of convention business, tourism, and overnight lodging using a sole source procurement and provide for payment](#) (Ordinance)

Document number: 191734

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

Bureau: Management and Finance

Second reading agenda item 402.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

441

[Authorize transfer of the Economic Development Administration Revolving Loan Fund to Prosper Portland](#) (Ordinance)

Document number: 191735

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

Bureau: Management and Finance; Revenue and Financial Services; Prosper Portland

Second reading agenda item 410.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

442

[Amend Code to create Portland Permitting & Development and amend Administration of Public Works Permitting Code to transfer certain public infrastructure permitting duties \(replace Code Chapter 3.30 and amend Code Chapter 17.06\)](#) (Ordinance)

Document number: 191736

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

Bureau: Management and Finance

Second reading agenda item 422.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Nay

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

443

[Proclaim May 2024 to be Asian American, Native Hawaiian and Pacific Islander Heritage Month](#) (Proclamation)

Document number: 443-2024

Introduced by: Mayor Ted Wheeler

Time requested: 20 minutes

Disposition: Placed on File

444

[Appoint Adam Gregg, DaVante Minnieweather, Kyle Robinson and Jorge Sanchez Bautista to the Portland Committee on Community-Engaged Policing](#) (Report)

Document number: 444-2024

Introduced by: Mayor Ted Wheeler

Bureau: Community Safety Division

Time requested: 15 minutes

Disposition: Confirmed

Motion to accept the report: Moved by Gonzalez and seconded by Ryan.

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

445

[*Authorize purchase of public order shields and replenishment of crowd control munitions for use by the Portland Police Bureau Rapid Response Team](#) (Emergency Ordinance)

Document number: 191737

Introduced by: Mayor Ted Wheeler

Bureau: Police

Time requested: 20 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

446

[*Amend Collections and Foreclosure Process Code to shorten the redemption period \(amend Code Sections 5.30.020 and 5.30.190\)](#) (Emergency Ordinance)

Document number: 191738

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance; Revenue Division

Time requested: 10 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

447

[*Pay settlement of One Main Place property damage claim for \\$95,537 involving the Portland Bureau of Environmental Services](#) (Emergency Ordinance)

Document number: 191739

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance; Revenue and Financial Services; Risk Management

Time requested: 10 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

448

[Create and establish compensation ranges for five non-represented classifications to support the legislative branch of the government structure defined by City Charter](#) (Ordinance)

Document number: 191753

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance; Human Resources

Time requested: 20 minutes

Disposition: Passed to second reading

Passed to second reading June 5, 2024 at 9:30 a.m.

449

[Amend Administration Code to reflect Charter reform \(replace Code Chapter 3.06; repeal Code Chapters 3.08 and 3.15; add Code Chapters 3.14, 3.15, and 3.17\)](#) (Ordinance)

Document number: 191740

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance

Second reading agenda item 423.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

450

[*Accept a grant in the amount of \\$20 million from the U.S. Department of Transportation for Safe Systems on 122nd Ave project](#) (Emergency Ordinance)

Document number: 191744

Introduced by: Commissioner Mingus Mapps

Bureau: Transportation

Time requested: 10 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

451

[Vacate portions of NE Winchell St and NE Mallory Ave subject to certain conditions and reservations \(VAC-10137\)](#) (Ordinance)

Document number: 191741

Introduced by: Commissioner Mingus Mapps

Bureau: Transportation

Second reading agenda item 415.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Absent

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

452

[Vacate portions of SE Lambert St, SE Malden Ct, and SE Malden St subject to certain conditions and reservations \(VAC-10129\)](#) (Ordinance)

Document number: 191742

Introduced by: Commissioner Mingus Mapps

Bureau: Transportation

Second reading agenda item 416.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Absent

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

453

[Revise solid waste and recycling rates and fees for franchised residential collection and the commercial tonnage fee, effective July 1, 2024 \(amend Code Chapter 17.102\)](#) (Ordinance)

Document number: 191743

Introduced by: Commissioner Carmen Rubio

Bureau: Planning and Sustainability (BPS)

Second reading agenda item 421.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Absent

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

454

[Amend Regulation of Lobbying Entities Code to align with the amended City Charter approved by voters in Portland Measure 26-228 \(amend Code Chapter 2.12\)](#) (Ordinance)

Introduced by: Auditor Simone Rede

Bureau: Campaign Finance & Lobbying Regulations

Second reading agenda item 401.

Agenda item 454 is referred to Auditor Rede's Office.

Disposition: Referred to Auditor

Wednesday, May 29, 2024 2:00 pm

Session Status: Recessed

Council in Attendance: Mayor Ted Wheeler
Commissioner Carmen Rubio
Commissioner Dan Ryan
Commissioner Rene Gonzalez
Commissioner Mingus Mapps

Mayor Wheeler presided.

Officers in attendance: Naomi Sheffield, Senior Deputy City Attorney; Keelan McClymont, Council Clerk

Mayor Wheeler left at 5:00 p.m. and Commissioner Mapps presided.

Council recessed at 3:58 p.m. and reconvened at 4:06 p.m.

Council recessed at 7:25 p.m.

Time Certain

455

[Accept updated Halprin Landscape Conservancy Keller Auditorium Renovation Design Concept report](#) (Report)

Document number: 455-2024

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance

Time certain: 2:00 pm

Time requested: 3 hours (1 of 3)

Disposition: Accepted

Motion to accept the report: Moved by Gonzalez and seconded by Ryan.

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Absent

456

[Accept Lloyd Center Keller Auditorium Renovation Design Concept report](#) (Report)

Document number: 456-2024

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance

Time certain: 2:00 pm

Time requested: 3 hours (2 of 3)

Disposition: Accepted

Motion to accept the report: Moved by Ryan and seconded by Gonzalez.

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Absent

457

[Accept Portland State University Keller Auditorium Renovation Design Concept report](#) (Report)

Document number: 457-2024

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance

Time certain: 2:00 pm

Time requested: 3 hours (3 of 3)

Disposition: Accepted

Motion to accept the report: Moved by Gonzalez and seconded by Ryan.

Votes: Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Absent

Thursday, May 30, 2024 2:00 pm

Session Status: Adjourned

Council in Attendance: Mayor Ted Wheeler
Commissioner Carmen Rubio
Commissioner Dan Ryan
Commissioner Rene Gonzalez
Commissioner Mingus Mapps

Mayor Wheeler presided.

Officers in attendance: Anne Milligan, Senior Deputy City Attorney; Rebecca Dobert, Acting Council Clerk

Council adjourned at 2:35 p.m.

Time Certain

458

[Improve land use regulations through the Regulatory Improvement Code Amendment Package 10 \(amend Title 33, Comprehensive Plan, and Official Zoning Map\)](#) (Ordinance)

Introduced by: Commissioner Carmen Rubio

Bureau: Planning and Sustainability (BPS)

Time certain: 2:00 pm

Time requested: 90 minutes

Disposition: Passed to second reading

Oral and written record are closed.

Passed to second reading to June 13, 2024 at 2:45 p.m. time certain.

Portland City Council Meeting Speaker List
 Wednesday, May 29, 2024 - 9:30 a.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Dan Ryan	Commissioner	
Keelan McClymont	Council Clerk	
Rene Gonzalez	Commissioner	
Mingus Mapps	Commissioner	
Beth Woodard	Deputy City Attorney	
Injured and Pissedoff	(Communications)	425
Jeremy Beausoleil Smith	(Communications)	426
Kathryn Millett	(Communications)	427
Jeff Mallory	(Communications)	427
Bruce Barnes	(Communications)	428
Andrew Aebi	LID Administrator & Project Manager, PBOT	430
Zef Wagner	PBOT Planner	430
Ken Ackerman	Engineering Manager	430
Lisa Moscinski	Capital Project Manager III	430
Thomas Leaptrott	(Testimony)	430
Peter Perrin	(Testimony)	430
Shaun Jillions	(Testimony)	430
Brian Wilson	(Testimony)	430
Kevin Meader	(Testimony)	430
Devin Reynolds	Enhanced Services District Coordinator	431
Carolyne Holcomb	Central Eastside Together Executive Director	431
Mike Larkin	Central Eastside Together Board of Directors Chair	431
Dan Handelman Portland Copwatch	(Testimony)	431
Tim Heron	Bureau of Development Services, Planner, Sr City-Urban Design, Adjustment Committee Liaison (presenting)	432, 433
Sarah Vaz	Licensed Architect, Design Commission Appointee	432
Thomas Eldridge	Development Manager, Design Commission Appointee	432
Laura Lo Forti	Vanport Mosaic Co-founder and Co-Director	439
LaVeta Gilmore Jones	Vanport descendant	439
King Tran	Safe Blocks Program Coordinator	443
Dori Grabinski	Project Manager, PCCEP	444
Kyle Robinson	PCCEP Appointee	444
Jorge Sanchez Bautista	PCCEP Appointee	444
Adam Gregg	PCCEP Appointee	444
DaVante Minniweather	PCCEP Appointee	444
Marc Poris Portland Copwatch	(Testimony)	444
Franz Schoening	Police Commander	445
Christopher Olson	(Testimony)	445
Marc Poris Portland Copwatch	(Testimony)	445
Sharon Nickleberry Rogers	Financial Analyst III, Budget and Liens Supervisor	446
Joseph Jesse	Sr. Claims Analyst	447
Tate White	Strategic Projects Manager	448

Name	Title	Agenda Item
Risa Williams	Classification, Compensation, and Pay Equity Manager	448
Bryan Poole	Project Manager, PBOT	450

Portland City Council Meeting Speaker List
 Wednesday, May 29, 2024 - 2:00 p.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Keelan McClymont	Council Clerk	
Dan Ryan	Commissioner	
Rene Gonzalez	Commissioner	
Mingus Mapps	Commissioner	
Naomi Sheffield	Senior Deputy City Attorney	
Karl Lisle	External Partnerships and Programs Manager	
Lauren Broudy	Spectator Venues Program Coordinator	455, 456, 457
Robyn Williams	Executive Director, Portland 5 Centers for the Arts	455, 456, 457
Greg Phillips	CSTAR Development	455, 456, 457
Scott Andrews	Melvin Mark Brokerage Company	455
Tim Eddy	Hennebery Eddy Architects	455
Gale Castillo	Keller Community Voices Task Force	455
Tom Kilbane	Urban Renaissance Group LLC	456
Rena Simon	ZGF, Principal	456
Gene Sandoval	Partner, ZGF Architects	456
Sean Ryan	Venue Consultants	455, 456, 457
Dr. Ann Cudd	President of Portland State University	457
Dr. Leroy Bynum	Dean, College of the Arts, Portland State University	457
Nate Linton	PSU Performing Arts Undergraduate Student	457
Jason Franklin	AVP Planning, Construction & Real Estate	457
Sarah Schwarz	President of PSU Foundation	457
Andrew Colas	President and CEO, Colas Construction	457
LaJune Thorson	(Testimony)	455-457
Kevin Schoelen	(Testimony)	455-457
Jen Fuentes Luna	(Testimony)	455-457
Sophia Francis	(Testimony)	455-457
Omar Sanchez	(Testimony)	455-457
Susan Dixon	(Testimony)	455-457
Erica Rodriguez-Ortiz	(Testimony)	455-457
Johnny Le	(Testimony)	455-457
Dean Barnett	(Testimony)	455-457
Kleverson Domingo Villanue	(Testimony)	455-457
Carole Morse	(Testimony)	455-457
Diana Stuart	(Testimony)	455-457
John Russell	(Testimony)	455-457
Ethan Sperry	(Testimony)	455-457
Tom Reichert	(Testimony)	455-457
Darrell Grant	(Testimony)	455-457
Michael Curry	(Testimony)	455-457
Susan Rinker	(Testimony)	455-457
Xavier Stickler	(Testimony)	455-457

Name	Title	Agenda Item
Kevin Lux	(Testimony)	455-457
Bob Naito	(Testimony)	455-457
Katie Quick	(Testimony)	455-457
Linda McKim-Bell	(Testimony)	455-457
David Jamieson	(Testimony)	455-457
Emily Horton	(Testimony)	455-457
Helen Ying	(Testimony)	455-457
Connie DeNault	(Testimony)	455-457
Be Marston	(Testimony)	455-457
Michael Tingley	(Testimony)	455-457
Mont Chris Hubbard	(Testimony)	455-457
Nicole Possert	(Testimony)	455-457
Adam Shalleck	(Testimony)	455-457
Connie Kirk	(Testimony)	455-457
Joel Thorson	(Testimony)	455-457
Dr. Kalman Toth	(Testimony)	455-457
Emily Sahler	(Testimony)	455-457
Don Mazziotti	(Testimony)	455-457
Rose Venetucci	(Testimony)	455-457
Rudolph Barton	(Testimony)	455-457
James Peterson	(Testimony)	455-457
George Schweitzer	(Testimony)	455-457
Kristina Chapman	(Testimony)	455-457
Chris Finks	(Testimony)	455-457
Bill Foster	(Testimony)	455-457
Marian Debardelaben	(Testimony)	455-457
Kate Dickson	(Testimony)	455-457
Mark Stevenson	(Testimony)	455-457
Remember (Remy) Watts	(Testimony)	455-457
Angela Jackson	(Testimony)	455-457
Bashar Wali	(Testimony)	455-457
Stan Penkin	(Testimony)	455-457
Kathleen Miller	(Testimony)	455-457
John Liu	(Testimony)	455-457
Anita Davidson	(Testimony)	455-457
Brad Perkins	(Testimony)	455-457
Robert Grummel	(Testimony)	455-457
Vadim Mozyrsky	(Testimony)	455-457
Derek Trost	(Testimony)	455-457
Steven Koch	(Testimony)	455-457
Mary Coolidge	(Testimony)	455-457
Marion McNamara	(Testimony)	455-457

Portland City Council Meeting Speaker List May 30, 2024 - 2:00 p.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Rebecca Dobert	Acting Council Clerk	
Dan Ryan	Commissioner	
Rene Gonzalez	Commissioner	
Mingus Mapps	Commissioner	
Carmen Rubio	Commissioner	
Anne Milligan	Senior Deputy City Attorney	
Eric Enstrom	BPS Director	458
Sandra Wood	Principal Planner	458
JP McNeil	Project Manager	458
Kevin Bond	City Planner	458
Marcus Kuizenga	Testimony	458

Portland City Council Meeting Closed Caption File

May 29, 2024 – 9:30 a.m.

This file was produced through the closed captioning process for the televised city Council broadcast and should not be considered a verbatim transcript. The official vote counts, motions, and names of speakers are included in the official minute

Speaker: Good morning, everyone. Before we begin our scheduled council session, commissioner Ryan has asked.

Speaker: In memory of bill walton. Something that I think we're all very enthusiastic about. Commissioner Ryan. I'll pass it to you first. Good morning.

Speaker: Yeah. Good morning. Thank you, mayor and hello, colleagues. Sorry I can't be there. You don't need me spreading this around to any of you. So here I am at home on zoom. It's good to see everybody on the screen. Let me get set up here. I really appreciate it, mayor, that you wanted this request, I know it was last minute, and I just wanted to make sure we started the day, but before we get going to honor the life of bill walton on memorial day Monday, me and I'm sure you and many other Portlanders became instantly sad. And there was a sudden halt to whatever you were doing. At least that's what it was for me when I received the news of his passing. I know that sports fans across the globe, especially those in the west coast where bill delivered championships to his high school in san diego, to the many fans at ucla where he won back to back championships for the bruins and in the nba, where, in addition to our championship in 1977, he helped the boston celtics win a ring. At the end of his basketball career. Again, we all pause to grieve the death of a Portland great, bill walton big red, as he was often called. He also was the 1978, the year after the championship 1978 mvp, and in fact, we had the

best record going into the playoffs. But he got hurt right as the right before the playoffs began, which tanked our season. He is a household voice as life went on. He narrated basketball court action and when he was doing his commentary for basketball later in his career, it was amazing how far he went. He went well beyond the x's and o's. He did his homework on players. He would go to, the library of universities and study the culture and the history of the area and would bring that up sometimes to annoy basketball fans as the play was being made and bill was talking about a tribe that was very important to the area, it made my not as, my, my spouse is really not a sports fan like I am. And they just were always impressed. Anytime bill was on, it's like we had to watch because it was so much more than basketball. He was funny. He had a zest for life, and he went well beyond basketball. He also had a big, deep love for the grateful dead, he was basically an honorary member, they kept noticing him at their concerts. Who's that really big red haired guy? And then they figured out it was bill walton, and he slowly, became acquainted with them. But walton was shy. He had a stuttering problem for much of his life. And in fact, one of his goals going into broadcasting was to finally shake that personally, I'm sure some of you, anyone from Portland, remembers that day in June when we won in June 5th, 1977. A few late days later, there was a championship parade and myself and many others probably could say it was the first time they skipped school. It was the only time it was endorsed by my mother and my teachers. I'll say that. And it was just, one of those experiences i'll never forget when, you know, you're 14 and you're you're touching hands and shaking hands with bill walton, the mvp of the championship run. And again, i'll just say that, I hope that we can really come together at this time as a city. I know so many people have been so sad by this news because bill was in everyone's heart, who was a basketball fan of the blazers and really just a basketball fan of the pac 12 as

well. In fact, it's no coincidence that the pac 12 officially died, this last weekend with the end of the, the champion, the baseball championship tournament. And it just coincided with the fact that bill walton died the same time the pac 12 has met its demise because he was the voice of the pac 12, the conference of champions, as he named it, I will say my heart goes out to bill's family. Lori, the four sons, adam, nate, chris and luke. And to all the Portlanders, basketball lovers mourning this loss, especially bill's best friend, son. His best friend was maurice lucas, another member of that team, and his son, david lucas. Thinks of bill as one of his fathers as well. I have to admit, i'll end with this. I was rewatching the espn 30 by 30 series on bill walton last night. Has four parts. I highly recommend it, and the first one goes very deep into his time with Portland. And he did a quote in that, last night. He said, quitting is never an option when your heart is when you when you've got when your heart and no one believes in you, you've got to believe in yourself. And that's what he always did. He just led with his heart in everything he did in life. He brought us to championship and he always lifts Portland as the place where he really grew up. We miss you, bill, and I'm really grateful that the mayor, has approved that. We will put the flag at half mast in front of city hall beginning today, and will go through June 5th, which is the anniversary of the 1977 championship. Thank you. Colleagues for taking the time to honor big red bill walton.

Speaker: Thank you, commissioner Ryan, and I'd like to join you in remembering bill walton. As you said it, better words are never spoken. A truly legendary Portlander, and he was more than just a basketball player. And I really appreciated your your comments to that effect. Commissioner Ryan. He was the heart and the soul of the Portland trail blazers, of course, but he was also a beloved figure in our community. And I think you did a great job of capturing some of his personality. That helped him to be that figure in the 1970s. Of course, bill walton led the

Portland trail blazers to their first and thus far their only, but certainly not their last nba championship, a triumph that brought immense pride and joy to our city. And I will recall that his performance in the 1977 finals earned him the nba finals most valuable player award, and commissioner Ryan, I share with you an remember that incredible day here in the city of Portland? Those of us who were born and raised here remember it. We cherish it. And frankly, we look forward to seeing it again, don't we? Yeah. Bill's leadership and his dedication on the court were unparalleled, and he remains one of the greatest players in the history of the game of basketball. Bill walton's impact extended far beyond basketball. He was a unique and vibrant personality. He was known for his quick wit, his passion for advocacy, and his commitment to living life on his own terms something I think we could all emulate. Whether he was riding his bicycle through Portland or advocating for environmental causes, or bringing joy to millions as a broadcaster, bill's presence was felt by all who had the pleasure of knowing him, and just one sort of side note when I went to college, he was in law school, and he would go across the stanford campus in a very, very large bicycle. You could not miss bill walton on a bicycle and a lot of people at stanford, weirdly enough, had no idea who he was. And so they would just see this guy pedaling through the campus and I nearly would fall off my bike every time I saw him, I would go, there goes bill walton and it was so impressive to me that he was quickly shifting gears and moving into the next phase of his life. And i'll tell you, that is an image and a thought. I will carry with me over the course of the next six months to a year, I also want to extend my both gratitude as well as my condolences to his family and his loved ones and I think all of us understand that his loss will be deeply felt by the entire community. I this gives us all a chance. Commissioner Ryan, I really appreciate you bringing this forward because it gives us a chance to reflect on the indelible mark that he left on this

community. It gives us an opportunity to retell the story of bill walton and how his story and his life character are weaved into the fabric of this community, and it reminds us that he, his memory, can inspire not just those of us who remember him, but I believe his memory will inspire future generations to come. We will miss bill walton colleagues, I don't know if anybody else. Great. Thank thank you for taking acid.

Speaker: I'm wearing a vintage blazer t shirt this morning. Can you see? There we go.

Speaker: Nice.

Speaker: That's the same jersey they wore in the championship game.

Speaker: That's terrific. And it still fits. That's the important thing, right?

Speaker: Yeah. Yeah okay.

Speaker: Thank you, commissioner Ryan. And we.

Speaker: You're welcome. Thanks everyone.

Speaker: Very quickly Keelan. Yeah I will go ahead and call the meeting to order.

This is the may 29th, 2024 morning session of the Portland City Council. Good morning. Keelan please call the roll.

Speaker: Good morning. Ryan here. Gonzales here. Maps. Rubio here Wheeler here.

Speaker: And now we're going to hear from legal counsel on the rules of order and decorum. But before we do, I want everybody to know something's different today, I have been somewhat flexible about the time that people have to testify and that is somewhat unique amongst governments, the reason that governments typically do not allow flexibility with the time that people have is because they want to ensure that everybody has the same voice, equal opportunity to be heard. And during last week's council session, a young woman came up and declared that I was being

unfair in my allocation of time. And so, upon reflecting on that comment, I've decided that going forward, everybody will have exactly the same amount of time. Ordinarily, it will be three minutes. Sometimes when there's a lot of people signed up or we're running late, we shorten it to two minutes, but we will be holding everybody to the same standard. The microphones will be cut off at the end of your allotted time. So I just want people to be prepared for that reality. Now, I will turn it over to legal counsel for the rules of order and decorum. Good morning.

Speaker: Welcome to the Portland City Council, to testify before council in person or virtually, you must sign up in advance on the council agenda at [Portland.gov/council/agenda](https://portland.gov/council/agenda) for information on engaging with council can be found on the council clerk's web page. Individuals may testify for three minutes unless the presiding officer states otherwise. Your microphone will be muted when your time is over. The presiding officer preserves order disruptive conduct such as shouting, refusing to conclude your testimony when your time is up, or interrupting others testimony or council deliberations will not be allowed. If you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony should address the matter being considered. When testifying, state your name for the record. Your address is not necessary. If you are a lobbyist, identify the organization you represent. Virtual testifier should unmute themselves when the council clerk calls your name. Thank you.

Speaker: All right. Thank you very much. First up is communications. First individual please. Item 425 request of injured and off to address council regarding eviction. Welcome back. Just moving the chair.

Speaker: Thank you.

Speaker: This is hyperspeed for me, the last time I spoke here, I believe, was June 29th of 22. That was at city hall. I was explaining about the elder abuse and physical abuse that I had at the hospital because of my spinal cord injuries. There's been a civil conspiracy going on here since I moved to Portland in labor day of 2004. I was homeless for some three months and was able to get into housing, but not before I was, the housing authority of Portland then said that they had a rule that no dog could be over 25 pounds. Well, my service animal, mr. Wheeler, if you remember, you'd seen him, weighed more than 25 pounds. I'm sure in the first year, because he was a service animal that was white with black spots. He was dalmatian and labrador. Some people would call him a lab mason or a double door. And, he was a real service animal that was attacked seven times. And that's the reason why I'm like this today. I have no balance. In fact, the symptoms of a of a stroke be fast. Is balance eyesight. Well, for blind people. Balance? Most of them have balance. I used to be able to walk, and I can't no more without this. Rollator, people say rock and roll. Well, it's walk and roll. Well, for me, and that's been 14 years. This November 15th, since my injuries, as you imagine, trying to stand up or walk, with the ice storm that we had, nobody could do that or get around in their cars, but this is 365 days a year that I got to hold on to something to stand up, or to do anything, which I don't do, the I have neuropathy in the legs from the t12 and l1, spinal cord injuries and a broken hip that I had. That was the seventh dog attack. And, of course, I hadn't paid my last two months rent. Because of the eviction notice. That was on my place. I just can't see an operate like this, they wanted to ohsu. I had a lifetime medical ban from them, but what it really meant is no medical treatment at all for my spinal cord injury. And I have a 12 degree, curvature in my spine. That's scoliosis. This is what it is, that was from the hip surgery then operating on my hip.

Speaker: I guess that's commissioner Rubio, I think has a comment or a question.

Speaker: Yeah, sir, i, I know we don't have enough time to go into it here, but I have my staff. Jimmy radosta, and he will talk to you outside. To get more details about your your living situation and we'll see if there's anything we can be helpful with. Okay

Speaker: Thank you. Appreciate you being here today. Next individual please. Keelan.

Speaker: Item 426 request of jeremy beausoleil smith to address council regarding bike and pedestrian safety.

Speaker: Hi jeremy, thanks for being here.

Speaker: Good morning everyone. My name is jeremy smith. I'm a husband parent downtown renter and capital projects and construction manager at Portland state university. Although I'm here today speaking to my own capacity, I'm also a Portland City Council candidate here in the fourth district. I'm here today to talk about bike and pedestrian safety, but first, I wanted to take a step back and think about the state of my generation. Gen z makes up almost a third of the world's population and will account for over a quarter of the workforce by 2025. We want to be hopeful about the future, but frankly, we're absolutely terrified at the way the world is going. When we asked for more alternate modes of transportation, we're given more freeways and we asked for more renewable energy and good paying union jobs. We're met with more fossil fuel infrastructure and unfettered union busting from the corporate apparatus. We want to have homes. We want to have families. We want to enjoy the things that make life worth living. But how can we aspire to these things when it doesn't even seem like the world is going to be hospitable by the time that we're old, more than 20% of gen z has seriously considered suicide, myself included. There's an overwhelming sense of despair in my generation, but we continue to fight for a more equitable society despite the incredible forces in

front of us. I'm asking you today to not be an impediment to a better future. I'm asking you to think deeply as you, commissioner carmen Rubio, rene Gonzalez mar, dan Ryan and mingus Mapps navigate your own campaigns right now to really consider what is best for young people and what kind of legacy you want to leave right now. You have so much power to affect our lives, and as young people, we have very little power as we both age in our generation's respectively. This dynamic will shift, but I beg you now with our new charter, the new 12 City Councilors, I really would love if you lay the groundwork for a more sustainable world. Now a world where we have the freedom to move safely and whatever mode of transit that we choose. My ask of you specifically today, are to please enforce day lighting of street corners every where in the city, please. And also the white flex posts if they are showing physical damage. If they've been hit by a car, those should be prioritized for truly protected bike lanes. Thank you for your time and I hope to see something come of this testimony today. Thanks, jeremy.

Speaker: Thank you for running.

Speaker: Yeah, thank you, next individual please item number 427, request of catherine millet to address council regarding calling neighborhood street improvement project.

Speaker: Welcome.

Speaker: Hi. My name is catherine millet. My house is part of the cully street improvement project to pave gravel roads and add sidewalks. This area of cully was designated as having high needs in terms of unimproved streets that serve as important routes affecting underserved populations. I'm here today along with my neighbor, jeff mallory.

Speaker: Hey, jeff, to reinforce the need for these improvements, jeff and I are sharing this three minute time slot.

Speaker: The majority of the streets around us are not paved. After the snow this past winter, all the gravel streets are now total potholes. This means no one can drive in a straight line. Many have had flat tires and other car damage. A long term cully resident told me that pbot has made promises for over 20 years about paving these streets. We just heard cully may not may now be part of a city wide sidewalks fund, which could add back the missing funding for sidewalks. This is great news. What is not so great is the start date would be pushed out again until maybe winter 25 cully home home owners want to reemphasize how excited we are for this project to start. It will improve the overall esthetics will help control many camps of parked rvs, trailers and abandoned vehicles and allow us to safely walk and drive the street improvement project is critical in this underserved neighborhood. We would just like the city to follow through with providing the basics that our neighbors already have. Thank you.

Speaker: And I just want to say quickly, I speak for a lot of our neighbors. Cat and I have been working so hard on getting this, project going. My husband and I moved into the neighborhood thinking, well, you know, it's not that great a neighborhood, but we're going to clean it up because that's what my people do. But we weren't that clever. One of the reasons we signed on to buying this house was because of the cully neighborhood exciting, but it's going on years and years and years. I won't even can't even build a fence till they get it done. There's 87. She lives with us. She's afraid to walk down to the street. I watch kids going to school with their parents every single day. Their parents have to walk them because you have to walk on the street. We're next to prescott, so it's a very fast street, I have seen neighbors who are so excited about this. They redid their lawns and moved their own little fences to make sure we get together and have that done. But we were told just a few months ago that the sidewalks are no longer happening and the paved roads may

not even happen. I have to say that all the project leaders, David Backus in particular, has been amazing and, they communicate with us and do a lot to make us feel better. But at the same time, we've now, after buying a house where we thought we were going to be able to improve the neighborhood, we're losing the funding for it. You know, we love Portland, we are near the airport. We're not the wealthiest neighborhood. We've seen other neighborhoods getting a lot of the, the sidewalks and the safety ramps going in. But we personally feel like we're being singled out not to get those. We want to find a way. And I know you guys are all working really hard. I appreciate the City Council and the mayor, but if there's anything we do to get our project to be looked at, we'd really appreciate it. Again, thank you for the time. And, I hope we can get my mother down the road because she's 87. She can't walk that much longer. Thanks. All right.

Speaker: Thank you. And commissioner Mapps, our transportation commissioner has a comment as well. Sure, I want to thank you for your testimony today, and I want to reassure you this project will happen. We're very excited to bring these improvements to Cully, one of the challenges that we face in this space is, frankly, just, inflation. So this project is becoming more expensive to build as we go through time, I want to reassure you, that we are working at PBOT to find additional funds to actually do the entire scope of the project as originally proposed. I'm fairly confident that we can get there, I'll make sure that my team's over at PBOT. Give you, keep you in the loop in terms of some of the strategies that we're exploring, but rest assured, this project will happen. And rest assured, as long as I have this portfolio, I'm going to work hard to make sure that we fulfill our original promises.

Speaker: Wow. Thank you.

Speaker: Thanks. Thanks.

Speaker: Commissioner Mapps, next individual, please.

Speaker: Item 428, request a bruce barnes to address council regarding fentanyl and the city.

Speaker: Welcome, bruce.

Speaker: Good morning, commissioners and mayor. My name is bruce barnes, a lifetime resident of the northwest. 59 years. When I talk about what, what your legacy is and all you people that are filling these seats in this city, I want you to take a walk around Portland and see if that you're leaving the place better than when you found it. And the answer, in my eyes, is no. And part of the reason is this fentanyl crisis that's going on. You kept you guys keep trying to put band aids on and on the things that are going on. It's affecting communities. It's causing graffiti, it's affecting people's ability to work because businesses are moving out of the community. People are putting their kids in private schools because of it. We got a disaster going here. And the only reason that people are being saved by this is because of the invention of narcan, right? We're not fixing any of the problems. And that was we learned from pdx reel. A lot of your campaign contributions are coming from nonprofits that you guys are funding, along with the Oregon state legislators and mike schmidt, the prosecutor that just got unelected in the primary. So my question to you is, what are you going to do better in the future? And how are 12 people going to come to any decisions when for couldn't we've got a disaster going here? You know, the average person only lives 28,000 days. Bill. Bill walton didn't even make it to that. That's 77 years old. And what was his legacy? People getting on here and talking about him in a positive manner. Right. We've had riots in this community now. We've had a riot over here at the college that's costing the taxpayers almost a million dollars to fix. Relatively. Nobody gets arrested. It's just it's just a it's a bat signal to all these criminals that nothing happens in Portland to you if you commit crime. And my ask to you people is to do something about it. So

this city is vibrant again and I can come down and enjoy live music and restaurants. I used to be able to enjoy. And I ask all of you to go walk around city of Portland without any policing at night time and see if you feel safe. That's my ask to you today. Thanks for your time. Oh, the other thing is there was a \$27 million tiny home project that was a collaboration between Portland and Multnomah County. Only five homes were built and nobody knows where that money's gone. And I'm going to sign up to come and testify. And I'd like an answer to that. Where that money all went to supposedly went to a nonprofit group, but nobody knows who this nonprofit group is. I'd like to know where all that money went, because that's taxpayers money. And if you're giving nonprofits tax taxpayers money, and then they're giving it back in campaign contributions, there's a term called theft by deception or embezzlement. So I would think twice about receiving those kind of funds as a campaign contribution. Thank you so much for your time.

Speaker: Thank you for being here next individual please. Item 429 request of Jason Wilder to address council regarding ongoing issue. Jason, are you here or maybe online?

Speaker: They are not online. Looks like they may not be here.

Speaker: All right, very good. We will move to the consent agenda. Can you please read item 435 so Commissioner Mapps can refer it back to his office?

Speaker: Authorize Bureau of Environmental Services to acquire certain permanent and temporary property rights necessary for construction of the Carolina Trunk Sewer Rehabilitation through exercise of the city's eminent domain authority.

Speaker: Yeah. Mr. Mayor, I'm going to pull that one back to my office.

Speaker: So approved.

Speaker: Please call the roll on the remainder of the consent agenda. Ryan I.

Speaker: Gonzalez. Hi.

Speaker: I yea. Rubio I Wheeler.

Speaker: All right. The consent agenda is approved to the to the first time certain please, item number 430, declare intent to initiate local improvement district formation proceedings to construct a street, sidewalk, stormwater sanitary sewer, water, main and railroad grade crossing improvements in the north richmond avenue and crawford street.

Speaker: Local improvement district commissioner Mapps, thank you, mr. Mayor. Colleagues this item comes to us from pbot. This ordinance authorizes the city to begin the work of creating a local improvement district and north port, and, just south of cathedral park, this district will be about three blocks long and three blocks wide, this lid will pay for water, sewer and road improvements will in turn, which will in turn laid the foundation for the development of hundreds of units of new housing, including new market rate housing and new affordable housing, the total cost of this project is about \$15.9 million, no residential properties are paying into this lid. Instead, the final contributors to this lid are limited to, to commercial property owners in the district here to tell us more about this project, we have andrew abbey, an analyst with pbot. And we also have jeff wagner, a senior planner with pbot. And we also have keith ackerman, also with, with the water bureau. And we also have lisa moshinsky, with the bureau of environmental services, great interdisciplinary team. I'll turn the floor over to you folks.

Speaker: Thank you. Commissioner Mapps andrew abbey, local improvement district administrator. It's a pleasure to be here with you this morning. I think we can jump right into the powerpoint presentation, next slide please. So this is a map of the lid as commissioner Mapps noted, this is a fairly large area of improvement. We're very pleased to be bringing this to you today. This is an area about which I've

been getting complaints for many, many years. So we've had a nice aligning of the stars, not only between the three infrastructure bureaus, but also between, a majority of the property owners and the lid who tendered their petition support for this lid. Before we move on to the next slide, I just wanted to point out the union pacific railroad tracks on that map that are highlighted in pink, that lends a fair amount of urgency to this lid, because we currently have active and active water main and an active sanitary sewer line underneath the railroad tracks. I'm not an engineer, but my guess is if I went to osu and took engineering, they would probably be teaching me on the first day of class not to put utilities underneath live railroad tracks. So we're very pleased to have this opportunity to relocate the utilities from the right of way there to north crawford street, and we'll hear more from ken and lisa about that in a moment. Next slide please. So I wanted to just walk through the project goals with you. As you can see, there's a lot to unpack here because there's a lot of benefits for this project. I mentioned the utilities underneath the union pacific railroad tracks where we plan to move those utilities. We're going to reconstruct streets in very poor condition. As an example, north crawford street ostensibly has pavement, but it has a pavement condition index score of 14 on a 0 to 100 scale, which is not much better than an unpaved street. So this this gives pbob in particular the opportunity to leave this neighborhood in much better shape than it is now, with brand new streets, along with the relocated utilities. If commissioner Mapps noted this lid set the stage for hundreds of new housing units to be built in this area. And it also allows us to break up the superblock between north richmond avenue and north burlington avenue, two neighborhood collectors, and greatly improve, access into this area. And if this lid moves forward, we will not only be building a new street in the middle of those two neighborhood collectors, we will also be installing a new fire hydrant. And pbob has

worked with the fire bureau and will be installing a new fire hydrant and introducing a lot more fire suppression capability in this area than what we have currently. So i'll pause it there and i'll turn it over to my colleague jeff wagner from pbot, and he'll talk to you a little bit more about the planning efforts that pbot have made in this area.

Speaker: Good morning, my name again is jeff wagner. I'm a senior transportation planner at the Portland bureau of transportation, in the area and project planning section, and have done a lot of, planning work in the saint johns and cathedral park areas over the years. And just wanted to talk about some of the benefits from a larger system and planning perspective. One really important thing is that, back in the 2004 saint johns lombard plan, that was adopted, first established cathedral park at the bottom of the sort of steep hill there, next to the water as an extension of the saint johns, town center and pedestrian district. So the idea was that the growth of saint johns really needed more, more room to fit more housing units. And jobs. And so that was extended down there. So this is a really high growth area in the comprehensive plan, but it's really under served by infrastructure, crawford and richmond, two of the streets that are within this and crawford especially that's being improved were established, in that neighborhood plan as neighborhood collector streets to serve the traffic circulation needs in the area. But they don't have curbs. They don't have sidewalks. They're in very poor condition. And it really, so this is really fulfilling that promise, from those previous plans and is consistent with our transportation system plan. It's also helping to improve pedestrian and bicycle access, along the river to cathedral park, really setting the stage for better access to the river and the north Portland greenway trail, which is planned along the river, this will directly support, being able to access that and having more housing near that amenity, just east of here, just southeast of here, metro has

acquired a large site along, the river called willamette cove. And they've started their planning process for creating a publicly accessible natural area, in that area. And this, this will really provide better access and more housing near that amenity as well, and be able to connect to it, this will also, we think, support the idea of future transit service. This area just, just adjacent to this lid recently was built 110 unit, all affordable housing building. And there's a lot of other high density housing in the area. And the parcels along right along this lid are the highest density zoning in the area, even higher than any of saint johns, up near lombard. This is the highest intensity zoning in the area, and we want to support that. But we've heard a lot of concerns about the total lack of transit service in that area. And, you know, while we can't guarantee that will happen, trimet, you know, is another agency, when we have talked to them about that, they've cited the condition of the roads as one of the major barriers to them even being able to serve that area. So yeah.

Speaker: Thank you, jeff. So, you can see per, jeff's comments, the other four main objectives for the project are to achieve the potential of the saint john pedestrian district, river access, ped and bike infrastructure for regional access, reduce the gap in the greenway trail along the willamette river. That's not something that the lid would fund, but the lid would enable development, which in turn would fill in that gap in the greenway trail. And then jeff mentioned the potential of future transit service. So if we could just move on to the next slide, ken ackerman is with us here today, and he's going to talk a little bit about the benefit to the Portland water bureau from this project.

Speaker: Good morning. My name is ken ackerman. Mayor and commissioners, I'm an engineering manager at the water bureau, manages the design group. So this, we support this lid. We have an existing main that's about 100 years old under the railroad tracks. It's not a good location for a main. You said, but conditions were

different 100 years ago, so we will be able to abandon that with this work, we were to get a crossing in cross perpendicular under the tracks, which is where we want to be to provide for future development. And they would also get improvements in crawford, and we'd be able to do that with other bureaus and we reduced cost to us by being able to pave, in one time. So we are in support of this, it's a good project for the water bureau, and we would be able to get rid of, 4000ft of main, that's in poor condition and 100 years old, so. Thank you. Thanks

Speaker: Thank you. Ken. And, we'll hear from lisa in a moment on the bts perspective, just moving on to the next slide, this was a financial overview of the project. So just so council is aware, in the world of lids, they get harder and harder as time goes by because the stuff that's left to build is more and more complicated. So currently we have three already formed lids that are in construction or are very soon moving into contract on all three of those lids. At some at some point along the way, have been the largest lid in the city's history. If council approves this lid when it comes back to council on June June 26th, the crown of the largest lid outside the central city will pass to the cathedral park neighborhood. And this lid will, jump in front of those other three lids and contraction as being the largest lid outside the central city. So, just to kind of recap the funding on this, there are four assessment zones, which would provide about \$12.4 million worth of funding, and then there are two more assessment zones for a lesser degree of benefit, namely a railroad grade crossing improvements and also, utility services south of the union pacific railroad tracks, which provides another 1.6 million and then, peabody providing funding for this project, and then bts and water are efficiently pooling their funds so that when they build the utilities, they are not wasting ratepayer dollars on ineffective trench patches. They can contribute those funds toward the lid, where we can fully reconstruct the streets after the utilities are relocated. And

there the total project amount there of \$15.9 million. So, a couple of notes I want to make. The amount of the lid is, is equal to approximately six years of annual street maintenance at the city budget. That excludes the gravel street service. So that just roughly \$2 million a year that we spend on pavement maintenance. So it's great that we had the fix our streets that got passed by the voters last week. But just to put things into perspective, you know, we would have to double or triple that, gas tax for an expensive project like this if we didn't use the financial leverage lids offer us, the other thing I just want to note on this slide is when if council approves this resolution today, we'll come back with an ordinance on June 26th. There's a couple of adjustments to the lid that are built in, and there will be a, reduction to assessment zone d and e, and then there will be an increase by the request of the property owner and assessment zone f, so there are a few more adjustments pending for this lid. Again, they're already baked into the resolution. So if it comes when it if it gets approved today i'll come back on June 26th and explain those in more detail. Next slide please. So this is north crawford street today. This is the street that if trimet were to choose to serve with a bus line in the future. And as f noted, there's no guarantees. But you can see that if you were to trimet, you really wouldn't want to be sending your operators down that street with a 40 foot trimet bus where the shopping cart there on the right side of the picture encroaches on the right of way, if council approved that lid, we will build a sidewalk on that and the other side of the street as well. So, b'zz has an access to this project, particularly in north richmond, richmond avenue and lisa is here from bts to tell us more.

Speaker: Good morning, lisa moshinsky. I'm a project manager with b'zz and we have a sewer pipe along the railroad tracks on bradford, and it's, deteriorated and has root intrusion. And so we're abandoning that pipe and rerouting it up, on richmond and as part of this lid, we're able to pay for full you know, pay into the full

pavement restoration rather than just patch up the street, which, as you can see from the roads in this area, would be very difficult situation to just do some trench patching. So yeah, that's all.

Speaker: Thank you, lisa, for that recap. And you know, we've had a couple recent examples of, railroad operations that can be problematic. For example, the north lombard overcrossing. We had a sewer leak underneath that. So being able to go in and, you know, relocate and upgrade utilities before there's a problem really reduces a lot of financial risk to bts and the water bureau, you know, there's also a recent derailment of a train on the on the steel bridge. So you know, one of the things that went through my mind as I was putting this slide together is if we don't put the slide together and we wait for the water main to break, or we wait for the sewer line to break and then there's the delay in union pacific railroad traffic along that rail line that could be really, really expensive. So I just felt that the slide was very important to get out in front of that potential problem in the future. Let's go ahead and move on to the next slide. So you saw the picture on the last slide of the decrepit state of north crawford street. This is the same street one block to the west, that picture of the building that you see there is not a rendering that is actually a recently built building. And the reason you don't see these buildings east of burlington avenue is because the lack of infrastructure has been a barrier to development along there. Next slide please. So, we recently closed out the north richmond. Excuse me, the north north burlington and edison lid. This is north john avenue from north edison street to north decatur street, this is kind of what you see in this adjacent new lid area on decatur street, which the block north of crawford. It's kind of wild west out of there, out there in the street, don't really exist, moving on to the next slide, this is what it looked like when we paved it about two years ago. And if council approves this slide, the new john avenue that we built and

the new decatur street that we build will connect to this recently completed street segment. And will really help block break up the superblock in this area. As I mentioned earlier. Next slide please. So, this is the steel hammer site along the willamette river, I believe the range of housing units. And tom lip trot is here to testify and he can better clarify these numbers. I understand that the range of 340 to 370 housing units. So this is what the site looks like today. Next slide please. And this is the vision for what would be built along the willamette river. Really building a wonderful new neighborhood here, next slide please. And then if you just go up the hill about two blocks, this is mainland companies properties circled in green between crawford and decatur streets. And that's, an example of what it might look like in the future if they do their architectural plans and then last slide, and this is what the building might look like nestled in the hillside there between crawford and decatur's trees. So that concludes the presentation for today. I think we're ready to open it up for property owner testimony. Unless council has any questions of me or other staff. Thank you. Yea. Rubio.

Speaker: Hi. Thanks in reference to the housing that you just talked about and maybe I missed it. So is it currently planned development and it's in the works for we have tom lip trot and Ryan wilson here and that would be a great question, commissioner Rubio, to ask them because they're a little more in touch with where they are in their development pipeline.

Speaker: Okay, great.

Speaker: And a second part to that question before we go to them is what is the timelines then look like for that developed piece of development. And then and the work that you're going to do.

Speaker: And I don't mean to punt to them again, but my job is to really if council approves this lid is to expedite the building of the streets, and then we have to sit

down with the development team and sort of, lay out that critical path. But on that note, commissioner, I do envision this lid be being built in two, maybe three phases where one of the things we would like to do first is to build the grade crossings over the union pacific railroad tracks at richmond and, burlington, come back, probably build crawford street and richmond avenue and a phase two, and then maybe come back in a phase three and build john avenue and decatur street. So we've been giving a lot of thought to how we phase the construction of the lid to help support the development of housing. All great questions. I would just defer to tom and brian to provide you with a little bit more information. Any other questions from council, commissioner Ryan?

Speaker: Yeah, thank you so much, andrew and seth. That was a good presentation, and i, I know that area pretty well, and I understand the desire to build the infrastructure so there can be some developments, such as housing that was mentioned as a possibility, I think what I want to. See is, and maybe we'll hear from this in the testimony, but 77.7% or 12.4 million of the total cost will be the burden, the opportunity. However, you want to say it, of the select few people who will be identified and on the map could you show me those homeowners and business owners who would be responsible for the bulk of that investment?

Speaker: Yes, I can do that, commissioner, a quick point of clarification then.

Speaker: Always. I always loved hearing about the engagement with that audience. And maybe some of them are testifying as well, andrew, a quick, a point of clarification. I think the commissioner asked about homeowners and commercial owners or any homeowners part of this lid or proposed to be part of this lid.

Speaker: Yeah, commissioner, we actually don't have any, residential property owners in the cell id there is one rental home, and I've spoken with that tenant. Both he and his landlord are supportive of that.

Speaker: So it's all so all the all the owners are business owners.

Speaker: Correct? It's all commercial. Okay property owners.

Speaker: And those are the sites. They are they the ones in yellow and green and blue. And which ones are they?

Speaker: Well, the residential properties are the, the yellow properties that are east of north richmond avenue on the right side of the map, basically everything between burlington and richmond are commercial properties. However a bunch of those properties are currently vacant, so if you go back to my, to the powerpoint presentation, if you go to slide number five, that breaks out the different, square footage rates for the, the different, assessment zones, you can see that the largest assessment is in zone d, and that is the black between burlington, richmond, the railroad tracks and the, crawford street that has a rate of one \$114.78 per square foot. And then it stepped down there to a significantly lower rate to assessment zone e and f, and then down to b and c. So those are all identified on the map, in the resolution and also on slide number five in the powerpoint.

Speaker: Yeah. So that's why we're having a conversation. And so you're clarifying that all of those are commercial vacant properties or vacant commercial properties.

Speaker: Correct, and the one thing I would note, commissioner Ryan, is assessment zone g is a metro owned property, and they signed the petition in favor. That is not a commercial property that is for a open space. Use yeah.

Speaker: Also, just to clarify, the sort of private or the lid leverage is the 77.7% plus the 10.1.

Speaker: And commissioner Ryan, I think what I'd really stress here is that I think the reason that you haven't seen any development east of burlington avenue, like you have west of burlington avenue, avenue is you really have a first mover problem. I mean, whoever there is just simply no way to build this under a public

works permit. I mean, the notion of just getting the over the counter permit and trying to build this on your own and work with the railroad and everything else would just kind of a nonstarter. And then from an economic perspective, even if you could somehow do that, there's such a large fixed cost to involving everything that, I am 100% aware of all that it makes complete sense.

Speaker: I'm well aware of the catholic charities property. That's just to the north of that, and I get that doing this infrastructure work would allow, development. I get it all I just was wanting. And when we bring lids to the council, I like to understand who is footing the bill. Since government isn't, we're putting some of it about 11, I think. But it's always good to know, what? Who are the private interests that are going to share this burden? And so I think that's why we're having this conversation right now. And you made it clear it's not residents, it's commercial properties who are currently vacant.

Speaker: Yes, commissioner.

Speaker: And, I would also just note that's exactly why we took a, finely grained approach, if you will, in terms of having different assessment zones and having different levels of benefit and therefore assessment for these improvements. So what we didn't do here is just come in and do a cook by numbers approach where we just had everybody paying their same square footage rate. There were clearly differing levels of benefit. And so that's why we have all the different assessment zones built into the lid.

Speaker: Yes.

Speaker: And I love seeing interconnection between bureaus and working with the railroad is never easy. So all of it makes sense. I just need to understand the front end burden on the private sector, whether it's businesses or residents. Thank you.

Speaker: Yeah, and I would add that, the reason I was bringing up the saint john's town center concept is, you know, it's really meant to be a vibrant, livable area. And if you look at even just an aerial of this area today, it's very vacant, underutilized, a lot of just vehicle storage kind of things. And very rough and tumble and, you know, that makes the area really not meet the vision of what the community wants. And I've had so many I see all the permit applications that come in in this area. And I can't tell you how many have been submitted for an early assistance and then withdrawn and never moved forward because of the cost of the infrastructure is just is just too high as stand alone projects ?

Speaker: Yes, I would just like fascinating.

Speaker: We haven't done this infrastructure upgrade earlier so I want to keep this might take a long agenda today, commissioner Ryan, does that complete your questions?

Speaker: Yeah, they answered them and more for sure, I was just going to offer we have some public testimony on this, which I think would be relevant to. I would love to get to public testimony.

Speaker: How many people do we have signed up, we have five people signed up. All right, first up, we have thomas liptrout.

Speaker: Welcome, thomas. Thank you.

Speaker: Hi. My name is thomas liptrout, and I'm a property owner. Inside the lid. That is the riverfront property of about ten acres. And I want to thank you for allowing me to testify today. My business partner and I are both from Portland and my business partner. Partner currently resides in the city of Portland. We have several businesses, that we've run over the years, over the 40 years that we've been there and, and, our property runs from burlington down to richmond, and there's no argument that the proposed lid area has crumbling infrastructure for including

streets, sidewalks, sewer and the 100 year old water line. This area is in need of basic infrastructure to stimulate development and provide basic safety to the st. Johns community. We are really in favor of the idea for two basic reasons. The first is citizens safety and access to the willamette river. By installing the new railroad crossings on burlington and richmond, these crossings will improve safety and pedestrian access to the proposed railroad crossings. The. The proposed streets and sidewalks will also allow safe access down crawford street and richmond. The other reason that we've talked about that, the group talked about before me was the basic foundation and infrastructure for multiple housing projects, which can create hundreds of multifamily units over at least four different sites contained within the proposed lid. This will have a dramatic positive impact on the saint johns neighborhood. In addition to helping the acute housing shortage in Portland, this will provide hundreds of millions of dollars to the tax base while creating hundreds of construction jobs over the next decade. The development is in alignment with the city's master plan, published several years ago in conclusion, I would like to commend the awesome job Portland police and fire have done over the years in a very challenging environment. Their professionalism is greatly appreciated and I also believe very strongly in the lid program, allowing the public and private partnership to enhance the livability of the city of Portland. I strongly recommend the city continues this program. Thank you, thank you.

Speaker: Next up we have peter perrin.

Speaker: Welcome, peter. Hello. My name is peter perrin. I own a 10,000 square foot property at the corner of north richmond and north crawford avenue, I've owned the property for close to 20 years, and I fully support the, richmond crawford lid. I believe it will enhance the livability and desirable of the neighborhood by spurring commercial housing development, which is what the

area needs, also, the proposed narrowing, narrowing of richmond, the richmond roadway is imperative. At 48ft, it's almost twice as wide as your typical neighborhood street in the city of Portland, coupled with the addition of new curbs, sidewalks, planting strips, street trees, and other infrastructure, improvement will further add to the neighborhood's appeal, current residents and property owners have navigated some difficult circumstances over the past 4 to 5 years. Approval of the lid, coupled with new commercial housing development, will activate the neighborhood by bringing hundreds of new permanent residents to the area, which help minimize these past issues. It's a beautiful neighborhood close to the willamette river cathedral park and downtown saint johns. I'd hate to see it devolve again into the lawless area it was these past several years, council's approval of the richmond crawford lid is a crucial first step to help prevent that. Thank you. Thank you.

Speaker: Next up, we have sean. Jillian's welcome.

Speaker: Sean.

Speaker: Thank you, mr. Mayor. Members of the council. For the record, sean, jillian's today on behalf of saint john's marine center and saint john's truck and equipment, you've heard a lot of laudable goals for this particular lid. I think the one story you haven't heard is too long standing businesses that are actually going to be included in this lid. So it is not all vacant commercial land. There are two businesses that have been in operation for over 50 years, that will be greatly impacted by this proposed lid. You heard previously that there were no residential, folks impacted by that. That's because all of this property is zoned commercial or general employment. So it would make no sense for residential folks to be impacted with the current zoning of these properties. When you talk about the vote to move forward with the lid and property owners, we heard briefly about

mainland. Mainland is a developer outside of tennessee, they are looking at a significant residential, development there. Certainly we are not quibbling with the benefits of the residential development. However, when you look at the legal entities that are controlled by mainland, it was almost the majority of the vote of the property owners in the district. The one other vote that actually made it into a majority of the property owners was metro. Metro has the largest parcel in the district, and their assessment is \$8,000 just for a little bit of comparison, saint johns marines assessment is \$12,500 a month for the next 20 years. So so a small business is going to be charged \$12,500 a month for the next 20 years, while metro pays \$8,000 for this particular improvement. When you calculate out the interest in total payments, that's \$3 million for saint johns marine, I hate to tell you all about the state of small business in Portland, but there's probably not a single one in this city that can afford \$12,000 a month. Saint johns trucking, their assessment is actually greater than saint johns marine. So what we would ask for you, respectfully, is to redraw the lines of the lid, take out these two commercial properties that are actually operating businesses. They have been in business in the area for over 50, 50 years, of particular importance to saint johns marine, there's a boat ramp within several blocks. So when they are repairing and selling boats, there's easy convenience. They cannot simply relocate after 50 years, again, certainly we understand the benefits of the residential development that might be going in here. If you look in your packets, you all will see that there is a letter from mainland, which again controls the majority of the properties in there, or close to the majority in the properties through various legal entities. It says we look forward to this public private partnership with pbot and mainland. We would strongly urge you all to keep this partnership between mainland and pbot. Thank you, mr. Mayor. Thank you, mr. Mayor.

Speaker: Just real quickly, one second, mr. Jillian's, thank you for your testimony, I believe I have some staff in the room. Cynthia castro in the back, I'd love it if you two could. Could, chat either later on today, or at your convenience. And, andrew, when you, when we finish with public testimony, I'd love to bring you back up and get your perspective on what's possible in this space.

Speaker: Thank you.

Speaker: Thanks. And just a reminder, this this is the resolution to keep the work moving forward. This is not a decision to correct me if I'm wrong. Andrew, we're not creating the lid today, so there's plenty. It's good you're here to testifying, having your concerns vetted because staff can incorporate those concerns into the ordinance. They'll bring back to council at a later date. So it may not get resolved here and now. But it's important that you were here.

Speaker: I appreciate that. Thank you.

Speaker: Mayor, I just have one.

Speaker: Yes. Commissioner Gonzalez.

Speaker: When we scoped the.

Speaker: We're trying to get you to exercise just in light of the testimony when we scoped the next step, it would be helpful to kind of evaluate that option, whether we do it, you know, after public testimony or when this comes back, that would be, appreciated.

Speaker: The trade offs on. Oh, absolutely.

Speaker: And i'll tell you, my hopes for today is after we finish with public testimony, we can have andrew back up. He can give us a sense of how we can go about scoping this. And again, we're trying to move this project forward, and the reason why we have hearings like this today is to get public input on how we can, fine tune it so it meets everyone's needs. Okay

Speaker: Thank you, thank you.

Speaker: Next up, we have brian wilson.

Speaker: Mr. Wilson, welcome, mr. Mayor.

Speaker: Commissioners.

Speaker: Hey, very nice to see you all. Thank you for giving me some time. Some time this morning. Pardon me. My name is brian wilson. I'm a resident of southwest Portland and I represent one of the property ownership groups that has real estate within the boundaries of the proposed lid. Mainland companies you've just heard, which is actually very much based here in Portland, since it's out of my office on northwest glisan, we own about one and a half blocks of the 16 block proposed area within the lid. I've been working on land use and design review for projects up in this area for almost ten years now, and I do have partners and a relationship with a group out of nashville, tennessee. They would love to see this development of this area come together. We love it because it is so close to such iconic parts of Portland, forest park, cathedral park, which is one of the most highly used parks in the city, and also just the restoration of the willamette greenway along the riverfront there. And bringing residents back into this area. I don't know if you know this, but for much of saint john's history, this section of the waterfront was a very vibrant residential neighborhood that had some river dependent businesses on it, but for the most part, up until world war two and the shipyards took over, was a residential community. We'd love to see that restored and get recreators back on the river and access to that boat ramp that was referred to for even more people. This is an ideal opportunity for us to increase our housing stock on property that's not actually currently used for much, other than brownfields. Yes, there are a couple of small old time businesses that have been there for a very long time, and we respect their right to exist and would like to see how we can work with them to

mitigate some or offset even some of their liability within the lid. But let's face it, they represent almost 800 linear feet of north crawford, and if we don't include those properties in the lid, it's going to be difficult to see how we're going to be able to afford all of the work that needs to be done and take place within north crawford. I'll just say, as a consultant in the real estate industry, working nationally on projects of a fairly good scale, once construction on this lid starts developing, it will occur in this area. Much needed housing development and a lot of that is going to be naturally affordable housing because of the market that is up in the saint johns area. I'd also very much like to see an overweight of family sized housing in this area. That's going to be a little tricky, because the creation of the lid, while it's great, it does raise the basis of the property, possibly to a point where larger scale, larger size housing units will be difficult to capitalize. Nonetheless, that should be the goal. That's what I've been working on for ten years, and I'm very much in support of creation of this lid. Thank you, thank you.

Speaker: Next up we have kevin meador.

Speaker: I think he might be virtual. Hi, kevin, are you there?

Speaker: I'm trying to be.

Speaker: I'm not very familiar with the zoom operations.

Speaker: Well, we can hear you just fine.

Speaker: Okay. All right. Great. I'm the owner of saint john's truck down here on crawford street, which is a part of this lid. And I just wanted to have some comments here. I am, the saint john's neighborhood, on crawford here has been severely neglected by the city for the last ten, 15 years. And by the property owners of the vacant properties, the developers that have just let their properties go to hell without no improvements being made or maintenance of them, and allowing crime and, homeless to just move on to their properties and just almost encouraged it.

Anyway, I am all for getting the area cleaned up and, ready for future developments. My problem is it should the cost of it should be borne by the developers who are going to ultimately profit from this, not by the existing landowners that could, or business owners that could be financially ruined by it. This what they're talking for. The 20 year payments are just going to cause an undue hardship. And like I say, I just feel that the costs are being allocated to the wrong people. And that's basically all I have to say.

Speaker: All right. Thanks, Kevin. We appreciate your testifying.

Speaker: Mayor. That completes testimony.

Speaker: Any further questions for staff? Yeah.

Speaker: Mr. Mayor, I was wondering if Andrew could come back up for just a second. Great presentation, Andrew, I think everybody I suspect everyone on council is, supportive of the primary goals of this project. Probably also has some concerns, that came up in public testimony. Can you, give us a sense of number one? What the what your proposed process is moving forward. And number two, what options, if any, are there to address some of the concerns raised by, Mr. Mead or, or, Mr. Jillian's.

Speaker: Yeah, we have a lot of things that are already kind of baked into the process. I wanted to keep my presentation as brief as possible. This, as you know, is a very complex project. I think what might be good is for, me to meet. Meet offline again with Kevin Meter. I've met with him before. I'm happy to meet with him and meet with Sean and Cynthia on your staff. I think it would be good if we could just get around the table and just kind of zero in on what would be coming back with in June, because I do think a lot of that is going to be addressed, and I can walk through council on that. On more detail in June. I know you have a busy day today and I want you to get on with it. I do want to flag for council though, that Saint John

truck does have half of the frontage along Crawford street, and they already have one of the lower assessment rates built into the lid. So that said, I do have some relief in mind for Saint John truck. And there's also a few things that we can do for the eastern half of the Crawford street block. And I don't think I need to cover it now, but I can certainly come back to council in June if you approve this resolution today and fill council in on more of the details and how those conversations have since ensued.

Speaker: Great. And, one other quick question. In just like 30s, can you summarize what we're doing today, what's actually on the table?

Speaker: Yeah. Great question. Commissioner Mapps. What we're doing today is really just accepting the petitions that have been received from the property owners. The resolution and the way I wrote it just mirrors the amounts that were on the lid, petitions and the scope. I've already heard that feedback from several of the property owners, so I have some tweaks in mind to the lid. The tweaks they're not being made today at this initiation phase. That would be baked in at the ordinance phase when we come back on June 26th. So this is a snapshot of what went out to the property owners and the way of a petition. Proposal we already have modifications in mind that we bring back on June 26th, great. Mr. Mayor, I have no more questions. All right.

Speaker: Very good. Thank you, please call the roll on the resolution. Ryan

Speaker: Yes. I appreciate the dialog that just took place. I think some modifications make a lot of sense. It's an exciting opportunity to finally do the infrastructure work down there so we can do much needed development of, hopefully, some family housing, like Brian Wilson mentioned. And I do appreciate that we have dialog with the two small business owners who really do stick out as a

different party. That's a part of this equation. So so, I look forward to seeing those those changes.

Speaker: I vote yea Gonzalez, appreciate the dialog.

Speaker: Look forward to further conversation on the right scope. I vote I maps, I want to thank staff for their presentation presentation today. Also really appreciated the, public testimony, as I think is obvious to anyone who's paying attention, this is a really exciting and innovative project, which I think, points the way towards, how Portland can be better in the future, especially in our new form of government. Today, we saw a remarkable range of bureaus working together, this is also a project where the city lays the foundation for one of our great next future neighborhoods, this is the kind of government I really like to see, which is why I vote i. Rubio. I want to thank everyone for the presentation today.

Speaker: It's really clear it's a definite area of need for these improvements and that it will really benefit the whole area. I also want to say to the businesses that testified, we hear you and I personally will be looking forward to seeing how our next steps are incorporated into this feedback. Thanks, I vote yea Wheeler.

Speaker: All right.

Speaker: The resolution is adopted. Thank you. Next up 431. This is a report out except the central east side together enhanced services district annual report. Colleagues, I'm pleased to introduce this annual report highlighting the work of the central east side together esd that has performed for its district and ratepayers between July 1st, 2023 and March 31st, 2024. As you know, the city has three of these enhanced service districts with central east side together being the newest. Having been formed in 2019. Over the past few years, the central east side together esd has spent significant time and resources developing brand new programs for their district. The central east side together district is also the largest esd at one

square mile, approximately 681 acres, and it encompasses a diverse mix of industrial, commercial, and residential properties representing a wide cross-section of interests and needs as well as opportunities. With that, I'll turn it over to Devin Reynolds, the city's esd coordinator within the office of management and finance, to introduce the item, and our guests welcome.

Speaker: Thank you, Mr. Mayor. Commissioners, I am Devin Reynolds, enhanced services district coordinator with the office of management and finance, funded by property managers and approved by the city enhanced services districts pay for extra services that improve quality of life in Portland and in the Portland neighborhoods. Central Eastside Together is one of three enhanced services districts currently active in Portland, and it was reauthorized by City Council on July 1st, 2022. The city's contract with Central Eastside Together contains several provisions intended to increase city oversight and overall transparency of the activities of the district. The annual report to council is one of these new provisions. This is the first annual report prepared under this new contract. The contract specifically requires Central Eastside Together to report on the following items: a summary of financial information about the district's activities. A description of programs. A description of stakeholder outreach and engagement, and subcontractor activities. The city's ongoing response to a 2020 audit of the city's enhanced services district program is a related, but separate item. In February of this year, council accepted a consultant report that presented a number of recommendations to improve the city's esd program. Staff is actively working with the districts to develop a work plan for implementation of those recommendations, and we should have updates on those efforts for you in the coming months. While this is interesting work and there are likely questions about it, those program changes are not to be the subject of today's discussion. Today's discussion,

however, should primarily focus on central eastside together's annual reporting requirements and a discussion with leadership on the district of the district on their efforts and accomplishments. Now i'll introduce our presenters from central eastside together caroline holcomb, central eastside together executive director, and mike larkin, central eastside together board director, board chair. Take it away, caroline. Welcome.

Speaker: Thanks, kevin. Good morning, mayor and commissioners, we appreciate the opportunity to share more information with you about central eastside.

Together enhanced service district, which may be referred to as city esd. As we move forward through the presentation, I'm caroline holcomb, executive director of city today. Mike larkin, board chair of cit, and I will present our first report, to you, covering July 1st 23 through March 30th, 24.

Speaker: Thank you. Mayor and good morning, council, I'm mike larkin. I am the board chair of central eastside together, and the director of real estate management for nai elliott, which is a real estate firm headquartered in the district, I'm proud to present this report alongside caroline. Our board is diligently working to expand our programs in the new fiscal year and be a part of the public private partnerships to restore and strengthen the city of Portland. Per our contract with the city of Portland, this report will highlight our financial programs, our financials, programs, and impact stakeholders, or sorry, financials programs and impact, stakeholder outreach and engagement. Governments updates, and our vision for the future of the central eastside. We thank you for this opportunity to discuss the central eastside enhanced service district, central eastside, together we have a powerpoint slide.

Speaker: Are we able to pull up the powerpoint?

Speaker: Wonderful. Thank you, next slide. Next slide. All right. And next slide. All right. Central eastside together was established in 2019 with broad support from our business community to bring enhanced services to the district. While cit is the youngest of Portland's three esds, geographically, we are the largest. We represent 22% of central city, 681 acres, and approximately 345 blocks. Our esd runs from i-84 to division street and from the waterfront to 12th avenue. Central eastside industrial district is home to approximately 1300 businesses and 22,000 employees. This fiscal year, cit has focused on three key areas safety through private security, cleaning services, and district enhancement initiatives, which mike will share more with you now we're going to skip the next two slides and go straight to financials. Please. One more. Thank you, in 2019, we established our efc to distribute our funding across safety cleaning and district enhancement. Initially our activities included graffiti removal, bioswale stewardship, community grants, outreach care teams, private security, and cleaning teams. This year, primarily due to budget constraints, our spending, and in turn, our focus has been almost exclusively limited to safety and cleaning. Next slide. This is our investment snapshot for year to date. As of March 31st, roughly two thirds of our spending is on safety, sorry, safety cleaning and the esd city admin overhead, which includes a portion of the esd coordinator salary, general operations and software. The balance is made up of program administration with 4% to district enhancement. Next slide. Next slide. And again there we go.

Speaker: In our cleaning program we partner with central city concern and ground score association, central city concerns, clean start program provides work opportunities for individuals impacted by homelessness.

Speaker: The cleaners currently operate Monday through Friday, 8 a.m. To 4:30 p.m. Focusing on trash, furniture and biohazard removal. Next slide. In the last nine

months, our cleaning teams have removed 38,000 pieces of drug paraphernalia and needles, just under 16,000 biohazards removed and sanitized 29,523 furniture shopping carts and miscellaneous items, and 228 tons of trash with almost 3400 business contacts, and since our inception in 2019, we've removed 3.7 million pounds of trash. Next slide. Next slide. In response to the city's sustainable procurement policy, we transitioned our outreach care and private security team to securitas after a restricted search and consultant assistance. Securitas was selected in part because they were one of two companies that could comply with the procurement policy and meet our community reporting requirements while adhering to our budget constraints. This ended a four year partnership with northwestern forcement and their safety and care teams. Next slide. Due to delays in identifying a qualified vendor, our contract began service in late October, and due to those delays, we doubled our initial staffing to relaunch the programs and provide high visibility during the holiday season. Our program currently operates seven days a week, 20 hours a day, from 6 a.m. To 2 a.m. The focuses are on de-escalation and chaperon services and presence patrols. Next slide. This is information and the available three months of reported data. We had 179 dispatches, 37 wellness checks, 46 presence patrols and chaperon walks. Nearly 40% of calls escalated to city and county services. 89 disturbances were resolved, 163 business contacts and 132 houseless contacts. At 64% of our annual budget, that is a cost of \$1,100 per dispatch with a reduced amount of community engagement. Roughly 12.5. It's been a discouraging results. I'll turn it back over to you, caroline.

Speaker: Thank you. Next slide please. And one more time. Next slide. As mike mentioned, 4% of our budget is allocated to district enhancement. And I hope what you'll learn by this slide is that though we have, very little in terms of our budget on

district enhancement, we're doing quite a lot. So imagine what we could do with more, the first thing I want to point out is a mural commission project that we have been working on this year. It started out as a modest \$50,000 designation from the board to, commission, preserve and maintain some of our public art murals, a decision that we made because we know that public art is very, the economic impact of it is very important to our business community. This project has gained a lot of attention and enthusiasm, and I'm proud to share that we have now tripled the funding for it. So we have \$150,000. And by the end of the summer, we will commission. This is our first time we've ever commissioned any public art, but we will commission 12 public murals which have been decided on with the community. Things like art, vegetables and fruit for produce row, innovation and steam, a nod to omsi, my personal favorite, a freight train, we have participated in downtown clean and safe bloom tour. We're expanding for the first time into central eastside. We were able to underwrite three different activations in the district. We hope to do it again next year. We have reestablished our partnership with solv. We are committed to monthly community cleanup events that are in tandem with major activations, markets and festivals in the district. So the thought is anytime something major is happening in the district, we're going to bring the community out to clean that area because we want to present a clean and safe district for our visitors. We're getting ready to install 150 new district banners. We are working on a summer in the central eastside brochure, which highlights major events and activities taking place from June 1st through September 30th. This includes Portland's first thai festival, snack festival, Portland night market, the list goes on and most notably not listed here on this slide is our relationship with the city's public environmental management office, this has been a very meaningful partnership with our district to improve lighting in the central eastside. Very soon

we'll have 400 street trees illuminated, and we're getting ready to work on a new viaduct lighting project, which is a collaboration between the city, the county cic and city. Next slide please. Okay, so this is a ratepayer outreach. What you're seeing here is each year we conduct an annual survey to our ratepayers. We have 668 ratepayers. The question we specifically asked in this survey was, what are your top concerns where our advocacy could make a meaningful difference for your business? So you'll see the results from 2023 and 2024. And there are some variances here. Street camping continues to be a top concern where advocacy would make a difference for their business. But this year, graffiti has shot up to the top five. This no surprise, our odot and pbot signage has been vandalized, as well as the vandalism and graffiti to storefronts, drug use and drug dealing has increased break ins and vandalism has decreased a mental health crisis has remained about the same. I think what's most notable here is that safety is no longer in the top five for 2024. I think we could speculate about why maybe that isn't in the top five, but we don't actually know the answer to that question. But I think it's worth calling out for this presentation. Next slide please. In terms of other outreach and engagement, we've worked to be very intentional in terms of our ratepayer outreach. We have a I've been in my role for six months. We have a brand new staff and so we're working to rebuild many of those relationships, we've reinstated our quarterly meetings. We've hosted a securitas meet and greet attended by 120 members of our community. We've hosted community forums with the cac. Many city staffs have sat on those panels. My personal favorite? We've hosted ratepayer listening sessions. These were small group conversations with our ratepayers. Very transparent conversation. As we laid out the budget, we said, here's how we're spending our money. Is this valuable to you? And we were able to glean a lot of responses from them. We participate in neighborhood advocacy.

Specifically, we have two seats on the temporary alternative shelter site oversight committee. We commonly attend business block talks, pmo biweekly meetings, weekly provider calls with our contractors, and we've conducted multiple site walks with city staff to assess chronic challenges and develop long term solutions. Next slide governance. This was called out on the bds urban planning and design reports. We wanted to share this with you today, we had a goal of expanding our ratepayer representation on our board of directors. And so we did that by developing a public expression of interest form. Anyone in the community had two months to express their interest in joining our board. We developed a selection committee which developed the criteria. They reviewed all applicants. They interviewed all applicants. And then they had a formal recommendation put forward to the board. That board accepted those that recommendation. And now we've expanded from five ratepayers to ten on our board this year. And those those new board members are either ratepayer themselves or ratepayer a business owner operator in the district, someone who's representing a ratepayer with multiple properties in the district, or someone who's representing vulnerable populations in the district. Next slide please. What's next? Okay. So in a previous slide I showed you responses of top concerns. This slide represents a question that we asked our ratepayers, which is essentially how would you want to spend your money. How would you choose to spend your investment. And so this is their responses. 85% of our ratepayers would like an investment in sidewalk and right of way cleaning services. This is no surprise to us. We have we struggle with encampments in front of businesses, large furniture, debris and trash, and so this is an obvious 85% of our ratepayers who would like to see more support in this area. Here. Again, graffiti removal is quickly rising to the top. They would like more support on that. Surprisingly increased foot traffic and visitors. 35% of our

businesses would like to see some of their investment go towards support that district enhancement and activation, which includes filling empty storefronts. 25% are interested in us continuing our social outreach to outdoor residents, and 15% of our ratepayer responses were interested in continuing private security. Next slide. So our vision for the central eastside is simple. We use the concerns, lines and their priorities to develop a responsive program for next fiscal year. It's our hope that we return to the original intention of why we stood up in the esd in the first place, which really comes down to how we prioritize our investments. So, practically speaking, that is, refocusing our efforts across cleaning and safety. We are spending a lot of money on those two things, probably disproportionately for how an esd should be operating. And we want to step up our district enhancement activities, which we've seen in our surveys and also in conversations with our ratepayers, that this is high priority and then lastly, I want to leave you with just a few comments from our ratepayers. We asked them a question in the survey one year from today. How what do you hope for the central eastside? What would you like to see? And they said, we hope for a safe and inviting place to work and visit. We hope for more pedestrian and cycling activity. We hope for a safe place for families, and we hope for a vibrant 18 hour district with positive activity from 6 a.m. To midnight. Thank you, mayor and commissioners, for the opportunity to share more about central eastside together, our programs, our progress and our vision for the future.

Speaker: An excellent report. Thank you. Do we have public testimony?

Speaker: We have one person signed up.

Speaker: Why don't we go ahead and hear that person? And then if my colleagues have any questions or comments. Thank you. Dan handelman. Dan, are you there?

Speaker: He is joining online.

Speaker: I just got promoted to panelist. Can you hear me?

Speaker: Yep. Loud and clear.

Speaker: Oh, great. Good morning, mayor Wheeler. And commissioners, my name is dan handelman. I use he him pronouns, and I'm with Portland copwatch looking at the east side enhanced service district annual report, a few things stand out. There are a lot of data about the kinds of calls that were made, how much trash was picked up, and that either 3650 or 7860 camps were, quote, cleaned. What's missing is the human cost of these cleanings. How many houseless people were further displaced, lost their belongings, or just had that much more hassle trying to live day to day because of these sweeps? Notably, the number of camps cleaned was on the slides but wasn't mentioned in the presentation to you. Sweet rich recently updated a story about debbie ann beaver, who died in 2019 at age 57. After rapid response, bioclean confiscated her medications. Bioclean claimed they never got notice of. The lawsuit is now challenging the default finding against them, though they admit in the article they did receive notice. It's also striking how much of the report and the esd's budget involve private security. There's no mention of how many people, if any, filed complaints about the security employees and what the outcomes were. As much as we also find the use of law enforcement for sweeps distasteful, at least there is an accountability system for Portland police officers. We have raised a concern about the lack of a complaint system in the past. This brings us to another ongoing issue. We testified on another esd report a few months ago and noted that next month, June 2024, is when downtown clean and safe is scheduled to stop paying for four Portland police officers to be at the beck and call of this business funded district. The upcoming council agenda items page shows that their annual report will be presented on June 6th. However, we do not see mention of an ordinance to change the terms of the contract so can you tell us whether the contract with cpb will end next month? As promised in 2022, or was

there a change in policy that was thought about but not voted on? Thank you, thank you.

Speaker: Dan, colleagues questions I want to just comment on on one aspect of the report that I find notable, it's worth speaking, of public safety that it did fall off the top of the list. And that surprises me. I'm not surprised that homelessness continues to be, the number one issue. That is by far the number one issue for everybody. Well, probably up and down the west coast, at least in major cities, but it is notable that safety is not identified as a concern. And and what I'm hopeful it means, and it may not, but what I'm hopeful it means is people are starting to feel and see what the data is already showing us, which is that criminal activity is dropping like a rock in the city of Portland. And, you know, one news outlet, even described it as an astounding, turnaround in terms of the data we're seeing now, I'd be honestly, somewhat surprised if that happened in your esd to the same degree that it's happened in other parts of the city, but at least we can dream, and I think we'll continue those programs, and I look forward to it. And I appreciate the great work that you have done. And frankly, I like the fact that that you also spend time with the community. I appreciate that you have the listening sessions, that you talk to people that you gather their input and their thoughts, and then you respond. And, in many ways, I think that makes our jobs easier, knowing that you are doing that as well. On behalf of your particular neighborhood.

Speaker: Absolutely. I'd like to respond to that, thank you for that compliment, you know, in 2022, when we were assessing the data, what we found is that 80% of our calls for service calls were for de-escalation. De-escalation services that were related to mental health and drug related crisis. And those are not crimes. And so we have we now just have private security. And what we're finding is that's actually not meeting the need of our community, which we're hearing from them verbally

and in emails and calls, but also in our survey responses. So we are looking at using the data and the comments from our community to amend our services as we move forward. What do we need to meet the moment? What do we need to support businesses and our outdoor residents?

Speaker: Good. And also, if I could add to that, how we then can shape our city based response to tailor it and work with your needs. So in this sense that, that transfer of data, that information sharing is really important from our perspective and very helpful, frankly. So thank you. This is a report I'll entertain. Oh I'm sorry, commissioner Ryan. Then commissioner Mapps.

Speaker: Yeah.

Speaker: Thank you mayor. Thank you Devin. Thank you, Caroline and Mike. That was a really good report. And I think it was important for us to take some time looking at all the information. Clearly, since you've arrived, Caroline, there's been some wonderful improvements. I think adding more ratepayers to your board really stuck out. And stood out. And also, just the frequent communication. I know as we've wrestled with making tough decisions about how we deal with people who are daytime loitering, if you will, and blocking sidewalks and such, and making it difficult for small businesses, and customers both. A lot of those dialog that I've had that reached out to our office are in this area, and I know that you know that. And so I just want to hear really how the government services, both at the county, with the navigation work that is, goes on to try to build relationships with those that continue to be service resistant, and also how the public safety responses with the city have perhaps improved, which is maybe why there's some indications why public safety is going down. But I just want to hear from you on what how the coordination with government services is going, because I continue to hear very a

lot of frustration from small businesses in those areas. And some have actually left recently.

Speaker: Yeah, okay.

Speaker: In other words, like someone said earlier, we have some expensive band-aids right now. But it's like how often when we get, an incident, de-escalated. And cleared up, do you feel satisfied? You know, a month later that it's still in that that place or or do you see things just repeating over and over again? And I'm just giving you what I hear when I talk to some of the small businesses, especially those increasingly, that are east of, mlk and brandon.

Speaker: Yeah, that's a very nuanced question. So i'll start and, mike, maybe you can pick it up.

Speaker: This is a nuanced world. We live in. Yeah.

Speaker: It's complicated, you know, I think one of the things we hear from our businesses is that they do they do struggle with street camping, mostly because it's right in front of their doorstep. And this isn't just a tent. The central east side has struggled with or has had outdoor residents for a long time. It's the size of the camp. It's the trash that's associated with the camp. It's the fires that is right against their front door. I think what has been an incredible partnership this year for central eastside together has been our relationship with pmo and sitting on the temporary alternative shelter site, oversight committee. We've been able to leverage those partnerships. The staff has been wonderful, extremely responsive. And so when our team calls to report a camp which I think it's worth clarifying, central eastside together, esd, we do not participate in sweeps. Our teams, our cleaning teams actually come out and assist, unhoused residents clean up their campsites if they are willing to participate in that, but when our teams come out and they are responding to a challenge with an outdoor camp or something else,

we immediately get in touch with the city of Portland services, and we try to get those residents into the, shelter sites or get get them directed to services as available. We've had several, very positive interactions. Notably along water ave corridor where the workshop blocks, if you're familiar with those, had a lot of tents and rvs and we were able to move. I think the last number was 13 individuals into shelter sites.

Speaker: Yeah. We, see incredible value in the biweekly semiweekly. Whichever one is correct, calls with pmo and the city, with the police department, with the mayor's office, because that is a panel for stakeholders in our district to have their voices heard. Some are seeing crisis moments in front of their businesses. Others just want to hear that things are being done, that services are available. Hearing the success of the task site has been incredibly encouraging to me. As a property manager of multiple businesses and offices in the district, and that's something that we can then take out to the community and share so that some of that perception, that has very long standing, lingering, kind of perception over the years, dating back into covid can be rewritten. And that the story of our rebuilding and those success stories can be shared. Great.

Speaker: All right.

Speaker: Thank you. I'll entertain a motion to accept the report. So moved. Commissioner Mapps moves can I get a second? Second, commissioner gonzales second. Any further discussion? Seeing none, please call the roll Keelan.

Speaker: Sorry, Ryan.

Speaker: Yes, thank you again for coming today. And for giving a great update, I can see the progress. Obviously, progress is the goal. And I hope that we can continue to improve our relationships with, the connections to government services and so that we see more long term, safety on our streets for the small businesses

that we reach out to us, they just feel like it's a repeat rinse in some of those areas, and it's not your fault. They actually give a glowing remarks, to your organization. I think it's more how we go deeper with the hand offs from you all to the county and the city, so that we can keep moving people in this humanitarian crisis to a place where they can start to heal themselves and provide better safety for the customers and the employers who don't feel safe in some of the businesses in this area. That all said, I appreciate that you all exist and that you're making great progress. I vote yea gonzales, appreciate the report.

Speaker: The issues of central east side are complex, as complex as anywhere in the city, it continues to be an important enclave for industrial and warehouse land, and very important employment base for our community. And so finding ways to protect it and nurture it are essential. I think the ongoing conversation we need to have as a city with your type of district is what's the proper role of each of us? And we're hearing across the board, your districts are spending more on security than you wish you had to more on outreach and less on promoting the businesses in your district, that's an ongoing reality that we as a community have to confront. We're increasing privatizing police, I don't think that's a healthy, long term thing for our community, but that also means the city needs support when we're doing the hard work. And, ecstatic to hear about the success of the task site. That was, a big bet made by the mayor's team with support from council. And, I am glad we've pursued it and continue to hold the line on that despite some, you know, very strong naysayers on it. So appreciate the report.

Speaker: I vote yea Mapps, yeah, i'll echo the praise and appreciation that my colleagues have expressed. I want to thank you for the report. I want and I want to thank you for the work that you do. And I see that not only as a member of this council, but also as a guy who lives just a couple of blocks outside the district, let

me share this. I'll tell you, this weekend I went for a run, and my run basically takes takes you through the district. And the district looks great. It looks, I would even push back a little bit against some of the commentary that we heard today. It looks qualitatively different than it did just a year or two ago. I was shocked by the relative lack of tents. I was incredibly impressed about how clean it looked. And I will tell you, I saw people frequenting businesses in that neighborhood who I just literally I ran by him, was going, those folks would not have been there a year ago, so that is a sign of all the incredible work that you do, I please keep it up. Please let this council know, how we can help you. And, for everyone who has maybe not, visited the central east side for a while, let me tell you, it really is different. And I tell you, I think this is one of the places in the city that is really undergoing, an economic and cultural renaissance. Some of my favorite businesses of the moment are in the area that you serve. So thank you for being there. And thank you for thanks for everyone who has continued to invest in Portland. I vote yea. Yea. Rubio.

Speaker: This is a really good and useful report, just like all my colleagues have said. And I really enjoyed the dialog and the questions as well, and for me, I have really specific memories of my early career and work in the central east side. So, I have a particular appreciation for the flavor and the age diversity of this district in particular, and also the work of your organization, and over the last year, carolyn, we got a chance to know each other a little better. And I just want to say how grateful that I am that we have your initiative and your smarts working on behalf of this district, and I also want to thank the chair, mike, and the board for their leadership to make this district stronger, the progress is showing, and it's really exciting to see. And so I just want to thank you both for the work that you're doing to make sure this is a clean and safe and thriving, community. I'm also very happy, devin, that you're on board. And, I'm really happy to see that there's, that beginning

synergy with the city. And I look forward to seeing more about of that progress together. So great work. And I vote I to accept the report, Wheeler.

Speaker: Yeah, i'll just echo everything.

Speaker: My colleagues have already said. Good work. You have, matured this organization and the construct and taking the input from your local membership as well as others in the community, you have tailored the services in a way that I think is very appropriate. And I'm really pleased to see the results. I think every time we hear this report, it gets better and better and better, and I hope you see the same results that commissioner Mapps mentioned. I see that, frankly, nobody wants to hear me say that, but I'm going to keep saying it anyway, I see the turnaround, and we have you to thank for it. You have done a lot of hard work. You've invested in the community. You put your time, talent and energy on the line. You've taken, feedback, positive and negative from people who on whose behalf you work and serve. And I respect you for it. Thanks keep up the good work. And let's let's keep partnering. And again, I think the way we can be most helpful to you and your efforts is to the degree that you learn things or gain insights or find areas where our services should be more tailored or more finely feathered to meet the needs of your neighborhood. You will let us know and that's that's probably the best that that you know, the best thing that we can do to help leverage the good work you're already doing. So thanks, I vote yea, obviously. And the report is accepted. Thank you, thank you, thank you. Thanks for being here in person today. Next up, next time. Certain, please, item 432. Also a report.

Speaker: Appoint sarah vaz and thomas eldridge to the design commission.

Speaker: Commissioner yea. Rubio colleagues, it's a pleasure to introduce sarah vaz and thomas eldridge as the two newest commissioners to the Portland design commission.

Speaker: The Portland design commission provides leadership and expertise on urban design and architecture, and advances the purpose of the design overlay zone in Portland's evolution within current and emerging centers of civic life. The commission is made up of a dedicated group of volunteers who meet for many hours, 2 to 3 Thursday afternoons a month as they review land use cases and provide design advice. Sarah vaz and thomas eldridge will be joining an amazing group of professionals. Sarah is a licensed architect in Oregon and a senior associate at holst architects, where she has positively contributed to the dozens of projects in Portland over the course of nine years. Sarah is committed to the open exchange of ideas and understands that the best outcomes come from the tension of holding opposing views. This is a tension that requires a diversity of backgrounds and opinions. Sarah believes the best approach to navigating diverse backgrounds and viewpoints is holding curiosity while working to identify common goals. Welcome, sarah. She will be a great fit for the architect position on the Portland design commission. Thomas has experience working in affordable housing development started in his native london, uk, and he now works as a development manager in Portland for an affordable housing developer focused on the thoughtful planning and development of communities that enrich the quality of life of residents. Thomas is passionate about how the built environment impacts us as humans, and he's serving on the Portland design commission as an opportunity to act as an ambassador for every member of the public who interacts with real estate. So welcome, thomas, your role in the developer position on the Portland design commission will be an opportunity to help play a role in building that future Portland. So today, I am recommending sarah and thomas for appointment to the design commission for four year terms. And I will now turn it over to tim heron to provide further details about these appointments.

Speaker: Thanks, commissioner, mayor, City Council members. Nice to see you. I would like to hand it over to sarah and thomas to tell you a little bit about themselves and then that's all I do today. It's all about them.

Speaker: I'll start.

Speaker: Thanks, tim. Thank you, commissioner yea. Rubio. Good morning, commissioners and mayor, my name is sarah vaz, like commissioner yea. Rubio said, I am a registered architect in the state of Oregon. I have been working and living here for ten years. And in that time I've seen the city really grow in a lot of, a lot of really positive ways. And, you know, in the built environment aspect of that, I think a lot of that is due to the work that tim is doing, that the design commission has been doing, and all the people at bts and beyond, so I am really excited at this opportunity to join that group and give my time and, really help shape the growth of the built environment in our city. So I will be bringing to the design commission a passion for sustainable architecture. I am a certified passive house consultant. I am working on my living futures accreditation. Both of those are, performance based, green building standards and, both of those focus on resilience, which is actually the third tenant of the, 2022 citywide design guidelines, which I'm sure you're all familiar with, and then in the last five years, I've had the opportunity to work on a couple of substance abuse treatment centers and, in that time, I've been thinking a lot about human centric design. And through the lens of trauma informed principles and focusing, you know, that's really about focusing on removing stressors from the built environment, but then also nurturing that human well-being and our connection to place into our environment. So, it's really about humans and ultimately it's about building the world. We all want to live in. So that's a little bit about me. And I appreciate your consideration, mayor, City Council members. Thank you, mine's a little bit more scripted. So my name is thomas

eldridge, and I work for an affordable housing developer called community development partners, in the in the past eight years, I've lived being educated, worked, raised children and even become a us citizen. All right, here in the city of Portland. And it will be through my role on the design commission. I had the absolute privilege to act as a public servant for a city which has provided me opportunity after opportunity, as I've learned through my own work, but most importantly, as my own experiences as a human. The built environment has the power to have a profound impact on all of us. And as a member of the design commission, I will champion responsible and inclusive design, which makes everyone feel welcomed and valued. Thank you. Thank you, thank you.

Speaker: Very good. Is there any public testimony on this report?

Speaker: We have one person. Oh, no, wait. I'm sorry. No, no one signed up.

Speaker: All right. Very good. I'll entertain a motion to accept the report.

Commissioner Gonzalez moves. Can I get a second? Second? Commissioner Rubio seconds. Any further discussion, please call the roll. Ryan

Speaker: Welcome aboard, sarah and thomas. It's wonderful to meet you virtually. And I vote yea Gonzalez, thanks so much for your willingness to serve the city.

Speaker: I vote i, I want to thank sarah and thomas for agreeing to serve on these important committees or this important committee. I vote yea Rubio, thank you, sarah and thomas, for your your commitment to the city of Portland.

Speaker: And I look forward to see your impact on this work. I vote aye.

Speaker: Wheeler.

Speaker: Well, once again, I'm impressed that we get people of this caliber willing to serve on our committees. We don't personally have the expertise that you have. So it's really important that we have people who do have the expertise that both of you have, combined with the other members of the commission. I think you'll find it

an enjoyable experience. I hope you'll have the opportunity to learn and perhaps expand your horizons from your career. And I especially hope that because the pay is terrible, so thank you for your willingness to serve in an important capacity. I vote I the report is accepted, the appointments are approved. Thank you, thank you, thank you. Appreciate you both. Next up is, to the regular agenda. Why don't we take a couple of minutes break, just so we don't, have a mutiny here, we will reconvene at 1130, and we'll start with the proclamation 439. We're in recess. While. Everyone. Next item, please. Four. Three. Nine a proclamation.

Speaker: Proclaim. May 30th, 2024 to be vanport day of remembrance.

Speaker: My colleagues, our next item is Keelan just said is a proclamation proclaiming the annual vanport day of remembrance. To begin, we're going to pass to commissioner yea. Rubio, who's co introducing this item with me to share her opening remarks.

Speaker: Commissioner Rubio, thank you, mayor. I'm proud to co-sponsor this important proclamation today. Vanport s history is Oregon and Portland history. And it reminds us of the fuller story of the black community and contributions to our city and how this fuller story also should make us reflect on the other side of Portland's past, our history of racist redlining, excluding exclusion from land ownership, housing discrimination, and the exploitation of black, indigenous and immigrant communities. I'm so grateful for the many black community leaders, young people, elders and historians who have worked to keep this important history alive. And I want to especially appreciate laura and lavada, our presenters, for being here today, to keep this story present as well. I believe that we can all feel a collective sense of loss when we think about what this city might have been like today, had the flood not happened. Or more importantly, if the vanport community's recovery and rebuilding had been prioritized and, by leaders at the

time, what we do recognize is the perseverance and contribution of the vanport legacy communities that have shaped the city and deeply vital ways. And today, we honor that contribution and its former residents by remembering the vitality, joy, entrepreneurship and strong social fabric that residents contributed to their community, as well as the hard lessons and their lasting effects on all of us. So vanport will forever be an important reminder of that community connection and resiliency, and our need to do better for future generations.

Speaker: Thank you, commissioner Rubio. Now it's my honor to welcome laura lafferty, the vanport mosaic co-founder and co-director, to share our presentation, as well as introduce other speakers. Welcome, and thank you for joining us. And any chair works.

Speaker: Thank you for having us once again, I'm laura lafferty and it's the honor, honor of my life to be here to continue to amplify, to honor and preserve the history of vanport and the legacy of this history and the enduring legacy of this history, next year we're going to turn ten, believe it or not. And this story continues to speak to us every day, every year. And the survivors are fewer and fewer. There are fewer with us. So I'm honored to have, with me, co-director laveta gilmore jones. A few years ago, his mom, who was a survivor, was here to, to the proclamation. It meant so much. So it's a it's wonderful that laveta is taking on this role. I invite you to the vanport mosaic festival. It runs until June 1st. Please come tomorrow, may 30th anniversary of the flood at the alberta house, where we're going to have a screening of the oral histories. We have the largest archive of this personal, precious stories. And June 1st at the expo center. And delta park, where we are going to activate the land and remember the many stories buried in that land. So I'm thrilled to have laveta. Laveta. That's fine. Laveta gilmore jones. Commissioners and mayor, thank you.

Speaker: Thank you for, giving me and giving us the opportunity to share a little bit of the story of vanport and I am a descendant. I am the granddaughter, daughter of europe cannon and beatrice cannon, my mom is bea gilmore. She's been here many. She was here many times. And I am the niece of marjorie moss cannon. And euro cannon junior, there were many, former residents who would have loved to have been here today, but many of them are now in their 80s and 90 years. And so I spoke to a few of them, and I wanted to just share a few comments from them, what can we learn from vanport from zora greene? She said it is important to live together without prejudice. She said, I realize vanport was different. It was a place where black people and white people lived. After moving to Portland, I didn't realize black people only lived in certain places in the city. In vanport, we had to get along. I think everyone should know about vanport. It was someplace special. And then from dorothy hadley and her husband, herdis, the idea is be neighborly and help one another. Our parents came to vanport expecting to go back south, but ended up staying here because vanport provided opportunity for a better life. It was a safe haven. People helped one another. Recently, a tree limb came down in our yard. Six white men, some I didn't even know, came and cut the tree limb up. My neighbor called an arborist to check the tree because she said, I want my neighbors to be safe. The hadley said they learned to live with black and white people in vanport, and hope people today will do the same. And lastly, from betty jones, she said vanport was a place where people found their agency and where special relationships were formed. We came here for a purpose and we really got involved in the community. After the flood, I can recall people coming to the why that's now the elks lodge. Whites and blacks and japanese and indigenous peoples all came to share their homes with us while in vanport, my parents were able to accumulate savings, and my dad crossed that red line designating where we could live. And he

bought a house. Miss martha jordan, who was my kindergarten teacher in vanport, remained my mentor throughout high school. She was also there for my marriage and the birth of my children. So I think that the legacy that we hear here is building community, providing opportunity with one another so that everyone can thrive here, here.

Speaker: Well said. Thank you, commissioner Mapps, I'd like to. Is that the end of the formal presentation today? Okay great. Well, let me start out by thanking you so much for being here today and helping to tell, vanport story, this is a tradition on council, and one which I look forward to because I think vanport is one of the more important, Portland stories, out there. And I'm really pleased to see, many young people in the room, today, because I hope that future generations of Portlanders remember the story of vanport. I'll tell you, it's important. Even though that city's lost. I think that, vanport still has many lessons to teach us, for those of you who don't know, vanport in the 1940s, Portland, our vanport was Portland's second largest city. And in 1948, it was wiped out by a flood of biblical proportions, today, delta park and the Portland international raceway occupy the land where vanport once stood, vanport was originally founded to house workers at the wartime kaiser shipyards, in the 1940s, vanport was home to about 40,000 people. And at its height at that time, they did a poll to ask families why they moved to vanport. And the top reason was they thought it was their duty to go into defense, work, it's also important to remember that about 40% of the residents at vanport were were, african American, and here's how that happened, the wartime, defense industry jobs and vanport triggered a great migration of african Americans into Oregon. Now, I tell you, folks, in terms of african Americans, it is entirely possible that vanport was the most racially integrated city that Oregon has ever seen, which is, quite remarkable. And it is also remarkable that all of that came to an end at 4:05

p.m. On May 30th, 1948, when a 200-foot long section of railroad berm holding back the Columbia River collapsed, triggering a flood. By nightfall, Vanport was under water and 17,500 Vanporters were homeless. Now, kids, that flood drove many African Americans who lived in Vanport to Portland. Now that flood of black refugees into Portland in many ways is really the beginning of the modern era of Black Portland. In other words, 1948 is the moment when Portland began to grapple with the cultural change needed to recognize African Americans not only as full citizens of Oregon, but the flood of 1948 was also the moment when white Portlanders began to grapple with the cultural change needed to accept Black Portlanders as neighbors. Now 75 years after the Vanport flood, the city continues to struggle with making the cultural change needed to build a more equitable and inclusive Portland. I would argue that recommitting ourselves to engaging in that work is one of the ways that Portlanders can participate in Vanport Remembrance Day, and as we also heard, another great way to participate in Vanport Remembrance Day is to participate in some of the events associated with the Vanport Mosaic Festival. This year's festival includes many great events that will take place between the 18th of May and June. First, you'll be able to find everything from a wide range of films. Really excited to check out some of those. We have educational lectures and a walking tour. This is always a great event, especially for the young people in the room. I encourage you to begin to make the Vanport Mosaic, a habit and a tradition in your family. And if you want to learn more about the Vanport Mosaic Festival, you can just point your browser to vanportmosaic.org, thank you, Mr. Mayor. Thank you.

Speaker: Commissioner Gonzalez.

Speaker: I just want to thank the Mayor and Commissioner Rubio for bringing this forward. So appreciate your testimony today, as Oregon's second largest city in the

nation's largest public housing project during world war two, vanport is not just a memory, but an integral part of our city's history. Just yesterday, I spoke to a member of the community who shared that his mother was in third grade during the flood, and still has a cookie jar that she was able to grab as her and her family fled from their home. One of the last remnants from for the for that family for vanport. Vanport story offers valuable lessons on the community resilience and our collective city's history. Vanport residents, despite segregation, built a diverse community, we must learn from our history to build a better future. And vanport's a big part of that. A future inclusive of all. It is important to remember those painful events, learn some hard lessons from them, and of course, remember those Portlanders who faced loss of their homes, livelihoods, and beloved family members. Thank you for allowing us to remember and honor those folks today. Thank you.

Speaker: Thank you, commissioner Rubio.

Speaker: Oh, I'm sorry, commissioner Ryan. Sorry

Speaker: It's fine. Thank you so much, mayor and commissioner Rubio, for bringing this forward. I really want to thank laura and lavita as well. Lavita your your quotes that you read from the elders were, that was my favorite part of the presentation. So thank you so much for taking that time. And hello to mister ed Washington, who, we were so used to seeing, for this presentation year in and year out, I just love the storytelling. And commissioner Mapps always does a great job of digging into the history, being having roots in north Portland. You would hear about this history? I was born in 62, and you would hear the stories of the shipbuilding and the workforce housing that were vanport and also at columbia villa and, the integration that naturally occurred to take on what was a very, it was a big deal in terms of the urgency to build those ships, at that time. And then after the flood, you

would hear the stories of how people would flee. And, the redlining, realities of injustice just became so apparent. And so I'd hear my parents talk about that story, so it's just good that these stories, which are true, are told over and over again. And, and also just acknowledge that, that community at vanport, similar to some of the communities like columbia, columbia villa that were integrated, taught us very early that we could all figure out how to live and work together and build community together. And I'm just so grateful that we don't forget the injustice of what happened after the flood. And on a technical note, why we vote yes on a levee proposal, that was on the ballot last week, because this is a grim reality of being below the surface of those rivers, near those levees. And I'm just really grateful you're both here. And I look forward to seeing the exhibit. Thanks for reminding us that. It's an expo center currently, and you said it closes next week or is it this weekend?

Speaker: Friday? I mean, Saturday, June 1st.

Speaker: Oh, it's this weekend on Saturday. Thanks so much. Good to see you both. I appreciate you.

Speaker: Thank you, commissioner Ryan. Thank you, colleagues, for your thoughtful remarks. Built in 1942, vanport was once once the country's largest public housing project in Oregon's second largest city due to redlining and discriminatory housing practices that were taking place in Portland at the time, many people of color were forced to live in the vanport neighborhood, making it demographically diverse with african American, hispanic, native American, asian, and white working class populations. But what it showed us was that these groups of people could build a community together, and they can forge a bond. I think it's a less for all of us today. When the columbia river flooded on may 30th of 1948, almost 20,000 Portlanders were left homeless overnight. Think about that for a

moment. 20,000 overnight. A third of those who were displaced were black. This horrific chapter in Portland's history is essential, yet too often overlooked, and I'm grateful that we have you bringing it forward and reminding us of this important time in our history. I'm grateful that we can gather today to respect and honor those who lost their loved ones, close friends and family members. Now, it's my honor. On behalf of the Portland City Council to read the proclamation. Whereas to understand our present, we must understand the stories and the lessons of our past. And whereas in August of 1942, housing was needed for the diverse population of workers arriving in Portland, Oregon, to work in the wartime kaiser shipyards in Portland and Vancouver, Washington, and whereas, Oregon's history of black exclusion laws and its subsequent legacy of discrimination against people of indigenous, african, asian, hawaiian, and mexican descent shaped the decision not to provide housing in Portland and whereas vanport, the country's largest public housing project and Oregon's second largest city with a peak population of 42,500 people, was constructed on the floodplain of the nishi-kuwana river. Rename and the columbia river, surrounded by a series of levees, with its lowest point being 15ft below river water level. And whereas although racial segregation was the law of the land, vanport residents created community and relationships in schools, daycares, stores, and social settings that were integrated. And whereas, after the war, vanport was home for japanese and japanese Americans whose land and homes were stolen when they were unjustly incarcerated during world war two, and to veterans who attended vanport college, which later became Portland state university. And whereas, in the spring of 1948, despite heavy spring rains and melting snow resulting in alarming river rise, the housing authority of Portland, with assurances from the army corps of engineers, told residents that they were safe and that they would have plenty of time to evacuate if there were flooding, and that

they should not, quote, get excited, unquote, and whereas on Sunday, may 30th, at 4:17 p.m, after a 600 foot section of the railroad berm to the west of the city failed, water began pouring into vanport and in a matter of mere hours, the resulting flood destroyed the entire city. And whereas the multiracial population of over 18,000 african, indigenous japanese and white Americans was washed into Portland and the lives of at least 15 people and an unknown of beings and other life forms ceased to manifest. And whereas vanport s story roots us in our inner being, with land and water, and provides a template for creating a society that honors the story and culture of all beings, paving the way for our humanity and our city to thrive. And whereas vanport mosaic will hold the ninth vanport mosaic festival from may 18th to June 1st to honor and celebrate vanport as an essential and often forgotten chapter in Portland's long history. Now, therefore, i, ted Wheeler, mayor of the city of Portland, Oregon, the city of roses do hereby proclaim may 30th, 2024 to be vanport day of remembrance in Portland and encourage all residents to observe this day. Let us remember the people and beings for whom this place was home, and learn from their experiences as we endeavor to be a resilient and inclusive city for all. Thank you. Thank you. Thank you very much. Next item 440 authorize agreement with travel Portland for the marketing and promotion of convention business, tourism and overnight lodging using a sole source procurement and provide for payment for four zero is a second reading. We've already heard a presentation and had an opportunity for public discussion. Is there any further business on this item? Please call the roll. Ryan.

Speaker: I'm sorry, mayor, could you repeat that?

Speaker: Yes.

Speaker: 440 second reading. Is the travel.

Speaker: Oh, okay. Thank you. Sorry. I and it was a great presentation.

Speaker: I Gonzalez and renewing our partnership with travel Portland.

Speaker: We are taking a crucial step in revitalizing Portland's economy. Tourism is a major driver of jobs and revenue for our city. Hotels, restaurants, and small businesses all depend on a healthy, healthy flow of visitors. Unfortunately, the pandemic hit us hard. While many us cities have seen tours and rebound, Portland hasn't fully recovered the social unrest and the drug crisis on our streets have taken their toll on both our reality and reputation, and many businesses are struggling. Travel Portland will continue to partner with organizations like Portland events and film office to tracking events and productions that bring visitors and boost our economy. We need to showcase the best of Portland, our culture, our arts, our food scene and our natural beauty. By renewing this contract, we're investing in Portland's future. We're helping our businesses recover and creating jobs. Portland is open for business, and we're committed to being a welcoming and vibrant city. With that, I vote I Mapps, I want to thank travel Portland for the incredible work they do, I vote yea yea. Rubio I want to thank jeff miller and the stellar treatment team at travel Portland, especially megan and billy, who have been incredible partners with our office. Also thanks to jim etzel of sport Oregon, who's been a steadfast partner in making Portland's image as a sporting destination shine, and we're excited to see what comes next. I vote yea Wheeler, I want to thank commissioner Rubio for facilitating this agreement.

Speaker: I also obviously want to thank travel Portland for the continued role in the success of travel and tourism here in the city of Portland. In fact, throughout the region. We look forward to the partnership over the next five years. I vote I and the ordinance is approved. Next item 441. Also, a second reading, authorized transfer of the economic development administration revolving loan fund to

prosper Portland. Any further business on this item. Seeing none, please call the roll. Ryan

Speaker: Hi, Gonzales.

Speaker: Hi, Mapps. I Rubio, I want to thank again director Branam for her steadfast leadership and to Tony and Kay for coming to testify and the Prosper team who worked on this, I vote aye. Wheeler.

Speaker: Again, I appreciate that this ordinance will allow Prosper Portland to broaden its small business lending services, which offer greater access to capital for many entrepreneurs and job creators in our community. Once again, I want to thank Commissioner Rubio and Prosper Portland for the work done to bring this item to the council. I vote I and the ordinance is adopted. Item 442. Also a second reading amend the code to create Portland permitting and development and amend administration of public works.

Speaker: Permitting code to transfer certain public infrastructure permitting duties.

Speaker: Colleagues any further discussion on this item, please call the roll. Ryan

Speaker: Well, thank you, Mayor and Mayor, I want to start off by acknowledging that sometimes we do handoffs of assignments. They can be clunky and sometimes they're very seamless and there's no fumbles. And the work continues. So I want to acknowledge the handoff that went from my office to Commissioner Rubio's office on this item. And I want to lift that. The work did continue. And within that, I want to start by acknowledging Terry Tyson and her team. Terry, without you and your expert team of cat herders in this that were put into the budget in 2122, we would just not be here today establishing a single permitting authority. So from the bottom of my heart, I want to thank you and your team for persevering and continuing to do that work on the ground on a daily basis. You know, the initial

goals of the task force remain our north star. It was we looked at the audit from 2021 and early 2021. It said what these audits have said for many decades, and that is we need to reduce permitting timelines. We need to improve the customer experience. We need to improve performance management. We need to also maintain, of course, the codes protect the infrastructure of our beautiful city, which includes the protection of our land. Today we are reaching an important first step, but we are just getting started. Success means the continued deep engagement of staff and process and workflow improvements continue to accountability from leaders of all the service delivery areas to the customers is also key. I'm grateful that we got data sets established so we can look at real time data as opposed to waiting for every decade being told we're not doing a good job here. And this also includes stable, consistent funding to model this. This essential city function. From this point forward, we must stay focused on the ongoing support to build the capacity to implement this vision. I'm very proud that we're here today and I vote yea gonzales, I think I can say honestly, I've been surprised in recent weeks by increase in fees and costs associated with the development process in the city of Portland.

Speaker: Somewhat disappointed in those developments. Understand the necessity of it. Also have some concerns about attrition in our permitting workforce. Having said that, this is a step in the right direction. This is the path we need to take as a city to drive accountability and to drive push through a permits. I'm hoping that the next stage can be a little less choppy in terms of retaining key staff members and controlling the cost to end users. With that, I vote I Mapps colleagues, this ordinance is going to pass today, but after, some deep contemplation last night I realized that I just can't vote for it.

Speaker: And let me tell you why. Or at least let me tell you what this no vote means. This is not a vote against the principle of consolidation or streamlining our permitting process. Instead, my no vote is a warning that our plan for implementing consolidation, and streamlining our woefully inadequate and are likely to make our permitting system, slower, at least for the next couple of years, I don't think that's necessary, but this is where we're at in the moment. I'll tell you, where I think we're at, you know, in the next 30 days, we're going to consolidate, permitting staff into one office. We haven't figured out, though, how that group will go about resolving conflicts in the code, nor have we set up a management team to oversee that office. And as a consequence, frankly, our permitting staff are voting with their feet. We're losing staff at an astounding point, frankly, at least in the public works space, our permitting bureaus are kind of, in freefall, I am deeply concerned about our ability to get out public works permits even as soon as this summer, as you all know, these are highly trained staff that will take about 18 months to replace. So, given the track that we're on, we're probably looking at about 20, 27 or so before we can kind of recover from some of the damage that, I suspect we will inflict on ourselves, with this, particular approach. I don't mean this as a political jab at all. I think everyone here is trying to do the right thing. I think we all understand, different parts of this process. I do hope it works. Well, I will be available as a resource as we move forward to. Make our permitting process better. But, for today, I'm going to vote no.

Speaker: Yea. Rubio. I want to acknowledge and appreciate director Jordan Terry Tyson and the entire permit improvement project team for the critical work that led to this moment. I also want to thank commissioner Ryan for being a strong and good partner, and for sharing institutional knowledge in this transition of work. I also want to thank commissioner Mapps for raising important questions as this work moves forward. This whole group has have put in countless hours to get to

this pivotal point. And I'd also like to point out recent the recent update about, put together by the team that outlines what will be changing and when those changes that will be happening, things that we've talked about numerous times in this presentation. I'd also, this is an extremely important information that will keep our staff fully informed of all these crucial details that may impact day to day work. I truly believe that bringing together these currently separately located teams will further the process improvements that are already happening and make a positive difference in the experience of our customers. I also want to acknowledge the uncertainty and concerns felt by some of the impacted employees around this transition, and make sure that you know that you are supported by this team and it is the intention of this team to ensure you are centered in shaping this newly aligned work. Every step of the way. Lastly, I want to appreciate the staff and customers who have brought us to this point. You are the experts on how to build a better system, and we all look forward to learning about your progress in the months ahead. I vote yea Wheeler I vote I the ordinance is adopted next.

Speaker: Item 443a proclamation proclaim may 20th, 24 to be asian American, native hawaiian and pacific islander heritage month colleagues. As you just heard, our next item is a proclamation, and it honors the asian American, native hawaiian and pacific islander heritage month. To begin, I'd like to, do we have king tran here? Yes, we do. Great, I'd like to welcome king tran of the safe blocks program, as well as our aa and nhpi employee resource group. I wasn't sure if you were here or over in the Portland building, but thank you for being here today. Yeah

Speaker: So thank you, mayor Wheeler. Commissioners, colleagues and friends, for joining us this morning, my name is king tran. And I'm a safe blocks program coordinator with the office of violence prevention and the community safety division. I first want to preface by saying that before I was even a city employee and

an American citizen, I was just a little boy from danang, vietnam. English was not my first spoken language, so getting this opportunity to speak in front of you all is an honor and an accomplishment in itself. I am just one of the thousands of unique stories that make up the aanhpi communities here in Portland, and today I'm here representing the hapa asian and pacific islander city resource group, also known as happy. We are here today in partnership in solidarity with face the filipino American city. Urg and metro's people of color erg to celebrate asian American, native hawaiian and pacific islander heritage month. May is celebrated as a nahb heritage month in the united states this month recognizes and celebrates the contributions and achievements of the aanhpi communities. It is time to honor the rich cultural traditions, histories and experience of our individuals and communities, as well as raise awareness about the challenges and issues that our communities face. Throughout this month, various events, exhibitions, and activities are organized to celebrate the diversity and the resilience of our communities and to promote understanding and appreciation of their unique heritage. It is time to come together, celebrate diversity and unite in the spirit of inclusivity and understanding. And I would like to extend an invitation to all council members and fellow city employees to join happy face and metro at the Portland building to celebrate our heritage month celebration event happening to until 1 p.m. Today. There will be performances and delicious foods from the various communities around Portland. The Portland metro area. So please join us to celebrate our cultures that contribute so much to our region. Thank you. Thank you, appreciate it.

Speaker: And does that complete the presentation? Thank you. King.

Commissioner Mapps and commissioner Gonzalez.

Speaker: Sure, number one, thank you for your service to our city. As a guy who used to be over in the old crime prevention program, I very much appreciate seeing

you. And I also appreciate you being here today to help us introduce this important proclamation, I also want to say to my colleagues, I'm delighted to join you in proclaiming May 2024 to be Asian American and Pacific Islander Heritage Month. Now it is during this month that we come together to recognize the history, achievements, and unmet needs of Asian Americans, Native Hawaiians and Pacific Islanders. I will tell you folks, people of Asian descent have been here in Oregon since the 1850s. Our Asian ancestors worked in the mines in eastern Oregon. They built the railroads. They were farmers and they were fishermen. And other words, they built the Oregon that we inherited and love today. Now, despite the contributions that Asian Americans have made to our community, our Asian American neighbors have endured a long history of discrimination. For example, the Chinese Exclusion Act of 1882 banned Chinese immigration to the United States, and during World War Two, here in our own city, Portlanders of Japanese descent were rounded up and imprisoned at the Portland Expo Center before being shipped off to internment camps. And even today, Asian American communities endure harassment and violence while racism has been part of our city's past, racism does not have to be part of our community's future. That's why this council stands with our Asian American and Pacific Islander neighbors in condemning and working to end acts of violence against the Asian American community, and there are other challenges which we must overcome as well. For example, the American dream remains out of reach for far too many Asian American families. That's why I'd like to take a moment to thank our community partners who support Portland's AAPI community, especially the good folks over at the Asian Family Center. Apono Urco, the Chinese Consolidated Benevolent Association, the Vietnamese Community of Oregon, the Japanese American Society, the Philippine American Chamber of Commerce, and the Asian Health and Service Center. I want to thank them all for the

work that they do, and I want to remind them that they look like Portland and colleagues. For these reasons and more, I'm proud to join you in declaring may 2024 to be asian American and pacific islander heritage month here in Portland, Oregon. Thank you, mr. Mayor.

Speaker: Commissioner Mapps commissioner Gonzalez, I want to thank the mayor for bringing this proclamation forward.

Speaker: I'm so pleased to join and uplifting our asian American, native hawaiian and pacific islander Portlanders. Collectively, 1 in 5 of our residents from old town chinatown to the vibrant small businesses lining 8680 second avenue and points east, the contributions of this these diverse communities are evident all across the city. I know that all Portlanders are better off due to the variety of communities, hard work, unbreakable sense of community and cultural contributions. Since coming to city hall, I've been been so lucky getting to know the various communities throughout the city from being featured at the festivals of nations celebration along the vision to the dragon boat eye dotting ceremony, there has been a lot to celebrate. Let us commit to supporting them by offering our gratitude, their contributions, supporting their small businesses, visiting the countless locations that educate and celebrate the diverse cultures of the asian American community. United is one city, and celebrating diversity is our greatest strength. And what Portland needs the most right now. So happy to see this proclamation. Thank you.

Speaker: Thank you, commissioner Rubio.

Speaker: First, I want to thank king tran and the city employee resource groups and presenters for bringing this proclamation forward today. We lift up our city employees today and also the many aanhpi cultures that come together to contribute culturally, economically and socially to the vibrancy and well-being of our city. And we know that the cities of the future are really those that actually see

value, in their cultural diversity and they are welcoming, and they also understand that this diversity creates a rich and varied world that increases the ranges of opportunities for everybody. And also nourishes our human capacities and values and exemplifies the potential of our collective communities. So that's why community organizations and organizations like happy, and the thriving business community in Portland, and educators from the a and hp community are such valued contributors to this history in Portland and have shaped our city so. So, it's time to call all of us to action and walk our talk by supporting and promoting and retaining these leaders, lifting them up, patronizing their businesses, and also lifting up their art. So we owe this community for their countless economic contributions and social contributions in today's an important tribute to that. So thank you for all you do and for being here today. Thank you, commissioner Rubio.

Speaker: Commissioner Ryan, yes, thank you, mayor. Thank you, king, for the great presentation. You represented your fellow employees at happy so well. I sure wish I could get to that celebration at the Portland building. I must say, it's making me hungry just thinking about it, you know, I just want to say a couple of things. And a lot of people don't know this, but in the late 70s, roosevelt high school, where I was a sophomore at the time, around 77 was when, the asian and vietnamese refugees were, targeted to attend roosevelt high school. So suddenly we had 3 to 400 new students, that came right after the winter break. And it was such a fascinating experience for me as a 15 year old, to really experience, what was happening, with the refugee community. And i'll never forget it. About a year or two into it, I met a classmate. There was a couple years younger than me, and his name is mr. Lee, who became a part of student council. We became friends, and we're friends to this day. As he continues to be such a big leader in our community, we, I also want to just lift my sister in law who thank goodness my brother married her over 40 years

ago and she's hawaiian and filipino. There's so many things I could say about how that makes it so much better. I also want to acknowledge the sister city relationship we have, with cao chong and taiwan, and how magical it was to represent the city on a cultural and civic exchange this past February. It led me to be motivated to be a part of the dragon boat festivities and there's just something amazing about being on the water a couple of nights a week, all of us rowing in the same direction, which is something we, of course, we need to do with our major issues in our city. Anyway, the asian pacific islander community is Portland. They're leaders in our city, and they make our city such a better place. Thank you for being here today. So we can celebrate you and your colleagues. Thank you, commissioner Ryan.

Speaker: Thank you colleagues. Thank you. King today we celebrate asian American, native hawaiian and pacific islander heritage month. This month provides a vital opportunity for us to honor the rich cultures, the traditions, and the remarkable contributions of these collective communities here in the city of Portland, port island is very fortunate to have almost 60,000 residents who trace their roots to asia and the pacific islands. Their presence enriches our city in obvious and countless ways, and my colleagues have highlighted some of those, from diverse languages to the exciting festivals to sharing traditions, these communities have significantly contributed to the cultural, to the social, to the economic fabric of our city and therefore shaping our collective identity. The contributions of asian American, native hawaiian and pacific islander communities span across all aspects of our society. However as we celebrate, we also have to acknowledge the challenges as well as, frankly, the injustices that these communities have faced. The rise in hate crimes and discrimination is a stark reminder of the ongoing fight against prejudice and inequality. Portland stands firmly against such acts, and we're committed to ensuring that we remain a place

where everyone can live without fear, and with the respect and the dignity that they deserve. I encourage all Portlanders to participate in the many aanhpi heritage month activities and celebrate our diversity, speaking of which, I would like to mention that there's a special celebration for aanhpi heritage month today, from 11 to 1 p.m. So you still have time in room 108 of the Portland building. Now, i'll read the proclamation on behalf of the City Council. Whereas Portland is home to more than 58,000 community members who trace their roots to asia and the pacific islands of melanesia, micronesia and polynesia. And whereas, Portland's asian American and pacific islander population increased by more than 30% between 2010 and 2020. And whereas the pacific islander, native hawaiian, southeast, south and east asian American communities are proud of their diversity and justifiably so, and draw strength. From their rich cultures and traditions. And whereas Portland's asian Americans and pacific islanders come from a complex and diverse mix of many languages, ethnicities and faiths, including buddhism, christianity, catholicism, confucianism, hinduism, islam, judaism, shintoism, and sikhism, and whereas in 2023 reported hate crimes in the us increased an average of 71% from the prior year, with asians, pacific islanders and sikhs experiencing high percentages of targeted hate. And whereas City Council declared the city of Portland a welcoming city, a sanctuary city, and an inclusive city for all in a resolution adopted on March 2nd of 2017. And whereas, the Portland City Council believes that all immigrants and refugees are critical additions to the social and economic well-being of our city, and whereas, in 2020, the Portland City Council adopted anti racism and equity as two of its core values, whereas may 18th is asian American and pacific islander day against bullying and hate, where act to change rallies communities against hate by uplifting asian American and pacific islander youth voices and equipping our youth to become advocates against bullying. And

whereas, asian American, native hawaiian and pacific islander heritage month is an opportunity for all individuals and organizations to recognize these community's contributions, development and defense of our nation, as well as the cultural, civic, and economic life of Portland for over 150 years and whereas, Portland, through dialog with representatives from asian American and pacific islander communities, continue to address the needs and concerns of its community members and remains committed to seeking solutions to problems such as prejudice, discrimination and violence. Now, therefore, i, ted Wheeler, mayor of the city of Portland, Oregon, the city of roses, do hereby proclaim may of 2024 to be asian American, native hawaiian and pacific islander heritage month in Portland and encourage all residents to celebrate and honor the cultures of asia and the pacific islands of melanesia, micronesia, and polynesia. Thank you. Thank you. Item four four for a report, appoint adam greg davontae merriweather, kyle robinson, and jorge sanchez bautista to the Portland committee on community engaged policing. Colleagues, I'm pleased today to propose the appointment of four new members of the Portland community. Sorry, the Portland committee on community engaged policing here to present our new members is steps program manager, dori grabinski of the community safety division. Dori, welcome. Good to see you again.

Speaker: All right. Good afternoon, mayor and commissioners. My name is dori grabinski, and I'm the project manager of the Portland committee on community engaged policing, also known as psa. As you know, the psa committee was created as one of the remedies under the settlement agreement between the city and the department of justice. Psa works independently to ensure that community voice is a part of policing and public safety in Portland. We are here today to request the appointment of four new members to the committee. This will bring total membership up to a fully seated 13. Davontae merriweather, adam, greg and kyle

robinson will fill three at large seats. Jorge sanchez bautista will fill the remaining youth seat, I think that's enough for me and I'm excited for you to hear from our candidates directly, george? Adam and kyle are here in person, and I believe devante is here on zoom, so let's start with our in-person folks and kyle robinson.

Speaker: Go for it, and, kyle, you can you can speak a little about your background and your interests in joining the committee and all of you.

Speaker: Sure. I'll try to be as brief as possible. I'm serving the committee. Excuse me, I'm kyle robinson. Everyone, in case you didn't hear me. Great to meet you all. I'm serving the committee for quite a few different reasons, most importantly, I think that I'm sure we all recognize that a lot of major cities in this country and the police that police them are having, they're undergoing an evolving relationship. And it looks a little bit different in every in every city. And I'm not going to sit up here and pretend like I'm the hometown hero I've ever since I was a kid, I wanted to be on the Portland now. I moved here last year, so I'm learning your city. I'm a but I'm interested because the area of reentry is extremely important to me. So as I help people who are returning home from incarceration, in the form of the first ever toastmasters club dedicated to returning citizens beyond the toastmasters here in Portland, as we are in that early engagement, I want to be of support on all different fronts because this is a we conversation and it takes all of us to rebuild or to create the type of relationships with law enforcement that we want going forward. So again, kyle robinson, I am here to serve. I am here to build. I am here to echo, echo the gentleman's sentiment from earlier. None of these jobs pay enough. Thank you.

Speaker: Thank you.

Speaker: Welcome. That was great. Yeah. My name is jorge sanchez bautista. I was here about a month ago about the piece piece of, I believe. Was it? No. Portland

clean energy fund? Yes. That, yeah. Just to kind of highlight what what he said was, you know, just with everything that we've seen since 2020 and throughout, you know, the country that's definitely one part of it for me as a youth, it's more just one providing the youth voice and take this as a learning experience for sure, you know, I don't really know much about police. I'm going to put that out there and I want to understand it more because, you know, police have been seen as a, let's say, a complicated issue and controversial. And I've met some cops and it's been like, you know, mix and match. So this way I can, you know, one learn from them, work with them and see what I can do on, you know, working with them. Thank you. Appreciate it, mayor, commissioners, my name is adam gregg. Thanks for the opportunity to be here today. I moved to Portland 20 years ago and fell in love with the city. I maintain those feelings today. Since that time, I have encountered a number of difficulties, some self-imposed, in line with addiction, mental health issues, arrest and incarceration, additionally, I've found a great deal of success in this city, through my recovery opportunities to volunteer, become a participating member of the community, and I just recently finished my first year of law school. I hope that that combination of experiences is valuable to the committee as well as the city, and I am truly grateful for this opportunity.

Speaker: Great. Thank you. All three of you. Commissioner Gonzalez.

Speaker: Oh, and, is devonte online?

Speaker: Oh, I see, I'm sorry devonte go ahead, hello. Hi. I'd like to start off with just greeting the council and also the commissioner and mayor and mayor, really just thank you so much for the opportunity to speak today and furthermore, for welcoming me, onto the Portland community, Portland committee for community engaged policing, or pcep, so, to start, you know, I'm a proud husband and father of three boys, obviously an african American, african American male, I am a

Portland native, born and raised. I was I grew up off of, ainsworth in northeast Portland, currently I am, employed full time with the Oregon department of human services, and I'm also a full time student at pcc, looking to transfer to Portland state and pursue, a double major in political science and, and criminal justice, and then, apply for law school, I'm incredibly excited about the council's decision to appoint me, because it does allow me to pull from my accumulative experiences, both professionally and personally, in previous work that I've done and currently doing, working with social, socioeconomic, economically challenged or disadvantaged Oregonians, and also those who are underrepresented, both within the bipoc community and individuals with, disabilities, I think that my identity allows me an opportunity to be a voice for marginalized communities and also, to be able to have an opportunity to use my voice to try to bridge the gap between, law enforcement and, and, people of color. And so I'm incredibly thankful. I'm excited to, to contribute, and have a new and different impact, positively on my community. And I'm just thankful for the opportunity to speak today and to, to be able to greet all of you. So thank you so much.

Speaker: Thank you. We really appreciate it. Colleagues, if there's no questions, i'll entertain a motion to accept the report. So moved, sorry. We have testimony. Okay we have one person signed up, mark morris, Portland, copwatch.

Speaker: Go ahead. Mark

Speaker: Yep. Good afternoon, mayor and commissioners, my name is mark morris. I use he him pronouns, and I'm with Portland copwatch. That's encouraging. The city is getting, the Portland committee on community engaged policing back up to full strength at 13 members for the first time in about nine months. We have no objection to any of the candidates, and we're grateful for their service and look forward to sap's codification to ensure that the community has a voice in how it is

policed, even if and when the settlement agreement comes to an end, notably, though, two people are taking over partial terms that end in August. Just over 90 days from now, while the other two are on for 15 month tenures, the compliance officer conducted some interviews with pcep members, but we've not witnessed a concerted effort by the city to figure out why so many volunteer members resigned their seats early on this important committee, this level of turnover is disruptive and not conducive to allowing them to fulfill their mission of fostering meaningful community engagement with and building community trust in the police bureau, we appreciate the diversity of backgrounds. This new group of volunteers brings, including one person self-identifying as a recovering addict, one who advocates for people in jail or prison, a political science student and a high school community organizer. We also appreciate appreciate that despite all of today's appointees using he him pronouns, pcep will still be about as gender balanced as it can be. And we expressed concern last month when eight new appointees or alternates to the citizen review committee all used, he him pronouns and similar to community concerns about representation within the police bureau itself, we hope future recruiting efforts will emphasize creating and maintaining gender balance. On pbs's advisory committees. That's it. Thanks.

Speaker: Thanks, mark. Appreciate it, i'll entertain a motion to accept the report.

Speaker: So moved.

Speaker: Commissioner Gonzalez moves. Can I get a second, second, second from commissioner Ryan? Any further discussion? Seeing none. Please call the roll. Ryan

Speaker: Yes, thank you so much for bringing this forward. It was great to hear from all four of you. Kaio jorge, adam and devonte george. You're everywhere, you're quite a volunteer for our city. You're also on the new Portlanders policy commission. If I am remembering. Anyway, I'm sorry I can't be there today. I'm not

feeling well. But it was just very inspiring to hear all your personal stories, it's great to have some youth at the table. And. Anyway, I'm thrilled. I also want to thank those who are leaving. They did some great service. I just want to acknowledge that as well. You're on some great shoulders as we move forward. Thank you for bringing up the wee conversation, kyle, that was very inspiring. And onward.

Speaker: All right.

Speaker: Thank you, gonzales, thanks so much for your willingness to serve the city of Portland.

Speaker: I vote yea Mapps.

Speaker: Yeah, I want to thank adam davonte, kyle and george for agreeing to serve on this important committee.

Speaker: I vote yea yea. Rubio, thank you, javonte, george, kyle and adam for stepping up into this role, an incredibly important, important work. And I just want to take a second to also lift up george and remind folks that he's a high school student at mcdaniel. And I'm just so impressed with that, for you stepping into this leadership role, and also because, like commissioner Ryan said, I see you active in taking leadership in so many ways in the community. So well done. You're a great example of service as as you all are all as well I vote. Aye.

Speaker: Wheeler. Well we all appreciate your stepping forward for sure with these appointments, we're going to add members who bring unique experiences, lived experiences, including a youth member, which is always very exciting to us.

Speaker: I've obviously had the pleasure of spending time with pcef leadership, discussing many of the important issues, as well as opportunities ahead for the city and the Portland police bureau, and I look forward to continuing to strengthen that work as we move forward, last but not least, I want to thank you all. I want to extend my heartfelt thanks and gratitude for your service to the community. And

just as a side note, I really appreciate the perspective you brought to the table in terms of wanting to listen, wanting to understand, wanting to be more engaged with the issues that exist in policing in our community. You're correct. It is very complex and there are many, many different perspectives. Everybody has an opinion, but oftentimes times the truth is an intersection of many, many different perspectives. And I encourage you all to seek that truth individually on your own, because you'll be getting lots of pressure from the outside people telling you what you should think and how you should think, and why you should think the way you think. No, we picked you because you were independent. You were thoughtful people. You were smart and you can draw your own conclusions. And I really encourage you to keep an open mind in that respect. So thanks for all. Stepping forward, I vote I and the report is accepted and the appointments are approved. Thank you devonte. Thank you as well for joining us online today.

Speaker: Thanks. Thank you.

Speaker: Next item colleagues 445. This is an emergency ordinance.

Speaker: Authorize purchase of public order shields and replenishment of crowd control munitions for use by the Portland police bureau. Rapid response team colleagues.

Speaker: As you will all recall, we accepted a report from independent monitor law week that examined the 2020 protests and riots. That report also made recommendations as to how we can best prepare our police bureau to support public order events safely and constitutionally, and build a team of officers who specialize in this important work. To that end, the bureau has been working diligently to plan for implementation of the recommendations, including identifying appropriate equipment that reflects best practices for tactical officers with council approval, ppb tested certain pieces of equipment for this team, and it's now back to

request authorization to make the purchase of this vital equipment. Not only is this equipment and team an important facet for our agreement with the United States Department of Justice, they are essential to ensure public safety as we navigate current events and the impending election. As many of you know, the Portland Police Bureau is already managing multiple public order events each week and doing, in my opinion, a great job of supporting peaceful expressions of free speech while also working to hold criminal behavior accountable. The equipment requested today is essential to ensure that PPB has the tools it needs to respond. Both safely and constitutionally, to tell us more, we have Commander Franz Schoening from PPB, Commander, welcome. Thanks for your patience.

Speaker: Thank you, Mr. Mayor, and thank you, Commissioners, for allowing me to be here and speak about this, you stole a lot of my thunder, Mr. Mayor. So I'll cut to the chase and be brief, I do want to acknowledge that since this agenda item was scheduled, we've received a lot of questions from the community, and I've. I've heard personally some concerns from community members who believe that this agenda item reflects a belief that the Portland Police is going to return to policing these events with a heavy hand and I've also heard from community members since 2020 that there's a fear of Israel, fear of returning to the unrest and disturbances to the downtown community we experienced. And I guess my message to you and to the community is it's not a zero-sum game. I think we can hold both those truths at the same time, I believe that, you know, the Police Bureau has been working diligently to prepare for these events, a couple of items have come in front of Council, and unfortunately, that that's the piece to hit the public radar, the request for premium pay for our members and also for this specialized equipment. What hasn't been necessarily messaged or heard is all the other things we're doing to prepare for these events that are equally important or more so, you

know, our investments in the dialog liaison officer program on reconstituting our bike squads. So although I'm going to speak specifically about this request, I want to acknowledge that that, message from the community and say, you know, we're working on those other pieces as well. So this specifically is a request to purchase some controlled items, next slide, please, the mayor, you went through this a little bit, the brief history of how we got here, you know, in December of 2020, based on some of the community concerns, council resolution 37, five, 20 was passed. That requires your authorization for the police to purchase certain items from the controlled or prohibited item list in April of 2022. We also the city of Portland, agreed to some remedies under the settlement agreement with the department of justice, we hired the I'm llc to examine our responses to the 2020 events, and they identified 12 areas that they believe we needed some corrective action, along with the recommendations on how to improve that. Next slide, please.

Recommendation number five in particular. Said the city must create a new specialized public order team consistent with emerging standards for advanced public order units, they called out specifically the national tactical officers association, public order response and operations standards document, as an example example of emerging standards, in March of 2024 this year, City Council approved that low establishing incentive pay so we could encourage folks to come back and do this work again. And we're now in the process of rebuilding the rapid response team to manage these events. Next slide please. This is just a snapshot of some of the language that came out of the nhtsa's public order standards document. It's basically a list of protective equipment that an officer involved in this sort of work should have to make sure that they're there mitigating risk of injuries. And you can see number eight is public order shields. Next slide please, in October of last year, we came in front of council and we asked for authorization to purchase

12 public order shields for research and development purposes, over the last six months or so, our folks have been looking at those shields, trying to figure out how to best incorporate them into our our current equipment and how to build them into our de-escalation strategies for managing these events, based on that research and development, we've come back in front of you to request authorization to purchase 50 long shields and 50 round shields. There's pictures of those on the slide in front of you, they're basically clear plastic shields that that provide some protection from thrown items and objects and flammable liquids, I did want to point out that there was some comments or concerns that or a belief that we're going to be spending \$1 million on protective equipment and crowd control munitions. That's not the case, the total sum of the shields here is \$28,500, which is pretty minimal, the bulk of that other money will go towards training costs. Next slide, please. This is again a slide from the mta standards. They talk about the training requirements for both officers assigned to general duties and a public order unit. You can see that it's eight hours monthly of training. Again that's a lot of that, \$1 million is earmarked for the costs of training. But also importantly, they call out that, folks who are using specialized equipment and tools like crowd control munitions require additional training above and beyond that. Next slide please. So for our folks, we're going to be asked to be prepared to use crowd control munitions. You know, there's initial 30 hours of training that they're going to go through on top of their their baseline public order training. And then 20 hours of training annually on top of that. That training is largely going to fall around bureau directives, Oregon law, constitution case law, de-escalation principles, how to use the equipment, written testing, and then demonstration of skills and qualifications. Next slide please. Every quarter we come in for the council and provide you with an inventory of our crowd control munitions to your gas obscurants kinetic impact

projectiles and flash down diversionary devices. You know, in 2020, there was a lot of agencies around the country dealing with civil unrest, a lot of them placed orders for these types of munitions. There was a supply chain issue. So a lot of agencies overstocked or over ordered these munitions. The police bureau is no different. We ordered a whole lot of munitions in 2020. Not sure when we'd actually be able to get them, but we wanted to make sure we had them if we needed them. So you can see based on the current inventory, we've got a lot of backlogged, crowd control munitions. Those all have a five year expiration date, so all the munitions we purchased in 2020 are going to be expiring in January of 2025. So that entire inventory will be either disposed of or be used for training, the request going forward is much more proportionate. You can see we've downsized our plans for these munitions, the list is there on the, on the slide, but the sum total of that purchase is going to be \$27,700. And I think it reflects not only that, we're going to be moving away from this tactic, hopefully moving forward, but also that reflects mostly our training needs are with some operational needs. Next slide please. So again alternative strategies. We're not going to be focusing heavily on using force or crowd control munitions when we're managing and facilitating these first amendment events. And hopefully responding to again, criminal activity that happens sometimes within those. We're going to be using our demonstration liaison officers to facilitate those events. And again, bicycles more often, we are required, though, to provide protective equipment for our members that are out there doing this dangerous work, that decision on what type of equipment to use is, is driven by the incident commander based on actual information or credible, credible information about threats of violence and then lastly, you know, a lot has changed since 2020, we're in law. 1818708 has placed a lot of restrictions on how we use munitions, especially tear gas and directive six 3510 has incorporated those

as well. So there's still going to be a lot of thresholds we have to meet to use those munitions. Next slide please. That's it. Any questions.

Speaker: Very good colleagues questions. Any public testimony.

Speaker: We have three people. Commissioner Mapps. Sorry dan has a question.

Speaker: Go ahead.

Speaker: Oh I just had a real quick one.

Speaker: Thank you all. Man, for showing. So it looks like we do more training than is required by the state of Oregon. Is that correct? Yes. Okay. When I looked at that slide, that's what it looked like. Thanks

Speaker: We have three people signed up.

Speaker: All right christopher olsen online.

Speaker: Hello. Can you hear me?

Speaker: Yep. Loud and clear.

Speaker: All right. Thank you. Hi, ketzel. Hi. My name is chris olsen. I'm a community organizer, and I'm a candidate for Portland City Council district two. And I'm here today to testify against this emergency ordinance to purchase the riot shields and chemical weapons for the Portland police bureau's rapid response team. Commissioners, as you know, the emergency ordinance to purchase these weapons will face less public scrutiny than the average ordinance, seeing that there are only three people here to testify today on that matter, as it is only needs to be read one time and will immediately take effect upon passage. As the ordinance states, ppb has not replenished its crowd control inventory since all of its members of the rapid response team resigned on June 16th, 2021, dissolving the unit. The unit the ordinance, which includes rr training to use the shields musicians, does not mention that ppb currently has nearly 10,000 less lethal musicians on hand and the majority of which likely won't expire until next summer. The ordinance states that

an emergency exists currently to ensure that the rrt is equipped to support safety during public order events, which have become more frequent in recent weeks. End quote. In an apparent reference to student protests at psu and other universities here in the Portland area, however, I have attended many of these protests and the only people who have escalated these protests were the Portland police bureau. Police do not solve or protest, nor make them safer. And i'll give you an example from my own personal experience. On may 2nd, I attended a peaceful protest at the park blocks at psu. After a few hours, when police decided to kettle the crowd down the pedestrian alleyway of southwest hall street. After about 15 minutes down the alley, as they were, pushed down the alleyway, I turned around and saw a white sedan barreling towards the crowd of students and the line of people officers. Thankfully, due to my quick thinking, I was able to get out of the way of the vehicle. Fortunately, other protesters were able to stop the vehicle saving lives, and many students and the ppb officers on the other side of the line in the aftermath, ppb did nothing. In response to respond to the attempted slaughter. Matter of fact, it was their foolish tactics to push the students down southwest hall street that created the opportunity for this right wing agitator to turn his vehicle on the peaceful protesters, potentially making the event into another charlottesville. Your plan to spend an undisclosed portion, which we now just heard about of this budget on less lethal, munitions and military style crowd control shields, to take away our first amendment rights to free speech. It will not protect us or make us safer. These weapons maine people and traumatize them from speaking out further. This is a blatant attempt to silence the voices of the people and suppress our rights. I encourage City Council to vote no on this emergency ordinance to allow more time for public comment. Thank you.

Speaker: Next up we have John Paul Morton. Welcome John Paul was going to join in person. Next up we have Mark Porras, Portland, Copwatch.

Speaker: Can you hear me? Yep.

Speaker: Loud and clear. Mark. Great

Speaker: Hello again, Mayor and Commissioners, I'm Mark Porras. I use he/him pronouns and I'm with Portland Copwatch, quick, thank you to Mayor Wheeler and Commissioner Ryan. As it was, your votes on, resolution 37 520 in December of 2020, that codified PDS's requirement to seek authorization from Council to purchase military style equipment. We're dismayed that the ordinance did not give any specifics on how the \$1.1 million will be divided up between shields and munitions, and, as we just learned, training. When asked by Street Roots, a PPS representative declined to say which and how many of each of the munitions the Bureau wanted to purchase. Perhaps Council has enough information to vote on an emergency ordinance today, but the public has again been deprived of important information on how the city's money is being spent. This time, it's for munitions that may be used against people even when peaceful, peacefully expressing our First Amendment rights. We appreciate that the five most recent quarterly Rapid Response Team munitions reports are now available in the city's trending topics library. However the Bureau has been required to produce these reports since 2021, and the older reports are either nonexistent or exceedingly difficult to find. The ordinance makes it sound like the new public order team will continue to be called the Rapid Response Team. While that may make it easier to track stories in the media about the riot squad over time, it does not instill confidence that this team will behave any differently than the previous team. Every officer resigned from their position with the Rapid Response Team in 2021 after one of its members, Officer Corey Budworth, was indicted for assault. We appreciate that the Bureau attached

the imlc report as an exhibit in the section on city leadership and command. It's written that the city was not transparent with the public about its strategies, tactics and munitions for public order policing, which set the stage for a loss of public trust by bringing an emergency ordinance that lumps together shields and munitions. It seems like city leadership didn't read this report closely enough, because how can the public trust that ppb won't do the same things with the same exact munitions they're asking you to replenish today? Ideally the twin issues of purchasing riot shields and replenishing munition stocks would have received public scrutiny at a Portland committee on community engaged policing town hall. The whole point of pcep is to foster meaningful community engagement with and trust in ppb. The imlc report also states that the new public order team must be rigorously scrutinized by ppb executives, overseen by Portland's new oversight agency and transparently introduced to the public. The introduction of these team members should happen at a public meeting of one of pbs's oversight groups. This would be an opportunity for the public to see team members when they're not wearing riot gear, holding shields or aiming chemical propellants and impact munition launchers last week at the focus intervention team community oversight committee meeting, commander shanning and some fit team members introduced themselves to new members of fightcade. One of the officers, who's been a fit team member since its inception, told the committee that outside of work, she raises bees. While it might not be much solace to a peaceful protester to know that the officer spraying them with chemicals has an apiary, you should still implement imnl llc's recommendation to transparently introduce the members of this new iteration of the rapid response team to the public. If anything you've heard today gives you pause. You can remove the emergency clause from this ordinance. Another route

you could take would be to split it up into two ordinances, one for shields and one for munitions. Thank you, thank you.

Speaker: Perfectly timed as per usual, mark. Thank you.

Speaker: That completes testimony.

Speaker: All right. Any further questions? Seeing none, please call the roll. Ryan

Speaker: Thank you, commander schilling, for that presentation. I'm really pleased to see our police bureau embrace the operationalize suggestions from the rapid response team. They're intended to bring a less disruptive force to assist with the management of large, large crowds when needed. We are instituting change, and I'm hopeful that the trainings continue to evolve. And that makes me hopeful for the future.

Speaker: I vote yea gonzales, I want to thank mayor Wheeler for introducing this item.

Speaker: I believe strongly that Portland elected officials need to staunchly support our first responder, providing them with the training, the tools necessary to keep our city and her citizens safe. Last March, to comply with independent monitors recommendation, this council voted to reestablish a rapid response team. The team is a vital tool capable of providing disaster relief. Election night security and crowd control. The art will be invaluable in stemming political violence and preserving the first amendment rights of our citizens. To protest peacefully, each officer appointed to the art will eventually receive 96 hours of specialized training so they can perform these important tasks responsibly and professional. But training is not enough. We need to equip our officers with the right tools, public order, shields and crowd control munitions are necessary pieces of equipment that will serve to keep both our officers and the public safe. This equipment equipment will help our officers to uphold the constitutional rights of our citizens, while

helping to rebuild the relationship between our police department and our people. I vote I Mapps, i, thank you, commander schöning for this, for this overview, and also for taking the time to for your team to talk with our offices, I also just want to remind folks that these items are directly, again, as commissioner said, recommendations to us by the imlc and pursuant to remedies, and monitoring by the doj. I think what matters here is not the tool, but it's the ethical and lawful application of the tool. And that is where leadership comes in. And I'm confident in the chief, the commander in the arts, thoughtful leadership and attention to training, to free speech and community concerns. So for those reasons, I vote aye. Wheeler commander, thank you again for your thoughtfulness and the effort that's gone into this important undertaking. Freedom of expression is embedded in the core of Portland's characters, and I think we all value the sanctity of those rights. Those rights, however, are not without limits. They are not a free pass to commit acts of destruction or trauma, or to engage in criminal activity. And I was interested in the public testimony. We heard, for the simple reason that the Portland police bureau had speakers asking people to leave. In fact, insisting that people leave for the better part of an hour and they chose not to. That is an act of defiance. And you are entitled to that act of defiance. But then you shouldn't whine, complain and cry when there are consequences for that act of defiance. As we've seen over the years, the city has an obligation to protect public safety and provide accountability when criminal activity occurs. That is the job of the Portland police bureau. And when the need arises, as it often does, we call on Portland police officers to intervene. Our expectations as a community are high. We expect officers to embody their training and engage with our community with integrity and resolve. Likewise, we expect our community to demonstrate passionately, but peacefully without causing harm to one another. And when these expectations are not met, our entire community

suffers as a result. It's incumbent upon us at council to ensure, as commissioner Rubio said, that our officers have the equipment they need to safely answer some very dangerous calls. I'm committed to doing all I can to support our police bureau and the officers who step forward to do this challenging work to ensure that they have the tools and the training that are required of them during very challenging times. Thank you for bringing this forward. Thank you for your hard work on it, and thank you for the work that you do. It's thankless and not a lot of people in our community would want to ride in your shoes, so we're grateful that you have that courage and conviction to do so. For the rest of us. I vote yea and the report is accepted. Thank you. Thank you all. Next item 446 amend collections and foreclosure process code to shorten the redemption period. This emergency ordinance is a coordinated effort by the mayor's office. The city treasurer, the bureau of development services, the bureau of revenue and financial services, revenue division, and the city attorney to shorten the redemption period for city foreclosure sales. Currently, there's a one year redemption period after the city treasurer provides the purchaser with certificate of sale subject to redemption, within one year from the date of the certificate of sale. During such time, the property continues to cause problems for neighbors because the new owner does not truly own the property until after that redemption period. So there's a gap. This ordinance amends the redemption period for a property sold at a city, foreclosure sale, in accordance with city code 5.30 from one year down to 90 days. Sharon nickelberry rogers, supervisor for budget and liens, has joined us today to provide an overview of the change. Welcome. Thank you for being here.

Speaker: Thank you, mayor Wheeler and commissioners. My name is sharon nickelberry rogers, for the record, and I am joined virtually with bridget o'callaghan, the city treasurer. Can't see oh, dan simon, the city attorney, mike leifield, the

supervisor for property compliance division and can I have the next slide, please? So chapter 530 outlines the collections and foreclosure process. The city's policy basically is to use foreclosure as a last resort for vacant and distressed properties. The ultimate goal is to get the property back into productive use, the process timeline is about 180 days, and so we do phone calls, regular letters, certified letters. Next slide please. After council approves a list of properties for foreclosure sale, the city treasurer is authorized to conduct a sale after 30 days. During that time, neighbors are still frustrated about nothing changing with the property. Then after the property is sold, the purchaser receives a certificate of sale and does not become the true owner until after the one year redemption period. The property continues to cause problems in the neighborhood and is still frustrating to neighbors. Next slide please. There's a notification period and we just want to highlight that it is about a six month period. So after the lien is delinquent, past 30 days, there's a notice and then another letter is sent every 30 days thereafter. Then, City Council, we bring a list of City Council and then City Council after approval. There's another 30 days before the list is approved. Next slide please. The city treasurer further engages with the property owner and parties of interest with mailed letters, newspaper publications and notices are posted on the property about the upcoming foreclosure sale. Then after someone buys the property, the redemption period begins. The original property owner has one year to redeem their property. During this time, the purchaser bears the financial risk of additional violations and is reluctant to remedy issues at the property because the purchaser is not the legal owner. Next slide please. What we have discovered over the last four years with the properties approved for foreclosure in 2019, 2020 and 2023, is that some property owners will pay off the liens before the foreclosure sale. Secondly, a property usually doesn't sell during the first time that it appears on the

list, and since 2009, no property owner has redeemed their property. We sold one property at our last foreclosure sale that was held on April 8th of this year, and the redemption period will end on April 9th, 2025. Next slide please. It is our recommendation that the redemption period be shortened to 90 days, because there is still almost one year in the foreclosure process for the property owner to retain their property. The shorter redemption period will attract more buyers and reduce the neighbors frustration with the length of time that the property, is giving to their particular neighborhood. This concludes my presentation. Are there any questions?

Speaker: All right.

Speaker: Any questions for Sharon at this point? Well done. Thank you. Do we have public testimony ?

Speaker: No one signed up.

Speaker: This is an emergency ordinance. Please call the roll. Ryan

Speaker: Sharon, thank you so much. And thank you for the team you brought together to work on this. I really just need to say thank you. I think you remember when this these items come to the council. The last couple of years, I've been very frustrated with the fact that it takes so long, because those neighbors, some of them I know very well, have been complaining and been very frustrated with how long it takes. Like you mentioned. And we still offer one year. So I think you you really landed this in a very, smart, sweet spot. And I'm just so thrilled that we're here today to improve the code. I vote yea Gonzalez I think this is an important step in addressing derelict properties.

Speaker: I vote I maps.

Speaker: Yeah, I want to thank everyone who worked on this. It's a common sense reform that I think will make the city better, which is why I'm glad to vote.

Speaker: I yea. Rubio I also want to thank the revenue team.

Speaker: We've been incredibly responsive and also really collaborative in working with bds on this issue. And so it's a team effort, and we'll see the reverberations in a positive way throughout, the city. So, thank you again. I vote I Wheeler, definitely I thank you the emergency ordinance is adopted.

Speaker: Thank you. Good work for seven, please. An emergency ordinance pay settlement of one main place.

Speaker: Property damage claim for \$95,537 involving the Portland bureau of environmental services colleagues.

Speaker: This ordinance resolves a claim filed against the city back in September of 2022. We have senior claims analyst joseph jesse here to walk us through the ordinance.

Speaker: Good afternoon everyone. Joseph. Hey this claim arises from an incident that occurred on September 16th, 2022, in which a city side lateral became blocked by a combination of broken pipe and paper towels and caused a sewage backup that affected the parking area. The first floor tenant space, restrooms and gym in the building. Given the length of time that transpired between the initial video inspection and the incident itself, it was determined that the city could have addressed the potential issue prior to its occurrence, and risk management concluded that it was appropriate to settle this claim. Reductions were evaluated for the age of the existing carpeting and drywall, as well as comparative negligence attributed to the property owner due to the introduction of paper towels to the sewer system, risk management was able to negotiate a resolution of \$95,536.83 to resolve the claim for related damages upon passage of the ordinance, a check will be issued to madison ofc one main place or llc.

Speaker: Thank you. Joseph. Questions testimony.

Speaker: No one signed up.

Speaker: Call the roll. Ryan

Speaker: Sorry about that. Hi.

Speaker: Gonzalez. Hi, maps.

Speaker: Yeah, I want to thank jesse. For today's presentation and the mayor's office for their collaboration on this project. I would I yea. Rubio I Wheeler I the ordinance is adopted and the claim is accepted.

Speaker: Thank you for eight please a non emergency ordinance create and establish compensation ranges for five non-represented classifications to support the legislative branch of the governmental structure defined by city charter colleagues. This ordinance seeks to create five new non-represented classifications to support the new 12 person City Council. These classifications include the following. The council operations administrative specialist, a council district administrative specialist, a council coordinator, a council policy analyst, and a council operations manager. These positions will provide policy analysis, administrative support, and program coordination directly to elected officials. I'll hand this off to strategic projects manager tate white to kick us off and introduce the other presenters. And if I may be so bold, the council has a very long session this afternoon starting in one hour. So if we could keep it as concise as possible, everybody would be happy. Thank you.

Speaker: Yes, thank you very much, mayor and commissioners. Good afternoon. My. For the record, my name is tate white, strategic projects manager. I am joined today with risa williams. The classification and compensation manager, as well as barb staples. We thank you. And so going to keep it short. Please go on to the next slide. So this slide was just to remind you why we're here. The voter approved charter amendments. And one specifically shifting us from a commission form of

government to a mayor council form of government, where we have elected officials with different roles and responsibilities. Next slide please. And then this is a timeline slide showing, you know, what work we've been doing and decisions that have been made over the past year to get us where we are today. And then a reminder of where we are going and the importance of setting up our new elected officials up for success. And so I just want to highlight on this slide again, I'm going to keep it brief. But we brought this team forward with the city organization resolution last November. And that was approved at that time. And since then we have responded to requests to have this team report up to the council president. So I just want to highlight that these classifications have that change and the reporting structure. And then you made the decision to adjust our current appropriation levels later that month in November. And so that means that these positions are already integrated into the budget that you recently approved. All right. Next slide please. And then I'm going to pass it off to Risa Williams.

Speaker: Thank you Mayor. And Commissioners. Glad to be here this afternoon, I am the manager of the classification compensation and pay equity team here at the city of Portland. We're affectionately known as class comp. Our charge was to create these new classifications and to assign pay structures.

Speaker: And so for the five positions that were identified, that is what we did. These positions are distinct. They are unique. They do not currently exist within the city. As Tate mentioned, there are at will classifications, and they are designed specifically to support the elected body under the new structure. Next slide please. Our methodology for setting pay is consistent and it's the same. We follow best practices. And we also are guided by our HR administrative rules. So that involves conducting a market study and aligning pay to our internal structure. And so after all of the duties have been defined, pay structures have been defined. Next

slide then here's where we are today. We recommend these pay ranges to support council operations. The pay structure does meet the directives of our hr administrative rules to be competitive, to encourage the highest standard of work, and to align with our existing pay structure. The classification and pay structure for the council operations staff was also built in a manner that provides a career pathway of developing for those who fulfill the positions, who demonstrate a strong work performance, and that further adds value to the city. Next slide please. So in sum, we're at this point in time where we're asking you to vote to approve move to add the new classifications so that we can add them in the city systems. It will allow us then the opportunity for position descriptions to be developed, and then the recruitment and selection process to occur in time, as it's been requested. Next slide that concludes our presentation.

Speaker: Commissioner Mapps.

Speaker: Just a quick question. Who does the hiring to fill these jobs?

Speaker: That's a great question because as we said, they will be reporting up to the council president. So in the interim, the city administrator, michael jordan, will be hiring for these positions, but that will change in the future.

Speaker: So,

Speaker: Oh, sorry.

Speaker: That will so I was going to ask, are these temporary jobs? But at least the initial they are not temporary.

Speaker: And if I could just go back the council operations manager will be hired by the city administrator, and then the person in that role will hire the remaining positions just to correct myself. And they are not not temporary.

Speaker: Okay. And you said these are at will. So who can fire these folks?

Speaker: Technically they serve the kind of serve the collective council. But the council president will have that authority. Okay.

Speaker: Thanks. Welcome no more questions, mr. Mayor.

Speaker: Very good.

Speaker: Any other questions? Do we have public testimony?

Speaker: No one signed up.

Speaker: This is a first reading of an emergency ordinance. It moves to second reading. Thank you very much.

Speaker: Thank you. Next item 449a second reading.

Speaker: Amend administer action code to reflect charter reform any further discussion, please call the roll.

Speaker: Ryan. Hi, gonzales.

Speaker: Hi, maps. Hi, Rubio. Hi, Wheeler. Hi

Speaker: The ordinance is adopted. 450. This is an emergency ordinance.

Speaker: Accept a grant in the amount of \$20 million from the us department of transportation for safety systems on 122nd avenue project coming our way.

Speaker: Commissioner Mapps, thank you, mr. Mayor. Colleagues, this item comes to us from pbob. This ordinance authorizes pbob to accept a \$20 million grant from the us department of transportation to fund safety improvements on on 122nd avenue. Pbob will provide the required 20% match for this grant. Those funds will come from the fixing our streets program, which was just renewed last week. Here to tell us more about this project, we have brian poole, a capital project manager with pbob. Welcome, brian.

Speaker: Thank you, commissioner, and thank you, mayor and other commissioners, i'll try to keep this brief.

Speaker: My name is Brian Poole, and I'm a project manager for the Portland Bureau of Transportation. As you just heard, I'm here today, requesting that you authorize acceptance of a grant of \$20 million from the United States Department of Transportation. Next slide, PBOT has recognized the need for improvements on 122nd Avenue for a long time now, since 2018, we've been working on a plan for improvements with the goals being to improve safety and access and prepare this corridor for future growth and development. And using this plan and the city's Vision Zero plan as reference. PBOT applied for the Safe Streets for All grant in 2022 and was consequently awarded \$20 million in 2023. Since then, staff has been working with USDOT on a grant agreement to be able to start work on this project. Next slide. And improving safety, for all road users on 122nd Avenue is a very critical issue. From 2014 through June 2022, there were 21 fatalities along this corridor, with six since 2022. Many of the serious crashes and fatalities involve vulnerable road users that are walking or riding a bike. Additionally, five intersections along 122nd Avenue have some of the highest crash rates in all of Portland, reducing conflicts and providing separation is necessary to make this corridor safe for all users. Next slide. And the Safe Systems on 122nd project proposes to make these safety improvements using several proven methods. You can see a map on the right, the slide, but these include adding street lighting and crossings, improving intersections and bike infrastructure, repaving and modifying the travel lane south of Powell, adding trees, and even exploring the addition of roundabouts. All of these are intended to comprehensively reduce confusion, better manage high-end speeding, and make the corridor more comfortable for all modes of transportation. Additionally, we plan to hire a community partner to help with engagement and marketing and another group to do research. Next slide. Concerning the timeline, once this agreement is signed, we

will have five years to finish design and complete construction. The project will begin further development of project elements this spring and summer, and will work with community on how and where to best invest, funding, design will then begin later this year or early 2025, and take approximately two years with construction to then follow. Next slide. So in summary, the primary focus of this grant is to comprehensively improve safety on the corridor. But we'll also be working to bring other benefits where possible. We'll work with community to shape the improvements in the early stages of design. And we're now requesting City Council accept this grant so we can begin work on this important project. Next slide. And thank you. And, take any questions you have colleagues, any questions.

Speaker: Do we have any public testimony on this matter?

Speaker: No one signed up.

Speaker: There's an emergency ordinance. Call the roll. Commissioner Gonzalez is not here.

Speaker: Do we need him? He didn't submit an absence. What's that? Yeah but I have four commissioners present.

Speaker: Do I need him? Yes. It's unanimous of the commissioners present. There has to be a minimum of four. There are four present. Okay, Ryan, wait. Do I have a disagreement from legal counsel on this? Preferable. If he's back table it. We'll come back to it in a minute, item 451 a second reading.

Speaker: Vacate portions of northeast winchell street and northeast mallory avenue, subject to certain conditions and reservations.

Speaker: Any further discussion, please call the roll. Ryan

Speaker: Hi.

Speaker: Gonzalez Mapps I Rubio. Hi, Wheeler.

Speaker: Hi.

Speaker: The ordinance is adopted 452 also a second reading. Any further discussion?

Speaker: Please call the roll back portions of southeast lambert street, southeast malden court and southeast malden street, subject to certain conditions and reservations.

Speaker: Any further discussion on call the roll?

Speaker: Ryan Gonzalez, Mapps I Rubio I Wheeler.

Speaker: Hi. The ordinance is adopted 4 or 5 three second readings by solid waste and recycling rates and fees for franchised residential collection in the commercial tonnage fee effective July 1st, 2024.

Speaker: Call the roll Ryan.

Speaker: Hi Gonzalez Mapps I

Speaker: Thank you, evan and quinton for your good work here.

Speaker: Aye. Okay. Regulation of lobbying in today's code to align with the amendment city charter approved by voters in Portland measure 26, point 2, 8.

Speaker: This has been requested to be referred back to auditor without objection.

Speaker: And we'll wait until commissioner Gonzalez gets back for 4 or 5 0. We have a send support.

Speaker: Never mind. Oh good. Okay, we're on 4 5 0. Which is a, emergency ordinance.

Speaker: And safety improvement. Somebody else coming to us. 100% supportive. Great.

Speaker: Please call the roll.

Speaker: Yes, thank you, brian. I will accept 20 million from the.

Speaker: Gonzalez. All right. This is great. Fabulous. Keep him coming.

Speaker: I vote hi. The ordinances adopted. We are adjourned until 2 pm.

Portland City Council Meeting Closed Caption File

May 29, 2024 – 2:00 p.m.

This file was produced through the closed captioning process for the televised city Council broadcast and should not be considered a verbatim transcript. The official vote counts, motions, and names of speakers are included in the official minute

Speaker: Let's go ahead and start. Good afternoon. Everybody this is the Wednesday, May 29th, 2024, afternoon session of the Portland City Council. Keelan. Good afternoon. Please call the roll.

Speaker: Good afternoon. Ryan here. Gonzales I'm here.

Speaker: I'm getting my camera on.

Speaker: Okay. Maps here. Rubio here. Wheeler here.

Speaker: Now, we'll hear from legal counsel on the rules of order and decorum. Good afternoon. Welcome to the Portland City Council.

Speaker: Good afternoon. Welcome to the Portland City Council. To testify before council in person or virtually, you must sign up in advance on the council agenda at [Portland dot gov slash council agenda](https://portland.gov/council-agenda) information on engaging with council can be found on the council clerk's web page. Individuals may testify for three minutes unless the presiding officer states otherwise. Your microphone will be muted when your time is over. The presiding officer preserves order and decorum. Disruptive conduct such as shouting, refusing to conclude your testimony when your time is up, or interrupting others testimony or council deliberations will not be allowed. If you cause a disruption, a warning will be given, for the disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene

virtually. Your testimony today should address the matter being considered when testifying, please state your name for the record. Your address is not necessary. If you are a lobbyist, identify. Please identify the organization you represent. Virtual testifiers should unmute themselves when the council clerk calls your name. Thank you.

Speaker: All right. Very good. Keelan, please read items four, five, five, four, five, six and four, five, seven. Together, they're all reports.

Speaker: Item 455 except updated. Halprin landscape conservancy keller auditorium renovation design concept report item 456 except lloyd center keller auditorium renovation design concept report item 457 except Portland state university keller auditorium renovation design concept report. Good

Speaker: And before I read my introductory remarks, I want to apologize in advance. I can only stay for three hours. I have a long standing commitment at 5 p.m, so I will be leaving at 5 p.m. I will then review the record will be in public testimony at that point, so I will have the opportunity to hear everybody's public testimony while the reports will be accepted today. Obviously, no final determination is going to be made today. So I just don't want people to get surprised when I get up and leave at five, and I will turn the gavel over to the council president, commissioner Mapps at that point. So colleagues, this afternoon we welcome our three design teams to see what is possible for the future of the keller auditorium. This has been a multi-year process to get us here, and I'm very grateful for those who have participated in this process. From the many members of the three design teams, the user groups of the keller, the metro staff and frankly, everybody in between. I'd like to welcome carl and laura lauren brody from the city's spectator venues program to kick us off with a summary of the process that

the city has followed in collaboration with metro and our arts development advisor greg phillips, lauren for.com. And carl.

Speaker: Thank you. Hello again, lauren's going to kick us off. Slides up. All right.

Speaker: Good afternoon. Mayor and council members. My name is lauren brody, and I serve on the spectator venues program team here at the city of Portland. I'm thrilled to join my colleagues to share with you what promises to be an exciting afternoon of reimagining the future of performing arts in Portland. Today, three design concepts will be unveiled and no decisions from council are being requested. We have a jam packed agenda, so i'll jump right in. First, I would like to introduce the members of our project team who have really been working tirelessly over the past three years to get to the city to where we are today and the office of management and finance. We have carl, lyle and myself from the spectator venues program team and laura oppenheimer and kari belding from our unified communications team and council offices. We have ashley hernandez from mayor Wheeler's office and jill suede from commissioner Ryan's office, our independent consultant, greg phillips of sea star development, who has extensive experience in arts development, and specifically the fundraising and constructing of performing arts venues across the country. Leslie carlson, who is the owner and communications lead from incomon agency and from metro. Robin williams, executive director of the Portland five centers for the performing arts. And nancy stenning, capital projects manager, who have many years of combined experience in this realm. In this staff overview, we'll introduce the project to set the stage for the three design visions you are about to see. First, we will review the background of the keller auditorium. Next, we will highlight the process we have followed. Then we will touch on what happens next. After today's presentation and culminate with what you have all been waiting for. The chance to see and hear from our innovative

design teams. This is a momentous occasion and we are so thankful to them for all of their hard work to get us to the visions before you. I would like to now turn it over to robin williams of metro to talk about the role of the keller in the Portland performing arts market. Thank you.

Speaker: Lauren, good afternoon everybody. I'm robin williams, cvp, which means I'm a certified venue executive, which is the highest designation that the international association of venue managers bestows upon some of its senior members. I've operated and managed theaters for 40 years, and the last 24 I've served as the executive director for Portland five at more than 100 years old, keller is the oldest of our five theaters. It's the home to Oregon ballet theater, Portland opera and Broadway in Portland, as well as approximately 30 other nonprofit and commercial user groups. The keller annually hosts about 400,000 guests, or nearly 40% of Portland five's total guests, is. Its large stage makes it the only venue in our region that meets the staging needs of our Broadway series, as well as large scale operas and other large touring productions that come to Portland. It's 3000 seat capacity is required by large, expensive shows in order for them to be economically viable. Without these amenities, these shows would likely skip Portland, and the keller generates more than 50% of p5's total annual revenue. Next slide please. A 2016 operation study showed that Portland five subsidizes its resident companies almost \$2.5 million in the use of the hall. Now we're in the process of updating this study, and we think this figure is likely to grow, keller revenue, however, is necessary to support these very important organizations as well as all of our other local nonprofit users in especially those smaller arts groups who use the Newmark, Winningstad and Brundage theaters in Hatfield Hall. Keller revenue contributes to the maintenance and operation of all three venues. Since local nonprofits are unable to pay the full cost of operations. Keller revenue also funds p5's extremely

important racial equity work and programs, and provides funds that give bipoc and lgbtq plus patrons, artists, and organizations access to our stages. So as you can see what happens at the keller is extremely important to the entire community. Next slide please. Crossroads consulting services was hired by metro to study the economic impact of the keller. Now, crossroads is a recognized leader in the venue industry for economic and fiscal impact analysis. The keller cannot be renovated without closing, so it was important for us to know what the impact of a closure would look like. This slide just reflects some of the extensive losses of a 24 month closure. The loss of work would be devastating to our event staff, who rely on work at the keller for their livelihood. As the pandemic proved, bringing back staff after a closure is no easy, easy task. We still have open positions. We have not been included in any discussions of what a partial closing would look like, but we know it won't happen without a significant and potentially devastating impact to the local arts economy. Now, all three proposals offer very, very interesting opportunities as well as challenges, and these all must be thoroughly considered in your decision making. So with that, I will turn this back to carl to talk about the process to date. Carl.

Speaker: Thanks, robin carlisle, city of Portland spectator venues program manager, so this is just kind of a process outlined sketch of where we've been over the last, well, quite a few years now on the keller, it's important to realize that the starting place for this really is the fact that the keller auditorium is classified as an unreinforced masonry building, during the periods of 2016 to 2020, the city was working on implementation of mandating seismic retrofits or requirements through building codes. You probably remember, that ended up not being fully implemented after quite a saga, but, but we'd already started the process to better understand, the seismic condition and the structural capacities of the building

because we thought the mandates were coming, about the same time in 2017, a private design competition was initiated by local business leaders to develop ideas to improve the city owned Keller Auditorium. You'll hear more about that in just a few minutes. Between 2018 and 2021, the city conducted a series of facility, condition and structural assessments of the building. In 2022, the same local business leaders who had held the design competition launched an effort to really develop a full renovation concept for the Keller Auditorium. The results of that work will be presented shortly in 2023. Concerned about impacts of a venue closure during a possible renovation and a better understand, possible alternative solutions, the city issued a request for expressions of interest to explore additional possibilities. Lloyd Center and a site owned by Portland State University were ultimately selected to explore the possibility of developing a new premier performing arts facility in Portland. This path, of course, would allow continued use of the existing Keller during the construction of the new facility. You're going to hear about those two very exciting concepts shortly. Next slide please. The current facility was built in 1917 and renovated in the late 1960s. The renovation occurred prior to the understanding of the seismic risk in the Cascadia region, and left significant portions of the original structural systems of the Keller Auditorium in place. Since the renovation, the building has largely been unchanged, and many of the building's key systems are at or approaching the end of their operational lives and amenities. You'd expect to find in a newer facility are sorely lacking. Next slide please. As I mentioned, a request for expressions of interest process to understand potential sites for a new performing arts facility was launched last summer and generated interest from the owners of eight different sites within central Portland. After a vetting process that included multiple phases of evaluation and interviews by staff from Metro Portland, five prosper Portland, the City of Spectator Venues

program, bureau of planning and sustainability, commissioner Ryan's offices, bureau of development services, and the mayor's office. Lloyd center and Portland state university were selected to receive grants and further develop concepts for facilities at their sites. I'd like to sincerely thank the teams for moving quickly to get us to this point. It's been a major effort on a very short timeline to prepare the reports before you today. Next slide. This slide shows two things of note. I won't go through them in detail, but you can look at them as we talk about them, on the left are the elements that we asked each of the three presenting teams today to cover in their presentations. And on the right is a working list, you might call it, of considerations that we think City Council will want to consider when setting direction later this summer with that, I'll turn it over to Greg Phillips to discuss costs and potential funding sources, good afternoon, I'm Greg Phillips, since my time as executive director of Portland Center Stage during the few years after the move to the armory, I've been helping performing arts organizations all over become more successful in the past decade with my background in both arts and culture and architecture and construction, I've been developing new performing arts centers. Before we move on to the next few slides, I'd like to take just a minute to share the big picture. As you know better than anybody, we are at a critical juncture in the life of this city. Like cities everywhere. We're attempting to recover and ultimately find a way to not just survive, but to thrive. Today, we're focused on three great sites in this city and regardless of which one ultimately gets a performing arts center or venue, all will be transformed into wonderful places to enliven and positively impact the central city core. After working on projects elsewhere, I admit it's an honor and a privilege to come home to Portland to work with these four great teams. Each of these terrific concept designs were developed by architects, theater designers, community leaders, and coordinated. Encouraged by city and metro staff

and outside consultants who all brought decades of experience and knowledge to this process. In addition to the aforementioned crossroads, metro engaged venue consultants to estimate costs for a keller renovation and similar sized new construction. One venue specializes in cost estimating for performing arts facilities, and their team has done this for hundreds of venues, so they were able to thoughtfully determine, based on preliminary or preliminary concept designs, pricing for these designs, knowing all of the elements and systems that future architecture, drawings, and engineering would likely include. Next slide please, when you see the \$290 million estimate for the keller auditorium renovation, that's in addition to the roughly \$100 million cost of the 19 plus month closure. Each of the two other estimates for new construction, with about 15,000ft² more than the renovated keller that involved building foundations and everything else from scratch, are estimated to cost just over 400 million. And those estimated costs don't include the additional second theaters and much more that you'll hear about from those two teams. But we wanted to start by comparing apples to apples. Of course, you're wondering, with all the demands on the city and metro budgets, how would we ever come up with these hundreds of millions of dollars? Well, in almost every case in rural, suburban and urban areas. First, someone or some group dreams the dream, and then a larger group gets together to figure out how to fund it. We've developed and built these because history tells us that in every case, the civic, cultural, economic, and social impact on a town or city and region is extraordinary. And we've also learned in order to inspire the necessary funding, we simply must create the most exciting project possible, which also ensures the largest return on investment. Excuse me. Next slide please. Here you have a list of fairly typical potential funding opportunities. It's likely that we can access quite a few of these. And each site has some different vehicles. But I can assure you that in order to

make this dream a reality, we will embark on likely the largest private capital campaign in this city's history and the quiet phase of this campaign will inspire our most generous, wealthiest philanthropists or corporations to commit to a handful of naming opportunities. These five individuals couples, families or companies will name the performing arts center the 3000 seat theater. The lobby event space, the plaza and the second theater or other major space. Each of these five gifts will be tens of millions of dollars and likely the largest gifts. These major donors have ever made, and they will justify those because finally, Portland will have the world class, state of the art performing arts center that the city and the region deserves. It will help enliven the city for the 21st and 22nd centuries, and it will be those families legacies. Finally, for now, if I will, may timing is everything to take advantage of this moment when the stock markets and philanthropists portfolios are at historic highs. Your giving direction to the most exciting project, a center for everyone in that activates that part of the city from 6 a.m. To midnight every day and night would be well advised. You would enable us to fast forward fundraising during the second half of this year while outreach, planning and processes continue with these concepts, designs and renderings, we could launch the quiet phase of a capital campaign and inspire philanthropists and even the current federal government administration focused on infrastructure projects and the arts, to invest in Portland. Back to you, warren.

Speaker: Wonderful. Thanks, greg. A reminder that no decisions are being requested today. But now that we have our design visions in hand, we can talk about our roadmap for summer engagement. In June, we will begin targeted stakeholder engagement and also kick off our call for public input. We have a data analysis team on board to synthesize what we hear from targeted stakeholders and the public, and we will return in August to report back to council on what we heard

from the community. As you can see, this project has generated amazing community support and we appreciate everyone who has joined us to provide testimony today. We look forward to kicking off our formal engagement on June first. All right. Now let's move on to hearing from our concept design teams. Each team has been asked to keep their presentations to 30 minutes. Please note that we've asked the clerk to activate the timer to help keep us on track, and then a brief opportunity for q&a from council. After each presentation. Then, if there are more questions from council, we can open up the floor again after public testimony. Thank you mayor.

Speaker: Thank you. And I just want to reiterate, this is not the only opportunity for the council to ask questions. And no doubt today will be largely about hearing the presentation and hearing public input, at least initial public input. And we'll have many, many other opportunities to dive deeper into this. Thank you. Commissioner.

Speaker: Mr. Mayor, before we get into the presentation, can I ask a quick clarifying question? At some point, there was a cost analysis slide, that listed keller at 290, lloyd at, 429 and psu at 447. Is that the total cost cost of the project or is that the ask to the city?

Speaker: No, no, that that's the would be the total cost of the project for that amount of square footage, including hard and soft costs to build it, thank you very much.

Speaker: Of course.

Speaker: Very good. So with that, I'd like to invite up our first design team to present point, and please note that Keelan over here are amazing. Council clerk. We'll set up a timer that should be visible on the screen screen in front of you to ensure that each group stays within their allotted 30 minutes. We have three teams

presenting and a lot of people have signed up for public testimony, so we want to make sure we stay on track time wise this afternoon. So first up is the keller.

Welcome. Thank you for being here.

Speaker: Thank you. We'll wait for our slides to come forward.

Speaker: Very good.

Speaker: I can't see it. So will you tell me when it's on your screen?

Speaker: Keelan. Are you bringing up the slides or somebody bringing up the slides?

Speaker: Oh, there it is.

Speaker: Perfect. Is it there? Who is in charge of the slides? Just so I know. Oh, you are okay. Great. Thank you.

Speaker: So, mr. Mayor and members of City Council, first, thank you for the opportunity to speak with you today on the 21st century. Team is shown on the screen. Next slide please. My name is scott andrews. I love the arts and care deeply about our city in downtown. For years, along with many others, I volunteered to protect and enhance the keller fountain park and surrounding neighborhood through halprin landscape conservancy. Our mission is to keep downtown safe, beautiful, and most important, welcoming to all. Today, I'm joined by two other Portlanders who care passionately about the future of our downtown and city tim, eddie and gail castillo. Together, we will share an exciting and inclusive vision for the 21st century. Keller and its many advantages over proposed alternatives. In Portland, we recycle, reimagine, renovate, and improve our buildings. We don't throw them away to build something new that's more expensive and less environmental friendly, and that will remove 400,000 people a year from our downtown at the exact moment that we're working to bring more people downtown and revitalize the heart of the city. This decision for City Council is far

more than a building. It's a choice between renewing our commitment to downtown or abandoning it and making the job of downtown recovery more difficult, more expensive, and more time consuming. It's also a choice of values whether to sustainably restore the keller, which has served the community well for more than 100 years, or throw it away for something that will cost more and take longer to complete, even before making the necessary and beautiful renovations to the keller, it already enjoys many advantages over the psu and lloyd center locations. I will highlight just four of the keller advantages next slide please. The keller enjoys an iconic connection to a beloved, beautiful and world renowned public fountain. Before even stepping into the auditorium. The fountain unites people of all ages and backgrounds. It literally, literally sets the stage and mood for the performance and events that take place just a few feet away. The connection to the public fountain is priceless and cannot be replicated in any other location. Next slide please. The keller enjoys an effective site area of over seven acres with ample parking. Dozens of nearby restaurants and hotel rooms. The keller has amenities, both public and private, that exist today and would be very expensive to replicate anywhere else in the city. Next slide keller has ample parking and easy, access to public transportation. It makes no economic or environmental sense for the public to pay to build a new, expensive, carbon intensive parking garage for an auditorium. Elsewhere, broadway across America requires 1260 parking spaces, over 2100 parking spaces already exist directly adjacent to the keller, providing insufficient parking or relying on parking as far as nine blocks from the auditorium is a really bad idea. Next slide please. The keller is in the heart of the city. The alternatives can only promise to build neighborhoods where they don't exist. Today, workers and small businesses benefit from the 400,000 people who attend keller events each year. If keller is abandoned, existing restaurant, hotels and

workers and downtown itself will be damaged, and the likelihood of converting keller into something with the same positive economic and cultural impact as it enjoys today is risky, far fetched and unnecessary. At the alternative sites, restaurants and hotels are a promise with a public price tag. They're not a reality at a time when downtown hotels are half empty and being foreclosed upon, private financing for a new hotel is not realistic, and most likely anything close to public subsidy for a new hotel or restaurants will be strongly opposed by existing hotels and restaurants. Already struggling to survive. Next slide please. The keller has proven a sure thing, and renovating it will cost less and can be completed sooner than other proposals today, most Broadway shows at the keller are already sold out. The keller is already so successful it provides financial support to all of the other venues in the city. In a recent survey of Portlanders conducted by dhM research, 89% say the keller is good for the city and 66% support renovating the keller, while just 10% want to build a new auditorium somewhere else. Portland has its problems, but the keller isn't one of them. The keller is an aging asset that needs your vision and commitment to put a valuable, city owned asset to work to revive downtown that we all love in existing. In addition to these existing advantages, our group is prepared to lead a private fundraising campaign to help offset the public costs of the 21st century. Keller. We have already commissioned and received a preliminary feasibility study, a copy which has been provided to you that indicates 50 to \$100 million can be raised. But the critical first step to determine the true fundraising potential for the keller is for the City Council to make a decision very soon to move ahead, with renovations uncertain. T is not a fundraisers friend. We urge the City Council to make a decision to move ahead with the keller by the end of June. There are a lot of people to work with. Arts groups, big and small, labor and community groups, and a lot of decisions to be made once the site for the new

auditorium has been selected, Portland has turned the corner from the challenges of the past few years, a commitment from City Council to reinvest in downtown and renovate the Keller is an opportunity and an important part of our comeback story. Likewise, walking away from the Keller, the fountain park and downtown neighborhood would leave a dark hole in the heart of the city. We urge you to move quickly to write the next chapter in Portland's downtown recovery story, and raise the curtain on the 21st century, Keller. Now, I will turn the presentation over to Tim Eddie, who will walk through the principal features of the project, and Gail Castillo to chair the community voices initiative. Thanks, Scott. I'm Tim Eddie with Hennebery Eddy Architects since early 2023, we've had the privilege of working with Stufish Entertainment Architects from London.

Speaker: Michael Curry Design, Rummel Engineering, Place Landscape Architects and Theater Consultants Charlotte Collaborative to develop the conceptual design and feasibility analysis for the 21st century Keller that we've submitted to City Council. Next slide. Before I describe the transformation of the Keller Auditorium, I want to reinforce what Scott said about the Keller being in the heart of downtown. While the drama inside is different, at Keller is only three blocks from City Hall. It's within a neighborhood that's already home to much cultural and social activity. It's two blocks from Waterfront Park, and only four blocks to the performance space at WSU's Lincoln Hall. Lawrence Halprin's Keller Fountain combined with the 21st century, Keller is an iconic composer, one that cannot be replaced elsewhere. Period. Our team is asking City Council to preserve and enhance, not waste the internet. This internationally important piece of Portland's urban design legacy electing to build a new auditorium at one of the proposed alternate sites, an abandoning the Keller Auditorium would be at the expense of downtown Portland. Next slide. So the 21st century Keller expands the building, makes it bigger,

expands it to the west to create a much larger front of house that engages the keller fountain and expands the building to the east to provide a new loading facility sufficient for traveling shows and larger, up to date back of house accommodations for cast and crew, these interventions will create a world class experience for guests and a safe, modern, efficient, and equitable workplace for those who make the shows happen and the artists and performers they support. Next slide. The project incorporates southwest third avenue into an active plaza stretching from the front doors of the auditorium to the fountain's edge. No longer separated by an active street, the keller and the internationally famous fountain become a single place, a dynamic new downtown destination programable for every kind of activity 365 days per year. Next slide. The keller strength is a multi-purpose auditorium hosting musical theater, opera, dance, contemporary music, and a range of other activities will be reinforced and enhanced. A full recrafting of the auditorium space, stage, backstage and orchestra pit to 21st century standards will be completed. This work will include universal accessibility in all spaces, safety improvements, improved sightlines, state of the art acoustical design, all new finishes, seating, lighting and hvac distribution. To date, our task has been to complete a feasibility analysis in this process, the city and metro needed to limit those with whom we held operational and programing conversations. As design work for the keller is not finished. But going forward, deeper discussions with the team that operates the facility on a day to day basis. Labor organizations, large and small performing arts groups, and performers and neighbors are needed to program and craft an auditorium that will serve the community for another 100 years. The 3000 seat auditorium at the keller will be equivalently intimate and acoustically comparable to any proposed new theater of its type and size. Next slide the new front of house will be almost 12,000ft² larger than the current space

at the keller. For reference, that's more than half the size of director park. Dramatic views of the keller fountain will remain, but everything else will change. New elevators and grand public stairs will move guests from level to level. Multiple concessions locations and generous sized restrooms will be added to each floor. Guests will be served quickly and will be able to get back to their seats before intermission is over. A dramatic upper level restaurant space overlooking the fountain can be included at the third level, and a full commercial kitchen in the back of house. This will be new for the keller, as food currently served is limited to what can be prepared off site. Next slide the halprin overlook, a new, smaller performance venue at the first balcony level, overlooks the fountain and will provide a variety of smaller provide support for a variety of smaller performances. In one of the most beautiful settings in any city. This will provide an intimate performance experience and make the keller accessible to a range of smaller arts organizations and nonprofits across Portland. The space accommodates up to 150 guests, and its area is in addition to the front of house that I spoke of before. Next slide an expanded 3600 square foot rehearsal hall overlooking market street will accommodate performance rehearsals, large orchestra rehearsals, receptions, small performances and many other events. This 30 foot tall space will have outstanding acoustics and will be very versatile. The space will be easy to access from its own entry on southwest market street next slide. Think of the 21st century keller as a new building that makes efficient use of remaining parts of the current building. The entire building will be constructed to current code, just like a brand new building, in the event of a severe earthquake, the 21st century keller will be a safe place to be. Our firm specializes in retrofits of existing and historic buildings, and we recently completed the historic Oregon supreme court building in salem. The structural reinforcement effort for the keller is comparatively routine and

straightforward. Next slide. The building will be clad in glass and metal panels. It will take advantage of existing recesses on the facades on market place streets to create dramatic vitrines for performances, for performance and art arts related displays, telling the story of the rich and dynamic art happening within the building.

Next slide please. So the most sustainable building is the one that's saved and retrofit, considering only the auditorium and the parking required by the city's tenant. Broadway across America, the proposed new buildings and supporting facilities on alternate sites will include massive quantities of concrete and steel, contributing to a much larger embedded carbon footprint than the 21st century. Keller, which retains approximately 90% of the concrete and steel invested in the building over the past 100 years by the citizens of Portland. The difference in embedded carbon impact between building a new theater and recrafting the keller is equivalent to 54 million vehicle miles. That's like taking all the cars off all the roads in Portland metro area for the next five years. Portland prides itself as a leader in environmentally sensitive, sustainable design and has a legacy of thoughtful urban design. Creating the 21st century. Keller is not only on brand, it's the only responsible solution. Next slide please, this has been an overview of the work involved with constructing the 21st century. Keller. Far more detailed information is available in the 350 page document that was submitted to you on may 8th, reinforcing and enhancing the overall synergy between the keller and the keller fountain, the halprin sequence and its downtown neighborhood is a once in a lifetime opportunity in Portland, we sustainably reuse our buildings. We make them better. It's not only the right thing to do from a community and urban design standpoint, but from an environmental perspective in the process, a beautiful asset will be created and the legacy of downtown Portland will be elevated. Next slide potential interruption of broadway shows to accommodate construction at the

keller has emerged as a as a primary concern. After meeting with Broadway across America's leadership to discuss their needs, our team consulted with Hoffman Construction, who's been providing cost estimating and construction scheduling support to our team. In response, an alternate construction schedule was prepared to provide two seven month pauses in construction, allowing Broadway and other shows to continue without losing a season, in terms of conducting shows in the Keller. Between phases of construction, we were reminded that the work rebuilding the Portland airport over the past several years has continued without pauses, with thousands of people each day coming and going safely to their destinations. Next slide. The overall project timeline, including design, permitting, construction and with pauses through performances, will result in a completed project by early 2030, that means we need to get started relatively soon. Next slide please. As you can imagine, construction costs will vary depending on the approach to the construction schedule, construction cost estimates for the project will range from 175 million on a 28 month schedule, with no pauses to 212 million on a 37 month schedule. With two seven month pauses from performances. Next slide please. Presuming the city settles on a schedule with pauses for performances, the 21st century Keller remains far less costly and quicker to accomplish than constructing a new auditorium and supporting facilities. Downtown Portland needs City Council to get the project moving, and I'll turn the mic over to Gail, who will explain the Keller Community Voices Task Force.

Speaker: Good afternoon. Thank you. Thank you for allowing me to speak today. I'm the chair of the Keller Community Voices Task Force. The task force was established because reinventing the Keller is much more than just remodeling a building. It's about creating an exciting, interactive destination that brings a wide variety of people together for art, cultural events, and an increased sense of

community. As a city, we have an opportunity to engage a broader, more diverse group of people and community organizations both inside the keller and outside the keller. In a new programable fountain and plaza. The new 21st century, keller will attract the public to an area which is critical for the re-energized aging of our core downtown. The new keller will enable the public to visit the new restaurant and bar and the plaza on evenings, even when there is not a theatrical performance. This oh, I'm sorry, I'm not yet, the new keller will allow the theater performances to be shared both at. Sorry, to be shared with the in the fountain plaza, which will turn the theater inside out. Now you can advance. The new keller will be a model for equity, inclusion and community engagement. Our community voices task force is comprised of 12 diverse organizations community based organizations, art organizations, and neighborhood associations such as the hispanic metropolitan chamber, the black American chamber of commerce congregation beth israel, and the downtown neighborhood association, just to name a few. We have already identified a long list of opportunities to create a broader sense of community inside the keller and outside in the plaza and fountain area. The vision of the keller community voices task force includes creating a welcoming neighborhood that provides a sense of belonging in the city's central downtown core, establishing culturally specific, diverse art displays that contribute to the sense of belonging. Positioning the keller as a new destination for a variety of activities for all communities. Adding cultural celebration events in the reception areas, plaza and fountain areas. Identifying a slate of performers that reflect the cultural interests of a variety of ethnic groups inside and outside the keller. These are just a few ideas. The renaissance at the keller can be a catalyst for the revitalization of the downtown economy. It can support local businesses in the core

downtown area. It can honor a historical area that has a record of strong, long, excuse me.

Speaker: Next slide please.

Speaker: Okay, on our historical area that has a record of strong revenue contribution to the city of Portland. With these renovations, the keller will be even more successful in the future. We can recognize the cultural and economic contributions of all Oregonians to our city of Portland. We can move forward with the plan that is faster, more affordable, more certain, flexible to support the Broadway shows achievable through a public private partnership with a group that has already demonstrated its commitment to this project through fundraising and advocacy. This is also an opportunity to respond to the overwhelming public support for renovating the keller as proven by the recent survey, we are committed to supporting the keller, abandoning the keller would have a negative impact on our downtown. We are committed to raising private funds for the keller. We are committed to working with labor community organizations, art organizations, large and small, and neighborhood groups. We will work with all of you, and we will have your back. The arts will be even greater and stronger with the renovation of the keller. We would now like for you to hear some of our community voices. If you could please play the video.

Speaker: You can hear.

Speaker: Are you able to maximize it? Maximize. To.

Speaker: I'm good. Thanks yeah. Thanks.

Speaker: I'm all set. Thank you.

Speaker: I hope this isn't taking up our time.

Speaker: No, the timer is paused. Thank you. This is not the first technology problem we've had.

Speaker: I can't imagine does this ever work?

Speaker: The fourth one today. Commissioner Mapps asked the correct question.

Speaker: That's the thing about technology. It's great when it works. And when it doesn't, it's really bad.

Speaker: It's. You didn't say today.

Speaker: It's called Wednesday.

Speaker: You got to go to da da, we already have it. Okay. Hi.

Speaker: I'm pam baker, and I live on the west side of Portland.

Speaker: Stephen kafoury, and I'm mimi kafoury.

Speaker: I live in the inner southeast side of Portland.

Speaker: I'm susan rinker, and I'm a resident of Portland plaza.

Speaker: Better acoustics, better lighting, better seating, better bathrooms. Why would we walk away from all of this?

Speaker: So this place has been the center of arts performing arts, especially for decades and for generations. And it's really important that we maintain it.

Speaker: We need to save the color because of going to the theater and going to shows and such, and it would be pretty devastating to this corner of town if, if it weren't. So if we lost the keller, I think it would be a disaster for the city in terms of the arts, in terms of the community, in terms of Portland and its and its future.

Speaker: I'm rick scott, I live in the pearl district. Carol cakes, I'm xavier de stickler.

Speaker: I'm the vice president of the downtown neighborhood association.

Speaker: My name is marion debardeleben and I live in southwest Portland. I'm really excited about a world class keller for downtown Portland and the programable plaza that goes with it.

Speaker: It unites the fountain with the plaza, with the structure. It's going to be one of the buildings that becomes synonymous with Portland. Our character, who we are.

Speaker: Numerous activations and programs here at the Keller fountain, abandoning that would be devastating for the city if we abandon the Keller Auditorium.

Speaker: It is the heart of our cultural downtown area. Anyway, we would be abandoning Portland. And is that what we really want to do? I hope not. My name is Matt Adamovsky and I work right over here in the coin tower.

Speaker: Nicole Davis and Leon and I work right across the street from here.

Speaker: Actually, I'm Don Doherty. I live, downtown, right behind the art museum. Like Wicked and The Lion King and things of that nature.

Speaker: So the off Broadway productions are all basically in this building. So where are we going to put those shows?

Speaker: I think renovating the Keller is a crucial part to bringing downtown Portland back to life.

Speaker: Downtown has been decimated and it's coming back, so we don't need to lose a landmark. We need to preserve one.

Speaker: Peggy Moretti I live in southwest Portland.

Speaker: Brian White I live downtown here in Portland.

Speaker: My name is Daisuke. I work across the street from Keller.

Speaker: I'm Gail Castillo, and I've lived in Portland most of my life.

Speaker: Ben Furrer lives in northwest Portland and I bike down here.

Speaker: Can revive it with this world class design, bring this whole district back to life, connect it to this beautiful fountain and park and make it much more accessible and inclusive.

Speaker: And if we lost the Ira Keller Auditorium, it would be a huge loss to Portland.

Speaker: We're looking to save it because business would definitely go down here. They close.

Speaker: The renovation of Keller is an opportunity for us to maintain an iconic location in Portland.

Speaker: We save things. We don't throw them away, and I can't imagine what this place would look like if the Keller disappeared. There'd just be a black hole in downtown, a landmark in Portland for decades.

Speaker: Part of what makes this city, this city.

Speaker: So my last statement is please support the 21st century Keller. Let's get to work. Let's bring back downtown thriving economy. Thank you so much.

Speaker: Does that complete your presentation?

Speaker: Yes it does, it does.

Speaker: Are you're under time, colleagues? Questions? Commissioner Mapps. Why don't you start us off.

Speaker: Did I miss the part of the presentation on where the financial asked the city was spelled out, so this is a roughly \$250 million project or something like that. How much should that would? Are you asking the city to generate?

Speaker: Well, actually, we have worked with the city to put this together because it's a city owned asset. We do believe we can raise 50 to 100 million and maybe more from the private sector. And so the balance would be funded by the city.

Speaker: Okay. So the whole cost of the project in that one I that helps. Thank you very much. I get it.

Speaker: If you refer to the fact sheet under tab one of that handout, you can see the figures.

Speaker: Thank you commissioner Rubio. So thanks for the presentation by the way.

Speaker: It was great. And the video was really good, I have a question that we've been hearing about what we've been hearing a lot. We've been getting a lot of questions about, if the keller were to shut down for renovations and you touched on that a little bit, can you talk about, you know, and also, as we're recovering from covid, a lot of the arts organizations have been experiencing a lot of trauma workers and arts employers. So can you talk a little bit about how you would hold harmless the arts community, and these organizations, during those times of disruptions and also disruption and also, is are there any plans like if there were they were impacted financially? What happens then? Have you given thought to that?

Speaker: Sure, actually, from the start, we've recognized that there are a lot of costs associated with the closure, and we've worked with folks to try to, money ties those find out what the costs are and actually have made some presentations to City Council with regard to the budget. There's still work to be done. But we believe that given the disparity in the costs, that we can pretty much make people whole and work very hard with them, by, by adding to the entire project cost that those mitigation factors.

Speaker: Okay. I just want to add, I think we're sensitive to the fact that there's a lot of fear and anxiety about any amount of closure. And so we're we're sensitive to that. We're aware of that. We want to engage the labor groups. We want to engage the artists. We want to make sure that we understand how we can be helpful all through our fundraising and through our budgeting process, to help subsidize whatever financial needs there that may be needed to address that, so we

understand that and we want to begin we're just if we're given the go, then those conversations would begin to and be more concrete.

Speaker: I appreciate hearing that commitment, my last question is, can you share about the climate and sustainability benefits about, you know, specific to this proposal, where you talked a little bit about weighing the pros and cons of a new build versus reuse of an existing, building.

Speaker: Sure, you know, principally, it's about embedded carbon. If you accept from the very beginning that you've got, let's say a new auditorium built somewhere in an existing auditorium, the, concrete, the steel, the everything that goes into the structure of a building is what we term to be embedded carbon. It's already invested, you already own it. And when you build a new building, you're starting from scratch. And, in investing all of that again and building a new building in this case isn't isn't the whole issue, it's building basically an entire neighborhood to support that building as well, which already exists at the at the keller. So it's, it's far more efficient from a carbon standpoint to save the building than to build a new one. Thank you, commissioner Ryan.

Speaker: Thank you. Mayor. First of all, I'm so sorry. I'm not in person, you can't control when your body, stops working properly. So anyway, it's, it's great to be in the room with you virtually. I want to first acknowledge how, good the presentation was in terms of when you came last time. It's really taken off to another level, especially, I can tell you you've listened to concerns about going dark and so hearing about the fact that you put in a kind of like how you do airport construction, if you will, you can tell that you really stagger this out and focused on how we can have Broadway performances remain a part of our, our downtown. So I want to acknowledge all that work that you've done since last time we've seen you. I wanted to ask two questions. Maybe only one, because first, yea. Rubio did such a

great job with asking one of my questions that was similar to hers, but the one that I haven't heard about yet is I think we all have friends who perform at the keller over the years, and then all of us, many of us have, of course, been at performances, and there's always been questions about when can we ever improve the acoustics, when can we improve the sightlines? And I did hear in your presentation that you touched on that, but I just wanted you especially to touch on the sound quality, both for those who perform on the stage, who have said it feels like it's dead sometimes, and those in the audience where you feel like you've lucked out when you sit in certain parts of the auditorium, tell me what you can about that.

Speaker: Certainly. So what you have to imagine is that basically everything that is the interior of the current auditorium is stripped away. All the finishes, all the seating, all the lighting, the hvac distribution, and the acoustical treatments in the space. And and a fully new design. With adjustments to all of the seating trays at the orchestra parterre and the two balconies are adjusted, improving the sightlines, and improving the acoustics, the idea is that it will be built out as a brand new performance hall on par with any other. And it's not simply a repair job, but a complete recrafting of the performance spaces, and, you know, for, for performers and audiences, the, the keller will be a world class hall, and so rest assured that once council decides to move forward, we'll consult further with the musicians, performers, and acousticians in designing the auditorium.

Speaker: Thank you. Tim. I knew that was probably going to be a question you would be able to answer. And I appreciate all the thoughtfulness that you put into that and kind of building on commissioner Rubio's, question and concern. And I think all of us share this two performance halls were, you know, some of the first closures during covid. And sadly, some of the last to reopen. And that really had a

big impact on those who were performing, but especially on those who work behind the scenes, those professionals who often are not, seen by all of us. But if you're a performer, you sure appreciate them. The technical skills of professional skills that really bring the magic and the beauty to all of us. And it seems effortless because of their skill sets, you mentioned that you've had conversations with labor. I just want to hear a little bit more about how those that dialog will go and just give me a little bit more information on that, please.

Speaker: Well, we have had, one meeting and, it was a good meeting and we've had a couple of discussions since, and as I said earlier, there are a lot of decisions to be made once a site is chosen. But in the meantime, we would expect to be working very closely. The more pinned down what the costs are and how we might mitigate the factors that are caused by the closure.

Speaker: Okay. Thank you so much, scott, and I really appreciate again all the effort and the thoughtfulness that went into the second time. We've seen a presentation from all of you in this past year. It's really evolving in such a beautiful manner. Thank you so much for your time.

Speaker: Thank you commissioner. Commissioner Mapps and commissioner Gonzalez sure.

Speaker: Just a quick question about the implications for, the rest of the Portland five. If the keller closes for an extended period of time, do we know how we manage that? Or is everything else able to manage to operate relatively efficiently, or does it pencil out even, frankly?

Speaker: Well, once again, we think that you can factor the costs in for, the costs that are associated with the closure with Portland five and still be far less expensive than the alternatives.

Speaker: Okay, thank you very much, you know, I think ultimately I'm going to be much more persuaded by the long term positive impacts for the community. But I have some baseline legal and financial questions that I just want to validate. The one one city owns this property as well as as the building. Correct. As of right now. So fee simple, everything it's unencumbered. Is there any material legal encumbrances to the use of the property that you're aware of?

Speaker: The only encumbrance that we're aware of is the naming agreement.

Speaker: Got it, and then the do you anticipate right now you have any material advantages or disadvantages in, in, raising private funds and, you know, we'll hear from all three projects, but I just how do you handicap it right now? What are your strengths and fundraising on the private side? What are your weaknesses on the private side?

Speaker: Well, I think, I served on the development committee for the Portland art museum. We've raised over \$130 million locally and, we're so impressed. Although we interviewed a couple of firms, we hired css to do the evaluation for us, and of course, with their experience at the art museum, and their belief that this is much a part of the downtown arts and cultural, area, they're very, very familiar with a large set of the folks who are would would be prospective donors, and that's where their they were able to say, even without naming rights, they believe we can raise \$50 million and 100 million is not unreasonable. If we could have naming rights and I believe we can have naming rights.

Speaker: Okay, and, you know, if we go forward with this project and you talk about taking it down to sort of the, you know, bare bones to address the acoustic acoustics and others, but what's the useful life of this project after this remodel, you know, and what, what part of the base would we be have to confront? Would we have to confront in the next 20 years post remodel?

Speaker: Yeah, yeah.

Speaker: Well, the tough thing about buildings is that there's first cost and then there's overall maintenance over their life. And the overall maintenance over its life is much, much larger, if you look at the existing facility, renovated in 1967, so it's a little over 55 years in place, and there have been investments in it, but not, you know, not significant ones. It's not like it's been expanded or, you know, significantly, changed, I guess I would hope that, the city of the future, the Portland of the future, commits funds to keep, you know, keep up with its buildings, but I would think a 50 year life makes reasonable sense for a building like this without a, you know, without a significant rehash. As as we're planning.

Speaker: Yeah, I think that's an assumption we're gonna have to test on all the projects. I mean, if you look at recent history, we've not been particularly good at capital reserves for infrastructure or facilities. That's, theoretic that gets fixed in the form of government. I'm not sure automatically does get fixed. It's a it's a hard thing to save money for. So I think that's just something we have to pay attention to in our assumptions. One last question. This might be as much for staff, but we had heard estimates of the disruption to the keller of costing roughly 100 million. I think that number floats around somewhere. The. Is it your understanding that you're updated project plan alleviates that partially alleviates it completely? Or is the 100 million you know, I know we're we're ballparking we're early. I'm just trying to it kind of building off of some of the earlier questions. I've heard that 100 million floated around and I'm trying to figure out what's that referring to and what is our level of confidence based on the current project plan? Well, the \$100 million figure is, relatively fresh news to us over the past couple of days.

Speaker: But, the presumption, as I understand it, is that in in that in that scenario, the auditorium would be closed for 24 months straight, missed two seasons of

broadway nutcracker, all of that. And with the, construction schedule, with interim performance, seven month interim performance windows in it, you won't miss any of the Broadway shows or the nutcrackers or things like that. There will be shutdowns for construction, but they'll be off season. And that evolved from discussions with Broadway across America. And what they ask of us was, to try to come up with a schedule that had six months of construction and six months of performances, and what we came up with was something close to that, but actually had longer periods of performance at seven months. So, I think more analysis is necessary, but I think it should cut that \$100 million figure significantly. And it'll keep a lot of people working a lot more, consistently. And you know, there are also opportunities. I mean, there really hasn't been the opportunity to be creative about what arts groups might be able to accomplish during, you know, during shutdowns. And there's instructive guidance from San Francisco and other cities that have undergone similar programs with auditorium, you know, rehabilitation where they're, operas and ballets and things have figured out other other, you know, plans, that actually helped them advance, advance the arts during any shutdowns.

Speaker: They had got it. So if I understand that and this is mostly I think I'm going to put this on staff. I think staff needs to help us with this. But the 100 million was kind of an outside number. Assuming 24 months closure, your updated project plan, which you haven't really been able to compare that yet to. That's correct. To what the opportunity cost would be. One last question. So the assets around Keller currently and we think parking garages, is there other city assets that we should be thinking about, that are directly impacted by that, by this particular location of the Keller auditorium?

Speaker: Well, there's both impact, I think, to, there's over a billion dollars worth of hotels, parking garages and commercial development directly at the keller. I mean, you can walk across the street and you've got access to 2100 parking stalls, so, so, there would be impact to restaurants and hotels and, and, you know, things of that nature. But I think the, the other reality is that there's an existing neighborhood at the keller auditorium and at these other more remote sites that aren't in the heart of downtown. They'd literally have to build the neighborhood. To, to create the same circumstance. So they've got to build hotels, they've got to build restaurants. They've, you know, they have to build extensive amounts of parking, and, and so that carbon investment that commissioner Rubio asked about is actually much, much larger and there's a question as to whether, you know, the if you take downtown Portland and you move the, the economic activity around, you could you could see it move back in the day from the galleria to pioneer place, from pioneer place to the brewery blocks, from the brewery blocks to the west end, you kind of see you can kind of you have a certain amount of activity and you can move it around downtown, but if you move it over here by the freeway on i-405 or you move it to lloyd center, you're moving it out of the core of downtown, then, okay, I think I'm good for now.

Speaker: Thank you.

Speaker: Commissioner Ryan.

Speaker: Yes, gail scott and tim, I really wanted to make sure I understood this one. With your partial closures, there was a big response to the opera. With broadway across America being a very important revenue stream for them. And I want to again acknowledge that. But I'm wearing my obt hat now because I've nutcrackers synonymous with those broadway across America shows for the opera

the nutcracker is to obt. So did I hear you right that the nutcracker will be able to take place, during this time period?

Speaker: That's the that's the way the schedule, the alternate schedule is set up.

Speaker: Great. Okay. Thank you.

Speaker: So I'm going to dig deeper into this, I appreciate the presentation. The architecture is stunning. I've said that before. It is, there's two things that that i, I would like. Well, three things actually. Number one, I concur with commissioner Mapps. I want to know more about the financial hydraulics. I realize we're in the dream stage, so we don't need to go there yet, but at some point, we are going to have to ask ourselves what do we think? Realistically, we can raise from the private sector what is our capacity here at the city of Portland? Understanding we have other major capital construction projects underway. And frankly, what's our strategy with the 2025 legislative session? And what, ask, are we collectively going to tee up in order to make an ask of the state's geo bond capacity, so that sort of thing, one i'll put it the parking lot thing number two, that I will also put in the parking lot. But it's of great interest and I appreciate my colleagues asking about it. Was this schedule because the main criticism I've heard of your proposal has been this notion that you have to shut down the keller that it is devastating to the finances of the p5, and it also creates significant friction for labor partners as well as, for the potential viability of our contract or arrangements with, with Broadway across America. And so, I think all of those will continue to be discussion points. But it appears you've been having those conversations and you've moved that ball forward, and I do appreciate it. I did want one clarification of something I believe you said, which was that you have been in meetings with Broadway across America. Did you say they agreed to this strategy and could continue to service their

contractual arrangements with Portland, or? Did you say they're they're they're aware of the conversation?

Speaker: Yes.

Speaker: They ask us to explore, six month on, six month off construction schedule so that their performances could continue. Okay. And so was it. It was essentially at their request that we prepared the schedule.

Speaker: So it is your presumption, although they've not signed on the dotted. That's correct. That they would support this kind of a strategy. That's correct okay. And I take it you have not gotten to the phase where you've had discussions with your labor partners.

Speaker: We have not. Okay.

Speaker: All right. Good. Thank you, anybody else before we go to the next presentation? Oh, I did have one more question. Maybe it's for commissioner Mapps more than it is. You, I'm attracted to the idea of activating, southwest third and joining, your color concept with the fountain, which, frankly, needs a lot of tlc and we should support as a community that's a side show, do we have any sense of the viability of either episodically closing third or permanently closing third? Has there been any discussion on, to the best of your knowledge, to the best of my knowledge?

Speaker: Pbot has not dug in deeply into this space. I'll defer, I will say.

Speaker: I will say not deeply, but, when we started this process and started looking at that, it's probably 4 or 5 years ago, we had several meetings with pbot, and, they gave us the direction of volharding, they didn't say we could close it off at all at the time, but they they didn't say that we couldn't. We also had meetings with them with regard to the addition that goes on to second avenue, because there's some impact to the second avenue, too, with with the new loading dock, with the

new loading dock with the addition. Yeah. We're pushing the building out towards second avenue as well. So once again, they provided some input in terms of how far that that could go. I mean, nobody's put a rubber stamp on it, but there have been some and it's not unprecedented.

Speaker: I mean, we do that over by the schnitz as well. It's not uncommon. Right

Speaker: Okay.

Speaker: Yeah. Mr. Mayor, i, I my, really smart people at pbot haven't officially weighed in here, but this strikes me as the kind of conversation that's totally appropriate to have. And I would hope that pbot in the future would be, willing to partner. You always want to have the safety engineers at the table. You want to do community engagement, but this is not a ridiculous conversation.

Speaker: Okay, great.

Speaker: Thank you for your time. Thank you. Thank you, thank you very much. Thank you, next, folks, we're going to hear from the lloyd district folks. Welcome. Thank you for being here. Mr. Mayor. I'm not sure that mike's on one second.

Speaker: Hello? Hello. There we go, mr. Mayor.

Speaker: Council members, thank you for the opportunity to present to you today.

Speaker: Before we begin, I'd like to introduce our team, as we go into our presentation, I'm tom killbane, managing director for urban renaissance group's Portland office here in Portland.

Speaker: Nolan lainhart, a principal and planner at zgf architects.

Speaker: Rena simon, design principal, was egf architects, gene sandoval, cgf architects.

Speaker: Thank you. All of you.

Speaker: Our firm is leading the team. That's developing a master plan for the almost 30 acre lloyd center site. The team is made up of some of Portland's best

designers, urban planners, engineers, architects and consultants, some of whom you'll hear from today. The Lloyd center redevelopment represents a once in a lifetime opportunity to create a new neighborhood in the central city, with a diverse and uniquely Portland mix of housing, open space, retail, restaurants, entertainment venues and workspaces. What you'll see today is a conceptual design that integrates a new performing arts center into our Lloyd center redevelopment plan. There are three compelling reasons why the Lloyd center site should be considered. Number one. Excuse me. It would act as a catalyst to jumpstart what could be a 5,000,000 square foot redevelopment project in Portland's central city. Number two, it would be the first and only one of the five venues to be on the east side. And number three, it would allow for the uninterrupted performances by the current users of the Keller Auditorium. When viewed in combination with the exciting visions being created for OMSI and the Lower Albina district, it's clear that the inner east side will play a critical role in determining how our city looks and where people live in the years to come. Our vision for the Lloyd center site has included the potential for an entertainment hub from the very beginning. We're excited to share the concept that our team has developed.

Speaker: Mr. Reinhart, thank you so we want to zoom out to the district scale and really the central city scale and look back at what was there before the Lloyd center, this is a part of our central city that really emerged more slowly than other parts. And in this photograph, you can see that even as Irvington was developed, Sullivan's Gulch was developed. There was just a ghost of an urban framework of streets here. And a man named Ralph Lloyd, for whom the Lloyd district is named, had a vision, a vision for a civic center on the east side. A second downtown of government buildings, offices, retail, residences. And that was never fulfilled. His

heirs built the Lloyd Center and the Lloyd Center. While not a mixed use urban place, it did become a place of community gathering. Next slide. And over the years there were so many events and celebrations in the Lloyd Center that it ended up being a sort of a place in people's hearts in the city of Portland, where they think of it as a gathering place in addition to a place of retail. Next, that mall, which was when it opened, viewed as the largest open air mall in North America, had a unified design ethic and experience associated with it. The gardens, the fountains, the staircases, the materials of their time over the course of a few successive renovations, much of that physical character was lost. But even today it still holds a place as a community gathering place, and we think it can be in the future. It may be even more so with a performing arts facility at the center of it. So as we think about the city's policies and planning goals, the Lloyd district is viewed as an area of very latent potential and a lot of opportunity for growth, particularly of housing, something that it didn't have for a long time and has begun to emerge, particularly in the last decade. So we're connected to that next slide. But we're also connected to the other places where major growth of housing and placemaking in our central city is anticipated to happen at Broadway Corridor, the Albina Vision Site and the OMSI Site. So our location in the central city is important. Next Lloyd Center site also benefits from several decades of public investment in infrastructure, streetcar, the light rail, Green Loop as well as the highway network. So we are very connected even though we are not quite as central as the current location of the Keller today. Next, we also have a neighborhood context that really distinguishes this site, the Broadway Main Street Holiday Park, the largest open space outside of Waterfront Park in the central city, and then the mixed use, mixed density Sullivan's Gulch neighborhood just to the east. Next so while we talk about latent potential in some cases, what comes to people's minds is open parking lots, maybe some underdeveloped properties. But

we thought it was important to put on a diagram for everybody. What's already here. There's a lot happening in the Lloyd district. There's a lot happening in inner northeast, and all of these uses can complement and contribute to what's happening at Lloyd center. And what could happen at Lloyd center has an opportunity to complement and contribute to all of these uses that are happening in the immediate surrounding. A lot of those uses are actually already oriented towards entertainment and recreation. Because of the location of the convention center, the moda center, the coliseum, and a handful of private event venues, there's actually quite a lot of restaurants, hotels, and shared parking facilities. All of which could be to the benefit of performing arts center at Lloyd center next. And so when we put all those things together, there's really a pattern of connected civic investments where there's an opportunity to grow something in a place that will catalyze and grow many things that the city is already investing in, investments that are already emerging. And this would just amplify a lot of that. As we dive down a little bit more detail into the neighborhood scale, I want to talk a little bit about the Lloyd redevelopment itself. Our team has been working on a central city master plan. As Tom mentioned, for the last two years, and we're really excited about the way that it can turn an inwardly focused site and really bring the city into it, generate urban energy that will benefit the surroundings, really make it a lively urban place. Next. So this is what Lloyd center looks like today. There is activity happening at the center. And what's shown as red here. There are surface parking lots and structured parking lots around the edges. And so there is not the permeability of streets and pedestrian pathways. And we think we can change all that. Next slide. This is the diagram and the framework that we've been working on for the master plan and what it does. A handful of things. One, it does break down that scale from one huge block, which is frankly about half the size of Slabtown,

sorry, two times the size of slabtown and about half the size of the pearl. So about over 20 Portland city blocks. And then it brings a distributed network of open spaces. It allows the streets that currently terminate against the lloyd center to pass through and provide continuity. And it really creates an orientation to holiday park in a way that the lloyd center really hasn't done in the past. So when we read the request for expression of interest next slide, it asked for a 260 by 300 foot, 300 foot block. And when we looked at the framework for the master plan, it didn't fit quite perfectly on any of the development sites that we had identified. And so we looked at what small modifications could be done to allow for that. We're really pleased with where we ended up, which was creating a block that is similar in size to holiday park at the center of the site, still allowing all of the streets to connect as they do in the master plan framework. Still having a series of connected open spaces that move throughout the site, and maybe doing a better job of orienting to and embracing holiday park next. Now as we get down to the site itself, rena is going to talk about what the size, scale and orientation of this site affords us in terms of, public civic building.

Speaker: And I'd like to reiterate that there's almost 5 billion, 5,000,000ft² of development, at lloyd center and the performing arts facility can be a stimulus for that redevelopment, but really, it's at the center of a neighborhood, and the site is open on all four sides, allowing, drop off access, entry to below grade parking, and also critical truck access, three or more container trucks can, load and unload simply and safely, and there's also no existing infrastructure with bus, streetcar car and max line service. So at 425ft by 450ft, this is a large blank canvas. That is full of possibility. And the orange areas that you see in this diagram are, lay down space for construction logistics. So when there's a project of this scale that does a lot to, to save time and money and then. There's really, room for the theater, but a lot

more, in addition to the large scale of the site, there's also 20ft of existing, excavation, in effect, that can support basement programs, and also support parking. For 750 to 1000 cars. And then this allows for a state of the art facility with idealized sightlines, idealized acoustics, and front of house back of house spaces, as well. In addition to the 225ft of vertical, space available for what could happen, so what does it mean, to have a site with all this additional possibility? And really, the answer to that really starts with listening. And we've had initial conversations with the Portland five, Portland, Broadway and opera and ballet, but we know this is just the beginning and this is also the beginning of community engagement. But there were three things made very clear to us. One is that this should be a place for us, for, citizens of Portland. It two, it should be a place that's welcoming, to all whether or not you have a ticket and thirdly, it should be active and active all the time, whether or not there is a performance. So, traditional thinking in theater is really focus that activation on the lobby, and back of house spaces, by their nature, are very opaque. In contrast to the active front. So we can think, what if there was this activation on all four sides of the theater and I'd this is actually the Oslo opera house in Norway, so this, this activation is not really a new idea, but it's something that can we can think about a theater, being an extrovert, we can think about a theater being both indoors and outdoors. Hopefully this mic is working. Okay. Okay that's great. But with Portland being a city of parks, could this place be really a civic destination? And with the scale of the site, we've got the possibility to bring together a lot of different types of program to create a vibrant place. This, there could be a mixed use tower and retail with open plazas and a vibrant mix of indoor and outdoor, different types of performances, there could be an additional theater, 1200 to 1500 seat theaters. Something that we understand is missing in, in p5's portfolio right now, there could be even two, mixed towers really bringing life and

activity to the streets, to the plazas and making this a vibrant place. And Jean is going to, going to expand on these thoughts.

Speaker: So Portland is changing and I think the Lloyd Center site gives you a chance for it. I think the way we see theaters in the past is not the way people behave in theaters. How people embrace theaters in the past are not the way that people would see theaters and theater. Theater right now is everywhere. And this is an example. I think we can get there is an example of a theater in Florida. How do we get there? Next slide. So this site allows you a connection to three parks. Why is it important. Because it makes life. Because this theater could be at the center, at the heart of this development. Just for a moment, think about five 5,000,000ft², 3000 units. And you know what? We're not it's going to get built whether we talk about carbon footprint or not. We're going to grow. We need more residents. We need more offices to bring vitality in the city. So this development is not going to tax that carbon footprint. And I'm going to talk a little bit more about that. If anything, it's going to bring forth a really active core. Imagine the very first time we're actually building a civic center in a place where people, people live and people work. 24 seven next. Now, theater could be for everyone, but I think we could create a theater for anyone. Now talk about inclusivity. Next now this is just a view. Just take the roof off and you can see that in the future that all the street would have retail would have food, you would have a park. This theater that we're showing to you is in concept, but what you're going to see is that we're deconstructing the theater. The old theater is everything's inside the glass box where we're not that kind of city anymore. We want to bring out all those pieces, allow people to flow in the in, in the site and in this area. We also have a front porch where we can actually have outdoor activities. You can have food carts, you can have other activities that might encourage and really invigorate the space, not only for the evening, but how does it

live during the day? Next, just a quick glimpse of what you might imagine, like a lobby that's all around the building except for the front of the house. You can actually bring the ballet theater and some administrative office in here. You could actually expose the practice. I mean, the, the, the, the practice room for the for the dancers. You can have an amphitheater, you can have an outdoor, loggia, and then you can connect to the two parks that we're creating. And then along the way really strengthen holiday park. It's really kind of wanting to have a complement. Next now this is what we think a theater could be. A theater could be a porch. It could be a roof that covers a park that allows inside and outdoor theater, whether it's organized or not. Next now, I'm old enough to remember in 1984 what pioneer square did to the city. And it's a park, but we did single move of thinking of a civic, intervention. Being a park really invigorated the downtown shopping district. I think we can do that next cross section in the new theaters. There is no back. And in this theater there won't be. Whether it's facing holiday street with a big, big, three story, loggia with balconies overlooking the park or have the back of the house, which can have a practice, area that's connected to streets and retail. And ultimately you have full flexibility of what ever acoustics that you want, and also ability for flat form, a flat floor, theater, because, that because of our excavation that's existing in there next. Now it needs to be immersive. I think this theater has to live. I think it should be filled with people. Next slide. And it's also should have a life in the evening. What? Imagine the theater when during the day, it's filled up with with, with activities on the terrace all around it. But in the evening, when it comes alive, this, transparent, vessel gives life to the parks and all the neighborhood around it. Next. So think of it a moment. Like all the, you know, we live in the northwest. It rains a lot this site gives us a possibility of what? If you know, this is so sensible, we actually create a roof over that four and a half acres and place it over this theater and over

park and what does it mean? Well next slide, they'll create a porch. But within that roof we're talking about sustainability earlier. We can actually collect daylight. We can actually collect water. And I think we can do a net zero building, you know, and we can talk about that later. Next so I think it has to represent all of us. Oregon I mean, the keller is a regional destination. And I think Oregon, it should embody Oregon. Next slide. You've been you've heard a lot about Portland airport right. And I think we can bring that hope, that dream, that representation of Oregon. This is the team. This is the same team that we were working on this project. What we did there was we created a building with the resources from this region, with a trade from this region. We kept the money within this region, and we created how many new businesses and how many, new materials within the whole exercise. And you look at it, it represents us. We can do that with a new building. Next now, you know, we don't do a theater. We all do it every 100 years. 50 years. I think we can dream here and we can dream big. So thanks, jean.

Speaker: As you can see from our presentation, the Lloyd center redevelopment offers a compelling option for the future home for a new performing arts center. First, it could play a central role in a 5,000,000 square foot redevelopment project in Portland central city. As an anchor for this new development, the performing arts center would spur further investment in housing, retail, and other entertainment uses. Second, it would be the first and only one of the Portland five to be located on the east side of the river, providing wider access to arts and culture. Lloyd center has a long history of being a gathering place for diverse communities. By locating a new performing arts venue at Lloyd center, it would send a signal that city leaders are thinking about all of Portland. And third, it would allow for uninterrupted performances by the current users of Colorado Torium. As you know, Lloyd center is still an operating shopping mall, and there's a lot of work to be done before any

new development can begin. There are also variables that are outside of our control. Key among these is when Portland will return to favor with real estate investors. Given all that, we believe that a new venue could be open in 5 to 6 years time. A cost estimate was commissioned by the city for 3000 seat venue that we've envisioned. The consultants estimate came in at \$423 million. This estimate will be refined as the design evolves. We would also recommend studying the impact of the venue being part of a larger, multi-purpose development, a coherent funding strategy is critical to any of the options being considered here, greg talked about many of those funding options. The only one in his list that I'd like to highlight is, the potential for, tax increment financing funding that would come from a new lloyd center tif district, which is in the works right now. If the city chooses to move forward with further study of the lloyd center site, our team looks forward to more detailed conversations about how the process will unfold and how ownership and financing will be structured. Detailed options on, details on the options that we're willing to consider are included in our report. As you go. As you go through your decision making process, we will be moving forward with our our master planning process with the expectation that we will be complete by the end of the year. If the lloyd center site is selected, we would amend our master plan to integrate the new venue into it. A concept that we've presented here is compelling and should be given serious consideration. We also recognize that moving a major public facility out of downtown right now is a significant decision. We're thrilled to have the lloyd center site considered as a finalist. We look forward to working with all the stakeholders to make the right decision for our city. Thank you, thank you.

Speaker: And does that complete everybody's presentation? It does great. And thank you everybody for staying well within the time guidelines. I'll just give you my initial reaction that the architecture is stunning. I mean, it's again, I'm so impressed

with the quality of the architectural renderings that we're seeing today. And I appreciate you acknowledging that one of the difficult decisions the council would have to make with something in the Lloyd district is that it is not in the downtown core. And I'm wondering if your team giving gave any thought specifically to what alternative use there might be for the existing Keller site, or if that was just outside of the purview of your consideration?

Speaker: We we've talked a little bit about it, but, in the, the Halperin team has been working on this for 4 or 5 years. As I said, we've been working on it for about 4 or 5 months. So most of our energy has been focused on what's happening at, and we just haven't had an opportunity.

Speaker: I was just curious if you'd happen to noodle over that at all, and I, I do have, a question and you've got the right photograph up here, because you mentioned you showed outdoor venues and I think you also said it could potentially be indoor venue. Can you show me on this concept that you have here what you mean by that? What here is indoors and what here is outdoors. Yeah.

Speaker: So can you I don't know if you can see the mouse. I know it's pretty tiny on there.

Speaker: Yeah I can see it there.

Speaker: But there's a cinema, a cinematic screen here. So the people in the park are actually viewing what's on that screen, what's on that screen could be anything. It could be what's going on inside the theater. So say a show is sold out. It could still be shared publicly. There's also this terrace, public terrace and amphitheater space. So they're off in the distance there, but there's performers performing for that amphitheater. And then just to just for fun, there's an additional amphitheater directly underneath that. As you dip down into the basement where the black box

theater is. Okay. So it's just potential for performance in all its variations. Okay, that helps me get spatially oriented, and I appreciate that very much.

Speaker: Commissioner Gonzalez. Thank commissioner Mapps.

Speaker: I, I'm going to rehash some questions I had for Keller in some respects. Also, the framing, I mean, you know, we're seeing really beautiful options here. And I just want to acknowledge that before I kind of get into the brass tacks of just threshold financial and legal questions, but they're necessary diligence questions. But that's not what inspires. So it's, we need to make space for both. Tom, you alluded to it, but I just want to, you know, any preliminary concepts of ownership, at this point, I mean, I know we're early in the process, but what, you know, any suppositions there? I mean, the scenarios that I think we would be willing to discuss are, you know, an outright acquisition of the land by the city to develop the site, a long term land lease, of the site that would allow the city to lease the site and develop the facility.

Speaker: Working with us as development partner to build a facility and then a long term lease of the facility itself, I think those those are all scenarios that that we would be open to discussing.

Speaker: And, you know, and in terms of the conceptualization to this point, what are your assumptions about operations at Lloyd Center that differ materially from existing Keller remodel? And I want to be precise on what I'm asking in terms of the types of shows that are occurring, at Keller currently. What continue. What what do you think would what are what's new programming that you're envisioning, and I realize we're still in the early stages, but I just want to get a handle on that.

Speaker: Can you hear me? Now? This is a good question. You know, sometimes when you're invited late in the party, you have open the whole possibilities. And, i, I we've had five months in, we've had 1 or 2 meetings with p5, but give us a really

fresh look. I think, to your question is that if you look at the world, the world's going in theater, the one you saw in oslo, there's actually multiple theaters in it. There's normally a 500. There's about 1200. And sometimes they want to block about black box. So given our site, which is, you know, about 400 by 400 or 450 by four, 50, 20ft down, we can we are able to actually work with p5 or other partners to really enrich the conversation of what our synergistic things that could happen and also in this proposal, we're thinking that the concession and retail could actually be a part of the lobby of the theater, so the whole thing can open up. So it doesn't. It has a life beyond just the, the showtime. And so the conversation about the economics is just there's a lot more economics because of the different possibilities of partnership, different possibility of the life of the theater and what's allowed in the concession. Because if you think about a concession on on the second floor, if it could be open, you know, and then also some of the restaurants on the ground could be open just beyond showtime. So there is a lot of revenue possibility.

Speaker: And just so I'm clear in your framing when you say concession. So we're talking food. Are we talking mall retail or what what, what do you just want.

Speaker: So I'm I think I think the natural thing is food and beverage. But I think, you know, we're a city of mixed use retail would be fabulous as well.

Speaker: Okay. Thank you. I'm good for now.

Speaker: Our commissioner Gonzalez commissioner Mapps.

Speaker: Sure, thank you very much. Thank you for the presentation. Yea. Ryan, I'm in the lloyd area literally three times a week at the very minimum, it's a great neighborhood, and I think I've met at least with some of you to talk about some of your visions for reconnecting the street grid and building housing there. I tell you, I'm very, very excited about that. In particular, a couple two quick questions. So the rough figure or the cost estimates for this is about 423 million. And in this context,

is that just buying the theater building, or does it contribute to your larger housing goals or how should I think of that estimate?

Speaker: Our understanding is that was just based on the theater itself to keep the costs. Apples to apples was, yeah, okay. I don't know if anyone from venue consulting is here, but, sure.

Speaker: I. Sorry. Yes, it's sean Ryan here from venue consulting, but.

Speaker: Correct. Yes.

Speaker: So the, just to is that is the amount for the, construction of the theater itself, about 425 million.

Speaker: Yes. Right.

Speaker: But the term.

Speaker: I'm sorry. Go ahead.

Speaker: It it is a very comprehensive number, however.

Speaker: Okay, venue consulting has done decades of, pricing these theaters across the nation, both new and renovation. And the line item we've attempted to achieve there at the bottom is everything you need to know for building and soft costs. It includes everything from the building through the design team fees to all kinds of other owner and soft costs as well. Just so you know.

Speaker: Yeah, sean, sean, let me make one clarification. The word theater has been used, right? Needless to say, each time somebody mentioned the theater, they meant the equivalent of the entire keller renovated facility. All of that 217, plus another 15,000ft². So back of house, front of house, loading docks, lobbies, everything. So that's what they are. Pricing makes sense.

Speaker: I have it. And are there any constraints in this context about who actually owns the facility? So the keller is easy for me to understand because it's a city

building. I'll tell you, one of the challenges I have in this space is I'm not quite sure who owns this beautiful building that we would, would love to build, I think.

Speaker: Yeah, I think I'll let Tom address that. Tom, you mentioned that and you could kind of review again and it's go ahead.

Speaker: I know you've touched on the topic. Yeah

Speaker: We're we are open to various structures where, you know, either we sell the land, we do a long term lease, we own the land and build the facility and lease it to the city. And there's variations in between, but those are sort of the, you know, the universe of options that we're willing to consider.

Speaker: Great. Thank you. One other quick question, I believe, this is part of a larger and frankly, older proposal to reconnect the street grid and build, residential very excited about that. Frankly, I think the neighborhood I think Portlanders are excited for that vision to, is that vision. And how does that vision intersect and interact with the theater building or the facility? We're talking about, it completely supports it, it becomes, an activator, a catalyst, kind of an anchor tenant, and I think it just makes the likelihood of all of that other stuff coming in quicker.

Speaker: Good, good, good to add something to that. Sure. So remember what the parks did? Jamison park of this theater as a Jamison park that. But it's a civic building.

Speaker: Okay, thank you very much. I know my colleagues have their hands up, so I will, put mine down.

Speaker: Commissioner Rubio, thank you, first I want to say that's a gorgeous building. It's really beautiful. And, I really am struck by the accessibility of it. And that it is very accessible to all kinds of people, all walks of life, so I have a couple questions. One is very similar or essentially the same as, as I asked in the last presentation about, new build versus, a rebuild. Right. And can you talk a little bit

about that? In the last presentation, they talked about the benefits of embedded carbon versus creating a larger carbon footprint in a new build. So I'd love to hear about about, that and then you mentioned net zero. So I'm interested in that, and then i'll ask my second question.

Speaker: Oh, it's a great question. Right, so the a couple of things here, we think we can build this predominantly with mass timber locally harvested locally as we did with the airport we have experienced there. We can take it here. The nice thing about this site is that we have a lot of lay down space, and a lot of the lay down space allow for, for, so that the material itself is embodied carbon. Then the amazing thing is that we have a lot of lay down space. We can actually have the assembly within the site. So we save carbon from transportation in as well. Then there is also the operating, operational carbon right, which is energy water with new technologies and new buildings. We can actually lower that just because the technology has gone along the way. So if you think, I mean there will be some carbon, but it will probably be a little bit more than, than the, the keller. But in terms of the operational carbon, this building, because of the roof, the potential for solar panels, the potential for harvesting water and for district energy longterm, it's going to have a lower operation.

Speaker: Thank you. And, my second question, and maybe this is more for tom, there have been a lot of ideas around this property piece of property for, you know, big ideas. Some of them, and I know that you've been working for some time with the local community who also have strong ideas and opinions about what should or should not be there. Can you talk a little bit about how how neighbors and local businesses are around feel about this project?

Speaker: So during our outreach, which has been extensive, you know, we've done a poll of 600 residents in northeast Portland. We've had, one on one interviews with

over 80 opinion leaders as you've been one of those in a majority of the feedback that we've received is that Portlanders are ready for something big to happen here. There is not. There's a little bit of nostalgia for the ice rink, but for the mall itself, I don't think there's going to be a lot of tears shed if the mall goes away, we talked sort of generically about an entertainment venue, which got very positive response at the time that we were doing most of this outreach was before the keller, exercise began. So we didn't speak specifically about keller with the folks that we spoke to, but we did talk about an entertainment venue and there was a very positive reception to that. Thank you.

Speaker: Commissioner Ryan. Good to see you, tom nolan. Gene and greg, that was a that was stunning. Like everyone said, it was, kind of blew me away in terms of, just the beauty of the architecture. So so bravo on that. I also am, this is the neighborhood. I do at least have my main street shopping in, right? Because I go to lloyd athletic club. That's just over there. So I know the area really well. I really appreciate you lifting of holiday park like you did, but I want to start with, how much you brought to my attention the current modern future concept of theaters not having so much a front and a back, but this just looks like an architecture in the round. And what I see around it in this picture especially, is a lot of I see a lot of park, beyond holiday park. So one just tell me more about, if I'm looking at this as a is this truly what what the vision is at the moment and does it, is it surrounded by this park or is the site I can't see parking. So let's let's answer that with two different graphics.

Speaker: So this is looking east at and, correct me if I'm wrong, just, just under the basically in the right side of the frame, there's taller trees there. That's the existing holiday park right. And so you have mixed use development sort of poking up from behind. And if we can go to one of the 3d maybe slide 49, all four sides would have

some open space on it. And so that when we talk about it, not having a, you know, back of house, there's an opportunity to really surround it with open space. These could have different character, different kinds of activity to contribute. And, you know, if I could just we got really excited about doing a design to test out the site. But I think to Jean's point earlier, we could have if we had more time, done five different configurations of this. So this is really a way to show what the site of this size can do with this level of flexibility, both within the block as well as on its edges. And so I think as much as we get excited about the details here, it really is more about what it means to as this slide shows, really put this at the center of the Lloyd's center redevelopment.

Speaker: Let me add to that, the parks are not smoke and mirrors. I think this is part of the green, the green space allocation for development. So that this parks, this green space is going to be there just imagine this theater surrounded by four parks. It's going to be fantastic.

Speaker: And did the existing parking should I assume that's going away in your redesigning parking? Maybe it's under the park like European cities do I just where's the parking?

Speaker: Yes.

Speaker: So we have a we have, two stories of parking. So that would be available. I think it would be demolished because we need to bring new foundation, but it will save us about two months because their existing holes. So that would save time. And they will be about how many cars? Three. 750 to 1000.

Speaker: Kind of a conservative assumption of below grade parking to on two levels. Okay

Speaker: And then I didn't hear it, but perhaps you mentioned it earlier for, your access to public transit's quite extensive. You have the max there to the south, south. Right. And then to the west you have the streetcars that. Correct?

Speaker: Correct? Yes. Okay thank you.

Speaker: Commissioner Mapps, no, sorry. That was a mistake. Okay, very good. Good, so thank you. Excellent presentation. Gives us a lot to think about, we're going to hear from psu next, but let's let's give staff a couple of minutes break here. We've been at it for a couple of hours here. And in addition to the five hours this morning, it is now almost 4:00. Let's reconvene at about five after, if that's okay for people.

Speaker: Great.

Speaker: Thank you so much.

Speaker: Thank you. For all right.

Speaker: Why don't we go ahead and reconvene? Folks, it's five after. Oh my god.

Speaker: 430.

Speaker: 36, 30.

Speaker: So it happen. Everybody in the room knows everybody else in the room.

Speaker: Hopefully, hopefully, all we needed was beer and chips and the whole thing would be complete.

Speaker: Right. All right. Thank you everybody. Let's go ahead and take our seats. If we may, we'd like to jump right back into this. And now we will hear from Portland state university. Madam president, did you want to lead us off today?

Speaker: I do indeed, thank you.

Speaker: Good afternoon, mayor Wheeler. And members of City Council. I'm Portland state university president ancud, and I'd like to invite you to dream with me. Imagine the year is 2035. Picture a sunny spring afternoon. You're spending a

day with your children or many of us grandchildren, and have just spent several delightful hours at the new but already beloved Keller Children's Museum. After a visit to the fountain, you take a stroll up the Halperin's sequence, taking in a pop up concert and grabbing a bite to eat at one of the many restaurants in downtown's new entertainment district. You arrive at the Portland Performing Arts and Culture Center in plenty of time to finish your ice cream cone, stroll through the lobby and take your seats for a Broadway production of Harry Potter. This is the vision we have for downtown Portland, a project to unlock the untapped potential of the historic Halperin sequence, catalyze new development, and create an accessible and climate friendly arts complex to serve the city for generations to come. We come to you as a proven city partner with a vested interest in reclaiming downtown Portland as a world class destination in this city and our university rise and fall together, we believe it's time to rise. Our proposal is a love letter to our performing arts community and holds enormous economic potential for downtown Portland. I invite you to join in this vision. So now allow me to introduce our presentation team. Today we have a large team: Doctor Leroy E. Bynum, Jr., Junior Dean of the PSU College of the Arts, Nate Linton, a PSU theater student, Jason Franklin, WSU's Associate Vice President for Planning, Construction and Real Estate. Sarah Schwartz, President of the PSU Foundation. And Andrew Collis, CEO of Colas Construction. And then here is our full project team. And I particularly like to acknowledge our design partner, Bora Architecture and Interiors, for their contributions. And now I'll hand it off to Dean Bynum.

Speaker: Thank you, President Cudd. And thank you, City Council. And your wonderful staff for making possible this public conversation about the future of the arts in Portland as an opera singer and a lifelong lover of the stage and everything that takes place upon it for me, the process of developing this proposal has been all

about serving and uplifting the entire Portland arts community. The psu team has had hundreds of animated conversations with arts and culture organizations of all shapes and sizes about their ideas for the dream venue. We have heard from patrons of keller shows, as well as the artists and technicians who make sure those shows happen. It's been a tremendous learning experience for our team. However as an artist myself, there are two certainties I've always known for all artists, the most important need we have from any performance venue is to look and sound our best. And for all audiences, their most important need is to be able to see and hear clearly what is being presented on the stage. This requires the intentional creation of state of the art tunable acoustics and complementary sightlines only possible when an auditorium is built from the ground up. The one thing, the other thing that I know for certain is that closing the keller for years in order to rebuild it, would be absolutely catastrophic to our city's already fragile arts community. It would put the city again at risk for the permanent flight of top talent, including dancers, actors, musicians and theater technicians. Hundreds of jobs would be lost, many of them for years to come. Building on wsu's much larger four plus acre site gives us the ability to bring bigger, better shows to Portland, add to this the 1200 seat theater, along with an additional rehearsal stage that easily converts into an intimate 200 seat theater space, and you have a game changer, creating new opportunities for everyone, especially diverse arts organizations and audiences. Links with Portland state would offer incredible value to psu, excels, if I do say so myself. In training a mazing stage performers. We also stand ready to build the jobs and talent pipeline for the backstage professionals. Portland so desperately needs, as well. And now I am immensely proud to introduce psu student nate linton, who will give us a future professional actors perspective.

Speaker: Thank you. Dean. Hi everyone. My name is nate linton. I'm a theater student at psu studying acting. I came to psu originally from delaware out east, firstly because it was an urban campus. So being from a rural area that was very exciting, but mainly just because I wanted to be in the city of Portland, never having been out west before, I knew Portland as this vibrant city bursting with artistry and creativity, so i, of course, had to be a part of it, and so of course, hearing that the keller auditorium might close for a couple of years is really disheartening, but besides acting, I'm also a huge environmentalist and an aspiring homesteader. So while I do plan to move back east to train in new york for a couple of years and to be closer to home and my family, I'm seeing this proposal and the potential for psu to build this new performance venue, to me, would just be the reason I have to come back. I mean, to work in a space like this and to even just be around a space like this would just fill me with such a sense of pride. Not only as an artist, not only as an environmentalist, but even just as a Portlander. And the future when I have children and they go to see their father perform, you know, I can only dream that it's in a performance venue like the one that they're proposing. So to me, it's so exciting and would be exhilarating for my child to walk into a space that's so representative of who I am as a person. What I believe, what I plan to teach them and pass on to them. So that's why I sit here and advocate for this proposal, because I see so much of myself in the Portland arts and culture center, and I think Portland would too. Thank you. Thanks, nate.

Speaker: That was great, nate. Thank you so much for choosing Portland state. I remember watching you perform, and I wish you the best in the next stage of your career. I can't wait to see you performing at the Portland arts and culture center one day, for our next act, jason franklin will now walk you through the details of our proposal.

Speaker: Thank you, doctor cudd.

Speaker: Good afternoon. My name is Jason Franklin.

Speaker: I'm the associate vice president for planning, construction and real estate at Portland State University. And today I'm going to walk you through some of the project details. I want to say at the outset that I've been involved in seven complex downtown development projects during my career at PSU, and I have never been more excited about any project's potential to serve our city. Let knowledge serve the city is the PSU motto, and when you start with a mission that matters, you really do get to somewhere different and great. The proposed PSU Performing Arts and Culture Center is located just a few blocks from. We're sitting at the beginning of the Halprin sequence at the intersection of Southwest Fourth and Lincoln Street. The 4.25 acre site is currently home to the University Place Hotel and a small retail building. The site is directly served by I-405 and MAX, as well as numerous bus lines, including Division F bus. Arriving at the new performing arts and culture center, you are greeted by an outdoor arrival plaza that connects to the historic Halprin sequence and offers covered areas for gathering and meeting friends and family. Upon entering the center, you find a soaring three-level lobby made from locally sourced mass timber to create the feeling of stepping into an Oregon forest with skylights and greenery, the lobby will evoke the feeling of moving through nature. The lobby integrates merchandise sales, catering and other audience amenities on each of its three levels, with a box office and cafe on the ground floor. The third floor includes an outdoor plaza with dramatic views of the Cascades and the Willamette River. The entire building provides a welcoming experience no matter your level of mobility or your previous experience with the performing arts. Our proposed performing arts and culture center meets and exceeds the requirements put forth by the city, and the request for expression of interest. Our proposal

includes the following 3000 seat venue to replace the keller auditorium. This state of the art performance space is inspired by a grotto in the forest. Drawing from the natural environment of the pacific northwest. Not only is it a joy to perform in or be an audience member, it is also an amazing place to work with the appropriate lighting and acoustics and amenities. Support the folks who make sure the show is an incredible experience. The 3000 seat theater is supported by four loading bays. Our proposal includes 45% more back of house space to support the artists and venue staff than a rebuilt keller full service restaurant and cafe, of course on site, up to 740 parking spaces below grade, 150% more ground floor lobby space than a rebuilt keller, and the total square footage of just the 3000 seat venue and the supporting space is about 136,000ft², or about 35% more than the keller plan. This is a huge increase in terms of what the auditorium can make possible for event producers, performances, performers and the audience. In addition to the larger venue, our proposal also includes a 1200 seat secondary venue, as well as a 200 seat rehearsal space and theater, which we've heard from the arts community is missing in the current performing arts ecosystem. Two additional loading bays, for a total of six on site, three large rehearsal spaces with sprung floors and acoustic isolation, 150 room hotel, an 18,000ft² of conference space to keep the site active and vibrant seven days a week and create additional economic benefit for up to 40,000ft² of office and studio space for an arts organization, which in our many interviews, we did hear from folks who are looking for permanent home to be residency on the site. Total square footage of the entire building is about 424,000ft². It is instructive to see how a 3000 seat venue, with the appropriate amount of back of house and front of house space, lays out on a 4.25 acre site. It's worth noting that when we asked for architects to create a plan for the 3000 seat venue just the 3000 seat venue based on the program I just described, it took close

to three acres of land, a high functioning venue takes that kind of space and a space. Our larger site provides the floor plan, shows the relationship between the lobby from the previous image. So that's number three there. And the theater, 3000 seat venue in blue and the back house, which is the lighter blue, including the loading docks. And you see the four semis dock there. The psu owned 1200 seat venue and associated academic space, including the 200 seat practice and theater, is adjacent to the venue and shown here in green. These spaces are things we keep hearing about in the community, in opportunities for additional performance opportunities will make possible for our region, both for midsize organizations and for students of all ages. Our estimates indicate that this additional theater will add at least 100 new performance days to the annual calendar. More performances means more jobs for artists and backstage workers. The hotel and conference space is located over the top of an of the academic space. On the right hand side of that diagram, with 4.25 acres, we're able to create an amazing multi-use center that will be transformative for downtown Portland and Oregon. Both the city of Portland and psu are passionate about sustainability and committed to carbon neutrality. We bring that excitement and experience to this project that we are proposing locally sourced mass timber structure, innovative low carbon concrete mixtures and special attention to the carbon intensity of interior finishes. Based on a study by kpff engineers, the new performing arts and culture center would take only 6% more embodied carbon on a per square foot basis than the keller rebuild. So the climate impacts are comparable. In addition, we will focus on creating a building that minimizes operational carbon and supports a transformation to clean grid technologies. The new arts center will include green roofs, solar powered, nontoxic, continuous interior finishes, and charging and storage. Psu has a positive and ongoing relationship with our neighbors, including the downtown neighbors

association. Our project will serve as a catalyst for new development in south downtown university district, including revitalizing the halprin sequence and providing neighborhood cafes, as shown here. The new performing arts and culture center will bring maximum, day and night vitality to the south end of downtown and create new shopping, dining and cultural opportunities for residents, community members, visitors, psu students, faculty and staff. Psu is proud to lead the revitalization of downtown, and we know that large projects like this can bring neighborhood impacts, including traffic congestion. We are committed to working with our neighbors and surrounding property owners to mitigate traffic impacts through a variety of parking and transportation strategies. We have studied the parking in the area and in addition to the 740 spaces we can construct on site, there are another 500 spaces across the street and 2500 additional spaces within a five minute walk of the site, not to mention easy access to the max streetcar and bus lines. By dispersing parking throughout the area and facilitating the use of public transit, we know we can help alleviate traffic impacts. The immediate neighbors while creating a sustainable venue. We are proposing a commercial condominium ownership. It's a proven model that results in a well maintained building. Capital reserves contributed every year to avoid future deferred maintenance. It's the structure we used in the vanport building pictured in the center of this, slide, which we recently completed in partnership with the city, pcc and ohsu. With a grand opening in January 2021. The \$104 million vanport building was delivered on time and under budget during the covid 19 pandemic. In 2020, wildfires under. Under this ownership structure, we would lease the land to the city for \$1 a year for the next 100 years, removing land costs and freeing up the land where the keller is located for an exciting new use. Let me just repeat that psu is providing use of our land to Portland, essentially for free for the greater good to help create the

additional benefit to our city. PSU has been the most active downtown developer over the last decade. We have four partnership buildings on campus, including three with the city of Portland, one of which we're sitting in right now. It is important to note that PSU approaches capital projects such as this, with an emphasis on equity and access. Our approach is to foreground foreground the voices of those who are often marginalized by the large project process. We have found. Project designers and decision makers often look like me, but that those using the building or working in the building don't, and have different life experiences. We are committed to a design and construction process that breaks new ground on how a civic building is designed. Working with our design and construction team, we have determined that we can complete the entire complex by 2031. This schedule provides the necessary time for design and construction, team procurement, input from artists, theater staff, production companies, and the public. Fundraising and necessary development agreements to govern the construction and operation of the venue. And let me just pause there to emphasize that all three of these proposals would have public dollars in them. And then thus would require a public procurement process, both for the design team and the construction team. So just want to make a note of that. PSU works hard to create realistic construction schedules and budgets, and during my 11 years at PSU so far, we have not had a project come in late or go over budget. PSU proposes to build the entire performing arts and culture center at the same time. While this is a large project delivering all the project elements, theater, academic space and hotel will reduce the overall per square foot costs for all owners. For instance, all owners will share the cost of the design team and the many shared systems throughout the building. We saw these efficiencies occur very successfully on the recently constructed vanport building. As you have seen, the cost for building a new 3000

seat theater is significant. However, when considering the \$100 million of negative economic impact that you've heard about from the staff report closing the Keller for two years, the cost of a rebuild in place and a new theater are about equal. That is important to keep in mind, and I also recommend that you ask staff to analyze the time cost of a potential closure and rebuild the Keller, because that certainly will increase the cost. In addition to the efficiencies and cost benefits of a larger venue, more partners means more sources of funding. PSU has access to state paid debt for the PSU academic spaces, 1200 seat venue and parking. We have already been in discussions with legislative leaders about the projects of state this project of statewide significance. In addition, we have had positive discussions with hotel investors and operators about a new hotel and conference center. And finally, our site is located in the North Macadam urban renewal area, bringing tax increment financing into the picture. We owe the future the best option for our city constructing a new venue from the ground up gives us the chance to ensure that we are. What we build is not just beautiful, but a true catalyst for Portland and Oregon. This project protects artists and theater jobs now and creates new jobs in the future, sparks incredible new benefits and opportunities, and creates an amazing audience experience. This is consequential choice and an investment that will pay dividends for the next 100 years. Now here's Sarah Schwarcz, president of the PSU Foundation.

Speaker: I want to start with a moment of gratitude to the city of Portland and to everyone in the room today for this incredible civic conversation. What a joy. Truly, I am a fundraiser and a theater geek, a few months ago, I was asked to estimate just how much my office could eventually raise to support this project. Spaces and I will admit to you that at that point, I didn't want to overpromise. But with every conversation I've been a part of and there have been so, so many rich

conversations, our psu team has participated in, my thinking has expanded and my enthusiasm grown. Today, I'm here to tell you that the nature of the vision psu is co-creating can make possible a big vision moment for arts philanthropy. Two. In short, Portland state is committed to a philanthropic approach that can serve the entire Portland performing arts and culture ecosystem. Let's start with the magnificent spaces we're planning, including this one. Naming rights matter to philanthropists. Their naming rights for two auditoriums and the lobby, classrooms and studios, offices and community spaces, and naming the entire complex a new signature destination for our city is certain to inspire a record setting gift. Also, this community forward effort will generate momentum and support for the performers and students, teachers and school children who will find purpose and inspiration there. And what if we were to designate a percentage of every capital gift to create a fund to support Portland's performing arts organizations? Asians. We need every single one to survive the coming years. If our city is to thrive. If I'm hearing this kind of inventive thinking, all over town, it reflects genuine excitement about what's possible. If we look beyond our individual interests and together commit to the common good, Portland can do more than defy expectations. In the immortal words of elphaba from wicked, it's time to defy gravity. It's time to trust our instincts, close our eyes and leap. And now it's my pleasure to introduce andrew colas of colas construction.

Speaker: Thank you, good afternoon, mayor. Commissioners, it's an honor to be here today. I'm andrew colas, president and ceo of colas construction. I'm also a native Oregonian Portlander. Love the city and a second generation family business owner that's headquartered right here in our in our core. So really proud to be here today, there could not be a better time than right now for everyone in the city to think about what this place could and should look like. It's our next chapter, and we

need to think bigger than we ever have before, spurring economic development in the downtown core is a good thing. This proposal offers an opportunity to do just that. Restore pride of place in our city, establish ourselves as a world class destination, and serve all of our residents with access to the arts. And the beautiful thing about psu as a partner in this endeavor is that there are known and trusted downtown developer and city partner. This project will create jobs, catalyze investment, and create a new and dynamic gateway to downtown Portland. When it comes down to it, more is more and this project brings more to the table, including creating several thousand construction jobs, creating economic development throughout the city core, and with colas unmatched track record of advising on equitable contracting and workforce hiring, it's sure to be a wealth building opportunity for people of color. I can only imagine in this incredible complex, when you come down to Portland off of 405, it's an anchor of downtown, and it's a place that draws people in, making them want to be a part of the arts and what we're creating in the neighborhood. It's an entirely new part of downtown Portland that has yet to be maximized to its fullest potential. There are seven acres of space available for redevelopment around the psu site. That's an incredible opportunity for economic activity and to raise up a new entertainment district for our city. This will create unparalleled amounts of new jobs, new economic development throughout our city. And it's a project that does what nothing else can tell everyone across the nation that the city of Portland is back and we're open for business. I'm immensely proud to be a part of this proposal team, and I urge you to embrace this bold vision for Portland's future. Now. President cudd, can you please share some closing thoughts?

Speaker: Thank you. Andrew. So if you take one thing from this presentation, let it be this. Our proposal is bigger than psu and bigger than a 3000 seat performance

venue. This is a vision that will change the face of downtown Portland and set the stage for the next 100 years. This is economic development on a grand scale, with enormous reputational upside, strong momentum for job creation and economic impacts in excess of \$75 million per year. We are so excited to work collaboratively to imagine a new south downtown, including a dynamic new use for the Keller site that connects through the Halprin sequence to the Portland Performing Arts and Culture Center. I came to Portland because I know, as we all know, that Portland can do big things. What an honor and a thrill it would be to leave this legacy together. Thank you for your time.

Speaker: Thank you. Commissioner Gonzalez, just a threshold, financial stocking question. Can you go back to the slide that lays out, sources of really uses of revenue and sources at this one? So if I understood correctly that we're we're conceptualizing, would this be a ground lease essentially for nominal. And you're looking to for the first line there and then the city would be responsible for the build. Is that essentially what we're looking at here.

Speaker: Yeah.

Speaker: That's correct okay. So now, and can with respect to the line items here, so we've got two other public sources of revenue. If I'm reading this I put TIF aside for a second the 8.4. But the 1.115 and 35.5, these are can you just speak high level? What's what's your access to these dollars. And right. What needs to happen before you'd actually be able to leverage them.

Speaker: Yeah. Good question. So the 115 million that you see on that, 1200 seat auditorium line is a combination of \$85 million of geo bonds that we are requesting from the state in the 2025 legislative session, and \$30 million of philanthropy and then the 35.5 you see, for parking, are another type of bond, essentially a revenue

bond that's issued by the state that would be paid back by the revenue from the parking garage. Okay. Got it.

Speaker: And, the and high level. What, conversations have you had with the hotel industry about the prospect on the, the I guess that's not so. I guess it's line three. They're the 77.7. I just you know, my perception is the appetite is not great to invest in Portland right now, but I what are what are you hearing.

Speaker: And yeah. So nobody wants to invest in a hotel in Portland today or in the next couple of years. But our discussions with folks and we've had 4 or 5 positive discussions with folks on the east coast, as well as here on the west coast. And when we talk about what's included in this proposal, the two theaters and surrounding development, potential people get interested in a hurry. And when we talk about a 2031 opening, then they're like, yeah, that feels about right. And we've purposely overbuilt conference space here. Included that in our program, I should say, the surrounding hotels in the neighborhood have under built on conference space. So there's a great opportunity for this site to hold, you know, amazing conferences that are surrounded by in the performing arts, focused on the performing arts and utilize the other hotel space that's in walking distance to this site.

Speaker: And last question on the stacking. So the assumptions about private raise that you alluded to. So we've got a component that would offset the 115, are you envisioning that there would be a private raise that Portland state would help with on line one here? The 44 447?

Speaker: I think we're open to those conversations. Okay I think I'm good for now. Thanks

Speaker: Commissioner Mapps, thanks for the presentation. It's a really compelling vision. And certainly one of the things that I believe is that, Portland

state is an incredible partner downtown. And, your successes intimately intertwined with the success of downtown Portland and, frankly, the entire state in many ways relies on, on our downtown to succeed, so I love the vision, a couple of questions about the particular proposal here. We have two auditoriums sort of in play, and i. You'll have to excuse me. We've been in here since about 930 this morning, and I know your presentation touched on this, but can you just remind me again the difference between the 3000, seat auditorium and the 1200 seat auditorium?

Speaker: Yeah. So the 3000 seat auditorium is the replacement for the keller. Okay. And again, that would be a city owned asset. Okay, as part of this, overall commercial condominium, the 1200 seat venue would be owned by psu, paid through, as we previously discussed, with the, bonds from the state, as well as the philanthropy. So they would then work in concert together on this, on this site. So driving more, we think another, at least 100, night performance nights, more theater jobs, more economic impact.

Speaker: Yeah. If I just may add one thing, that 1200 seat auditorium would certainly be useful for our. It would be used by our orchestra, our world class choir and opera, but also by other arts organizations. So we really envision sharing that we would run it, but it would certainly be something we share just as we share lincoln hall.

Speaker: Thank you very much, madam president. I sure appreciate that clarification, is this part of a larger master plan, that arts master plan that's been a while. Is this a relatively new concept or or is it is there some can you give me some history behind this concept, well, this this we are responding to the city's rfp. Okay, we bought this piece of property back in 2004 as a land bank, and I've looked at various, scenarios for development of this, we have had past discussions with the city that date back, probably to 2017 with city staff about this opportunity, but

hadn't actually developed anything to this extent until this opportunity came along for this civic discussion.

Speaker: All right. That's helpful to me. Thank you very much.

Speaker: Thanks, commissioner Mapps. Commissioner Ryan.

Speaker: Thank you so much. It's good to see everybody. I'm so sorry I'm not there. I'm not feeling well today. So it's. I'm really missing out on being in that room full of everybody that knows each other, and I have to say, this is the third stunning, beautiful, presentation we've had this afternoon, it's a it's quite an honor to sit and, take this all in, madam president, dean bynum, nate, the actor who we hope comes back to Portland to raise children, jason, sarah and builder andrew tullis, you're a great team, I think what I want to do is hone in on psu today and where it's going. I talked to, leroy bynum. I, I think we all know that you have a few smaller facilities within lincoln hall, there's the largest one, which I think has dance performances, and you have the two smaller ones, how often are they operating, for the community on a throughout the year. Are they are they are they operating almost every night? What's the percentage, yes, lincoln hall, operates 300 out of 365 nights a year. Okay

Speaker: And as president had said, you share that space with other arts organizations.

Speaker: Yes we do. We share, yes, we share that space with our community partners who are very, very treasured community partners who love that space. They love the size of it. It's a 500 seat hall, that is also, an acoustical gem, it's great for dance, and it's also great for orchestral performances and opera, but it is 500 seats. It's what it is, right?

Speaker: Right.

Speaker: Yeah. No, it's a lovely place to watch. Dance for sure. And opera the sounds great, what's the current enrollment right now of the school of arts?

Speaker: The current enrollment of the of the college of the arts right now is just at 2000 students.

Speaker: Oh. That's awesome. College. I apologize, I'm dated. I worked there for nine years, but it goes back to the arts. And, what about the current enrollment of psu totality? At the moment, about 21,000, 21,000. Okay and what's I want to hear the vision on how it seems like what I've experienced as a longtime Portlander and being downtown a lot is psu has been impact on downtown has been quieter. And so what is what's the percentage of professors and students being back on campus activating the campus currently? How's it changed since covid?

Speaker: Yeah, so we are making a we've made a big comeback since then, but we're not fully, back to the same level that we were at in 2019 before the pandemic, and I don't think we're going to be quite, fully back in that way because students have changed their needs, have changed their desire for flexibility. But that said, most of our students, want the in-person experience most of the time, but they want flexible city as well. So they want to have a course or two online. So what we find is that really it's very hybrid.

Speaker: How do you see this investment for psu to trend this in even a more, in a, more in a direction that would they would activate downtown even more when it comes to just the student body of psu. Yeah.

Speaker: No, I think it'd be very exciting for the student body. I should say that the college of the arts is there. Students are fully back in person. And so it really depends on the degree program of how much they how much of the time that they spend in class in person. But as I was saying, most of our students want to be on campus for exciting events and extracurricular activities, but not necessarily for

every one of their classes. But my vision, you know, for Portland state, is that it will be really at the center of this arts and culture, destination, an world class destination for Portland, I think that, you know, downtown is changing. And arts, culture, education, you know, and living are the really the keys to the future of downtown. And that's really a sweet spot for, for Portland state.

Speaker: Yeah. No, I appreciate everything. I'm hearing right now. And there was a bold statement at the beginning when you mentioned, vision, keller as a what did you say, the children's museum. That's right.

Speaker: That's one of the ideas we have. But of course, there would be lots of conversations that we would want to engage in collaboratively with lots of partners to, to help envision that. But, you know, the current keller is I look out right out of my window towards it. So we have campus. We have a big stake in what happens with that site for sure. Yeah absolutely.

Speaker: Yeah. You're when you're at your office, it's you're closer actually to the keller in the, the fountain than you are to this current site. But that's why it's all big one big neighborhood. And I appreciated that you acknowledge the flow of the halprin that ends, on lincoln street, facing this, this site. Anyway, I'm really impressed with everything that you've presented today. It's well thought out. The price tag is something I think we're all pondering a bit. And, there's more to go, but thanks for dreaming. And thanks for, showing up today in full force and putting on an inspiring presentation was good. Thanks commissioner Rubio.

Speaker: Thank you, so I'm going to follow up on some of dan's questions. And first I just want to say you have a great team. I'm very impressed with that, so congratulations on your presentation, so one of the last times, that I met with, with folks at psu, I think it was right before, you started president, and we had a conversation about some of the capital projects that were on deck for psu. And at

the top of that list at that time was housing, student housing, because there was a shortage of student housing as well as, work on, I think the science center. Is that where the climate work was happening? Yeah. So we were very excited about that, and, this project is significantly, you know, a big, it's large. It's huge. It's very visionary. And, so my question is about where does this fall within those priorities, and then also where does that fall within your strategic planning? And then in follow up to that, how has the discussion is it has it been endorsed by your board of trustees as well?

Speaker: Yes, absolutely. It's been endorsed by the board and their, providing commentary, in this package, well, I mean, we are finishing the science center, right? That will be opening this summer, we are also breaking ground on a new, the schnitzer school of art, art history and design building will be we'll be breaking ground on that this summer as well. So that's also an important capital project, we see this as an incredible opportunistic opportunity that we could not possibly pass up as basically what I thought, and with our great strength in the college of the arts, in the performing arts in particular, and our visionary dean, this just seemed like an excellent mix and a way to really bump up our reputation as a university and also therefore, really help the reputation of Portland as a whole, so that's where we see it. But maybe i'll hand it over to jason to talk a little bit about the housing part of it.

Speaker: Right. Thank you. So that we housing is still a priority. In fact, we have a capital request to legislate for housing building. And so that's going down at the same time as this request. And it's important to note that those are two separate types of requests. Right. So one is a bond request that state paid debt. The other one for housing is debt that the university pays back through our housing portfolio. So those two are proceeding at same. This is our priority in the legislature for 2025 right now. So and again, we've already had discussions with some legislative

leaders about this project. We actually met with the governor as well. So we've been very successful over the last decade down in the state legislature, and we expect that to continue with a very exciting project of statewide significance. Great

Speaker: Thank you. And I have one last question, so, I've asked the other two presentations the same question. So it's a climate or it's a, you know, question about new build versus, rebuild. And, we heard in the last presentation, you know, definitely, compelling arguments on both sides of those things. And one of the features that Lloyd center has, what they had staging area that would minimize, the carbon impact of that. So can you talk a little bit about what, what is an opportunity or how that might look for you?

Speaker: Right. And so while we don't have the same amount of space that the Lloyd district, which is, you know, doesn't really get any bigger than that, but we do have enough space, for staging here. So with the 4.25 acres, you might have noticed in the previous one, there's a bit of land left over in the back for that. And that's where we would imagine we would stage this, this project and we were really curious about how does a new building stack up to a renovation and, you know, really a full scale renovation that we're talking about potentially with the Keller and so KPF, did that analysis for us and again, just comparing apples to apples with the 3000 seat venue of a of a new, new build versus a renovation, and they found about a 6% difference in the embodied carbon. And that's a combination, as you heard from the Lloyd district, folks, about using mass timber. Right. And then a low carbon concrete, because concrete is a big generator of greenhouse gases, we all know. And so there's been a lot of work on that and a lot of new technology that's being developed around the use of concrete. Well, technically not possible right now, at least what we've heard to build an actual bowl out of mass timber. Perhaps by the time we get to that, there will be new technologies that we'd be able to do more of

the entire structure with mass timber, which would even help even that number out a little bit more.

Speaker: Thank you. So I just have sort of a, process question, and I'm not intending to exclude the Lloyd folks from this conversation, but the Keller Auditorium and your proposal are literally spitting distance apart. And I guess my question is, is there an opportunity for a consolidated project at some sort of a joint effort on both ends of the Halprin sequence that could potentially take into account the vision that the Keller folks have along with much of or most of the vision that you have for your site. Is there some way to combine these two resources, or has any thought been given to that?

Speaker: Well, I love that vision and that suggestion, and we would be delighted to work collaboratively. As I said, we have a very vested interest in the future of that site. We've imagined a number of different possibilities, including continued addition, all performing arts spaces, possibly also maker spaces or, even maybe the James Beard Market would come there. But as far as you know, adding to the, the academic space, I'm not sure how we can do that, but I would certainly be excited about talking about the, the possibility of collaborative planning.

Speaker: I wonder, President, could the core concept you have is a condo, right? Process. So you have the big theater, you have the small theater, you have the hotel, and you have housing as I understood it, not housing. Did I not know housing?

Speaker: Yeah, housing.

Speaker: Well, maybe that's the missing component.

Speaker: Why not? Yeah. We're dreaming. So. Yes. Yeah. But

Speaker: But I'm wondering if you did the theater at Keller, the large theater, but maintained the small theater and the hotel and or some other academic related

concept, or maybe even a business incubator or some other concept with ohsu. I don't know, I'm just conceptually teasing here, but if you did something there that made that project completely viable from a finance perspective, because if the only contribution of the city is we are creating the condominium, we're providing the theater right. Could you do that at keller? Well, and then activate that entire sequence, the entire southern end of the city. Is there some possibility there, since we're talking a long term vision here anyway? Right. You're not going to build a hotel anytime soon, I think.

Speaker: I mean, one thing that's pretty clear to me is that the 3000 seat auditorium doesn't fit very well on the one acre site. Keller site. So what we offer is much more back of the house, much more accessibility for the trucks that need to come in. It's because the two theaters would share front of the house space. There's much more space there, and then there's the also the points that that dean bynum brought up regarding, the optimization of sound and, and visuals.

Speaker: So, so when you look at this as basically condo ized or whatever the right word is, you're still envisioning that they're not completely separate entities. They are still shared, they're sharing facilities, whether it's transportation, loading, unloading, practice space, concessions. And I mean, I have that exactly correct. But you're still envisioning that they're integrated in some way.

Speaker: Yeah, yeah. And I think that's the power of this proposal is that again, it brings, you know, different streams of money together. It brings efficiencies when you begin to think about, sharing across that. I mean, again, when we did the vanport building with the city, which is, pcc, we saw on a per square foot basis, everyone's costs go down when you're all in that project together. So if the city were to individually build seven story tower right, or a theater, all those costs are on the city versus when you partner with psu or somebody else, you begin to share

those costs across the entire project. And so not only more efficient when you're constructing, but then when you think about the operations over the long term, you got more folks in there kind of watching out for it, contributing to the long term maintenance of the facility.

Speaker: Thank you. And I'll turn this over to commissioner Ryan in a second. But I want to say one other thing, and it's a word of appreciation. You're fairly new to Portland state university president Cudd, and you've come in at a challenging time, I want to acknowledge that you're thinking big for Portland state university. And I have noted, as I've spent a considerable amount of time looking at which cities recovered quickly from the pandemic versus which cities did not. One core component of successful cities is in the recovery. And I believe going forward is strong university infrastructure. I think that will be absolutely a critical component, as people recognize you don't have to be in an urban area anymore. You have to make people want to be in an urban area. And one of the reasons that Boston went through virtually a blip when it came to COVID is because they have 25 major universities, and they're all back, and they came back relatively quickly. And all of the commerce associated with that, all of the research associated with that, all of the ancillary economic benefit of having all of those people in their community, clearly played a role. And that should be something that we look to long term as well. So I really appreciate your coming in and relatively quickly putting a bold vision on the table. Whether this one's realized or not, time will tell, but I appreciate your at least in the game. Thank you for that. Commissioner Ryan.

Speaker: Yeah, thank you mayor. And those were lovely comments. I appreciated hearing them. And you go back to the financial page. That lovely financial. Yeah that one. So I want to get this right. So I, I see all in the light blue. That's what PSU is focused on for their fundraiser and working with Salem. And which includes the

bond or you're trying to get money for the 1200 seat auditorium. But are you saying in the city would be totally responsible for probably wanting to get a similar bond for this auditorium and are we on the hook to do all of the fundraising if you will, for the for 7 million?

Speaker: Thanks. I'd like, sarah to respond to this.

Speaker: Yeah. Thank you. Well, I can't respond to the bonding part, but I will say for the philanthropy. And I know you teed me up for this question before we're really envisioning a holistic approach. You know, this is a once in a hundred years opportunity for Portland. And we need to get it right. And we really want to see this bold vision go forward to support all of the arts community. In order to do that, it's going to take philanthropy for all pieces of this proposal. What I would like to put forward is this idea of a global fundraiser. I think Portland state could certainly be at the core of it. And to be the convener and the architect for the campaign, but I would look forward to further conversations with others in this room, as well as with other arts organizations, to say, how do we do the lift for this to get the optimized auditorium that we need, as well as at the same time, be sure that we aren't creating any deficit to any of the philanthropy that would currently be going to our arts organizations. So we can come out of this with not just a fabulous facility, but with a multitude of amazing local arts organizations who can take advantage of it and perform. So we are all in on making it happen.

Speaker: I hear that sarah is aspiring and you're good at your job, but I'm trying to figure out if you're also taking that that enthusiasm to the gray area that says city of Portland, or is it just all your dialog? Is it a slight blue area that totals 2 to 9.6?

Speaker: No, i, I'm, I've got both colors focused on okay, that I needed that clarification because when you look at this one, wouldn't have known that.

Speaker: So that's why I want to bring it back up again. I appreciate that.

Speaker: Great. Thank you. Excellent presentation. All right. So with that we will turn to public testimony two minutes each name. For the record, we do not need to know your address or any identifying information beyond that. Keelan will call people up. Commissioner Mapps will be presiding at the end. The council will vote to accept the reports. But again, same clarification as before. We're not deciding anything other than obviously we want the process to continue and that's why the reports need to be accepted, which they will. And I'm sorry, I will not be here in person. I will listen remotely as long as I can. And for the part that I don't hear, I will review it later. And I appreciate everybody taking the time to be here this afternoon and this evening to testify. And with that, I'll turn it over to Keelan. Commissioner Mapps, you are presiding, thank you very much, Mr. Mayor. Keelan. Can we call our first testifier and two minutes for the record, did you already say that? Yes. All right, two minutes, folks.

Speaker: I'm going to call up people three at a time. So when you hear your name, please come and sit at the table. La June Thorson, Kevin Chalan, Jen Fuentes, Luna. Go ahead.

Speaker: Is there a timer? Yeah. Okay commissioners, I'm Lejeune Thorson. I serve on the board of the downtown neighborhood association. The DNA has strongly endorsed the 21st century color. After considering many factors, I'm going to talk about one that is important to me. And that's welcoming everyone to the arts. First, I ask you to visualize the Portland art museum. It's a unification of two grand buildings, one of which is preserved and repurposed, as is our tradition in Portland. Now, I ask you to visualize the new addition, the new state of the art Rothko pavilion, which honors artists Mark Rothko as it brings us into the 21st century. The large windows and lighting in that pavilion are designed to draw the attention of passersby. A new, more diverse audience will be encouraged to see what was

previously hidden behind brick walls. A few blocks away, the 21st century, Keller will have the same impact the larger than life lighted programmable Keller fountain will draw passers by to this dynamic display instead of being hidden. A glimpse of upcoming performances will be available to everyone in lights. The 21st century Keller will be inviting and warm and welcoming from the outside. A new, more diverse audience will be attracted to see an opera, a ballet, a cultural event or a musical performance. We must continue to honor Portland's history. We must bring new people to the arts. We must bring excitement to the cultural center in the heart of our great city. And we must accomplish these goals sooner rather than later. Now is the time and the 21st century. Keller is the place. Please make this decision soon so we can get started. Thank you. Thank you, Kevin Cullen.

Speaker: Hi, my name is Kevin Cullen.

Speaker: I am a marketing and advertising student at Portland State University, students always search for practical experience to support their education.

Speaker: This new performing arts center with additional amenities can provide lab learning opportunities for students studying the arts. Additionally, within the amenities lies an opportunity for PSU to build a brand new academic program in hospitality. I have interviewed national subject matter experts, including directors of the school of hospitality management at Penn State and Northern Arizona University. They have a range of expertise, but what they all shared was how important it is for students to have hands on learning before graduation. This proposal can give students that opportunity. A small number of universities have a Broadway across America theater, on site hotel, and a hospitality program, none of which are on the west coast. Of these three resources, most universities only have two. This proposal would elevate Portland State into an exceptionally rare resource for prospective students that are interested in hospitality. This will create a new

workforce of graduates from an innovative program that can lead the hospitality industry in the pacific northwest. Travel Oregon drafted a report of tourists that have visited our state, and they found that 67% of tourists that visited the Portland region explore the local food and beverage scene. Travel Portland founded an annual economic impact report that visitor spending on lodging accommodations is increasing every year since the pandemic. We are almost at pre-pandemic levels, and this evidence suggests that tourism to our city will continue to increase. The psu proposal is the only proposal that invests in the arts and community, while simultaneously innovating higher education in our city. Thank you so much. Thank you.

Speaker: Next up we have jen fuentes luna.

Speaker: Hi, my name is jen fuentes luna.

Speaker: I'm a county major here at Portland state university, there's a lot of opportunities for students if this project does go forward. Not only will the city, the city will benefit, but also students when it comes to their career. Portland state university has an advantage being in the city where a lot of students are able to network and be able to gain work experience giving students a taste of what their industry is about and being able to use what they learn in class to real life scenarios is very fortunate. Enriching for them. This will provide psu the opportunity to bridge the gap between education and business, adding more value to what the student gets out of education. With a diverse array of majors and classes available, we are intrigued at the prospect of introducing a hospitality program. The potential benefits are numerous, including increased access to new and exciting courses for students to take once they graduate, they will be able to have a full time position and will be able be it will be more valuable based on their experience. They had here at the school. The hospitality industry is going to grow about 10% more in the

next decade. This is our opportunity to take initiative. It is important to remind ourselves that of the mission statement of Portland state, let knowledge serve the city and to be able to fulfill this statement by proceeding with this project, we must think about the future generation and help them the best way we can.

Speaker: Thank you. Keelan. Could we call the next three, testifiers?

Speaker: Next up we have sophia francis, omar sanchez, and susan dixon.

Following that will be erica rodriguez ortiz, dean barnett, and johnny lee.

Speaker: Great welcome. Two minutes. Name? For the record, please.

Speaker: Go ahead. Sophia.

Speaker: Okay.

Speaker: Hi. My name is sophia francis.

Speaker: I'm a supply chain and logistics major at Portland state university. Having the psu performing arts center would significantly enrich the student experience on campus. Becoming a focal point for collaboration and community engagement. In choosing su's proposal, the Portland City Council would not only be investing in a physical structure, but also in the potential to promote innovation and economic growth within the city. I'm currently on a team of students researching the feasibility of a hospitality program in the academic space to be established, it could offer students practical training, internships and networking opportunities in hospitality management. By integrating this program, psu could position itself as a leader in preparing students for careers in one of Portland's key industries tourism, and further enforce su's mission statement. Let knowledge serve the city. Portland is known for its vibrant culture, which includes a growing presence of tourism. The new performing arts center would serve as a high profile venue for Broadway shows, attracting new visitors and elevating the city's brand, according to travel Portland, the tourism industry generated approximately \$5.4 billion in 2023,

supporting over 34,000 jobs by aligning with the sector, the psu performing arts center would become a critical component of Portland's economy. Also, having a state of the art performing arts center on campus would create many opportunities for student involvement and community partnerships. It would encourage collaborations between students, faculty, and industry professionals, creating an environment where creativity and skills are able to merge. This would enhance the academic experience and ensure that psu graduates are well equipped to contribute to Portland's economy and cultural vitality.

Speaker: Thank you. Thank you omar sanchez, my name is omar sanchez. I'm an accounting and finance student at Portland state university from a student perspective, the psu performing arts center would introduce a wide range of engaging events such as concerts, theater productions, art exhibitions, and cultural festivals, enhancing their enjoyment and enrichment.

Speaker: These activities would provide students with opportunities for broadening their cultural horizons and fostering a more well-rounded education. This development not only enhances the allure of Portland state as an educational institution, but also distinguishes it as a unique and highly desirable economic academic destination. The presence of such a vibrant hub can significantly elevate the university's profile, while attracting students who value rich, dynamic experiences in addition to academic excellence. Furthermore the center presents an exciting opportunity to explore the creation of a hospitality and tourism program. This program would offer students invaluable hands on experiences within Portland's vibrant cityscape, including internships, practicums, and collaborative projects with local businesses and cultural organizations. Such real world experiences are crucial for students pursuing careers in hospitality, tourism, event management and related fields, providing them with practical skills and

industry insights that enhance their employability. Studies indicate that experiential learning initiatives are increasingly attractive to prospective college students. These initiatives allow students to apply theoretical knowledge in a practical settings, fostering a deeper understanding of their field of study. Given fsu's proximity to major tourism hubs and the forthcoming performing arts center, this is an opportune moment for investors within the greater Portland community to engage. It is important for the Portland City Council to recognize the potential cultural and economic enrichment this initiative can bring to the city. Strategic investments in the performing arts center and related programs can significantly foster growth and development, positioning Portland as a leading cultural and educational hub. Supporting this initiative will not only benefit students, but also enhance the city's cultural landscape, attract tourism and stimulate the local economy. Thank you.

Speaker: Thank you. Keelan

Speaker: Susan dixon.

Speaker: Oh. Hey, susan.

Speaker: Hi, I'm sue dixon, general director of Portland opera.

Speaker: I'm not here to endorse any proposal, but only to share my concerns if there is an interruption or closure that affects Portland, opera, Broadway and Portland and all of the users of the Keller. As a major arts and culture employer in the region, we provide jobs for over 300 local artists and contribute over 17 million annually to the local economy. Our earned revenue constitutes 45% of our budget, mainly from our ticket sales and profits from the Broadway and Portland series. The Broadway series has played a key role in revitalizing downtown Portland post-pandemic, with a subscriber base of over 19,000 and growing, attracting over 200,000 visitors annually, which support local hospitality, restaurants and retail businesses. While I appreciate the staggered approach by the Halperin group, we

are uncertain if the schedule will meet the needs of both the opera and Broadway in Portland, while accommodating the other users of the Keller coming out of the pandemic, continuity is crucial not just for our audiences, but for our labor force and local businesses that rely on the steady stream of patrons. Furthermore, a reduction in our programming would lead to decreased donations and funding, staff furloughs, and a reduction of our union workers. I want to remind everyone that during the pandemic, the performing arts were the first to close and the last to reopen. Closure of any kind undermines the progress made in revitalizing the city center. I urge the City Council to carefully consider the economic ramifications of the proposed closure of Keller Auditorium for Portland Opera, Broadway and Portland, and all users of Keller Auditorium. Portland deserves a state-of-the-art performing arts venue, but it cannot come at the expense of workforces, nor the community that has come to appreciate the Portland Opera. Broadway and Portland, and all of the users of the Keller Auditorium. Thank you. Thank you. Next Erica Rodriguez Ortiz, Dean Barnett and Johnny Lee.

Speaker: Followed by Cleverson Domingo, Carol Morse, and Diana Stewart.

Speaker: Welcome, any seat will work. Thank you. Keelan. Who's up first, Erica.

Speaker: Hello. My name is Erica Rodriguez Ortiz, and I'm a finance and business tech and analytics student at Portland State University. This venue, arts venue, can provide a new future for this city as part of a team researching the feasibility of a new hospitality program at Portland State University. There are many opportunities this venue can bring for students. The various building components being proposed can offer students hands-on experience that is invaluable as students, we have a great amount of learning to do in the classroom.

Speaker: However, hands-on, real-world experience is what puts our learning into perspective and solidifies our knowledge and skills. Experience is what allows us to

progress and understand the impact of where our education can take us. For potential hospitality students, having the opportunity to work directly in the industry that the area of study focuses on would be a great advantage. While expanding the educational horizons of students at Portland state university, this new venue could also provide a space for the Portland community as a whole. The center could offer space to enjoy community, community, culture, and thereby attracting not people not only to the center, but also other parts of the city. Portland has a lot, a lot to offer, to offer, investing in Portland state's universities proposal can be an important step in pushing Portland forward in the process of revitalization and creating a strong brand for the city, one that offers culture, community and opportunities for the future. Thank you, thank you. Next good afternoon.

Speaker: My name is johnny, majoring in marketing and advertising at psu. Currently, I'm working on a project bringing hospitality program to psu students. Therefore, the psu performing arts and culture centers would be innovative, offering students unparalleled opportunity for artistic expression and community engagement. It would enhance the campus life, promote psu reputation as a leading arts in university and contribute to Portland cultural vibrancy. The center would provide the student with state of art rehearsal, performance and exhibition facilities, creating a setting in which they could polish their skills and expose their work for the community. Furthermore, it would attract well-known artists, artists and entertainers to collaborate with students, increasing their educational experience and career network. This arena would also function as a cultural center for the city, holding a variety of events and reflect and promote progressive and inclusive attitude. Students can use the letter to the City Council to emphasize that the center potential to raise both institution and city, aligning with the Portland

progressive values cultural richness and commitment to the arts and education. They should underlie how the center would not only benefit the academic and artistic development, but would also add to the city economic and social viability, make the Portland even more appealing destination for artists, tourists and locals alike. They might also emphasize the central role of boosting community participation by providing a location for individuals of all backgrounds to experience and appreciate art in art. So translating the fabric of Portland diverse and vibrant city. Thank you. Thank you, dean barnett.

Speaker: Thank you. I am dean barnett. I am a member of the downtown neighborhood association, and I live at southwest at lincoln and first. So I'm familiar with this neighborhood. Imagine with me, a theater patron. Experience with the innovation, with the renovated keller, the experience will include the performance of the moment, enhanced acoustics and creature comforts, and the iconic fountain and plaza, the conveniently adjacent infrastructure also contributes to the keller experience. Adequate parking, mostly within a block, some across the street for efficient pedestrian and improved ada auditorium access. Restaurants interspersed among the parking options, offering a variety of food and refreshment and hotels within easy walking distance are all included in keller renovation. As described crafts. The auditorium into a contemporary jewel in Portland cultural district. The current setting for that jewel is an array of immediately adjacent parking, rest points, hotels, and the iconic fountain. No alternate location can provide similar adjacent infill structure. You must approve the keller renovation.

Speaker: Thank you very much. Keelan. Could you call our next three guests?

Speaker: Next up we have cleveson domingo villa, carol morse, and diana stewart.

Speaker: Welcome.

Speaker: All right. Good evening, members of the City Council. I appreciate the opportunity to speak today. My name is Cleverson Domingo, and I'm here to advocate for the approval of the Portland State new facility. First and foremost, the university operates. Venue will foster deep community engagement. PSU is committed to making the space accessible to local organizations, schools and nonprofits, ensuring it becomes a hub for the community. Events and activities. This inclusive approach will strengthen the bond between the university and the Portland community. Furthermore, this venue will serve as a dynamic educational platform for PSU students. It will offer hands-on learning experiences, provide students with valuable real-world skills, and prepare them for successful careers. Lastly, this well-venue will enrich Portland's cultural landscape by hosting a variety of cultural, artistic and educational events. The new space will become the center of creative study and innovation for Portland State. In conclusion, granting PSU the venue space is an investment to our city's economy, educational excellence, community connections, and cultural enrichment. If you approve this message or this proposal, I'm confident that it will yield tremendous benefits to the city of Portland. Thank you for your time and consideration. Thank you. Carol.

Speaker: Good afternoon, City Council members. Or I guess it's evening, I'm Carol Morse, board president of Portland Opera, which includes a partnership with the Broadway in Portland series. I've been involved in arts and culture in Portland, in the state of Oregon, for more than 25 years as a volunteer, a donor, a fundraiser, an audience member, and a board member. I'm here today to talk as a fiduciary, steward of one of the state's leading performing arts institutions that has been here for 60 years as a board president. My job, as well as that of all Portland Opera board members, is to ensure the financial well-being of our company. We are concerned about losing significant revenue to the opera with a shutdown of the

keller. Even with the staggered open, closed schedule following the pandemic and citizen fear about the safety of downtown Portland, we are finally on the path to economic stability. We can't afford another disruption that would shake this new foundation down. We need to look for continuity and financial stability for our resident companies. There are over 19,000 subscribers to Broadway Portland who are passionate about the series. The Broadway shows have been the bright spot in downtown revitalization mission. Unlike other arts organizations, they did not lose audiences and were able to continue the series without disruption after the pandemic. Their well-being, that of Portland Opera and downtown revitalization efforts, would be threatened if the Keller shuts down. If your decision is to renovate the Keller, we ask that representatives from the primary users Broadway and Portland, Portland Opera, Oregon Ballet Theater be partners in decision making from theatrical and technical requirements to the staggered schedule that will ensure a 21st century, state of the art performance venue. In closing, I'd like to say the Portland Opera remains committed to the revitalization of downtown Portland. In fact, after our building is sold, we are moving moving our offices to a location that is within the downtown core. Great thank you so much, Diana.

Speaker: Good evening commissioners.

Speaker: My name is Diana Stewart. I live in downtown Portland and I'm on the board of the downtown neighborhood association, which has endorsed the Keller project on behalf of its 500 plus members who live, study, work and run businesses in the core downtown. Also given the endorsement of five homeowners associations in the Keller neighborhood, that makes thousands of downtown Portlanders who have joined to urge you to select the 21st century, Keller design as the most timely, economical, ecological, iconic symbol that Portland is. Turning the corner in our revitalization saga. It honors the Keller fountain with a more inclusive,

year round community activation, bringing 40,000 visitors to our core downtown, thereby protecting existing restaurants and businesses who have remained loyal to downtown Portland. Selecting the keller project still allows psu using their fundraising that we've seen to create the 1200 seat proposed creative arts auditorium as part of its preeminent educational role in Portland, hopefully in partnership with the keller project, it allows the lloyd center project to develop into a thriving northeast Portland neighborhood through its master plan, substantially adding to our existing, much needed housing stock. On the other hand, walking away from the keller project forsakes downtown businesses and neighborhoods. That is not the message you should be projecting to the city, the region, the country, and the world. Please select the keller project as your obvious choice. Thank you, thank you.

Speaker: Keelan. Can we call our next three? We can.

Speaker: Next up we have john russell, ethan sperry, tom reichert. John

Speaker: John russell, let me bring up a topic that hasn't been discussed thus far that I'm sure has to be in the back of your minds, and that is whether any of these will actually get built, you know, in the presentations, if the answer, if the only question is what? What would really be cool? We do all three, no question about it. They're all cool. The presentations are spectacular. In the case of what I'm familiar with, that we've been at this for seven years. I mean, tim, eddie may disagree. We could almost start construction. I'm familiar with lloyd. Kkr is the owner. You know, I chaired the investment council. We put \$4 billion into kkr. We want our monies back and all the other pension funds do. Private equities are short term players. That's what our requirement is. When we put the money is there there they buy low. They sell high. They get out. In the case of psu, I've never seen a more ambitious development. You cannot stage it. You can't put underground parking.

You have to have to prepare the foundations in the underground parking for all the subsequent uses. And you've got different players. My, my prediction is that the psu proposal and the Lloyd building will never get built at all. Do you have you have one choice that's real nice, John Ethan Sperry online.

Speaker: Hi, my name is Ethan Sperry. I'm the Barry Stoll professor of choral music at Portland State University, and I'm also the artistic director and conductor of the Oregon Repertory Singers. Sorry to be appearing online. I'm in New York City taking care of a sick relative, but this is really important, and I wanted to take the time to be here. I think this is a once in a century opportunity for our city, and I want to applaud Portland State for looking past what the Keller currently does. The Keller serves Portland Opera, Broadway and Portland, and other major users so beautifully, but I'm here to speak on behalf of the dozens of other arts groups that never get to perform in a place like the Keller, and there are dozens of us choirs, chamber music, dance, world music, drumming. Rac did a study the same year I moved here 14 years ago that showed that the number of small arts organizations like ours that don't have a place to perform or perform in substandard locations, local churches, Portland, could support for new concert halls to give us all an appropriate place to perform. And we find places. And I love that we get to work with local churches. But shouldn't we get a chance to be in state-of-the-art facilities as well? One new concert hall has been built in the Portland area. In those past 14 years. It's the Reaser Center and it's gorgeous, and it's now booked every single day. And it's bringing lots of people to downtown Beaverton. And we want those people in downtown Portland. We want them all coming downtown to help revitalize our downtown. I'm proud of ps2 for operating Lincoln Hall, which has more concerts and performances in it than any other venue in the city every single year, and we operate at a much lower cost. We're one of the few places that can do that. Our

proposal includes a place to really diversify. Who gets a chance to perform in state of the art facilities downtown, and increase the arts ecosystem. Thanks so much, tom reichert.

Speaker: Hello, thank you for the opportunity for being here today. I, I live in the harrison towers of in the midst of the halpern sequence, and I'm sure everyone here knows that. But, three years ago, that's the American society for landscape architecture named the halpern sequence as the best urban renewal project of the 20th century. So the sequence itself is, internationally famous now with a lineup of architects who know know all about us and know about this setting. So since I live in the middle of it, of one proposal today is four blocks south of me, and the other proposal is four blocks north of me, and I ought to be indifferent, but somehow I'm not, and I'm not, because I don't see. I've attended all the presentations, and it's remarkable to me that the north and the south have never communicated. I haven't told you, but I'm also on the board of the halprin landscape conservancy. And so I can testify that that we've never heard from psu, if you will, to communicate, to discuss how to create perhaps a more, simply sympathetic, if you will, and involved, proposal that I find very troubling, I do also call out the fact that the keller, as others have before, is the center of a seven acre ecosystem. That ecosystem will wither if you close it and make a children's, museum out of the existing site. And so I would like to encourage the council to demand that the if we're considering modifying both ends of the sequence, making it even more, famous than it now is, in fact, i, i, i, I propose that the council also consider, pardon me for the alliteration, but the second century for the sequence. Thank you so much.

Speaker: Keelan.

Speaker: Our next three, darrell grant, susan rinker and michael curry.

Speaker: Did we skip willie? Well, levinson, he's not joining.

Speaker: Okay. Darrell. You're muted.

Speaker: I'm sorry. Say again.

Speaker: Oh, there you go. I think we were expecting you online. Oh sorry.

Speaker: No I'm you're up I don't think I'm muted but thank you.

Speaker: My name is darrell grant. I live in the lair hill neighborhood, and I've worked in downtown Portland for 27 years. I'm a professor of music and interdisciplinary studies at Portland state, and I want to highlight wsu's performing arts and culture proposal. Because of its potential impact on education. As you've heard, this proposal brings the city more than one large auditorium. It makes real the possibility of a center for the performing arts that provides for the creation of classrooms, rehearsal spaces, a second performance space that will enhance learning, and pre-professional experiences of performing arts. Students across Oregon, providing multiple points of connection between the city's university and the Portland arts ecosystem. Benefits. Current and future audiences, students and their families, and it has the potential to provide much needed support for professional arts organizations by being multifaceted, su's proposal has the potential to spark a new integrated, interconnected vision for an arts gateway to the city, a place where the practices of Portland's world class artists, the work of our large and small arts institutions, and educational reach work together to harness the transformative power of the arts to reshape our city. I've been to numerous performances at the keller, so I recognize the desire to save 100 year old building and the memories it represents to some of Portland's past as well as the intention to prioritize diversity and sharing the wealth, as it were this time around. Yes in Portland we recycle our old buildings. But don't we also break new ground? Yes, Portland protects the legacies of generations past, but if anything is incontestable, it's that we are living in a changing Portland now with a need for new ideas and

spaces that capture the imagination. As mayor Wheeler expressed in collaborating with Portland, with Oregon's most diverse, large university, the city has its best opportunity to reignite that imaginative spark in a way that fuels economic growth, energizes and bolsters our city's artistic community, and sets us up for an expansive future as an artist, educator, and arts leader in this city. For 27 years, my work has centered around the ways that the arts can transform the place and the community in which we live. Su's motto, let knowledge serve the city, has been, in fact, my guiding principle. I'm also proud to be part of a brand new degree at psu this fall, our college of arts is launching an interdisciplinary bachelor's degree in social justice and the arts. That is one of the first of its kind in the country. It empowers us to work together in innovative ways, combining our strengths to build a thriving community. So this is one bold idea I hope will power positive change in our community. And I hope that approving the psu, psu pac proposal will be yours. So thank you very much.

Speaker: Thank you daryl. Next susan, you go first.

Speaker: I'm michael curry, founder of michael curry design. We are proud to be Oregon's most prolific theatrical design company and bring that experience and expertise to the 21st century. Keller project, where I serve as creative director. My theater work brings me to amazing cities around the world, usually in neighborhoods surrounding theaters and entertainment venues. These are some of the most vibrant and visited neighborhoods anywhere in the world. When you look at the ideal location of the keller and its potential connection with the river, the tom mccall events bowl, it's obvious this is the perfect location for strong placemaking moves alongside our efficient plan for a modern auditorium is the restoration of the glorious halprin fountains and linking the experience to the river itself. From the park blocks to the river, we can carve out a new cultural corridor

that will send a clear message of cultural unity for residents and visitors. I have a long history with New York City and moved there during the downfall of Times Square in the 80s, and since then, the city has made bold moves of letting theaters lead the way. They bought nine theaters in the 90s and offered them up to community, incentives. Disney put in the new Amsterdam Theater, where my show *The Lion King* opened 27 years ago. The ongoing effect of placemaking has been very evident. Are concerned about the interruption, during the renovation, any theater that's great in the world has renovated itself. Many times. It's a thing that goes through, if that is your main concern. That is very shortsighted when looking at the overall picture of Portland and its regeneration of itself. I won't advocate for the Keller. I will advocate for Portland's. Thank you. Thank you.

Speaker: Okay, I, Susan Rinker, am an active member of the Halprin Landscape Conservancy Keller Task Force. I also represent the Portland Plaza, whose board and residents have strongly endorsed the 21st Century Keller project and have major concerns about issues currently, proposal I, we have given many hours to promote what could and should be a much improved destination for audiences, not only in our surrounding neighborhood, but also for audiences in greater metropolitan Portland. Without it, the core and soul of Portland's cultural district would be devastated. However, this is the best and only choice you have to ensure the right project at the right time. Our renovation will be completed sooner with either the original plan or newly adopted sequential concept, which balances performer time with architectural construction. The 21st Century Keller plan is more economical, with the city already owning the land and its existing zoning, with the Keller's rich Portland legacy of 100 plus years and a beloved Portland icon, you are mayor and city commissioners have the power this summer to leave the best legacy of this City

Council by supporting and voting for the reimagined keller urban plaza and keller fountain. Thank you so much.

Speaker: Next up we have xavier stickler, kevin lux, and bob nadeau.

Speaker: These are for the commissioner.

Speaker: Commissioners, my name is xavier de stickler. And while you may recognize me from my involvement in the downtown community, I am speaking here on my own behalf today. But to particularly from the perspective of a student of architecture and planning at Portland state university, I'm here today to ask you one big question are you merely interested or are you genuinely committed? Are you interested in downtown's recovery? Or are you committed to investing in the heart of our entire region, the center of its cultural heritage, and what I believe will be the birthplace of our city's renaissance? Are you interested in the benefits of preservation, or are you committed to maintaining our intergenerational landmarks while yet still reimagining them to be fit for the 21st century? Are you interested in the feel good of a new project that espouses sustainable branding? Or are you committed to sustainability by prioritizing less carbon intensive infrastructure and to the administration of my university, who has correctly identified our school's diversity as its greatest strength? Are you interested in supporting bipoc, first gen, and queer students, or are you committed to giving us the support that we need by solving the epidemic of student homelessness that disproportionately affects us and which has affected 19% of all students? That is 1 in 5, and that is in the last year alone. In the current crisis. I simply cannot see how the university can justify spending any more human, political or financial capital, be it state, city or philanthropic funds on entertainment redevelopment, when what we need desperately as students is affordable housing into hosted or committed commissioners. I am aware that you have a complex question before you, but one

with what I believe is a simple answer. Austerity has never saved a city. Investment has bureau paralysis, has never restored civic pride for motion, has withdrawing and abandoning historic resources from their cultural district? Has never made a city? Great vision has and that is what exactly that hlc has proposed here today. A vision that is reflective of the values in Portlanders, honors and connects with keller fountain and is the right project at the right time. Thank you so much.

Speaker: Thank you kevin. Welcome

Speaker: Thank you.

Speaker: Well, good evening, commissioners and mayor online and commissioner Ryan online. Wish you well, my name is kevin lux, and I am proud to serve as executive secretary treasurer of the columbia pacific building and construction trades council, representing approximately 20,000 union construction workers across our beautiful region. Now, while no specific decisions are being made today, you can make a key decision recommit to centering any decisions on workers, and let me be clear my council is neutral on the choices in front of you. Okay, we want to build, renovate, improve every bridge, building, road, and more of additional importance. We stand with our brothers, sisters and siblings in the arts and hospitality industries in agreement that a shutdown is a nonstarter. Jobs must and can be protected whichever option is chosen, it must be centered on workers with strong construction project labor agreements at the forefront. The bare minimum under boli just isn't good enough for Portland. Partnering with high road contractors, our journey level workers mentor and train apprentices, raising up the next generation of highly skilled construction professionals. Our union training centers are bringing in record and industry leading numbers of women and bipoc workers truly changing lives thanks to full family medical, health care, fair wages, a dignified retirement, and a voice on the job. We're also committed to raising up our

emerging veteran women and bipoc owned contractors, and we see amazing opportunities across Portland. Now, whichever option wins, it has to be. It must be worker centered, worker first and be accomplished without worker displaced shutdowns. Thank you. Thank you, mr. Nadeau.

Speaker: Welcome. Thank you.

Speaker: Commissioners, i, I have to say, these are three stunning proposals.

Speaker: You have. You are sitting in a very, very comfortable place right now with no bad decisions. I also want to take issue with my, compadre, john russell. And would say that I think it's quite possible all three of these proposals could be built. And that your best bet is to bet on all three of them. And if you do that, then we're down to the one issue. I think, of the shutdown, which a lot of people today have testified about. And I think that's something that the opera chairperson and a couple other speakers have said we should get together with all of the user groups and the unions that use the keller and see if we can figure out a way that everybody can win and I think that's what this city has done in the past, and that's what how we get all three of these proposals through. And finally, the thing that's gnawing at me through all of this is looking at Portland's history. I was there in, I think it was 1996 and seven when Portland city hall was renovated. And I remember how, kind of gut wrenching all that work was. You go into that building and think it was just going to fall down on. I remember the central library renovation, which took three years. And the reason I'm bringing them up is the Multnomah County courthouse is the one civic building here that we didn't restore, and instead the county built the new courthouse outside of the downtown of the government center downtown. And now that building, the old courthouse has been empty for four years. And the problem with the keller, like the courthouse is it's a single purpose building, and it can't really become a children's museum or a james build market unless you can

figure out how are you going to do it with those sloping stairs? And whatever you do, it's another project we have to pay for to seismically upgrade.

Speaker: Thank you. Thank you very much. Keelan. Could you call our next three, guests?

Speaker: Katie quick. Linda mckim bell, david jamieson.

Speaker: Welcome. Katie. I think is up first.

Speaker: Hello. My name is katie quick, and I am a lifelong Portlander and have worked downtown for nearly a decade.

Speaker: And I'm also a psu alumna. I'm here today to express my strong support for the for Portland state university proposal to build a multi-purpose performing arts center. This project is not just an exciting development for the downtown area, but also transformative opportunity for our community. Psu is plan for this new center is incredibly promising because of the substantial benefits it offers to students across Oregon. The facilities would significantly enhance the learning and pre-professional experiences of those who want to work in the performing arts, providing them a state of the art resources to hone their craft. The proposed center is a nexus of potential connections within the Portland arts ecosystem. By creating such a vibrant hub, we can foster a stronger, more integrated community that benefits all Oregonians. The opportunities for collaboration with arts organizations across the pacific northwest is immense. Paving the way for educational partnerships and an innovative programs. This is working. Moreover psu is Oregon's most diverse, large university in Oregon. This partnership could bring more diverse audiences to the arts while expanding the horizons of arts education. This inclusivity is crucial for enriching our cultural landscape and ensuring that the arts are accessible to everyone in our community. The location of the proposed site is ideal for maximizing accessibility for all Portlanders. Being located next to the

max lines, various bus routes close to the streetcar and right off the i-405. As I mentioned earlier, I have worked in the heart of our city for nearly ten years, mere blocks from the proposed site, and have witnessed the challenges facing our downtown. I am concerned about the perceived image of downtown Portland and truly believe this proposal could change that perspective. PSU's proposal is the best option that keeps the Keller Auditorium open. While the new complex is being built and keeps our performing arts venue within downtown, small businesses and hotels downtown cannot afford to lose the Keller Auditorium for two plus years while it's being rebuilt. I urge you to seriously consider this proposal as a pivotal step towards revitalizing downtown Portland. Thank you for your time.

Speaker: Thank you.

Speaker: Hello, I'm Linda Kimball and I live in Portland's Willamette Heights neighborhood, and I'm a caring and invested community member living close to downtown. Kind of like the little old lady in tennis shoes who kept going downtown to shop and eat during the pandemic.

Speaker: I've been concerned about the health and prosperity of my beloved downtown for quite some time, and I'm here today to express my strong support for Portland State University City's performing arts complex.

Speaker: The plan is comprehensive. It will be a project that will breathe new life into our city, including two theaters, a conference center, hotel, classroom rooms and community spaces, and a plaza. All integrated into one dynamic location. And this means that it will be active around the clock, not just during show times, creating a vibrant and continuously engaged downtown. The multipurpose nature of WSU's plan promises a bustling downtown environment far beyond what the Keller could offer. It will attract more people to the area, enliven our streets, provide economic opportunities for small business in the downtown core, and what's more,

wsu's site offers almost six acres of developable space. Unlike the keller csu's proposal for me as a kingpin catalyst that our city urgently needs, i'll always be proud of our forefathers and foremothers that founded our parks and institutions. They had the foresight to bring frederick olmsted to create the park systems, and they saw new opportunities to create a park system that made this a great city. This is a pivotal moment for Portland, and I urge you to follow their example and think big Portland. Think big.

Speaker: Thank you very much, very much. Mr. Jamieson. I think you're online commissioner Mapps and City Council.

Speaker: My name is david jamieson and I live in lincoln city.

Speaker: While I may not reside in Portland, I have deep ties to the city.

Speaker: Having received my mba from Portland state. My wife and I are also fortunate to own and live in a condo in the Portland plaza at southwest fifth and clay, where we were able to walk to the keller and enjoy performances. Currently, I serve as the chair for the psu advocates committee, a group of volunteers who advocate for resources on behalf of the university and higher education. I believe that the success of psu and the city of Portland are closely intertwined, and I'm here today to express my strong support for Portland state university's proposal to build a multipurpose performing arts center.

Speaker: I visit Portland regularly and have witnessed the changes in downtown over the past few years.

Speaker: Downtown Portland will not return to what it was before March of 2020, unless we invest in innovative ways to rejuvenate the city's core. I believe the psu proposal represents such an opportunity. Portland cannot afford to have the keller auditorium shuttered for an extended period. The psu proposal would allow the keller to remain operational while the new complex is being constructed.

Speaker: Portland state's proposal promises to inject new life into the city, particularly in a part of Portland that needs revitalization. This project will attract visitors from outside Portland to attend shows and experience the city in a positive light.

Speaker: It will generate millions of dollars annually for downtown businesses, along with new tax. Revenue to support city services. Portland will always hold a special place in my heart, and I urge you to seriously consider psu proposal as a pivotal step towards revitalizing downtown Portland. Thank you for your time and consideration.

Speaker: Thank you. Keelan. Could you call our next three guests emily horton, helen yang, and connie donnell? Welcome. And I think we have emily up first. Hi.

Speaker: Hi.

Speaker: Hello.

Speaker: Hi, my name is emily horton, and I am a wardrobe worker. And I ought to local 28. I have worked in performing arts for 30 years, and nonprofit performing arts are my passion. I am here to tell you that the performing arts are suffering and have not fully recovered from the pandemic. And I'm here to say that we cannot endure any lost work. Before the pandemic, my income came from working backstage at the keller auditorium in the Oregon children's theater before the pandemic, the Oregon children's theater program, 24 weeks of live theater for school children and city venues. Next year, they are scheduling three three weeks of programing for school children. This is a disgrace to Portland. The Broadway, operas and ballet are where my peers and I who work in the wardrobe craft earned 95% of our income. We work directly with the performers, assisting with their wigs, makeup, and costumes. We love our jobs and have worked tirelessly for decades to excel and thrive in them. There are no other jobs in Portland that require workers

with our skills and the numbers that these performances do. Our skills are unique and live event specific. We cannot just find another job. These are the jobs in Portland without the community and collaboration of all workers. Our live events fail without the ticket takers and ushers, the bartenders, the building engineers, maintaining the hvac and the literal doors. The audience experiences a loss without the actors, musicians, dancers, singers, truck drivers, or the over 700 stagehands of my local union. The show does not go on. The performing arts are an ecosystem, and we cannot talk about closing the keller without talking about losing the Broadway shows or the Portland opera permanently. Now is a time for radical investment in funding. Nonprofit arts organization, using city venues to grow the existing community that we have, not displace it again, we cannot endure any lost work. Thank you. Thank you.

Speaker: And helen, good afternoon, members of the Portland City Council. My name is helen yang, and I'm a former educator, Portland state university alumna, and Portland state foundation board trustee. A dedicated community advocate and neighbor of the site where the university place hotel is currently located. I come before you today to express my enthusiastic support for Portland state university's proposal, to build a Portland performing arts and culture complex. As someone who has devoted many years to education and community service, I have witnessed firsthand the profound impact that accessible cultural and educational resources can have on individuals and communities. The proposed Portland performing arts and culture complex promises to be a transformative project that will greatly enrich the cultural, educational, and economic landscape of our city. Furthermore the Portland performing arts and cultural complex will significant support artists of color and community based arts organizations. This venue will offer much needed space for diverse artists expressions, enabling

underrepresented voices to be heard and celebrated by providing these artists with resources and exposure they need, the complex will help to foster a more inclusive and dynamic cultural scene in Portland. The arts have a unique power to bring people together, create shared experiences and fostering mutual understanding. The Portland performing arts culture complex will help build a more connected and resilient community. It will be a beacon of inclusivity where artists from all backgrounds can showcase their work and engage with the broader community. I strongly urge you to support the funding and development of Portland state's proposed, project. And as a neighbor of the current site, I understand the construction will pose some challenges for a period of time. However the end result will far outweigh the short term inconvenience ounces. And I'm excited that my neighborhood and the halprin's sequence will be activated. 365 days a year. Thank you for your consideration and your commitment in serving our city.

Speaker: Thank you so much. And next I think we have connie online. Welcome connie. You're muted.

Speaker: Thank you.

Speaker: Yes I'm connie and I live in the Portland plaza. And I've been a member of the, halprin conservancy task force for about I don't know, six months at least. So I'm well familiar with the pros and cons of the things being proposed to date, I have monetary concerns, when I saw the figure of \$450 million plus for the cost of the, the new build, plus the additional costs of the parking and the second performance hall. I'm just wondering how the taxpayers are going to have to pay for all this. So I have monetary concerns, and I feel like the keller project will cost less money to renovate, the existing. I also have concerns about the ingress egress of cars going in and out of a 500 to 740 car parking garage. That one side is backed with the freeway and the entrance to the freeway, and how to get in and out of there. So

these are my major concerns, also from a philanthropic perspective of fundraising, I feel like the keller project would be stronger because of the memories that many people have in the greater metropolitan area for that place and that space at the keller.

Speaker: Thank you. Thanks. Mr. Nolte. Keelan. Can we call our next three guests be marston, michael tingley and chris hubbard?

Speaker: They'll be followed by nicole possart, adam shalleck and dana rakosi.

Speaker: Welcome. I think officially, we have be up first.

Speaker: Hello. I'm be marston.

Speaker: I'm an out and proud trans woman, proud member of unite here local eight and lead bartender at Portland five.

Speaker: I've worked there for 21 years. I love my job and I want to keep doing it for many years to come.

Speaker: I'm a firm believer that bartending is a performing art and that the food and beverage staff are a crucial part of the guest experience, a part that often gets forgotten.

Speaker: I urge you not to forget us and the other theater workers as you move forward.

Speaker: Portland five will not survive another shutdown.

Speaker: The bulk of my income and hours and those of my coworkers come from the keller closing. It would be a disaster for the performing arts ecosystem and all those who depend on it here. Even with a more staggered approach. Although I do appreciate the attempt to mitigate the impact of closure, I urge you all to listen to the people who actually work there and the companies who have events there. As we sound the alarm. I also appreciate psu reaching out to us and other labor allies

with their proposal for replacement venue. Their plan would solve a lot of problems and provide a much needed upgrade.

Speaker: But with so many questions still unanswered, we are not prepared to back one plan over the others today.

Speaker: One question that comes to mind would this new hotel be staffed by union workers? We need to know that we still have. We will still have our jobs and our unions in whatever new venue we end up with. We need to know that whatever construction is done must be done by union labor. We as a labor coalition stand united in these goals. Thank you for your time.

Speaker: Thank you so much. And next up we have michael. Welcome members of the council.

Speaker: Good evening. My name is michael tingley.

Speaker: I am a principal at war architecture and interiors, a firm recognized as national experts in the design of performing arts and higher education buildings. I'm here to testify in support of the psu proposal based on my experience with performing arts projects around the country and civic settings, many of them renovations, I believe this proposal location will prove to be the smartest investment for the city.

Speaker: It's going to avoid the risks associated with an extended closed down of the keller, which is not just a possibility. It's extremely likely. These are very complex buildings to renovate, and it's going to be next to impossible to continue to perform in that building. Doing a renovation as extensive as the one proposed. The psu proposal also leverages the city's ability to bring in significant investment dollars from other sources. And if you look at the three proposals side by side, we're talking about a \$390 million cost for the, keller renovation. When you include the economic losses and impacts of a significant shutdown. So these projects are

very similar in terms of what they cost. I have the experience of leading the design of two major projects at psu. The renovation of lincoln hall and the vernier science center. So I have direct experience with psu's capacity, capability and track record of completing large and complex projects successfully. They have an undelivered, example and record of delivering projects on schedule and budget, but they also have an expansive understanding of our city and a commitment to an inclusive process for a broader community that they serve for the veneer science center, psu was determined to design a facility that would be welcoming to a diverse student population, and the design process emphasized soliciting more input from underrepresented students to learn what would improve their educational experience. We had a student from an indigenous background who talked about her journey in higher education as a commitment to her family and her tribal community, not as a solo journey. She lamented the fact that there was nowhere in the college environment where her family, her extended family, grandparents or children were welcome, and in response, we created a family lounge, a dedicated space where students could invite their family members to share their experience and support their journey. This is the first space of its kind to in any higher education institution that we're aware of, and I think this illustrates the embedded values that psu offers for this project and their dedication to create an art center that is inclusive for everyone. Thanks for listening and for allowing me to bring this information forward.

Speaker: Thank you very much, next up we have mr. Hubbard online. Thank you. Commissioners. Mayor Wheeler, my name is mont chris hubbard. I am the secretary treasurer of my union, the American federation of musicians, local 99.

Speaker: My union's members work in the keller on stage and in the pit.

Speaker: Like many others today, I'm not speaking in favor of one of the plans presented, but rather against any plan that requires a full or partial shutdown of the work that makes up the core of our livelihood the opera, the ballet, the touring Broadway productions. In the Keller, they employ musicians, actors, dancers, stagehands, makeup artists, carpenters, and more.

Speaker: These jobs are anchor jobs for our city's incredible community of artistic professionals.

Speaker: Those jobs, while many of them are part time, they are good paying union jobs and hundreds if not thousands of these artistic professionals depend on those jobs to provide the foundation around which they can build a full time career in the arts. If these anchor jobs disappear for two, three, four years, there will be severe ripple effects in our ecosystem of creative professionals. Some of them will be forced to leave for a city that can support them. And when that happens, Portland doesn't just lose a musician from one performing group that musician works for dozens of different organizations. In one year, they all lose a worker. That musician might also teach 10 or 15 hours a week in an elementary or a high school or college. When that musician leaves all of those students lose a teacher. So any plan for replacing or rebuilding the Keller that does not figure out how to maintain the current level of employment for artistic professionals will do major damage to our region's creative ecosystem. Thank you for listening. Thank you very much. Keelan. Could you call our next three guests Nicole Possart, Adam Skalac, and Dana Rakosi?

Speaker: Welcome.

Speaker: And I up first, I believe we have Nicole.

Speaker: Hello. Good afternoon, commissioners.

Speaker: I'm nicole possart, executive director of restore Oregon, a historic preservation nonprofit that works statewide on preservation and adaptive reuse of Oregon's amazing natural and built environments. We wholeheartedly support the proposal to reuse and reimagine the existing keller auditorium and the vision to connect and activate the world renowned keller fountain and national register listed halprin open space sequence. Both are significant places of heritage that require our collective stewardship all too often.

Speaker: Reuse is given no upfront thought when it comes to our buildings.

Speaker: Our environmental mantra of repurpose, reuse, and recycle should always apply, even to our built environment. The reuse team has created an outstanding solution. They have addressed the key issues of seismic and operational enhancement at the lowest project cost and the most climate friendly manner, and can work towards a schedule to minimize the impact on cultural performances. But it seems to me that the long term issue that hasn't really been vetted in the other two proposals and cannot wait to be addressed until later, is the ownership of the keller as the owners of the keller auditorium? What is the city going to do? What are they going to opt for? If you do a new location, you don't get to simply walk away from the keller and forget it. You still own it. What happens? Your obligation, those costs, that long term liability of a dead and shuttered large facility, leaving an empty hole in the heart of downtown's cultural district is the central issue. So the long term view is needed now. And when you look holistically through that lens, hands down, the investment path forward is to reuse and transform the iconic keller into our next keller. Let's do that together.

Speaker: Thank you. Thank you so much. And next we have adam. Welcome. Good evening.

Speaker: Commissioners. I'm adam schallock up from berkeley, california. I've been a theater consultant in the planning and design of performing arts facilities for over 35 years, involved with hundreds of projects from visioning through construction, both new buildings and renovation ones.

Speaker: I've seen several eras of economic swings and earthquake and the swings, excuse me. And the effects on cities and their packs and vice versa.

Speaker: My firm, the charlotte collaborative, has been contracted to p5 and metro since 2015.

Speaker: I was deeply involved with the development of the 2018 keller study, and again in this iteration, as part of the consultant team, having worked through the options, considered the alternatives through the years, I find that adapting the keller is not only the most feasible, it will be as transformative to the current building as the 1960s makeover was to the original 1917 building. As with any current pack, the lobby, lobby venue and large rehearsal hall will widen the keller's quantity of uses for audiences accessibility, sightlines, acoustics and seating will take a giant leap forward, and the significant backstage expansions will attend to the artist and production imperatives. Since the keller has been the generating engine for p5, the facility changes and systems replacement we've envisioned will improve and build upon keller's known effectiveness, propelling it to a next level operating venue comparable to its national peers. All this will lead to efficiency and operation, which is the business sustainability model for success. We are fully sensitive to the prospect of another shutdown, but with so many positive assets in place, the wide differences in first costs and self-determination, I'd recommend that decisions be made. Looking toward the 50 plus years after reopening. But don't take my word for it. Run the numbers. The clear next step for the city of Portland. In order to make a fully informed selection, is to conduct an independent and

thorough business planning, exercise to prove out the ongoing financials of the endeavor. Thank you, thank you.

Speaker: Do we have dana? Keelan. Could you call the next three margot howell?

Speaker: Joel lawson, and connie kirk?

Speaker: Wherever you like.

Speaker: Okay.

Speaker: And I think, first up, we have, the order is supposed to be margot, peggy, and then joel. All right. I take it that we don't have, margot. So are you peggy?

Speaker: I'm connie.

Speaker: Connie. Oh maybe I'm off. Whoever wants to go, go.

Speaker: Right. Okay.

Speaker: Yeah.

Speaker: Thank you, esteemed commissioners, for your welcome.

Speaker: My name is connie kirk.

Speaker: I'm an actor and editor based in Portland, Oregon, testifying before the civic equivalent of an all star cast. I, I'm also a member of the downtown neighborhood association, which I think is an association that really digs deeply, has its ear to the ground, and really cares about our our city and so I support their support for the 21st century.

Speaker: Keller I completed my master's degree at new york university in the field of media, media, culture and communication, where I pursued doctoral studies under the auspices of the late media philosopher doctor neil postman.

Speaker: What I say does connect with today's hearing. Doctor postman warned that democracy would be under siege by disinformation and substantive journalism being supplanted by spin. I would be remiss if I didn't reiterate that the arts entertain, but they also educate and enlighten. They're the spirited and spirit filled

antidote to disinformation and a rise in nationalism. And the reason is this is important. I think savior stickler raised this point very well. I think it's important to recognize issues being raised and the needs of our LGBTQ community, who I wholeheartedly support. I am endorsing the 21st century keller project in its current location. It's well placed to thrive in the heart of Portland's downtown, where the arts thrive. So too the economy. And this is confirmed at Americans for the arts. Org, where one is able to track by city and state, there arts and economic prosperity study, which I've provided for you. The current keller, with its historic locale, offers an ideal urban infrastructure for such revitalization. The parking, the hotels, the nearby restaurants. I believe halprin's vision weaves in the area's natural beauty by conjoining keller park, where stunning multimedia will enhance and increase outdoor performances. Their vision will expand job growth downtown with a stated commitment to equity and inclusion. I lived in new york for many years and I believe the 21st century keller project at its current location will be Portland's lincoln center, but better.

Speaker: Thank you so much.

Speaker: Joel thorson I'm a downtown resident of five years duration.

Speaker: I live right between two of the three candidates for this decision, and have divided sympathies between them and also lloyd center. I used to work in that area for four and a half years, and, welcome all all of the progress they're making in their master plan where psu is concerned, I also applaud the plan for the 1200 foot intermediate scale. Performing center there, which seems to me to be very consistent with, dean bynum's, intentions for educating students, which happens to be their primary mission, in fact, requirement for getting capital funds allocated by the state, coordinate and council for higher education, there are some mission creep beyond that. And when I began looking at the, details of the and pros and

cons of a bullet, lists of decision factors, I it took me a while to find how to get my feet on the ground there, and what I came up with is I could know for sure there are a couple outcomes that I just really think are abhorrent, because they abdicate or compromise Portland's control over, the expenditure of public funds for our performing arts, community development and preservation. And, I urge the council to consider that guarding that prerogative, at all costs. And with that in mind, I point out a couple of, encroachments, particularly with the, psu plan, the lloyd center still too vague to really analyze, but, sharing of two theaters in one building. And it means that they, they will have calendar clashes, inevitably. And those have to be arbitrated somehow by some authority. That authority now is vested in Portland five and it's authorities here are going to be diminished and cut in half. That's a number of, number of other detailed issues I would welcome attention to, a three page document. It's about ten page, ten, ten minute read that I deposited online, reasoning this through with that is the prime directive is maintaining Portland five's, mandate for curating the what I call the calendar real estate of those five stages for the benefit of the entire, community of artists. That's all for now. Thank you.

Speaker: Thank you so much. Keelan. Could you call our next three guests, doctor kalman toth, philip timmons, and emily saylor ?

Speaker: Testing.

Speaker: Testing.

Speaker: Great. Go ahead. Pal. Hey, kel. It's all you, cal.

Speaker: So my name is cal toth.

Speaker: I'm a member of the downtown neighborhood association.

Speaker: I retired Portland state university professor as well.

Speaker: And I work in the area of software engineering.

Speaker: But I'm trying to take it easy these days.

Speaker: The main thing I'd like to do is avoid the gong.

Speaker: So I'm only going to say two things.

Speaker: My opinion and my opinion.

Speaker: The upgrading of the existing performance performing arts center is a way to go for the keller.

Speaker: Letting it do, doing nothing to it will let it go fallow, and who knows what'll happen to it could get demolished.

Speaker: I don't know how that's going to impact jobs, but that would be a real disaster.

Speaker: So I this is one big reason I support it. So I'd like to just say failing to add value to the keller would erode the inner cities long term potential.

Speaker: As far as I'm concerned, and upgrading what we already have have would invariably invigorate Portland's cultural heart. So that's what I'd like to depart with. Thank you.

Speaker: Thank you, doctor cowell. Please start.

Speaker: Good evening commissioners. My name is emily saylor, and I'm here to testify on behalf of the Oregon afl-cio. The statewide federation of labor unions representing over 300,000 working Oregonians. We act as a voice for all working people in the legislative and policy process. President trainor was unable to be here today, but asked me to speak in his stead because I happen to be a member of the screen actors guild-American federation of television and radio artists, and a 35 plus year member of Portland's theater community. While we support addressing the keller's structural needs and the needs of arts organizations for vibrant state of the art performance venues, the Oregon afl-cio does not endorse any one of the proposals currently before you, our singular focus is on the affected workers and the economic impact to both workers and the community. The closure of keller

auditorium for any length of time would be catastrophic for Portland's arts and entertainment workers, the arts organizations for whom they work, and the city's comeback. The arts community cannot withstand another shutdown.

Speaker: We are still recovering from the pandemic, but it isn't just artists who will be affected, it's the stagehands, the front of house workers, ticket takers, ushers, etc. The concession staff, the building engineers, the musicians, the security workers, the truck drivers, and more.

Speaker: And this is just within the building. Beyond that, a closure would have a devastating effect on the local economy. From parking garages to restaurants to hotels, this would deal a severe blow to Portland's sorely needed revitalization. The Oregon labor movement expects that any future construction or renovations will be done under a project labor agreement, utilizing only high road contractors who take care of their workers and the community, as well as continued respect for the rights of workers to organize. Once any venue is completed.

Speaker: But we urge you to consult with all stakeholders, especially arts organizations, professionals, and the unions who represent them. As you develop your plans. But the building a fancy new or remodeled venue isn't is just a building, no matter how beautiful.

Speaker: But the building doesn't create the art or the sense of community, a shutdown would effectively decimate our arts organizations and permanently drive off working artists who will look for a different market to find work in their craft.

Speaker: Then what good will a fancy new venue do?

Speaker: Protect arts and entertainment jobs?

Speaker: Don't shut down the keller. Thank you, thank you.

Speaker: Keelan. Our next three. Or who's up next, don mazziotti, rose bennett and chiquita johnson.

Speaker: Don. Here. Hey, don. Come on up, sure is, I think don, you're supposed to start first, then we have rose, and then, johnson will be up. Two minutes. And I do want to take a moment to encourage people to stick to our two minute, time limit. We still have about another 38 people in the queue, we'd like to get to everybody, before it gets too late, but, welcome, first name for the or first and last. For the record, you don't need to tell us where to, where you live, but we'd love to hear from you. Don

Speaker: Don mazziotti.

Speaker: Hey, don.

Speaker: I just have four points to make.

Speaker: Okay?

Speaker: One, we have an existing, nationally recognized landmark called the keller, it takes about 25 years to become a destination. And it is one and will continue to be one. I hope, secondly, I think the expansion project, in the absence of that project, a lot of folks have talked about catastrophic effects, the effect of ending the keller auditorium would be devastating or catastrophic on the surrounding businesses, all of the amenities, the infrastructure and the like, for, you know, a short period of time. Third, the proposal that is put forward by keller is the least cost by far for, looking at these proposals. And fourth, there is overwhelming voter sentiment in favor of the keller rehabilitation in, 70. Was the return on favorable to the keller? I would urge you guys to take a look at those factors. I think john russell's comments are pretty positive, the psu proposal, I love psu, okay, don't get me wrong, but it's extremely complex. I would not want to be the project manager, having been the ceo of the Portland development commission, did about \$8 billion worth of development in downtown, I think, renovation of the keller is essential.

Speaker: Thank you so much. You bet, next up, we have rose. Welcome, rose.

Speaker: Hi. Good day. All, my name is rose.

Speaker: Etta venitucci.

Speaker: She her pronouns. I am the business representative of the international alliance of theatrical stage employees, representing workers here in Portland.

Speaker: Since 1895. No shutdown.

Speaker: I stage managed the opening of the new theater building. Now antoinette hatfield hall.

Speaker: I worked years as a stagehand in the newmark and the winningstad, and I know firsthand the shortcomings missed by design teams. We need a functional, soundproof building, not just a pretty building. The halpin group has been at this for seven years. As they said, and they have left us out of the conversation a theater is not apples to apples to redirect pathways for people around an airport. Not the same people. The shutdown of 2020 was devastating. We experienced over a year of lost, lost work firsthand, lost careers. How much will all the entertainment industry workers lose this time on purpose? What burdens will you the city have to deal with for all of these people out of work again, there are no simple answers. You still have homeless people from the shutdown. The groups that survived are not back to full seasons. The loss of shows includes loss of many inclusive performances for diverse school children who attend entertainment downtown Portland has been the beacon of this for generations. This is a loss of enrichment to students, a loss to building the next generation of theater goers, users of parking lots, public transportation, restaurants, all of the stuff we need for economic future information is needed to answer many questions. Questions about bright lights from these video screens, other things that are going to affect traffic and neighbors. Windows, windows wherever the keller is, please remember it is a part of a bigger

ecosystem that needs to be protected by you. It is your job. The city of Portland who owns these buildings? They need to be sustainably funded, owned and operated venues by you. The city protecting all of us. The buildings. The buildings need to be affordable for the arts groups to use them. Please don't rush this. Not enough answers. No shutdown. Thank you. Sorry I went over.

Speaker: That's fine. Thanks. Thanks, rose. Keelan. Can you call our next guest or who's up next?

Speaker: She can't. Johnson. James peterson and rudolph barton. Welcome.

Speaker: You're up.

Speaker: I'll take it away, members of the council. Good afternoon.

Speaker: My name is rudy barton, all great cities have remarkable spaces for communal gatherings.

Speaker: Inside and inspiring institutions and outside as a dynamic embodiment of a shared civic realm. Both are necessary for a city to be great.

Speaker: Both need connections with one another.

Speaker: For over 40 years, I have been involved with urban design in Portland as a professor of architecture for urban design, consultant and former member of the Portland design commission. I have been engaged in numerous studies to help select sites for performing arts centers. Such studies always involve evaluating objective and subjective criteria, including, among many ease of public access, minimizing public infrastructure costs, and weighing short term against long term benefits.

Speaker: Yet evaluation is much more than an abstract matrix. For me, the most important criterion is which site can both invest, maximize its halo effect. In essence, which side has the capacity to anchor and build upon Portland's adopted urban design programs? Which site can maximize connections with encircling

properties and which side can stimulate and inspire the city's public life. I believe that the renovation of the Keller is the best option for you. It offers by far greater opportunities to reinforce decades of public investment. So much design context already exists. It already has a world renowned civic space connecting open spaces. Furthermore, the Keller option can be the strongest catalyst for animating private development in its radius, particularly along Market and Clay streets. With the revamped Keller at its center, brief walks connect cultural institutions, riverfront retail core and southern residential areas. We've seen some very interesting proposals today, but they need to be in the right spot.

Speaker: Thank you. Thank you so much. Keelan. Could you call our next guest?

Speaker: James Peterson I think that's just the acronym members of the Portland City Council.

Speaker: My name is James Peterson and I'm a proud alumnus and student, current and current trustee of Portland State University.

Speaker: I'm writing to my writing to express my enthusiastic support of Portland State University's proposed Portland Arts and Cultural Complex, the proposed Portland Performing Arts and Cultural Complex is a natural expansion of the impact, and it will significantly enhance the cultural and educational landscape of our city. This complex will be a beacon and cultural, beacon of culture and learning, hosting a wide variety of performance and events and educational activities.

Speaker: Its presence will invigorate our city's cultural scene and drive economic development by attracting visitors and bolstering local businesses.

Speaker: The construction and subsequent operations of the complex will create a multitude of job opportunities, and foster economic vitality. Essential for the revival and prosperity of downtown Portland. Beyond the economic values and advantages, the complex is poised to foster social cohesion and enhance

community well-being. The arts have an extraordinary capacity to unify people, creating shared experience in fostering understanding by offering a space for diverse artistic expression. The Portland performing arts and cultural complex will nurture a more interconnected and resilient community. As an active member of various student organizations, I understand the importance of having access to vibrant cultural resources. This new complex will provide psu students and the broader community with invaluable opportunities to engage with the arts, fostering creativity, innovation and a deeper appreciation for diverse cultures and perspectives. In conclusion, I urge you to support the funding and development of the Portland state university's proposed Portland performing arts and culture complex. This project represents a significant investment in the future of our city, offering cultural enrichment, economic revitalization, and enhanced community well-being. Thank you for your time.

Speaker: Thank you, mr. Peterson. Keelan our next group of guests, george schweitzer, jeff lang, and christina chapman. George george joins us online. George, can you unmute? There you go. I think we should be able to hear you wait, can you hear me?

Speaker: Yeah, we sure can.

Speaker: George, you're coming through loud and clear.

Speaker: Great.

Speaker: Good evening, city commissioners, my name is george schweitzer. I represent coast hospitality. The owner of the benson hotel, as well as Portland lodging alliance as an active member in its past. Chair, Portland lodging fully supports the arts and resurgence of downtown, but it's opposed to the closing of the keller auditorium for any length of time. Considering the fragile nature of Portland's downtown and its economy, surely there's a way to keep the venue in

the downtown core, either by renovation tactics similar to Portland airport, since it can't close through its renovation or through the psu proposal, Portland desperately needs a shot in the arm to reclaim and revitalize the city, reinventing the keller can help in that regard. And just so you know, Portland state recently presented their proposal at a Portland lodging meeting. There was no negative feedback regarding a new hotel incorporated into the proposed site, since it would only be replacing a hotel that already exists at that location. So thank you for your time. Appreciate it.

Speaker: Thanks, george, and next, jeff lang, I think, or Keelan, who's up next?

Speaker: Let's see. Yeah. Jeff lang, christina chapman.

Speaker: Hello, mayor ted Wheeler and Portland City Council.

Speaker: My name is christina and i, and I am a business representative for the international alliance of theatrical stage employees, local b 20.

Speaker: So our union specifically represents the ticket sellers, ushers, stage attendants, gate attendants, and elevator attendants, which many theaters no longer have, as well as check room attendants at more venues and tested it, testifying today out of concern regarding the proposed extended closure or potential indefinite closure of the keller.

Speaker: While we do support addressing the building's structural concerns and renovation needs, we implore the city to ensure renovation or relocation will not cost workers their livelihood.

Speaker: Our union, which was established in 19 our union was established in 1937.

Speaker: We are a relic of old Portland.

Speaker: We have a long history in the city supporting the arts and tourism. Many of our members are also artists themselves. Those outside may see our jobs as

transient or temporary, but have not worked with a group of people who are more proud of what they do. We have workers who have been with us for more than 30 years, ten and 20 years is not uncommon. Personally, my job as an usher is the best job that I have ever had, one of the mantra of my coworkers is that he always strives to provide world class service at this theaters. Another one of my coworkers views herself as an official ambassador of Portland, because we go on beyond guiding patrons to their seats, she provides insights into Portland's history, recommends tourist attractions, dining options, and accommodations, and she has been doing so for over 30 years. We take care of our local residents and create positive, lasting memories for those visiting. The possibility of losing these jobs would be devastating. Some people will lose their place to live. These are government jobs that provide stability and benefits that ensure accessibility for individuals from diverse backgrounds. These are union jobs that promote the welfare and rights of its workers. Finding another similar job for our members would be extremely difficult. So we do ask that whichever proposal you choose that the venue will still employ us as our front of house workers. Thank you.

Speaker: Thank you so much. You call our next three guests chris finks, claudia sandler, and bill foster. Welcome I think technically, we have chris up first, but whoever is ready first can go. Whoever wants to go first.

Speaker: Yeah, first.

Speaker: He's telling me it's me. All right? It's your.

Speaker: You're lucky.

Speaker: I'm, chris finks, and, I've been in Portland for the last 27 years.

Speaker: I've adopted this as my city from Washington, d.c, and came and fell in love with this city and, raised my son here.

Speaker: I came here for an urban renewal project called pioneer place.

Speaker: The second phase, not the first phase.

Speaker: I was still in college when that happened, but I was here for that piece. And one thing I just want to say is that all these proposals are really impressive. I any city that we've been counted out for a long time to see three things efforts is impressive. I will say that there's one, though, that I'm in favor of, and I'm here to testify in favor of, and that is the keller, the 21st century keller. And we have considered jobs, and we can talk about that every single day there. And that's why we want to keep it there, because there are other jobs, including the jobs we were talking about today with the labor. And we take that very seriously. But there's jobs with the hotels and hospitals and hospitality, the hospitality and restaurants and retail all around that area that rely upon the keller being in place. And there's a science to this. That's where people walk 2 or 3 blocks to go to an attraction. You remove that outside of those areas, you lose that vitality. I'm really concerned about that. And I think that we have a proposal that's ready. Guest seven years. It's now really heating up now, and I think there's we're open to conversations and speaking. Part of being part of the halprin conservancy that we will be willing to talk to, work on schedules to make sure that we don't impact people negatively. And there is a fundraising piece that already you've got public and private sector, you've got design, you've got all these different elements to do with the keller that are all almost shovel ready. I think that somebody said that earlier, not quite, but close. And any of these other initiatives I don't think are as far as we are. And I think we're ready. And the city really does need I'm really concerned. One of the things I've been a player in downtown vitality since I've been here, and to see what's happened this last several years, I want to be part all of us be part together to bring us back.

Speaker: So thank you, mr. Finks, and, please go. Hey.

Speaker: All right, your your patient is appreciated for a long day, my name is bill foster.

Speaker: I'm also, I've also been, for the last year, a member of the halprin, advisory committee, watching all these projects develop, and, you know, after watching, after listening today, I agree with what he said. You've got three interesting and inspirational projects. Acts, any one of which any city would be pleased, thrilled to have.

Speaker: But, when I look at this, this is much more than weighing costs or counting seats or, short term programing or labor issues, parking lots and all that stuff.

Speaker: It's really about sense of place, you know, we are all, whether it's northwest or Oregon or Portland or our neighborhoods, we're all very invested in, the kind of place we live and we're caretakers of that. And when i, when I get to the bottom line of this, I'm reminded of the I guess it's the phrase or the quote of, you know, is there a there there. And two of these proposals really don't in my mind have a, there, there, there opportunities is, to create a new place. But we have we have a place and we've got this amazing, keller halprin fountain and, and the auditorium at which millions of people have made their memories and shared experience and, and, I think that's where we need to build and continue to build. I think we're doing a keller is really a vote for the future of downtown Portland. And so my vote, if I have one, is, is to, do the keller and make Portland great.

Speaker: Thank you so much. Keelan. Could you, call up our next three guests?

Speaker: Carl abbott, kate dixon and marion debartolo levin?

Speaker: Good job.

Speaker: Good afternoon.

Speaker: Good afternoon.

Speaker: I guess it's my turn.

Speaker: It. Sure is. I think we have some guests online. But why don't we start with you, and then we'll go to kate.

Speaker: Good afternoon. My name is marion debardeleben. I live downtown and have lived through the recent and current mayhem from downtown up close. I voted for a council that would improve and build upon the plans and the visionaries of the visionaries who came before. So what happened? Why not show loyalty to an established theater that has served this state for a century? Show loyalty to the citizens who have generational traditions built around visits to the keller auditorium? Why not build upon established traditions? Don't be manipulated by the throw away trends of today. Why not build upon time tested service from the keller for our citizens of this state, as well as visitors? Why not show resilience that Portland has, after attacks from destructive elements, elements which have sent many residents into panic and flight from our city, show resilience and the confidence that Portland's have beyond disruptors. Reimagine the keller in the established space. We have all come to appreciate and love, show appreciation for the businesses and the halprin sequence that makes Portland's cultural center a destination spot. The keller was and can continue to be a known and cherished auditorium for the next 100 years. Show loyalty and resilience to the Portland and citizens of Oregon. Reimagine the keller.

Speaker: Thank you. Thank you so much, miss dixon. You're up next.

Speaker: Well, thank you very much. Good afternoon, City Councilors.

Speaker: I know this has been a quite a long day, so i'll try to make my comments brief.

Speaker: I'm actually reading, a set of comments.

Speaker: That's been put together by a group of, informal group of concerned citizens, we've worked on some projects around the city, and we want to, make a statement today, enthused artistically, supporting the renovation of the keller auditorium. The keller, as you are. Well aware.

Speaker: But it is an integral part of Portland's arts and cultural hub. And we believe that the keller is a sound option on, based on the sustainability and the fact that it's common sense, it makes more environmental and economic sense to renovate and improve the existing keller building than to start over in a in a new location.

Speaker: I must say that I think that with the psu, proposal. Well, and by the way, I'm a psu retired adjunct, I love psu, I it has it serves the city so well, but it to move all of the performing arts to one end of the city is not central downtown. It's not the core of downtown. But I do like the possibility of a 1200, auditorium there. And a partnership between the keller and psu, if that's a possibility, I also back to my prepared remarks. Cost and time renovating and improving the keller will cost significantly less. And be completed faster in the location and parking is there. The keller is in the heart of downtown, across from a the beloved and nationally renowned fountain park, which we've talked about today. It the keller will continue to support the revitalization of downtown Portland. Renovating the keller will keep people coming to downtown each year. And, finally, very quickly, my comment is let's honor the past and build the future for Portland as an art and cultural hub by renovating the 21st keller auditorium.

Speaker: Thank you, thank you. Keelan. Could you call our next three guests michelle fuji, walter weiler, and mark stevenson?

Speaker: David huron, do you have to be right here?

Speaker: Looks like we have someone. Mark, I presume? Yes. Welcome. Doug. Go first. Yeah. Go ahead. All right.

Speaker: I'm, mark stevenson.

Speaker: I'm a member of the help and conservancy's task force, my professional background is I'm chief financial officer at craft three, which is a nonprofit, community development financial institution here in Portland and previously ten years as ceo of capital pacific bank, which was a certified benefit corporation.

Speaker: I'm in support of the keller renovation for the following primary reasons. There's another reasons that people have talked about, but these are the primary ones I'm interested in. First, it's reassuring to hear results of the recent poll that shows strong voter and community support for the keller rebuild.

Speaker: Second, I also believe that if we're serious about our civic commitment to rebuilding downtown, that the keller is at the heart of our downtown district.

Speaker: Vacating the keller would create a big hole in downtown and represented a significant step backward in our efforts to revitalize downtown.

Speaker: The keller is not an isolated investment.

Speaker: It's at the heart of the fountain and cultural district and is surrounded by parking, restaurants, hotels and other venues in the immediate neighborhood. Clearly it would. Its absence would be impact immediately, immediate the immediate small business community in that area, psu is close. It's a beautiful campus, an important asset to the Portland community, but it's peripheral to downtown. Finally and maybe because this speaks to the financial person in me, I think a \$300 million cost difference is a big deal. I don't know how we can ignore that. It's not just what the city is putting into it. I'm talking about total cost, because total cost matters. I saw today the news about the study showing the direct and indirect costs over the two years, the keller will be closed for renovation. We've

heard about a lot about that today in terms of the cost of labor. I think there's a couple of important things to note. First of all, the keller cost does address the indirect those direct costs of closure, including those of the people that work at the keller. Yes, there are indirect costs, which are the impact on the broader community. But those are short term. Know what it would seem important to do a study on the long term indirect cost of the loss of the keller to downtown. If we were to do a present value calculation on those long term costs, I suspect it would be a very large number. Okay. Thank you. Thank you.

Speaker: Keelan could we call our next three guests?

Speaker: Remy wants angela jackson and bashar wally.

Speaker: Remy, welcome. You're up first.

Speaker: Hi. Thank you. Good evening.

Speaker: Council, for the record, my name is.

Speaker: Remember watts. I go by remy, and I have been a resident of southeast Portland for nearly ten years now, so, I have, received my master's degree in public administration about ten years ago, and I've been working on, nonprofit and policy analysis at the state level for quite a few years.

Speaker: And even though my office is downtown, I have almost applied to Portland state university and I have been a regular attendee of the Lloyd center my entire Portland life.

Speaker: I'm not really here to, give you a decision that I would make. I'm here to help you make a decision, and I wanted to share two facts with you that I believe are important and consider when you're making a decision on how to vote with this situation.

Speaker: Because as we've all noticed, there are three really amazing proposals here, number one, ensuring that inclusivity and equity in the final design includes

size inclusivity, so oprah winfrey recently hosted a one hour ozempic special, and oprah noted that being fat is one of the only biases left that are acceptable in our culture. I would like to make sure that the city of Portland fully rejects that pervasive anti fat bias and fully embrace, inclusivity of all people. So we can make sure that we ensure accessible seats are installed, which include ample aisle room, making sure that the arms go up. I'm sure all of that will be hammered out in the implementation phase, but I want to make sure that you know that that is an important thing to stick to. And then something else I wanted to share was actually a quote from my, a budgeting guide for local government. Third edition by robert I bland, which I read in grad school, around this exact public administration theory. So the cases for the made for the public financing of arts venues is that these facilities either provide public benefit or contribute to economic growth, however meritorious, they do not meet the criteria of non-divisible city and non-exclusive excludability admission tickets are required to enter their events. Thus, they are not qualified as public goods. Anyway, I'm going to send you this passage. Thank you so much for listening and, good luck making a decision.

Speaker: Thanks, remy, I think we have angela, yes.

Speaker: Good evening.

Speaker: Councilors. Thank you for this opportunity. My name is angela jackson. I'm an investor and entrepreneur, co-founder of Portland seed fund in partnership with the city of Portland. I'm here to express my strong support for the proposed Portland state university performing arts complex in addition to my professional role, I actually have a deep personal connection to the performing arts. Dance was my first career back in minneapolis. I actually was a teacher at Oregon ballet theater. Many years ago, my students performed on the keller in the nutcracker and other productions. So did my daughter, all of that said it, my investor self

entrepreneur self also knows the time to look forward versus back with fond memories. The proposed performing arts complex at psu is just the kind of bold vision we need to revitalize downtown Portland. Now. Our state is depending on us as someone involved in fostering innovation and economic development in our city. I believe this development will play a crucial role in reinvigorating our cultural and economic landscape. Many others believe this too. In the investor, entrepreneur, philanthropic, bold leader, community. I'll point to a couple that you will have in testimony, just a couple of notable quotes. The verniers who, have now endowed the downtown vernier science center. They said the performing arts complex is more than just a facility for psu. It's an investment in the future of Portland. Ken thrasher, former ceo of fred meyer, has noted that Portland needs a project like this one to show the world we are open again for business. And finally, walter bowen, ceo of bpm real estate group, used the word transformative in supporting this particular project. I think transformative is an important place to leave my comments. We have this opportunity to transform our city to a whole sort of new future. I believe this Portland state university performing arts complex provides just this opportunity. I also want to take a minute just to thank you guys for your dedication to our city and the opportunity to participate in as an engaged citizen in a civil democracy. I appreciate that. Thank you.

Speaker: Thank you so much, you're up next, mister.

Speaker: Good evening. My name is bashar wali.

Speaker: I am the founder and ceo of practice hospitality, a hotel management company based here in Portland, and I live in the south hills southwest hills with with view of both the keller and the psu location.

Speaker: As a hotelier deeply committed to enhancing the cultural and economic vibrancy of our city, I strongly support wsu's plan for a new performing arts center.

This project not only ensures the continuity of Portland's rich art scene, providing two state of the art auditoriums, but also integrates a hotel, a conference center, and community spaces. Such a comprehensive development promises constant activity beyond event nights, benefiting local businesses and attracting visitors. The keller, where it stands is a dark, significant, significant time of the year throughout the day, particularly this project that psu is proposing has already garnered interest from private investors, signaling confidence in its potential to bring millions of dollars to downtown Portland by fostering a dynamic and inclusive environment. This initiative is a catalyst to revitalizing downtown Portland, bringing economic opportunities and reinforcing our city's identity as a cultural hub. This Portland will become a Portland gravity center. Additionally, the opportunity to pioneer a hospitality program near and dear to my heart in my industry could further further launch our city as a culinary and wine and spirits powerhouse, making this project reach far beyond our local community and giving it the potential to be a world renowned destination for aspiring chefs, hoteliers and sommeliers. Portland cannot afford any more plywood on windows, shutting down the keller will delay will deal a big blow to our ability to recover, which is already hampered by what tourists see as they stroll our streets. Losing any jobs in this vulnerable time will only deepen our economic depression and delay our exceedingly fragile recovery curve. We need jet engines propelling our recovery, not roadblocks and speed bumps. Although this project may seem like a tall hill to climb, today we simply cannot move forward if we continue to look back and it's our turn to dream big, think big, and finally play in the major leagues where Portland belongs.

Speaker: Thank you. Thank you, mr. Wiley. Keelan. Can we call our next three guests? And I see our first one up is stan, and stan is on the line. Welcome, stan.

Speaker: Yeah. Thank you, commissioner. Hi, everyone. Sorry I couldn't be there in person today, I'm stan penkin, and I'm speaking on behalf of myself. Although I will note that the pro district neighborhood association does support the reimagined keller. Imagine another big empty building in the core of downtown. That is what we will have if we don't move forward with the innovative plans for the renovation of the keller auditorium. The proponents for the reimagined keller have created a world class design that addresses and resolves the current flaws of the building. But this is more than just a building. It's about a holistic plan that also activates an important core of our city by creating friendly and welcoming gathering spaces and generating connections to the surrounding area, to again be a thriving and vibrant city. We need a downtown core that people want to visit from all across Oregon and the entire country. We should be improving what we already have rather than trying to build something new at greater expense and which is not in the city core, where we already have a viable neighborhood, existing parking, restaurants and hotels, leaving a black hole in the heart of downtown would haunt us for years to come. Portland needs wins, and this is an opportunity for a big win that will serve Portland for many, many years. I urge you to urge City Council not to pass up this opportunity. Thank you.

Speaker: Thank you so much. Keelan I jumped in front of you. Do you want to call the next three?

Speaker: John lou kathleen miller, and randy gregg?

Speaker: That you, kathleen? Well, come on up. I put you in charge for just a second.

Speaker: Thank all of you guys for coming here.

Speaker: And as long as it's taking.

Speaker: Yes. My name is kathleen miller, and my husband and i, we both live.

Speaker: Good night. We both live in the Portland plaza. And we, for most of our windows, we can look out right out and see keller. And I remember 27 years ago, I was in high school in battleground Washington, and I was taking a theater class, and my theater teacher, she said that anyone who was willing to pay for it, she had gotten some a agreement with whoever was running the keller and that anyone who wanted to pay would get a seat in the next performance. And I was ecstatic because even as a little kid, I loved to be doing, you know, going to see plays and so we went and the one night we were going to it turned out to be les mis, les miserables. And I was in awe, I loved it, I still remember, I've seen it, I've seen it now more than a few times because my husband and i, we live right there and we do your your, your long broadway shows. And so I've seen that movie, that one probably about 4 or 5 times, but it's not it's not about me. But but I did fall in love with the keller auditorium and the people who were there and their performances. But what what is being examined here today? And I'm wondering, but what is being examined today is not specifically the keller, but when it is removed, then it will take everything, everything away in Portland. That made Portland so great and what and so what I read from from somewhere else. What is being crafted will create exciting destination, an exciting destination for downtown Portland that is not just a building. Something will be exciting, interactive space. It brings together. It brings together well. Together for art, cultural events and increased sense of community and I think that that is exactly what Portland needs right now. Thank you so much.

Speaker: Thank you. We really appreciate your testimony today, I see that john lu, has shown up on zoom, mr. Lu, welcome. John, are you there? Thank you. There you go. We can hear you loud and clear. All right. Thank you very much. I'll make this quick. And it's been a long evening for you, and it's not done yet, I'm the chair of the bosco milligan foundation. And architectural heritage center. I'm testifying in

that capacity on behalf of the foundation and the ahrc, so, you know, the keller is the proven location, right? It's we know that if we rebuild it, there, it'll be a fantastic venue because it already is a fantastic venue. So it's a safe choice, right, we also know that, remodeling and reusing things is environmentally better than demolishing two existing sites, building entirely new complex, and then figuring out what we're going to do with a vacant whole by an abandoned fountain. Right. So we should stick with the existing location. And finally, the spending aspect is really critical, you've seen that the competing proposals, both psu and lloyd, will cost at least twice as much as the keller remodel and take probably twice as long. But I would like to suggest that it's actually much more than twice as much and much more than twice as long, because with those other proposals, after we're all done paying for it, we are left with what do we do with the keller? This abandoned, vacant building that has no other use? Look, the psu proposal said that it's going to be a children's theater or a children's museum. You know, we know everyone knows that building is never going to be a children's museum. It is not suitable for any other use. And even if it were, it would be seismically upgraded. So we're going to pay twice as much on the other proposals, and then we're going to have to pay again to do something with that space. So twice times, twice is four. And while I'm not suggesting the other proposals are four times more expensive, I'm suggesting that by the time they're all said and done, it might feel like that. So I would stick to the existing keller and rebuild it and make it fantastic. Thank you very much. Thank you, mr. Lu. Keelan. Can you remind me where we are in the queue?

Speaker: Randy gragg, anita davidson.

Speaker: There we go. Welcome anita. You're muted right now. There you go. You're close. There you go okay.

Speaker: Good evening distinguished commissioners and thank you for this opportunity. My name is anita davidson and I'm a condominium owner downtown.

Speaker: I'm here to ask your support for renovation of the current keller.

Speaker: Many of my reasons have already been expressed. Renovation is the greenest option downtown core location matters.

Speaker: And what happens to the keller if it's shuttered?

Speaker: And also be mindful of the public cost of construction on. But this is not merely a construction decision. It's also an operational decision with very long term implications. What happens after construction? If we compare operations of the current keller with the psu proposal, the keller outshines the current keller holds established and straightforward relationships and processes for its day to day operations. Known and straightforward. Have value, contrast that with psu's plan, which introduces complexity, unknowns and risk. With its commercial condominium structure. First, a commercial condominium will not manage itself. It will require additional city staff for the next 50 years to participate with the condominium board contracts, budgets, reserve studies, and potentially conflicting interests. If the psu site is built, additional city staff will be needed at a level more demanding and more costly year over year than the current keller operations in addition, a commercial condominium structure adds comes with added risk. But is there any benefit? For example, if a psu student or a hotel guest is injured, will the city be the deep pocket partner on the hook for a portion? When pipes leak in the hotel or the hotel needs more soundproofing, how much will taxpayers be on the hook for those shared costs? The bottom line is that there will be increased risk in public costs to operate a city auditorium as part of a commercial condominium structure. Construction lasts 3 to 5 years, while operations will continue 50 years beyond the current. Keller has a history of successful relationships and operations

that can continue during and after renovation. The labor issues are real but also manageable, and it seems to me we could have both. PSU can build its 1200 seat auditorium, hotel and conference center and the city can renovate the keller. We could get it all. Thank you for this opportunity.

Speaker: Thank you so much. Keelan, could you call our next three guests? Robert Grumel, Brad Perkins, and Ozersky?

Speaker: Hello, my name is Bob Grumel, founder of Grumel Engineering.

Speaker: I'm here to testify in support of the renovation of the auditorium.

Speaker: My firm and I have been working with the Halprin Landscape Conservancy since 2019.

Speaker: We have completed the structural review and recommendations of the current proposal that has been presented here today. The proposed renovated structure will be designed to new standards regarding seismic performance, the performance from a performance perspective, it will be indistinguishable from a new structure. In addition, our firm has contracted soils investigation, investigations and material testing, which have yielded favorable results. Deep pile foundations will not be required to support the existing structure as previously thought. This is a tremendous savings on the existing concrete and masonry structures can be reinforced to carry both gravity and seismic loading. A word on the condition of the existing Keller structure, the 1960s renovation provided significant structural reinforcement in the form of concrete and rebar, and while this building does not meet current code, it does have significant structural elements in place which can be relied on in renovating this building to current standards. Recently, this building has been unfairly characterized as fragile building, when in fact it has significant strength from the 1960 renovation to resist seismic forces. I strongly urge you to

select the keller renovation project as the future primary performance hall for the city of Portland. This is a reliable choice that you will never regret.

Speaker: Thank you so much, mr. Perkins, welcome.

Speaker: Good evening. I'm brad perkins, and strongly support locating a new performing arts center to the redeveloped lloyd center site.

Speaker: The lc mall was great for a while, but now it's time to integrate the large site into its urban context with mixed use development. A new performance hall will help rebuild the lc area and thus strengthen Portland's central eastside communities. Income and ethnic diversity versus wsu's proposed freeway site.

Speaker: The performance hall at lloyd center is greatly benefited by being less than ten minutes walk to the rose quarter, which is center to all carbon reducing transportation networks.

Speaker: The r2 is to include privately initiated plans for the development of rose quarter gorge trail and cascadia high speed rail. As co-owner and ceo of hsr bullet trains, it is our goal to use mostly private funding to develop bullet train service between eugene and Vancouver, bc for theater owners and others. Imagine Portland's veterans memorial coliseum interiors renovated to facilitate bullet train station that is connected to all transportation systems and acts as a catalyst for development of new housing, stores, offices and entertainment uses in the depressed east side. Visualize how people can walk from the rose quarter transportation hub on Multnomah street that goes under i-5 to grand avenue and becomes an exciting 44 foot wide pedestrian outdoor marketplace in the middle of the street to the new arts center. I urge the council to support this great possibility of people enjoying a walk from a new performing arts center across Multnomah street, from a revitalized holiday park to a much needed new rose quarter town center and chastity high speed rail station hub along the beautifully improved

willamette river waterfront. Thank you for your consideration in these economic development plans for a more livable Portland.

Speaker: Thank you, vadim, you're up. Thank you.

Speaker: Commissioner Mapps, mayor Wheeler, city commissioners, I appreciate you making time to hear testimony from people that know their neighborhoods and will be directly impacted by your upcoming vote.

Speaker: I'm speaking on behalf of the renovation of the keller auditorium, my name is betty mazursky, and I'm testifying in the capacity of president of the goose hollow foothills league, as well as president of the neighbors west northwest, a coalition of 11 neighborhood associations.

Speaker: Both organizations have voted unanimously to support the plan to remodel the keller auditorium.

Speaker: We've looked at the cost the impact on the neighborhoods, the impact on the environment and what would work best to create a future that is more vibrant for Portlanders.

Speaker: All those indicators weighed in favor of the keller renovation.

Speaker: We all talk a lot about revitalizing central Portland, which has gone through some devastating circumstances over the last few years, and this would go a long way to revitalize central Portland.

Speaker: It would anchor a walkable restaurant and entertainment area for residents and visitors alike on the flip side, building an auditorium elsewhere and taking needed business and foot traffic away from the heart of downtown will be yet another devastating blow to the downtown and central Portland area. You've heard a lot of testimony today, including what I suspect is from people that don't even reside in central Portland.

Speaker: I urge you to listen to the people representing thousands of residents in downtown goose hollow, old town, pearl northwest district, and numerous other neighborhoods.

Speaker: We know the needs of our neighbors, and the needs include a remodeled, renovated keller and a re-energized downtown core.

Speaker: Let's stop talking about revitalizing downtown and begin the process of accomplishing that by renovating the keller auditorium.

Speaker: I appreciate it.

Speaker: Thank you. And, next up, we have, derek trost. Welcome, mr. Trost.

Speaker: Thank you.

Speaker: Good afternoon.

Speaker: Evening. Thank you for the opportunity to testify in support of the psu proposal for the new performing arts center.

Speaker: My name is derek trost. I'm a graduate of the architecture program at the university of Oregon and specialize in the design of live performance venues and recording studios. I serve on the city's noise review board and serve as vice chair on the music policy council. On whose behalf I'm speaking. Today, we represent performers, composers, stagehands, promoters and bookers, venue owners and operators in our community. Collectively we believe that psu's proposal stands head and shoulders above the rest for all concerned. Revitalizing downtown with a brand new state of the art venue that will lead us to important redevelopment of the adjacent neighborhoods and integration with the university campus. During construction, the public will enjoy uninterrupted opportunities to attend shows that employ hundreds of local performers, technicians and stagehands. Once complete, a world class venue awaits all of these folks, providing a massively improved experience Portland will simply never see at the current keller site, with more than

double the real estate at the psu site, crucial front of house and back of house operations are properly accommodated, including semi truck loading and unloading. There simply is no sensible scenario for these basic realities at the current keller site, and this critical infrastructure is conspicuously absent from the lloyd district concept. Psu and borough architecture have demonstrated they actually understand how to make this building work. And believe me, folks who work these shows talk with folks who book these shows. The realities of the venue are known and considered when it comes to future and ongoing opportunities. Shows that would otherwise drive right by us on i-5 will include the Portland market in their national tours council. Please join us in supporting this well conceived proposal for a new downtown performing arts complex. Let the show go on.

Speaker: Thank you so much Keelan. Could you call our next three testifiers stephen koch, mary coolidge, mark montgomery? Welcome. Two minutes. Name for the record. Great.

Speaker: Thank you. Thanks for being here, my name is stephen cook. I'm a native Portlander, a fellow of the American society of landscape architects, and a founder of the halprin landscape conservancy. I'd like to reiterate that the keller auditorium is an integral part of the closely knit group of entertainment venues and public open spaces that support the vitality and social health of the city's core. The current location of the keller auditorium is inextricably tied in. Supported by the keller fountain, the Portland open space sequence, and the entire fountain district, it is the best location, the greenest location, and most affordable location for this entertainment center. I'm personally puzzled by the agenda of the state board of higher education and psu, and their motivation. Other than gleaning revenue, expanding real estate holdings, and piggybacking their responsibility for multiple

academic programs onto an excessively diversified funding scenario, shouldn't psu focus on education and keep the keller where it is? Thank you.

Speaker: Thank you very much, miss coolidge. You're up next.

Speaker: Hello. Good evening, commissioners, thanks for hanging in there to the very bitter end. My name is mary coolidge. I am representing bird alliance of Oregon, we are surprised to see such a heavy reliance on all glass facades in the three keller proposals. So we urge you to direct project teams to scale back from the all all glass building concept in order to better meet Portland's climate action goals and to design a building that will more thoughtfully meet the exterior glazing standard in the central city plan, as well as bird safe standards in the city of Portland's and metro's green building policies. The all glass building is less energy efficient, increases hvac demand, reflects heat into the surrounding area, exacerbating the urban heat island effect in an existing climate crisis, poses an undue risk to birds and greatly increases the amount of light trespass from the facade. When the building is occupied after dark, which the keller will be, bird safe glass can certainly be specified for an all glass building, but this is the least sustainable approach to building design in terms of collision mitigation. Light trespass, and energy efficiency. There are many other exciting and beautiful building design approaches that aren't transparent vessels, as we heard about today. Therefore, we urge you to ask for an innovative redesign of the chosen proposal to reduce the all glass facade. Of the three proposals, we would support the markin keller renovation by hennebery eddy with modifications. This is the only one of the three that mentions bird diversity in Portland at all. Clearly identifies the need for bird safe glass, and renovates an existing building which is the most environmentally responsible approach. That said, the renovation renderings do depict a brightly lit, all glass building which will operate in after dark areas or hours

and create significant light spill into the surrounding area, which will impact residential buildings in the adjacent area, as well as the health of our urban ecosystem. So we would support this proposal if the design were modified to reduce the glass exterior and to incorporate responsible management of light spill from both the building as well as the fountain. Thank you so much for your time.

Speaker: Thank you. Keelan. Could you call our next three?

Speaker: Lisa James, Marianne McNamara, and Yoko?

Speaker: Once that completes testimony, well, colleagues, number one. Oh, here we go. I'm oh, no, you're doing fine. We saved the best for last.

Speaker: Well, thank you for staying and catching the last one.

Speaker: Thank you for your patience today. And everyone who stuck around to hear testimony and to testify. We really appreciate your patience. Clearly these projects resonate with folk. I'll turn the floor over to you. Thank you.

Speaker: My name is Marian McNamara. I live downtown, and I am strongly in favor of the 21st Century Keller Auditorium, and my main reason is because of its least climate change aspect effects. And as a grandmother, I'm always thinking about climate because my granddaughters have to live in the world we leave behind us. And I am hoping our city will also be looking at climate as the first thing we consider. But I also have to agree with many of the people who've spoken before on the advantages and also the troubling question of what happens if the Keller is not chosen as the option. And I would just beg of you as the council to look at it and think about what you're going to do with that building. If after three years or five years, or however many it goes dark because it really will be a hole in downtown Portland and, I know that you have a lot of things on your plate, and you certainly have a lot of people that are going to be mad at you no matter what you decide to do. But if you will let people know before, they kind of commit to this, to

whichever decision you come up with, at least they will know what they're getting into. And I doubt that there'll be a great enthusiasm for re taxing ourselves to retrofit the keller after we've already done another, job in another part of the city. So I think just let people know what's coming, and, then we can deal with it. Thank you very much. And good luck.

Speaker: Thank you, miss mcnamara, let me check in with Keelan one last time to make sure that we, got to everyone who, is here to testify today. All right, colleagues, that completes public testimony on, these items. Just to kind of remind us where we are. We have three reports before us today. Our basic work before we can close out the work day is to, vote to accept these items or not to accept these items, but before we get to that, colleagues, is there any, discussion on that you want to put on the table? Commissioner Gonzalez, I just wanted to clarify.

Speaker: Will we vote on these individually? Can we do in the aggregate?

Speaker: I think I think you'll want one at a time.

Speaker: Okay.

Speaker: That's all I got.

Speaker: Okay, great, hearing, no other, comments from my colleagues, i'll just share a few thoughts that the mayor shared with me, you know, I want to thank everyone who testified today, especially staff consultants, advisors, members of the public, it's clear a great deal of effort went into putting together these proposals. And on behalf of the city and on behalf of this council, I want to thank all of you. This is clearly a passion project for so many folks, I think there's a lot that everyone in this town should feel great about, today's presentations all reflect things that we should be proud of. There's so much creativity in the room. Love the partnerships between private sector and public sector, it's also clear, and I think we've learned, in a very profound way today, that the keller has a profound impact on our local

economies, jobs and, quality of life. And as we move into, public engagement over the next couple of weeks, let's remember that this is a moment in time that does not come often, we have a great deal of things to consider over the next several weeks, which is why I look forward to continuing this conversation. But in the meantime, colleagues, it is time to consider each report in turn. Let's see, I would like to, if I may, can I get a motion to accept, what's our first report? 455 I believe it is moved. Thank you. Can I get a second? Second? Keelan. Please call the roll. Ryan hello.

Speaker: I would like to make just one statement and then just accept the other two reports. But I'm going to do it all in total. Is that okay? You go to that, colleagues. Sounds great. Yeah might save like a ten minutes or more. I just have to say first of all, that it'll be four years in September that I've been on this City Council and I've heard a lot of testimony and I think that was the best testimony I've listened to since I've been on City Council. It was just so all of it was very bold and exciting and inspiring, and everyone was thinking big. And, you know, people use the word restoration in different ways, obviously, and it was just really refreshing to see so many civic minded, enthusiastic people come forward and take time because they love their city so much. They love the arts so much. They love downtown so much. The whole central part of the city. So much that they wanted to be heard. And I'm really, just impressed with what I listened to today. So thank you, everyone who testified. And also thank you to the three teams, if you will, that showed up to give, reports today, they were all outstanding. They were all thought provoking. I learned a lot and when you have a job like this, it's always about, you know, I'm curious. Or I would have applied for a job like this. And it was just everything was, was outstanding, adding to just absorb. So being in a sponge mode to, this afternoon and evening, it was a treat, so I just want to say that, thank you all

for thinking big, I think what I also heard is Portland needs a big win. There's urgency around this. I do think we're going to have to make a decision, definitely. This summer. I think the date is in July. Is that the date? Do you have it in front of you? Maps?

Speaker: I don't, okay, but soon is the goal.

Speaker: The mayor set the date? I think it was in late July or something, but I know that we will be making a decision, and I think that our city deserves us to make a decision. So we can move this forward. Because we do need that big, exciting win. So I just really am here to say thank you, everyone. I'm taking it all in. And, I look forward to mulling it over. I look forward to how, each one will evolve and I accept the report for this. And I will say I to the other two. Thanks. I Gonzalez, I want to acknowledge both the gravity of the moment and the inspiration of the moment, we are making a decision in the coming months that will have generations of impact, if not a century, placemaking. Place protection is a central role of government. The complex ecosystem of performers, of businesses, lovers of the arts, residents that are all part of this orchestra. They're all part of the symphony that we're playing together, but it's not going to end in one night. It's going to last for 100 years, I just want to air my appreciation also for the presenters. The word inspiration is real. I we you shed light on the city. You gave us hope today, you know, regardless of which way we go, I want us to leverage this energy as we really define the urban landscape for our next hundred years. So with that, I vote to accept the report. Yea. Rubio.

Speaker: First, I just want to say how blown away I was by all the presentations, and they each produce concepts that were truly, absolutely stunning. And, as others have expressed tonight, I wish we could proceed with all of them, but I know that we can't and we have some, decisions to make. But I do want to say

congratulations to each of the teams, this has been a really interesting conversation, and it's given us a lot to consider, and, as my colleague said, also the what's been really, really compelling tonight for me has been the quality of testimony. It's been really, really good. And given given us multiple dimensions to think about, themes that i'll be, that are resonating for me are absolutely the climate impacts and the carbon impacts, the worker and artist impacts and then the financial feasibility. So we have some analyzes to do, and also after tonight's testimony, I hadn't thought of this before, but the any possibilities for partnership and for that piece only I wish that we did have more time to explore that, so thanks again to all of you that waited so long to testify. It shows your clear dedication to this project, to the arts, and to this city, so again, excellent presentation and I vote I to accept the report maps.

Speaker: I colleagues, can I get a motion to accept or end the item passes, let's move forward, colleagues.

Speaker: So move.

Speaker: Second, please call the roll. Ryan

Speaker: Hi, gonzales. Hi, Rubio. Hi. Maps

Speaker: Hi, the report is accepted, can I get a motion for 457?

Speaker: So moved, so moved

Portland City Council Meeting Closed Caption File

May 30, 2024 – 2:00 p.m.

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Speaker: Good afternoon, everybody. This is the may 30th, 2021. City Council. Rebecca please call the roll. Ryan here.

Speaker: Gonzalez here. Maps here. Rubio here.

Speaker: Wheeler here. And now we're going to hear from legal counsel and the rules of order and decorum.

Speaker: Welcome to the Portland City Council to testify before council in person or virtually, you must sign up in advance on the council agenda at Portland.gov/council/agenda.

Speaker: Information on engaging with council can be found on the council clerk's webpage. Individuals may testify for three minutes unless the presiding officer states otherwise, your microphone will be muted when your time is over. The presiding officer preserves order, disruptive conduct such as shouting, refusing to conclude your testimony when your time is up, or interrupting others testimony or council deliberations will not be allowed if you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony should address the matter being considered when testifying. State your name for the record. Your address is

not necessary. If you are a lobbyist, identify the organization you represent. Virtual testifiers should unmute themselves when the council clerk calls your name.

Speaker: Thank you, thank you rebecca. Our first and our only item this afternoon is item number 458. The first reading of the nonemergency ordinance to improve land use regulations through the regulatory improvement code amendment package ten.

Speaker: Commissioner Rubio, thank you, mayor.

Speaker: I'm happy to introduce this ordinance for recap ten. This item is the most recent version of our long established program to conduct an annual zoning code cleanup due to budgetary constraints and other priorities, it was suspended for a few years. But we're happy to have the team back this year to present our our 10th recap package, I'd like to thank the permit improvement task force commissioner Ryan and my colleagues on the council for prioritizing that this program be funded. Once again, as we all know, it's an incredibly important one that our local development regulations are clear, simple, and easy to implement. This helps ensure that Portland is not only built according to our policies, but also that we are a good partner to the development community. This is particularly an important day, because when we face a housing crisis and are doing everything we can to increase housing production, these changes matter. And as many Portlanders, businesses and residents are still recovering from the economic pandemic impacts of the pandemic, so it also matters to them, too. This package proposes several minor policy and technical amendments to the zoning code, many of which were identified as issues as parts of the permit review process. These amendments will make it easier for everyone to understand and implement the code. Builders, developers, and the community and staff staff will describe the package in a few moments, but before then, i'll just share that I'm particularly excited about one set

of amendments that will allow more flexibility for home based businesses. This is a big win for our community. Me, I'm also grateful for some of the changes needed to bring our zoning code into alignment with recent changes in state rules, and then there are a lot of changes that are, frankly, just practical, like adjusting the ways that certain things are measured and it's just simply good governance. So now I'd like to turn it over to bds's interim director, eric engstrom, to introduce the team and share more about the package.

Speaker: Thank you. Commissioner, good afternoon, mayor Wheeler. And council, for the record, my name is eric engstrom, interim director at the bureau of planning and sustainability. Some of the planning work we bring you, involves big picture visions, bigger policy shifts. This is not that. In contrast, today we're bringing you a collection of fairly minor changes, technical changes to the zoning code. But this is just as important as the big policy shifts that we sometimes ask you to consider. Our big goals only work if we maintain the tools we have, including working closely with implementation staff, customers and the public to ensure development codes are clear and kept current and echoing commissioner Rubio, I want to appreciate your continued support for this recurring program in the budget process. And with that, I'd like to turn it over to sandra wood, jp mcneil and kevin bond, who will walk you through the details.

Speaker: Great. Thank you for having us. Sandra wood, bureau planning, sustainability principal planner I'm here with our project team. And also we have our code editor and a couple of our colleagues from bts who have helped us, along the way for this project, we're here to hold a hearing for this project and present, really, the planning commission's recommendation to you all, on recap ten, this is our 10th, such project since 2002 and has been mentioned. It's, in essence, a zoning code maintenance project, next slide please. I'll provide a little background on what

recap is, and then jp and kevin will share what's in recap ten and then you'll hear public testimony, which I believe we only have one person signed up for testimony today. And finally, we hope that you'll be able to pass it to second reading. So what is recap, I'm all set. Thank you, recap is a little different than other legislative code projects in that it's an ongoing project. Many of our projects start and stop and recap does that too, but we always have a recap, on the books. So we're starting to scope recap at 11. For example. And the purpose of the project is to ease regulatory burdens and make the code easier to understand and implement. It's an ongoing program, the amendments vary by topic and geographies, but the focus is really on technical and minor policy amendments. When we started the program about 20 years ago, we established an online database where members of the public and our colleagues at bts and other bureaus can enter requests for changes. We currently have about 450 requests in the database. And because of that, there's a lot of demand. So we have a fair and transparent item selection criteria that City Council actually passed in 2002, I believe, when they when we began the program, we thought it would be worthwhile to describe the differences between the type of amendments to the regulations, the first row shows technical amendments, those are basically incorrect. And outdated references in the code. Grammatical errors and inconsistencies, clarifications, to wording that could be interpreted multiple ways and that causes back and forth between an applicant and bts, and we like to clean up any code conflicts when we see conflicts within the zoning code or within other city title, or possibly with state regulations that that get passed. So an example of that for recap ten is item number 49 where we are updating references to child care facilities and clarifying that even though child care facilities can be in someone's home, that that is not considered a home based business and the zoning code, so they don't have two sets of regulations that they need to meet the

zoning code ones and the state ones, minor policy amendments. The next row makes a slight changes to adopted city policies, but it's beyond a technical amendment, an example for recap ten is number, item number 48, where the proposed amendment would allow home based businesses to have both employees and customers on a site. Currently, that's not allowed, right now, home based businesses need to choose between one or the other, so those are the two types of amendments and recap. And that is in contrast with the bottom two rows of the medium and major policy amendments, where they're making major policy shifts, like director engstrom was just mentioning. Thanks. So, as I mentioned, there's 450 items in the database, and it's a lot of work to read through 450 items and decide which ones to work on. You might imagine, so to be fair and objective and as transparent as possible and not to be caught up in the issue du jour that we're all talking about, we use a selection criteria to rank our requests and the selection criteria are the variety of stakeholders who's affected what, what groups and what industries, the geographic applicability. Does this just apply in one zone, or is this a city wide issue? So, what's the degree of impact? How problematic is the issue? And what's the potential for regulatory improvement, is there potential for improving the regulation without adding a lot of complexity to it? So these are the types of things that we rank the items by. And then we start, selecting bundles, which, jp and kevin will share with you, after we select our work plan, we follow a standard process for legislative planning projects that's shown on this slide. It basically includes three drafts of the amendments. The first draft, called the discussion draft, is for the public to give feedback to staff. The second proposed draft is our official draft for the planning commission hearings. And they hold hearings and modify it. And then the recommended draft is the draft that the planning commission forwards to the City Council. And that's what's before you

today. It is a result of research, outreach and feedback received from the previous two phases. And to summarize our public involvement for recap ten has been, followed that process. We first established published the work plan in July of 2023. The discussion draft was open for two months at the end of 2023, and presented to anyone who asked. We published the proposed draft and sent notice to over 300 people to the planning commission hearing in late January, and presented to several commissions within the city and then the planning commission made the recommendation in March. And that's what we're here to present today. With that, i'll pass it to jp and kevin to go through the content. Thank you.

Speaker: All right. Thank you. Sandra, good afternoon, commissioners. Mayor, for the record, I'm jp mcneil. I'm a city planner with eps, and now that sandra has given us some background on recap in general, kevin and I are going to cover a little bit more what you'll find in the package. So when we began scoping recap ten, there was a backlog of necessary amendments. As sandra said, there was a total of 455 items. We pared that back to 83 that we included in this project, and we selected items grouped into themes that are relevant to the moment, namely housing, production, economic development, and regulatory reduction, and it's important to note that as, director engstrom and sandra said, the amendments are small policy changes in technical fixes. So they're not intended to really turn the dial on anything like the housing production theme. But cumulatively, they can ease the regulatory burdens and make it the code easier to understand and implement. So this slide just shows us a breakdown of the number of amendments that are minor policy changes versus technical amendments, and as with the 83 amendments, we're certainly not going to go through all 83 of them. But we'll cover the themes and the bundles that they're broken down into, and then give some examples of the individual amendments to give you a taste of what's in the package, so our first

theme, the housing production, theme is, has three bundles within it, the first is for ground floor related items, the second has to do with the design overlay zone. And the third are amendments to the historic resources, code. So our first bundle containing the ground floor related items, these are mostly technical fixes to the ground floor and street facing window standards and how those are applied, mostly for multi-dwelling and mixed use development, a good example of this is item number five, which clarifies that glass in a stairwell is a qualifying window feature to meet the ground floor window standards, the design overlay zone bundle, these are general technical fixes with a few minor policy amendments to the design chapter exemptions and the applicability of the design standards. So what we're talking about are things like item number 13, which is adding an exemption from the design review chapter for fences and retaining walls. The third bundle is the historic resources bundle, mostly these are also minor changes to exemptions from the historic resources chapter, the changes can impact both residential development and commercial mixed use development, an example with this one is item number 26, which is an exemption from for alterations to meet ada requirements. And historic districts that the current said code refers to existing materials in other sections of the chapter. The prioritization is on historic materials. What that means is that under the current code, removal of an existing element of a building that was added in, say, the 1990s that has no historic value could trigger historic resource review. So item 26 would exempt that. And only apply to historic materials that are mentioned in the national register nomination. With that, I'm going to pass it on to kevin bond.

Speaker: Thank you. Jp, good afternoon, mayor and council. For the record, my name is kevin bond and I'm a city planner with the bureau of planning and sustainability. The second theme of recap ten is economic development and it has

three bundles of amendments, first, the amendments in the central city bundle clarify and ways regulations in the central city plan district. Second, the home occupation bundle provides more flexibility for home based businesses. And third, the temporary construction activities bundle provides flexibility for builders during construction related work. One example amendment from the central city bundle is item number 33, a new exemption for basic utilities uses from the central city minimum floor area or fa standard. The minimum fa standard helps ensure that sites in the central city are not underutilized. This amendment adds basic utility uses to the list of exemptions, as basic utility uses are, for example, are mass transit stops and turnarounds, such as the one shown in this slide and stormwater facilities. These are uses that are necessary in the central city, but that don't typically have much development or floor area associated with them. Moving on to the home occupations bundle, this one again provides more flexibility for home based businesses. These amendments expand opportunities for small home based businesses by permanently implementing changes that were approved as temporary relief during the pandemic. For example, item number 48 increases the number of customers allowed per day up to 15 and one employee for a site that has an accessory home, occupation and the temporary construction activities bundle that eases rules for large construction projects such as item 52 and 53, that that say where temporary construction staging areas can be located and, item number 54, how long staging areas can remain and item number 55, when temporary parking, for construction sites can start moving on to the regulatory reduction, which is the third and final theme of recap ten, it has three bundles as well, the first bundle, state compliance, aligns the zoning code with new laws to eliminate confusion, the second bundle, land use review processes, gives flexibility to property owners and developers responding to changing market conditions. And

third, the miscellaneous regulatory bundle, cleans up, provides consistency and eliminates outdated codes, so starting with the state compliance bundle, these items help bring the zoning code into conformance with new state rules related to, things such as converting hotels to shelters or affordable housing, which is item number 57, child care facilities. Item 58 manufactured homes. Item 59 and land use review timelines for affordable housing projects, which is item 60, the second bundle includes land use review items. This bundle only has two items. Item number 61. To create a new land use review process to request a two year extension for land use reviews that are about to expire. And item 62, makes some clarifications on posting notices, for land use reviews on large sites such as Washington park and mount tabor park. And with that, i'll hand it back over to jp.

Speaker: Thank you kevin. So I'm just going to take it home with the final, regulatory cleanup miscellaneous category, in this category, it's sort of a catch all. So it includes, removing special street setbacks, dissolving the adjustment committee, and turning its responsibilities over to the hearings officer, scaling back regulations in the powell boulevard plan district to allow residential uses. It also includes minor changes to the river and environmental and the river industrial overlay zones. And then there's also a final item, number 70. It's an amendment to remove the convenience store chapter. And this one is a good example of a change that brings the code into better alignment with the city's equity goals. The amendment eliminates the chapter of the code that regulates, convenience stores, specifically, which are often owned by immigrant and bipoc families and this is this change will stop regulating convenience stores differently than other retail uses. And with that, I'm going to turn it back to sandra.

Speaker: Thank you, so the planning commission's recommendation to City Council is that you adopt the, recap ten recommended draft that the council

amends title 33, which is called planning and zoning. That's our zoning code as shown in the recommended draft. That one of the policies in the comprehensive plan is amended to dissolve the adjustment committee, which is one of our proposals. Amend the zoning map to remove the special street setbacks along six different streets and repealing six ordinances related to the special street setbacks, which are listed on the slide, and that's related to a special street setback that is no longer needed. And with that, we'll pass it back to you, mayor Wheeler.

Speaker: All right. Very good, colleagues, any questions at this point, I think we have public testimony.

Speaker: I do have one question, but I'd be happy to ask, how does one go about how do how do members of the public go about, submitting proposals for recap or to as part of our database? Yeah. Where? Yeah. What's the process for generating these, there's a link on our website and we'd be happy to provide that to folks, and they just go in and put their name and address, for example, and they just say, here's the issue I encountered and here's potentially a requested action, and sometimes people upload pictures or documents and so they're welcome to do that too.

Speaker: Great, love the process. I think this is an important step towards building a more rational public administration.

Speaker: And I will I will add, I would say, I don't know, I'm going to venture to say that 90% of the entries are from bts staff as they're working with applicants, because most members of the public are just trying to get their permit, they're not trying to help us improve our regulations, so bts staff enters a lot of them and so that's great, a great service to that. They're providing the public to members of the I asked, our teams over at the infrastructure bureaus if they had any concerns about the proposals on the table.

Speaker: For the most part, no, and I should know this, but I don't do we have a similar and some of the. Well, let's put it this way, some of the proposals that you, put forward do impact infrastructure spaces is there a similar process? I should probably ask my own teams this question, for cleaning up, public infrastructure code or whatnot.

Speaker: The database was set up for all of the codes. And, as you know, as part of the permit improvement task force and all the changes that we're undergoing in the city, the regulatory improvement, regulatory reform group that terry, tyson and mika are leading, I sit on that with the other infrastructure bureaus, and we're working on getting that established, for the new form of government.

Speaker: So it covers the whole process. Great. Really glad to hear it.

Speaker: I just had a question about the set of codes related to home based businesses, could you clarify what kinds of businesses I assume you don't mean retail, correct. What do you mean? I don't go?

Speaker: Generally, it's, office uses. It's, so it's retail sales and service uses are not allowed, sales are only allowed if they're accessory to like you can have a you can have some you can have a salon, but sales are not allowed. So actually it's not restrictive of retail sales and service uses. But it is restrictive of sales on the site. Unless it's accessory to something like you're selling shampoo because you have a salon, you you cut hair out of your house.

Speaker: What kind of businesses?

Speaker: Piano teachers, hairdressers, cairo tractors, naturopaths. Office for sure.

Speaker: Yeah, you could have a doctors like a doctor could have a home office where they see patients.

Speaker: Okay I see, thank you. That's helpful. Nope and we have how many folks signed up? Rebecca.

Speaker: We have one person signed up.

Speaker: All right, let's go ahead and hear from him.

Speaker: Marcus kuizenga.

Speaker: Hello. My name is marcus kissinger. Can you hear me? All right. Yep.

Yeah. Thank you, mayor Wheeler and council members I represent, james hardie building products out of, chicago, illinois. And if you give me a moment, i'll share my screen, to provide some input on the recap amendments that are, up for your consideration today. So. Okay. Can you see my can you see the screen?

Speaker: Yes, can.

Speaker: Okay, i'll cut right to the chase. So, james hardie building products, as you may know, manufactures fiber cement cladding. So we are on over the last 25 years or so since we've been in operation in the us, we're on about 10 million homes worth of cladding. We've, we've, put that much out in the market over the last 25 years, quite a bit of it in the pacific northwest and in Portland specifically. And what I'd like to address today are some of our, our, is related to in recap. Basically, table 420 dash three, which represents guideline and standards for the application of fiber cement cladding to buildings that are governed by, by these standards, specifically, the table. 423, has some limitations related to the thickness of the fiber cement that may be used. And these thickness limitations, were, proposed to address basically material availability, in the market, as well as design flexibility for architects and builders, our concern is that as applied or as, as put in the table, the thickness limitations are still fairly restrictive and could have a significant impact on project affordability, as well as from a practical standpoint, just availability of materials, specific cully, the fiber cement plank standard, which is specified to be at least, 5/8 of an inch thick for, reveals for plank siding of six inches or less. The market standard is actually, seven inches. In terms of width and 5/16 inch fiber

cement is the most common, material that that is used. And so, forcing or requiring, thicker fiber cement to be used can have a fairly material impact on a project cost, without necessarily improving, durability or performance of the cladding material. A similar limitation, is in the proposal, or the proposed standards for fiber cement shakes. So and so what we are recommending is that, the limitation, be adjusted to account for market availability and cost and basically to modify the table to allow the use of quarter inch fiber cement shingles and one and 5/16 inch fiber cement lap siding. And I think I got it in under the wire. Very good.

Speaker: Good. Thank you. Any questions? Commissioner Mapps I think my question is for staff.

Speaker: Marcus brought up a highly technical concern and I don't feel equipped. Sounds reasonable. I don't know how to evaluate this particular concern. Is there a process for evaluating, the red flags that we just heard here?

Speaker: Well, the original process was the design, the dosa project, the design overlay zone amendments project. That's where these were worked out. Okay. And so with this proposal, what our proposal and recap ten is, is actually taking the dosa standard, which was five eighth inch thick materials and lowering that to five 16in in response to market supply chain issues that came out of the pandemic. So we're reducing it to five 16in, and so and again, this is only we're only talking about the only time this standard applies is in the design overlay district or overlay zone for units or for projects with five or more units in it. So that's really the only time this is going to come up, other unless there's also the design review option. But, so we're going down to five 16in, for this for the supply issues, and so it seems like in this case the testifiers supportive of that generally for siding, it's for the shingles, and in the testimony that, was provided in the, in the testimony reader from this, testifier was that that was mostly about supply issues. And so there the james hardy doesn't

supply five 16 inch shingles. There is a supplier available for 516, 16 inch shingles. And so our position is that we're already allowing a thinner fiber cement material to accommodate the supply chain issues, but there's no need to take that any further since the 516 is available and the issue that bts has had with it, with the design team is that the thinner materials, they're less durable and more susceptible to warping. So we've already taken it down as far as, we'd like to go.

Speaker: Okay. Thank you for that dialog. All right.

Speaker: Very good. That completes public testimony. Is that correct, rebecca? Correct great. Now that we've heard from, those who have signed up to testify, oral testimony is now closed. At this time, written testimony is also closed. Colleagues, is there any further discussion on this item or amendments that you'd like to propose at this time? Seeing none. I just have a brief comment. I want to thank commissioner Rubio and, her staff, as well as the commission members who all leaned into this large body of work that I believe, on the whole, can only improve the process and make a positive difference for our community. These technical code changes will promote housing production and economic development, while also streamlining regulatory process and permitting to make city government better, more customer constituent friendly and frankly, just a better partner to the community that we serve. And I appreciate the fact that you have this process that is open to the public, and it allows people to make some suggestions. So I look forward to continuing to clarify and streamline line our zoning code with additional technical adjustments and policy reforms as we move forward, particularly into our new form of government. This needs means we need to continue to be, creating iterative processes where we're listening to and responding to constituent concerns runs with that. This item is now passed to second reading. Mister mayor.

Speaker: Yes, I noticed that commissioner Ryan raised his hand.

Speaker: Commissioner Ryan, thank you, mayor.

Speaker: I didn't want to interrupt and thank you, commissioner Mapps.

Speaker: You did because I almost moved it to second reading.

Speaker: No, I just wanted to make a point. And commissioner Mapps remembers this in our first, I think, first three task force meetings when we convened the permit improvement task force in 2021, it we called it code clutter, it just came up frequently, definitely by industry that was on the task force and also by, staff. And I just really want to say that that's the value of convening that task force. As we got to the bottom of these issues and it was, really awesome. When the new director came in at the time, donnie oliveira, a and I remember working with director esau at the time, and you just saw a real sea change, and then terry tyson and her team really went to work on this, with the good people who presented today. So I just want to lift that, you know, these things don't happen overnight, but it was something that was called out early in the task force. And to see this evolution and this change in this policy coming forward very heartwarming. So thank you.

Speaker: All right, Ryan, with that, this item is passed to second reading on June 13th at 2:45 p.m. Time certain. As a reminder, the oral and written record are both closed. Thank you. That concludes today's hearing and we are adjourned. Thank you.