



DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

PORTLAND
DEVELOPMENT
COMMISSION

Robert Ames
Allison Logan Belcher
Dennis Lindsay
Louis Scherzer
Bob Walsh

J. David Hunt
Executive Director

1500 S.W. First Avenue
Portland, Oregon 97201
(503) 248-4800

December 7, 1977

MEMORANDUM:

TO: Doug Bridges, Park Bureau
Cowles Mallory, Public Works
Ernie Bonner, Bureau of Planning
Don Bergstrom, Traffic Engineering
Mike Lindberg, Office of Planning & Development

FROM: Robert J. Holmes *RJ Holmes*

SUBJECT: South Downtown Waterfront Park Study

Attached is a Memo from the Mayor to members of the Council, together with the related Work Program for the South Downtown Waterfront Park Study. If you have any questions, please call.

RJH:gc
Encls.

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BUREAU OF
TRAFFIC ENGINEERING

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THE CITY OF
PORTLAND



OREGON

December 5, 1977

MEMORANDUM:

OFFICE OF
THE MAYOR
NEIL GOLDSCHMIDT
MAYOR

1220 S. W. FIFTH AVE.
PORTLAND, OR. 97204
503 248 - 4120

TO: Commissioner Ivancie, Commissioner McCready,
Commissioner Schwab, Commissioner Jordan

FROM: Mayor Neil Goldschmidt *Neil Goldschmidt*

SUBJECT: South Downtown Waterfront Park Study

With the first two phases of the Waterfront Park development under-way it is appropriate to begin planning for the third phase which will be the area south of the Hawthorne Bridge. With the agreement to look at alternate uses of the "tennis court" block it is additionally appropriate that this study begin shortly. In anticipation of this task, the Development Commission included in its 1977-78 budget funds to prepare a development plan for this South Downtown Waterfront Park area.

The purpose of this memo is to outline an approach to this study and to identify actions we need to take.

1. As the first I have requested the Development Commission to prepare an Amendment to the Downtown Waterfront Urban Renewal Plan to add portions of the South Downtown Waterfront to the renewal area, identify properties to be acquired and indicate general uses. This action will provide the legal authority to spend tax increment funds for planning and permit the Commission to exercise the option it has on the Columbia Distributing property (adjacent to the Multnomah Plywood). An appraisal of this property is presently underway. It will not foreclose any future decisions on the actual nature of the area's development.

The attached map indicates the area to be added to the Waterfront Renewal Project and the entire study area. You will note the study area includes three blocks within the South Auditorium Project, one of which is the tennis court block. Also, I am suggesting the area between the Marquam and Ross Island Bridges be studied using Development Commission funds since it is outside the urban renewal project.

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2. As a second step, I am recommending a seven-member Citizen's Task Force be appointed to work with Portland Development Commission and the consultants in developing a plan for this area. I would request each of you suggest two persons with the understanding that at least one of the two suggested will be appointed to the Task Force. I would appreciate your suggestions by the first of January.
3. Finally, it is appropriate for the Development Commission to begin the process of selecting a team of consultants to assist in the study. The proposed Scope of Work for the team is attached for your review and comment.

The reconstruction of Front Avenue should be complete this spring with the Burnside-Morrison phase following in time for the Rose Festival. The approach I've outlined above should permit us to proceed with development in the South Downtown Waterfront Area during fiscal year 1978-79.

If you have questions on the project, please call either myself or Robert Holmes.

NG:cc

Attachments: -Urban Renewal Plan Amendment
and Study Map

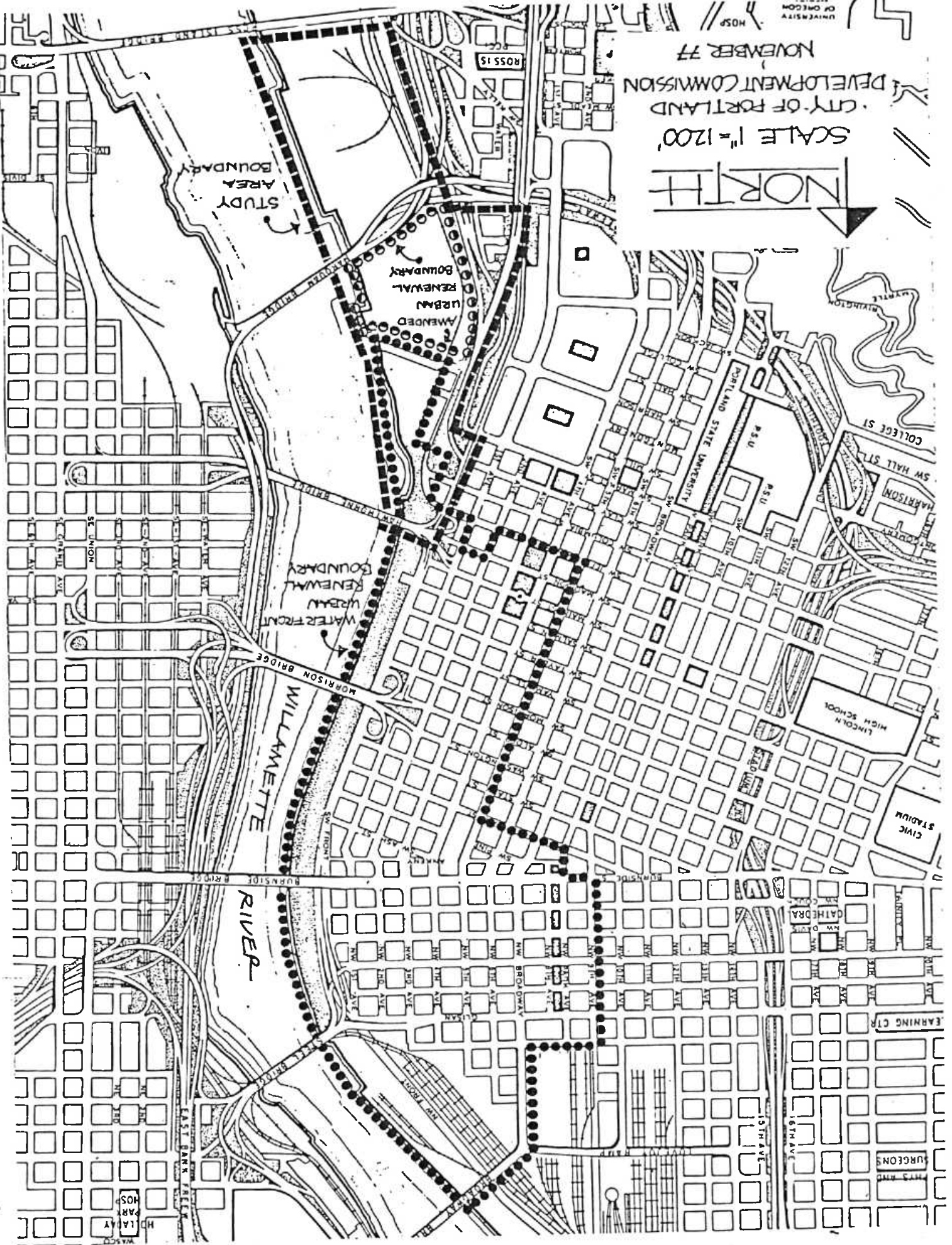
-Scope of Work

cc: Dave Hunt
Robert Holmes

CITY OF PORTLAND
DEVELOPMENT COMMISSION
NOVEMBER 77

SCALE 1"=1200'

NORTH



WORK PROGRAM
SOUTH DOWNTOWN WATERFRONT

I. INTRODUCTION

A. Project Study Area.

The South Downtown Waterfront area comprises the land bounded by the Hawthorne Bridge and Marquam Bridge on the north and south, Harbor Way on the west and the Willamette River on the east. (See attached map).

B. Project Scope.

The purpose of this work program is to develop a strategy and approach leading to recommended development of the South Downtown Waterfront area.

This work program includes recommendations for advisory committees, staff technical advisory committee, scope of consultant work, time frame and project budget.

II. ADVISORY COMMITTEES.

- A. A Citizen's Task Force, drawn from local persons who are representative and knowledgeable of river and water related uses, should be formed. The Citizen's Task Force should consist of 7 members. Two persons shall be recommended to serve on the Citizen's Task Force by each member of the Council to the Mayor. The Mayor shall select five persons from the list submitted and appoint two at-large members for a total of seven.

Council should confirm Task Force appointments to formalize their role. The Task Force would serve for the duration of the study or approximately one year.

The Task Force will be staffed by the PDC Project Coordinator.

After their appointment and orientation, the Task Force will review a Scope of Services for consultant work for the South Downtown Waterfront Park Study.

A committee representative will participate in the consultant selection committee interviews and recommendation to the Development Commission. The Task Force will conduct on-going review, input and recommendation to the consultants.

B. Technical Advisory Committee.

In addition to the Citizens' Task Force, a Technical Advisory Committee will be appointed by the heads of the following Bureaus and offices: Park Bureau, Doug Bridges; Public Works, Cowles Mallory; Bureau of Planning, Ernie Bonner; Traffic Engineer, Don Bergstrom; OP & D, Mike Lindberg. Other Bureaus and Commissioner Assistants will be consulted on an as-needed basis.

The Technical Advisory Committee will provide input to the consultant work, through the PDC Project Coordinator. The Project Coordinator will work with the Technical Advisory Committee, as necessary.

C. PDC Project Coordinator.

The PDC Project Coordinator will be the primary staff serving the Citizen's Task Force, the consulting team and as the project representative to the Technical Advisory Committee.

III. CONSULTANTS.

Consultants to the South Downtown Waterfront Park Project will consist of a team with one prime consultant and several sub-consultants:

A. The prime consultant should be a planner/architect to coordinate the specialized work of other consultants and prepare the following:

- 1) Recommended general land uses for the area from the Marquam to the Ross Island Bridge.
- 2) Recommended specific land uses, densities and access for the area from the Hawthorne to Marquam Bridge, as shown on the attached map.
- 3) Coordination of the South Downtown Waterfront Study with the Lower Willamette River Management Plan and the Willamette Greenway Plan as necessary, with an evaluation of the effect of each alternative on these programs.

- 4) Environmental assessment material for each alternative sufficient to provide an evaluation of the general effect of each alternative upon the environment.
 - 5) Provide base maps for the study area including existing conditions, access, utilities, building conditions and other information, as necessary, to show the effect of each alternative.
 - 6) After selection by public officials of one alternative from the Preliminary Report, prepare a detailed Final Report identifying public action sufficient to attract developer interest for that alternative.
 - 7) Assist public officials in establishing developer interest in the alternative selected.
- B. One sub-consultant should be a planner/architect with prior experience in marina development, water use related commercial development and housing development experience.
- C. The second sub-consultant should be an economic consultant capable of developing a market analysis for a marina, including size and type of moorage facilities, water related commercial uses and housing and to recommend ultimate methods of financing for developments proposed in each of the three conceptual alternatives.
- D. A third sub-consultant should be an engineer with water and marina development experience.
- E. A fourth sub-consultant, perhaps combined with D. above, should be a soils engineer.

IV. SCOPE OF WORK.

Consultants, through the prime consultant will prepare a Preliminary Report based upon the following generalized work program, with at least three conceptual alternatives developed to the same level of consideration:

- A. Overall market considerations for projects of mixed use development (marina, retail, office, open space and residential).
- B. Analysis and evaluation for each alternative that:
 - 1) Identifies specific requirements for marina development and supportive retail, recreational, public facilities and residential uses in terms of cost to provide and/or occupy.
 - 2) Outlines the manner in which private investment would be secured, identifying specific requirements such as financing (interim and long-term), cash flow phasing, etc.
 - 3) Includes recommendations on vehicular and pedestrian access, as well as considering the light rail corridor study work by Tri-Met, including the feasibility of reserving the existing railroad right-of-way for light rail.
 - 4) Recommends reuse of existing improvements, especially structures adjacent to Harbor Way S.W.
 - 5) Provides financing alternatives for each conceptual plan, including the market potential for each use; phased development recommendations; the advantage or impediment of other public actions or developments within the area such as the Greenway Program; and a determination of all governmental agency approvals as necessary.

- C. After selection of one alternative by public officials from the Preliminary Report, consultant, through the prime consultant, will provide a detailed Final Report, identifying public action sufficient to attract developer interest for that alternative.

V. TIME.

It is estimated that alternative, conceptual designs will be completed in approximately 14 to 16 months. The breakdown is as follows: Advisory and technical committee selection and orientation - 2 months. Consultant selection - 2 months. Preliminary Report completed - 6 months. Presentation of alternatives by PDC - 1 month. Selection of one alternative - 3 months. Preparation of Final Report - 2 months.

VI. BUDGET.

A program budget includes known and estimated acquisition costs of approximately \$2.45 million. Costs for consulting services, through the Final Report, are estimated to range between \$80,000 to \$100,000.

TRS:gc