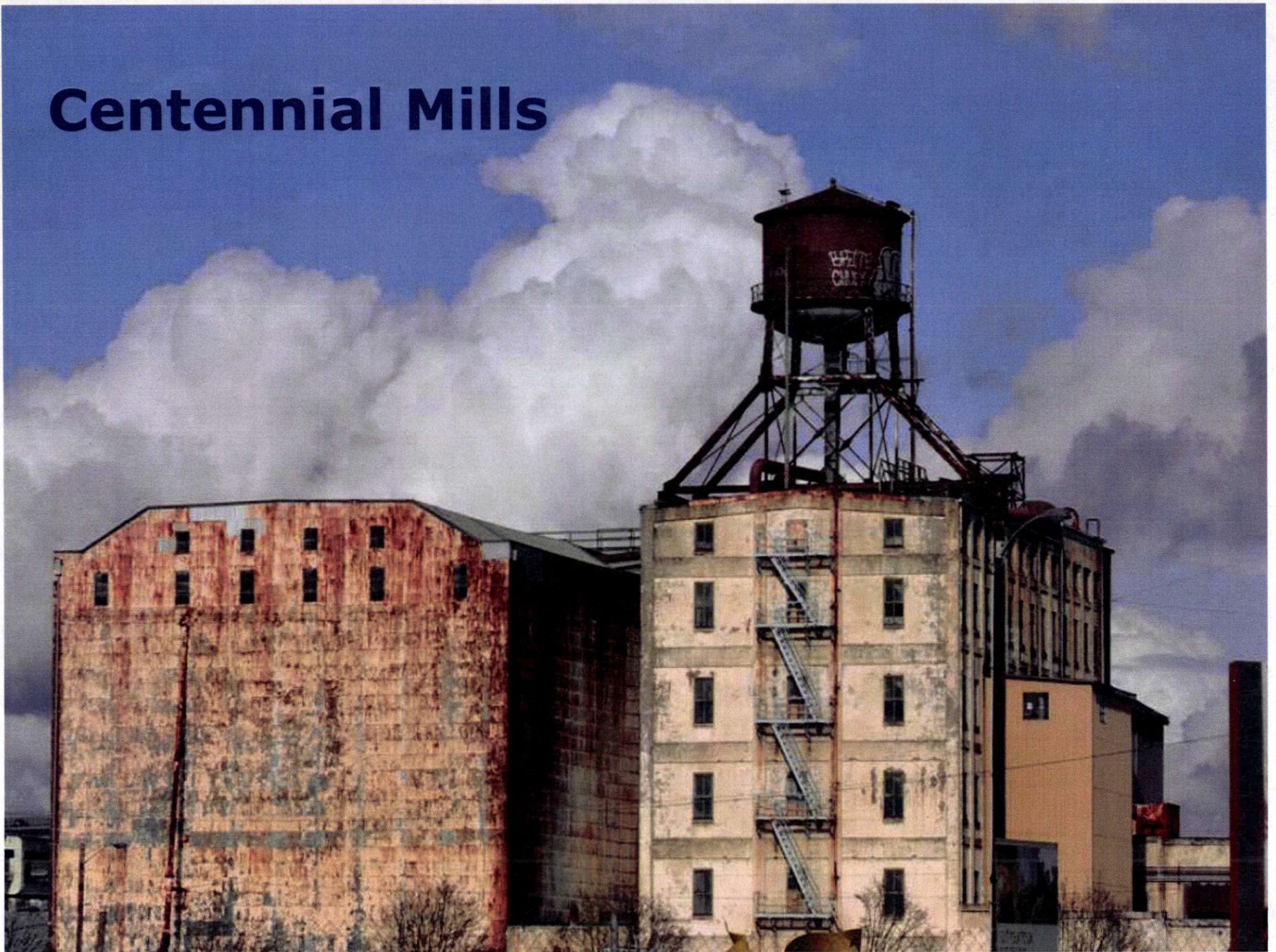
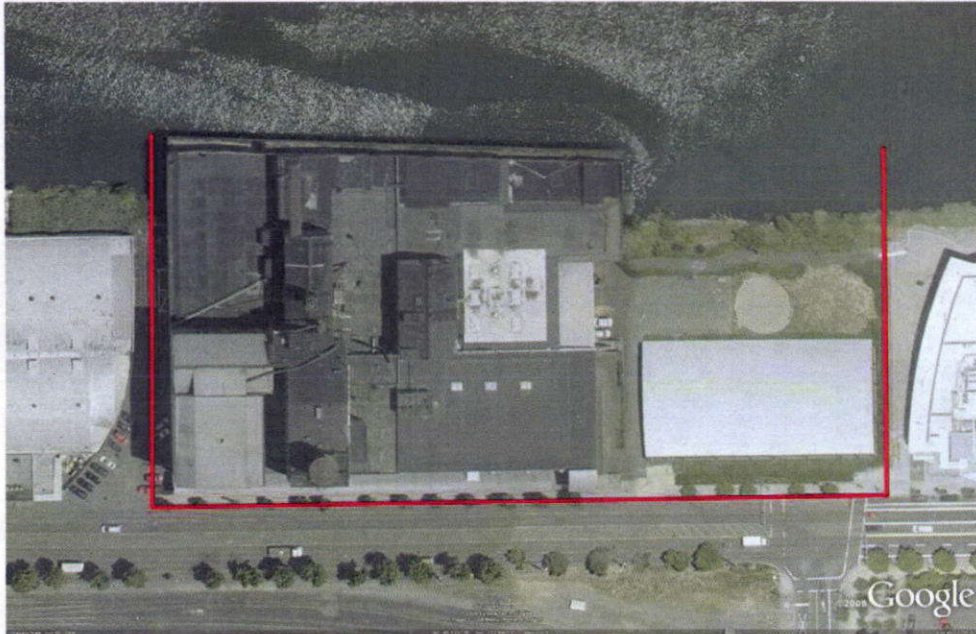


Centennial Mills



Centennial Mills Site



- 4.75 acres
- 600+ feet river frontage
- 12 structures
- Mounted Patrol Unit facilities

Project History

2000:
Property Acquisition

2001:
River District Park System
Urban Design Framework Study
(Peter Walker Plan)

2005:
Resolution No. 36320
Halts demolition & directs development of
comprehensive redevelopment plan

2006:
Centennial Mills Framework Plan adopted



2009-2010:
Due diligence,
Preliminary
Design,
Streamlining Briefing

2010:
Public open house
to review
preliminary design

2008:
LAB Holding selected as
preferred developer

2007-2008:
PDC issues
solicitation for
development
proposals



Resolution:

RESOLUTION NO. 36320

Direct the Portland Development Commission to halt the plan to demolish Centennial Mill and work with the Bureau of Planning, citizens and stakeholders to develop a comprehensive plan for the site (Resolution).

WHEREAS, the Centennial Mill property located on Northwest Naito Parkway between the Broadway and Fremont bridges spanning approximately 200,000 square feet is considered a City landmark by many citizens of Portland; and

WHEREAS, the City of Portland recognizes Centennial Mill as a symbol of Portland's rich history of maritime commerce and a valuable artifact of the industrial working waterfront; and

WHEREAS, the Portland Development Commission purchased the Centennial Mill property in 2000 with the intent of converting the property into a public open space; and

WHEREAS, the Portland Development Commission has allocated \$8 to \$10 million for demolition and for open space improvements on the Centennial Mill property; and

WHEREAS, the community supports the redevelopment of the Centennial Mill property and opposes demolition.

BE IT THEREFORE RESOLVED, that Portland City Council urges the Portland Development Commission to halt the plan to demolish the Centennial Mill property; and

BE IT FURTHER RESOLVED, that the Portland Development Commission work with the Bureau of Planning, citizens and stakeholders to develop a comprehensive plan for the site taking into consideration future development plans for the surrounding area.

Adopted by the Council, May 25, 2005

Mayor Tom Potter
Commissioner Sam Adams
Commissioner Randy Leonard
Commissioner Dan Saltzman
Commissioner Erik Sten
Stacy J. Chamberlain
May 19, 2005

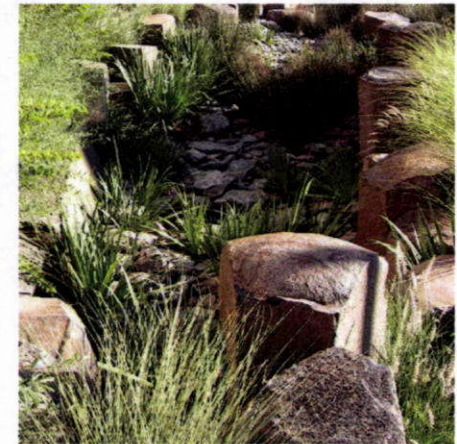
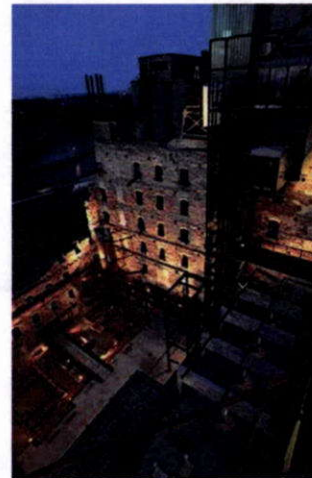
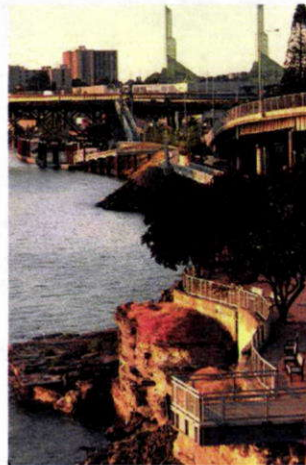
GARY BLACKMER
Auditor of the City of Portland

By /S/ Susan Parsons

Deputy

Centennial Mills Framework Plan: *Five Redevelopment Principles*

- Provide open space
- Capture history
- Define a community focal point
- Embrace sustainability
- Strengthen connections

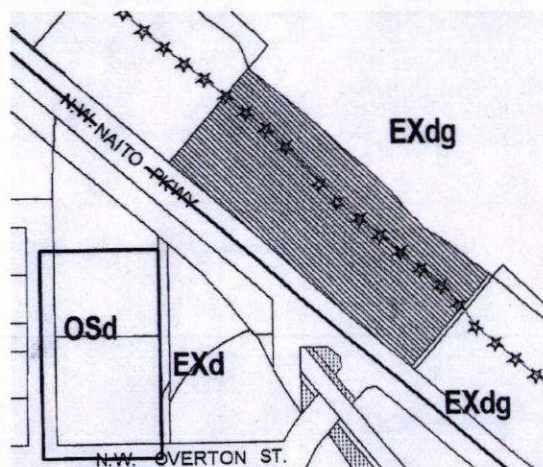
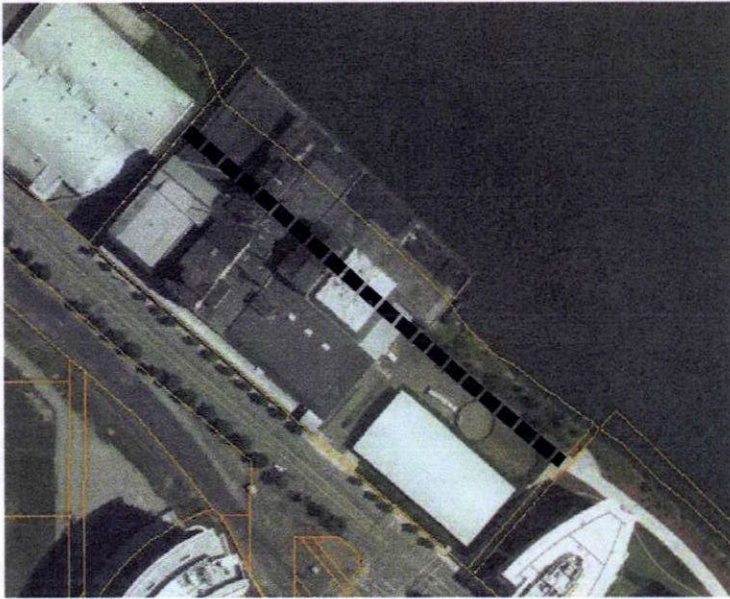


Project Purpose & Need:

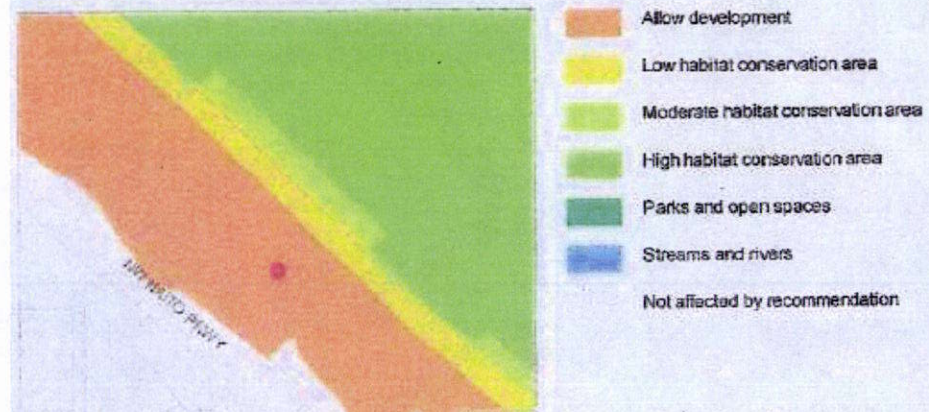
Consistent with **Resolution #36320** and the **Centennial Mills Framework Plan**, execute a public/private partnership to redevelop the 4.75 acre Centennial Mills site in a manner that:

- Provides **open space**
- Captures **history**
- Defines a **community focal point**
- Strengthens **connections**
- Embraces **sustainability**
- Promotes **economic development**
- Leverages the **riverfront location with unique characteristics**

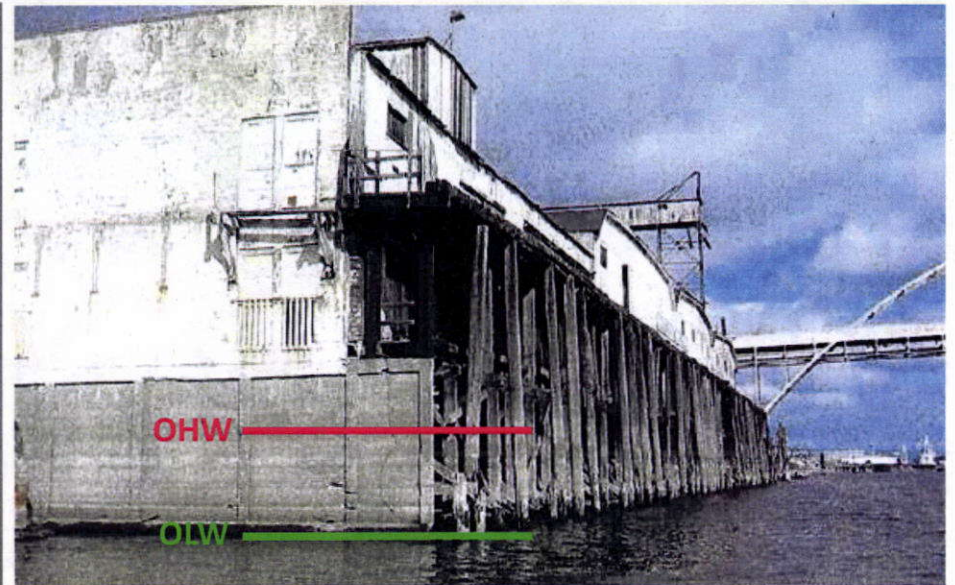
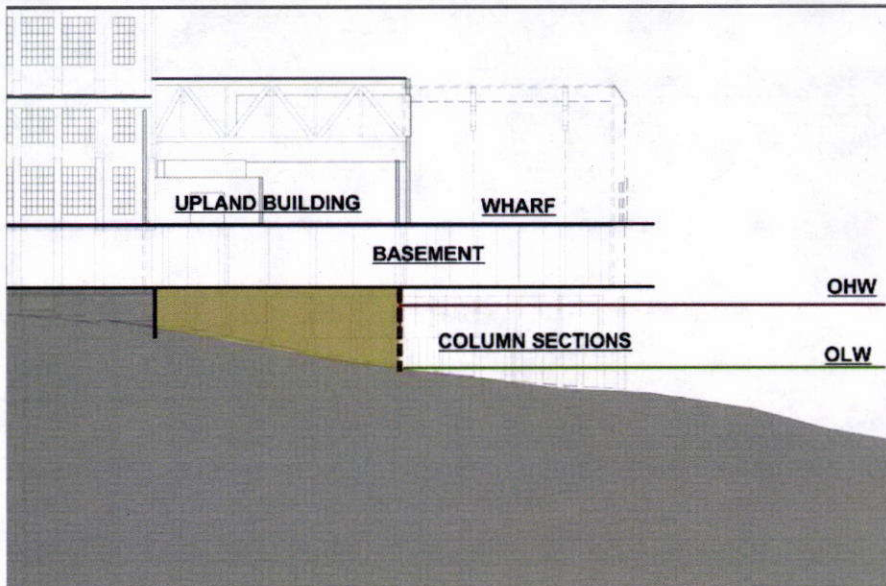
Existing Conditions:



Council's recommendation on habitat protection



Existing Conditions:



Existing Wharf Plan

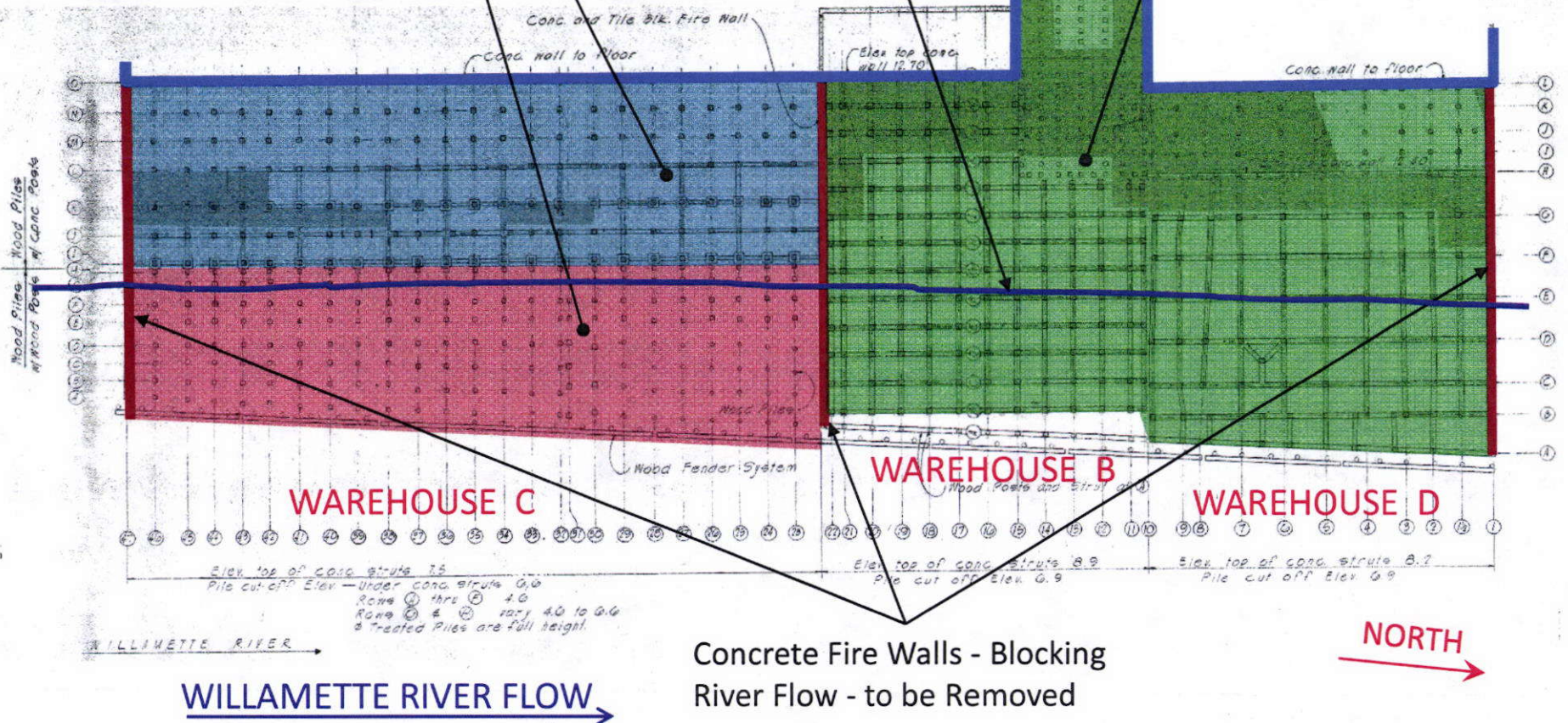
Concrete Framed
Warehouse C - Supported
by Wood Piles

Wood Framed Portion of
Warehouse C - Supported
by Wood Piles

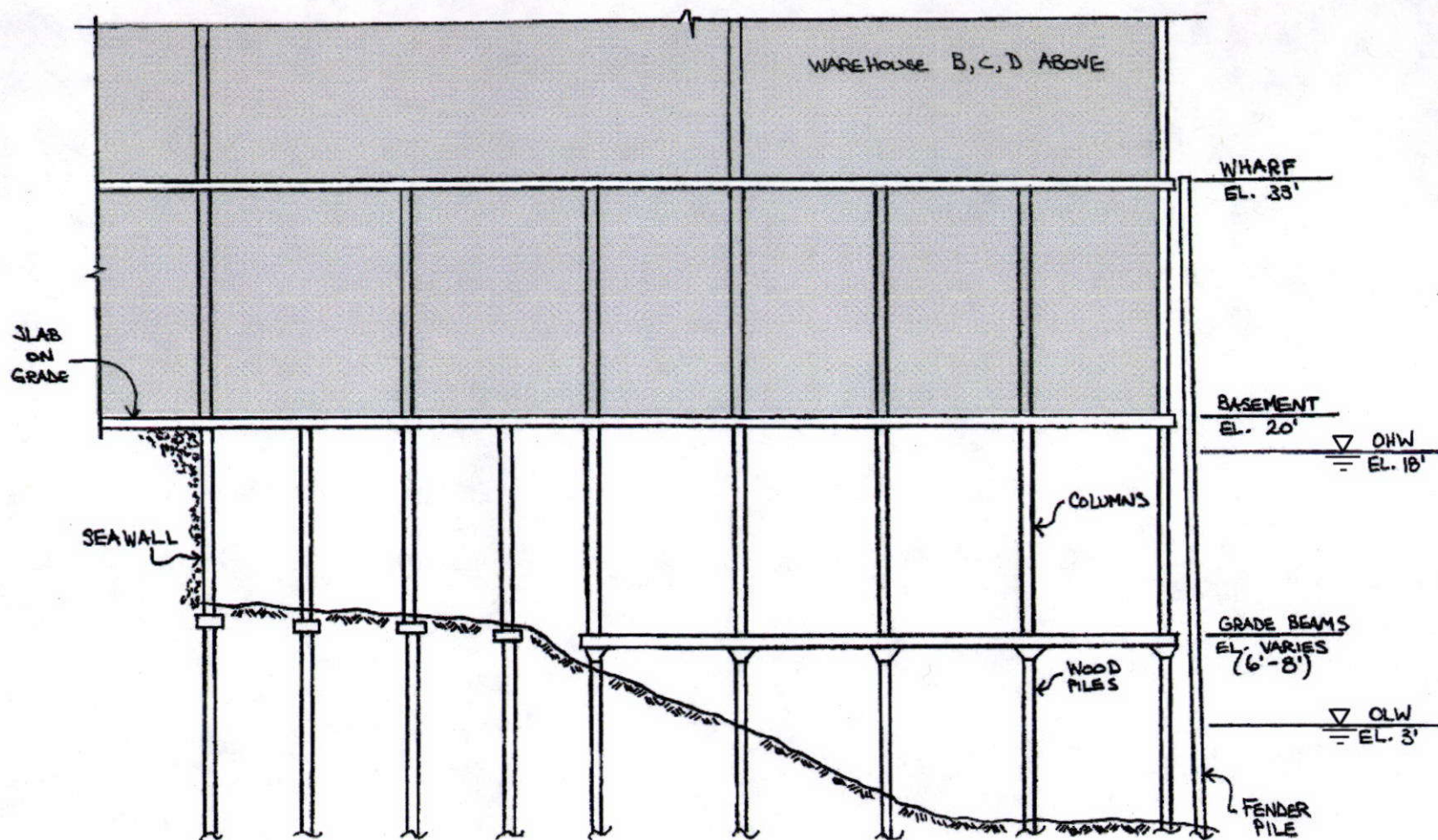
Concrete Sea Wall

Shore Line @
Approx. River Level
of 6 ft.

Concrete Framed
Warehouse B & D -
Supported by Wood Piles

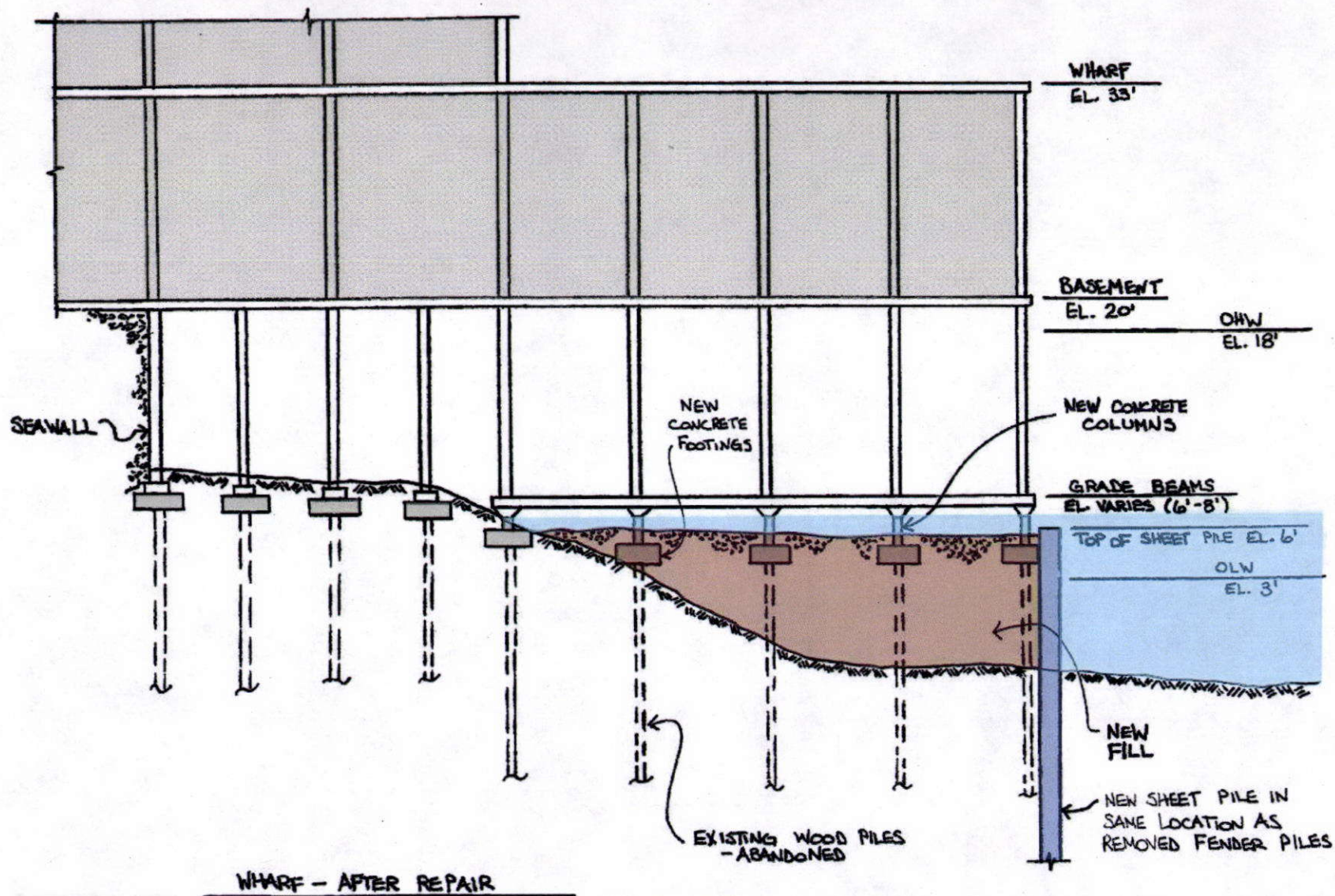


Existing Wharf Section Looking North

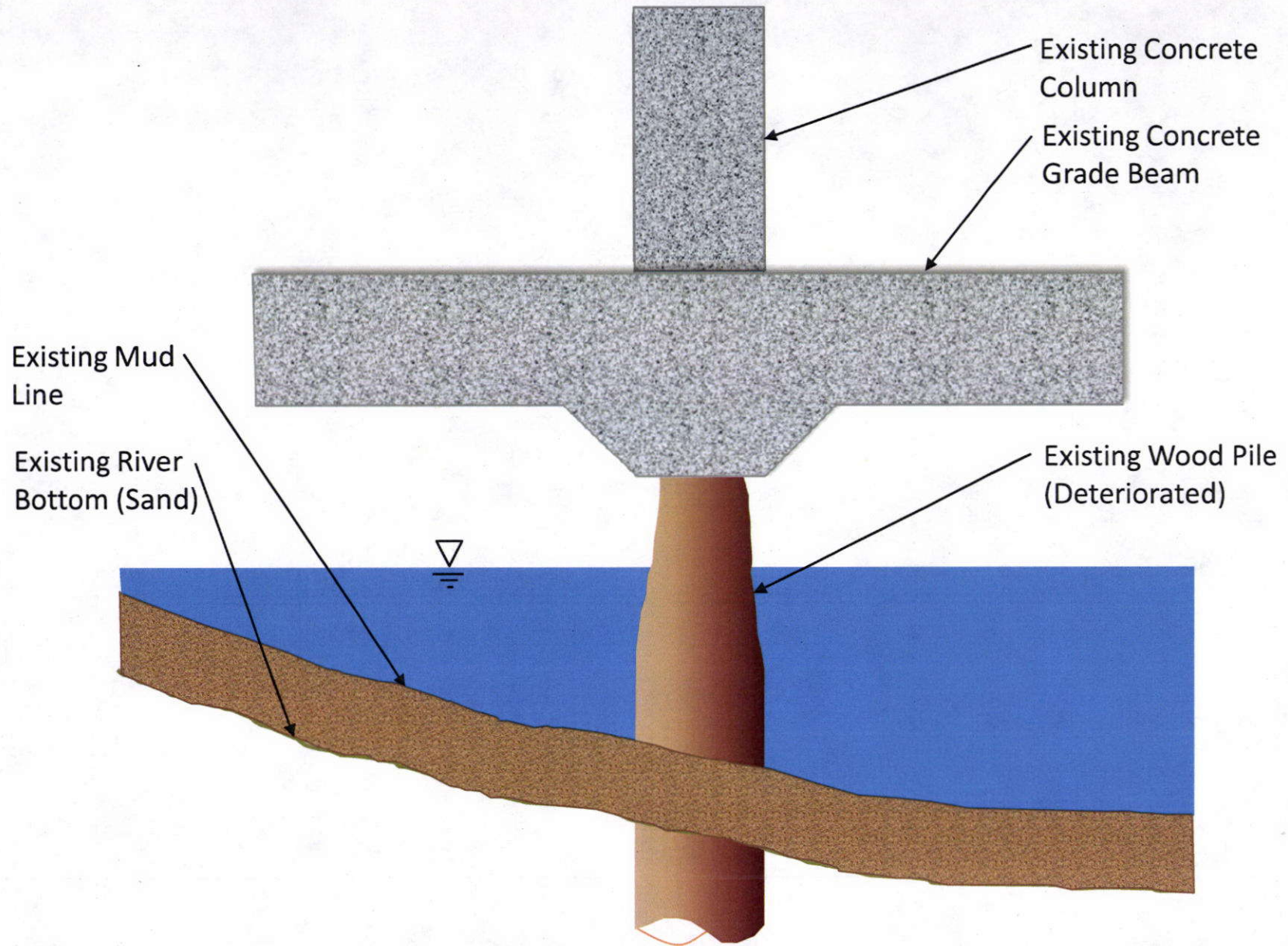


WHARF - EXISTING CONDITIONS

Proposed Wharf Section Looking North



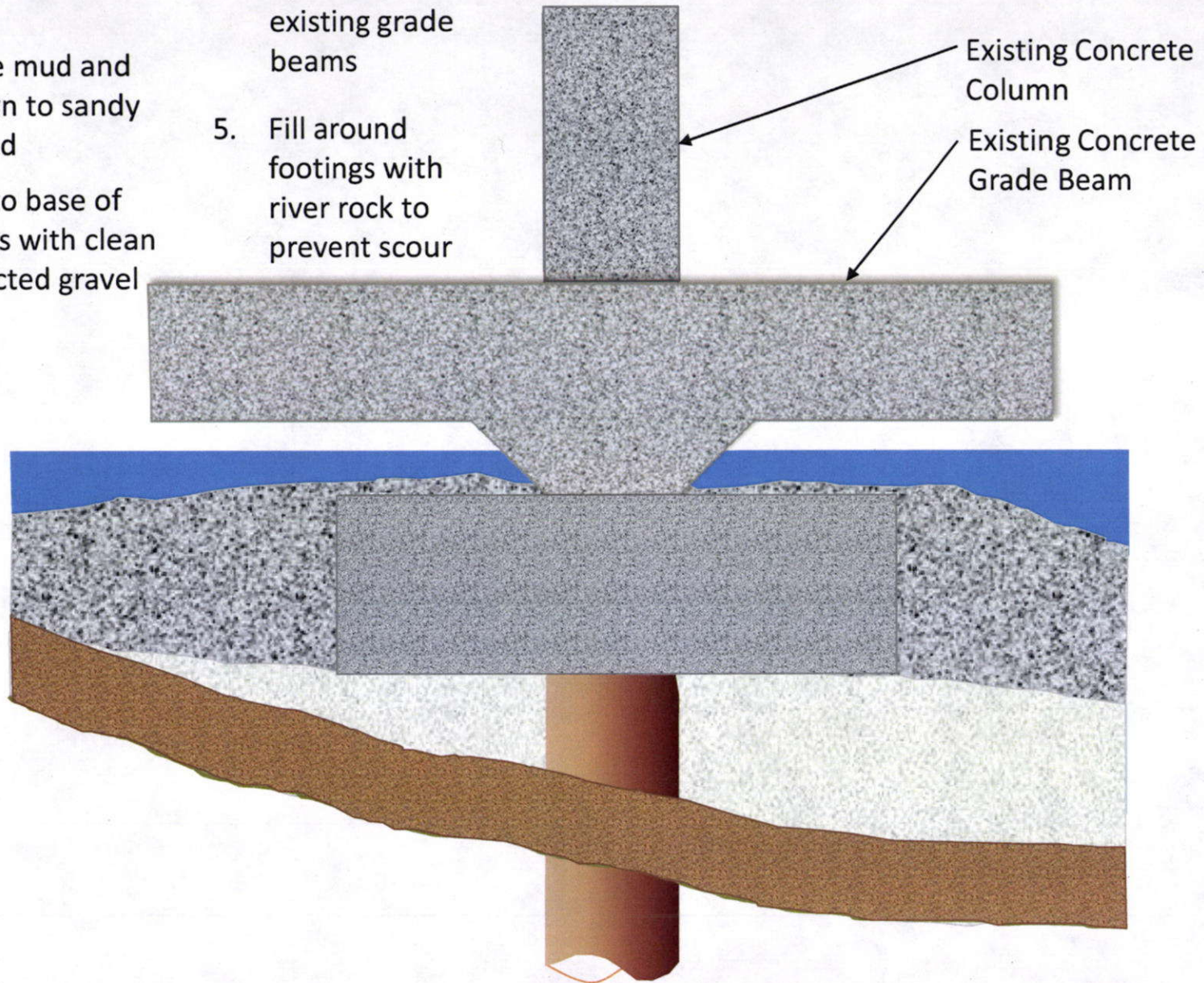
Typical Piling and Superstructure Section



1. Drain water from behind sheet pile wall
2. Remove mud and silt down to sandy river bed
3. Fill up to base of footings with clean compacted gravel

4. Pour new footings up to underside of existing grade beams
5. Fill around footings with river rock to prevent scour

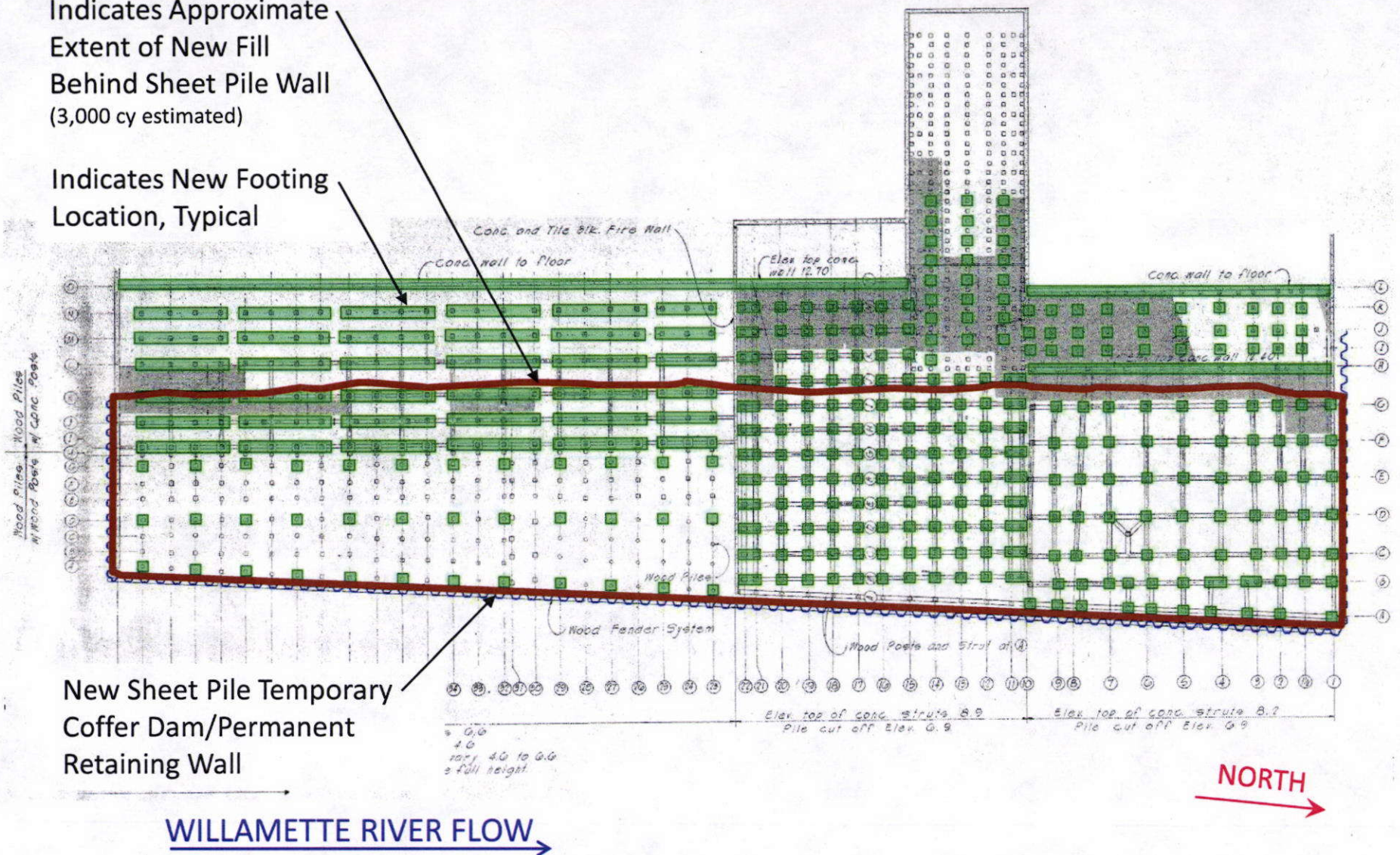
New Footing Construction Sequence



Proposed Wharf Foundation Plan

Indicates Approximate
Extent of New Fill
Behind Sheet Pile Wall
(3,000 cy estimated)

Indicates New Footing
Location, Typical



Modifications in Response to Prior Input:

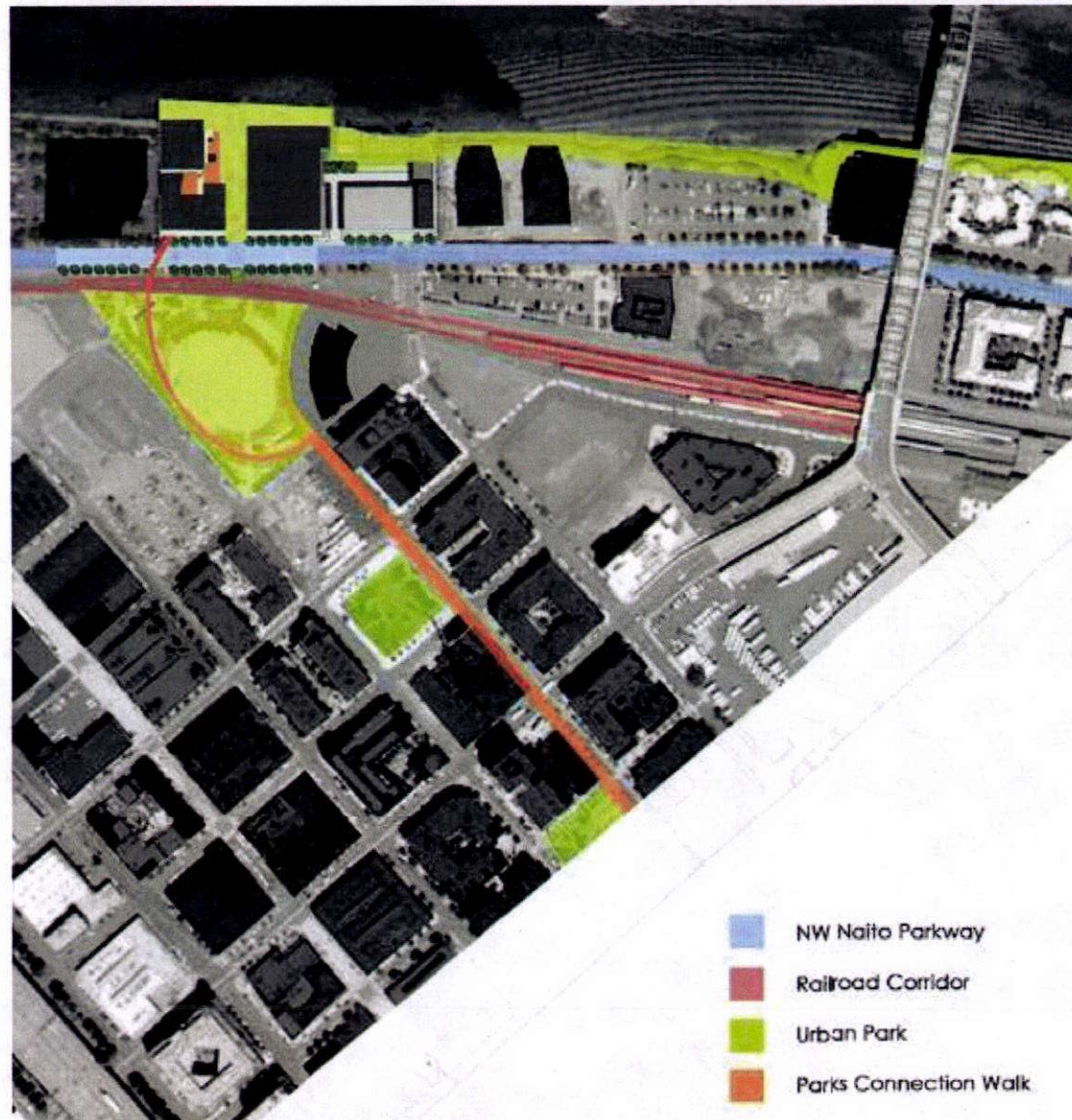
- In-water walls removed to improve flow
- The number of in-water columns reduced (approx. 154 removed)
- Sheet pile wall cut to 6' elevation.
- Bank mitigation on southern portion of site eliminated due to perceived minimal benefit, desire to minimize disturbance, and significant project costs

LAB Holdings, LLC

- 150,000 sf commercial development
- 30% of site retained for open space
- Selective demolition and reuse of building materials
- Preservation of wharf
- Retention of Mounted Police Unit



Site Plan - Proposed



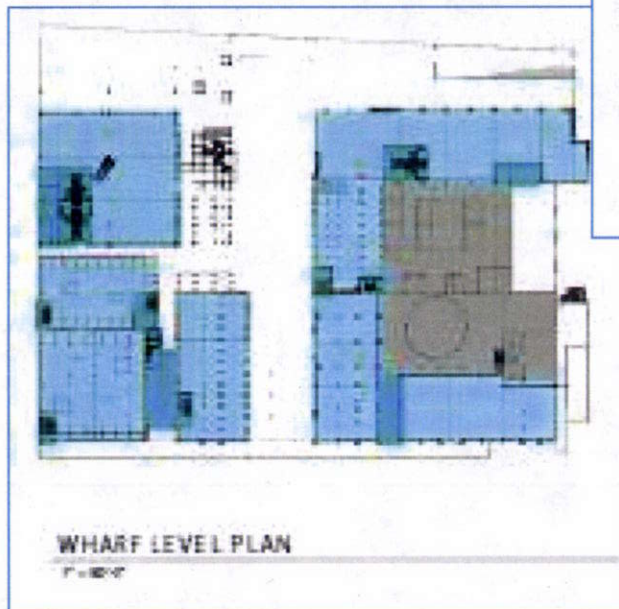
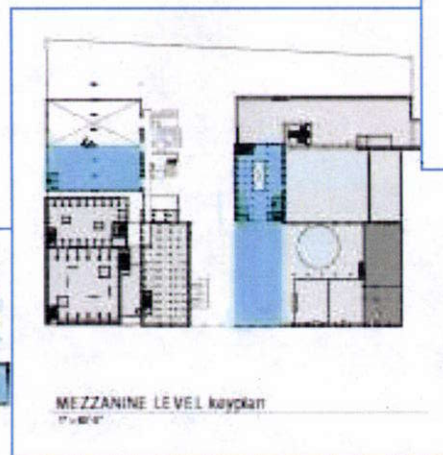
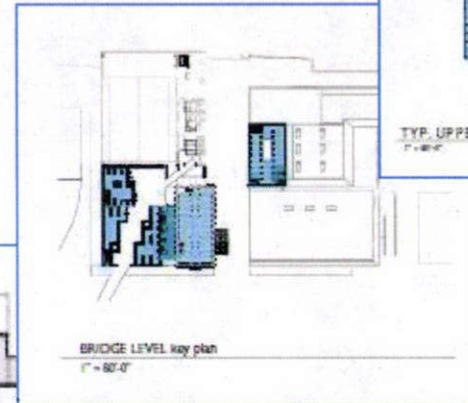
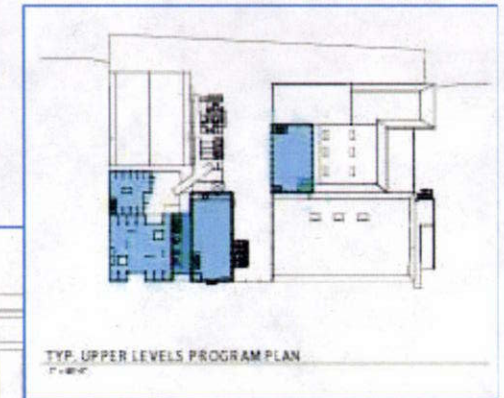
Schematic Design







Schematic Design



Schematic Design



-  CAM SPACE
(COMMON AREA MAINTENANCE)
-  TENANT SPACE
-  OPEN SPACE
-  MPU

