

1-1-1978

Pioneer Courthouse Square Project Development

Portland (Or.). Development Commission

Portland (Or.). Bureau of Planning

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September 28, 1977

PIONEER SQUARE PROJECT SCHEDULE

- October 12, 1977 - Council adoption to Resolution assigning Agency responsibility and authorizing HCD Contract Amendment.
- *May, 1978 - PDC/CPC review of recommended designer selection process, design program, and project budget. Forward to Council for adoption.
- **September, 1978 - Project designer and design selected through limited competition process.
- November, 1978 - Final design and project budget reviewed by PDC and CPC and forwarded to Council for adoption.
- January - March 1979 - Acquisition, relocation and demolition of Pioneer Block.
- July, 1979 - Possible construction start.

* 7 months required for involvement of a wide range of community interests in preparation of design program and selection process.

** Assumes a tight schedule and jury decisions within 1 week of competition submissions.

MAC:gc

A.65.6.



INTEROFFICE MEMORANDUM

DATE: November 10, 1977

Portland Parks
and Recreation

TO: File: Pioneer Square Park

FROM: Brad Post

SUBJECT: PDC Meetings of November 4 and 8, 1977

Met with Bob Holmes, Dave Hunt, Mike Cook, Bill Roberts, Bill Fletcher, and Ron Walter regarding selection of project manager to oversee program development and design selection process for this development site.

Mr. Don Stastny of Architects Atelier/Northwest (Portland) was selected from a field of eleven candidates (see attached memo).

Mr. Stastny will be responsible for developing a project management structure and meeting with advisory committees to determine the program components of the design phase which will follow.

Current timeline (see attached Stastny presentation) suggests that final approval of program components and designer selection process will occur in March-May of 1978. Construction should begin in September of 1979, and dedication is tentatively planned for July 4, 1980.

Park Bureau role shall include committee membership and expert consulting relative to Stastny's program development.

BP/v

cc: Doug Bridges ✓
Tim Nolan

H.63.55

THE CITY OF
PORTLAND



OREGON

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

November 16, 1977

RECEIVED

NOV 17 1977

BUREAU OF PARKS &
PUBLIC RECREATIONS

Mr. Don Stastny
Architects Atelier/Northwest
813 S.W. Alder Street
Portland, Oregon 97205

Dear Don:

Attached are three copies of the contract for Project Manager services for Pioneer Square which have been approved and signed by our office.

Please sign and return two fully executed copies to our office and proceed immediately with work under this contract.

Please refer to purchase order number 00196 in all billings.

Yours very truly,

Robert J. Holmes
Director of Development

RJH:MAC/bls
Attachments

cc: Ernie Bonner
Doug Bridges ✓ *w/attachment*

CONTRACT FOR PROFESSIONAL SERVICES

PART I - AGREEMENT

THIS AGREEMENT, entered into as of this 16th day of November, 1977, by and between the CITY OF PORTLAND DEVELOPMENT COMMISSION, the duly designated Urban Renewal Agency of the City of Portland, hereinafter referred to as the "Commission", and ARCHITECTS ATELIER/NORTHWEST, hereinafter referred to as the "Project Manager".

WITNESSETH THAT:

WHEREAS, the Commission is preparing for the development of a public plaza located on Block 179 City of Portland, known as Pioneer Square; and

WHEREAS, Donald J. Stastny will serve as Project Manager on a full time basis and will utilize the staff of Architects Atelier/Northwest in executing the services provided under this contract;

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

I. Scope of Work - Phase I - Program Development

A. Prepare Work Program and Management Structure.

1. The Work Program will:

- a. Set forth the process for preparation of a Design Program, Designer Selection Process, and Project Budget for the Pioneer Square Project for Council adoption by May 1978.
- b. Provide for the Design Process to be completed and construction started in an expeditious manner.

2. The Management Structure will:

- a. Define responsibilities of the Project Manager; supporting Citizens and technical advisory committees, the Commission, City Planning Commission, City Council and others.
- b. Set forth a detailed schedule.

B. Manage Approved Work Program and Management Structure.

1. Prepare a Design Program, Designer Selection Process and Project Budget for approval by the Commission, City Planning Commission and City Council.

2. Coordinate preparation of Management Structure, Work Program, Design Program and Designer Selection Process fully with the community, including downtown interests, interested citizen groups, the design community and with interested governmental agencies, bureaus and boards. Key supporting agencies will include the Commission, City Planning Commission, Bureaus of Planning and Parks, Office of Planning and Development, City Engineer and other bureaus, as appropriate. Community advisory groups will be listed and structured in the approved Work Program and Management Structure. The Project Manager will make progress reports to the Planning and Development Commissions at their regular monthly meetings.
3. Provide graphic and written materials, make presentations and provide coordination necessary to carry out responsibilities under this Scope of Work. Specific documents to be provided by the Project Manager will include:
 - a. Work Program, Management Structure, and Design Selection Process; Design Program, Request for Proposals, and Project Budget; and base information, plans and photographs, sufficient to serve as a basis for design by participants in a design competition.
 - b. Descriptive graphic and written materials, critical paths, meeting agendas minutes and notices, schedules, committee job descriptions, general correspondence and regular project progress reports necessary for coordinated project management, presentations and general communications.
- C. Provide full-time project management services, including evening meetings, as required.

II. Compensation - Phase I

\$30,000 fee, including all costs incurred in producing required documents or other costs necessary in carrying out the Project Manager's responsibilities except out-of-town travel, lodging and meals. Payments shall be paid monthly on a percentage of work complete basis. Percentages of the fee attributed to specific tasks will be established in approved Work Program and Management Structure. Costs of mass printing of materials for public dissemination shall be born by the Commission.

III. Time of Performance - Phase I

Services of Architects Atelier/Northwest shall commence upon execution of this Agreement. Phase I Services herein outlined shall be completed no later than June 1, 1978, with presentation to the Commission, Planning Commission and City Council of work items at the earliest feasible date but not later than May 1, 1978, with the Work Program and Management Structure, set forth in paragraph I.A. of this Agreement, completed, submitted to and approved by Commission within 30 days after execution of a contract for these services.

IV. Phase II - Services

Subject to Commission approval and upon approval of the Design Program, Designer Selection Process and Project Budget by the City Council, Architects Atelier/Northwest agree to provide support services for the Designer Selection Process on a basis mutually acceptable to the parties of this contract.

V. Restrictions on Future Design Services

Donald J. Stastny and Architects Atelier/Northwest are precluded from selection as the Designer for Pioneer Square and from participation as a member of a selected design team for Pioneer Square.

VI. Commission Responsibilities

The Commission is responsible for overall Pioneer Square Project Management, including funding and site acquisition activities related to the Project. The Commission will determine satisfactory completion of work elements and readiness of such elements for submission to the City Planning Commission and City Council for approval. Technical support will be provided by the Commission, Bureaus of Planning and Parks, City Bureaus and others, as outlined in the approved Work Program and Management Structure.

VII. Amendment of Agreement

The Commission and Architects Atelier/Northwest reserve the right to amend this Agreement by mutual consent upon approval of the Work Program and Management Structure.

VIII. Terms and Conditions

This Agreement is subject to and incorporates the provisions attached hereto as Part II - Terms and Conditions (HUD-621B 7-76).

IN WITNESS WHEREOF, the Commission and the Designer have executed this Agreement as of the date first above written.

PORTLAND DEVELOPMENT COMMISSION

By _____
Executive Director

PROJECT MANAGER:

ARCHITECTS ATELIER/NORTHWEST

By _____
Donald J. Stastny, AIA

APPROVED AS TO FORM:

Legal Counsel

Box/PAK
↓

PRELIMINARY WORK PROGRAM
AND PROJECT MANAGEMENT STRUCTURE

PIONEER COURTHOUSE SQUARE
CITY OF PORTLAND, OREGON

DECEMBER 19, 1977

PREPARED FOR
PORTLAND DEVELOPMENT COMMISSION

PREPARED BY
ARCHITECTS ATELIER/NORTHWEST

DOCUMENT NO. 77-20-3

* = Pages marked
w/comments



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* general comment → fine... perhaps
Bur. of Parks should be given more explicit
central staff role than implied in
the memorandum.

need executive summary - 1pg. overview Page 1

+ also should put 1 page *entire process* *
conceptual sketch of the decision-making enviro

1. THE WORK PROGRAM

Similar to your original presentation prior to your being hired.

The following constitutes the Work Program and details the Process that will be utilized in preparing the Design Program, Project Budget and Designer Selection Process.

1.1 OBJECTIVE OF THE PROCESS

The objective of the process is to provide a method by which the public and private interests can be effectively represented in the formation of the Design Program, Project Budget and Designer Selection Process for the proposed Pioneer Courthouse Square.

1.2 GOAL OF THE PROCESS

The goal of the process is to develop a cohesive Design Program, Project Budget and Designer Selection Process that is mutually agreed upon by the public and private entities and can be recommended for Portland City Council adoption.* →

* which leads to a rationally designed & developed park facility

1.3 THE PROCESS

The Work Program Process is outlined on the enclosed Task/Responsibility Flow Diagram. It consists of six phases of work as follows:

- 1.3.1 Orientation: Preparation of Work Program and Management Structure.
- 1.3.2 Round 1: Development of initial Design Program statements.
- 1.3.3 Round 2: Refinement of Design Program alternatives; identification of Designer Selection Process alternatives.
- 1.3.4 Round 3: Select alternative and refine Design Program; initial Project Budget estimates; refine selected Designer Selection Process alternatives.
- 1.3.5 Round 4: Finalize Design Program; finalize Project Budget; finalize Designer Selection Process.
- 1.3.6 Approvals: Work Sessions and Final Approval of Design Program, Project Budget and Designer Selection Process by Portland Development Commission, City Planning Commission and Portland City Council

2. THE MANAGEMENT STRUCTURE

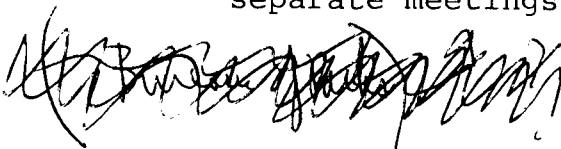
2.1 PROJECT MANAGER

The Project Manager will have overall responsibility for the following tasks:

- 2.1.1 Preparation of Design Program, Designer Selection Process and Project Budget for approval by the Portland Development Commission, City Planning Commission and City Council.
- 2.1.2 Coordinate preparation of Design Program, Project Budget and Designer Selection Process fully with the community, including downtown interests, interested citizen groups, the design community and with interested governmental agencies, bureaus and boards.
- 2.1.3 Provide graphic and written materials, make presentations and provide coordination necessary to carry out responsibilities of the Work Program. Specific documents to be provided by the Project Manager will include:
 - Work Program, Management Structure, and Design Selection Process; Design Program, Request for Proposals, and Project Budget; and base information, plans and photographs, sufficient to serve as a basis for design by participants in a design competition.
 - Descriptive graphic and written materials, critical paths, meeting agendas, minutes and notices, schedules, committee job descriptions, general correspondence and regular project progress reports necessary for coordinated project management, presentations and general communications.
- 2.1.4 The Project Manager will make progress reports to the Planning and Development Commissions at their regular monthly meetings.

2.2 APPROVAL AGENCIES

- 2.2.1 Input will be received by the Project Manager from the City Planning Commission and Portland Development Commission and City Council through separate meetings with individuals and groups.

A large, stylized handwritten signature in black ink, appearing to be a cursive name, located at the bottom left of the page.

2.2.2 Each staff will be assigned specific responsibilities relative to the needs of the work program to assist the Project Manager in his work. Primary assignments are as follows:

- Mayor's and City Commissioner's Staffs: Staff will evaluate position papers and apprise respective officials throughout the process.
- City Planning Commission: Staff will prepare an urban design study of area to be outlined by Project Manager and assist in Design Program development.
- Portland Development Commission: Staff will be responsible for general administration of governmental concerns regarding Project and for liaisons with local, state and federal agencies.

Bureau of Parks

2.3 ADVISORY INPUT

2.3.1 Advisory input for the process will be structured according to two methods: 1) through established Advisory Committees, and 2) personal "head-to-head" contact between the Project Manager and established groups in the Community.

2.3.2 The Advisory Committees will be established as follows:

- Citizens Advisory: A group of twelve citizens with interest in downtown development. Representation to encompass Downtown business interests, users from surrounding Portland areas, all age groups and the design professions.
- Design Advisory: A group of eight design professionals in Architecture, Landscape Architecture, Planning and Fine Arts, representing the AIA, ASLA, AIP and Metropolitan Arts Commission.
- Technical Advisory: Official representatives of specific public and quasi-public agencies at the local and State level. Contacts will be on a one-to-one basis by the Project Manager in addition to established TAC meeting sessions.

with responsibility or expertise concerning this site facility.

Chairman of each group shall meet with the Project Manager and PDC staff at a bi-weekly coordination meeting.



2.3.3 Advisory support would be obtained through continuous contact with the following established organizations:

- Business Owners and Managers Association
- Chamber of Commerce
- City Club of Portland
- Design Review Committee/City Planning Commission
- Downtown Community Association
- League of Women Voters
- Junior League
- Park and Shop Association
- Portland Beautification Association
- Portland Improvement Committee

*
 These are generally represented on tech. adv. committee, but these are city groups not really represented by the bureaus.

- * Tri-Met Main Adv. Group?
- * Mayor's Budget Adv. Comm., assigned to Bureau of Parks
- * Office of Neighborhood Associations
- Metropolitan Youth Commission
- Aged Association (contact Institution Aging)

at Portland St. University to get recommendations

(This comm. should have something to say about cit part / communication)



3. CITIZENS ADVISORY COMMITTEE

3.1 PURPOSE

Advise and assist the City of Portland and the Project Manager in the implementation of Pioneer Courthouse Square.

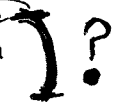
3.2 MEMBERSHIP

The Committee will consist of approximately twelve individuals selected to represent;

ok

3.2.1 ~~The~~ downtown business interests;

3.2.2 User groups located outside the downtown area but within City limits;



(

~~3.2.3 A range of age groups, i.e., young, old, and,~~

ok

3.2.3 ~~The~~ design community.

3.3 TASKS

3.3.1 Chairperson will represent Citizens Advisory Committee in public hearings before City Council, City Planning Commission and Portland Development Commission. *recommend*

(cit part task →)

3.3.2 Identify issues and establish policies for the Pioneer Courthouse Square area.

3.3.3 Assist in defining the project area of Pioneer Courthouse Square for future design work.

3.3.4 Review proposals and advise the Project Manager on the Design Program, Project Budget and Designer Selection Method.

3.3.5 The Committee will assign one or more persons to represent the Committee in Designer and/or Design Selection.

} strike

3.4 PROJECT MANAGER FUNCTION

3.4.1 Prepare recommendations for Committee consideration.

3.4.2 Coordinate research and clerical assistance from Bureau of Planning and Portland Development Commission and dissemination to the Committee.

"Commission" or include Bureau of Parks

3.4.3 Record and incorporate Committee input in the Design Program, Project Budget and Designer Selection Method proposals.

3.5 STAFF FUNCTION (to be managed by PDC)

3.5.1 Assist Project Manager in preparing recommendations for Committee consideration.

3.5.2 Provide research and clerical assistance.

3.5.3 Assist Project Manager in coordination of the Citizen's Advisory Committee work with other bureaus, agencies and community organizations.

3.6 SCHEDULE

The Committee will meet monthly with main agenda items as follows:

3.6.1 January: Issues and Policies for Pioneer Courthouse Square.

3.6.2 February: Design Program Review

3.6.3 March: Designer Selection Review

3.6.4 April: Project Budget Review

3.6.5 May: Hearings and Reports

For more detailed scheduling, refer to the enclosed task diagram, schedule Phase I - Program Development.

4. DESIGN ADVISORY COMMITTEE

4.1 PURPOSE

Advise and assist the Project Manager in the preparation of the Design Program, Project Budget and Designer Selection Process for the proposed Pioneer Courthouse Square.

perhaps this group should be structured as adjunct to you as opposed to being 1 of 3 groups

4.2 MEMBERSHIP

Membership will be comprised of representatives of the following established groups and be appointed by said groups.

- 4.2.1 American Institute of Architects (2 members)
- 4.2.2 American Society of Landscape Architects (2 members)
- 4.2.3 American Institute of Planners (2 members)
- 4.2.4 Metropolitan Arts Commission (2 members)

4.3 TASKS

4.3.1 Chairperson will represent Design Advisory Committee in public hearings before ~~City Council, City Planning Commission and Portland Development Commission.~~

TAAC

4.3.2 Assist in defining the project area of Pioneer Courthouse Square future design work.

4.3.3 Review proposals and advise the Project Manager on the Design Program, Project Budget and Designer Selection method.

4.3.4 The Committee will assign one or more persons to represent the Committee in Designer and/or Design Selection.

? how are you going to do this

4.4 PROJECT MANAGER FUNCTION:

4.4.1 Prepare recommendations for Committee consideration.

4.4.2 Coordinate research and clerical assistance from Bureau of Planning and Portland Development Commission for dissemination to the Committee.

4.4.3 Record and incorporate Committee input in the Design Program, Project Budget and Designer Selection process proposals.

4.5 STAFF FUNCTION (to be managed by PDC)

- 4.5.1 Assist Project Manager in preparing recommendations for Committee consideration.
- 4.5.2 Provide research and clerical assistance.
- 4.5.3 Assist Project Manager in coordinating the Design Advisory Committee work with other bureaus, agencies and community organizations.

4.6 SCHEDULE

The Committee will meet monthly with main agenda items as follows:

- 4.6.1 January: Issues and policies for Pioneer Courthouse Square.
- 4.6.2 February: Design Program Review
- 4.6.3 March: Designer Selection Review
- 4.6.4 April: Project Budget Review
- 4.6.5 May: Hearings and Reports

For more detailed scheduling, refer to the enclosed task diagram, Schedule Phase I - Program Development.

5. TECHNICAL ADVISORY COMMITTEE

→ staff



5.1 PURPOSE

Advise the Project Manager of the criteria, constraints and opportunities imposed by existing and planned conditions relative to the proposed Pioneer Courthouse Square.

5.2 MEMBERSHIP

Membership will be comprised of responsible representatives from the following agencies and bureaus.

- 5.2.1 Park Bureau
- 5.2.2 City Engineer
- 5.2.3 Traffic Engineer
- 5.2.4 Fire Bureau
- 5.2.5 Police Bureau
- 5.2.6 Tri-Met
- 5.2.7 Historic Landmarks Commission
- 5.2.8 Others as required

• Risk Management (Mike Lewis)
 • Office of N. Associations
 • Planning Bureau
 • Bureau of Mgt + Budget

5.3 TASKS

- 5.3.1 Prepare a list of criteria, constraints and opportunities relative to their particular bureau's or agency's concerns for the Square.
- 5.3.2 Provide a plan for existing services in the Pioneer Courthouse Square area.
- 5.3.3 Review the lists developed in Item 5.3.1 to identify possible conflicts.
- 5.3.4 Assist in defining the project area for future design work.

programming?

5.3.5 Provide the Project Manager with costs and budget input for inclusion in the Project Budget.

5.3.6 Review proposals and advise the Project Manager on the Design Program and Project Budget.

(OK)

5.3.7 Provide testimony as required at public hearings and selected Citizens Advisory and Design Advisory meetings.

No
 Respond
 to budget
 as indicated
 on p. 10
 Schedule 5.6.

* Chairman?



include: tasks → 4.4.2 (p. 7)

5.4 PROJECT MANAGER FUNCTION

- 5.4.1 Prepare recommendations for Committee consideration.
- 5.4.2 Record and incorporate Committee input in the Design Program and Project Budget proposals.

5.5 STAFF FUNCTION (To be managed by PDC)

- 5.5.1 Assist Project Manager in preparing recommendations for Committee consideration.
- 5.5.2 Manage all project coordination activities outside of Project Manager's responsibilities.

5.6 SCHEDULE

The Committee will meet monthly with main agenda items as follows:

- 5.6.1 January: Review Criteria Lists
- 5.6.2 February: Respond to Design Program Alternatives
- 5.6.3 March: Finalize Criteria and Constraints
- 5.6.4 April: Respond to Design Program and Project Budget
- 5.6.5 May: Testimony as Required

For more detailed scheduling, refer to the enclosed task diagram, Schedule Phase I - Program Development.

perhaps you need synopsis section tying above components into a d-making process section.

TO: BRAD POST B. PARKS
FR: MIKE COOK

Pioneer
Square


TO: FONTAINE

1/25/78

FROM: BRP

RE: PD's FUND INTEREST RELATIVE TO
PIONEER SQUARE

January 13, 1978

Let's DISCLOSE TRAV & GENERAL VALUE
OF BOR & SOON - COOK WANTS
SOME FBACK, 

TO: Bob Gordon and Susan Johnson
FROM: Mike Cook
SUBJECT: Pioneer Square Grant Requirements

Thank you for getting back so quickly on the NEA grant potential.

Attached is a summary of some of the areas where we felt NEA may be interested in helping this project along - particularly those places where innovative approaches to community involvement and design process will be required.

Please continue to pursue the possibilities for additional funding for the development of the Square itself. We are particularly interested in any flexibility being built into BOR guidelines which might allow more sheltered areas and related commercial uses.

MAC/eh

Attachment

cc: Tom Benjamin
Don Stastny

cc BRAD POST 1/24/78

ALTERNATIVE APPROACHES TO NEA FUNDING POTENTIAL
PIONEER SQUARE DESIGN PROCESS - PORTLAND, OREGON

Background

Pioneer Square is a major full block public plaza to be developed in the center of downtown. The City Council has directed the Development Commission to recommend a design program and designer selection process by May, 1978. Construction is scheduled to begin by mid-1979.

The Pioneer Square project is particularly important to the people of Portland, being the site of Portland's first school and later its finest hotel which was demolished in 1952. It is the center of the City, being adjacent to the 100% block. Bordering the square to the north is Morrison, Portland's prime shopper spine. The City has been moving ahead with plans and improvements along Morrison - widening sidewalks, creating arcades and introducing special paving treatments. To the east is the newly opened Lawrence Halprin designed, \$16 million, transit mall. Surrounding it are Nordstrom's new \$8 million store, the recently restored historic Pioneer Courthouse and many early commercial structures.

Suggestions that a multi-story garage be built on the site spurred a comprehensive downtown planning effort which began in 1970. The key to this adopted plan is the removal of the parking lot from this central block. Provisions for replacement shopper parking on more accessible blocks to the east and west have been made so that this block could be acquired for a public plaza. The two replacement parking garages are now under construction at a cost of over \$10 million.

\$1 million to \$2 million in private fund raising will be required to supplement the \$2 million Bureau of Outdoor Recreation and other public funds budgeted for the project.

Because of the importance of this block, its public focus, central location, public use, fund raising requirements and impact on the shopping environment of downtown, close coordination with all elements of the community will be critical.

A Project Manager has been contracted to provide that coordination and to develop a design program for this block, the project development budget, and the designer selection process. With this accomplished by May, the City will be in a position to select the designer and begin implementation of the Square.

Potential Areas of NEA Assistance

1. Program Phase - November, 1977 to May, 1978 (see attached Work Program). Now budgeted at \$53,000. Additional funds may be required to fund further community participation developed by a Citizens Advisory Committee, possible including:
 - a. Information kiosks in downtown.
 - b. Public design workshops.
 - c. "Day on the Square" fair or event utilizing the existing parking levels on this block.
 - d. Broad media information/participation program.
 - e. Brochures/opinion surveys.

A specified program for this phase should be completed by this February.

2. Designer Selection Phase - Summer, Fall, 1978. To be determined in May, 1978. Alternative selection processes are:

- a. Design competition.
- b. Direct designer selection or screening process.
- c. Limited competition by selected designers.

3. Design Phase - Winter, 1978.

Depending on the design decisions arrived at by this date, this phase could include orientation programs, promotional fairs or media productions to provide innovative opportunities for community involvement.



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

MEMORANDUM

January 19, 1978

TO: Doug Bridges, Superintendent of Parks
Ernie Bonner, Planning Director
Cowles Mallory, City Engineer
Don Bergstrom, City Traffic Engineer
Roger Shiels, Tri-Met
Lt. Richard Duvall, Bureau of Police
Chief Morterud, Bureau of Fire

FROM: Robert J. Holmes, Director of Development

SUBJECT: Pioneer Square Technical Advisory Committee

Your office is requested to appoint a representative to the Pioneer Square Technical Advisory Committee.

This Committee is scheduled to meet regularly over the next six months to advise Don Stastny, the Project Manager, in the preparation of the development program for Pioneer Square.

The Committee will address both technical and policy requirements and issues and respond to design program recommendations.

The first meeting is scheduled for 11:00 a.m. Friday, January 27th, Development Commission Conference Room, 7th Floor, Crown Plaza.

Mike Cook has been assigned on our staff to assist Don Stastny in this coordination effort. If you have any questions, please call either Mike at 248-4914 or Don at 227-3176.

RJH/MAC/eh

cc: Commissioners Assistants

Doug Capps
Anne Lawson
Jan Batiste
Sally Stone
John Platt

Mike Lindberg, Office of Planning & Development

THE CITY OF
PORTLAND



OREGON

February 17, 1978

DEPARTMENT OF
PUBLIC AFFAIRS

MILDRED A. SCHWAB
COMMISSIONER

BUREAU OF PARKS AND
PUBLIC RECREATION

DOUGLAS W. BRIDGES
SUPERINTENDENT

1107 S.W. FOURTH AVE.
PORTLAND, OR 97204
503/248-3580

MEMORANDUM FOR : Donald J. Statsnty, Project Manager
Portland Development Commission
c/o Architects Atelier/Northwest

FROM: Brad Q. Post, Management Analyst
Office of the Superintendent

IN REFERENCE TO: Pioneer Square Development Project --
Preliminary Perspectives Project #78-10

After receiving your request for information regarding the bureau's preliminary views about the design and development of Pioneer Square, I met with Mr. Douglas Bridges, Superintendent, Mr. Fontaine Hagedorn, Federal Programs Manager, and Mr. Bill Owens, Director of Recreation. This memorandum represents the bureau's preliminary perspectives regarding the development potential for Pioneer Square. Additional comments regarding post-design phases of this project are also included. More specific, but initial ideas regarding recreation design at this facility are presented in an attached memorandum from the Recreation Division.

The facility can potentially serve as the City's hub--a public square where cultural, educational, leisure-time, and convenience services are available. With careful analysis and conceptualization, the site could be designed to meet downtown shoppers', residents', workers', and perhaps city-wide interests as well.

When viewed broadly, the diversity of potential activities, programs, and services available at the square can be classified into three categories:

Passive Use - strolling, eating, resting, "people watching", and so on.

Recreation - social and physical programs similar to the many outdoor and semi-sheltered services provided by the Bureau of Parks and Recreation.

Civic Conveniences - organized food vendor services, visitor and citizen information, meetings, lectures, entertainment, tickets and reservations, art exhibits, tours to Pittock Mansion, Zoo, OMSI as well as citizen displays and kiosks.

In this project, thorough design program preparation would include review of potential activities like these and others. After the intended functions of the square were determined, many of these alternative uses could then be articulated as design criteria which would guide this development project in a purposeful manner. Possible program and design options are listed below to stimulate further thinking.

Recreation - design recreation service space for mini-programs offered in crafts, passive athletics and performing arts. Design options might include the development of two programming areas which can be flexibly arranged to allow for concurrent services which change regularly by time of day and year.

Civic Conveniences - design and site unobtrusive means of public meetings, forums, and presentations. Scheduled noon-time, summer evening and weekend public events for up to 100 persons might be provided. Unobtrusive design will allow for efficient seating set-up requirements; space utilization, and alternate usage at other times.

Design an automated self-service information center including push-button access to information regarding Portland's important features, geography, commerce and transportation services. Display modules for comprehensive data access and display are commercially available and have low operating costs. Funding and development might be possible with federal, inter-agency and commerce support.

Passive Activities - design sun and rain oriented landings, spaces or strips that open space diners, gazers and resting citizens can utilize during discomfoting weather conditions common in Portland.

The development of the design program should also include analysis of maintenance issues at this facility. Specific attention should be given to the task of minimizing long-term operating costs, vandalism, and hazard prone concepts. While much of this latter concern is usually addressed during formulation of construction specifications, early considerations during the design phases dictate the extent to which potential problems can be effectively dealt with during the planning of site construction.

Pre-Construction and Implementation Considerations

The bureau supports the inter-agency and citizen advisory approach developed to manage the design program for this facility, and is hopeful that similar arrangements will be in place during post-design and implementation phases of the project.

Pre-Construction and Implementation Considerations (cont'd)

If this bureau is to be assigned responsibility for managing the facility once it is complete, it is crucial that the Bureau of Parks have a joint role with the Portland Development Commission in carefully reviewing design alternatives, planning construction phases, and inspecting the site during construction.

The bureau's experience with low cost maintenance design, vandal avoidance, risk management and user requirements will help the Portland Development Commission assure future users that Pioneer Square will be an efficient and effective facility offering a wide range of services in a safe and enjoyable setting.

I will plan to refine these initial comments in a later memorandum. Please let me know if, in the interim, the bureau can assist you in any way with your tasks and responsibilities.

BQP.g

Attachment

cc: Douglas W. Bridges, Superintendent
Micheal Kaiel



**Portland Parks
and Recreation**

I N T E R O F F I C E M E M O R A N D U M

DATE: December 23, 1977

TO: Brad Post

FROM: William V. Owens

SUBJECT: Suggestions for Pioneer Square

The Recreation Division envisions Pioneer Square as a continuation of the Pioneer Courthouse block -- the creation of an old-time town square that was common in the early 1900's. This would include:

- . A central area with a covered bandstand or gazebo surrounded by a flat grass area. The flat area can be used for spectators listening to concerts or special presentations such as Little Theatre, Dance, Mime, Art Exhibits, etc.
- . A walk-on checkerboard with benches for spectators. A large board can be used for checkers or chess and pieces moved with a metal hook or by hand. Senior adults enjoy this activity.
- . A small childrens play area can be incorporated, but should not be a dominate factor.
- . A fountain was also a definite part of the early-day town square with water changing in heighth and color and accompanied by music.

Landscaping can separate the activity areas, but should be kept low with small shade trees around the checkerboard and seating areas. Concrete and asphalt should be kept to a minimum. Bricks for pathways might be an option.

A park designed to this theme would be unique for a large city center -- an oasis for relaxation and activity among noises of the city.

WVO:ct

cc: Douglas W. Bridges

THE CITY OF
PORTLAND

March 6, 1978



OREGON

TO : Don Stastny, Project Manager
Portland Development Commission
c/o Architects Atelier/Northwest

FROM : Brad Post, Management Analyst *B*
Office of the Superintendent

SUBJECT: Pioneer Square: Project Boundaries

DEPARTMENT OF
PUBLIC AFFAIRS

MILDRED A. SCHWAB
COMMISSIONER

BUREAU OF PARKS AND
PUBLIC RECREATION

DOUGLAS W. BRIDGES
SUPERINTENDENT

1107 S.W. FOURTH AVE.
PORTLAND, OR 97204
503/248-3500

Concerning your request for advisement on alternative project area boundaries at the Pioneer Square development site, I have discussed the Technical Advisory Committee's proposals with our planning staff, and the bureau's present thinking is included below:

Yamhill and Morrison Street Boundaries. The Bureau of Parks supports inclusion of all area between the storefronts on these two streets as within the project design area. However, any development along these storefronts should be coupled with explicit maintenance and management agreements amongst private owners, other city agencies and the Bureau of Parks.

Broadway and Sixth Avenue Boundaries. The Bureau of Parks supports inclusion of the entire street area of Broadway (between Morrison and Yamhill), as well as the intersections and turning lane on Sixth Avenue (between Morrison and Yamhill), within the project design area. The bureau is particularly interested in pursuing the program option of having intra-city bus tours begin at Pioneer Square, and proposes that a tour bus loading/unloading zone be established in the existing Broadway Avenue turning lane. However, final decisions regarding special use lanes and lane closures on either Broadway or Sixth should recognize Fire, Police, and Maintenance emergency requirements.

Project Area v. Final Square Demarcation. Again, it will be important for the Technical Advisory Committee and the Project Manager to differentiate between the "design" area for the project and the actual "square" area from an administrative and maintenance perspective. Generally, the bureau is supportive of tentatively defining the "square" area as city block #179, and the "design" area as extending beyond this block up to the storefronts on Yamhill and Morrison, the Sixth Avenue intersections and turning lane, and the entire street area on Broadway up to the west side curb line.

CC: Dougals W. Bridges *DWB*
Michael Kaiel



**Portland Parks
and Recreation**

INTEROFFICE MEMORANDUM

Proj.
Pioneer
square

DATE: May 3, 1978

TO: Douglas W. Bridges *B*

FROM: Brad Q. Post

SUBJECT: Pioneer Square Development

Post

file

As you know, I have been working as the Bureau's liaison to the Portland Development Commission, concerning the upcoming development of Pioneer Square. While that project is still in the pre-design phase, it is the case that the design criteria, project area, development budget and development concepts are now being reviewed by a citizen's task force, design committee and project management team. Recommendations from these groups will be presented to the Portland Development Commission and City Council in June.

One concept currently under discussion is a 20,000 square foot conservatory. There are also other proposal elements under consideration that go beyond typical "open space" square design.

Because the Bureau of Parks will be the likely agency to manage the maintenance and operations of this square, I recommend that a task group within the bureau be organized to review various development proposals, comment on their relative advisability and provide technical analysis of the operational and fiscal implications of each proposal or design criterion.

This group might consist of the following bureau persons:

- Doug Bridges
- Michael Kaiel, Planning & Developing
- Bob Gustafson, Operations
- Ron Maynard, Fiscal
- Brad Post

If you agree, I will schedule a preliminary meeting for Monday, May 8, with these people. At this first meeting, we would bring everyone up-to-date on the project, review current development issues, and then, set the stage for a rational review/input process on a continuing basis in this matter. I would also recommend that Don Stastny, Project Manager, and Mike Cook, Project Coordinator, be in attendance at this meeting.

BQP:h
cc: Mike Kaiel
Bob Gustafson
Ron Maynard
Don Stastny
Mike Cook

PIONEER COURTHOUSE SQUARE
PROJECT BUDGET SUMMARY
 JUNE 1, 1978

TOTAL COSTS

Project Costs

1. Acquisition		\$2,500,000
2. Demolition and Excavation		100,000
3. Construction (Estimated Start 7-79)		2,600,000
Surface	\$ 800,000	
Conservatory	1,400,000	
Landscaping	100,000	
Water Feature	100,000	
Lights & Accessories	200,000	
4. Fees, Permits Contingency		300,000
		<u>\$5,500,000</u>

Additional Costs

1. Adjacent Sidewalk Improvements		\$1,000,000
2. Design Competition & Project Management		170,000
		<u>\$1,170,000</u>

TOTAL COSTS: \$6,670,000

FUNDS AVAILABLE

Funds Committed

1. U.S. Dept. HUD (HCD)		\$ 500,000
2. May Co. Grant		500,000
3. U.S. Dept. Interior (BOR)		1,000,000

Funds Pledged

1. BOR (If locally matched)		\$ 500,000
2. Tri-Met <i>still soft</i>		100,000
3. HCD <i>soft</i>		400,000
4. City of Portland Development Commission <i>awaiting action</i>		<u>200,000</u>

TOTAL FUNDS AVAILABLE: \$3,200,000

TOTAL FUNDS REQUIRED: \$3,470,000

FUNDING RESOURCES

PRIVATE CONTRIBUTIONS REQUIRED:

1. Local matching funds for BOR match pledge (see Funds Pledged)		\$ 500,000
2. Local matching funds for proposed Federal funding requests		1,250,000

NEW FEDERAL MATCH REQUIRED: \$1,720,000

JULY 31 MAYOR'S MEETING

PIONEER SQUARE

Summary, briefing session - Doug Capps, Kathy Fong, Doug Bridges 7-27-78

- 1. Complete Project Alternatives by Mid September
 - a. Square with quality treatment
 - b. Square with partial cover
 - c. Square with conservatory/shelter
 - d. Complete operation cost/potential revenue package
 - 1) Oregon Attitudes Inc. Market Study
 - 2) Bureau of Parks operating cost analysis

- 2. Funding
 - a. U.M.T.A. Grant request ready by mid August
 - b. Murdock Foundation request - Mayor/Glen Jackson to follow up
 - c. H.C.R.S. - Urban Parks Recreation & Recovery Act
Doug Bridges - Coordinating

- 3. Questions
 - a. Can the Mayor pursue the remaining \$3 million of the Secretaries Contingency Fund at this time?
 - b. Is there any problem in undertaking the market survey?
 - c. Date for luncheon with Mayor, Bill Roberts, Louis Scherzer, Dave Hunt and Robert Holmes.
 - 1) The three alternative approaches
 - 2) Survey
 - 3) Funding sources and strategy
 - 4) Approach to Council

Public Forum
Response
City for covering
Sex year round
use Sale
the packages

MAC:sa
7/31/78

5 M

~~4~~ / B
~~4~~

*HUD'S Req**

10/10/93
PO. 10.43

PIONEER SQUARE
PUBLIC MEETING SCHEDULE

1. Preliminary Presentations - October/November
 - a. Portland Federation of Garden Clubs
12 Noon - 2:30
October 6 Noon - Grace Memorial Church
N. E. 17th & Weidler- 1 to 1:30 p.m. presentation
125 people representing 22 garden clubs
 - b. Portland Garden Club - October 19
 - c. Men's Garden Club
 - d. BOMA
 - e. Rose Festival Association
 - f. Beautification Association
 - g. Downtown Neighborhood Association
 - h. Retail Trade Bureau
 - i. Visitors Bureau
2. Design Committee
3. Business/Mayor lunch
October 17, Arlington Club
4. Public Forum - Last week in November
5. C.P.C. Design Committee
6. Historic Landmarks Commission
7. Planning Commission December 5
8. P.D.C. - December 11
9. Council - December 13

PIIONEER COURTHOUSE SQUARE
RECOMMENDATION SUMMARY
OCTOBER 4, 1978

The recommendations respond to the proposed and existing developments bounded by the north side of Morrison Street, west side of Broadway Avenue, south side of Yamhill Street and east side of Fifth Avenue, including all street rights-of-way and intersections.

1. DESIGN PROGRAM

- 1.1 Streets and Circulation: Widening of sidewalks with treatment of streets, intersections and sidewalks as extensions of the Transit Mall.
- 1.2 Pioneer Courthouse: Retain as completed in recent renovation project.
- 1.3 Public Plaza: Develop a major portion of the block bounded by Morrison, Broadway, Yamhill and Sixth as hard-surface plaza with appropriate park accessories, plantings, water feature, and utility grid for flexible display and temporary shelter.
- 1.4 Conservatory: In conjunction with the public plaza, develop a steel and glass structure that contains permanent and seasonal botanical exhibits and "greenhouse" operations, tea garden, public information center, meeting room and support facilities.

2. BUDGET

- 2.1 Public Funds (including Federal and State matching): Approximately \$5 Million for acquisition, street improvements, demolition, plaza construction, fees, permits and administrative costs.
- 2.2 Private Donations: Approximately \$1.7 Million for the development of the conservatory structure.

3. DESIGNER SELECTION METHOD

- 3.1 Limited competition for Design Concept undertaken by five designers/design teams.
- 3.2 Participants in the limited competition will be selected by public advertisement, screening of responses and interviews.
- 3.3 Selection of winning competition entry will determine the consultant chosen to undertake detail design, construction documentation and construction observation services.

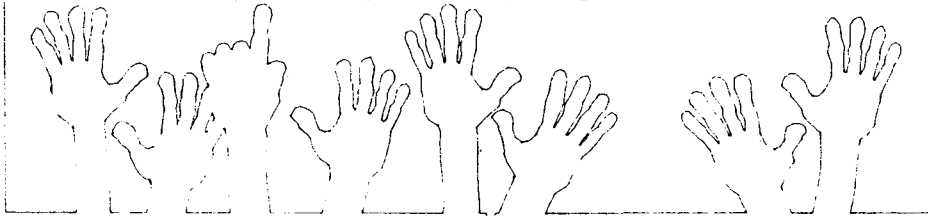
REQUEST FOR PROPOSALS

INTERESTED DESIGNERS/DESIGN TEAMS RESPOND



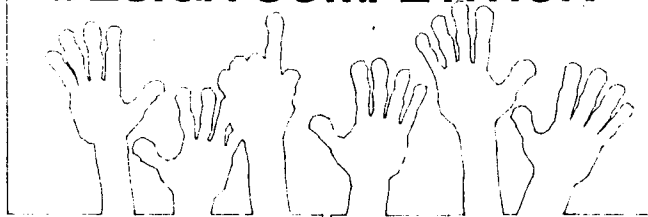
SCREEN RESPONSES

SELECT DESIGNERS FOR INTERVIEW



INTERVIEW POSSIBLE DESIGNERS

**SELECT DESIGNERS FOR
DESIGN COMPETITION**



DESIGN TEAMS PREPARE DESIGN CONCEPTS



JUDGE DESIGN CONCEPTS

**SELECT DESIGN TEAM
BASED ON CONCEPT**

AWARD DESIGN CONTRACT

PIONEER SQUARE
ISSUES & FINDINGS

1. REQUEST FOR SHELTER WAIVER

- Waiver would reduce budget deficit from \$.615 M to \$165 M.
- Previously received reading from State Parks that unenclosed cover over 1/3 of Square would be an acceptable cost.
- Increases new HCRS request from \$.735 M to \$1.185 M.
- Waiver would carry with it the restrictions on commercial use.
- Proposed Open Space Amendments to existing legislation to permit local construction of shelters on HCRS purchased land have been dropped according to Bob Gordon.

2. USE OF HCD FUNDS

- Transit-related improvements i.e. Information Center and possibly shelters are not eligible.
- Street and Public Square improvements are eligible; however, entire HCD program must meet low/moderate housing percentage requirements as a whole. If they do not meet these requirements, then each HCD improvement must be individually justified.
- HCD percentage requirements apply to contributions of the South Auditorium/Emanuel and Waterfront Renewal Projects, but not to the existing \$500,000.

3. UMTA GRANT

- Tri-Met is requesting a \$1.5 M amendment to their existing contract for the Mall.
- Tri-Met to cover local share which is then to be reimbursed by the City (HCD, PDC, Donations).
- Roger Shiels advises that pursuing Tri-Met funding at this time or the double-match of local contributions might jeopardize Tri-Met and UMTA's approval of this grant request.

PIONEER SQUARE HCRS FUNDING ALTERNATIVES

FULL BLOCK WITH WAIVER FOR SHELTER ★			
.COSTS		RESOURCES	
Square + Full Block	<u>\$5.370M</u>	HCRS Existing	\$1.5 M
		HCRS New	1.185
		LOCAL Land Credit	1.12
		LOCAL Donations	.9
		LOCAL Exist HCD	.5
		LOCAL Other	<u>.165</u>
			<u>\$5.37 M</u>
Streets	<u>1.5</u>	Tri-Met	.1
		PDC	.2
		UMTA	1.2
Conservatory	<u>1.4</u>	Donations	<u>1.4</u>
Total	\$8.27 M	Total	\$8.27 M

HCD _____

ADDITIONAL DONATIONS _____

3/4 BLOCK - NO WAIVER FOR SHELTER			
COSTS		RESOURCES	
Square + 3/4 Block	<u>\$4.47 M</u>	HCRS Existing	\$1.5 M
		HCRS New	.735
		LOCAL Land Credit	.84
		LOCAL Donations	.28
		LOCAL Exist HCD	.5
		LOCAL Other	<u>.615</u>
			<u>\$4.47 M</u>
Conservatory Land Imprvmts.	.62 <u>1.4</u>	Private	2.02
Streets	<u>1.5</u>	Tri-Met	.1
		PDC	.2
		UMTA	1.2
Total	\$7.99 M	Total	\$7.99 M

HCD _____

ADDITIONAL DONATIONS _____

PIONEER COURTHOUSE SQUARE PROJECT STATUS

(FULL BLOCK ALTERNATE)

DOWNTOWN DEVELOPMENT STATUS

In early 1970's the City's commitment to a central public square stimulated a planning and development effort which has brought about a total renaissance of the downtown. Most recently Pacific First Federal has begun construction of a 19-story, 350 sq. ft. office building just adjacent to the square to the south. The ground floor of the West Garage is adding sparkle and life to Morrison Street with the opening this week of two national high fashion shops. The East Garage is well under construction, with completion estimated for July 1979. Portland is a national leader in meeting its commitments under the 1970 Federal Clean Air Law. Recent achievements include the success of the recently completed transit mall, the June opening of the West Garage and construction of the East Garage. The elimination of the current parking on the Pioneer Square block is a key element in achieving air quality goals. \$11 million in retail development which has been generated around the site is waiting for the centerpiece to be completed. The recent acceleration of commercial construction and development interests here further intensifies the need for a central public open space.

PIONEER SQUARE STATUS

Over the last year Pioneer Courthouse Square staff, consultants and advisory groups have been actively working to prepare a development program which would meet the communities aspirations yet remain within reasonable expectations for additional funding assistance. We now have a program for the development of the square that has strong community backing, which will allow construction to begin by the time the East Garage is open.

Key to the program and particularly to community backing has been the concern over having a totally open uncontrolled space. Our existing central urban parks have a well established history of attracting those who create a negative atmosphere of crime and harassment--shunning others who are there to enjoy themselves. This potential, on Portland's most urban and public space, could totally reverse the successes already achieved in attracting people back to the downtown to shop, work, live and enjoy. This urban setting and Portland's weather demand a space that can be used day and night in rain or sun. The Art Quake Festival, which draws over 400,000 annually to the ^{site} ~~existing parking structure~~ and adjacent streets, has experienced heavy rain now for two years in a row in early September.

Community interest in this regard has led to a private donation of a \$1.4 million public conservatory on one quarter of the site. The conservatory would be a glittering glass and steel structure housing permanent and seasonal floral display, tea garden and public information center. The remaining three quarters of this site will be developed as a quality, but simple, open space with the assistance of Open Space funding at a total cost of \$1.8 million. \$1.5 million adjacent sidewalks and streets will be developed with the assistance of UMTA.

REQUEST FOR AMENDMENT

It is requested that our present grant be amended to allow for the construction of the public conservatory. An extension of one year for acquisition is being requested to conform to the scheduled completion date for the East Garage. A grant increase is being requested to cover 3-1/2 years inflation and to insure quality complementary to the Courthouse and transit mall. The

amount of the grant increase being requested is \$1,185,000.

IMPACT

With this amendment, the total Department of Interior contribution of \$2,685,000 will be leveraging a \$1.2 million dollar grant from UMTA for the improvement of adjacent streets and sidewalks, and \$4.4 million in local contributions. In addition, this investment will be protecting and enhancing the Interior Department's \$1.2 million restoration of the Pioneer Courthouse itself.

SCHEDULE

To meet our projected construction date of September 1979, our schedule requires Council approval including resolution of all local and federal funding commitments by mid December 1978. The final design will be determined by a design competition with advertising to begin for that competition in January, with the final designer selected and construction drawings and bidding complete by September 1979. The construction period is estimated at 10 months, with July 1980 set for project completion.

LAND CREDIT ALTERNATE - FULL BLOCK
PIONEER COURTHOUSE SQUARE
PROJECT BUDGET SUMMARY UPDATE
 OCTOBER 25, 1978

TOTAL COSTS

<u>Square</u>		
1. Acquisition @ \$90/Sq. Ft. x 40,000 Sq. Ft.		\$3,600,000
2. Demolition and Excavation		100,000
3. Construction (Estimated Start 7-79)		1,200,000
Surface :	\$800,000	
Landscaping	100,000	
Water Feature	100,000	
Lights & Accessories	200,000	
4. Fees, Permits, Contingency, Admin. Design Competition.		470,000
		<u>\$5,370,000</u>
<u>Adjacent Sidewalk Improvements</u>		\$1,500,000
<u>Conservatory</u>		\$1,400,000
	<u>TOTAL COSTS:</u>	<u>\$8,270,000</u>

FUNDS AVAILABLE

<u>Funds Committed</u>		
1. U.S. Dept. HUD (HCD)		\$ 500,000
2. May Co. Grant		500,000
3. U.S. Dept. Interior (BOR)		1,500,000
<u>Funds Pledged</u>		
1. Tri-Met		\$ 100,000 ¹
2. HCD		165,000 ²
3. City of Portland Development Commission		200,000 ³
4. Private (if matched 2 for 1)		600,000 ⁴
5. Credit for Land Value Increase from \$62 to \$90/Sq. Ft.		1,120,000 ⁵
	<u>TOTAL FUNDS AVAILABLE:</u>	<u>\$ 4,685,000</u>
	<u>TOTAL FUNDS REQUIRED:</u>	<u>\$ 3,585,000</u>

FUNDING RESOURCES

<u>PRIVATE CONTRIBUTIONS REQUIRED:</u>		<u>\$1,200,000</u>
1. Private Pledge (2 for 1 match)		1,200,000 ⁶
<u>NEW FEDERAL MATCH REQUIRED:</u>		<u>\$ 2,385,000</u>

UKTA	\$1,200,000
HCRS.	1,185,000

1 NO CONTACT MADE. FUNDS MAY NOT BE AVAILABLE
 2 NO REQUEST MADE. SCHWABE & McREARY HAVE INQUIRED OF POTENTIAL REQUEST
 3 CONTACT MADE REQUIRES POC ACTION
 4 VERBAL COMMITMENT
 5 REQUIRES REAPPRAISAL & APPROVAL BY HCRS & STATE
 6 FUND RAISING BY MAYOR, ROBERTS, JACKSON

MAC:sa
10/25/78

PIONEER COURTHOUSE SQUARE PROJECT STATUS

(PARTIAL BLOCK ALTERNATE)

DOWNTOWN DEVELOPMENT STATUS

In early 1970's the City's commitment to a central public square stimulated a planning and development effort which has brought about a total renaissance of the downtown. Most recently Pacific First Federal has begun construction of a 19 story 350 sq. ft. office building just adjacent to the square to the south. The ground floor of the West Garage is adding sparkle and life to Morrison Street with the opening this week of two national high fashion shops. The East Garage is well under construction, with completion estimated for July, 1979. Portland is a national leader in meeting its commitments under the 1970 Federal Clean Air Law. Recent achievements include the success of the recently completed transit mall, the June opening of the West Garage and construction of the East Garage. The elimination of the current parking on the Pioneer Square block is a key element in achieving air quality goals. \$11 million in retail development which has been generated around the site is waiting for the centerpiece to be completed. The recent acceleration of commercial construction and development interests here further intensifies the need for a central public open space.

PIONEER SQUARE STATUS

Over the last year Pioneer Courthouse Square staff, consultants and advisory groups have been actively working to prepare a development program which would meet the communities aspirations yet, ^{remain} within reasonable expectations for additional funding assistance. We now have a program for the development of the square that has strong community backing, which will allow construction to begin by the time the East Garage is open. The program is consistent with your regulations and will still allow the City the freedom to provide the sheltered and commercial activities which we feel are critical.

Community enthusiasm for something truly great in this location has led to a private donation of a \$2 million public conservatory on one quarter of the site. The conservatory would be a glittering glass and steel structure housing permanent and seasonal floral display, tea garden and public information center. The remaining three quarters of this site will be acquired and developed as a quality but simple open space with the assistance of Open Space funding at a total cost of \$4.5 million. \$1.5 million adjacent sidewalks and streets will be developed with the assistance of UMTA.

REQUEST FOR AMENDMENT

An extension of one year for acquisition is being requested to conform to the scheduled completion date for the East Garage. A grant increase is being requested to cover inflation and to insure quality complimentary to the Courthouse and transit mall. The amount of the grant increase being requested is \$735,000.

IMPACT

With this amendment the total Department of Interior's contribution of \$2,235,000 will be leveraging a \$1.2 million dollar grant from UMTA for the improvement of adjacent streets and sidewalks, and \$4.56 million in local contributions. In addition this investment will be protecting and enhancing the Interior Departments \$1.2 million restoration of the Pioneer Courthouse itself.

SCHEDULE

To meet our projected construction date of September 1979 our schedule requires Council approval including resolution of all local and federal funding commitments by mid December, 1978. The final design will be determined by a design competition with advertising to begin for that competition in January with the final designer selected and construction drawings and bidding complete by September, 1979. The construction period is estimated at 10 months, with July, 1980, set for project completion.

PIONEER COURTHOUSE SQUARE
PROJECT BUDGET SUMMARY UPDATE
 OCTOBER 25, 1978

TOTAL COSTS

Square

1. Acquisition @ \$90/Sq. Ft. x 30,000 Sq. Ft.	\$2,700,000
2. Demolition and Excavation	100,000
3. Construction (Estimated Start 7-79)	1,200,000
Surface	\$800,000
Landscaping	100,000
Water Feature	100,000
Lights & Accessories	200,000
4. Fees, Permits, Contingency, Admin. Design Competition	470,000
	<u>\$4,470,000</u>

Adjacent Sidewalk Improvements \$1,500,000

Conservatory

1. Conservatory Land \$1,400,000

620,000

TOTAL COSTS:

\$7,990,000

FUNDS AVAILABLE

Funds Committed

1. U.S. Dept. HUD (HCD)	\$ 500,000
2. May Co. Grant	500,000
3. U.S. Dept. Interior (BOR)	1,500,000

Funds Pledged

1. Tri-Met	\$ 100,000 ¹
2. HCD	400,000 ²
3. City of Portland Development Commission	200,000 ³
4. Private (if matched 2 for 1)	600,000 ⁴
5. Credit for increase in land value from \$62 to \$90/SF	840,000 ⁵

TOTAL FUNDS AVAILABLE:

\$4,640,000

TOTAL FUNDS REQUIRED:

\$3,350,000

FUNDING RESOURCES

PRIVATE CONTRIBUTIONS REQUIRED:

\$1,415,000

1. Private Pledge (2 for 1 match)	1,200,000 ⁶
2. Additional Local Contribution	215,000 ⁷

NEW FEDERAL MATCH REQUIRED:

\$1,935,000

UMTA
 HCRS.

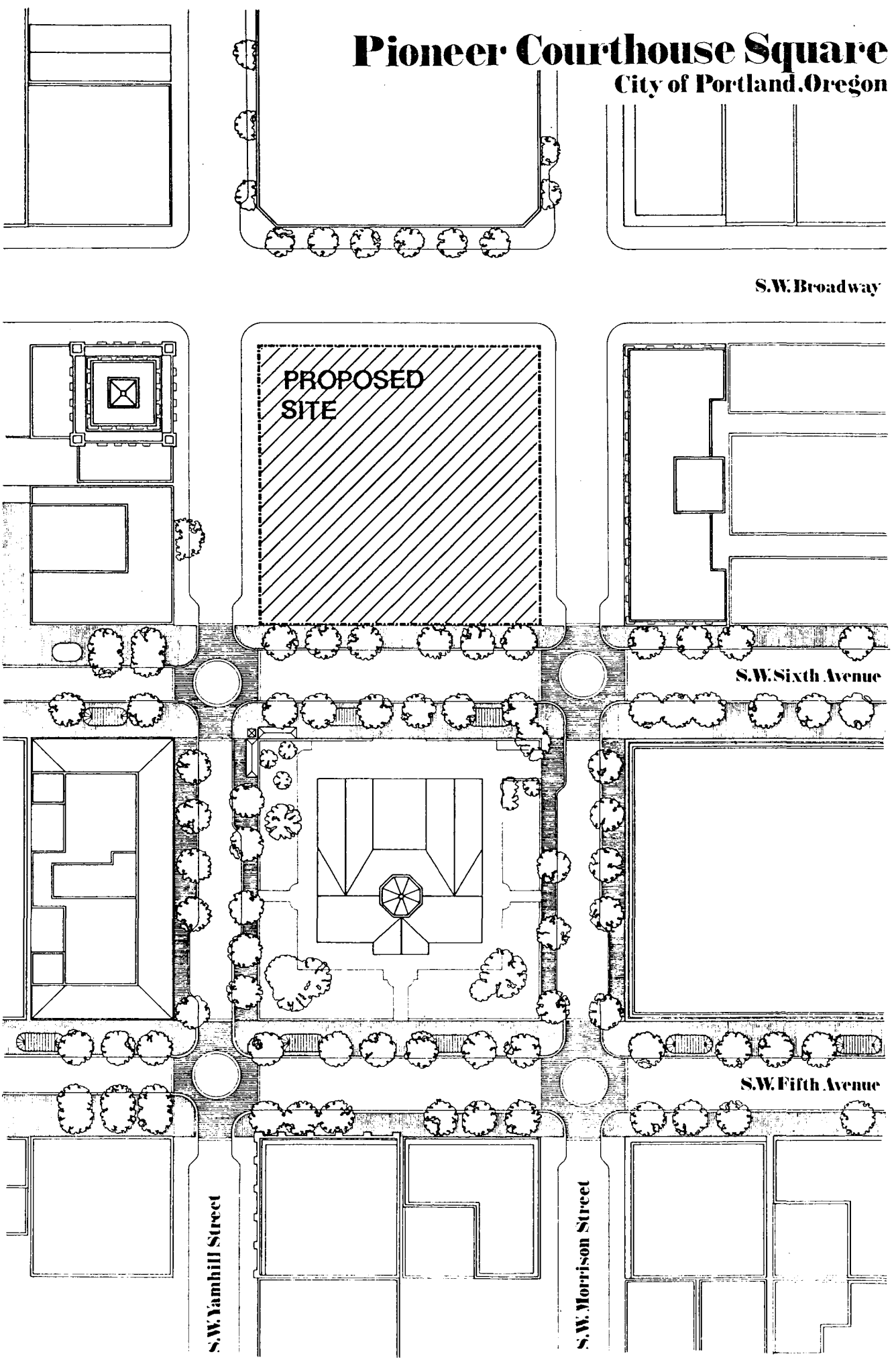
\$1,200,000
 735,000

1. NO CONTACT MADE. FUNDS MAY NOT BE AVAILABLE
2. NO REQUEST MADE. SCHWABE & HICKEY AWARE OF POTENTIAL REQUEST
3. CONTACT MADE. REQUIRES P.D.C. ACTION
4. VERBAL COMMITMENT
5. REQUIRES REAPPRAISAL & APPROVAL BY BOR & STATE
6. FUND RAISING BY MAJOR, ROBERTS, JACKSON
7. NO COMMITMENT. POSSIBLE HCD/PRIVATE

MAC:sa
 10/25/78

Pioneer Courthouse Square

City of Portland, Oregon



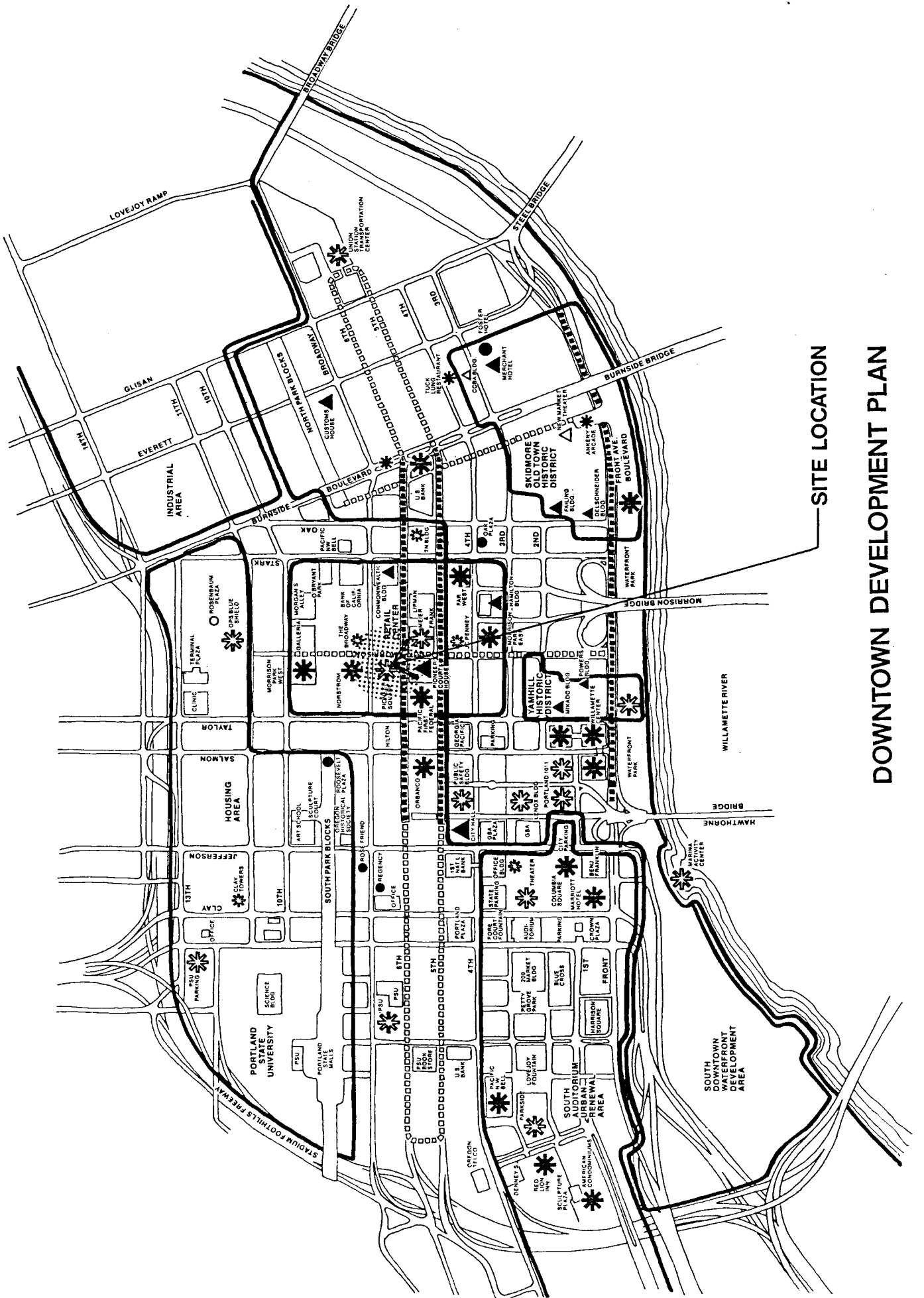
S.W. Broadway

S.W. Sixth Avenue

S.W. Fifth Avenue

S.W. Yamhill Street

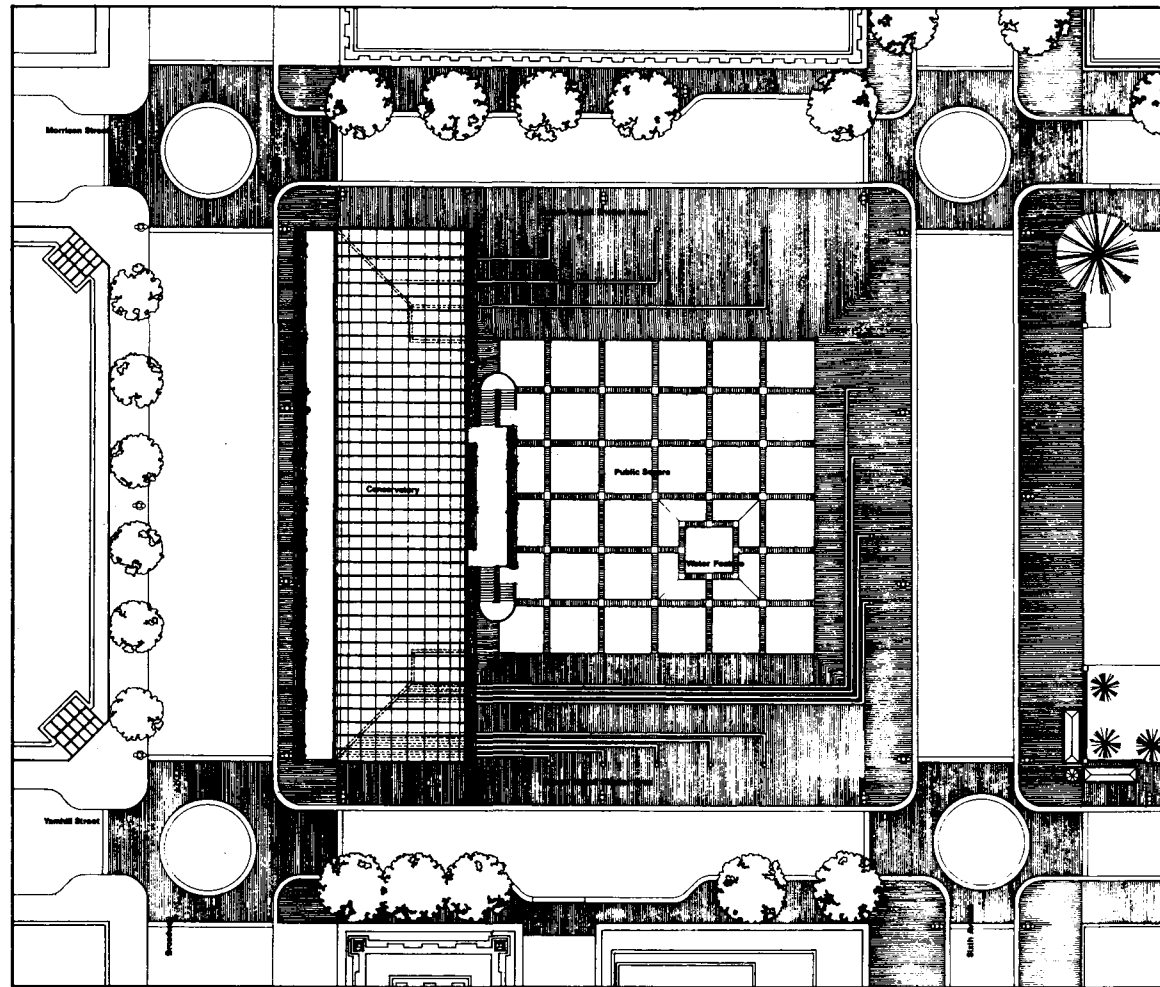
S.W. Morrison Street



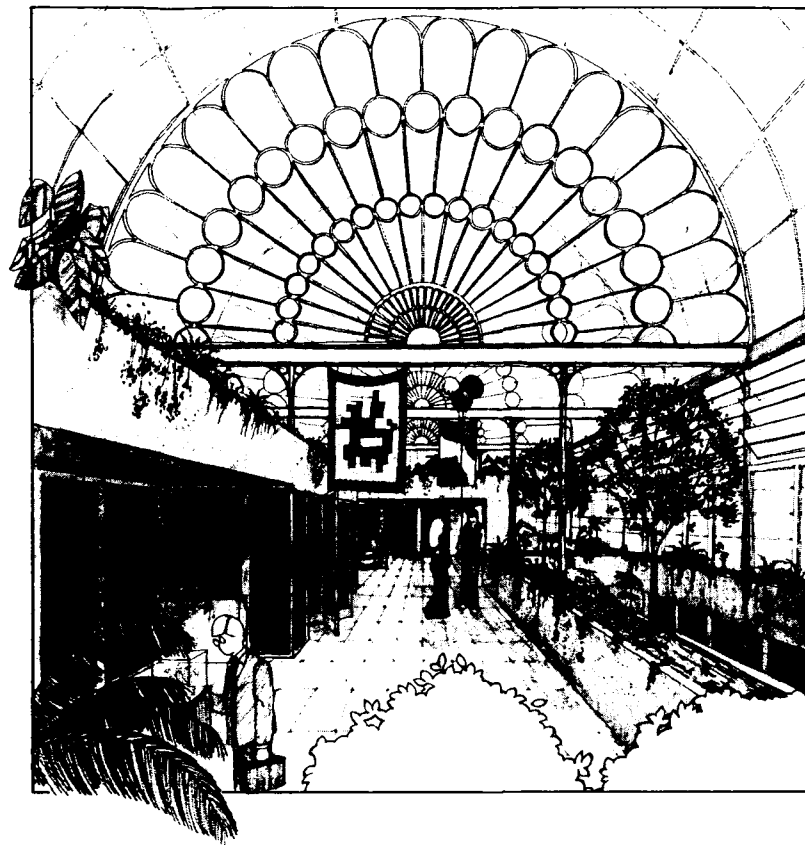
SITE LOCATION

DOWNTOWN DEVELOPMENT PLAN

Pioneer Courthouse Square



Conceptual illustrative plan



The City of Portland is approaching the realization of a most unique facility, Pioneer Courthouse Square. The site is the block formerly occupied by Portland's first public school, the grand Old Portland Hotel and currently by the Meier and Frank parking garage. The Square, in conjunction with the recently renovated Pioneer Courthouse, will provide a key element in the revitalization of the downtown core.

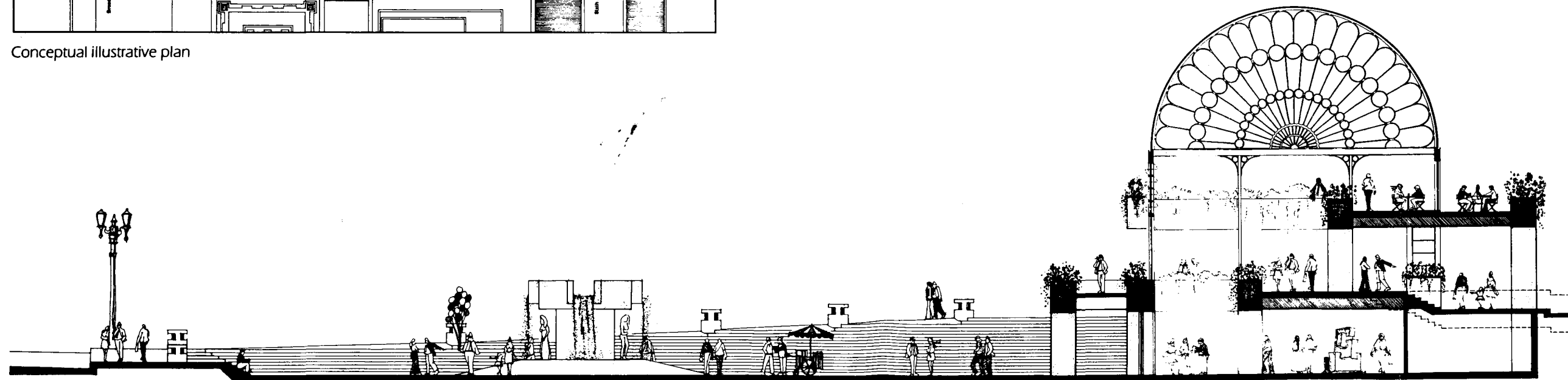
This will be Portland's public square — available for year-round day and night use, attracting people to the downtown, complementing the historic environment of the area, and greatly enhancing the cultural and economic character of the retail core.

The Square concept area includes the two block area bounded by Fifth Avenue, Yamhill, Broadway and Morrison. The Pioneer Courthouse, now a national landmark, will anchor the east block of the concept area. The west block is planned to provide open plaza area with a major conservatory structure. The conservatory will be a glittering, steel and glass structure enclosing "greenhouse" activities, display areas, possible information center and tea garden. The special floral environment of Portland will have a permanent stage in center city.

Improvements planned in conjunction with the Square are sidewalk widenings on adjacent streets with areas for public transit stops. These improvements will be extensions of the Portland Transit Mall and projected Morrison and Yamhill Streets design programs.

Pioneer Courthouse Square is being made possible by a major public-private funding effort. A \$6¼ Million budget has been established of which \$2¼ Million will be private donations from the citizens of Portland.

The realization of Pioneer Courthouse Square will be a permanent demonstration of the spirit of Portland and the unique environment of the Northwest.



Conceptual illustrative section