1-30-1981

Recommendation of the Portland Development Commission to City Council

Portland (Or.). Development Commission

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RECOMMENDATION OF THE PORTLAND DEVELOPMENT
COMMISSION TO CITY COUNCIL

It is the goal of the Portland Development Commission to have built a positive public attraction while preserving the integrity of the winning Will Martin design. Therefore the Commission unanimously recommends:

1. Entering into a contract with Will Martin, to:
   A) Modify his design concept along the lines of the implementation Program as originally proposed. The design modification will involve the participation of the Jury of Award, the Design Review Committee, the downtown business community, Friends of Pioneer Square, and other interested civic groups.
   B) Provide a rough design of what can be done within the budget, plus a $200,000 feature.

2. In order not to further erode the budget, the City would allow those funds which remain from the private contribution to O'Bryant Square be used for this purpose.

3. P.D.C. would work concurrently with Tri-Met to get the street and sidewalk improvements funded, and any additional help that may be possible.

4. P.D.C. would work with Metropolitan Service District, along with Will Martin, to see if their help could be used.
SUMMARY OF REPORT TO CITY COUNCIL

Patrick L. LaCrosse
Executive Director, PDC

January 29, 1981

A. BUDGET STATUS AND COMPARISON TO EARLIER COUNCIL DISCUSSIONS

The project budget is the same today as it was last summer and fall when Council approved the implementation program with two exceptions:

1. The first is the addition of the UMTA grant amount and match totaling $2,240,000.

2. The addition of an estimated $200,000 annual operating maintenance cost.

As to the status of the budget, the $1.6 million has not yet been raised and the $1.8 million UMTA grant for street and sidewalk improvements has not been funded.

B. STATUS OF FUND RAISING ACTIVITIES

Mr. Phil Bogue, Chairman of the "Friends of Pioneer Square", has requested that he be able to personally report on the status of fund raising.

C. HCRS FUNDING REQUIREMENTS

1. Parking removed from the site by August 1, 1980, and no "non-outdoor recreation" use after that date.
2. Complete demolition of the existing parking structure by March 1, 1981.

3. Development of site in accordance with the Martin design, and any modifications approved by the State and HCRS.

For reasons I will mention shortly, extensions will be needed.

D. REPORT ON IMPLEMENTATION PLAN

The status of the Pioneer Square Implementation Program adopted by City Council last October 23, is as follows:

1. The design process was to have begun last October.
   - It has not yet begun (4 month delay). The design contract has been negotiated by not signed, pending the results of today's meeting.

2. The original design process was to have taken 8 months.
   - The refined schedule worked out with Mr. Martin now proposes 2 design schedules of 10-12 months.

3. Demolition was to have been complete by March 1, 1981.
   - Demolition has not begun and would be delayed at least one month if begun now.

4. The original cost figure of $2.9 million was predicated on starting construction in June 1981.
   - Construction has been delayed 6-8 months causing a cost increase of 1% per month or approximately 6-8%.
5. Fund raising was to have been initiated.

- Serious questions have been raised over the ability to raise funds for full development.

6. UMTA Federal grant funds were to fully implement the designer's recommendations for full area-wide street and sidewalk improvements.

- The $1.8 million UMTA grant which the city applied for is not forthcoming.

**IN SUMMARY:**

- There remains a question as to the ability of the community to raise $1.6 million.

- The full impact of the loss of the UMTA street and sidewalk funds on the overall design and the availability of possible replacement funds has not been explored.

- Delays to date and an extended design period will necessitate extended federal deadlines and will result in a 1% per month cost increase.
STATEMENT FROM WILLIAM E. ROBERTS
CHAIRMAN, PORTLAND DEVELOPMENT COMMISSION

You have heard the staff report; let me re-state the simple facts. There is not now nor has there ever been funds to build any of the proposed Pioneer Square designs.

There were no funds when Mayor Goldschmidt organized the Citizens Committee; there were no funds when I wrote Mayor Goldschmidt on December 28, 1978 stating that "a more solid financial base must be agreed upon by the City before it would be prudent to proceed farther in the planning process." There were no funds when Mayor Connie McCready approved the design competition, and no way to implement any program. There was no consideration by Mayor McCready of the Council's willingness to provide the $200,000 annually that it is estimated it would cost to operate the proposed Square design.

This Humpty Dumpty was never whole, it was always a mess of scrambled eggs. So much for the history.

I was solely responsible for not signing the $365,000 design contract, which represents approximately 20% of all funds available for this project.

The Council directed that no local public funds other than the $1,750,000 budget be spent. At this date there are no funds committed by the private sector. It seemed (fiscally irresponsible) to pay for a design for which there is no funding.

P.D.C. has met with Tri-Met to explore the possibility of reinstating the street and sidewalk improvement as part of the light rail program and the possibility of taking an even larger role in
this block, as it is the major terminus of both light rail and bus traffic.

P.D.C. has discussed with MSD the possibility of their playing a role in the Square.

P.D.C. has discussed with Will Martin his willingness to see what can be done within the available budget with an additional $200,000 of private funds for a feature item such as a fountain, etc. These funds are available. These steps were taken prior to the time this meeting was called. They have not been pursued further, awaiting the outcome.

The options that are available to the Council as I see them are:

**FIRST:**

1) Have the Committee request the $5,800,000 of City Funds to construct the present design. Agree in principal to annual appropriation of $200,000 in 1980 dollars to operate the Square.

2) Allow P.D.C. to see if Tri-Met can reduce the citizens cost by re-enstatement of the street and sidewalk grant.

3) Encourage private fund raising to help offset the City's investment.

**SECOND:**

1) Follow the Forecourt Fountain pattern, clear the site and put in sod until the proper funding is arranged.

**THIRD:** - The one P.D.C. adopted at its meeting today, which reads as follows:

It is the goal of the Portland Development Commission to have built a positive public attraction while preserving the integrity of the winning Will Martin design: Therefore the Commission unanimously recommends:

1. Entering into a contract with Will Martin, to:

   A) Modify his design concept along the lines of the implementation Program as originally proposed. The design modification will involve the participation of the Jury of Award, the Design Review Committee, the downtown business community, Friends of Pioneer Square, and other interested civic groups.
B) Provide a rough design of what can be done within the budget, plus a $200,000 feature.

2. In order not to further erode the budget, the City would allow those funds which remain from the private contribution to O'Bryant Square be used for this purpose.

3. P.D.C. would work concurrently with Tri-Met to get the street and sidewalk improvements funded, and any additional help that may be possible.

4. P.D.C. would work with Metropolitan Service District, along with Will Martin, to see if their help could be used. This would take approximately 6 to 8 months to obtain definite answers to the last two points--but, with the exception of the first alternative, those answers are required in all cases in order that Will Martin know in fact what condition he will be designing to.

This provides an alternate in case the private funding falls short, with no further delay in the development of the Square.

The Council should at this time indicate its willingness or unwillingness to provide the $200,000 required to operate the present Square in order that Will Martin can take this into consideration in any modification of his design.

There has been a suggestion that a partial Square be built and hope that some day it could be finished. Now is the time to deal with the problem. Do not leave an unfinished patch of brick to fester in the City Center. Interest will be lost. People will turn to other problems and the City will have an eyesore for years to come.

This leaves the problem of how to handle the space in the interim period of 6 to 8 months:

1) Leave the structure in place until construction is ready to start, with or without using it for parking. Revenues could be used to flesh out the budget.

2) Proceed with demolition, clear the site and fence. This is
slightly more expensive than leaving it in place.

Finally, I would like to discuss for a moment my relationship with Will Martin. One, I think he is a very talented designer and architect. Two, I am personally indebted to him for the assistance he provided to me and the City in the Public Service Building design contest. The fact that we do not totally agree on what should be on the Pioneer Square does not affect my opinion of his ability.

This is the problem and P.D.C. only requires a clear direction from Council to proceed.

THANKS.
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