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Jury of Award - 1

Portland (Or.). City Council

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I do, at this point, want to say that I feel that if you adopt the existing zoning code it is unfair to the hundreds of citizens who have participated throughout this process. The zoning code as it exists is good for some areas, for other areas it is not so good, but for the process of citizen involvement to go through all of this process -- to take all of the testimony, to listen to all of the efforts that all of the citizens made up until this point, and then turn around and ignore all of that in favor of adopting an existing zoning code, I think is a waste of my time, a waste of all the other citizen's time, and a waste of the state's funds that they have given to the City of Portland to go through with this process. Thank you.

MC CREADY

Is there anyone else who would like to be heard on this. We will now take a ten minute recess.

At this time, Council recessed for ten minutes.

At the termination of the recess the following Council Members were present: Mayor McCready, presiding; and Commissioners Ivancie, Jordan, Lindberg and Schwab, 5.

RESOLUTIONS

2676 A Resolution, entitled, "A Resolution adopting recommendation of the Jury of award for Pioneer Courthouse Square and requesting PDC to present implementation plan," was introduced by Mayor McCready.

MILLER

Mayor McCready and Members of the Council. My name is Randy Miller and I represent the Portland Development Commission.

At the end of October last year, Council directed the Development Commission to undertake a national design competition for Pioneer Courthouse Square. The design program of the competition process adopted by the Council at that time underwent extensive discussion by the community, and involved the representation of the major sectors of our community concerned about this project; namely the business community, the design community, city agencies and commissions, and the community at large.

The recommendation of the jury of award to be presented to you today is the final product of that competition process. The competition and its management have received a claim from throughout the country; from the participants as well, of course, as the local design profession.

We were enthused at the public turnout for the unveiling on the 17th of this month. There have been critics, and the response that we have heard has been generally supportive, however, of this selection. This is not to say that it will be clear sailing to achieve the selection design. With no other known sources of funding for the current project budget of \$7.8 million dollars, the citizens and businesses of this community are being looked to for nearly \$2 million dollars as a part of the major fund raising campaign.

We, along with the downtown business community, have expressed concern over the ability to raise those funds for a predominately open space design.

We feel that at this point it is most important for the Council to have a clear presentation and understanding of the design and the jury's recommendations. We are anxious to hear what the public and the Council have to say here today. We ask the Council to pose whatever questions they have to the Development Commission or other city agencies and bureaus, so that responses will be able to be brought back to help with a decision on the 30th.

The Council resolution before you for action on July 30th requires (1) a decision on the design concept being presented, and (2) a decision on whether or not to accept the HCRS restrictions. With the basic decisions then being made, we see the following month being spent developing a refined design program and decisionmaking process, which we would again bring back to the Council for approval.

Mike Cook, PDC's project coordinator is available to brief you on the schedule review process and to respond to specific questions that you may have. At this point I'd like to introduce the professional advisor Don Stastny, who will report briefly on this design competition. Following his presentation we will be happy to answer any questions that you may have. I'm afraid that I have a 4:00 appointment, but the rest of them can certainly answer the questions.

MC CREADY

Thank you, sir.

STASTNY

Madam Mayor and Council. Don Stastny, 813 S.W. Alder. I'm the professional advisor appointed by you to handle the competition that you approved in regulations on the 30th.

I'm happy to report that we have run the competition exactly by the letter by which you gave us. I can do three options right now. I can not give you any slides, as most of the people here have at least seen the schemes. I can briefly go through the slides, or I can give you a full-blown presentation. It's up to the pleasure of the Council. As there are a number of people here waiting to testify, I would suggest that it might be more appropriate to go ahead with testimony and possibly schedule the presentation next week prior to your decision. It's up to the Council.

MC CREADY

Questions of Mr. Stastny? Probably if you do not give the presentation it would be my guess that you would be available to respond to questions that you or Mr. Cook raised by testimony. Would that be agreeable with the Council. We could skip the presentation for now? Are there those in the audience who would prefer to have the presentation, or are you more anxious to get to talkin?

SCHWAB

We've already spend \$2.5 million and there is \$5.3 to go, and that includes the \$1.2 million federal grant; is that right?

STASTNY

Right, that's been spent.

SCHWAB

The 1.2 federal grant, and where did the other \$1.3 come from?

MILLER Some from tax increment funds, downtown PDC funds, HCD funds --

SCHWAB HCD was how much?

MILLER HCD was \$500,000.

SCHWAB \$500, so that's a million 7, and the other 8 came from tax increment?

MILLER \$500,000 from a private donation --

SCHWAB That was from Meier and Franks?

MILLER That's right. The 260 from the Development Commission was made up from income from the parking garage over the last several months, and PDC funds.

SCHWAB So the 2.5 million includes the competition cost?

MILLER Those are tax increment funds that have been spent in addition to the \$2.5 million.

SCHWAB How much additional was the amount?

MILLER Well, the administrative design program was about \$200,000.

SCHWAB So we've spent to date about \$2.7, and if we did a design that doesn't meet this, we already need a million 860 in private donations, and then if we did one that didn't meet it, then we'd have to be looking for \$3 million.

MILLER That's right.

SCHWAB Do you feel confident that you can get that you can get that million 860 in private donations?

MILLER I think that we may be able to get some feedback today on that.

SCHWAB Somewhere between a million and 860, and \$3 million we will need in private donations?

MILLER That's right, and possible more depending on the final decision of Council.

SCHWAB Then there would be a million and a half in grant funds? What are UMTA grant funds?

MILLER Urban Mass Transit Administration.

SCHWAB And 110 from the parking funds.

MC CREADY Just a second before you leave. I have the first page of people that signed up, but I believe I saw some more signing up, so will you give me an updated list.

MILLER Yes, I'll give you the updated list.

STASTNY There are a couple of things that I would like to add. Number one, these entries were judged by the jury anonymously without knowing who the designer of any particular scheme was, and two, that the jury decision was unanimous in all cases. There are people from the jury here today who will be available for any questions from the Council.

MC CREADY

The first name to sign up is John A. Nelson from the American Society of Landscape Architects.

NELSON

I'm John Nelson. 1420 S.W. Broadway.

I would like to read a letter to the Mayor and Members of the Council in support of the Pioneer Square Courthouse scheme.

The American Society of Landscape Architects is pleased to issue its formal endorsement of the jury's decision for Pioneer Courthouse Square. We are eager to see the site transformed into a public space as outlined in the competition program. The square will at last provide our city with a heart. A place for people to enjoy, a place of beauty, and a place that Portlanders can be proud of. The society also wishes to commend the efforts of Donald Stastny, the jurors; Pauline Anderson, George McMath, John Rian, Sumner Sharpe, and our fellow landscape architect, M. Paul Friedberg. Their job was characterized by a steady, earnest and energetic application of individual knowledge and expertise, and vision.

We urge you, Mayor McCready, and Members of the Council, to accept the jury's recommendation and provide the direction necessary to allow this most appealing plan to move forward. Thank you very much.

MC CREADY

Thank you, sir. Questions by the Council.

Don Chapman. Association for Portland Progress.

CHAPMAN

Madam Mayor and Members of the Council. I'm Don Chapman, 520 S.W. 6th. I'm the executive director of the Association for Portland Progress.

The association firmly believes a single purpose attraction to downtown will serve the interests of the citizens and business community in a better manner with a year round facility. A concept of this nature is not inconsistent with a satisfactory degree of open space.

Downtown Portland is fortunate to have a number of parks that serve the recreational needs of its citizens, businesses and their working staffs. These include the Park Blocks, O'Bryant Square, Terry Schrunk Plaza, and the Ira Keller Fountain. That aspect of downtown life is adequately covered.

Downtown Portland needs an added attraction giving people a reason to come here. It should be an active place day and night, and also in inclement weather. It should reinforce the business center by the types of activities encouraged. We feel this is one place in particular that the city should not hold back on quality.

Clearly, from the beginning, the goals for this project have always been guided by these assumptions: the development should be around a single, compatible theme; it should feature a covered structure as its major portion; it should be designed to serve as

continuing attraction of quality and interest, and it should draw people to the city center in all kinds of weather.

Such a facility would best meet the interests of the business and professional community, besides our citizenry in general. In support of this type of attraction, the Association for Portland Progress, an organization representing 65 responsible Portland businesses, has resolved to support such a development. We are suggesting the City of Portland turn back the federal money and that we should free ourselves from federal restrictions, so that we can find suitable Oregon answers to this project. To accomplish this, we of the Association for Portland Progress, offer to head a fund raising effort to find the replacement money for the federal portion.

Now, it is an unusual and courageous act to turn down federal funding. We firmly believe that the people of Portland can muster that kind of courage, and for the soundest of reasons.

As matters stand now, Pioneer Square must be designed with any enclosed areas if it is to meet the qualifications for federal assistance in the funding. We should not be handcuffed by federal restrictions when embarking upon a local project as important as this to the city and downtown community. It is imperative that we prevent the attractiveness of government money from drawing us into a long-term mistake. In taking this action, the Association for Portland Progress board resolves to:

Make every effort to see that the project be conceived in an attractive manner, to serve as a magnet for the city center.

Work with appropriate agencies and provide leadership in raising funds to get the job done. To help in any public information campaign that may be needed to explain the development for Pioneer Square.

The association is sensitive to the needs of the community. We also do not believe our interests are exclusive to those needs, but are compatible with the other desires and interests of the community to provide a balanced attraction to serve the long-range interests of Portland. In representing the business community's point of view, we do not believe the suggested design, as now conceived, provides all of the positive attractions that are needed on the Pioneer Square block. We will have only one chance to do this job right. WE do not think that federal restrictions should force us to ignore the facts of Oregon life.

MC CREADY

Questions by the Council?

SCHWAB

You said that you would undertake the replacement for the federal portion, which is a million 2, then we had already anticipated that we need a million 860, and we've gone somewhat over that. So, now we're up to something over 3 million, and then you say that we should do the best possible thing, and that money shouldn't stand in our way, so

assume that we can be talking somewhere in the vicinity of 4 or 5 million. How do you feel your chances of raising that kind of money would be?

CHAPMAN

My answer to that, Commissioner, unless you get the business interests in this project by providing something that they feel is needed in the downtown inner community, that you couldn't even get the balance if you had the million 2 in there already.

SCHWAB

We couldn't get the million 8 if the business community didn't support it, I agree with you --

CHAPMAN

Yes, I would think that it would be most difficult to get the million 8.

SCHWAB

Now, we're talking in terms of somewhere between 3 and 5 million and we have to improve it and pay that back -- just by paying it back we're over 3 million, and then if we approve it and build a covered structure, then we're talking closer to 4 or 5 million. This is a tough question to throw at you, and you really shouldn't answer it, somebody else should, but if you knew that you had to raise that much money or we'd go nowhere, would you tell us, "yeah, we think we can raise that 5 million, or go ahead and do what you got?"

CHAPMAN

I could not tell you that we could raise that amount of money. I can say that the board is committed to every resource that they have to achieve this. They feel, that to build the square under the present concept without including some kind of a covered part, that it would be difficult to get the business interest to raise even the million 8 that is needed.

SCHWAB

So, you think that you have just as good a chance of raising the 3 to 5 for what you want, or a better chance than raising a million 8 for something that you don't like?

CHAPMAN

Yes, I think that is true.

LINDBERG

Don, in your testimony you said that from the beginning the goals for this project have always been guided by certain assumptions. There was one in there that said it should feature a covered structure as its major portion.

CHAPMAN

Yes.

LINDBERG

I've gone back over the design requirements and I don't find that the City Council adopted that originally as one of the design requirements in the competition.

CHAPMAN

Well, that's a good question. I went back into the history of this. I went way back to the time that it was first suggested, and I found that at that time in letters that transpired between the current Mayor and others involved -- the Development Commission and others, that was the original concept, to have a structure that would be the major portion. I don't think that we're saying that that is necessarily a necessity, that it be the major portion. We

do feel that there should be a covered structure there that you can have events that will be year-round. With an open square there are approximately 8 months of the year that it is very difficult to have any events because of the weather.

LINDBERG

I'd like to follow up one thing. I have gone back and reviewed those letters too, and I think the letter from ex-Mayor Goldschmidt to Bill Roberts is fairly clear in terms of saying, that he agreed that a major portion of the block should be covered. Unfortunately, I don't know how many people knew about that letter. I know that I didn't at that time, but it seems like the issue that we're talking about is one that we debated, maybe not in as clear and as lengthy a fashion that we should of back in October when we had the debate over whether to allow options to a conservatory, or whether we would require that as part of the structure. I remember that you were here for that debate, and I can't remember the vote -- it was 3-2, or 4-1 or something, that we would allow those options. It seems to me, and I'm sympathetic with the points that you're bringing up, that that debate occurred around 7 or 8 months ago, and the decision occurred 7 or 8 months ago. My understanding at that time was that the business community had been involved in the development of these design requirements, and had really in effect, bought off. I would say, frankly, at that time there wasn't much hell raised over the design requirements. People seemed pretty agreeable to what was approved by the Council back in October.

CHAPMAN

On the design requirements they did have the option, but by the fact that you had the million 2 of federal monies in there, it would automatically direct them to have something that was more of an open air basis. I think that if you got rid of the federal restrictions, that you'd find that your designers could come in and modify that design to have something that would fulfill the desires that we have, as well as having the square completed.

MC CREADY

I don't recall that as being all that calm a hearing, Mike. I remember refusing to throw out the conservatory concept because I definitely wanted to allow it in as one of the alternatives, and I remember amending to add the word "elegant" to whatever the design was. At the time we were accused of probably ruining our chances of the HCRS money --- I love that acronym. Anyway, they said by allowing a design of a conservatory, and the emphasis that was being placed on something of that nature, that we were writing ourselves out of the ability to keep the money, and I insisted on leaving that in. I well recall that, because there was -- it was quite a heavy discussion.

In defense of the Council, Don, I don't think that the decision on the money influenced anything that happened, because we almost -- several times the feds started to tighten that tether on us.

LINDBERG

Are you saying that it influenced the designers?

CHAPMAN

Yes, I'm saying psychologically it would be something that a designer would consider, but not the Council.

MC CREADY

But we refused to bow to what the feds said. It was my stance all along, and the recommendation that I gave to the Council was "Dog-gone-it, the people in the City of Portland are going to decide what we are going to be for Portlanders, and it's not going to be for somebody back there." Are there further questions of Mr. Chapman? Thank you, sir.

One thing more. Don, you did mean the former Mayor. In the letter you said the present Mayor, and I can't remember writing that letter to you.

JORDAN

No, that letter was not given to the Commissioners, we didn't get a copy of it.

MC CREADY

How did you get it, Mike? Oh, you worked for them then.

JORDAN

Yeah, he was there. He probably designed the letter.

SCHWAB

That's right, he was in charge of Planning and Development.

COE

Mayor and Council. I'm James Coe. I'm the chairman of Meier & Frank. 5048 S.W. Hilltop Lane.

Throughout the years that the development of Pioneer Square has been under discussion Meier & Frank has consistently expressed the point of view that this development should result in a positive attraction for downtown. One that can be used on a year round basis. The final product of the investment of the city and the private resources on this block should be a magnet that will not only enhance the quality of downtown by its appearance, but through its function. It should provide a consistent attraction at all times of day and evening which is not available elsewhere in the community.

Our concern with the predominately open spaces concept is that this format requires constant programming throughout the year in order to bring people to downtown. Such a facility is not only difficult to operate in our climate, but it requires constant promotion and constant advertising of scheduled events in order to create public interest. We are also concerned with the use, or lack of use by the public during the periods between scheduled events. On the other hand, a fixed consistent attraction such as the conservatory, which has been discussed, as an aquarium for example, and I'm sure that there are many other possibilities, coupled with suitable open space would result in an improved, consistent downtown environment which would be a continuing attraction to residents and visitors alike.

We would suggest that the Council consider returning the federal monies that have been appropriated for the development of open space on this block.

There are two restrictions, that we feel, are not in the long-range interest of the city. The first, the restriction that reduces the usage of the block to open space, and does not allow the type of development that we believe is important on this block in downtown.

Secondly, the restriction that does not allow any commercial activity, such as a restaurant and beverage service for the users of the space. It places unnecessary cost back on the city taxpayers. There is going to be a continuing cost for programming, operations and maintenance, regardless of what is erected on this block, and in the long-run the inability to make the facility at least partially self-supporting will cost Portland residents more, I believe, than the returning of the federal funds. We would ask you to take more time to study the concept and function of the design selection to see if it is not possible to provide a better balance between what we feel is important, and what other interest groups feel is important in the development of Pioneer Square. It is that this can and should be done, and that the design team headed by Mr. Martin should be assigned to make the changes needed to provide a facility that the business community can support.

We are in agreement with the Association for Portland Progress position, and we recognize the needs to get business leadership in helping to raise money needed for this project. We will assist in this endeavor if we believe that the end result will be a positive attraction on Pioneer Square. Thank you.

MC CREADY

Thank you. Questions by the Council.

HUNTER

Mayor McCreedy and Commissioners. I'm Paul Hunter vice president with Nordstrom. 9701 S.W. Broadway.

Throughout the developing process, to this point, of Pioneer Square, Nordstrom has expressed the concept that this property be utilized to attract (1) the citizens and (2) the visitor, and (3) the business community on a year round basis.

We feel that the square should be looked upon to provide an attractive focal point, day or night, under various climatic conditions. That it would be sensitive to the desires of the community, both public and private. We feel that to fully accomplish this concept the federal grant requirements may be too restrictive in achieving the objective. We, therefore, support strongly the Association for Portland Progress position, and assure you that Nordstrom will continue its commitment to the community.

MC CREADY

Thank you, sir. Questions by the Council.

HILTON

My name is Norman Hilton. I'm working at 421 S.W. 6th in Portland. I'm a consulting engineer. I represent the company DMJM -- Daniel, Mann, Johnson and Mendenhall, who designed Pioneer Square.

We feel that there are many squares in the Portland area right now. We designed one that

I think is a very successful one, but I would hate to see another square that is just devoted to summer or springtime use. We strongly feel that this particular square should have full, year around use. To do this it must perform a year around covered park facility. It does need to be completely covered. I think that some of the area should be covered and we should have a full use for concerts or other recreational-type of activities

I think that all in all that Portland has done a tremendous job with its parks. I think that now is the time to consider weather, and Portland is not blessed all the year with the best of weather. I've just come back from Calgary and Vancouver, and there they are developing some tremendous all-weather facilities. They need it more than we do, but they have recognized that fact. I think that at this time we should certainly reconsider what has been developed. I think that the city has done an extremely good job of selecting the architects for the project. I think that they should be asked to revise -- the City should be asked to revise the scope of work, and the architect should be asked to include something in that for an all-weather situation. That's all.

MC CREADY

Thank you, sir. Questions?

GRIGGS

I'm Joe Griggs. I'm chairman of the Urban Design Committee for the AIA. I'd like to read a letter that was sent by Roger Schultz, president of the AIA, to Mayor McCready and to the Council.

"During the past several months the Urban Design Committee has actively followed the progress of the Pioneer Courthouse Square competition. On July 18th the committee met to review the results. We feel that the competition finalist produced a variety of excellent designs which demonstrate clearly the realization of the program requirements. The jury's response to the difficult task of evaluating the five designs has resulted in the choice of a conceptual design which is elegant, responsive, and appropriate to time and place. The AIA fully endorses the results of the competition and looks forward with anticipation to the forthcoming design development and ultimate realization of this important urban space." Signed Roger Schultz.

JORDAN

Could you comment on the suggestion that has been made that we return this to the designer and ask him to come up with a balance that will satisfy the business community as well as some of the other needs. Is that possible to do?

GRIGGS

Yes, I believe that it is. I believe that the letter indicated that they viewed the winning design, along with the other designs, as conceptual designs at this point. We think that the competition process has been carried out very smoothly, and that it is

appropriate for the winning team to continue with design development; taking into account the input from the citizens.

MC CREADY

Dr. Larry Griffith.

GRIFFITH

I'm Dr. Larry Griffith. 4839 N.E. 42nd Avenue here in Portland. I'm a member of the Banfield Transit Way Forum, and also the Transit Research of Oregon.

I'd like to address the Mayor and Members of the City Council. We're the most livable city in America. I feel impelled to say that after listening to this Comprehensive Plan discussion just a while ago. I feel about this Pioneer Square that we do have a unique advantage here that is quite different from what we have experienced in the past in terms of squares or plazas or park land in the downtown area. To my knowledge there is only one of recent years that I think has produced the effective result that we generally hope out of these amenities, and that is probably O'Bryant Square. I say that, because I believe that the Lowndale Square and the Park Blocks, which for years have been with us, have never achieved the dominant eminence that they deserve. The only reason why I think that this is true is because the square itself is not the important thing, but it is what surrounds it, and what is going on around the square that is most important.

I think the fact that you have the Bank of California bank tower, the large Pittock Block and the Morgan Building which was recently improved across from O'Bryant Square has a big impact upon the success of that open space. There has been little done in the City of Portland to match community activity with our open space. I'm hopeful that the coming courthouse and city/county building will sort of fill in that need for Lowndale and the park use that we have along 4th and 5th Avenues -- or 3rd and 4th Avenues, and make those open spaces a little bit more of a meaningful experience for the people who are downtown.

I suppose that it depends on a lot of what you are about when you come down here, as to just exactly what those places mean. Whether you're just about ready to go into an attorney's office on a serious matter of some kind, or you just came out of one, or you're just wondering what they heck you're doing downtown in the first place. It seems to me that Pioneer Square would offer a form of respite, and would be inviting -- not passive, not exclusive to just a certain group of people. It would be simple. It would be functional, and it would be reflective of the past history of the city, particularly as noted in one of the designs with the gates of the old Portland Hotel.

I think that without getting into an argument as to just exactly what kind of design is done, because I feel that with one block there is a limit to what can be accomplished, and certainly we can't have a major attraction for large groups of people going on 15 hours a day in one

block in the heart of the city. I think that this square should not only fulfill the elements that I have already mentioned, but it also needs to be in response to future needs. I think that the utilization of the street sides of those squares for traffic service is appropriate.

It is a demonstration of a public service to the citizens on the street on their feet in the pursuit of their daily affairs, that they are offered a respite. Casually softening the impact of the surrounding community, of the structures and the effects of the city about them. I think that these are exactly what these things are for. They aren't supposed to be just like Meier & Franks, or just like other structures, but they are supposed to be some that blend with them. Thank you.

LINDBERG

Does that mean you support this design?

GRIFFITH

I have been supportive of Design No. 5. I'm not going to say that someone else couldn't come up with some other ideas, that isn't my intention.

MC CREADY

Thank you, sir.

BRAINARD

Richard Brainard. 1308 S.W. Bertha Boulevard. I think that you all know my involvement in the downtown planning process over the last 10 or 12 years.

I would agree with Dr. Griffith's comments about the square. I think that they are great. I would like to add a few things. It's a very fine design. It does fit the intent of the original downtown planning goals and guidelines, and let's not forget those and the reasons for the Downtown Plan. It provides the community with a major open space in the heart of our city, and that was one of the major goals in the Downtown Plan.

Personally, I do not feel that the block should be covered with buildings. I'm not opposed to the amount of building that is in the winning design. I would not like to see the block developed for a conservatory, or an aquarium, or an aviary, or whatever. I would think that those would better be a part of the Zoo-OMSI-Forestry Center complex up in Washington Park. I think the design and selection process worked very well. I commend the jury, the advisors and the Portland Development Commission, and I would urge that the Council accept the jury's recommendation. Let's get on and build the square that we have been talking about for the last 30 years, and we've had maybe 30 different designs built for it. Thank you.

SCHWAB

It's going to be necessary to raise at least a million 860 and probably more in private funds. If the business community doesn't support the design, do you still

think that we can still go out and raise this money? And how would you propose that we get those private funds?

BRAINARD

Personally, I'd have no doubt that we can raise those funds city-wide --

MC CREADY

How much are you good for?

BRAINARD

I don't know how much I could afford to contribute, but seriously I think that we have a few members of the business community that say that they don't want any part of it unless you do it the way that they think that it ought to be done. By in large, I think that the business community will support the square in its final design, and will end up getting contributions from a majority of the business community --

SCHWAB

I guess that's what I'm waiting to hear because I heard Portland Progress say no, and Meier & Franks say no, and Nordstroms say no. I assume that I'm going to hear more of them say no.

BRAINARD

Well, maybe we can make some adjustments, whereby they will say yes, and maybe they weren't really saying, outright, no. Maybe they were hedging their bets, who knows. There are 365,000 people here in Portland, and maybe we can get each of them to give \$5 or \$10, who knows.

MC CREADY

Thank you, sir. Jessica Richman followed by Lee Guthery.

RICHMAN

Jessica Richman, president of, and representing the Downtown Community Association.

First off, we'd like to commend the process. It was really excellent. First criteria were established which left the option of whether to have a structure or not open. Then there was a national competition open to anyone who cared to enter. The members of the jury were selected, each one of them is tops in their own profession. One only has to read the list of their awards and accomplishments. This jury then narrowed it down to the five finalists, and unanimously selected the Martin group's concept. This was an open process and it was a good one. It resulted in a selected design that is truly excellent. That is uniquely suited to the people of Portland. This design as a whole uniquely serves not one group or another, but all of us as citizens of the city. If Council chooses at this time to redesign the square, the integrity of that design will be destroyed. The jury in their comments said that this concept provides for the diversity of small and large scale activity. What they talked about is the diversity.

Putting a structure on this block would limit the types of activity that could happen. A Conservatory can only be one thing -- a conservatory. An empty structure must either be heavily programmed, policed or padlocked. It's not the place for people to program themselves.

Open space, well designed, does in fact program itself. The activities surrounding this square generates people walking constantly. This square can serve from the respite from the rest of downtown. We can have a structure which is another structure with one purpose. That's what the rest of downtown is, but this is a public square that belongs to the people walking by. This design is uniquely designed on the pedestrian scale. It's designed for people who are walking by to walk through, to sit, to stroll, to have lunch with their friends, to put on a concert, to have a celebration for the whole city. The diversity of activity that is possible is enormous. A structure is going to limit that diversity.

We have a performing arts center slated, that's marvelous, but this is our public square for the individuals of the city. Again, the process that was used was excellent. Now, people are coming up and saying that they don't like the one that was picked. Why did we bother to go through the process at all? We went through the process because it was a good one, and the design chosen was a good one for this very special city.

The Downtown Community Association wholeheartedly endorses the design. Thank you.

- SCHWAB Wasn't this the same type of process that we used when we picked the Graves building across the street?
- RICHMAN Yes.
- SCHWAB Well, didn't I hear you down here complaining about the selection of that building?
- RICHMAN I did not testify on that building.
- SCHWAB You liked the Graves building in the beginning. You weren't down here protesting then, that's all I want to know?
- RICHMAN No, the DCA did not.
- SCHWAB Where do you think the million 860 will come from?
- RICHMAN Well, the DCA is planning a contribution, because we feel an affection towards this idea. I personally am planning a contribution and I think --
- SCHWAB Well, we're talking a million 860 here. Does it bother you that the businessmen don't like it, and do you think that the money can be raised without them?
- RICHMAN I think so. I think that the people of Portland have a commitment. I also don't think our business community is so irrational as to stamp their feet and say, "Well, if we don't get to design it, then we're not going to help."
- SCHWAB I think Meier & Frank has already put in