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January 29, 1981

SCHWAB

Shall we hold that until after the other hearing?

LINDBERG

What is it? We can continue it. Actually, the best thing would be to continue this to the same day that we deal with the conditional use permit and the variance, and that would be next Wednesday.

CROELL

That would be the afternoon hearing?

LINDBERG

Yes.

By unanimous consent, C.C. No. 273 was ordered continued to the Council Meeting of February 4, 1981 at 2:00 P.M.

272 Presentation by Portland Development Commission on status of Pioneer Square.

IVANCIE

Members of the City Council and the public here this afternoon, we have prepared a report from the Portland Development Commission as requested by the Commissioners. That report will be given by Pat LaCrosse, the executive secretary of the Portland Development Commission, which will be followed by a statement and recommendation by the chairman of the Portland Development Mr. William Roberts. After those two presentations are made, if any of the Commissioners have other material to present to the Council, you're welcome to do so, and then we will entertain testimony.

As I judge this situation this afternoon -- the Pioneer Square question -- I think that it is more of a question of financial facts, rather than an argument of whether the square should be covered or not covered. In my judgment and my analysis, we're talking about a shortage of approximately \$4 million dollars. The other question that we have to talk about is how long a fund raising effort will take, and whether that fund raising effort will be successful, because that has a lot to do, I think, with the judgment that this City Council has to make.

The other question, of course, is, is it prudent for us to go ahead with the major, preliminary expenditure in light of the fact that we don't have the money to do the job. These details will be brought out into better focus with the PDC report and from Mr. Roberts, then we can go from there. Pat LaCrosse, I'd like to call on you at this time for the initial statement, then proceed with Mr. Roberts.

LA CROSSE

Thank you, Mr. Mayor and Members of the Council. I am Pat LaCrosse, director of the Portland Development Commission. We've been asked to come here today to give a status report on the status of the Pioneer Square project. That report will be very brief and covers three points.

The first point is the budget status and

the comparison to earlier Council discussion. The second point is the status of fund raising activities and we would defer that to allow Mr. Phil Bogue, chairman of Friends of Pioneer Square to be able personally to present that report.

Thirdly, is the status of the HCRS federal funding requirements, and fourthly, is a report on the implementation plan, which was submitted to, and accepted by City Council last October 23rd. After that I will summarize it briefly and then turn the microphone over to Mr. William Roberts the Commission chairman who will report on the Commission meeting this morning.

I'd like to start out by moving up to the cards here and explaining the material on the two exhibits.

IVANCIE

You'd better stand on the other side so the Council can see.

LA CROSSE

There are two exhibits here. The first one is the budget for the Pioneer Square project. The second is a color-coded schematic diagram of the full Martin design.

The budget chart shows three categories. The categories are: Spent, Budgeted and Not-Budgeted.

The material on the Budget is exactly the same as was discussed with Council last summer and fall, but with two exceptions. And that is, the addition of the amount represented by an UMTA grant for special funds for street and sidewalk improvements; approved by the Mayor last November. And, the addition of an estimated \$200,000 un-budgeted figure for operation and maintenance.

In column 1 are all the figures representing costs already spent, primarily for site acquisition and competition. In column 2, the numbers in green, which is a total of \$1,755,000, represents the money we have on hand and represents the money needed to build the basic square, which is outlined in green in this chart here. The budget amount in red; \$1,600,000, represents the amount of money that had to be raised by private contributions to do the additional improvements to complete the square. Those improvements are represented in the red features on this schematic. In the blue is the total amount of money which represents the total treatment of streets and sidewalks, which is an integral part of the full design development around all of the streets and sidewalks surrounding the square.

As to the status of the budget currently, again, the two points that I want to emphasize are, that it was anticipated that fund raising would have been underway by this time, and as of this point in time, this money has not been raised. The other point is, that the \$1,880,000 of federal UMTA funds which had been anticipated would be approved by this time, we have been told unofficially, that it is not forthcoming and will not be approved.

The second point that I'd like to cover is the status of the HCRS funding requirements. Those are really four points. Number one is, that the parking would be removed from the site by August 1, 1980, and no non-outdoor recreation use would occur on the site after that date.

Number two is, that complete demolition of the existing parking structure would take place by March 1, 1981.

Three is, that the development of the site would occur in accordance with the Martin design, and that any modifications would be approved by the State and HCRS.

The fourth point which is not contained in some of the earlier status reports is, that there is a requirement that the overall project completion be completed by March 31, 1982. For reasons that I'll mention shortly, extensions of two of these dates will be needed.

The third point is report on the implementation plan. The status of the Pioneer Square implementation program adopted by City Council last October 23rd is as follows:

The design process was to have begun last October. It has not yet begun. The design contract has been negotiated but not signed, pending the results of today's meeting.

The original design process was to have taken eight months. The refined schedule worked out with Mr. Martin now proposes an additional design schedule of 9 to 12 months.

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

Fourth: the original cost figure of \$2.9 million dollars was predicated on starting construction in June of 1981. Construction has been delayed six to eight months causing a cost increase of 1% per month, approximately for a total of 6 to 8% total.

Five: fund raising was to have been initiated. Serious questions have been raised over the ability to raise funds for full development.

Sixth, and finally, the 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 as far as we know.

In summary, first of all, there remains the question, as to the ability of the community to raise the \$1.6 million dollars.

Two. 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. Three, delays to date and an extended design period will necessitate extended federal deadlines and will result in a 1% per month cost increase.

That concludes my report, Mr. Mayor. Again, Mr. Bogue is available to respond to questions on the fund raising in a few minutes.

IVANCIE

Commissioner Lindberg.

LINDBERG

Pat, Tri-Met has informed me, that as part of the light-rail project they plan street and sidewalk treatment similar to the Transit Mall on Yamhill and Morrison. That is part of the light-rail budget, and that they've had meetings with PDC on this. Are you familiar with that?

LA CROSSE

I have not had meetings with them personally. I understand that that is a possible solution to the loss of the UMTA funds, and in the recommendation that Mr. Roberts will present in a minute, that the Commission considered this morning, it is recommended that we have an opportunity to work with Tri-Met and other agencies to see if replacement funds can be found.

LINDBERG

I just wanted to clarify that they've informed me that work has been taking place, and there is a firm commitment in the budget to do that work on Yamhill and Morrison. Mr. Donald McDonald at Tri-Met has informed us of that this morning.

LA CROSSE

I'm not aware of that if that's the case.

LINDBERG

The second question I had. You talked about there being a 1% increase in the cost of this project for every month of delay. There has been a four-month delay since the last Council decision to proceed, so we've added, in effect, nearly \$120,000 to the project during the last four months. Can you explain that delay?

LA CROSSE

I would explain that delay in a couple of different ways. It was anticipated that the contract with Mr. Martin would be negotiated so that designing could take place in October. In fact, the negotiation for the contract took longer than was anticipated, and we had not reached overall agreement on the terms of the contract until the end of November, which accounts for two of those months. I think the uncertainty with fund raising and the events that have taken place since then, as well as the change in the staff at the Development Commission, that might be the explanation for the additional two months.

IVANCIE

Pat, is there anybody from the PDC staff that can speak to the Tri-Met situation? Mr. Lindberg says that Tri-Met has a firm commitment for the money. That's news to me, and probably, Mr. Roberts, you can touch on that point.

LA CROSSE

Staff informs me, Mr. Mayor, that we have no new information -- nobody has contacted us to say that a firm commitment has taken place. There have been discussions about the possibility of the light-rail funds, but to my knowledge, they have not informed us of any firm commitment.

IVANCIE

Are there any other questions of Mr. LaCrosse at this time?

SCHWAB

My one concern on that \$1,880,000 is, that no matter what they build or don't build, that is primarily for the light-rail -- or largely for the light-rail going up and down the street. It's not really a part of the park, is it? Is our doing the park what makes that amount of money be spent, or would that have to be spent anyhow?

LA CROSSE

Commissioner, I think that is a good question, and it is difficult to separate the pieces of what that money represents. In discussions with Mr. Martin, it was his feeling that his overall design concept included the complete treatment of streets and sidewalks surrounding the area. How much of that would be done by Tri-Met and how much more funds would be needed to do brick paving if necessary or any other special treatment to compliment the square, just has not been defined.

SCHWAB

I guess what I'm concerned about is -- and maybe I'm missing something, but it does not seem to me like whether or not we have light-rail, whether we get the grant to do the light-rail or not, really has any bearing on the park, and it seems to me like it is being made a part of this. If we're going to have light-rail we have to do that anyhow, whether we have the money or not, and we will have to find the money somehow. Your other things I understand, but I don't quite understand, but I don't quite understand that, and maybe I'm missing something.

LA CROSSE

That was one of the things that was discussed at the Commission meeting, and I'm kind of stealing Mr. Robert's thunder here, but it was proposed that these things would be discussed with Tri-Met to determine when the light-rail improvements would be done and to what extent it would include this kind of treatment of the area, as well as the other things that it would do to compliment the park. I think that could be worked out -- okay. Mr. Roberts?

IVANCIE

Are there extra copies of Mr. Robert's statement that can be passed out.

LA CROSSE

Yes, we will take care of that. We will have them up there in a second.

ROBERTS

I'm W.E. Roberts. I'm currently chairman

of the Portland Development Commission.

You've heard the staff report; let me restate 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 further in the planning process." There were no funds when Mayor 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.

This Humpty Dumpty was never whole, it was always an omelet. So much for history.

I was solely responsible for not signing the \$365,000 design contract, which represents approximately 20% of all the funds available for this project. I have felt that to sign this would be the height of fiscal imprudence.

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, and it seems that this problem should be reviewed.

PDC 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 a major terminus of both light-rail and bus traffic.

In answer to your question, Mr. Lindberg, they agreed to get Mr. Shields to prepare -- I think they call it an amendment to the light-rail. The estimated time, I think, before they could get an answer would be approximately six-months. They show great willingness to cooperate on this thing, but they are not in a position to say definitively that these funds will be available because it has to go through the process. PDC has discussed with Will Martin his willingness to see what can be done with the available budget for the additional \$200,000 for feature items such as the fountain, etc. These funds are now 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: The Council appropriate the \$5,800,000 of city funds to construct the present design. Agree in principle to the annual appropriation of \$200,000 in 1980 to operate the square.

Allow PDC to see if Tri-Met can reduce the city's cost by reinstatement of the street and sidewalk grant.

Encourage private fund raising to help offset the city's investment.

Second: Follow the Forecourt Fountain pattern, clear the site and put it in sod until the proper funding and the designs are firm.

Third: The one that PDC adopted in its meeting today and recommends, 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 entering into a contract with Will Martin to modify his design concept along the lines of the implementation program as originally proposed. The design modification will involve the participation of the of the Jury of Award, the Design Review Committee, The Downtown business community, Friends of Pioneer Square, and other interested civic groups.

It would provide a rough design of what can be done within the budget, plus the \$200,000 feature. In order not to further erode the budget, the city might allow these funds that remain from the private contributions to O'Bryant Square, be used for this purpose.

PDC would work concurrently with Tri-Met to get the street and sidewalk improvements funded, and any additional help that they think may be possible.

PDC would work with the 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 definitive answers to the last two points, but with the exception of the first two alternatives, 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 private funds fall 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 suggested that a partial square be built and hope that someday 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:

Leave the structure in place until construction is ready to start, with or without using it for parking.

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

Finally, I'd like to discuss for a moment, my relationship with Will Martin. One, I think that 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 did not totally agree on what should be on Pioneer Square does not affect my opinion of his ability.

This is the problem, and PDC only requires a clear direction from Council to proceed.

IVANCIE

Are there any questions of Mr. Roberts by the City Council?

JORDAN

I have one of clarification. I don't have a copy of the presentation, Bill. I just want to make sure that I understand what you're saying. You're saying go ahead with the demolition on time, plant it in sod, allocate the operating capital, redesign to the \$1.7 that we currently have, and then move ahead with the fund raising? That's essentially what you're saying?

ROBERTS

No, I said -- Commissioner, what I was trying to say is one, we concurrently try to accommodate the major designs -- the major Will Martin design -- to get the community backing for it.

JORDAN

So you're saying redesign first before we do anything.

ROBERTS

To investigate with the community modifications in the current Will Martin design, which requires the full funding, and see if we can get at least 80 percent of the community behind it. I think that this is possible. I think that as a fall-back position, we have at least schematics of what can be done within the money that we have on hand. In other words, it's kind of a two-pronged type of thing. The preference is to do the whole design, but so that we don't get hung up forever, and if no money is forthcoming, we need to do the best job we can with the money that we have on hand, plus the \$200,000 in addition that has been committed by the private sector to this fall-back position.

JORDAN

When would you start the demolition?

ROBERTS

The demolition would start -- if that's the direction of the Council, it would start -- the contract would be drawn on the Monday meeting and be let. I guess it takes 30-days to get from here to there, but effectively the commitment would be made at the Monday meeting.

JORDAN

So we'd move ahead with the demolition on time if we can?

ROBERTS

Yes, if that's the direction.

JORDAN

Now, let me understand the redesign. I don't

understand what Mr. Martin is going to do with the current design he has.

ROBERTS The whole implementation program calls for this function. There is, I think, 90 days was provided to refine the concept. Really, what we're saying -- I'm asking that we let this part of the contract with the addition that Mr. Martin provide the extra service of providing schematics of what can be done within the available public dollars.

JORDAN Okay, I understand.

SCHWAB Mr. Mayor.

IVANCIE Commissioner Schwab.

SCHWAB Mr. Roberts, you've given us here three alternatives. I'm looking at the first and the third, and I'm wondering why it is that some of the first and the third can't be combined. Like in the first one you're asking the city to commit \$5,800,000, but in the third one you're saying that PDC would work with Tri-Met to get the street and sidewalk improvements funded, and you're also allowing for the balance of the O'Bryant Square to be transferred. Now, if we transfer that over to the first one, what would that cut our deficit to? If we can't do it, why not?

ROBERTS Well, number one, I think that if you read the -- we were going to follow the same procedure to try and get the Tri-Met money.

SCHWAB Yes, but here you're asking us to commit the \$5,800,000.

ROBERTS Well, this is the only way that you can get off the button right now. In other words, what you're doing is funding the project; hoping that these other things will come together. If they don't come together, you've got it.

SCHWAB That's on the assumption that we have to put in light-rail, but I don't know enough about that. How about the other one -- the O'Bryant Square money. How much money is there, and why can't that be transferred?

ROBERTS There isn't that much. I think the last I heard it was something like \$20,000.

SCHWAB So this item in the third proposal, "In order not to further erode the budget, the city would allow those funds which remain from private contributions to O'Bryant Square..." that's only \$20,000?

ROBERTS Right.

SCHWAB That really isn't much of a help.

ROBERTS It would probably fund the schematics for the fall-back position, which is really

the only additional thing that we've added to the design program.

SCHWAB Getting down to the other one; the \$200,000 feature. Where would that money come from?

ROBERTS That has been agreed to by private donors.

SCHWAB Only on the basis that we don't proceed with the other design, is that it?

ROBERTS That's right. If we have to fall back to the \$1,750,000 we've got more than just an open space.

SCHWAB So the ones that don't want it are saying that they will commit \$200,000, when we need somewhere upward of \$5,500,000 according to this.

ROBERTS That doesn't mean that the same \$200,000 might not eventually transfer their interest to a modified Will Martin design. I'm not in the position to recommit these funds to some other use.

SCHWAB I just have one more question, Mr. Mayor. I heard PDC say that this contract should have been signed the 1st of October and it got delayed till November. Then I see you say that you were solely responsible for not signing it, but you've only been on PDC two or three weeks, so don't take the blame for something that doesn't belong to you.

ROBERTS It was unsigned when I arrived as chairman of the Commission and I --

SCHWAB I just hate to see you take the blame for something that was apparently done in November or October.

ROBERTS Well, it's not too difficult.

IVANCIE Do you have any questions, Mr. Lindberg?

SCHWAB I have one more. Are you going to go on the \$200,000 -- you take that one.

LINDBERG Oh, well -- Let me make sure that I understand what you're recommending. That would be, rather than proceed immediately, we would delay for a certain period of time and hire Will Martin to make design modifications to see if he could develop a consensus in the community, and then if he did, then there would be a second contract with Will Martin to design the square. I think what we're talking about, that there is a delay.

ROBERTS No, there is no delay. This 90 days is provided for in the schedule -- is it 90 or 60?

LINDBERG That actually leads to my next question. The current implementation plan calls for a design refinement process. The implementation plan specifically says that the jury will be the only one that would provide input to the architect. What would you think about opening that up to provide other parts of the community -- like the business community to provide input

into that design refinement process. Meaning that we would sign the contract with Will Martin immediately. We would proceed with the demolition, activate fund raising and build the square.

ROBERTS

Do you want my opinion?

LINDBERG

Yes, your opinion to that.

ROBERTS

Let me first read the statement again that was prepared and approved by all the Commissioners, and I think it answers that. "Enter into a contract with Will Martin to 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 and Friends of Pioneer Square." We've provided that, otherwise you're not going to get any real benefit to get the community together.

LINDBERG

Well, I think that the important point to make is, that if we followed that approach we would not be making a final decision now, we'd be studying this further to see if we could have a consensus, and as a matter of fact, the potential would exist for no consensus to be arrived at, and no square to be built.

ROBERTS

Maybe I'm wrong, Commissioner, but it was my feeling -- at least as head of PDC -- no matter how you follow this procedure, I will not feel happy to approve the design concept without the Commission's approval -- I mean the Council approval, I beg your pardon. I think that if we work with Will Martin on any basis through this 90-day period that you agreed to, and come back to you with a program that will hopefully be -- We can't get a consensus, and I can't believe we can't get a better consensus than we have, so we will be no worse off than we were before.

LINDBERG

I think that it is true that that same debate and discussion has occurred four different times before the Council. There have been four different votes, ranging from 1979 through 1980, and ~~consensus~~ has been positive to proceed. I think what we're saying now if we'd agree to that is, that we've changed our mind and we're not willing to proceed with this and we're going to back-track and look for some other kind of design.

IVANCIE

Well, the reason that we're not proceeding is, that we do not have the money, and until we do have the money, I don't think that it is prudent that we proceed. If you want to wish that the money will come from someplace and proceed on that basis, well, so be it, that's what this whole thing is about. I'm willing to support the Will Martin design, that we go ahead and get this thing done, but I have to face the financial facts of life. Right now we're short around \$4 million.

dollars for this project. If you want us to spend \$500,000 for the final Will Martin design, if that is the wish of the City Council, so be it but then we will come back to you and say, "where is the rest of the money." There are two big question marks: The UMTA grant and the private fund raising effort. These are question marks that we have to address ourselves to. The rest, as far as I'm concerned is academic.

LINDBERG

First, I think that we look at it differently. I think that we're short \$1.6 million dollars, that we've changed the rules during the middle of this game. When PDC came to us in October and we adopted an implementation plan, there was nothing that was discussed about holding this thing up based on these UMTA funds.

ROBERTS

I think that you will find if you talk to Mr. Martin that the street and sidewalk -- and I don't like to speak for Mr. Martin -- but I think that it is an integral part of any design that may come up. Without it you've got less than a whole.

LINDBERG

Well, I can be assured, that if the light-rail was built they are going to deal with the streets and we do have \$350,000 set aside for local match for the sidewalks. I guess one of the things that I'm really concerned about when we say that we don't have the money to proceed is, that we do have money to build a basic square. I know there are different judgments as to how good that square would be, and you referred to it as an eyesore, but I would really like to see the slide presentation that PDC has. I'd like to see what this square would look like with the \$2.9 versus the \$1.3.

ROBERTS

Well, if you look at that schedule you can pretty well see it. It is basically a brick plaza, period. It pretty much says it right there.

Commissioner, let me make my point. All I want from this Council is a clear direction, and I have to have the funds allocated to do it. I may have misjudged what I should do, but I couldn't see spending -- of the \$1,750,000 that you've got, it just didn't make sense to me to spend \$365,000 of that fund for a project that doesn't have funding. If this is what you want to do, well, you're the boss.

JORDAN

Bill, let's pursue another line here. If the Council decides that we want the \$1.7 million dollar project, you've got directions and we have the funds to do that.

ROBERTS

That's correct.

JORDAN

I understand that there is still the possibility that if we acquire additional funds, then we can add on to that as we go. That's my understanding, and my personal feeling is, that the funds will not come unless this Council assumes some leadership role here. Right now there is no leadership on this project. I think that if this Council assumed some leadership and lets the public

know that we know where we're going and what we want, then I think the fund raisers are going to come forward, and I think the money will come forward. I do appreciate what you're saying; that we do need to be realistic, and I think that if we decide to go with \$1.7, we have the funds and we have direction. I'm sure that Mr. Martin will speak later on in terms of what he can and can't do for that, and where we can go after we receive the \$1.7-plus additional funds. Would that be clear enough directions to you?

ROBERTS That would be clear enough. What I think you're telling me, and I want to be sure that I understand --

JORDAN All right, then I'll clear it up to make sure we understand.

ROBERTS Okay. I think that what you're telling me is, that we should use Mr. Will Martin to design a \$1,750,000 project, which would be added \$200,000 of private funding for a feature. Now, let me caution. The \$1,750,000 project will be extremely enhanced if can fund the street and sidewalks. It will just enhance the impact immeasurably.

JORDAN Yeah, there is no disagreement there.

ROBERTS I think if Mr. Martin were asked to do that he would like to know -- or make the basic assumption, at least -- that he's going to get those funds, and we get an indication from Tri-Met that our hopes and aspirations are realistic. We can't get a firm commitment until they get a reply from Washington, D.C.

JORDAN Does the current design include those improvements?

ROBERTS Yes, they are a very important piece of the total project.

JORDAN So Mr. Martin wouldn't have to go back and redesign that. We already have the dream, so to speak. Now, dealing with the realities; the reality is that we've got \$1.7 million dollars, so we can have our realities and still have our dream.

ROBERTS No.

JORDAN Why not?

ROBERTS Once you do the \$1,750,000 plus the \$200,000 you have a different project than you've got today. I mean, you can't do this for \$1,750,000.

JORDAN Oh, I know that you can't do all of that, but you can do a basic design for \$1,750,000 can't you?

ROBERTS No, I think that would be a mistake.

JORDAN Maybe I'm talking to the wrong one on this. I should be talking to Mr. Martin on this one.

ROBERTS Yes, I think you should.

JORDAN I mean, Bill, I shouldn't be asking you what Mr. Martin can do, that's my point.

ROBERTS No, I really would rather you didn't. I've discussed this with Mr. Martin, and I think I'm repeating what he said, but I would prefer that Mr. Martin would say it personally.

JORDAN As chairman of PDC, I'm trying to get an understanding, that that would be clear direction for you. If the Council said that we want a \$1.7 million dollar project, and here are the dollars, those are your marching orders. That would be enough clear direction for you, right?

ROBERTS Right.

JORDAN Then I think that we need to get Mr. Martin up here to see what we can get and where we can go from there.

ROBERTS I think that he doesn't really know what he can get. That was what we were going to spend the extra money for, to see what we could get for \$1,750,000.

JORDAN Okay. Could we get Mr. Martin up?

SCHWAB I have one more question for Bill. If you will recall at the original hearing -- I agree with you, I don't like the brick surface, I don't like walking on brick. At that time, I believe that it was said, that all that could be changed. I have a memo saying that this issue of whether it should be brick or have a little more grass and stuff should be item of discussion, and that it can be changed. If we eliminated some of the brick, and I believe that cost us \$420,000, and we could save a couple of thousand there, wouldn't that basically put us in the same position as your number 3 here?

ROBERTS I don't think so. Really, you're getting into something I don't want to -- at least personally get into.

SCHWAB Okay. To tell you the truth, neither do I.

ROBERTS Thank you. All I'm trying to do is (1) get a clear direction and (2) make sure the Council understands that we don't have any more money than \$1,750,000. We'd be very happy to have another contribution of public funds, which would simplify our life immensely.

SCHWAB But we don't have the other funds now, no matter what design we do. If we pick this design or we do something else, we still face the same \$1.8 million, and an even greater amount of money. That was one of my concerns at the last hearing when they talked about the conservatory, that was going to cost probably \$4 or \$5 million more than this. My concern

is, if we can't get this money, how could we get all that money.

ROBERTS

I don't think that there is any way that you can be assured of any fund raising process until it is over, unless you've got some angel telling you. If you really want to do it right, you go back to the first recommendation and the first option.

SCHWAB

Well, that we can't do, we don't have \$5 and a half million dollars.

ROBERTS

Now, come on, you can do it if you want to, Mildred.

SCHWAB

\$5,800,000 bucks?

ROBERTS

You may get it all back, or not all of it -- I mean, if you really want a nice clean job, this is the only way that you can do it. I don't think that the PDC considered it too strongly because we thought it was probably not totally acceptable to some Members of the Council.

SCHWAB

Thank you, Bill.

IVANCIE

Commissioner Lindberg?

LINDBERG

Well, actually, I personally do not believe that we can get a feeling for what we can do with the existing money versus the extra private money by looking at that chart over there. I think that there is a 7-minute slide presentation, and if we could see that, and if Will Martin would show what we'd get. I, personally, feel that we would see that we would get a quality project with the \$1.7 million, thinking that he would design that in two phases -- the \$1.7 and the full project. The private fund raising could add on to it in phases. I think that's not for you to answer, I'm just saying, that for the Council to really understand what those differences are -- that it just can't be done from that chart over there.

ROBERTS

All I was trying to say is, that what you get if you just accept this as a two-stage development, then you get what's in green, period.

LINDBERG

Well, what I'm saying is, that what's in green looks a lot more attractive when you see the slide show.

ROBERTS

Have it your way, Commissioner, I won't argue with you. What we need is money and a direction, that's it.

IVANCIE

Commissioner Jordan, did you want to talk to Mr. Martin?

JORDAN

Yes, I would like for him to come up, but I'd like to get a clarification. I'd like to see the slide show.

IVANCIE

Well, do you want to ask some questions

before we get into the slides?

JORDAN

I think that the slides are going to tell the story. I think that I heard Mike say what I was asking, that we can have reality now and still have our dream, even though we might not realize it until we get additional funds.

LA CROSSE

May I comment. Just one point of clarification. The slide show was put together to tell the story of the total Martin design. There are no slides contained within the slide show that depict the basic square. They do show in every case, the full design of the park.

LINDBERG

What I was going to ask -- was to have Will go over there with a pointer and specifically point out the things that would come out that were part of the private fund raising, and I know that can be done.

LA CROSSE

I believe that we do have another schematic back here, that we could put up that does show the basic square.

IVANCIE

Well, go ahead and put that thing up now, and then we will get into the slide thing, Pat.

JORDAN

I don't know if Mr. Bogue was going to make a presentation. Mr. Mayor, was Phil Bogue going to make a presentation?

IVANCIE

I assume that he wants to. Pat, would you want to make a statement on that?

LA CROSSE

Mr. Mayor, I'm not that familiar with this, but this is a schematic of the basic square design. It does show the foundations for the columns, but the columns have not been added.

JORDAN

Wait a minute, Pat. We're the ones that have to make the decision, so you'd better stand over there so we can see.

LA CROSSE

Oh, I'm sorry. It shows the support for the columns without the columns, it shows the deletion of the structure, it shows the deletion of the pergola, and it also shows no light-rail transit shelter along in this area. Mr. Martin may want to comment on any other aspects of that, but I think that is basically it.

JORDAN

Do you have slides to show that?

LINDBERG

Could we see those slides?

LA CROSSE

Yes, we do. As you can see, we have the slides here, I just wanted to point out that the slide show does not show this.

LINDBERG

I do think, that in all fairness somebody would have to go up on a couple of the slides to point out what wouldn't be done.

IVANCIE

We will take a ten minute recess and show the slides when we return.

At this time, Council recessed for ten minutes.

At the termination the following Council Members were present: Mayor Ivancie, presiding; and Commissioners Jordan, Lindberg and Schwab, 4.

IVANCIE Commissioner Lindberg, did you want the slides to be shown at this time?

LINDBERG Yes. I understand that we would go through the entire slide presentation and then Will Martin would come up and point out what wouldn't be built with the existing funds.

LA CROSSE That's correct, Commissioner.
All right, Jan, do you want to start the slide show.

At this time, Council viewed a slide show of the proposed Pioneer Square site.

IVANCIE Mr. Martin?

MARTIN My name is Will Martin. I reside at 2610 S.W. 5th Avenue.

I'm the architect for the project, and before I open this thing for questions, I wonder, Mr. Mayor, if I might read a small statement.

Almost a year ago the intense process of design competition began on Pioneer Square. I knew how difficult an demanding that process would be. I believed in the process. I believed that it should not be another solely architect or politically governed process. I believe that the design should grow out of many roots, that it should be the result of many thoughts. I believed that it could benefit from minds like Doug Macy, Robert Reynolds; writers and historians and poets like Terrence O'Donnell and Spencer Gill; artists like Lee Kelly. I believed that these individuals represented the most creative levels of Portland's society. I was right.

We believed in the competition process and the excellent jury that gave freely of their time and efforts. We believe we won fairly. Most of all, we believe in our scheme, our concept. It did not come easily. It is not sham or artifice or temporary. It is a strong and joint conviction of appropriateness for the most important urban space in Oregon.

We believe that the design has an element of timelessness. We believe our future children will share the same joy, richness and pride that we feel about it. We believe now that we should eliminate political entanglement and forget our differences, respect the public process, join together to find the financial means to build with the pride and honor like those before us who have had the courage. I thank you and I'm available for questions. I'll do my

best to answer them accurately and to the point.

IVANCIE

Thank you, Will. Commissioner Schwab?

SCHWAB

Tell me about the streets out there. Is that an integral part of it?

MARTIN

Well, if you don't mind a little designing talk. Our charge was to deal with the 200 by 200 foot square, which we did. When we became involved with it there was no way to ignore the light-rail implications, there was no way to ignore the simple fact that it is a very small urban space, and if we could give it some visual extension that could only add to it. That visual extension is the street that you asked the question about. We just said what if it were possible to pave the streets and the sidewalks up to the buildings, then we would automatically have a visually enlarged space. We realized that our charge was only to the 200 foot boundary. I think that it is the responsibility of any designer to point out those kinds of potentials if at all possible.

The other area is the space underneath the square, which we also propose, which is not part of the program. There is a real potential there to include some sort of specialty theater and design space. We realize that there are no funds to do that with, we simply say, that's a potential, "help us out, City, if you possibly can."

SCHWAB

I understand -- Well, I guess what I'm trying to ask is, I'm being told now that if we don't have the \$1.8 or \$2 million, or whatever it is for the street, that we can't go ahead with this. Do you concur with that?

MARTIN

No, that's not so.

SCHWAB

Assuming that we never get the money.

MARTIN

That's not so. It would be wonderful if we could, but it's one of those embellishments that would simply add to it. It has nothing to do with the potential impossibility of developing the square itself.

SCHWAB

If we never get that \$1.8 million grant and we never have light-rail, you're saying that it is an entirely separated matter. Although we'd like to have that money, we don't have to.

MARTIN

That's right. We'd like to have those facilities, but we may not be able to afford them.

SCHWAB

Is there any way -- you know, it's great for us to sit here and tell the people "you should all join and you should all put in your money," but people don't usually put in money unless they really support it. Is there any way you think that some type of an alteration could bring everybody in, that wouldn't be too expensive, or do you

think that would be way out of line?

MARTIN

Well, I'm not sure what that all entails. As I said in my little speech, we've addressed the issues that were in the competition rules. We think that we have a fine design except for minor modifications, which we expect in every project that we do. Some adjustments to the covering, some adjustments to the water facilities, but the major, basic concept of the space we stick by, and we really don't see fooling around with it.

SCHWAB

I'm agreeing with you that you have a fine design, but if we don't have the money is there anything you think we can do that would help us raise the money that wouldn't hurt the design. I guess that's what I'm asking.

MARTIN

Well, the two charts -- if we had them both up. One shows a completed design. This one shows a concept that we worked out with PDC some months ago showing how you could stage the project.

SCHWAB

I'm assuming that we don't get the funds. I have to look at that possibility.

MARTIN

Well, my impression is that we have \$1.3 million, and I'm saying that we could build that one for \$1.3 million.

SCHWAB

We have enough to build that? You know me -- at the original meeting I was never in favor of solid brick, and I notice that was \$420,000. Do you think that there is something that you could exchange for part of that brick, or is that brick an essential part; because if it is, I'm going to get off the subject.

MARTIN

Well, obviously, Mildred, I think that it is a responsible material to use, and the main reason that we selected it is to try to tie it in with the Mall. We think that it is very important that the Mall and the Square be married to each other. It's true, you could consider other materials, which we did, but it really won't save you any money, because the kind of paving that we would replace the brick with more than likely would cost at least as much as brick. We're looking at something that we don't want to fail in 50 years. We want it to last at least 200 years.

SCHWAB

That's what was worrying me -- when I looked at the Mall. I was wondering if maybe some grass or something like that on part of it. I'm hearing a figure of \$200,000 maintenance, and if it's all brick I don't see the \$200,000 maintenance unless we've got another Mall.

MARTIN

I think Doug Macy could tell you that the grass maintenance is probably a lot worse and a lot more expensive than

the brick maintenance.

SCHWAB

Do you concur with the \$200,000 maintenance figure on this design?

LA CROSSE

I might add, that's maintenance and operation. That includes our estimates of operating programs on there, not just physical maintenance.

SCHWAB

Well, how much of that was for operation?

LA CROSSE

We have not broken the figure down. We've only done a gross estimate at this point, based upon interviews with other cities. It could vary conceivably, from anywhere from \$150,000 to \$250,000.

LINDBERG

Is it true, that you arrived at the \$200,000 by calling cities around the nation that had public squares?

LA CROSSE

Correct.

LINDBERG

My understanding -- in fact, I saw the PDC memo -- one of those cities said it cost around \$200,000, and so that was the figure that you used?

LA CROSSE

I think, Commissioner, that the range of estimates ranged from \$100,000-plus to \$300,000, and we simply took a median of that for estimating purposes at this stage.

SCHWAB

I suppose when you're talking about how you're going to program it. If we're going to have concerts in it everyday, then we'd be looking at maybe the \$250,000 figure, and in the wintertime it won't be that heavily programmed. If I just knew how much of that you figured for programming and how much for maintenance, then I'd have a better idea.

LA CROSSE

We don't know that, Commissioner, and we really can't know until this whole user group and program estimates were set up.

LINDBERG

I think I have that, Mildred. I think your Park Bureau looked and said that it would be \$87,000 a year for maintenance, plus 10 major events.

LA CROSSE

Our only point in raising that figure today was to point out, that that is a figure that has not been addressed by Council, and we simply wanted to enter that into the discussion as one that has to be decided upon.

SCHWAB

I don't know what kind of programming the cities you called have. Maybe they have a concert going on every night. In San Diego they'd have an entirely different thing than we would have. I don't know what city gave you what figure to arrive at that. Do you have that breakdown of what city gave you what figure, and how large their square was?

LA CROSSE

I don't have it in front of me. I know what cities were contacted.

LINDBERG

I've got it if you want it.

SCHWAB

Does it break it down?

LINDBERG

Well, while you're looking at that, I'd like to ask a question. I'm interested, Will, to get to kind of the heart of the issue today. What is your reaction to the PDC recommendation that we not sign that contract that is sitting there with you, but instead develop a different contract to have you work for a couple of extra months to work with revised design concepts to arrive at a consensus?

MARTIN

Well, it's the most difficult contract that I've ever tried to negotiate, first of all. It took something like 14-weeks. I think that we started right after the competition ended, and by November we had an agreement that everyone accepted, but no one had signed it except us. I can't really point the blame at anyone in terms of the time that was wasted, but it did seem like an awfully long, tedious sort of business.

LINDBERG

What is your reaction -- there is a new proposal now from PDC that we not sign that contract, but instead develop another contract which changes your job, as I understand it, for the next couple of months, to work on revised design concepts.

MARTIN

Our consensus of opinion is, that we should keep the contract that we have that has already been agreed on, and simply move ahead with that. It's broken down into phases anyway.

LINDBERG

The contract that you have -- or our implementation plan calls for what -- it's called a design refinement process, where you were to work with the jury that gave the award. How would you feel about opening that design refinement process up and reviewing that with the Friends of Pioneer Square or the fund raising group, and maybe a couple of other interested groups, which would mean you'd have your contract and you would proceed; those groups wouldn't have veto power, but they would have input.

MARTIN

When we originally discussed the program and discussed the contract, I think that we had in mind all the time, that we would welcome input from a variety of people like that, but our major charge was to the jury, and that's the way it was established in the design program.

LINDBERG

One last question. Today Mr. Bill Roberts brought up the idea of an extra \$200,000 for a single feature that would be added to your project. Do you have any reaction to that? Do you want that additional money and direction to come

up with a feature of some kind?

MARTIN

I'd love to have the \$200,000 to do the fallen arch water thing in the middle that we proposed. It would probably cost right at \$200,000.

LINDBERG

Mike, this doesn't break it down. They say that they didn't get the breakdown figures.

JORDAN

I'd like you to go up to the board and explain what we'd get for the basic design, the reality that I was speaking of. I must admit, before the break I was a man with direction, until I saw those slides. I don't think that I want reality, I want the whole dream now.

Given the fact that you do have a basic design, can you go up there and explain exactly what we would get. I can't tell from here exactly what we would get from the basic design. If we start with this we can continue to add on until we can realize the full dream; is that accurate?

MARTIN

That's correct.

JORDAN

Can you explain what's up there now?

MARTIN

The drawing on the left represents the reduced scheme, or the beginning first phase. The one on the right represents the finished scheme. What we would essentially do in the beginning is eliminate the columns on both sides, although the bases and the seating areas in between the foundations would all be there. Contrary to what you might believe, and in terms of some of the confusion here today, there is adequate money in the \$1.3 million construction budget to develop these three streets -- or these three sidewalks, excuse me, in the brick material, or whatever material is used in the square.

The underground area that I mentioned before on the west side, we had proposed a potential specialty theater space under this corner because of the grade changes. Over on the right we proposed a space for exhibits and that kind of thing. The spaces would be roughed in, the vaults under the sidewalks would be part of the contract in terms of updating those, they are structurally unsound at this point. Those things would be roughed in, and they would not be available for use until further budgeting.

The structures -- the two small pavillions and the bronze structure over on the right with the climbing roses and all that, would not be built, but, again, the foundations would be installed and would be ready to put the structure on.

The water facilities would still be in the contract. We're talking two water

systems. One that moves down this wall like a small stream and terminates in a little fountain, and then the \$200,000 that Bill is going to give us for --

SCHWAB

We have to assume that we don't have that money.

MARTIN

I understand, I'm joking -- I shouldn't be doing that.

JORDAN

Do you have it costed out -- move over to the dream there. Do you have it costed out in such a way, that if we started with the basic design, that if we were able to raise \$800,000, that you could start adding things like the water system, the columns and things of that nature?

MARTIN

That's correct. I think that we do have a list of all those costs for those different elements. For example, I think the columns are \$240,000, so you could actually build one side if you wanted to and wait for the other side. There are a number of options.

JORDAN

What about the entrance -- the gate there?

MARTIN

The little gate, well, I understand that we own that gate now. Someone has given it to us.

JORDAN

The water system would be what?

MARTIN

I don't remember all the numbers. Do you have a list there?

JORDAN

Yes, I have it here.

IVANCIE

Are there any other questions from the Council?

SCHWAB

The one that I hadn't finished. You talk about the covered spaces. My understanding on the covered spaces, would that throw out the grant that we got, or are those allowable?

MARTIN

They are allowable under my understanding.

SCHWAB

They're not in the money?

MARTIN

No, they're not. The columns support the covering for the people waiting for the transit system and the market. The two little buildings here in the pergola system would not be in that initial budget.

SCHWAB

So we wouldn't even have to start those. I thought you talked about some base or something that you were going to build underground.

MARTIN

No, Mildred, under here we have the option of putting in a small specialty theater to tell people how great Portland

is. We have a place for an exhibit hall, storage, that sort of thing. It would be roughed in, it would not be finished at all.

SCHWAB I understood that under the grant we got that we couldn't have covered space. Is that exempt from that?

MARTIN I have been told that it is.

LA CROSSE The HCRS department has reviewed the full design and has approved it. They have stated that that does meet their requirements.

SCHWAB It does meet the requirements.

LA CROSSE Yes.

SCHWAB Do you have the money for the roughing-in now in the \$1.3 million?

MARTIN Yes, that's in the \$1.3 million.

LINDBERG I guess the next major issue that we should get onto is the fund raising.

IVANCIE I'll call on Mr. Bogue shortly. Pat, do you have any comments relative to the figures that were mentioned here by Mr. Martin?

LA CROSSE Yes, I'll mention one figure -- well, not to disagree with you. It's a technicality, but my understanding is, that in the \$1.3 million we do not have the money for the sidewalk. The money for the sidewalk could be done with the \$360,000 additional money that is set aside for the match for the UMTA grants. We do have that money but it is set aside as match, currently, and under Council's direction, it could be used to do the sidewalk.

SCHWAB If we do that and then we later get the grant, it means we have to dig up another match, or will that still be these -- I mean, are we going to find ourselves paying an extra \$360,000 because we do it that way?

LA CROSSE I don't know. I would not think so, I would think that that in itself in place could probably be used as a match, although I don't know for sure.

SCHWAB Even though it was done in the past?

LA CROSSE I don't know.

IVANCIE Mr. Bogue -- Yes, go ahead, Commissioner Jordan.

JORDAN Let's do if we can do something here. Why don't we decide what we want first, because I think Mr. Bogue is going to get up and talk about the possibility of raising funds -- he's not sure whether he can raise them or not. Why can't we decide here what we want, and then give Mr. Bogue his marching orders to go out there and raise funds, and make a commitment to get behind him. I think that we have a basic design that we can move on, and the

way that he has this costed out here, as we go we can add on and really embellish that square. I think that the Council can assume that leadership; say this is what we want, and Mr. Bogue are you willing to go out and raise funds. I don't think that there is going to be much merit in Mr. Bogue telling us right now -- unless he can say that he the money --

IVANCIE

Well, let's hear from Mr. Bogue.

LINDBERG

Well, actually, I'd like to hear what he has to say. I agree with you in terms of, we have to set the tone and the leadership in what we want. I think that Mr. Bogue has some feelings about -- with present support what could fund.

JORDAN

Then, again, we're allowing the dollars to determine what we get here.

IVANCIE

Phil?

BOGUE

My name is Phil Bogue. My address is 111 S.W. Columbia.

Let me get back into last fall a little bit. After all these facts were known the Friends of Pioneer Square was formed with about 20 members, and every member knew what the facts were, and knew that \$1.6 million dollars of private funds had to be raised. The people that joined this group, I think, took an obligation to do what we could to make sure that we would be able to raise those funds to complete the square. We planned a kick-off for this fund drive in mid-December. As a matter of fact, we were going to tie it in with some of the other Christmas activities that took place on the square. As you will recall we had a big tree there and a lot of activities going on underneath.

We deferred that after we sensed two things. Number one, there appeared to be some controversy on the design, and number two, no willingness to sign the contract with Will Martin at that time, which to our group has been, and still is, the key: the signing of the contract and the indication from the Council that they really want to go ahead with this project. We feel that those two elements are critical, we felt all along, in raising these funds.

Subsequent to the article in the Oregonian two or three weeks ago that indicated that the project might be dead. There was a tremendous amount of renewed interest in the Friends of Pioneer Square, and in the project itself, that came in from all kinds of sources. We decided to again reaffirm what we had concluded last fall, and that is, that in our opinion once a single, complete contract is signed with the architect and once we get an indication from this Council that they really want to go ahead on this thing, and that they are

behind it -- as a matter of fact, I would even think that it would be appropriate for the Mayor to be the honorary chairman of the fund raising campaign. We're ready to go to put a little bit of levity into this thing. Mildred, be careful of the bricks, because you're hitting at the heart of our campaign. We're going to sell those bricks at \$10 a piece, and everybody in the city is going to own one.

SCHWAB

I'm just asking you a question, and my question to you is, if we tell you to go ahead and start raising funds how soon do you actually think that you can be walking in here with some substantial sums of money?

BOGUE

We have not set a time line, and the reason that we have not been able to set a time line is, that I think it's going to take us a couple of weeks after we get the go-ahead to see the signs of where the money is. In the morning editorial you'll notice that there are no signs that the big money is there. I can tell you that there is a lot of big-money people that I have talked with in the last few weeks -- well, even last fall -- that saw this as a design controversy, not a fund raising controversy, and they do not want to take part in this controversy. They're not going to surface until we get our act together and decide what we're going to do. I think that they will surface and surface fairly rapidly.

To put it into perspective from the way our groups sees it. We've seen what has been happening since early December as essentially a design controversy. I've carefully kept our group from getting involved in that. I believe that's what it still is. I don't think that we'd have these designs about the money if the design controversy was not there. If the design controversy was not there, I think we would have had the go-ahead probably last December. We would have been out raising the funds, and I'm not saying that we can raise \$1.6 million, but I'm confident that we can raise a lot of money, and within, say, a year's time. I think that we've got to understand what the real issue is here as our group sees it, and it is not fund raising but it is the design controversy. That's what has to be decided here. I believe, and our entire group believes, that if the City Council decides to go ahead with this project in terms of indicating its confidence in Will Martin and sign a contract with him, that we can go out and tell people what we're raising the money for.

SCHWAB

I thought we did that last October when we acted here. We said, this is what we want to do, go raise the money. Is there something that I'm missing? I thought we did that.

BOGUE

What was missing was the contract to complete the design. I told our group, that I would not kick-off a fund campaign until I knew from a conceptional standpoint what the money was to be used for. As of today we do not know

that.

SCHWAB

But, Phil, what I'm saying is, that last October when we passed this, I thought we said -- maybe my memory is wrong -- this is what we're adopting, let's raise the money, let's do it. I thought that's what happened last October. At that point I thought we were all set, that this is what it was going to be, and now they had to go out and raise the money. Is that, or is that not what happened, Mike?

LINDBERG

You're asking me or Phil?

SCHWAB

Well, I don't know who I'm asking, because that was my memory, that the Council acted and said "this is the design that we want, let's go raise the money."

LINDBERG

Well, I'm concerned about the same thing. I felt that there should have been a fund raising campaign and there never was one, so you couldn't raise any money without asking people for it, that's very clear.

JORDAN

That's a profound statement if I ever heard one.

SCHWAB

Well, we did act on it and we said "this is what we want." Then the group was going to raise the funds. It wasn't the City Council that was going to raise them, it was private fund raising. I think that the ex-Mayor may have said that she was going to head it, but there was no commitment by the Council to raise the funds. I guess, Phil, where I'm getting lost is, we said "this is the design, this is what we want, raise the money." I don't understand how the people from October until two or three weeks ago when this surfaced didn't understand that this was the direction of this Council, because as far as I know it still is unless it has changed.

BOGUE

I guess the best -- I understand what the ordinances are and so on -- the best way to explain that is to try and remember the events of last fall. Our group started seeing a lot of signals that there was a lack of determination to go ahead with this project and the design concept might be changed. That's when we decided that we couldn't, in good conscious, go raise money when we got the signals that things might be changed in terms of the concept.

SCHWAB

As I recall what happened here, Frank was out of the room; we cheated and voted 4-0 to proceed with this. Then the next week Frank brought in a resolution to change it and the Council voted him down 4-1. We said, no, we're going ahead. If that wasn't a clear direction to the fund raising group to go raise their money, I don't know how much clearer we can be.

LINDBERG

What he's saying is, that the PDC didn't sign the contract.

SCHWAB

But that happened in December.

IVANCIE

Now, wait a minute. Let's get the sequence of time here because -- let's hold the applause down. We're running a public meeting here, not an applause meter.

Mr. LaCrosse, do you have the history of the PDC as far as the advancing of \$20,000 to the fund raising effort. The effort was put into motion -- do you want to relate that timing?

LA CROSSE

Yes, Mr. Mayor. I don't recall the specific timing of that agreement without looking it up. \$20,000 was advanced to the Friends of Pioneer Square and some of that money has been drawn down for expenses. I believe that Mr. Bogue could probably shed more details on it than I can.

IVANCIE

As I understand it, Phil, your campaign was launched. You had a press conference, the committee was launched, the City through the PDC advanced \$20,000 as seed-money to get the fund raising effort going. From that point on, you know as much about the history as I do as far as your own effort. Apparently, when the fund raising effort took place there was a known split in the community about design. I think that you're correct about that, and I think that split is still in existence in the community today. Whether or not the business community is going to support this concept as far as a fund raiser is your guess as good as mine, but the record so far shows that they are not. The question that we're faced here as a City Council is how much time do you think it takes to stay on track with our original commitment by the City Council that we proceed with this design. Can you give us some idea of a timeframe when you can raise this \$1.6 million or whatever it takes?

BOGUE

I'd say that within three months we will have an excellent feel for the total amount that we can raise.

IVANCIE

How do you react to the recommendation of the Portland Development Commission?

BOGUE

But, again, I want to repeat, as far as I'm concerned, and I can't speak for the rest of our committee, but we're not going ahead with this fund raising campaign unless we get a clear indication from this City Council that they are going ahead with the project.

IVANCIE

Well, that depends, of course, on money, and of course, that's where you come in. If the Council wants to proceed with the commitment for a design contract with Will Martin, with the question marks on money, so be it. That's one thing that this Council has to decide. I have some severe doubts about these questions of money. Here, again, this is a question that the Council finally will have to determine. What I'm asking you, can you give us an estimate on time as far as how much time will it take you to raise this money? How many

months do you need to give us an indication of whether or not you're successful?

BOGUE

As I said, I think that we have a good indication, that within 3-months, I would say that it would take us a minimum of a year to do the job.

IVANCIE

Do you have any reaction to the Portland Development Commission's recommendation to the City Council on the last option that Mr. Roberts talked about? Do you have a recommendation for this City Council or do you want to react to their recommendation?

BOGUE

If the recommendation of the PDC is followed my opinion is, and I believe that it is shared by Bill Roberts, that we should delay the fund raising effort until that phase was completed. My concern about that is, that I might have difficulty keeping my group together during that two months and we might have to reform the fund raising organization to do the job.

IVANCIE

I see. Any other questions of Mr. Bogue?

SCHWAB

I'd just like to talk to the Council for a moment. It seems like we have two alternatives here. We can sign the contract for the amount of money we have and what Mr. Martin promises to do, and then have options on the rest of it, so that we don't sign a contract for more money than we have. Then there will be options on the balance. The alternative is to see if the two can sit down in a reasonable length of time and maybe reach some compromise, so the business community will support them. When you look at it in retrospect, you kind of feel, that to get the money raised, you're going to have to have a broad base of support. I think that those are the two alternatives that we're looking at.

JORDAN

I'm not quite sure that I agree -- Well, I agree with what you're saying, Mildred, but the point that the business community is not going to support this, I don't agree with that. I've talked to business people who are going to support this if we decide to go ahead with the design. I also stand by my original statement, I don't think it served any purpose. Mr. Bogue's statement, I don't think, really moved us any further to a decision on this.

I think what is needed right now is leadership. I think that this Council is in a position to provide that leadership. I think -- and I'm not dreaming, either, at this point -- I think, and I've said many times, I really think that the ages belong to the gutsy. You know, if we're going to try and play it safe, we're not going to get anyplace. I say that the directions are clear, Mildred, and it is along those lines. I say that we reaffirm

our commitment to the dream. We sign a contract with Will Martin to go ahead with the basic design, and we get out there and work like hell to realize the total dream. I think that has got to be done, and I think that the direction has to come from this Council. The people need to know that we are guiding this thing and then I think that they will contribute their dollars, there is no doubt in my mind about that.

SCHWAB

Charles, I know just how you feel about it, because that's how I felt the other day when we came up with the Performing Arts Center, and there's something where we are going to have to raise probably \$10 or \$15 million dollars in order to put that over, in addition to getting it on the ballot. There we have a merger of business people and everybody else, and I, for one, am committed to that one. Now if some other Council Member wants to take over on the fund raising for this one -- I don't see how with that other one I'm going to be at any way at this time involved with two at the same time, because there is a big commitment on that one. I guess I have another wonder of how many fund raising efforts we can carry forward at the same time.

I know, Frank, you're looking at the Convention Center, I'm looking at the Performing Arts Center, the School District is looking at theirs, and if some other Council Member wants to try and get deeply involved in this \$1.6 million, I'd say great, go ahead.

IVANCIE

We'd love to appoint you, Charles.

JORDAN

Well, I think that I have to make a total commitment if I'm willing to get up here and tout it. I think that we should give the people a choice out there. Everybody may not like the Convention Center, maybe everybody doesn't like the Performing Arts Center, and some will like this, but give them a choice to participate.

SCHWAB

I'm not talking about the bond measures now. These aren't bond measures, but these are going out and actively trying to have fund raisers and raise money. I'm in the middle of setting up some to raise some money to carry on the Performing Arts Center, and if somebody else to commit to doing that for this, I'd say, great.

JORDAN

Well, my commitment is here.

IVANCIE

Charles, there was a suggestion that we put this -- I'm not advocating it necessarily, but that we put the extra amount of money that is needed for this project on the ballot of the city and let the people vote whether they want to participate with the final completion of the project. I'm throwing that out as a point of view that someone else has expressed, I'm not necessarily advocating it because we've made some ballot decisions already.

JORDAN

I don't think that is a very good idea.

IVANCIE

Does anyone else care to be heard?
Mr. Wallace?

WALLACE

Mayor Ivancie and Members of the City Council. My name is Robert Wallace. 1300 S.W. 5th Avenue. I'm here as president of the Association for Portland Progress.

I want to once again state our organization's feelings on the development of Pioneer Square. As I think you all know, it is our feeling that there is considerable open space in the downtown as it exists. In addition, we're quite concerned about promoting the kind of development that is supportive of the substantial tax base of the downtown. In itself that concern is a benefit to all of the City of Portland. We're also concerned about maintenance and the cost of programming an open square in the downtown area.

Our association, despite comments to the contrary, has never supported one single design. In reality we've talked about a development that would serve as a magnet facility for downtown Portland. I am supportive of Mr. Robert's comments today and the Association for Portland Progress would be happy to work with all interested parties in hopes of modifying the design to achieve a high level of community support. We've been in contact with the Portland Development Commission on a regular basis in an attempt to accomplish that objective and we will continue to do so. Thank you very much.

IVANCIE

Are there any questions of Mr. Wallace?
Thank you.

GAISER

Hello. I'm Marcia Gaiser. 4235 S.W. Agate Lane.

Vitality, people and money are needed downtown. To achieve this in the area you could seal off the lower level of Pioneer Square around the edges and build a children's wonderland inside. It would be a giant slide breaking through into the upper level. Make the slide look like a part of the Forecourt Fountain, a sculpture, a spaceship, you could even make it part of the waterfall that he wants. You could chose something that blends well with the rest of the upper area. The children would pay a small fee, climb the steps to the top of the slide, and be whisked to this hidden fun area. There they would find a multi-colored and designed room, maybe a railroad rail to balance on, or a beautiful giant keleidoscope to "oh" at, and punching bag trees and mushroom houses, things for them to participate in.

There are many more ideas and I'm sure

that each one of you have thought of something while I've been talking here. It would be a child's play area and bringing new friends to downtown, which is what we need.

IVANCIE

Thank you. Yes, sir.

LLEWELLYN

My name is Clark Llewellyn. 120 N.W. Ninth.

I'm a professor of architecture at Portland State University. Dealing with students, I think the one thing that is important to realize is design. The woman who was just up here has a valid point. Like every other individual in the city -- I think to assume that we can achieve 80% of anybody supporting any concept is certainly not going to be a valid way to approach a visionary design concept for the City of Portland. I don't think the bus mall nor the Forecourt Fountain achieved 80%, nor probably the Coliseum. If we're going to listen to every single individual -- whether they want to remove the brick and put in grass, or a covered area or a children's play area, we certainly are going to have the kind of city that is going to lack any sort of consistency. I think that we have a designer, an architect and a team, that you've all recognized as having competence. I think that we should recognize the commitment that we said we would do and support the design, because we recognize the quality of the design. We should quit acting as individuals and become members of a community that we are supposed to be. Thank you.

IVANCIE

Do you have any comment relative to the budget situation, relative to this project?

LLEWELLYN

Well, one thing that I've noticed is that we've already had a three to four month delay in signing a contract, so based upon your 1% per month of inflation we've already lost half the design fee in demolition. We have a three to four month additional delay, so the total cost for design and demolition has been lost to inflation. As far as recognizing that as being economically competent, I find that to be unrealistic. I think that the commitment needs to be there and the phasing seems to be adequate. Phasing in some instances could be inappropriate and you're with an eyesore for a number of years, but we have something here that we can live with and build upon, and something that can act as a token of encouragement. I think that we should look to the Council for leadership. You people are elected officials and elected leaders and you should make those decisions.

IVANCIE

Do you think that we should go ahead with the \$1.3 million first phase and rely on the extra money coming from public funds and a fund raising effort?

LLEWELLYN

I certainly do.

IVANCIE If that money is not forthcoming, then we should settle down to this square until such time that we can make modifications to it?

LLEWELLYN Yes. I think if we can get some unity, like I think that we need to see here, then we can succeed. We can continue and we will make it. Delay will only increase that division.

SCHWAB Mr. Mayor.

IVANCIE Commissioner Schwab.

SCHWAB I just have one comment on that 1% per month that Mike was talking about for demolition, or for the whole project. I don't think that even had we done it we would have allowed demolition downtown during November and December. I think that we have to eliminate those two months and that percentage, because no matter what, we could not have begun the demolition until the 1st of this month, so we're still less than 1%.

LINDBERG Well, actually, the demolition was always planned for the spring. PDC's report is the one that said it was 1% a month.

SCHWAB I know, but if we wouldn't have begun anyhow, I don't see where we've lost this money.

LINDBERG If we'd of begun, we'd of begun the design process sooner.

LA CROSSE The 1% does not apply to the demolition. It only applies to the overall construction.

SCHWAB But we wouldn't have begun the demolition anyhow until March, would we? Are we really behind schedule those four months? Have we lost four months at 1% a month?

LA CROSSE We are behind in the design process, not in the demolition.

SCHWAB But you've got here the design -- it's only a question if you do the first part or you do the whole thing, won't you have the same design, or is it going to be a different design now?

LA CROSSE That's correct, Commissioner, but the design process was originally proposed to get through all of the engineering drawings to actual construction, bidding and award of a contract to construct was originally proposed to take eight to ten months originally. It will now take more like twelve months to do that, and we have already slid on that process some months already.

IVANCIE Thank you. Mike Russo. If we can hold our remarks to about three or four minutes, we can probably get everybody heard today.

RUSSO

My name is Mike Russo. I live at 3227 N.W. Thurman.

I am something of an artist in the community and I would like two points that I think are extremely important. One is maintaining the integrity of the design. If I am sensitive to the discussion that took place here, it seems to me that the design itself is really the center of the whole debate that exists here. I think that I am mostly concerned with the aesthetic qualities of the design and the importance of maintaining the integrity of that design.

I think that the design is very sensitive to the immediate environment of the area, to the Pioneer Post Office, to the general environment of the area. It is very sensitive to what it may mean and how useful it may be to the public. I think that it is a design that in essence is beautiful in every respect and the kind of design that will make the people of this community proud to have such a square in the center of their community.

I am a Portlander and I have a stake in the environment of this community, and I have given a great deal of my time and whatever professional know-how that I have in participating in some of these activities. I was involved as a professional assistant, a non-voting member of the jury that selected this design, and I have the greatest respect for the kind of professionalism and seriousness that was exercised by this jury and the many hours and days of time that was given to come to this decision.

I also have a certain appreciation for due process. I think it is the kind of appreciation that ought to be brought to your attention because I'm sure that you are concerned as I am and as the community is for respecting due process. From my knowledge of this project, at all times the community has had input. At all times the most meticulous care was shown for a respect for due process, so that this design was arrived at, I think, very democratically, very properly and in accordance with the best professional ethics.

I think that ethics are very important in this case, and I think that you also have an obligation in the sense that I think that it would be a very serious mistake to invalidate this design which has been arrived at through such a process. A process which involved members of the community, members of the profession in a process which I think is very, very valid. I think that we have a moral obligation to support a recommendation that has been made through such a meticulous and observed process, which I think actually produced an excellent solution, and a solution that will be verifiable, because I think there can be support for this. I think that underneath the difficulty with the support lies a certain lack of confidence in the design itself, and I would like to bring