

Tom Kelly
Chair

Gustavo J. Cruz, Jr.
Commissioner

Aneshka Dickson
Commissioner

Mark Edlen
Commissioner

William Myers
Commissioner

Charlie Hales
Mayor

Patrick Quinton
Executive Director

This document represents the official meeting record of the July 16, 2015, Portland Development Commission (PDC) Board of Commissioners (Board) Meeting held at 222 NW Fifth Ave., Portland, OR 97209. The full video recording of this meeting can be found at <https://www.youtube.com/watch?v=QpEQrBx-Kc>.

1. Call to Order and Roll Call

Chair Tom Kelly called the meeting to order at approximately 3:06 p.m. Ms. Gina Wiedrick, PDC Board recording secretary, called the PDC Board roll:

| | |
|------------------------------|---------|
| Chair Tom Kelly | PRESENT |
| Commissioner Gustavo Cruz | PRESENT |
| Commissioner Aneshka Dickson | ABSENT |
| Commissioner Mark Edlen | PRESENT |
| Commissioner William Myers | PRESENT |

Chair Kelly welcomed new PDC Board members, Commissioners Cruz and Myers.

2. Commissioner Reports

Commissioner Edlen

- On June 25, attended the Oregon League of Minority Voters: Liberty & Hope Awards Dinner.

Commissioner Myers

- On July 13, attended the Constructing Hope 4th Annual Fundraiser.

Chair Kelly

- On June 29 and July 13, attended PDC check-ins with Mayor Charlie Hales.
- On June 25, attended the Oregon League of Minority Voters: Liberty & Hope Awards Dinner.

3. Executive Director Report

- On June 17, a tech industry diversity pledge was issued and signed by many tech firms promising to make a conscientious decision to increase diversity in their firms as well as provide trainings around cultural competency and biases. For more information and to sign the pledge, go to <http://www.techtownportland.com/diversity>.
- \$30,000 has been set aside in grant money for organizations that are doing innovative things to improve the pipeline of talent for technology companies. Applications are open until July 20; for more information go to <http://www.techtownportland.com>.
- On June 25, Jaguar Land Rover announced that it is expanding its innovation incubator in Portland and is also the first company to sign the tech diversity pledge after its issue. The partnership with Jaguar Land Rover includes an unprecedented Public Benefits Agreement.
- On June 25, Oregon Health & Science University announced that it reached the Knight Cancer Challenge.

- On June 26, spoke at the opening of the Urban Grange at Zenger Farms.
- On June 26, attended the open house event at the Oregon Story Board's new space owned by PDC in Old Town/Chinatown; about 12 companies are housed there.
- On June 27, spoke at the opening of the Central District Greenway in South Waterfront.
- On June 29, seven new companies were featured at Portland's first Startup Weekend Latino event: Loteringo, Visio Silva, La Popular, SelfReset, PDX Latino Apparel, AquaPDX, and Orozco Woodcarving.
- On July 1, Living Cully Partners purchased a site in the Cully neighborhood commonly known as the Sugar Shack and there will be a community celebration on August 4 as part of National Night Out.
- On June 30, PDC launched a "PDC en Español" Facebook page and Twitter account.
- On June 30, Globe Sherpa, a Portland Seed Fund alum, announced that it was acquired by RideScout, a main investor of Daimler Trucks North America.
- The Portland Seed Fund is accepting applications for its seventh class. For more information go to <http://www.portlandseedfund.com>.
- On July 14, Commissioner Dan Saltzman announced that Kurt Creager has been appointed as the new director for the Portland Housing Bureau.
- On July 21, the Broadway Corridor Framework Plan will hold its second open house at the Pacific Northwest College of Art from 5:00 – 7:00 p.m. For more information and to provide public feedback go to <http://www.pdc.us/our-work/urban-renewal-areas/river-district/current-projects/broadway-corridor.aspx>.
- On July 26, will be attending the annual Lents Street Fair. For more information go to <http://www.lentsstreetfair.com>.
- Introduced one new employee:
 - Stephen Brooks, Business Opportunity Officer in the Opportunities Cooperative Department.

4. Meeting Minutes

Chair Kelly called for a motion to approve the June 10, 2015, PDC Board meeting minutes. Commissioner Edlen moved and Commissioner Myers seconded the motion.

AYES: Cruz, Edlen, Kelly, Myers
NAYS: None

5. Public Comment for Items Not on Agenda

A letter from Michael Molinaro and Mary Ann Schwab was given to the PDC Board and is included in these minutes as Attachment 1.

CONSENT AGENDA

6. Action Item: Resolution 7136 – Authorizing an Amendment to the Intergovernmental Agreement with the City of Portland Office of Management and Finance in an Amount Not to Exceed \$828,409 for Debt Management Services

With this action, the PDC Board will authorize the Executive Director to amend the Intergovernmental Agreement between PDC and the Office of Management and Finance to provide debt management services for fiscal year 2015-16.

Chair Kelly called for a motion to approve Resolution 7136; Commissioner Cruz moved and Commissioner Myers seconded the motion.

AYES: Cruz, Edlen, Kelly, Myers

NAYS: None

REGULAR AGENDA

7. Action Item: Resolution 7137 – Authorizing the Executive Director to Execute a Guaranteed Maximum Price Amendment to the Construction Management General Contractor Contract with Northwest Demolition and Dismantling in an Amount Not to Exceed \$8,589,228 for Phase One of the Selective Demolition of Centennial Mills

PDC staff presenting this item:

Bruce Wood, Real Estate & Construction Manager

Will Thier, Senior Project/Program Coordinator

With this action, the PDC Board will authorize the Executive Director to execute a Construction Management General Contractor Guaranteed Maximum Price (GMP) amendment with Northwest Demolition and Dismantling (Contractor) of \$8,589,228 for the Phase I selective demolition and salvage of Centennial Mills (Property) in the River District Urban Renewal Area (URA).

Commissioner Myers read the following statement: “Before the discussion of this matter begins, I would like to note that I am Executive Secretary of the Columbia Pacific Building Trades Council (Council). While the ultimate decision in this matter will not result in any direct remuneration or compensation to me or the Council, the Council receives dues income, indirectly, from those who are actively employed in the Building Trades. It is possible that PDC’s decision in this matter might indirectly benefit the Council. I have been advised by the General Counsel of PDC that these circumstances do not constitute an Actual Conflict of Interest under State law or PDC policy, and that I may participate in the deliberation and voting in this matter.”

Commissioner Edlen asked the following questions:

- Assumed that PDC is contracting directly for this project rather than going through a third party. Mr. Thier responded yes.
- In the early site preparations, will exploration still be done to understand current conditions to further inform the legal contract? Mr. Thier responded that no, that work was done during the pre-demolition. Right now the Contractor is doing preliminary site preparation work, like safety fences and temporary hall roads. As far as the safety exploration, the Contractor is going through the building to ensure that electrical circuits are depowered and proper safety for the workers.
- During the presentation it was stated that the out-of-water work is dependent upon the in-water structures remaining in place during the first phase of the demolition. Assumed that a lot of investigation has been done around the structural integrity of what is there. Mr. Thier responded that they have and yes, the wharf structures are in a precarious state. Part of the preliminary work will be to do some of the engineering requirements to tie back the upper buildings so that when deconstruction begins the buildings come down in a controlled manner.
- Who owns the contingency? It is PDC or the contractor? Mr. Thier responded that PDC owns the contingency; the Contractor would make a request for release.

- How would the savings work on this GMP contract? Mr. Thier responded that the contract is structured in such a way that should the Contractor exceed the GMP, PDC does not have to pay for that but it could be partially recovered through the contingency. The incentive for the Contractor to apply savings measures as much as possible is that the Contractor will receive 25 percent of the remaining contingency.
- What kind of scope changes or unexpected conditions might bring the Contractor back to PDC for additional compensation? Mr. Thier responded that the release of the contingency is only attributable to work within the scope that is implied but not specifically stated. A change order would be for work not covered within the project scope and would change the size of the GMP; however, the whole purpose of the preconstruction services period was to do all the research required to hone that scope of work so that change orders are not likely.
- The update on the City of Portland (City) Mounted Police Unit (MPU) warehouse is different than was presented to the PDC Board previously; is that going to be temporary or long-term? Mr. Wood responded that it has not been determined yet, but given the fact that the MPU may come back it was decided to leave those buildings for now.
- That is a large piece of real estate; what sort of impact would that have on Harsch Investment Properties' plans? Mr. Wood responded that it would have significant impact as it is half of the site, but it has not yet been determined how things will move forward.
- Does PDC staff have any sense as to how it will be determined whether the MPU is a permanent or temporary solution? Mr. Wood responded that at this point it is undetermined; there are many questions remaining around cost. There is no money right now to build a new site for the MPU so it was decided to leave those buildings there as the City continues to evaluate the future of the MPU. PDC does have \$500,000 in the budget to make some upgrades to those buildings, but only as far as making the buildings inhabitable; there is no money for any major upgrades.
- Expressed concern on the viability of the overall concept and development of the project if the MPU remains long-term. Executive Director Quinton responded that there are many facets to a decision on the MPU and some of those are not in PDC's power.
- For Phase II PDC is using the same Contractor as that of Phase One; is PDC able to get out of this contract if it wants to go with a different contractor? Mr. Thier responded yes.

Commissioner Cruz asked the following questions:

- Interested in the demolition risk allocation matrix and how it plays out and would like an explanation on how the knowns, unknowns, and unknown unknowns and how that exposure might arise. Mr. Thier responded that as part of the GMP one of the tools used to mitigate risk was this allocation matrix. One of the things is the thickness variation of the cement slab; any section that is beyond eight inches thick, the incremental cost will be borne by PDC. Another item is the dust; damping the ground and ensuring that the least amount of dust escapes out to the neighboring properties is the contractor's responsibility. There is a list of some 20 items that have been allocated risk and responsibility.
- Are there any particular items that present extreme areas of exposure to PDC? Mr. Thier responded that after going through the 60-day due diligence period, PDC staff has a fairly firm understanding of the different aspects of this project and he does not feel that there are any items on the list that goes beyond PDC's ability to compensate.
- Asked PDC staff to elaborate on the status and possible future use of the feed and flour mills. Mr. Wood responded that they are not in very good shape, unsafe, the stairs have collapsed, the roofs are open and there is a lot of water damage, and there are hazardous materials like lead

paint. There has been a lot of effort made to see what can be done because those buildings are part of the character of the site and there is a desire to try to save them, but it is costly and the numbers to date say suggest it will cost about \$11,000,000 and yet there are data gaps and no one can be sure how true that number really is. There is an alternate proposal with the contractor for the removal of the mills but the contract in front of the PDC Board right now assumes that the buildings remain.

Commissioner Myers asked the following questions:

- Lead paint was mentioned; are there other hazardous materials like asbestos? Mr. Wood responded that yes, there are multiple hazardous materials on site.
- Is the removal and disposal included in the demolition cost? Mr. Wood responded yes; PDC has had contractors with incredible expertise looking into those costs. Additionally, several years ago, PDC had some remediation work done in the buildings and what remains are things that can only be dealt with as part of the demolition work.
- These are historical buildings and have artifacts that have been catalogued; will those items be removed prior to demolition? Mr. Thier responded yes. One of the tasks in the early work that was necessary in order to receive a permit from the U.S. Army Corps of Engineers (as stipulated by the State of Oregon Historic Preservation Office) was for PDC to provide a list of salvage tasks to mitigate the loss of the structures. PDC's owner's representative went through and catalogued a large list of historic items and PDC staff selected the items that are the most significant and provided that list to the Historic Preservation Office for their approval; in the next two weeks the Contractor will go through the buildings and recover those items.

Chair Kelly called forward the contractor representative, Jeff James, [Northwest Demolition & Dismantling](#), and asked the following questions.

- The price is a lot higher than originally anticipated; why is that? Mr. James responded that when they submitted their first proposal there was limited information and not enough resources. The pre-construction phase provided them an opportunity to look more deeply and understand what they are dealing with, and the following significant findings were considered: (1) paper with asbestos located in Elevator A which cannot be removed until the building(s) around it are demolished, (2) the decision to leave Warehouse E untouched creates a barrier on accessing the site therefore needing to find a different route around it including going on the in-water side of the feed mill and the need for reinforcing the floor, (3) how far can they safely go over the wharf with equipment and the need for an in-water barge excavator that will also be catching debris, and (4) lead-based paint flaking that needs to be removed but floors cannot be walked on and will need aerial man lifts or water blasting with the necessary precautions that these flakes do not fall into the river.
- You have had this opportunity to do a very deep evaluation of this project; is it safe to say that you are pretty comfortable that there will not be any surprises? Mr. James responded no, there will be surprises, but Contractor plans for surprises, think about the various things that could go wrong, and have considered them in their methodology, and have talented people that can think quickly on how to deal with those situations when they pop up.
- You mentioned the issues of not taking down Warehouse E; is that a significant part of the additional cost? Mr. James responded that it is not significant as there is a price break from not having to demolish Warehouse E, but there is the cost to going around it rather than straight through it.

- The cost to demolish Warehouse E is approximately \$400,000; is the additional work required to work around the building comparable? Mr. James responded that he will have to go back and look at the numbers again for the various scenarios, but he feels that leaving Warehouse E intact and doing the work around it as a result is probably more than \$400,000.

Commissioner Edlen asked the following questions:

- Were the projects listed under the Contractor's qualifications done under similar contracting? Mr. James responded no, Contractor often does its work as lump sum, but PDC did not want that because of all of the unknowns; it would probably cost more to do this project lump sum.
- How confident is the Contractor of the accuracy of the dollar amount? Mr. James responded that he is confident of the GMP because, if exceeded, the Contractor has to pay out-of-pocket, but he estimates that there is an 80 to 90 percent chance of the work being completed under budget.

Commissioner Myers asked the following questions:

- What considerations have been made for parking for the construction workers and potential laydown yard for debris? Mr. James responded that they will be using the paddock area for sorting demolition debris and handling the salvaged timbers and there is an area between the paddock and the river that will be improved with gravel to give a laydown area. Parking will be onsite, the paddock can be used for parking while not in use for the debris, but most of the work is mechanized therefore there are not very many works onsite.
- Will there be minimal impact on Naito Parkway? Mr. James responded that there will be impact, and Contractor has submitted an application for the right lane to be closed for up to nine months with the sidewalk being rerouted with barriers and fences.

Chair Kelly asked if this was the Contractor's largest demolition project. Mr. James responded that Contractor has had larger jobs. While this job is more medium sized, the cost is driven by the challenges of the conditions of the buildings.

Chair Kelly called forward Jillian Detweiler, Policy Director for Development, Office of Mayor Charlie Hales. Ms. Detweiler stated that she was there at Mayor Hales' request to recognize the significance of the PDC Board's action but also to suggest that there is more work ahead. She noted the safety and reuse aspects that are of great importance, but stated that Mayor Hales is concerned that full responsibility for the reality that is the Property is not being fully considered. Ms. Detweiler went on to say that the contract does not include demolition of the feed and flour mills, yet there is no economically viable plan for restoration and reuse of these buildings; they are in terrible condition and do not readily suggest reuse. She finished by stating that Mayor Hales would like the PDC Board and staff to probe further into the public's expectations to keep the mills and have findings to report while the Contractor is still on the property and any additional deconstruction or demolition can be achieved cost effectively; specifically focusing the analysis on demonstrating a financially feasible role for the mills in a development, park, or other reuse, and what the permitting implications are for making those changes.

Chair Kelly directed PDC staff back to the table and asked what would be the timeline to do what Mayor Hales is requesting. Mr. Wood responded that there has been a lot of work done on that to date, but there are some data gaps that will take 60 to 90 days to work on and give an update to the PDC Board.

Commissioner Edlen asked the following questions:

- If PDC were to pursue the idea of removing the mills, would PDC staff be doing the analysis to understand implications? Mr. Wood responded yes.
- What would the analysis entail, and would PDC be working with architects and other contractors? Mr. Wood responded that yes, PDC staff would work with the contractors that have already done studies on the Property, look to see where the data gaps are, and go from there. This has not been carefully looked at, but given Mayor Hales' request PDC staff can take the time to thoroughly look into it and respond to the request.
- Need to keep in mind that PDC has some obligations and keeping two constituencies in mind: (1) the selected development team has put in a lot of work into this project and PDC should look into this request in conjunction with them and be more transparent; and (2) as it relates to Mayor Hales' request, the PDC Board and its fiduciary responsibility. PDC needs to keep in mind that if the developer chooses not to move forward, then PDC is owns that problem.

Mr. Wood stated that there are two costs that should be mentioned: (1) the permits that PDC obtained assume that the mills will not be torn down; (2) there are stakeholders that PDC needs to reach out to and obtain their feedback. Chair Kelly agreed that public process is important in considering Mayor Hales' request. Commissioner Edlen reminded everyone that months ago there had been impassioned public input on the desire to retain the mills and if PDC does chose to go a different route the public will need to be able to weigh in again.

Chair Kelly called for a motion to approve Resolution 7137; Commissioner Cruz moved and Commissioner Myers seconded the motion.

AYES: Cruz, Edlen, Kelly, Myers
NAYS: None

8. Action Item: Resolution 7138 – Authorizing the Executive Director to Execute a Leasehold Purchase and Sale Agreement to Convey 2.82 Acres of Leased Property in the Airport Way Urban Renewal Area to Cook Security Group for \$1,035,000

PDC staff presenting this item:

Andy Reed, Senior Business Development Coordinator
Will Thier, Senior Project/Program Coordinator

With this action, the PDC Board will authorize the Executive Director to execute an Agreement for a Leasehold Purchase and Sale Agreement between PDC and Cook Security Group (Buyer) for the conveyance of Cascade Station Parcel L (Property), a 122,996 square foot (SF) PDC-leased parcel in the Airport Way URA. The purchase price is \$1,035,000. Of particular note, the Buyer has agreed to a comprehensive Public Benefits Agreement (PBA) as a condition of purchasing the Property.

The Buyer is purchasing the Property to construct an approximately 30,000 SF, two-story office building that will serve as its new headquarters with more than 100 jobs. The construction of the building shall be subject to PDC's Equity and Green Building Policies. In addition, the Buyer anticipates applying for a property tax exemption through the City's Enterprise Zone program, which is administered by PDC. The Property is located at 9109 NE Cascades Parkway in the Airport Way URA.

Commissioner Cruz asked how this PBA compares to that of the Jaguar Land Rover project and will the PBA be used in future projects. Mr. Reed responded that now PDC has a framework to work with, and this is the second one of its kind that PDC staff has negotiated; staff is working with two other companies and will tailor the concepts of the PBA depending on what industry the companies are in and what industries they serve.

Commissioner Myers asked if there was any way of tracking the results of the PBA. Mr. Reed responded absolutely; PDC staff does annual compliance twice a year of the Enterprise Zone program and will have annual compliances and process for the PBAs as well.

Chair Kelly called forward Molly Angelo, Chief Financial Officer of [Cook Security Group](#). Ms. Angelo gave a brief history of the Buyer, stating that it has outgrown its location in Milwaukie, Oregon, and have been looking for a new space to expand the business and stay in the area. The proximity to the airport will be a big benefit to the training and other services they will be able to expand in the new location.

Chair Kelly called for a motion to approve Resolution 7138; Commissioner Edlen moved and Commissioner Myers seconded the motion.

AYES: Cruz, Edlen, Kelly, Myers
NAYS: None

At approximately 4:36 p.m. Chair Kelly called for a break. At approximately 4:40 p.m. Chair Kelly called the meeting to order.

9. Information Item – Update on the Broadway Corridor Framework Plan

PDC staff presenting this item:
Sarah Harpole, Senior Project/Program Coordinator

The purpose of this item is for PDC staff to brief the PDC Board on planning activities underway for the Broadway Corridor Framework Plan (Framework Plan), and solicit feedback on initial findings. On June 15, 2015, PDC staff and a multi-disciplinary consultant team led by Zimmer Gunsul Frasca Architects LLP (ZGF) kicked off work with a Stakeholder Advisory Committee (SAC) and Technical Advisory Committee (TAC), which is intended to provide guidance to PDC's and the City's objectives and investments in the area, with particular focus on the U.S. Postal Service (USPS) site.

The Framework Plan will provide a strategic vision for the broader study area and development concepts for the USPS site. A potential second phase, pursuant to PDC's successful acquisition negotiations with the USPS, would include a detailed master plan (Master Plan), building upon the work completed in the Framework Plan and implementing specific actions identified by the Central City 2035's West Quadrant plan recently approved by Portland City Council. The USPS site is identified in the City's West Quadrant plan as a key opportunity site for high-density employment and signature city attractions, connecting the Old Town/Chinatown and Pearl District neighborhoods. The West Quadrant Plan further requires a Master Plan as part of any redevelopment of the USPS site.

Commissioner Edlen asked the following questions:

- What are the public's concerns around density? Ms. Harpole responded that PDC staff had anticipated these concerns from the discussions held by the City on the West Quadrant Plan.

Those concerns have not been brought up yet as part of the stakeholder committee meetings or the online comments.

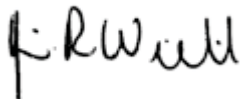
- So the comments from the public are to maximize the density on the site? Ms. Harpole responded yes, so far that has been the input received.
- What is the status of the Winkler/Naito proposal, and is there a connection with the Centennial Mills project? Ms. Harpole responded that there is an ongoing conversation on open spaces and how to connect the Jamison/Tanner Springs/Fields parks, the Park Blocks, and the waterfront. Mr. Wood added that at the direction of the PDC Board, PDC staff had been working with Jim Winkler but his proposal came back significantly below the appraised value of the property so PDC has since then listed the property and there have been other interests in the property. Nolan Lienhart, Director of Planning and Urban Design at [ZGF](#), stated that they are not yet at a place where they are designing, but the idea is to not only connect the Pearl with Old Town/Chinatown, but also connect with the waterfront and the houses and roads on the eastside.
- Has the topic of a Portland highline come up? Mr. Lienhart responded that ZGF's presentation will include a conversation on how to use vertical transition, underside of infrastructures, and raised places.

Executive Director Quinton asked for confirmation from the PDC Board that work on the Framework Plan is proceeding in a direction they support; the PDC Board confirmed.

10. Adjourn

There being no further business, Chair Kelly adjourned the PDC Board meeting at approximately 5:03 p.m.

Approved by the Portland Development Commission on November 18, 2015



Gina Wiedrick, Recording Secretary

Testimony to the July 16, 2015 Meeting of the Portland PDC

“Urban renewal continues to evolve to meet the wisdom, goals and community needs of the times.”

The opportunity for Portland and the PDC exists now to take the lead in the nationwide issue of homelessness. With over 4,000 homeless in Multnomah County, and untold thousands in Portland proper, the problem is only getting worse.

Originally confined to the densely populated city center, now homelessness is spreading into the central city neighborhoods. No neighborhood is exempt.

The costs of policing, health care, cleanup, etc. drain valuable and scarce public resources from more pressing issues.

The relocation of the R2Dtoo camp has brought this issue to the forefront of all neighborhoods.

A small group of concerned citizens including Brad Malsin, Mary Ann Schwab and myself met to discuss a possible option for R2Dtoo relocation.

This idea has not sprung from any NIMBY concerns but rather the need for an expeditious solution, either temporary or longer for the relocation of the camp.

The site we have considered is the Old Fire Station Property at NW 3rd and NW Glisan Streets.

The February 2015 RFI clearly reviews the condition of the fire house and property; and site visits confirm many of the findings contained therein, plus a few others. The fact that the RFI drew little to no response indicates that development under the stated terms and site conditions is difficult, if not impossible.

When considering a new location for R2Dtoo, we believe that this site would answer many of the questions posed by the current relocation site at SE 3rd and SE Harrison.

1. Proximity to services is as good as the current location
2. Access to transportation is excellent
3. The site is 33,580 square feet, compared to the current R2Dtoo site which is 7,762 square feet, over 4 times the size.
4. Utilities exist in the old fire station building
5. Property is currently owned by the City of Portland so the \$850k funds could be used for site and other living improvements

As you know, this site does not readily lend itself to commercial redevelopment. On the west, the 2 sets of MAX tracks make vehicular access dangerous as well as disruptive to train movement. Along the northern edge, UP train tracks prevent access to the site. The extreme eastern point of the property is under the Steel Bridge and not large enough for access.

In my opinion, the proposed \$5M of improvements necessary for seismic, structural, and other renovations to the old fire station are unrealistic. The building, although old and sentimental in a way, should be removed.

This site could be fenced for privacy, a small facility for sanitation needs could be erected, and other such improvements to provide better shelter from the elements than are currently available at NW 4th and NW Burnside.

We understand that this is a small but necessary step in the goal to end houselessness in Portland.

We would welcome the opportunity to discuss this option in the near future with you and are prepared to assist in any way we can to expedite the relocation of R2Dtoo.

I have prepared a quick synopsis of the potential of this site for a tent/little house site for homeless. It is a phased approach, allowing the occupancy now of the eastern end while leaving the old fire station standing for evaluation, salvage, and probable demolition. This delay also gives a an opportunity to program and design a small service center for the site that would house offices, security, washrooms, laundry, first aid, etc. for the occupants of the site. Properly designed, it could be a first call center for homeless instead of burdening hospitals and first responders.

Tiny houses, 8' x 12' could eventually occupy the site. I estimate approximately 60 tiny houses can be accommodated as well as 30 or more overnight campers under shelter.

We hope this proposal can be considered, if not for R2Dtoo, but for a future camp to begin to help the disadvantaged currently living on our streets.

Portland can lead the way.

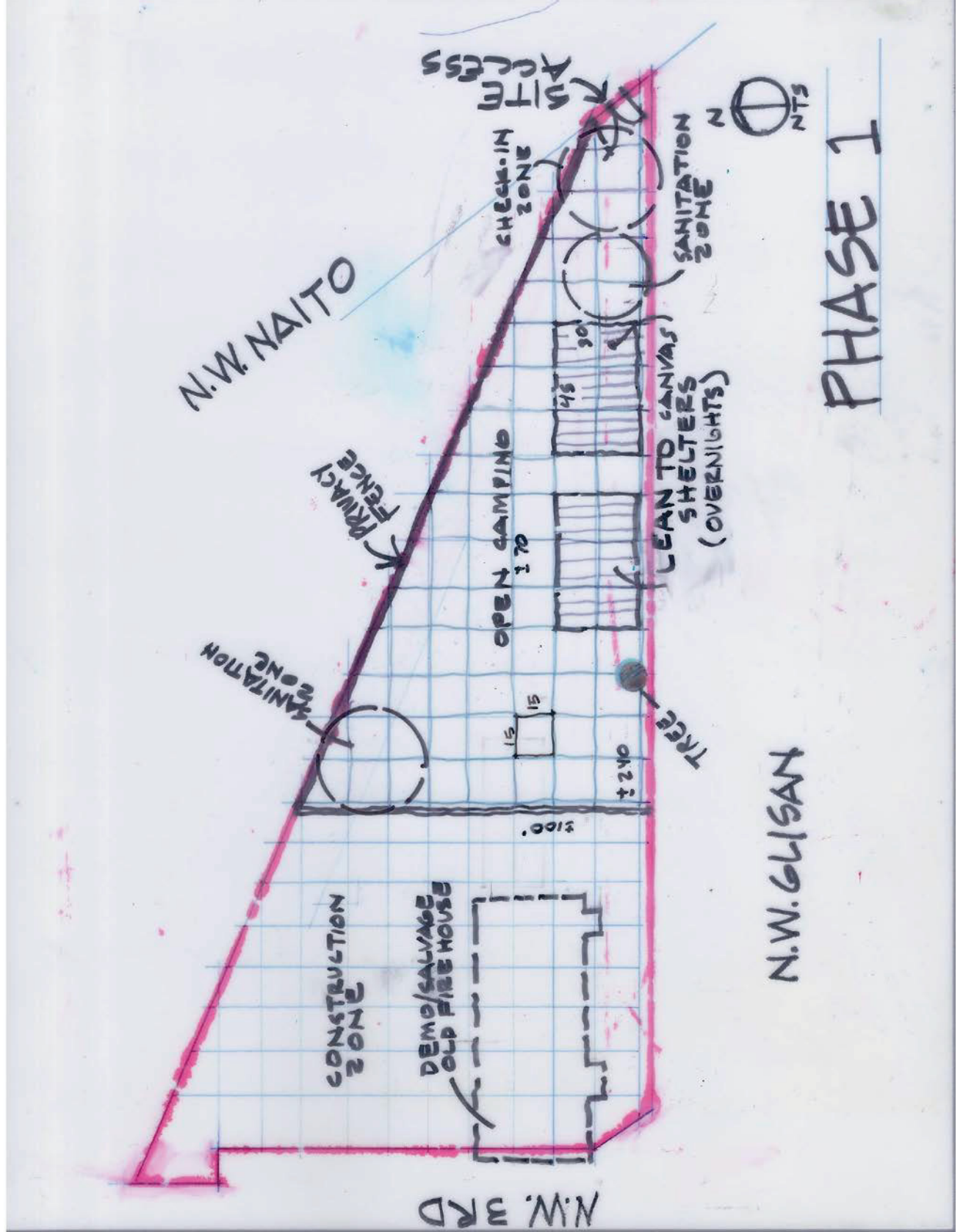
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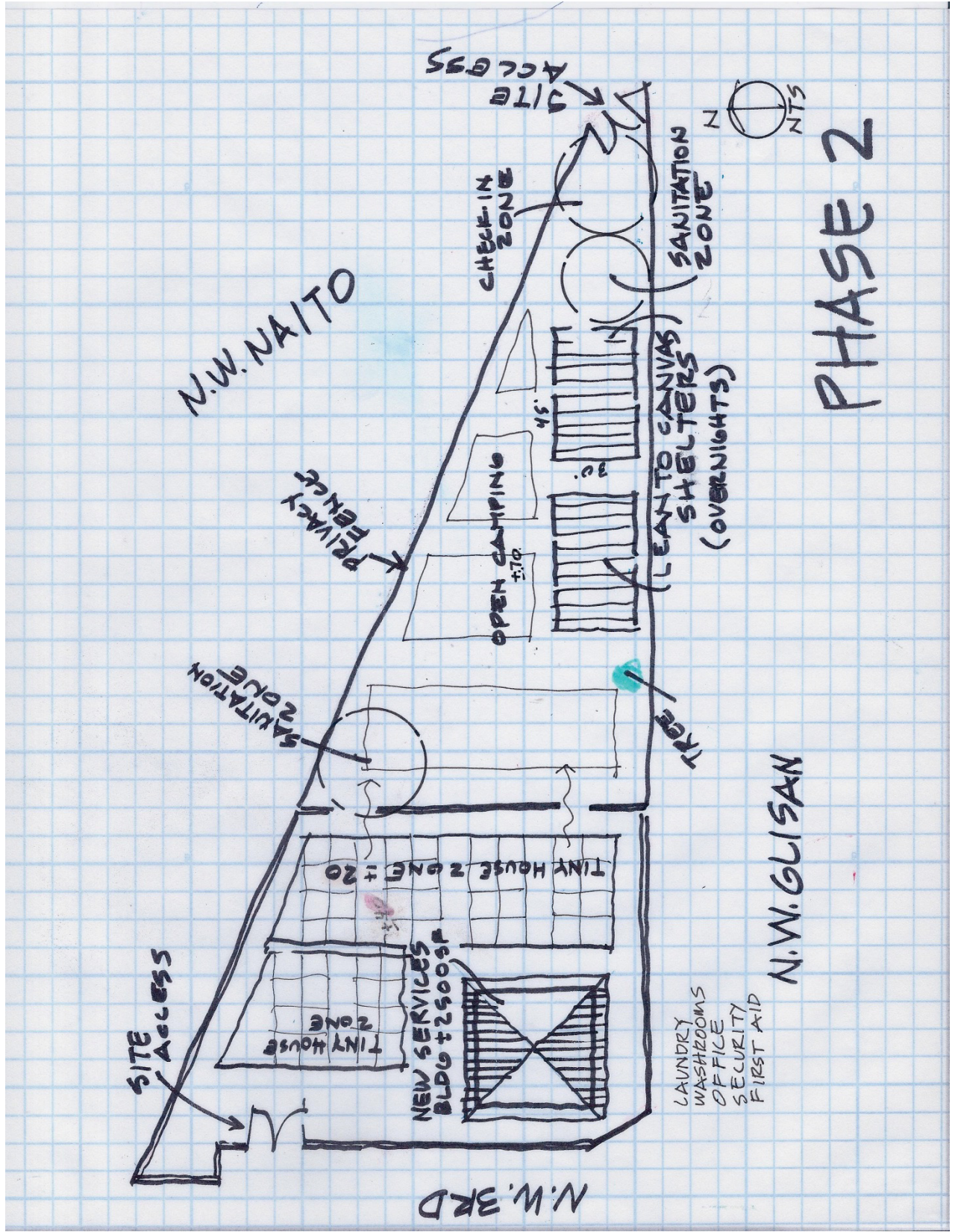
Michael J. Molinaro, AIA

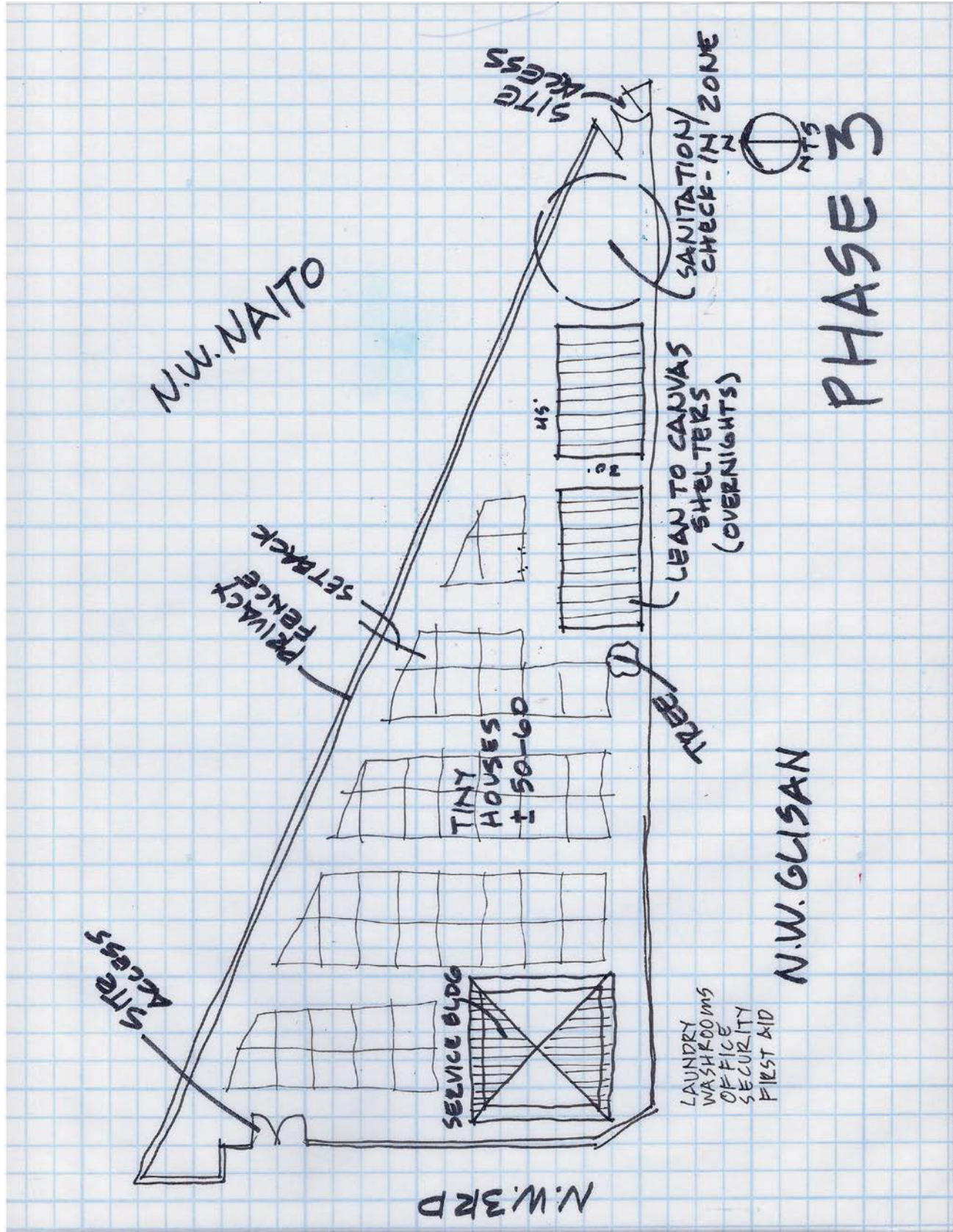
Mary Ann Schwab

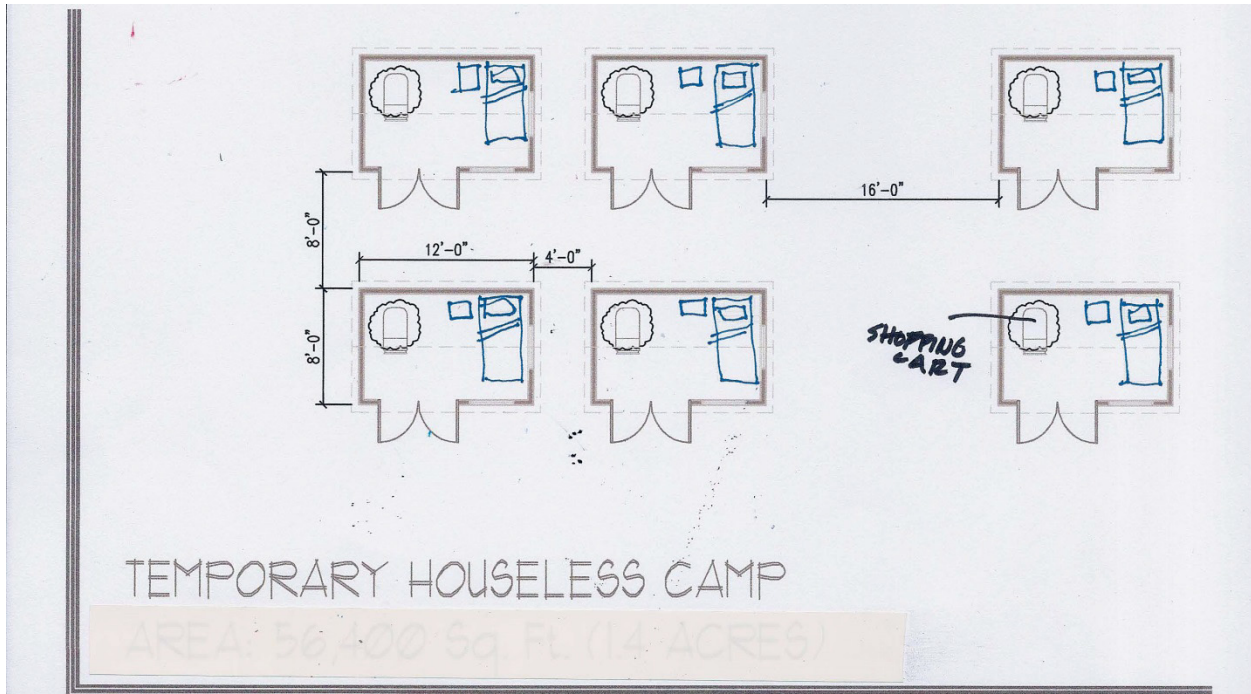
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7/6/15