

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** February 10, 2010  
**TO:** Board of Commissioners  
**FROM:** Bruce A. Warner, Executive Director  
**SUBJECT:** Report Number 10-20  
Centennial Mills, Fields Park, and Pedestrian Bridge Update

### EXECUTIVE SUMMARY

#### BOARD ACTION REQUESTED

None – information only.

#### SUMMARY

This report provides an update on progress made on three interconnected projects in the River District Urban Renewal Area (RDURA) – Centennial Mills, the Fields Park, and the interlinking Pedestrian Bridge (Projects). A map of the Projects is included as Attachment A. In addition to this brief written summary, staff will provide a visual overview of recently completed schematic design work for all three projects at the February 10, 2010, Board of Commissioners (Board) meeting.

This report and accompanying presentation are for informational purposes only, and the meeting is an opportunity for the Board to provide input to staff on the scope, budget, and schedule of the Projects. On January 19, 2010, over 200 citizens attended a public open house to receive an update and provide input on the Projects. Their input continues to be taken into consideration as progress is made.

### BACKGROUND

#### Centennial Mills

Centennial Mills is a Portland Development Commission (PDC)-owned property located at 1362 NW Naito Parkway in the RDURA. The Board approved selection of LAB Holding, LLC (LAB) as the developer for Centennial Mills in March 2008, as the result of a two-step competitive solicitation process. Since selection, the development team has completed additional site due diligence and schematic designs, funded in part by predevelopment loans from PDC.

LAB's proposal for the redevelopment of Centennial Mills responds to the Centennial Mills Framework Plan (Framework Plan). The Framework Plan, adopted in 2006, does not prescribe a specific design or redevelopment solution for the site. Instead, the plan emphasizes the significant opportunity for innovation and creativity that the riverfront site offers, and describes five principles that provide direction for the site's redevelopment:

- Provide Open Space
- Capture History
- Define Community Focal Points

- Strengthen Connections
- Embrace Sustainability

LAB's proposal includes approximately 150,000 sf of commercial development. Approximately 30 percent of the 4.75-acre site is additionally preserved for open space. The schematic design calls for the dismantling and reuse of portions of the buildings currently on site. Minimal new materials are to be used and no new buildings are proposed in the redevelopment. It is also intended that iconic historic elements, such as the water tower and wharf, will be retained. The extent to which the wharf can be preserved, and location of greenway connections provided, will be largely determined by land use and permitting regulations.

LAB is currently in negotiations with PDC to acquire Centennial Mills. In August 2008, PDC signed a Memorandum of Understanding (MOU) with LAB Holding, outlining roles and responsibilities of each party during negotiation of a binding Disposition and Development Agreement (DDA). The MOU will expire on June 30, 2010. With the completion of schematic design, LAB will begin a tenanting plan, financing plan, and pricing the project to further inform the negotiations of the DDA and the necessity for public investment.

Construction of the project is tentatively scheduled to start late in 2011 or early in 2012, and be completed in 2013.

The Adopted FY 2009-10 RDURA Budget and Four Year Forecast currently includes \$10,335,000 for Centennial Mills. Additional funding is proposed to be included in this line item in the RDURA FY 2010-11 Budget and Four Year Forecast for the purposes of implementing the Pedestrian Bridge.

### **Fields Park**

PDC is working in collaboration with Portland Parks & Recreation (Parks) on the design and implementation of Fields Park. Approximately 3 acres in size, Fields Park is situated at the northwest corner of NW 11<sup>th</sup> Avenue and NW Overton Street on a combination of parcels currently owned by the City of Portland and Hoyt Street Properties.

The park was included in the Portland River District Park System Urban Design Framework Study, adopted in January 2001. The study included planning and design concepts for a series of parks within the RDURA, including Jamison Square (completed 2002) and Tanner Springs (completed 2005), and terminating at the Centennial Mills site.

An Advisory Committee consisting of neighborhood residents and members of the business community was appointed by Parks in March 2007 to guide the development of a park design that represented a balanced approach to meeting the needs of a new and quickly growing neighborhood.

From April 2007 through October 2007, the public was asked, "how do you want to use this park?" Hundreds of residents provided feedback through an open house, a design workshop, and surveys. Clear priorities included open green space, connectivity to the other parks, and the need to balance the diversity of uses and needs that come from a diverse and dense urban neighborhood.

The project was then temporarily put on hold to allow for synchronization with the Centennial Mills redevelopment, and the Pedestrian Bridge connecting the two projects. Design work, led

by The Office of Cheryl Barton (the design consultant hired by Parks), resumed in 2009. Currently at approximately 30% Schematic Design, the design emphasizes a central open space flanked by separate areas for a children's natural play area, a fenced off-leash dog run, and a walking trail. Significant public input has been received regarding the amount of space provided in the children and dog play areas.

The completion of schematic design, design development, and construction documents is anticipated by early 2011. Construction is tentatively scheduled to commence by March 2011, and be completed by fall 2011.

The Adopted FY 2009-10 RDURA Budget and Four Year Forecast currently includes \$2,800,000 for Fields (Neighborhood) Park.

### **Pedestrian Bridge**

A pedestrian bridge connecting Fields Park to Centennial Mills was also contemplated in the Portland River District Park System Urban Design Framework Study. Schematic design of the Pedestrian Bridge is being completed concurrent with the design of Fields Park, and in coordination with Centennial Mills.

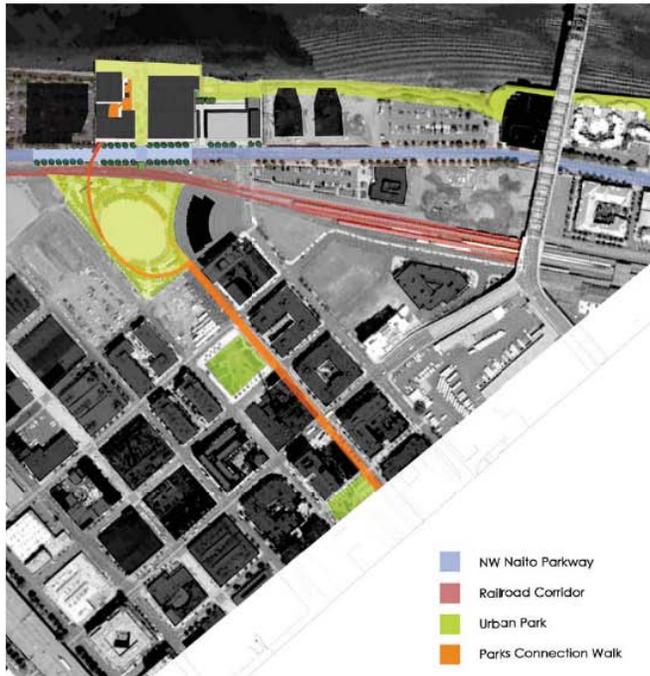
Two concepts are currently being considered – a curved and a straight bridge. The sleek design of both concepts is intended to consider the pedestrian experience and views, while minimizing the architecture so as not to compete with surrounding landmarks such as the Fields Park, Centennial Mills, and the Fremont Bridge. The extended length of the pedestrian bridge, noted by some, is necessary due to the site topography and railroad clearance requirements.

Additional funding is proposed to be included in the Centennial Mills line item in the RDURA FY 2010-11 Budget and Four Year Forecast for the purposes of implementing the Pedestrian Bridge.

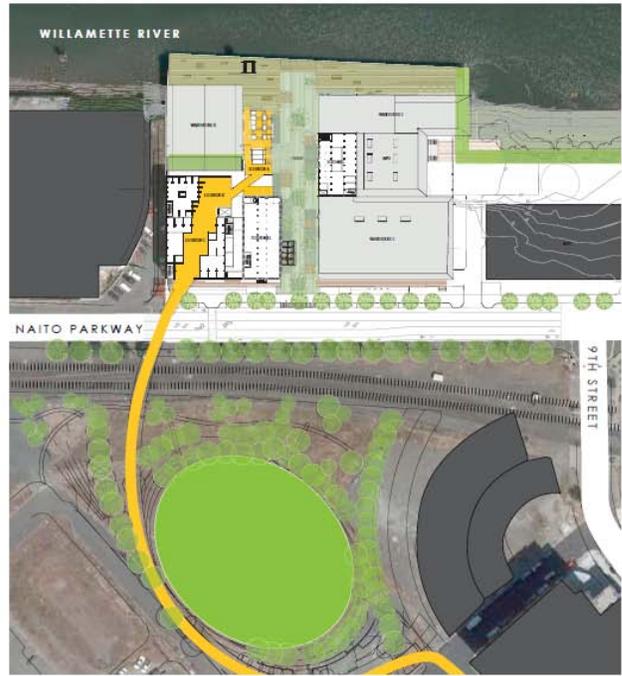
### **ATTACHMENTS:**

- A. Project Map

### Project Map



- NW Naito Parkway
- Railroad Corridor
- Urban Park
- Paris Connection Walk



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SITE AND URBAN CONTEXT  
SCHEMATIC DESIGN

CENTENNIAL MILLS AND PEDESTRIAN BRIDGE DEVELOPMENT  
SCHEMATIC DESIGN  
19 January 2010

