Centennial Mills

PDC Board of Commissioners
Work Session
October 29, 2014
Work Session Objectives

Provide Update

- Background & History
- Site Conditions
- Conceptual Site Plan
- Project Approach
- Schedule & Next Steps

Receive Direction

- Scale of public investment given RD URA budget and other URA projects
- Priorities and requirements tied to public investment
2000 Site acquired

2005 City Council directs PDC to halt demolition & develop a comprehensive development plan

2006 City Council and PDC adopt Centennial Mills Framework Plan

2007-11 Development RFP and LAB Holdings Memorandum of Understanding, including initial site due diligence

2011-13 PDC renewed solicitation, Harsch Investment selection and Memorandum of Understanding

2013-14 Harsch conceptual site design completed
Public Input & Status Updates

Fall 2014
- PDC Board Work Session
- Community Open House

30% Schematic Design & 60% Schematic Design

Winter – Spring 2015
- PDC Board Briefing/Approval
- Community Open Houses (x2-3)
- Targeted Interviews
- Community Briefings
- Interactive Online Forum

January 2015
- PDC Board Draft Budget Review

Introduction

Background

Conceptual Site Plan & Project Approach

Budget and Costs
Development Vision

2006 Framework Plan

- Provide **open space**
- Capture **history**
- Embrace **sustainability**
- Strengthen **connections**
- Define a community **focal point**

- 2011 RFI also called for 75,000 sf for cluster or traded sector firms
Site Considerations

- Elevation Changes
- Existing Structures
- Environmental Remediation
- Floodplain Regulations

Introduction

Background

Conceptual Site Plan & Project Approach

Budget and Costs
Site Considerations

Introduction

Background

Conceptual Site Plan & Project Approach

Budget and Costs
Existing Conditions & Immediate Repairs

Wharf Structure –
• Roof has partially collapsed. Internal columns are listing toward the river. Many pilings are completely rotted.

Flour Mill Roof -
• Western portion (below the water tank structure) has experienced partial collapse. Multiple points of failure.

Feed Mill Roof –
• Has localized areas of damage to the decking between the main north-south spanning roof beams.

Scope of Repairs –
• Shore collapsed areas and install temporary roof decking.
• Paint water tower
• Preserve notable items within the facility
Questions/Discussion Items

- Framework Plan
- Permitting & Jurisdictional Roles
- Site Considerations
- Site Conditions
Project Approach

PDC Managed Elements
- Public Outreach
- Design/Permitting
  - Selective Demolition
  - Corps/DSL (in water)
  - Greenway
- Site work
  - Environmental
  - Mass Grading
- Construction
  - Riverbank
  - Greenway
  - Plaza / Hardscape

Harsch Managed Elements
- Design/Permitting/Construction
  - Building reuse
  - Residential development
  - Commercial development
  - Parking
### Component Costs

<table>
<thead>
<tr>
<th>COMPLIANCE PROJECTS</th>
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<td>Selective Demolition</td>
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<tr>
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<td>Greenway/Sun Deck</td>
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<td><strong>Non-Optional Project Costs</strong></td>
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<tr>
<th>AMENITY PROJECTS</th>
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<td>Flour Mill Renovation</td>
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<td>Elevator-C Restoration</td>
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<tr>
<td>Event Center</td>
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<td>Dock &amp; Boat Slips</td>
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<td>Pedestrian Bridge</td>
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<td>Naito Street Improvements</td>
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<td><strong>Optional Project Costs</strong></td>
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<td>Retail (Middle &amp; South)</td>
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<td>Tenant Improvement Costs</td>
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<td>Parking Structure (North)</td>
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<td>Feed &amp; Flour Mill Renovation</td>
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<td><strong>Private Development Projects</strong></td>
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*PDC will be responsible for these elements.

*The Developer will be responsible for these elements.
## Project Schedule

### Centennial Mills Project Timeline

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<td>In-Water Permitting</td>
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<td>Preleasing &amp; Lease-up</td>
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### In-Water Construction Windows

- Public Outreach Informs Design Details
- Permitting Process Begins January 2015
- In-Water Windows are Set Timeframes
- Project Complete in 2018
Questions/Discussion Items

• Conceptual Site Plan
• Proposed Approach
• Contracting & Equity Goals
• Component Costs
• Timeline/Critical Path
**River District Budget**

**Adopted FY 14-15 and Forecast**

- Resources = $187M
- Bus. Development = $3M
- Housing = $41M
- Infrastructure = $9M
- Property Redevelopment = $134M

**Major Projects**

- Old Town/Chinatown = $52M
- USPS = $30M
- 10th & Yamhill = $13M
- Union Station = $14M
- Centennial Mills = $16M

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### Financial Summary

**Fund Summary - Five-Year Budget Projections**

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**Introduction**

**Background**

**Conceptual Site Plan & Project Approach**

**Budget and Costs**
Questions/Discussion Items

- Scale of public investment towards Centennial Mills
- Priorities or requirements tied to public investment
Project Management
• Complete Immediate Repairs Scope
  ➢ Issue Request for Bids (Dec 2014)
• Develop Design Scopes
  ➢ Issue Request for Proposals (Jan 2015)

Public Process
• City Bureau Directors Meeting (Nov 2014)
• Public Open House (Dec 2014)

Board Resolution
• Disposition and Development Agreement (DDA)
  ➢ Review and Approval (Jan 2015)