



Rose Quarter Development Project

Stakeholder Advisory Committee (SAC) Meeting #9

Tuesday – February 23, 2010 - 5 to 7:30 p.m.

Portland Development Commission

222 NW 5th Ave, Portland

DRAFT Meeting Summary

Meeting purpose

- Learn more about full concept proposals
- Formulate recommendation on concepts short list for RFP phase

Attendance

- **Sam Adams**, Mayor – City of Portland
- **Carolyn Briggs**, Lloyd District Association
- **Samuel Brooks**, Oregon Association of Minority Entrepreneurs (OAME)
- **Andrew Colas**, National Association of Minority Contractors (NAMCO)
- **Rosemary Coliver**, Tonkon Torp
- **Paul Falsetto**, American Institute of Architects
- **Regina Hauser**, Natural Step Network
- **Philip A. Kalberer**, Kalberer Company
- **Lillian Karabaic**, Bicycle Transportation Alliance
- **Will Macht**, Portland State University
- **Drew Mahalic**, Oregon Sports Authority
- **Sandra McDonough**, Portland Business Alliance
- **Marcus Mundy**, Urban League of Portland
- **Brian M. Owendoff**, Greenlight Greater Portland/CBRE
- **Jim Peterson**, Mountain View High School
- **Greg Phillips**, Portland Center Stage
- **Joseph Readdy**, American Institute of Architects
- **Jules Renaud**, Student – Winterhaven School
- **Virginia Sewell**, Oregon Ballet Theatre
- **Rudy Soto**, PSU and Oregon National Guard
- **Tony Stacy**, One Wolf Soccer, Management and Development
- **Walter Valenta**, Interstate Corridor Urban Renewal District Advisory Cmte.
- **Cameron Vaughan-Tyler**, Portland Public Schools
- **Rick Williams**, Lloyd Transportation Management Association

Core Project Team

- **Amy Ruiz**, City of Portland, Mayor's Office
- **Karl Lisle**, Bureau of Planning and Sustainability
- **Kia Selley**, Portland Development Commission
- **Kevin Brake**, Portland Development Commission
- **Nikolai Ursin**, Portland Development Commission
- **Vaughn Brown**, JLA Public Involvement
- **Kalin Schmoltdt**, JLA Public Involvement

(RL) Denotes items that will be added to the Response Log.

Opening

Call to Order/Meeting purpose and agenda – Chair Sam Adams welcomed the SAC and members of the public. This meeting will decide which three concepts should move forward into the RFP phase and who will serve as alternates.

Full Concept Presentations

Portland Action Sports Complex and Resort – Adam Wagner outlined his proposal for the world's first Action Sports Complex, a mixed use sports and entertainment district.

Adam noted demand statistics for various sports. He noted that there are no man-made kayaking/rafting facilities or Action Sports Complexes in Oregon despite relatively high participation.

The concept intent is to provide a fun reason to go to the gym. The proposal includes: a health club; action sports facilities that include a 500' diameter round surf/wave pool, a skate park, kayak course, BMX park and rock climbing walls; a water park; training facilities for sports teams; and overnight and day camp opportunities. A hotel, spa, retail, restaurants and bars will keep visitors 24/7.

The Coliseum itself would remain the same without structural changes. The proposal calls only for baseline improvements and is compatible with the existing PAM contract. The proposal includes a new veterans' memorial on the west side of the building. Space beneath the memorial would serve as a dedicated space for veterans. The proposal attempts to better incorporate Interstate Avenue into the Rose Quarter.

A "living machine" would enable district-wide wastewater treatment. The proposal suggests elements such as eco-roofs, LEED certifications, solar, wind power and LED lighting. The proposal recognizes that sustainability is also about generating recurring events and visitors. Special events will bring in youth and the underprivileged. The buildings to the north would be reorganized to provide open space and a community gathering place. The Memorial is intended to open to the city and activate connections to the surrounding area.

The surfing pool would help build a cultural and architectural feature for the city. Memorial Coliseum would be central to the space. Adam noted that he had reached out to the Blazers to discuss how the projects complement each other and to discuss partnerships.

Veterans Memorial Arts and Athletic Center (VMAAC) – Matt Miller explained that the VMAAC concept is unique in featuring a flexible and efficient design that will preserve the bowl while creating a medium sized and more marketable arena. Infill to the concourse would create new space for activities to occur simultaneously and makes the Coliseum no longer a single function facility. The concept will activate the Rose Quarter and bring tourists to Portland.

The proposal is unique because it includes the arts. Several arts groups have already endorsed the concept and some are looking to VMAAC as a home facility.

The veterans' memorial will remain in the same location, though the size has been doubled. Adjacent space has been provided for veterans' use, including office space and a small museum.

The proposal includes environmental upgrades. A nearly transparent exoskeleton will help improve ventilation and allow central changes without changing the central bowl. This removes the need to replace the single-paned glass while preserving the building's appearance. The exoskeleton has been pulled back to make the glass box visible.

The proposal responds to the heritage of the district. The design enhances the Jumptown vision by including performance venues. The concept is unique in proposing cultural tourism for Portland and creating a foundation for sustainable industries. The facility could serve as Portland's cultural center stage, creating a cultural connection to the past that inspires and attracts future visitors.

David Tacheny introduced himself as a development and financial consultant. He described his experience handling properties for the Oregon Bank and Security Pacific. He spent twelve years in Hawaii working on senior housing and has worked as a construction lender. He noted that the building group for

VMAAC LLC would be Kiewit International. Kiewit is responsible for construction of the MAX Green Line, the Nike World Center, the Trump Tower Hotel in Waikiki and other regional projects.

Art Gehry, senior engineer with Kiewit Pacific, provided a description of Kiewit. Kiewit has worked on the downtown transit mall, west side light rail, the Portland tram, as well as on Safeco field, the Kingdome and Humboldt Stadium. Kiewit is glad to be part of the VMAAC team.

Trail Blazers and Winterhawks Concept – J. Isaac introduced himself as the Project Manager for the Blazers' Rose Quarter Development efforts. J. Isaac introduced Doug Piper, president of the Portland Winterhawks. The concept team sees an opportunity to respect, preserve and enhance the Coliseum to make it part of a vibrant neighborhood. As operators of the building for the past 17 years, the Blazers understand the Coliseum's value. The facility currently draws over 150 major events per year and attracts over 430,000 people to the Rose Quarter. No taxpayer money went into building the Rose Garden and that deal has generated over \$61 million for the City.

The Blazers' plan builds on what already works. The project team has expertise and resources that includes local talent and designers. The Portland Winterhawks are the Coliseum's principle tenant and they have insights into what the facility needs.

An important element of the plan is to keep the interior bowl. Keeping the bowl is necessary in order to respect the architectural uniqueness of the building. Removing the bowl would require immense cost. If a good idea requires impacts to the bowl, it may be better to put that idea elsewhere.

Doug Piper noted that the Winterhawks have been in the Coliseum for 33 years. They understand how the building operates and the need for upgrades, not massive changes. The community supports the local sports franchises. The plan considers the interests of fans and partners, as well as what is economically viable. Doug noted that a smaller bowl size can work better for generating revenue by creating a more intimate fan experience. The plan calls for a new score clock, improved views of the city, and the addition of party decks in the bowl. J. Isaac clarified that reducing the bowl size only applies to seating capacity. The bowl itself remains the same.

J. Isaac noted that the proximity of the Rose Garden and Memorial Coliseum venues gives unique opportunities to Portland. He noted that the concept is very open to incorporating new ideas from other concepts. A veterans' meeting room and farmers market have been proposed for inclusion in their plan.

Memorial Athletic and Recreation Complex (MARC) – Doug Obletz with Shiels Obletz Johnson introduced members of the project team. The MARC concept would be a public project that brings the Coliseum back into public control. The building would be repurposed to increase use. It would be a family oriented facility, a model for sustainability, and would include a new operating paradigm for the Coliseum.

Elements of the concept include a new 6,500-8,500 seat arena set to accommodate a range of community events. It would include a large public recreation center and facilities able to host local to international sporting events. The memorial would be relocated to the front door of the arena and the existing elements would be refurbished and expanded. The concept would return to the original promises to veterans when the facility was approved by voters. Much of the original landscaping would be retained.

The arena would be made state-of-the-art and flexible with an NHL sized ice rink. Expanded flat floor space could allow the incorporation of a velodrome and track/field facility. The recreation center includes a competition ready pool, community ice hall, a field house of flat space for courts and a range of fitness facilities. The competition facilities can work together to host multiple events simultaneously and can work alongside the Rose Garden, Convention Center and others. By reducing the size of the arena, flat space becomes available to accommodate courts, the fitness facility, and can accommodate indoor soccer.

The facility would serve the entire city and meet recreation needs for North, Northeast, and Northwest Portland. The facility would provide a place for youth and a headquarters for high school sports championships. The facility would retain and attract families and serve as an anchor. Spectators and users of the public recreation facilities are estimated to increase to 1.2 million.

The MARC presents an alternative to the current operating paradigm though there are several obstacles to the plan. The current operating agreement would not allow this concept and the Major League Soccer

deal also impacts future potential revenues. Doug noted that the current RFP process disadvantages proposals like this and that the proposed stipend is inadequate.

Rose Quarter Community Crossroads – Chris Nestlerode called attention to the community support in the audience. The concept is a community initiated proposal for redevelopment of the Coliseum. The concept represents the work of community, businesses and individuals who have come together to promote a concept that promotes Portland values. VIA and CIO created the concept based on the ideas from previous outreach and 17,000 Vision PDX interviews and world cafés. That process highlighted the need for a centrally located multi-cultural community center surrounded by diverse but complementary mixed uses that promote equity, community and sustainability.

After the Jan. 26 event, the concept Community Crossroads formed partnerships with the *Coliseum Gardens* and *Portland Art and Design Center* concepts. *Coliseum Gardens* proposed a food growing space where benefits reach a diverse range of Portlanders and allow participation in an environment that highlights sustainability. *Portland Art and Design Center* proposed an incubation space for local artists and designers. Partnerships with these groups strengthen the connection to Portland values, promoting equity, sustainability and community needs such as affordable housing, economic development and access to green space.

The Crossroads proposal includes an environment with multiple uses that people want to be a part of. Viability comes from public interest and the concept addresses areas that the community feels are lacking. Because the Coliseum is at a crossroads for mass transit, it is suited as a destination that all Portlanders can enjoy. The concept recognizes the history of the area. To honor the history means to bring back a place for community, businesses and people.

The proposal offers healthy food systems and corresponding benefits to Portland. A cultural center will allow diverse communities to unite across traditional boundaries. Educational elements will facilitate leadership development, learning and civic participation. A world market would be the most visible element, designed to provide day and night accessibility for vendors, musicians, artists and entrepreneurs. The market would be connected to onsite housing and to the gardens. Produce from the gardens could be sold onsite. Traditionally marginalized groups will be allowed to participate. Incubation would provide space where startups can grow and thrive.

Memorials will enhance the space. Veterans will be invited to participate and take ownership of the gardens and incubation space. Affordable housing would fulfill the city no loss housing policy. Safe housing will provide a space to live and raise children. A sheltered outdoor plaza will provide space roughly the size of the Coliseum bowl.

Chris highlighted development partners and others who have committed to the proposal.

Sam noted that three concepts would be selected to move forward. They will be asked what they need in terms of stipend and how they will use it. For reference, the Centennial Mills project provided about \$40,000 per proposal. Sam noted that the team has agreed with Will Macht's request to set forth a base case scenario outlining basic repairs to the building in order to compare the proposals in terms of cost and benefits.

Question/answer session – Will Macht asked for details on how each concept submitter intends to deal with the existing operating agreement and how the Coliseum would be operated during the period when the plan is being developed. Chair Sam Adams noted that each proposal would require some change to operating agreement and should not be a sticking point for any of the concepts.

Sandra McDonough asked the teams to explain their anticipated financing, whether private or public.

- **Jewel in a Box:** Kevin Cavanaugh said that if the concept is selected for the final three, they would likely seek partnerships with out of state developers such as Rose Development Corp. in New York City. They have a fund for changes to existing buildings.
- **VMAAC:** Matt Miller said that the VMAAC concept relies on a mix of public and private financing. The project would be a community investment. Some funds will come from a mini-Julliard style school for youth. The rest would come from private grants and public money.

- **Action Sports Complex:** Adam Wagner explained that the project would begin by identifying stakeholders – such as the Blazers and the City – and then finding the best operators for each element of the concept. Instead of seeking a large sum of money, the project would pair experts with each piece and seek smaller sums. The proposal would not seek public money.
- **Blazers and Winterhawks:** J. Isaac said that the Blazers’ team has spent the concept stage refining the plan for the broader district. That is still changing. The RFP phase is where the proposers will come up with financing specifics.
- **Community Crossroads:** Chris Nestlerode has spoken with a number of developers. The intent is to develop the project through both public and private investment.
- **MARC:** Doug Obletz provided a sheet with estimated potential funding sources for the MARC. The estimates are premised on the idea that Portland voters support valuable projects. At the heart of the funding is a General Obligation Bond measure. Other financing includes Urban Renewal funds, Lottery Bonds, and capital fundraising.
- **OregonXperience:** JD Winter said that the concept will be privately funded but will include financing and historic tax credits. She noted project experience with structuring and closing \$6 billion in transactions since 2000.

Will Macht asked about the range of public investment for each project, how much subsidy for operating expenses would be required, and who would absorb losses.

- **Jewel in a Box** is not looking for construction subsidy or grants for maintenance. PDC’s low interest financing in the URA would be welcome. The model is a straightforward 75% loan to value product that would come entirely from the private sector. The project is estimated to bring over \$1 million/year in tax revenue.
- **VMAAC** will use the RFP phase to answer more specifically. The team does not currently have the detailed parking and attendance records it requires to make these estimates. The building design would incorporate multiple revenue streams.
- **Action Sports Complex:** The question cannot be fully answered at this stage. The City will need to invest in the area surrounding the Rose Quarter so as to improve connections to the Lloyd district. Adam noted that the existing parking structure would be moved, not removed. Parking revenue will be addressed.
- **Blazers and Winterhawks:** The RFP process is needed to look at the contrasting plans. A feature of the current agreement is that the City does not need to provide an operating subsidy for Memorial Coliseum. PAM currently covers any operating losses.
- **Community Crossroads:** The question will be addressed during the RFP process. The concept is considering a joint operating fund that would allow multiple users to take ownership of the building.
- **MARC:** In terms of operating costs, the proposed plan would incorporate both arena revenue and revenue from public recreation. Increased use estimates would make this sustainable.
- **OregonXperience:** The concept is built on a self-sufficient financial model that doesn’t rely on adjacent parcels. No interim subsidy would be required. TIF financing would be used if available, but it would not be relied on. The plan relies on loans and equity.

Walter Valenta asked the panelists to explain their design choices and, where appropriate, to rationalize changes to the Coliseum bowl.

- **Jewel in a Box** proposes removing the bowl but replacing it with a curvilinear shape within the box. Kevin noted that keeping the single function bowl in the box made for questionable financial viability. There will be further exploration of the potential design.

- **VMAAC:** The bowl is important to keep. The Coliseum has been underutilized and the design is intended to take advantage of the building and maximize the square footage. The exo-shell serves two purposes.
- **Action Sports Complex:** The building would be kept as is, with some additions and modernization.
- **Blazers and Winterhawks:** Rick Potestio noted that the building would be kept largely as is while restoring function and multi-use community purpose. The intention is to restore the bowl with the original glass façade. Moderate apertures in the bowl would facilitate openings to the concourse and open up to views of the city. The ice rink will be enlarged to regulation size.
- **Community Crossroads:** The proposal retains the exterior skeleton with some apertures and cuts into the building. The existing structure and bowl are maintained as part of the memorial.
- **MARC:** More uses, more intensive use and more square footage are needed. Leaving the bowl means leaving the status quo and current operating agreement. Changes won't come without bringing significant new uses. The MARC proposal would mean a 167% increase in use.
- **OregonXperience:** The façade would be maintained and the memorial would be enhanced. To make the facility financially viable the bowl will need to be removed. The public will be better served by converting to a facility that provides function 365 days/year. The current configuration has operated at a loss for most of the past 10 years. A design that included part of the bowl did not prove viable.

Tony Stacy asked whether the concept submitters would be willing to individually discuss the desires of veterans' representatives. All applicants said that they would.

Andrew Colas asked whether the proposers would be willing to work with locally owned and operated general contractors given the reliance on public investment. He asked each concept would enforce the use of minority contractors.

- **Jewel in a Box** said that the project would use local and minority contractors on every level as requested by the SAC.
- **VMAAC:** Kiewit is a local company. Subcontractors will be used as needed.
- **Portland Action Sports:** The team is 100% local and would use as much local talent as possible while also finding the best operator and best developer.
- **Blazers and Winterhawks:** The team will deal locally when possible. The team is proud of their record with minority contractors. Construction of the Rose Garden exceeded city goals by 40% and this project can do better. The project will maximize opportunities for minority entrepreneurs in addition to providing service contracts.
- **Community Crossroads:** The concept is minority and community driven. It is all about local developers and contractors providing the space that the community wants. The current developers have been brought on board by recommendation from the community.
- **MARC:** Sheils Oblatz Johnson has been involved in managing large scale projects in Portland for 27 years. The team understands MW/ESB goals and what is involved in exceeding them.
- **OregonXperience:** JD said that she was born and raised in Portland. Clark Realty represents one of the largest contractors in the US. They have completed \$2 billion in sports arenas, convention centers and related projects in the last five years. In-house contracting allows control of cost and schedule and significant bonding capacity. They have set a target for 80% small and local business participation and nearly every project exceeds this goal.

Sam Brooks noted that the building dedication describes the building as "for the advancement of cultural opportunities for the community and for veterans of all wars who made the supreme sacrifice." He asked whether that is still a good goal, and who the community is that the dedication refers to.

- **OregonXperience:** The goal is good. The “community” everyone in the Portland area. The goal of the concept is to try and transform the area into a place for musicians, talent, and events, while activating the memorial aspect for the benefit of the community.
- **MARC:** The Coliseum was originally known as the “Exhibition and Recreation Center.” The goal of the MARC is to bring “recreation” back into the mix. Veterans of other wars should also be commemorated and the memorial should be brought up to where it can be seen.
- **Community Crossroads:** The project represents community efforts to identify who the community is. Community Crossroads is about the goal of being a memory to the veterans.
- **Blazers and Winterhawks:** The goal is good. The community is the neighborhood, the City, and the broader region. The concept team wants to work with vets to establish a more prominent and visible memorial that is tribute to all the fallen from all the wars.
- **Portland Action Sports:** The goal is good, but times have changed. The proposal represents some of that change. The memorial will be made more prominent and will be reconnected with the City. The concept represents the future with respect to history.
- **VMAAC:** The veterans name has been central to the concept. The building is itself a memorial. The concept views the Portland community as a whole and includes art in an effort to restore some of the original intent of the building dedication by also addressing culture.
- **Jewel in a Box** noted that no one wants to diminish the veterans’ memorial. With regards to community, the *Jewel in a Box* concept is not intended as a destination. The proposed tenants would be small and in line with what the neighborhood used to be. The concept looks to create an employment base similar to what it was 80 years ago.

Chair **Joseph Readdy** requested that the next several questions be consolidated. **Virginia Sewell** asked the panel to discuss what they consider “Portland values”. **Marcus Mundy** asked the panel to address living wage jobs and the evolving demographic in the district. **Regina Hauser** asked what sustainability means to each concept.

- **Blazers and Winterhawks:** The Rose Garden was the first sports venue to qualify for a Leed Gold rating. Sustainability has to do with operation of a facility in addition to how it is built. Jumptown can and should be a showcase for sustainability. This could be the greenest and most sustainable development of its kind.
- **Jewel in a Box:** The Coliseum would not be an office building; it would present opportunities with many spaces and foster local ownership. The project would strive to create a building with the smallest energy use per body.
- **VMAAC:** Edgefield is an example of taking an older place and making changes to what used to be. Value can come from taking an older building and making it better. The goal is to include everyone, to be active 24/7, to be family friendly and to bring in cultural tourism, events and money.
- **MARC:** Portland has a history of building public spaces from freeways and parking lots. The MARC can be the next great project. It will focus on healthy lifestyles, athletics, youth, families, sustainable design adaptive reuse, and will become a landmark for the region.
- **Portland Action Sports:** Portland is a transcending city that seems ahead in a number of regards. It is known as the weirdest city and the greenest city. The city could embrace being ahead of the curve by building the first facility of its kind. Specific sustainability information is available. For example, the surf pool would be energy efficient design.
- **OregonXperience:** Responsibility and sustainability represent Portland values. Clark places an emphasis is on sustainable construction and operations. Clark has developed or constructed over \$2.5 billion in Leed certified projects, including the first platinum building in the world, the first certified stadium and the first Leed certified building on a military installation.

- **Community Crossroads:** The values of sustainability and jobs stem from 17,000 interviews. The sustainability aspect includes equity economics as well as environmental concerns. The building could be a focus as the most sustainable building in the area. Chris distributed a flyer that outlines interested partners.

Will Macht asked the applicants to address the public benefits of reducing seating capacity and what the capacity should be. J. Isaac noted that the goal is to fill the most seats for each event as promoters don't like audiences sitting with empty seats. There is a sweet spot for the size of the venue. The Rose Garden was originally made too big. The Coliseum is at 10,200 for hockey and should be at 7,500-8,000 seats. Doug Oblatz agreed, suggesting that seating capacity should be 6,500-8,500.

Andrew Colas noted that the MARC application states that the facility isn't premised on the idea that a 50-year old neighborhood could be reincarnated. He directed a question to Doug Oblatz regarding how the concept would address cultural heritage. Doug noted that the response in the concept application was intended as a counterpoint to the Jumptown concept. Simply building restaurants and bars does not recreate culture. The project is envisioned as creating a new neighborhood where people want to live and work. The goal is not to recreate the neighborhood with new construction.

Full Concepts Evaluation

Online evaluation findings – Kevin explained that the online poll was intended to get a sense from the SAC of who should move forward based on the established Evaluation Criteria. Twenty-nine of 32 SAC members responded. That poll is intended as a guide for tonight's vote. *VMAAC*, the *Trail Blazers and Winterhawks Concept*, and the *MARC* were recommended to move forward based on the online evaluation. *OregonXperience*, *Portland Action Sports*, *Jewel in a Box*, and *Rose Quarter Community Crossroads* were not.

Virginia Sewell noted that the SAC should have the opportunity to discuss the results. She said that she was surprised at the level of public funding for the MARC proposal. She noted that the SAC needed to pay attention to the variety of uses. A single use facility may leave out certain groups.

Lillian Karabaic said that she was disappointed to see so little support for the *Community Crossroads* concept considering its wide base of community support.

Kia suggested recommending only those concepts that have a good chance at success, and recommending no more than three teams. In the spirit of the SAC charter, the project team is suggesting that a 2/3 majority recommendation be required, with the opportunity for a minority report if the group cannot agree. Representatives will be able to make a minority report to the City Council in March.

Cameron Vaughn-Tyler requested that the additional information provided today by the final three concept submitters be sent to the SAC for more thorough review. ^(RL)

Staff distributed paper for SAC members to write down their top three preferred concepts. Kevin addressed project schedule while the SAC prepared their ballots.

Project Schedule

Kevin explained that the team will put together an evaluation that considers the full range of components submitted through the concept process. The goal is to have an online evaluation in place by the end of the week.

Sandra McDonough noted that the SAC had submitted some good questions for the concept submitters. She requested written answers from the concept submitters. Kevin offered to compile questions that were not answered tonight into a response log. ^(RL)

The team will report on the online components at the next meeting when the SAC will also discuss the aspirational statement. On March 11, this recommendation will move forward to city council. The SAC will send representatives to provide the recommendation. A reminder about the council meeting will be sent with the next meeting notice.

Full Concepts Evaluation (continued.)

Twenty-two ballots were cast. The results were as follows:

- *OregonXperience*: **1**
- *Portland Action Sports*: **7**
- *Veterans Memorial Arts and Athletic Center*: **12**
- *Trail Blazers & Winterhawks Concept*: **21**
- *Jewel in a Box*: **0**
- *Memorial Athletic Recreation Center*: **20**
- *Rose Quarter Community Crossroads*: **8**

Based on the results, Kia noted that staff suggested forwarding the *Trail Blazer & Winterhawks*, *MARC*, and *VMAAC* concepts, with *Community Crossroads* as an alternate in the event one of the recommended proposers does not participate.

Joseph Readdy noted that *VMAAC* did not quite have 2/3 of the vote.

Carolyn Briggs questioned whether the group should seek the opinions of the ten absent SAC members before forming a recommendation. Kia noted that the findings are consistent with the online evaluation.

Virginia Sewell asked whether both *Portland Action Sports* and *Community Crossroads* could be alternates because of their close vote totals.

Tony Stacy asked whether it would be possible to include public input on the concepts. Kia recommended against it. She noted that the SAC has been put together to represent a broad range of interests. She reiterated that the online polling showed only 33% support for recommending *Community Crossroads* and 18% for *Portland Action Sports* with 29 of 32 votes.

Andrew Colas requested that the three top vote getters be asked to respond in detail to the questions posed by the SAC. Kia offered to distribute answers by email.^(RL)

Brian Owendoff suggested language for the recommendation: 1) The three candidates recommended to the RFP phase are *Trail Blazers and Winterhawks*, *MARC*, and *VMAAC*. 2) Two alternates will be *Community Crossroads* and *Portland Action Sports*. 3) The three RFP candidates will specifically answer the questions proposed from the SAC via email. The committee may submit additional questions submitted to Kevin Brake on or before March 8.

Marcus Mundy asked for clarification on what it means to be an alternate. He confirmed that alternates would be required to prepare a proposal should one of the proposers drop out, and that they would also be eligible for the stipend in the event one of the three teams drops out. Kia said they would, be able to proceed only if one of the top three teams decided not to proceed.

Lillian Karabaic noted that it seemed unfair to have two alternates, as it would seem to impose a hardship on two teams. **Sandra McDonough** noted that the alternates may choose not to participate.

Andrew Colas questioned whether it would be a waste of money to provide a stipend to two alternates. Kia noted that the eligibility of each team for the stipend would be assessed and it would only be offered to the top three teams. If one team chooses not to proceed, the stipend would go to the first alternate. The amount of the stipend will be determined based on PDC precedent and is intended to help offset some of the cost of the RFP process.

Carolyn Briggs suggested that *Community Crossroads* be considered as the sole alternate, as *Portland Action Sports* may seek teaming opportunities with the *Trail Blazers*.

Joseph Readdy asked *Community Crossroads* and *Portland Action Sports* if they were interested in moving forward as alternates in case one of the other three drops out.

- **Community Crossroads**: Chris Nestlerode said that they would be providing a response to the RFP based on the community interest and are prepared to be an alternate.
- **Portland Action Sports**: Adam Wagner emphasized that his team had only spoken to the *Blazers* and no partnership was meant to be implied at this point. Adam suggested that all five teams be allowed to submit proposals, but also accepted a spot as an alternate.

The SAC voted in support of the language proposed by Brian Owendoff. Three SAC members opposed the statement. **Philip Kalberer**, **Will Macht** and **Marcus Mundy** expressed concern with the use of multiple alternates.

Kia said that the team would prepare text to support the SAC recommendation and bring it to the March 9 SAC meeting to discuss.

Public Comment

Bob Yakas asked whether the alternates would receive the full RFP package and he confirmed that the first alternate would receive the RFP first.

Harley Weidel said that there is no opportunity for changes to the bowl, though each concept includes some change. This should be considered along with the veterans' memorial aspects.

Gary Marschke suggested that having public comment after the meeting is counter-intuitive. He noted that 55 representatives from Rose Quarter Community Crossroads were present in the audience.

Aaron Ladd said that he was interested in working towards some of the ideas that have come forward as part of this process. He advocated for indoor track and field. He noted that Portland stands as a leader in the NW and that he is interested in working with the SAC and developers to incorporate the small ideas forward into the final concept.

Lisa Reed Guarnero noted that the Community Crossroads concept came from the community and 17,000 voices. It is probably the only proposal that gathered community input. She offered to provide the SAC with a link to that input. She noted that Portland is the whitest city in the nation and the Crossroads concept would help shift this perception of the city. The concept is local and does everything locally.

Trudy Reuser said she was representing veterans' interests. She noted that the term "veteran" often misused. Those who died did not live long enough to become veterans. They are heroes. He noted that she has copies of the plaque dedicating the memorial and that many people don't know what it says. She noted that there has not been a valid reason given for reducing the seating capacity of the bowl. There are other ways to create an intimate atmosphere. She noted that the aforementioned dedication on the Coliseum included not a "goal" but a promise.

John Baymiller, urban designer, advised the SAC to go into the Coliseum and look out. No concept will be viable without considering the larger Rose Quarter. There have been lots of good ideas, and the Blazers and Action Sports were daring enough to thinking about the greater area. It is important to think about neighborhood interaction with each concept and to go think outside the box.

Kayse Jama is with the Center for Intercultural Organizing. He thanked the SAC for their service. He encouraged thinking of how Portland is the whitest city in the US, the changes that are happening, and trying to see what is possible. He invited everyone to work with Community Crossroads to make the visions of the community viable, whether in the Rose Quarter or somewhere else.

Chris Nestlerode noted questions with regards to the RFP process. Staff offered to discuss after the meeting.

Gil Frey noted that he represent the Veterans' Memorial Coliseum Upgrade concept. He noted that their group was not aware that there was going to be a vote on Jan. 26. None of the 20 people participating in their concept at the event voted. He suggested that their concept was eliminated based on a bad vote. He recommend Will Macht's plan. The Upgrade concept was simple and probably the least expensive. He suggested that their team be able to look at the RFP. Kia offered to talk with Gil. She noted that the public feedback on Jan. 26 did not determine which concepts made it to this part of the process.

Close