



Rose Quarter Development Project
Stakeholder Advisory Committee
March 23, 2010

Memorial Coliseum Future Use
DRAFT Recommendation to City Council

Ninety-six concepts applications for the reuse of Memorial Coliseum were submitted between November 2 and January 8, 2010. The concept application included a summary description of the concept and how well the concept met Evaluation Criteria developed by the Stakeholder Advisory Committee (SAC). Concept teams were also asked to indicate their development experience and access to capital.

Forty applicants chose to showcase their concepts at a January 26 public event at Memorial Coliseum. The event was attended by 654 community members.

Based on the concept application information, public comments, submitter presentations, and staff recommendations regarding development capacity, five teams were invited to provide detailed explanations of their concepts at the February 23 SAC meeting.

The SAC recommends the following Concepts to be invited to the RFP process:

- Veterans Memorial Arts and Athletic Center (VMAAC)
- Memorial Athletic Recreation Center (MARC)
- Trail Blazers and Winterhawks Concept

The SAC recommends the following Concepts as Alternates to the RFP process:

An alternate will only be eligible to respond to the RFP if one (or more) of the three selected concept proposers elects not to continue with the RFP process by March 23, 2010.

- Rose Quarter Community Crossroads (first position)
- Portland Action Sports Complex (second position)

The SAC recommends the following Aspirational Statement as guidance in the RFP process:

We, the Rose Quarter Stakeholder Advisory Committee, support preservation of the Memorial Coliseum as an inspiring, community-focused, multi-purpose facility with improved flexibility to accommodate a multiplicity of events for public and private purposes, at a variety of scales and uses including without limitation sports, entertainment, arts and culture in a manner that honors Veterans, educates visitors, showcases innovation in sustainability, and demonstrates a triple bottom line of social, environmental and economic equity in a way that is consistent with its status as a National Register historic property.

It is understood that the Memorial Coliseum may not be able to support all of the following activities and uses, however, our Committee urges the Memorial Coliseum concept proposers to compare their proposals for the use of the Coliseum interior spaces in terms of use, cost, operation and profitability with those for an improved base case. In so doing, they should consider improvements that augment daytime usage and may consider including the following in their more detailed submittals in response to the Request for Proposal:

- Enhanced Veterans Memorial
- Meeting Space with Priority Usage by Veterans

- Eco-district Features (design and operating systems that reflect state of the art sustainability features including but not limited to; glass curtain wall replacement for efficiency, ecoroof, solar panels, waste water reclamation)
- Amateur Athletics Fitness Facility including an aquatics center
- Live Entertainment Venue
- Smaller-Scale Amateur and Professional Sports Spectator Facility
- Regulation Hockey Rink
- Visual Arts and Performances spaces in appropriate areas
- Restaurant(s)
- Skylights, roof penetrations and other natural light features
- Programming that reflects the objective of educating as well as entertaining users of the facility

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