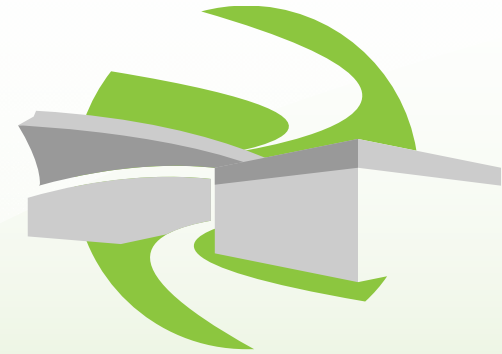


Rose Quarter Development Project



Stakeholder Advisory Committee

Meeting 13

July 26, 2010

PDC Board Room

5:00 – 7:00 pm

Rose Quarter Development Project Stakeholder Advisory Committee Meeting 13



AGENDA

Opening

- Call to order
- Meeting purpose and agenda

Sam

5:00

Progress Update

- Bright Lights impressions
 - Audit
 - N/NE Economic Development Study
 - Community Benefits Subcommittee
 - PAM negotiations
- ** Q&A to conclude this section

Sam

5:10

Enhanced Spectator Facility Scenario/Approach

- Introduction
- Staff overview
- SAC discussion

Vaughn

Sam

5:40

Kevin
Vaughn

Public Comment

Sam

6:30

Next Steps

Sam

6:40

Close

Sam

6:55

Project Update



- . Bright Lights impressions
- . Audit Results
- . N/NE Economic Development Study
- . Community Benefits Agreement (CBA) Subcommittee
- . PAM negotiations

MC Enhanced Spectator Facility Proposal

City leadership and staff met with each team.

The City and PDC felt that while each concept has unique strengths, they each have serious weaknesses based on the RQSAC evaluation criteria—***particularly the Finances criterion.***

MC Enhanced Spectator Facility



This Proposal is intended to remain under discussion until concept planning for the surrounding Rose Quarter district has been completed.

Goals:

- Identify elements that fit within MC and those potentially that fit with future development at RQ,
- ensure complementary uses in the MC,
- maintain spectator venue,
- preserve bowl & in box,
- increase community benefit of the MC with additional programming (arts & amateur athletics).

Proposed MC Programming

Arena

- Party/sponsor decks (VMAAC, TBW).
- Explore reducing seating capacity (all).
- Upgrade regulation ice rink (all).
- Explore whether velodrome and/or running track fits within the confines of the arena (all).*
 - Upgrade Regulation Ice Rink (all).

**If regulation size running track does not fit within building, consider location in the Rose Quarter area subject to private funding and space availability.*

Proposed MC Programming

(continued)

Exhibit Hall/Meeting Rooms Area

- Provide public meeting space that provides Veterans with use for a certain number of times per year (TBW).
 - Explore a second ice sheet for amateur athletics and Winterhawks practice (MARC).
 - Consider potential for locating the *arts incubator* element if the business model demonstrates viability(VMAAC). ***If this program does not fit in MC, consider options in RQ.***
 - Explore potential for National Swimming Center Corporation sponsored aquatics facility (MARC). ***If this program does not fit in MC, consider options in RQ.***

Proposed MC Programming

(continued)

Veterans Memorial Plazas

- Consider renovation of existing plazas and new Veterans Memorial open space to increase memorial visibility in close coordination with Veterans representatives (all).

Concourse

- Explore development of restaurant and/or bar (all).

Proposed RQ Programming

Amateur Athletics Fitness Facility

- Explore a community recreation/amateur athletics fitness facility integrated with the Nike Interactive (MARC, TBW).

Small Live Entertainment Venue

- Explore small live entertainment venue with approximately 2,500 seats, based on facility needs assessment (VMAAC, TBW).

Aquatics Facility

- Explore feasibility of 50-meter pool and accompanying functions for National Swimming Center Corporation (VMAAC, MARC). Subject to private funding from NSCC.

Proposed RQ Programming

(continued)

Field House

- Explore feasibility of basketball courts, volleyball, indoor soccer, and consider potential integration with the Trail Blazer and Nike programs (VMAAC, MARC).

Arts Incubator

- Consider integrating the arts incubator element if a business plan demonstrates viability, and if private funding is available (VMAAC).

Running Track & Velodrome

- Consider a 50-meter running track and velodrome integrated with the Nike Interactive (MARC).

Next Steps

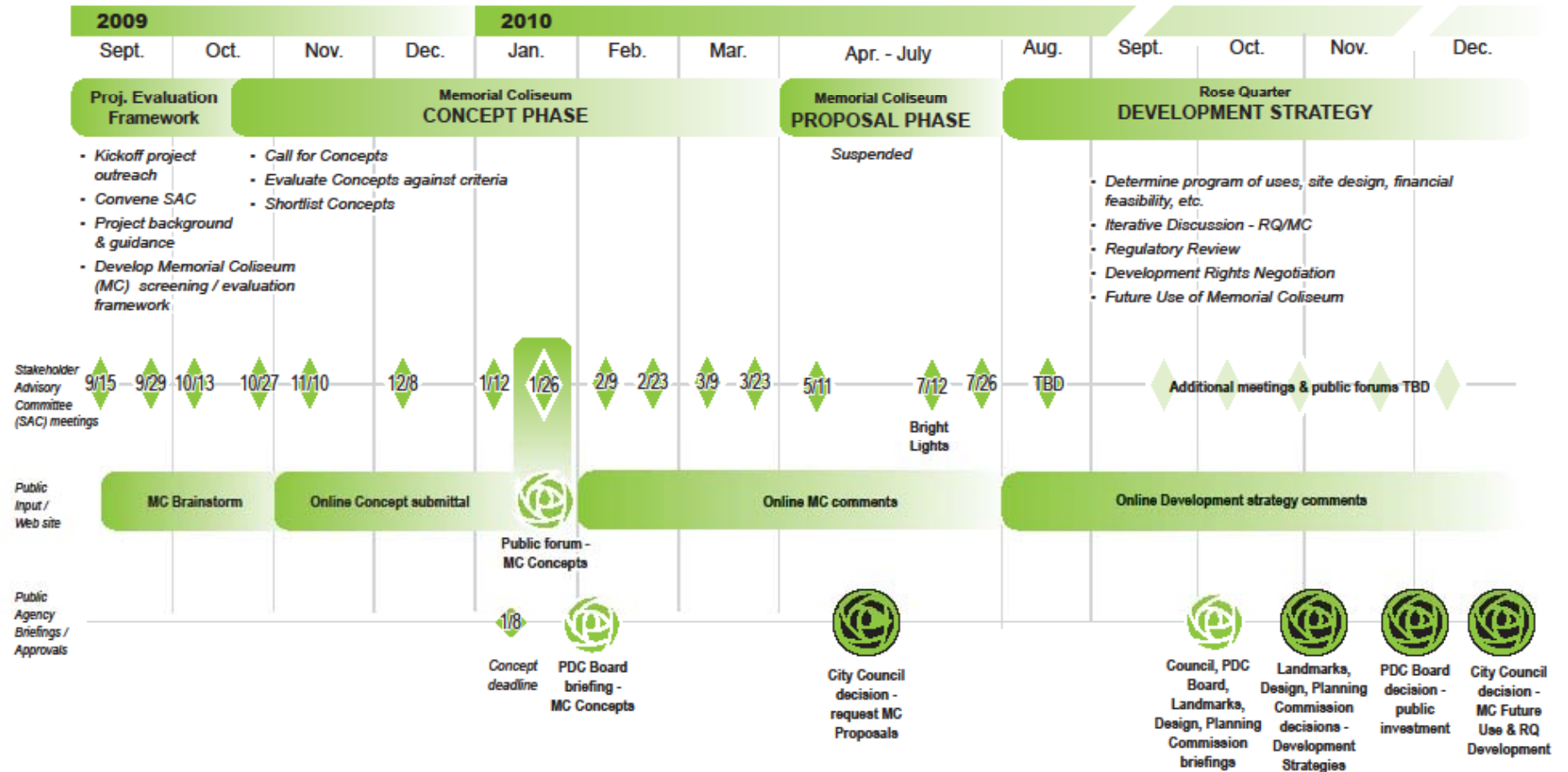
- Explore partnership opportunity and private funding potential with National Swimming Center Corporation (NSCC) for an aquatics facility at the MC or in the Rose Quarter.
- Explore integrating amateur athletics components with Nike Interactive.
- Continue development of the Arts Incubator concept - [which is the most unique and distinctive aspect of the VMAAC proposal.]
- Seek private investment opportunities for MC improvements.
- Pursue additional anchor tenants, such as PSU Basketball to garner commitment and funding assistance.

- PAM Negotiations (August)
- Next SAC meeting – September 28th @ 5:00pm
- Rose Quarter Planning / Design Charette – October / November

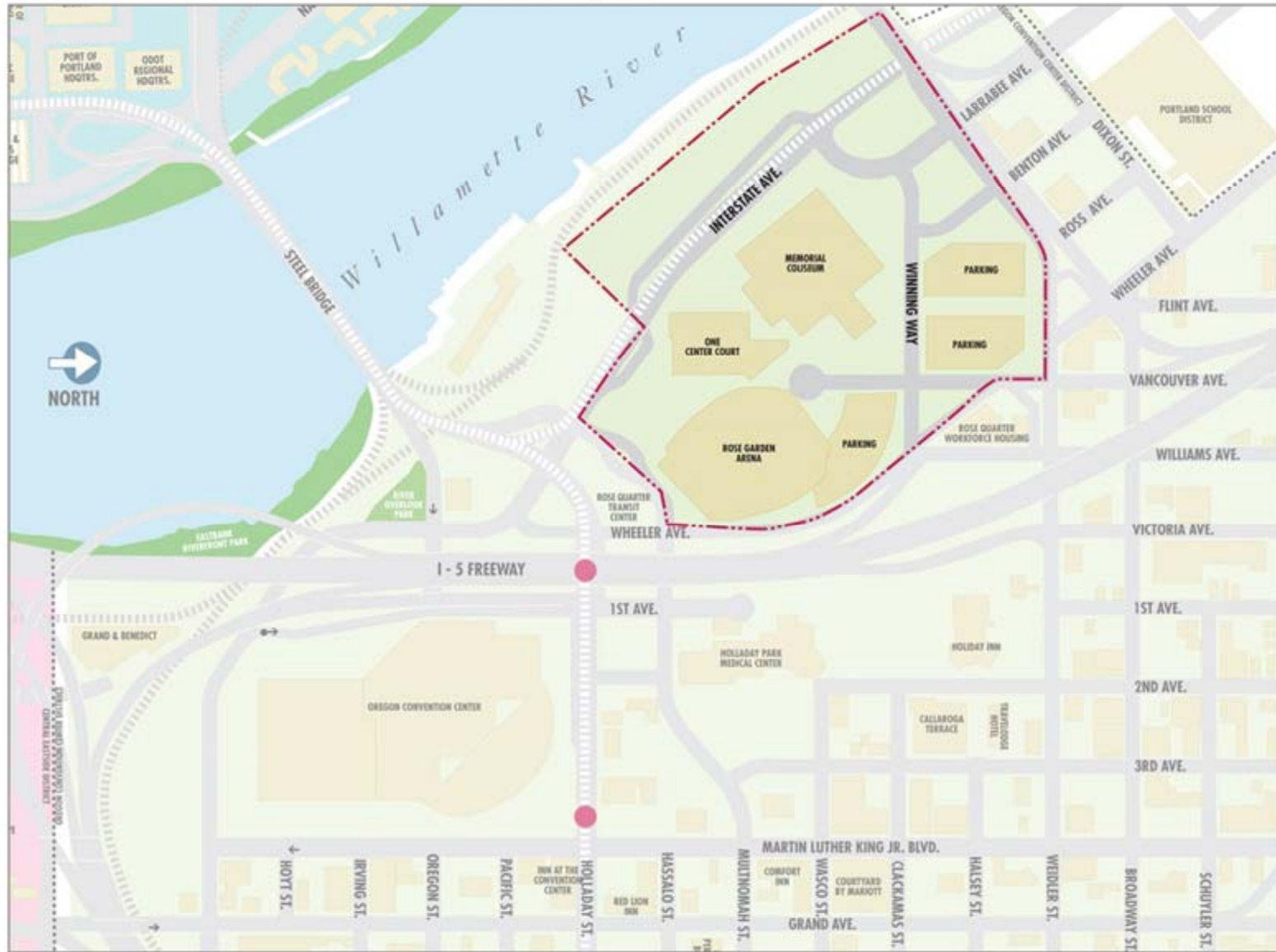


Rose Quarter Development Project Schedule

Updated 7/22/2010



Rose Quarter Study Area



Aspirational Statement for Presentation to City Council

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, respects the cultural heritage of the African American neighborhood that was previously in this location, integrates education, 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. The outcome of the Memorial Coliseum and Rose Quarter development should serve to increase access to community benefits for the widest range of Portland residents. The statement below demonstrates the range of activities that have strong support from the community and the Rose Quarter Stakeholder Advisory Committee.

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 the 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 district activation and may consider the following in their more detailed concept 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.
- Amateur Athletics Fitness Facility including an aquatics center
- Live Entertainment Venue
- Amateur and Professional Sports Spectator Facility
- Regulation Hockey Rink
- Space for Visual Arts and Performances
- Restaurants
- *Skylights, roof penetrations, and other natural light features *(subject to design)
- Programming that reflects the aspiration of educating as well as entertaining users of the facility.

*(subject to design)