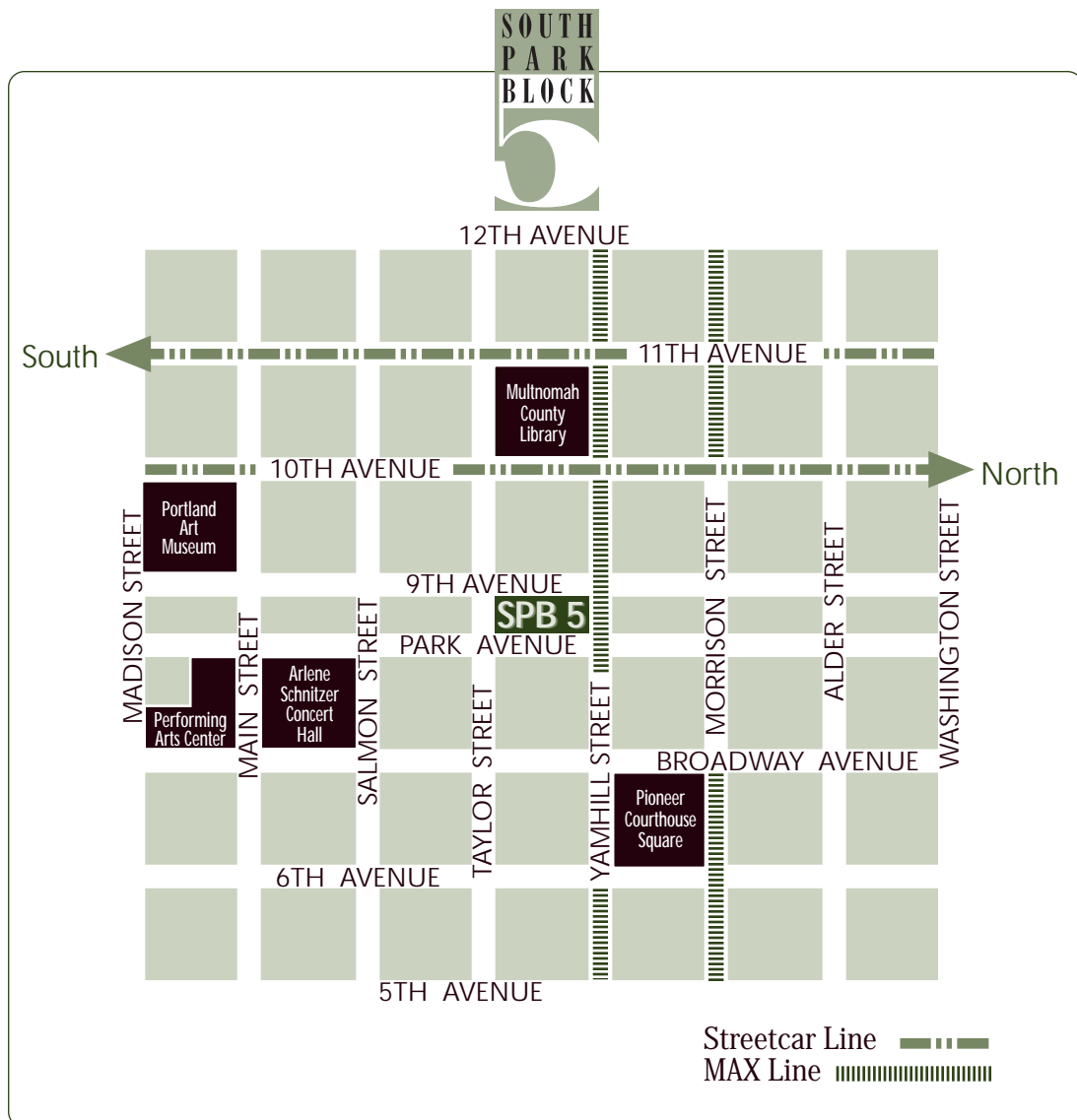


South Park Block 5

Planning Phase Background Report

Summer, 1999



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COMMISSIONER JIM FRANCESCONI

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APPENDICES

1. Ordinance No. 171996, executing an agreement with the Oregon Community Foundation for future conveyance of property described as Park Block 5.
2. Ordinance No. 174142, executing an agreement with the Oregon Community Foundation for future conveyance of property described as Park Block 5, subject to the provisions outlined in the Agreement (Ordinance; amend Ordinance No. 171996.)
3. List of available background documents.
4. Photo and Illustration Credits.

I. BACKGROUND

“Establish a public park on the block bounded by Park, 9th, Taylor and Yamhill Street”

– Central City Plan

In February 1998, Tom Moyer contributed \$5 million to the Oregon Community Foundation (OCF) for purchase of one city block located in the heart of downtown Portland. In turn, the foundation agreed to contribute the block, located between SW Park and Ninth Avenues and SW Yamhill and Taylor Streets, to the City of Portland for development of a public park or plaza.

Downtown residents and business people, as well as park advocates and those who have an active interest in downtown’s environment, are very enthusiastic about the possibilities for South Park Block 5. This block, currently used as a surface-level parking lot, has long been eyed as a potential park or plaza. Its donation to the City is, in many ways, a dream come true.

Mayor Vera Katz has hailed the City’s acquisition of the park block – and the \$5 million contribution that made it possible – as a giant step forward for Portland. She compared the gift to that of Daniel Lowndale, who in 1848 contributed the land that later became the South Park Blocks. Parks Commissioner Jim Francesconi has said parks are the jewels in Portland’s crown, and the park blocks shine the brightest of all. The acquisition of a new park block adds another gem to the collection.

The following document describes the steps the City of Portland has taken so far toward engaging the community in park development and planning for the site’s best use. It describes the public involvement process, accomplishments to date and an outline of the next steps in our process.

II. PLANNING PROCESS

On February 11, 1998, Portland City Council approved an agreement with OCF by passing City Ordinance #171996 (see appendix for full text of the ordinance). Key concepts of the agreement are described below.

- The City's Downtown Plan adopted in 1972 calls for development of existing open areas as small public squares with a pleasant pedestrian environment.
- Residents, businesses and City of Portland leaders want to provide an urban park that enhances the cultural environment of the district in which it is located and creates a safe, attractive setting for visitors and residents.
- By virtue of the agreement with the Oregon Community Foundation, Portland has a unique opportunity to obtain a centrally located park block in the heart of downtown.
- The City will make available at least \$1 million for park development on the property and accept responsibility for ongoing maintenance. The City temporarily refers to the donated land as South Park Block 5, recognizing its location near the fully developed Park Blocks south of Salmon St. and its legal block number.
- Up to 30 percent of the property surface may be dedicated to retail use, and the City may develop sub-surface parking.
- The property's current owners will make the site available to the City for park development within two to five years from February 4, 1998. It is in the community's best interests to design and build the park as soon as possible.

The City wants to guarantee that South Park Block 5 is developed in a way that meets public expectations, makes the most of available open space, and is attractive, accessible and safe. To that end, City Council adopted a Process Report that describes extensive involvement of citizens and technical staff and advisors.

The process described in this report (and as outlined in Resolution #35711 from July 8, 1998) leads up to selection of a design team that will plan the specific details of the new downtown park. The ultimate goal is the successful construction of a new open space on South Park Block 5.

City staff anticipate the process to follow these steps:

- Development of an overall vision.
- Agreement on park block programming.
- Agreement on financing, operations and maintenance.
- Selection of a design consultant.
- Design approval.
- Document development and permit approval.
- Construction.

The timeline guiding these activities will be dictated by two basic items. The first is the date on which the current property owners formally deed South Park Block 5 to the City. The second is the City's commitment to finish the planning process and begin construction within two years of acquiring the property. City Council wants to assure that planning will be done in time to begin park construction as quickly as possible, but Council members also want to make sure that no decisions are made so far in advance that changed conditions would require a new planning and design process.

The City's first actions were to select a Technical Advisory Committee (TAC) and a Citizen Advisory Committee (CAC). A complete list of both committees is included in this document's introductory pages. Both committees began meeting in November 1998. The TAC was selected to guide the park's planning with development and civic experience and with technical insight. The CAC integrates a more broad-based view of downtown park planning into the process, and is also in charge of communicating with its constituents. The CAC ensures that the interests of the community – neighborhood residents, property owners, retailers, arts advocates and potential park users – are incorporated into the planning process.

To date, staff prepared with CAC and TAC participation and review three principal documents:

- **The Neighborhood Context Report** assembles and analyzes physical and policy information about the neighborhood of South Park Block 5. It documents the history, existing conditions and future plans for both public and private development in the area. The Neighborhood Context Report is contained in this document.
- **The Opportunities and Constraints Report** lists the possibilities and limitations foreseen by participating CAC and TAC members based on a study of existing and anticipated conditions. The list will become a resource for the design team, as well as for public participants during the next phases and is also summarized later in this document.

- **A Public Participation Strategy** will help the City ensure that the block's development meets the expectations and goals of community stakeholders, while addressing any potential fears and concerns they might have. The importance of South Park Block 5 is greater than its modest size – it is symbolic as a link between the North and South Park Blocks in downtown Portland. Its central downtown location makes it a focus of citizen interest.

PDC and PP&R have planned a variety of forums to educate the public about the park planning process and to solicit a wide range of public comment and review throughout the process. The City will hold open houses, charrette workshops and focus groups as well as more formal hearings and briefings. Public involvement opportunities will coincide with the various planning steps described above.

Neighborhood residents, businesses and interested people and groups will receive a periodic newsletter detailing work progress. In addition, the CAC will invite the public to a series of informative talks by speakers with experience in urban design, park planning and open space management.

The public also will be invited to attend all formal hearings before the City Council.

The following chapters summarize the first two documents described above and reflect the research, comments and observations of the CAC and the TAC.

III. NEIGHBORHOOD CONTEXT REPORT

A. Portland's Parks and Plazas

South Park Block 5 Planning Phase Background Report

Portland's founders emphasized the importance of creating public open space in the heart of their community. The City of Portland reinforced its dedication to parks and plazas with the adoption of the 1972 Downtown Plan, which encouraged public and private property owners to create a variety of open space throughout the City Center. As a result, Portland is blessed with an array of parks, plazas and meeting spaces, each with a unique character and function.

South Park Block 5 must be planned with regard to the context of other existing downtown open space. Those involved in the planning effort wanted to know:

- What other parks exist close to South Park Block 5?
- What are their similarities and differences?
- How can this new open space fill a gap or complement other parks and plazas?
- What does and does not work in the design of other downtown open space?
- What can we learn from programming of existing parks?

The Portland Parks Bureau provided the CAC and TAC with a comprehensive review of downtown parks. This set the stage for an excellent discussion of the opportunities and constraints for South Park Block 5 development.

1. Photo Inventory of Downtown Parks



South Park Blocks



Pioneer Courthouse Square



1. Photo Inventory of Downtown Parks



O'Bryant Square



North Park Blocks



1. Photo Inventory of Downtown Parks



Lownsdale Square

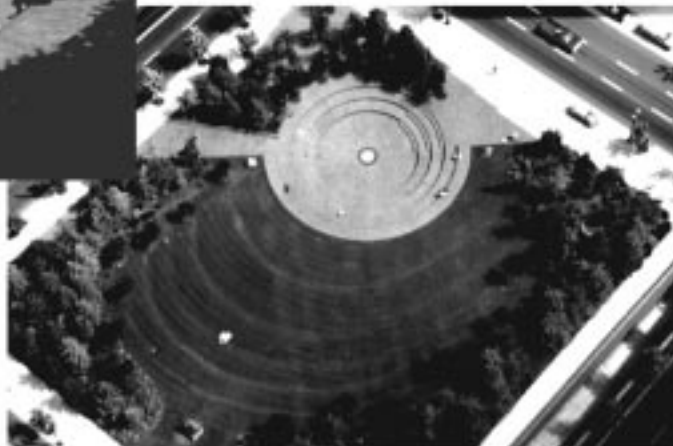


*The Plaza Blocks:
Chapman and
Lownsdale Squares*

Chapman Square



Terry Schrunk Plaza



1. Photo Inventory of Downtown Parks



Ira Keller Fountain



Governor Tom McCall Waterfront Park



2. An Overview of Downtown Parks

Portland's downtown open spaces vary in character from lush, green park blocks to busy urban plazas. Historically, downtown parks have formed a north/south linear pattern – a format that will be enhanced by development on South Park Block 5.

South Park Blocks. The South Park Blocks extend from SW Jackson Street north to Salmon Street. They are the result of Portland developer Daniel Lownsdale's contribution of 11 narrow city blocks. Captain John Couch contributed another tract of land north of Burnside that is now called the North Park Blocks.

The original design was for a long promenade park. Today, the park blocks are an important north/south pedestrian corridor in downtown. The South Park Blocks are the center of the city's Cultural District, defined by Portland State University, museums, historic churches and gracious apartment buildings. Statues, fountains, benches and green lawns characterize the South Park Blocks.

Today, the South Park Blocks are home to a variety of arts events as well as the Farmer's Market. During the week, people use this linear park for strolling, as a respite from work or study, or as a place to rest after visiting the attractions of the Cultural District.

Pioneer Courthouse Square. Referred as "Portland's Living Room," Pioneer Courthouse Square is located between SW Broadway and 6th Avenues and SW Yamhill and Morrison Streets. Within easy walking distance of the South Park Blocks, its urban flavor, use of bricks and stones and whimsical design characteristics contrast sharply with the Park Blocks.

Operated by the non-profit Portland Courthouse Square, Inc., the square hosts more than 300 events a year. Despite its popularity, some potential users are discouraged from visiting the square because of the large number of young people – many full-time street residents – who "hang out" near the park's northwest corner.

O'Bryant Square. The City of Portland completed O'Bryant Square in 1973 as the first attempt to link the South and North Park Blocks. Though at one time a very popular park, much of its programming was relocated when Pioneer Courthouse Square was completed. It is located in a part of downtown with less retail and pedestrian activity, making it significantly less successful than its newer counterpart. Consequently, it is more attractive to homeless youth, contributing to the perception that the park is unsafe. Also, visibility problems created in part by the underground parking structure have contributed to a decreased sense of safety at O'Bryant Square.

North Park Blocks. The North Park Blocks were donated to the City more than 100 years ago. Largely because of development patterns in downtown, the North Park Blocks are less widely used and are apparently less valued by the Portland citizenry.

than the South Park Blocks. With little residential development and less intense commercial use north of Burnside, there are fewer “eyes on the street” focusing on these park blocks, and there is a perception that the parks are used for criminal activities and drug-dealing.

Designed with a similar flavor as the South Park Blocks – with trees, lawns and benches – the North Park Blocks also have a playground and a well-used basketball court.

The Plaza Blocks. The Plaza Blocks – Lownsdale and Chapman Squares – at SW 3rd and 4th Avenues between SW Madison and Salmon Streets – were built in the mid-1800s. They form the northern end of another north to south linear system of open space adjacent to government buildings. Lownsdale was originally built as “the men’s park,” and it lies across Main St. to the north of Chapman Square, “the women’s park.” These parks have virtually no active programming but contain benches for sitting

Terry Schrunk Plaza. The federal government built and owns this plaza, which is adjacent to the Plaza Blocks on the south. It is an example of a park built on top of a parking garage and it is used frequently by businesspeople during their lunch hours.

Ira Keller Fountain. A New York Times writer once called the Ira Keller Fountain “perhaps the greatest open space since the Renaissance.” The plaza is located between SW 3rd and 4th Avenues and SW Clay and Market Streets. Although two blocks separate it from Terry Schrunk Plaza to its north, it is essentially a continuation of the Plaza Block’s linear park concept. The Ira Keller Fountain is a complex block-wide sculpture that attracts people of all ages on hot summer days to swim and watch the patterns of its many waterfalls.

The Ira Keller Fountain, like the Plaza Blocks and Terry Schrunk Plaza, is used primarily for passive recreation. Although this plaza was once the site of many public performances, loss of park programming funds reduced activities here. The park has experienced some vandalism, drug-dealing and damage to plants by the burrowing of rats.

The Ira Keller Fountain is located on SW Third Avenue, which narrows into a pedestrian corridor and connects to two other plazas, **Pettygrove Park** and **Lovejoy Fountain**. Like the Ira Keller Fountain and the adjacent Civic Auditorium, these parks were created in Portland’s first urban renewal undertaking.

Governor Tom McCall Waterfront Park. Like the South Park Blocks, Waterfront Park symbolizes Portland’s vision and commitment to open space in the heart of a growing City. Waterfront Park was built in response to the demands of Portlanders to regain access to their riverfront. City leaders, with support from state government,

removed Harbor Drive, a major freeway, and created a park running along the river's west bank.

Waterfront Park hosts many of downtown's major functions, including the Rose Festival's highly popular Festival Center. A pedestrian/bike path along the water is heavy used by walkers, joggers, bicyclists and in-line skaters.

Private plazas. The Downtown Plan encouraged private developers to incorporate open space in their projects. As a result, buildings like KOIN Tower and the Oregon History Center have spacious, inviting plazas in front of their main entrances.

3. Future Central City Parks

It has been fifteen years since the opening of Pioneer Courthouse Square, the newest Central City open space. Today, the City is preparing for development of a number of other urban parks that will add to Portlanders' opportunities to enjoy a variety of open space environments within minutes of downtown Portland.

River District. The original River District vision called for a series of connected park blocks throughout the new district. Several years into the development of the River District, a steering committee agreed on a reconfiguration of parks: two park squares designed for passive recreational uses, such as reading, walking and picnicking, and a larger neighborhood park that will provide some active recreation for residents of the River District. A final park in the River District – *Liberty Ship Park* – will be a regional facility along the river providing public riverfront access north of the Broadway Bridge.

Chinese Classical Garden. Designers in Portland's Sister City of Suzhou, China, have developed plans for this continent's largest classical Chinese Garden. Groundbreaking on the garden, located in Historic Old Town/Chinatown, was held in spring 1999. This garden, which will have an admission charge, is anticipated to be a significant tourist attraction in this redeveloping neighborhood.

PSU Plaza. This new square is under construction between SW 5th and 6th Avenues and SW Mill and Montgomery Streets. It is part of the university's new Urban Center, and will be in the center of new retail and academic construction, which will include the PSU bookstore.

South Waterfront. The City is currently extending the greenway south of River Place. It will be, in essence, an extension of Tom McCall Waterfront Park, and ultimately it will connect with new greenway development in the North Macadam District.

North Macadam District. The City Council has accepted the framework plan for Portland's newest district at North Macadam. The specific open space and park goals include construction of the Willamette Greenway Trail with east-west pedestrian connections, significant improvements to the waterfront to restore Willamette River habitat and hydrology, four major public parks that include Riverside Park, Ross Island Bridge Park, a Neighborhood Park and an Urban Park/Plaza. Additionally, smaller parks and open spaces are planned including "pocket parks." The overall vision for the North Macadam District calls for a vibrant mixed-use urban riverfront neighborhood.

The Eastbank Riverfront. A master plan approved by the City of Portland calls for a series of improvements to the east side of the Willamette River through the Central City. The multi-phase project includes: a bike/pedestrian path from the Steel Bridge to OMSI, part of which has been built out over the river, and an open space area that may be used for public events and will house a significant public attractor, such as a community center. The first phase floating pedestrian and bike path was completed in summer 1999.

I-405 Capping Project. In 1998, Mayor Vera Katz challenged Portland residents to think creatively about land uses in the Central City. She proposed placing a structural cap over the I-405 freeway that rings downtown. A recent design charrette resulted in a proposal for six areas of open space above the freeway. Ongoing study for the first phase of this project are underway.

B. South Park Block 5 History

In 1852, Portland was a very small town with activity focused almost exclusively between Third Avenue and the Willamette River in what is now southwest Portland. Daniel Lownsdale owned 180 acres somewhat to the west of what was then the residential and commercial area, in what was destined to become prime residential property.

Establishing a precedent for future park projects, Mr. Lownsdale donated 11 acres to the City of Portland. At the time, the area was dense forest with only a few cabins interspersed among the trees. Much of Mr. Lownsdale's donation later became the South Park Blocks.

Although the site we know today as South Park Block 5 was part of the original gift, the land was never transferred to the City of Portland. In 1870, Mayor Bernard Goldsmith attempted to purchase six additional park blocks, including South Park Block 5. But by this time, Park Block 5 and the block directly to the south had already been sold by the Lownsdale family and were scheduled for development – setting the stage for what later became known as the commercial park blocks. The remaining blocks, at \$6,000 each, were found to be astronomically expensive. The City instead decided to buy portions of what is now Washington Park.

The first construction on South Park Block 5 was a single story building and shed. In 1886, a mini-building boom replaced these structures with two, two-story duplexes at the north end and three new single-family structures at the south end. As the city grew, the block provided lodging and hospitality. The Beverly, a four-story building at the block's northeast corner, was a hotel and a boarding house from 1889 through the 1950s.

The smaller Roslyn Boarding House, which later changed names several times, remained open until 1913. This hospitality was soon to come under scrutiny. During Portland's explosive turn-of-the-century population boom, the city government investigated the activities of four buildings on this site. Three were found to be "immoral" establishments, and a fourth was termed "doubtful."

During the 1920s South Park Block 5 began to develop retail and commercial uses, including a creamery, a locksmith, club rooms, two dyeing and cleaning businesses, and O'Hara's Restaurant. The Beverly became an office building. Through the depression, the creamery became an auction mart for second hand furniture. The block's south end housed the Portland bus station, while other businesses served food, sold and repaired radios, shined shoes, cut hair, sold cigars, ironed clothes and sold second-hand books. Small businesses continued to develop throughout World War II.

In the 1950s the Beverly fell victim to the City's new love of the auto, replaced by a seven-story parking garage. A few establishments, including Western Business University and a contact lens store, remained.

By the 1970s, South Park Block 5 had responded to Portland's retail revitalization by addressing downtown parking needs. Although the parking structure had been demolished, three-quarters of the block was used for surface parking. Ultimately, the entire block offered parking for the nearby Nordstrom and other retail and service businesses.

In 1997, the block's current owners proposed construction of a twelve-story parking structure to replace the existing surface parking lot. Park advocates, downtown residents, business people and public officials who had been involved in urban revitalization since the 1970s raised alarm. They feared that a new development on this site would permanently eliminate opportunities for extending the park blocks.

Although the Central City Plan called for park creation at this site, the City had no legal justification for stopping the project. However, a generous contribution and the good will of the property owners once again made a park a possibility.

Tom Moyer, contributed \$5 million to the Oregon Community Foundation for purchase of this historic site. Developing an office tower immediately east of South Park Block 5, he wanted to ensure that the square would become an urban park or plaza. The land will be available no later than February 2003 and will be immediately donated to the City for park development.

C. Current Conditions, Anticipated Development

1. The Site Today

Currently, South Park Block 5 is a 145-space parking lot serving downtown employees and shoppers. The site offers a unique set of conditions for development. Some circumstances that will affect park design and construction are listed below.

- *Size.* South Park Block 5 is 100' x 200' in size. In comparison, Pioneer Courthouse Square is approximately 200' x 200'.
- *Slope.* The site has an 11 foot change in elevation, from 84 feet at the southwest corner to 73 feet at the northeast corner. See illustration in Map Analysis, Part IV, B.
- *Existing landscaping.* Currently, ten red maples are growing on the block. The Urban Forestry Commission will be required to review any changes and modifications in street trees.
- *Drainage.* Existing catch basins are located at the corner of SW Park Avenue and Yamhill Street, the corner of SW 9th Avenue and Yamhill Street, and one at SW Taylor Street near Park Avenue.
- *Private utilities.* US West and AT& T have major trunk lines running north and south below SW Park and 9th Avenues. Other utilities also placed ducts and vaults in this area during construction of the transit mall on SW 5th and 6th Avenues. The City estimates any relocation of these utilities would be prohibitively expensive. See Vault and Basement illustration in Map Analysis, Part IV, B.
- *Public utilities.* Five ornamental streetlights are situated on this block. A fire hydrant is located on SW 9th Avenue near Yamhill Street.
- *Zoning and land use.* The block is located in a commercial land use zone with primarily ground floor retail use. About two-thirds of the land use within two blocks on all sides is commercial, both retail and office. The remaining land is occupied by residential, surface parking and open space.
- *Sunlight.* PDC and PP&R conducted a sun/shade analysis of current conditions and potential development build-out based on current zoning. It was determined that the tall buildings that border the block on its south, east and west sides will cast large shadows on the park for much of the year. See illustrations in Map Analysis, Part IV, B.
- *Transportation.* SW Park and 9th Avenues are narrow one-way streets forming a north/south couplet. They each have one lane of traffic plus parking on both sides. SW Taylor Street, the southern border, is designated a "traffic access route." It has parking on both sides and two lanes of traffic. SW Yamhill Street, to the north, has one lane of traffic plus one lane dedicated to the eastbound MAX Light Rail.

The nearby MAX presence offers direct transit service through the Central City and to suburbs as far east as Gresham and as far west as Hillsboro. The closest eastbound stop is at SW Yamhill Street and 9th Avenue next to the parking garage on the block just northwest of the site. Passengers can access westbound MAX on the Morrison Street side of this parking garage.

The site is two and three blocks from SW 5th and 6th Avenues, the transit mall. Virtually all downtown buses run or cross the mall, and they provide free rides within downtown's Fareless Square.

In 2001, the Central City Streetcar will offer additional transit access from 10th and 11th Avenues.

South Park Block 5 lies between the SmartPark parking facility at 10th and Morrison and the South Park Blocks. Public parking is also available at the Heathman Garage, located on the east half of the block immediately southwest of the site. Consequently, South Park Block 5 receives considerable pedestrian traffic in the evenings as people walk between the parking garages and the many cultural and entertainment activities on the Park Blocks and on Broadway, as well as on the weekends during shopping hours.

For illustrations describing pedestrian, bicycle, vehicle and transit access, refer to the Map Analysis, Part IV, B.

Panoramic View from South Park Block 5

S



Apartments

Paramount Hotel
(under construction)

Heathman Hotel
Parking Garage

SW



Heathman Hotel
Parking Garage

W



Studio Building

Guild Theater

Pythian Building



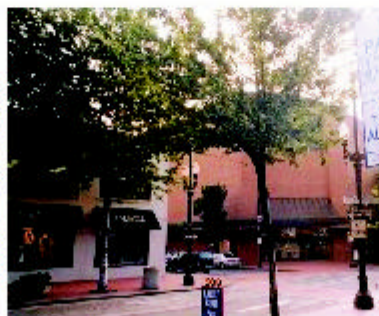
Morrison Park West
Parking Garage

NW



Mercantile Building

N



Mercantile
Building

Nordstrom

NE



Fox Tower
(under construction)

Admiral Apts.

Paramount Hotel
(under constructio

SE

2. Neighborhood Land Uses

In 1999, the area surrounding South Park Block 5 is the focus of tremendous energy and change. Private investment on adjacent blocks, new planning efforts by the City of Portland, downtown businesses and cultural institutions, plus pedestrian and transit improvements are extending the vitality of Portland's retail core to downtown's west side. New projects at both the south and north ends of downtown also will benefit the environment of the new park.

The following paragraphs explain current conditions and anticipated projects near South Park Block 5. They describe an area that is increasingly pedestrian-friendly and moving toward the 24-hour-a-day atmosphere that has long been a goal of downtown planners. These trends bode well for the success, high-use and security of a new park square.

Neighborhood Zoning. The base zone around South Park Block 5 is Central Commercial, with a design zone overlay (CXd). This zone allows high building coverage, large buildings placed closely together, with a strong emphasis on a safe, attractive pedestrian environment. The design overlay requires design review of any development. Two blocks north and one block south of the site is a Central Residential zone with a design overlay (RXd). For more zoning details, see the Map Analysis, Part IV, B.

Cultural history and the arts. South Park Block 5 is located near Portland's designated Cultural District. It sits only blocks from the Portland Art Museum and the Oregon History Center. It is also near a number of historic buildings, such as the Multnomah County Central Library, built in 1913. Portland State University, one of the city's richest cultural resources, lies at the south end of the South Park Blocks. Churches in the district offer concerts and lectures throughout the year in addition to fulfilling their spiritual and religious functions.

The Bright Lights District. The Downtown Plan designated a section of Broadway as "The Bright Lights District." Earlier in this century, Broadway was the city's principal entertainment section. Illuminated cinema marquees and neon nightclub signs lit the evening sky.

The Downtown Plan was an attempt to encourage this atmosphere once again on Broadway. Despite the loss of some of the City's landmark theaters, Broadway continues to grow as an entertainment center. The Arlene Schnitzer Concert Hall simulated the old Paramount Theater sign, creating a fabulous new marquee reading "Portland." The striking design of the Intermediate Theater – and the internal lighting visible from the street – strengthens the theme.

The Broadway Cineplex was the first step in bringing movies back to Broadway. Across from Park Block 5, the Fox Tower will add ten more screens to the area. It is scheduled to be completed in June, 2000. The Guild Theater, which also faces South Park Block 5, currently hosts the annual International Film Festival and presents Portlanders with other unique film-viewing opportunities.

Movie theaters and cultural events will keep people walking past and through the new park well into the evening. An active pedestrian presence reduces the opportunities for unwanted activities, such as drug-dealing and vandalism. It will also encourage people to use the park at different hours, knowing that well-used streets offer protection.

Hospitality. With the renovation of the Hilton Hotel and redevelopment of the Heathman, the south end of Broadway has become a successful competitor to that street's northern section. Restaurants like Higgins on Broadway and the South Park Seafood Grill and Wine Bar at Salmon are winning a reputation for excellence throughout the city. Other popular nearby restaurants include Bush Gardens, Brasserie Montmart, the Virginia Café and Taco Del Mar.

The 16 Story Paramount Hotel is being built directly to the south of South Park Block 5. With a lobby entrance across SW Taylor Street from the proposed park, pedestrians walking in and out of the hotel and its new restaurant and those in the hotel rooms overlooking the plaza will offer the "eyes on the street" protection that is important to park security. The new Westin Hotel, two blocks north of the proposed park, will be open in the summer of 1999. Developing the park in concert with new hotels and restaurants provides the opportunity to create complementary uses that could enhance the park's role as a tourist destination.

Office. South Park Block 5 is located just a few blocks from the transit mall, which was designed to attract the highest office densities in the City. This area is Portland's commercial, financial and legal center, with high rise office buildings and government buildings on both sides. The noon hour is a popular time for office workers to visit downtown parks, purchase food at outdoor concessions and eat on benches or other structures, like those at Pioneer Courthouse Square.

Fox Tower, a 25-story mixed-use building under construction adjacent to South Park Block 5, will attract users for many hours throughout the day. Most of the building – 403,000 square feet – will be dedicated to office space, attracting a significant number of employees to the new park's vicinity. In addition, the first two floors will have retail opportunities, and the building will house a movie theater. A planned parking garage will serve employees primarily, but may have some available short-term spaces. Fox Tower is scheduled for completion in June 2000.

Retail. Nordstrom was the first major retailer to invest in downtown Portland after the 1960s. It remains one of the most important retail facilities in downtown. For many years, South Park Block 5 has provided parking for diagonally-adjacent Nordstrom.

Broadway and the commercial park blocks offer a variety of specialty retail stores – from Art Media, a graphic arts supplier, to Pioneer Music, an acoustic instruments supplier; The Real Mother Goose, Art A La Carte and Zell Brothers Jewelers. South Park Block 5 is located just four blocks from Pioneer Place, the cornerstone of downtown retail redevelopment. The Galleria is only two blocks away, at 9th and Morrison.

Redevelopment opportunities. The area immediately surrounding South Park Block 5 has extensive redevelopment potential. Most noticeable are the six surface parking lots between SW 9th and 11th Avenues. PDC has also identified a variety of other sites where current buildings offer redevelopment opportunities.

3. Neighborhood and Midtown Blocks Context around South Park Block 5



South Park Seafood Grill
& Wine Bar, formerly
B. Moloch's Heathman Bakery
and Pub, at 9th and Salmon



Esquire Hotel, on Park
between Yamhill and
Morrison



Zell Optical, at
9th and Morrison



Admiral
Apartments, at
Park and Taylor



The Guild Theater,
on 9th between
Yamhill and Taylor



View north down
9th from Morrison



Art Media, in
the Pythian
Building, at
9th and
Yamhill

4. New Initiatives

Midtown Blocks improvement. Park and 9th Avenue between Salmon and Burnside are considered the “Midtown Blocks,” and are commercially-developed blocks between the North and South Park Blocks. While these blocks have a distinct character and in many areas a charming and sometimes quirky flavor different from that of other parts of downtown, they have never achieved the robust vitality of the commercial core.

Recently, residents and business people have begun to pay increased attention to the Midtown Blocks. The City’s opportunity to redevelop South Park Block 5 has reinforced community interest. In 1998, the City of Portland conducted a public outreach process to develop a new vision for the Midtown Blocks, building on direction given by the 1988 Central City Plan.

The resulting vision calls for new street and sidewalk design standards and improvements that will take advantage of the historic value and unique intimacy of the small-scale blocks. It views the blocks as an important pedestrian link between the north and south ends of downtown, with particular emphasis on access to arts and cultural activities. The vision emphasizes transition between sections of the city and support for enhanced economic vitality, commercial development and pedestrian safety. Planned improvements will create a safer, more attractive and more consistent pedestrian environment. Key elements are:

- an “anchor” area, including the Fox Tower, Paramount Hotel and South Park Block 5.
- a north “anchor,” created by proposed redevelopment of O’Bryant Square and Block 86 between Stark and Oak Streets. Ultimately, this will lead to improved connections to the North Park Blocks across Burnside Street.
- the “Urban Garden,” on sidewalks between Morrison and Washington. This area will be enhanced by potted flowers, small shrubs, ornamental trees and vines to encourage active retail and dining.
- restoration of facades and use of specialty lighting to accentuate the architecture.
- new and enhanced building entrances using awnings and signage.
- curb extensions and three single ornamental streetlights on each block face – one more than on other downtown blocks.
- sidewalks containing a distinctive paving pattern.

The City is phasing in Midtown Block improvements. Installation of new street lamps, trees and planters has begun and will continue through 2000.

Burnside Study. With major redevelopment in the River District and Old Town/Chinatown, the community is committed to improving links between downtown and emerging neighborhoods north of Burnside. Burnside Street, with its fast traffic

speeds, multiple lanes and restricted turns, is widely perceived as a barrier – both to pedestrian traffic and economic development.

The Oregon and Portland Departments of Transportation have proposed a study of Burnside from the Willamette River to NW 23rd Ave. Projects resulting from this study have the potential to strengthen links between the North Park Blocks and the commercial Midtown Blocks.

The West End. Businesses and residents of the “West End” – downtown west of Broadway – have begun working together to create a unified vision. A 1998 report discusses the diversity of land uses in the area, and reviews specific opportunities and the potential for general improvements.

The West End Vision calls for attracting new housing and jobs; integrating the diverse activities of the community, and improving connections to neighboring districts. Building on improvements like the recent Central Library renovation and the soon-to-be-built Central City Streetcar, the Vision focuses on specific redevelopment opportunities as well as programs and promotions that can help existing businesses. The West End Working Group will send recommendations to the City during the summer of 1999.

Central City Streetcar. In 2001, streetcars will begin running between Good Samaritan Hospital on NW 23rd and Portland State University. The streetcars will serve downtown Portland on SW 10th and 11th Avenues, just one and two blocks from the new park square. Streetcars are seen both as an attractive transit option and as a way to attract new development along the route.

5. Parking

Currently, downtown Portland is experiencing a dynamic construction boom with development of hotel, office and retail buildings in the commercial core. Therefore, downtown businesses have expressed concern about the loss of 145 parking spaces adjacent to Nordstrom. They are particularly interested in replacing the 90 spaces allocated to short-term parking, because merchants view parking availability as critical to retail vitality. Currently, several of the City-owned SmartPark garages in the retail core routinely reach capacity during mid-day, and retailers are looking ahead to increased parking demand.

The City of Portland has identified some potential new parking opportunities that may offset the loss of South Park Block 5 spaces.

- **Fox Tower.** Parking managers estimate there will be an average of 45 short-term spaces available in the Fox Tower parking garage. This is approximately 10 percent of the 462 parking spaces that will primarily be reserved for tenants.
- **SmartPark.** The City may decide to increase the cost of all-day parking at SmartPark facilities, thereby discouraging commuter parking and opening up new short-term spaces. The nearest SmartPark garage is diagonally-adjacent to South Park Block 5, at SW 10th Avenue and Morrison Street.
- **Star Park.** The 500 spaces in the Star Park garage are reserved primarily for employees. The facility's agreement with the City requires that it reserve some short-term parking. The City believes that Star Park can sustain 25 to 50 short-term spaces by adjusting its all-day rate.
- **Hilton Garage.** The City estimates that 10 percent of the 625 spaces planned for the new Hilton Garage – approximately 60 to 70 – will be available for short-term parking.
- **New strategies.** The City will cooperate with other efforts to alleviate parking congestion, such as working with Nordstrom to re-institute valet parking.
- **Future sites.** Additional sites are being explored in the neighborhood for their ability to accommodate increased future demand.

6. Downtown Demographics and Prospective Park Users

In planning the park, it is important to target and define the people who live in, work in and visit downtown, as they will be the ones who use the park.

Residents. Metro, Portland's regional government, estimates that approximately 10,000 people lived in downtown Portland in 1998. Density analyses and zoning policies suggest that more than half of the residents lived within the boundary created by I-405 to the south, West Burnside to the north, and SW 4th and 12th Avenues.

Planners anticipate that new development between SW 10th and 13th Avenues will attract a significant number of new residents. In addition, the City is expecting new residential development near Portland State University and continued development in the River District, with some new housing to be built in Old Town/Chinatown.

Employees. Metro estimated that nearly 105,000 people worked in downtown Portland in 1997. In 1996, more than 33,000 worked within ¼ mile of South Park Block 5. With development of Fox Tower and other projects, the City anticipates an additional 15,000 employees within four to six blocks of the new park square by 2015.

Shoppers. The City of Portland has no estimates of number of shoppers, but a study completed in November 1998, Portland Downtown Retail Market Analysis, estimates that retail and dining sales in the downtown core were valued at more than \$300 million during 1997. The research team expects that amount to grow to \$400 million by the year 2000. This indicates that downtown will continue to attract people from throughout the region for shopping and entertainment.

Tourists. About 2.5 million tourists visited Portland in 1997, and projections indicate that number will rise to 3.8 million by the year 2010. Many of Portland's principal tourist attractions – the Portland Art Museum, the Center for the Performing Arts, Pioneer Courthouse Square, and the Oregon History Center – are within several blocks of the new park square. The new Paramount and Westin Hotels and other downtown hotel development will bring new visitors into the downtown core. (Source: Keyser Marston Assoc. Inc., Portland Downtown Retail Market Analysis, November 1999).

Students. About 15,000 students are enrolled at Portland State University. 1,500 (approximately 10 percent) live near the downtown campus.

Homeless. Downtown Portland and neighboring Southeast Portland are gathering places for people without conventional homes. Nighttime shelters have the capacity for just over 400 people. In addition, social service providers have counted just over 1,000 people living in camps tucked away under bridges and in similar locations in close-in Southeast and Southwest Portland.

IV. OPPORTUNITIES AND CONSTRAINTS

A. Issues and Considerations for Park Development

In spring of 1999, the staff, Citizen Advisory Committee and Technical Advisory Committee reviewed available research on South Park Block 5. In a series of work sessions, they

- considered the role of the new park or plaza in the downtown and immediate neighborhood.
- analyzed the opportunities for park or plaza development on the site;
- discussed limits to development because of the site's location and physical characteristics.
- anticipated problems that may arise as a result of specific program or design considerations on the site.

Following is a preliminary list of the issues and considerations recorded during the work sessions. These ideas, many of them descriptive of the site's opportunities and constraints, will be the subject of additional discussion between the public, staff, CAC and TAC in the development of the Vision and Programming Phases of our process for South Park Block 5.

GeneralComments

- Gain insight from both downtown and regional stakeholders.
- Evaluate cost of construction.

Downtown Neighborhood

- Coordinate with other downtown parks in complementary manner.
- Anticipate future needs with growth of downtown.
- Enhance pedestrian connections between the South and North Park Blocks.
- Create a unique open space that enhances the downtown, especially the retail core.
- Create links between Pioneer Courthouse Square and the South Park Blocks.
- Incorporate elements complimentary to the Midtown Blocks 'Urban Garden' concept along Park and 9th Avenues.
- Coordinate with future improvements at O'Bryant Square and an anticipated pedestrian crossing at Burnside.
- Coordinate design and program with possibility of additional park blocks.
- Limit types of parks and plazas that will compete with Pioneer Courthouse Square and other urban parks in the downtown.

Site

- Develop a simple and elegant design solution for the significant, yet small downtown site.
- Investigate urban park and plaza types that are unique and contemporary, including 'green' urban spaces.
- Balance the scale of intimacy in the park with that of the large surrounding buildings by creating an intermediate scale of elements (possibly trees).
- Create a design that takes advantage of the surrounding enclosure of buildings by extending design concepts to the adjacent streets and sidewalks.
- Creatively enhance views into the park, including those from high-rises above and from moving cars and MAX trains.
- Integrate neighborhood transit and pedestrian routes and consider diagonal paths through the site.
- Integrate public art and foster collaboration of artists and designers early in the design process.
- Take advantage the 11 foot grade change on the site.
- Reduce off-site stormwater mitigation.
- Park features should be designed in a way that will endure 10, 15 or 20 years into the future.
- Review possible Open Space Overlay Zoning for site.
- Possible Design Review exemption for site.
- Tall buildings to the south and east will create substantial shadows throughout the year that may impact use and plant material. Also, the block to the west has potential to be developed with a tall building under current zoning.
- High-rise buildings may generate wind effects on the ground.
- The 11 foot slope on the site will make planned improvements more difficult or costly.

Program

- Recognize the open space needs of downtown residents, workers, and shoppers, as well as those of regional visitors and outside tourists.
- Distinguish South Park Block 5 from other existing parks and plazas in the downtown and from those being planned or renovated.
- Complement and coordinate with new uses being generated in adjacent buildings currently under construction (offices, retail, cinemas, hotels, and restaurants).
- Consider needs of downtown resident seniors.
- Capture the potential of increased day and evening pedestrian activity on nearby streets.
- Enhance park use at different times of the day, including lunchtime and evening.
- Consider innovative structures (such as atriums and conservatories) that will encourage year-round use and mitigate negative weather and shade conditions.
- Consider inclusion of public restrooms that are clean and safe.
- Small size of the site will limit ability to meet all use demands of neighborhood.
- Nighttime uses may produce noise disturbing to nearby residents or hotel guests.

Safety and Security

- Foster safety for users.
- Develop an effective security program that includes community policing by engaging adjacent tenants and property owners.
- Provide security that creates understandable rules and fosters inclusion of all citizens.
- Develop park uses and design that benefit security.
- Ensure visibility from both outside and within the park as a key design objective.
- Public restrooms in parks suffer from chronic security problems.
- Ensure that all parts of the park are visible, from inside the park and from outside, so that people on the streets and in adjacent buildings can observe park activities.
- Consider that hidden stairs, corners and similar structures may serve as gathering places for people engaged in undesirable activities.
- Consider adjacent land uses. The more pedestrian activity fueled by offices, retail development, restaurants and entertainment facilities, the better used the park will be, increasing safety and discouraging illegal activities.
- Virtually any surface in downtown Portland may become a target for graffiti. Park development should take advantage of materials that cannot be marred or scratched or that can be cleaned easily.
- Some downtown parks have been almost abandoned to transients and drug-dealers.
- Actual criminal activity and the perception of unsafe conditions discourage park users.

Maintenance and Operations

- Ensure ongoing maintenance and operations capabilities, including capital replacement needs.
- Investigate management systems and administration.
- Park and plaza structures should be durable, graffiti-resistant and designed to age gracefully.
- Well-built facilities of strong materials can reduce maintenance and replacement costs.
- Competition for city funding sources for park maintenance and operations.

Retail

- Consider up to 6,000 square feet of retail use on the site.
- Commercial activity could increase use – and therefore security – of the park.
- Carefully weigh added real estate value and ongoing revenue stream against the risks and costs of retail use.
- Retail reduces space for park use.
- Creation of retail structures on the square may create visual barriers that lead to security problems in off-hours.
- Competition with strong, small retail in area.
- Retail can be risky and suffer from high turnover.

Parking

- Consider an underground parking structure to relieve parking pressures in the downtown neighborhood.
- Carefully weigh added benefits of parking with impact on park quality, difficult access and small size.
- Search for alternative locations for new parking in the immediate neighborhood.
- Conflicts with park use.
- The grade, congested narrow streets and adjacent MAX transit line limit the feasibility of a parking garage.
- On-site access to an underground parking structure will need to be sizable.
- Underground utilities in surrounding streets and the Yamhill transit line restrict underground garage access from off-site locations.

B. Site and Neighborhood Analysis (please see website for these images)

Open Spaces	p. 37
Central City Policy Actions and Plans.	p. 38
Redevelopment Potential and Landmarks	p. 39
Zoning: Height and Floor Area Ratio (FAR).	p. 40
Ground Floor – Land Use	p. 41
Predominant Land Use	p. 42
Transit	p. 43
Traffic and Transit Streets.	p. 44
Pedestrian and Bicycle Circulation	p. 45
Parking and Limited Access Streets	p. 46
Vault and Basement Extensions	p. 47
Sun/Shadow Study, SPB5 Existing Conditions	p. 48
Sun/Shadow Study, Potential Development	p. 49
Site Elevation Looking North	p. 50
Site Section Looking North	p. 51
Site Section Looking East.	p. 52
Street Sections and Site Topography	p. 53

C. Site Opportunities and Constraints

The site's physical characteristics as well as the neighborhood's unique features present many implications for both the uses of the site as well as its design expression. To better understand the development potential of the site, opportunities for and constraints to site redevelopment were analyzed. Planning for the site will involve measuring proposed uses against the study area, the market potential, the regulatory environment, public needs and desires, and the particular opportunities and constraints of the site to achieve the optimum development program for the site and neighborhood.

The opportunities and constraints listed below were prepared as a result of public input, advisory committee suggestions and staff analysis. It is expected that these lists will be further expanded and refined as the process continues. Some site conditions present both opportunities and constraints, as they represent the potential to be either.

Opportunities	Constraints
Program Issues	
Lunch hour crowd- gathering	Will not fulfill every downtown need or citizen expectation
Nighttime cinema crowd- gathering	Not destination space
Sheltered, year-round garden (atrium, oasis, other) to shelter from rain	Noise (at night) for nearby residents?
Provide successful model of secure public restroom	Police see restrooms as crime spots
Natural habitat/Botanical Garden	High volume traffic on Taylor Street
Decorative arches across streets	Competing plaza spaces downtown
Downtown gathering place for seniors	
Possible farmer's market	

Opportunities

Constraints

Design Issues

Grade of park adds interest	Grade creates challenges
Small size	Small size
Examine park/plaza typologies	Sun and shade concern
Public art (none directly nearby)	Lack of direct sunlight, limits vegetation options
Artists as part of team process	Possible wind effect created by nearby towers?
Views of park:	Hardscape plentiful in nearby Pioneer Courthouse Square, O'Bryant Square and private urban plazas
High-rise views down (mosaic)	
Light rail passenger views across sidewalk and streets. Tie to adjacent land uses.	Lawn plentiful in South Park and North Park Blocks
Diagonal circulation	
Intimate scale to balance large-scale buildings and densities	
Additional daytime lighting (to counteract lack of sunlight)	
Design to mitigate wind	
Understand and use seasonal differences	
Make green and urban	

Opportunities

Constraints

Open Space Network

Linking Park Blocks- influence north blocks	Competing plaza spaces- differentiate
Manhattan has successful pocket parks similar to this space	
Integrate with Portland open space and park systems (including proposed I-405 capping project)	
Connect Pioneer Courthouse Square and South Park Blocks	
Contrast with Pioneer Courthouse Square	
Need for open space	

Opportunities	Constraints
Neighborhood Issues	
Linking Park Blocks- influence north blocks	Unknown factors with future neighborhood change
Nightlife- Cinemas, Nordstrom open till 9, Hotel, Restaurants	Park Ave. is narrow with tall buildings
Transit and Pedestrian links (Streetcar and MAX)	Police concern for transients, cruising problems, crime
Community policing	Noise
Downtown gathering places for downtown residents	
24-Hour eyes on the site with new hotels and existing residential nearby	
Future downtown needs and proposals	
Integrate with Mid-town Blocks	
Design Guidelines (paving, etc.)	

Opportunities	Constraints
Retail Issues	
Benefits security in park	Enough space for retail? Reduces space for park
Adds value: real estate asset and ongoing revenue	Retail structures may create walls/barriers on site
Creates activity	May be risky (i.e. high turnover)
Remember Vat + Tonsure	Competition with strong, small retail in area
Size of site can accommodate retail	Affordable retail and inclusive environment for all income levels may limit revenue generation

Opportunities	Constraints
Parking Issues	
Redevelopment reduces parking	Site conditions inhibit subsurface parking, access
Automated parking garage	Parks with parking underground don't work well.
	Parking frontage hurts public streetscapes
	Parking deck reduces planting possibilities
	Already have congested streets at site; stacking cars will produce longer waits
	Poor efficiency in small parking lot; high cost passed onto shoppers
	Expense of creating parking on this site

V. NEXT STEPS

A. Ongoing Activities

The first CAC meeting for South Park Block Five was held in November 1998. Since that time, staff and the CAC have completed a significant amount of research and have developed a solid understanding of the issues surrounding Park Development.

In April, the CAC decided to slow its decision-making and public involvement process. This action was in recognition that the current property owners may be as much as three years away from turning the property over to the City. (The original agreement called for the sale to be completed from two to five years after the agreement was signed.)

While the City must be prepared to begin development fairly quickly after site acquisition, staff and the CAC were reluctant to engage the public in decisions too far in advance of the property transfer. They recognized that changing circumstances and public interests could cause decisions to become stale if not acted upon quickly.

While the CAC has postponed making key decisions and aggressively seeking public input, members of the CAC and TAC have begun tackling several key issues. Two CAC subcommittees are looking at long-range issues, and the CAC will continue its series of public lectures and initiate a newsletter.

Ongoing committee activities include:

- **Analysis of financing and operations & maintenance.** A subcommittee is preparing the basis for a financial plan for initial capital improvements at the site, as well as funding of operations, maintenance and ongoing capital investments. The CAC has determined that the availability of future funding will influence early decisions on design and programming.

CAC members are committed to ensuring that any promises made about the park with respect to its appearance and function must be kept for the long-term. Members want to be sure that the City and any partner organizations have the resources to keep the park clean, secure and in good shape, and to continue any programming originally intended for the facility.

The committee is considering establishing an endowment to pay for ongoing costs including maintenance, capital replacement, security protection, cleaning services and programming.

- **Analysis of design team selection.** The design for the tremendously popular Pioneer Courthouse Square was selected in a competition. Although the

competition drew entries from around the nation, the selection team chose a local design team. In contrast, a steering committee recently selected an internationally known landscape architect to design three parks in the River District. This selection process used a more conventional “request for proposal” (RFP) approach, and considered the design team’s past work, as well as written understanding of the issues.

Both selection techniques have pros and cons and hybrids methods are possible as well. A subcommittee comprised of citizens and design professionals is debating the best approach for South Park Block 5.

- **Public lectures.** The committee hosted its first educational lecture, open to the public and televised, by Marc Treib in April of 1999 (videotape available). The CAC plans to hold two or three more such lectures on park design, programming and management between now and the completion of the design process.
- **Newsletter.** A newsletter will be sent to neighborhood residents and businesses, focus groups, people attending public workshops, media contacts and interested parties who request to be on the mailing list. The newsletter will report on the progress of the planning, design and implementation phases and will contain invitations and announcements.

The full CAC, supported by City staff, is continuing its research on a variety of issues. These include a review of options for replacing lost parking on South Park Block 5 and an assessment of retail opportunities on the site. The retail analysis will study restaurant success in Portland parks, review the retail environment adjacent to the park block and study the feasibility of retail uses and sizes that appear most likely to succeed.

The CAC also will become involved in discussions about future park development in the neighborhood, including potential redevelopment of some of the commercial park blocks into open space; possible redevelopment at O’Bryant Square and adjacent property; the opportunity of improving connections to the North Park Blocks; and the potential open spaces over I-405. All of these projects will influence both the design and programming of South Park Block 5.

B. Future Activities

The CAC expects to resolve many issues related to park development in the next year. These include development of financing and operation and maintenance strategies, as well as determining how a design team will be selected.

Assuming that the City will not acquire the site until the end of the two to five-year time period, the CAC and staff have revised their schedule for vigorous public outreach – including open houses, focus groups and newsletter distribution. If the CAC decides to select the design team by RFP, they will begin the public process in spring of 2001. If they proceed with a design competition, which adds about nine months to the process, they will begin the public process in summer of 2000.

Once the City has more certainty about the date of site acquisition, the CAC and staff will pursue the following activities (with the noted opportunities for public involvement):

- Development of an overall vision (public workshops, focus groups).
- Agreement on programming of the park block (public workshops, focus groups).
- Agreement on financing, operations and maintenance (public workshops).
- Selection of a design consultant (CAC participation).
- Approvals of design (public workshops).
- Development of construction documents and permit approval.
- Construction.

APPENDICES

1. **Ordinance No. 171996, executing an agreement with the Oregon Community Foundation for future conveyance of property described as Park Block 5.**
2. **Ordinance No. 174142, executing an agreement with the Oregon Community Foundation for future conveyance of property described as Park Block 5, subject to the provisions outlined in the Agreement (Ordinance; amend Ordinance No. 171996).**
3. **List of available background documents.**
4. **Photo and Illustration credits.**

Appendix 1

Ordinance No. 171996, executing an agreement with the Oregon Community Foundation for future conveyance of property described as Park Block 5.

ORDINANCE No. **17 1996**

Execute an Agreement with The Oregon Community Foundation for future conveyance of property described as Park Block 5, Lots 1-4 for development and use as a public park subject to the provisions outlined in the Agreement.

The City of Portland ordains:

Section 1. The Council finds:

1. The City's Downtown Plan calls for enhancing this downtown district by developing existing open areas as small public squares with a pleasant pedestrian environment
2. By virtue of this Agreement, Portland is offered a unique opportunity to obtain a centrally located Park Block in the heart of downtown.
3. This outstanding civic opportunity is made possible by the combination of a generous gift of \$5 million from Thomas P. Moyer to The Oregon Community Foundation, and the willingness of Uptown Developers and Downtown Developers to sell the property
4. It is the city's desire to provide an urban park which enhances the cultural environment of the district and provides a safe, attractive ambiance for visitors and residents alike.
5. The property will be available to the City for park development within the next 2-5 years and it is in the best interests of the community to provide the park as soon as possible.
6. Planning, design and financial planning must be completed within two years in order to facilitate rapid development in the event the property is available at the earliest date.
7. The planning efforts will consider up to 30% of the property surface for use as retail and sub-surface use as public parking.
8. The financial plan will identify resources to adequately develop and provide for ongoing maintenance of the park.
9. It is expected that resources will be included in the FY 1998-2000 budget for planning, design, and financial planning. Revenues to be considered are private contributions, the City's General Fund, and urban renewal tax increment.

NOW, THEREFORE, the Council directs:

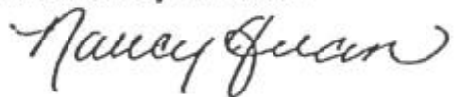
- a. The Mayor and the Auditor are authorized to execute an agreement in substantially the form of the attached Exhibit A.
- b. The Portland Development Commission shall take the lead for the City and work with the Bureau of Parks and Recreation, the Bureau of General Services, and the Office of Finance and Administration and other bureaus as appropriate to provide a comprehensive development plan for the property, including financing strategies.
- c. The Bureau of Parks and Recreation shall take the lead for the City to plan and design the park as well as prepare an ongoing operating and maintenance plan.

Section 2. The Council declares an emergency exists because a delay in proceeding with this project could delay completion of the project schedule. Therefore, the ordinance shall be in full force and effect from and after its passage by the Council.

Passed by Council, **FEB 11 1998**

Mayor Vera Katz
Commissioner Jim Francesconi
Felicia Trader
February 5, 1998

BARBARA CLARK
Auditor of the City of Portland
By



Deputy

Appendix 2

Ordinance No. 174142, executing an agreement with the Oregon Community Foundation for future conveyance of property described as Park Block 5, subject to the provisions outlined in the Agreement (Ordinance; amend Ordinance No. 171996).

ORDINANCE NO. 17 4 1 4 2

***Execute an Agreement with The Oregon Community Foundation for future conveyance of property described as Park Block 5, Lots 1-4 for development and use as a public park subject to the provisions outlined in the Agreement (Ordinance; amend Ordinance No. 171996).**

The City of Portland ordains:

Section 1. The Council finds:

- 1. That Ordinance No. 171996 passed by Council February 11, 1998 (Exhibit A) requires that planning, design and financial planning be complete within the first two years of the Ordinance, while simultaneously, it stipulates that the property will be available to the City for park development within a 2-5 year period.**
- 2. City Center Parking currently operates South Park Block 5 (SPB5). City Center Parking has informed the Commissioner of Public Utilities and City staff that conveyance of the property will not take place at the earlier period of the agreement.**
- 3. The SPB5 Citizen Advisory Committee (CAC) and City staff is committed to having a design approved in time to start construction quickly after the City acquires the parcel. At the same time, CAC members do not want to complete a design that would wait for three years and risk obsolescence. Therefore, the CAC is using a flexible planning process that will allow them to be ready when the City acquires the property – but not too far in advance (Attachment A and B). This amendment to Ordinance No. 171996 supports this flexible process.**

NOW, THEREFORE, the Council directs:

- a. That Ordinance No. 171996 be amended to correct a minor schedule inconsistency identified by the SPB5 CAC and staff from the Portland Development Commission and the City of Portland Bureau of Parks and Recreation under Section 1, No. 6 as follows:**

Planning, design and financial planning will be completed in a timely manner, prior to conveyance of the property, in order to facilitate rapid development of the park.

- b. That all other findings and directions outlined in Ordinance No. 171996 remain the same.**

Section 2. The Council declares an emergency exists because a delay in proceeding with this ordinance amendment could jeopardize the project schedule and costs. Therefore, the ordinance shall be in full force and effect from and after its passage by Council.

Passed by Council, **FEB 09 2000**

Mayor Vera Katz
Commissioner Jim Francesconi
PDC: Amy Miller
February 1, 2000

Gary Blackmer
Auditor of the City of Portland

By 
Deputy

Appendix 3

List of Available Background Documents. For copies of these documents, call Amy Miller of PDC at 823-3356.

1. **Open Space Inventory – Urban Parks**, Portland Bureau of Parks and Recreation.
2. **A Brief History of South Park Block 5**, Archaeological Investigations Northwest, Inc.
3. **South Park Block 5 Lecture by Marc Treib**, videotape, March 25, 1999.
4. **The Midtown Blocks, Concept Design**, Portland Development Commission, May 18, 1999.
5. **A Vision Plan for the West End**, West End Working Group, July 8, 1999.
6. **Portland Downtown Retail Market Analysis**, Keyser Marston Associates, Inc. for Portland Development Commission, November 1998.

Appendix 4

Photo and Illustration credits

Cover Page: Design by Fran Kievet, map drawn by Fran Kievet.

Page 4: *A planning model showing the blocks adjacent to South Park Block 5*, Rolando Aquilizan and Carol Collier.

Page 5: *A South Park Block 5 subcommittee meeting*, Rich Higgins.

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