Portland Planning Commission Briefing
August 8, 2006

Centennial Mills Framework Plan

City of Portland, Bureau of Planning
Portland Development Commission
Centennial Mills: Location
Background: Evolution of the River District Design Framework

R/UDAT Concept, 1983
NW Triangle Plan, 1984
River District Development Plan, 1992
River District Plan, 1995
Background: Evolution of the River District Design Framework

River District Park System Framework, 2001

Pearl District Development Plan, 2001

Background: Site Acquisition and Characteristics

- PDC acquired property in 2000 for $7,700,000 with urban renewal and BES funds
- Acquired to satisfy the River District Urban Renewal Plan’s objective of enhancing waterfront with public open spaces
- 4.75 acres on west bank of Willamette River with 600+ linear feet of river frontage
- 12 structures comprising site
- 150,000 sf in combined Centennial Mill buildings
- Covered outdoor Mounted Patrol Unit paddock is 20,000 sf
- One of the last remnants of Portland’s working waterfront past
Background: Acquisition and Holding Costs

Acquisition and financing: $7,956,000
Mounted Patrol Unit construction: $3,175,000
Remediation, Operations and Management (Through December 2005): $1,370,000
TOTAL CITY/PDC INVESTMENT TO DATE: $12,501,000
Background: Plan of Existing Facility
Background: Current Conditions
2004 Recommendation
Options Considered

Option 1A

Option 2A
City Council Direction

Ten separate actions taken by either PDC or the Portland City Council*.
Most current action:

• City Council Resolution No. 36320 (May 25, 2005) BE IT FURTHER RESOLVED, that the Portland Development Commission work with the Bureau of Planning, citizens and stakeholders to develop a comprehensive plan for the site taking into consideration future development plans for the surrounding area.

*All previous actions have a stated goal and objective of open space at Centennial Mills
Unsolicited Development Proposals
Purpose of the Framework Plan

- Develop a comprehensive development Framework plan for Centennial Mills that can be implemented within 3 years
- Capture public goals and objectives
- Achieve a high level of stakeholder confidence and support
- Encourage a high level of design creativity
- Generate excitement about the future of the site and its relationship to the surrounding area
Current Process

- City Council Resolution 36320 (May ‘05)
- Joint Effort Between Bureau of Planning & Portland Development Commission
- Citizen Advisory Group (CAG)
- Technical Advisory Group (TAG)
- Consultant Team
- Stakeholder Interviews
- Public Meetings
- Draft Report (July 2006)
- Council / Commission Briefings & Hearings
Opportunity:
Centennial Mills represents a singular opportunity to connect the Pearl District and the City to its history and to the Willamette River.
Draft Framework Plan: Precedent Case Studies

Gas Works Park (Seattle)

Massachusetts Museum of Contemporary Art (North Adams, MA)
Draft Framework Plan: Precedent Case Studies

The Can Company (Baltimore)

Flour Mill Lofts (Denver)
Willamette Greenway
Access to the river
Existing wharf structure
Historic buildings
Mounted Patrol Unit
Tanner Creek
Riverbank
Naito Parkway streetscape
Naito / 9th Avenue intersection
Transit access
Connection to Fields Park
Shared parking
Draft Framework Plan: Site Opportunities & Constraints
Draft Framework Plan: Redevelopment Principles

- Provide open space
- Capture history
- Define community identity
- Embrace sustainability
- Strengthen connections
Draft Framework Plan: Critical Components
Issues / Tradeoffs to Consider

- Historic buildings & program maximization
- Mounted Patrol Unit
- Open space vs. development
- Wharf retention and riverbank restoration
- Parking
Draft Framework Plan: Thumbnails
Draft Framework Plan: Thumbnails

#1: Park & MPU
#2: Restoration / Preservation
#3: Privately-Funded Park
#4: Festival Marketplace
#5: Destination / Attraction
#6: Working Waterfront
#7: Arts Incubator
#8: Employment Center
#9: Live / Work
Citizens Advisory Group: Changes to the Framework Document

- Strengthen language of the “opportunity” & throughout document.
- Remove reference to appropriate/feasible uses for various structures.
- Move “thumbnails” to appendix and clearly explain their purpose.
- Cull photographs to ensure the widest range of design approaches and ideas.
- Place more emphasis on encouraging uses that celebrate the river and riverfront location.
Next Steps

Aug. ’06  Briefings & editing
Sept. ’06  Council & PDC
Oct. ‘06  RFQ/RFI