

ANNOTATED MINUTES

*Tuesday, September 13, 1994 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland*

BOARD BRIEFING

- B-1 Multnomah County Central Library Reconstruction Project Update. Presented by Ginnie Cooper, Jim Emerson and George Crandall.*

JIM EMERSON, GINNIE COOPER, MIKE HARRINGTON AND GEORGE CRANDALL PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. BILL NAITO COMMENTS. BRIEFING/PRESS CONFERENCE REGARDING LIBRARY MOVE TO BE SCHEDULED FOR NOVEMBER, 1994. BRIEFING TO DISCUSS FINANCIAL UPDATE AND ADVERTISING SUBCOMMITTEE RECOMMENDATIONS TO BE SCHEDULED FOR JANUARY, 1995.

*Tuesday, September 13, 1994 - 1:30 PM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland*

PLANNING ITEMS

Chair Beverly Stein convened the meeting at 1:37 p.m., with Vice-Chair Tanya Collier, Commissioners Sharron Kelley and Gary Hansen present, and Commissioner Dan Saltzman arriving at 1:39 p.m.

- P-1 DR 4-94 Review the August 19, 1994 Hearings Officer Decision, APPROVING the Marquam Farms Appeal of an Administrative Decision, and DENYING Request for Final Design Review for the Expansion of an Existing Dog Kennel, (Sauvie Island Dog Kennel) Without Prejudice, for Property Located at 23200 NW REEDER ROAD*

DECISION READ, NO APPEAL FILED, DECISION STANDS.

- P-2 HV 12-94 Review the August 24, 1994 Hearings Officer Decision, APPROVING, Subject to a Condition, Requested Major Variance to Reduce the Required Road Width from 20 Feet to 12 Feet for Approximately 250 Foot Road Section of a Private Access Road into the American Hellenic Education Center, Located at 32149 SE STEVENS ROAD*

DECISION READ, NO APPEAL FILED, DECISION STANDS.

P-3

CS 5-94/CU 7-94/WRG 7-94/

HV 16-94 Review the August 24, 1994 Hearings Officer Decision, **APPROVING**, Subject to Conditions, a Community Service Request for a 28-Boathouse Moorage, 18-Houseboat Moorage, Plus a Variance from the Elevation and Pavement Standards for the Parking Area, Plus a Willamette River Greenway Permit, for Property Located at 25900 NW ST. HELENS ROAD

DECISION READ, NO APPEAL FILED, DECISION STANDS.

P-4

C 1-94a

First Reading of a Proposed ORDINANCE Amending the Comprehensive Framework Plan Volume I Findings to Include the West Hills Reconciliation Report, as Revised by the Board, in Partial Fulfillment of Periodic Review Work Program Tasks for Statewide Planning Goal 5 Resources in the West Hills

PROPOSED ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER SALTZMAN MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF THE FIRST READING. SCOTT PEMBLE EXPLANATION AND SUBMISSION OF PROPOSED NON-SUBSTANTIVE AMENDMENTS TO RECONCILIATION REPORT. JOHN DuBAY RESPONSE TO QUESTIONS OF ARNOLD ROCHLIN. MR. ROCHLIN TESTIMONY IN SUPPORT OF RECONCILIATION REPORT, AS AMENDED. UPON MOTION OF COMMISSIONER SALTZMAN, SECONDED BY COMMISSIONER HANSEN, AMENDMENTS TO THE RECONCILIATION REPORT AND THE FIRST READING OF THE PROPOSED ORDINANCE AS AMENDED, WERE UNANIMOUSLY APPROVED. SECOND READING SCHEDULED FOR THURSDAY, SEPTEMBER 22, 1994.

P-5

C 2-94a

First Reading of a Proposed ORDINANCE Amending the Comprehensive Framework Plan Volume I Findings to Include the Howard Canyon Reconciliation Report, as Revised by the Board, in Partial Fulfillment of Periodic Review Work Program Tasks for Statewide Planning Goal 5 Resources in the Howard Canyon Area

PROPOSED ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. MR. PEMBLE EXPLANATION. COMMISSIONER COLLIER MOVED AND

COMMISSIONER SALTZMAN SECONDED, APPROVAL OF THE FIRST READING. SUSAN FRY TESTIMONY IN SUPPORT OF RECONCILIATION REPORT. MR. PEMBLE AND MR. DuBAY RESPONSE TO QUESTIONS OF MS. FRY AND THE BOARD. PAUL HRIBERNICK SUBMITTED AND PRESENTED TESTIMONY OUTLINING VARIOUS CONCERNS AND REQUESTING CLARIFICATION REGARDING PARAMETERS OF REQUIRED TRANSPORTATION STUDY. BOARD DISCUSSION. MR. PEMBLE RESPONSE TO BOARD QUESTIONS CONCERNING POSSIBLE DLCD MEDIATION. STAFF DIRECTED TO ADDRESS ISSUES RAISED IN MR. HRIBERNICK'S MEMORANDUM AND PROVIDE RESPONSE TO SAME PRIOR TO SECOND READING. FIRST READING UNANIMOUSLY APPROVED. SECOND READING SCHEDULED FOR THURSDAY, SEPTEMBER 22, 1994.

MR. PEMBLE REPORTED ON STATUS OF PLANNING COMMISSION CONCERNING NEXT PHASE OF GOAL 5 PROCESS AND ADVISED PROPOSED ORDINANCES ARE SCHEDULED TO COME BEFORE THE BOARD ON OCTOBER 11, 1994 AND OCTOBER 18, 1994. MR. PEMBLE ADVISED LCDC HAS GRANTED THE COUNTY'S REQUEST FOR EXTENSION TO OCTOBER 21, 1994.

There being no further business, the meeting was adjourned at 2:25 p.m.

**OFFICE OF THE BOARD CLERK
for MULTNOMAH COUNTY, OREGON**



Deborah L. Bogstad

**Thursday, September 15, 1994 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland**

BOARD BRIEFING

- B-2 History of the Development of The Oregon Option and the Specific Objectives of the Meetings to be Held Starting September 19, 1994. Presented by Duncan Wyse, Executive Director of the Oregon Progress Board.**

**DUNCAN WYSE, MEGANNE STEELE AND PAM WEV
PRESENTATION AND RESPONSE TO BOARD
QUESTIONS AND DISCUSSION REGARDING THREE
DAY MEETING FOCUS, DESIRED OUTCOMES,
PROPOSED AGENDA AND SCHEDULED SITE VISITS.**



MULTNOMAH COUNTY OREGON

OFFICE OF THE BOARD CLERK
SUITE 1510, PORTLAND BUILDING
1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204

BOARD OF COUNTY COMMISSIONERS

BEVERLY STEIN •	CHAIR •	248-3308
DAN SALTZMAN •	DISTRICT 1 •	248-5220
GARY HANSEN •	DISTRICT 2 •	248-5219
TANYA COLLIER •	DISTRICT 3 •	248-5217
SHARRON KELLEY •	DISTRICT 4 •	248-5213
CLERK'S OFFICE •	248-3277 •	248-5222

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

FOR THE WEEK OF

SEPTEMBER 12, 1994 - SEPTEMBER 16, 1994

Tuesday, September 13, 1994 - 9:30 AM - Board Briefing Page 2

Tuesday, September 13, 1994 - 1:30 PM - Planning Items Page 2

Thursday, September 15, 1994 - 9:30 AM - Board Briefing Page 3

Thursday, September 15, 1994 - REGULAR MEETING CANCELLED

Thursday Meetings of the Multnomah County Board of Commissioners are taped and can be seen by Paragon Cable subscribers at the following times:

Thursday, 6:00 PM, Channel 30

Friday, 10:00 PM, Channel 30

Saturday, 12:30 PM, Channel 30

Sunday, 1:00 PM, Channel 30

INDIVIDUALS WITH DISABILITIES MAY CALL THE OFFICE OF THE BOARD CLERK AT 248-3277 OR 248-5222, OR MULTNOMAH COUNTY TDD PHONE 248-5040, FOR INFORMATION ON AVAILABLE SERVICES AND ACCESSIBILITY.

Tuesday, September 13, 1994 - 9:30 AM

Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BOARD BRIEFING

- B-1 *Multnomah County Central Library Reconstruction Project Update. Presented by Ginnie Cooper, Jim Emerson and George Crandall. 1 HOUR REQUESTED.*
-

Tuesday, September 13, 1994 - 1:30 PM

Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

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HV 16-94 *Review the August 24, 1994 Hearings Officer Decision, APPROVING, Subject to Conditions, a Community Service Request for a 28-Boathouse Moorage, 18-Houseboat Moorage, Plus a Variance from the Elevation and Pavement Standards for the Parking Area, Plus a Willamette River Greenway Permit, for Property Located at 25900 NW ST. HELENS ROAD*
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P-5

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*Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland*

BOARD BRIEFING

B-2

History of the Development of The Oregon Option and the Specific Objectives of the Meetings to be Held Starting September 19, 1994. Presented by Duncan Wyse, Executive Director of the Oregon Progress Board. 9:30 - 11:00 TIME CERTAIN REQUESTED.

TANYA COLLIER
Multnomah County Commissioner
District 3



1120 SW Fifth St, Suite 1500
Portland, OR 97204
(503) 248-5217

M E M O R A N D U M

TO: Chair, Beverly Stein
Commissioner Gary Hansen
Commissioner Sharron Kelley
Commissioner Dan Saltzman

FROM: Commissioner Tanya Collier

DATE: August 29, 1994

SUBJECT: September Absences from Board Meetings

On September 13, 1994, I have a previous engagement that makes it impossible for me to attend the briefing scheduled for that morning.

On September 29, 1994, I will be out of town and unable to attend the Board meeting.

BOARD OF
COUNTY COMMISSIONERS
1994 AUG 29 AM 11:44
MULTNOMAH COUNTY
OREGON

MEETING DATE: SEP 13 1994

AGENDA NO: 01

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: MULTNOMAH COUNTY CENTRAL LIBRARY RECONSTRUCTION UPDATE

BOARD BRIEFING Date Requested: TUESDAY, SEPTEMBER 13, 1994

Amount of Time Needed: 1 hour

REGULAR MEETING: Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT: Library DIVISION: _____

CONTACT: GINNIE COOPER TELEPHONE #: 5403
BLDG/ROOM #: 317/ADMIN

PERSON(S) MAKING PRESENTATION: George Crandall, Architect with Fletcher, Farr, Ayotte
Jim Emerson, County Facilities Project Manager

ACTION REQUESTED:

☒ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☐ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

Briefing and discussion in the matter of Central Library's reconstruction project.

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: Ginnie Cooper

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

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STAND OFF
COUNTY COMMISSIONERS
1994 SEP - 7 PM 1:05
MULTNOMAH COUNTY
OREGON

MULTNOMAH COUNTY
LIBRARY





MEMORANDUM

TO: Board of County Commissioners

FROM: Ginnie Cooper *Ginnie* Director of Libraries

DATE: August 31, 1994

REQUESTED PLACEMENT DATE: Tuesday, September 13

SUBJECT: Multnomah County Central Library Reconstruction Update

I. Recommendation/Action Requested: Informational briefing to review the Central Library reconstruction building plans to date.

II. Background/Analysis: In the Spring of 1993 a General Obligation Bond was passed to fund the reconstruction of Central Library. Architects have been hired and the design process is proceeding. The purpose of this briefing is to give the County Commissioners the opportunity to see the plans to date.

III. Financial Impact:

N/A

IV. Legal Issues:

N/A

V. Controversial Issues:

N/A

VI. Link to Current County Policies:

Continues the County's library program.

VII. Citizen Participation:

The Central Library Design and Construction Oversight Committee has met five times and discussed the information, designs, and descriptions the BCC will receive at this briefing. The Library Board at their regular monthly meetings has received library briefings and descriptions on Central Library's reconstruction project.

VIII. Other Government Participation:

N/A

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Board of County Commissioners
September 13, 1994, 9:30 a.m.

BRIEFING
ON
CENTRAL LIBRARY RENOVATION PROJECT

- 1) Moving out of Central Library - Mike Harrington
- 2) TransCentral Library, Central's temporary location - Ginnie Cooper - see TransCentral map
- 3) Project Time Table - Mike Harrington - see schedule
- 4) Project Costs - Jim Emerson - see budget estimates
- 5) Architectural Plan Review - George Crandall
- 6) Entrepreneurial Activities Included in Design of Central Library - Ginnie Cooper - see report

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MULTNOMAH COUNTY LIBRARY **CONSTRUCTION UPDATE**

Fall 1994

CENTRAL LIBRARY TO CLOSE IN LATE FALL; WILL OPEN THREE WEEKS LATER IN NEW LOCATION

Central Library will close at 5:30 p.m. on Saturday, Nov. 26 so that work crews can begin moving Central's 1.2 million books and other library materials to temporary quarters at 1400 S.W. Fourth Ave.

Moving will help ensure the safety of library patrons, staff and library resources during the renovation of this 81-year-old landmark building. Construction is expected to take approximately two years.

TRANSCENTRAL LIBRARY WILL OPEN DEC. 19 AT 1400 S.W. FOURTH AVENUE

Central Library will reopen as "TransCentral Library" on Monday, Dec. 19 with much of its collection available. (See map on back for new location.) Because of the size and complexity of the move, however, many of the books/materials in the collection will not be accessible until the move is completed in mid-January.

SYSTEMWIDE ELECTRONIC CARD CATALOG TO MOVE; EXPECT 7-10 DAY DOWNTIME

Multnomah County Library's computer system, which contains the electronic card catalog for all the library's holdings including those in branch libraries, will also need to be moved. The card catalog will be unavailable for use from any library branch from (approximately) Nov. 27 - Dec. 5.

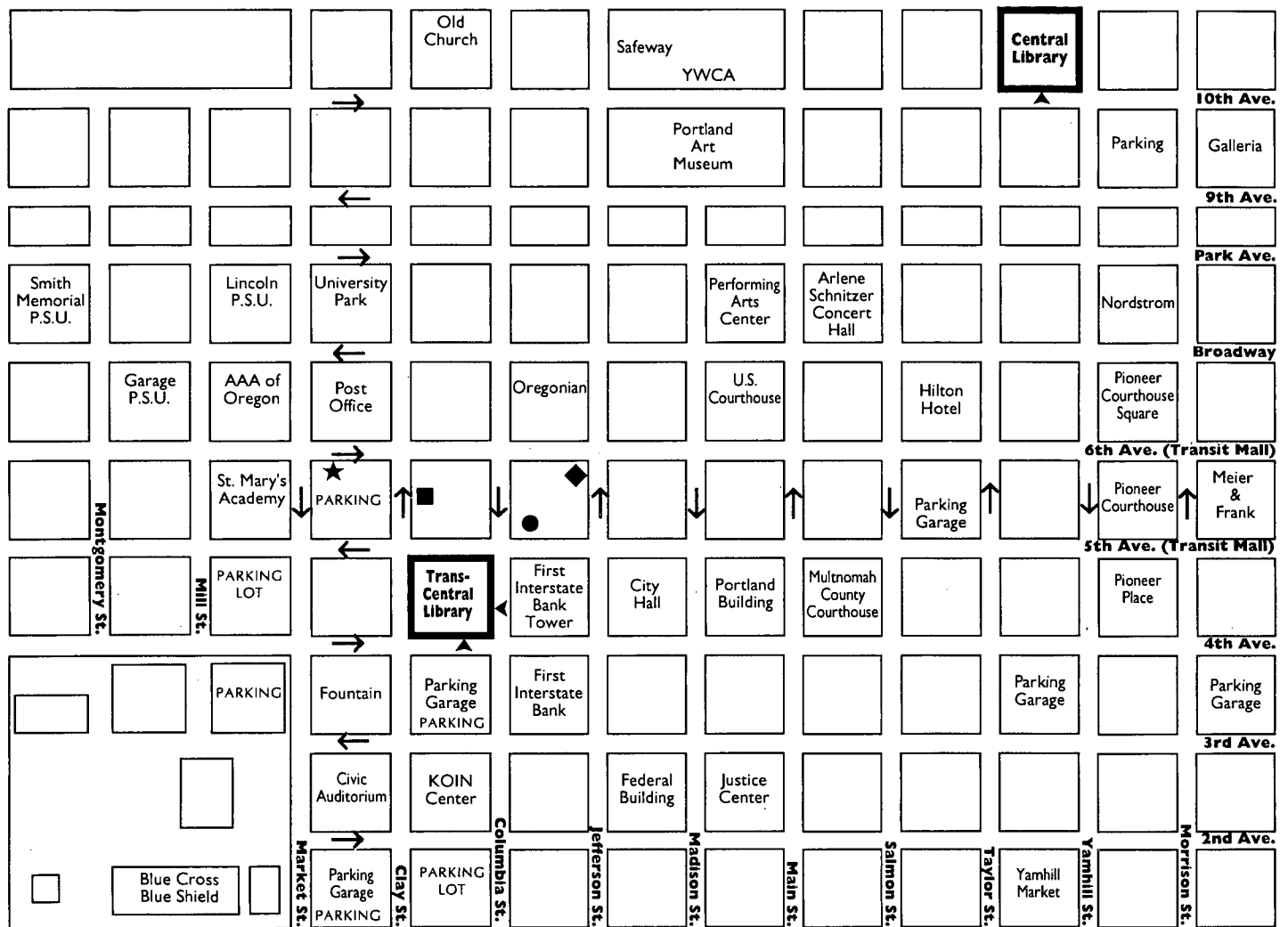
WHY IS THE LIBRARY MOVING IN NOVEMBER/DECEMBER?

We are moving at this time because it is traditionally the slowest time of the year for library use. We know that no time is a good time to close a library and we apologize for the inconvenience this may cause you.

FALL-TERM STUDENTS, RESEARCHERS AND OTHERS, PLEASE NOTE...

MULTNOMAH COUNTY
LIBRARY 

HOW WILL I GET TO THE NEW TRANSCENTRAL LIBRARY?



NEARBY TRI-MET BUS STOPS

Southbound

● S.W. 5th and Columbia

- 1- Vermont
- 5- To PSU
- 8- Jackson Park
- 9- Powell
- 12- Barbur
- 17- Holgate
- 19- Woodstock
- 35- Oregon City
- 36- South Shore
- 38- Boones Ferry
- 40- Tacoma
- 41- Capitol Hwy.
- 43- Taylors Ferry
- 45- Garden Home
- 54- Beaverton Hillsdale
- 55- Hamilton
- 56- Scholls Ferry
- 96- Tualatin/I-5

Westbound

■ S.W. Clay at 5th/6th

- 8- Jackson Park
- 35- Oregon City
- 36- South Shore
- 38- Boones Ferry
- 54- Beaverton-Hillsdale
- 56- Scholls Ferry
- 92X- South Beaverton Express
- 95X- Tigard I-5 Express
- 96- Tualatin/I-5
- 98X- PCC Sylvania Express

Northbound

★ S.W. 6th and Clay

- 1- Greeley
- 8- 15th Avenue
- 9- Broadway
- 12- Sandy
- 17- 21st/St. Helens Rd.
- 19- Glisan
- 40- Mocks Crest
- 41- Fremont
- 43- Taylors Ferry
- 45- Garden Home
- 55- Hamilton

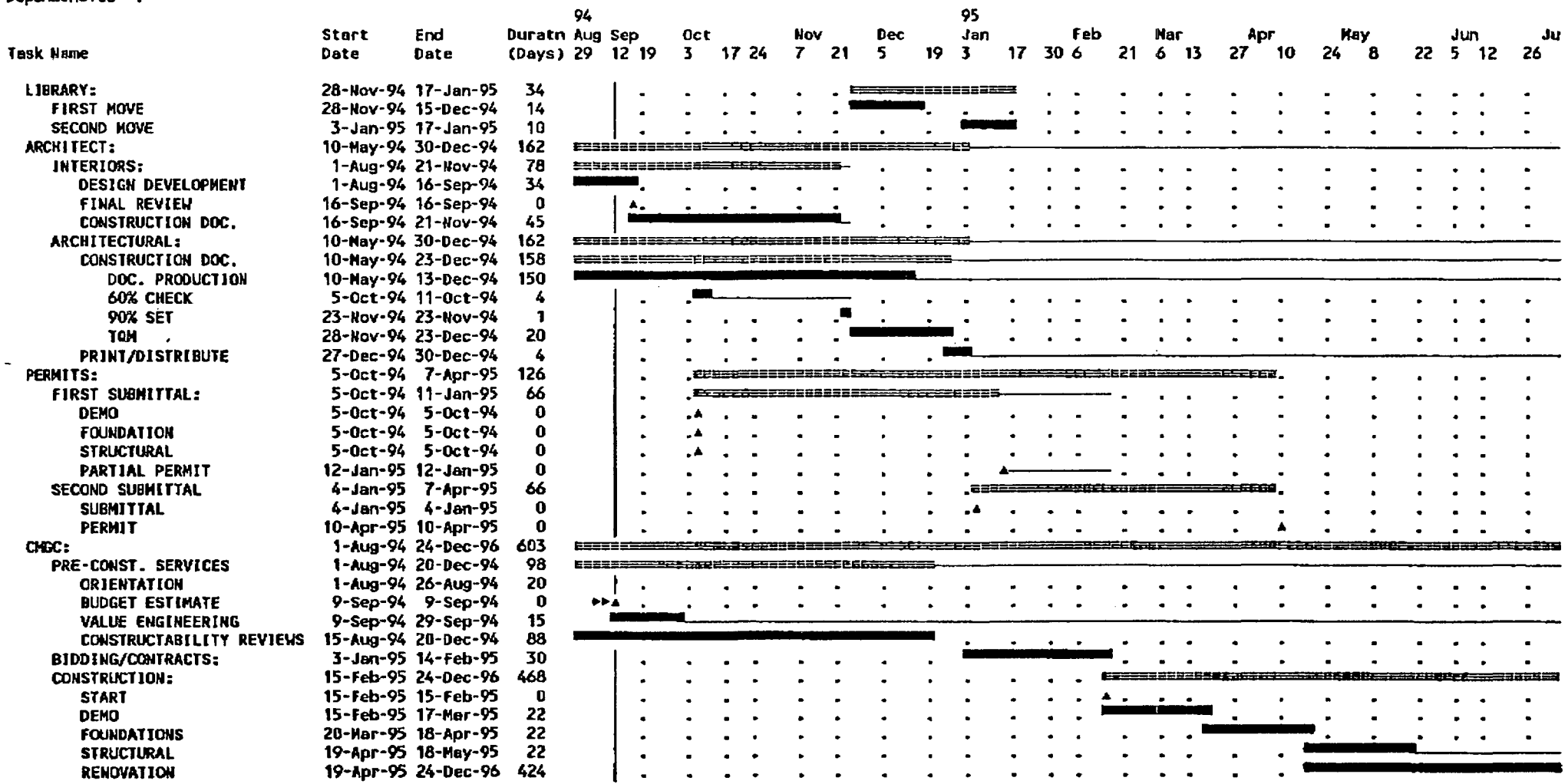
◆ S.W. 6th and Jefferson

- 5- Interstate Ave.
- 57- Forest Grove
- 58- Sunset
- 59- Cedar Hills
- 60- Leahy Rd.
- 88- S.W. 198th Ave.
- 89- Rock Creek
- 91X- TV Highway Express
- 94X- Walker Rd. Express

For more bus information, call Tri-Met at 238-RIDE, TDD 238-5811.

Schedule Name: MULTNOMAH COUNTY LIBRARY
Responsible :
As-of Date : 9-Sep-94 9:00am Schedule File : SCHED

Dependencies :



■ Detail Task ■■ Summary Task Baseline
.. (Progress) == (Progress) >>> Conflict
■ (Slack) == (Slack) .. Resource delay
Progress shows Percent Achieved on Actual ▲ Milestone
----- Scale: 2 days per character -----

CENTRAL LIBRARY REMODEL: ESTIMATE SUMMARY
September 13, 1994

BUDGET (per General Obligation Bond approval May 1993):
\$24,600,000.

The budget was based on the estimates of April 1992:

1. Architectural/Engineering fees, Project Mgmt:	\$ 2,367,000
2. Construction, Utilities, Fees & Permits	14,748,000
3. Lease, Moves, Telecommunications changes	2,104,000
4. Fixtures, Furniture, and Equipment	1,175,000
5. Percent for Art	233,000
6. Contingency (16%)	3,973,000
TOTAL:	\$24,600,000

Today's estimates:

1. Arch/Eng/PM	\$ 2,800,000
2. Constr/fees/permits	15,164,000
3. Lease/moves/telecomm	3,020,000
4. FFE	2,525,000
5. Art	233,000
6. Contingency (3.5%)	858,000
TOTAL:	\$24,600,000

KEY FACTORS in Cost Increases:

- * Additional Seismic requirements
- * Higher than anticipated construction inflation
- * Facilities Fund (Project Management costs)
- * Space constraints in re-use of old workroom furniture
- * Decision to reduce contingency instead of update '92 estimate

KEY FACTORS in helping to keep cost down:

- * Ability to move to TransCentral and work in vacant building
- * CM/GC contracting strategy
- * Effective Value Engineering team

ENHANCEMENTS to be sought via private-source fundraising:

- * Improved furniture for public areas
- * Improved finishes in public areas



MEMORANDUM

TO: Board of County Commissioners

Beverly Stein, County Chair
Tanya Collier
Gary Hansen
Sharron Kelley
Dan Saltzman

FROM: Ginnie Cooper, Director of Libraries

DATE: September 12, 1994

SUBJECT: Entrepreneurial Activities Included in Design of Central Library

By your resolution number 94-13, the Board of County Commissioners directed as follows:

the design for the reconstruction of Central Library accommodates possible future entrepreneurial activities, including a coffee shop and/or gift shop; tasteful interior displays, whether for advertising or public display; facilities for specialized customer services such as photocopying, FAX, computer services, materials retrieval and delivery.

The purpose of this report is to let you know how the design of Central Library has accommodated these entrepreneurial activities.

1. Coffee Shop

The Central Library design includes plans for coffee service. Plans include a counter, refrigerator, sink, etc. in a permanent location in Popular Library. BORDERS BOOKS is the closest example to what is planned. We expect the coffee shop will be operated by a contractor, not by county employees. At least one knowledgeable operator of such services estimates the library will receive net revenue of \$10,000 to \$30,000.

2. Gift Shop

A gift shop will be located just inside the front entrance of Central Library and will occupy about 410 square feet.

I have asked the Friends of the Library to develop plans to operate the gift shop, including revenue estimates. While many decisions are still to be made about this shop, I expect it will be similar to a museum shop or the store at the Oregon Historical Society. Used books may also be sold. Other libraries report most revenue in library gift shops are made from such sales.

3. Tasteful Interior Displays

There are a number of types of interior displays included in the design of Central Library. At this stage of the design, we have identified the likely locations for most of these displays. In the next several months, the specific materials, locations, and the look of areas to accommodate various displays will be determined. The third floor display area known as the Friends Gallery will continue to be available in renovated Central Library. This display space is used for local displays and for exhibits organized by the Smithsonian and other museums.

Signs are not yet designed though we have begun the process of determining what needs to be said in what location. Examples of types of information to be displayed include location signs (e.g. **MEETING ROOM**), announcements of library events (e.g. **Puppet Show at 7 p.m.**), community announcements (e.g. **League of Women Voters Debate at.....**), and plaques to recognize donors who have sponsored various areas (e.g. **the Gary Hansen Young Adult Center**).

4. Advertising

The library design team has not made any specific assignment of space for stand-alone display advertising at Central. Some marketing people have suggested that decisions about location, size, types of advertising should not be made until other decisions about use of space and the appearance of the building have been made. Architect George Crandall has explored potential revenue without conclusive results. The addition of another member to the design team, a firm suggested by Commissioner Saltzman, should help us to further explore this subject.

With the help of library board members and others, we will raise private money to enhance the renovated Central Library. We anticipate there will be companies, individuals, and organizations that will sponsor rooms (e.g. **Oregonian**

Periodical Room), furniture (e.g. U.S. Bank Business Information Desk), and other locations (e.g. Tanya Collier Picturebook Area). I look forward to providing you with more information about this project as we proceed.

5. Facilities for Specialized Customer Services

A number of special fee services are now available at the library, including a number of services recently begun. These will continue to be offered in much the same way and include copy machines, on-line data searches, and document delivery services.

In addition, a specialized customer service office is located on the second floor to be used for new information for a fee services. This office is located near the library's Business Department because expect business customers to be frequent users of this service, as they are for the existing fee services.

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MULTNOMAH COUNTY
LIBRARY



