

**MINUTES OF THE MEETING OF THE
BOARD OF COMMISSIONERS
MULTNOMAH BUILDING, BOARD ROOM 100
501 SE HAWTHORNE BLVD. PORTLAND, OREGON
TUESDAY, FEB. 9, 2016 @ 10:00 AM**

BOARD BRIEFINGS

Vice-Chair Loretta Smith called the meeting to order at 10:04 a.m. with Commissioners Jules Bailey, Judy Shiprack and Diane McKeel present and Chair Deborah Kafoury excused.

ALSO ATTENDING WERE JENNY MADKOUR, COUNTY ATTORNEY, AND LYNDIA GROW, BOARD CLERK.

[ALL CAPS TEXT IS THE BYPRODUCT OF CAPTIONING THIS PROGRAM.]

VICE-CHAIR SMITH: WELCOME TO OUR BRIEFING FOR TODAY. GOOD MORNING.

B.1 Informational Board Briefing on the Status of Architectural Design for the Multnomah County Central Courthouse (MCCCH) Project. Presenters: JD Deschamps and Clifton Serres, Facilities & Property Management; and, Steve Simpson, SRG Partnerships Inc. (30 min)

CLIFTON SERRES: GOOD MORNING, CHAIR SMITH AND COMMISSIONERS, WE'RE HERE TO GIVE YOU A BRIEFING ON THE COURTHOUSE AND WHERE WE STAND TODAY. WE'RE HAPPY IT'S A NICE SUNNY DAY. WE HAVE J.D. DESCHAMPS, OUR PROJECT MANAGER, AND STEVE SIMPSON FROM SRG PARTNERS, OUR ARCHITECT. GOOD MORNING. SO TODAY WE'RE GOING TO BE TALKING ABOUT THE ARCHITECTURAL DESIGN CONCEPTS THAT SRG HAS BEEN DEVELOPING OVER THE PAST COUPLE OF MONTHS. IT REALLY SETS THE TONE FOR WHAT WE'RE GOING TO BE WORKING ON FOR THE NEXT YEAR. ONE OF THE THINGS THAT DROVE THE ARCHITECTURAL DESIGN WAS THE VISION STATEMENT. AND IT WAS THE SPRINGBOARD THAT THE TEAM DEVELOPED TO COME UP WITH A PHILOSOPHY THAT THE ARCHITECTS HAVE BEEN USING TO COME UP WITH THEIR CONCEPT. I THINK IT KIND OF -- IT'S HOW WE'RE GOING TO BE MANAGING THE PROJECT ALL THE WAY THROUGH, USING THE VISION STATEMENT TO DRIVE FORWARD THROUGH ALL THE DECISIONS. I'LL TURN IT OVER TO STEVE WHO WILL SHOW THE ARCHITECTURAL CONCEPTS.

STEVE SIMPSON: I WOULD LIKE TO THANK OF VICE-CHAIR AND THE COMMISSIONERS FOR HAVING US HERE TODAY TO SHOW WITH YOU OUR INITIAL IDEAS ON THIS VERY IMPORTANT AND EXCITING BUILDING. STEVE SIMPSON: THE SLIDE YOU SEE ON THE SCREEN IS A PHOTOGRAPH TAKEN ON A MORNING, A BEAUTIFUL MORNING MUCH LIKE THE MORNING THAT WE HAVE HERE TODAY. AND IT WILL BE ONE OF THE -- ONE OF THE SPECTACULAR VIEWS

FROM THE NEW FUTURE BUILDING. YOU CAN SEE THE HAWTHORNE BRIDGE, CLEAR VIEW OF THE RIVER, THE EAST SIDE AND MAJESTIC MOUNT HOOD. I'M GOING TO BREAK THIS PRESENTATION INTO FOUR COMPONENTS, FIRST TO SHARE INITIAL IDEAS ABOUT THE SITE. WE'LL WALK YOU THROUGH THE ENTRY SEQUENCE AND FINISH UP WITH SOME ELEVATIONS, PRECEDENTS, EXTERIOR MATERIALS AND ELEVATION STUDIES. THEN WE'LL OPEN IT UP FOR QUESTIONS AND COMMENTS. THE SITE IS A VERY EXCITING AND DYNAMIC SITE. AS YOU'LL SEE IN THE FORTHCOMING SLIDES, WE'RE DRAWING MUCH OF OUR INSPIRATION FROM THIS PLACE. THE SITE IS THIS L-SHAPED PIECE OF LAND THAT'S BOUNDED BY SOUTHWEST MADISON, NAITO PARKWAY TO THE EAST, SOUTHWEST JEFFERSON STREET AND FIRST AVENUE. I THINK ONE OF THE MOST EXCITING THINGS ABOUT THIS SITE IS THAT IT IS OF COURSE RIVER FRONT SO THEREFORE NO STRUCTURE WILL EVER OCCUPY THE SPACE IN FRONT OF IT. BEFORE WE PUT PEN TO PAPER ON THIS PROJECT WE WANTED TO COME UP WITH A WORD OR A VERB THAT BEST DESCRIBES WHAT THIS BUILDING NEEDS TO DO. THE WORD WE CAME UP WITH IS CONNECT. IT'S IMPORTANT THE BUILDING CONNECTS WITH THE PARKWAY AND DOWNTOWN BUT MOST IMPORTANT IT NEEDS TO CONNECT WITH THE PEOPLE OF THE COUNTY. THERE'S A VERY STRONG PATTERN OF LOCATING ENTRANCES TO PUBLIC BUILDINGS OFF OF AVENUES.

STEVE SIMPSON: WE'RE PICKING UP OFF OF THAT PATTERN AND LOCATING THE ENTRANCE TO THIS BUILDING, OR AT LEAST THE PROPOSED ENTRANCE, OFF OF FIRST AVENUE. IT'S A VERY EXPOSED CORNER AND IT'S WHERE THE SITE REALLY TIES BACK IN A STRONG WAY BACK TO THE CITY GRID. ON SITE ONE DAY WE THOUGHT, WOULDN'T IT BE INCREDIBLE IF YOU COULD STAND AT THE BUILDING ENTRANCE AND SEE ALL THE WAY THROUGH THE BUILDING, BUT NOT SEE ALL THE WAY THROUGH THE BUILDING, RISE UP THROUGH A GRAND LOBBY SPACE AND TAKE IN THE VIEW FROM THE EAST SIDE. A COUPLE SLIDES ON BUILDING MASSING. WE HAVE SOUTHWEST NAITO PARKWAY TO THE LEFT THERE, THE RIVER IS OUT FROM THERE, AND SOUTHWEST MADISON. THIS IS 450,000 SQUARE FEET EXTRUDED STRAIGHT UP FROM THE SITE. WE'RE BREAKING THE BUILDING DOWN INTO COMPONENTS, SO WE HAVE -- WHAT WE'RE REFERRING TO AS THE COURTROOM BLOCK WHICH HOUSES 44 COURTROOMS, WHICH WILL HAVE RIVER VIEWS.

AND THEN THE JUDGES AND STAFF BLOCK, LOCATED TO THE WEST. IN A VERY SIMPLE BUT POWERFUL MOVE WE'RE ELEVATING THE WESTERN BLOCK UP, SO IT MAKES FOR A VERY STRONG CIVIC PLAZA THAT CONNECTS BACK TO THE NETWORK OF THE CITY, BUT ALSO A VERY OPEN AND GLASSY ATRIUM ENTRY SPACE. THE BLUE LAYER YOU SEE ON THIS DIAGRAM IS PUBLIC CIRCULATION ON THE WAY TO THE COURTROOMS. SO YOU CAN IMAGINE -- AND WE SEE THAT SPACE AS BEING VERY LIGHT, VERY OPEN WITH INCREDIBLE VIEWS UP AND DOWN THE RIVER. YOU CAN IMAGINE SOMEBODY HAVING A DAY IN COURT AND STEPPING OUT AND ACTUALLY SEEING THAT VIEW AND I THINK IT WOULD BE QUITE A RELIEF. THIS NOTION OF IMAGINING A PROCEED SPECULATIVE JUROR

COMING TO THE FRONT DOOR OF THIS BUILDING AND MOVING THROUGH A GRAND LOBBY SPACE TO THE EAST SIDE, TO THE JURY ASSEMBLY ROOM, WHICH COULD HAVE THE VIEW THAT YOU SEE THERE ON THE LEFT, THE VIEW -- OR THE PHOTOGRAPH YOU SEE ON THE RIGHT IS THE EXISTING JURY ASSEMBLY ROOM. IT HAS NICE DAYLIGHT BUT NO VIEW TO SPEAK OF.

STEVE SIMPSON: WE ALL KNOW THIS ROOM FAIRLY WELL, I THINK. GIVEN THE - THIS PARTICULAR SITE AND THE TYPE OF BUILDING THAT IT IS, IT WILL BE A LANDMARK BUILDING IN THIS POSITION. NOT ONLY A LANDMARK BUILDING, IT'LL BE A GATEWAY BUILDING INTO DOWNTOWN. AND SO WE'RE LOOKING AT IN A VERY CONCEPTUAL WAY, THE NORTH PROPERTY TO BRING THAT AS AN EXTENSION OF THE CIVIC PLAZA YOU SEE ON THE FACE OF THE BUILDING, OR ON THE FRONT OF THE BUILDING, AGAIN MAKING A NICE SYMMETRY AND A STRONG GATEWAY GESTURE INTO DOWNTOWN. AND THIS IS A RENDERING THAT OUR LANDSCAPE ARCHITECTS PUT TOGETHER SHOWING A CIVIC PLAZA AN EXTENSION OF THE MAIN PLAZA OF THE BUILDING. IT IS -- IT GETS SUNLIGHT IN THE MORNING AND SUNLIGHT IN AFTERNOON. YOU CAN IMAGINE SOMEBODY WAITING FOR A COURT APPEARANCE AND BEING ABLE TO SIT OUT THERE AND RELAX.

A SIDE NOTE, WE'RE ALSO LOOKING AT IMPLEMENTING GREEN ROOFS ON THE LOWER PORTIONS OF THE BUILDINGS SO THE VIEWS OUT FROM THE BUILDING ITSELF WILL LOOK OUT OVER A NICE GARDENSCAPE. ENTRY SEQUENCE: THIS IS OUR FIRST PRIMARY VIEW THAT WE GENERATED OF THIS NOTION OF A VERY TALL, OPEN, AND LIGHT-FILLED ATRIUM CONNECTED BY A GRAND STAIR THAT TAKES YOU AGAIN ALL THE WAY THROUGH THE BUILDING TO THE VIEW ON THE EAST SIDE. THERE IS AN ELEVATED CIVIC PLAZA OUT IN FRONT OF THE BUILDING TO GIVE IT SOME IMPORTANCE, AS WELL. TO MAKE THIS ENTRY VERY OPEN AND WELCOMING, WE'RE LOOKING AT THE NOTION OF TRYING TO LOOK AT USING TRANSPARENCY AS YOU CAN SEE IN SOME OF THESE PRECEDENT EXAMPLES, THE APPLE STORE WHICH YOU CAN SEE ALL THE WAY THROUGH THE BUILDING, YOU CAN SEE THE ACTIVITY WITHIN AND THEN ANOTHER EXAMPLE IS THE FIRST MAIN BUILDING AGAIN WITH A VERY GLASSY OPENING. AND HERE ON THIS PARTICULAR PROJECT THERE'S A LARGE ART WALL THAT'S FRAMED BY COLUMNS THAT MARCH THROUGH THE SPACE. AND THAT WILL BE BASICALLY TOP-LIT TO, AGAIN, ENHANCE THAT SENSE OF TRANSPARENCY INTO THE SPACE. COMING IN OFF THE CIVIC PLAZA AT THE RED ARROW YOU MOVE THROUGH A VESTIBULE, AND THEN INTO A QUEUING AREA.

THERE WILL BE A VIEWING GARDEN BASICALLY TO BASICALLY KIND OF -- WE FEEL IT'LL BE A STRESS RELIEVER AS YOU COME INTO THE BUILDING. MOVING THROUGH THE SECURITY GATES AND THEN OUT INTO THE PUBLIC LOBBY WHERE YOU CAN SEE THE INFORMATION DESK, THE GRAND STAIR THAT CONNECTS THE THREE FLOORS AND THE ELEVATOR CORE, AS WELL. YOU SEE THE VIEW LOOKING UP THROUGH THE BUILDING, TO THE ATRIUM SPACE, THE STAIR CONNECTING ALL THREE LEVELS, THE ELEVATOR CORE OFF TO THE LEFT THERE. TO TAKE A SECTION THROUGH THE LOBBY, FIRST AVENUE AND

THE PLAZA IS OFF TO THE LEFT, THE RIVER AND THE PARK ARE OFF TO THE RIGHT IN THIS VIEW. WE COME IN AT THE FIRST LEVEL; WE SEE THAT AS ENTRY SECURITY AND ORIENTATION. THE SECOND LEVEL BEING PUBLIC SERVICE. AND THE THIRD LEVEL BEING JURY ASSEMBLY. SO THE LOBBY SPACE IS NICELY GRADATED FROM VERY PUBLIC TO A LITTLE LESS PUBLIC AS YOU MOVE TO THE THIRD LEVEL. A VIEW LOOKING INTO THE ATRIUM SPACE, A LITTLE MORE DEFINITION IN THIS VIEW, IN THIS RENDERING. YOU CAN SEE HOW ACTIVE THAT SPACE WILL BE, AGAIN, VERY LIGHT-FILLED AND OPEN AND WELCOMING. AND SECURITY, AGAIN, OFF TO THE RIGHT. SO IT IS NOT THE FIRST THING THAT YOU SEE. ELEVATIONS, THERE'S A VERY STRONG PRECEDENCE FOR USING LIGHT STONE ON COURTHOUSES. ACROSS THE UNITED STATES, BUT EVEN SPECIFICALLY SOME GREAT LOCAL EXAMPLES, AS WELL.

STEVE SIMPSON: THAT LIGHT STONE IS TYPICALLY A LIMESTONE. WE'D LIKE TO CONTINUE THAT TRADITION ON THIS PROJECT. THERE'S -- THERE'S -- LIGHT STONE HAS A REALLY BEAUTIFUL QUALITY DURING THE OVERCAST DAYS, THE RAINY DAYS. IT'S LIGHT AND BRIGHT AND WELCOMING. HERE ARE SOME MODERN EXAMPLES OF JOINT WORK THAT'S DONE IN A VERY INTERESTING WAY THAT GIVES THE STONE A VITALITY AND INTEREST THAT WE'RE LOOKING INTO. AND THEN THIS NOTION OF TRANSPARENCY, IT'S REALLY CRITICAL IN A MODERN BUILDING THAT THE BUILDING REVEALS THE ACTIVITY THAT IS HOUSED WITHIN. AND SO YOU CAN SEE PEOPLE MOVING BACK AND FORTH, AND IT BECOMES MUCH MORE ENGAGED AND MUCH MORE WELCOMING TO THE KIND OF THE URBAN ENVIRONMENT.

AND THEN WE THREW IN SOME EXAMPLES OF WHAT THE CIRCULATION MIGHT BE LIKE ON THE WAY TO THE COURTROOMS, THE SLIDE ON THE LEFT, THERE ARE SOME SOLIDS THERE THAT ACTUAL FRAME VIEWS AND CAST SOME INTERESTING SHADOW PLAYS ON THE FLOOR WHICH WILL CHANGE DURING THE DAY. IT'S LIGHT-FILLED AGAIN, A HAPPY PLACE TO BE. AND THEN I THINK WE WOULD ALSO PROVIDE PLACES FOR PEOPLE TO SIT AND RELAX. THIS MASSING MODEL BECAME THE BASIS FOR THE ELEVATION DEVELOPMENT. AND YOU CAN SEE IN A REALLY KIND OF SIMPLE, OVERLY SEVERAL FIDE WAY HOW WE'RE LOOKING AT THE ELEVATIONS. WE'RE IN BLUE FOR THE PUBLIC AREAS, LIKE THE LARGE PUBLIC LOBBY YOU CAN SEE DOWN THERE ON THE LOWER RIGHT. THEN THE CIRCULATION TO THE COURTROOMS SHOWN ON THE FACE OF THE BUILDING, WHICH IS THE RIVER VIEW, THAT BEING OPEN AND LIGHT AND VERY CONNECTED TO ITS ENVIRONMENT.

WITH THE MORE PRIVATE AREAS OF THE BUILDING SHOWN IN WHITE MIGHT BE CLAD IN THAT LIMESTONE. YOU CAN KIND OF START TO SEE HOW THE ELEVATIONS WILL BE GENERATED FROM THIS DIAGRAM. THESE ARE SOME QUICK STUDIES, SKETCH STUDIES WE DID HAVE THE NORTH ELEVATION. HERE WE'RE LOOKING AT WINDOW PATTERNS. GIVEN THIS SITE AND THE FACT THAT YOU CAN SEE THIS BUILDING FROM ACROSS THE RIVER, BUT ALSO DOWN FIRST AVENUE FROM THE PARKING STRUCTURE. FINDING THE RIGHT PATTERN

IS REALLY IMPORTANT IN THIS STUDY. THIS IS WHAT ARCHITECTS DO. YOU CAN SEE THAT THERE ARE TWO-STORY PUNCHED WINDOWS ON THE JUDGE'S CHAMBERS IN ONE OF THOSE IMAGES AND THEN A SINGLE PUNCH ON THE OTHER, IN THE LOWER MIDDLE IMAGE ARE BANDED WINDOWS THAT HAVE A VERY DUFF FEEL.

STEVE SIMPSON: THE EAST SIDE WILL BE GLASSIER, AND MORE OPEN. THE EAST SIDE, WHAT YOU SEE IN THESE DRAWINGS IS WE'RE TAKING VERY SPECIAL CARE ON THIS ONE, BECAUSE IT IS PROBABLY THE MOST PUBLIC ELEVATION THAT THIS BUILDING HAS. IT CAN BE SEEN FROM ACROSS THE RIVER, YOU KNOW, THE EAST SIDE ESPLANADE, THE PARKING AND EVEN FROM PARTS OF -- WELL, FROM THE RIVER ITSELF. AND SO WHAT WE'RE LOOKING AT IN THIS IS, WE'VE KIND OF TAKEN SOME VERY DIFFERENT PRECEDENTS AND DRAWN THE BEST ASPECTS FROM EACH OF THESE. WHAT WE LIKE ABOUT THE U.S. SUPREME COURT IS THERE'S THIS FEELING OF ORDER, STABILITY AND PERMANENT INDEPENDENCE AND STRENGTH. THE MORE MODERN COURTHOUSE, WHICH IS IN DENVER, IS VERY TRANCE PAPER. YOU CAN SEE THE ACTIVITY EN IT.

WE'D LIKE TO KIND OF BASICALLY SYNTHESIZE BOTH OF THESE IDEAS INTO THE EXPRESSION ON THE EAST SIDE OF THIS BUILDING. SO WHAT GIVES THE SUPERIORITY THAT SENSE OF STABILITY, ORDER AND PERMANENT INDEPENDENCE ARE THE STRUCTURE, THE EXPRESS STRUCTURE ON THE EXTERIOR. BUT ALSO THE LIGHT STONE. AND SO THESE ALL PLAY A PART IN MAKING THIS BUILDING REALLY POWERFUL. AND SO IF YOU LOOK AT THE FLOOR PLAN DIAGRAM ABOVE, YOU CAN SEE THE COURTROOMS ARRAYED ALONG THE PLAN. AND THEN LINES OF STRUCTURE BASICALLY, ESSENTIALLY EXPRESS STRUCTURE ON THAT EAST FACADE SKETCH. BUT WE ALSO FEEL THAT THERE'S A HUMAN CONDITION THAT WE'D LIKE TO PULL INTO THIS FACADE.

VERY MUCH LIKE THE PEDIMENT ON THE SUPREME COURT, YOU CAN SEE THE FIGURINES, YOU KNOW THIS IS A PUBLIC BUILDING AND IT'S MADE FOR THE PEOPLE. AND IN A VERY ABSTRACT WAY -- AND I LOVE THIS IMAGE OF THE CITY HALL IN SPAIN -- YOU CAN SEE THE PEOPLE IN THE PLAZA BELOW AND THERE'S RANDOMNESS ABOUT HOW THEY ARE GATHERING IN THE SPACE. YOU THE HAS A SIMILAR QUALITY, A DYNAMIC, LYRICAL QUALITY I THINK IS QUITE INTERESTING. SO IF WITH HE WERE TO PULL THE EAST ELEVATION APART, THE COURTROOMS THEMSELVES WOULD MOST LIKELY -- I THINK WE'D LIKE TO INTRODUCE THE MATERIAL, A WOOD MATERIAL ON THOSE FACES TO GIVE THEM A SENSE OF WARMTH. YOU CAN SEE 12 FEET OUT WE HAVE THE GLASS LAYER AND WE'RE REFERRING TO THAT, IT'S VERY TRANSPARENT, JUSTICE, AND VERY SYMBOLIC HERE. STRUCTURE, STABILITY AND ORDER. RANDOM STONE PANELS LAID UP IN A VERY RANDOM WAY FOR THAT VITALITY AND INTEREST.

THIS IS SEEN FROM ACROSS THE RIVER SO IT NEEDS TO BE APPEALING FROM A VERY FAR DISTANCE BUT ALSO CLOSER UP, AS WELL. AND THEN YOU CAN SEE THE QUICK SKETCH ON THE SIDE WITH THAT ORTHOGONAL GRID AND THEN THE RANDOM PANELS LAID UP IN A VERY VITAL WAY. IN THE STUDY YOU CAN SEE ON THE RIGHT, YOU CAN SEE THE COURTROOM FACES BEHIND THE GLASS, AND THEN SEE THE ORTHOGONAL QUALITY OF STRUCTURES. AND THEN THE PANELS AGAIN, WE'RE STILL CERTIFYING THIS, IT'S NOT QUITE THERE YET BUT WE'RE GETTING CLOSER. I THINK THAT IT HAS -- IT STARTS TO TAKE ON THAT VITALITY THAT WE'RE LOOKING FOR. YOU CAN SEE THE SMALL FIGURINES MOVING BACK AND FORTH, COURTHOUSES ARE MORNING BUILDINGS. YOU CAN IMAGINE CROSSING THE HAWTHORNE BRIDGE AND SOMETHING THAT ACTIVITY AND PEOPLE MOVING BACK AND FORTH EBB THOSE CORRIDORS, I THINK IT'LL BE QUITE AN EXPERIENCE.

STEVE SIMPSON: AND THIS IS A CULMINATION OF EVERYTHING THAT WE JUST PRESENTED. AND IT'S STILL VERY MUCH AN IDEA BUT I THINK THAT IF YOU LOOK ON THE LOWER CORNER HERE, THAT NOTION, YOU CAN SEE THE ENTRY ATRIUM PEEKING UP THERE OFF OF FIRST AVENUE. THE NOTION OF THE WHITE STONE, WHICH I THINK WILL LOOK REALLY GREAT ON A CLOUDY, RAINY DAY; IT JUST HAS A VIBRANCY THAT COMES FORWARD. THE PUNCHED OPENINGS OF THE JUDGE'S CHAMBERS THAT TIEBACK INTO THE FABRIC OF THE CITY. AND THEN THE EXCEPTIONAL EAST FACADE I THINK WILL HAVE A REAL KIND OF BEAUTIFUL, LYRICAL QUALITY, AS WELL. SO I'D LIKE TO AGAIN THANK THE VICE-CHAIR AND THE COMMISSION FOR HAVING US HERE TODAY AND WE'D LIKE TO OPEN IT UP FOR QUESTIONS AND COMMENTS.

Vice-Chair Smith: THANK YOU, IT WAS GREAT, FASCINATING. DO YOU ALL HAVE ANY QUESTIONS? COMMISSIONER BAILEY.

Commissioner Bailey: A LOT TO ABSORB. NOT EVERY DAY DO YOU SEE A CHANGE TO THE SKYLINE YOU LOOK AT EVERY SINGLE DAY BUT IT'S VERY EXCITING. I LIKE THE THOUGHT THAT YOU'VE PUT INTO IT. I THINK THE VALUES OF TRANSPARENCY AND OPENNESS AND CONNECTEDNESS ARE INCREDIBLY IMPORTANT. AND LIKE THE SENSE OF PUTTING THE PEOPLE IN WITH THE STRUCTURE. IT'S GOING GIVE ME A LOT TO THINK ABOUT.

VICE-CHAIR SMITH: THANK YOU. COMMISSIONER SHIPRACK.

Commissioner Shiprack: THANK YOU, MADAM VICE-CHAIR. I HAVE A QUESTION JUST LOOKING AT THIS AND LISTENING TO THE THEME OF CONNECTING THE CITY, I'M CURIOUS AS TO WHY THE VIEW ISN'T ALLOWED TO PROGRESS ALL THE WAY THROUGH TO THE RIVER FROM THE -- FROM THE STREET, ALL THE WAY THROUGH. DID YOU LOOK AT THIS? IS THERE A REASON FOR THAT? AT THE LOBBY? OR EVEN FROM THE STREET? SO EVEN A GLIMPSE OF THE RIVER FROM FIRST, WALKING PAST THE COURTHOUSE VIEW, LOOKING TO THE

COURTHOUSE, IT'S JUST NOT -- IT'S REALLY JUST A QUESTION. I'M LOOKING AT PICTURES AND IT RAISED A QUESTION.

STEVE SIMPSON: THE VIEW I THINK WILL ACTUALLY HAPPEN ON THE SECOND LEVEL AS YOU MOVE UP TO THE PUBLIC SERVICE COUNTERS. YOU'LL BE ABLE TO HE SEE THE RIVER. BUT ALSO FROM THE JURY ASSEMBLY SPACE. THERE ARE SOME -- AND THE SHERIFF'S DEPARTMENT OCCUPIES THE FIRST FLOOR AND THAT HAS TO BE A LITTLE MORE PRIVATE. JUST BEYOND THE GRAND STAIR. AND SO A VIEW ALL THE WAY THROUGH IS A LITTLE MORE DIFFICULT TO ACHIEVE.

Commissioner Shiprack: I WAS REALLY JUST CURIOUS. IT SEEMS TO ME YOUR THEME OF CONNECTEDNESS IS LOVELY. THANK YOU. AND SOMETIMES BUILDINGS CAN BLOCK JUST REGULAR ORDINARY PEOPLE FROM THE LANDSCAPES THAT WE ALL IDENTIFY WITH. RIGHT.

STEVE SIMPSON: I THINK THAT'S SOMETHING THAT WE'LL DEFINITELY KEEP IN MIND AS WE MOVE FORWARD. THAT WAS THE INITIAL IDEA, TO BE ABLE TO SEE ALL THE WAY THROUGH THE FIRST LEVEL, AS WELL. BUT THE LIGHT COMING IN ON THE CEILING AND THE WAY THE GRAND STAIR IS MADE, WE FEEL THAT THAT'LL DRAW PEOPLE UP TO THAT SECOND LEVEL. AND ACTUALLY THE VIEW FROM THE SECOND AND THIRD LEVEL WILL BE STRONGER BECAUSE YOU'RE ABOVE THE PARKING LEVEL, ABOVE THE TREES AND LOOKING OUT. I MIGHT ADD AT THE FIRST FLOOR LEVEL WHEN YOU LOOK OUT FROM THE SITE NOW, THE ON RAMP TO THE HAWTHORNE BRIDGE OCCUPIES THAT LOWER VISION. YOU HAVE TO GET UP ABOVE THAT RAMP TO THE HAWTHORNE BRIDGE FROM NATO TO BE ABLE TO SEE ALL THIS. I'M NOT SURE WHERE THAT FIRST APPEARS BUT IT IS ABOVE THE FIRST FLOOR THAT YOU FINALLY CAN SEE OVER THE BRIDGE APPROACH.

VICE-CHAIR SMITH: COMMISSIONER BAILEY.

COMMISSIONER BAILEY: THAT'S AN INTERESTING POINT. IT'S NOT ABOUT WHO'S IN THE BUILDING AND LOOKING OUT AND LOOKING THROUGH. IT'S ALSO A GATEWAY INTO PORTLAND. AS YOU COME OVER THE HAWTHORNE BRIDGE, MAKING SURE YOU'RE NOT JUST COMING IN WITH A BIG WALL NEXT TO YOU, BUT THERE'S SOME ACTIVE VACATION OF THAT WALL, SOME WELCOMING POINT TO IT. IT IS ALSO A MAJOR, MAJOR ENTRY POINT INTO DOWNTOWN. SO I WOULD HOPE THAT GETS CONSIDERED INTO THE EQUATION OF HOW THAT SPACE IS ACTIVATED. THE OTHER QUESTION I HAVE, TOO, WE OBVIOUSLY HAVE A BUILDING THAT'S CONNECTED ESSENTIALLY WITHIN THIS BUILDING IN THE INNER PART OF THAT L. HAS THERE BEEN ANY THOUGHT PUT INTO THE INTEGRATION BETWEEN THOSE BUILDINGS AND HOW THOSE MIGHT FLOW TOGETHER FUNCTIONALLY AND IN FORM? YES. WE'RE FULLY USING JEFFERSON STATION. WE DO HAVE A VERY PUBLIC COMPONENT, A PORTION

OF THE COURT THAT WILL BE LOCATED IN JEFFERSON STATION. AND IT IS A LIGHT BUILDING, AS WELL. I THINK TRADITIONALLY IT WAS PAINTED WHITE OF WE FEEL THERE'S A NICE BLEND BETWEEN BOTH BUILDINGS.

STEVE SIMPSON: IF YOU CAN SEE WHERE IN THIS PARTICULAR IMAGE, IF I CAN FIND MY AMOUNT, THIS LINE HERE HAPPENS TO BE RIGHT AT THE PARAPET OF JEFFERSON STATION. WHEN YOU LOOK DOWN THOSE ELEVATIONS TIE TOGETHER AS AN ENSEMBLE OF BUILDINGS. GREAT. IT'S REALLY IMPORTANT THAT IT IS INTEGRATED.

VICE-CHAIR SMITH: COMMISSIONER MCKEEL.

COMMISSIONER MCKEEL: THANK YOU. THANKS FOR THIS PRESENTATION, THIS IS FASCINATING, REALLY. I LOVED HEARING ABOUT THE ARCHITECTURE BUT ALSO ALL THE THOUGHTS THAT GO ON BEHIND WHAT WE'RE DOING WITH THE ARCHITECTURE. I REALLY APPRECIATE THAT THOUGHTFULNESS. THANK YOU. THANK YOU.

VICE-CHAIR SMITH: I HAVE JUST ONE QUESTION. IN REGARD TO THE CONSTRUCTION AND PEDESTRIAN SAFETY AND TRAFFIC FLOW, CAN YOU TELL ME WHAT YOU'RE DOING TO KIND OF KEEP IT DOWN TO A MINIMUM IN TERMS OF POSSIBLE ACCIDENTS IN THAT AREA DURING THE CONSTRUCTION?

STEVE SIMPSON: YES, VICE-CHAIR. ONE OF THE THINGS THAT'S REALLY GREAT ABOUT THE TEAM IS WE HAVE HOFFMAN CONSTRUCTION INTEGRATED WITH US. AS THEY HAVE BEEN WORKING ON THE DESIGN, THEY HAVE ALWAYS BEEN LOOKING HOW DO I BUILD THIS, MANAGE TRAFFIC, HOW DO I DO ALL OF THAT. WE'VE HAD A COUPLE OF MEETINGS WITH THE CITY OF PORTLAND TRANSPORTATION GROUP; THEY ARE MANDATED WITH KEEPING TRAFFIC GOING. WE WILL BE WORKING THROUGH THAT DILIGENTLY FOR THE NEXT YEAR.

VICE-CHAIR SMITH: AMAZING BUILDING, I LOVE IT. I DIDN'T LOOK AT THIS AHEAD OF TIME BUT MY STAFF WERE JUST RAVING ABOUT IT, I HAD TO PEEK JUST A LITTLE BIT. THANK YOU FOR ALL YOUR HARD WORK. ANY LAST QUESTIONS? THANK YOU. IF I COULD THANK MY ARCHITECT TEAM; I HAVE SIX ARCHITECTS HERE.

COMMISSIONER SHIPRACK: I JUST WANT TO ACKNOWLEDGE THAT IT REALLY IS UNFORTUNATE THAT THE CHAIR WASN'T ABLE TO BE HERE TODAY BECAUSE SHE'S PLAYED SUCH AN IMPORTANT ROLE IN THIS ENTIRE PROJECT. AND THIS HAS BEEN GOING ON FOR A LONG TIME BEFORE WE WERE SUCH A LYRICAL ENSEMBLE WE WERE STRUGGLING. I THINK THAT ONE OF THE OTHER ACKNOWLEDGEMENTS THAT NEEDS TO BE MADE IS JUDGE WALLER, WHO HAS BEEN RIGHT THERE IN THE THICK OF THINGS, FROM THE BEGINNING WITH THIS BUILDING.

AND REALLY, IT'S REQUIRED SO MUCH PUSHING AND SHOVING BEHIND THE SCENES, WHICH ACTUALLY IS A LARGE PART OF THE STORY OF JUSTICE EFFORTS, AS IS A CERTAIN ASPECT OF HUMILITY, WHICH I HOPE IS ALSO INCORPORATED INTO THE PANEL OF ARCHITECTS AND ENGINEERS AND PROFESSIONALS WHO ARE NOW CARRYING THIS FORWARD.

VICE-CHAIR SMITH: THANK YOU. AND YOU, AS WELL, COMMISSIONER SHIPRACK, YOU'VE PLAYED A BIG PART THEN PROJECT, AS WELL, AND SHOULD BE RECOGNIZED FOR THAT, TOO.

COMMISSIONER SHIPRACK: THANK YOU.

B.2 Informational Board Briefing on the Status of the Project Development for the Health Department Headquarters (HDHQ) Project. Presenters: Brett Taute, Facilities & Property Management; Clifton Serres, Facilities & Property Management; Doug Obletz, Shiels Obletz Johnsen; Gene Sandoval, ZGF Architects LLP (30 min)

VICE-CHAIR SMITH: WE'RE GOING TO GO TO BOARD BRIEFING 2, INFORMATION OF BOARD BRIEFING ON THE STATUS OF THE PROJECT DEVELOPMENT OF THE HDHQ. THANK YOU.

VICE-CHAIR SMITH: GOOD MORNING AGAIN.

CLIFTON SERRES: GOOD MORNING AGAIN, VICE-CHAIR SMITH. HERE WITH THE HEALTH DEPARTMENT TEAM, BRETT TAUTE, OUR COUNTY PROJECT MANAGER. GENE SANDOVAL, OUR ARCHITECT TEAM, AND DOUG OBLETZ FROM OUR OWNERS REPRESENTATIVE TEAM.

SHEILS JOHNSEN: THANK YOU. GOOD MORNING. GOOD MORNING, VICE-CHAIR, COMMISSIONERS. THANKS FOR THIS OPPORTUNITY. WE'RE VERY EXCITED TO BE BRIEFING ON THE HEALTH HEADQUARTERS PROJECT PROVIDING A BRIEFING ON WHERE WE ARE WITH THE PROJECT DEVELOPMENT. THIS MORNING REALLY GOING TO BE COVERING THE STATUS OF THE PROJECT. GENE WILL BE SPEAKING TO THE DESIGN, WHERE WE ARE CURRENTLY WITH THAT; HOW THAT ALIGNS WITH SOME DESIGN GUIDELINES THAT WE'RE FOLLOWING. DOUG WILL SPEAK TO COMMUNITY ENGAGEMENT. WITH THAT WE'LL GET STARTED. I WANTED TO TAKE AN OPPORTUNITY JUST YOU TO TOUCH BASE AGAIN ON THE PROJECT GOALS AND OBJECTIVES BEFORE WE GET INTO THAT, AGAIN, LOOKING TO REPLACE THE MCCOY BUILDING, CONSOLIDATE THE HEALTH DEPARTMENT FROM ITS OPERATIONS WITHIN THE MCCOY AND THE LINCOLN BUILDING INTO A SINGLE MODERN FACILITY, PROVIDE AN ACCESSIBLE LONG TERM FACILITY THAT'S DURABLE, AN 80-YEAR FACILITY, EMPHASIS ON EFFICIENCY, FLEXIBILITY, ALIGNING WITH THE

COUNTY'S SUSTAINABILITY GOALS AND OBJECTIVES AND REALLY CREATING A MONO SHIP FLEXIBLE DESIGN. WITH THAT I'LL TURN TO DOUG.

DOUG OBLETZ: GOOD MORNING, EVERYBODY. I WANT TO BRING YOU UP TO DATE ON WHERE WE ARE WITH THE PROGRAMMING WORK SCHEDULE AND BUDGET. I'M GOING TO DO IT VERY QUICKLY. WE'RE IN THE PROCESS OF FINALIZING THE PROGRAM AND THE SCHEMATIC LAYOUTS FOR ALL THE DEPARTMENTS AND THIS PROCESS IS GOING VERY WELL. ALL OF THE PROGRAMS CURRENTLY IN THE MCCOY BUILDING AND THE DESIGNATED PROGRAMS FROM THE LINCOLN BUILDING ARE FITTING IN THE BUILDING AND THEY ARE FITTING IN QUITE WELL. WE'RE WORKING WITHIN OUR 150,000 -- 157,000 SQUARE FEET. WE HAVE JUST COMPLETED THE SCHEMATIC DESIGN PROCESS AND WE'RE MOVING RAPIDLY INTO DESIGN DEVELOPMENT. WE BELIEVE THE DESIGN DEVELOPMENT PROCESS WILL BE DONE IN EARLY JUNE. WE EXPECT TO COME BACK TO YOU WITH A FURTHER UPDATE SOMETIME IN JUNE. ON THE BUDGET PERSPECTIVE, THERE'S NO CHANGE IN THE BUDGET THAT WAS APPROVED AT THE END OF LAST YEAR. AND WE ARE NOT FORESEEING ANY SIGNIFICANT CHANGES IN THE BUDGET RANGES THAT WERE DISCUSSED WITH THE COMMISSION PREVIOUSLY.

CLIFTON SERRES: GENE TO SHARE THE DESIGN AND WHERE WE'RE AT AND SOME OF THOSE GUIDELINES.

GENE SANDOVAL: SO THANKS GOOD PHONE HAVING US. WE'RE I THINK -- I THINK THE COURTHOUSE FOR BEING THE FIRST ONE, I THINK THEY ARE GOING TO PROP THE DOOR OPEN TO A LOT OF THE SORT OF ATTRIBUTES AS TO WHAT A CIVIC BUILDING MIGHT BE. AS YOU KNOW, IT'S BEEN A VERY LONG TIME SINCE WE'VE DONE GREAT CIVIC BUILDINGS IN PORTLAND. I THINK THESE TWO NEW BUILDINGS ARE GOING TO ADD TO THE ASPIRATION OF THE CITY MOVING FORWARD. I THINK A LOT OF THE ETHICS THEY BROUGHT FORWARD ARE ACTUALLY VERY SOUND AND I THINK WILL CONTINUE THROUGH THE CONVERSATION WITH OUR BUILDING. HERE ARE SOME OF THE LISTS OF WHAT WE BELIEVE ARE ELEMENTS OF WHAT A CIVIC AND A NEIGHBORHOOD AND A CITY BUILDING SHOULD BE. WE BELIEVE THAT A REALLY GREAT PUBLIC BUILDING STARTS FROM THE STREET. IT IS WHAT WE ARE. THIS IS WHAT PORTLAND IS ABOUT, AND IT'S ABOUT WEAVING AND ENRICHING THAT ENVIRONMENT. TO THAT END THE NEW BUILDING WILL HAVE A GROUND PLAIN DEALT WITH HOPEFULLY BY PLACING PUBLIC AREAS AND INVITING ENTRIES THAT WILL ENRICH THAT NEIGHBORHOOD. AS YOU KNOW, IT'S STILL IN A TRANSITION. WHAT WE HAVE ARE -- WE HAVE DISCREETLY PLACED SOME OF THE SURFACES SO WE HAVE A MAXIMUM FACE TO SERVE THE PEOPLE OF THE AREA AND SERVE THE PEOPLE OF THE CITY AND INVITE THIS TOMORROW PARTAKE. YOU CAN SEE THAT NOW THAT THERE IS A GREAT AMOUNT, IF I CAN USE MY MOUTH, OF ATTENTION PUT IN HOW WE ADDRESS THE CORNERS OF

HOYT AND IRVING. THESE INTERSECTIONS ARE NOT ONLY TRANSIT INTERSECTIONS BUT THEY ARE GOING TO BE IN THE FUTURE MAJOR PEDESTRIAN CONNECTIONS. AND PLAY-ACTION THE MAIN ENTRY ON THE SOUTHEAST CORNER WHERE YOU HAVE THE CLIENT DROP-OFF. A LOT OF PEOPLE COMING HERE WILL PROBABLY NEED SOME ASSISTANCE. THERE WILL BE COVER TO TAKE YOU ALL THE WAY TO THE LOBBY WHICH IS GENEROUS AND WELCOMING, WILL BE A GREAT ADDITION WE BELIEVE.

GENE SANDOVAL: THERE IS ALSO A PROVISION FOR A MULTIPURPOSE ROOM AND A TERRACE FOR THE PUBLIC. I BELIEVE THE VIEW SHOULD BE FOR EVERYBODY, NOT ONLY PEOPLE WORKING HERE. MAYBE THIS MULTIPURPOSE ROOM COULD BE A ROOM FOR THE PEOPLE OF PORTLAND. SO LET'S TAKE SORT OF A BIGGER LOOK. WE SIT, WE BELIEVE, IT'S A PIVOTAL AREA, AND WE ARE ALSO SITTING IN A PIVOTAL MOMENT THEN AREA WHERE THERE'S A LOT OF ATTENTION. IF WE DO IT RIGHT, THE STIMULUS OF THE PEARL DISTRICT, THE OLD TOWN, SO THE VITALITY THAT WE CAN PUT FORTH IN THE UNION STATION AND WHAT BUD CLARK HAS GIVEN US THE PAST FIVE YEARS AS A STIMULUS CAN BE ACTUALLY ENRICHED. I THINK WITH THIS BUILDING THAT IT CAN ACTUALLY BE ANOTHER ELEMENT OR A GLUED THAT WOULD PLANT ANOTHER SEED AND MAKE A FERTILE ENVIRONMENT IN THE NEXT COUPLE OF YEARS.

THE NEW MULTNOMAH COUNTY HEADQUARTERS. BUD CLARK; AND THE FUTURE DEVELOPMENT OF THE POSTAL OFFICE AND THE UNION STATION, IT'S GOING TO BE -- IT COULD BE A CENTER IN THE FUTURE, AN URBAN CENTER. A LITTLE BIT MORE IN TERMS OF ARCHITECTURE, IS THAT THE BUILDING COULD HAVE A GESTURE THAT IS ONE THAT TALKS ABOUT IN RESPONSE TO THE BIGGER SCALE OF THE CITY. IT'LL SERVE THE CITIZENS BUT AS A PIECE OF ARCHITECTURE IS ONE THAT IS GOING TO CAPTURE IT ARCHITECTURALLY. THE TOWER IS THE LANDMARK FOR THE STATION. IF YOU DO IT RIGHT, THAT FACADE CAN FRAME THAT TOWER AND MAKE IT A BIGGER DEAL SO TO SPEAK. AND FROM THE BROADWAY BRIDGE WE THOUGHT THAT THERE IS AN OPPORTUNITY THAT WITH THIS BUILDING, THAT WE HAVE -- WE SORT OF DO A TRIO.

THERE IS THE TOWER FOR UNION STATION, BUD CLARK AS HORIZONTAL GESTURE. MAYBE THERE'S ANOTHER PIECE A MODEST GESTURE WE CAN AS TO THE ENSEMBLE, BUT IT ALSO ADDS TO PEDESTRIANS COMING FROM DOWNTOWN ACROSS THE WAY. I THINK THE GREAT AMOUNT OF CONVERSATIONS EP THE CITIES HOW TO CONNECT THE PARTS OF THE CITY FROM EAST TO WEST. I THINK IT IS THE BEGINNING OF WHAT IT MIGHT BE. SO GOING BACK, I THINK AS A GOOD NEIGHBOR THERE'S AN OPPORTUNITY THAT WE CAPTURED ENERGY AND THE SORT OF NEIGHBORHOOD SPIRIT THAT THE BUD CLARK DID. IF WE DO IT RIGHT I THINK WE CAN COMPLETE THE BLOCK. WHAT I MEAN BY THAT, TAKE THE INITIATIVE, THE BUD CLARK, AND THE WAY

THEY HAVE MADE THEIR BUILDING TO BE APPROACHABLE YET MODEST, AT LEAST WE CAN MAKE THAT WHOLE BLOCK A CIVIC BLOCK.

ANY GOOD BUILDING WOULD THIS HAVE BASE, BODY AND CROWN. ANY BUILDING, LIKE HE SHOWED THE SUPREME COURT, ANY CIVIC BUILDING HAS THE VERY STRONG DEFINITION OF THE BASE, BODY AND CROWN. I WE CAN SORT OF ANTICIPATE WHAT THIS AREA MIGHT BE, WHAT THE POST OFFICE BLOCK MIGHT BE IN THE FUTURE IN TERMS OF A BLOCK OF BUILDINGS. IT'S AN AMAZING AND VERY THRIVING COMMUNITY WITHIN THE PEARL DISTRICT THAT WOULD BE VERY DIFFERENT THAN WHAT WE SEE TODAY.

YOU WILL SEE HERE QUICKLY THERE IS A GREAT ATTENTION BEING GIVEN TO THOSE MOMENTS THAT BREAKS AND GIVES A SENSE OF ANIMATION, A SENSE OF I WOULD SAY ECLECTICNESS BECAUSE AS PORTLAND WE ARE DISCIPLINED, YET WE ARE VERY KIND OF ECLECTIC IN PORTLAND THAT I THINK IS WHAT MAKES US UNIQUE. WE ARE GOING TO DO A BUILDING THAT REPRESENTS OUR EMBODIMENT, NOT ONLY AS A CHARACTER ABOUT A FUNCTION IN THIS PLACE. THAT'S IT FOR NOW. THANK YOU.

VICE-CHAIR SMITH: THANK YOU. I WANTED TO FINISH UP WITH A QUICK UPDATE ON OUR COMMUNITY ENGAGEMENT EFFORTS.

DOUG OBLETZ: THIS FALLS INTO TWO CATEGORIES, ONE IS THE DESIGN REVIEW PROCESS FOR THE CITY, AND THE FOR THE FOR THE CITY OF PORTLAND. THE DESIGN REVIEW WILL BE TAKEN IN TWO STEPS. FIRST IS THE DAR, THE PRECURSOR TO THE FINAL REVIEW PROCESS. WE SUBMITTED OUR DAR PACKAGE ON FEBRUARY 4TH, AND WE BELIEVE OUR MEETING WITH THE DESIGN COMMISSION WILL BE HELD IN MID MARCH AND THIS IS MORE OF AN INFORMAL REVIEW AND FOUNT THEM TO GIVE US PRELIMINARY COMMENTS. WE'RE PLANNING ON SUBMITTING THE FIRST DESIGN REVIEW PACKAGE IN EARLIER APRIL. ON THE NEIGHBORHOOD INVOLVEMENT COMMITTEE, WE'RE GETTING READY FOR FORM THE NEIGHBORHOOD INVOLVEMENT COMMITTEE AND CONDUCT THE FIRST MEETING IN A COUPLE WEEKS. THE PURPOSE OF THIS GROUP WILL BE TO PROVIDE REGULAR UPDATES ON THE PROJECT AND SPECIFICALLY TO COMMUNICATE CONSTRUCTION-RELATED INFORMATION AND TO HAVE FEEDBACK ON CONCERNS.

I THINK ALL OF YOU ARE AWARE THAT WE HAD FEEDBACK EARLY ON IN THE PROCESS ABOUT CONCERNS OF BEING A GOOD NEIGHBOR DURING CONSTRUCTION. WE SEE THIS COMMITTEE AS BEING A KEY FROM YOU MEAN FOR THAT. THE CHAIR HAS ALSO MADE A COMMITMENT THAT WE WILL HAVE A GOOD NEIGHBOR AGREEMENT EN PLACE PRIOR TO THE START OF CONSTRUCTION, AND WE'LL USE THIS NEIGHBORHOOD INVOLVEMENT COMMITTEE AS THE KEY FOR DISCUSSING POINTS OUTLINED IN THE GOOD NEIGHBOR AGREEMENT. ALL OF THAT IS MOVING ALONG ON SCHEDULE. AND

WE'LL BE REPORTING ON THE OUTCOMES OF BOTH OF THESE PROCESSES AS WE COME BACK TO YOU LATER IN THE YEAR.

VICE-CHAIR SMITH: I HAVE A QUESTION, DOUG. HAVE WE HEARD ANY EARLY COMPLAINTS ABOUT THE NEIGHBORHOOD OR WHAT'S EXPECTED? HAVE WE HEARD ANYTHING?

DOUG OBLETZ: I THINK THE MAJOR CONCERN IS REALLY RELATED TO PILING AND HOW THE FOUNDATIONS OF THE BUILDING ARE GOING TO BE HANDLED. THAT WAS PROBABLY THE NUMBER ONE CONCERN THAT WE HEARD.

COMMISSIONER MCKEEL: DOUG, YOU TALKED ABOUT THE DESIGN REVIEW, THE FULL DESIGN REVIEW BEING EARLY APRIL. IS THAT CORRECT? DID I UNDERSTAND YOU CORRECTLY? DOES THAT KEEP US ON OUR TIMELINE?

DOUG OBLETZ: YES, IT DOES.

COMMISSIONER BAILEY: ANY OTHER QUESTIONS? I NOTICED IN THE DIAGRAM YOU HAVE LEASING SPACE ON THE GROUND FLOOR, I APPRECIATE THAT INCLUSION. WE HEARD THAT LOUD AND CLEAR. I CAN TELL.

VICE-CHAIR SMITH: GO AHEAD.

THANK YOU, IF THERE'S ANY OTHER QUESTIONS, OTHERWISE THAT WAS OUR BRIEFING FOR THIS MORNING.

COMMISSIONER SHIPRACK: I HAVE A QUESTION. IN KEEPING WITH COMMISSIONER BAILEY'S LAST COMMENT, DO YOU HAVE ANY PROSPECTIVE TENANTS OR HAS THERE BEEN INTEREST EXPRESSED IN THE TENANCY?

DOUG OBLETZ: WE HAVE NOT. LOOKING AT THE GROUND FLOOR, ACTIVATION, LOOKING AT ADDRESSING THOSE NEEDS OF PLACING WITHIN THE NEIGHBORHOOD, HOW WE ACTIVITY ACTIVATE THE FIRST FLOOR, BUT WE HAVE NOT ENGAGED ABOUT TENANCY. WE'RE SHOWING IT AS A POTENTIAL WORK SPACE TO WORK THROUGH THE DESIGN SOLUTIONS WE'RE LOOKING AT RIGHT NOW. NO, THERE'S NOT ANYBODY THAT'S BEEN IDENTIFIED DIRECTLY.

COMMISSIONER SHIPRACK: IS THAT A DESIGN REQUIREMENT OF THE CITY OF PORTLAND THAT, THERE BE COMMERCIAL TENANT SPACE INCLUDED? OR IS THAT OUR OPTION? IF I MAY. A COUPLE THINGS HERE, I THINK IT'S A VERY, VERY GOOD QUESTION.

GENE SANDOVAL: THERE IS A REQUIREMENT TO HAVE AN ACTIVE STREET FRONT. AND I THINK THAT IS A REALLY BROAD DEFINITION. RETAIL HAS ALWAYS BEEN WHAT KIND OF ACTIVATES THE STREETS IN PORTLAND, BUT THAT'S NOT NECESSARILY THE ONLY THING. THE PHARMACY IS AN EXAMPLE. SO AN OFFICE

SPACE IS ALSO, AS WELL. SO WHAT WE HAVE IS THE FLEXIBILITY TO GO IN ANY OF THOSE DIRECTIONS, MOVING FORWARD. BUT THINKING OF AN 80-YEAR BUILDING WE HAVE DESIGNED THE GROUND FLOOR OF THIS BUILDING TO ACCOMMODATE CHANGE. IT CAN BE ANY OF THEM. THAT'S ALSO TRUE BECAUSE WE HAVE TO THINK ABOUT GOING BACK TO MY STATEMENT THAT THIS NEIGHBORHOOD IS GOING TO TRANSFORM DRAMATICALLY. IN A WAY WE'RE HEADING FOR IT WE CAN TRANSFORM AND ADAPT EASILY.

VICE-CHAIR SMITH: WHAT'S THE LEASE SPACE ON THE BOTTOM FLOOR FOR THE COMMERCIAL SPACE, THE SQUARE FOOTAGE?

GENE SANDOVAL: IT'S ABOUT 900 SQUARE FEET I BELIEVE.

VICE-CHAIR SMITH: OKAY. IT'S IN A GREAT LOCATION.

VICE-CHAIR SMITH: THANK YOU. ANY OTHER QUESTIONS? WE WILL ADJOURN. THANK YOU. THANK YOU.

ADJOURNMENT – 10:48 A.M.

Transcript prepared by LNS Captioning and utilized in creating minutes by the Board Clerks. For access to the video and/or board packet materials, please view at: http://multnomah.granicus.com/ViewPublisher.php?view_id=3

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