

Metro

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Metro

Minutes

Tuesday, February 6, 2024

10:30 AM

Metro Regional Center, Council Chamber,
<https://www.youtube.com/watch?v=-OGvV22IFJc>,
<https://zoom.us/j/615079992> Webinar ID: 615 079 992 or
888-475-4499 (toll free)

Council work session

10:30 Call to Order and Roll Call

Present: 7 - Councilor Gerritt Rosenthal, Councilor Mary Nolan, Juan Carlos Gonzalez, Duncan Hwang, Christine Lewis, Lynn Peterson, and Ashton Simpson

10:35 Work Session Topics:

10:35 Keller Auditorium Renovation Concept and Process Update

Attachments: [Staff Report](#)

Council President Peterson introduced Robyn Williams (she/her), P5 Executive Director, Metro Karl Lisle (he/him), City of Portland John Russell (he/him), Russell Development Company Tim Eddy (he/him), Henebery Eddy Architects Diana Stuart (she/her), Downtown Portland Neighborhood Association Brian Ferriso (he/him), Portland Art Museum Shane Jewell, Oregon Ballet Theater Scott Andrews, Melvin Mark (he/him) Properties to present on the topic.

Staff pulled up the Keller Auditorium Renovation Concept and Process Update PowerPoint to present to Council.

Presentation Summary:

Karl Lisle shared highlights from the Keller Auditorium feasibility study. Karl Lisle discussed the agenda, highlighting the background and significance of the Auditorium. Robyn Williams noted on the background of the Keller Auditorium. Williams emphasized that the City of Portland owns the Keller in conjunction with Metro and P'5 who operate the theater. The auditorium impacts local companies, jobs, and economy, generating approximately fifty percent of the revenue for Portland'5 every year. The façade of the auditorium can be traced back to 1916 and is due for a

seismic reinforcement in par with current building earthquake codes The City launched a site exploration study to determine possibility of renovation at existing site or an option of new build. The options were narrowed down to two: Halprin-private party explored major renovation of the existing site, or Portland State University and Lloyd Center for possibility of a new build site.

Karl Lisle turned the presentation over to John Russell (he/him) from Halprin Landscape Conservancy to discuss the renovation concept and feasibility study.

John Russell conveyed a collaboration between Hennebery Eddy Architects, Stufish and Halprin Landscape Conservancy to construct a landmark like the Golden Gate Bridge and the Eiffel Tower to bring focus to the Keller Auditorium. He suggested a forecourt fountain. The City commissioned a \$400,000 seismic study that showed grave faults in the building.

John Russell turned the presentation over to Tim Eddy (he/him) from Hennebery Eddy Architects to discuss the feasibility study based on design concepts created by STUFISH.

Tim Eddy illustrated concepts such as revitalization, rehabilitation and reinforcement of the already existing Auditorium to connect its cultural and historical roots back to the local community. His firm conducted a feasibility soil analysis that assessed the structural integrity of the building's foundation. Through stakeholder outreach, key aspects such as safety and universal accessibility were revealed. In addition to the safety element, a glass curtain to the west of the building would create new space and engage

the Keller fountain. The restoration of the Keller forecasted to produce lowered operational and embodied emissions compared to new construction.

Tim Eddy concluded and passed the presentation to Brain Ferriso (He/Him) from the Portland Art Museum.

Brain Ferriso pointed at the economic impact of a vibrant downtown; especially how important food traffic is in the post-pandemic era.

Brain Ferriso forwarded the presentation to Shane Jewell (he/him) from the Oregon Ballet Theatre.

Jewell provided inputs and updates during the design and restoration phase on the needs of the those visiting and working in the Keller. The concerns raised helped reduce cost and provided astronomical feedback to improve the building.

Shane Jewell passed the presentation to Diana Stuart (she/her) from the Downtown Portland Neighborhood Association.

Diana Stuart discussed enthusiasm on the adoption of the restoration plan. The downtown association supports the modernization of the Keller.

Diana Stuart urged the council to support the restoration plan and passed the presentation to Scott Andrews (he/him) from Melvin Park Properties.

Scott Andrews summarized the presentation. The location of the Keller serves as a focus to boost local business, increase transportation and provides a bustling night life to the residents and visitors. The estimated of the construction cost in nineteen months is \$267.2 million with no parking

costs.

Council Discussion

Councilor Lewis thanked the presenters for their presentation and emphasized John Russell's leadership ability to lead the reconstruction to revitalize downtown and restore the Keller to its magnificent glory. Councilor Lewis noted on the importance of restrooms and public spaces to create placemaking opportunities.

Councilor Simpson discussed the urban studies by PSU along with the Halprin Sequence and provided his full support to move forward with the restoration.

Councilor Hwang asked if the construction cost would increase entry fees, parking costs and ticket prices for the performing arts partners that would negatively impact accessibility

The presenters answered that the fiscal impact on the consumer will be minimal as the public will help dampen the burden.

Councilor Nolan asked John Russell about the involvement of BIPOC community during the projects' community outreach phase.

John Russell stated that the Keller's egalitarian status is open to community and its stakeholder.

The presenters failed to involve BIPOC urban and landscape designers in the design construction of the project. John Russell emphasized that the website of STUFISH has BIPOC designers.

Council Nolan questioned where the funding for the construction will stem from. Bonds? Public taxes?

The presenters stated that the funding will come from the City of Portland, Metro and P'5.

President Peterson asked Karl Lisle the evaluation metrics on the involvement of Metro. She emphasized what Metro's mission and values are in incorporating community input as well as how transparent the cost structure will be.

Karl Lisle stated that the City of Portland is elated to collaborate with Metro leadership in evolvement of community outreach and funding sources.

Councilor Hwang asked if there are any case studies across cities in America that have successful stories with renovation auditorium and their financial journey.

John Russell provided the Lincoln Memorial Hall as an example.

Councilor Rosenthal stated the potential projected costs are related to seismic upgrades including retrofits.

The presenters' answered that Councilor's Rosenthal understanding is correct.

President Peterson stated that the city needs to encapsulate the problem statement of the future of both the Keller and community.

There being no further business, Council President Peterson moved onto the next agenda item.

11:35 Chief Operating Officer Communication

COO Marissa Madrigal provided an update on the following

events or items:

- Echoed the vision for Portland as a world class leader in socio-economic activities.
- Metro's future lies in the involvement of fast-tracking projects and development that aid to launch the city as a strong leader amongst the nation.

11:40 Councilor Communication

Councilors provided updates on the following meetings and events:

- Councilor Simpson discussed the urban flood safety water quality board district's ruling to revoke the bond measure of \$195 million on the May 2024 ballot. Local business partners and the governor's office who were in favor of the original ballot and supported the new \$150 million ballot. The drafted letter in support of Metro expressed support for the water board.
- Councilor Hwang stated that he supports the referral and letter. He asked what the specific dollar amount is for the bond measure. The bond measure was previously adopted in January 2023.
- Councilor Lewis thanked Councilor Simpson and highlighted the national, local, and international importance of levy adjacent properties. Federal projects are important for Metro, voters, and the environment. Metro plays a key role in speaking for the community and the prices of properties.
- Council Nolan thanked Councilor Simpson.
- Councilor Hwang discussed his participation in the Chinese New Year festival hosted by the Chinese Association at the Keller. Metro's AAIP hosted a Chinese breakfast in the Atrium. He wished the staff a Happy Lunar New Year!

11:45 Adjourn

There being no further business, Council President Peterson adjourned the Metro Work Session at 11:45 a.m.

Respectfully submitted,

Anushka Kargathara

Anushka Kargathara, Legislative Assistant