Ankeny/Burnside Development Framework

This Development Framework will be used to initiate, support and guide development in the Ankeny/Burnside area over the next five years. By identifying key public-sector capital improvements and desired private sector investments, the study will be an integral step in creating a more active and vibrant Ankeny/Burnside environment.

It will be developed with a Stakeholder Advisory Group including neighborhood property owners, residents, businesses and organizations, as well as guided by a series of public outreach events.

In November 2003, the Portland Development Commission (PDC) adopted the Downtown Waterfront Development Opportunities Project (DTWF DOS), a revitalization strategy for city blocks opposite Tom McCall Waterfront Park between Yamhill and Davis Streets. The report identifies the Ankeny Square as a catalyst area to begin renewal to encourage 1,000 units of residential infill development—reinvigorating Portland’s most historic neighborhood, bringing people to the area 24 hours/day, and addressing significant public safety issues in the area. Since the report was published in April 2003, implementation has included the Fire Station #1 relocation, preparation for Naito Parkway improvements, and new the Ankeny/Burnside Development Framework to guide redevelopment specifically around Ankeny Plaza.

Define Development Goals

- Redevelopment scenarios for the current Fire Station #1 site.
- It is expected that new development will include mixed-use residential and commercial use; developer RFP planned. (PDC)
- Redevelopment potential under the Burnside Bridge.
- Provide more active uses and improve MAX Skidmore Station. (Tri-Met)
- Redevelop alternatives for surface parking lots. (PDC, Private)
- Redevelopment options for the Skidmore Fountain Building. Including the potential for a Portland Public Market. (PDC, Private)
- Private redevelopment scenarios. Gather and analyze proposals by property owners, non-profits and developers.
- Update Skidmore/Old Town Historic District Design Guidelines. Review and recommend options to address anticipated new infill. (Planning, PDC)
- Test feasibility of Eric Ladd Cast Iron Collection reuse. PDC / Bosco Milligan own a collection of multiple cast iron facades from the area saved during demolition. If appropriate and feasible, reuse of these artifacts in new redevelopment.

Parallel Project Coordination

The Ankeny/Burnside Development Framework will coordinate distinct parallel projects in the area:

- Portland Saturday Market (PSM) Permanent Home Study. Recommend a permanent location in the Central City. (PDC, PSM)
- Portland Public Market Feasibility Study. Study feasibility of establishing a public market in the Skidmore Fountain Building. (PDC)
- New Fire Station #1 Headquarters. Incorporate neighborhood context issues into new Portland Fire & Rescue building. (PF&R, BGS, PDC)
- Skidmore/Old Town National Landmark Nomination. Coordinate with update of this historic designation. (Planning)
- Redevelopment of Globe Hotel. Examine active redevelopment scenarios; eventual developer RFP. (PDC)
- Ankeny Pump House and Park Reconstruction: Coordinate with rebuilding of area in McCall Waterfront Park as part of the Combined Sewer Overflow construction. (CSO, Parks)
- Old Town/Chinatown Visions Business Plan. Integrate results of this neighborhood-driven process.
- Burnside Transportation and Urban Design. Integrate plans for street and redevelopment opportunities. (PDOT, Planning, PDC)