May 23, 2026

City of Portland Spectator Venues

RFP No. 00002701 Level 2

Qualifications Based Selection
Request for Proposals for Veterans Memorial Coliseum Memorials Design Project

Design Team:
NNA Landscape Architecture
KPFF - PAE and LUMA - Sea Reach- Kearns & West- Andrusko Group

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Above: An overview of the proposed Memorial looking west along Ramsay Way with VMC in the Background.

1. Cover Letter

July 23, 2026

City of Portland Procurement Center
Attn: Jin Huang
jin.huang@portlandoregon.gov
Portland, OR 97232

RFP No. 0002701 Qualification Based Selection Request for Proposals for Veterans Memorial Coliseum Memorials Design Project – Level II Proposal

Dear Ms. Huang,

NNA Landscape Architecture, LLC is pleased to submit our team's proposal for the Veterans Memorial Coliseum (VMC) Memorials Design Project Level II. We have carefully reviewed the Level II Addendum and have further developed our design proposal for the Project Advisory Group's review. Additional investigation and collaboration within our team have simplified and strengthened our original design concept. We believe we can install the Honor Rolls in a manner reflective of the original design intent without having to perform expensive structural upgrades to the exhibit hall below. The surrounding plaza is designed to support the Memorial program as well as be functional for day-to-day use. We have included site plans, renderings and narrative descriptions to address all recommendations and considerations stated by the Project Advisory Group, as well as additional design considerations and concepts. Our team understands the importance of honoring the experience of Veterans, as well as the original intent, spirit and legacy of the Honor Rolls. The history of the Albina Neighborhood, its own Veterans, its past sacrifices, and bright future is another important piece of this tapestry. These stories are not separate, and their shared elements are a rich opportunity to help strengthen this design and experience.

NNA Landscape Architecture's business license number is 835605 and our Equal Benefits Application and Equal Employment Opportunity (EEO) certifications are complete. We are a woman-owned small business based in downtown Portland. Jason Hirst is the designated Consultant Team Project Manager and Point of Contact. He is an Oregon Registered Landscape Architect and United States Air Force Veteran. He is authorized to negotiate and sign a contract with the City on behalf of the firm and is the primary point of contact for NNA. We accept the RFP General Conditions, Insurance Requirements and Standard Contract Provisions. We are requesting no redactions or exceptions for this proposal.

Our team is excited for the chance to propose for Level II and we are proud to present our design concept. Please contact us with any further questions regarding our qualifications.

Thank you for this important opportunity.
Sincerely,

Jason Hirst
Principal
NNA Landscape Architecture
720 SW Washington St., Ste. 305
Portland, OR 97205
(503)239-0600 | jason@nnala.com

2. Narrative

Veterans Memorial Coliseum Memorials Design Project

Our team's proposed approach considers and responds to the Project Advisory Group (PAG) recommendations directly. We attempt to incorporate these recommendations as literally as we can, while providing interpretation and design guidance for project elements not explicitly directed in the brief. The sacrifices of military members, Veteran experiences, the history of the Albina neighborhood, and the legacy of the Veterans Memorial Coliseum (VMC) are all vital influences shaping our story and design response.

VMC Project Advisory Group Recommendations

Below are a list of design recommendations and our proposed responses to address each item:

RECOMMENDATION: MAINTAIN AND USE THE EXISTING GRANITE HONOR ROLL PANELS FROM 1962 AND 1977 IN ANY FUTURE MEMORIAL DESIGN, TO RESPECT THEIR HISTORIC LEGACIES.

RESPONSE:

The existing honor roll panels will be reused and displayed prominently. Any new panels inscribed with the names of the war dead will utilize matching materials. Existing damage to the panels will be repaired, in the case of damage beyond repair, a duplicate will be created. The original panels bearing the inscription "TO THE MEMORY OF A SUPREME SACRIFICE WE HONOR THOSE WHO GAVE THEIR LIVES FOR GOD, PRINCIPLE AND LOVE OF COUNTRY" will be refurbished and displayed in a single line to honor the original design intent

Honor the Original Intent

RECOMMENDATION: ADD NAMES TO BOTH THE ONLINE AND PHYSICAL HONOR ROLLS FROM MILITARY CASUALTIES IN RECENT CONFLICTS USING THE ORIGINAL CRITERIA (E.G., 15-MILE RADIUS FROM THE VETERANS MEMORIAL COLISEUM, EXCLUDING WASHINGTON, ETC.) WITH MINOR MODIFICATIONS TO THE "CAUSE OF DEATH" TO BETTER ALIGN WITH CURRENT MILITARY CASUALTY CRITERIA. IF SUBSTANTIATED, ADD NAMES THAT SHOULD HAVE BEEN INCLUDED ON THE ORIGINAL PANELS, TO THE EXTENT KNOWN.

RESPONSE:

Working alongside the PAG and military representatives, a comprehensive roster of names to be added will be developed, fabricated, and installed as part of this update. Dedicated areas for these new additions, as well as future additions, will be seamlessly integrated into the memorial stones and new Honor Rolls.

RECOMMENDATION: MOVE THE VMC MEMORIAL HONOR ROLLS TO THE UPPER PLAZA OF THE VMC (NEAR THE FLAG POLES OFF RAMSAY WAY), TO INCREASE VISIBILITY AND ACCESSIBILITY.

RESPONSE:

Our design relocates the Honor Rolls to the upper plaza, maximizing visibility for passersby and event attendees moving between the VMC and the Moda Center. All proposed panels and site features are designed with visibility and accessibility at the forefront.

RECOMMENDATION: FIND OPPORTUNITIES TO IMPROVE AND MAINTAIN THE ORIGINAL PLAZAS, WITH A PRIORITY FOR THE NORTH PLAZA, ALSO KNOWN AS FOUNTAIN COURT.

RESPONSE:

While this recommendation is recognized as crucial to the long-term stewardship of the original plazas, it falls outside the scope of this specific design proposal. We do propose providing some interpretive materials near the sunken plazas as an additive alternate "add-on" if budget allows.

In addition to the PAG recommendations we also have considered and incorporated responses to the key design considerations listed below:

Key Design Considerations from the Project Advisory Group

CONSIDERATION: PROVIDE OPPORTUNITIES FOR INTERACTION, SUCH AS A PATHWAY WITH INTERACTIVE OR INTERPRETIVE FEATURES.

Our plan includes a timeline and storyline that interprets the Honor Rolls, U.S. Military History, Veteran experiences, and the site's connection

Veteran Story Timeline

2. Narrative, cont.

to the Albina neighborhood. Tactile elements will accompany visual assets, and digital interactive features will be included to allow visitors to explore the interpretive history.

CONSIDERATION: PROVIDE SPACE FOR CONTEMPLATION, INCLUDING DEDICATED SEATING AND ADA ACCESSIBILITY.

Multiple ADA-compliant seating areas will be integrated throughout the site, and all elements will be designed in accordance with ADA guidelines. Shaded seating will be prioritized by placing ADA-accessible benches near existing mature trees.

CONSIDERATION: FIND CONNECTIONS TO THE VMC MEMORIALS WITH THE NEIGHBORHOOD AND ACKNOWLEDGE THE HISTORY AND DISPLACEMENT OF THE ALBINA COMMUNITY.

Our proposal focuses on honoring the Veteran experience and also looks to the history and current life of the Albina neighborhood. Shared experiences will be highlighted through interpretive materials that deliberately include the stories of local neighborhood veterans.

CONSIDERATION: MAKE THE VMC MEMORIALS RELATABLE AND ACCESSIBLE, INCLUDING A VISUALLY NOTABLE ELEMENT, SUCH AS A STATUE FOCUSED ON THE HUMAN EXPERIENCE OF MILITARY SERVICE, WHICH HONORS ALL VETERANS AND HELPS VISITORS CONNECT THE MEMORIAL TO THE LARGER VMC BUILDING.

Human Scaled Sculpture Example

Proposed Site Plan

Our design will weave Veteran stories into the fabric of the space. We plan to collaborate with the City of Portland Office of Arts & Culture (OAC) and the Regional Arts & Culture Council (RACC) to commission appropriate, human-scaled artwork preferably from Albina Neighborhood Artists. We don't know exactly what this art should be yet- that is a deeper story which should be discovered, not dictated. We do know that we are not advocating for grand gestures and glorification of the military but rather will focus on the human story and scale. This may take the form of a figurative statue or some other yet undetermined artwork.

CONSIDERATION: USE A SIMPLE DESIGN, COMPATIBLE WITH THAT OF THE BUILDING TO PAY HOMAGE TO THE ORIGINAL DESIGN OF THE MEMORIALS AND THE VETERANS MEMORIAL COLISEUM.

Our material palette will focus on a combination of light and dark hardscape—utilizing stone as budget permits—and a regular grid layout that complements the geometric façade of the Coliseum. An elegant arc serves as the primary organizing element in the ground plane, contrasting with the rectangular regularity of the plaza and referring to the Coliseum "bowl" that carries a similar form. This arc visually symbolizes the defining "stitching" between freedom and sacrifice that Veterans hold together. Material selections, plantings, lighting, and stonework are curated for a timeless, durable quality that remains attractive through years of daily use.

CONSIDERATION: FOCUS ON LIGHTING AND VISIBILITY, INCLUDING IMPROVING LIGHTING NEAR AND AROUND THE FLAG POLES AND VMC MEMORIALS / HONOR ROLLS.

Activating the space for nighttime use is key for success of this Memorial. Dramatic, warm white illumination will light the Honor Rolls and the primary flagpole, drawing respectful attention to the monument without appearing trendy or overpowering. The space will be appropriately lit for frequent evening use.

CONSIDERATION: CREATE A CONNECTION BETWEEN THE PHYSICAL VMC MEMORIALS AND THE DIGITAL MEMORIALS, WHICH CAN PROVIDE EXPANDED HISTORY ABOUT THE HONOR ROLL NAMES/SERVICE MEMBERS IN OUR COMMUNITY.

A digital connection such as QR codes or a similar approach can be embedded within the physical

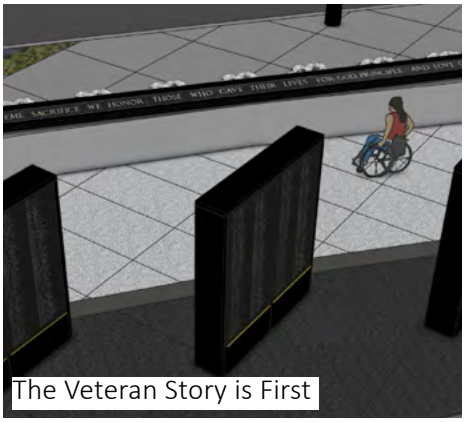
2. Narrative, cont.

interpretive components, linking visitors directly to an expanded online archive with an updated Honor Roll, information about the Memorials and histories of our community's service members.

Design Proposal Response and Site Design Drivers

Look first to the Veteran Story

Our main design concept is built around the role of Veterans in ensuring our freedom. The south side of the new plaza is paved in dark stone, which represents commitment and the sacrifice many have paid as part of our military. At the north edge of this paving lies a timeline of the U.S. Military, representing history and tradition. North of the timeline is a walkway paved in light-colored stone representing freedom and the honor of serving our country. The Honor Rolls will be placed on the south side of the plaza and displayed in a manner respectful of their original intent: standing silently proud and accessible for all to see, touch, and contemplate. The original quote across the top will be carefully removed and prominently displayed on an adjacent wall at an accessible height. A single tall flagpole for the American flag will anchor the space, situated within an open plaza sized appropriately to accommodate an honor guard performing flag ceremonies. Continuous nighttime illumination will be provided for Old Glory. The existing flagpole southeast of the proposed new plaza will remain in place to fly the Oregon State flag. The larger story of the U.S. military — from its founding to its role in ensuring future freedom for all Americans — will follow and be embedded in the timeline arc that divides the paving. The end of this arc will be a freestanding plinth that points toward the original North Plaza location of the Honor Rolls. All six branches of the military will be acknowledged in our story.

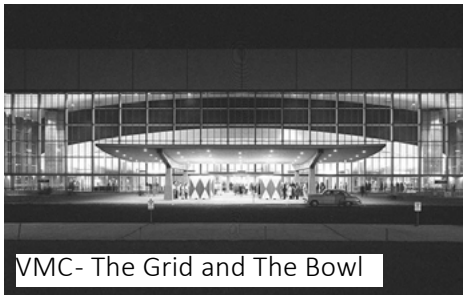

The Veteran Story is First

Make a comfortable and inviting space that is enticing for everyday use

While the sacrifice of our veterans will be properly respected, the plaza environment need not be exclusively somber. Visitors passing through on their way to events can use the space to sit, wait, or gather while learning about the Memorial's history. We propose leaving the adjacent amphitheater stairs intact to maintain existing seating and preserve the lower plaza as a distinct, multi-use zone. To buffer the Honor Roll area from adjacent vehicular traffic, new street trees and low, waist-high walls will be carefully integrated. These elements are configured to maintain clear sightlines into the space, ensuring the Honor Rolls remain visible from the sidewalk and street.

Respect the character of the VMC building and surrounding Rose Quarter programming

We acknowledge that modifying a civic memorial is a sensitive undertaking. Our focus rests on sharing the narrative of the memorial with a broader public audience while respecting the mid-century spirit of the original building. Our design materials and arrangement deliberately reference the building façade, history and character. Although a comprehensive redesign of the remaining sunken plazas is excluded from this proposal's direct scope, these features represent an


VMC- The Grid and The Bowl

Plan - The Grid and The Arc

2. Narrative, cont.

Albina prior to destruction

important piece of the Coliseum's architectural heritage. They should maintain an interpretive or visual connection to the relocated Honor Rolls, which could be explored as a potential future phase or add-on.

Look to the Albina neighborhood history to strengthen connections and tell a richer story about the Veteran experience

This project's footing in the past of the Albina Neighborhood presents a unique opportunity to inform our design and connect to the changing future of the neighborhood.

Re-rooting Albina

This project seeks to acknowledge and respond to the lost vibrancy of the historic neighborhood of Albina near the VMC and the past forced displacement of its citizens. Our design will consider these injustices, and attempt to help re-root and celebrate the Albina community within the broader context of past "urban renewal" efforts and today. Alignment with the long-term goals of the Albina Vision Trust (AVT) is essential for future VMC success. The design anticipates how upcoming renovations to the Moda Center, the Rose Quarter, and proposed I-5 improvements will impact the immediate site context. By preparing for a future neighborhood condition that includes more attainable housing, our design ensures the plaza functions as an enlivening, accessible asset for all, on event days and non-event days alike.

To help inform our story, this project looks to uncover the historical overlap between the Veteran experience and the citizens of the neighborhood. Rather than dictating a grand gesture, the design focuses on human-scaled stories. Art and neighborhood interpretive elements should be created by, for and about the neighborhood's residents. This will require ongoing outreach and coordination with the OAC and RACC which our team will support.

Potential Overlap Opportunities for Exploration:

ALBINA VETERAN STORIES:

Curating and documenting personal histories to share via physical and digital interpretation.

HUMAN-SCALED SCULPTURE:

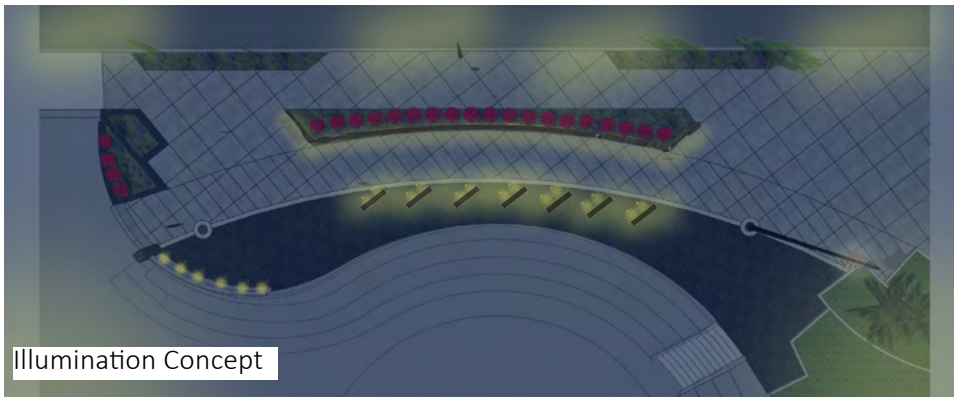
Commissioning a figurative sculpture centered on the theme of "A Veteran Comes Home to Albina."

NEIGHBORHOOD MAPPING:

Integrating historic maps into the plaza and marking past homes of Veterans in the neighborhood.

Lighting

Lighting for the VMC Memorial aims for timeless reverence, emphasizing the presence of historical reminders and providing a comfortable environment for reflection and remembrance. The design will focus primarily on the panels, with additional focus on the timeline, activating these elements after dark during peak hours for the Moda Center and VMC. Given the verticality of the elements, a combination of in-grade and concealed LED luminaires will add a warm glow to the panel structures. This combination of lighting elements will provide legibility of the names while emphasizing the materiality of the stone as a reminder to the historic weight of the display. On the horizontal plane, small in-grade marker lights will be embedded into the pavement highlighting key events on the timeline. These smaller sources will define the location and pull the viewer into the interpretive elements. Additional lighting will be used to maintain continuous illumination of the flags, as well as a layer of lighting for safety and security coordinated with the existing pedestrian and roadway lighting present at the site. All lighting fixtures will feature concealed transformers, ballasts, and internal elements to minimize vulnerability to vandalism.


Illumination Concept

2. Narrative, cont.

Honor Rolls and Stonework

Honor roll reuse is a cornerstone of our design proposal, representing both the most meaningful and technically challenging aspect of the project. Addressing these technical requirements during the conceptual phase is vital to preventing material breakage, scope oversights, or construction delays later on in the project.

The existing Honor Roll panels will be reused and arrayed in a configuration that maintains their order while improving visual and physical access. The defining quote over the Honor Rolls will also be carefully displayed in a manner that supports the original design intent.

Our team believes that securing an exceptionally experienced stonemason—capable of developing specialized repair, reinforcement, and installation methods—is vital to the project's success. The scope demands expertise beyond standard commercial masonry. Our team's stonemason, Peter Andrusko, brings over 35 years of complex stone restoration experience. He has successfully executed restoration and installation work on some of Portland's most iconic stone monuments, including the Japanese-American Historic Plaza, the Chinatown Portal, the Mark O. Hatfield U.S. Courthouse, the Oregon Historical Society, Vera Katz Park, and the Portland International Airport Terminal 4.

Our established methodology for the successful conservation and reuse of the Honor Rolls includes:

PANEL INVENTORY, INSPECTION, AND DOCUMENTATION

A comprehensive audit and accounting of current panels and conditions.

DEFICIENCY ANALYSIS

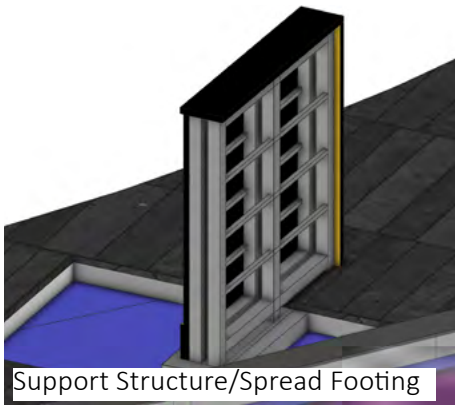
Assessing structural integrity to determine the best path for repair, reinforcement, or replication.

TEXT & COLOR DEVELOPMENT

Taking physical rubbings for text matching and developing infill coloration to ensure visual consistency.

STRUCTURAL ENGINEERING & ATTACHMENT

Designing a reliable support structure and engineered attachment details to ensure decades of serviceability. Wall support requirements have been studied to utilize spread footings over the existing structure, this also needs to maintain a rigid wall face while preventing the need for costly structural reinforcement of the exhibition hall directly below the plaza. This detail will need to be designed as a single unit to meet all the design requirements.



Support Structure/Spread Footing

PHYSICAL MODIFICATIONS

Performing precision cutting, joining, patching, cleaning, and repigmentation, alongside adding backing reinforcement for structural stabilization.

SUPPLEMENTAL MATERIAL PROCUREMENT

Sourcing, preparing, and installing new stone panels and wall cladding that seamlessly match the tone, finish, and quality of the historic elements.

Additional new stonework for the plaza paving and retaining walls will be prominent. While these new materials are selected to coordinate harmoniously with the historic stone, they will not attempt to perfectly mimic it, establishing a clear and honest distinction between old and new interventions.

Interpretative Approach

Effective interpretation is more than espousing facts about a particular topic. It is about evoking inspiration, awakening an appreciation, or provoking thought.

What inspires a casual visitor to "care" or "think differently" after an experience? What will create an "aha" moment? Cause a pause for introspection? These are the questions that drive our interpretive approach.

The nature and quality of a visitor's experience resides in the minds of the visitors themselves. Interpretation that succeeds in provoking visitors to think about a significant place or event also succeeds in improving visitor's retention of the information, and perhaps even a change in disposition.

This memorial is dedicated to the idea of acknowledging one another—it's very premise is to create a space to name our Oregon Veterans. It is about giving voice to individuals who gave their lives to ensure our freedom.

2. Narrative, cont.

Unique to this memorial is the history of its geographical location.

Juxtaposed in this space that honors those who have died, we also want to celebrate life. The story of the Albina Neighborhood—beginning at its inception in 1887 through to today. A story of life, art, music, compassion, change, displacement, struggle, and resilience—stories in which we all can find a relatable piece.

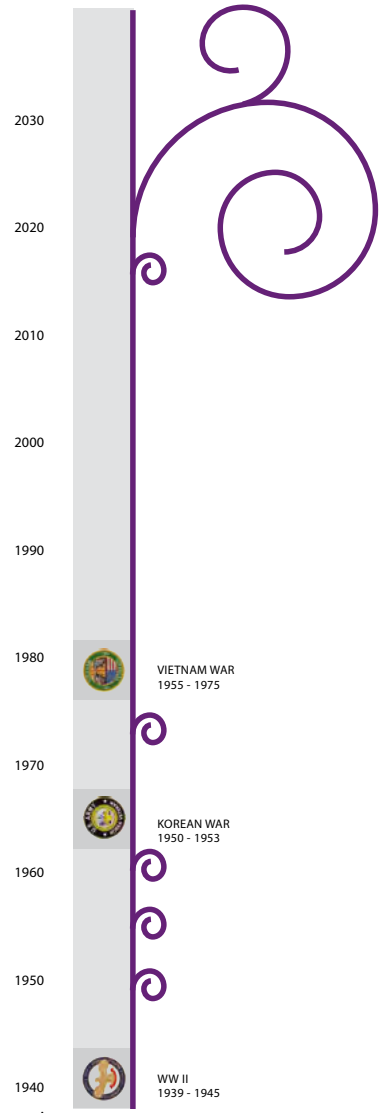
These two intertwined stories—one told in black and grey (the Honor Roll) and the other in vibrant color (Albina)— will portray lives celebrated in the context of loss and hardship. Honoring Veterans: Six double-sided granite walls will display the two sets of granite Honor Roll panels previously installed in sunken plazas to either side of the Coliseum's main entrance. These Honor Rolls commemorate Portland region citizens who lost their lives in military conflicts dating back to the Spanish-American War. The display is designed to reuse all the granite panels.

INTERPRETING THE HONOR ROLL

Prior to the six Honor Roll walls bearing the names of the military members will be an additional wall, similar in size and stature but different in material and treatment. This will bear the story of the memorial: the original design and location, the wars that are commemorated, how to find a name, what names may be missing and why, and interesting facts about the memorial.

MILITARY TIMELINE INTERWOVEN WITH THE ALBINA STORY

Running the length of the plaza is a timeline. The timeline is a band of natural stone and concrete with



Timeline Concept

time markers (bronze letters, dates, challenge coin inlays) at measured lengths that represent the military conflicts. The timeline begins in 1776 to commemorate the nascent United States fighting to establish our freedom from Great Britain.

Alongside the grey granite timeline are offshoots of brightly colored lines, starting at 1887 when the City of Albina was incorporated. This line represents life and community, and the thread that connects us to home during the various conflicts. The colored line emerges in organic bursts out of the arc with a spiral as the grey timeline makes its steady arc across the plaza. There are poignant moments in history when this line is interrupted. The spiral is a symbol representing spiritual growth, transformation, and change: the journey of life.
As the timeline approaches current day (the other end of the plaza) it will end in a plinth symbolizing the unknown of the future. The future of the planet, life, and war.

CELEBRATING ALBINA

At the end of the timeline there is a single plinth on which a poem, by a poet preferably from Albina, will invoke a moment of introspection about the future. To the right of the plinth, the colored line of the timeline spirals in several directions. This is where several exhibits will reside celebrating the community of Albina through time.

Our design intends to express the Military storyline and the Albina storyline in distinct, parallel ways, highlighting the key historical intersections where these narratives meet.

INCLUSIVITY AND ACCESSIBILITY APPROACH

Given that there are different learning methods, abilities, and life experiences — good interpretive work is founded in principles of universal design. Suggestions for enhancing the interpretive experience along the plaza include:

AUDIO DESCRIPTION

An audio description for an experience begins with a narration of the site. Every aspect of what is visible is described. Exhibits are read aloud and photos, maps, icons are described so that a person without vision can "see" and "experience"

2. Narrative, cont.

the entire site. These descriptions are then professionally narrated, and made available through a website, or a hand-held device. Audio descriptions can be produced in multiple languages.

TACTILE ELEMENTS

With nothing behind glass or behind a fence, this entire installation can be experienced by a visually impaired individual. The size and scale of the stone walls are imposing, giving a pedestrian walking around them a sense of the magnitude of the names on the honor roll. The names carved into the granite are discernible to the touch and are large enough to "read" with your fingers.
On the monument (prior to the Honor Roll columns) interpreting the memorial, tactile raised military insignia showcase the branches of the US military. The colored portion of the timeline can also have a slight raised dimension like the raised bumps in a pedestrian crossing.

ART & POETRY

Art and poetry lend to a personal interpretation of significance. Each individual makes their own meaning. This process of "making meaning" allows everyone to be equal- there is no right or wrong answer, and past knowledge in a particular subject is irrelevant. Art, poetry, music is all inclusive.

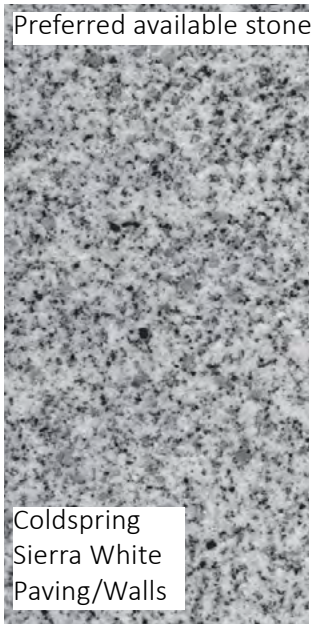
MULTIPLE LANGUAGES

Smart phones now offer options to photograph and translate written materials into varying languages. However, the technology is not entirely accurate yet. Multiple languages can be part of the audio descriptions.

INCLUSIVITY IN PRESENTATION

Creating inclusive interpretive experiences includes being aware of the level (complexity) of reading, the use of language and care in how a story is told to be non offensive and non threatening, while remaining true to the facts. In addition to the written word, photos, illustrations, and images are also vetted to tell an honest story that is as encompassing as possible.

Preferred available stone Materials



Coldspring
Sierra White
Paving/Walls

Coldspring
Academy Black
Paving/Walls

AbsoluteBlack
Honor Rolls
Support Walls

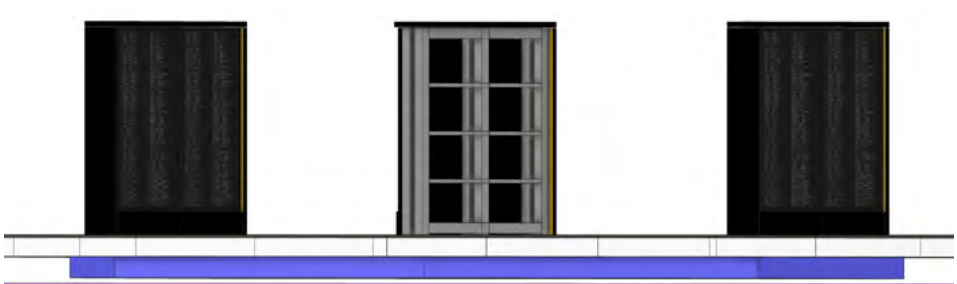
Civil, Structural, and MEP Considerations

Civil Considerations

Because the project will modify or replace more than 1,000 square feet of impervious area, it must comply with the City of Portland BES Stormwater Management Manual. To satisfy these requirements efficiently, stormwater from the new plaza will be collected and routed to a dedicated stormwater planter.

Based on a total plaza area of approximately 5,000 square feet and applying a standard 5% sizing factor for schematic design, the required planter footprint will be roughly 250 square feet. This can be accommodated within the existing planter zone south of the plaza. Record drawings indicate an 8-inch storm drain lateral runs directly beneath this area, providing a viable point of connection.

Our proposal includes rebuilding and enhancing sidewalk portions within the public right-of-way along Ramsay Way. While avoiding known utility



Support Walls and Spread Footing Over Exhibit Hall

2. Narrative, cont.

conflicts near Ramsay Way and Center Street, we propose replacing select street trees, planters, and paving for a cohesive, welcoming design. We do not propose moving fire hydrants at this time.

This work should be coordinated with future I-5 corridor improvements, inviting ODOT as a potential project partner and funding source. While not recommended for the design, ROW improvements could be built separately, or not at all, during VMC Memorial construction.

Structural Considerations

Our structural engineer has verified that the underlying structure supporting the proposed memorial site consists of a reinforced concrete slab and beam system explicitly designed to support vehicular loads.

A rigorous engineering analysis of the structural capacity will be conducted during the final design phase. We will utilize this existing capacity to size the memorial foundations, eliminating the need for costly structural retrofits to the facility below. The foundation elements will be detailed to fit precisely within the build-up space between the top of the existing structural slab and the bottom of the new plaza paving, ensuring total compatibility with the sub-grade waterproofing systems.

Mechanical and Plumbing Considerations

No significant modifications or additions to the primary mechanical or plumbing systems are anticipated. Irrigation for the new plantings will tie directly into the facility's existing irrigation mains. There will be a minor repair to connect in the planters on the amphitheater seating steps and a mainline connection to reconnect for the beds to the west. If localized plumbing connections are required during design development, they will be provided accordingly.

Stormwater drainage will be directed towards the existing surface stormwater facility to the southeast of the plaza and will drain into the existing lateral infrastructure as outlined above. Additional sewer/ stormwater connections are not anticipated to be required.

Electrical

Electrical service shall be coordinated with the displays and existing power locations. Electrical upgrades are not anticipated to be required. Lighting control will balance light levels and provide time-of-day control through a photocell and time clock

View into the Upper Plaza- Daytime

Outreach and Story Development

Our team will provide Community Outreach and Facilitation throughout the design process. Uncovering local history and presenting ongoing work to the community for feedback is an important part of our process. We will coordinate with the City of Portland to provide all services or work alongside City employees as needed.

STAKEHOLDER ENGAGEMENT

Sustain active outreach with neighborhood groups, the Albina Vision Trust, and Rose Quarter stakeholders.

ORAL HISTORY COLLECTION

Identify and collaborate with Albina veterans and descendants to catalog their histories and directly inform the interpretive content.

PUBLIC ADVISORY GROUP FACILITATION

Facilitate ongoing communication with the PAG throughout the design process, coordinating public open houses and community workshops to build broad civic consensus.

Funding and Implementation

We understand that funding is an ongoing effort and the final budget is not fixed. Fundraising is expected to continue as the project moves forward. Our team will assist in whatever role the City and Advisory Group direct.

Our design shows feasible extents for the project with a well-defined limit of work, and we have considered buildability in the complex portions of our design. Any building project done to the level of quality that the Honor Rolls deserve will involve significant cost. Our design proposes high quality, but not extravagant, finishes and a square foot area which is appropriate for this scale of design.

The proposed construction layout has been carefully planned around known underground utilities and structural limitations. By establishing a contained construction footprint, the project keeps useful adjacent site features while avoiding impacts on nearby infrastructure. This approach will protect the project's budget and timeline from unforeseen site conditions as we move into further investigations.

Closing

Our proposal is more than a refurbishing and relocation of granite panels; it is a meaningful remembrance and mending of our region's difficult and enduring histories. By binding the legacy of our Veterans with the living history of the Albina neighborhood, we hope the redesigned plaza becomes a welcoming, accessible, and meaningful civic space for decades to come.

View into the Upper Plaza- Nighttime

3. Add-Ons / Alternates.

Additive and Subtractive Alternates

This is a list of potential add-ons ('Additive Alternates') and removals ('Subtractive Alternates') that can be considered depending on budget goals versus reality. These are just a first round of potential changes, and it's worth noting that their impact goes beyond cost alone. Each alternate would also affect schedule, constructability, and the character quality of the finished product.

Additive Alternates

A1 - RELOCATE ADDITIONAL INFRASTRUCTURE AT THE CORNER OF RAMSAY WAY AND CENTER STREET

Extend full plaza design to the edge of Center Street. Existing traffic cabinet and drinking fountain could be relocated to different spots, but this will likely come at high cost. Addressing subgrade water lines will add complexity and cost to this corner. The current drinking fountain could be removed and the connection abandoned if acceptable to the City and RQ stakeholder. The traffic cabinet adds visual clutter to this area, but modification of the cabinet or crossing will likely trigger a larger and very expensive update to the intersection.
Relative Cost: High

A2 - PLAZA STAIRSET REBUILD

The current stairset from the proposed upper plaza into the lower main plaza in front of the VMC appears slightly out of alignment with the building front entrance and utilizes a different design language than the building or proposed memorial update. This stairset could be reconstructed to be a more grand experience, line up perfectly with the VMC entrance and use materials consistent with updated Memorial location.
Relative Cost: Moderate

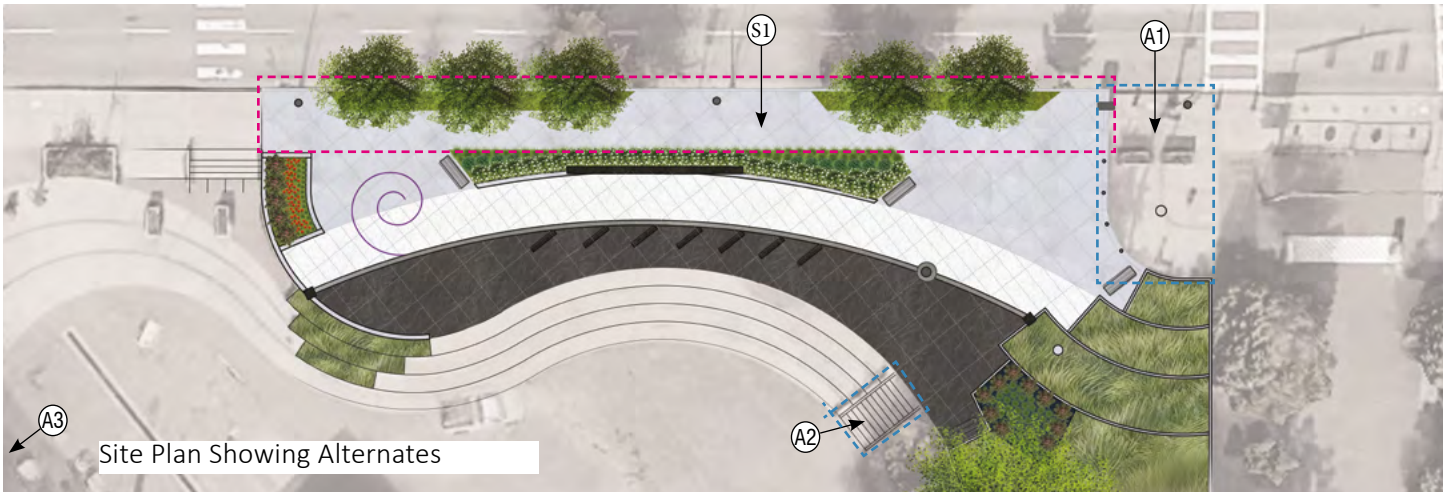
A3 - SUNKEN PLAZA INTERPRETIVE ELEMENTS

Add some permanent elements either in the plazas or along the rails at the upper VMC entrance to talk about the history of the plazas and their original use to house the Honor Rolls.
Relative Cost: Low

Subtractive Alternates

REMOVE ROW IMPROVEMENTS ALONG RAMSAY WAY

Remove sidewalk paving, new street trees/wells and updated lighting.
Relative Savings: High



Site Plan Showing Alternates

NNA

Landscape Architecture

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