

BEAM WINS PDX KUDOS



Beam Development, the Portland firm that has proposed a local-focused historic restoration of the Centre Court and Washburne buildings in downtown Eugene has won kudos for a similar project in its hometown.

As part of its "Best of Portland" issue July 25, the alternative newspaper *Willamette Week* praised Beam principal Brad Malsin's Central Eastside project as "the epicenter of Portland's radiant future."

WW describes Beam's Portland project as "a creative class demographer's wet dream" with its tenant roster of "fashion designers, architects and environmental engineers."

Many urban redevelopers now consider such

"creative class" businesses as key to the success of cities. The theory was popularized by Richard Florida in his best seller, *The Rise of the Creative Class*.

Malsin lost out to Opus development in the Burnside Bridgehead project in Portland. But while the Central Eastside is done, the Opus project has yet to "lift even a shovelful of dirt," *WW* wrote.

Malsin's Beam is also in competition with some of the Opus people in Eugene. KWG includes people who have worked for and with Opus on the Bridgehead and other projects. In Eugene, the City Council voted to involve both KWG and Beam in proposed downtown redevelopment involving a total of about \$50 million in public subsidies.

City Manager Dennis Taylor said Beam had agreed to work together with KWG, perhaps giving KWG control over choosing tenants for the ground floors.

But Malsin told *EW* that he'll keep an independent, community-oriented focus for his project. "We have a different way of seeing the world," he said of KWG. "We don't do the shopping mall kind of deals."

Beam's proposal to rehab the Washburne and Centre Court buildings and build a one-story building in the adjacent Aster pit could cost Eugene roughly \$10 million in subsidies. Beam said it may also build a second floor of housing above the Washburne building and build across Broadway from the Centre Court in a later phase. Beam's proposal had unanimous support on the council, but three councilors have expressed opposition to KWG's proposal, involving expensive parking garages and roughly \$40 million in subsidies. A final council decision is expected in late September. — Alan Pittman

PUBLIC INPUT ON BROADWAY

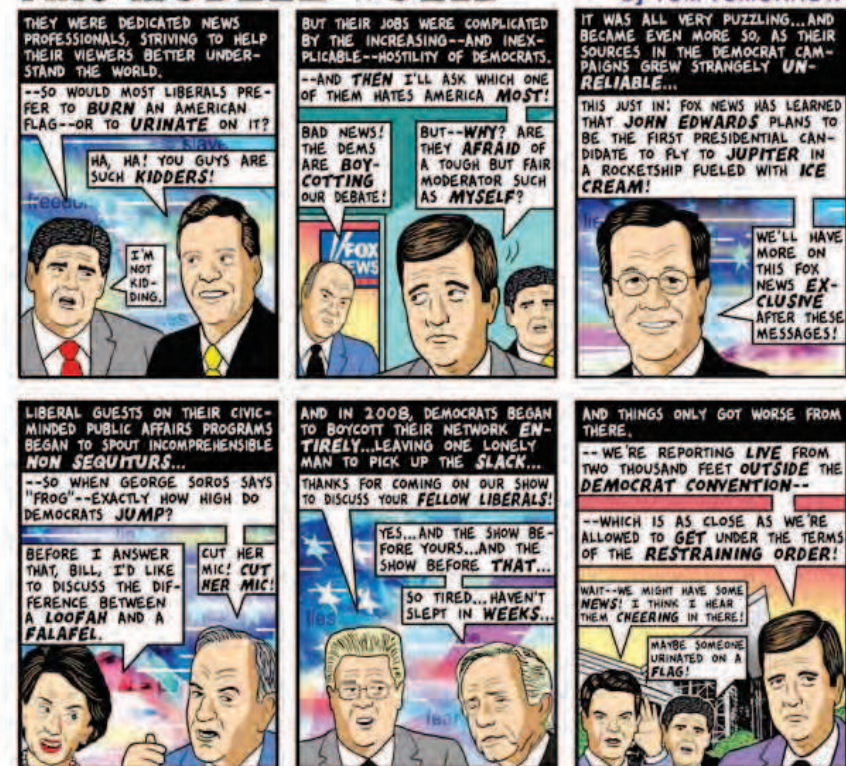
A series of meetings are under way regarding redevelopment of West Broadway. At stake is an estimated \$50 million or more in public subsidies and tax breaks involved in this project, and opportunities are available for public input and learning more about the proposals.

The mayor's West Broadway Advisory Committee (WBAC) has been working on the proposals and gathering public comments this summer. The next meeting will be from 5 to 7 pm Wednesday, Aug. 15 at the Bascom-Tykeson Room of the Eugene Public Library downtown. Another meeting to determine the group's final recommendations to the City Council is tentatively scheduled for Aug. 29.

The topics being discussed are many and include expansion of the Downtown Urban Renewal District, parking garages, public parks and open spaces, bicycle and pedestrian considerations, transition plans for existing displaced businesses, developer profits, the balance of housing and retail, sustainable construction materials and methods, the availability of Brownfields Economic Development Initiative grants and HUD money and city land contributions.

THIS MODERN WORLD

by TOM TOMORROW



news Briefs

ted owl in Oregon's remaining old-growth forests.

Most of the public lands are areas that fall under the Oregon and California Revested Railroad Lands Act of 1937, or O&C Act. This is the same act that tied a portion of federal timber revenues to county revenues.

The Secure Rural Schools and Community Self-Determination Act of 2000 replaced this timber revenue with federal monies for six years. It expired in 2006, and Lane and other counties with large areas of timberland now face potentially severe budget cuts. The cuts were temporarily staved off when Congress

approved a one-year reprieve for the coming fiscal year.

"Americans shouldn't have to choose between protecting our remaining old-growth forests or paying for essential county serv-

ices," said Josh Laughlin of the Cascadia Wildlands Project.

A WHOPPER OF A WOPR

The Bureau of Land Management plans to release a draft environmental impact statement of the Western Oregon Plan Revision (WOPR, pronounced "whopper") Aug. 10. The WOPR will change the way 2.6 million acres of public lands and resources are managed in Oregon by the BLM in six districts ranging from Eastern Oregon to Eugene to Coos Bay.

The WOPR revises the 1994 Northwest Forest Plan which protected habitat for species such as the northern spot-



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