

CENTRAL EASTSIDE



Central Eastside Urban Renewal Advisory Committee (URAC)

May 10, 2010
4:00-6:00 p.m.
Goodwill Industries
1943 SE 6th Ave

Meeting Summary as amended 6-14-10

URAC members present: Susan Lindsay, Buckman Community Association; Rick Michaelson, Member at-Large; David Lorati, CEIS; Linda Nettekoven Hosford Abernethy Neighborhood Alternate; Susan Pearce, Hosford Abernethy Neighborhood; Jeff Reaves, Member at-Large; Steve Russell, Kerns Neighborhood Association Alternate; Michael Whitmore, Kerns Neighborhood Association; Eric Shoemaker, Member-at-Large

Guests: Lee Perlman, freelance writer; Ned Vaivoda, Eva Architecture, Michael Palomar, PSU; Kyle Heitmeyer, PSU; Alan Phan, PSU; Jill Sherman, Gerding Edlen; Bill Hoffman, PBOT; Art DeMuro Venerable Properties

PDC Staff: Steven Shain, Joleen Jensen-Classen

Call to order/Introductions

The meeting was called to order by Chairperson Susan Lindsay at 4: 10 p.m.

Rick Michaelson announced a potential conflict of interest regarding the Central Eastside Parking Management Plan because he is a sub-contractor on the project.

April 2010 Meeting Summary

Michael Whitmore moved approval of the meeting summary. Rick Michaelson provided the second and the motion carried unanimously. Michael requested that PDC staff contact Rob Burchfield regarding his commitment to the URAC at the April 2010 meeting to check back with the group regarding additional solutions to pedestrian safety at the streetcar stop at the Burnside/Couch Couplet.

Chair's Statement

Susan Lindsay inquired about the decision to have the URAC meet quarterly. Steven Shain responded that if it is the will of the URAC, monthly meetings would continue. The URAC agreed to such a schedule.

Schematic Design for Hooper Detox Center

Jill Sherman of Gerding Edlen presented the design changes. Gerding Edlen is the project manager for the owner which is Central City Concern. The first floor of the center will undergo a few design improvements but the sobering center will remain. The biggest change will be to the second floor which will undergo programmatic and design changes. The current function, which is the in-patient drug and alcohol rehabilitation program, will move to the Madrona Facility and a new program will operate on the second floor. This will be a program for people in mental health crisis and run by Multnomah

County. Patients will be pre-screened for the program and anticipated maximum stay is two weeks. The pre-screening efforts will eliminate the queuing on Couch. People will be prescreened through 9-1-1 calls, emergency room evaluations, and emergency hotline or by the police. The county will lease the space from Central City Concern and issue an RFP for an operator for the program.

One design improvement for the first floor will to fill in the current carport space and bring the building to the property line on Couch Street. The second floor will be gutted and remodeled into a 16 bed facility. An outdoor space for the patients will be constructed on the second floor and it will also provide a cover for the entrance to the first floor sobering station.

The current parking lot does not meet code so it must be upgraded by landscaping the perimeter and interior which will reduce the number of parking spaces from 23 to 10 for a loss of 13 spaces. There will be no changes to the on-street parking. The URAC expressed concern about the loss of so many spaces and encouraged an appeal of the requirement.

There are no plans for signage for the facility. Funding is coming from the following sources:

\$1M state grant

\$2M PDC TIF

\$75K Central City Concern

New Market Tax Credits

Construction is expected to begin in August of 2010 and continue for six months.

Central Eastside Parking Management Program

Bill Hoffman from PBOT provided the URAC with information about the program which started a year ago with a series of stakeholder interviews. Parking may be the CES URA's most significant problem. As the reuse of warehouses to creative industries continues, more parking will be needed. Traditional warehouses need 10-15 parking spots and the new uses can require up to 100 spaces. There is also significant "poaching" going on whereby individuals park in the CES URA where there are no parking meters and use transit to access downtown.

Parametrix has been hired to lead the project and an advisory committee will be created. Susan Lindsay will represent the Buckman NA on the committee. Susan Pearce expressed interest in serving on the committee as well. The first steps will be to create new counts of on and off street parking. The boundaries of the study are the URA boundaries but potential impacts of any proposed solution on the adjacent neighborhoods will be considered. The URAC expressed concern that the study not be used as a means to raise revenue that could cause existing residents and businesses to leave the URA.

Budget Update

Steven Shain informed the URAC that public testimony on PDC's budget will be taken at City Council on May 20 at 6:00 p.m. at University Park Community Center. He suggested they forward the letter they sent earlier in the budget process.

David Lorati asked when the district expired and if PDC is considering an extension of the district. Steven replied that the district is scheduled to expire in 2018 but will be spent out by 2016 and that PDC would not advocate extending the district at this time.

Washington-Monroe

Susan Lindsay introduced the discussion. The plans for a community center on the site have been postponed because the Parks Bureau will not go out for a bond measure. Art DeMuro stated the \$985K in the CES URAC budget for the future community center be re-directed to the creation of work force housing for the site since there is a real need for it in the district and the funds would be necessary to make the project pencil out. Susan Lindsay suggested that the URAC discuss this idea. Currently the school district, who owns the property, has made no decision to sell the property or determined a price.

Total cost for the housing portion of the project is estimated at \$23M. Currently the CES URA has \$1.6M remaining in housing set-aside funds that has not been specified for any project. Michael Whitmore asked Mr. DeMuro if a room for use by the community could be factored into the housing project and Mr. DeMuro replied that it would not work financially.

The issue was tabled until the June URAC meeting.

The meeting adjourned at 5:55 p.m.

Submitted by Joleen Jensen-Classen
PDC Public Participation Manager