

**PDC Central Gateway Redevelopment Strategy
Citizens Advisory Committee (CAC) Meeting #5 Summary
February 5, 2007
6:30 – 8:30 PM**

CAC Attendees: Dick Cooley, Jerry Koike, Pat Mobley, Joyce Rothenbucher, David Panichello, Frieda Christopher, Dorene Warner, Nancy Yeamans

CAC Not Present: Gordon Jones, Dann Wonser

Others Present: Bill Gates (Parkrose United Methodist)

Staff/Consultants: Amy Miller-Dowell, Kevin Bond (PDC); Martha Nix (Ferrarini & Associates); Don Stastny (StastnyBrun Architects); Sumner Sharpe, Justin Douglas, (Parametrix)

Action items are underlined and italicized.

Update on Project Developments

- Kevin noted that Megan Gibb has accepted a position with Metro. He also announced that he has accepted a planner position for a community in the Florida Keys and that he will be at PDC through the end of February.
- Amy said that PDC is in the process of hiring a Development Manager and a Senior Project Coordinator for the Gateway URA and is hoping to have those positions filled very soon.
- Kevin noted that due to staffing changes at PDC, the schedule for the Central Gateway Redevelopment Strategy has been pushed back one month. The final report will be complete by the end of April 2007.
- In light of the schedule changes, the final CAC meeting is being moved back to Monday, April 2, 2007. A draft of the final report will be emailed to the CAC members in advance of this meeting. We will discuss comments on April 2 and incorporate them into the final report, which will go to the PDC Commission.
- Sumner debriefed the CAC on recent discussions team members have had with city bureaus. Conversations with the Portland Department of Transportation (PDOT) re: the “super” Local Improvement District (LID) are ongoing. PDOT has expressed interest in pursuing the super LID concept, both in Central Gateway and elsewhere. PDOT has also generally been supportive of a concept that would abandon 97th Avenue, which currently presents some turning conflicts and safety issues.
- The team has also been speaking with the Bureau of Parks and Recreation about the potential acquisition of a key site in Central Gateway. This one large park could complement several smaller public spaces.
- Dick asked how much money Parks could provide in SDC funding; Sumner replied that they have not yet committed to any figure, but they are very interested in Central Gateway. Sumner noted that it would require other sources of money in addition to the Parks’ SDCs.

Design Concepts

- Before introducing Don Stastny, Sumner noted that the project team has been contacting all Central Gateway property owners in the areas being discussed in the design concepts.
- Don noted that the design options are both founded on five principles:
 1. Promote connectivity
 2. Create a hierarchy of streets
 3. Institute a system of open spaces
 4. Right-of-way geometries
 5. Enhance private through public investment
- Components of the design options are not mutually exclusive. Both address all five principles listed above.
 - Concept 1 is more conservative, but would still create options for redevelopment. Key components include loop streets in the SW quadrant, providing for greater development flexibility, a new east-west street near Couch, and a new 101st Avenue south of Burnside.
 - Concept 2 is more aggressive and would provide even greater options for redevelopment. Key components include the SW loop streets, a new 100th/101st Avenue between Burnside and Stark with a roundabout feature, two new east-west streets near Couch and Davis
- Sumner noted that as the “super” LID effort progresses, the street concept will be examined in greater detail.
- Jerry asked if property owners have provided any commitments. Sumner replied that these are just concepts, and that property owners have been contacted to let them know we are looking at opportunities for new streets, parks, and what this could mean for redevelopment.

Market Implications

- Martha discussed how these design concepts and their improvements could make redevelopment in Central Gateway more attractive. Market research, though difficult to quantify, supports that new streets and parks will make redevelopment more attractive and larger sites from parcel consolidation will generally yield greater return on investment.
- She noted that higher-end housing than is currently in Central Gateway would likely be the first development type to take advantage of improvements and assembly, and that these new residential developments would likely accelerate the attractiveness for new office and retail development.
- Sumner said that these findings will hopefully be of use in discussions with property owners about potential Development Opportunity Service (DOS) applications.

Final Report Outline

- Justin passed out a draft outline for the final report. He encouraged the CAC to review and provide any comments, especially on the recommended strategies and actions. Sumner noted that one of the TAC members suggested adding minimum lot sizes as a policy change and recommended action in the report; Justin will add to the outline.

- Pat asked about the status of the Gateway budget. Amy replied that PDC is in the process of discussing the proposed budget for Gateway, and that this will likely be settled within the next month. Justin noted that these budget estimates will be included in the final report and tie in to the phased actions and implementation strategy. Dorene asked PDC to email the current year (2006) budget and projections to the CAC.

Preparation for Open House #2

- Justin passed out a draft agenda for the Open House on Tuesday, February 20. Nancy recommended having note-takers at each table and providing comment cards for attendees to write responses and suggestions.
- Dorene volunteered to emcee the event and speaking about her involvement in the project.
- TAC and CAC members were encouraged to attend. PDC to make colored name tags for these members so that they are easily identifiable.

Other Comments

- Dick asked about how transportation system development charges (SDCs) could be used for Central Gateway's benefit. Sumner replied that the current list of SDC projects are throughout the city, must be multimodal, and must be for capacity-increasing improvements on connector streets and arterials (not local streets). Sumner recommended that the CAC, GABA, PAC, and other neighborhood organizations attend public events to advocate for Gateway-related projects. He also mentioned that PDOT's Kathryn Levine is a good point of contact for SDC questions and she is very receptive to input. Kevin will send out a link to PDOT's SDC website.

Wrap-up / Next Steps

- The draft final report will be circulated to the CAC in late March, prior to the final CAC meeting on April 2. CAC comments will be incorporated prior to presenting the report to the PDC Commission.

Final CAC Meeting Date: Monday, April 2 (6:30 – 8:30 PM, Portland Metro Performing Arts Center)