

**PDC Central Gateway Redevelopment Strategy
Citizens Advisory Committee (CAC) Meeting #6 Summary
April 2, 2007
6:30 – 8:30 PM**

CAC Attendees: Gordon Jones, Jerry Koike, Pat Mobley, Joyce Rothenbucher, David Panichello, Frieda Christopher, Dann Wonser, Nancy Yeamans

CAC Not Present: Dick Cooley, Dorene Warner

Others Present: Elizabeth Axelrod (Gateway resident)

Staff/Consultants: Justin Douglas, Byron Estes (PDC); Lauren Golden, Sumner Sharpe (Parametrix)

Action items are underlined and italicized.

Update on Project Developments

- Justin announced he accepted the Senior Project Coordinator position for the Gateway URA. His contact information at PDC is 503-823-4579 (phone) and DouglasJ@pdc.us.
- Byron gave an update on the Gateway URA. He said PDC is committed to staffing the Gateway URA, as shown by PDC recently hiring Justin. PDC is currently working on the budget for Central Gateway. Byron said there is TIF money for the area, but not enough to pay off debt in the area. However, there is money in the budget for implementing the Central Gateway Redevelopment Strategy.
- Frieda commented she would like for the Gateway URA housing budget to be flexible in case other opportunities arise.

Open House Recap

- Justin described the highlights of the February 20, 2007, Open House. The purpose of the open house was to present the design concepts to the public and discuss the implementation strategies. Attendees generally preferred Concept B because of its place making focus. Approximately 75 people attended.

Final Report Discussion

- Justin passed out a draft of the Final Report. Justin reviewed the key points of each section of the report and asked for CAC feedback. The CAC's comments on each section of the draft Final Report are summarized below.

Executive Summary

- Justin explained that the key message of the Executive Summary is TIF revenue is limited and PDC needs to use creative implementation strategies to implement the vision.

Vision Statement

- David commented that the Vision Statement is different than what is actually occurring in Central Gateway. He said the narrative should reflect this.

Findings

- David and Dan said the report should somehow state that Central Gateway has its fair share of the region's affordable housing.

Market Studies

- No comments.

Design Concepts

- David suggested that the narrative should describe the closing of 97th Ave. as way to accommodate more developable land, as shown in the Design Concepts.

Implementation Strategies

- Justin explained each implementation strategy is discussed separately in the report. Under each strategy, six items are discussed – responsibility, time frame, estimated cost, goal, background, and action plan.

A. Street Plan Resolution and Formation of "Super" LID

- Sumner said he and Byron met with PDOT regarding the Central Gateway street plans and design concepts. PDOT explained that the City has not adopted the specific street alignments in the Gateway Regional Center Street Plan. The purpose of the Street Plan is to show connectivity, not street alignments.
- Gordon asked who the Metro contact for street improvement funds is. Sumner said he, Byron, and Justin met with Phil Whitmore at Metro. Phil said Metro cannot spend money specifically on streets, but can spend money on TOD development.
- Frieda said the "Super" LID must involve improving existing streets. The residents and property owners want to address existing safety issues with the funds.
- Gordon said PDC should prioritize the street plan resolution.
- Joyce encouraged PDC to work with the fire department when developing a street plan.

B. Pursue Catalyst Site Opportunities

- Justin said several opportunity sites rose to the top after a year of interviews with property owners and site visits.
- Gordon said PDC should not spend money and time on acquiring a catalyst site for private development. Gordon said he opposes spending PDC funds in Central Gateway on anything other than streets and parks.
- David commented that a catalyst site should benefit the area.
- Gordon said it was a mistake to spend TIF funds on light rail and the Oregon Clinic, and future funds should not go to these uses.

C. Site Control and/or Acquisition

- Gordon explained that assembling property for a site is not in a developer's best interest, because the city will make the developer build streets as a condition of approval, which is not feasible for many developers. He said a street plan is needed before developers will assemble property.
- David suggested PDC find a way to minimize risk for older property owners who may be interested in developing their properties. Dan said he could help PDC by offering solutions to property owners who face high capital gains taxes.
- Byron clarified "voluntary condemnation" only includes condemnation for public works projects. This is the only type of condemnation that PDC can do.
- Gordon advocated for smaller street widths than typically required by PDOT.
- David said 2-5 years for acquisition of key sites is optimistic given the funding shortage. Gordon suggested PDC get money from the general fund. Byron said PDC will try to get general fund money for the next fiscal year. He said local residents, property owners, and developers should lobby for general fund money to go to Central Gateway and the Gateway URA.

D. Pursue Acquisition of Park Site

- Justin said the project team has had several meeting with Parks to discuss creating a park in Central Gateway. Parks is interested in the Plaza 102 site. Sumner reminded the CAC that Parks prefers building parks on larger sites rather than "pocket" parks because of maintenance costs. Dan commented that the Plaza 102 site is more expensive for Parks because there are buildings on the site. He said a more affordable site would be one that is vacant.
- Frieda asked Sumner if he told Parks that Central Gateway is parks deficient when they met. He responded yes.
- Sumner said in order for Parks to use SDC funds for the acquisition of a park site, Parks must acquire a large park site. Gordon commented that Gateway residents have paid a lot of Park SDCs.
- Sumner mentioned the possibility of using Metro money for acquiring a park site.
- Justin described a conversation he had with Gateway PAC member Linda Robinson, who also serves on the Gateway URA parks subcommittee. Linda said Metro gives park funding priority to low-income neighborhoods and regional centers. She asked Justin for park suggestions in the Gateway URA. Justin will provide Linda Robinson with a list of park site suggestions in the Gateway URA.
- Nancy added that Parks does not have enough staff to add new sites.

E. Coordination with Metro on Transit Oriented Development Area Funding

- Sumner said Metro has approximately \$5 million region-wide for acquiring property in TOD areas. Metro will prioritize funding for areas with a clear increase in ridership.

F. Assist Property Owners with Development Opportunities

- David suggested that Justin list the tools for joint redevelopment described in the action plan.

- Gordon said PDC should not focus on assisting property owners with development opportunities. He said PDC should focus on connectivity and parks, and the market will respond to those improvements by developing in Central Gateway.
- Justin will use “Facilitate” instead of “Assist” in the title.

G. Engage Developers, Institutions, and Property Owners

- Gordon said there is a gap between what the market will bear and design review and zoning density requirements. He said the market won’t bear the current design review requirements, such as underground parking and active street spaces and uses.
- Pat suggested establishing an agreement between PDC and other public agencies to ensure conversations continue and commitments are actualized.

Overall Comments

- The CAC agreed that the Final Report should showcase only four implementation strategies - Street Plan Resolution and Formation of “Super” LID, Pursue Acquisition of Park Site, Agreement between PDC and Other Public Agencies, and Facilitate Development Opportunities for Property Owners. Justin will incorporate these changes into the Final Report.

Wrap-up / Next Steps

- Byron encouraged the CAC to attend the PDC Commission meeting on May 23.
- Justin said the final TAC meeting will be April 10, 2007. At the meeting, Justin will give an overview of the Final Report and the CAC’s comments and solicit feedback from the TAC.
- Justin asked CAC members to fill out a questionnaire about their thoughts on the committee and level of interest for future involvement.