

**PDC Central Gateway Redevelopment Strategy
Citizens Advisory Committee (CAC) Meeting #2 Summary
July 10, 2006
6:00 – 8:00 PM**

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

Guests: Barbara Harrison (Hazelwood NA Alternate), Andy Kelly (Gateway Housing Developer)

Staff/Consultants: Sloan Schang, Kevin Bond (PDC); Becca Uherbelau (PDC Public Affairs); Sumner Sharpe, Justin Douglas, Lauren Golden (Parametrix)

Update on TAC Meeting, Other Developments

- ◆ Sloan began with introductions. He then told the CAC members that the consultant team will analyze potential catalytic sites in the Central Gateway area in August and September. The consultant team will present an alternatives analysis of potential sites at the September 11 CAC meeting.
- ◆ Sloan noted that the first TAC meeting was held on June 19, 2006. TAC members include staff from the Bureau of Planning, Bureau of Environmental Services, PDOT, Metro, and Tri-Met. The purpose of the TAC is to ensure that the Central Gateway Redevelopment Strategy and Vision comply with city policy. The TAC is also a forum for the Central Gateway project team to keep abreast of upcoming city projects. Sloan explained that most of the TAC comments and ideas were consistent with those expressed by the CAC at its first meeting.
- ◆ Sloan mentioned that several property owners in the area have contacted PDC to discuss options for selling and redeveloping parcels in the Ex and Rx zones. A group of property owners with small parcels may be interested in consolidating their parcels.. Sloan commented that the consolidation of smaller parcels into one large parcel would help address fragmented ownership and small parcels in the area.

Draft “Implementable” Vision

- ◆ Sumner passed out a copy of the draft Central Gateway vision. The draft vision came out of prior vision and plan review and discussions at the June CAC meeting. Sumner asked the CAC members for comments on the draft vision. Comments included:
 - “Ample Streets” should include consideration of other infrastructure such as water, drainage and under grounding utilities.
 - The vision should explicitly state that it is complementary and consistent with the plans pertaining to the Gateway Urban Renewal Area.

Examples of Other Catalytic Projects and Their Status

- ◆ Justin gave a presentation on six catalyst projects, all within PDC Urban Renewal Areas. He described three successful catalytic projects, including Museum Place, Brewery Blocks, and RiverPlace. He also described three catalyst projects for which it is too early to tell if they will be successful as catalysts. Those projects include Cascade Station, Oregon Clinic, and New Seasons.
- ◆ Gordon commented that part of the Gateway Urban Renewal Plan vision called for connectivity, infrastructure, and parking, and this vision is not being met because TIF money was spent elsewhere in the urban renewal area. Gordon followed up by saying that the Central Gateway area needs money to kick off catalytic projects.

Discussion of Criteria for Catalyst Sites

- ◆ Sumner asked the CAC members to brainstorm criteria for catalytic sites in Central Gateway. The CAC members discussed potential uses at a catalytic site, potential locations for a catalytic site, and the desired outcome for a catalytic site in Central Gateway. The points discussed are as follows:

Potential Uses at a Catalytic Site in Central Gateway

- Call center
- Education center
- Professional services
- Destination retail with regional appeal and access to transportation system (e.g., REI)
- Niche manufacturing

Potential Location for a Catalytic Site in Central Gateway

- Blighted areas, for potential use as linear parks or for connectivity
- Edge of the area boundaries, rather than the inside
- Along I-205, possibly for a linear park
- 97th Ave. for pedestrian connection
- Near existing amenities
- 102nd Ave., Glisan St., or Stark St. because of high traffic volumes and visibility
- Stark St. for employment uses instead of Glisan St., because of existing amenities along Stark St.
- Around Schulz property

Desired Outcome of Catalytic Site in Central Gateway

- Raises TIF money
- Increases density
- Increases educational attainment levels
- Increases income levels
- Brings jobs
- ◆ CAC members commented that there are several actions that PDC could take to help ensure a successful catalytic site. Those actions include:
 - Expedite conversion of undesirable uses
 - Consolidate fragmented properties

- Be ready to buy properties both for sale and not for sale to support and increase potential for land assembly at a later date
- ◆ Gordon commented that Central Gateway doesn't have an inventory of older buildings that could be converted into other uses
- ◆ Dick wondered whether PDC could contact all property owners in the area to gauge their willingness to sell property. He felt that public acquisition of key parcels over time would be the best approach to developing a catalytic project.

Catalyst Site/Redevelopment Toolkit

- ◆ Justin presented nine redevelopment tools that have potential in the Central Gateway area. Justin described the advantages and disadvantages of each tool and addressed its applicability to Central Gateway. The tools include:
 - Local Improvement District
 - Tax Abatement
 - Tax Increment Financing
 - New Markets Tax Credit
 - Transfer of Development Rights
 - General Fund
 - Exaction
 - Land Assembly
 - Community Development Block Grant and HUD Section 108
- ◆ Dick explained that a LID can fund small transportation projects. Other LIDs have been formed for setting up Transportation Management Associations, and for other services that property owners agree on..
- ◆ Dick commented that Central Gateway has enough affordable housing to meet city wide affordable housing goals. He said that TIF money should be used for medium to higher income housing.
- ◆ Gordon, Dick, and Dorene commented that New Markets Tax Credit may not be an attractive option because the tool is not good for smaller projects and securing the credit can be cumbersome. However, New Markets Tax Credit may be useful in some circumstances in conjunction with other redevelopment tools.
- ◆ A few CAC members commented that the area needs political power and mobilization to get money from the general fund. Dick suggested meeting with Representative Earl Blumenauer and Commissioner Sam Adams, and working with regional agencies, such as Tri-Met and Metro, to pursue other funding sources.
- ◆ Gordon gave a presentation of his proposed development in Central Gateway along Glisan St. and 97th Ave. Gordon and Andy Kelly have assembled 9 lots in the area and wish to build 240 housing units. Gordon explained that there is no connectivity through the lots, so they have proposed to build a new Everett St. However, they need assistance from the city to improve 97th Ave. and create a linear park on ODOT's right-of-way along I-205. They are looking for commitments from the city to help with a funding gap which is estimated at \$100,000.

Proposed Future CAC Meeting Dates (All Meetings 6 – 8 PM):

Monday, September 11

Tuesday September 19 (Public Event/Open House)

Monday, November 6

Monday, January 8

Tuesday, January 16 (Public Event/Open House)

Monday, March 5