

**PDC Central Gateway Redevelopment Strategy**  
**Open House #2 Summary**  
**February 20, 2007**  
**6:00 – 8:00 PM**

CAC Attendees: Frieda Christopher, Gordon Jones, Jerry Koike, Joyce Rothenbucher, Dorene Warner

Staff/Consultants: Byron Estes, Amy Miller-Dowell, Kevin Bond (PDC); Steve Ferrarini (Ferrarini and Associates); Don Stastny (StastnyBrun Architects); Sumner Sharpe, Justin Douglas (Parametrix)

### **Summary**

The Portland Development Commission (PDC) hosted an Open House for the Central Gateway Redevelopment Strategy on Tuesday, February 20, 2007 from 6:00 to 8:00 PM. The meeting was at the Floyd Light Middle School Library at 10800 SE Washington Street, Portland Oregon. Approximately 75 people attended the meeting, representing residents in the area, property owners, and developers.

Citizens Advisory Committee (CAC) member Dorene Warner and PDC's Byron Estes welcomed attendees to the Open House. Members of the consultant team began the presentation by discussing the purpose, structure, and timeframe of the Central Gateway Redevelopment Strategy. The presentation covered project events to date, stakeholder interviews, and market studies for residential, office, and retail uses. The bulk of the presentation was focused on two topics, 1. conceptual design concepts for Central Gateway and 2.) their market implications.

Conceptual Design Concepts. Architect Don Stastny of the consulting team presented two concepts of what new streets and green space could mean for redevelopment in Central Gateway. Both design concepts addressed five criteria:

1. Promoting connectivity
2. Creating a hierarchy of streets
3. Instituting a system of open spaces
4. Creating new development geometries
5. Enhancing the private realm through public investment

Market Implications. Steve Ferrarini of the consulting team described the potential market ramifications resulting from new streets and open spaces. These infrastructure improvements combined with parcel consolidation, he noted, have the potential to create greater market demand, higher quality tenants, greater income potential, and higher quality development in Central Gateway.

After the presentation, PDC asked the participants to form groups and discuss the Design Concepts and draft implementation strategies.

Draft Implementation Strategies. Attendees made the following comments on potential implementation strategies:

Parametrix  
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- Infrastructure is key to getting development;
- A Super LID (Local Improvement District) needs to include improving existing streets as well as adding new ones;
- Condemnation powers may have to be and should be used, if necessary, to obtain rights-of-way (ROW) for streets;
- City owes a financial commitment to this area as it has drained off TIF (tax increment financing) for large projects, such as Oregon Clinic and Multnomah County Children's Receiving Center;
- We shouldn't expect LID to pay for all of the infrastructure; need to have other funds on the table; think about TIF bonds;
- Liked the idea of exploring and using other financial resources - Parks, PDOT, BES, Metro;
- DOS (Development Opportunity Services) a good idea but if it includes ROW for streets it doesn't help much as streets eat up most of the development opportunity;
- There was support for the purchase of key sites for infrastructure; but general opposition to the purchase of land for private redevelopment. Said another way, provide infrastructure and development will follow;
- Land assembly ideas - might expand so it is more generic so ideas of partnerships, joint ventures, as well as LLCs are on the table.