

# Gateway Regional Center URA Program Advisory Committee

## Meeting Minutes

**Date:** March 15, 2006  
**Time:** 6:30-8:30 PM

**Location:** Portland Adventist Medical Center  
10123 Southeast Market Street

### *In attendance:*

Dorene Warner, Chair  
Bob Earnest, Vice Chair  
Teena Ainsle  
Beth Baltz  
Tim Brunner  
Frieda Christopher  
Jim Doig  
Steve Dotterer  
Grace Fitzgerald  
Ted Gilbert

Stuart Gwin  
Rowanne Haley  
Arlene Kimura  
Jerry Koike  
Jackie Putnam  
Alesia Reese  
Linda Robinson  
Phil Selinger  
Carol Williams

### *Staff and Guests in attendance:*

Sara King (PDC)  
Randy Evans (PDC)  
Jon Connor (PDC)  
Karl Dinkelspiel  
Joleen Jensen-Classen (PDC)  
Dan Layden (PDOT)

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### *Not in attendance:*

Susan Brady  
Jackie Butts  
Dick Cooley  
Andy Cotugno

Dick Loffelmacher  
Clyde Nelson  
Lynn Powell  
Fred Sanchez

Timothy Treible  
Dann Wonser  
Aleta Woodruff

## 1. Welcome and Introductions

Dorene opened the meeting at 6:35 PM. Sara introduced Rowanne Haley, new PAC member representing IRCO. Rowanne is head of Public Relations for IRCO. She replaces Renee Jensen on the PAC as IRCO representative.

## 2. Follow Up to PDC Commission Tour

Sara briefly followed-up on the tour of Gateway URA that was given to the PDC Board of Commissioners prior to their regular meeting held February 8 which was held at Adventist Medical Center. She said the commissioners were very pleased with the tour as was everyone else invited. She thanked all of the staff involved in creating and coordinating an excellent tour of the URA. The tour handout was distributed to the PAC.

### 3. 102nd Avenue Improvements Update

Dorene moved the 102<sup>nd</sup> Avenue Project Update forward on the agenda and turned the meeting over to Dan Layden, Project Manager for the Office of Transportation. Dan thanked all of the members of the Gateway Transportation/ 102<sup>nd</sup> Avenue Project Citizens Advisory Committee (CAC) for all their effort and input on this project. He mentioned Andy Kelly, David Panichello, Aleta Woodruff, Jim Doig among others on the committee for their participation.

Dan passed out a project update to the PAC which briefly explained cost increases and how the project committee recommends that the project be split into three phases. Construction costs have increased three-fold from the original preliminary estimates. Right-of-Way acquisition costs have increased substantially from an estimated \$1 Million to \$1.7 million. Thirdly, some elements of the project were not included in the original cost estimate.

Phase One will comprise of improvements from NE Weidler to NE Glisan, including the “jug handle”, the southern opportunity area, and post office access at an estimated cost of \$6 million with a 20% contingency. This phase of the project is funded with current estimates. Construction is slated to occur from January to October 2007.

Phase Two will cover improvements from NE Glisan to E. Burnside, including a new pedestrian crossing at Davis Street, at an estimated cost of \$2 million with construction tentatively scheduled to begin in March 2008. This phase is not funded at this time.

Phase Three, the last stage of the project, will run from E. Burnside to SE Washington at an estimated cost of \$3.3 million. Start of construction is undetermined as this phase has not yet been funded.

Phil wondered if the city will need to borrow money in order to fund the final phase of the project. Dan responded that there will probably be the need for additional financing. Phil also mentioned that the Russellville housing project will have another phase and wondered if the street improvements along that part of 102<sup>nd</sup> will embrace that phasing. Dan responded that they will.

Alesia wanted to know if straightening of the jug handle was included in Phase I of the project. Dan responded in saying the project is “jumping ahead” to include certain improvements in order to avoid impending cost increases.

Beth asked about funding for Phase III. Dan said there will be another round of MTIP (Metropolitan Transportation Improvement Program) grants in two years and hopefully that will help provide funding. He added that current cost estimates are based on recent bid openings.

Steve commented that to only ask for federal funds would mean another two years before the next transportation bill is put before Congress. Dan said the two options for funding of Phase III are MTIP grants and FTA (Federal Transit Administration) funding.

Dan then displayed a model of the Windscape design for the jug handle at Halsey and Weidler. Because of the increased cost of the project (\$500,000), this feature may not be implemented unless alternative funds are found. The flexible windscape poles would actually be about 20 feet tall and the concrete cascades about seven feet. There will be no specific lighting on the windscape.

Beth wondered about upkeep. Dan said the City would be responsible and would probably focus on cleaning up the area two or three times a year.

Ted wondered what \$500,000 dollars would bring to the street improvement project if the windscape was deferred until a later time. Dan said they would be able to extend construction only slightly further south of Glisan in Phase I of the project. There will be an open house in May to discuss more about the jug handle.

Phil suggested deferring the jug handle portion of the project until Phase III so those funds may be applied in Phase I toward purchasing a right-of-way. Steve concurred. Dorene felt the windscape is a “luxury item” that needed to be looked at again the next time the Transportation Subcommittee convenes.

Ron Manza suggested using the jug handle area for a memorial, that it could be done relatively inexpensively, and that there can be contributions toward flags, if they were to be used.

Beth suggested a vote to table this part of the project. Dan discouraged committee members from focusing on what other elements of the project the \$500,000 from Windscape could be applied toward. He wants to get more input from the community, more conversations going about possible options.

#### **4. Budget Process Update**

Sara went over minor changes to the requested 2006-07 budget for the Gateway URA. There were no recent changes in budget items for Housing or Development. An additional \$150K has been allocated to Economic Development’s Business Finance Tools Program.

Sara said the next opportunity to testify to the PDC Board of Commissioners regarding the proposed budget will at their board meeting on April 26<sup>th</sup>. She encouraged members to communicate with the board about next year’s budget.

Dorene mentioned the need to express appreciation to the PDC Commission for hearing the committee on budget issues, and in particular, working with it on reducing the amount allocated to Gateway URA for the I-205 Light Rail Project by \$2 million dollars.

Ted added that the Board should also be urged to utilize any contingency funds should an opportunity arise.

Sara then continued by going over a summary of assessed values of major properties in the Gateway URA. There was some discussion of properties under TOD (Transit Oriented Development) tax exemptions and various other tax abatements which account for the decline in assessed value in the area during the past tax year.

Frieda voiced the need for higher income housing in the URA. Alesia added that more of those in the middle income level are moving out to the suburbs.

Dorene expressed her desire to see the assessed value figures for the URA trend upwards from year to year. Frieda asked if increased assessed value could be measured by personal investment in specific properties. Bob pointed out, as an example, that over one million dollars was leveraged by private investment in the Lilly Market improvements which in turn raised assessed values considerably.

Alesia wondered what will happen with the \$500K loan that PDC issued to Physicians' Hospital now that it is being sold. Randy Evans said the loan will be paid off when the hospital is sold.

## **5. URAC Composition/Selection Process**

Joleen urged members to get their URAC membership applications completed and turned in as soon as possible as deadlines are approaching. PDC must have an application on file for each individual desiring membership on the advisory committee. The PDC Board of Commissioners will approve URAC membership at their regular board meeting on July 12.

## **6. Subcommittee Reports**

Alesia requested that the Gateway Parks Subcommittee be engaged in work on the Central Gateway (Prunedale) Redevelopment Strategy. Sara noted her request.

Arlene mentioned Andy Kelly and Gordon Jones are considering a development between NE 99<sup>th</sup> and NE 97<sup>th</sup>, and are concerned about the financial impact of the required 60' right-of-way dedication and construction cost.

## **7. Central Gateway Redev. Strategy and DOS Program**

Sara went over the DOS (Development Opportunity Services) Program for the committee. Program information was included in the agenda packets for this meeting and is also available on the PDC Website at [www.pdc.us](http://www.pdc.us). The program is designed to assist site owners planning mixed-use or commercial projects. PDC has received three applications and is looking at projects that fit the goals of the URA. Arlene asked if the program can be used to get a property owner proposing a non-conforming use get closer to conformance. Sara said it is a possibility.

Sara then updated the PAC on the progress of the Central Gateway Redevelopment Strategy Project. A very successful consultant team evaluation committee comprised several current PAC members, one former member, a staff member from the Planning Bureau and one from PDC's Economic Development Department. Several consultant teams that had submitted proposals were interviewed by the panel. Contract negotiations are now underway with the Parametrix consultant team and are expected to be concluded by the beginning of April. Following that, will begin the process of establishing a Citizens' Advisory Committee that will meet regularly to provide input and assistance in shaping the strategy. The timeline for the project is to begin work in April, complete in December, and get products in January of 2007.

Dorene commented that the good thing about the outreach involved in the process is that it is a good marketing tool for opportunities in the area.

She adjourned the meeting at 8:30.

**The next Gateway PAC meeting will be held on May 17, 2006 at the East Portland Community Center located at 740 SE 106<sup>th</sup> Avenue. The meeting will begin at 6:30 PM.**

**Note: All confirmed meeting times, dates and locations are posted on the Gateway URA web site, <http://www.pdc.us/gateway>.**