



### **3. Central Gateway Redevelopment Strategy**

Sara King introduced Justin Douglas with Parametrix, who gave an update on the Central Gateway Redevelopment Strategy, supplemented by a PowerPoint presentation. The project team and citizens advisory committee hosted the first of two open houses last night and had a great turnout of around 50 people. Many PAC members attended the open house. Open house attendees participated in an interactive exercise in which they helped answer the questions: What do you want to see in EX/CX/Rx zones? Where would you start? What kind of catalyst projects do you envision? How would you spend \$100? We probably could have spent another hour answering these questions with the attendees. There was a lot of networking going on between developers and property owners, several of whom hadn't attended a public meeting in Gateway in quite some time or never had. One new idea that came out of the open house was the idea of forming a "Super LID," or a district-wide Local Improvement District, where the costs of street improvements would be shared in thirds between PDC, property owners, and developers.

A side note came up: The Oregon Clinic grand opening is scheduled for some time in late October. PAC Chair Dorene Warner encouraged PAC members to attend and congratulate the project team. [The grand opening was scheduled for Friday, November 3rd at 5:30 pm at the Oregon Clinic.]

Alesia Reese suggested a short term strategy of better marketing of Gateway, focusing on the positives. Dorene followed up by saying that Gateway is an area "clinging to the middle class" and asked how does Gateway float or stay with the middle class, like Gresham. It may be helpful to ask the questions, how did Gresham do it? What was it that worked?

Updated Central Gateway project information is available at [www.pdc.us/centralgateway](http://www.pdc.us/centralgateway).

### **4. TIF Affordable Housing Set Aside Budget Discussion**

Sara King led a discussion of the affordable housing set aside. This is the imminent 30% budget set aside that City Council is fast tracking. Sara urged PAC members to submit public testimony during one of the scheduled public hearings on the subject. Testimony could also be submitted in writing.

Dorene Warner added that this is a political process. The decision was handed down to PDC by City Council. It's a cookie-cutter solution to a complex problem. Gateway, being a young urban renewal area, hasn't generated adequate tax increment. We need to earn TIF before we can spend the TIF. We will lose implementation flexibility.

More information is available at [www.pdc.us/tifsetaside](http://www.pdc.us/tifsetaside).

### **5. MTIP Process and 102nd Update**

Dan Layden gave an update on the MTIP process and the 102nd Avenue Streetscape Improvement Project. Phase One of the 102nd Ave project from Halsey to Glisan Streets is on track to begin in 2007 around March or April when construction season starts and should complete in October or November. There will be some improvements to the post office intersection. PDOT's property acquisition process is in progress to obtain the additional right-of-way it needs to complete the project. Property owners along 102nd have 40 days to respond to PDOT offers.

Phase Two of the 102nd Avenue project is up for MTIP funds to help fill the budget gap created by rising project costs related to inflation of the cost of materials. In Metro's technical ranking, the 102nd Avenue project is tied for 4th place in the Boulevards category in the first tier of what's called the "150% list." Right now, Metro is at the "first-cut" list of projects and will hold a series of listening posts to gather public comment. Public comments are very important to keep the project on the list and keeping up the pressure. Dan advised PAC members to copy Commissioner Adams on any testimony they submit. Adams is on JPAC, one of the review committees, and is city's transportation commissioner. The MTIP funds should give us enough money to finish the entire 102nd Avenue project.

Public testimony can be submitted and more information can be found at [www.metro-region.org](http://www.metro-region.org).

## **6. Project Updates**

There have been several development proposals in Gateway recently, such as:

- Andy Kelly's housing project on 102nd near Burnside
- Gordon Jones' housing project on 97th near Glisan
- Russellville Phase III at 102nd & Burnside

When appropriate, a meeting of the Design & Development and the Transportation Sub-Committees should be convened to consider the proposals.

### Staff Changes at PDC

Sara King announced she is leaving the Gateway team to become Development Manager of the Oregon Convention Center Urban Renewal Area. Sara complimented the PAC saying that the Gateway PAC makes PDC look good; we have the best committee. Dorene presented a gift (card and flower) to Sara on behalf on the PAC.

Dorene adjourned the meeting at 8:15 pm.

**The next Gateway PAC meeting will be held on Wednesday, January 17, 2006 location to be announced. Meetings 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>.**