



## Gateway Regional Center Urban Renewal Area Program Advisory Committee (PAC)

Wednesday, October 17, 2007  
6:30-8:00 pm  
East Portland Community Center  
740 SE 106<sup>th</sup> Ave

### Meeting Summary

#### 10-1 Welcome

##### Members present (in alphabetical order):

- |                                                                                   |                                                                            |                                                                               |                                                                              |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Teena Ainslie<br>Hazelwood at Large           | <input checked="" type="checkbox"/> Beth Baltz<br>Adventist Medical Center | <input type="checkbox"/> Susan Brady<br>Mt. Hood Comm. College                | <input type="checkbox"/> Tim Brunner<br>E. Pdx Chamber of Commerce           |
| <input checked="" type="checkbox"/> Frieda Christopher<br>Business Owner at-large | <input checked="" type="checkbox"/> Dick Cooley<br>Property Owner          | <input checked="" type="checkbox"/> Jim Doig<br>Gateway Resident              | <input checked="" type="checkbox"/> Bob Earnest<br>Chair, Hazelwood at-large |
| <input type="checkbox"/> Grace Fitzgerald<br>Parkrose Heights at-large            | <input type="checkbox"/> Ted Gilbert<br>Housing Developer                  | <input type="checkbox"/> Rowanne Haley<br>IRCO                                | <input checked="" type="checkbox"/> Arlene Kimura<br>Hazelwood Nbhd. Assoc.  |
| <input checked="" type="checkbox"/> Jerry Koike<br>Gateway Resident               | <input checked="" type="checkbox"/> Lynn Powell<br>Gateway Elks            | <input checked="" type="checkbox"/> Jackie Putnam<br>Vice Chair, Gateway Res. | <input type="checkbox"/> Alesia Reese<br>Woodland Pk Nbhd. Assoc.            |
| <input checked="" type="checkbox"/> Linda Robinson<br>Hazelwood at-large          | <input checked="" type="checkbox"/> Fred Sanchez<br>Gateway Business       | <input checked="" type="checkbox"/> Dorene Warner<br>Non-Profit Housing       | <input type="checkbox"/> Vacant Position<br>Parkrose Hts. Nbhd. Assoc.       |

**PDC Staff present:** Justin Douglas and Sue Lewis

**Technical Advisory Committee Members present:** Steve Dotterer – Bureau of Planning

#### 10-2 Public Comment:

Joe Rinella, Gateway resident, expressed concern regarding a potential redevelopment project on NE 102<sup>nd</sup> Avenue, north of Davis Street. A pre-application meeting was scheduled October 25, 2007, 9:00 am, at the Portland Bureau of Planning.

**10-3 Update on 102<sup>nd</sup> Avenue Streetscape Plan** – Dan Layden, Project Manager, Portland Office of Transportation

##### **Brief Summary:**

- Phase 1 construction will begin January 2008 through November 2008 starting at NE Glisan Street and ending at NE Weidler Street.
- Contractor is Thompson Bros. Excavating from Vancouver, Washington.
- To reduce impact on property owners and vehicle and pedestrian traffic, the following will be done:
  - Work will be conducted in four to five block segments on one side of the street at a time;
  - Construction time limited between 9:00 am to 4:00pm;
  - Only one lane of traffic may be closed at a time;
  - Utilize flaggers;
  - Coordinate with property owners to time when their driveways are constructed;
  - And, minimize detour to 4 to 6 week at Halsey and down Weidler when reconstructing jug-handle.
- Utilities should not be impacted/interrupted

- PGE will move one power pole, at intersection of Glisan St. and NE 102<sup>nd</sup>.
- Original funds received through Metropolitan Transportation Improvement Program (MTIP) were \$6.2 million. Phase 1 cost is approximately \$5.2 million. The remaining \$1 million of federal funds is not enough to proceed further south on the 102<sup>nd</sup>. New funds will be pursued to complete project from Burnside to Stark.
- Landscape improvements will not include benches or garbage cans. PDOT's policy no longer allows this type of purchase due to maintenance issues. However, there is a possibility to include benches/garbage cans if an agreement is reached with another entity, such as the neighborhood or business associations, to maintain.
- PAC members noted flooding issues on Glisan Street that need to be addressed as part of the improvement project; Dan to follow up on these concerns and address in project development
- Businesses will have access at all times

**Handouts:** 102<sup>nd</sup> Ave Street Improvement Project fact sheet

**Follow-up Action:**

- ✓ Dan Layden to provide copy of PDOT policy that indicates rule on no longer purchasing benches;
- ✓ Dan Laden to provide a breakdown of construction expenditures;
- ✓ Dan Layden will investigate current flooding conditions of Glisan Street and work with BES to find a solution to the issue;
- ✓ Fred Sanchez, representing Gateway Area Business Association, offered to work with PDOT on a maintenance plan in order to re-insert benches and garbage cans into the project;
- ✓ And, Justin Douglas will explore options and models for creating a Business Improvement District.

**10-4 Central Gateway Business Owner Outreach** – Bob Earnest, Gateway PAC Chair, and Jackie Putnam, Gateway PAC Vice-Chair

**Brief Summary:**

- Bob and Jackie have been conducting *Meet and Greet* sessions with area business owners to provide information on Gateway PAC, what the group does and how Central Gateway might look like if a Local Improvement District were to be approved.
- Sue Lewis has established a contact list to continue providing information

**Follow-up Action:** PAC members to provide Bob and Jackie names of area businesses that they should visit.

**10-5 Metro Investment Scenario Modeling** - Justin Douglas, Sr. Project Coordinator, PDC

**Brief Summary:**

- Background: Metro Councilor Robert Liberty attended the August 2007 PAC meeting and described the Investment Scenario Modeling that was utilized in creating Metro's Investment Scenarios Discussion Guide.
- The modeling indicates that employment and job growth projections in Gateway outpace other regional centers in the metro area.
- A follow-up meeting with Councilor Liberty and Sonny Conder, Urban Land Economist with Metro, is scheduled on November 14, 2007, 6:30 to 8:00pm at Metro.

**Follow-up Action:** Staff to email meeting notice and coordinate attendance

**10-6 FY 2008-09 Budget Process** – Justin Douglas, Sr. Project Coordinator, PDC

**Brief Summary:**

- Bob Earnest and Jackie Putnam will represent Gateway PAC in the budget process and report back to PAC.
- Budget discussions will begin sooner than past year.

**Follow-up Action:** PAC members to provide Bob and Jackie input on budget.

**10-7 Miscellany - All**

**Brief Summary:**

- Justin Douglas to invite City Commissioner Randy Leonard to a future PAC meeting.
- Justin Douglas is scheduled to brief City Commissioner Sam Adams, November 20, on Gateway street plans.
- A Transportation Town Hall Meeting will be held on Monday, October 20, 2007, at Menlo Park Elementary, 12900 NE Glisan, that will discuss a proposed gas tax.
- Barbara Rommel, superintendent of David Douglas School District, will represent the district on the East Portland Action Plan Committee.
- Various meetings have occurred with Portland Department of Transportation, Bureau of Environmental Services, Planning Bureau and Parks Department to continue discussions on street plan implementation. The general fund surplus is not as much as previously expected. Options for funding include requesting a 'bump' from the general fund to conduct engineering and upfront planning. There is also potential for a line of credit with the city that would be paid back by anticipated TIF revenue. Funds would be used for property acquisition, street construction and other infrastructure improvements.
- Excavation work being done on phase III of Russellville, which held a groundbreaking ceremony October 4, 2007. Development plans passed design review
- Small, corner parcel at SE Stark and 102nd (approximately 12,000 square feet), recently purchased. The 2 ½ acre site surrounding the small parcel is not for sale. The small parcel owner recently received a PDC Development Opportunity Services grant to look at design concepts. Property owner is utilizing Tim Brunner's services through Axis Design Group. Mr. Brunner is a Gateway PAC member.
- Owner of property at 10010 SE Ankeny Street, leased to junkyard operator, is being cleaned up through an Environmental Protection Agency grant through the City of Portland's Bureau of Environmental Services. The adjacent property is owned by the junkyard operator.
- Justin will provide an update on the Gateway Master Street Plan revisions at the next PAC meeting.
- David Douglas School District will go through the process to implement a recently passed senate bill that requires multi-unit building construction projects to consider school capacity when seeking approval with the city.
- A series of public meetings will occur to review potential changes to the Park System Development Charges – see attachment for dates and/or [www.portlandparks.org](http://www.portlandparks.org). Recommendation will go before City Council on December 12, 2008.

- Parks Subcommittee working on a scope of work to submit to the regional director of ODOT in order to get written permission to conduct a feasibility study with David Evans & Associates on 35 acres site that lies between I205 and I84.
- Gateway Fun-O-Rama is scheduled May 17, 2008. Community fair is on the same date with the golf tournament the day prior.
- Gateway Area Business Association is holding a Holiday Social on December 13, 2008 at the Refectory, 1618 NE 122<sup>nd</sup> Ave, at 6:30pm.
- Portland State University (PSU) offers a course on Portland Development Commission and urban renewal that PAC members highly recommend. Next course likely Spring 2008.

**Handouts:** *Parks System Development Charges and Parks Systems Development Charges at a Glance*

**Meeting adjourned at 8:09 pm**

**Next meeting:** Tentatively set for December 19, 2007, 6:30 to 8:00 pm

**Prepared by:** Sue Lewis, Sr. Project/Program Specialist, Neighborhood Development Division