



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

Wednesday, January 16, 2008

6:30-8:00 pm

Adventist Medical Center
10123 SE Market Street

Meeting Summary

1-1 Welcome

Members present (in alphabetical order):

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

PDC Staff present: Justin Douglas, Byron Estes, Juan Carlos Ocana, Sue Lewis and PDC Board Commissioner Bertha Ferran

TAC Members present: Stuart Gwin, Department of Transportation

Bob Earnest called the meeting to order at 6:35 pm.

Beth Baltz announced her retirement at the end of January from Adventist Medical Center, which will end her representation on the PAC. She introduced her proposed replacement, David Russell, Vice President, Business Development-Facilities.

1-2 Public Comment: None

- Frieda Christopher announced that David Douglas School Board passed a resolution enacting the construction excise tax. The Board also approved to spend \$4.5 million towards construction of eight new classrooms at Ron Russell Middle School and four classrooms at Floyd Light Middle School.
- PDC Board Commissioner Bertha Ferran joined the meeting. Justin Douglas introduced Commissioner Ferran stating that each commissioner is assigned to an Urban Renewal Area. Comm. Ferran is assigned to Gateway and Interstate URA.

1-3 Update on 102nd Avenue Streetscape Plan – Justin Douglas, Sr. Project Coordinator, PDC

Brief Summary:

- Construction on the plan has begun at the east side of 102nd at Glisan Street.
- 30 trees will be removed and replaced with approximately 100 new trees
- Dan Layden is working with the contractor to address the flooding issues discussed at the October 15, 2007 Gateway PAC meeting. PDOT will finance the improvements on 102nd and BES will finance improvements on Glisan Street.

- As was mentioned at the October PAC meeting, PDOT is not implementing benches, besides those associated with the bus stops, into the streetscape plan due to maintenance issues.
 - PDC would like to figure out how to implement benches:
 - Need to determine if TIF funds can be used to purchase benches
 - Need to determine where benches would go – Committee expressed that prior planning identified locations.
 - Would also like to implement identifying banner on light poles – PDOT is not including these into the plan.
 - Committee expressed disappointment in PDOT's decision not to fund benches and banners, stating that many hours were spent identifying bench locations and posting identifying banners.
 - Committee would like a letter sent to PDOT to request benches and light pole flag banners placed back into the plan

Follow-up Action:

- √ Staff to investigate original streetscape planning to check on bench planning issues and location.
- √ Staff will verbally convey to PDOT committee's concerns.
- √ PAC chair and vice-chair to compose letter to PDOT expressing PAC's concerns regarding PDOT's policy not to include benches and banners in the plan and request a collaborative process to their inclusion.

Item not on agenda: East Portland Community Action Plan - Bob Earnest, Gateway PAC Chair

- 18 people, from 65 applicants, were selected to address planning issues from 82nd to east Portland city limits.
- Committee has six months to come up with ideas for implementation and market the area.
- Planning is geared towards the entire area, global approach, not specifically Gateway.
- Issues already discussed: high amount of low-income housing in the area
- Working on short-term and long-term planning
- Representative Jeff Merkley, City Councilor Randy Leonard, Metro Councilor Robert Liberty, Multnomah County Chair Ted Wheeler and Portland Mayor Tom Potter are all supporting this planning process.

1-4 Central Gateway Business Owner Outreach – Bob Earnest, Gateway PAC Chair and Jackie Putnam, Gateway PAC Vice-Chair

Brief Summary:

- Receiving positive input from area businesses
- Due to the holidays and work schedules outreach slowed a bit, but will begin again in February 2008.

1-5 Gateway Green - Linda Robinson, PAC Member

Brief Summary:

- Linda identified area on the map owned by ODOT, which is the highway right-of-way between I-84 and I-205.
- Highway trust funds were originally used to purchase the land, which restricts use and disposition.

- Received permission from ODOT to conduct a feasibility study.
- David Evans and Associates is conducting study at half the cost. Ted Gilbert is paying the balance.
- Site is 35 acres outside the Gateway URA boundary with access issues.
- A vision statement and guiding principles were identified in consultation with the David Evans and Associates consultants.
- First public meeting held Monday, January 24, 2008. Also recently met with bicycle group and environmental group to discuss their issues and/or concerns.
- Potential project should include addressing stormwater management restoration.
- 65 million people travel a year through the area by various transportation modes.
- Study is intended to be completed March 2008 and will be included in a Metro Nature in Neighborhoods Capital Grant application.
- A tour of the area will be conducted Saturday, February 2, 2008.
- A charrette is planned for Saturday, February 23, 2008, to create a general concept plan.
- Currently identifying funding resources, such as grants and business support.
- Parks Sub-Committee will be conducting a tour of the site at the upcoming National Parks and Recreation Convention in May 2008 and to talk about the grassroots efforts relating to this site.

Follow-up Action: Linda Robinson will continue to provide updates

1-6 DOS Project at SE 102nd & Stark – Tim Brunner, PAC Member

Brief Summary:

- Property owner at SE 102nd & Stark received a DOS (Development Opportunity Services) grant from PDC to evaluate development opportunities.
- Site strengths: location, visibility and zoning
- Challenges: Small size (.28 acres) and parking
- DOS funded a boundary survey, site planning, and construction cost estimations
- Owner originally wanted a catalyst type project, but costs are prohibitive
- Final project proposal: 3-story, 9,000 square feet commercial space, 9 parking stalls with total estimated construction cost of \$3.5 million.
- Property currently for sale or build to suit – will need an anchor tenant

1-7 Central Gateway Street Plan & Infrastructure Study - Justin Douglas, Sr. Project Coordinator, PDC

Brief Summary:

- Street Plan follows work done on Central Gateway Redevelopment Strategy (CGRS).
- The CGRS identified lack of infrastructure and streets, as well as paved streets, as major challenges facing the Gateway area.
- The CGRS necessitate revision of the Central Gateway Master Street Plans, which was adopted in 2004. Goal is to create a downtown-type street grid.
- City lacks the funds to purchase street right-of-way to implement the plan.
- Developers are required to incorporate the street plan into projects which can make projects exceed financial feasibility and create piecemeal streetscape.
- A Stakeholder Advisory Committee, that includes Frieda Christopher, Ted Gilbert, Gordon Jones and city bureau representatives, is working on revising the plan.
- Highlights in the current revision street plans include prioritizing streets and suggests potential narrow streets that would have the most impact in economic development.

- Requesting funds from the city to fund design and engineering work and pilot the city's new Gateway Green Street typologies.
- Next steps include investigating potential line of credit with TIF payback, Local Improvement District outreach, amendments to Transportation System Plan/Comprehensive Plan and elevate discussions with Metro Councilor Robert Liberty to explore additional funding options.

1-8 FY 2008/2009 Budget Update - Justin Douglas, Sr. Project Coordinator, PDC, Bob Earnest, Gateway PAC Chair and Jackie Putnam, Gateway PAC Vice-Chair

- Bob Earnest and Jackie Putnam are Gateway PAC's budget representatives to the budget process.
- A budget memo identifying budget priorities for the 2007/08 fiscal year, crafted by Bob and Jackie, was sent to PDC Budget Committee. Copy of memo was included in the 1/16/08 PAC meeting packet.
- Next step is meeting before the Board of Commissioners on Friday, January 25, 2008, at 8:00am.
- PDC Board is exploring options to utilize more of the 30% set-aside for affordable homeownership.

1-9 Miscellany – All

- Development project at NE 102nd and Davis (Andy Kelly project) is scheduled to go before Design Commission March 20, 2008.

Meeting adjourned at 8:12 pm

Next meeting: Gateway Leadership Meeting, February 27, 2008, 6:30 to 8:00 pm

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