



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

Wednesday, May 21, 2008

6:30-8:00 pm

East Portland Community Center

740 SE 106th Ave

Meeting Summary

5-1 Welcome

Members present (in alphabetical order):

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Teena Ainslie
Hazelwood at Large | <input checked="" type="checkbox"/> David Russell
Adventist Medical Center | <input checked="" type="checkbox"/> Susan Brady
Mt. Hood Comm. College | <input type="checkbox"/> Tim Brunner
E. Pdx Chamber of Commerce |
| <input checked="" type="checkbox"/> Frieda Christopher
Business Owner at-large | <input type="checkbox"/> Dick Cooley
Property Owner | <input type="checkbox"/> Jim Doig
Gateway Resident | E - Bob Earnest
Chair, Hazelwood at-large |
| <input type="checkbox"/> Vacant
Parkrose Heights at-large | <input checked="" type="checkbox"/> Ted Gilbert
Housing Developer | <input 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 | E - Fred Sanchez
Gateway Business | <input checked="" type="checkbox"/> Dorene Warner
Non-Profit Housing | |

E - Excused

PDC Staff present: Sara Culp, Justin Douglas, Juan Carlos Ocaña-Chíu, Byron Estes, Sue Lewis

City Bureau Staff present: Dan Layden with Department of Transportation, Steve Dotterer with Bureau of Planning

5.2 Public Comment: No public comment

5.3 PAC Leadership Nominations – Juan Carlos Ocaña-Chíu, PDC

Brief Summary:

- URAC leadership positions are elected annually. A nominating committee is requested to poll members for interest in the positions of Chair and Vice Chair.
- Current office holders are allowed to run for re-election.
- Dorene Warner and Arlene Kimura volunteered to be on the nominating committee.
- At the July 16, 2008 meeting, the nominating committee will present their findings and announce the nominees. A vote for the positions of Chair and Vice Chair will commence.

5.4 Gateway Green Update – Linda Robinson, PAC Member

Brief Summary:

- The Vision Planning process is completed and will be presented to the public, Thursday, May 22, 2008, 6:30 to 8:00pm, at Adventist Medical Center.
- An article posted on BikePortland.org received 29 comments – all were positive.

- Proposal focuses on stormwater and habitat improvements, sustainability through demonstration projects, and bicycle-related activities.
- Plan calls for four pedestrian/bicycle bridges across freeways connecting Gateway Green to neighborhoods and Rocky Butte. One bridge would be identified for commuter riders and connect to Sullivan's Gulch Trail.
- Next steps include public presentations, garnering public support and submitting a letter of intent for Metro's *Nature In Neighborhoods Capital Grant*.
- Report will be posted to the Gateway Regional URA, and David Evans & Associates, web site.

Follow-up: Staff to email PAC members, and Interested Parties, once report is posted.

5.5 Central Gateway Street Plan Update – Justin Douglas, PDC

Brief Summary:

- Central Gateway Street Plan Stakeholder Advisory Committee, which includes City bureau representatives and community representation by Frieda Christopher, Ted Gilbert and Gordon Jones, met two weeks ago to discuss a pilot Green Street project on NE 97th Avenue between Glisan & Davis Streets.
- Pilot will demonstrate for the neighborhood what green streets in Gateway could look like.
- PDC applied for *1% for Green* grant from BES and was awarded \$300,000, which could cover the costs of construction.
- Grant is estimated to cover approximately 1/3 of construction costs. Additional could come from a Local Improvement District, if approved, and TIF.
- Since Green Street pilot is along the ODOT right of way and multi-use trail. Dan Layden, PDOT, volunteered to connect with ODOT to see about future maintenance, design and upkeep of multi-use trail, as it runs from Gateway Green and south through Central Gateway.

5.6 PDC Reorganization - Juan Carlos Ocaña-Chíu, PDC

Brief Summary:

- Executive Director Bruce Warner and PDC Board of Commissioners took the opportunity to announce a bold step in a new direction to remove silos and consolidate operating departments, which include Housing, Development and Economic Development, to be effective July 1, 2008.
- Four teams will form one department called Urban Development Department. The four teams are Neighborhood Team, Business & Industry Team, Central City Team and Financial Assistance Team.
- Intent is to make PDC more efficient and effective.
- The director of the new department will be Erin Flynn, originally hired as the Economic Development Director, who has expertise in organization development.
- A transition team formed from departments. Sara Culp, PDC staff in the current Housing Department, is a member.
- Reorganization recognizes that neighborhood URA's are fundamentally different than the central city.

Handouts: Flow chart of reorganization (Attachment A)

Follow-up: Staff to provide update on reorganization at the July 16, 2008 meeting

5.7 RICAP 4/Gateway Open Area Code Briefing – Barry Manning, Bureau of Planning.

Brief Summary:

- The Regulatory Improvement Code Amendment Package (RICAP) 4 is being prepared to clarify zoning codes and make necessary minor amendments identified by the Regulatory Improvement Workplan (RIW).
- The Gateway Open Area Zoning Code, section 33.526.240 of the Portland Zoning Code, currently requires provision of on-site open area to land divisions over 80,000 square feet.
- Gateway residents have expressed concern that the current code may limit development flexibility, is unclear and may be a disincentive to development in Gateway. The Planning Bureau is exploring potential code changes to address concerns.

Follow-up: Bureau of Planning staff will provide an update at a future PAC meeting and request PAC and Design & Development Subcommittee input on potential zoning adjustments. Staff will bring back maps to show areas that have 80,000 sq. feet.

Handout: *Memo re: Gateway Open Area Zoning Code (Attachment B)*

5.8 East Portland Action Plan (EPAP) Update – Bob Earnest, PAC Chair (Bob Earnest is absent, Arlene Kimura filled in)

Brief Summary:

- Subgroups met to discuss graffiti abatement and youth outreach.
- Funds for community development not included in EPAP. Some funds were identified through the neighborhood associations to proceed with community development while an application for an Americorp grant is submitted to further efforts.
- A June 12, 2008 meeting is scheduled with the Action Plan committee to present a set of revised set of action tables for implementation.
- \$500,000 is identified for implementation, which will require an implementation group that will meet in September/October to prioritize funding allocation.

5.9 Update on 102nd Avenue Streetscape Plan - Dan Layden, Portland Department of Transportation

Brief Summary:

- Phase I construction going well. Crews continue to install lights and pavers and pave sidewalks. Tree planting will occur in the fall, which is the best time of year to plant trees.
- Project completion date projected to be October 2008.
- Construction starting with next fiscal year will continue sidewalk from NE 102nd to 101st at Halsey. Sidewalk construction to be paid for by a separate set of PDOT funds identified explicitly to fill in missing links in sidewalks.
- PDOT will apply for MTIP funds to complete Phase II. Applications need to be submitted to Metro mid-June. Additional funding may be available through the congressional transportation bill.

- There may be potential traffic impacts in July when turn-around at jug-handle will be closed with traffic being detoured.
- There will be street re-grading on east side of Glisan Street to help address past flooding issues. Wider sidewalks will also help protect pedestrians from water flashing.
- There currently is estimated to be a cost savings, which will likely be spent towards Phase II design work.

Handout: *102nd Ave. Street Improvement Project Phase One NE Weidler to NE Glisan (Attachment C)*

5.10 Miscellany – Justin Douglas, PDC

Brief Summary:

- Arlene Kimura, a member of the Streetcar System Plan, requested PAC input regarding a potential circulator streetcar in Gateway. Meets next Wednesday with the streetcar subcommittee meeting. Current map shows a circulator streetcar line loop from Oregon Clinic, south on 99th to Adventist east on Main Street and back to the clinic on 102nd. This would be the only loop network east of downtown.

Motions/proposals proposed and disposition: Gilbert made a motion, Reese seconded, to endorse the continuing investigation of a circulator streetcar in Gateway.

Results of vote:

Ayes: Brady, Christopher, Gilbert, Kimura, Koike, Powell, Putnam, Powell, Reese, Robinson, Russell and Warner

Nays: none

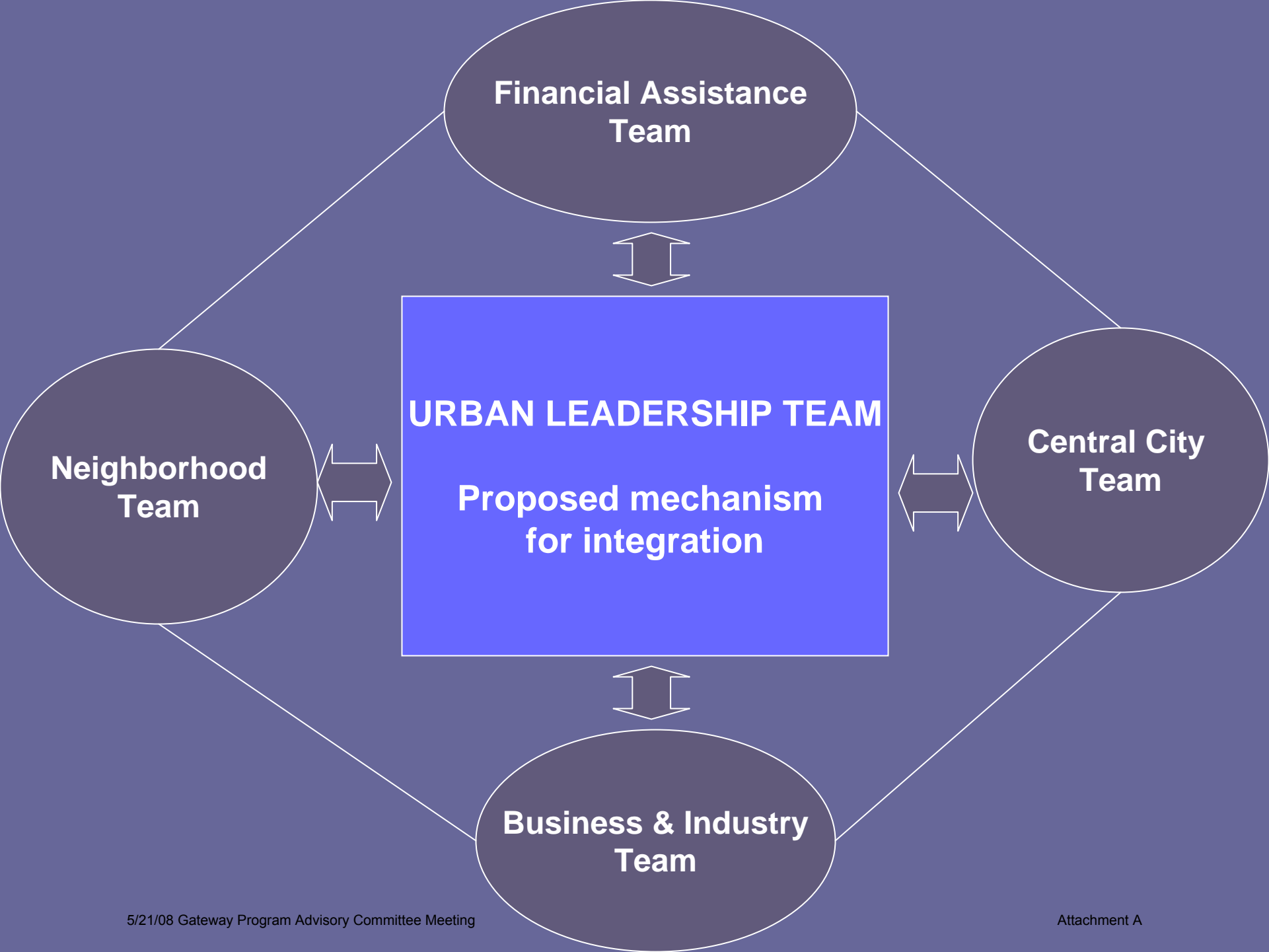
Abstain: none

- Frieda Christopher announced the PDC Board of Commissioners approved an amendment to the River District Urban Renewal Plan that would expand the boundaries to include 8.53 acres and create an “island” district at SE Deardorff Road for a new David Douglas school. Questions remain regarding whether a satellite district is legal under urban renewal laws, which may result in lawsuits.
- Linda Robinson announced Ventura Park received funding to hold series of concerts in the park. A jazz group is scheduled for August 21 and Cuban salsa on August 28. Concerts are community building events to bring people together.

Meeting adjourned at 8:17pm

Next meeting: July 16, 2008, 6:30 to 8:00 pm

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



EXEC. ASST.



DIRECTOR

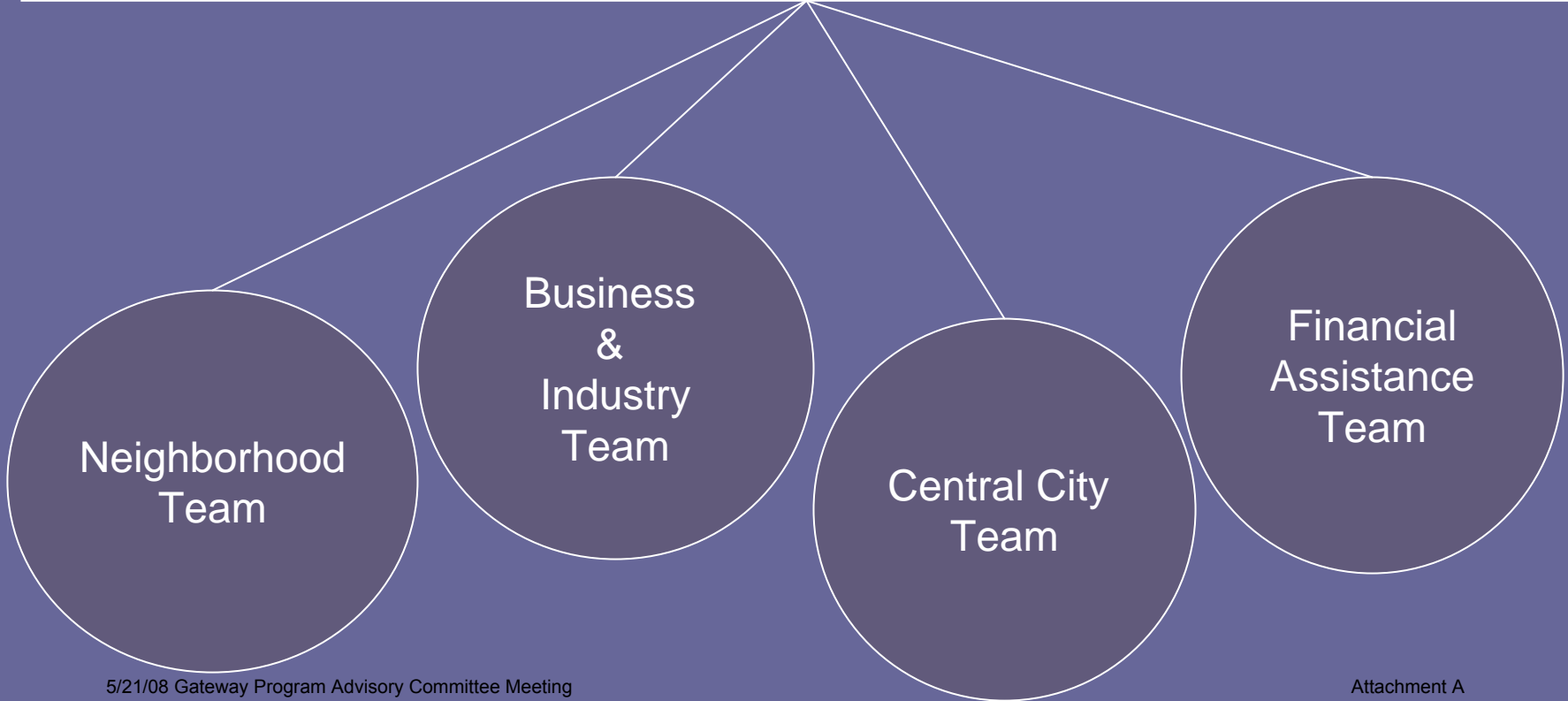


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To: Gateway PAC, other interested parties
From: Barry Manning, Bureau of Planning
Date: May 22, 2008
Re: Gateway Open Area Zoning Code

Summary

The Portland Planning Bureau, at the direction of City Council, is exploring appropriate amendments to section 33.526.240 of the Portland Zoning Code, which requires provision of on-site open area for some projects in the Gateway Regional Center.

Background

A clarifying amendment to section 33.526.240 of the Gateway Plan District of the Portland Zoning Code was approved last year as part of the City's RICAP 3 zoning code improvement process. Generally, this section of zoning code requires provision of on-site open area when development occurs in the Gateway plan district area on sites 80,000 square feet or larger. The thrust of the amendment clarified the code's applicability to land divisions on sites over 80,000 square feet.

The Portland Planning Bureau, Planning Commission and Portland City Council received comments from Gateway stakeholders that some provisions of the subject code limited flexibility, seemed unclear, or potentially served as disincentives to development in the Gateway Regional Center. While the City Council approved the amendments as proposed in RICAP 3, the Council directed the Bureau of Planning to work with the community, including Gateway stakeholders, on code revisions that could address some of these concerns and return to Planning Commission and City Council with potential further amendments as part of the upcoming RICAP 4 process.

The Bureau of Planning met with the Gateway Design and Development Committee (D&D) in November 2007, December 2007 and March 2008 to discuss the code issues and potential solutions. Several ideas were expressed by both the committee and staff, ranging from minor code amendments to provide additional flexibility, to broader approaches with policy implications that would consider development incentives, systems development charges (SDC) collections and allocations, and major revision of the current open area code requirement. The most recent idea that emerged from the committee focused on potentially suspending the application of the open area requirement for a period of time in order to remove perceived or real economic impediments to development. A variation would change the parcel size threshold, suspending its application on smaller parcels, while retaining it on larger parcels (5+ acres).

Next Steps

The Planning Bureau is committed to exploring code changes that are consistent with goals of facilitating development of the Gateway Regional Center and providing needed open area in Gateway. Over the next few weeks Planning will further explore the implications of alternative proposals, and expects to return to community stakeholders including the Gateway D&D Committee and PAC with findings and possible alternative approaches.

Proposed Schedule (subject to change)

May 2008: Explore alternatives and complete economic analysis
June 2008: Share proposals/analysis with Gateway D&D and PAC, Neighborhood Associations/Stakeholders
June 2008: Refine proposal for Discussion Draft (late-June)
July 2008: Proposed Draft
August 2008: Planning Commission
September 2008: Planning Commission work session (if needed)
Fall 2008: Portland City Council



Sam
Adams
Commissioner

102ND AVE. STREET IMPROVEMENT PROJECT
PHASE ONE NE WEIDLER TO NE GLISAN

Susan D.
Keil
Director

PROJECT ELEMENTS:

Don
Gardner
Engineering &
Development

- REPLACE AND WIDEN EXISTING SIDEWALKS
- NEW PEDESTRIAN SCALE LIGHTING
- NEW STREET TREES
- MEDIANS TO FACILITATE PEDESTRIAN CROSSINGS
- IMPROVE MAJOR INTERSECTIONS TO PROVIDE IMPROVED PEDESTRIAN ACCESS
- STORM WATER TREATMENT AT SELECTED LOCATIONS
- LANDSCAPE IMPROVEMENTS AT NE WEIDLER AND SE STARK
- BIKELANES FROM NE WIELDER TO E BURNSIDE

Lavinia
Gordon
System
Management

Suzanne
Kahn &
Eric
Peterson
Maintenance

CURRENT SCHEDULE (SUBJECT TO CHANGE)

John
Rist
Business
Services

EAST SIDE SIDEWALKS:	COMPLETED
EAST SIDE LIGHTS AND PAVERS:	JUNE AND JULY
STRIPING BIKE LANES	JUNE
WEST SIDE SIDEWALKS	JUNE-AUGUST
WEIDLER JUG HANDLE AND WINDSCAPE	JULY-SEPTEMBER
PROJECT COMPLETED:	OCTOBER 2008

Paul
Smith
Planning

CONTRACTOR:
THOMPSON BROS. EXCAVATING

CITY OF PORTLAND STAFF

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