



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

Wednesday, September 17, 2008

6:30-8:00 pm

East Portland Community Center
740 SE 106th Ave

Meeting Summary

9-1 Welcome

Members present (in alphabetical order):

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Teena Ainslie
Hazelwood at Large | <input checked="" type="checkbox"/> Susan Brady
Mt. Hood Comm. College | E - Tim Brunner
E. Pdx Chamber of Com. | --- Vacant
Business Rep. at-large |
| <input checked="" type="checkbox"/> Frieda Christopher
Business Owner at-large | --- Vacant
Property Owner | <input type="checkbox"/> Jim Doig
Gateway Resident | <input checked="" type="checkbox"/> Bob Earnest
Chair and Hazelwood at-large |
| --- Vacant
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. |
| E - Linda Robinson
Hazelwood at-large | E - David Russell
Adventist Medical Center | <input checked="" type="checkbox"/> Fred Sanchez
Gateway Business | E - Dorene Warner
Non-Profit Housing |
- E - Excused

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

Guests: Barry Manning - Bureau of Planning, Steve Dotterer – Bureau of Planning, Stuart Gwin – Portland Department of Transportation

9.2 Public Comment: No public comment

Handout: *Public Comment Sought on 2010-13 Regional Flexible Fund Allocations (Attachment A)*

9.3 Gateway Open Area Code Update – Barry Manning - Bureau of Planning

Brief Summary:

- A proposed code revision will go before the Planning Commission October 14, 2008 at noon as part of RICAP 4 amendment package.
- RICAP, Regulatory Improvement Code Amendment Package, is the process the Bureau of Planning conducts to update the zoning code.
- The code that affects Gateway is Chapter 33.526, which relates to open area requirements.
- The code update will:
 - raise the parcel size threshold for the open area requirement to 5 acres;
 - raise the development threshold that triggers the requirement to 5,000 square feet;
 - make other minor revisions to increase flexibility when open area is required.
- Hearings are open to public comment.

Follow-up: PAC members were all in agreement to submit a letter of support for the code revision.

Handouts: *Commentary: ADD Item 52 – Gateway Open Area Requirements* (Attachment B)

9.4 Potential Park Acquisition Update – Justin Douglas, PDC

Brief Summary:

- PDC is in negotiations to purchase three parcels NE Halsey Street & 106th Avenue. One of the parcels is the former site of JJ North restaurant. JJ North's parent company went out of business at the end of June.
- PDC is coordinating with Portland Bureau of Parks and Recreation to split due diligence and acquisition costs. The future mix of parkland and redevelopment would be subject to master planning and community input.
- The three parcels combined are approximately 4.2 acre.
- A resolution authorizing PDC to enter in an agreement to purchase the site will go before PDC's Board November 12.

9.5 Gateway Green Update – Ted Gilbert, Gateway PAC

Brief Summary:

- Gateway Green is approximately 35 acres located between I-205 and I-84 near Gateway URA.
- Advocates are building a coalition of support through community, non-profits, government agencies and other corporate support.
- Group recently submitted Letter of Interest to Metro's Nature in Neighborhoods Grant, which requires a 2:1 match.
- The minimum project expense is estimated at \$3.8 million.
- Group will be meeting with Oregon State Parks to see how to link Gateway Green to Rocky Butte.

9.6 Streetcar System Plan Update – Arlene Kimura, Gateway PAC

Brief Summary:

- Streetcar plan is a 30 year plan to identify and plan for future streetcar corridors.
- The Portland Office of Transportation (PDOT) is conducting a survey to obtain community input.
- At the request of East Portland Neighborhood Associations, PDOT has extended the comment period for individual surveys to October 31, 2008.
- As of today, only 180 surveys have been received from East Portland, compared to 545 from Northwest Portland.

9.7 102nd Avenue Phase I Dedication – Sue Lewis, PDC

Brief Summary:

- PDC is coordinating with PDOT to organize a dedication of the completion of Phase I streetscape improvements on 102nd Avenue.
- The current plan is to hold the dedication mid-November in the jughandle at 102nd and Halsey where the windscape will be built.
- Press release and email announcements will be made.

Follow-up: Gateway PAC members to contact Sue Lewis with additional contact information to invite to the event.

9.8 102nd Avenue Streetscape Improvement Project Phase II & Public Hearings

– Justin Douglas, PDC

Brief Summary:

- Metro will be conducting public hearings to discuss applications for Regional Flexible Funds Allocations.
- PDOT has applied for funds for completion of 102nd Avenue Phase II Streetscape Improvements.
- PAC members are invited to attend if they would like to address the potential funding for Phase II
- Written testimony is also accepted.

Follow-up: Staff will send meeting dates/times to members who will reply with dates they are available. Staff will compile and send a list.

9.9 Banners/Kinetic Art on 102nd Avenue – Christopher Masciocchi

Brief Summary:

- PDOT has provided dimensions for potential banners that would be connected to light poles along 102nd Avenue.
- Christopher Masciocchi designed artwork – kept it simple.
- Prototype has Gateway arch on top with changeable graphics on the bottom.
- Material used is aluminum sheet similar to the type used in street signs. Has a metallic finish.
- PAC expressed interest in having pictures that are community, school, arts and/or medical related.

Follow up: Justin will notify PAC members once PDOT has approved banners and project is moving forward.

9.10 Miscellany – All

Brief Summary:

- Mt. Hood Community College has announced their new president – Dr. John J. Sygielski. PAC would like to have him to a future meeting.

Meeting adjourned at 8:20 pm

Next meeting: November 19, 2008, 6:30 to 8:00 pm

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

PUBLIC COMMENT SOUGHT ON 2010-13 REGIONAL FLEXIBLE FUND ALLOCATIONS

Metro and the Joint Policy Advisory Committee on Transportation will be seeking public comment on the allocation of regional flexible funds to be programmed in the 2010-13 Metropolitan Transportation Improvement Program. About \$46.14 million is available to apportion among selected regional projects and programs, and about \$21.65 million for local projects. Metro received 26 competitive applications for local projects totaling \$58.52 million in requested funding. Public input is vital to informing the final project list and allocation decisions.

The formal comment period will open at noon on Oct. 13, 2008 and close at noon on Dec. 1, 2008. A basic list of projects and programs will be posted on the Metro web site at www.oregonmetro.gov/regionalflexiblefund on Sept. 11, 2008. More detailed project descriptions with an online comment form will be posted on Oct. 13, 2008, when the comment period opens. You may submit comments online or by e-mail, U.S. mail or fax anytime during the public comment period, or at any of the public listening posts listed below.

PUBLIC LISTENING POSTS

Metro is hosting the following listening posts in partnership with the Oregon Department of Transportation. At the same time that Metro is seeking public input on the regional flexible fund allocations, ODOT is seeking public comment on the Statewide Transportation Improvement Program. At these listening posts you are welcome to:
 *testify before elected officials and submit written comments on projects and programs eligible for regional flexible fund allocations
 *testify before ODOT officials on the Region 1 Statewide Transportation Improvement Program
 *get more information about a range of regional planning programs and talk with technical staff.

Gresham City Hall Building Wednesday, Oct. 15, 5 to 8 p.m. Rooms 2A and 2B 1333 NW Eastman Parkway MAX Blue line	Oregon City, Pioneer Community Center Tuesday, Oct. 28, 5 to 8 p.m. 615 Fifth St. (at Washington) TriMet lines 33, 34, 35 and Express 99
Hillsboro Civic Center Monday, Oct. 20, 5 to 8 p.m. Room 113 B 150 E. Main St. MAX blue line	Metro Regional Center Thursday, Oct. 30, 5 to 8 p.m. Council Chamber 600 NE Grand Ave., Portland TriMet line 6, MAX red and blue lines to Oregon Convention Center, yellow line to Rose Quarter

BE PREPARED

Oral testimony is limited to three minutes. All comments for the public record should be in writing with or without oral testimony, and must include your name and address. Convenient comment forms will be available onsite.

OTHER WAYS TO COMMENT

- *Comment online at www.oregonmetro.gov/regionalflexiblefund
- *Send e-mail to trans@oregonmetro.gov
- *Mail written comments to Regional flexible fund comments, Metro planning, 600 NE Grand Ave, Portland, OR 97232
- *Fax comments to 503-797-1930

ACCESSIBILITY

All facilities are ADA accessible. Language and signing interpretation services and devices for the hearing impaired are available with 48-hour advance notice. Please call Metro at 503-797-1551 or TDD 503-797-1804 to request these services.

For more information about the regional flexible fund allocation process, visit www.oregonmetro.gov/regionalflexiblefund or contact Pat Emmerson, public affairs specialist, 503-797-1551 or pat.emmerson@oregonmetro.gov.

Commentary

ADD Item 52 – Gateway Open Area Requirements

CHAPTER 33.526 GATEWAY PLAN DISTRICT

In 2007, as part of the RICAP 3 Amendments package, City Council directed the Bureau of Planning to work with Gateway stakeholders on further amendments to the Gateway open area requirements of the zoning code (33.526.240). The Open Area requirement specifies that when development occurs on sites over 80,000 square feet, a portion of open area must be provided on site, up to 15% of the total site area. During RICAP 3, stakeholders expressed concern that the existing code did not provide sufficient flexibility for design, and in some cases when combined with other development fees and requirements, acted as a disincentive to the type of urban development expected in the Gateway Regional Center.

Staff has worked with community stakeholders to better understand the development dynamics of the Gateway area, the open area needs in the area, and the original intent of the code. The existing open area requirement proposal applies to sites over 80,000 square feet (1.8 acres) in area. The group found that the current requirement:

- may be a disincentive to aggregate lots for redevelopment;
- adds costs to development;
- has not resulted in significant open areas;
- has the appearance of redundancy with SDCs;
- may limit flexibility for some small sites;
- may be easier to accommodate on larger parcels;
- extended influence beyond the areas originally targeted;
- may be perceived as a barrier to development.

To address the issues the Bureau of Planning proposes to:

- raise the parcel size threshold for the open area requirement to 5.0 acres;
- raise the development threshold that triggers the requirement to 5,000 square feet;
- make other minor revisions to increase flexibility when open area is required.

Summary of key code changes:

33.526.240.B Excludes public right of way dedications from the site and lot area.

33.526.240.C Changes the size of sites to which this code is applicable from 80,000 square feet to 5 acres.

33.526.240.D Changes the threshold for amount of development that activates the provision from 2,000 square feet to 5,000 square feet.

33.526.240.D.2(1) Allows additional flexibility for off site open area locations.

33.526.240.E Changes site size thresholds for land divisions consistent with other revised thresholds.

Commentary on this item continues with examples on next commentary page.

PROPOSED ZONING CODE LANGUAGE

Language to be **added** is underlined
 Language to be **deleted** is shown in ~~strikethrough~~

**CHAPTER 33.526
 GATEWAY PLAN DISTRICT**

33.526.240 Open Area

A. Purpose. The open area requirement ensures provision of adequate amounts of open area, including light and air, for those who live, work and visit the Gateway plan district. Open area can provide passive or active recreational opportunities, and help to soften the built environment. In order to provide flexibility, this provision allows the requirement to be met by phasing the open area, locating it off site, or paying into a fund.

B. Calculations. For purposes of this section, site area dedicated for public right-of-way is subtracted from the total site or lot area;

CB. Where these regulations apply. The requirements of this section apply to sites 5 acres ~~80,000 square feet~~ or more in area.

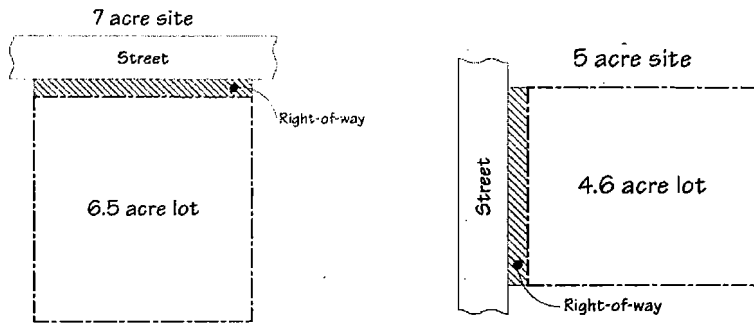
CD. Additions of floor area to the site. The requirements of this subsection apply to sites where the proposal will result in an increase of at least ~~2,000~~ 5,000 square feet of floor area on the site. The applicant may choose from the three options below:

1. On-site option. [No change.]
2. Off-site option. If the open area will be off-site, the following standards must be met:
 - a. The area that will be used to meet this requirement~~proposed open area site~~ must be:
 - (1) Identified as proposed open space on the Gateway urban design concept or approved by Portland Parks and Recreation;
 - (2) Under the applicant's control; and
 - (3) Vacant or used for surface parking.
 - b. At least 0.5 square foot of open area is required for each square foot of floor area proposed for the site, up to a maximum requirement of 15 percent of the site area. Adjustments to this standard are prohibited.
 - c. The application must identify when the proposed open area site will be transferred into the ownership of the Portland Bureau of Parks and Recreation.
3. Gateway Regional Center Public Open Area Fund option. [No change.]

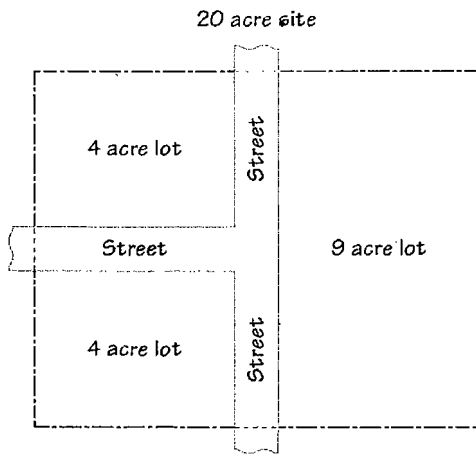
Commentary

The following examples demonstrate the application of this requirement:

Example 1: Sites that are not being divided. In the 7 acre site example below, a dedication for additional public right-of-way reduces the site area on which the open area is calculated to 6.5 acres. In the 5 acre site example, a public right-of-way dedication reduces the site area to 4.6 acres, and therefore the open area requirement does not apply.



Example 2: Sites that are being divided. In the 20 acre site example below, public streets were dedicated and new lots created. The open area requirement is apportioned to the 4 acre parcels at the time of land division because the "parent" parcel was over 5 acres and subject to the open area requirement. The 9 acre parcel is subject to the open area requirement at the time of development or further division.



PROPOSED ZONING CODE LANGUAGE

Language to be **added** is underlined
Language to be **deleted** is shown in ~~striketrough~~

33.526.240 (contd)

ED. Land Divisions. The standards and approval criteria of this subsection apply to sites where a land division is proposed:

1. The regulations of this subsection do not apply to proposed lots 5 acres ~~80,000 square feet~~ or more in area. The regulations will apply if such lots are divided further.
2. The regulations of this paragraph apply to proposed lots less than 5 acres ~~80,000 square feet~~ in area.
 - a-c. [No change.]