



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

Wednesday, November 19, 2008

6:30-8:00 pm

East Portland Community Center
740 SE 106th Ave

Meeting Summary

11-1 Welcome

Members present (in alphabetical order):

<input type="checkbox"/> Teena Ainslie Hazelwood at Large	<input checked="" type="checkbox"/> Susan Brady Mt. Hood Comm. College	<input checked="" type="checkbox"/> Tim Brunner E. Pdx Chamber of Com.	--- Vacant Business Rep. at-large
E -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 type="checkbox"/> Lynn Powell Gateway Elks	<input type="checkbox"/> Jackie Putnam Vice Chair & Gateway Res.	<input type="checkbox"/> Alesia Reese Woodland Pk Nbhd. Assoc.
<input checked="" type="checkbox"/> Linda Robinson Hazelwood at-large	<input checked="" type="checkbox"/> David Russell Adventist Medical Center	<input checked="" type="checkbox"/> Fred Sanchez Gateway Business	<input type="checkbox"/> Dorene Warner Non-Profit Housing

PDC Staff present: Justin Douglas, Karl Dinkelspiel, Juan Carlos Ocaña-Chiu and Sue Lewis

Bureau Staff: Steve Dotterer with Planning, and Stuart Gwin with Transportation

11.2 Public Comment: None

11.3 Adventist Medical Center – David Russell, Gateway PAC member and Tom Russell, Adventist Medical Center President

Brief Summary:

- David Russell introduced Tom Russell, executive vice president, with medical center for 15 years and soon to be promoted to president and CEO
- Slide show presented highlighted:
 - History of Adventist Medical Center – building was designed for in-patient care. New facility will provide out-patient care.
 - Built in 1977 and opened with 302 beds, Adventist Medical Center presently staff about 225 beds.
 - There are 517 physicians on staff and 2,134 employees. In 2007, the hospital had 11,484 in-patients admitted, 1253 new babies were born, had over 45,000 emergency visits and conducted 170,184 out-patient visits
 - Change in demographics of aging population drove decision to build new addition
 - The new facility will include a new center for cardiovascular services; expanded emergency room; additional operating rooms and multi-level parking

Follow-up: Staff to post presentation with meeting summary to Gateway web page.

11.4 Mt. Hood Community College Q&A – John Sygielski and Mike Wolfe

Brief Summary:

- Susan Powell, Gateway PAC member, introduced Dr. Sygielski, new president of Mt. Hood Community College.
- Mt. Hood Community College is the only community college in Gateway Urban Renewal Area.
- There is a potential for Mt. Hood Community College to expand in Gateway in programming areas such as workforce training, headstart programs, nursing, and dental hygiene, as well as environmental and recreational programs.
- Russellville, has full-day, full-year childcare operated by the college, as well as at the Gateway Center at 102nd & Burnside.

11.5 Gateway Glisan Project Update – Karl Dinkelspiel, PDC

Brief Summary:

- Human Solutions is negotiating the purchase of property at NE Glisan & 99th to assemble close to the entire block.
- PDC is lending \$960,000 for pre-development planning, architectural work, and feasibility studies.
- Plan is to redevelop site with a potential of 135 rental units, 31 ownership units and approximately 30,000 sq. feet of commercial space, which total number of units/square footage could change as pre-development planning work is conducted.
- Current program is to serve tenants at 60% medium family income.
- Human Solutions is partnering with Sebold Construction.
- Commercial space would contribute to Tax Increment Financing.
- Rental units would be tax-abated for 10 years.

11.6 Potential Park Acquisition Update – Justin Douglas, PDC

Brief Summary:

- Hoping to close on site by end of calendar year
- Resolution to authorize purchase will be heard at the December 10, 2008 City Council and PDC Board meetings.
- Funds to purchase property are split between PDC and Parks Bureau.
- A grant application to the U.S. Environmental Protection Agency for \$200,000 has been submitted to assist with cleaning up the site. There is contamination on the site as a result of a past dry-cleaning business. Should find out in spring 2009 if grant is awarded.
- Purchase and sale agreements are still being negotiated.
- Once purchased, the next step is to conduct a master planning process and begin cleaning up site.

11.7 Gateway Green Update – Ted Gilbert and Linda Robinson, Gateway PAC members

Brief Summary:

- Summit meeting focused on Gateway Green was recently held with stakeholders in the public sector, which included leadership from of ODOT Region 1, Oregon State Park, Portland Parks and Metro Trails program who suggested forming a taskforce.

- Before a taskforce is formed, ODOT would like an outline of the specific uses that could be conducted on the site so they can plan for the various studies that will be required.
- There was a recommendation to the East Portland Action Plan for \$50,000 for Gateway Green.
- Received a \$1,000 grant from International Mountain Biking Association through REI.
- A bicycle charrette will be conducted in 2009 to facilitate a design process for a bicycle-use program at Gateway Green. Partnering with Portland Mountain Bike Alliance and Alta Planning who volunteered to assist with the design.
- Combining efforts with public spaces in Rocky Butte.
- Would like to eventually conduct a green charrette for sustainability.

11.8 Streetcar System Plan Update – Arlene Kimura, Gateway PAC member

Brief Summary:

- December 2, 2008 6:00 to 8:00pm at the East Portland Neighborhood Office, the East District Working Group will meet to look at the survey results conducted by Portland Department of Transportation.
- At least 62% of the respondents were in favor of the eastside streetcar.
- Neighborhood Associations weighed in separately with Hazelwood and Woodland NA's expressing greater interest in the Gateway Loop.
- Full results will be included in a report presented to City Council.

11.9 102nd Avenue Phase I Dedication – Sue Lewis, PDC

Brief Summary:

- Streetscape Improvement dedication held Monday, November 10, 2008.
- Despite the rain, event was well attended by ODOT Region 1 Manager Jason Tell, Mayor-Elect Sam Adams, Metro Councilor Robert Liberty, PDOT Project Manager Dan Layden, past PAC Chair Dick Cooley, current PAC members, and others.

11.10 102n Avenue Phase II & Public Hearings – Justin Douglas, PDC

Brief Summary:

- Public comments are being accepted through December 1, 2008.
- Linda Robinson, Arlene Kimura and Alesia Reese joined Justin Douglas at the October 30th public testimony for Regional Flexible Funds allocation.
- Phase II estimated budget is approximately \$4.5 million in federal funds.
- Phase II will extend streetscape improvements, such as wider sidewalks, bike lanes, street trees and drainage issues, from Glisan Street to Washington Street.

11.11 Miscellany - All

Brief Summary:

- Linda Robinson was selected to receive a Spirit of Portland award.

Meeting adjourned at 8:00 pm

Next meeting: January 21, 2009, 6:30 to 8:00 pm

Prepared by: Sue Lewis, Sr. Project/Program Specialist, Gateway URA