



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

Wednesday, April 21, 2010  
6:30-8:00 pm  
East Portland Community Center  
740 SE 106<sup>th</sup> Ave

## Meeting Summary

### 4.1 Welcome:

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

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> Teena Ainslie<br>Hazelwood at Large      | <input checked="" type="checkbox"/> Susan Brady<br>Mt. Hood Comm. College | <input checked="" type="checkbox"/> Tim Brunner<br>E. Pdx Chamber of Com. | <input checked="" type="checkbox"/> Frieda Christopher<br>Business Owner at-large |
| <input checked="" type="checkbox"/> Bob Earnest<br>Co-Chair & Hazelwood N.A. | <input checked="" type="checkbox"/> Ted Gilbert<br>Housing Developer      | Ex <input type="checkbox"/> Sarah Zahn<br>Non-Profit Housing              | <input checked="" type="checkbox"/> Arlene Kimura<br>Hazelwood N.A.               |
| <input checked="" type="checkbox"/> Jerry Koike<br>Gateway Resident          | <input type="checkbox"/> Tom Mahoney<br>GABA                              | <input type="checkbox"/> Lynn Powell<br>Gateway Elks                      | <input checked="" type="checkbox"/> Jackie Putnam<br>Co-Chair & Gateway Res.      |
| <input type="checkbox"/> Alesia Reese<br>Woodland Pk N.A.                    | <input checked="" type="checkbox"/> Linda Robinson<br>Hazelwood at-large  | <input type="checkbox"/> David Russell<br>Adventist Medical Center        | Ex <input type="checkbox"/> Fred Sanchez<br>Real Estate Industry                  |
| <input type="checkbox"/> Vacant<br>Business Representative                   | <input type="checkbox"/> Vacant<br>Business Rep. at-large                 | <input type="checkbox"/> Vacant<br>Property Owner                         | <input type="checkbox"/> Vacant<br>Parkrose Heights at-large                      |
| <input type="checkbox"/> Vacant<br>IRCO                                      |   |   |   |

**PDC Staff present:** Justin Douglas, Sue Lewis, Amy Miller-Dowell, and Juanita Swartwood.

**Guests:** Michael Budds and Dan Schauer (PSU graduate students), Larry Kotan, Waiman Eng, Jeff MacDonald (IRCO), Lee Perlman (Mid-County Memo), Charles Rynerson, (PSU).

**Bureau Staff:** Steve Dotterer (Bureau of Planning & Sustainability) and Scott Cohen (Portland Bureau of Transportation).

### 4.2 Public Comment on items not on the agenda:

- None provided.

### 4.3 Smart Trips Program – Scott Cohen (Portland Bureau of Transportation)

#### Brief Summary:

- Mr. Cohen briefed the PAC on the City of Portland’s Smart Trips Business program which encourages commuters to walk, bike, carpool, or take transit. “Let’s Move” marketing materials and free biking/walking maps were distributed to encourage owners and employees of local businesses within the Gateway area to utilize the program. For information, visit [www.portlandonline.com/smarttrips](http://www.portlandonline.com/smarttrips) or call 503.823.5345.

#### **4.4 Business Development Strategy** – Justin Douglas on behalf Estee Segal (PDC)

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

- PDC continues to collaborate with Metro and the Portland Bureau of Planning and Sustainability to develop a Business Development Strategy (BDS).
- Applied Development Economics (ADE), a California based consulting firm with extensive development experience related to business attraction and retention strategies, will begin working with PDC, city staff, and Gateway stakeholders to develop and implement the Gateway BDS.
- ADE will be in consultation and collaboration with two Portland firms, Marketek and Parametrix regarding the project.
- The Gateway BDS objectives will assess how to transform Gateway into a high job-density Regional Center, attract/grow businesses, create new jobs, define tools and develop resources to grow businesses, and design and implement a plan for other public/private businesses to follow.
- As part of the BDS Public Participation Plan, staff is currently developing a BDS Citizen Advisory Committee (CAC) consisting of key Gateway stakeholders to advise and guide the process.

**Handout:** *Attachment A*

**Follow-up:** Staff will continue to provide BDS updates as the strategy and CAC develops.

#### **4.5 PAC Leadership Elections** – Juanita Swartwood (PDC)

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

- Reviewed the officers' election process, eligibility, voting criteria, and timeline (April - July 2010).
- Recruited volunteers to establish a Nominations Committee (Tim Brunner, Frieda Christopher, and Juanita Swartwood) to begin polling PAC members for potential officer nominations.

**Presentation:** *Attachment B*

**Follow-up:** The Nominations Committee will report back to PAC members on nominations received. Once nominations are complete, PAC members will vote at the July meeting for two separate Co-Chair positions. Staff will continue to provide support and guidance to PAC and Nominations Committee regarding election procedures.

#### 4.6 FY 2010-11 Budget Process Update – Amy Miller Dowell (PDC)

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

- The following budget revisions were reported:
  - Housing Line Item Multi-Family – For Sale (H89035), Homeownership Development will carry forward \$400,000 to FY 2010-11;
  - Housing Line Item Multi-Family - Rental Housing (H89034), Gateway/Glisan will carry forward \$500,000 from the current FY 2009-10 budget to FY 2011-12; and
  - Revitalization Line Item Redevelopment (H14390), Mixed Use Development/Acquisition will move forward \$2.5 million from FY 2009-10 to FY 2010-11 for potential property acquisition.
- Staff encouraged PAC members to attend and provide testimony/support when PDC's proposed budget is submitted to City Council review on May 20, 2010.

**Handout:** *Attachment C*

**Follow-up:** Staff will send the updated budget and information on next steps in the budget process.

#### 4.7 NE 97<sup>th</sup> Avenue Green Street Pilot Project & LID – Sue Lewis (PDC)

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

- Local Improvement Districts (LIDs) were identified in the Central Gateway Redevelopment Strategy and the Central Gateway Street Plan and Infrastructure Project (CGSPIP) as funding mechanisms to improve local streets, promote private development, and improve storm water management.
- A section of NE 97<sup>th</sup> Avenue between Davis and Glisan streets was selected by the CGSPIP Stakeholder Advisory Committee to be the first pilot green local street in Gateway.
- NE 97<sup>th</sup> Avenue qualified for \$417,000 in grants (1 % for Green and Watershed Improvement Fund) from Bureau of Environmental Services.
- The multi-use bike path along I-205, owned by Oregon Department of Transportation, cannot be assessed to fund the total project costs of \$1.1 million project. PDC invested \$324,000 (27 percent) in the project to ease costs to property owners due to the burden of the public right-away.
- A portion of the project will be funded by a Local Improvement District (LID) requiring property owners are assessed for a portion of street frontage paid over a period of 20 years.
- Property owners were petitioned and PBOT received 66.5 percent in support of forming an LID. With this level of support, staff filed the petition and City Council will review the project on April 28, 2010 at 10:00 a.m. Members of the public were encouraged to testify before the Council on behalf of the project.
- Project Timeline: Construction to begin early 2011.
- **Presentation:** *Attachment D*

**Follow-up:** Staff will continue to update PAC members to the progress of this project.

#### **4.8 Gateway EcoDistrict Pilot Study Update – Michael Budds and Dan Schauer**

**Brief Summary:**

- In continuation of Portland State University’s Eco-District pilot program, PSU graduates continue their public outreach efforts in conducting workshops and discussion circles to various businesses and stakeholders within the district. The workshop team thanked PAC members for their continued support, recommendations and participation to the effort.
- Primary activities included the following:
  - A presentation on stakeholder feedback regarding environmental and development issues relevant to the Gateway area;
  - Display of environmental and social conditions of the district; and
  - Work groups aimed at refining alternatives for initiating an “EcoDistrict”, ideal implementation sites, and what opportunities/challenges they present.
- The outcome from community events will shape final PSU recommendations.

**Gateway PAC member feedback:**

- To generate Gateway area alternatives, PAC members suggested that the students review failures and successes associated with OMSI’s eco system development.

**Flyer:** *Attachment E*

**Follow-up:**

- The workshop team will host a workshop on May 12, 2010, 6:30 p.m. – 8:30 p.m. at the location of the Eastminster Presbyterian Church (12505 NE Halsey Street), PAC members were asked to attend.
- The workshop team will continue to provide updates to their progress.

#### **4.9 Gateway URA Boundary Amendment Research – Justin Douglas (PDC)**

**Brief Summary:**

- PDC’s analysis included potentially removing 65 acres of right-of-way property (ODOT owned property) located adjacent to the I-205 corridor which does not generate tax increment financing (TIF).
- Analysis also examined three potential corridors for expansions east of I-205 (the Halsey corridor to approximately 122<sup>nd</sup> Avenue, the Stark corridor to approximately 122<sup>nd</sup> Avenue, and the 122<sup>nd</sup> Avenue corridor between Halsey and Start streets) and one expansion area west of I-205 (the Stark corridor west to the Montavilla neighborhood).
- PDC and the PAC discussed revenue sharing triggers related to 2008 legislation and compelling reasons such as blight removal, for amending URA boundaries.

- Two on-going initiatives (North/Northeast Economic Development Initiative and Potential Central City URA) will impact future boundary discussions.

**Map:** *Attachment F*

**Follow-up:**

- Justin Douglas and Amy Miller-Dowell requested PAC members survey the district and adjoining land for blight removal or potential development opportunities. The PAC was asked to submit their suggestions or ideas to staff for further investigation.

**4.10 Miscellany**

**Brief Summary:**

- Linda Robinson, on behalf of the Ventura Park Concert Committee announced the group continues to seek sponsorships for the third annual concert series scheduled to be held on the evenings of August 11, 18, and 25. For more information contact Kristan Knapp, Concert Coordinator with Portland Bureau of Parks and Recreation at 503.823.5446.
- In Fred Sanchez's absence, he communicated via email information related the Gateway Mother's Day Fun Ride scheduled for May 9<sup>th</sup>, 1:30 p.m. to 5:00 p.m. and sponsored by Gateway business association merchants. Participants should meet at NE Halsey and 111<sup>th</sup> Square before 1:30 p.m. (*See Attachment G*)
- Justin Douglas announced that site preparation and remediation work on the Gateway Redevelopment and Neighborhood Park Project will occur from early May through July 2010.
- Tim Brunner updated the PAC on the Gateway Education Sub-Committee and the Gateway Education Center analysis in conjunction with the local school districts. AXIS Design Group continues to conduct outreach and engage key stakeholders. On May 18, 2010 AXIS will present their latest work to the Education Sub-Committee. The work product is likely to identify key components and partnerships needed to for career advancement, continued education, staffing, and facility needs.

**Follow-up:**

- Updates regarding the Gateway Redevelopment & Neighborhood Park Design Project and the Gateway Education Center will be provided at future meetings.

**Meeting adjourned at 8:12 p.m.**

**Future meetings:**

June 16, 2010	Gateway PAC General
July 21, 2010	Gateway PAC General and Elections
September 15, 2010	Gateway PAC General
November 17, 2010	Gateway PAC General

**Prepared by:** Juanita Swartwood, Public Participation Specialist