



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

Wednesday, June 16, 2010
6:30-8:00 pm
East Portland Community Center
740 SE 106th Ave

Meeting Summary

6.1 Welcome:

Members present (in alphabetical order):

Susan Brady, Tim Brunner, Frieda Christopher, Bob Earnest, Ted Gilbert, Arlene Kimura, Jerry Koike, Jeff MacDonald, Jackie Putnam, and Linda Robinson.

Absent:

Teena Ainslie (Excused), Tom Mahoney, Lynn Powell, Alesia Reese, David Russell (Excused), Fred Sanchez, and Sarah Zahn.

PDC Staff present: Justin Douglas, Estee Segal, and Juanita Swartwood.

Guests: Erin Reome, Aaron Wilson, Dan Schauer (PSU graduate students), Lee Perlman (Mid-County Memo), Nate Carter (AXIS Design Group), Allen Pliska (Property Owner), and Michael Flanagan.

Bureau Staff: Steve Dotterer (Bureau of Planning & Sustainability)

- Bob introduced the newest member of the Gateway PAC, Jeff MacDonald, representing the Immigrant and Refugee Community Organization (IRCO)
- Jeff discussed his work as an Associate Director and role for the past 22 years at IRCO. He noted that IRCO has now been located in the Gateway URA for ten years.

6.2 Public Comment on items not on the agenda:

- None provided.

6.3 Gateway Education Center update – Tim Brunner

Brief Summary:

- Tim presented AXIS Design Group's work on the Gateway Education Center (GEC), which is a collaborative effort to site a regional education center in the Gateway URA that would be shared by Mt. Hood Community College, Portland State University, David Douglas School District, and Parkrose School District.
- Tim described the advantages the GEC would present the educational institutions. He noted that all four stakeholders have been surveyed and interviewed to understand their space and programming needs. The current draft work product illustrates how these institutions have both complementary and unique needs. Tim presented some rough massing diagrams and noted that the concepts need further refinement.
- Ted Gilbert noted that the Education Sub-Committee has been brainstorming a list of additional stakeholders, particularly private partners who could assist in tenanting and financing the GEC.

- Frieda noted that some local educational partners have considered applying for a federal Promise Neighborhoods grant.
- Tim noted that his firm's final work product will be presented to the Gateway Education Sub-Committee at their Tuesday, July 13 12:00 – 1:30 PM meeting at the East Portland Neighborhood Office (1017 Northeast 117th Avenue).

6.4 Business Development Strategy – Estee Segal (PDC)

Brief Summary:

- Applied Development Economics (ADE), a California based consulting firm with extensive development experience related to business attraction and retention strategies, has begun working with PDC, city staff, and Gateway stakeholders to develop and implement the Gateway BDS. ADE is partnered with local firms Parametrix and Marketek.
- Estee described the first phase of ADE's work, which includes a summary report on existing conditions; a review of past plans and studies; a comparative analysis of Gateway job growth compared to other competing parts of the Portland region; a strengths/weaknesses/opportunities/threats (SWOT) analysis; and an assessment of existing firms' growth potential.
- ADE has already hosted one Citizen Advisory Committee (CAC) meeting and will be interviewing key stakeholders. The firm will return to Gateway in late July, again in September, and conclude their work in November 2010. They will host a summit in autumn and then produce a final strategy with recommendations and implementation actions.
- Jeff MacDonald inquired how the BDS relates to PDC's Community Economic Development Roadmap. Estee replied that the BDS is much more focused on Gateway's unique characteristics, while the Roadmap takes a city-wide perspective.

Handout: Attachment A

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

6.5 PAC Leadership Nominating Committee – Juanita Swartwood (PDC)

Brief Summary:

- The Nominations Committee gathered two nominations for co-chairs: Bob Earnest and Jackie Putnam. No other nominations were made at the meeting. Elections will occur at the July 21, 2010 PAC meeting.

6.6 Gateway EcoDistrict Pilot Study Update – Erin Reome, Aaron Wilson, Dan Schauer

Brief Summary:

- The PSU students presented their final work product for the Gateway EcoDistrict Pilot Study. They noted that it is a site-based approach tailored to Gateway's unique needs. After doing data collection and mapping and conducting interviews and hosting listening posts, the following three concepts were advanced:
 - 1. Halsey/Weidler Walkable Stormwater Corridor**
 - 2. Gateway Sustainable Education Center**
 - 3. Materials Recycling and Reuse Facility**

- The students also discussed district-wide programs that could present some environmental benefits and cost-savings, including weatherization and efficiency programs. Linda noted that the Gateway Area Business Association would be a likely partner.
- The students queried the Gateway PAC about future outreach and governance. Who should make EcoDistrict decisions? What are the priorities? To whom should they hand off the leadership baton?
- Portland Sustainability Institute will be looking for a specific Gateway project to analyze; the Gateway Education Center certainly has merit.
- Linda noted that both ends of the Halsey/Weidler couplet could be the location for stormwater facilities and public art.

Handout: Attachment B

Follow-up: Gateway PAC to continue discussion about appropriate body to champion and advocate for Gateway EcoDistrict concepts.

6.7 URA Boundary Amendment Research – Justin Douglas (PDC)

Brief Summary:

- Justin updated the PAC on recent staff research on a potential boundary amendment, including potentially removing 65 acres of right-of-way property (ODOT owned property) located adjacent to the I-205 corridor; and three potential corridors for expansions east of I-205 (the Halsey corridor to approximately 122nd Avenue, the Stark corridor to approximately 122nd Avenue, and the 122nd Avenue corridor between Halsey and Stark streets) and one expansion area west of I-205 (the Stark corridor west to the Montavilla neighborhood).
- Two on-going initiatives (North/Northeast Economic Development Initiative and Potential Central City URA) will impact future boundary discussions in timing, but not in acreage.
- Tim noted that there is some business/property owner interest in the Stark corridor west of I-205.
- Fred noted that some merchants on the Halsey corridor east to 122nd Avenue would be interested in PDC assistance.
- Linda mentioned that there are some large developable parcels at NE 122nd and Halsey.

Follow-up: Justin requested PAC members survey the district and adjoining land for blight removal or potential development opportunities. Bob asked the PAC to submit their suggestions or ideas to staff for further investigation. Justin will share a staff recommendation at the PAC's July meeting.

6.8 Redevelopment & Neighborhood Park Update – Justin Douglas

Brief Summary:

- Justin updated the PAC on recent remediation activities, noting that the earth work will likely be completed later this summer.
- He also noted that the consultant team led local landscape architects Mayer/Reed have begun work on the Design & Development Feasibility Study. The projects first public open house is from 6 – 8 PM on Tuesday, June 22 on-site at NE 106th & Halsey.

Flyer: *Attachment C*

Follow-up:

- Staff, the consultant team, and members of the project CAC will continue to provide updates to their progress.

6.9 Miscellany

Brief Summary:

- Linda noted that the following events:
 - Gateway Regional Center (PBOT SmartTrips) walk: July 1 (SE 96th Avenue & Main Street)
 - Gateway Green Guided Walk: July 24, 9 AM
 - Gateway Green Guided Bike Tour: August 10, 6:30 PM
 - Gateway Regional Center (PBOT SmartTrips) walk: August 21 (9 – 11 AM, SE 96th Avenue & Main Street)

Follow-up:

- Juanita Swartwood to email PAC members the event links.

Meeting adjourned at 8:12 p.m.

Future meetings:

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

Prepared by: Justin Douglas, Senior Project Manager