



**Lents Urban Renewal Advisory Committee**  
**January 8, 2008, 7:00-9:00 pm**  
**Portland Youth Builders**  
**4816 SE 92<sup>nd</sup> Ave**

**1.1 Welcome, Introductions & Attendance**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Alan Brzycki<br><i>Business at-large</i>                           | <input checked="" type="checkbox"/> Debbie Black<br><i>Foster Area Bus. Assoc.</i>         | <input checked="" type="checkbox"/> Devin Culbertson<br><i>HOST</i>                 |
| <input checked="" type="checkbox"/> Michael Cummings-Vice Chair<br><i>Resident at-large</i> | <input type="checkbox"/> Vacant<br><i>Powellhurst-Gilbert N.A.</i>                         | <input checked="" type="checkbox"/> Jess Laventall<br><i>Lents NA</i>               |
| <input type="checkbox"/> Clint Lenard<br><i>Resident at-large</i>                           | <input checked="" type="checkbox"/> Alan Melton<br><i>Resident at-Large</i>                | <input checked="" type="checkbox"/> Steve Messinetti<br><i>Habitat for Humanity</i> |
| <input type="checkbox"/> John Miller<br><i>HOST - alternate</i>                             | <input checked="" type="checkbox"/> Cora Lee Potter-Chair<br><i>Resident at-large</i>      | <input type="checkbox"/> Adrian O'Brian<br><i>Business At-Large</i>                 |
| <input checked="" type="checkbox"/> Roger Rees<br><i>Lents Masonic Lodge</i>                | <input checked="" type="checkbox"/> Gary Sargent<br><i>82<sup>nd</sup> Ave Bus. Assoc.</i> | <input type="checkbox"/> Rebecca Stavenjord<br><i>Lents N.A.-alternate</i>          |
| <input checked="" type="checkbox"/> Susan Stoltenberg<br><i>Portland Impact</i>             | <input checked="" type="checkbox"/> Mary Walker<br><i>Powellhurst-Gilbert N.A.</i>         |   |

**PDC Staff present:** Kevin Cronin, Sara Culp, Byron Estes, Diane Hale, John Jansons, Amy Miller Dowell and Pam Neal

**Guest:** Elaine Howard (Elaine Howard Consulting, LLC), Tom Armstrong (Portland Bureau of Planning), PDC Commissioner John Mohlis and Metro Councilor Robert Liberty

Chair Potter declared a quorum present at 7:04 pm

**Public Comment on items not on the agenda**

- Bureau of Environmental Services is holding a community open house, for the East Lents Floodplain Restoration Project, January 22, 2008, 5:30 to 7:00pm, at Lents Seventh Day Adventist Church, 8835 SE Woodstock Blvd.

**1.2 Adopt 12-5-07 Meeting Summary**

**Brief Summary:**

- Item 12.3 - correct spelling of Laventall
- Item 12.4, URAC Comments add/revise to reflect:
  - o URA funds should not be spent on Freeway Land until the owners have a plan to address Johnson Creek flooding issues.
  - o A request was made for a flood summit that involves all parties that have a vested interest in the area before URA funds are invested in Freeway Land.

**Motions/proposals proposed and disposition:** Devin Culbertson made a motion, Susan Stoltenberg seconded, to adopt the 12-5-07 meeting summary with identified changes.

**Results of vote:**

**Ayes:** Black, Culbertson, Cummings, Laventall, Melton, Messinetti, Potter, Rees, Sargent, Stoltenberg and Walker

**Nays:** none  
**Abstain:** none

**1.3 Review of URAC Retreat:** Cora Potter, URAC Chair and Juan Carlos Ocaña Chiu, PDC Public Participation Coordinator

**Brief Summary:**

- Comments and suggestions from 12/5/07 URAC retreat were incorporated into an outlined chart categorized by themes and identify responsible and supporting parties.

Member recommendations:

- Add PDC Economic Development Department as Primary Responsible Party for Economic Development column
- Add Powellhurst-Gilbert Neighborhood Association as Primary Responsible Party for Collaboration column

**Follow-up Action:** Staff will edit chart based on discussion and recommended changes. An updated chart will be distributed at future URAC meeting.

**1.4 PDC Announcements** - Amy Miller Dowell, PDC Development Manager and John Jansons, PDC Sr. Project Coordinator

**Brief Summary:**

- Metro Councilor Robert Liberty announced the Loeb Fellowship Grant award. Two Loeb Fellows, Charles McKinney, Chief of Design of Capital Projects for City of New York Parks, and Craig Barton, Associate Professor of Urban Design and Director of Urban Studies Program at University of Virginia, will conduct a community design event Spring 2008. Past participants of the Art/Gateway committee and URAC members are encouraged to participate in the design event.

**Handouts:** *Loeb Fellowship Alumni Association Grant Program: Lents Town Center Gateway Project Spring 2008 (Attachment A)*

**Follow-up Action:** PDC staff and/or Metro will distribute event information as specific details develop.

**1.5 2008-2009 PDC Budget Update** - Amy Miller Dowell, PDC Development Manager and Angela Cadena, PDC Budget Analyst

**Brief Summary:**

- LTC URA Budget Subcommittee, which includes Cora Potter, Michael Cummings and Roger Rees, prepared draft budget letter and will meet with Executive Budget Committee Thursday, January 10, 2008.
- The following meeting will be with the Budget Workgroup, which includes two city commissioners (Commissioner Leonard and Sten), two PDC Commissioners (Commissioner Rosenbaum and Wilhoite) and a citizen representative (Jon Kruse).
- Budget includes the 30% set-aside for affordable housing, of which a maximum of 40% can be directed towards homeownership for those earning 60-100% Medium Family Income (MFI).
- The budget letter does reflect priorities expressed in the Lents URA Amendment Study, but is based on this budget cycle – it does not assume the amendment will pass.

- The bulleted points in the letter are not in any particular order of priority or preference.
- The housing strategy will likely be impacted if the boundary amendment passes.

**Handouts:** *Subcommittee Budget Letter* (Attachment B)

**Follow-up Action:**

- ✓ PDC staff will add “We will hope you consider the following five priorities” to the budget letter to clarify the bulleted points are not in any order of importance.
- ✓ Sara Culp, PDC, will review the housing strategy, its impact on amendment outcomes and timeline and report back.

**Motions/proposals proposed and disposition:** Roger Rees made a motion, Steve Messinetti seconded, to approve the budget letter with identified language added.

**Results of vote:**

**Ayes:** Black, Culbertson, Cummings, Laventall, Melton, Messinetti, Potter, Rees, Sargent, Stoltenberg and Walker

**Nays:** none

**Abstain:** none

**1.6 LTC URA Plan Amendment Project** – Kevin Cronin, PDC Sr. Project Coordinator and Amy Miller Dowell, PDC Development Manager

**Brief Summary:**

- The Amendment Study Sub-Committee has met over the past eight months to discuss and analyze three main questions: 1) Whether to extend the date of the district; 2) Whether to increase the credit limit; and 3) Whether to expand the boundary.
- The Sub-Committee voted December 12, 2007 unanimously to extend the district until 2020, increase the maximum indebtedness up to \$170m and expand the boundary as indicated on the boundary expansion map included in meeting packets.
- PDC Board of Commissioners, at the December meeting, requested staff study alternative boundary expansion to include additional residential land around Foster Road. Staff will bring this information to the URAC once complete.
- Staff are also investigating removing land around I205 from the URA and potentially adding commercial zoned nodes along 122<sup>nd</sup> Ave as recommended by the subcommittee.
- Bureau of Planning recommends including a commercially zoned node at SE 122<sup>nd</sup> and Holgate, as it could serve to provide key local services as the residential area continues to grow.
- Should the URAC vote to approve the subcommittee’s recommendations, the next steps include briefing the PDC Board of Commissioners, prepare a Plan and Report to present to PDC Board, present to Planning Commission and finally to the City Council.
- URAC has the opportunity to provide additional input as the process unfolds and are encouraged to attend the related meetings and presentations.

**Motions/proposals proposed and disposition:** Susan Stoltenberg made a motion, Jess Laventall seconded, to approve recommendations as outlined in the Plan Amendment Study Recommendations letter.

Upon discussion, Devin Culbertson made a motion, Alan Melton seconded, to amend the motion to include recommending 122<sup>nd</sup> and Holgate parcel in the expansion boundary.

**Results of vote on motion to amend the motion:**

**Ayes:** Stoltenberg, Messinetti, Melton, Rees, Cummings, Culbertson, Walker and Laventall

**Nays:** Sargent, Black and Potter

**Abstain:** none

**Results of vote to approve recommendations outlined in letter and include SE 122<sup>nd</sup> and Holgate Parcel:**

**Ayes:** Black, Culbertson, Cummings, Laventall, Melton, Messinetti, Potter, Rees, Sargent, Stoltenberg and Walker

**Nays:** none

**Abstain:** none

**Follow-up Action:**

- ✓ Staff to bring back findings from Foster Road residential land study that the PDC Board requested.
- ✓ Staff to continue to keep URAC apprised of amendment study as it proceeds.

**1.7 New Business: Working Agreement Scorecard/Check-in - Cora Potter, URAC Chair**

**Brief Summary:**

- Responding to previous request, staff added URAC position expiration dates to the scorecard.
- Commissioner Mohlis congratulated everyone on the amendment work and thanked everyone for their involvement in the budget process.

**1.8 Adjournment:**

Michael Cummings made a motion to adjourn, and Mary Walker second. Meeting adjourned at 9:20 pm

**Next meeting:**

Regular bi-monthly meeting: May 13, 2008, 7:00 to 9:00 pm, location to be determined.

**Prepared by:** Diane Hale, PDC staff