



**Lents Urban Renewal Advisory Committee**

**March 13, 2008, 7:00-9:00 pm**

**Portland Youth Builders**

**4816 SE 92<sup>nd</sup> Ave**

**3.1 Welcome, Introductions & Attendance**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Vacant<br><i>Business at-large</i>                                 | <input checked="" type="checkbox"/> Debbie Black<br><i>Foster Area Bus. Assoc.</i>   | <input type="checkbox"/> Devin Culbertson<br><i>HOST</i>                               |
| <input checked="" type="checkbox"/> Michael Cummings-Vice Chair<br><i>Resident at-large</i> | <input checked="" type="checkbox"/> John McDonald<br><i>Powellhurst-Gilbert N.A.</i> | <input checked="" type="checkbox"/> Jess Laventall<br><i>Lents Neighborhood Assoc.</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 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 type="checkbox"/> Roger Rees - excused<br><i>Lents Masonic Lodge</i>            |
| <input checked="" type="checkbox"/> Gary Sargent<br><i>82<sup>nd</sup> Ave Bus. Assoc.</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:** Justin Douglas, Randy Evans, Sara Culp, Juan Carlos Ocaña-Chíu, Amy Miller Dowell, and Javier Mena

**Guest:** Leslie Hildula-Tri-Met, Shelly Lomack-Tri-Met, Commander Vince Jarmer, Transit Police Division, David Hyde, SE 92<sup>nd</sup> & Harold Redevelopment Study Citizen Advisory Committee representative

Chair Potter declared a quorum present at 7:06

**Public Comment on items not on the agenda:** John McDonald, Powellhurst-Gilbert Neighborhood Association representative, discussed the proposed Lents Town Center URA amendment, which currently incorporates select commercial nodes, rather than all parcels, along east of SE 122<sup>nd</sup>

**Follow-up Action:** PDC Staff will meet with Powellhurst-Gilbert Neighborhood Association, and interested parties, to detail outreach conducted for the proposed Lents URA boundary expansion and share future opportunities for community comment on the proposal.

**3.2 Adopt 1-8-08 Meeting Summary and Scorecard review**

**Brief Summary:**

- Scorecard review: two areas identified as “struggling”: 1) Avoid restatement, and 2) Propose solutions, not concerns.

**Motions/proposals proposed and disposition:** Cummings made a motion, Messinetti seconded, to adopt the 1-8-08 meeting summary as provided.

**Results of vote:**

**Ayes:** Black, Cummings, McDonald, Laventall, Melton, Messinetti, Potter, Sargent, Stoltenberg, Walker

**Nays:** none

**Abstain:** none

**3.3 PDC Announcements:** Amy Miller Dowell, PDC Development Manager, Juan Carlos Ocaña-Chíu, PDC Public Participation Coordinator, and Sue Lewis, PDC Sr. Project/Program Specialist

**URAC Briefing Paper**– included in packet. Highlight includes Bureau of Environmental Services community outreach regarding East Lents Floodplain Restoration Project and plans to hold a Johnson Creek forum with other organizations involved in restoration efforts fall of 2008.

**URAC Openings** – Juan Carlos Ocaña-Chiu introduced John McDonald, representing the Powellhurst-Gilbert Neighborhood Association, as the newest URAC member, appointed February 13, 2008. Three positions remain open: Lents Neighborhood Association, Business At-large position #1 and position #3.

**2008 Lents Community Resource Fair – May 10, 2008:** Fourth annual fair will be held from 10:00 am to 2:00 pm, at Marshal High School Cafeteria. URAC members are encouraged to attend the event and volunteer to assist in available tasks. A sign-up sheet was passed around. Please forward names of service organizations, as potential vendors, to PDC staff.

**Art/Gateway Sub-Committee:** A draft Charter and sub-committee application was developed to formalize the sub-committee. Applications are due April 4, 2008. The sub-committee is charged with reviewing and making recommendations to the URAC on matters that are artistic and/or place-making in character. Members are encouraged to participate in the upcoming Lents Community Design Event, April 26, 2008, at Lent Elementary.

**Ed Benedict Skate Plaza:** The funds resulting from potential cost savings on the Bloomington Park Lighting Project are requested to be moved in the budget to Ed Benedict Skate Plaza lighting project.

**Motions/proposals proposed and disposition:** Melton made a motion, Stoltenberg seconded, to move the cost savings as described.

**Results of vote:**

**Ayes:** Black, Cummings, McDonald, Laventall, Melton, Messinetti, Potter, Stoltenberg, Walker

**Nays:** none

**Abstain:** Sargent

**3.4 PDC Commissioner Address** – John Mohlis, PDC Commissioner

Item removed from agenda – Commissioner Mohlis unable to attend due to an unexpected conflict.

**3.5 Tri-Met Presentation: Public Transportation Safety & Security Program** – Leslie Hildula, Tri-Met Community Affairs, Shelly Lomax, Director of Operations Support, Tri-Met and Commander Vince Jarmer, Transit Police Division

**Brief Summary:**

- Green Line, planned to open September 2009, from Portland to Clackamas, has reached the halfway point, with two bridges substantially complete: Harold and Powell.
- Commander Vince Jarmer was named January 2008 as the new commander for the Transit Police Division.
- A Safety Certification Plan is required by the Federal Transportation Administration, which consists of key elements that must be implemented to ensure safety and security. A certifiable items list is established for the plan, which is measured against design plans. Documentation is required throughout the construction process to demonstrate that safety plans are followed.

- Each station's art must be certified by the safety and security certification committee, which includes representatives from the Oregon Department of Transportation and the City of Portland, and demonstrate the art is safe and secure before it can be approved.
- A Fire & Life Safety Committee, made up of emergency response representatives, will also review plans.
- There is currently a committee reviewing several older stations using Crime Prevention Through Environmental Design (CPTED) principles to address safety and security issues.
- Ticket vending machine repair is the focus in the coming years to continue to improve customer service.
- There will be conduit laid at all Green Line Stations for future potential installation of cameras. Tri-Met is applying for Homeland Security funds to purchase cameras for stations.

**3.5 SE 92<sup>nd</sup> & Harold Redevelopment Project:** Project Update; Zone Change Application – Justin Douglas, PDC Sr. Project Coordinator

**Brief Summary:**

- Requesting URAC recommendation for zone change of PDC owned property located at SE 92<sup>nd</sup> & Harold Street, the former Lents Little League Site;
- Site is currently zoned R2a (Low Density Multi-Dwelling), which does not allow for retail. Staff and Citizen Advisory Committee (CAC) recommend an EXd (Central Employment) zone, which allows for mixed use;
- Zone change requires vote by Planning Commission and City Council;
- Once the zone change is approved, plans call for issuing a Request for Qualifications (RFQ) that identifies guiding principles for redevelopment of property, followed by a Request for Proposals (RFP) to elicit specific development designs;
- PDC is going through the same process as any other application process – there is no fast track;
- The zone change could cost up to \$75,000 total;
- Once the zone change application is submitted to the City, PDC will hold an open house to discuss the zone change process and receive community comments;

**Motions/proposals proposed and disposition:** Stoltenberg made a motion, Laventall seconded, to submit a letter of recommendation from the URAC for a zone change application on the site described from R2a to EXd.

**Results of vote:**

**Ayes:** Melton, Laventall, Walker, McDonald, Stoltenberg, Messinetti and Potter

**Nays:** None

**Abstain:** Cummings, Sargent and Black

**3.7 PDC Economic Development: Neighborhood and Community Economic Development Overview** – Randy Evans, PDC Project/Program Coordinator

**Brief Summary:**

- PDC's Economic Development Department is reorganizing into three major sections: Target Industry, Business Finance and Community Economic Development
- Target Industry will focus on sustainability (clean energy, green building, recycling and food); design/creative services; high tech (bio-tech, software); and manufacturing (metals).
- Community Economic Development will focus on Neighborhood URA's, manage the Storefront Improvement Program and the small business portfolio; link to workforce

development & training; and connect with PDC policy/strategy as well as community outreach.

- Business Finance includes financial assistance services and loan programs.
- The economic development strategy in the Lents Town Center URA will likely be re-examined and updated as necessary.

**3.8 PDC Housing Updates: New Homeownership Projects Updates; Homebuyer Assistance Program; Housing Subcommittee/Lents Housing Strategy Update – Sara Culp, PDC Project/Program Coordinator**

**Due to time constraints, the majority of this item moved to May meeting**

- The Shared Appreciation Mortgage Loan Program has evolved into the Rate Reducer program. For more information see [http://www.pdc.us/housing\\_services/programs/financial/rate\\_reducer.asp](http://www.pdc.us/housing_services/programs/financial/rate_reducer.asp)
- Home buying assistance tools will soon be opened to other lenders.
- In the Lents Town Center URA, within the current fiscal year (07/08), there have been approximately 48 families who benefited from PDC home assistance loans.
- PDC is co-sponsoring a Home Buying workshop March 13, 2008. Workshops are held monthly.

**3.9 LTCURA Budget Update: Progress & Next Steps – URAC Budget Representatives: Cummings, Potter and Rees**

**Brief Summary:**

- Budget Sub-Committee has appeared before the PDC Board of Commissioners and the PDC/City Council Joint Budget Work Group, with no major changes made to the requested budget.
- City Council will meet as PDC's Budget Council May 7 and 8 to finalize and approve the budget.

**Handouts:** *Lents Town Center Budget: without Amendment and with Amendment and 2008/09 Budget Overview*

**3.10 New Business: Cora Potter, LTC URAC Chair**

**Brief Summary:**

- Gary Sargent received a Notice of Application of a shingle recycling plant at 105<sup>th</sup> & Knight. There is concern about potential contaminants, pollution and debris from trucks hauling materials. Jess Laventall is coordinating public comment efforts.
- The Lents Neighborhood Association requests \$1,000 of the savings from the parks lighting project funds mentioned earlier in item #3.3 be redirected to help revitalize Lents Park gazebo.

**3.11 Adjournment: Meeting adjourned at 9:15.**

**Next meeting:**

- Regular bi-monthly meeting: May 13, 2008, 7:00 to 9:00 pm, at the Portland Youth Builders

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