



Lents Urban Renewal Advisory Committee
November 17, 2008 - 7:00-9:00 pm
Portland Youth Builders
4816 SE 92nd Ave

11.1 Welcome, Introductions & Attendance

- | | | |
|--|--|---|
| <input type="checkbox"/> Debbie Black
<i>Foster Area Bus. Assoc.</i> | <input checked="" type="checkbox"/> Charles Braymen
<i>Business At-Large #3</i> | <input checked="" type="checkbox"/> Michael Cummings-Vice Chair
<i>Resident at-large #4</i> |
| <input checked="" type="checkbox"/> Rachel Lent Cunningham
<i>Multnomah County</i> | <input checked="" type="checkbox"/> Lee Harfield
<i>Business At-Large #1</i> | <input checked="" type="checkbox"/> Ray Hites
<i>Lents Neighborhood Assoc.</i> |
| <input checked="" type="checkbox"/> Jess Laventall
<i>Lents Neighborhood Assoc.</i> | <input type="checkbox"/> Clint Lenard
<i>Resident at-Large #1</i> | <input checked="" type="checkbox"/> John McDonald
<i>Powellhurst-Gilbert N.A.</i> |
| <input checked="" type="checkbox"/> Alan Melton
<i>Resident At-Large #3</i> | E - Steve Messinetti
<i>Community Organization #2</i> | <input checked="" type="checkbox"/> John Mulvey
<i>Foster-Powell N.A.</i> |
| <input checked="" type="checkbox"/> Cora Potter-Chair
<i>Resident At-Large #2</i> | <input checked="" type="checkbox"/> Roger Rees
<i>Community Organization #1</i> | <input checked="" type="checkbox"/> Gary Sargent
<i>82nd Ave Business Association</i> |
| <input checked="" type="checkbox"/> Mary Walker
<i>Powellhurst-Gilbert N.A.</i> | <input type="checkbox"/> Vacant
<i>Business At-Large #2</i> | <input type="checkbox"/> Vacant
<i>Community Organization #3</i> |
| <input type="checkbox"/> Vacant
<i>Housing Organization</i> | <input type="checkbox"/> TBD
<i>Portland Public Schools</i> | <input type="checkbox"/> TBD
<i>Mt. Scott-Arleta N.A.</i> |

E - excused

PDC Staff present: Sara Culp, Byron Estes, Sue Lewis, Amy Miller Dowell, Juan Carlos Ocaña-Chíu

Guest: City Commissioner Randy Leonard

Agency: Barry Manning, Portland Bureau of Planning and Jeff Smith, Portland Office of Transportation

11.2 Public Comment on items not on the agenda:

Friends of Trees will be planting in the Lents and Powellhurst neighborhood January 17th. The last day to order trees is November 21, 2008. Contact John McDonald for more information.

11.3 September Meeting Summary & Scorecard review

- September 9, 2008 scorecard results indicated members need to work on proposing solutions, keeping things brief and signaling when wanting to speak.
- In regards to the September 9, 2008 meeting summary, item #9.8, it was noted that the summary of the discussion was brief. No report or formal request has been submitted for a new stadium. Since the numbers discussed at meeting were speculative, they were not included in the summary.
- A correction to September 9, 2008 meeting summary shall reflect that Roger Rees was present.
- The meeting packet included PDC's updated URAC policy. The policy will stay as amended by the PDC Board of Commissioners in July 2008.
- Portland Public Schools and David Douglas School District are in preliminary discussion regarding selecting a representative that serves both districts.

Motions/proposals made and disposition: Harfield made a motion, Melton seconded, to approve the September 9, 2008 meeting summary with the identified correction.

Results of vote:

Ayes: Cummings, Harfield, Laventall, McDonald, Melton, Potter, Rees and Walker

Nays: None

Abstain: Braymen, Cunningham Lent, Hites, Mulvey and Sargent

Follow-up: Juan Carlos Ocaña-Chíu will report back on outcome of the Portland Public Schools and David Douglas School District discussions regarding a representative to the Lents Town Center URAC.

11.4 Portland Beavers Proposal Update – City Commissioner Randy Leonard:

- Merritt Paulson, owner of the Portland Beavers and Timbers, has submitted an application for a major league soccer franchise. There are other cities in the U.S. and Canada in competition for the franchise. An outcome should be known by March 2009.
- MLS requirements state that soccer and baseball are not compatible on the same field – football is. If Portland is selected for an MLS team, the Portland Beavers would have to relocate.
- Commissioner Leonard is trying to ensure a reasonable deal is negotiated with Paulson regarding the MLS application by March 2009. It is his understanding that MLS would not award a franchise without a signed deal to do the improvements to PGE Park.
- A major obstacle to the major league soccer franchise is coming up with a deal that shows that MLS would financially pay off any debt it would incur for improvements to PGE Park.
- After reviewing 22 potential sites, the list for a new Beavers Stadium was narrowed down to three: Lents Park, Memorial Coliseum and Terminal 1 (north of Fremont Bridge). Leonard thinks Terminal 1 has environmental issues; Memorial Coliseum could be cost prohibitive to tear down and has symbolism issues as a tribute to veterans of war. Lents Park appears to cost the least, is close to light rail and is a single-use park. There is neighborhood support for the relocation as well. While letting the process take its course, Leonard is most supportive of the Lents site.
- If Lents Park is selected for the Beavers' Stadium, a Good Neighborhood Agreement with the Lents Neighborhood Association will be required.
- Mayor-elect Sam Adams is putting together a citizen advisory group to review the financial numbers. Members should be announced soon.
- The Portland Beavers Stadium Community Workgroup meets bi-weekly to discuss the potential of a stadium at Lents Park. Contact Ken Turner for more information.

Follow-up Action: Don Mazziotti will provide Cora Potter with a study conducted on the activities/events occurring at PGE Park compared to what currently happens at Walker Stadium.

11.5 Portland State University's Masters in Urban & Regional Planning's 122nd Study – Barry Manning, Portland Bureau of Planning

Brief Summary:

- The study started December 2007, focusing on the Powellhurst-Gilbert area, specifically a ½ mile from SE 122nd Avenue.

- The PSU study found a hazardous pedestrian environment, slow pace of infill development, crime and public safety perceptions, lack of public spaces and civic infrastructure, and negative economic issues.
- The study lists recommendations from the students on how to improve SE 122nd Avenue, including recommendations on what the Powellhurst-Gilbert Neighborhood could do to increase the livability of the community.
- The East Portland Action Plan concluded in July with the creation of a subcommittee that is looking at action items in which to spend \$500,000 for immediate effect. These items include potentially a study of Powell Boulevard to analyze how it could be improved, hiring an East Portland advocate and doing a Portland Plan Pilot Project.
- The Bureau of Planning will further study SE 122nd Avenue, including development design and street connectivity.
- The East Portland Action Plan will be presented at a City Council Hearing, then for adoption on December 17, 2008 at the Midland Library.

Motions/proposals made and disposition: McDonald made a motion, Laventall seconded, to submit a letter of support the East Portland Action Plan.

Results of vote:

- Ayes:** Braymen, Cummings, Cunningham Lent, Hites, Laventall, McDonald, Melton, Mulvey, Potter, Rees, Sargent and Walker.
- Nays:** None
- Abstain:** Harfield

Follow-up Action:

- ✓ Staff will place a link to the study on the Lents Town Center URA Web Site
- ✓ Cora Potter will draft a letter of support for the East Portland Action Plan on behalf of the URAC.

11.6 Holgate Boulevard Bike Proposal – Jeff Smith, Portland Office of Transportation

Brief Summary:

- Background: John McDonald contacted Jeff Smith about six months ago to discuss bike routes to the MAX station. Holgate is the only good east/west connector street from SE 122nd to SE 92nd Avenues.
- There are minimal funds through TriMet to provide bike connections to transit at various locations throughout the city.
- The 1998 Lents Traffic Safety Plan identified Holgate as a potential for lane reduction to accommodate bike lanes. Holgate currently has five lanes, two lanes each going east and west with a turn lane. One proposal is to reduce the lanes to three and include bike lanes, which has the potential to provide traffic calming, additional parking, multi-modal use of road and increased pedestrian safety by providing a buffer from traffic.
- Concern was expressed regarding the potential increase in traffic if the Beaver's stadium proceeds.
- No projections or study has been conducted on the street to determine bicycle use.

Handout: *Proposed Bike Lanes on SE Holgate – 92nd to 122nd*

Follow-up Action: Jeff Smith will present the plan to area neighborhood associations for additional input and will keep URAC updated on progress.

11.7 URAC Composition – Cora Potter, LTC URAC Chair, and Juan Carlos Ocaña-Chíu, PDC

Brief Summary:

- There are four new URAC members:
 - **Charles Braymen:** a broker at Bluestone & Hockley Real Estate Services; 14 years experience in real estate and mortgage lending industries in both residential and commercial markets; lives in east Portland; an active volunteer with strong connections with the local Eastern European community. **Serves as Business At-Large representative.**
 - **Rachel Lent Cunningham:** direct descendant of Oliver P. Lent, founder of Lents town; more than 14 years experience in risk management; currently Assistant Risk Manager at Portland Public Schools; and has great personal interest in working to revitalize the Lents community. **Serves as Multnomah County representative.**
 - **Raymond Hites:** community organizer and neighborhood activist for over 22 years; active in local neighborhood association, East Portland Neighborhood coalition and participated in numerous citizen advisory committees through the years. **Serves as Lents Neighborhood Association representative.**
 - **John Mulvey:** Lives on Foster Road; knows many local residents and business owners; active in neighborhood association; has a law degree; experience working in urban redevelopment projects; participant in citizen advisory committees. **Serves as Foster-Powell Neighborhood Association representative.**
- Susan Stoltenberg and Devin Culbertson resigned their positions and left vacancies in the Community Organization member category.
- At the September URAC Meeting, the composition of the URAC was discussed and whether the number of members should be reduced in order to keep the committee manageable and efficient.
- There are currently three community organizations that have some interest in housing.

Motions/proposals made and disposition: Melton made a motion, Sargent seconded, to recommend the removal of the seats marked as Housing Organization and Community Organization #3 from the member roster.

Results of vote:

Ayes: Braymen, Cummings, Cunningham Lent, Harfield, Hites, Laventall, McDonald, Melton, Potter, Rees, Sargent and Walker

Nays: Mulvey

Abstain: none

Follow-up Action:

- ✓ Continue to recruit members to fill vacant positions and reach out for more ethnic and gender diversity.

11.8 2009 Lents Resource Fair – Juan Carlos Ocaña-Chíu, PDC

Brief Summary:

- Amy Diffenauer from ROSE CDC, who coordinates the Lents Homeowner Initiative Program and organizes a home buying fair, which occurs around the same time as the Lents Resource Fair, approached PDC to inquire about the possibility of combing both events.
- The Home Buying Fair focuses on home ownership services and the Lents Resource Fair focuses on general services.

- Combining events would be an efficient use of staff time, resources and avoid redundancy – service providers often attend both events.
- Attendance to the 2008 Lents Resource Fair was down from 2007.

Member input:

- Would like to promote I Love Lents web site at the event.
- While there is a lot of synergy between the two events, there should be caution that ROSE CDC would be perceived as a representative of PDC.
- A suggestion was to combine efforts and to include the Lents Neighborhood Association and the Powellhurst-Gilbert Neighborhood Association in coordinating the event.
- Combining into one event could prevent community members from accessing information, since they may not be able to attend the combined event – it would reduce scheduling options.
- Another event that highlights similar services is held at the end of July at Ed Benedict Park and is a collaboration all of the East Portland Neighborhoods.

Follow-up Action:

- ✓ Juan Carlos will connect with Amy Diffenauer to see if ROSE CDC would be open to combining efforts with the neighborhood associations. He will report back at the January meeting.

11.9 URA Budget– Amy Miller Dowell and Angela Cadena, PDC

A. Budget Updates;

Brief Summary:

- An email was sent to URAC members regarding the budget process, which detailed the process and time frame. Updates will be posted at <http://www.pdc.us/budget/>.
- The steps include a revision/amendment of FY08/09 Adopted Budget. The Lents URA Budget Amendment will include the newly expanded areas, but most new projects/programs will be reflected in future years.
- For the FY09-10 Budget, the process includes planning by PDC staff, URAC Budget Committee and PDC Executive Leadership. Initial meetings will occur in January 2009.
- The Lents URAC Budget Subcommittee has met once and will meet again on November 18.
- A recommendation letter from the URAC will be needed to indicate budget priorities. What is needed from the URAC is not necessarily specific numbers, but broad topics on where funds should be targeted. The URAC Budget Subcommittee will draft a letter for the URAC to discuss and ratify.
- PDC passes budgets for one year and creates non-binding budget forecasts for five years.
- In relation to the current national financial situation, PDC is conducting monthly cash flow assessments.

Follow-up Action:

- ✓ Staff will coordinate with URAC.

B. LTC Redevelopment Feasibility: Couplet Analysis:

Brief Summary:

- With the URAC's approval, staff began a study, conducted by various consultants (architects, urban designers, economic analysts, and marketing and traffic specialists), to analyze redevelopment feasibility options for the town center. It is

meant to determine opportunities and needs to make a successful town center, while leaving open implementation that can occur over time and take advantage of market conditions. It is also seen as an important precursor to the MTIP Foster Streetscape Improvements which will begin in 2009.

- Chair Potter asked for staff to review the assumptions and conclusions of the 1999 Town Center Business District Transportation Plan, which was conducted by the Portland Office of Transportation and accepted by City Council. The Transportation Plan was conducted with significant public comment and resulted in a recommendation for a modified Foster-Woodstock couplet, rather than to de-couplet.
- PDC asked the consultants to review the Transportation Plan and make a presentation with a recommendation for staff at the next URAC meeting.

Motions/proposals made and disposition: Mulvey made a motion, Laventall seconded, to start the January 13, 2009 URAC meeting an hour early to hear the results of the Consultants review of the Transportation Plan.

Handout: *Draft Project Goals: LTC Redevelopment Feasibility* and Lents URA Projects & Programs – 2008

Follow-up Action:

- ✓ URAC members review draft goals and send comments to staff.

Results of vote:

Ayes: Braymen, Cummings, Cunningham Lent, Harfield, Hites, Laventall, McDonald, Melton, Mulvey, Potter, Rees, Sargent and Walker
Nays: None
Abstain: None

Announcement: On December 10, 2008, Staff will present to the PDC Board of Commissioners a resolution to purchase two parcels next to the light rail station, which currently is Oregon Architectural Iron Works, for \$1.2 million. If purchased, PDC will be leasing the building back to the owners at their request.

11.10 Housing Update – Sara Culp, PDC

Due to meeting overrun, this item was cancelled. Staff will follow-up with information by email.

11.11 New Business – Cora Potter, LTC URAC Chair
Working Agreement Scorecard/Check-in

11.12 Meeting adjourned at 9:30 pm

Next meeting: Regular bi-monthly meeting: January 13, 2009, 7:00 to 9:00 pm. A special presentation on the couplet analysis will take place from 6:00 to 7:00pm. Meeting location is Lent Elementary.

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

Approved by Lents Town Center Urban Renewal
Advisory Committee on January 13, 2009.