



Lents Urban Renewal Advisory Committee
September 8, 2009, 6:00 to 9:00 pm

7.1 Welcome, Introductions & Attendance

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Bryan Agee
<i>Mt. Scott-Arleta NA</i> | <input type="checkbox"/> Charles Braymen
<i>Business At-Large #3</i> | <input type="checkbox"/> Elizabeth Buckwalter
<i>Foster Area Bus. Assoc.</i> |
| <input checked="" type="checkbox"/> Michael Cummings
<i>Vice Chair-Resident at-large #4</i> | <input checked="" type="checkbox"/> Rachel Lent Cunningham
<i>Multnomah County</i> | <input checked="" type="checkbox"/> Ray Hites
<i>Lents Neighborhood Assoc.</i> |
| <input checked="" type="checkbox"/> David Hyde
<i>Lents Neighborhood Assoc.</i> | <input checked="" type="checkbox"/> Roberta Krogman
<i>Powellhurst-Gilbert N.A.</i> | <input checked="" type="checkbox"/> John McDonald
<i>Powellhurst-Gilbert N.A.</i> |
| <input type="checkbox"/> Alan Melton
<i>Resident At-Large #3</i> | <input checked="" type="checkbox"/> Steve Messinetti
<i>Community Org. #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 Org. #1</i> | <input checked="" type="checkbox"/> Gary Sargent
<i>82nd Ave Business Assoc.</i> |
| <input type="checkbox"/> Vacant
<i>Business At-Large #1</i> | <input type="checkbox"/> Vacant
<i>Business At-Large # 2</i> | <input type="checkbox"/> TBD
<i>Portland Public Schools</i> |
| <input type="checkbox"/> Vacant
<i>Resident at-Large #1</i> | | |

PDC Staff: Amy Miller Dowell, Bernie Kerosky, Justin Douglas, Sue Lewis, and Juan Carlos Ocaña-Chiu

Agency: Kate Allen, PHB; Rich Newlands, PBOT; Leslie Hildula and Michelle Traver, TriMet.

Guest: None.

9.2 Public Comment on items not on the agenda:

- Mark White, Powellhurst-Gilbert Neighborhood Association Chair: Portland City Council will vote on the proposed streetcar system. He will ask Council to reject the plan as it stands it maintains the City's development focus on downtown, with little activity east of the Willamette. The streetcar system could equalize the investment focus of the City, but that is not happening.

9.3 Meeting Summaries – June 18, 2009, and July 14, 2009 – Cora Potter, LTC URAC Chair.

June 18 meeting notes:

Motions/proposals made and disposition: Cummings moved to approve the notes as submitted, and Messinetti seconded.

Results of vote:

Ayes: Agee, Cummings, Cunningham, Hites, Hyde, Krogman, McDonald, Messinetti, Mulvey, Potter, Rees and Sargent.

Nays: None.

Abstentions: None.

July 14 meeting notes: Roger Rees mentioned that the notes on section 7.2 indicated that the Lents Masonic Lodge will be closing their parking lot. However, he said the closure is contingent on more acts of vandalism taking place.

Motions/proposals made and disposition: Rees moved to approve the notes as amended, and Cunningham seconded.

Ayes: Agee, Cunningham, Hyde, Krogman, McDonald, Messinetti, Mulvey, Potter, Rees and Sargent.

Nays: None.

Abstentions: Cummings and Hites.

9.4 Update on LTC URAC Vice Chair Nominations & Elections – Juan Carlos Ocaña-Chíu, PDC

At the July 14 meeting the Nominations Committee felt there were no positive nominations for the Vice Chair position, so the election was tabled until this meeting. John McDonald from the Nominating Committee presented two nominations for the position: Michael Cummings and John Mulvey. Chair Potter asked for other nominations from the floor, but none was made.

Michael Cummings indicated that he has served on the URAC since July 2005 and has served two years as Vice Chair and on the budget committee, and has testified to the PDC Commission and City Council. He owns property in the Johnson Creek area and has held leadership positions at the University. The issues he most cares about are housing and the redevelopment of the Lents Town Center.

John Mulvey mentioned that the Vice Chair's responsibilities are vague at best. PDC has credibility problems in the community and the root is a lack of transparency and accountability. If elected as Vice Chair, he offered to consult with each URAC member to get their input on the items on the agenda and on the budget process. He also would like to have a detailed budget report at every meeting.

Juan Carlos Ocaña reminded the URAC that the vote is public and that a simple majority is needed to elect officers. Chair Potter called for the vote.

Results of vote:

For John Mulvey: five votes (Agee, Krogman, McDonald, Mulvey, and Cunningham).

For Michael Cummings: seven votes (Hyde, Hites, Sargent, Rees, Messinetti, Potter, and Cummings).

Abstentions: None

Michael Cummings was reelected Vice Chair.

Handouts: None

Follow-up Action: Chair Potter asked staff to send a summary of the topics for each URAC meeting throughout the year.

9.5 Presentation on the PDC / Bureau of Housing Transition – Kate Allen, Housing Policy Manager, Portland Housing Bureau (PHB), and Sara Culp, PDC

Brief Summary:

- Sara presented about PDC's Housing program work in the Lents Town Center Urban Renewal Area (LTC URA). She described the homeownership program efforts and the rental housing development program. PDC has focused on working

with private organizations to develop housing for either homeownership or rental. PHB has focused on housing policy and regulatory work, including economic development and homelessness. The total investment in housing in the LTC URA since its inception ten years ago is 17 million. The 30% set-aside for affordable housing policy was approved three years ago and it applies to nine URAs, including the LTC URA. The URA will devote 16 million over the five-year period. In the three years of the set-aside existence, 7 million have been spent and 9 million remain to be spent. This URA has exceeded its homeownership expenditures goals, and needs to catch up on its rental development goals. In the ten years of existence of the Lents Town Center URA one new rental project and one rehabilitation rental project have been completed. On the other hand, 701 homebuyers have received mortgage and home repair assistance loans, and 33 new housing units for sale have been developed and sold. There are projects for both rental housing and homeownership development in the pipeline.

- Kate Allen is the Housing Policy Manager who coordinates the work of all agencies in the City that have a role in housing development. In December 2008 Commissioner Fish and Mayor Adams announced a reorganization of several city bureaus, including the consolidation of the Bureau of Housing and Community Development's and PDC's housing program into the new Portland Housing Bureau. The City has always had good housing policy goals in place, but not always the resources to implement those goals. PHB's new goal is that all housing-related policy will be coordinated and implemented by the City's Housing Commissioner, in this case Commissioner Fish. The benefits of having a single bureau include increased clarity in messaging and efficiency in program access by consumers. A new PHB Director, Margaret Van Vliet, was hired in July 2009. PDC and PHB bureau staff will move in together in late November 2009. By next Fiscal Year, we will have a fully consolidated PHB. The new bureau is beginning to create a structure to integrate all URACs' priorities into its work and benefit from their advice. PHB wants to know what is working, what is an effective deployment of resources, and what to integrate into next year's housing policies and plans. There is no exact definition of what will look different, but the URACs will continue to have staff liaisons from PHB.
- Questions and comments:
 - Most comments requested that PHB continue listening to the URACs' advice on the use of TIF for housing projects, and the need for the new bureau to set up a structure that allows for direct URAC input to be collected and considered, in addition to having staff liaisons to the bureau.
 - PDC Commissioner John Mohlis indicated that PDC will continue to have fiduciary responsibility for all TIF, and will be involved in housing projects. Housing staff who currently work for PDC will continue to work for PHB and maintain the dedication and diligence that they currently have.
 - Chair Potter asked the URAC members to think about what they would like to see in terms of public participation and input process for the new bureau.

Handouts: None

Follow-up Action: Kate will provide the URAC with her contact info.

9.6 Green Means Go: MAX Green Line Opening on September 12, 2009; Public Art; and Ramona Street Fair – Leslie Hildula and Michelle Traver, TriMet; and Sue Lewis, PDC

Brief Summary:

- Sue Lewis mentioned that PDC staff, in partnership with TriMet staff and consultants, are organizing the Ramona Street Fair (RSF) to coincide with the grand opening of the MAX Green Line, on September 12. The RSF will take place on Ramona Street between 92nd Avenue and the MAX station platform. The RSF goals are to increase the visibility of the LTC among the new MAX line riders through an event that offers information and entertainment for all participants. There will be 25 information tables staffed by government agencies, non-profit organizations, and businesses. We will encourage attendees to patronize local establishments too. The RSF hours are 11:30 a.m. to 5:00 p.m. URAC members are invited to attend and volunteer their time talking with the attendees at the PDC table.
- Leslie Hildula indicated that, at the end of a six-year period, the MAX Green line is complete, thanks to the tireless work of numerous citizen activists and City and TriMet staff. The new MAX line runs right through the heart of Lents and has eight new stations. The planned benefits of the MAX Green Line have been realized, but there are also some unexpected benefits, such as the renaming of the Foster Road station as Lents Town Center/Foster Road station. Or Kelly Elementary students getting presentations from TriMet engineers about why math is important and staying in school is good. The Stacie/Witbeck company also donated \$30,000 plus labor to complete a playground at the same school. Please teach young people to stay off the MAX tracks, and also pay attention how people behave, and let TriMet know what works and what doesn't.
- Michelle Traver reviewed the public art in the MAX Green Line stations in the Lents area. "Money Tree" – Powell station: a Doug fir money tree, inspired in Chinese art. "Shared vision" – Holgate station: this sculpture includes fiber optics, and represents prosperity, life, and community to signal the revitalization of this community. "Lents Hybrids" – LTC station: merges art with sustainable technology, generating power for the sculpture's lights with on-site photovoltaic cells and wind generators. "Johnson Creek Watershed" – Flavel station: paved street insert that represents the watershed.

Handouts: Brochure on public art along Green Line.

Follow-up Action: None.

9.7 104th Street Update; Transportation Investments & Priorities – Rich Newlands, PBOT

Brief Summary:

- The Foster-Woodstock Streetscape Improvement Project CAC has held three meetings to date, and will have a fourth one tomorrow. The CAC is close to reaching a decision on a preferred option, which will be presented at an Open House on September 22, in conjunction with the Lents Neighborhood Association meeting. Then, the CAC will finalize the recommended option and present it to LTC URAC in November. There is agreement about having strong linkages with the MAX and other mass transit. The difficult part could be to make sidewalks improvements in some areas. There is interest in having continuity in streetscape look on both Foster and Woodstock; and emphasize the western gateway to the LTC, where the couplet splits, to create a feature bounded on both sides by improved streetscape. There is also an associated idea: bring up Ramona Street to the same standard as the rest of the area by coming up with a special design for that street.
- 104th Avenue: This project was originally part of a transportation safety plan completed in 2001. The assumptions since 2001 have changed: due to the changes in how the City mandates the implementation of on-site storm-water management activities, it is no longer possible to just create sidewalks in the areas where those

are missing. PBOT cost out the project with the new requirements at a figure between \$8 and \$10 million. An important factor in the price increase is the need to purchase right-of-way (ROW) in some parts of 104th Avenue.

- The 104th Avenue project points out to the need for figuring out what are the current priorities for the TIF for transportation. Currently there are several unfunded projects, including the eastern part of the LTC couplet improvements, the Foster Road Street Plan, and lots of substandard street improvements. This fall we would like to set up a Task Force to look at all identified projects, and how those should be prioritized. Kevin Cronin sent a memo to the URAC members regarding the task force.
- Questions: Could 104th Avenue be engineered to be shovel-ready, so it's in line for future grants or federal stimulus money? Yes, in theory. The project has not gone through the design-engineering process yet.

Motions/proposals made and disposition: Mulvey moved to recommend that the Transportation Task Force have nine members: four from the LTC URAC, one from the Lents Neighborhood Association (NA), one from the Powellhurst-Gilbert NA, one from Mt. Scott-Arleta NA, one from Foster-Powell NA, and one from Brentwood-Darlington NA. Krogman seconded.

Results of vote:

Ayes: Agee, Cummings, Cunningham, Hites, Hyde, Krogman, McDonald, Messinetti, Mulvey, Potter, Rees and Sargent.

Nays: None.

Abstentions: None.

Handouts: None.

Follow-up Action: Staff will send a proposed list of members and positions for the task force to the URAC for feedback.

9.8. 92/H Update: Development Team Selection – Justin Douglas, PDC

Brief Summary:

- PDC purchased the parcel for the 92/H Project in 2000. The previous occupant, the Lents Little League, relocated to Lents Park in March 2009. PDC used a procurement tool called the Request for Qualifications (RFQ) for development team selection. The RFQ focused on getting information from a development team about its experience doing similar projects, as opposed to specific programs for the site. RFQs tend to be more attractive to developers and allow for more community input in the design of the project, and more flexibility for the design itself. PDC received nine responses to the RFQ: eight were deemed responsive, and four finalists advanced to the interview process. The responses were evaluated by a 12-member Selection Advisory Committee comprised of five PDC staff and seven members representing organizations and groups such as the Lents Neighborhood Association, the LTC URAC, TriMet, non-profits and developers. A smaller group interviewed the four finalists. The entire advisory committee deliberated and made the unanimous recommendation to enter in exclusive negotiations with the Turtle Island Development (TID) team. Bruce Warner, PDC Executive Director, made the final selection in agreement with the committee's recommendation.
- Moving forward, in the fall/winter 2009-10, TID will conduct a feasibility study for 92/H, based on their research and community input. The study will include design, phasing, programming, pro forma budgets, and financing. In the spring of 2010 PDC and TID will likely negotiate a disposition and development agreement. It is anticipated that the project may go through the construction phase in 2011-12. Right

now, the most accurate metaphor is that PDC and TID are dating, and if things go well they will get married in the spring, with the appropriate pre-nuptial agreements.

- Questions: Why was there not enough outreach for the selection of the development team? The advisory committee decided to move forward with one development team and look for community input after the selection. What was the compelling reason to enter exclusive negotiations with TID? The committee reached a unanimous conclusion. There were several straw polls taken during the process without unanimous results, but at the end the committee reached consensus in recommending exclusive negotiations with one team.

Handouts: None

Follow-up Action: None

9.9 Annual Report 2008-2009 and Prospectus 2009-2010 – Kevin Cronin and East/Southeast Team, PDC

Brief Summary:

- This item was tabled until the November 10 LTC URAC meeting.

Handouts: None

Follow-up Action: Staff will post the year-in-review presentation on the PDC website.

9.10 New Business – Cora Potter, LTC URAC Chair

- **Property acquisition on 92nd Ave:** Amy Miller Dowell talked about the e-mail message she sent to the URAC requesting feedback about an acquisition on 92nd Avenue: the building that includes Ararat Bakery. PDC has looked into acquiring this property in the past, but the owners were not selling at that time. Now they are, so PDC is moving forward. Real estate acquisitions include a lot of private negotiations, so staff does not reveal the details until they are ready. Staff ordered an appraisal, negotiated with the owners, and reached agreement at a price in between the owners' request and the appraisal. PDC will maintain the long-term lease with Ararat. PDC is planning a few more acquisitions in the LTC, but does not want to acquire all properties in the area either. Our hope is that most owners will redevelop their properties on their own.
- Questions: Will PDC force the current commercial tenants of the building under acquisition to move, even if they are functioning businesses? This is not clear, but if PDC does that, it will pay to relocate those businesses.

Working Agreement Scorecard/Check-in

9.11 Meeting adjourned at 9:30 pm

Next meeting: November 10, 2009

Prepared by: Juan Carlos Ocaña-Chíu