



Lents Urban Renewal Advisory Committee
November 10, 2009, 6:00 to 9:00 pm
Lent School

11.1 Welcome, Introductions & Attendance

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

PDC Staff: Kevin A. Cronin, Juan Carlos Ocana, Amy Miller Dowell, Angela Cadena, Sue Lewis, Bernie Kerosky

Agency: Chris Scarzello (BPS), Rich Newlands (PBOT), Kate Allen (PHB)

Guest: Mary Bosch (Marketek), Steve Koch & Chris Olin – Koch Landscape Architecture (KLA)

11.2 Public Comment on items not on the agenda:

- 80th and Foster Crosswalk – vigil for pedestrian fatality, many members commented on the need to find a solution. Mayor Adams attended vigil. Foster Streetscape Plan would address issues. Transportation Task Force (TTF) is an avenue for weighing importance of project among other competing priorities.
- Marysville School had a fire today. New community park not damaged, but school building has extensive damage. School is finding temporary space for students.

11.3 Meeting Summaries – September 8, 2009 – Cora Potter, LTC URAC Chair
 No changes suggested.

September 8 meeting notes

Motions/proposals made and disposition: Rees motioned, Hites seconded to approve the meeting summary as submitted.

Results of vote:

Ayes: Buckwalter, hites, Hyde, Krogman, Messinetti, Mulvey, Potter, Rees, Sargent

Nays: None.

Abstentions: None.

11.4 Annual Report 2008-2009 and Prospectus 2009-2010 – Kevin A. Cronin, PDC

Brief Summary:

- This presentation was intended to be conducted in September, so some of the content might seem dated. It is also a snapshot of projects in FY 08-09, and not a list of all projects under consideration.
- Comparing the urban renewal activity since 2005, it is clear that project activity in the URA has increased, together with the funds available and the number of staff working in the district.
- The report covered the four project areas that are identified in the PDC budget: Business & Industry, Housing, Infrastructure, and Revitalization.
- PDC funds different aspects of projects, and leverages a number of other investments from different non-TIF sources: federal grants, state and local government funds, and private investments.
- Cronin also reviewed the different projects that PDC staff anticipates to devote a lot of time in the current fiscal year.
- Q: Have there been conversations with the New Copper Penny owners to work out other alternatives for the site? A: PDC staff has worked with the owners exploring different alternatives, including alternatives the owners preferred, and will continue to do so, but we will concentrate in projects that are more immediately feasible.
- Q: What is going on with the Assurety NW II phase? A: PDC Board extended the period for Assurety to start the development of the second phase due to the difficult economic conditions. They have tried to acquire the Carnegie Library building, but they didn't reach an agreement.

Handouts: PowerPoint presentation included in packet

Follow-up Action: None.

11.5 Town Center Strategy: Feasibility Study and Business & Retail Development – Bernie Kerosky, PDC

Brief Summary:

- Year long process to do some likely development scenarios for the town center, parking needs, and couplet analysis concluded.
- Purpose of study was to encourage property owners, business owners, and potential developers to explore investment options in town center which resulted in three alternative scenarios for how the town center redevelops over time.
- Market analysis of capture area, potential uses, types of businesses, team of consultants address various issues (transportation, market, land economics, and planning) Pedestrian oriented streetscape would help address couplet.
- Massing of buildings to represent the scenarios and populate properties to demonstrate capacity based on development analysis.
- Market and tax revenue of three options, demand generated, job capacity, household income.
- Sargent suggested Chevron Gas Station relocate to other side of I-205 to blighted area of houses, free up site with 92nd Ave site for grocery site.
- Kerosky: Staff noticed we need a strategy for business development at the neighborhood scale. We will also create an implementation strategy. The focus will be on Foster and Woodstock section of the LTC, and potentially in part of the adjacent areas. Will create an advisory committee, and need URAC members to get

involved in the Community Advisory Committee (CAC). Ideally, the implementation would be more community-driven.

- Buckwalter: Create something like CubeSpace with cubicle rentals.
- Mary Bosch (Consultant): Overall goal is a healthy economic climate in the LTC. All the pieces are in place to get this strategy off the ground. Recipes for success always include neighborhood buy in and participation. Bring all the resources to bear on bringing new businesses to town center. Stay on top of improvements and retail opportunities, accessing networks for businesses, and expanding existing businesses.
- Immediate tool is to create inventory or database of businesses and spaces and track their needs. Talk directly to property and business owners to problem solve issues.

Handouts: Copies of the THA study included in packet.

Follow-up Action: CAC recruitment

11.6 Foster-Woodstock Streetscape: CAC recommendation – Bernie Kerosky, PDC and Rich Newlands, PBOT

Brief Summary:

- Kerosky: Purpose of the CAC was to prioritize the MTIP funds. CAC reviewed alternatives with help from KLA. Help implement 1999 Business District Transportation Plan. Leverage development opportunities, beautify streetscape, create a gateway into town center, and improve public safety.
- Newlands: Historical review of past plans, couplet, and refinement of past plans, ROW limits, renewed interest in traffic calming measures, and light rail transit integration.
- Steve Koch: Looked at right-of-way (ROW) only, streetscape treatment options (curbs, patterns, etc), limited funds require a hard look at making tough choices and stretching improvements. "Option C" is preferred option based on CAC and open house feedback. Hybrid improvements based on site conditions and ROW needs.
- Kerosky: Process overview; request URAC endorsement to take to PDC Board for Intergovernmental Agreement (IGA) approval on December 9.
- Buckwalter: Consistency with Foster Streetscape Plan.
- Mulvey: Not about frosting, but real pedestrian safety crossings, etc.
- Kerosky: Bauskie Property is a great opportunity for streetscape project, improving safety, and sell residual property to Assurety NW for redevelopment. Auto Body Shop (Rothinger) is being purchased by PBOT to increase ROW and realign SE 91st
- Newlands: Traffic signals will be installed later based on warrants and future traffic loads.

Motions/proposals made and disposition: Mulvey motioned, Hites seconded, to accept Foster-Woodstock Streetscape's Citizen Advisory Committees recommendation.

Results of vote:

Ayes: Buckwalter, Hites, Hyde, Krogman, Messinetti, Mulvey, Potter, Rees, Sargent

Nays: None

Abstain: None

Handouts: Copies of memo included in packets

Follow-up Action: PDC Board approval scheduled for December 9, 2009

11.7 Fiscal Year 2010-2011: Budget Priorities – Amy Miller Dowell and Angela Cadena, PDC

Brief Summary:

- Potter: E-mail from PDC about overall budget process sent to URAC prior to meeting.
- Cadena: Provided overview of budget process and timeline. Coordinate with PHB on new budget. Phases: Draft budget developed by staff with input on priorities from URAC. Draft budget will be sent to Executive Committee at PDC, and then to PDC/City Council Working Group for preliminary review (i.e. Requested Budget). “Proposed Budget” reviewed by “Budget Committee” (City Council).
- Miller Dowell: Provided overview of the subcommittee process, need volunteers for subcommittee, staff will give lots of data and info in effort to share and be transparent in the budget process; placeholders in budget until more specific cost estimates and “actuals” are known for projects, overall budget process as it relates to URAC and participation opportunities, lots of tools for assessment and priorities, January URAC meeting is follow up on priorities and initial input, budget process check in, testimony from URAC leadership, and individual testimony in encouraged, URAC survey of budget priorities should be filled out and returned by Monday, November 16, 2009.

Motions/proposals made and disposition: Hites motioned, Sargent seconded, to hold special budget meeting in December.

Results of vote:

Ayes: Buckwalter, Hites, Hyde, Krogman, Messinetti, Sargent

Nays: None

Abstain: Mulvey, Potter, Rees

Handouts: PDC memo from CFO Julie Cody, historical expenditures, review of budget actuals, and materials included in packet.

Follow-up Action: Schedule special URAC meeting on FY 10-11 budget. Potter to coordinate with staff, project timing to inform budget priorities.

11.8 New Business – Cora Potter, LTC URAC Chair

- *Working Agreement Scorecard/Check-in*

11.9 Meeting adjourned at 9:35 pm

Next regular URAC meeting: January 12, 2010

Prepared by: Kevin A. Cronin, AICP