



Lents Urban Renewal Advisory Committee

March 9, 2010, 7:00pm to 9:00 pm
Lent School, 5105 SE 97th Ave

3.1 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"/> Doug Capps
<i>Portland Public Schools</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 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 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"/> Vacant
<i>Resident at-Large #1</i> |
| <input type="checkbox"/> Vacant
<i>Resident At-Large #3</i> | | |
- E = excused

PDC Staff: Kevin Cronin, Justin Douglas, Sue Lewis and David Sheern

Agency: Andrew Aebi and Rich Newlands – Portland Bureau of Transportation
Maggie Skenderian – Bureau of Environments Services

Guest: Ed McNamara, Turtle Island Development and Naomi Cole, PoSI

3.2 Public Comment on items not on the agenda:

John McDonald announced he is moving and will resign his position on the Powellhurst Gilbert Neighborhood Association. PGNA will appoint a new representative.

3.3 Meeting Summary – January 12, 2010

Correction: Michael Cummings seconded the motion to approve the December 14, 2010 meeting summary and voted Aye.

Motions/proposals made and disposition: Rees motioned, Messinetti second, to approve the January 12, 2010 meeting summary with correction.

Results of vote:

Ayes: Cummings, Hites, Hyde, Lent Cunningham, Messinetti, Mulvey, Potter, Rees

Nays: None

Abstain: Agee, Krogman, and McDonald

3.4 92/H Update – Justin Douglas, PDC and Ed McNamara, Turtle Island Development, LLC

Brief Summary:

- Developer Ed McNamara's company, Turtle Island Development, was selected out of nine submissions to present a project proposal for 92/H, located at SE 92nd Avenue and Holgate.

- Ed McNamara has extensive experience in construction and private-sector and non-profit real estate development, including being the former Executive Director for REACH.
- The next step is to analyze the site and demographics, form a citizen advisory committee and hold open houses to determine what could feasibly go on the site.
- Mr. McNamara's company will be researching and connecting with the community to better understand the area needs in order to develop conceptual project ideas.
- The City's Housing Policy will be considered when determining the housing mix of the project. Senior housing and affordable housing could be in the mix. Tax credits are a factor in the development process.
- The zoning for the site was changed in 2009 from R2a to EXd. EXd zoning allows ground-level retail. Site planning analysis will help determine the feasibility of retail, keeping a 10 to 20 year vision.

3.5 FY 2010/11: Budget Update – presented by Kevin Cronin

Brief Summary:

- PDC will present the draft proposed budget to City Council on May 20. Council will take public testimony at this time.
- The budget subcommittee will meet again in April to review/refine proposed budget.

Handouts: None

Follow-up Action: Specific questions should be directed to Amy Miller Dowell or Angela Cadena.

3.6 Transportation Task Force: Report & Recommendation – Kevin Cronin, PDC

Brief Summary:

- Cora Potter, John Mulvey, Ray Hites, Elizabeth Buckwalter, Roberta Krogman and Gary Sargent participated on the Task Force
- Task Force held three public meetings, and an open house, reviewing ten different plans, 80 unfunded projects and two programs in order to make a recommendation on budget priority to the URAC.
- Technical Memo was mailed to members in URAC packet and posted to Lents URA website.
- Geographic equity was a strong criteria in identifying project priorities.

TTF Committee member, John Mulvey, described the process:

The Committee:

- *developed reasonable objective criteria to determine which projects to recommend as priority.*
- *was not wanting to do a strict scoring approach, but rather use it as a starting point.*
- *wanted to balance, in terms of size of the project, residential and commercial areas.*
- *felt an ethical obligation to do something substantial in outer east.*
- *considered the ability to leverage funds elsewhere where criteria and plans have been conducted.*
- *wanted to make sure projects had a level of quality, rather than fix spots here and there.*
- *Safe-routes to school was an important consideration because of its contribution to the community with very little funds.*
- *believes the priority list is something the CAC can be proud of.*

– thanks Kevin Cronin (PDC) and Rich Newlands (PBOT) for their hard work on project and liked the level of public scrutiny

URAC Discussion Summary:

- Recommendation is a budget tool;
- Need to continue to leverage resources to fund major projects and use PDC funds for smaller transportation safety projects;
- Should concentrate on projects that have completed planning process, rather than start new planning projects;
- LID program will depend on property owner support;
- Currently, Kelly and Lent School are the only schools in the district participating in Safe Routes to School program. Propose a program presentation as a future URAC agenda item;
- Easy to lose track of projects already completed – suggest using TTF project list as a guideline.

Motions/proposals made and disposition: Cummings motioned, Lent Cunningham second, to adopt the Transportation Task Force recommendations as presented and outlined in the TTF Memo:

Results of vote:

Ayes: Capps, Cummings, Hites, Hyde, Krogman, Lent Cunningham, McDonald, Messinetti, Mulvey, Potter, Rees,
Nays: None
Abstain: Agee

Handouts: None

Follow-up Action: None

3.7 Johnson Creek Industrial Revitalization Strategy – Kevin Cronin, PDC, Maggie Skenderian, BES, and Naomi Cole, Portland Oregon Sustainability Institute

Brief Summary:

- Staff presented PowerPoint Presentation describing the study area, partners, background, opportunities and challenges, accomplishments and current and future planning
- Project is a multi-bureau partnership in green infrastructure reinvestment working with property owners and stakeholders in the community.
- Study area encompasses a large section in the URA, roughly I-205, south to Flavel Transit Station, east to SE 122nd Avenue and north to SE Harold St.

Handouts: PowerPoint Slide handout (posted to Lents URA website)

Follow-up Action: Staff will provide progress updates

3.8 New Business – URAC Chair
Working Agreement Scorecard/Check-in

3.9 Meeting adjourned at 9:02

Next meeting: May 11, 2010

Prepared by: Sue Lewis, Assistant Project Coordinator