



**South Waterfront  
Greenway Implementation Strategy  
PARTNERSHIP GROUP ADVISORY COMMITTEE MEETING**

**Wednesday, July 19, 2006  
1:30 – 3:30 p.m.**

**MEETING SUMMARY**

**Committee Members in Attendance:** Bob Durgan (ZRZ Realty/ Andersen Construction), Ken Love (CTLH Neighborhood Association), Nicole Peterson (Williams and Dame Development), Roger Gertenrich, (Meriwether Resident), Rick Saito (Group Mackenzie), Mark Williams (Oregon Health & Science University), Larry Brown (Portland Development Commission), Janet Bebb (Portland Bureau of Parks & Recreation), Bob Sallinger (Portland Audubon Society).

**1. Welcome & Introductions**

Elaine Cogan (meeting facilitator) opened the meeting by welcoming the committee members to the table.

**2. Committee Business**

- **Update by Nicole Peterson: Temporary Greenway Pathway in Central District**— Completed June 30, 2006, 10-foot wide pathway from SW Gaines to SW Gibbs Street.
- **Update by Janet Bebb: MTIP Greenway Trail Request**—Application has been submitted for Greenway trail funding (\$1.5M). Proposal is to fund Greenway trail from SW Gibbs Street to SW Lowell Street, connecting with the existing trail in front of the Old Spaghetti Factory. Funding is available February 2007. A letter of support from the Partnership Group will be reviewed at the next meeting. Concerns were expressed about a commitment to keep the funding focused on the Greenway trail and not allow funding to be diverted to other infrastructure projects. The committee discussed the first application for MTIP funds and the reasoning for allocation of the funds to the Streetcar project and not the Greenway trail.
- **Update by Larry Brown: Zidell Remediation Proposal**—RiverTrust is working with the Department of Environmental Quality to help implement the Greenway vision and address environmental issues in the context of the environmental cleanup. Next step is working on a design for the cleanup measures to be implemented. A concern was expressed that the City is not providing leadership in terms of mandating that the cleanup comply with the Greenway Development Plan vision.
- **Update by Kia Selley: Prometheus Greenway Trail**—Parks is talking with Prometheus about granting a trail easement for construction of the Greenway trails. The easement will be necessary if MTIP funds are obtained for the Greenway trail development.

**3. Presentation and Discussion of Greenway Public-Private Partnership Framework**

- Kia Selley (PDC) and with Jason Moody (Economic and Planning Systems) opened the discussion on the South Waterfront Greenway Public-Private Partnership framework of options handout. Option 1 is a default option for property owners and allows property owners to implement prescriptive zoning code requirements in the Greenway, instead of the Greenway Development Plan vision. Concerns were expressed about allowing Option 1 however, it was explained that Option 1 is a legal option in the City Zoning Code (Title 33). The Partnership Group concurred that they would support Options 2 and 3, but not Option 1 (even though it is a legal option). A member noted that the City should provide maintenance for all

Greenway parcels without additional private concessions since the Greenway will be a regional resource. It was explained that the City cannot afford to provide maintenance for such a large area and would need the partnership of the private property owners for capital improvements as well as maintenance. A concern was expressed about providing some tax or other benefit to property owners that may donate their Greenway land to the City. The complexities of tax law and individual tax situations make the analysis challenging however, a land trust or other entity could act as the receiver of the property to help facilitate tax benefit. Habitat management was suggested as a maintenance task that should be highlighted since habitat will comprise a significant portion of the Greenway.

Kia Selley will revise the partnership matrix based on feedback received at the meeting. A revised matrix will be discussed at the upcoming Partnership Group meeting. Kia will meet with Partnership Group members individually in advance of the next Partnership Group meeting to further discuss their concerns.

#### **4. Discussion of Greenway Implementation Strategy Next Steps**

(This item was tabled due to a lack of time for discussion.)

**Next meeting: August 9, 2006. Meeting will be held from 1:30 to 3:30 pm, in the Eastbank Conference Room, on the 3<sup>rd</sup> Floor at PDC. Please contact Kia Selley at (503) 823-0113 if you have any questions or concerns.**