

**RIVER DISTRICT  
URBAN RENEWAL ADVISORY COMMITTEE (URAC)  
Meeting Summary  
Tuesday, February 24, 2009  
4:30 p.m. – 6:30 p.m.**

**Portland Development Commission  
222 NW 5<sup>th</sup> Ave. First Floor Commission Conference Room**

**URAC Membership:** David August, Nancy Davis, Jamie Dunn, Patricia Gardner, Patrick Gortmaker, Ann Hudner, Tony Jones, Mauricio Leclerc (Ex-Officio) Louis Lee, Alexander Mace, Ed McNamara, Doug Shapiro (Alternate), Eric Steinmeyer, Tiffany Sweitzer, Paul Verhoeven, Stephen Ying, and Dan Zalkow.

**PDC Staff:** Bob Alexander, Tony Barnes, Peter Englander, Sarah Harpole, Joleen Jensen-Classen, Kim McCarty, Steven Shain, Barbara Shaw and Juanita Swartwood.

**Guests:** Allan Classen (NW Examiner), Ken Aaron (Neighborhood Notes), Pamela Kambur (HAP), and Michelle Platter (Avalon Holdings).

**Welcome and Introductions**

Joleen Jensen-Classen opened the meeting and welcomed committee members, staff and guests. Attendees in the room were asked to introduce themselves.

**Public Comment**

Ed McNamara announced the Portland Public Schools will partner in urban development by leasing 13,000 square feet for educational use. The space will be dedicated for kindergarten through second grade classrooms. The district is in the process of developing the curriculum.

Joleen Jensen-Classen distributed information related to the Urban Renewal and Redevelopment course being offered by Portland State University and PDC in the spring 2009 and encouraged URAC members to attend. To obtain further information, go to the following link: [www.pdc.us/URAcClass](http://www.pdc.us/URAcClass).

**LUBA Decision on the Main River District Amendment**

Bob Alexander confirmed that on January 30, 2009, PDC received the attached Land Use Board of Appeals (“LUBA”) Opinion on the main River District amendment which was remanded to the City of Portland/PDC. LUBA’s opinion stated that we needed to adopt findings that the original River District URA, as a whole is blighted. They further stated that the identified buildings are “unfit” or “unsafe to occupy” due to one or more of the listed conditions of blight. LUBA denied the other arguments filed by the appellants. PDC reviewed the opinion with the City Attorney’s office and City Council and now will draft a new City Council ordinance, which will augment the record according to LUBA direction.

Due to this appeal, several URAC members expressed concern that with the pending LUBA decision, key projects within the district will be significantly delayed by this process. Mayor Sam Adams in the recent budget review of River District indicated that the delay could take several years. Mr. Alexander confirmed that it could complicate the River District URA budget and the worst case was the possible delay of projects for several years. Tony Barnes indicated that pending the resolution of the appeals, budget amendments are expected and could be done by action of our Board of Commissioners and approval of the Tax Supervising and Conservation Commission (TSCC).

## **Budget Discussion**

### ***River District URA***

Steven Shain and Tony Barnes presented the River District URA five-year budget planning by projects for fiscal years 2010 through 2014 which projects a total budget amount of approximately \$160 million. The last bond sale for this district will take place in 2011.

### ***Downtown Waterfront URA & Old Town/Chinatown***

Peter Englander communicated that most of all the DTWF projects are close to River District Boundary. The Uwajimaya store project is still alive and working on a marketing study that would translate into more substantial private financing of the grocery store. The project will be a full-block development similar to the 9<sup>th</sup> and Jefferson Safeway, same developer. Uwajimaya Market would be the anchor tenant and a major draw of people within the area. As more housing emerges, this project could potentially change the direction of this area. The Chinese community is in full support of the project.

### ***Ankeny/Burnside***

Funds remaining finish up the public improvements in the Waterfront Park to include the Saturday Market, water fountains and cantilevered deck, Burnside MAX station improvements and the restroom at Ankeny Plaza.

PDC has been asked to finance the sale of the property at Globe Hotel on Block 8 (1<sup>st</sup> and Couch) for Oregon College of Oriental Medicine which is a new request for funds.

Across from the White Stag (Block 11) is in the River District and includes the properties owned by the Salvation Army. Other properties in the Ankeny/Burnside area are also in the River District URA.

A motion was made by Patricia Gardner and seconded by Dan Zalkow to draft a letter to PDC Commissioners and Portland City Council members stating that the River District URAC urges the preparation an ordinance to quickly resolve the LUBA appeal process on the main River District Amendment. The motion was unanimously passed.

### **Action Items**

- Joleen Jensen-Classen will send the budget with notations identifying projects that have Intergovernmental Agreements, Development and Disposition Agreements or loans in place.
- Joleen Jensen-Classen will provide via email the budget hearing dates.

### **For the Good of the Order**

- **One Waterfront Pedestrian Bridge**

The public meeting scheduled for April 1, 2009 will be rescheduled to a date in May of 2009.

- **Finalists Presentations for the Sustainability Center of Excellence**

On Thursday, February 26, 6:00 p.m. four teams will present their previous work on sustainability projects in Council Chambers, Portland City Council 1221 SW 4<sup>th</sup> Avenue. The following week a single team will be selected to conduct a Development Feasibility Analysis for the Sustainability Center of Excellence, a "Living Building" in downtown Portland, Oregon sponsored by Portland Oregon Sustainability Institute, Oregon University System, Living Building Initiative, and the Portland Development Commission invites the public to hear final group presentations.

The meeting adjourned at 6:00 p.m.

Submitted by

Juanita Swartwood

PDC Public Participation Specialist