

**RIVER DISTRICT  
URBAN RENEWAL ADVISORY COMMITTEE (URAC)  
Meeting Summary  
Tuesday, April 13, 2010  
4:00 p.m. – 6:00 p.m.**

**Portland Development Commission  
Commission Conference Room (1<sup>st</sup> Floor)**

**URAC Membership:** Kate Allen, David August, Nancy Davis, , Patricia Gardner, Patrick Gortmaker, Tony Jones, Kathryn Krygier for Louis Lee, Alexander Mace, Ed McNamara, Doug Shapiro for Tiffany Sweitzer, Eric Steinmeyer, Sarah Carlin Ames for C.J. Sylvester, Paul Verhoeven, and Stephen Ying.

**PDC Staff:** Tony Barnes, Eric Jacobson, Joleen Jensen-Classen, Ana Inclan, Kim McCarty, Steven Shain,

**Welcome and Introductions**

Joleen Jensen-Classen and Steven Shain welcomed committee members and began the introductions.

**Public Comment (Items not on the agenda)**

None provided.

**Update on the Potential Central City Urban Renewal Area**

Peter Englander, Project Manager for this effort provided the URAC with an overview of the process for determining if a new URA for the Central City was advisable and details on discussions to date. He explained there is a 25 member evaluation committee chaired by Mayor Adams. The original study area was 900 acres and stretched from South Portland to the area referred to as Slabtown in NW Portland, including the Conway site, and includes much of the central business district. Peter also explained that there are limits on the amount of acreage the city can have in urban renewal areas so any recommendation would be for somewhat less than the 900 acres study area. To help determine concentrations of potential redevelopment, seven nodes were drawn for further study. Peter then referred to the document entitled Summary of Geography Presentations and Revised Financial Data .The major stakeholders in each node presented an analysis to the evaluation committee regarding what they saw as opportunities, challenges and possible projects.

Currently, staff from PDC and the Mayor's office is developing a "straw proposal" to include a suggested boundary, maximum indebtedness and preliminary projects for the evaluation committee to review. Once the evaluation committee has reviewed the proposal, another public process will take place to gain input from the public at-large. There has not been a decision to form a new URA as yet. If such a decision is made, Peter stated he anticipated a new URA could be in place in 2011.

#### Questions from URAC Members:

- Paul Verhoeven, referring to the Summary of Geography material inquired as to the significance of the lighter pink areas on the maps. Peter replied those were areas suggested by the stakeholders.
- Eric Steinmeyer asked if the URA boundaries would be contiguous or would there be island areas. Peter replied that the boundaries would be contiguous and if for some reason the boundary isolated property in an existing URA, like South Park Blocks URA, it would be removed from South Park Blocks URA.
- Eric also asked the difference between the blue and yellow boundary lines. Peter replied that the yellow boundaries represented sites that have a preliminary or known development program. The blue boundary line represents sites that have been identified as likely to redevelop in the next 20 years based on current value, utilization of maximum height/FAR. He also asked why a property located east of the KOIN Tower was not included and Peter replied that no one recommended it. In addition, PDC is taking into account properties that could possibly develop on their own without public investment.
- Ed McNamara noted that the northern boundary of the proposed area is adjacent to the River District URA. He wanted to make sure there was not a vacant area between the two areas and Peter replied there was not. Ed also stated he hoped PDC would consider ways to mitigate the negative impact of the 405 Freeway.
- Patricia Gardner noted that when the River District URA was amended in 2008, some land from underneath the 405 Freeway was removed but the Pearl NA insisted that land that could potentially be developed be left in the URA, such as where the freeway became an overpass, as well as a fine line that represented a bike-ped connection at Flanders. Patricia also asked the purpose of Node D as the properties included seem to be sufficiently developed. Peter explained that this note contains a number of surface parking lots that could be redeveloped and it is on the western edge of the retail core and could compliment the Downtown Retail Strategy.
- Sarah Carlin Ames requested clarification on the financial data on page 5 of the Summary of Geography presentations. Peter stated the amounts did not reflect possible maximum indebtedness but were estimates reflecting orders of magnitudes. Maximum indebtedness is a calculation based on a number of factors including the ability to reach it with planned projects. She also asked about properties in Node E that were part of DTWF and SPB URA's. Peter replied that it would be possible to remove 30% of the properties in DTWF and 40% in SPB and still meet the requirements of the bond holders.
- Nancy Davis wanted to know if there were recommendations for affordable family housing in the proposed URA. Peter replied that all the stakeholders requested a full range of housing be developed in their respective neighborhoods.
- There was also a question as to why the new URA had to be one district rather than two or more. Peter replied that several nodes on their own do not have the assessed value and diversity of properties to generate enough increment in the beginning years of the district. He used the Conway property as an example of an area that has potential to generate a large amount of increment but will need significant infrastructure investment before that can take place.

## **Budget Discussion 2010-2011**

Tony Barnes provided an update on the URA budget by reviewing the revenue and projected expenses. He reported that not much had changed since the URAC saw the budget in January. One change he did note was that PDC has developed a process for handling the transition of assets from DTWF and SPB to the RD URA. PDC will reimburse DTWF and SPB in cash for those properties. He anticipates the amount to be between \$3-5M to come from the 2009-10 budget. There are sufficient funds available so no other line item will be reduced. Patricia asked for the precedence for doing this. Tony responded that this was done on advice from the PDC legal team and is necessary to bring the financial statements in line with the geography. If the properties that were moved into RD were to be sold, the proceeds from the sale would be returned to either DTWF or SPB. He also stated that dollars allocated for projects this budget year may need to be moved to the next year if they are not spent, such as funds for the Resource Access Center.

- Patricia expressed concern that funds be available to allow the development of blocks 32 and 33 in Old Town/Chinatown (Uwajimaya Project) as well as Block 8 (Oregon College of Oriental Medicine). She also asked about the deadline for progress on the One Waterfront Project. Steven replied it was January of 2011.
- Kathryn Krieger asked if general fund dollars showed up in the RD URA budget and Tony replied that all the funds are from TIF. She also asked why there was not a line item in the budget for affordable home ownership. Steven replied that funds for such projects are now held in the Revitalization Loan line item until they are further along in their respective planning processes.
- Eric asked about the funds for the union Station renovation and what was covered by federal dollars versus TIF. There are two phases that are being bid. Phase II is a combination of FHWA and TIF. Phase II b will be a combination of TIF and FRA funds. OMF and PDC are still waiting for the final amounts to be allocated. Eric also felt the amount of funds committed to housing was too high and that in light of Portland's high unemployment rate, more dollars should be allocated to the Business and Industry section of the budget to generate jobs.
- Patrick Gortmaker asked about the status of the Burnside/Couch Couplet. PDC has allocated \$5.2M for this project. He also asked if stakeholders such as the URAC would be able to participate in upcoming budget discussions with City Council and Tony replied that he would check into that.

## **Project Updates**

### Housing (Kim McCarty PDC/PHB)

- The New Avenues for Youth project is 70% completed and they anticipate a target opening in May.
- The Resource Access Center is under construction
- Blanchet House is engaging in a \$5-6M capital campaign. The issue of the demolition of the Dirty Duck Tavern has been resolved and construction is expected to begin in the fall of 2010.
- The financing for phase c of Yards at Union Station has been confirmed

- Project management of the Grove Hotel project has moved from PHB to the PDC Urban Leadership Team. (ULT)

Redevelopment: (Eric Jacobson)

- The Materials Resource Library will be sited in the RD URAC but no location has been determined at this time. Ten sites are currently under consideration. The new name is the Portland Center for Design and Innovation.
- The railroad quiet zone will be located between 9<sup>th</sup> and 17<sup>th</sup> Avenues. Construction activity to create raised medians along the tracks should begin in the next two weeks.
- The neighborhood park (The Fields) is moving forward.

Additional Updates:

- The Friends of Burnside/Couch (Westside) are moving forward with a public meeting with property owners to discuss the creation of a LID (Local Improvement District).
- The streetcar line in the Broadway Corridor is under construction
- Pearl Family Housing construction unearthed an old stream bed that at one time moved north to south. Ed is receiving calls from individuals who want to reserve a unit.

**The Good of the Order**

- Alexander Mace stated he felt it was time for the River District URAC to elect its leaders. He then moved that the RD URAC elect Co-chairs in accordance with the PDC URAC Policy. Eric Steinmeyer provided the second and the motion carried unanimously with one abstention (Sarah Carlin Ames).
- David August then moved that Patricia Gardner and Patrick Gortmaker be elected at the co-chairs and Eric Steinmeyer provided the second. Joleen, as moderator, asked if there were any nominations from the floor and there were none. The motion carried unanimously.
- Patricia then moved that the URAC send a letter to PDC and City Council urging that PDC remain in its current location in Old Town/Chinatown. Ed McNamara provided the second and the motion carried with 9 voting yes and three abstentions. (Eric Steinmeyer, Patrick Gortmaker and Sarah Carlin Ames) Patricia agreed to write the letter.
- The group agreed to request a presentation on the Westside Burnside/Couch Couplet at the next meeting which will be June 8, 2010 from 4-6 p.m. here at PDC.

Submitted by Joleen Jensen-Classsen, Public Participation Manager