



CITY OF  
**PORTLAND, OREGON**

**OFFICIAL  
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 13TH DAY OF JUNE, 2001 AT 9:30 A.M.

THOSE PRESENT WERE: Commissioner Hales, Presiding; Commissioners Francesconi, Saltzman, and Sten, 4.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Harry Auerbach, Senior Deputy City Attorney.

Items No. 708 and 711 were pulled for discussion and on a Y-4 roll call, the balance of the Consent Agenda was adopted.

		<b>Disposition:</b>
<b>*688</b>	<b>TIME CERTAIN: 10:00 AM</b> – Authorize application to Oregon Department of Forestry’s Urban and Community Forestry Program for a grant in the amount of \$40,000 for Fiscal Year 2001-02 for the Neighborhood Tree Liaison Program (Ordinance introduced by Commissioner Francesconi)  (Y-4)	<b>175676</b>
<b>*689</b>	Authorize the City Forester to execute the release of bond for Palace Construction in exchange for \$40,000 settlement for the tree cutting violation at Kyle Meadows (Ordinance introduced by Commissioner Francesconi)  (Y-4)	<b>175677</b>
<b>CONSENT AGENDA - NO DISCUSSION</b>		
<b>690</b>	Accept bid of Portland Habilitation Center, Inc. to furnish custodial services for City community and cultural centers for \$536,370 (Purchasing Report - Bid No. 100570)  (Y-4)	<b>ACCEPTED PREPARE CONTRACT</b>
<b>691</b>	Accept bid of Snyder Roofing of Oregon to furnish Kerby Garage re-roofing project for \$957,503 (Purchasing Report - Bid No. 100707)  (Y-4)	<b>ACCEPTED PREPARE CONTRACT</b>
<b>Mayor Vera Katz</b>		
<b>692</b>	Confirm re-appointments of Alice Myton, Grace Gallegos, Bob Van Brocklin and Carol Lewis to the Regional Arts and Culture Council for terms to expire June 30, 2003 (Report)  (Y-4)	<b>CONFIRMED</b>

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<p><b>693</b> Appoint members to the Board of the Visitor Development Fund Advisory Committee and confirm George Forbes, Joe D'Alessandro and Pat LaCrosse for terms of three years (Resolution) (Y-4)</p>	<p align="center"><b>36002</b></p>
<p><b>*694</b> Reclassify a part-time Accountant III position to a full-time position for the Office of Management and Finance (Ordinance) (Y-4)</p>	<p align="center"><b>175653</b></p>
<p><b>*695</b> Amend Intergovernmental Agreement between Multnomah County District Attorney Office and the City for use of Local Law Enforcement Block grant funds (Ordinance) (Y-4)</p>	<p align="center"><b>175654</b></p>
<p align="center"><b>Commissioner Jim Francesconi</b></p>	
<p><b>*696</b> Authorize an Intergovernmental Agreement with Portland Community College for an Emergency Medical Technician Basic Course at a cost of \$17,939 (Ordinance) (Y-4)</p>	<p align="center"><b>175655</b></p>
<p><b>*697</b> Apply for a grant from Metro Parks and Greenspaces in the amount of \$40,000 for Fiscal Year July 2001 to June 2004 for OMSI-Springwater Revegetation Project (Ordinance) (Y-4)</p>	<p align="center"><b>175656</b></p>
<p><b>*698</b> Reimburse Portland Public School District No. 1J for grading and other site work at Forest Heights Park (Ordinance) (Y-4)</p>	<p align="center"><b>175657</b></p>
<p><b>*699</b> Lease certain space in Multnomah Center to nine tenant groups from July 1, 2001 through June 30, 2002 (Ordinance) (Y-4)</p>	<p align="center"><b>175658</b></p>
<p align="center"><b>Commissioner Charlie Hales</b></p>	
<p><b>*700</b> Revocable permit to Oregon Brewing Co./Rogue Ales Public House to close NW Flanders between NW 13th and NW 14th Avenues on June 28, 2001 (Ordinance) (Y-4)</p>	<p align="center"><b>175659</b></p>
<p><b>*701</b> Amend Intergovernmental Agreement with Oregon Department of Transportation to provide additional funding for the North Lombard Overcrossing Project (Ordinance; amend Contract No. 50827) <b>Motion to adopt the amendments:</b> Moved by Commissioner Francesconi and seconded by Commissioner Sten. (Y-4)</p>	<p align="center"><b>175670</b> AS AMENDED</p>

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<p><b>*702</b> Authorize execution and acceptance of a Quitclaim Deed for the North Marine Drive Extension Phase II Project, and designate and assign the property as public right-of-way (Ordinance)  (Y-4)</p>	<p align="center"><b>175660</b></p>
<p align="center"><b>Commissioner Dan Saltzman</b></p>	
<p><b>*703</b> Amend agreement with Brown and Caldwell for professional engineering services for construction of the Columbia Boulevard Wastewater Treatment Plant Lagoon Reconstruction Project No. 6072 (Ordinance; amend Contract No. 32228)  (Y-4)</p>	<p align="center"><b>175661</b></p>
<p><b>*704</b> Authorize an agreement with CH2M Hill to provide Project Management Training for the Bureau of Environmental Services systematic and integrated professional approach to managing complex planning and engineering projects (Ordinance)  (Y-4)</p>	<p align="center"><b>175662</b></p>
<p><b>*705</b> Enter into a Memorandum of Agreement with the Oregon Division of State Lands for wetland restoration and enhancement in the Columbia Slough watershed (Ordinance)  (Y-4)</p>	<p align="center"><b>175663</b></p>
<p><b>*706</b> Appropriate funding for contract with AMEC Earth &amp; Environmental, Inc. for Fiscal Year 2001-02 (Ordinance)  (Y-4)</p>	<p align="center"><b>175664</b></p>
<p><b>*707</b> Authorize an agreement between the City and Multnomah County Drainage District to conduct construction activities as part of the Section 1135 program of the Water Resources Development Act in the amount of \$30,000 (Ordinance)  (Y-4)</p>	<p align="center"><b>175665</b></p>
<p><b>*708</b> Waive requirements of City Code 5.68 to contract with five neighborhood association district coalitions for the operation of coalition programs for the period July 1, 2001 through June 30, 2002 (Ordinance)</p>	<p align="center"><b>REFERRED TO COMMISSIONER OF PUBLIC AFFAIRS</b></p>
<p align="center"><b>Commissioner Erik Sten</b></p>	
<p><b>*709</b> Authorize an Intergovernmental Agreement with the Oregon Department of Environmental Quality to contribute \$35,000 toward water temperature monitoring and modeling needed for federal Clean Water Act compliance (Ordinance)  (Y-4)</p>	<p align="center"><b>175666</b></p>
<p><b>710</b> Authorize contract with Community Energy Project for \$50,000 to provide water conservation workshops targeted to low-income water and sewer customers (Ordinance)</p>	<p align="center"><b>PASSED TO SECOND READING JUNE 20, 2001 AT 9:30 AM</b></p>

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<p><b>*711</b> Approve settlement agreement with 2KG Contractors Inc. (Ordinance) (Y-4)</p>	<p align="center"><b>175667</b></p>
<p><b>*712</b> Authorize a contract with Youth Employment Institute to provide a summer work experience program (Ordinance) (Y-4)</p>	<p align="center"><b>175668</b></p>
<p><b>City Auditor Gary Blackmer</b></p>	
<p><b>*713</b> Cancel City liens that are being extinguished due to Multnomah County foreclosure transfer, SDC assessment corrections, or otherwise deemed uncollectible (Ordinance) (Y-4)</p>	<p align="center"><b>175669</b></p>
<p><b>REGULAR AGENDA</b></p>	
<p><b>Mayor Vera Katz</b></p>	
<p><b>*714</b> Accept a \$30,000 grant award from the Oregon Department of Justice, Criminal Justice Division for Marijuana Task Force (Ordinance) (Y-4)</p>	<p align="center"><b>175671</b></p>
<p><b>*715</b> Apply for a COPS in Schools grant from the U.S. Department of Justice (Ordinance) (Y-4)</p>	<p align="center"><b>175672</b></p>
<p><b>*716</b> Amend agreement with Aon Consulting for employee benefits communication and education services (Ordinance; amend Contract No. 32350) (Y-4)</p>	<p align="center"><b>175673</b></p>
<p><b>Commissioner Jim Francesconi</b></p>	
<p><b>S-*717</b> Purchase the former Fulton School, a surplus real property, from Portland Public School District No. 1J located at 68 SW Miles Street (Ordinance)  <b>Motion to accept the substitute:</b> Moved by Commissioner Francesconi and seconded by Commissioner Saltzman. (Y-4)</p>	<p align="center">SUBSTITUTE <b>175674</b></p>
<p><b>S-*718</b> Purchase and maintain a portion of the Green Thumb Site, a surplus real property, from Portland Public School District No. 1J located on 6745 SE 60th Avenue (Ordinance)  <b>Motion to accept the substitute:</b> Moved by Commissioner Saltzman and seconded by Commissioner Francesconi. (Y-4)</p>	<p align="center">SUBSTITUTE <b>175675</b></p>
<p><b>Commissioner Erik Sten</b></p>	

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<b>*719</b> Approve transfer of the West Women's and Children's Shelter from Central City Concern to the Salvation Army (Ordinance) (Y-4)	<b>175678</b>
<b>720</b> Grant a franchise to Portland General Distribution LLC, doing business as Portland General Broadband, for a period of ten years (Ordinance)	<b>PASSED TO SECOND READING JULY 18, 2001 AT 9:30 AM</b>

At 11:05 a.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 13TH DAY OF JUNE, 2001 AT 2:00 P.M.

THOSE PRESENT WERE: Commissioner Hales, Presiding; Commissioners Francesconi, , Saltzman and Sten, 4.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Madelyn Wessel, Chief Deputy City Attorney; and Officer Peter Hurley, Sergeant at Arms.

**S - 721**      **TIME CERTAIN: 2:00 PM** – Approve the Gateway Regional Center Urban Renewal Plan (Ordinance introduced by Mayor Katz)

**Motion to accept the substitute:** Moved by Commissioner Saltzman and seconded by Commissioner Francesconi.

**Motion to accept amendments regarding an official response required to other governments who submit recommendations on the urban renewal plan, coming up with capital contribution to the children's receiving center, and that they be more involved with the city and the Portland Development Commission to continue to work with the county to improve involvement in future decisions regarding urban renewal districts:** Moved by Commissioner Saltzman and seconded by Commissioner Francesconi.

(Y-4)

**SUBSTITUTE  
AS AMENDED  
PASSED TO  
SECOND READING  
JUNE 21, 2001  
AT 2:00 PM  
TIME CERTAIN**

At 4:43 p.m., Council recessed.

**JUNE 14, 2001**

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 14TH DAY OF JUNE, 2001 AT 2:00 P.M.

THOSE PRESENT WERE: Commissioner Hales, Presiding; Commissioners Francesconi, Saltzman and Sten, 4.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council and Officer Peter Hurley, Sergeant at Arms.

**REGULAR AGENDA**

- 722** Amend the Comprehensive Plan Map and change the zone of property at SW River Drive, Partition Plat 1999-129, Parcel 1 from CXdg, Central Commercial with design and greenway overlay zones, to OSdg, Open Space with design and greenway overlay zones, and Partition Plat 1999-129, Parcel 2 from OSdg, Open Space with design and greenway overlay zones to CXdg, Central Commercial with design and greenway overlay zones (Second Reading Agenda 687)

**175679**  
AS AMENDED

(Y-4)

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At 2:04 p.m., Council adjourned.

**GARY BLACKMER**  
Auditor of the City of Portland

By Karla Moore-Love  
Clerk of the Council

For discussion of agenda items, please consult the following Closed Caption Transcript.

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**Closed Caption Transcript of Portland City Council Meeting**

This transcript was produced through the closed captioning process for the televised City Council broadcast.

Key: \*\*\*\*\* means unidentified speaker.

**JUNE 13, 2001 9:30 AM**

\* \* \* [ Roll call ]

**Hales:** The mayor is on vacation. I think we have no 9:30 time certain, and therefore we'll go right to consent agenda. Are there any items to be removed from the consent agenda by council members?

**Sten:** Yes. --

**Saltzman:** Yes. 708.

**Moore:** And 701.

**Hales:** Any others? Anyone in the audience want to remove an item? Roll call on the consent calendar, please.

**Francesconi:** Aye. **Hales:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Item 701.**

**Hales:** 701. It's my item, I should know why it was pulled.

**Moore:** I need to read the item. Amend inter governmental agreement with Oregon department of transportation to provide additional funding for the north lombard overcrossing project.

**Hales:** Does anyone know why that was pulled? Okay. Come up, please.

**Dan Leyden, Office of Transportation:** I'm the project manager. There was a minor amendment --

**Hales:** Here, I have it. You're right. Okay. So we have a minor amendment. Dan, what does the amendment do?

**Leyden:** It references an iga that we have with the port of Portland from july of 1995 that agrees to share equally in the local match. We mentioned there was an iga, but we didn't reference the agreements. So this just references the agreement.

**Hales:** All right. Thank you. Can I have a motion to adopt the amendments to item 701?

**Francesconi:** So moved.

**Sten:** Second.

**Hales:** Any discussion? [ gavel pounded ] thank you. Amendment is adopted. Thanks, dan. Anyone want to testify further on this item? Roll call, please.

**Francesconi:** Aye. **Hales:** Aye. **Saltzman:** Aye. **Sten:** Aye. [ gavel pounded ]

**Hales:** Okay. 708.

**Item 708.**

**Moore:** Waive requirements of city code 5.68 to contract with the five neighborhood association district coalitions for the operation of coalition programs for the period july 1, 2001 through july 30, 2002.

**Saltzman:** Let's hold that over one week.

**Hales:** Do you want to return to it your office and refile it, or set it for --

**Saltzman:** Return to it my office.

**Hales:** Commissioner Saltzman requests this item be returned to his office. So ordered. [ gavel pounded ] let's move to the regular agenda, please.

**Item No. 714**

**Hales:** This is an ordinance. Is anyone here to testify? Come on up.



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**Jim Ferraris, Captain, Drug and Vice Division, Portland Police Bureau (PPB):** Good morning. I'm jim, captain in charge of the drug and vice division with the police bureau. This is gary stafford, lieutenant in charge of the marijuana task force. This is at least the fifth year we've received a grant from the federal government through the state department of justice for marijuana eradication in the city. This gives us dollars to fund overtime related matters on marijuana eradication in our city, it allows us to purchase equipment, provide training to our officers, database costs, things of that nature. All the investigative tools and costs that are necessary to conduct these kinds of investigations. So that's the purpose behind the grant. I'm happy to answer any questions you might have about it.

**Hales:** Questions, any?

**Saltzman:** I guess we won't be using thermal imaging.

**\*\*\*\*\*:** No.

**Saltzman:** Okay.

**\*\*\*\*\*:** Not without a search warrant, anyway.

**Hales:** Any further questions from the council? All right. Thank you.

**\*\*\*\*\*:** Thank you. Is --

**Hales:** Is there anyone else who'd like to testify on this item? If not, it's an emergency ordinance. Roll call.

**Francesconi:** Aye. **Hales:** Aye. **Saltzman:** Aye. **Sten:** Aye. [ gavel pounded ]

**Item No. 715.**

**Hales:** 715. Anyone want to testify? Roll call, please. Sorry. Come on up. Better watch out, i'll get the train out of the station before you're on board.

**Mark Paresi, Assistant Chief, PPB:** I'm assistant chief mark paresi. We're here if you have any questions.

**Hales:** This is a request to doj to fund that additional service.

**Paresi:** Those additional 15 positions. We were encouraged by doj to put in for this because of our past record of community policing and we have done so.

**Hales:** Any questions?

**Francesconi:** No, but I want to make a comment. You can correct me or at least -- I talked to the mayor's office about this, especially paragraph number 6, which is a little broad. Because I wanted to understand what the thought was on the maintenance of effort issue as well as how we fund the match. And at least I guess if you want you can confirm this, but the mayor's intent is to bring this back to us at the time of the grant application, and then we'll have a discussion about whether the match and the maintenance of effort will be paid from existing resources or new resources. And this language is not meant to suggest that the council's locked into putting it in the financial forecast. And that's what I wanted to confirm.

**Paresi:** That is correct. We're not a lock for the grant, either. It is preparatory to accepting the grant that we have to lay out what the city would be obligated and would agree to do as part of our application process.

**Francesconi:** Okay. That's fine.

**Saltzman:** I have a question. So this will pay for 15 officers, but aren't there 19 coming over?

**Paresi:** Commissioner, there are 18 coming over, four sergeants and one of them -- one is a lieutenant. We're going to convert one of the sergeants to an officer and up it to 15 officers. It will give us a better coverage in the cluster approach we're proposing.

**Saltzman:** So the lieutenant and the sergeants will just come over straightforward?

**Paresi:** Yes, sir, we will negotiate the seniority and they'll come in holding rank in time.

**Saltzman:** Okay.

**Hales:** Any further questions? Thank you, then. Is there anyone else that would like to testify on this item? If not, roll call, please.

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**Francesconi:** Is this is very good that we tried to get some additional resources from the federal government to help out the police force and to help out the schools. We appreciate the mayor and the chief agreeing to take on this added responsibility of the school police. And it's fitting that our school partners are here for another item coming up as we try to help them. If we can get some added help from the federal government, this would be terrific. Having said that, we're going to have to see how we balance resources for the effort, and I appreciate the mayor's willingness to bring this back through the budget process. Aye.

**Hales:** Aye.

**Saltzman:** I think we also want to add our appreciation to senator john minnis for hopefully bringing successful legislation that will allow the school police officers to come in under the way we typically have annexed other law enforcement jurisdictions which will help preserve seniority, pension benefits and other important rights, and I think we'll make the transition go a lot smoother. Let's keep our fingers crossed that that legislation passes too. Aye.

**Sten:** Aye. [ gavel pounded ]

**Hales:** Good luck. 716, please.

**Item No. 716.**

**Hales:** Is there anyone who wants to testify on this item? Any discussion? Roll call, please.

**Francesconi:** Aye. **Hales:** Aye. **Saltzman:** Aye. **Sten:** Aye. [ gavel pounded ]

**Hales:** 717.

**Item No. 717 and 718.**

**Hales:** Commissioner Francesconi?

**Francesconi:** Item 717 and 718 are both part of our continuing effort to help the schools in a way that helps the city. So we made some financial -- provided some resources to them. This first item is fulton community center is locate order school property, and it's just a way of preserving this location for the future and making sure it's in public ownership completely and as a park/schools combination resource. So maybe if we can have brief testimony on 717 on fulton. Is there anything, judith, you want to say? The schools are here --

**Hales:** We've got folks lined up here.

**Francesconi:** I want to focus that on 718. Because green thumb is more exciting in my view.

**Hales:** Do you want to -- go ahead and read 718?

**Francesconi:** We're going to do it together. Forget what I said. Charlie, you're right.

**Hales:** Go ahead and read 718 and we can have these folks cover both.

**Hales:** Good morning.

**Ruth Roth, Office of Management and Finance:** Good morning. Ruth roth, office of management and finance. I just wanted to give you a brief overview of the history that brought us to this final date today for the final transfer of the surplus school properties. In fy '88- --98-99, the city council appropriate add total of \$7.4 million to be used in support of the Portland public schools. 7 million was slotted toward the purchase of surplus school property, \$150,000 was directed toward partial payment of a performance audit of Portland public schools and 250,000 was used to buy sylvan reading center services for jefferson high school students. Beginning in june of 1998, the city undertook a comprehensive community process to gain public input about which properties to buy and the uses to which those properties should be put. I'm a -- almost a full year later we acquired six properties comprising over 60 acres for an aggregate amount of \$5.1 million. All land was assigned to the parks bureau for open space habitat or recreation use and much of this property was in areas that had been deemed park deficient. That left \$1.8 million remaining 4 the purchase of additional school properties and those dollars have been carried over for the last two budget years. We needed to spend them this fiscal year and that is why you have those ordinances before you today.

**Hales:** Thank you.

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**Judith Rees, Bureau of Parks and Recreation:** Judith rees, Portland parks. I'd like to give you a little background on the two plots that are before you today. The first, fulton school. The site that is being acquired is 2.94 acres, currently the city owns an adjacent 5.51 acres. That area is owned and managed and maintained by parks as fulton park and community garden area. The school -- there is a building on the portion of the property that's being acquired. That school building has been used as a community center for a number of years and managed and maintained by parks as well. The one item about this purchase that I would like to bring to your attention, the -- we are paying \$650,000 for the almost three-acre site, but in doing our due diligence, we discovered that there's a 2500 gallon underground storage tank on the property. In consultation with the bureau of environmental services, we've determined that that tank really ought to be removed. It is no longer used, and you know, is a risk that is remaining on the property. They have estimated that the removal may cost as much as \$60,000. We're hoping it will be less. We won't be able to determine that until the tank itself is pulled and we can determine whether there are contaminated soils underneath. When the exact cost of the tank removal and the clean-up has been determined, parks will come back to you with a funding request at the next budget monitoring process.

**Hales:** But you're reserving that 60,000 for that purpose?

**\*\*\*\*\*:** Yes.

**Hales:** Okay.

**Roth:** The green thumb site is a much larger site, it's a 12.84-acre site, and the city is only acquiring a portion of that property. For the time being, we will be acquiring an undivided interest in approximately 7.3 acres of that 12.84-acre site. The purchase price for this is 1,233,000. Both the values that were established for fulton and green thumb were based on appraisals that were done, and the purchase prices are based on their fair market value determined by those appraisals. The school district will be retaining approximately 5.5-acre portion of the green thumb site. This is where their green thumb program is housed. It's the portion of the site that contains all of the structures. They have submitted an application to the office of planning development for partition of the site, but until that partition has been approved, we will be coowners and the city will own 57% of the site and the school district will own 43%. We're working on an agreement that will be signed that will tell how the property will be managed up until that time of the actual division. When the property is divided, the property will come under the jurisdiction of the bureau of general services, and die even a is here from that -- diana is here to answer any questions you might have. Until the ultimate use of the property has been determined. Will the Portland development commission will be conducting an extensive community involvement process to determine what the appropriate uses and preferences of the community are for the site. As part of our responsibility, parks responsibility, once the property has been divide and we anticipate that will be probably by the end of this calendar year, at that point Portland parks will take over maintenance of the 7.3 portion of the site, and the school district will continue to maintain and operate their green thumb program on the other portion of the site. The -- there are some one-time stabilization costs, 15,500 associated, and we anticipate that once we commence actual day-to-day ongoing maintenance for the site, it will be approximately \$25,000 a year. I'd be happy to answer any questions you might have.

**Hales:** Questions for judith or ruth?

**Saltzman:** So the use of the 7.3 acres that we will ultimately own is to be decided by -- through a pdc process? It's not necessarily going to remain as part of green thumb. Is that correct?

**Francesconi:** We're going to talk about that in just a second.

**Hales:** Okay. Thanks, you two, and in fact we do have david judd from parks and andy welch from pdc queued up to testify as well.

**David Judd, Parks:** David judd, Portland parks. I may start off just to comment that all of the properties that have been acquired through the city's support of schools and the surplusing of school

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land for city purposes have been tremendous assets that have enhanced our park system, providing parks in park deficient areas, and these particular last two purchases are also great examples of the partnership that we have with the schools and I think will provide great benefits for the city. And the neighborhood. First, in sense of fulton, fulton is an active community center. I think there were something like 16,000 participants in that program last year. This stabilizes that as a city site. It has been operating as a community center, and it is also in a park deficient area, so adding that to the inventory of parks makes perfect sense. The green thumb site has some extraordinary exciting potential for partnership. The green thumb program, as you may know, is a program that offers an alternative education program focusing on horticulture growing, forestry, nursing related skills for students, and we would love very much to be a partner with them and develop a close relationship with them in a way that this transaction will facilitate. We are of course in the business of growing things in Portland parks. We have a skilled staff of horticulturists and arborists. The program is well matched, our program is well matched with Portland public schools program and we hope to develop Portland public schools over time that will allow us to provide mentors, professional people in our agency that can work with the student body of the green thumb program, we hope to be able to negotiate arrangements whereby perhaps the green thumb students can provide growing facilities and actually produce plant feral, horticulture material that's used in the park system, and a host of other arrangements. The forestry program we believe will be enhanced because we see this as a site where we can expand on the existing tree stock that's on this site, and we'll use it as a place to begin propagating trees that we'll use throughout the system. So there's a broad range of sort of a living laboratory that's available for the students here. One of the other advantages of course and benefits to the neighborhood and to the park program overall is also adding the potential of the sports field. The site is large enough to accommodate another sports field that we desperately need, and it will preserve a community garden that's currently located on this site. A community garden is a very popular program in our city. We're short on sites and have long waiting lists for people interested in community gardening. So this -- for thus is a true win-win opportunity and a great addition to the park system.

**Andy Welch, Portland Development Commission:** Andy welch, Portland development commission. Thank you for the opportunity this morning. Pdc is very thrilled to be a part of this project. I want to thank the council, commissioner Francesconi, commissioner Francesconi's staff, the bureau of parks and recreation and of course the Portland public schools for creating this opportunity with surplus property and coming to an agreement as to the import of revitalizing and redeveloping this parcel. The port development commission is committed to an inclusive constructive and pro active process that -- to create a vital community seat for the existing neighborhood, first and moore most, and to yield other private benefits that meet a myriad of uses as proposed in various proposals throughout the last several years that this has been a point of discussion. Specifically open space, play fields, park space, housing opportunities. Clearly we believe that working with all the interested parties, bureau of parks and recreation, other city bureaus, including the offices of sustainable development for the green building component and the bgs to create a vision for development our intent to be to check that vision with the neighborhood and city policies in corey -- and create the win-win situation that provides current neighborhood residents with a vital neighborhood asset, provides the green thumb with the resources they need, and our intent at the end of the community visioning process would be to bring a report and recommendation back to city council for your review and comment.

**Hales:** Let me ask a question, because I think there may be confusion in the community and maybe some on my part. Is our intent by this transfer and new partnership to use the site for a variety of community purposes including the maintenance of the green thumb program as an educational function with new partners, or is the intent of the transfer to displace this -- the use of the site for the green thumb program with other uses like, say, housing? We ought to be straightforward about

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that. If the green thumb program is going away and the site is going to be used for housing, we ought to say so. If the green thumb program is not going away and we're going to try to enhance its possibilities, we should say that. But I think leaving that hang assisting potentially confusing and -- and controversial.

**Francesconi:** There is some confusion out there. But it not coming from the school district or the city. Because we've said all along we're going to maintain the green thumb program, and what david jud's testify just reaffirmed that. We want to enhance this. Most of this if not all of it is going to be park property. We need the ball fields, we need the facilities we need the trees, what we want to do is help create a school-to-work experience for the students, so they can come work for Portland parks. And we can enhance the program. Having said that, we're also very aware, we, the city, is aware that we're losing enrollment in Portland public schools with families with children. So what we wanted is most of it to be open for the public for park purposes, working with the school. But we wanted to leave open the possibility of a community process where we engage the citizens to see if they're willing to consider 20 to 30 housing units in order to have families go to that school. It seems like a reasonable proposal. And that's what we've been saying from the beginning.

**Hales:** I think there's a difference between enhancing the activities on the site, like you just described, and replacing the green thumb program with housing. That's the fear I would assume that we need to address, both among parents who like the green thumb program and by neighbors who would be fearful of that change. School district folks are here to testify too. If the school district's intent is to keep that program going with new partners and revenues we might be able to provide, I think most people will say, great partnership. If it's simply the substitution of housing on the site for what was a good program, I think that's going to be more difficult for people to swallow.

**Welch:** We certainly believe the housing component would be a vital one to balance community needs and public policy. We're entering into the community involvement process without any preconceptions about what the final product should be, we're going to allow the process to identify those different components and how they can best be meshed together and then bring that back to this body for discussion. The community will be paramount in all the communications as will the city.

**Judd:** Parks assumption is that the green thumb program stay and hopefully thrives on that site, that the property that the district is retaining as part of the school district-owned property is the footprint that I think they feel can still support the green thumb program adequately. The rest of the site is available for this other both park and potentially housing-related uses, if that's what's determined. I don't feel -- I think our vision of it is that the green thumb program is a given and important, in fact critical to our involvement in this site.

**Hales:** Any further questions? Thanks. I know we have debby and jim here and perhaps others from the school district.

**Debbie Menashe, Chair, Portland Public School Board:** Thank you for asking us to be here today. I'm debbie, the chair of the school board, and I want to thank you all for your support of the school district in this way and the continuing Portland public schools that I hope come out of projects like these. I'm going to take a minute to clarify some of the questions commissioner Hales, because the school board went through exactly these same questions where we were looking at these issues. The school word has approved both of these properties, fulton park and the green thumb area as surplus properties in order to be able to complete this transaction with the city. Fulton park is a formalization of the existing use by the city of that as a community center. But green thumb is a very exciting possibility, and our first questions in declaring this property surplus were, impact on the existing program, which the school board is very supportive of, is recognized as an excellent horticultural educational alternative program for high school students. It's been

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successful and the school board supports it. We have been assured by staff and the program has been described to be able to be retained and thrive as it is currently operating on the northwest corner of the property that the district is retaining. The rest of the property is viewed as surplus, and our hope is that through this community process an additional -- our Portland public schools with parks can occur to create the kind of broad education program we're talking about in partnership with parks and perhaps other government and higher education programs that may be interested in a broader, larger horticultural education experience. So we are very excited. The school board is in full support of the possibility of broadening this partnership. Again, our main concerns were retaining the existing green thumb program and it will be retained on the northwest corner of the site in the property that the district retains, the possibility of expanding and enhancing that program in partnership with the city and parks, and making sure that there is adequate community engagement in a decision about how to use these properties. All of those concerns were addressed, we're comfortable and we approved them, the sales on that basis. So I want to thank you.

**Hales:** Jim?

**Francesconi:** I'm not sure there's much I can add to that statement. I think it very accurately reflects the discussion over the three years since I've been at the district that we've had over this particular property and the progress it's made through the system and the discussion before the board, and the decision of the board to make -- to sell this portion of the property.

**Hales:** Questions? Thanks very much. Thanks for being here.

\*\*\*\*\*: Thanks for having us.

**Hales:** Is there anyone else who would like to testify on these two items?

**Moore:** We have two people signed up. Ron Sumner and Martha Richards.

\*\*\*\*\*: Do I need to give my name and address.

**Hales:** Just your name.

**Martha Richards, Land Use Chair, Brentwood/Darlington Neighborhood Association:** Martha Richards. I'm the land use chairperson for the neighborhood association. In our neighborhood we have really valued the green thumb program. We think it's a great asset to our school and to our area. We value the open space. As you may know with a lot of the infill development that's happening, our neighborhood is seeing a lot of new residents coming in, and we're losing a lot of open space that we once had. So we're kind of looking at this with a little bit of concern, simply because the potential sale of the land seems to be leaving open a lot of questions about what might happen to it. So the neighborhood association's position is that we really would support the sale of the land if we could be assured that it would go to the parks department and have the land retained as open space and be assured that indeed our neighborhood would be benefited by this sale instead of having the potential for a lot of very dense infill development. As you may know, the land is zoned -- it's zoned for residential use and very, very dense residential use. The overlay is the alternative design density overlay which means that the existing zone can then be increased. And so you can get it even denser than the 2.5 zone. So we see the potential if the Portland development commission would decide to develop the land that there's no regulation to stop them from putting in extremely dense development, and so we're concerned that there's a potential for a negative impact in our neighborhood. To give you some background about the lay of the land in Brentwood Darlington, we have inadequate infrastructure. A lot of unimproved streets, bus service is pretty sparse, the schools are okay but not great. And in that area the site we're talking about, there's no nearby place to get groceries, no nearby commercial areas for goods and services. So if indeed that area was developed to its full potential with the R2-FD-5-A zone, you would be looking at a very automobile oriented development and that's not something that would help our neighborhood. So if you do accept the sale of the land, we hope there's a carve-out that it would go to the park and rec, because that department would maintain the open space and it would help with the educational

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potential for Portland public schools with green thumb and it would also help to replace the open space that is being lost to the infill development that's happening.

**Ron Sumner, President, Brentwood/Darlington:** My name is ron sumner, the president of the neighborhood association. We just wanted to come down and give our opinion again. We have sent letters, but we are strongly in favor of keeping the green area open for parks and recreation, and for green thumb. We feel like there has been quite a bit of density in our area and a lot of infilling, so the housing is sort of being addressed. There are a lot of houses being built in that area. But we feel very strongly that the area the green space, to keeping it for horticultural and park use is to the best interest of the neighbors in the neighborhood. We're not against housing, because we have a lot of that and a lot of low-income housing and rose -- but we just feel like with the lack of, say, the green space and parks in the area, that we just wanted to be on record that the neighborhood association is very strongly in favor of having the sale go to the parks and keeping the space for park and recreation and the school and green thumb activities.

**Hales:** Thank you. Any questions?

**Sten:** Are you interested in having a community process on what to do with it, or you've already had the community process?

**Richards:** It depends on how you define community process.

**Sten:** I define it as it's open to anybody who has an idea and you talk about things and come to the right conclusion. As opposed to it's a process but you can only have these choices, which is kind of what I hear you guys saying. I think it will probably come to the result that you want, but I don't want a community process where there's only one possible result, because it -- do you see what I'm getting at?

**Richards:** Yeah, and I think when I hear community process i've always been -- also been reviewing a lot of the land use issues coming through our neighborhood, and i've found a lot of times everybody around a proposed development is very much opposed to it for very good reasons, and again, I site the lack of infrastructure in our neighborhood. And yet this area is zoned r-2.5-a, which means in the end if that community process falls apart, there is a potential for a default to extremely dense development in an area that really can't handle it. So if we could be assured that the community process would indeed involve the nearby residents and the neighborhood and we could indeed be assured that we would have a real voice and we would be able to say what we wanted to see happen, and be able to kind of slow down the possibility for dense development and for inappropriate development, then, yes, community process would work very well. But if there's that --

**Sten:** I assume the development you're talking about in the past are privately owned pieces of property where the owner is looking to develop something based on what zone -- which I would draw a pretty distinct difference between what the city owns -- that we have to work through. So I don't have an opinion on this. I'm the housing commission and I like green space. So I don't have a strong opinion. I just think if we're going to have a community process we ought to look at the whole thing and if there's no shops, more people -- all these things are at play, so I just would say we ought to have a good community look at it and I would say that my thing would be -- I think i'd involve everybody who wants to be involved and -- I don't think it will get rolled in the same way a private -- if it's r 2.5 and a private entity owns it ultimately they're going to build housing if they want it. In this case I don't think the city is going to -- i'm not going to want to get into a big fight to build housing. I'd just like to be able to take a look at it through the community process with an open mind. I think whatever is best for the land is what ought to happen.

**Sumner:** We did have one meeting that was open to the public and we advertised it in the paper and bulletin that was open to the public, and there was testimony given on both sides, but mainly the interest shown by those in attendance that evening were in favor of keeping it for the green

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space. As compared to housing. But we would be more than happy to have -- entertain any kind of meetings in the area and work with you on that.

**Saltzman:** Can we get andy welch back up here? I just want to get some clarity on the issue of housing, the potential here as well. This is not tax increment area, right?

**Welch:** That's correct, it is not.

**Saltzman:** So if any housing were to occur, it could either be city initiated through whatever funds we come up with, but it could also include selling off certain parcels to private developers. Is that --

**Welch:** Probably most realistically through a development disposition agreement, yes.

**Saltzman:** Since there are no tax increment dollars involved, the ultimate decision about what happens here presumably comes to us through the parks bureau.

**Welch:** I would say that's correct, yes.

**Saltzman:** So we'll be presented with a development plan for us to either approve or disapprove.

**Welch:** I would say so. I would say on a broader scale we would look to present the council and the parks bureau of course a vision of what the process yielded and the different land use components and the different piece and how they would mesh together for your review and rat if I indication support or go back to the drawing board. But your input, certainly.

**Hales:** This particular case, the site, if this ordinance is approved, is going to be transferred to the bureau of general services, and the other case, fulton park case, it's assigned to the bureau of parks. But the ordinance also says that pdc will lead the planning effort if I read this right. Obviously the other bureaus will be involved, but it's actually a city piece of property, not a pdc piece of property, while it is in this park -- parked in this discussion. Right?

**Welch:** We have no development authority on that site unless you vest that with us.

**Hales:** Okay.

**Sten:** I would leave this to your auspices, andy, but I would say we should probably have a more shorter conceptual process first, you know, because if it is the point where there's -- we're not going to get into a dog fight to look at housing, then I think parks is the one that should be planning the site. I think the neighborhood -- my two cents is to take a quick look at all of the different possibilities. You have assurance nothing is going to happen without this council voting, you know. It may be there's some modest housing proposals that might make sense to people. The bit - - the big problem we're face assisting renters are getting moved out of the neighborhood. The big problem your school face assist declining enrollment. I'd say take a look, but nobody is going to roll the neighborhood. But I would say take a quick look, so if it's really a parks deal that's what it is.

**Hales:** I take 40 your testimony and david's also that your sense going into this is that the site is large enough and under utilized enough that it can accommodate more uses than it does today.

**Welch:** I dry. There were some rough schematics several years ago that showed a corner that might have 20 to 30 housing units as commissioner Francesconi mentioned, which would take up no more than -- in theory, an acre of land. So, yes.

**Hales:** Further questions for andy or any other staff involved? Thanks, andy. Anyone else who'd like to testify on this? If not, then let's take a roll call.

\*\*\*\*\*: I understood there were amendments.

**Hales:** Oh, are there? I don't believe -- I don't think so. It's not here as a substitute, you filed it as you want it, right? Oh, i'm sorry, I do have assessments here in my packet. For 718. So let's take them in order, please. I think 717 is as-is without amendment. Is that right?

**Moore:** Is that 60,000 or 50,000?

**Hales:** I have an amendment for 717 as well.

**Saltzman:** There are two versions of 717.

**Hales:** Okay. So what I have that says amendment is probably the substitute, right?



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\*\*\*\*\*: Someone needs to move a substitute for 717.

**Hales:** Dated June 12th. So I think that's right. Yeah. Jim, do you want to make a motion to substitute the substitute for 717?

**Francesconi:** So moved.

**Saltzman:** seconded.

**Hales:** So ordered. Roll call on the substitute version of 717, please.

**Francesconi:** Aye.

**Hales:** I just -- I'll just make my comments on this one for both of these. I think this is good work, and I appreciate the effort that you and the park bureau have put into this. I think this is in the public interest. When we have a site like Fulton Park where it's been operated by the parks bureau for years, it makes sense to have the reality of the real estate conform with how people use it and understand it. In the second case I think there is an opportunity there to get to a better total site utilization than we have today while still keeping a great program. I know the school district struggles with these issues all the time, but as a constituent of the school district and someone who has seen the benefit of the green thumb program, obviously a lot of interest in the community. I share 90 keeping that program going. As you face these difficult financial times, I think the one question is, do you cut costs or try to add value? This is an opportunity it looks like to take that smarter choice of adding value if we want to continue good enrollment numbers and a great school district, we can't just do that by cutting costs. And this is one of those places where frankly this Portland school district is better than the others in the region and it's not the only place where that's the case, and some -- a great program like this ought to be maintained and by finding new partners and new possible belts for that site, which I believe can accommodate more uses than it has today, we'll get to that happy ending rather than have them get back into the corner, sell this to a private property owner who is not obligated to talk to the community at all except in a land use hearing. So I think this has the potential to get to yes and to the continuation after great program. So thanks for putting us in a position to get to that happy ending. Aye.

**Saltzman:** I'm just glad particularly on the Fulton Park that this really is a recognition of how it really seems like a park, seems like a community center, and it's also my neighborhood park, so I'm glad to see this happen and look forward to having the parks bureau make it an even better park. Aye.

**Sten:** Thanks to commissioner Francesconi and parks and the school district, and PDC, and you can see how complicated this gets. I think this is a good step forward and a good strategy. It's mutually beneficial, and on the green thumb, allied say to the neighborhood folks, we're not going to ram anything in. I'd encourage you to take a short, quick look at whether or not you could do a small number of -- the idea I had was really environmentally designed housing where you really built something that was a show piece to show what you could do with green technologies and maybe help a couple of folks like single parents who want to keep their kids in the neighborhood own something. Maybe there's a little chance to do something like that on the corner that's not about sort of putting density that people don't want. So I would encourage you to keep an open mind into that. Whatever is the best site will come out of that -- whatever the best use is will come out of the community process and we'll have a chance to argue it out here if there's controversy. But would I encourage people to take a good look. Thanks, everybody. Aye. [ gavel pounded ]

**Hales:** Okay. We have a motion to substitute the new version of 718, please.

**Saltzman:** So moved.

**Francesconi:** Second. [ gavel pounded ]

**Hales:** Roll call on 718.

**Francesconi:** First on leadership and the ability of the board and the district to do some difficult things in order to make this -- to keep this one of the best urban districts. The leadership provided by Debbie Menashe, it's my understanding she's going to continue as board chair, which is really

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terrific for our city, and the school board, because they have a lot of passionate people that care about their children. Nobody cares -- such passion and issues and they're confronted with it at a time of dwindling resource and some leadership issues. And yet they've managed to keep the ship moving in the right direction with high quality programs to attract families as they try to close an achievement gap. The burden is just enormous on these folks and the board does it as volunteers without the staff that we have up here. And I just want to thank debbie for her leadership and the whole board for taking on the most important issue without the resource that's we have here at the city council. Jim, i've gotten to know him over the last three years and the management expertise that he brings on this facilities issue is just -- and the work of pam brown and others, but the management I guess our citizens need to understand, despite some communications issues, that the district under jim's leadership here is very well managed. And I can see that in how he's trying to manage the facilities by balancing the needs of the parents and the children with the financial realities. So we're lucky to have him as interim superintendent. In terms of green thumb, this is just a win-win-win in multiple areas in the since that it's financial support for the district, it's still underfunded compared to most major urban districts, it is a continued alliance between parks and schools that we're located together for a reason at the heart of our neighborhoods, so we can enhance this green thumb program. I appreciate that there wasn't any testimony saying we're doing away with green thumb, we're going to make it better and we're going to provide career paths to kids that they can work in our parks or other nurseries et cetera. So that part is really good. We take care of the issue with fulton and potentially we can address some enrollment areas in a sustainable way that commissioner Sten said. Folks, the easy thing, and parks is very clear, the parks wants this to be open space, to be sports facilities to enhance the green thumb program, period. That's parks' interest in this. But I am not just the parks commissioner. I'm a city commissioner. It is not for me to decide or the council to decide the use of this. It's for the community through a process. But folks, we have a terrific park across the street from green thumb. We have declining enrollment. We have rent there's want to become homeowners. The idea that we cannot allow 20 to 30 units in a way that you design on this parcel makes absolutely no sense to me. That doesn't mean we design it, that doesn't mean it's even going to happen. But my request is that we sit down and talk to one another, renters, homeowners, young people, old people, school people, long-term residents, and we look at how this property should be used. To do -- to make this a world class school district, we have to do some difficult things, the easy thing would be not to have housing in this at all. To use our dwindling land supply, it would be easy to have it all open space and green space. And I have been aggressive in that, because in most neighborhoods that is what we need. But in this area, we can accomplish multiple uses with most of it being parks and open space and green space, but we need to do this in a way that we can trust one another to work through this. And I have confidence that we can do this. Aye.

**Hales:** Aye. **Saltzman:** Aye. **Sten:** Aye. [ gavel pounded ]

**Hales:** Thank you all. Okay. We have some time certain items that we need to get back to. 688 and 689. Should we do those together? It looks like 688 is the one where more people are here to testify. Let's take 688 first, please.

**Item No. 688.**

**Francesconi:** I put this on a regular -- on time certain, so come on up, brian, urban forestry, and -- give us -- the reason did I this, when I was listening to commissioner Sten's excellent report on global warming, and then reading how commissioner Sten and others have been right and maybe the administration has been wrong, that there is global warming, and we had such -- the tools of the urban forestry and trees being such an essential ingredient, i've been at every tree planting i've been at commissioner Hales has also been at and the issue of neighborhood involvement and how we use trees that are so important to our environment and our neighborhoods, but we do it in a citizen-backed way, it just made more sense to me -- we always think of friends of trees which is a terrific

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organization that's planting a lot of trees, but we also have the neighborhood tree liaison program as part of our own urban forestry whose purpose is the same, although a little different objective, and so I was thinking that we ought to have a little report from our own citizen that's we ask them to do so much, about a program that's very effective, very cost effective that we don't hear much about. And so I wanted to take this opportunity to highlight these grant applications. So brian, let me turn it over to you.

**Brian McNerney, City Forester, Parks:** Thank you for listening to us this morning. The two ordinance that's we're bringing this morning actually -- my name is brian, i'm the city forester, and i'm also the urban forestry manager for Portland parks and recreation. The two ordinances do have a tie-in. I'll try to introduce that real quickly. And then we've got a lot of people from the community who would like to talk about the liaison program. We've got the first ordinance is number 688, and that authorizes us to apply for a grant of \$40,000, and we have very high expectation that's we're going to receive that grant from the state department of urban and community forestry. It's not exactly a done deal, but we've had discussion was them and they're very excited about some of the things that we've offered to them. And it will include Portland public schools with solv, friends of trees, the urban youth institute, and we'll be working on things like inner city youth, urban forestry related projects, and other projects in the community. So this ordinance will require some fund matching, but will not require additional funding resources from the general fund. The second ordinance allows us to receive mitigation funds in the amount of \$40,000 and apply 16,000 of those funds towards the needs of the neighborhood tree liaison program. And so we'll be using that \$16,000 as a match for the grant that we're applying for. So now i'd just like to let some members of the urban forestry commission and the community visit with you.

**Phyllis Reynolds, 4471 SW Fairview, Portland, Urban Forestry Commission:** My name is phyllis reynolds, 4471 southwest fairview, I am a member of the urban forestry commission and I just want to say a few brief words about the neighborhood tree liaison program, which I consider to constitute a very important part to the enhancement of our urban forest. I meet with the group when they first started in the fall, and I give them a walk about tree identification. And some of these people are knowledgeable about trees and some others know very little. But by the end of the program, they all are very knowledgeable and very enthusiastic. And right now i'm working with a couple of graduates of this program on the tree map of couch park. And i'm very impressed with how much they know and how much they want to spread the word to the northwest neighborhood. And keep in mind, these folks are volunteers. They really do spread the word. And that's where we need to go, to the neighborhoods. So I just think this program is an enhancement that we -- to our urban forests that we can't lose. Thank you.

**Shane Latimer, Acting Chair, Urban Forestry Commission:** I'm shane, I am currently the active chair of the urban forestry commission. First of allied like to thank the council and especially commissioner Francesconi for considering these two ordinances. They're important to the you're want forest, and -- urban forest. Via different tact on this issue. In presiding over the meetings, one of the things we have happen quite often, people coming in to appeal a decision made by the urban forester or his staff regarding something to do with their trees, whether they want to cut something down, whether they want to deal with the tree on their property, something of that sort. And usually the problem occurs because somebody hasn't been educated about anything about the urban forestry, they don't know that an urban forest exists per se, they don't know there are any rules involved, and there's no better way I have to tell you than something somebody there in the community, a citizen just like they are, educating them in this manner. And so that can only reduce the problems we have to deal with during appeals, and I should say the problems you have to deal with and again, especially commissioner Francesconi when I -- irate citizens walk through the door and want to know why they can't cut their tree down terror -- et cetera. So a slightly different tact,

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but I hope it's much appreciated, because I think in the long run after having some of these people through -- walk through your door you may be able to indeed appreciate it.

**Terrell Collier, Urban Forestry Council, President:** I'm terrell, I have a business here in Portland. I'm a member of the urban forestry council, and i'm also the president of the international society of arbor culture of the pacific northwest chapter. I'd like to look at my volunteer time as being productive, and I believe that the urban forestry council is one of those things, but also being able to teach other people, and this would be the neighborhood tree liaisons. I look another that as a leverage on my time. If I can teach people who will then teach other people in the community, I kind of view them as ambassadors, it's a great leverage of my time, it's also a great leverage of your funds, because -- leverage of your funds. It takes one program and goes out and spreads the word about proper tree care. And that's kind of where I come from, is the educational standpoint. If I can educate people about proper tree care, I know how important that is to the city of Portland, I look up here at our picture in the chambers and we have this vision after treed Portland. I want to promote that investigation, and that vision gets promoted through the urban forestry management plan, and this tree neighborhood liaison program really supports that. So it's a very good leverage of your dollars and my time as a volunteer. Thank you.

**Hales:** Any questions? Thank you all.

**Francesconi:** Could you address a little more specifically what the neighborhood tree liaisons actually do, and maybe say for those people who are listening, how do they become involved in the program?

**McNerney:** Okay. We recruit for neighborhood tree liaisons every year at community street fairs where we're giving out literature on the urban forest, and also on the storm water management program, and clean water program. And those people that register for that program, we try to recruit somebody from each one of Portland's 96 neighborhoods, and hopefully two, because one is just not enough to do all we're asking them to do. And then they go through a series of very intense trainings about eight classes where the curriculum goes all through the different technical and social aspects of urban forestry, and then afterwards there's a payback agreement where they're expected to put something back into the community forest through either a community project or an educational visitation with their neighborhood, and they do everything from neighborhood tree plantings with friends of trees, we had a couple that purchased out of their own pocket I think 500 western red cedar trees for planting in forest park. Others that have done tree walks in their community, and so there's a whole gamut of things that they do that really benefit not only the forests, but the people in the community.

**Francesconi:** Thank you.

**Hales:** Thank you all. Thanks very much. Is there anyone else here who would like to testify?

**Moore:** We have a sign-up.

**Brian Symes, 9833 NW Skyline Blvd., Staff Architect, Housing Authority of Portland:** My name is brian, i'm -- I live at 9833 northwest skyline boulevard. I'm the staff architect for the housing authority of Portland for the last five years. I've been volunteering with the friends of trees since 1989. Of but I was recruited into the tree liaison program through mary rose navarro, who I think we all know, and what I -- what we've done -- what i've done through the housing authority of Portland is I was able to introduce to the things I learned at tree liaison project to the maintenance people at the housing authority of Portland on tree care. As you know, the housing authority owns a lot of properties in the city with a lot of older trees, and I was able to disperse out all the literature from the urban forestry commission and -- on tree care to the maintenance people to stop topping our trees and that kind of thing. Also through the programs I was also able to plant trees at various projects that we own. Maple mowry, which was recently renovated, we put about \$250,000 of money into revitalizing that on fremont and mlk. And we got some trees planted over there, and columbia villa I had trees planted and the last ones I planted were in a place that isn't going to be

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changed through the hope 6 process application. And also through the hope vi meetings I was able to reinforce the fact that we have some historic trees in the villa that were planted in 1942. We have over 40 or 50 london plain tree that's are similar to the ones planted on the bus mall, but they're much older and much larger. And we're going to be able to hopefully save those in the new hope vi revitalization at columbia villa. And so I just want to thank the commissioners for listening to all of us talk and like -- charlie, at the last seed the future celebration, you said how i'm going to -- how are we going to get citizens involved in this city, get them away from the internet and television while we get them involved through the tree liaison project? That's how we get them away from the tv and the internet and get them involved in each neighborhood throughout the whole city. So thank you very much.

**Francesconi:** That was specific ask clear -- and clear.

**Tim Cushing, Representing, Burlingame Marquam Neighborhood Association, 1921 SW**

**Marigold, Portland:** My name is tim, I represent the burlingame marquam neighborhoods. I live at 1921 southwest marigold, just inside the marquam neighborhood. I have been through the neighborhood tree liaison program last fall, and before that time I was kind of unclear, I -- what I was going to do with my life. But now I know. Because I love trees. And I learned all about trees, all about tree care, maintenance, and education through the tree liaison program. And now I can -- i'm doing what I want to do. Because I feel so strongly about the urban forest and maintaining it, that it's no big deal for me to come here to talk to you. It's no big thing for me to go to the urban forestry commission and -- in lake oswego, which has recently begun, and talk to them about it. Because I believe that trees are necessary everywhere. And so I put together a program in early march at the capitol hill elementary school. It was a small program, planted only two trees, but there are two more trees there than there were before. And I can't stress to you the value of this program. It made me feel great, it will -- i'll continue that in the future, plantings at high school and whatnot. And elsewhere. I'm trying to work with odot to plant some trees on barbur boulevard. It's difficult right now, but i'm sure it will come to a fruition someday. And I would like to thank the commissioners for listening to us. I believe this program is a vital part of the urban forestry program of Portland, and its success in the future. Thank you.

**Alan Holzapfel, 1532 N Holman St., Portland, Neighborhood Tree Liaison:** Good morning. I'm allan, 1532 north holman street. I'm the neighborhood tree liaison. Thank you very much fore the opportunity to provide some brief comments on this program this morning. One thing neighborhood tree liaisons share is our love and concern for our trees. We can't take them for granted. About half in our own yards and the other half in public lands and with a tree life expectancy of about one half of a forestry, we need to be even more diligent and caring. The training that we receive is excellent. In ten very intense but thoroughly enjoyable and interesting classes we cannot hope to become arborists, but the instructors certainly make us want to become one each and every one of us. Most of all, the classes teach us where the resources are when we need them. Urban forestry staff, publications, seminars and other opportunities for continuing our education. In fact, that continued communication I find extremely valuable and necessary and I believe it's an important cornerstone of the program. I'm personally very thankful that our families five newly planted trees are doing very well into their second season at hour home. The neighborhood tree lee 8 san program provided my primary education in their care and feeding. That was the first observable benefit to my neighborhood tree liaison training. The second came from my neighbors observing. I have commitments from three neighbors to plant trees this year. In fact, as part of the project tree save, which relocated about 26 trees from north interstate max construction area, into schools and the neighborhoods of overlook, arbor lodge and kenton, the four neighborhood tree liaisons got together and were success until in obtaining over 100 individuals who were willing to receive and care for one or more of the relocated trees. I'm only sorry we couldn't have saved more. For even with our total number of trees increasing, we are still losing

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valuable and essential canopy. My next project will be to convince one of my arbor lodge residents and neighbors that the english ivy growing up their big leaf maple needs to be cut so the tree will not be killed and lost. It is one of the largest in Portland and is listed in the book trees of great err Portland. If the neighborhood volunteers who worked on the project tree save are still willing, we'll mount a friends of trees planting sign-up for next year, we'll be able to make a quantum leap in planting trees in arbor lodge. I firmly believe there is a return on investment in this program that will be measured by our succeeding generations just as we measure what was accomplished by preceding generations in our tree-lined streets, parkways, parks and boulevard. When I moved to Portland some 30 years ago, I was impressed by the many big, beautiful and old trees and I was surprised at the nickname of stumptown. It wasn't until I became part of the neighborhood tree liaison program that I realized the program was those neighborhoods just didn't have a neighborhood tree liaison. I believe this volunteer program is probably the best one sponsored by the city of Portland. It is worthy of all the support that can be provided. Thank you.

**Hales:** Thanks very much. Both of you. Anyone else who would like to testify? Karen, come on up. Anyone else? Come on up and join her if there's anyone else who would like to testify. Good morning.

**Karen Halvorson, 1313 SW Myrtle Dr., Portland:** Good morning. I'm karen, I live at 1313 southwest myrtle drive. I took the tree liaison class in the fall of 2000. I asked rob this morning how I got on the list, and he didn't remember, but it been my great pleasure to be able to be a tree liaison. I don't know everything, but my neighbors are starting to think I do. I have a manual that is so clear, so concise, the meetings were fun, we met professionals from pge, we learned a the bit about high voltage, low voltage, why you cut trees out of lines, why you don't. I've been able to refer neighbors to mr. Collier and his fine service. Every meeting was so well organized, and understandable for the layperson. So I really think without being redundant, it is a great bang for the dollar. I hope that I can sit in on some classes again in the fall. I will mention that I have kind of an uphill battle living in southwest Portland people fight about trees. And trees ruining their views. And so I think i've convinced quite a few that trees are part of the view. You have full view in the winter, and a tree view in the summer. And if you want to trim these trees, trim them appropriately. They're holding the hillside, they're helping runoff, and plant some new smaller understorage trees to start replacing the old scrub maple. So I think all of you -- I thank all of you and I hope this small grant will be funded, and I was very pleased, I have a cute story personally, and it's short, my daughter who rolled her eyes about her mother wearing her hat and neighbors calling with questions, is 31 years old and was on business in atlanta this last week for ten days, and I asked her if she had gone shopping when she called and she said, no, she was just looking around the neighborhood on her time off because she found that atlanta was prettier than she remembered the time before. She hadn't donny shopping but she bought a tree book. And she was so excited. There you have it. Thank you.

**Riesa Moore, Emily House, NE Glisan, Portland:** Good morning, gentlemen. My name is raisa moore. I live at emily house which is on northeast glisan near providence hospital. When I became involved with the tree liaison prom -- program, I was on the board of the irvington neighborhood association. It was a wonderful experience. I cannot speak more highly of the organization, the material, the teachers, the instructors, the sharing and compatibility with other members of that same class. It's enriched my life tremendously. I also find myself as a neighborhood resource person for all sorts of questions. I also have a passion against ivy, and the english ivy crawling up the tree and choking them off. Where I currently live on northeast glisan in the center neighborhood, it's bleak. It's bleak not because they're not nice people, there just aren't any trees. And people don't find it -- of senior and low-income housing, people have trouble walking, but if the neighborhood isn't pleasant and conducive to walking, then they don't. They just sit watching the television or go down and do the puzzle room. And my enthusiasm for trees and plants and

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gardening has begun to rub off. I will be involved with the center, neighborhood -- center neighborhood association and see what we do to enhance this neighborhood for livability. Everybody, once they have a taste of it, really enjoys it tremendously. Again, thank you for your time. Thank you for the ability that you have to encourage us and to help with the grant and whatever projects that are involved with trees.

**Hales:** Thank you. Anyone else? If not, then let's take a roll call, please, on 688.

**Francesconi:** Just -- I'll address comments in the first one. We're so well positioned for the future, because I think unlike other cities, urban places, we're figuring out how to have the environment and the economy work together. And the urban forestry does both. It helps our business districts and our residents with property values and people want to be there to collect. But it also helps our environment. But to do that, to meet the threats of disease, development, ignorance, it takes a combination of terrific staff and citizens. Because the real question is, do we value our urban forestry. And to have people like Brian McInerney who doesn't get enough recognition, who understands that for us to deliver on this we have to work through the citizens, Brian, you deserve a lot of credit for this, and I appreciate all the times you've had to intercede with me. So thank you. I'd like to thank all the neighborhood tree liaisons who have -- are working not only to protect the urban forestry, but to educate their neighbors. In the example we just had here, you're talking to your neighborhood about why not to cut the tree, and the view. You have credibility with your neighbor. We here at city hall do not. So it takes that relationship with your neighbor not only to care for the tree, but to educate our citizens so that we can enhance this urban forestry. And that's the beauty of the program. But it does it by giving you specific tools and knowledge so that you also learn something in the process and you're not just winging it on your own. And that's the beauty of this program. So I'd like to thank the volunteers, I'm not going to say all your names right, Allan, Tim, Karen, Riesa, and I'd also like to thank the volunteers from the urban forestry commission, who are trying to create a proactive strategy. Susan, Shane, Phyllis, Terrell. I think we have -- I haven't thought enough about this. I don't think the council has, about how funding and resources can enhance this program and make it a terrific not only community organizing event, but something that enhances our environment and our economy and brings us together as a community. So thanks for all your work. Aye.

**Hales:** Thanks for this great presentation. This really is an important effort in the city. I think it's really helping make Portland a better place to live. By the way, we ought to make sure the record shows for example -- Commissioner Francesconi shows this is not the only issue Commissioner Sten is right and the Bush administration is wrong. But it certainly matters to our environment in Portland. I think it also matters to people, and Brian referenced the comment I made about getting people out of the house and onto the street and working as neighbors, and I think this program really is magical that way and a lot of leverage. We've coined some phrases here on the council for ways to know if we're a livable city, like the orange juice test. You know you've got shopping -- you got to go five miles to buy orange juice, and the frisbee test, and the trick-or-treat test, you know it's a properly designed infill house if you can figure out where the front door is on Halloween night. We ought to maybe add another one, that's the dirty fingernails test. If you know you're a -- you know you're a good city if you have neighbors with dirty fingernails because they have been out for -- planting trees. Aye.

**Saltzman:** Good work. Aye.

**Sten:** It's a real pleasure to have enough time to sit and get a good update on what -- something this good that's going on. This is a wonderful set of work. The thing that -- as much as I think about global warming, it is very -- this is a very much complex bit of work to keep the tree infrastructure up and running. I think people don't realize the amount of expertise and thinking and all that goes into it. So thank you very much for that, and I'm going to publicly challenge the president on a

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debate on global warming in Portland, and he takes the offer I would like all of you to come and bring some educational information. Aye. [ laughter ] [ gavel pounded ]

**Item No. 689.**

**Hales:** I want to celtic it's to that. We didn't actually read 689, so could you read that, please?

**Hales:** Brian described this. Is there anyone else who wants to testify? If not, roll call.

**Francesconi:** Aye. **Hales:** Aye. **Saltzman:** Aye. **Sten:** Aye. [ gavel pounded ]

**Items No. 719 and 720.**

**Hales:** Okay. We have two more regular agenda items. They are 719 and 720, please. Why don't we read those separately.

**Sten:** Did you guys want to come up and give a quick presentation? We won't take a lot of time, but i'd like to -- I think richard harris had to leave in -- during the discussion of trees. This is a hugely important -- the shelter and the program is a hugely important community asset and really serves the most vulnerable people in this community. After a couple years of work we completed what I think is a very forward-thinking and the right move in terms of getting a permanent transfer to the salvation army. They have year in and year out done the hardest work in town and it's not going to get any easier, but perhaps we've made the organizational structure and the underlying financials a little clearer which will help make sure this really critical service stays in place. I wanted to thank bob from my office as well as representatives from the salvation army and central city concern. Did you want to describe this at all, bob?

**Bob Durston, Commissioner Sten's Office:** I can do a quick summary. This is hopefully a long-term solution to a long-term problem. When burnside community council went out of business due to financial problems, we as a community were stuck with a problem. That was a number of homeless programs that had no home. What we at that time we had central city concern, which is at the time within of our few nonprofit organizations willing to take on capital assets on behalf of the city. They agreed to take over the assets from burnside community council, which included the west women's and children's shelter. The salvation army was also one of the great community partners we have in the -- and the only partner willing to take over the service operations of those programs. It was a huge undertaking on behalf of both of those nonprofits. What we did at the time because of the emergency situation was we gave the property to central city concern but we asked the army to manage it and to run it for all these many years. Unfortunately that create add very awkward situation between central city concern and the is evacuation army. One owned it in paper only, and couldn't really do much to it, the other had to operate it. So every time there was a problem with the elevator, every time the plumbing went bad, there was a debate as to who paid for what. And it was a position that we the city asked these two agencies to take and it's taken a long, long time to dry to sport it -- sort it out. Basically what we're doing is we're going to forgive the city loan on the building, transfer the title from central city concern to the salvation army based on the salvation army's agreement to do some very long-needed repairs to the building at some substantial financial costs to the army. And with the understanding that the army will continue to do its good work in our community and keep that shelter operating for at least 25 years. But I think it will be forever.

**Sten:** 25 years or until we don't have anyone to serve.

**Hales:** Do either of you want to add anything?

**Neil Hogan, Major, Salvation Army:** I'm major neil hogan with the salvation army. We're very appreciative of commissioner Sten's efforts and bob's, he really has stayed on this. We appreciate the community support that this demonstrates and wane to go forward in the work that we're doing.

**Pat Moore, Salvation Army:** I just want to echo that. I -- some of you know this is an issue i've been actually -- pat moore, salvation army. Thank you. That's why he's my boss. It's an issue i've been working on for 51/2 years. The joke with bob was, I just want the title before I retire. Then I



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decided I would adjust to it I just warn the title before I stop sucking air. That almost happened this year. My last thought before the morphine took me away was, oh, no, they're really going to have to name it the pat moore memorial shelter. So thank for -- thank you for allowing us to have the shelter before we had to put that name on it. In 51/2 years, we made less movement on this project than we have in the last year, and it is entirely because of this man's effort.

**Sten:** Did I tell them we could --

**Pat Moore:** I really -- I appreciate you committing those resources, commissioner Sten and dan Saltzman has been a supporter of ours and the issue for a long time, and i'll be talking to you, charlie, about that trolley. [ laughter ]

**Hales:** Any questions for these folks? Thanks very much. Anyone else who would like to testify on this item? If not, roll call.

**Francesconi:** Bob, thank you, and commissioner Sten, and especially thanks to you, bob. I think -- salvation army, you know what you're doing in this area, but you're also very efficient and you add your values. So with we need more of all three of those things, and you demonstrate it by your behavior with this most vulnerable population. So thank for being in our city. Aye.

**Hales:** This is a great way to keep a good partnership going. Hope it has a long life, and you too, pat. Aye.

**Saltzman:** I remember I think it was my first year in office in '99, when pat came to visit me and was pleading on this situation, can we -- how can we resolve this, and we started working with commissioner Sten and bob to try to resolve this, and I think there's probably been a the bureaucracy on both sides, the army's side as well as our side, but the good point is it's finally happened and this will give you the opportunity to upgrade facility that performs a crucial role for women and children in our community. So it's finally great to see this day arrive, and sign the documents and get this ownership transferred and then get those improvements going. So aye.

**Sten:** Well, bob and pat, major hogan, thanks again. You have done a terrific job. As hard as you work, I think it will be nice for me to take all the energy that's been going into this and get it right back into the system. I'm very thankful, pat, we're not naming this after you. You still have a lot more work to do. Thank you very much. Aye. [ gavel pounded ]

**Hales:** Thank you. Item 720, please.

**Item No. 720.**

**Sten:** David is here from cable and I think some of Portland general's folks are here. I don't know if we have a presentation. This is another broadband license. We actually at this time a year ago I believe firmly as did the market that we were going to have three or four broadband providers in this town. Neither I or the market believe that any longer. Most of them are no longer in business and the ones are in business, only a few are left. Obviously this is an institution I believe will get us a great chunk of the service we need.

**David Soloos, Office of Cable Communications and Franchise Management:** Thank you very much. Office of cable communication and franchise management. On paper this is a very routine community -- competitive local exchange carrier franchise, but I want to take a moment because when you scratch under the surface there's some really neat opportunity for Portland and for the company. Pgb is an affiliate of pge and part of their business plan is when pge has a trench open anywhere in the city to come right along behind and put in duct and conduit and what we call dark fiber, which is fiber that doesn't have electronics that a front or a back end for anything, so they're building on spec. It's a real exciting opportunity because up until this point most of the providers that we've seen are going through the downtown, because where the density and the business is and the revenue is, and here we're seeing a great opportunity in the future to develop a system that actually goes out into commercial and residential areas. So we all look very forward to your support for this franchise and the company is here if you have any questions.

**Hales:** Thanks, dave. Any questions?

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**Saltzman:** Will this broadband be available to all pge customers in the service area? All residential service areas in their service area? Is that the grand vision?

**Soloos:** Well the company will have to speak to their grand vision. At this point it's kind of opportunistic. They are still going to build their own plant that connects above and beyond just building in pge trenches, but it was -- it's a clear opportunity for them and for Portland to have broadband and high internet access and high-speed internet access, et cetera, from the fiber in residential and commercial areas, not just in the downtown core or the inner east side, lloyd district.

**Hales:** Looks to me like we have the grand vision department sitting on the sidelines. Would you like to come up?

**Sten:** It's a free commercial. You've got to fake it. -- take it. It's not prime time, but -- [ laughter ]

**Deane Funk, Portland General:** Good morning. Dean funk with Portland general in this case representing Portland general distribution.

**Greg Jones, Portland General Broadband:** Greg jones with the Portland general broadband. Our initial grand scheme of things is like david said, to overbuild pge projects, take advantage of open trenches. Look for market opportunities as they come. Our initial play is looking at a metro carrier type of a business. Basically we'll provide service to isps and other broadband retail service providers in the retail area, commercial customers. At this point we aren't looking at becoming a broadband rcn or winstar.

**Hales:** Are you going to string dark fiber out on overhead poles as well as in trenches?

**Jones:** Yes. We've got a plan about 119 miles in the Portland metro area.

**Hales:** Great.

**Saltzman:** If I understood you correctly, and I don't understand all this terminology, your initial goal is to provide this service to commercial customers.

**\*\*\*\*\*:** Our --

**Saltzman:** Not to residential customers.

**Jones:** Our initial goal is to provide the infrastructure for others to provide service to residential customers. The residential business model that we looked at a number of months ago was too big of a play. It's about a \$500 million effort to overbuild the city of Portland. And Portland general given their situation of being the relationship with enron and being sold, it was too large of a task at this point.

**Funk:** I think it's worth noting, because we had a reporter calling from "the Oregonian," sort of on the broad level of discussion about what's going on with utilities and telecommunications, that we're actually, because of the limbo we're in, we're actually somewhat on hold on this broadband business. It's not going as fast as it was before. It's not to say we're pulling out, but it's one of those situations where we're up in the air a little bit. And you might see that in the paper in the next few days. The term that's used for us is a carrier's carrier. We don't have, even if we wanted to, have a franchise to be able to be a retail provider of service.

**Hales:** Further questions? Thanks, gentlemen. Thanks very much. Anyone else who would like to testify? If not, roll call.

**\*\*\*\*\*:** This one passes to a second.

**Hales:** Sorry. That will be back next year and -- week and we are adjourned until 2:00 p.m. [ gavel pounded ]

At 11:05 a.m., Council recessed.

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[ gavel pounding ]

**Hales:** Clerk, please call the roll.

**Francesconi:** Here. **Hales:** Here. **Saltzman:** Here. **Sten:** Here.

**Hales:** Mayor's on vacation, so let's proceed. We want to bring up a couple of officials and extend that courtesy, county chair Diane Linn and Lisa Naito are here, give them the chance to testify and then get back to work across the river.

**Lisa Naito, County Commissioner, Multnomah County:** Thank you. For the record, my name is Lisa Naito, county commissioner in Multnomah county. And I was going to tell commissioner Sten, who I saw yesterday, that now I'm in my different role. He saw me wrapped up in blankets at a little league game keeping score for the team, so now I'm wearing more of a professional hat today. But I want to thank you for the opportunity to come before you and talk about a very exciting possibility for the gateway community. Certainly the businesses and the residences there will benefit greatly -- hi, Erik -- from the urban renewal plan that's proposed. I want to take one moment and really commend the leadership of Dick Cooley of putting this together and working so very hard and putting his heart and soul into this project, really. And also Ken Asher for the excellent work that he's done with the PDC. Also the Hollywood -- the Hazelwood neighborhood association has been really involved with this and really cares about the community. We appreciate all the work they're doing in the community. With that Multnomah county has reviewed the proposal and it's my responsibility first to walk you through that. We voted on May 31st on a resolution that is before you today. And I won't read all of the findings, but it is true that there is an impact of the urban renewal district on Multnomah county and the revenues that we receive. It's estimated that from gateway urban renewal, a \$32 million revenue loss is projected. So the county certainly has an interest in making sure that we are working together as a community on this. In the resolution, we make four requests of the city of Portland in this urban renewal and state that we would support it under those resolutions. Number 1 and 2, we -- involve the child receiving center. And we were originally asking for a \$4 million financing investment by the PDC, purchase ban renewal project, and we would consider the vacant lot. A lot of work has been done in this area, and I particularly want to commend commissioner Saltzman for his leadership on this project and bringing the parties together to -- it's never easy to try to get to a solution, but he has been very, very eloquent in doing that. Also, Mayor Katz for her willingness to step up and bring the parties together to meet a -- to finish the project, this child receiving center, that we all care so deeply about, that is going to support the kids in our community, that's a multi-jurisdictional effort. And the -- we would support the proposals that commissioner Saltzman is putting forward today, and will lead to the completion of the project. So we thank him again for his leadership in that area. Two other areas, point 3 and point 4, that the county would like you to consider. One is the issue of special-needs housing. I understand that there is housing and affordable housing discussed in the gateway plan, and this -- really this point involves really more than gateway specifically, but it's an effort to look in partnership with the city about how we might expand the special-needs housing component of affordable housing. To that end, I don't know that any specific recommendations are necessary from your board. And I believe that the gateway PAC will be interested in working with us on that. We just put that on the table as something that we're interested in. He we're also interested in working -- and we recommend a task force -- to look at the issues that are raised by urban renewal in general as the city and PDC rather reaches the cap on urban renewal projects

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overall. And the financial impacts to the county have become very, very tight in this time of budget cuts that we are making. And I understand there'll be an addendum proposed by commissioner Saltzman that will address that issue, and it's one that we will continue to work jointly on. So with that I do understand to commend all the people who are also here for the child receiving center who have worked so very long and hard to make this vision that commissioner Saltzman began a reality. And I think we're very close to that point. So I thank you for your willingness to work with us, to consider our requests, and we just really appreciate the partnership, I think, that I feel that the county has with the city of Portland. Thank you.

**Hales:** Thanks, Lisa. Thanks, commissioner. Welcome her in her first visit as county chair.

**Diane Linn, Chair, Multnomah County Commissioner:** Thank you so much for the opportunity to address you very briefly to follow up on commissioner Naito's testimony. I for one, as your new Multnomah county chair, really look forward to partnerships that involve these two jurisdictions and others and the community to bring together our -- all our collective resources and with a common goal and vision, to improve the area, this urban renewal process will benefit. I'd like to state very specifically that I do support -- we do, I believe, support the substitute ordinance offered up by commissioner Saltzman today. We are prepared to transfer the parcel of land referenced in this ordinance. We'd like to emphasize the importance of 120-day review that will look at the financing and space needs that relate to the community space or boardroom, depending on how you're looking at it. I for one believe that we're certainly going to want to see how well we can, again, work together to achieve a community vision that really ends up enhancing the whole facility and ends up integrating itself into the community. But that period of time is going to be very important for us to pencil out the figures, make sure the whole thing really does work. So we appreciate that very much on the county end. I too would like to back up commissioner Naito's reference to the support for the addendum or provision or task force that relates to addressing the county's direct involvement in the future in urban renewal projects so we can really, again, work earlier in the process to incorporate our, again, collective visions and role, because I think we are really fundamentally in the business together of improving these neighborhoods and these communities. And I think together we can do an outstanding job and I think this particular project will, in the end, in the final analysis, reflect that. This is a day to celebrate how urban renewal can in fact improve a particular area of the city and county. I have seen the faces of kids in the foster care system who have been abused over a period of time, and I do think that we all would agree that this child receiving center is going to play a vital role in protecting those kids and doing a better job of it. And I do want to, again, emphasize the need to celebrate this particular urban renewal district and how again it really is -- will improve this neighborhood area. The whole area. So thank you for your time. And again, I would reemphasize the role that Dan Saltzman played, of course, in this process, the mayor, the rest of council, to really weigh the pros and cons to come out what we think is an extraordinary agreement here.

**Hales:** All right, thank you. Questions for either of our colleagues here? Thanks very much.

**Linn:** Thank you so much.

**Hales:** So let's now to move to staff presentation. And don, Kenny, come on up.

**Don Mazziotti, Executive Director, Portland Development Commission:** Good afternoon. For the record, Don Mazziotti, executive director of the Portland development commission. In advance of my testimony and with your indulgence, the Portland development commission is meeting at its regular monthly meeting at this moment, and when I complete my remarks I hope that it would be all right if I could head over to Lloyd Center for that purpose. Thank you very much. Talking about Gateway is a bit nostalgic for me because when I was working for the city in 1974, Steve Dodder,

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who still is an employee of the city, and ernie munch, an independent architect, worked together to design a regional center at what is gateway. They were at that time dreaming about the potential for light rail and the confluence of light rail at that location along with the potential for i-205 intersection which of course was on the drawing boards at that point. A lot has happened in east Portland in the past 25 years. I-205 was built. Two light rail lines did converge. The unincorporated area between Portland and Gresham was annexed. The county mid-sewer project was completed. Gateway was designated a regional center in the 2040 plans. Some of these changes haven't been comfortable for the people in the gateway community that we've been working with in the past three years. And when PDC was asked to create an implement strategy for the gateway center in 1987, many people in the gateway community simply laced up the gloves for another round with city staff. But we think that by 1999 something had occurred as a result of a process and leadership of people like Dick Cooley and the community group, wherein thinking had begun to refocus on the fact that gateway was and has changed. New housing was being built in that area for the first time in 20 years, shopping centers were being bought and sold, traffic was getting much worse, and the park-and-ride was getting much more difficult to use. Slowly, an alignment between the city and the community and the region began to take shape, and we'd like to think that that alignment is expressed in the document or the process called Opportunity Gateway. The gateway regional center urban renewal plan, which the Portland Development Commission unanimously adopted at their last meeting, is really not the first product of that partnership. It's already produced the Opportunity Gateway Concept Plan, the Interim Right Way Plan, a Development Strategy for the Four Corners area at Northeast 99th and Northeast Pacific, a Boulevard Concept for 122nd Street. The urban renewal plan is, however, something for everybody because it will level to some degree all of these efforts. It took shape under the special care and leadership like Arlene Kamura and Arlene Owen and Dick Cooley and Mary Doherty, Ted Gilbert, and many, many others. The urban renewal plan is really a culmination of sorts, but also from our standpoint a new beginning for gateway. It will be the only, outside of downtown Portland, the only true regional center in the city of Portland. And with urban renewal, a new era, we think, in development can occur that has not happened before. It will also, we believe, usher in better design for development in the area, increase citizen involvement, and as the commissioners have spoken to you just now, Diane Lind's comments about new and better partnerships ring true with us as well. But by themselves these plans will not improve a single street, nor will they build a single park, nor will they make anything else happen. By itself tax increment financing will not nearly cover the costs of upgrading the district's aged streets, parks and storm water systems. What has to happen, of course, is that there are very significant private investments made, which we can use as a result of the leverage our planning efforts to make all of this happen. And we think that the area's positioned for that outcome. And so I can take pleasure in recommending to you the commission's adopted plan. In closing, my remarks I'd like to really take a moment to acknowledge this Portland leadership of the mayor, her staff, Commissioner Saltzman, others on the council who have provided, as we've worked to develop a final resolution, that will achieve what we hope are multiple objectives, including the children's receiving center. I think we've all compromised a bit to reach agreement. My hope is now that we can move forward with confidence that the needs of the community are being met and that we're going to do our level best to make that come true. I'd also like to acknowledge the hard work and dedications of the city volunteers, obviously, who have spent more than two years building consensus and developing this plan, and when we get right down to it stepping up and being leaders once again in accommodating the aspirations that everyone I think has had for the area, one bit or another. And so with those comments, I'd like to

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introduce ken asher, who has been in the lead on this project from pdc's staff. Abe varcas is also here. With your indulgence, they can answer better than I any questions you might have about the plan. Thank you.

**Hales:** Thanks, don. Thank you at the gateway regional center is 650 acres, its western boundary is i-205, southern market is southeast market, its boundary on the east goes between 103 are arrested 113th, out to 114th and also the property around woodland park hospital. Opportunity gateway is a program to help guide the growth that will occur inside that boundary. It's also a really good story, as you know, about perseverance and the opening of minds and the rising to challenges. And by some accounts it is unthinkable that we'd be sitting here today considering a plan that will unquestionably alter the way future generations of Portlanders use and enjoy this city.

The beginning was difficult. Commissioner Hales did have to restore order at an early meeting that had all the makings of a jerry springer show gone bad. Abe did approach me a couple years ago about coming up with an exit strategy for pdc and gateway. But timing being everything, on that same day, and this is true, that very morning, two auspicious things happened for gateway. Dick cooley finally submitted to my requests to become chair, and also gateway was awarded what I think is the largest, or one of the largest grants in odot history. So abe had to march back to the office and say there would not in exit strategy in 1998. In 1998 the question on the table was really whether the city of Portland and the gateway community could stop talking past each other long enough to actually converse about gateway's potential. We answered that question. The answer was, of course, they could, and they did. In 1999 the question was whether gateway could exist as a regional destination while enhancing the quality of life for the people who are already lived there and did business there and worked there. We answered that one. And the answer again was yes, it can, and we should see how to make that happen. In 2000, question became for the community at least whether they wanted to become engaged to the city, or actually more specifically and maybe more haltingly to the urban renewal agency for 20 years to pursue that vision. The answer is sitting behind me here today. And now at the risk of taking the matrimony analogy a little too far I think the question for council is whether or not you're ready to bless the union between the development commission and gateway. We have our differences --

**Hales:** It's a good thing that the city council can't perform marriages. [ laughter ]

**Kenny Asher, PDC:** This feels very much like a marriage of sorts. We have our differences, and they're not all worked out. And we don't know if this partnership is going to make all of our dreams come true, but I would submitted that the program advisory committee and the development commission are absolutely committed to the idea that one day, and hopefully not too far off, we will be showing gateway off to visitors who come to Portland to understand how Portland solved the density sprawl debate. And you have been briefed on the urban renewal plan, which intends to make that happen. We feel it's a robust plan that will improve the livability for both the region and the community, and we are convinced that gateway will grow with or without it, but will only truly prosper with the strategic application of tax increment financing. The effect of urban renewal in gateway is very significant, more than doubling the number of housing units, 170% increase in new commercial development, a five-fold increase in new office space, a near tripling of employment with higher wage jobs. We project nearly \$500 million of new private investment that would come to gateway and would not without urban renewal. And most importantly we expect that the quality of the place will improve under the program. The parks and plazas will get built. Parking structures will replace those surface parking lots, free up land for new storefronts and homes and offices. And the bar will get raised with each new project that gets proposed. It's the quality of the new development, not the quantity, that ultimately convinced the

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pac that urban renewal should be ported. I cannot thank that committee enough for its incredible attention span, for good thing, also its good humor over the last two years. I'd also like to thank and acknowledge a pretty talented city staff without whose service the pac wouldn't be in such good humor all the time. Some of those folks are here today. Others are busy. But from pbd, abe varcas, also a member of the pac. Sara king, who's not here today. Laura switzer. From the bureau of planning, allen rieber. From the office of transportation, stewart gwen. Steve dodder, a member of the pac, still going strong after 25 years. And from parks, riley woodcom. I'd also like to thank council very briefly, because it's difficult for some people to get to gateway. It still is an enigma. It's hard to imagine the regional center if you go out there today, but clearly this council gets it because we've been living off your general fund dollars for the last couple of years. It's only because of your early investment in this planning process that we can now come to you and ask to be pushed out of the general fund nest, and go fly off on our own, which we'd like very much like to do, and I think council in 25 years will appreciate the investment you made. And my final thank you, of course, is reserved for a guy who I can't say enough nice things about, a friend and mentor, and he's kind of gateway's super hero, the chair of the pac, dick cooley.

**Dick Cooley:** Thanks, kenny. I joined kenny in congratulating a very good staff that really have their heart what work they're doing. I'm not comfortable in -- I appreciate lisa's comments, and don's comments, especially yours, kenny, but i'm not comfortable taking that level of credit. There's people -- I lived in that community the first 30 years of my life. And that's why i'm there, but there are people in the pac, in the community, that lived there a lot longer. And are -- arlene and sharon owen and a lot of people like them have been -- are -- were there before I was, will probably be there after I am, and deserve every bit of credit that I deserve. So I want to make sure people understand that. My name is dick cooley. I am chair of the Portland advisory committee, opportunity gateway. The pac has 30 members. Six of them represent neighbors associations. One of them represents the gateway business association. Four of those members represent institutions. Three of them live in the district. 12 live in nearby neighborhoods. Three of them own businesses in the district, 11 of them own property in the district, and four of them represent key agencies. The pac meets once a month, it has standing committees that meet 1-2 times every month on parks and transportation, design and development, and education. The pac sponsors seminars, panels, workshops, tours, and public outreach activities. It has an active and dedicated membership. If I had to tell you it had any single core value, I would tell you that it's core value is participation. It believes deeply in participation. Broad participation. As you know, it's very hard to draw a lot of people into these kind of processes, but we try every day to increase the number of that are participating, informed participating. We spent a lot of time educating ourselves on issues. We like to make decisions after we've informed ourselves. So we may have our meetings, but then we also have to have our seminars. I think sustained participation. This is a life-long kind of process. Certainly the life of the district. And to sustain good participation you have to have participation that's meaningful, where people get the results they're looking for. There are about 40-50 people in this room that are active in pac activities. I'd say about 20 of them are pac members. Not all these people support the outer southeast plan. Not all these people support the idea of a regional center. Not all of them support urban renewal. Some of them would have no growth at all. Some would -- don't agree, if you're going to have managed growth, you're going to have growth and you're going to manage it, some don't agree on who ought to be managing it. Some of those people don't agree that the -- that the pac represents and engages the community in the way they'd like them to. But I can tell you they almost -- most of them, if not all of them, share in common a desire for some specific results. Those results are quality design, in private and

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public development. Public places and public activities that engage the community. A cohesive identity in gateway that gives it a sense of place, again. A well-managed street system. A quality pedestrian environment. And a responsive transit system. And I think those -- those goals bind all of these people together. I also think that to a person, they all believe, and would agree, that the community must play a central role in getting -- if you're going to get those kind of results. You're going to probably hear from a lot of them. I hope you will. And i'm going to ask that the four people on our community that are -- on our committee that are chairs of these subcommittees come up and just give you a brief description of what those committees are doing. Then everybody else - - I hope people realize in order to speak you need to sign up. So i'd encourage you to sign up. Okay. And they can come in the order that the clerk has them come.

**Hales:** There might be some questions before you three leave.

**\*\*\*\*\*:** Oh, sure.

**Hales:** Maybe tell us the order that you'd like to people to come up in, dick, then let me see if there are questions for the three of you first.

**\*\*\*\*\*:** The four people I wanted to come up are jerry and beth, arlene and mary.

**Hales:** Let's see if there's some questions for you first and then get the four of them up.

**Saltzman:** At what point do you want me to introduce my substitute as well and explain that?

**Hales:** Wouldn't hurt to do that now. That way people can comment on it as the hearing proceeds. So --

**Saltzman:** Do you want to can ask them questions first?

**Hales:** Go ahead.

**Saltzman:** I think this is probably, since we will have people testify, we might as well get the details of my substitute ordinance out on the table here. And I think there are copies, the clerk has copies, there's also copies over here at the table. The substitute ordinance finalizes the commitment the council has made to fund up the \$.2 million for the children's receiving center. And that is to come through a combination of pdc funding of up to \$1.2 million, and then \$1 million from the 2002-2003 general fund capital improvement program. The ordinance also establishes that a surplus piece of property adjacent to the residential facility will be deeded to the pdc, and that negotiations will continue with Multnomah county for the possible transfer to pdc of a facility on the crc site known commonly as the boardroom. If transfer of the boardroom is not possible due to programmatic requirements of the crc facility, other potential land negotiations with the county will be pursued. And all this will be pursued within 120 days from today. However, my substitute ordinance also provides that regardless of the out comes of these negotiations, full funding of the crc project up to \$2.2 million is guaranteed by july of 2002. The current proposal assures final funding for the facility while limiting the impact to the gateway urban renewal plan. The citizens participating in the opportunity gateway process have been quite supportive of the children's receiving center. Despite their concerns about the possible impact on tax increment dollars in the district. I very much appreciate their support for the facility. The substitute ordinance now, I believe, is fully consistent with the opportunity gateway's proposed funding commitment to the facility of \$1. Million. So that is basically the substitute. I wanted to just thank the mayor for her assistance in crafting this substitute. And I hope each of you will support this approach to assure the completion of this vital service facility abused and neglected children.

**Hales:** Okay. So commissioner Saltzman has moved his substitute. Is there a second?

**Francesconi:** Second.

**Hales:** We'll take that under consideration throughout the hearing and then vote on it at the conclusion.



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**Francesconi:** Isn't there another amendment here in madelyn, is there something else? A paragraph 17?

**Madelyn Wessell, Office of the City Attorney:** Yes, commissioner Francesconi. I'm hiding behind the board here, but there is an additional technical amendment that could be distributed at this time that could be -- we're proposing it on behalf of our office and the mayor's office just to make sure that we're crossing all ts and dotting all is with respect to making appropriate responses to the recommendations that the county provided.

**Saltzman:** I could explain this. I'm pleased to support. It basically is the official response that's required to other governments who submit recommendations on the urban renewal plan. It's a response to the Multnomah county points and basically it speaks to the points that we are coming up with a capital contribution to the children's receiving center, which is part of what they requested, and also speaks to the request that they be more involved with the city and the Portland development commission to continue to work with the county to improve the county's involvement in future decisions regarding urban renewal districts. It's basically a required finding that we need to put in there. I can offer that as --

**Hales:** So commissioner Saltzman moves and commissioner Francesconi seconds that we take that amendment under consideration as well. So they're both under consideration by the council. Any further amendment stuff up front? And then first questions from this team before we bring other members of the pac up. I have some, but I want to see if others do. Perhaps particularly kenny and abe. I'm trying to think of how to put this. You mentioned urban design. You mentioned the quality of urban design as one of the goals that the committee stressed and that the plan attempts to carry out. That's a lofty goal. It's one that we repeat often.

\*\*\*\*\*: Uh-huh.

**Hales:** It has, however, been the case in the past that pdc's -- the architectural quality of what pdc has built in previous districts hasn't been at the top of the accomplishments among the buildings built in those districts. How are we going to do better this time? In other words, how are we going to assure that pdc's buildings are leading the trend rather than following it towards better design in the district?

**Abe Farkas, PDC:** Let me go ahead and respond to that from a broad-brush perspective which will hopefully cover the gateway area as well. Actually pdc has received a number of awards for its job, in parks and open space. We've not been quite as successful in receiving awards for some of our vertically-sponsored design, although some of it is okay. It certainly can be better. We are currently engaged in an interdisciplinary effort with other bureaus, including planning, opdr, I believe transportation, parks are also in there, bes is also another key player, looking for alternative ways to enhance the quality of design, both inside urban renewal areas and across the city. We don't have all the vehicles identified, but the reality of having had a first cross bureau meeting like that, which I believe it's unprecedented, and having each and every bureau and our own agency committed to finding more exemplary ways to push and raise the bar in design is a very significant.

So we're all committed to trying to find those levers and to working together to get there. And again, that's an approach that we'll be addressing activities inside the renewal districts, as well as outside. Within the renewal districts, some of the ideas that we've put on the table include emphasizing design in our rfp processes, potentially identifying additional resources to enhance the capacity for architects to get more involved in various activities that are going to be high profile. We're currently involved in probably about 140-150 different projects. We know we can't reach everyone larry design standards in each one, but if we can find the most critical ones, those that have the greatest potential for spin-off, that's where we'd like to concentrate our efforts.

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**Asher:** I have a gatewaysque follow-up. Two things. One we feel like we're blessed with some of the best real estate outside of the central city. We don't have to go begging for new projects. Every month there's a new proposal. We can sit back, more than other districts, and be picky of the quality of what intends to get built. And we intend to do that. The office towers aren't coming yet, but we don't have light rail yet to the airport. We expect to see a lot of activity and be able to hold to a pretty high standard out there. We also have a committee that's been working for six months now, called the design and development committee, working very closely with the planning bureau. They're looking at the whole scope of the rules and regs, incentives to get good design. It's incredible in a year we'll be back in front of the council with zoning plan changes and other code changes that could help in that direction. So we're looking at everything.

**Hales:** Maybe I could get dick to address this question too, a related question which your response races for me, kenny, and that is we've done our urban renewal plans in other districts, and pdc has done what it's done and we're trying to do better. Okay? You but another piece of course is the private sector. We did an urban renewal plan for the lloyd district, which I think dick you had some familiarity with, and have been at some points winning and some points losing battle to take sides where the community envisioned urban development and were getting proposals for one storage and burger joints, some of which has been built. Is the committee concerned about this? What might we do in gateway to prevent the outcome of designing a plan for a unique place, having the community say, "yes, this is what we want," and then having generic development from mcanybody, you know, come in and create the usual suburban landscape where you plan for something better? Has the committee talked about this? Are there any strategies in mind?

**Cooley:** Well, I don't think you can fully legislate good taste.

**Hales:** No, you can't.

**Cooley:** There's just a limit. I think lloyd district is an example of -- we've got a lot of good things there, but there's some things that you just can't believe they let them slip through. It's the small drive-thru sort of joint that you're talking about. But I think that the -- I think the quality begets quality. So once you begin setting that pattern in a particular location you're going to get in that location, say at four corners, if you push for quality there you're going to get quality around it. Other developers in the market -- the market will step up to quality pretty quickly if it doesn't think it's going to be leading the field or be alone. And what an urban renewal district can do is bring in a sense that they're not alone and they're not leading the field.

**Hales:** Uh-huh. Good.

**Francesconi:** I just had one question. We talked about the impact on the county some and the child receiving center. We have the analysis here there's not any operating loss to the school district because of the way the state formula works, but there's an argument that with increased housing will come the need for schools. This is a part of the city, unlike other parts of the city, where the schools are crowded. So then the question is -- and the voters there just passed a bond measure -- but as you project it puts the district in the situation of do they ask the voters for another bond measure, et cetera. And then I see that education is a goal. And you have some money set aside for the educational districts. Can you say a little more about david douglas's ability to access urban renewal funds for capital expansion?

**Asher:** Right. And i'll be very brief, because the superintendent is here today to testify. We recognize this is an issue. Absolutely, we need to figure out a way, if we're going to take part in that community in a constructive way, to be part of the solution and not part of the problem of overcrowding in those schools. We are bringing in new populations. Some of that new population is going to be school-age children. We don't know how much. And frankly, that's something that

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we have some measure of control over in how we develop our housing strategy, which we've not done yet, but we've talked to the school district about assuring that they are at that table, as part of that discussion, so that we -- if there is a push to build three and four-bedroom units, there is a push back from the school district to make sure that we're not doing that anyway way that's going to overburden the schools. So that's a process that's yet to occur. We've talked about capital projects that might make sense. The floyd light middle school is in the district. And there are other needs that the school district has expressed that would work very well with rail, at one of the rail stations.

Early education, you know, can you-3, associated with daycare. We don't know what it would be, but we're very willing and open and wanting to partner with the school district on those types of projects. And have a line item in this urban renewal plan for that purpose. Because out here the school district is the community. And if you're not working with the school district, you're not working with the community. And I think barbara will attest to that, to the job we've done there and what our plans are when she comes up to speak. Is that enough for you?

**Francesconi:** It's important to take care of, make sure you build that pool at the community center first. Sorry. I'm not supposed to be lobbying for projects. [ laughter ]

**Hales:** Further questions for this team? All right, then, thanks, gentlemen. Let's bring up jerry, beth, arlene and mary, please. Take it from there.

**Hales:** Good afternoon.

\*\*\*\*\*: Good afternoon.

**Hales:** Who's on first?

\*\*\*\*\*: Can you hear me?

**Hales:** Yes.

**Arlene Kimura, Chair, Hazelwood Neighborhood Association:** My name is arlene kimura, my chair of the neighborhood association. My opportunity with -- involvement with opportunity gateway has been about four years. I spent a lot of time going to meetings with the residents, the business community, the pac members, subcommittees and various government staff. I am also a member of the parks subcommittee, the co-chair of the design and development committee, and I am the chair of the developmental review committee. I feel we need urban renewal because in order to put all of those pieces together in a cohesive manner we need something for infrastructure.

And right now the city and everybody else is on a very tight budget and the only way that we can assure that these things come to our neighborhood and enhance the -- the process is to have an urban renewal district. Thank you.

**Hales:** Thanks, arlene.

**Beth Balz, PAC:** I'm beth balz. Also a member of the pac. I'm the transportation committee chair. And it's been said that without vision the people perish. We have people with a terrific vision. We just need funding. And I would entertain that we need urban renewal and we hope that you will vote in this way. Thank you.

**Jerry Kloyke:** My name is jerry kloyke, and have been a resident in gateway since 1953. I'd like to see a positive change in gateway. And this can be accomplished through urban renewal. I've been an active participant a number of years in opportunity gateway i'm currently the chairperson on the parks committee. The need is really great in this area. We have a few parks and open space in this vast expanse of land. And this can be helped -- or basically the development of parks and open space can be done with the -- with urban renewal. And basically I would like to thank allen, kenny, dick, sloan and dan for their hard work these past years.

**Mary Doherty:** Hi. My name is mary doherty. I started as part of this process because i'm dean of the maywood park campus for mt. Hood college, but I must say that i'm here now because this

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urban renewal proposal is bread in contagious involvement that is really gotten many of us hooked on the intentional citizen dialog that has happened over the years as part of the program advisory committee for opportunity gateway. From the perspective of work force development, economic development, and quality of life, this dialog has required that education be particularly responsive. I appreciate commissioner Francesconi's questioning about david douglas and the growth and we feel very strongly, as the community college in the gateway area, that our mission is as a comprehensive community college to serve very well that growth that's happening. And we certainly see a role for the general conversation of education to be intrinsic to the program advisory committee's work. I chair the education committee that earlier was called the education center committee, but we decided we have to talk about the big picture of education, not just an eventual conclusion that there should be an education center. The committee has ranged on a focus -- and our task now is to clearly focus the efforts of education so that they can accrue to something concrete. The range has been from focusing on manufacturing, engineering, to basic college transfer to esl and developmental ed, to looking hard at k-12 and higher ed and the relationship between, to looking at the performing arts as another area like parks that is deficit in the gateway area. I support urban renewal because the revitalizing of gateway is good for citizens, very good for economic development. It's good for k-12 and for higher ed, psu and mt. Hood community college particularly have been fastidious to this, but many other entities and citizens who have a broader interest. I support it because it's part of a fabulous vision for Portland and each of us before you has a piece of a view towards the quality of your vision based on the public trust and the work that you do. Urban renewal is important in that effort. Thank you.

**Hales:** Thank you. Questions for any of these folks? Thanks very much. Thanks for all your work on this.

\*\*\*\*\*: It's been fun.

**Hales:** Don't say that. You'll get volunteered for more. [ laughter ] are there any other pac members, dick, that are planning to have testify?

\*\*\*\*\*: I think a lot of them -- I think they're all signed up.

**Hales:** We'll go ahead and go to the signup sheet and start with public testimony, including other pac members. Karla?

**Moore:** Come up three at a time.

**Hales:** You need three chairs? I need three chairs. They can maybe share one chair.

**Hales:** Okay. Come on up.

**Craig Flynn:** My name is craig flynn. Come on up here, girls. I've lived in the gateway area most of my life. The only time I didn't live there is when I lived in the hawthorne district was when I was single. What got me excited was when I heard charlie Hales on the radio saying "we're going to go out to gateway and make it just like hawthorne." i'm thinking, well, that's kind of odd. When I got married and had my first child I decided this is the last place I want to raise a kid, there's no place for them to play. There's no yards. You could play tag with the cars, but I didn't think that was such a great idea. So I moved back to gateway. And the pros area, closer to 122nd, and bought my parents' old house. Fortunately for me the sewers imposed on the neighborhood and the houses were cheap back then, another government-imposed problem on the neighborhood solved by you forcing us to pay for it ourselves without any help. My daughter katy, my daughter kelly right here. I spend a lot of time -- I coach a lot of teams. Right now i'm only coaching two teams, because my other children are older. In fact, one graduates tomorrow. Never ever thought I would be thinking about moving out of the neighborhood. I'm thinking about it now. Early on I watched as queen vera and prince charles ruled over the ne'er-do-wells of gateway. They came in, lectured

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us and told us what a great vision they had for our neighborhood. As kenny asher stated, it was almost like a jerry springer show, mostly because the citizens were not allowed to ask any questions. We were given rounded, scissors and cranes and told to draw pictures on papers about our design, but we weren't asked what it was, we were told these are the things you can do, think outside the box, spend as much money as you want, because it doesn't matter. It's probably only going to be taxpayers' money. Most of the group wanted q&a. We never got that. I watched how the supporters, in fact I have some handouts for the council -- I watched how the supporters all mostly government officials, as you'll notice on the first group of the steering committee, you know, pdc, you went down the line, all the government agencies, the transportation -- they're all there, they're all there. There weren't any citizens on those first groups. In fact, I asked -- I asked to be on the committee, and there's a letter in there, and I asked kenny asher many times to give me a letter stating why I couldn't be on there. He never stated why, but he stated I couldn't be on the committee. In fact, he did tell me that one of the problems, craig, is we only people on this committee that agree with the process, you know, if you're not agreeing with where we're going, you don't need to be here. Kenny asher told me that. He didn't put it in writing, though. Many other people thought the way I did. They really -- he let one or two people on there, but what's the point? You're outvoted. I watched how a lot of people used to show up to the first meetings, gradually they didn't anymore. You beat 'em down pretty good. What's the point of going to a meeting and looking in from the outside? You're not allowed to ask questions. Remember, this is about preserving neighborhoods, right? Now, during this time I went to an ldc meeting down in salem, and gussie mcroberts was talking, and she mentioned -- you know, I asked her a question. I go, how did gateway ever get turned into a regional center? She looked at me and she said, charlie Hales did it. It was a town center, and he forced -- or not forced, but pushed to make it a regional center.

**Hales:** Craig, you need to wrap up.

**Flynn:** I know I do. This process is not about us ever talking. Everybody else had about ten minutes or so. I've been told all along i'm not allowed to speak. But the question is, mr. Charlie Hales, did you change this from a town center to a regional center? Was that your pushing?

**Hales:** Craig, we're not going to cross-examine.

**Flynn:** I want to ask that question. I've been asking it all during the process of this, at many, many meetings. No one ever answered. Gussie mcroberts did. I was just curious, did you change --

**Hales:** Wrap up your testimony.

**Flynn:** -- from a regional center to a town center?

**Hales:** Wrap up your testimony and i'll answer your question.

**Flynn:** Okay. I haven't been given much time all along. Kenny asher mentioned that, you know, this is a sprawl and density debate. Well, you're going to solve it with me. I'm leapfrogging out of here, i'm sprawling away from Portland, because the thought of a high density area with all the traffic -- I sat on the transportation committee, all the roads are moving towards that. Why would anyone want to live in a grid locked neighborhood? When you gridlock the main roads, they all drive through our neighborhoods. I don't want cars shooting through my neighborhoods. I don't want speed bumps and all these little turnaround things. If you have road capacity, we don't have to worry about that. But when I looked around the room, there's a lot of people there, and I expect after you vote, you'll all bow your heads, put your head in the trough, and suck off the taxpayer a little bit more.

**Hales:** Time out.

**Flynn:** All we see is fee increases and tax increases.

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**Hales:** I'll answer your question, which is the whole city council supported, and I voted for the metro plan that had gateway as a regional center.

**Flynn:** Why didn't the neighborhood --

**Hales:** No more questions.

**Flynn:** Why didn't the neighborhood have a say? Remember preserving neighborhoods?

**Hales:** Would you start your testimony, please.

**Ray Mathis, Executive Director, Citizens County Commission:** Good afternoon, council members. Like a piiac meeting. For the record, my name is ray mathis, executive director of the citizens county commission. I'm here today to support the completion of the gateway children's receiving center. As you know, the receiving center is totally consistent with our advocacy of early childhood interventions. Why does this organization interested in this? We're interested because we know this is the most cost effective way. Early interventions in high risk children's lives is the most cost effective way to save downstream justice system costs. The current system, the inefficiency of the current system, which requires children to wait in police cars, stations, in case officer's offices, before emergency foster care placement, can take place, is cruel and inefficient by anyone's standards, and flies in the face of good public service. The children's receiving center will go a long way to ameliorate the damage to these children. For that reason, the citizens crime commission supports the building of the center. Again, we're not part of the debate on how the project should be funded. We view our role as advocating for projects and programs that we believe should be the top priority of the community and the receiving center certainly meets this standard and this test for us. Thank you for your time and attention. I want to thank all of you, and especially commissioner Francesconi, for his creativity and flexibility on this issue.

**Francesconi:** That's an inside joke.

**Hales:** We know he's also creative and flexible, so we'll take that in the spirit of his offer. Thanks for coming.

**Emmy Sloan, Retired Director, Legacy Emanuel Child Center:** I am emmy sloan, retired director of the child center from legacy emanuel and a continuing member of the planning committee for the children's receiving center. I have been involved in planning for the receiving center since a community forum was held in the 1980s recommending the development of such a center to improve the way children entered the foster care system. It has become -- it has been a long time coming, but we're almost to the completion of this dream. I believe in the worth of this project and very much appreciate the strong support of the city of Portland in making it happen. The site in gateway is a good one, especially as it is so accessible for parents and other visiting on mass transit. Having all the key agency partners, law enforcement, services to children and families, and the private nonprofits at the same location is also a significant plus for the children and families. For the first time in my memory there will be an opportunity to take the time, even though it may only be days, to look carefully at the needs of the child coming into foster care in our community. This time will allow us to determine whether a child can safely return home or to a relative, or if that is not possible to develop the most appropriate foster home resource for them. It will ensure each child has a complete health screening and than any immediate medical needs are addressed. It will allow planning time for foster parents, quicker and more home-like visitation for caretakers and very importantly help avoid placing children in foster homes that are overcrowded or lacking in resources to deal with the individual needs of each child. Unfortunately, through my many years in the field of child abuse, I have seen many, many children suffer reabuse as a result of inadequate time to plan for appropriate follow-up or foster care placement. While this is not a total solution to the huge lack of foster care resources, it is a very strong step in the right direction

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and all of us in the child welfare community thanks commissioner Saltzman for his perseverance and strong leadership to make this happen. I thank you each of you.

**Hales:** Thank you.

**Moore:** If dr. Robert silverman, john.

**Hales:** Good afternoon.

**\*\*\*\*\*:** Commissioners, good afternoon.

**Hales:** Please, go ahead.

**Robert Silverman, President, Mt. Hood Community College:** My name is robert silverman, the new president at mt. Hood college, and I wanted to stop by today to congratulate you, thank you for your support. The gateway project to me, being the short-timer, new-timer, new person on the block, represents a significant challenge and a significant contribution to our college. And it's totally in line and consistent with our emerging vision, particularly in the areas of economic development and bringing high-wage, high-tech jobs, whatever you want to say, to our area. And just commit to you that the college is going to be there to support and help and do everything we can to further the mission -- the education mission and the overall mission of development in the area. So thank you very much.

**Hales:** Good luck to you. That's a great institution you're responsible for, sir.

**Silverman:** It's been a lot of fun. It is a great institution. Great faculty, great staff.

**Hales:** John?

**John Shepanek, Chairman/CEO, Oil Can Henry's:** Good afternoon. My name is john shepanek. I'm the chairman and ceo of oil can henry's. I'm also a vice-chair of business programs for the Portland chamber of commerce. I'm in my second stint as a board of director of the christie's school. I'm here in that capacity. As a sideline, I have six children and ten grandchildren. So you take all that package and put it together, plus being a franchisor, part of this meeting today reminded me an advisory group with franchisees. So I appreciate your -- the way you've handled yourself today. I'm here to seek support for councilman Saltzman's amendment to the council ordinance that will accept the gateway renewable plan that frankly will guarantee the completion of this program. At christie's school, who has been selected to operate the 16-bed facility, we are in the marylhurst area, and we take care of severely disturbed children who live there and go to school there. Each of these children typically have been through about 13 foster parent relationships, and each child has been sexually abused by a boyfriend, a friend, a parent, or someone. It's a very, very difficult situation. We want to operate the children's receiving center so that we can ensure that younger children, who can come through this system, can be properly taken care of and put in the proper facility. As ray had mentioned, up to now kids are put into police cars, they are at the police station, in the caseworker's office until they can be placed with a foster parent. The children's receiving center will be affording short-term residential facility to accept the abused and neglected children. It will provide 24 hours a day, seven days a week service. There'll be 16 beds professionally staffed by child development specialists. Ages will be approximately 3-12. With some exceptions made for siblings. We'll keep the sibling groups together, brothers and sisters will stay together. And it will certainly help us to identify the problems and do the appropriate things to get the children back to their parents or families and so on. In all of this process, i'm just delighted to be here. I wanted to especially congratulate commissioner Saltzman for his untiring effort. I think it's a wonderful, terrific program, and to all of you who are here to support this project.

**Hales:** Thank you. Thanks. Please, sir. Can we swing the microphone over to him?

**Dick Loffelmacher, PACC Trust:** I'll come over. My name is dick Loffelmacher. I'm with pac trust. As a company we own 30 acres at the intersection of 102nd and halsey, referred to as the

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gateway shopping center. The first thing i'd like to say is i'd like to compliment pdc and kenny asher and dick cooley. They did a phenomenal job in this process, and I think their outreach efforts were outstanding. From a redevelopment point of view I think this particular site really offers a lot of opportunity, a lot of different directions. And I think that some of the issues that you brought up earlier are very important. As an example, quality. I think that the market is out there to support good quality. I think that it's -- it's an area in -- and a location where you truly have an opportunity to do a lot of different kinds of development, from retail to office, housing. The whole spectrum. And how that gets started I think is very important. The original statement that comes out. And I think one of the ways that you do that, hopefully, is providing some very good infrastructure in some key locations early on. Say as an example, there's been a lot of talk about the four corners. If the streets, landscaping, you know, the other kinds of infrastructure down there that can be dealt with is dealt with early, it sets a tone, it's a freshness, and then the development that follows behind that will hopefully pick up that same quality. And I think, you know, to the degree that you can create a zoning and a set of guidelines that demands that quality and yet at the same time provides a lot of flexibility is also a key issue in terms of the timing of getting some of the development going. And also recognizing that because you have so many different things you can do within that area, that it's going to be somewhat of an evolutionary process. We need to be able to move in the direction that the opportunity arises, be it within the market, or other opportunities within that area. I think beyond that, again, the one thing I would really like to stress, hopefully we can get some money for some infrastructure up front to help get the process started.

**Francesconi:** One question in that regard.

\*\*\*\*\*: Uh-huh.

**Francesconi:** If we do that, or when this happens, can you say a little bit more about your company, as well as the other kinds of private investment that would follow the public investment?

**Loffelmacher:** I think there are some good developers right now that have some property probably under control, in a position to move forward. We, unfortunately, in our own property, have some very long-term agreements over the majority of it that are intertwined between fred meyer, mervyn's, and a series of other people, and so some of our activity is going to be limited within our own property. However, I think all of the tri-met property is an ideal opportunity that is one that you can do hotels on, you can do entertainment, you can do office, you could do a combination of housing. The property that is just to the south of that, ted gilbert, I believe, is involved in that. In fact, I know that he is. He's certainly very capable. I think he has some good ideas, visions. I think there's a series of people that are there, and we are also intending to participate in that redevelopment outside of our own property. So I think that there's a lot of developers in the private sector that if the opportunity is there and they believe that the infrastructure is going to happen, there's going to be a real commitment to it, and enough control that you will have consistency of quality, that all of a sudden it makes it a great place to come in and invest in from the private sector point of view. And, you know, infrastructure with rail obviously and the extension out to the airport and all the other things, I mean you have some phenomenal assets to start with. And it's a great area.

**Hales:** Thank you very much.

**Moore:** Sharon owen, tom owen, and shirley french.

**Sharon Owen, Hazelwood Neighborhood Association, Gateway PACC:** Try to get near the microphone. I'm sharon owen, associated with the hazelwood neighborhood association and member of the gateway pac. As i've mentioned before, i'm sure to you, as I have in other forums,



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i've been involved with some part of the planning for gateway for eight years. And i'm truly delighted to be here today to talk about setting up the gateway urban renewal district and I thank all of you for your leadership and support, that you have shown, and that you continue to show in this project. I'd like to make some comments on the children's receiving center. The pac supported the concept of the center and its siting at 102nd and burnside. When the request came to help offset the costs of the remodeling I would characterize the pac's reaction as kind of feeling caught in the middle. I'd like to point out that the carefully considered and sensitive position that the pac took with regard to purchasing land and amenities with \$1.2 million of urban renewal funds has facilitate the compromise that you are I believe putting together and it sounds very much like you are. I was pleased to hear the amendment. I'd also like to note that there are some unresolved issues with regard to the center, especially in connection with purchase of the boardroom. And since this is kind of a vision thing, the pac feels the boardroom structure has potential for a variety of uses, including a gateway design display center, a classroom, and of course meeting space, because it's right smack dab in the middle of gateway's most visible corner. The boardroom structure, there would be a new access built, as I understand it, which would be oriented on to a plaza, and that whole corner that I like to call an open space people place. So we ask that you help us to finalize this centerpiece for the gateway vision. Thank you.

**Tom Owen, Opportunity Gateway Education Committee:** I'm tom owen. I've been serving on the education committee of opportunity gateway. Our deliberations have been motivated by the desire to realize public culture value from the regional transportation center. What could we do with the access provided by intersecting interstate highways, bus lines, a fast-developing rail system, bicycle corridors and even a nearby airport? A dual theme emerged. An education center in gateway would be almost perfectly situated. And ditto for a serious performing arts center. The education center might be a single institution, but it might be more practical with an anchor tenant, such as a university branch campus in consortium of partnering institutions such as community colleges and the possible participation of k-12 districts with alternative schools and vocational support programs. A performing arts center needs a large potential constituency and would be able to draw on the larger community through the convenient transportation access of the gateway center. Its auditorium would provide a site for large-scale public meetings as well. We think that a performing arts center might also have a partnership structure and in addition might accommodate some fixed art space such as an outreach gallery for the art museum or historical society. The windows of opportunity aren't open very often. We need to set aside space and resources for our cultural institutions as part of the gateway redevelopment. Thank you.

**Hales:** Thank you.

**Shirley French,:** My name is shirley french, and i've lived in gateway all of my adult life. The first gateway meeting I attended was in july of '97. A few of us expressed our opinions against urban renewal and were told if we didn't be quiet the meeting would be closed. I left that meeting, and I didn't attend the next one or two. However, my neighbor seemed to express their views, and they were quite the same as mine, so we mailed vera Katz a letter with 59 of our signatures, and nothing was ever done about that. Many of these people attended some of the meetings, but most said the meetings were monopolized by pdc speakers. I asked for a written phone survey of the people who live in gateway, and to my knowledge that was never done. I feel the developers and the business community support this plan because of financial gain while the people living in it are losing a quality of life we'll never get. Thank you.

**Hales:** Thank you.

**Moore:** We have kim lofton, larry blocks, and barbara strictly.

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**Hales:** Welcome.

**Kim Lofton, Montavilla PACC:** I'm kim lofton. I grew up in and around the gateway area and currently live in the montavilla neighborhood. I represent montavilla on the pac. I also serve on the design and development committee. I do this, I give of my time because I -- I grew up in this area, I care very deeply what happens to gateway's future, as well as caring that the history is preserved of the area. I'm also doing this because I work for mt. Hood college head start program, and I also care very deeply about the needs of children, and I want children's needs represented on these committees as well. And as a neighborhood to the children's receiving center, i'm excited to see it happen in my neighborhood. And i'm also concerned that children's needs aren't -- this is not the full puzzle. It's just a large piece of the puzzle. And as a child care consumer in the area, as a single working mother, child care is a very serious issue for the gateway area. And as I said, I work for mt. Hood head start. We have federal funds to start a child care program for low-income families, but we've not yet been able to find an affordable facility to house it in and it's designed to begin next month, but there's still no location for it. So i'm serving on these committees because I care about children's needs being addressed and not just property owners and developers deciding what happens in the future, but that children's needs are also looked at. Thank you.

**Hales:** Okay.

**Barb Stickley, Opportunity Gateway PACC:** Good afternoon. I'm barb stickley, a member of the opportunity gateway pac, a ten-year resident of the neighborhood, and a board member of the hazelwood neighborhood association. I serve on the design and development committee, and I serve also on the transportation committee. I have served on the pac for approximately three years. And as we began the work on the concept plan, it became more and more aware that a long-term plan was needed in order to make the gateway area a pleasant and a good place to live for our neighbors. All of the neighbors in the surrounding areas. The pac and the staff have spent many, many hours of our time attempting to reach all of our neighbors, to listen to what they have to say. Our meetings have been open and we have gladly accepted their comments. There are many things that we have looked at. The traffic committee, we've gone to great lengths to look at the design of the streets, the connectivity of the streets, the use of the streets. This past week we had the bicycle committee there to take a look. And now is going to be part of our group. Design and development is another very, very important part of our -- of our work. And you ask about the quality. And that is something we are addressing now. The quality. How do we keep the quality that we need in the area. So that it doesn't deteriorate. Three years ago when I attended my first meetings, I began to envision for gateway the bits and pieces of places I had been and I had enjoyed. It was sort of a, you know, close your eyes and have a warm fuzzy about what you would like to see. I'm sure that each member of the pac had their own personal reasons for making a commitment to the designing of this area. As the months and the many meetings have gone by, I feel we have become of one mind. We have one goal. That goal is to -- a commitment to see that gateway regional center becomes the very best. A place that all of Portland can be proud of and folks visiting the area will go away recognizing that this is a special place, a place designed to serve the neighbors who live and work in the area, a welcoming place for visitors, a place of economic growth. And I am more than happy to continue to spend my time working for opportunity gateway. Thank you.

**Hales:** Thanks.

**Larry Blockus:** All right. Good afternoon. My name is larry blockus, an employee of participating corporation. I've worked the east Portland area for about 15 years. Most of the area is within our service area, we also have our control center located in that area. I think mary said it

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best when she said earlier the area is contagious. You start getting involved and you want to keep doing more and more. I'm now involved with a lot of civic and community activities, which I really enjoy. We had a presentation by commissioner Saltzman at our gateway area business association meeting. I'm a board member for that association. And their representative on the pac.

And commissioner Saltzman talked about the receiving center. And for me personally he gave enough information for me to fully support the project. I know firsthand how important it is. We've adopted a special-needs child 11 years ago, and i'm very pleased to report that this child was considered very tough, that probably wouldn't make it through society. She ended up being an honor student, lettered in sports, and one of the top five in her recruiting class in the marines. We're very proud of her. So you can see it does work. Commissioner Hales also has been active. He attended our gateway community fair, which was a roaring success, and his attendance there meant a lot to us. We're hoping next year to have a parade. Fred sanchez is leading the effort on that. Really quickly, the storefront project that you've supported, we haven't done as much with it as we want to do, but 111th square has stepped up to the plate, and we're hoping that halsey area will spiff up the storefronts and make it a better place to be. And I think that's going to be a good thing. We need to continue look at halsey and not lose sight that that's an important street as well as 102nd. Last, my goal with the gateway business association is to basically come to the meetings, learn what's going on, and go back and report to our group and get feedback. I can proudly say today that i've not received any feedback that has been negative at those meetings that would keep me from supporting either urban renewal or the opportunity gateway project. Thank you.

**Hales:** Thank you.

**Hales:** Welcome, superintendent. Rita, welcome.

**\*\*\*\*\*:** Do you want to go first?

**Hales:** Board members first.

**Frieda Christopher :** Okay. I've asked barbara to come up and sit with me. She was planning to testify later, but then with the questions on education we thought it might be helpful if we were both sitting here at the same time. My name is frieda christopher. I own a piece of commercial property within gateway, and that's how my involvement started. At that first meeting, they said got out of hand, I do have to commend pdc, they listened, and the next meeting was strictly questions and answers from the community before they went back and planned what would fit for the area and how to proceed. I want to commend kenny and his work in that area. My husband and I ran a business in that area for the -- the prunedale area for 16 years. We still own a business of property that we lease to a nonprofit agency that does performing arts, promotes performing arts for children. I felt when we took on this lease was when I was involved with gateway and I felt it fit into the plan, so I decided to do it by example. I strongly believe in taking -- being part of the solution versus part of the problem, and that's why i've been involved since that first meeting. I'm a member of the pac and on the educational subcommittee. And my other -- in my other life, as I say, i'm also vice-chairman of the david douglas school board and have taken this community as being a member of the pac to keep the school board involved continuously for the last over two years on what's happening in gateway so they can be part of the discussion. I strongly support the urban renewal as a property owner. I feel it is the only way, after being there almost 20 years, that we are going to get the development we need and the improvements that are required to make that area developed as a school board member we're in consensus that we can work together with opportunity gateway and the urban renewal committee to try to develop things and help the district as well as the area. So that's all. Thank you for having me here today.

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**Hales:** Thank you.

**Barbara Rommell, Superintendent, David Douglas School District:** I'm barbara rom, superintendent of the david douglas school district. Good afternoon, commissioners. In david douglas we have a question that we use as a litmus test for any decision that we make, and that question is -- is it good for students? In looking at the establishment of this urban renewal district, we see that it represents some challenges for us. And some of those we are a bit concerned about. However, the committee has really involved representatives of the district in doing the planning and gives every indication that they are willing to work with us to look at those challenges and find solutions that will be good for our students. As we look at the development of that area and knowing that it's going to happen one way or another and it needs to be planned to the best of our abilities, we know that the urban renewal district has the potential of really helping our community become more economically viable and more livable for our citizens. And a vibrant community is good for kids.

**Hales:** Thank you.

**Dike Shepard:** Hi. For the record, duke shepherd. I'm here as a private citizen, not as an employee of work systems, inc. I live in parkrose and i've been involved with frieda on the education subcommittee. And I would just -- a lot's been spoken about the level of citizen involvement. I would respectfully disagree with some who have spoken already. I think this pac and mr. Cooley and pdc staff have been very responsive and inclusive of diverse opinions. I would submit that the problem isn't the opinions, it's they're outvoted, that the simple majority of folks out there are like me. They walked in, wanting to be a part of something. I was at the meeting where commissioner Hales had to call it to order. I didn't want to be a part of anything that night. But as I came back and was invited to be involved, nobody knew my opinion coming in, so it wasn't sort of wired for those who were going to agree with p dc. It was for people who wanted to be part of the future. I'm a 28-year-old guy who lives in east Portland, i'm about the next 20 years, and I want to be a part of it. I think the idea of urban renewal to turn opportunity gateway into a reality using local money to meet local needs is the best way for us to go about it. I think in addition the pac should be commended, something is a little overlooked, their discipline. That map hasn't grown. It doesn't go to 122nd, doesn't go to where I live in parkrose, they stayed focused on a very dense area, and very focused on real solutions and they should all be commended. I appreciate the opportunity to be involved and be here today. Thank you very much.

**Hales:** Thank you. Any questions for these three? Thanks very much. Congratulations on another great year for david douglas.

\*\*\*\*\*: Thank you very much. Representative.

**Hales:** Welcome. Shelly, go ahead.

**Shelly Lorenzen, League of Women Voters:** My name shelly, from the league of women voters.

One night last week I had to take my son to the emanuel emergency room. While we were there, a caseworker came in with three young children, a brother and two sisters. Later a policeman arrived. It became clear to us that they had just been removed from their home and were there to be examined for abuse. I didn't like to think about what might have happened to those sweet children. They were still there when I left at midnight, and I wondered what would happen to them. Would they drive around for hours looking for an appropriate foster home? Would the children be allowed to stay together or would they be separated? If there had been a children's receiving center, they could have gone to a safe, welcoming place, and stayed together. So yes, the league supports the children's receiving center and we support partnering with the county to build the center. Moving a child from foster home to foster home can be as damaging as the original

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abuse or neglect. Easing the trauma of that experience will benefit everyone. We also support the use of urban renewal funds. The assertion that urban renewal should be used only for economic development projects is contrary to both the language and the spirit of the state enabling statute. The debate over the source of funds for this project, however, points out the dilemma of urban renewal districts. On the one hand urban renewal is a great tool to redevelop blighted areas. Recently it has been used to increase density in our city, to protect the urban growth boundary. On the other hand, urban renewal takes money from entities whose job it is to serve those increasing populations. If all goes according to the gateway plan, the county, the city's general fund, and david douglas public school district each stand to lose about \$30 million in tax revenues. With gateway we will have ten urban renewal districts. Multiply the \$30 million that just the county will lose, and we are talking about serious money. Diverting tax dollars from schools and the city's general fund is sort of like robbing peter to pay paul. First urban renewal limits the school district's capital improvement bonding ability. To your point, commissioner Francesconi. Second, either the state will have to use its general fund to make up the difference in operating revenues for david douglas or there will be less money for schools statewide. Diverting tax revenues from the city's general fund means less discretionary money to help schools, fund fire and police services, et cetera. The league certainly supports economic development, but not at the expense of essential and cost-saving human services. Investing in these services also is a good long-term investment. Perhaps it is time to rethink urban renewal. Let's find a way to invest in all aspects of our future. Thank you.

**Hales:** Thank you.

**Craig Opperman, Director, Christie School Community Programs:** Thanks for the opportunity to speak and your time today. Mime anyways craig, i'm director of community programs at christie school, a treatment agency for children and families. And we were selected as my board member mentioned earlier through rfp process to develop and implement the children's program -- portion of the children's receiving center project. I'm the project director for that. I'm here to testify today in support of commissioner Saltzman's amendment, the substitute, latest version, that we all feel good about today. It ensures full funding for the children's receiving from facility. Also I might mention that jay bloom, president and ceo of morrison center is here, and he's -- morrison center is a partner with christie school in providing some of these services to these children, and he's also in support of this amendment today. He's back there. He can wave and make sure i'm not making that up. My involvement with the project has been over 12 years 689. I'm one of the original writers of this program. And it developed out of that community action forum of child advocates and citizens that years ago recognized we needed to improve our services to abused children in the county. Also before I became an straighter at christie school, I was a therapist and clinical director, and I heard stories from children over and over again, stories of children -- about their abuse and then what happened when they first reported that abuse and became involved in protective services. And you've heard some of the situations that they go through. I don't need to repeat those. But they over and over again talk about the issues that they faced in dealing with the system that many ways was as challenging to them as the issues they were facing in being able to survive in an abusive household. The one thing I will say that people haven't mentioned that i'd like to emphasize is a lot of those children I worked with later on -- I was working with them later on in treatment, often as teenagers. They would vividly remember that first time that they came into protective services, and many of them said, with what had happened since they came into the protective service system, if they had to do it over again they'd rather not report. They would have rather stayed in an abusive household and somehow endured that as opposed to going into the

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system we provided for them. I want to emphasize that this is in no way a negative comment about the police or foster parents, what we have is really dedicated, hard-working folks on the road to sainthood most of them in my book. They don't have the kinds of resources to help these kids. They're doing everything they can. We need a resource like the children's receiving center. That's the tool that they don't have and that's the tool that the kids have. I don't want to need to repeat a lot of what the children go through, since you've heard that already today, i'll just say that I approve the positive comments about how this program works. The other thing i'll mention to reemphasize too is we hope to have less children have to go into foster care by changing practice this way we hope to be able to reunite more children with their families, give that mom or give that extended family member a better opportunity to really step forward and say they can provide a safe place for this child so they don't have to go into substitute care. When that's not possible, we're going to have a much better system for those children to go into substitute care and support the foster parents and the child in that process, so they don't have to bounce as much, they don't have as many behavioral problems in the foster care system. In concluding, I would just say that this is a partnership, a partnership to develop a national model for treatment of abused children who are in protective services. It involves government and business, politicians and citizens. I don't mean to imply that politicians aren't citizens either. But you're that special category. All of us coming together to improve the lives of the most vulnerable children in our community. So this project really improves the future of our community. And it was interesting for me to hear you speak about the future, because I think that's really what we're talking about here, is taking care of the most vulnerable chirp and giving them the best chance we can. So please support the amendment. I thank you for your time and efforts on all this. There's been a lot of people involved. I really want to take just a second to especially thank commissioner Saltzman for his leadership on this. He's just been a tireless, loud political voice on behalf of vulnerable abused children who don't have a strong political voice. And I can't thank him enough, and all of you, for your efforts on this project.

**Hales:** Thank you.

**Dorene Warner, Director Housing Development, Human Solutions:** I brought props. I'm dorene warner, and i'm housing development director with human solutions. I've been on the gateway pac for about 2« years. I joined this process because my passion is housing. Safe, stable, affordable housing for children and their families. Commissioner Hales, you asked about design and quality of design. I'll put in a shameless plug here. If you have not had a chance to see it, I would like to invite you to come and see park vista, which is just opened at 109th and stark. It is within the urban renewal area, gateway. It's human solutions' newest housing for families. And it's fabulous.

**Hales:** Invitation accepted.

**Warner:** All right. We have got a lot of really exciting projects that are in the gateway concept plan. We've combined visions of so many of us who have spent so many endless hours in meetings. We have terrific, exciting, challenging things ahead of us. I really believe that the most important and most long-lasting footprints that we will make in gateway over the next 20 years are about this big. I think we will start with the children's receiving center, which we all support, and I think we will move forward to provide a district where families and children can live and work and learn and grow up in an area that we're all going to be proud of. And that's why i've supported the urban renewal area, and that's why i'm so grateful for the support that the commission has shown to us today. Thank you.

**Hales:** Thank you.

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**Hales:** Welcome. Please.

**Jean Hawthorne:** I'm Jean Hawthorne, and I'm an independent citizen volunteer, long-time advocate for children, involved in many different organizations, county, state, federal, for 20 years. I've sat -- I've attended many thousands of meetings as everybody here has, and I must say, for starts, that my involvement with the meetings associated with the children's receiving center have been among the most energizing and exciting meetings that I've attended. The group has been an incredibly productive group. There's a lot of -- it's work oriented. It's been -- it's just refreshing. And sometimes I go to a meeting just to get reenergized. So I'm a citizen volunteer. I live in east county also. And much of what I was going to say has been stated, about the need for the children's receiving center. One point I wanted to mention was that we hear reference made to children who are -- who have attachment disorders, and as a citizen review board person also, having participated in the reviews of thousands -- several thousands of children who are in the care of the state. I always look at the placement history, that's the first thing I look at when I get my packet of information, and to see in the first months that a child has been in care 5-6 different placements, it just tears me up to see that. Now, when children are being shifted along this quickly in this many placements, there's bound -- who are they going to trust? They're a very vulnerable population. You're all familiar with this obviously. You've heard -- you've been well educated. And my request of you is to support commissioner Saltzman's current amendment and as quickly as possible. I think it's very encouraging that -- to see so many different facets of government and treatment programs and various organizations come together and work together. And this is a really rare thing. And I wish you speed. Thank you.

**Hales:** Thank you.

**Gordon Jones:** My name is Gordon Jones. I'm a property owner in Gateway. I'm here today to ask your support for urban renewal. I'm a developer. I've developed one transit-oriented project in Gateway, 24-unit, high-density project. I'm currently under construction on a second one. Very near the four corners area on 99th. Like Dorene, I'm very proud of the quality that I'm putting into this project. And I would invite you in about another month to come by and view it. I think you'll be very pleased. I want to just very quickly echo some of the comments that have already been made. Dick Lofton at PAC Trust mentioned that we desperately need good infrastructure in Gateway, that although I really feel the quality of this project that I'm building right now is going to be very nice, there's still going to be a huge telephone pole and all kinds of pipes and meters and things right out at the front corner, which is very unsightly. We need to get undergrounded utilities. We need wider sidewalks, street trees, street furniture. Those are the kinds of things that are going to encourage development to come in and to get quality developers with quality projects and quality materials. I've pretty much put all my eggs in one basket. I'm real invested in Gateway. I've bought several properties. I really am excited about the area. I'm -- like a lot of the people, I've been active on the transportation committee. It is a very exciting time in Gateway. And I think we have the opportunity, if we act in a timely fashion, and get the infrastructure in, get urban renewal going, to get in ahead of what could possibly be some very haphazard and fragmented and low-quality development that could occur. Timing is everything. And it's very important that we act fast. I'd encourage you to support urban renewal. Thank you.

**Hales:** Thank you.

**Ken Bruneau:** My name is Ken Bruneau. I'm a retired member of Millpark neighborhood. A taxpayer and one of the extended family members that was talked about earlier. We have our three grandchildren. And I don't want to let them go to a shelter, but I do applaud the city council, especially Dan Saltzman, for doing the work on that shelter for them. I didn't even know it was

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taking place. Finding out some interesting stuff at these meetings. This is my first one and i'm a little bit nervous. But I have some questions about this urban renewal that haven't been answered. I went to the first meeting, opportunity gateway. It was jerry springer, just like they said. The picture I got was, it was a process of exclusion rather than inclusion. I went to some other meetings and got the same impression. That people walked out because they couldn't be heard. My questions, which have never been answered is, is comment about eminent domain came up. They kind of skirted the issue and said we don't like to do it but maybe. That's a question that needs to be answered before I can give any support to the urban renewal. Also this tax abatement thing, where people are getting ten-year tax abatements. We're looking at \$32 million already. We can handle that, but are we going to be saddled with tax abatements for apartment complexes that are going to be near light rail? Once again, that question hasn't been answered. I would like to have answers to those questions, if possible. Thank you.

**Hales:** Thanks.

**Jones:** Excuse me. May I make one quick comment? I want to put a plug in for pdc that I forgot to mention. Both my projects have the ten-year tax exemption, transit-oriented. That the developer pays, it's \$5,000 to sign up for it, they pass it through to the homeowners. It doesn't go to the developer. And the other subsidy, if you will, that I received on the second project was a systems development charge waivers which has resulted in about a \$2400 price reduction on all of these homes. There again, passes through to those homeowners. And kenny asher and pdc, david frank and the tax exemption part, cheryl tweedy, have all been supportive and helpful, and we're very fortunate, as the development community out there, to have pdc leading the way and providing the leadership for developers.

**Hales:** Thank you, all three. We'll get at the staff back up at the end. I think we can get quick answers to those questions, because I believe the answers are the tax abatement is still available to projects which meet the criteria. It's available now, citywide. And that remains so, even in an urban renewal district. And I believe the answer on your eminent domain question, though again we'll get the staff up to confirm this, eminent domain or condemnation is available in all urban renewal districts is available, but the intention is not to use it. We'll get a definitive answer to those questions when the staff gets back up. Thank you. Next three, please.

**David Panichello:** I want to thank dan for coming to the gateway area business association. I think he was forgotten. David panichello. We've been in the gateway area for about 15 years. And I really wasn't sure what to believe about urban renewal. Since i'm on the program advisory committee, parks sub, and transportation, if you don't do urban renewal with the light rail, you really need to at least offer us some kind of monies and infrastructure for roads and all the other stuff. Probably the one thing that i've seen the most in all of our meetings is there's still a stigma on east side and the design and development of what's happening. There's that it's just not the same. And I certainly hope that whatever you do, you don't allow some of the development that happened in length and some of the areas, not that there's anything wrong with it, but if we can follow a more quality model, then it will easier for all the future developers to continue with that quality model. It's my understanding there's approximately 20,000 jobs at the airport. I'm very confident that many of these pilots and flight attendants and mechanics are still pretty high wages and are going to be these kind of wages and jobs are going to be around for a long time. So I know that they want to live in the area where they can keep their car, but still use public transportation to the airport. And that's something ted gilbert is doing. And if it weren't for the fact that I know him and he's also on the program advisory committee, that's what he's targeting. I'm kind of glad for that. The children's receiving center is a little bit of a problem for me, not that i'm against it, and i'm not



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against education in the area, but what I am against is a downtown Oregon city. If any of you have been to downtown Oregon city in any recent years, you can get -- and go see your parole officer, you can see your -- and receive your drug, if you're a drug user and you've got the methadone -- is that what they use?

**Hales:** Right.

**Panichello:** You can also see your employment officer. I really think that Oregon city has been stagnant for many years because there's too much nonprofit or not for profit. And I don't think that we're going to have that problem with the children's receiving center, but let's not turn it into an area where we're going to reduce our potential long-term development of the area with more tax revenues, I guess, to make the total revenues for the area become more available in terms of our infrastructure, our schools, and all the other things. The last thing I want to talk about, and since I'm on the members of the park subcommittee, is that unless than you know this already, gateway generally is very park deficient. And since I see that, I don't need to see anymore, but something needs to be done with that. And there's no good answers. I'm sure everybody's going to be asking you for monies for everything, but it seems with the program advisory committee, that the children's receiving center seems to be the first of the group of people asking for monies. Is there anyway you could help us out to reduce all the other people that are coming to come out of the woodwork? Thank you.

**Hales:** Thank you.

**John Mann:** My name is John Mann. I own a small hardware store in the gateway district. My dad started there in 1950. I grew up there. I went to David Douglas High School. I am a bit worried about urban renewal. When they first came out they had a line drawn through my property to potential park that would have been behind me. I am not a developer. I don't have money to fight development or to fight change. If you ask me to hire a lawyer, we have five families that my little business supports. You take those five families and take away my business, I'm gone, and it cannot be relocated. They say you can relocate your business, but it does not work that way, with a little hardware, especially in today's market with all the home depots and all the big home bases, and whatever else is out there. So frankly, I am worried, as a small businessman, who owns my own little piece of property, within that area. Change is inevitable. I've seen change when light rail came. Crime increased because people were able to get around easier. We got broke into more. Over the years we've seen -- and that's just city growing, I suppose. I'm sorry, I'm not very articulate and that I'm not used to speaking in front of people like you. I've heard a lot of people talk today. And they're all proud to support the urban renewal. And I am less than reticent, I think that's the way to say it, about this happening and how it will affect me. I guess I'm selfish, because I'm thinking about my family and the five families that we support. And that's where I would stand at this point. Real worried about how that will affect me had they come along and say "we don't like the shape of your building. Improve it." Will you give me the money to improve it, free? Because I don't have the ability to borrow the money because I don't have the money in my pocket to change.

**Hales:** Thank you.

**John Richmond, Manager, Multnomah Child Abuse Hot Line, Oregon State Department of Human Services:** I'm John Richmond, and I work for the state of Oregon, department of children -- or excuse me -- the department of human services. We're under name changes right now. Specifically in Portland, I'm the manager of the Multnomah child abuse hot line. That's the place in our community where all reports of child abuse come to. And I'm a child protective services worker. I have, in fact, one of the desks at which children come when they're taken into protective

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custody. So I see every day the children that come into our communities, arms for protection, because they're not safe in their own homes. I'm here in support of the child receiving center. In fact, I will work at the child receiving center. And in some ways i'm glad to say that i'll be an employee at the -- in the gateway area. Also, it's really interesting to be here today because it's nice to see the diversity of even strong opinion that can happen in our community. I work as a social worker, and it's very nice to be able to listen to the input of other parts of our community. I think that most important thing to say about the receiving center is that it really will make the children in our community safer. I think that's the lead of what this project will do. It also, I think, will provide better service to the families that children that come into protective custody receive. So I think this will be a genuine improvement to the service and safety of children and families in our community. Also, I want to observe that it's been truly amazing to watch the collaboration between the city of Portland, Multnomah county, the state of Oregon, the private nonprofits that have been involved, morrison center, christie, other programs, and also the citizens of our community and this project. So thank you for your time.

**Hales:** Thank you.

**\*\*\*\*\*:** By the way, I forgot one thing about Oregon city. You can choose one of six bars to get loaded up too.

**Hales:** We'll try not to emulate that. Thank you. Next three.

**Francesconi:**

**Thomas Russell, Sr. V.P., Adventist Medical Center:** My name is thomas russell, senior vice president with adventist medical center. Our property borders the south edge there of the development project. I'd like to express our appreciation to each of you for the support that you've given this project to date, and also express our appreciation to the folks on the staff and the committee that have given tirelessly of their time to develop this. Adventist medical center is in support of the gateway regional center, urban renewal plan. We've been a participant in this process since metro 2040 identified this as a project back in 1994. We plan to continue our involvement with the community, planning process, and we continue to be committed to this community. The medical center has a 106-year history of serving the Portland community at large, and we've been a part of the gateway community since 1977 when we opened our new facility on market street. We are the largest employer in the area. And we have 1700 employees that we believe will be positively affected by the changes being suggested in the plan. Over the years we've worked closely with the hazelwood neighborhood association, as we've developed our projects on the campus, and we've found support from the community as evidenced by the fact that we have over 400 volunteers who give in excess of 81,000 hours a year to volunteer service as we provide service to the community. We've got 400 physicians on staff, providing medical services that we believe will be affected by these changes, and we plan to grow as the community grows so that we can meet their needs. It's obvious that there are many forces that are bringing change to the gateway community. One of the most notable has been mentioned many times here today, and that's the airport max line, which will be completed and in service yet this year. This reality and others, I believe, will cause changes, many changes, change in housing, transportation and business. Those changes are occurring today, and the opportunity to shape the future of the gateway community is now. We believe that the gateway redevelopment strategy provides a reasoned framework for growth and policy decisions as the community continues to grow. And just as the medical center continues to reinvest in its business, in its campus, we believe that we must also continue to reinvest in our community to assure its continued success. Thanks for your time.

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**Hales:** Thank you.

**Lise Harrington:** My name anyway is lise harrington, a chiropractic physician and licensed acupuncturist. Thank you for listening to me today. First of all, i'm here on behalf of commissioner Saltzman, supporting his cdc project. And I also see this more as a step in preventive medicine, actually. By taking care of children before they end up in the places that they end up in foster homes. It's an active step to prevent some of the problems that happen to them, not only during their adolescence, but into their adult lives. As I spoke last time to you, i've spent quite a bit of time at outside in, working with adolescents, and people in their early 20s, that have been in and out of foster homes, and dealing with drug problems, alcohol problems, relationship problems, and that all affects their health. And, you know, truthfully, i'm a sports medicine physician. That's my area that I really like to work with. I like -- I like it when I have patients that have injured themselves because they're out there taking care of themselves and they've gone a little too far and I can put some needles in places and do a couple of adjustments and a little massage and send them back in, but when I have to take care of and listen to patients who have low self-esteem issues and sex abuse issues, along -- on top of the manifestation of all those problems into a physical body, it's sometimes difficult to go through the layers. And so my point is that this project is a stepping stone in preventing -- you know, preventive medicine. We're really big, we say in america, on preventive health, and this is the same thing. I just wanted to say also that I am very much in support of the urban renewal project. First of all, let me say that I live in corbett, Oregon, and not gateway. I work in the gateway district. And i'm not interested in going into the gory details of this, but, you know, the federal government gave me over \$200,000 so that I could get my education as a chiropractor and an acupuncturist, and I spent 12 years in school dedicated to getting my degree so that I could get understand how to take care of people and give them the best care. And unless our district, unless our region in gateway expands, there is no way that I am going to be part of providence or blue cross/blue shield or any of the other h.m.o. Groups that 90% of the population has insurance for to get chiropractor care with only specific physicians, specific chiropractors or acupuncturists, and i'm not on that list, and i've been on that waiting list for three years, and i'm ready to put my \$500 down and fill out my application, and I really want to pay my student loans back off, and instead I have to turn away patients all the time because they have insurance where they can only see a chiropractor and I happen to not be a chiropractor on that list. And so I represent not just myself, but so many of the chiropractors, acupuncturists in our community that would like to be part of the competition that's natural --

**Hales:** Lisa, we need you to wrap up.

**Harrington:** And so that's my point in urban renewal.

**Hales:** Okay, good, thank you. Thanks.

**Fred Sanchez:** I'm fred sanchez, real estate broker, appraiser, and property owner in gateway. 1964 was a good year. Hazelwood water district moved from their office at 111th halsey street. The building owner, dr. Howard Stenger offered to sell the property to my wife and I for \$3500 down, 360 bucks a month. We accepted. 1979 was a very good year. Two partners and I formed a real estate company and moved to the property at 111th and halsey. Reality brokers was born, but we dreamed of housing it in a new brick and glass building. 1981 was a very, very good year. My wife and I built 111th square and reality brokers moved into one of the spaces. Touchdown I guess a very good year. On may the 19th, over 2000 neighbors came to 111th square for the gateway community fair sponsored by the gateway area business association that featured exhibits by merchant members and the public -- in the public sector. The keystone cops made a comeback and signaled the renewal of urban gateway. When I was in my early 20s, I invested and began to work

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in the area as a realtor I sold property to dick cooley's father and negotiated leases for commissioner dan Saltzman's father. Now the children of these men are providing leadership in our area and some of my children are buying real estate in gateway. Our family now owns about three acres at 111th and halsey. The family trust hopes to build an assisted-living facility adjacent to 111th square and continue to revitalize and improve the area. 2002 beyond will be very good years, especially with the gateway urban renewal plan implementation. I have been honored to work with fine, diligent people on opportunity gateway, and in very -- am very pleased to recommend acceptance of the plan to this commission. [ speaking spanish ] grass.

**Hales:** Thanks, all three of you. Grasses I can't say grass I can't say.

**Cynthia Eardley:** Good afternoon. My name is cynthia, and let's say I be considered as a rude, nasty citizen, I am a lawyer with a master's degree in land use planning who lived in really opened-minded cities like san francisco and new york. Yesterday I looked at the urban renewal statute. It applies to blighted areas. The definitions of blight revolving around poor planning could be applied to many sections of the city. Much of southwest Portland, where I live, has inadequate roads and transit. Storm sewers and drainage are a problem as they are in other parts of the city. Looking at the definitions, I started to perceive a delicious irony. For the past several years the city has been acting to stimulate growth and development when we don't have the infrastructure to support it. In essence we've been building to blight to borrow a phrase from a colleague. What a boon to the construction industries, projects that are subject to redevelopment as soon as they are built. My point is, sarcasm aside, that cities -- well-planned cities consider the impacts of development on urban systems. If Portland had been doing this all along we would not have encouraged building in the pearl district before we had the capacity to handle it, risking turning our river into a sewer. We would not be facing the affordable housing crisis we are now facing if we had thought more about those who the construction projects are displacing. While gateway could use some improvements, it is now a stable family neighborhood, not blighted. The city should be concerned about destabilizing stable neighborhoods and consider how they will -- how this project will affect current residents, particularly if it does attract more upscale residents. We should be concerned about securing infrastructure before building, not merely leveraging investment. Cities are complex organisms. Continually stimulating a single system can kill them. There's a difference between vision and hallucination. Thank you very much.

**Hales:** Thank you.

**Ted Gilbert:** My name is ted gilbert, i'm a property owner and also a member of the pac. I've appeared a couple times before you to talk about an area of this district called gateway station and more recently it's been described as the four corner, at the intersection of 99th and pacific streets. I've been asked to give you a brief update on just where we are on that project and also where we could be if urban renewal happened. First thing, i'll bet you're aware, but i'll mention anyway, is what I consider to be a landmark agreement between tri-met and pdc to convey the first acre of what is now surface park-and-ride lot, which will be turned into an urban plaza and a commercial development. Hopefully the first of the balance of the 5.5 acres that will go from a surface parking lot to transit oriented development. Next thing I want to mention is the department of transportation has committed to a pilot program specifically for gateway that is going to return on-street parking for residents and small -- and businesses, local businesses, and preclude it being used, as it now is, for park and riders, a third of which come from the city of vancouver. You heard mention earlier, from the owner of the gateway shopping center, that they had become more engaged. What he didn't mention to you is the one area of that 30-acre parcel that is not encumbered by any lease entanglements happens to be one of the four corners at the four corners,

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and we're in conversation right now to activate that corner, and that, along with our corner across the street, which is now in process, give us the opportunity that in the fairly near term, three out of the four corners, could actually be underway. Virtually all private development. The final thing that i'll mention is three committees of the program advisory committee, the design and development committee, the transportation committee, and the parks committee, are actually meeting now to design the streetscape, the specific streetscape for 99th and pacific. The streets, the sidewalks, the lighting, the landscaping, the street furniture, so that in fact urban renewal happens, and just as importantly if there are dollars available in the early years of this district, not only might there be substantial development, but hopefully catalysts for the entire regional center. Thank you.

**Hales:** Thank you.

**Rose Marie Opp, Chair, Mill Park Neighborhood Association:** My name is rose marie opp. I'm the chair of the millpark neighborhood association. And our association has a position statement that we oppose gateway as an urban renewal district. And I will be submitting several pages of signatures that we collected at some of our meetings for the record. This area in the outer southeast where we live has already been rezoned, and that happened in 1996, and people are frustrated and quite upset about what they're seeing now and the quality of their neighborhoods are going down. And that is one of the main reasons why they're not very happy about having more density coming in. And from what i've read, about 40% of the 600 -- nearly 600 acres will be high-density housing, and about 80% of that would be tax abated. So we need to know who's going to pay for all these services, fire and police and the school apparently is standing to lose some money and the county and all of that. So now I would also like to say a few words on my own behalf as an individual. I think that -- I recognize this children's receiving center. There really is a need for children to have this. And I think people support that. But I believe that we need to turn our attention back to what the subject is about today, which is urban renewal district. And I believe that the growth and the density in our area would not be happening to the degree that it is if it wasn't being subsidized. We haven't kept up with the infrastructure. And quite frankly, with critical water and power shortages that are being discussed now, I question that we should even be moving forward with the second city out in that area. And of course most of the people here today, of course, the committee is excited. But I will say that the people essentially have been left out, and I have been a witness to each one of those meetings. There was a second meeting, where people were allowed, to speak out, but they were angry because the mayor, nor charlie Hales, there were no officials there, there really wasn't any true public dialog. The worst at one of the meetings, at adventist, the room was filled, and they wanted a question-and-answer period, and the mayor said no, walk out, put a green dot on what you like, a red don't on what you do. No true dialog. Maybe five minutes at the end after everybody's already sitting there and deciding. And the committee, of course, a lot of the people do not live there. And there are few people that do, but they're outnumbered. Okay. I would like to discuss this whole thing about change. In the east county paper recently, there was a letter that stated that in 1995 and '96, commissioner planner charlie Hales was co-chairing the most influential committee at metro, regional government, the advisory committee. Although metro staff was on record that Portland's share of projected regional growth, population growth, would necessitate approximately 36,000 new housing units, Hales negotiated an increase of well over 70,000 units. I think that that's one of the reasons we're seeing all this extra density. I believe that -- I would like to talk about change now. I think most people are reasonable, they know there will be some change. The point is -- we don't want to be

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shortchanged, and we don't like your brand of change. And the people have ideas, good ideas, about what could happen in that community, without this huge 600-acre urban renewal district.

**Hales:** Thanks. Thanks all three. So how many do we have left to testify?

**Moore:** Four left.

**Hales:** And then we'll take anybody left who didn't sign up. Let's take three of those four, please. Pdc.

**Hales:** Welcome.

**Debbie Friend, Member, Mill Park Neighborhood Association:** Hi. My debbie friend, a member of the millpark neighborhood association. I do not support the urban renewal for the gateway district, and I know, from what rosemary just showed you, that i'm not alone in that. I feel that our taxes will go up, and the quality of our basic services will go down, and the congestion will be a way of life. It's already bad enough. And there's a lot of money to be had. And I can't help but ask, what role does this play in this? Growth happens, but why push it? Why push density? That's not management, that's manipulation. At when what cost and who pays the price? Thank you.

**Dan Steffey, 2795 NW Upshur:** Good afternoon. My name is dan stephy. I live at 2795 northwest upshur. I had the privilege of being associated with the children's receiving center project as a consultant of Multnomah county. It's a role that I resigned when my wife took a position with the county and frankly maria has ample opportunities to supervise my work. I didn't need another place where she could do that. [ laughter ] and every voter in the county could look over our shoulder and kibitz. The first assignment we had was to consolidate a consensus about what the receiving center was. And then it was to extend that consensus to define just what would be co-located with that center and finally we were charged with finding a site. It wasn't a simple task, but what emerged was something that's altogether too rare, with the city, and it's been mentioned earlier today, the city and county and state all came together, along with -- and more remarkably even yet -- various bureaus within those different agencies came together on that consensus. And people kept the children's needs as the primary focus of the work, and jurisdictional limits really didn't constrain that work. So you have here today the opportunity in commissioner Saltzman's amendment, which I of course support, to put the final pieces to a complex puzzle, where the hole will be much greater than the sum of the parts. It will be a place where all the elements of the child protective system can interact effectively and efficiently, and where the opportunities to solve the problems and make improvements occur both deliberately and as a consequences of the proximity of the contributors to the solution. I can imagine that this site can become the physical manifestation of this community's concern for children and it can be a place where the new initiatives to link up other parts of the system really evolve and come into play. So I don't really care much, what pot the money comes from to do this. State, city or county.

Economic development instead of social services. 5-10 years from now the tension over these particular issues will be forgotten. But the general love and the compassion extended to the precious young lives will go on and on and save us untold millions of dollars in the future cost of caring for kids that are otherwise abused. So my request is direct -- give the children's receiving center the money that it needs to be all that it can be. And don't condition the contribution on so many factors that the partnership, which is formed around this unique project, begins to unravel. I can guarantee you that if you do the cost over time to the city alone, if you do not grant this money, the cost over time to the city alone, will far exceed the small amount of money that's requested today. Thank you very much.

**Hales:** Thank you.

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**Moore:** Cheryl liveneh.

**Hales:** Anyone else who hasn't signed up but would like to? Looks like you get the last word.

**Cheryl Liveneh, Dean of Extended Studies, Portland State University:** I'm the acting dean of extended studies at Portland state university and have represented p.s.u. On the gateway education subcommittee. Extended studies is the major outreach arm of the university and we have a number of satellite sites at the harmony campus, at the capitol center and salem center that show us the type of -- they illustrate the type of programs that could be generated at gateway. In all of these sites we work collaboratively with k-12 education and community colleges. The community colleges offer lower-division course work and Portland state offers upper-level, junior and senior and graduate programs. All of this is done in collaboration with the schools and colleges across the campus at Portland state university. So we have the whole university involved. East Multnomah county is a crucial element in p.s.u.'s strategy to serve the educational needs of the metro area. And p.s.u. Already has a number of partnerships in that area. We partner with k-12 school districts, parkrose, david douglas. With mt. Hood college, our engineering college offers courses on campus at mt. Hood. And we also work to provide professional development for businesses and industry in that area. These all are partnerships with entities that are close to the gateway area. And we believe that transportation and education are critical elements to the growth of the services that p.s.u. Can provide in that area. The education committee has been exploring what an appropriate educational component might be in the gateway area. And my experience on the committee has been both rewarding and reminds me of the impact interested and thoughtful citizens can have on our community. They've spent a great deal of time. They have been very serious about gathering information, have been inclusive in where they have gathered that from, analyzed the data, and have begun discussions about what potential needs exist in that community. P.s.u. Is very interested in helping serve the educational needs of the gateway area in a responsive and responsible manner. And we are committed to exploring the possibility of being a partner in the seamless k-16 educational environment for people in the gateway area. As many of you know, our own student population continues to grow at p.s.u. We have 20,000 students with a growth of 1,000 this past fall and anticipated growth of another thousand in the coming fall. So gateway might be an opportunity for us to provide access to more students, our campus is quite full as of now, and an ability to serve additional needs than we currently can. Also, based on what we've learned from our research to date, I believe that a sound approach to providing educational opportunities in gateway is to really identify some specific needs in the community, and then look k-12, community college, and four-year, what we can do to meet those needs. We've explored a variety of areas and had discussions and I think more data is coming in, and those decisions could be made. Our committee's work is irrelevant without the urban renewal funding. We're supportive of the program because of its ability to stimulate projects like this one, and otherwise might stand no chance of these educational offerings occurring in gateway. So i, on behalf of Portland state, encourage your support.

**Hales:** Great, thank you.

**Livneh:** Thank you.

**Hales:** Why don't we bring dick cooley and kenny and abe back up for any questions. That the council has. Based on great testimony that we've heard this afternoon. Thank you all. There were some questions raised I know about eminent domain and tax abatement, you might want to address those, and parks, where parks are in the priority of the action charts.

**Farkas:** I'll speak to the eminent domain issue. Currently we have nine urban renewal areas, all of them have eminent domain with two exceptions. The interstate area does not yet have eminent

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domain, and neither does the lens area. In interstate, if the community chooses to participate in eminent domain, then pdc will embrace it. A dialog is still occurring. You're absolutely right, commissioner Hales, where we do have districts that have eminent domain it is rarely a used tool. We strongly prefer and we in practice tend to negotiate real estate transactions as opposed to imposing eminent domain. Eminent domain has been discussed very thoroughly in the gateway area, and I think both dick and kenny can speak to that.

**Hales:** Okay. How about tax abatement?

**Farkas:** Tax abatement is not a tool of urban renewal. Tax abatement is a citywide issue backed by state enabling legislation. It can be used for transit oriented development, can be used for certain types of qualifying housing. And in certain -- again, those rules for tax abatement do fall outside of urban renewal. You can have tax abatement taking place inside an urban renewal district for the ten-year period --

**Hales:** You can?

**Farkas:** You can yes, and that does happen, but it is not an urban renewal decision.

**Hales:** And where do parks fall in the scheme of things?

**Asher:** Right at the very top. I'm learning here this afternoon. Well, they're critically important, as you've heard density, whether you're going to 30 units perfect acre or 130 units perfect acre is not going to work for anyone if you don't have some relief. Part of the package here for these folks is that as we build up and as we attract more people to gateway, there is -- there are all kinds of open spaces and they aren't just parks. We're talking about plazas and lobbyist and really streets, all types of spaces that can serve the need to allow people to be outside, not feel too hemmed in and congregate. By the numbers right now, in our projections, we have 11% of the projected revenue, urban renewal revenue, programmed for parks and public spaces, that amounts to \$8.7 million, but we don't think of open space solely as falling into that category. We want to design streets, boulevards, that act as open space, that's delightful to be in. We want to encourage private developers to design buildings that have space that can be used. It doesn't need to be expensive space and doesn't need to be expansive, but we're trying to weave that program into everything that we do, because it really is part of the package here.

**Hales:** Thanks. Other questions?

**Cooley:** On eminent domain, the pac had a workshop on eminent domain with a -- just -- that was the only subject. And we got as many people as we could in the room and it was very clear from the testimony, almost unanimously it was long-established residents, single-family residents, and long-established local businesses, they did not -- the people in that room did not want those affected by eminent domain. Now, we were -- and the pac was very sympathetic to that testimony. It absorbed it all, understood it all. You cannot make classes like that in an urban renewal plan. So we did not do that.

**Hales:** Uh-huh.

**Cooley:** But i'll tell you, you'd be walking over 30 bodies that are pac members, and that's exactly how many there are, before you would get a small business or a residence, a single-family residence, that had been established, long-established there, to have -- take away their home or take away their business. Certainly be walking over my body. So I want to -- I want to assure john mann, who has a wonderful true value hardware store, wonderful local business, that that sort of thing is not where we're headed at all. And I wanted to make one other -- well, maybe there are other comments.

**Hales:** No, go ahead.

**\*\*\*\*\*:** Or questions.



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**Saltzman:** Just one question, and that is, probably should have ask this earlier when don was here, but is the pdc and dick cooley personally comfortable with the substitute ordinance that we're considering, both in terms of the substance, the potential financial contribution, and also the process outlined for getting to resolution on possible property exchanges?

**Farkas:** Again, since don isn't here, and he did hand the baton over, the answer to that question is yes. We have been working with the county. We want to continue working with the county over the next 120 days. We certainly appreciate the work that the community has done in terms of identifying the up to \$1.2 million, and we'll continue to process this for the next 120 days.

**Cooley:** My answer is this -- first of all, dick cooley's opinion is not what's important to me here. It's the -- the opinion of the pac. I think I can respond to that, because I think I know how they're going to feel about this. I'll do that in just a moment, but I want to make it -- I want to make it clear to all the people who testified on behalf of the children's receiving center, that this is not an us and they issue. This pac has supported the siting, actively supported it, and its recommend asian of a million two was framed to give as much money as we could under all circumstances to the receiving center and the need to have testimony here at this hearing was not as great as perhaps the testimony that arrived. I believe the pac feels very good about the results of the last few weeks working this issue through. I think the only thing that's left in their minds is fact that the community center on the corner is still an issue that's up in the air. And I think we can work that out, because I think that suggestion was a very workable suggestion and we can get by the issues. And if we can't, I think that pdc and council will work it out and we can drop out of the -- we don't want to be in the middle of the fray in the end. We would like to see that community center, but this is your -- the profession -- you're the professionals and pdc are the professionals and we've done the best job as a community that we possibly could to contribute constructively to this whole thing. My comments may sound edgy, I guess it's because i've been here as long as you all have, but we are -- we are pleased with the way this is coming out. We think it's good. We think it's a -- the children's receiving center is a noble cause. So is the regional center. And we're all going to win on this. That's our attitude.

**Sten:** Dick, you're so good in the middle of a fray. [ laughter ]

**Hales:** Any other questions or requests of staff?

**Sten:** Are you ready for a motion?

**Hales:** I think so. So, that's right, the plan itself will come back on second reading, but we should take motions on the amendments today so that that's what comes back. So I am ready for a motion.

**Sten:** You've got the amendment. I would move the amendments that are before us.

**Hales:** Okay. Any further council discussion on the amendments? We have both of them -- both the -- both commissioner Saltzman's amendment and the new paragraph 17 in front of us. We can take those in one motion. And unless there's further discussion, karla, why don't you call the roll.

**Francesconi:** I'm going to support this. I have several emotions. Most of it is excitement, not only for gateway, but for east Portland. I think the numbers are that 40-50% of the building permits are east of 82nd, so growth is happening there, folks, without the infrastructure to support it, in my view. It's just wonderful to see. I mean, this council has been committed, not only to the central city, but to our neighborhoods. And gateway and the regional center, the opportunity that it offers there, is just terrific. But to take advantage of this you need streets paved. So as I see this, 11 miles of streets will be paved in an area where there's growth. You need more housing for families and for kids and \$20 million is going to be spent on this. And you're going to be able to influence where it is, how it looks, who it serves to make sure it serves our families and kids. We

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need jobs to support parks and schools. We need an economy that's vital. Not only in the central city, but in our neighborhood business districts. And there's going to be resources to make that happen. And we need parks, both urban parks and neighborhood parks. And we don't have a financing mechanism to deliver on the areas that are getting the growth. You're getting the growth. You need the infrastructure. You need the way for us to deliver. And then what I like also about this urban renewal district, in fact more than any other that's come in front of the council, is that you've emphasized education and arts and culture, but you've really had a focus on education. And part of that is because you want the next generation to benefit from your work and you're involving the schools in a process that really needs to be duplicated because you're not only doing city interests, but you're representing the county, representing the school district, you're representing the larger city, and you're representing the future. And then, you know, I envy the relationship that you've created there between government and the private sector, and in fact i've asked dick and kenny to go to lents was we're struggling through some issues to talk about that. I'm actually pleased that we're seeing some improvements. I look at lents, gateway, part of me is envious because you have assets to build on. I do ask as you move forward, to think, not just of gateway, but there's the light rail connection along i-205 there for the future, your connection to lents, we didn't talk about it, I know you're talking about this, your connections to the airport, and how we done that whole section. So you're at the heart of it, but you can reach both directions. We didn't talk much about it today, but also it's an increasingly older citizenry there, and a much more diverse citizen. Parks does not reflect the community. I'm not sure you reflect the community that you're trying to serve. And that's not through your efforts, but we have an increasingly asian, increasingly diverse russian population, so we have to make some special efforts, and i'd like to help you in that regard. So i'm very excited. I'm not going to add my -- I do think change is hard for folks. I appreciated dick cooley's reference to the hardware store. If this works right, sir, we're going to get you more customers and we're not going to take away your business. We're going to do this in such a way that you can have more customers, but for a city commissioner up here to say that when you've run a family business, I can understand where you don't believe that, especially given the history of urban renewal in other parts, but you've got a group of citizens that are committed to making sure that we don't take your business. And I know it's hard for individual homeowners, too, in that part of town. I think the principle is, though, change happens whether you like it or not. The question is can we give you benefits as a result? I said I had mixed emotions because I do have mixed emotions on commissioner Saltzman's amendment. I do support that, out of respect for the citizens of gateway, number 1. Out of respect for the citizens of pdc and their efforts here, and out of respect for the partnership that we need to have with the county. And because of the importance of the children's receiving center and how important that is. In listening to the testimony, it made it all sound like it was free, that the money, the million dollars coming from the city's general capital fund -- and I know that pdc and dick cooley do not feel this way, or the council -- but that million dollars is coming from somewhere, folks. And where it's coming from is other neighborhoods. That's where it's coming from. Let's be clear about this. So the citizens of gateway, as you're advocating for your neighborhood, wilkes would like a park developed, and that million dollars comes out of a capital fund and we're not going to fund that, we may not fund that, although i'm working on that. And the -- and the county is sensitive, and should be, to the fact that we're taking \$30 million out of their money, we're taking \$23 million out of parks, fire, and police, and according to the analysis if we build this out it's going to cost parks, fire and police, not only the \$23 million, but \$4 million in additional operating costs. So i'm supporting this, but, folks, I may never again going to support general fund resources coming out of capital or

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maintenance budget, ever again, for any urban renewal project. I voted against the ongoing money for the early childhood because it was coming out of our operating fund for parks, which makes early childhood programs in parks, i'm voting for this because it's a one million one-time shot out of our capital expenses, but it is bad fiscal policy. And it is more importantly, it's not so much a parks issue, pause pdc bends over backwards to try to help parks. It's another neighborhood issue. That's the problem with this. And that's why it's not appropriate. But for the reasons -- I won't do it again, but i'm doing it this time. Aye.

**Hales:** Well, some compliments that I think have been well earned. First of all, dan, thank you oh for your persistent advocacy on a very much-needed public facility in this city, in this community, this county, and as it happens in this district, and for your effort to get to yes with an earnest group of citizens who really care about this place in particular put a lot of effort into it. So i'm proud of Portland, that we got to that kind of result here. Secondly, dick, to you, and to your committee, you know, I think you've proved a number of things true. One is that people of goodwill really can do wonderful things. And then really another way to put that, is there's an irresistible force in Portland politics. People speculate about where the power is. Is it in city hall, developers, or, you know, environmentalists? The irresistible force in Portland politics is a group of citizens who have gotten together and are for something. There are plenty of people against things. It's never hard to find somebody against things, but you have managed to once again bring a group of people together and be for something, for something very positive, and I appreciate it. You know, dick, you in particular, we've got to create some new medal or something that you can get to wear. Whenever we need something difficult done around here, somebody bugs dick until it gets done, so mr. Cooley, once again, thank you for great service to this city. Great staff work from the Portland development commission. This doesn't happen -- this kind of result doesn't happen without great staff work. You don't get from polarization to large-scale level of agreement, you never get everybody on board, but you've gotten to yes with an awful lot of people. So to kenny, and all of you at pdc who have worked on this, great work. I think this district is really going to do great things. I think but for this effort, if we hadn't done this, we wouldn't be able to accomplish anything much out of the land use planning that's already been done in this district, the last few years are demonstrated that. We've had a real estate boom and not much implementation of the outer southeast plan, in the gateway area in particular. So if you want it to be a special place, you have to do this. And you've done it very well. So i'm very pleased to support the whole package, but particularly this amendment that adds this accord about a needed public facility and that you managed to stretch the ability of everybody to work together to get to yes on that, it's just one more sign that this is going to work. Thank you. Aye.

**Saltzman:** I'm pleased to support this urban renewal district formation. I think it will allow gateway to attain a greater greatness than it has right now. And particularly when you look at airport light rail, other things happening there, there's just so much opportunity for achieving its unique identity and as a town center. So I think that's -- i'm very pleased to support it. Obviously I want to thank the gateway citizens, the pdc, for maybe -- for their perseverance and patience with me on my request for funding the child receiving center. I realize the process under which I brought this request to you was not ideal. But I hope you can also appreciate the fact that we were looking at a project that's been underway for five years and this was the opportunity, the urban renewal money was the opportunity to really bring this campus to reality, to bring it home. And get it up to serve the children who desperately need it. As somebody said earlier, part of showing off gateway -- I mean will be what you do in your urban renewal area. I'd like to also add to that, part of showing off gateway in the future will also be the children's receiving center. It's a special

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place. And I predict you'll be filling up all those new hotel rooms with many social child welfare workers from all around the country who want to come in and take a look at the children's receiving center and see how we did it here in Oregon. So it will boost your economy. It's a partnership, a unique partnership, as dan stephanie mentioned. It's not often you can get state, city, county, and nonprofits to really pull together, put aside their differences, put aside their -- their obstacles and actually rise above it and get something done for the betterment of kids. And finally, for what the center does, and that is to improve the hope for aed and neglected kids for a better life and an opportunity to emerge from all too often their own special hells. So I just want to say I thank you for that and I appreciate your efforts to work with me and i've learned a lot from doing that, and will continue to try to iron this out in the next 120 days. I just want to thank a few people. First of all, the mayor for her work on this. My colleagues for their support. The children receiving center supporters and the work group, particularly district attorney mike shrunk and chief deputy district attorney helen smith, craig offerman with the christie school, janice grattin with the county, services to children and family, lisa naito, and stan stephy for his early work on this too. I want to thank the gateway business association for all the work they've done. I also want to recognize arlene for the tremendous support. The hazelwood neighborhood association has been behind this from day 1. It's never been a siting association. I appreciate that. It's not too many neighborhoods that step up to the plate and embrace a facility like this so willingly as you have, and so I very much appreciate that. So really, and finally, les harrington and fred sanchez, who have count me on how to better approach the gateway community on this issue. So you have my commitment to continue this work over the next 120 days and see if we can get to a better yes. But I feel most grateful that one way or the other we will have 2.2 million available by july of 2002 to finish the children's receiving center. Aye.

**Sten:** Well, I think it's a terrific project. This is an awfully easy vote. There's a lot of debate over whether urban renewal is a good thing or bad thing. I think it misses the point. In the past it's been used to do damage, you know, in the long time past. In this case I think people were skeptical, but this is just -- it's an exemplary piece of work. I think it hits the right note and the amount of community involvement really, really is impressive. It's just terrific. I was sitting up here thinking that I can't quite place a day, about a couple years ago my friend ted gilbert called and said, what do you think, can we do urban renewal in gateway? We went out and took a look at some numbers and thought about it and drove around. I told him, yeah, I think it makes perfect sense, but I don't think it can be done. There's just too many issues on this one. And it's not only been done, it's been done in a really -- speedy time line in an inclusive way. You usually get one or the other and I think you pulled both off. Most of it has been said. I'll let people get out and catch some of the sun. It's a terrific piece of work. I want to thank everyone. Here this very important issue and tough process on the children's receiving center, comes in at the last minute for good reasons, and you guys handled it just the way you've handled the whole thing, the neighbors and staff, and dick of course. And so, again, my hats off to you. It's a pretty easy vote. Aye.

**Hales:** Thank you all. The amendments are adopted and we were adjourned until 2:00 p.m. Tomorrow.

At 4:43 p.m., Council Recessed.

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\* \* \* [ Roll call ]

**Francesconi:** Here. **Hales:** Here. **Saltzman:** Here. **Sten:** Here.

**Hales:** The mayor is on vacation today. We have one item, which is the second reading on a comp plan amendment before the council previously. Duncan, do you need to describe anything or do anything here or do we simply need to vote on it?

\*\*\*\*\*: Go ahead.

**Hales:** Wow:

\*\*\*\*\*: This could be a record.

**Hales:** This could be a new record. Unless there is any further council discussion, read the item and we will have a roll call..

**Item No. 722.**

**Hales:** Roll call, please.

**Francesconi:** Aye. **Hales:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Hales:** We are adjourned.

At 2:04 p.m., Council adjourned.