



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **12TH DAY OF AUGUST, 2009** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Adams, Presiding; Commissioners Fish, Fritz, Leonard and Saltzman, 5.

Commissioner Saltzman arrived at 9:35 a.m.
Commissioner Leonard arrived at 9:42 a.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Ben Walters, Chief Deputy City Attorney; and Ron Willis, Sergeant at Arms.

On a Y-5 roll call, the Consent Agenda was adopted.

	Disposition:
COMMUNICATIONS	
1103 Request of Linda McDowell to address Council regarding an area in the City for the homeless to camp (Communication)	PLACED ON FILE
1104 Request of Leo Rhodes to address Council regarding anti-camping and sit-lie ordinance (Communication)	PLACED ON FILE
1105 Request of Joel Kimble to address Council regarding banning bottled water (Communication)	PLACED ON FILE
1106 Request of Jacuzzi to address Council regarding the Molière follies of our times (Communication)	PLACED ON FILE
1107 Request of Geri Wilson to address Council regarding MLS versus MLB (Communication)	PLACED ON FILE
TIME CERTAINS	
1108 TIME CERTAIN: 10:15 AM – Stephens Creek Confluence Habitat Enhancement Project (Presentation introduced by Commissioner Saltzman)	PLACED ON FILE
CONSENT AGENDA – NO DISCUSSION	

August 12, 2009
Mayor Sam Adams

Bureau of Planning & Sustainability

<p>*1109 Accept a grant from the U.S. Environmental Protection Agency, Region 10, from the American Recovery and Reinvestment Act Funding for the National Clean Diesel Funding Assistance Program (Ordinance) (Y-5)</p>	<p>183075</p>
<p>1110 Authorize an Intergovernmental Agreement with Portland State University to participate in the Oregon Solutions Lloyd Green District project (Ordinance)</p>	<p>PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p>Bureau of Transportation</p>	
<p>*1111 Authorize an Intergovernmental Agreement with Oregon Department of Transportation for the Right-of-Way services agreement of the NE Cully Blvd Improvements from NE Prescott St to NE Killingsworth St (Ordinance) (Y-5)</p>	<p>183076</p>
<p>*1112 Grant revocable permit to Pearl District Neighborhood Association to close NW 13th Ave between NW Hoyt St and NW Irving St from 2:00 p.m. until 10:00 p.m. on September 11, 2009 (Ordinance) (Y-5)</p>	<p>183077</p>
<p>1113 Grant revocable permit to Roman Catholic Archbishop of Portland/St. Stanislaus Parish to close N Failing St between N Interstate and N Montana Ave from 10:00 a.m. on September 25, 2009 until 10:00 a.m. on September 28, 2009 (Ordinance)</p>	<p>PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p>1114 Authorize Intergovernmental Agreement with the State of Oregon for purchase and management of two parking pay stations (Ordinance)</p>	<p>PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p>1115 Authorize an Intergovernmental Agreement with the Oregon Department of Transportation to define the roles and responsibilities for real property to be obtained and used as part of right-of-way for road, street or construction of public improvements for the Safe Routes to School Project (Ordinance)</p>	<p>PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p>1116 Authorize an Intergovernmental Agreement with the Oregon Department of Transportation to define the roles and responsibilities for real property to be obtained and used as part of right-of-way for road, street or construction of public improvements for the St Johns Pedestrian/Freight Project (Ordinance)</p>	<p>PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p>1117 Grant revocable permit to Lucky Labrador Brew Pub to close SE 9th Ave between SE Hawthorne Blvd and SE Main St and to close SE Madison St between SE 8th Ave and SE 10th Ave from 9:00 a.m. until 6:00 p.m. on September 26, 2009 (Second Reading Agenda 1089) (Y-5)</p>	<p>183078</p>

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Office of Management and Finance – Purchases	
1118 Amend Intergovernmental Agreement with Metro for continued participation in the Integrated Regional Network Enterprise (Ordinance; amend Contract No. 51769)	PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM
Commissioner Dan Saltzman Position No. 3	
Bureau of Police	
*1119 Accept a \$25,000 grant from the Oregon Department of Transportation, Transportation Safety Division, Photo Radar in Highway Work Zones Project for overtime (Ordinance) (Y-5)	183079
*1120 Accept a \$277,051 grant from the Oregon Department of Transportation, Transportation Safety Division, Work Zone Enforcement Program for patrol overtime (Ordinance) (Y-5)	183080
*1121 Accept a \$65,000 grant from the Oregon Department of Justice and the Oregon High Intensity Drug Trafficking Areas Program to fund Portland Police Bureau Metro Gang Task Force efforts (Ordinance) (Y-5)	183081
*1122 Accept a \$125,000 grant from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance FY 2009 Competitive Grant for the Gang Resistance Education and Training Program (Ordinance) (Y-5)	183082
*1123 Accept a \$3,801,887 grant from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Program Grant to prevent or reduce crime and violence (Ordinance) (Y-5)	183083
Commissioner Randy Leonard Position No. 4	
Bureau of Development Services	
*1124 Authorize an Intergovernmental Agreement with City of Eugene to provide review of Structural, Life Safety and Mechanical plans (Ordinance) (Y-5)	183084
Bureau of Water	
*1125 Authorize an Intergovernmental Agreement with Tualatin Valley Water District for a Home Water Assessment project (Ordinance) (Y-5)	183085

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<p>*1126 Amend contract with CivilWorks NW, Inc. to increase compensation, extend the performance period and increase the scope of work for SW Cardinell Drive Water Work (Ordinance; amend Contract No. 30000384) (Y-5)</p>	<p align="center">183086</p>
<p>1127 Amend contract with GHD Inc. for the Future Infrastructure Needs Model for Asset Management (Ordinance; amend Contract No. 37812)</p>	<p align="center">PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p>1128 Amend contract with Metropolitan Water District of Southern California for the Evaluation of Capital Project Delivery Efficiency (Ordinance; amend Contract No. 37840)</p>	<p align="center">PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p align="center">Portland Fire & Rescue</p>	
<p>*1129 Increase contract with Arellano's Construction for Change Order No. 3 for roof replacement at 1300 SE Gideon (Ordinance; amend Contract No. 30000469) (Y-5)</p>	<p align="center">183087</p>
<p>*1130 Authorize Intergovernmental Agreement with the City of Gresham for the joint operation of Station 31 (Ordinance) (Y-5)</p>	<p align="center">183088</p>
<p align="center">Commissioner Amanda Fritz Position No. 1</p>	
<p align="center">Office of Cable Communications and Franchise Management</p>	
<p>1131 Issue a revocable permit allowing FSH Communications, LLC to install, maintain and operate public telephones on City streets for a period of three years (Ordinance)</p>	<p align="center">PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p>1132 Issue a revocable permit allowing K. West Enterprises, LLC to install, maintain and operate public telephones on City streets for a period of three years (Ordinance)</p>	<p align="center">PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p>1133 Extend revocable permit for Communication Management Services, LLC to install, maintain and operate public telephones on City streets (Ordinance; amend Ordinance No. 177928)</p>	<p align="center">PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM</p>
<p align="center">REGULAR AGENDA</p> <p align="center">Mayor Sam Adams</p>	

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<p>1134 Direct Mayor to enter into the Rose Quarter Redevelopment Memorandum of Understanding between the City of Portland, Portland Development Commission and Portland Arena Management on behalf of the City (Resolution)</p> <p>Motion to amend Resolution to add a paragraph to engage interested stakeholders and current users of the Memorial Coliseum in the public process; and add a second paragraph to strive to use local goods and services and contract with local businesses: Moved by Mayor Adams and seconded by Commissioner Saltzman. (Y-4; Fish absent)</p> <p>Motion to amend MOU page 1, paragraph D to delete the words “and operated.” Moved by Mayor Adams and seconded by Commissioner Leonard. (Y-5)</p> <p>(Y-4; Saltzman absent)</p> <p>Continued to August 12, 2009 at 2:00 p.m.</p>	<p align="center">36722 AS AMENDED</p>
<p align="center">Bureau of Planning & Sustainability</p> <p>*1135 Authorize a grant agreement with Friends of Gateway Green to administer \$45,000 in funds for advancement of the Gateway Green Vision Plan 2008 (Ordinance)</p> <p>(Y-5)</p>	<p align="center">183089</p>
<p align="center">Bureau of Transportation</p> <p>*1136 Authorize application to the United States Department of Transportation for two Transportation Investments Generating Economic Recovery grants as local economic stimulus funds not to exceed \$100,000,000 and approve designated grant proposals to assist in Portland economic recovery (Ordinance)</p> <p>(Y-5)</p>	<p align="center">183092</p>
<p align="center">Office of Management and Finance – Purchases</p> <p>1137 Accept bid of Dunn Construction, Inc. for the SE Bybee Sewer Rehabilitation for \$1,678,400 (Purchasing Report - Bid No. 110679)</p> <p>Motion to accept report: Moved by Commissioner Saltzman and seconded by Commissioner Fritz.</p> <p>(Y-5)</p>	<p align="center">ACCEPTED PREPARE CONTRACT</p>
<p>1138 Accept bid of Tri-State Construction, Inc. for the 2009 Local Improvement Districts Projects for \$671,641 (Purchasing Report - Bid No. 110681)</p> <p>Motion to accept report: Moved by Commissioner Saltzman and seconded by Commissioner Fish.</p> <p>(Y-5)</p>	<p align="center">ACCEPTED PREPARE CONTRACT</p>
<p align="center">Commissioner Dan Saltzman Position No. 3</p> <p align="center">Bureau of Fire and Police Disability and Retirement</p>	

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1139 Extend benefits currently provided to eligible members of the Fire and Police Disability, Retirement and Death Benefit Plan (Ordinance)	PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM
Bureau of Police	
*1140 Authorize an Intergovernmental Agreement with Multnomah County to provide civil forfeiture proceeds from drug crimes to the County (Ordinance) (Y-5)	183090
Commissioner Nick Fish Position No. 2 Portland Parks & Recreation	
*1141 Authorize acquisition of approximately 1.9 acres in Lents on SE Flavel St for use as a maintenance facility by the Bureau of Parks and Recreation (Ordinance) (Y-5)	183091
City Auditor LaVonne Griffin-Valade	
1142 Assess property for sidewalk repair by the Bureau of Maintenance (Hearing; Ordinance; Y1070)	PASSED TO SECOND READING AUGUST 19, 2009 AT 9:30 AM

At 10:54 a.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND,
OREGON WAS HELD THIS **12TH DAY OF AUGUST, 2009** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Adams, Presiding; Commissioners Fish, Fritz,
Leonard and Saltzman, 5.

Commissioner Leonard arrived at 2:18 p.m.

Commissioner Saltzman left at 3:45 p.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Shane
Abma, Senior Deputy City Attorney; and Ron Willis, Sergeant at Arms.

<p>1143 TIME CERTAIN: 2:00 PM – Consider the proposal of Urban Development Partners, applicant and East/West College Building, LLC, owner and the recommendation from the Hearings Officer for approval of a Comprehensive Plan Map Amendment and Zoning Map Amendment for property located on the south side of SE Belmont St west of 43rd Ave (Hearing; LU 09-106993 CP ZC)</p> <p>Motion to accept Hearings Officer’s recommendation: Moved by Mayor Adams and seconded by Commissioner Fish.</p> <p>(Y-5)</p>	<p>Disposition:</p> <p>ACCEPT HEARINGS OFFICER’S RECOMMENDATION</p>
<p>*1144 Amend the Comprehensive Plan Map designation and change zoning at a site on the south side of SE Belmont St, between SE 42nd Ave and SE 44th Ave at the request of Urban Development Partners and East/West College Building, LLC (Ordinance; LU 09-106993 CP ZC)</p>	<p>183093</p>
<p>1145 TIME CERTAIN: 3:00 PM – Northwest Institute for Social Change student projects (Presentation introduced by Mayor Adams)</p>	<p>PLACED ON FILE</p>
<p>1146 TIME CERTAIN: 3:30 PM – Adopt and implement the Hayden Island Plan and amend Comprehensive Plan Map (Previous Agenda 1060; Ordinance introduced by Mayor Adams)</p> <p>Motion to accept amendment that the Hayden Island Plan makes no judgment about the future of west Hayden Island: Moved by Mayor Adams and seconded by Commissioner Fish. (Y-4; Saltzman absent)</p> <p>Motion to accept amendment to amend Exhibit H to match Exhibit C to reflect bike path alignment through waterfront properties: Moved by Mayor Adams and seconded by Commissioner Fish. (Y-4; Saltzman absent)</p>	<p>PASSED TO SECOND READING AS AMENDED AUGUST 19, 2009 AT 9:30 AM</p>

At 4:53 p.m., Council recessed.

August 13, 2009

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND,
OREGON WAS HELD THIS **13TH DAY OF AUGUST, 2009** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Adams, Presiding; Commissioners Fish, Fritz,
Leonard and Saltzman, 5.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Jim Van
Dyke, Chief Deputy City Attorney; and Wayne Dyke, Sergeant at Arms.

<p>*1147 TIME CERTAIN: 2:00 PM – Authorize the City Treasurer to make deposits to the Albina Community Bank in an amount not to exceed \$250,000 (Previous Agenda 848; Ordinance introduced by Mayor Adams) (Y-5)</p>	<p>Disposition: 183094</p>
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At 2:23 p.m., Council adjourned.

LAVONNE GRIFFIN-VALADE
Auditor of the City of Portland

By Karla Moore-Love
Clerk of the Council

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

August 12, 2009
Closed Caption File of Portland City Council Meeting

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

Key: ***** means unidentified speaker.

AUGUST 12, 2009 9:30 AM

Adams: Good morning, today is wednesday, august 12th, 2009. It's 9:30. The morning session of the Portland city council will please come to order. Karla, please call the roll.

[roll call]

Adams: Can you please read the title for communications council item 1103.

Item 1103.

Adams: Ms. McDowell, please come forward. Welcome to the city council. Glad you're here. Is this your first time?

Linda McDowell: Probably in many years.

Adams: Welcome back, then. You probably know the protocol then. Please have a seat. We only need your first and last name. Don't want addresses and countdown clock in front of you will help you with your three minutes.

McDowell: My name is -- good morning, my name is linda mcdowell. I'm here to ask the city council to work with Multnomah county to create farms where people who are homeless and want to work can live there simple housing, help to grow their own food and get job training on site. I have watched housing issues in Portland for the past 25 years. Unfortunately, times and numbers have changed. We can no longer provide permanent housing fast enough for the increasing number of homeless in Portland. We do not have the money to pay for it. We need to look for creative and less expensive solutions that help people to support themselves whenever possible. We must think about transitional housing combined with jobs. In this bountiful state of ours, every person who wants to work should be offered the opportunities to do so. Along with a safe and dignified place to live. By establishing farms where people are provided with food and inexpensive shelter in exchange for part-time work, we can meet this moral obligation. In a farming environment, we can naturally provide green job training and also create other micro-businesses. Yes, this model as similarities to the poor farms of the past but also has similarities to the job corps and americorps which has been a safety net for people who are looking for jobs and cannot find work. In these times we need a safety net for older members of our population. In the past few years, i've been a realtor and one of the things that has fascinated me is the job-generating networks that revolve around real estate. We create work for each other. And this naturally happens whenever people are creating new housing, whether it be expensive or inexpensive. In this time of economic uncertainty, we need to be creating economic development opportunities of every kind.

Establishing farms where people without shelter or jobs can live and work and get job training for advancement beyond their time at the farm can be part of the answer in meeting our economic development needs. The number of homeless people in Portland continues to increase. For the past few months, i've been gardening in the irvington neighborhood with a group composed of church members and other neighborhood people. Our goal is to grow food for some of the Portland area food programs. I have been amazed at how many homeless people pass our garden every day. One thing I love about Portland is when we're faced with a challenge, we don't sit around and void it. We may struggle but we find a creative compassionate way to address t. Establishing farms for the homeless in our city and county would help to address the growing deficit of both housing and jobs

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of those in need. Let's make this a reality and become a model for the nation as we so often are. Thank you for your time.

Adams: Thanks, ms. McDowell. Well said. Commissioner Fish.

Fish: I want to thank you for your testimony. Sally erikson is this charge of the city's 10-year plan to end homelessness and she's been tasked to think of new ideas to this challenge you've identified and if you need contact information, my office is just down the hall and they can give her email address to you.

McDowell: Thank you.

Adams: Thank you. Karla, please read council communications item 1104.

Item 1104.

Adams: Mr. Rhodes are you here? All right. Can you please read council communications item 1105.

Item 1105.

Adams: Mr. Kimble, welcome.

*******:** Glad you're here.

Joel Kimble: Hello, my name is joel kimble. Thank you for honoring me with your time. The city of Portland has one of the best water systems in the united states. One of only three who own their own watersheds. I -- commissioner randy Leonard and those who work with them. [inaudible] for our mayor. Cancel all city contract with water bottlers and stop putting bottled water in vending machines in the city buildings and launch public education promoting public tap water. Thank you to jenny burgett for giving me "i only drink water" bumper sticker. Raising the price for delivering water and much more and commit to increases the well-maintained water fountains and toronto, the province of ontario, the united church of canada, and venice, italy are already on board. Get the city of Portland to ban bottled water like cigarettes and on earth day, april 22nd, make it tap-in day, when bottled water drinkers try to kick the habit. Here's ropes to ban it. To challenge misleading advertising and protect consumers. Bottled water is less regulated than tap water and to lessen or city's carbon foot print. I saw a teenager talking about the hundreds of millions of bottled water that end up in landfills and to protect our environment. Sometimes knowledge isn't enough. We need help. Help can be found in the words a native hawaiian, at they believe in and once lived in harmony with nature and it's been done before and it can be done again. There's the hope. Peace is not a destination. It's a way. On july 8th, I went to a forum for the first time looking for banning water places among other causes. And the psu professor said that environmental issues cannot be solved until the society is healthy. Code pink is the security level for peace that a group of women started after september 11th, 2001. A society at war is not healthy. Peace is the way. I challenge the members of Portland city council to read "stop the next war now." thank you for honoring me with your time. Knowledge about bottled water has gotten large numbers take action. Living in harmony with nature has been done before. And aloha.

Adams: Your testimony is well said and very compelling. As part of our climate action plan in draft form right now for public comment, if you want to go to my office, you can get a copy of it. I encourage you to take a look at that. We're not only -- not only bottled, but looking at all kinds of unnecessary packaging as part of the client action plan. So we -- I really appreciate your testimony.

Kimble: Ok. Thank you.

Adams: Karla, can you please read the title for council communications 1106.

Item 1106.

Adams: Iacuzzi? Iacuzzi? All right. Can you please read the title for council communications no. 1107?

Item 1107.

Moore-Love: She's not going to be coming today.

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Adams: All right. Can you -- we're considering the consent agenda. Is there anyone who wishes to pull any item off the consent agenda? Hearing none, Karla, please call the roll on the consent agenda.

Saltzman: Aye. **Leonard:** Aye.

Fritz: I didn't want to pull this but I wanted to mention we're assessing a \$3,800,000 grant from the u.s. Department of justice, which one our staff are helping to find money to reduce things like crime and violence. Aye.

Fish: Aye.

Adams: Aye. [gavel pounded] consent agenda is approved. Can you please read the title for council item time certain 1108.

Item 1108.

Adams: Commissioner Saltzman.

Saltzman: Thank you, mayor. I'm pleased to offer this presentation from the bureau of environmental services and Portland parks and recreation about the successful completion of the stephens creek confluence habitat enhancement project in southwest Portland. The stephens creek confluence with the willamette river is considered one of the best remaining opportunities to enhance I don't have-channel habitat for salmon in Portland. Work on the project was finished in late 2008. And i'd like to take this moment to acknowledge all the partners who worked together to make it a success. In addition to environment services and parks and recreation, we had cooperation from friends of trees, the macadam bay homeowners association. The Oregon department of environmental quality, volunteers this action, the south Portland neighborhood association and willamette riverkeepers. All were instrumental in making this project a success and this project has had an incredible mix of partners and is a poster child for what we can do when we pool our resources together as a community. Some of the other partners include the port of Portland, the nature conservancy, Portland general electric, the lower columbia river estuary, the Fish america foundation, the american support Fishing association and the noaa restoration center. I want to thank everybody for their partnership and want to welcome dean marriott who doesn't seem to be here.

Ben Walters, Sr. Deputy City Attorney: I hate to interrupt.

Adams: It's a 10:15 time certain. And so I got to -- I got it started prematurely. So that's the opening salvo. Thank you, commissioner Saltzman.

Fish: I move to set this matter over to 10:15.

Adams: I apologize, commissioner Saltzman.

Saltzman: Looking around the room, wondering where dean is.

Adams: As soon as I said it -- [inaudible] all right. Let's move to -- can you please read the -- well, we can't do that either. Can you please read the title for emergency ordinance no. 1135?

Item 1135.

Adams: Mr. Manning, if you'd please come forward. Mr. Manning, as most of you know is with the bureau of planning and sustainability. And I want to -- also, if linda, ms. Robinson, if you would come forward as well. This is one of the grants already funded in the east Portland action plan, which the city council approved earlier this year. Friends of gateway green, and sir, if you would -- sir, if you would come forward as well. Mr. Gilbert.

Saltzman: He's going to try and not to speak.

Fish: We can have the sergeant-at-arms escort you --

Adams: We can do it easy or -- [laughter] barry is going to talk about the east Portland action plan and then i'll recognize commissioner Fish to talk about the friends of gateway green and the issues.

Barry Manning, Bureau of Planning and Sustainability: Thank you, mayor Adams. Barry manning with the bureau of sustainability. Today we're asked city council to adopt an ordinance

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that will authorize a grant agreement with the friends of gateway green and those of you not familiar with gateway green, it's an idea to create a regional off-road bicycling area. The area being looked at is between i-84 and i-205 and underutilized space and with the one point, the location of the rocky butte jail. This is an opportunity that these folks will talk about in just a moment, but is really a great opportunity to make a place that will enhance gate way as a regional center. And so as you recall, the east Portland action plan, city council adopted as the mayor indicated back in february of '08 and council appropriated \$500,000 for early implementation and we had identified seven actions to move forward on and furthering the gateway green action plan was one of the actions that the east Portland action plan group felt was a very important implementation action and something that could move forward right away. This agreement transfers funds to the friends of gateway green so they can move forward with these studies and other facilitations and activities that will advance the concept here. And these funds were appropriated in the '08-'09 budget and been in the bureau of sustainability's budget and this action allows us to transfer the funds to gateway green so they can move forward. We have linda robinson and ted gilbert to talk about the project but before they do that, I wanted to give you a quick update on the east Portland action plan implementation so you now how the council appropriation is being funded. I'll go down the list and feel free to ask questions you have at the end of this. One the actions we wanted to fund was expanding the storefront improvement program in east Portland. That action is underway. \$115,000 has been transferred to pdc for the specific purpose of targeting areas on outer division between 120th and the city limits, outside of our urban renewal areas but has several property that would benefit from storefront improvements so we're getting that underway. One of the actions was to create an advocate position in east Portland to further east Portland plan implementation and to community building. That's taking place and there's a new advocate in the office, laura wintergreen doing a lot of outreach and east Portland neighborhood office -- thank you -- so that's moving forward and the action plan committee, in implementation phase, meeting monthly and furthering their efforts to move actions in the action plan forward so we think that's a real positive movement. One of the actions was to initiate a pilot project in east Portland to explore development issues, ideas about creating a 20-minute neighborhood and things of that nature as a precursor to the Portland plan work and we're underway on that. The target area is s.w. 122nd area between division and foster, looking at development design, infill design and transportation connectivity and also as we mentioned at the hearing, received a grant from the northwest health foundation to do capacity building and look at the health impacts of the built environment in that area. So there's a health lens we're looking at some planning issues on. Small grants, \$50,000 authorized for that and the grant program is underway at the east Portland neighborhood office for the action plan. And used a portion of the funds to leverage a grant to study powell boulevard in outer east Portland. To figure out improvements for that. Happy to say that odot has awarded the grant to the city of Portland. So we're pleased about that. Leveraging quite a bit of money.

Leonard: What are the dimensions or boundaries.

Manning: That's actually, i-205 east. It's the part that's under developed, I would characterize it. And then finally, we wanted to prioritize some pedestrian crossing improvements on the arterials and relate that to the safe routes to school program and that's underway and planned. I think we're making progress on a lot of fronts and with that, i'll turn it over to council for questions, I guess, or hear from ted and linda on the gateway green.

Fish: If I can introduce linda and ted and then complete the presentation and good to questions. Thank you, mayor. It's my honor to recognize linda robinson and ted gilbert. As commissioner of both parks and housing, we don't have two better and effective and passionate people in front of us today. I have an announcement I would like to share and I think my colleagues know this. But several public forums and lots of hard work has gone into imagining what could happen to gateway green and as you know, Oregon's solutions completed an assessment process and multiple agencies

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signed a sponsor letter requesting gateway green become an Oregon solutions project. Oregon solutions is a project that the governor needs to green light and the program is housed at Portland state university. Steve bryant and kim traverse are here and just received news that the governor has designated gateway green as an Oregon solutions project. That would not have happened without a lot of hard work. [applause] and i'm pleased to announce that metro councilor rex burkholder and jay graves, who is the parks director and other than of bicycle gallery will -- everybody has agreed to be at the table as a full partner and that includes Portland parks and recreation, Oregon state park, odot, the bureau of planning and sustainability and, of course, friends of gateway green. Excuse me?

Fritz: And metro.

Fish: And metro. So congratulations. [laughter] congratulations and it means we're officially launched and it could not have happened without your work. So thank you. Mayor.

Adams: Would you like to say a few words.

Linda Robinson: Yes, a few words. Ted said he want going to say anything. We'll see if he can pull that off. I just want to tell you how pleased I am to be here today. We did not know when we scheduled this on the regular agenda that the agreement -- that this would happen. So close to that, but the coincidence is nice. The agreement, I just wanted to focus on it a little bit. The other -- there were seven projects funded by the east Portland action plan. This was one of them. The others are all pretty much the lead agency is a city bureau and this is the only one where it isn't so we struggled a little bit with how to handle the money that was designated for this project. And in that interim friends of gateway green was established and registered with the state as a profit and working on the 501c with the federal and we have a board of directors with five people on it representing a broad spectrum of the stakeholders. On it are ted and i, and jim levy from audubon, but he's on leave right now, and tom archer, who is a strong bicycle advocate. Northwest trails association. And we have bill barber who is with the northeast neighborhood coalition, so representing the neighborhoods. And they met two weeks ago and authorized me to sign this agreement on behalf of the friends of gateway green. And the money isn't going just to the friends group. We'll be working in a partnership as commissioner Fish mentioned with a number of major agencies, so the money is specifically to go for things that are required by odot as part of the process, the approval process that we are working our way through. Odot has not given us final approval. We are -- they are supportive, working with us, but we still have several steps to go through. So there is accountability with these funds.

Adams: Thank you, ms. Robinson. Mr. Gilbert, what is your reaction to this announcement?

Ted Gilbert: She said it wonderfully, thank you.

Adams: You've been working on this a long time. Why is this project important to you?

Gilbert: Having worked on the gateway regional center along with linda and a lot of other citizens going on 12 years, the thing we've come to recognize the thing preventing it from becoming a regional center is perception. It has unbelievable opportunities going for it. Infrastructure, great demographics but people's perceptions has been holding back. We hope that gateway green will be the rebranding tool. And I want to acknowledge barry in the bureau of planning but especially he did an outstanding job with the east Portland action plan and I want to thank mayor Adams and commissioner Fish was super in cobbling those to get together. It's not the end or the beginning of the end, but maybe it's the end of the beginning to get gateway green going.

Robinson: We see this as the really big step forward in the process of making this a reality.

Adams: Thank you all very much. Appreciate it. Has anyone signed up to testify on council calendar item 1135? One other program note on the agenda, we'll be sharing testimony on 1134, which is the rose quarter redevelopment memorandum of understanding. We'll be entertaining some amendments that we want to make, but we'll actually take testimony again and be voting on it this afternoon. Just to keep us all hopping here. Anybody signed up?

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Moore-Love: No one signed up.

Adams: Anyone here wish to testify on emergency ordinance no. 1135? Karla, please call the roll.

Saltzman: This is great work. Thanks to commissioner Fish for making this an Oregon solutions project and thanks to linda and ted and barry for your perseverance on this which i'm confident -- perseverance.

Leonard: I can't remember when ted came in to talk to me about this but I remember him being passionate and articulate and me promising at that time to do it, and couldn't. Didn't mean all that meant I had to sit here and say aye. I didn't know he was going to be hooked up with linda who is a powerhouse and barry manning who quickly ingratiated himself with these Portlanders who worked on the east Portland action plan and the follow-flew and then when you add the captain of the team, nick Fish, i'm not surprised this happened. And i'm very pleased to be able to support this. Aye.

Fritz: I commend the -- this is a citizen-generated project and citizens have the vision and then they had the wherewithal and the passion and effort to get it done and it's not done yet, but as you said it's the end of the beginning, perhaps and I commend the hazelwood neighborhood association and everybody in the community who is really understanding it's a very special area and has huge potential and we need to get it going and this council is committed to gateway urban renewal district and gateway regional center, to the folks in east Portland who have been waiting their turn and seems now to getting their turn. I was at the russellville retirement community and appreciated the work done by metro and this council in supporting a livable community and I do need to mention that commissioner Fish has really taken his responsibilities as parks commissioner and his passion for helping citizens get things done to be the leader of the coordinating team to make sure the Oregon solutions happened and to identify who is going to be taking the lead and why and how parks is going to participate. So I appreciate that very much. Aye.

Fish: Well, thank you, this is a happy day. And linda and ted, again, we would not be here if you had not launched this thing and you both are such wonderful cheerleaders for our city and particularly parts of the city that hasn't gotten the attention it deserves. Thank you. And we're excited about this opportunity. I think we have great leadership in rex burkholder and jay graves, convening the Oregon solutions project and they were selected for important carefully selected for their leadership ability and the organizations they represent and the partnerships we're going to need to make this work. But please know that Portland parks & rec will be at the head of the table and we've made commitments going forward. And this would not have happened without strong leadership from mayor Adams, captain charlo and barry manning and I think the east Portland action plan like the cully concordia plan has been a transformational process in terms of how this body interact was the people in our city and I can tell you that all of us experience that when we go out to the parts of the city where the planning has been done and the conversation isn't as much why we're shut out from the process, but holding our feet to the fire in things we jointly planned to do and that's an exciting dynamic and it's the reason we've been celebrating innovative and new developments in east Portland, including this. I would like to note that the mayor's leadership around cycling and -- I think it's a platinum designation for the city -- has put us on the map. But the one area identified as deficient is the off-road cycling opportunities and we're committed to expanding that. The bureau of transportation is taking a lead and we're taking a look in parks, seeing if there's opportunities in forest park. And recreation for people. So this is a happy day. Thanks to everyone for their good work and pleased to vote aye. And wanted to thank emily hicks for her work.

Adams: I wanted to acknowledge and commend and thank commissioner Fish for helping to bring to fruition at least to this point, this great idea and obviously, when ted sat down with me, however many years ago on this project, and hey, I thought it was a great -- a, I thought it was a great project, and b, given it involves a whole bunch of jurisdiction, I thought it would be very difficult.

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The fact that you've made it this far, linda, as well, made it this far from the very beginning shows how determined you are and how enthusiastic nick is. And I join you with that enthusiasm to get it done and i'm pleased with that. Barry, you've done a great job here. We've moved you to another part of the city to do a great job for them as well. And your report today, again, underscores the quality of the work you've done out there on our behalf and I want to thank you for that. Aye. [gavel pounded] it's approved. All right. We're at 10:10 and I think we can take -- let's read -- what can we -- how about 1137?

Item 1137.

Adams: Good morning. Welcome back.

Christine Moody, Bureau of Purchases: Good morning.

Adams: What are we looking at here.

Moody: The purchasing agent report recommending the contracting award to the low bidder on the southeast bybee sewer rehabilitation project for \$1,678,400 and potential for minority work and emerging small business participation and the results is 100% on concrete cutting and trucking. I'll turn it back over to council if you have questions.

Adams: Part of our frustration in not getting more dollars to more certified m and wbe firms in this bad economy, there's a lot more of the subcontracting divisions are being done by the prime contractor and that's a reflection in part of the recession. Trying to keep alive. But we'll keep plugging away at it. Other discussion from council? All right. This -- do I have a motion to approve the purchasing report.

Saltzman: Moved.

Adams: Second?

Fritz: Second.

Adams: Moved and seconded. Anyone who wishes to testify on purchasing, 1137? Call the roll.

Saltzman: Aye. **Fritz:** Aye. **Leonard:** Aye. **Fish:** Aye.

Adams: Aye. [gavel pounded] 1137 is approved. What else can we do. We can have the first reading. Can you please read the title for council calendar item 1139.

Item 1139.

Adams: Good morning. Welcome back. Do you want to make introductions? Please proceed.

Linda Jefferson, Director, Bureau of Fire and Police Disability Retirement: Good morning, mayor and commissioners. I'm linda jefferson, director of the bureau of fire and police disability retirement. To my right is the business operations manager and we're here this morning to request your approval of the ordinance to include the firefighter cancer presumption provision in the charter. The section of the charter that covers the disability benefits for police officers and firefighters. This particular benefit was included in the legislative work this year, specific to Oregon worker's compensation benefits. However, the legislation also included a provision that the fire and police disability and retirement program would also adopt this provision as part of the benefits for our firefighters.

Adams: Questions from council. Discussion from council? Is there anyone that wishes to testify on first reading of council calendar item 1139?

Moore-Love: No one signed up.

Adams: Thank you very much. 1139 moves to a second reading next week. [gavel pounded] can you please read the title for emergency ordinance council calendar item 1140.

Item 1140.

Adams: I know having worked on these issues in the past that this is required by state legislation and it's a technical requirement that we adopt this. We're moving a little fast this morning, is there -

-

Saltzman: There was to be somebody here to --

Adams: Do you want to speak to it?

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Saltzman: No, i'd rather that person did.

Adams: Ok.

Saltzman: I'm also comfortable -- this is an emergency reading?

Adams: Right.

Saltzman: I'm happy to speak on it -- were you going to speak on the forfeiture?

Adams: Commissioner Fritz had a question.

Ellen Osoinach, Sr. Deputy City Attorney: Alice and a deputy city attorney from the city of Portland.

Fritz: I had a question. Multnomah county sheriff's office only gets a percentage of the forfeiture if they're directly involved in the forfeiture. I wondered, is that required in the legislation or why do we set it up that way?

Osoinach: The state legislature when they passed the comprehensive forfeiture bill, it has a clause that requires local governments if we want to do forfeitures, we're required to enter into an iga with the county and negotiating at the county was fair and --

Fritz: We invite one of the officers to participate so --

Leonard: They just oftentimes participate as a team.

Fritz: They do?

Leonard: Uh-huh.

Osoinach: It just depends on the resources that Multnomah county sheriffs, if they want to participate in a collaborative effort with us, but it's not the driving issue behind their participation and our joint activities.

Leonard: Particularly in mid and east county, many, many joint operations.

Fritz: Just make sure that there's a fair percentage rather than it depending on how many officers in the jurisdiction showed up.

Leonard: What was said, that's what both sides agreed.

Fritz: Thank you.

Adams: Anyone who wishes to testify on 1140? Karla, please call the roll on council calendar item 1140 emergency ordinance.

Fritz: Aye. **Leonard:** Aye. **Fish:** Aye. **Saltzman:** Aye.

Adams: Aye. [gavel pounded] 1140 is approved. Can you please read the title for council calendar item 1141.

Item 1141.

Adams: Commissioner Fish.

Fish: Thank you, mayor. Todd is joining us this morning. Parks has identified an opportunity to lease the south Portland maintenance facility located in the city of milwaukie to an owner-occupied facility in the lents neighborhood. Includes over 600 feet of frontage on the springwater corridor. A key asset of the city. Is inside the lents urban renewal district and includes three times more yard space than the leased property and within a quarter of a mile of a new max stop. Todd is here to talk about this exciting land acquisition and answer any questions you may have.

Adams: Any questions from council regarding this very wise and prudent proposal? [laughter]

Leonard: Well, I had a series of questions and now i'm not going to ask them.

Adams: Not that i'm leading the witness or anything. Anyone who wishes to testify on council calendar item no. 1141?

Moore-Love: No one signed up.

Adams: Please call the roll.

Saltzman: Aye. **Leonard:** Aye.

Fritz: I'm impressed with this. You continued that -- both commissioner Fish and parks department continued to look at better deals and this is clearly a better deal and works well for everyone. Well done. Aye.

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Fish: And i'm pleased to thank todd for his work and i'll be briefing my colleagues shortly on a proposal that he's developing for a interesting public-private partnership which is an income-generator for parks that I think will be of interest to my colleagues. Todd, thank you for your good work. Aye.

Adams: Great work, commissioner Fish, todd. Aye. [gavel pounded] it's approved. Now we're back to the 10:15 time certain. And for those of you that missed commissioner Saltzman's introduction, it was amazing.

Leonard: It was amazing. [laughter]

Adams: People were weeping.

Leonard: Can you give it again, dan. I was going to take a bathroom break.

Adams: I don't know if I will ever be the same. But just to make sure.

Saltzman: Thank you for those kind words. [laughter]

Adams: To be sure, we're going to have him do it all over again.

Saltzman: I won't do it all over again. I'll just say that --

Leonard: Speech: Speech:

Saltzman: I'm sure the points will be covered here. And appropriate thank you's to the partners will be given.

Leonard: Wise.

Adams: To be clear for those that are following, this is council calendar item 1108. And Karla, read the title again.

Item 1108 (continued).

Saltzman: Quickly, this is a cooperative project with many partners and I listed them earlier and this is considered to be one of the best remaining opportunities to enhance off-habitat for salmon in Portland. Cooperative effort and with many partners which if you don't cover them, i'll name them again but we did cover them earlier. I'll turn it over to dean marriott.

Dean Marriott, Director, Bureau of Environmental Services: Thank you, i'm dean marriott and i'll have to camp it on the 11:00 news. [laughter] you're going to see a few slides in a minute that will virtually take you to this site. It's a spectacular improvement and we have some guests here too. To speak. This is a three and a half acre site that's been totally redone and restored. And it's been done in create cooperation with Portland parks and recreation that owns the property. It was the highest ranked restoration -- restoration identified in our Portland watershed plan and this confluence area provides critical habitat for several esa species, such as chinook salmon, coho salmon and head and lamb fray and the work decommissioning an old sewer line and restore the creek channel to replicate its original route and restoring native plants and installing large woody debris to improve Fish habitat. And you'll see pictures in a moment. Together with the burlingame realignment going on upstream, the texas street lid, which many of you will remember, led to wetland and stormwater improvement and it's something that we should feel good about. I do want to comment as commissioner Saltzman mentioned that what we really do is benefit from the partnerships we develop as a result of doing this. Not only with parks, we work with well, every day, but others, such as friends of trees, the macadam bay homeowners association, volunteers in action, and deq is here to talk about that in a moment. The south Portland neighborhood association and willamette riverkeepers and others. And i'm happy to turn it over.

Zari Santner, Portland Parks and Recreation: Good morning, zari. It's a work that's happened in the middle of an area as you can see from this map. We have four parcels, parks, along the willamette in south Portland neighborhoods that we have been engaged in riparian restoration and enhancement. And this was a significant work. We're proud of the work that's been done but what we're most proud of is the collaboration that has happened not only between the bureau of environmental services and parks in doing this work, but numerous individuals and organizations. And as you all know, a capital improvement is the first step. You take -- you start and transform a

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site, but what it takes to maintain that, that's another story. And what's very, very important, and we're very pleased, is that the numbers of people and organizations that are engaged, they're there for stewardship of this work. To continue this work. And I want to mention again, dean mentioned several of them, in addition to those that were mentioned by dean, Portland garden club has been involved with us in enhancing the powers marine park, friends of trees, as you know, has been a longstanding partner with us, macadam moorage. South Portland neighborhood association, they take pride with this work and willamette river keepers. I believe there are volunteers here and I would like them to stand and be recognized. Are there any volunteers -- no? [applause] great, so the work that they're doing, they are inventorying flora and fauna, planting and maintaining and monitoring native vegetation and leading field trips and in the past two years, we've had 600 volunteers and they've planted more than 6,000 native vegetation, we're very, very proud of their work and we need their continued effort and I hope that you recognize them adequately. Thank you.

Nina Deconcetti: Good morning, mayor Adams, i'm the northwest region division manager for deq, it's my pleasure to be here. We don't always get time to provide the flattery that we need for public servants and that includes the two gentlemen i'm going to recognize in just a moment. [inaudible] I want to echo things that zari and dean mentioned. The things we care about at deq in terms of helping Oregonian solve environmental problems and environmental results which we're going to see in a moment, are the hallmarks of such a project. The two gentlemen here that really symbolize excellence in public service, are part of the deq volunteers in action which is on their own time. People outside of their normal natural resource specialist duties as we say at deq, take can the time to be leaders in their community. To partner with parks and everyone else that dean and zari mentioned and it's my pleasure to be working with them and i'm proud to be here. So thank you.

Saltzman: Thank you very much.

Marriott: We have jennifer goodridge will come and take you through a quick series of slides to show you what the site looked like and what it looks like now.

Jennifer Goodridge: Hi, and thanks for the previous introductions on this project. I'm hoping to show pretty pictures of what the site looks like now and what it looked like during construction. Again, i'm jennifer goodridge with the water services group and I was the design project manager for this prong. The stephens creek confluence project was identified as the number one project for the stephens creek area and that's primarily because it provides off-channel habitat for chinook and salmon and coho and in a 2003 study by the Oregon department of Fish and wildlife and it's estimated that over 90% of the habitat is gone in the Portland area. So this is one of the few sites we had left to do this kind of work. This map shows the site location, it's three and a half acre riparian wetlands which are not common in the Portland area and representing an unique opportunity. Within 35 acres of parks. Parks owns 7,000 linear feet in the southwest waterfront area which is pretty unique for an urban natural area. These are pictures of the site prior to construction, the arrows point to 80 feet long of a combined sewer overflow pipe. This used to convey sewage overflow to the river. It was installed in 1950 or '51 and the creek meandered over to it and now limiting the ability to move throughout this natural floodplain wetland. This is what it looks like at the confluence of the river. The pipe is exposed at the river and one of things about this site, the willamette river has tidal fluctuation even through this part of Portland. One the design challenges was designing this project when we have about eight feet of fluctuation and water levels within the day and that photo on the left shows winter water levels and on the right, summer water levels. We tried to remove the infrastructure piece, this pipe that we no longer need because the west side big pipe picks it up now and restore the banks. Anywhere where we disturbed areas we want to restore them and through that enhancing Fish and wildlife habitat and adding the wood along the shoreline, it increases the complexity and gives Fish places to hide and makes more areas

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for plants to grow along that shoreline and anywhere where you have vegetation on the shoreline, more insects for Fish and also wildlife habitat, birds and other species using the site. So we also, in -- outside of the in-water areas, we added snakes and bird that's use the site and creating off-channel habitat as I mentioned before. This is a top-down view. About 30% design so we could talk about the site and you'll see here, this is the channel at stephens creek flowing through the site into the river and north of that, this is the combined sewer overflow pipes that patiently underground but then exposed in two locations there and at the confluence. So the idea being pull the pipe out and lay back the banks so it's a gentle slope so it can establish more vegetation and we also looked at -- this is probably a remnant channel of stephens creek to the south. We looked at reconnecting the flow there as part of the alternative analysis but it was determined not feasible for a lot of reasons. It would have taken out a lot of trees and also because of urbanization, the main channel has down-cut and the other remnant channel filtered in so it wasn't possible. What we decided to do was excavate at the lower end to create more I don't have channel habitat so there's enhancement in the main stream of stephens creek and in the off-channel. These are sections of the project area. So if you were looking downstream from the greenway trail, it shows the pipe which forms the bank of the stream and the idea was to take the pipe out and then lay back the banks, install wood and then this graphic shows the remnant channel. So we did excavation to increase the amount of time that it's inundated and accessible to Fish. You don't always get to hear about projects like this, huh? A little bit of what it takes. We started working on it in january of 2007 with predesign and alternative analysis and I took over in june. That summer we took it through 60% design so we could apply for permits in the fall of 2007 and then spent that winter of fall of 2007 through spring of 2008 getting permits and taking it through final design. Went out to bid in may and started construction in august and finished in january and then planted the site in february. And it costs about a million dollars and about half of that was through watershed investment funds and capital improvement funds and brought in several grants and that was about \$500,000. So the construction contractor cost, the amount the city had to outlay was almost entirely covered by grants thanks to andy, our grants coordinator. This is a picture of the site. When we started construction so we have to de-water the creek within the construction area so we don't dump a bunch the sediment in the creek. And then you can see the combined sewer overflow pipe there well. And this is the first day of pipe removal, which was exciting for me, because I had been working on the project about a year and a half when we started to pull the pipe out and these are before-and-after pictures. In the upper left, this is what the site looked like. Below the dirt is the pipe and you can see, these are the macadam bay floating homes in the background and in the after photo, you can see the same homes. Here's where we pulled out the pipe, and laid back the bank and planted and put in wood and this is a cool photo on the bottom right, high water, so all of the wood is submerged. This is taken in june and you can see the difference in inundation levels at this site. When the wood is under water, it's providing great off-channel habitat for the Fish in the area. It is at the confluence, and this is the pipe on the side and that same view where we replaced the pipe with -- they're called soil wrapped walls. Like a temporary holding until the vegetation gets established and this is looking at the shoreline of the willamette river. You can see we're just starting construction and we have the fence and you can see there's the combined sewer overflow pipe sticking out here and then an after photo on the right where we've installed a lot of wood along the bank and what's great, this winter, we had a piece of wood that came down the river on its own and got stuck on the wood we've installed. That's the whole idea. We might put in a couple pieces of wood and -- a couple pieces of wood but over time it adds roughness. In the upper left is what it looks like prior to construction and the lower left shows the site during construction and then afterwards, you can see the large wood installed and the snags. And then this shows the same view, but at high water conditions so you can see how much fluctuation we get at one site and providing the Fish habitat during high water. So this project came together because of a lot of people. And a lot of these people are here today. If

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you worked on this project -- as part the project team, will you stand up. Project team members. Cindy is here and taryn.

Adams: Yea: [applause]

Goodridge: Lots of meetings with those folks and it came together because Portland parks is the owner and the south riverbank partners, can those people stand up for me. I know we have a few of them here. They already stood up so they don't want to stand up again. And then worked on bringing in a lot of grant money to make the project happen and there'll be a sign at the site that lists the grant funders and those who want to come and look at it. We're doing a tour. Willamette park, friday, august 21st. Leaving at 5:30, walk down the banks of the willamette river from willamette park all the way to the project site and talk about the habitat restoration work that's going on in south waterfront. Thank you.

Saltzman: Thank you very much. I had one question. What does dewatering stephens creek entail?

Goodridge: That photo, we showed the -- you basically put the flows in a pipe and then you --

Saltzman: Like a temporary?

Goodridge: Yeah, during construction. Yeah and then it's all back and looks just like before now.

Saltzman: Great.

Adams: Anyone signed up to testify?

Moore-Love: Yes, we do. We have a gil wistar.

Adams: Welcome to the city council. You just need to give us your first and last name and you have three minutes.

Gil Wistar: I'm gil wistar, i'm the brownfields coordinator at deq and i've been working on this project for about four years with the other volunteer in action partners from deq and david, we've recognized him and we have jeffrey and andrea who worked in the program. And this is just really for me a personal thing because I work as a bureaucrat, meetings, emails, you know, computer stuff, and this is actually an opportunity for me to get out and do real work that is tangible, I can see the results of it and it's wonderful to have that opportunity. And the partnerships are amazing. The number of people, organizations who were involved in this project. And I really love that element of it. And the -- solv is another partner that hasn't been mentioned and also willamette riverkeepers and it's a great community outreach effort and involvement that I find to be quite satisfying and the final thing I want to say, I really appreciate the city's commitment to habitat restoration project on south Portland riverbanks. It's encouraging to know that the city is so committed and hopefully you'll continue to support all the partners. Thanks.

Adams: Thank you for your testimony. Anyone else who wishes to testify? Karla, please call the roll.

Moore-Love: This was a presentation.

Adams: There's no vote.

Saltzman: Just gratuitous flattery. So -- there's no vote required, but if council members wish to make any gratuitous remarks.

Adams: Starting with commissioner Fritz.

Fritz: I would say it's important to celebrate when we've done things right and when we've had multiple community partners and funding partners and great work by staff. All kidding aside, this is a wonderful project and as mentioned in testimony, it's important for us to see on-the-ground results and it was be mentioned a year and a half before we started the project here, to make sure it was planned properly before -- and implemented properly and that's really good work. So thank you all for your work on this, and I wanted to highlight that river fest is coming up. Three days in august. And there are all kinds of interesting things that people can do to find out more about the willamette river so I encourage you to do that.

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Adams: I would add my congratulations to the great partnership we have with community, the state, the feds, between our bureaus, really appreciate it. Great leadership. I remember we worked on this when I was the sewer commissioner. So my compliments to commissioner Saltzman for bringing it home. I'm glad it's moving forward. Anyone else?

Fish: If I can say the partnership and collaboration between bes and parks is strong. And I want to thank the two leaders of the bureaus for their work and also Jennifer and Mark Wilson, the parks ecologist for his work and parks assisted with the design and coordinating volunteer plantings and we'll continue to work on both monitoring and maintenance. So it's a pleasure to work with our friends at bes and, dan, congratulations.

Leonard: I can only agree with what my colleagues say.

Adams: All right. Please read the title for resolution council calendar item 1134.

Item 1134.

Adams: We're going to take initial testimony. We'll not have a presentation. And then we'll have a presentation and more testimony this afternoon. Karla, anyone signed up to testify?

Moore-Love: We had marked this was going to be continued.

Adams: Anyone who wishes to testify on council calendar item 1134, raise your hand. All right. This continues to 2:00. Or thereafter. That gets us to -- can you please read the title for emergency ordinance council calendar item 1136.

Item 1136.

Adams: So I'm pleased to bring this tiger -- as it's referred to, tiger grant application forward. Portland is the hub of smart transportation. Sustainable transportation. And smart land use and transit and transportation planning. You don't have to take our word for it. United States transportation LaHood said so himself. So I'm authorizing to apply for economic stimulus dollars that will ensure we'll remain a leader in our sustainable transportation efforts and in the process, create jobs, desperately needed jobs, the first project is a partnership with the port of Portland and it would leverage and complete a five-year redevelopment plan previously approved. Terminal four will create nearly 40 acres of shovel-ready waterfront redevelopment to make them more competitive for emerging sustainable industries. The second project, make Portland's innovative quadrant the -- we used to call it.

Saltzman: Science corridor.

Adams: Portland State University, Oregon Health Sciences University and OMSI and will help us drive innovation and collaboration as a hub for sustainability and here to discuss this in more detail, we're going to start with Mr. Jones.

Greg Jones, Bureau of Transportation: Greg Jones with Portland Bureau of Transportation. I will do a general introduction of tiger and we're pleased to present these two grant applications. Been working diligently with our two participants, the port of Portland and TriMet to pull together these two applications. They're due September 15th and the approval period is -- the review period is expected to be by the feds through the end of the calendar year with a decision in February. The next steps in this process are to get the Oregon Transportation Commission to approve the submittals next week. And then get our application in and -- in mid-September. These are very competitive national grants. The expectation is that we are trying to keep the costs down on these grants so we can be as competitive as possible. While we indicate a dollar amount of \$100 million total for the two, we're actually trying to get it under that, somewhere closer to \$80 million. So art, if you want to talk about the first one.

Mark Lear, Bureau of Transportation: Sure. The Portland Innovation Quadrant, referred to the science and technology triangle. These relate to furthering this energy between our major institutions the PSU, OHSU, and OMSI and down on the waterfront. There are grants we're applying for under the blanket of the innovation quadrant. The Jasmine blocks. Realigning the streetcar. The second one would be down in south waterfront, for continuing the reconstruction of Moodies,

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north of where the base of the tram is. And reconstructing moody and preparing for the next wave ever development in that area and also the realignment of water avenue on the east side to support the continued expansion of omsi and Portland opera and those adjacent properties. Three working to support the continued growth in south downtown.

Adams: Great.

Kyle Chisek, Bureau of Transportation: Our second project is -- i'm with the bureau of transportation. In partnership with the port of Portland, the port on their side will be doing internal improvements to remove a bert and wee align some rail lines in there to make it more console dated and have more efficient movement of freight and make the 40 acres of shovel-ready property more marketable both from a national standpoint and internationally. And we'll be doing intermodal access and improvements. We call it around the horn, but basically from our [inaudible] bridge out on lombard to columbia boulevard. So that project will hem streamline the freight movement -- help line the freight movement.

Adams: Around the horn?

Chisek: Yes.

Adams: Of north Portland peninsula.

Chisek: Around the schnitzer property and --

Adams: Questions from council? Commissioner Fritz.

Fritz: Have these projects been planned and approved in a public process? Like the water avenue realignment?

Lear: It's one that's not been anticipated for as long of a period, but it's part the of proposed omsi master plan and working with the adjacent property owners to further their plan, but this is not one that has gone through as extensive planning as psu and down in waterfront.

Fritz: Where is the water avenue realignment?

Lear: Where would it go?

Fritz: Yeah.

Lear: There's the temporary water realignment. So the permanent alignment would be approximately that same alignment along the back side. Essentially routing the truck and freight traffic that's connecting the users, around so we can create a better institutional hub there between where the streetcar comes down and the light rail station comes in.

Adams: And the omsi master plan will be -- master plan will be coming back. The charter requires us to get council authorization to even seek grants, so it comes back for consideration before we would accept this grant.

Fritz: And we would at this point decide whether we want to do the project or not?

Adams: Correct.

Fritz: Thank you.

Adams: And this moves us significantly to connecting the streetcar into a complete loop, which I --

Lear: Very much so, so part of the long-term plan is to have the east side streetcar which has a terminus at omsi to have it come across the new light rail bridge and to create a circulating loop around downtown and in order to complete it, we need to realign water avenue to provide the space for the streetcar. So this is preparing for a future streetcar project as well.

Jones: One more item on that. This is part of the environmental documentation for the Portland-milwaukie light rail project. So the water avenue is being reviewed and included as part of that project.

Fritz: What about the southwest fourth realignment? What are you talking about there?

Jones: Fourth is the jasmine block between fifth and sixth. So part of the sustainability process.

Adams: And part the existing university district plan.

Fritz: There's a local match of \$32 million. Where does that come from?

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Adams: [inaudible] neighborhood involvement.

Fritz: Taking my budget? Great.

Adams: And working healthy rivers. Anyone object?

Lear*: As you recall when I came before you in april, the macadam transportation strategy, we discussed there was a plan to realign a freeway ramp coming off 405 northbound, the decision is not to pursue that freeway ramp reconstruction and we're pursuing a reallocation of the money that would have funded the freeway ramp to fund the reconstruction of moody avenue and preparing for that next area of redevelopment there.

Adams: Providing a local match.

Lear: Part of a local match.

Adams: We're still at \$15 million to \$20 million to figure out how to fund, is that correct?

Jones: There's a requirement with the otia fund. They're providing \$15 million of those funds and there was a requirement that the city match that with an additional \$15 million and that's being provided -- we're trying to pull that together through a series of sdc, tif and other sources. We're working on that right now.

Fritz: Did you say the \$32 million is coming from the transportation budget?

Lear: Right.

Adams: The federal stimulus money opportunities quickly come upon us, so we're -- probably should have prefaced this. We're planning and figuring out how to match as we go. And real time here, because the opportunity to apply for this.

Lear: A key to this, we wanted to provide -- as greg mentioned, the most competitive grant package as we can. Keeping the scope of the projects down so we aren't asking for too much but providing an appropriate level of match to show there's the local participation and interest in the project as well.

Adams: Commissioner Saltzman.

Saltzman: This may be an unrelated question, but since i've got you here. There's a new eastbound ramp not in service yet. What is that?

Jones: We had a bike project on the morrison bridge that was approved with the funding a number of years ago and that's the project that you're seeing with that ramp. Down to the water avenue.

Saltzman: I thought I heard you say bike.

Jones: It's primarily bike.

Lear: You're seeing the widening of the bike facility on the south side of the morrison bridge. Reconstructing the ramp down to water avenue. That's why it looked more than it is. When it's opened, there'll be an auto connection as well.

Adams: Anyone signed up to testify on item 136 emergency ordinance?

Moore-Love: No one signed up.

Adams: Karla, please call the roll. Thank you, gentlemen.

Saltzman: These look like good projects. Wish us luck. Aye.

Leonard: Aye.

Fritz: I greatly appreciate mayor Adams being on the ball on this and wanting to go for the stimulus money as quickly as possible. I'm a little concerned about dedicating -- the thing we're interested this doing, when some haven't worked their way through the process yet but i'm comfortable with them having the due process in the meantime. Aye.

Fish: Aye.

Adams: Thank you very much for your work on this. We've had to work really -- this team and others have had to work hard and fast to come up with projects that we think will compete well in the federal process and I want to acknowledge that and commissioner Fritz's concerns, you know, are right on. But we want to try and get this money -- thanks. Aye. [gavel pounded] 136 is approved. Can you read the title for purchasing report, council calendar item 138 -- 1138.

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Item 1138.

Adams: So just a couple of introductory remarks. To our knowledge, this will be the first in the state of Oregon to introduce sustainable stormwater management to an existing bridge structure. We're upgrading rather than replacing the existing vehicular bridge over the Columbia Slough. This is a more sustainable and environmentally friendly. And this design achieves a 94.3% reduction in unmanaged impervious stormwater run-off. We'll also be constructing a companion bike-ped bridge and all stormwater run-off on this new bike-ped bridge will be cleaned and scaled prior to disposal.

Moody: Thank you. Christine from the Bureau of Purchasing. Recommending a contract award to the low bidder for the 2009 local improvement district for the Bureau of Transportation, to a local firm, tri-state construction. Identifies nine divisions of work. For emerging small business and minority women -- and I will turn it back over to the council if you have questions.

Adams: Questions or comments? Anyone wish to testify on purchasing report council item 1138? Karla, would you -- oh, is there a motion to accept?

Saltzman: Move.

Fish: Second.

Adams: Moved and seconded. Karla, please call the roll.

Saltzman: Aye. **Leonard:** Aye.

Fritz: Good work. Aye.

Fish: Aye.

Adams: Aye. [gavel pounded] 1138 is approved. I think our last item, unless I have missed one, we've done some bouncing around. Can you please read the non-emergency ordinance council calendar item 1142?

Item 1142.

Adams: Good morning, thanks for waiting. What are we looking at this time?

Dan Broome, Bureau of Transportation: Dan Broome, maintenance operations. There are no further remonstrances at this time, so we would like to make a motion to move this to the second reading.

Sharon Simrin, Auditor's Office: I'm Sharon from the Auditor's Office.

Adams: No further remonstrances or no remonstrances?

Simrin: There were three, they've been pulled from this ordinance.

Adams: So they're not in this ordinance?

Simrin: No, they're not.

Adams: Discussion from council? All right. Council calendar item 1142 moves to a second reading next week. [gavel pounded] we stand recessed until 2:00 where we will -- we've got a lively agenda in the afternoon. [gavel pounded]

At 10:54 a.m., Council recessed.

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Closed Caption File of Portland City Council Meeting

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

Key: ***** means unidentified speaker.

AUGUST 12, 2009 2:00 PM

[roll call]

Adams: The program note, we're going to consider 1134 between 1144, council calendar item 1144 and 1145, and unless there's objection, we will hear the time certain 1143 and 1144 together. So please read those titles. Consent agenda council calendar.

Items 1143 and 1144.

Adams: The staff that will be making the presentation, do you want to come forward?

Shane Abma, Sr. Deputy City Attorney: Mr. Mayor, there are a few items I have to read as part of the statutory requirements.

Adams: Yes, there are.

Abma: Item 1143, this is an evidentiary hearing. You may submit new evidence to the council in support of your arguments. Testimony concerning the hearings officer's recommendation will be heard as follows. We will begin with a staff report by b.d.s. staff for approximately 10 minutes. Following the staff report, the city council will hear from interested persons in the following order. The applicant will go first and will have 15 minutes to address the council. After the applicant, the council will hear from individuals or organization who's support the applicant's proposal. Each person will have three minutes to speak. Each person will have three minutes. If there was testimony in opposition to the applicant's proposal, the applicant will have an additional five minutes to rebut testimony given in opposition to that proposal. The council may then close the hearing and deliberate. The council will set a future date for the findings. If the council takes a final vote on the finding and recommendation today, that will conclude the matter before the council. I would like to announce several guidelines for those who will be addressing city council today. First, submitting evidence into the record. Any letters or documents you wish to become part of the record should be given to the council clerk after you testify. Similarly, the original or a copy of any slides, photographs, drawings, maps, videos, or other items you show to the council during your testimony including any power point presentations should be given to the council clerk to make sure they become a part of the record. Two, testimony must be directed to approval criteria. Any testimony, arguments, and evidence you present must be directed toward the applicable approval criteria for this land use review. Or other criteria in the city's comprehensive plan or zoning code that you believe applied to the decision. The b.d.s. staff will -- three, issues must be raised with specificity. You must raise an issue clearly enough to give the council and the parties an opportunity to respond to that issue. If you don't, you will be precluded from appealing to the land use board of appeals based on that issue. And fourth, applicant must identify constitutional challenges or conditions -- two conditions of approval. Additionally, if the applicant fails to raise constitutional or other issues relating to proposed conditions of approval, with enough specificity to allow the council to respond, the applicant will be precluded from bringing an action for damages in circuit court to challenge the conditions of approval.

Adams: Is anyone on council that needs to declare any ex parte contact? Is there anyone on council who cannot hear this issue in a fair and objective manner? All right. Proceed.

Nan Stark, Bureau of Development Services: Good afternoon, mayor Adams and members of the council. My name is nan stark, i'm the bureau of development services representative for this

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case. Which is a comprehensive plan and zoning map amendment, the land use case is 09106993 cpcc, located on southeast belmont street at 43rd avenue. I am going to be showing you a few slides of the site in the vicinity. I will summarize the proposal and conclude with a brief analysis of the staff and hearings officer recommendation in this case. And just so you know, there was a small amount of public input in this case. You should have a copy of a letter that was just received today from a neighboring property owner commenting on the proposal with concerns, and those were also raised by another neighbor at the public hearing. Basically the concern is about potential parking on the side streets, the residential streets that are adjacent to this site. And --

*****: [inaudible]

Stark: Right. Other than that, I haven't received any other comments on this case. There was some testimony also at the public hearing in support of the proposal. So if you do have some questions about that, pdot staff is here today to also talk about the parking and transportation response to this proposal. I'm going to try to show slides. So the proposal is to change the comprehensive plan map designation and zoning map on this 18,400-square-foot site from the current zoning of r1, which is medium density multidwelling, to cm mixed commercial residential, which is designated by the comprehensive plan as urban commercial. With this proposal, like most comprehensive plan map amendments, there is no development actually proposed, but there is a concept for the land which is a mixed use building utilizing the c.m. zoning development standards, which would allow approximately 40 residential units above one floor of commercial space. You can see on the left of the Existing zoning showing the r1, and that's part of a small cluster of r1 zoning on both sides of the street, and it is interspersed along belmont street, along the primary belmont corridor, which is -- consists mostly of urban commercial designated zoning, and r1 zoning. So on your right you can see the proposed zoning is also fairly consistent with the c.m. And c.s. Zoning, both of which are under the urban commercial designation, and there is a fair amount of c.m. Zoning interspersed along belmont up to about 49th avenue. This shows the site plan with the concept for future development and what it does demonstrate is the required setbacks and those would be required based on the maximum height allowed of 45 feet, allowing -- requiring 11-foot setbacks adjacent to the residential zones which are to the south and to the east. And then just an aerial photo of the site showing the existing vacant parking lot, and then you can see the footprints of the residential neighborhood to the south and then the larger commercial and higher density residential all along -- along belmont street. So the approval criteria in this case are 33810050a, comprehensive plan amendment, and 88505 a b and d, zoning map amendments. I'm going to quickly show you some slides of the site, this is the western half of the parking lot. And the eastern half where you can see some of the residential development to the south behind it. And then across the street, representative of some of the low-rise multidwelling buildings along belmont street, this is looking west from that multidwelling building across the street, and this is looking east from the new development which is abutting this property to the west. Pretty representative of the type of development that the urban commercial zoning allows were buildings -- with buildings right up to the property line. And then just for point of context, movie madness is on the nearest corner to the east. And then just some typical multidwelling development interspersed with a few single dwellings throughout the area, and various storefront commercial. And then again looking west at the newer development in the c.s. Zone, and then along, this is along 42nd going on to yamhill street to the south. Where you'll find single dwelling development that would be situated right behind the subject site. The approval criteria state that on balance the proposal is equally or more supportive of the goals and policies of the comprehensive plan than the current designation. These particular goals, goal two, urban development, goal four housing, goal five economic development and goal six, transportation, are the most relevant to this proposal because the site is in a close-in area on an arterial street with multimodal Designations, housing is required in the c.m. Zoning, the potential for housing exceeding the existing r1 zoning. Economic development opportunities are

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created with a mixed use proposal in an urban neighborhood, and the site is well situated for good options for alternative transportation. Also parking is not required due to its proximity to high frequency bus lines. And then regarding the zoning map amendment approval criteria, the c.m. Zone is the more appropriate of the two zones in the urban commercial designation because housing is required ratio equal or greater floor area than nonresidential uses. The site abuts another use -- u.c. Urban commercial designated lot to the west, and across belmont to the north. The c.m. zone is found consistently along the belmont corridor. Regarding criterion b and services adequacy, the - - all of the service bureaus responded with no conditions and concluded that services are adequate to serve the higher intensity that would be allowed by this zoning and those include water, fire, police, sanitary and storm water, and transportation. So the recommendation of staff and then of the hearings officer is approval of this proposal to change to the mixed commercial residential zoning. And that concludes my report.

Adams: Questions from council? How many people have signed up to testify -- oh, we are on to, sorry -- is anyone signed newspaper support? signed up in support?

Moore-Love: Can we take the applicants?

Adams: I'm sorry, i'm out of sequence. Can we hear from the applicant? Good afternoon. Welcome to the city council.

Eric Cress: Thank you. Good afternoon, mr. Mayor and members of city council. Thank you for taking some time out today to listen to us. My name is eric cress, I am a principle with urban development partners. I wanted to speak briefly about the site plan that was presented, give you a little bit of background with the urban development partners, relevant to the way we work and how we've worked with this site, and any of these -- and we'll speak more about the details of the site. You guys saw the site plan that nan presented, and I wanted to make sure, or emphasize the site plan that was presented is meant to portray a full buildout of the site in order to demonstrate that we can take care of storm water management issues on the site if the site was fully built out. However, we have a history -- urban development partners has a history of not necessarily maximizing the site, whereas we are sensitive and do understand we need to maintain the city's housing stock and to build a minimum number of residential units, we typically don't build out to the maximum potential of the site. Also I want to emphasize the c.m. Zone has a 45-foot height restriction and -- which is the proposed change, the current zone of r.1 also has a 45-foot high re-- height restriction, though there is a different type of setback requirement at 25 feet. So whereas we are asking for a zoning change to a more -- what might be called a more intense use, we're not asking for a drastic change of building envelope. I'd like to speak briefly about our company. Urban development partners is a local Portland company. We're a small company, six staff. We all live in east Portland within walking distance of the site and most of our projects. I can say that one thing about all of our employees is that we're very passionate about Portland, we're all community members, we are all involved within the community, inside our work and outside of our work. We have multiple members of the sunnyside environmental school p.t.a. In our staff, we make a point to get out and just be involved with the neighborhood whenever we can. And we live in the neighborhood, so we're neighbors to the areas where we work, and we like to work that way. We're a company of strong values. I think our main core value around which all of our other principles are held is to have a long-term perspective with regard to everything we do. That includes how we interact with the community. We're neighbors, we plan to be here for a while. It's important to us that we maintain good relationships with the neighborhood and the community so that the work we do is well received long term for the long term benefit of the city and the community. We're also sensitive with regard to the environment and our building practices. We focus strictly on infill transit oriented practices, multimodal sites with multimodal transportation options. Our investment philosophy is long-term and stable. We focus on portfolio type things, apartments and such that we hold for long term. It helps us in certain economic times like these because we have a long-term

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perspective. It gives us the opportunity to continue with our work not to rush through it, and not to be as impacted by the broader economy. I won't say the word not impacted, but the economic situation we all are, but it does help insulate us and we're not out to -- for a quick buck, and we certainly don't compromise our broader ideals for our investment philosophy. We felt from the beginning this is a great site for us, given our values. I think it's a good economic generator, it will support local jobs, will invest upwards of \$4 million into local community, and into a project in east Portland. It will give us an opportunity to clean up a contaminated site. There are environmental issues with the site which is part of the reason why it's been left in its current state for such a long period of time, there's not been an economically feasible use to clean it up. What we're proposing is a change of zoning which will allow us -- give us economic feasibility to actually clean up the site. And it will also increase the access to transit oriented, pedestrian oriented businesses along belmont, which as neighbors we are excited about that idea. And it furthers the goal the sunnyside neighborhood plan for mixed use buildings along belmont street. I'm going to turn it over to neeley.

Neeley Wells: The maps indicate from the 1920s to the 1970s there was a clothes dyeing and cleaning business, primarily dyeing. Since that time in the '70 that's building came down there's been no structure on the site. It's a semi paved fairly derelict vacant lot. A zoning confirmation letter issued in 2007 shows that a previous parking agreement that facilitated when was been the kaiser build can at 45th and belmont, parking is no longer in effect as of 2007. For more than 30 years, the derelict site has sat with an environmental contamination on the southwest corner of the site. It appears with the phase two examination to be solder solvents, probably mineral spirits. The environmental aspects of the site are going to be spoken about in a much more scientific way. So i'm going to leave that mostly toll the brownfield folks who are here. I will say that our boring tests show the solvents go from three feet to 19 feet deep, and there are two defunct private dry wells. So with those issues it's been very hard with our one zoning for anybody to develop that, because they can't afford to clean up the environmental hazards, and have a feasible footprint with r1. So changing that commercial mixed use allows for really vibrant healthy redevelopment in that area that is already concurrent with mixed use. I don't know if i'm stealing this by saying it, but in december of 2000, u.s. e.p.a. and george Washington university schools of engineering did a study, they found for every acre of brownfield redeveloped, 4.5 acres of green space are saved. So we're pretty excited that urban development partners have the opportunity to make that a reality. We've been in contact with d.e.q. And we'll work through either the independent or voluntary clean-up path to facilitate that and get our no further action letter. My job at urban development partners is specifically about neighborhood and community association. And we've never done this before, never done a comp plan amendment so we created what seemed like a good system for neighborhood communication. I read the sunnyside neighborhood plan last summer, and we met first with the sunnyside neighborhood association land use committee in august of '08, and with the entire board in october of '08. After those meetings they issued us a letter of neutrality, which they swear and prom I is the -- promise is the same thing as approval, but they don't issue letters of approval. We also met with the belmont area business association who did unanimously vote to issue a letter of approval in october of '08. I then started meeting or attempting to meet with neighbors who had land adjacent to the property. Most of that communication was in september of '08 and I have a detailed account of leaving pamphlets first with the business card, and then larger folders with information about what we're trying to do. So those would be the houses on yamhill. I received some return phone calls and met some neighbors at doors. I met -- I spoke to a neighbor on the phone who believed that the law was not to be built -- the lot was not to be built on. I was not able to confirm that understanding. I met another couple of the neighbors at their house. We had a few great talks. They acknowledged that there have been problems in their perception at the lot with illegal activity and garbage, and they've had interactions with the police. And they

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were happy to see that we would tend to the area. I'm not -- I couldn't say they were super excited for a new building to be put there, but they do know that there are issues with the lot. I met with a gentleman who said he has no objections to anybody doing anything positive, but his two dogs bark. He does not want to be harassed about his barking dogs. So with that caveat, he was supportive. I met with a tenant who lives in a duplex who was interested and incredibly nice. He took me into the back yard so I could see the perspective from that point of view, and he put me in touch with one of the owners of the duplex. We had a nice conversation, but never met. In October I had another conversation with an owner who said it doesn't matter to me if it's r1 or c.s. And asked that we consider solar glare in her yard when we make our building plans. I received an email from another homeowner inquiring about the plans and I responded directly and never heard back. For notification at the -- before the land use hearing, we -- part of what has to happen by law is everybody within 400 feet is notified of the hearing, and we wanted some way to give those people access to both information and to us, and so we put out an info tube on the property, which is sort of like a real estate for sale sign, and put our pamphlets in it, and I think the pamphlet is in the public packet that you maybe have received already. We were pretty excited that we did that, but we didn't receive any inquiries or responses based on it. The other thing that we thought to do was to add a comment page to our website, because our website is listed on the packet, and then people could respond directly to us without having to actually talk to us. But nobody commented. Yesterday I received a message from the land use planner that another neighbor, although I don't think direct neighbor, had called, and that she had spoken to him. I returned his call this morning, and he said the questions were answered and everything is under control. I left my phone number with him in case he has any questions. It's been interesting and valuable. We have letters in support that I think you also received already from a neighbor on who lives on 46th from her, and her husband, and they're excited about the possibilities that this building brings, and particularly the services. Their daughters voted and think we should have a pool. We received written communication in April, and again this month, from a business owner of an adjacent property on the east lot line. And so the letters pertain to the fact that there is a recorded agreement, which is a private deed restriction. There were communications in 2008 between that owner and the current owner of the land indicating that they're both amenable to termination or modification of that agreement. But they didn't take it any further than agreeing that they were interested in talking. We can't enter into those negotiations now with any owners because we don't own the lot. As soon as we own the lot, we were very, very interested in those conversations. And we will own the lot as soon as the zone change is approved. So it's our understanding as long as the reciprocal agreement is maintained, the easement is of no concern. Regardless, the owner of that adjacent property has stated he does not object to our zone change proposal. I'm not sure if you guys have those letters or not. The other really interesting thing that we've done this year is engaged a professional facilitator to study a development process that we went through with two projects on 31st and 38th and division. And how that process went with the neighbors and the neighborhood association, which were not necessarily one in the same process. Through that process, we received some really important information that has already affected our plans for this. The five conclusions made through the stakeholder input in that process were that the five really important things to neighbors that we heard were notification and engagement, design, the role of infill in Portland and the fact that there's not agreement on what that is. A sense of place, and the issue of parking. I'm going to go to parking, but I want to note, when looking at the comprehensive plan, goal nine of citizen involvement and Goal 12 of urban design, it was interesting to me to see how our work directly correlated to those two goals. Nine seconds, we're going to include a little more parking than the minimum zero. We heard from neighbors in that study and directly around us at the hearings office that parking makes them passionate, and we will respond to that with some small number of

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parking, but we're still committed to multimodal transportation, and plan to build apartments that people hopefully who want to ride their bike and the streetcar a lot will live. Thank you.

Adams: Thank you. Now we'll hear from supporters of the applicants.

Fish: I don't think it's relevant to what we're going to decide today, but what kind of housing are you planning?

Wells: If I had another couple minutes -- we build apartments, we don't build condos.

Fish: Rental apartments?

Wells: Exactly.

Leonard: You get to take as much time to answer questions as it takes.

Wells: Studio, one, two-bedroom. The floor plans aren't created, but we do build apartments.

Fish: Are you look at any particular part of the market for targeting those apartments?

Wells: Generally the people who live in our apartments are first-year teachers, young professionals. We would love to have a few families, glencoe elementary is just up the road and could use a few students.

Fish: Work force rental?

Wells: M-hmm.

Fish: Thank you very much.

Adams: Thank you very much.

Fritz: Could you say a little more about the proposed parking? I think that is one of the main neighborhood concerns.

Wells: We do believe strongly in owning and developing property on transit oriented streets. So that is our priority. We also think that it is reasonable to assume that retail sales and services will generate some need for parking. We have a study commissioned by Kelly Engineering who shows there's more than adequate on-street parking to support this building through the next 25 years. And we -- and the T.I.S -- it's a traffic investigation study. And I think that PDOT representatives are here to explain this in better scientific detail than I can, but the way human nature seems to work at least in Portland is that people don't park on side streets, they park on main streets. So most of the parking for either retail or apartment living is expected to happen on Belmont. Not on side streets in the neighborhood. But we do want to have some parking spots. I hesitate to say a number, because we haven't even designed the building. But in an out parking for retail services, so that there is slow into the build -- there is flow into the building.

Cress: As part of the zoning change, because of the way the zoning works, there's no required minimum parking on the site. However, we will end up having this reciprocal easement on this site with the neighbors, which will require us to provide access to the adjacent parking given that we've already committed a certain amount of the property for access to parking, it would make financial and fiscal sense for us to provide parking on our site since we're already giving up that amount of area. Also because generally the retail will have a slightly higher parking demand, whereas we can rent to people who are focused on transit oriented development. It's a little more difficult to control who visits the retail, and it is definitely in our interest to provide parking that although Portland is a progressive city and supports multimodal transportation, the higher rents for retail are for areas with parking and we do need to make a financially feasible project, so we will facilitate some parking on the site at least for the retail and probably for some of the residential as well.

Adams: Thank you very much for your presentation. Do we have supporters?

Moore-Love: We have three people who signed up.

Adams: Please come forward.

*******:** I have copies of this study that -- can I give them to you?

Adams: That would be great. Welcome to the city council. We're glad you're here. You just need to give us your first and last name. If you are registered lobbyist for the city, you need to let us

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know that. If you're not sure what that means, then you're probably not a registered lobbyist. And three minutes will help the countdown clock helps you count down your time. So please begin.

Jenn Bildersee: Good afternoon. My name is jen, i'm with the city of Portland brownfield program. We're a program of the bureau of environmental services. We've been involved with the current owners of this site and the perspective purchasers, because of environmental conditions on the property from prior use, the site is considered a brownfield site. And so we've been providing technical assistance and many assistance with working with the Oregon department of environmental quality to figure out environmental conditions on the site, and how that affects future development. We wanted to voice our support for the zone change today. Because the zone change will facilitate redevelopment and we found that the this sort of redevelopment is a very effective way to facilitate accurate characterization and clean-up as environmental conditions on the site like this. For this reason a zone change like this would jointly address both economic redevelopment in the area as well as environmental clean-up and remediation. We found that sites like this which are very small that have environmental contamination issues are very difficult to redevelop, and they off general sit vacant like this site for decades. And so we would like to do everything we can to support developers who are willing to take on unique challenges of contaminated site, particularly a small infill site. Typely, this is an evolving issue, but there may be a regulatory conflict between the current zoning and department of environmental quality recommendations as the site moves forward. It isn't uncommon with contamination in the soil, that the department of environmental quality in order to issue a no further action letter might have a condition that no residential youth can occupy the ground floor of a site as it is redeveloped and the current zoning only allows for residential use on the ground floor. So a mixed use development would meet that regulation if it is something that the d.e.q. brings up.

Adams: Thank you for your testimony. Good afternoon.

Jason King: Good afternoon. My name is jason king, i'm a landscape architect with green works, a firm in Portland. And thanks for the opportunity to say some words about -- in support of the project. Specifically one of the things I wanted to bring up was the idea of storm water management. This is an area that a critical combined sewer overflow area, so as eric neeley mentioned, one of the studies we did was looking at the maximum buildout allowed by the code, and making sure that we can manage that to the extent not just of what was required by the city, but was required by storm water management manual on this particular area. The typical way that's done is through infiltration, and as mentioned, because this is a brownfield site and a dense urban site, was more difficult to do that. So the owners have been very supportive of using innovative sustainable storm water strategies to integrate this into their project, both as an amenity for the streetscape and the users as well as a way to take some of the pressure off of what is a growing issue of combined sewer, so that the new development is actually improving the condition by removing dry wells and replacing that with landscaped areas for treating storm water. And then in the bigger context, just talking about the urban pattern that this fits into, the existing pattern of development on belmont of kind of commercial oriented on the street and single family residential, this gives us an opportunity to build on some of the projects that have been done to extend what's been a very successful model on the other side of 39th to the east side of 39th up to mount tabor, similar to what's happened on hawthorne and some of the other commercial strips. So this sort of infill development offering both sensitive development as well as a range of housing that's not just condos but apartments, to bring in the different mix of people as well as retail, really supports the idea of the upcoming 20-minute neighborhoods where you actually have people and the ability to live and work and shop and hopefully play in close proximity where you don't have to get in your car and drive. So that's why all of those factors i'd like to state why we support this proposal.

David Keltner: Good afternoon. My name is david keltner. I'm long-time resident of the sunnyside neighborhood. And i'm pleased to have the opportunity to speak in favor of this change.

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It's addressing a derelict lot on Belmont, and I consider myself really fortunate to live in a city that's realized -- realizes it's better to get denser than sprawling. This project is helping that continue. Modification to the zoning in this lot really extends the vitality and the health of this primary commercial street to more people to the east. And gets more people out of their cars and on to the sidewalks. And it really I think continues Portland's reputation as a city of enlightened forward-thinking growth. I just in particular would like to point out, I especially appreciate the developer's approach to community outreach. I feel like there's -- it goes above and beyond just responding to some mandated requirements, and really is a proactive -- in fact, creative way of finding ways to talk to neighbors and make sure that the development that they do is responsive to all of our concerns in the neighborhood. And I think it's just right in line with their values, and I'm really happy to have a developer working in my neighborhood that has those sort of values.

Adams: Thank you for your testimony. Thank you all. Appreciate it. Anyone else wish to testify in favor of this application? Anyone signed up in opposition?

Moore-Love: We have one person signed up. Richard Dwyer.

Adams: Mr. Dwyer. Welcome to city council. Glad you're here.

Richard Dwyre: My name is Richard Dwyre, post office box 1420 Sandy, Oregon. I'm currently the owner of the property adjacent to this proposed -- proposed development at 4305 Southeast Yamhill. I have owned this property for almost 58 years now, so I'm not new to the neighborhood. I was there when this was a laundry, Laurelhurst Dry Cleaners. Next door to it was a plumbing shop. Moreland Plumbing, I believe. I was there when the building was torn down, so that they could make room and propose first degree off-street parking for a building that was built by a man named Walter Tunes. He built this building and the city said if you'll put in parking, you can get your occupancy permit. He was not real happy with that, but he came down, tore down the buildings, did a good job on his parking lot. The thing has since run down, I agree. I have brought some pictures. This is the building that's in question that the parking lot I believe belongs to. I also brought pictures that show the neighborhood as it is now where they have inundated the side streets tremendously. Due to the fact that they are not parking in this derelict parking lot that they own. Due to the fact that nobody wants to walk that far. The building is run down, the parking lot is run down, there's holes in it, there's no security, the lights are out, and I agree. It's been a tragic thing. I live right behind it. People are sleeping in my bushes. We call, they do nothing. It's gone on like this. I would like to see something go on in there. I'd like to see somebody build a parking structure underneath that's going to take these people off these streets that are going to occupy these buildings, and get it off-street parking for the commercial and the residential. They're proposing 40 units. To believe these people are going to bring their refrigerator and their service and their beds on their bicycle to their new residence is ludicrous. There's got to be some way that we can oversee this that we can get parking to satisfy everybody, including the commercial entities that are up and down Belmont Street. We have presently I'm going to say probably about 20-30 of our neighbors that are sitting in there that are unable to leave their house due to the parking structure as it is now on the side street, because if they leave, they can't get their parking spot back. This isn't right. They're going to have a plug-in car pretty soon. These people are going to own one. But they're going to run an extension cord down Yamhill Street to plug in their car, put it under this building. Thank you. And I submit these?

Leonard: I have a question. Maybe I missed something, so if I did, I apologize. When you introduced yourself you gave a post office box and then said Sandy, Oregon. And then you referred to living behind this property. Can you help me understand --

Dwyre: I -- my parents purchased this property in 1950. I was a child at the time, grew up there. Lived in the house in that building there until approximately 1969. I am also the past owner of the adjacent building, 4246, 4248 Southeast Belmont next door to this. I used to run my electrical business out of there. I still own this house.

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Leonard: I'm just asking, do you live in sandy?

Dwyre: I live in sandy, Oregon. No, I don't live at that house.

Leonard: I completely understand your reasoning, I was just --

Dwyre: I grew up in this neighborhood, I played in these streets.

Leonard: So did i.

Dwyre: People ride their bicycles down the street and they have parking, pretty soon you're in a narrow confined --

Leonard: I got your point exactly. Thank you.

Adams: Thank you for your testimony. All right. We're now at five minutes for applicant rebuttal. If you want to take it.

Cress: I just want to emphasize we hear mr. Dwyer's concern. Eric crest, with urban development partners. I just want to emphasize we hear mr. Dwyer's concern. We understand that parking is an ongoing issue with the development in these close-in neighborhoods. We certainly are sensitive to that. We will provide some residents -- there's no zoning requirements, so there's not a really good mechanism for us to stay or put into the -- a restriction on putting parking in, but we certainly hear that, and understand that.

Adams: Any other questions from council?

Fritz: There's a photograph that was submitted that is a sign that says additional parking lot west on belmont. To your knowledge is there any condition of approval of a previous development that actually said the parking goes on this parking lot?

Cress: Historically I believe mr. Dwyer's correct, originally That parking for east/west college was designated for the site. Since then the owner of the east/west college has secured parking farther up the street, in which the employees of the belmont building are supposed to park on the leased lot on stark. I can't say whether or not -- frankly the employees that are -- it's a medical office building, there's employees that may park on the streets, and not use the designated parking lot, i'm not sure. But the subject property is no longer used as a parking lot for those employees.

Wells: That's the parking easement I was referring to that in 2007 was declared vacated. Tom armstrong clarified that for us last year.

Fritz: So there are two easements, the parking from east/west college and b.d.s. Has determined there was that condition of approval was no longer needed? Because I don't have that in the record. I didn't see the letter from b.d.s. Saying that easement is no longer in effect.

Wells: I do have it. Do you want it?

Fritz: The other issue is the other easements to the joe westin property, which i'm going to honor or work with the --

Cress: That's correct. Shared access. Ache any other discussion or questions from council? Thank you. Anything you want to add?

*******:** No, I don't think so. Thank you.

Adams: Thank you both very much. I would just like kurt to come up for -- all right. I'd like someone to come up from parking just from the bureau of transportation's perspective very quickly, what is your evaluation of the parking issue as it relates to this application? Does it meet the city's requirements on parking?

Fabio de Freitas, Bureau of Transportation: Good afternoon mr. Mayor, and members of city council. My name is fabio, from the bureau of transportation. During the course of our evaluation of this proposal, aside from the standard approval criteria related to the zone change, we also have the goals that need to be met related to the zone map amendments, and all the applicable criteria and goals in our determination have been satisfied, including that for parking. As has been stated by b.d.s.'s representative and the applicant, the site is located on southeast belmont street, a street recognized as a transit street with frequent service wherein the zoning code doesn't require parking for any development on the site.

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Adams: Thank you. Council discussion?

Fritz: Can I ask staff a question? Different staff person. I'm looking at this memo from Tom Armstrong. I just want to make sure you've both checked out that the previous condition of approval of the east/west college is no longer applicable on this site.

Stark: I did check that out. The reason being that east/west college no longer occupies the building, that that variance was attached to.

Fritz: Ok. Thank you. That's very helpful.

Adams: I move that we uphold the land use hearing officer's recommendation.

Fish: Second.

Adams: And moved and seconded. Is there additional council discussion? Please call the roll.

Saltzman: This does seem like a very necessary supportable change to our comp plan and zoning code. I want to compliment urban development partners for their very great public outreach process, having sort of the information -- great innovations in how to reach the public. You didn't get a lot of feedback, but I bet a lot of people took those flyers. Good work. I appreciate expertly the commitment to livability and doing things right by the environment, and doing rental housing too. I'm pleased to support this. Aye.

Fritz: Very good work in the application. Thank you. And very good staff work. Very clear and easy to understand. And it meets our overall infill goals and fills in the current -- fits in with the current mixed-use development. Parking is a concern, thank you for raising those concerns, which I believe will be met at the building permit stage. We did hear the applicants, they did understand there are market forces, and uses for the convenience of their customers and residents that will probably require some parking. Clearly it's something they've considered. I want to echo my thanks to you for what was termed as above and beyond the required mandate outreach to the neighborhood, and clearly you are very engaged participants in the neighborhood, and that makes for the best development. Thank you for that. Aye.

Leonard: Aye.

Fish: I just want to acknowledge Nan Stark's work. We get these presentations sometimes -- from time to time and we have come to expect the high quality of the presentation, the complete explanation, the way the information is presented to us. Thanks to the folks who took time out of their busy lives to come testify, to help us understand the broader context of this. As the housing commissioner, I have to say that while it's not directly relevant to this application, we do have a big need for work force rental housing, particularly in that area. So to have that kind of housing, married with our density goals and adjacent to good transportation is a real plus for our community. So thank you. And for all the other reasons, I'm pleased to vote aye.

Adams: Neeley, you can give seminars on how to do this kind of outreach for some of your development companies, other development companies. It was exemplary and I want to acknowledge that. I also want to acknowledge the -- this particular developer as in the upper tier of quality, the highest of the upper tier of quality in terms of the quality of the work you do and the long-term holding and the way you maintain them, and involved in neighborhoods, I want to laud you for that. However, this is mostly this is about following the law, and this application meets suggested by the hearings officer and staff, it meets what's in the law, meets our legal requirements, and I'm pleased to vote aye. [gavel pounded] it's approved. We have one more vote, though. Do you want to call the roll on the second item?

Saltzman: Aye. **Leonard:** Aye. **Fritz:** Aye. **Fish:** Aye.

Adams: Aye. [gavel pounded] 1144 is approved. We're now going to hear resolution contained in council calendar item 1134.

Item 1134.

Adams: Can you pass out the proposed amendment for council to be look at while I make some opening remarks? This is a once in a generation opportunity to actually see some change and

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improvement in Portland's rose quarter, and also to the future of Portland -- one of Portland's most recognizable icons, Memorial coliseum. If pioneer square is Portland's living room and waterfront park is our front yard, then the rose quarter has the potential to be Portland's rec room. It is one of the best-served districts in the entire state, and with the expansion of streetcar and the connecting project of the loop, that will only get better. It is on the banks of the willamette river. Which is a very unique fact, and it surrounds other neighborhoods both the mix the use lloyd district and elliot, but also across the river with the skidmore chinatown old town river district neighborhoods as well. But this ground also has other special considerations. The fact that this was a predominantly african-american neighborhood that was scraped by very misguided urban renewal efforts to create this memorial coliseum. And the fact that it's not just any coliseum, it is a veterans memorial. What is before the council today for their consideration is instructions to me to pursue a memorandum of understanding, which is an agreement of good faith to work to develop the rose quarter to be a vibrant, pedestrian-scaled, mixed use, mixed income neighborhood that showcases leading edge sustainable principles in Portland's uniqueness, in doing so create construction jobs and ongoing jobs, and that this district emerge integrated with the -- and complimenting the surrounding neighborhoods that I've already mentioned. The process for gearing up for this is already underway. We for the last month about four weeks invited all Portlanders to sign up to be part of the stakeholder advisory committee that will meet for the first time on september 8th. We had 120 applicants for 20 slots. We might be expanding the number of slots a little bit, but there's an incredibly high-quality applicants, very diverse applicants, and it was just a great response. P.d.c. will be responsible for staffing the stakeholder advisory committee process, and they will serve when and if an development -- when a development agreement is approved by the city council, they will serve as the facilitator for its eventual development. This is a partnership project among a number of bureaus in addition to p.d.c., the bureau of planning and sustainability, also my portfolio play as very key role. P.a.m., which stand for Portland arena managers, will be a proposer for the future of memorial coliseum, and their proposal will be on equal footing, no more, no less, with all other potential proposers. P.a.m. will work with the city and p.d.c. regardless of whether p.a.m.'s proposal is selected for memorial coliseum. If it's not chosen, and p.a.m. Can still with with the city and other proposers to integrate memorial coliseum with the redevelopment of the entire rose quarter while p.a.m. can decide It don't want to redevelop the rose quarter, at which point the city can decide to go it alone. This is about getting ideas on the table and having a transparent and broad-based stake holder advisory committee sort through those ideas. In fact, beginning on tuesday, september 1st, we will be inviting all Portlanders and beyond to submit their ideas beginning with the future potential and better use of memorial coliseum. So Portlanders, get your creative thinking caps on, and I know over the years i've heard some incredibly creative ideas for the future use of memorial coliseum and this is a chance for everyone to weigh in. In terms of the overall time line, reviewing ideas will happen in late fall and top recommendationless come back to the city council in the spring of 2010. And by the fall of 2010, we hope to be coming before city council with firm development plans. In terms of funding, 5.4 million is already dedicated in the Oregon convention center urban renewal area, which is what -- in which the rose quarter resides. That is already budgeted for this project. And up to 24.9 million dollars in additional funding is possible, private placement of the zero coupon bond, p.a.m. Or its aaffiliates, of which 30% will be required for affordable housing. Expansion of the interstate u.r.a. is possible as well, with the agreement of the interstate urban renewal advisory committee agreeing to this as one of the possible expansions. We will -- last thing, we will be creating a separate but integrated veterans advisory committee, veterans memorial advisory committee that will either improve the existing veterans memorial as part of the future use of memorial coliseum, facilitates one option. The second option facilitate development of another veterans memorial or move the existing memorial to an equally or more attractive and accessible site. So we will be involving veterans in a separate

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task force on that. That's a bit of an introduction, and commissioner Leonard and myself have two proposed amendments i'd like to consider up front before we consider the entire thing. My amendment is as follows. Whereas the city, p.d.c. And p.a.m. Will will strive to use local goods and services and contract with local businesses throughout the construction design and construction process and in the operation of theory variety liesed rose quarter.

Leonard: I fear I gave my amendment to commissioner Fritz earlier. You read the first -- I read the second? I read the first. Whereas the city p.d.c. And p.a.m. Will engagen interested stakeholders and current users of the memorial for coliseum, including the Portland winterhawks, throughout the public process.

Adams: Moved.

Saltzman: Seconded.

Adams: And seconded. Council discussion? Please call the roll. On the amendments.

Leonard: These are amendments to the resolution.

Adams: Correct.

Leonard: When that's done I have some questions at the appropriate point on the memorandum of understanding.

Saltzman: Aye. **Leonard:** Aye. **Fritz:** Aye.

Adams: Aye. [gavel pounded] amendments to president resolution are approved. Staff come forward. Who is coming forward first?

Adams: Are there any initial questions on anything? You had questions on the m.o.u.? Ok.

Leonard: Are you doing, skip?

Skip Newberry, Mayor Adams' Office: Good.

Leonard: Good. In reviewing this, i'm sorry, skip and I have an ongoing very open relationship as he does with ty, and i'm sorry I didn't discover this earlier to ask you, because we could have cleared it up earlier, so I apologize for that, but in reviewing the memorandum of agreement, do you have 90 front of you?

Newberry: I don't.

Leonard: Can we get skip a copy of the memorandum of agreement? If you go down to section d, let's start on where it is i. There's an I and there's two is later, but in a manner that, one, I would call it, best meets the needs of the citizens of Portland, and two, this consistent with the party's desire to ensure the continued vitality of p.a.m.'s operations at the rose garden arena, and the words i'm going to read is my area of question and concern -- and other facilities own and operated by p.a.m. And I don't know that you're necessarily the appropriate person to answer this, probably the mayor or maybe somebody else, but my -- I want to first get on the record, p.a.m. Is otherwise known as the trailblazers.

Adams: Right.

Leonard: They have been in my experience tremendous partners, and i've had the opportunity to work closely with the management of the trailblazers, including most recently larry miller, who i'm just beginning to get to know and get to know better, and he has been a man of his word, and not to mention -- i'm going to repeat this every time you show up, you might as well be prepared for it -- I brought him and st. Vincent's hospital together to try to figure out a way how we could get automatic defibrillators installed in Portland high schools after a couple of tragic events of young students dying suddenly of cardiac arrest. And the blazers threw larry miller -- through larry miller contributed the dollars to have them installed. As a former Portland firefighter who used to have to arrive at events like that, I appreciate greater than most the trauma that means, and I can't thank you enough for that. They have also -- we have also had some misunderstandings that larry was kind enough to come into the office recently and Discuss with me, and I greatly appreciate that. So I want you to take what i'm going to ask in that context. What i'm concerned about is that the

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particular language, other facilities owned and operated by p.a.m. Mean the memorial coliseum. I infer that to mean the memorial coliseum.

Newberry: It's true the blazers do have, or p.a.m. Has an operating agreement under memorial coliseum, but the city owns the property. The blazers do own or p.a.m. Owns a bunch of other parcels throughout the rose quarter, and they have development rights to certain parcels as well.

Leonard: Having pointed that out, i'm going to read the pertinent section. The parties -- explore options to renovate or adaptively reuse the memorial coliseum, in a manner that best meets the needs of citizens of Portland and is consistent with the party's desire to ensure the continued vitality of p.a.m.'s operations at the rose garden arena, which I have no problem with, and other facilities own and operated by p.a.m. That is hitting me wrong. Because -- let me just say why. It feels as though even though the city of Portland as this acknowledges, owns the memorial coliseum, and we contract with the blazers to operate it for us, that we have created some forgone conclusion, notwithstanding that this memorandum also acknowledges that it's not binding, and I get that, but I also believe very much that written statements Whether they're legally binding or not should truly reflect the intent of the parties. And this would appear to suggest that it is implied in this process that we are going to work to protect the interest of p.a.m. To continue and own and operate the memorial coliseum, even if we independently determine through whatever process that we use that maybe some other operator would better serve the interests of the city of Portland and its citizens. Can you respond to that? Or -- .

Adams: Let's strike the words "and operated" and we'll be done with it.

Leonard: I like how you do business.

Adams: As you know, there's lots of --

Leonard: Absolutely. And again, I want to apologize for bringing this up here.

Adams: Make that as a motion.

Leonard: Can I read it first? Can we read it out loud --

Adams: Other facilities own the by p.a.m. Take out the word --

Leonard: Parties desired to ensured the continued vitality of p.a.m.'s -- and the other facilities owned by p.a.m. And it's clear that they have no ownership interest in the coliseum. That's --

Adams: Correct.

Leonard: Second.

Adams: Those who used to say -- know when you've won and move on.

Leonard: Make the sale and shut up. [laughter]

Adams: You're the one that told me that phrase.

Leonard: You're right.

Fish: I want to say what a pleasure it is to have a lawyer -- [laughter]

Adams: Two lawyers.

Fish: Thank you --

Leonard: Some of my colleagues in the fire service chose to use their down time to watch "days of our lives." I read law books.

Fish: You caught something a number of us missed. So thank you.

Adams: Moved and seconded. Unless there's additional discussion, Karla, please call the roll on this amendment to strike the words "and operated" from section d, last -- second-to-the last sentence on page one.

Saltzman: Aye. **Leonard:** Aye.

Fritz: If anybody missed it, we have five people who are thinking about every word and raising issues even at the last minute and I appreciate that. Aye.

Fish: Aye.

Adams: Good catch. Aye. [gavel pounded] any other initial amendments? Let's have some -- thank you, skip. If I could have larry come on up. And also kia, why don't you come up. And why

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don't we also have a representative from the winterhawks. Well come to the city council. We're glad you're here. If you are a lobbyist, which includes being an employee of something with an economic interest in this issue, you need to declare that. And in this particular case if you're not sure what that means, go ahead and declare it.

Larry Miller: Go ahead and declare? I declare that I do have an interest.

Adams: Please give us your name and how represent.

Miller: Larry miller, I represent the Portland trailblazers as well as p.a.m., which are one in the same.

Adams: Please proceed.

Miller: Well, I have a presentation that I was planning to take you through today. But -- before I actually get into the presentation, first I want to say that we have no problem with any of the amendments that were approved today. So we're fine with the amendments. Just to give a little bit of background, i've shared some time with all of you in the past, but i've been with the trailblazers going on my third season. And when I first got here, one of the things that I spent some time looking at was the rose quarter. And when the rose garden was initially build, I think there was a investigation for what the -- a vision for what the rose quarter could be. And I think it was viewed as this center of sports and entertainment. And for a lot of reasons that never materialized. So in the last year and a half or so we've kind of gone back and started to look at that vision and try to develop something that we thought worked for that area and for that neighborhood. And so in looking at it, we knew also one of the key components was memorial coliseum, and what happens with memorial coliseum was a big part of what we looked into. And I just want to acknowledge again, commissioner Leonard's comment about the partnership that we've had with the city. I think the Portland trailblazers and the city of Portland had have had a great relationship over the years, and I think done some pretty amazing things over the years. So shortly after I got there we started to look at -- we had a couple things that kind of happened that helped formulate the vision that we currently are presenting. The first one was, we were looking into an agreement for a company to operate our facilities. We had a company called global spectrum who were the operators of the facility for us, and we put out an r.p., and we had a company a.e.g. came in, and they ended up actually getting the contract to manage our facilities. But in the process, we were made aware of the the cordish company and what they do. And we looked into what they do a lot more, and decided that they would be what we thought were a good partner for us to work with in terms of looking at developing the rose quarter. I've spent a lot of time looking into what they do, who they are as a company, how they operate, What kind of developments they create, and we've come away very impressed with what they do. They have -- in every one of the instances i've looked at, they have definitely tailored each development to fit the community that that development was going into. And so we definitely believe that -- and know that it would be the same having them involved in this development here. The other thing that I was able to look into are -- we started to spend time with nike. For those who don't know, I spent 10 years at nike before I came to the trailblazers. Still have some great relationships there, and we started to talk with nike about the possibility of some further partnerships with them. And in the course of those conversations, the idea that nike -- we started to talk a little bit about our vision for development, and nike expressed some interest in possibly being involved in that. And one of the things that they have been talking about and looking into was this idea of a nike interactive center. They won't call it a museum, because that's not how nike is. But an interactive center. So we talked about the idea of something like that being at the rose quarter, and one of the really cool ideas we had, or cool concepts that came up was that nike was actually conceived in that area. Phil knight and bill bauerman were at a track meet at memorial coliseum, left the track meet, either walked outside or went Across the street, had a conversation about starting the company and shook hands right there and decided to start the company. So from our perspective that's a great story that says this would make sense for nike's

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first and only of its kind interactive center to be located here at the rose quarter. And we've had some really great discussions with them around that, and think that there's definitely the possibility and the opportunity to make that happen, working with nike. And so as we work with cordish and we've been talking with nike, our vision is really to transform the rose quarter into a vibrant neighborhood, a vibrant area that attracts people, not just when there's an event going on, but 24 hours a day, 365 days a year. That's really what we're looking for. And from a personal perspective, i've lived in Portland for 18 years now, and for me, this is an opportunity to provide something or to do something that's going to bring something positive to the city. Because I really think that if we can make this happen, if we can create this vision, it will really raise the city and also bring a lot of positive focus on the city. For those of you who don't believe it, the trailblazers are definitely going to be in the finals and win a championship sometime in the near future, and we think that's going to put a major focus on the city. Not just from around the country, but around the world. We think Portland is going to become a major focus based on what we're going to be doing with the Portland trailblazers. And to have a venue like this that highlights the city, and highlights what this city represents, not just in terms of entertainment and sports, and music, but also sustainability and making sure that this becomes a showcase for the city of what a sustainable entertainment district can do and can look like. I know there have been numerous attempts in the past to do something at the rose quarter. We've been involved in numerous attempts to try to bring something to the rose quarter. But I think we feel right now we have the right partners, the right time, and that it's the right vision that we think we can really make this happen. And make something that's going to create and generate jobs, going to create revenue for the city, and again, turn this area that's only vibrant when there's an event going on into an area that's -- that can be vibrant 365 days a year. So with that, we had about two or three weeks ago we had a charrette, a design and planning charrette that consisted of folks from cordish, folks from nike, and folks from the trailblazers. And in that we talked a lot about what we wanted to create. And we wanted to make sure that what we created was something that was of and for the city of Portland. And with that we came up with what our vision is. And i'll take a second and read this. It says jump town. And i'll talk more about that and how we got to that in a minute. But Portland's rec room. So to the comment that was made earlier, we have a living room, we think Portland needs a rec room, and we think this should be it. A world class mixed use sports and entertainment district and one of Portland's most vibrant neighborhoods. We envision a vibrant community gathering place at the intersection of sports, music, and entertainment, one that pays homage to the rich musical heritage of Portland's east side, representing world class design and best practices in green construction, and operations, the project will appropriately honor Oregon's veterans. It will embody the best of Portland's cultural past, present, and future through music, events, a variety of residential hotel office space, diverse retail, and restaurant amenities, and one of its kind nike interactive experience. And so for us, this vision also creates some great jobs we think and it's also a stimulus for economic development in Portland's east side. We think if we can get this development going, it will create and stimulate other economic development in Portland's east side. So jumptown. Why jumptown? At this design and planning charrette that we had, we got into a lot of discussion about What working title we would give this project. And as we started to talk about it and look into it, memorial coliseum -- where memorial coliseum is, where the rose garden is, was once a thriving community. It was an african-american community that there were a lot of clubs, and jazz clubs, blues clubs, all in that neighborhood, and it was referred to as jumptown. That's what it was known as. And so as we started to look into this and talk about it, we thought that would be a great working title for us to put on this project, because we want to make sure that we pay homage to the heritage of that neighborhood. And not just in what we call it, but in what the development itself represents, that we want to make sure that we make sure we recognize the heritage of that particular neighborhood. So jumptown will be vibrant, green, and a mixed-use community gathering place.

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That's what we see jumptown representing as we move forward with the development. One of the things we've looked into, we thought about as we worked on this is that this has to be a neighborhood that's going to be green and it's going to be not just sustainable in terms of building it, but also in its operating practices. As we operate this district, we want to make sure that we're doing it in the most sustainable way possible. And that's something that we definitely are focusing a lot on. Our partners have all bought into that concept, and we're definitely looking to move forward with the idea of this being the only of its kind green entertainment district anywhere in the world. So what we also came up with at this charrette were what we are referring to as some guiding principles. And we talked a lot about what we were going to do and what are the things that are going to help to guide us as we move through working on this development. And the first one is a deliberate tie to northeast's rich musical history. And economically sustainable business model that creates a new destination in the rose quarter creates jobs and also instills civic pride in that neighborhood, in that part of the city. Architecture and urban planning appropriate for the location, and use of the district, its facilities and diverse customers. One of the things we know is that there are a lot of folks who come through that area. There are a lot of -- there's a lot of activity that goes on in that area and there's a lot of people living in that neighborhood. And we want to make sure we connect to those folks. A project that is seamlessly connected to what's already there in terms of transportation layout and use. So we've got Broadway bridge that lands you right there in that area, we've got the MAX that comes right there to that area. Convention center is adjacent to that area. So how do we connect all of that and use the things that are there to make sure that we are supporting that entire neighborhood? Best in class green building and operating practices that showcase Portland's sustainable values to the rest of the country. Like I said, we know there's going to be a spotlight on the city based on what our team is going to be doing, and to have that spotlight point out the fact that this is a one of its kind world class project. And then the project that entertains and inspires and energizes the community. For us, that's a big deal, we think we can create something here that will energize the community and that will definitely be a major part of what this community looks at going forward. So meaningful public involvement and community outreach guided this process and we're going to continue to make sure we connect with the community.

Fish: I want to reserve my objection to this slide. Shameless.

Adams: You need to know that for 2 ½ hours that everybody yelled at me during this meeting. And I don't know if it's shameful or if it's a painful reminder.

Miller: We kind of caught your good side.

Fish: Part of the fabric of the community.

Adams: Yes you did.

Miller: But one of the things that we planned to do with this project is to lead by listening. So basically, our approach to this is going to be listen to community. Listen to the neighbors, listen to the businesses, listen to the people that are already in that neighborhood and throughout the city. And make sure that this project, like I said before, is for Portland and by Portland and that we know is going to come from having the right public involvement, and from our perspective, the quality of our public involvement is going to dictate the quality of the product we come out with. So if we have a quality position, to get input from the community and the neighbor neighborhoods then we think that's going to lead to having a quality project at the end of that. That was my last slide. I'd like to finish up by saying that Portland has a proud tradition of forward-looking projects and projects that make our community better and we think we have an opportunity here to create another one. We're excited about this opportunity and look forward to partnering with the city and the neighborhood to create something that we think Portland can be proud of. I'd like to thank you for your support and partnership and that we appreciate the opportunity to put this proposal in front of you and trying to create and resident this vision that we have for the rose quarter. Questions?

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Fish: Just a comment if I could. Larry, commissioner Leonard and I are working on taking a look at the Campbell memorial, which is the firefighter's memorial, one of our really sacred spaces. He as the fire commissioner is taking the lead and I'm the parks commissioner and potentially could play a role but were asking the question is the current site the right site or is there a better site? So I'm pleased in the mou that question has been posed. Is this the right place to honor veterans, a place that frankly too few people anymore seem to know about. And is perhaps not maintained to the standards we would all like to see or is there another location where there could be more honor given? So that's something I think there's a lot of sensitivity to that here. Second, the notion that it's rooted in the history and that it isn't some cookie cutter concept being imported to Portland I think is important and I appreciate the work you've done to communicate that. Because that I think is a game changer for a lot of people. If it's rooted here and not just been tried elsewhere and dropped here. The third thing is, since Randy was slobbering over you earlier, I see Jay Isaac over here feeling neglected and I want to say that when the challenge grant was issued, the Washington Park festival, we had one week, the first organization to step up and put money on the table was the Trail Blazers and that was Jay. Thank you very much for your support and it's back and better than ever and thank you for your partnership on that.

Miller: If I can respond to the veteran's memorial, for us, the way -- memorial, we want to enhance the veteran's memorial and whether it's still within the Rose Quarter or somewhere else, we feel like making sure that the memorial to our veterans is actually enhanced and I totally agree with you, I think right now, a lot of people don't even know it's there. And, you know, probably hasn't been kept up as it should be, and I think where we continue to have it at Memorial Coliseum or at the Rose Quarter or move it somewhere else, it definitely needs to be enhanced. And the other comment I'd like to make in response to Cordish and what they do, I kind of -- and I mentioned this when I talked to some of you guys. I fancy myself as somewhat of a marketer. I've worked with pretty decent companies' brands over the years and -- companies and brands over the years and it me, not only from the perspective whatever we do would have to be of and for Portland, but it only makes business and marketing sense to make sure that's the case. Otherwise we would be looking to develop something here that's not going to work, not going to be successful. And I think having the opportunity to connect with the community and neighborhoods and get feedback and make sure whatever we're creating is not something that worked in another city, but something that's going to work specifically for Portland. And to your third point, Jay does a great job.

Adams: Thank you.

Fritz: And I think it's worth repeating, the Blazers do so much good in our community and rightfully you don't toot your own horn about that, but it's important to recognize that. It's encouraging to me to know that those defibrillators are in the school and sponsoring the Riverfest. There's so many things in Portland that the Blazers support and we greatly appreciate it.

Miller: Thank you.

Adams: And we can probably go on thanking for a variety of contributions you've made over the years, but -- and our thanks, are sincere but we do need to move on and one of the key tenets of the Rose Quarter, specifically Memorial Coliseum are the Great Winterhawks and we wanted to give you time as well to tell us your thought.

Doug Piper: Thank you, my name is Doug Piper, the president of the Portland Winterhawks. And Larry, that was an incredible presentation and I know it's a David and Goliath relationship between the Blazers and the Winterhawks but --

Miller: We're David, right? [laughter]

Piper: That's the kind of presentation you do at a mou -- I'm over here with my shadow puppet. But now I know what I'm up against. [laughter] The reason I mention that is part of the reason I'm here today is I'm wearing a lot of hats as president of the Winterhawks, not only tenants in the building, but we're leaseholders. Lease -- we lease from the Blazers, they're our landlord and we

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have, I think, a very good relationship. Jay and I worked a long time together and it's gone well. And we are also a business in it community that's affected by what happens at memorial coliseum and we have our office and locker rooms and training facilities there so this is an important issue to us and one of the things we're here to talk a little bit about is to find out how this all works in terms of the blazers role and the role of the other potential participants in bringing forth ideas and proposals for the memorial coliseum. And if we can get clarification on that, we're ready to play a few different roles potentially, in this process. But I have a prepared statement i'd like to read first and then get back to my comments. First and foremost, i'd like to thank the winterhawk -- the winterhawks would like to thank mayor Adams and the city council for instituting a public process to determine the best use of mac. We believe 33 years, the winterhawks have -- we're as excited as anyone to see the building brought back to its former glory and made to best serve the needs of the citizens of the region. Now it's been determined a public process will be used to, used for the best use of the coliseum, we're exploring several options including having had discussions with doug owe bliss and we've had discussions with jay isaacs and pam and much to our happiness, I guess is the right word, we seem to be on parallel paths in terms of what we think may be the right use for this building. But part of my job is also to look at all the options at this juncture from my organization and one of the options that we want to explore is perhaps being a proposer about what happens with the coliseum. And we feel we would like to maybe be a part of that process, but at the same time, we think we need to understand a little bit more about it. When the mou came out, we had a few questions. But at this juncture, what's important to us is to understand how the playing field work. And mayor, you opened the statements by saying there's going to be a lot of opportunity for people to come forward and they wouldn't have any better or worse position against pam in this process, but one of the questions that comes out of this is it's one thing to bring forward a proposal and have it be approved as to what happens to the building. It's another question as to who's going to operate the building and if pam is going to be the operator under any circumstances, and that's what the contracts say, i'm not sure they do but if that's the case and I know that's what they would want, I would want if I was in their position because they don't want a committing building on their campus, but it changes the playing field for us. Putting millions into a project like this, we would need a -- some sort of operating opportunity with that building. So if you guys are telling us you're going to carve out the coliseum and anybody can come forward with a plan to redevelop it and operate it in conjunction with -- and by the way, we're so all for what -- what larry and jay and the blazers are doing with the whole plan for the rose quarter. It's perfect for us. How could we not want that to happen? And if it turns out that the coliseum is going to be part of their whole structure we'll find a way to work with that. But i'm not going to miss an opportunity to play in this game if it's going to be -- you know, open and fair for everybody. And I don't think jay or larry would mind a little competition from us on this. But if it doesn't that way and we end up being a tenant with the blazers and the building gets used for something we can use it for and it's not foregone that the building will be used as a spectator facility. And as a matter of fact, some of the language talks about it's not to be used for that unless it's approved by pam. If you guys can give me assurance and clarification that it's worth our while to take a run at this, my owner's prepared to spend the money it will take to do a power point presentation and get architects going and we'll take our chances with everybody else but if -- if the -- what I saw in the mou and I know that the blazers have a lot of rights about what happens on the rose quarter, if it's not feasible then --

Adams: Ok --

Piper: We don't want to waste our time.

Adams: I understand it's a point of concern and passion for you and you've got a big economic interest and a number of stakeholders have a big economic interest in this process and part of my opening statement was to talk about how pam will be an appropriator for memorial coliseum on equal footing no more or less than other potential appropriators. And -- proposers and part of the

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proposals will be, I assume, who's going to operate memorial coliseum, and you're going to be on equal footing with the blazers. That's a clear part of this process. And they've agreed voluntarily to waive, modify or waive some of the contractual expectations understandings that exist on the books right now. So you'll have a chance to pitch to the stakeholder advisory committee. Not in terms of what you want to do with memorial coliseum, but also how you propose to operate it.

Piper: Based on your word, that's terrific for us.

Adams: We want --

*****: [inaudible] --

Adams: We want competition. We want competition as well. It is in the best interest of the taxpayers.

Piper: We have good ideas and they have good ideas and maybe it will marry together but we want to know if it's worth our while to go through this process and we haven't made the decision we will. Because we have to run numbers. We want to know if it's something we want to explore.

Leonard: What I heard, yes, it is worth your while.

Adams: We want competition and I want to give credit where credit is due and the blazers have been open to this. They've got a proposal like anyone else and they have the right at first proposal is the existing contract with the city and they've agreed to participate and compete along with everybody else and you'll face the inquiry of the stakeholder advisee commission, the planning commission, the design and landmarks commission and the Portland development commission and us.

Leonard: And amanda. [laughter]

Adams: And ultimately, it's your elected --

Leonard: Which is your biggest fear.

Adams: And ultimately, the majority of the city council will decide.

Fritz: I have a clarifying question to that. Because the mou says that one of the approval -- the criteria for whatever happens should be consistent with and one of -- is section 16.3 as the memorial coliseum operating agreement of 1993, which says no competing [inaudible]

Piper: Right.

Fritz: I'm guessing that's where your concern is. The mou doesn't necessarily say what you just said.

Adams: Right. And the other thing that should be looked at since we're on the subject --

Fritz: Before we move --

Piper: Go ahead.

Adams: The reason there's so many moving parts on this, the part of the reason the way it's written is to direct me to come up with the final memorandum of understanding which will be as a draft before I approve it in final form. Welcome to make sure what I just said is absolutely memorialized in the event mou.

Piper: If we have comments we can email them over, and if you like them, great and -- fine, no problem.

Leonard: Is there a contact person?

Adams: It's amy -- oh, it's now skip.

Miller: I'd like to comment that in our development of our vision, we have considered the needs of the winterhawks in that development. So I think that there's not a situation where we develop our vision and the winterhawks are out in the cold. That's not our plan or our thinking at all in this situation.

Piper: No, and I agree with that, and they've been very good about it and we have no complaints. We're just trying to figure out if economically if we became the operator of this building and made it our home.

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Miller: That's something we'll have to talk and think about, because part of the idea is -- and this came up when we were talking about the ballpark being there. There was a similar issue that kim out and we were able to work through it. But this would be something we'd have to kind of talk through and figure our way through.

Adams: I agree. And as somebody who will be chairing the stakeholder advisory committee, looking to make sure there's good competition, but obviously on this issue, we're looking for good cooperation as well. So you might be both the proposer alone and you might have a co-proposer with pam.

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

Adams: We're looking for the best approach.

Piper: We agree.

Adams: It's approach that you're sitting between these two, kia.

Kia Selley, Portland Development Commission: Kia, Portland development commission. The senior developer advisor for the rose quarter project. I don't have a lengthy presentation, but I do want to say that the Portland development commission is excited to proceed with this project, in coordination with our city partners and working closely with your staff, mr. Mayor and the bureau of planning and sustainability and engaging others on a technical advisee committee. The stakeholder advisory committee as mentioned earlier and the Portland arena management. Definitely it's time for redevelopment at rose quarter. We have committed partners and the community is very passionate about breathing new life into the memorial coliseum. We need to do all of this work before 2013. That's when the urban renewal area actually funds that. So we need to work expeditiously and i'll be looking to you to help us balance an intensive, transparent and inclusive public process with the need to work quickly to get design and planning under way. And we have a couple of other project risks. One is this project will require a lot of public investment. Potentially more than what we currently have available so we'll need to play a lot of creativity and innovation there that area. And also need to ensure we end up with a full rose quarter developed as opposed to just looking at a renovated or adoptively reused memorial coliseum. So again, we want to make sure we leverage all of the public investments we've made so far and connect to the vibrant adjacent neighborhoods. And to realize the full vision of the rose quarter.

Adams: I know I speak on behalf of the mayor's office staff team when I thank you for the fantastic job you're doing on this in the short amount of time and really facilitating the intra-bureau cooperation. Really appreciate it. Additional comments or questions.

Fritz: The office of neighborhood involvement to work with you and we'll be more than happy to work with the public process.

Selley: Thank you.

Adams: Thank you very much. Appreciate it. How many people have signed up.

Moore-Love: No one else signed up.

Adams: Anyone else wish to testify on this issue? All right. Please call the roll.

Leonard: I look forward to this process very much having worked with both parties in various capacities. Not so much doug piper but the predecessor ownership team of doug piper who was actually the president of the winterhawks and the new owner who is bill gallagher and without going into detail, I will only say that i'm sure the blazers and I agree that we greatly appreciate the brand new appreciate approach of the ownership team and management team that the group headed by doug piper brings to Portland. So i'm looking forward very much having known jay for quite a while and -- and liked jay as everybody does and prepared the relationship i'm developing with larry miller and the excitement around which he made his presentation inspired me and lately it's hard to get me inspired about much of anything and so you did a really good job. I look forward to the next few months. Please feel free to call on me, any of you, at any time, to assist in any way I can. Aye.

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Fritz: As most know i've been skeptical about spending taxpayer money on sports and entertainment, and i'm excited about there project. I think it gives us an opportunity for family-wage jobs, ongoing, 365. And excited about the partnerships that commissioner Leonard referred to, the collaborative approach of all of the different organizations and particularly with mayor Adams' leadership and putting this on the agenda as a public document that's going to be amended, having a public hearing on it so that people can comment and commissioner Leonard's amendment which makes it even better. This is the way we should be doing business and this is the way we are doing business, open and transparent and exclusive manner and happy to hear there was over 100 people for the stakeholder committee and looking forward to participating in that process and hope that all five members of council will be participating in one way or the other ongoing on this. And recognizing we have a deadline as mentioned by the pdc representative. Part of why maybe this is the right time we have to get things done by the end of the urban renewal district and build on the good work that's been done in the past. Not putting it aside but recognizing there have been many planning processes but at this point, it's now or never and there's a new name to the citizenry and the council to make this for a new for the rose quarter and make it something that Portland can be proud of. And glad to see clearly in the proposed agreement and resolution that the memorial coliseum is looked at for reuse and re-- adaptive uses and the question of whether memorial coliseum memorial coliseum is of value, and we agree we like it and want to see it used and valued and want to see the veterans valued and honored in the best way possible, whether that's keeping the wall there or moving it he is where. The veterans need to be part of that -- of the process and of the feeling of the new district. I had not been aware, working title of junk town, we need to make sure we include the elliot neighborhood association and the african american community in planning this new part of Portland and i'm confident that's what we're going to do. Aye.

Fish: Well, first I want to say that before I moved to this community, i, like a lot of people who followed sports, knew Portland mostly by the shots that the nba used to begin games where they zeroed in on memorial coliseum and then go inside and you'd watch the games and that's sort of how I knew Portland before I ever discovered Portland and commissioner Leonard and I have a small disagreement about the aesthetics merits of this build, i've always loved it but my taste or his taste isn't what drives it but there should be a process to actually think through this and I think we've got it just right. And I know, sam, you've spent a lot of time in this and kidded you about the photograph in here, but there have been a few bumps in the road and the way we judge these things is not by that portion of the timeline, but the outcome and we have teed this up in a way that I think is very promising and I thank you for your leadership and for your team. On the question of this site, over the weekend, my wife and son and I went down to vera katz esplanade and walked south and came back and it's just an incredible place to be. If you love urban walks and scenery. And actually, we got to a fire station and the truck was out. Some firefighter actually gave the hose to my son and he hosed me down which I didn't appreciate. But i'm no longer a commissioner, so --

Leonard: One wouldn't know that. [laughter]

Fish: I'm trying to --

Leonard: Ok. Sorry.

Fish: The chair would take a tighter rein over this meeting, I would -- but recently, a number of us took walks the other direction because the folks in north Portland want to have a north Portland greenway and go all the way from the rose quarter to u.p. And something wonderful is happening at that site and you've got a franchise on the rise and extra city concern closing on a piece of property, we're going to have affordable housing and partnership there is and the next piece is to think how we create an integrated community with housing and jobs and something that is more than a -- an occasional entertainment district. And this provides a roadmap. So, you know, I want to say we've got the right partners, it's the time to do this, and i'm very excited about what's being proposed and look forward to the create I energy. And larry, I don't think you mentioned it when

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you said you had background in marketing but I think it was with michael jordan and his success and if we can get this right, we'll take off and become a place that we spend a lot of time. So thanks for the good work that led up to this and pleased to vote aye.

Adams: Thank you for the kind words. I want to make sure I pass them along to the folks in my office that have played a key role, skip newberry and aim ruiz. Who have worked very hard on this issue. And other issues. Thank you for your great work. More to come. And I want to thank the council for their involvement and consideration of this. It's going to take all of us and i'm pleased we're getting going. Aye. [gavel pounded] it's approved. All right. The next item -- can you please read the title for time certain council calendar item 1145.

Item 1145.

Adams: Portland is the home. Coming up, mr. Busse. Nice to see you. Thanks for waiting. Portland is the home to the northwest institute for social change, created by our own -- a summer program that teaches college students how to use community media. Students work that showcases Portland's -- the community cycling center's create a commuter program, the open meadow alternative school in north Portland, the returning veterans' project. Hot lips pizza's sustainability efforts.

*****: Someone is creative.

Adams: And rebuilding center's contribution to recycling and reuse. They've also done short documentaries featuring sauvie island. The youth Oregon disability association which provides entrepreneurial training to youth with disabilities and proud ground which works with community partners to create affordable homeownership opportunities for low and moderate income first time home buyers. Mr. Busse.

Phil Busse: Thank you. Mayor. I thank you for the opportunity to show off -- each year we recruit 12 from across the country. From the university of chicago, from reed, whitman, bring them to Portland and they use Portland as their laboratory to find out things that Portland is doing right and as mayor Adams explained, produce documentaries and figure out how to use media tools to create positive effect on public policy and in turn, what we've added this year is the students will take these documentaries and present them to city councils around country with the hopes of showing things that Portland is doing right and inspire those city councils in minneapolis and st. Paul and berkeley and cambridge to perhaps consider similar ideas. It's been a re-remarkable summer and this program would not be possible without Portland. Not only for the projects that city council has sponsored and made possible but also the nonprofits and the community's support we get. Adrian flag hosted one of the students and the owner of mississippi pizza, he hosted one. Josh who has relocate here from new york and hit the ground running with helping with producing the films and all sorts come together and help the students. All told, six audio documentaries and three videoed which we'll have a chance to watch now. And things that Portland is doing right. Last year they made one about backyard chicken coops. Something close to home for some of us and this year, one about community gardens, the idea being that four students one -- came together and made a five-minute documentary about community gardens and you'll see the call to action at the end. City councils will make unused property and make it available for community gardens and healthier food for public schools and families. And we'll start with that video. No coming attractions, so -- there's no sound.

Adams: Karla will help you.

Busse: We've been fortunate, the university of Oregon donated space at the white stag building and included was peter gun, their a.v. guy, and we've become reliant on other people -- reliant on others taking care of us.

[video presentation - start]

*****: These children [inaudible] vegetables get many kinds of nourishment. Fresh air, sunshine, vegetables, eggs too.

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*****: The garden's mission is to promote [inaudible] for family, communities here in Portland. And we do that through working with youth in an elementary school doing youth programs after school. Programs and summer camps and also work with families in apartment complexes to build urban backyard home gardens.

*****: You stick your finger in this plant and you -- if you put that down in the water, as deep as your finger is wet [inaudible] --

*****: Well-nurtured children become healthy and happy grownups and a properly balanced diet plus plenty of sunlight and play and the due portion of the milk of human kindness.

*****: I was raised with a healthy respect of the environment and the earth and that the earth is where things come from and we experienced long periods of poverty and just -- and food insecurity. And definitely someone who growing up had eaten out of food boxes numerous times. We've been on food stamps before and luckily I had the initial experience of having really healthy food in my life when I was really young but also experienced the other end of the spectrum of knowing what was healthy to eat but not having access to it.

*****: It tastes better. Sometimes it tastes more fresh. Fresher than when you get at the grocery store.

*****: The zucchini grows right here and it needs water and sun.

*****: It reminds me of the cucumber and that's my favorite.

*****: It's important to have youth. Starting early with them and having it be something that's natural and easy and fun for them to do is a huge part of having them do that when they're older. The same as -- older and the same as reading and riding a bike. All of those things and food prices have increased over the past year in particular and over the past couple of decades as fuel prices go up.

*****: I think that cities could promote urban gardening by make -- gardening by making space for urban gardens. If there's open space that's not being used, the city should say, let's turn it into a community garden plot.

*****: Interesting story, we were doing an outreach table, at a farmer's market and she and her children were there and we were giving out free seed packets and they picked up a packet of cucumber seed and went home and planted them. And they planted the entire packet and ended up with hundreds of them and during the summer, the kids went and picked them and took them to a produce market in their neighborhood and sold them to the produce market which inspired them to want to continue gardening, so they called us the following fall and told us that story and wanted to enroll in the program. Another yard is full of plants and they have fruit trees and their kids are all about gardening and they're selling produce to the produce market and it's exciting.

*****: We'll see to it that the boys and girls in our homes and our playgrounds have the inexpensive yet priceless advantages these youngsters have had and well fitted to take their places in the ranks of those who do the everyday work of the world, on which our national welfare depends.

[video presentation - end]

Adams: That's great. [applause]

Busse: Students showed up and this year, we recruited students who are politically engaged and Portland community media gives media skills to them --

Leonard: Before you start.

Busse: Yes.

Leonard: At the end, the words of the woman, was that elinor roosevelt?

*****: [inaudible]

Leonard: Just curious.

Busse: Have to look for the dvd extra scenes.

Adams: Commissioner Leonard used to hang out with elinor.

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Leonard: That was just mean. If I could have, I certainly would have.

Adams: So would I. [laughter]

Christine Lye: My name is christine. And I go to overland college where i'll be a senior in the fall. Every summer I try to live in a new city or town to get a sense of a place. And after this summer, I don't think there's a better way to get to know a city than to make documentaries about what a city is doing right. Our film documentary is on people with disabilities and employment. One in five of every american has a disability, but only one in five of people with disabilities has a job. So what insight, an organization in Portland is doing is linking students with disabilities to internships. They don't pity their students. They expect them to grow up and be taxpayers and citizens. Portland has a great track record on this issue. We first learned of insight because of a \$17,000 grant that the city had given to them to start the new program. We were excited to share this model with city councils in our own hometowns and thank you for your support and attention to this issue and for supporting our summer in Portland.

Adams: Thank you.

[video presentation - start]

*****: Hello, my name is grant miller, a 20-year-old full-time student at vassar college.

*****: I'm christian, 22 years old, finishing up at Portland state university with my bachelor's in health education.

*****: I currently work for the pdc in the public affairs department. I helped write press releases.

*****: Right now I have an internship where I do promotion and hands-on events with the children.

*****: I feel what I have to offer are the skills to communicate with the greater Portland area which qualifies me for your office.

*****: I have a lot of experience working with nonprofit organizations. I think that makes me highly qualified for this position. ¶¶ [music] ¶¶

*****: When I was 14 months old, I was diagnosed with a form of muscular dystrophy and basically, the signal telling my muscles to function is limited so the muscling weaken over time because that signal isn't strong enough. Over the years, i've had weakening and my breathing was down for a while, but now i'm in a good spot. Four-wheel drive: [inaudible] the joke is that mermaids don't walk either. The flowers mean a lot to me because three people passed away in my life, and somehow, miraculously, each flower represent who they were and what they were about.

*****: My disability is rare, short distances I walk and longer distances use a wheelchair. I'm drama major.

*****: Stop worrying where you're going. Move on:

*****: I was the evil dwarf in narnia, the musical. Never do that show. I played a teen angel, I was in the breakfast club in college. I played the nerd. And so realizing that a cubicle is not probably where I want to spend the rest of my life, but that's something i'm learning right now. ¶¶ [music] ¶¶

*****: Insights is a nonprofit that focusing on helping people with disabilities contribute to society. We do that through education, through employment, through networking and independence.

*****: You can always get past barriers and if you have a barrier in your way and not getting past that, we call that handicap. Maybe it takes someone coming side by side, like insight, here's a barrier but here's how you can get around that.

*****: I don't believe there's any one reason that employers aren't necessarily looking for a disabled workforce. I think that there is a component of discomfort that some employers may have in terms of communicating about disability issues.

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*****: But I think that there's a much larger issue in that most employers are so unaware of the needs of those with disabilities let alone the fact that a person with a disability can do just as good a job. There's a built-in assumption that people with disabilities need, and need help from other people around them and rely on others. And the problem with telling people with disabilities that they are in need is that they then build this intellectual framework that says they aren't that empowered.

*****: Insights does change the view of the way people look at people with disabilities, because they don't pity us. They say, hey, they're going to make a difference in society. And I think that is one of the best things they can do. They don't feel sorry for us or hand things to us. We have to hold up our end of the deal.

[video presentation - end]

Adams: That was great. [applause]

Busse: We have one final film. Robin.

Adams: That was great.

Robin Hertz: Hi. My name is robin hertz and I moved here three years ago from montana to attend reed college where i'll be a senior this year and I want to talk to you for a minute about an issue that concerns me very much as a young adult about to graduate from college in the middle of a recession. In the last decade, the median home price in Portland has nearly doubled and this increase reflects a nationwide trend. So the average american owning a home is becoming an impossibility. Say you're someone like karen and david, the couple you're about to see. They've moved to Portland and decide you like it here and want to put down roots and start a family. But buying a home, even in Portland's most affordable neighborhood is difficult, if not impossible. But luckily for people like karen and david, there's hope. Proud ground is a nonprofit here in Portland that basically helps people buy their first home at a price they can afford. And you might recognize jessie, the executive director. He made a good point. He said sometimes it takes generations to tell the story. It might take many years for the benefits of homeownership to fully play out, but in the long run, it benefits our children and our economy, and ultimately, builds stronger communities because people rooted in their homes are more likely to vote and more likely to participate in community organizations. So far, proud ground has helped 110 families buy their first homes and I really hope that you'll support them in the future so they can continue to make the american dream a reality for the people that they serve. Thank you.

[video presentation - start]

🎵 [music] 🎵

*****: Proud ground is a nonprofit organization that serves low and moderate income families in Portland and we help them buy their first home at a price they can afford. There are hundreds of homeowners. Karen and david moved into their first home, and had their first son in april.

*****: It took a while for it to sink in. We came back here and we just kind of walking around and going, oh, wow. We have a house:

*****: Our apartment was a closet. Like 420 square feet. We could have gotten a bigger apartment somewhere else, but I think the main thing that made us want to own a home was just we wanted to start a family, and really put down roots in Portland, since we moved here and loved it and knew we wanted to stay.

*****: There are three incredibly crucial things if we really want to talk about solving issues of inequality in this country and education, opportunity and stability are those things and I really see homeownership as a crucial component of that stability that can lead to greater opportunities in education, greater opportunities in economic fairness.

*****: It's freeing in that sense that we can modify the way we're living to accommodate other things we want to do. We have chickens and a small garden out back and we hang our laundry to dry and save on energy and food.

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*****: We use it for [inaudible], for beans. And bait fish.

*****: One of our most recent employees here is a great illustration of the power of homeownership. Her family, her parents were migrant farmworkers who decided to -- decided to buy a home through a program similar to ours. She went on to earn not just her bachelor's but her masters and is now in law school. That shows the power of what stability can do just in one generation.

*****: If we stay here forever, we can pass it to our children and so -- it's great. [applause]

[video presentation - end]

Busse: Thank you for the opportunity, thanks for the support for the various programs that make the documentaries even possible. Again, the students -- we started with a menu of 25 idea of things Portland was doing right and getting down from the 25 ideas to select from was hard. Says a lot about Portland. Thanks again.

Adams: Thanks to you for starting the organization. Great job. All right. That was a presentation and an excellent one. Thank you all. We're now on the last item for today's afternoon docket. Could you please read the time certain title for council calendar item 1146.

Item 1146.

Adams: All right. This is another continuation of the first hearing. Joe zehnder will do a brief recap of the hayden island plan to date and present the staff recommendations on the subject of our last testimony. And introduce one technical amendment for the count to vote on and substituting a corrected bicycle path for the existing one. Staff will -- all testimony to date is already part of the record.

Joe Zehnder, Bureau of Planning and Sustainability: Yes, good afternoon. I'm joe zehnder with the bureau of planning and sustainability and joined by john from the bureau of transportation. Just to remind you what we've talked about in the previous hearings, the hayden island plan is to implement a concept plan for the island that looks at enhancing it as an island community, trying to solve or address the transportation issues that are posed by the island and combining an island location and a major freeway crossing and also looking at enhancing the island in terms of open space and its environmental quality given the importance of the location in the columbia river. In previous hearings, city council have adopted a number of amendments and I wanted to refresh your memory. One was to make it clear that the plan does not endorse a don't on hayden island and this recaps the changes to the text of the plan previously voted on and also the other amendments were to add office of healthy working rivers as an implementer to address the drive-throughs -- allow drive-throughs on north central avenue and address issues related to the manufactured home committee. Reestablish to 15 years and to clarify that what the trigger would be tore upgrades to non-conforming development. That's where we are -- non-conforming development. At the previous issue, an issue was raised regarding the waterside condominium project. It's this building and the associated marina facility. Restricted to the use of the occupants of the condominium project. It's recently developed. A very nice project. The owner of the project, represented the project was requesting city council not change the zoning as proposed in the plan to -- from cg, general commercial, to r3. The residential zoning we proposed matches the development's intensity and with a little headroom, the project was developed at and that was an approach we took flute the island. So -- flute the island. The owner of waterside condominiums raised an objection to a bike path shown on one of the street master plan maps that showed a route along the waterfront of the condominium project. On the issue of the bike path designation, we're proposing an amendment which would be this replacement exhibit c that makes it clear that the routing for the bike paths that are included in the plan do not go across these realize -- residential properties to the east. The planning commission had a good deal of discussion, not just about the waterside condominiums but the residential condominium projects along here and they're already developed and it's a narrow path and the decision, in the long run, if this were redeveloped, it would be nice to have a path but it

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was not expected as part of the plan and exhibit h show that is. That it's a pedestrian way only, not a bike path of the amendment by adopting this particular exhibit in substitution of the exhibit c in the previously published plan makes that clear and removes the bike path designation. That would solve the issue that mr. Morrison, of waterside raised. On the issue the zoning, the case made was a concern for retaining flexibility in case something happened in the future and they wanted to wholesale reconsider the use of that piece of property. Also a desire to have some minimal amount of retail included in the property, for the purposes of flexibility. Staff recommends from cg to r3 and for several reasons. One of which is the kind of retail that they're talking about for the property is exactly the retail that we're trying to attract to this neighborhood center, which is located just adjacent -- not directly adjacent, but within easy walking distance of the property. The second issue is to allow a small amount of retail development to be allowed in the r3 is something we could do in a plan district. We could make that customized provision. It would raise two issues. One is a precedence how you have that in the rest of the city. There's a concern we would not be able to make a clear enough distinction why here and why not in some other neighborhood and be back in front of you with this issue again. The second point is in a there's other r3 property. On the lower map, this property is waterside condominium, but all of this light blue is also r3 and we would face a dilemma of why waterside and why not everything? We would -- water side and why not everything? And the last issue regarding the cg is that the property is newly developed and fully developed as residential. This location is right in the high-impact zone of the new -- the existing freeway interchange and potentially the new freeway interchange and traffic considerations there are particularly acute for Oregon department of transportation. It's a big enough property that it raises an issue and we'd have to go back and sort through whether it's the straw that breaks this particular design or proposal in terms of traffic capacity, poses that risk. A second piece of correspondence that you received regards a different property. And this is all the way on the west end of the island, up against the railroad alignment and the beginning of west hayden island. This is the canoe bay property and you received correspondence between the last hearing dan. With objection by the property owner for designation of this piece of land as open space in the concept plan. Now, the piece of property itself is shown here in more detail, undeveloped piece of property. Currently zoned industrial and residential. And on the concept -- and it's also within the noise overlay. So in looking at the open space system of the whole island, we saw this as a potential opportunity being on the mouth of this little inlet, being at the west end of the island to also add to the other open space we designated at the far eastern edge as an opportunity site. Being in the concept plan as open space has no impact on the zoning. We left the zoning the way it is today. We left the comprehensive plan designation the way it is today. Really, the point we were making with showing it in the concept plan was to really identify the few opportunities we found on the island to possibly increase open space. To get it on a list that maybe we can use to approach metro in the future. No change would take place without acquisition of the property and that would be a negotiated sale. So planning commission heard testimony on this, and decided that leaving the zoning in place and -- was sufficient protection for the property and they did not change the concept plan and let it stay as open space. So those are the two pieces of correspondence you've heard from and that's the end of our presentation.

Adams: Can you go back to the issue of the path? So you're -- you're suggesting that -- I see classifications there on the bottom right. Does that mean the path is not designated even as a footpath?

Zehnder: No, it is, mayor Adams. If you look in the document, the exhibit h, which I don't have a slide of. I apologize. It's got the full classification in there. Those are pedestrian ways. What we've done is broken it out to --

Adams: Which page is it?

Zehnder: It's page 32. So if you see on page 32, exhibit h --

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Adams: Uh-huh.

Zehnder: -- you've got pedestrian and bicycle connections. The dots. You've got pedestrian connections and when we brought the plan forward, we left that segment as a bicycle connection and the thinking is if it's ever redeveloped, that -- you know, that's when we would consider this. Although the planning commission did express a preference to honor the issues raised by the condo owners and make it a pedestrian connection for now.

Adams: And the reason they did that is the argument that it was impactful to them is the size of the path or --

Zehnder: Yeah, especially -- it's not so much on the water side condominium project, which is here, but these condo projects around the corner --

Adams: [inaudible]

Zehnder: Sorry. Yes, I apologize. The waterside condo is here. There's a little more room along the waterfront there, although it is their connection to the marina, but when you get around the corner here, it's very narrow and the condos are built right out to the edge and there is no physical room, really, to get a multiuse path in there unless they're redeveloped. The thing about a condominium project, it's not one owner, it's 120 owners and so the likelihood of seeing wholesale redevelopment of a whole project like that is a little bit farther out there so we went for what we thought would be more likely accomplishable.

Adams: Again, having been out to see this myself, the reason why we can't do a bike path at least to the edge of the horn is --

Zehnder: I think once you -- this is waterside and this is a different condominium project. It gets pretty narrow in terms of the space and it's very narrow sort of in this area and you have the marina traffic there. The planning commission actually grappled with this and came to the conclusion they thought the pedestrian path was the reasonable solution.

Fritz: So then did it not get translated that way when it came to us. Why was it brought up to us again?

Zehnder: It shows on exhibit h. It doesn't show on the -- the specific bicycle map so that's one the one we need --

Fritz: It was a typo?

*******:** Not exactly, the --

Adams: You have to say your name.

John Gillam, Bureau of Transportation: John Gillam from pdot. The master street plan is one guide in terms of looking at new street, pedestrian-bicycle facilities but we also have classification for a bike network and a pedestrian network. And so as an outcome of the planning commission, for the master street plan recognizing the current narrowness of the path, and the testimony that was heard, we amended the master street plan to show it be walking path only. But for the -- for the transportation system plan in the longer range aspirational plan, we had that as a bicycle pathway in front of the condominiums and around hayden bay. And so in trying to respond to the hearing the other day, then we are suggesting as an alternative, even with the longer range transportation system plan, that we keep the pedestrian pathway on the waterfront. And that the bicycle network still gets around the island quite a bit and then returns to the local street system at that location.

Fritz: I had another question about the canoe bay letter which is about the road system, the primary arterial, the neighborhood collector designation they say is on their property. Can you talk about that?

Leonard: [inaudible]

Gillam: It's -- i'm sorry, maybe -- I want it make sure I have your --

Zehnder: It's the canoe bay property.

Fritz: Right.

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Zehnder: There's an existing street. This is Hayden Island Drive. That goes out and terminates roughly at the railroad alignment. And portions of this are public and portions are private and it may be that what the letter is claiming is that there's a portion of it out here that's private. The street itself is one of two major streets in the overall concept plan. In one and Jantzen Beach Drive down here. So the neighborhood collector classification was appropriate because that's what the local streets feed into to get out to the external system. I don't think it really poses an issue for the property owner. That classification.

Fritz: On the concept plan or on the transportation system plan.

Gillam: On the transportation system plan.

Fritz: Is that the same kind of thing we're hoping in the future to get public right-of-way?

Gillam: Yes, and the neighborhood collector is, you know, relatively low classification for a street. It wouldn't be a big street. The district collector, which is a little larger street and a little bit higher in function, only goes as far as the regional commercial land uses.

Fritz: In adopting the transportation system plan designation of the primarily neighborhood collector on this roadway, are we saying in the future, yes, we want to use eminent domain to get that right-of-way?

Gillam: It would more likely be a case of as development opportunity presents itself.

Zehnder: If the property was to be redevelop an use that would impact travel, the city engineer would look and say, we need a street and we need to at least reserve the right-of-way to make it an arterial, if there's development -- it could be the end of the road. But the city engineer has the right to just get a right-of-way, get a certain level of improvement or get the full improvement and they look at the plan at the time to negotiate that.

Fritz: How would that be affected if we decide the future of Hayden Island planning process decides we're not going to develop on West Hayden Island? Would it be locked into having those roadway improvements?

Gillam: The designation of neighborhood collector is really intended just for the East Hayden Island. It could end at that point if -- depending on the outcome of the West Hayden Island plan. And there was no intent for this to be a major through-way to West Hayden Island.

Zehnder: It may be a cul-de-sac.

Adams: Right now it provides emergency access.

*******:** To West Hayden Island?

Adams: Right. I'm still not clear if we're reflecting -- so the last zone -- major zoning plan for this piece of land was 40 years ago, maybe?

Zehnder: When it was brought into the city in the '80s, we basically adopted --

Adams: 40 years ago there was in any zoning effort. We just transferred in what they --

Zehnder: Correct.

Adams: And I understand why you want the park plan as aspirational, but knowing this plan might stand for 25 years, I'm not following the line of thinking of why you wouldn't have the bicycle path designation as aspirational as well. Knowing on the ground there isn't enough land or what have you, right-of-way, or passage. Did I misunderstand you?

Gillam: Are you referring to the long-range plan in front of the condominiums?

Adams: Not clear what the right words are, but --

Gillam: Ok. We presented this as an option to address the issue. That is why when we came out of planning commission, we had the long-range transportation system plan shown as a bicycle facility recognizing it's still opportunity based but from an aspirational standpoint, in the future, this path would ideally become wide enough to serve both pedestrians and bicyclists together safely.

Zehnder: We made the case to planning commission and they were persuaded by what's on the ground now and unlikely -- the lack of the like lid hood that's going to change. But typically, we would use it, to put out the aspiration.

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Adams: I would like the aspiration, as one member of the city council to show bicycle access. Even though it might never come to pass. I think it's important. This is incredibly unique territory within the city. All right. Any other discussion with these folks? How many do we have signed up to testify?

Moore-Love: We have two people signed up.

Adams: All right. Let's hear from them. Is there anyone else here that wishes to testify? We have one more chair. All right. Gentlemen, thanks for your patience and for waiting. We appreciate it.

*******:** I've learned a lot all afternoon.

Adams: You're very kind.

Frank Howatt: Thank you, mayor and commissioners. I'm frank, a resident of river house condominiums on hayden island, specifically on hayden bay. And i've been to open houses and the planning commission hearings and now the city council hearings and i've read the hayden island plan. I'm left with considerable uncertainty and nervousness about the issue of private paths. On the island. The language in the hayden island plan speaks of recommending that the pathways that are -- be connected into a system of trails providing viewpoints of the columbia river and so forth. The path around hayden bay is shown in the exhibit of the hayden island plan as having a pedestrian pathway. This pathway is private property, part of the deeds of our condominium and I think the other condominiums around hayden bay have similar provisions. The paths were created as part of the development of the island by the hayden island corporation. Which developed our property, and it -- the various statements i've heard and read in the plan leave me with this uneasiness about the taking over of the hayden bay pathway as a public pathway. It would definitely be harmful to the interests of our condominium to have that pathway declared any kind of a public right-of-way. That's my concern, commissioners.

Adams: Ok, we'll bring staff up when you're done to get a clarification of that. Thank you. Sir?

Timme Helzer: Good afternoon, my name is tim helzer, thank you for this opportunity. I'm a resident of hayden island. And about five years ago, I initiated the comprehensive neighborhood plan for hayden island and i'm delighted to be here to support your adoption of the hayden island plan. Hopefully with a minor but important amendment. In the last council hearing on this subject, mayor, you said that west hayden island would not be addressed in the hayden island plan, and yet there continued to be efforts to do just that. Respecting the concerns of others who want a broader discussion of the west hayden island issue in the hayden island plan I request that the compromise amendment be offered that includes the following language. Recognizing the many issues surrounding the future of west hayden island, council has set up the west hayden island community working group for stakeholders to consider whether or not development of any portion of west hayden island is possible. And when -- and will entertain that group's recommendation in future council discussions about that portion of hayden island.

Adams: Why are you offering the amendment?

Helzer: Because i'm concerned that there's much rancor about hayden island, mentioning it in the hayden island plan simply adds to that. And it looks like city council has wisely put together the west hayden island community working group to address these kinds of concerns. To include it in the hayden island plan simply asks for more problems.

Adams: Ok. Thanks -- thank you, gentlemen. Appreciate your testimony. I thought we dealt with the necessary amendments so that this document passes and makes no judgment whatsoever on west hayden island.

Zehnder: Correct, and this is -- if we can get this back on. Thank you. This is the language that we included in the to try and make that point clear. If you wanted to -- this deals with making no presumptions about a bridge or other development and to acknowledge that there's a process that will continue to work on west hayden island independent of this. If you wanted to reiterate this language, that mr. Helzer raised it could be added as a preamble part of the resolution.

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Adams: Let's say something to the effect of the hayden island plan passes -- makes no judgment about the future of west hayden island. Do I hear a second?

Fish: Second.

Adams: Moved and seconded. Anyone who wants to comment on that. Karla, please call the roll.

Leonard: Aye.

Fritz: Good amendment, aye.

Fish: Aye.

Adams: Amendment approved. [gavel pounded] now regarding the gentleman who, again, the difference between aspirational and versus what's on the ground. For paths, can you speak to that?

Zehnder: Yes, if you look in the plan on page 22, under the chapter to the goal and transportation.

We've added -- we added specific language to make this -- because this was a big issue at planning commission. And it says on that page, second from the bottom paragraph, add an objective queue as follows. Implement the hayden island street plan to provide enough street connections and offstreet paths as development occurs. So it reiterates how we always use these street master plans.

Adams: Let's get a little bit of legislative record on the books as part of this hearing for clarification. So it remains aspirational.

Zehnder: Correct.

Adams: It does not require the condominium sites to deed over, provide public access to path users?

Zehnder: Correct.

Adams: That provide you some clarity?

*******:** [inaudible]

Adams: Come -- so as part of this plan, because these plans can remain in force for up to 50 years, more like 25 years, usually, before they're revisited, there is an aspiration in this plan that public paths would be developed in some of the areas that you're talking about. If some tragedy was to happen and the whole development had to be rebuilt, it would be at that point the aspiration would be noted and the desire would be that it would be rebuilt so that public paths could be part of the overall redevelopment. But at this point, it's only aspirational. You would not have to allow the public on to your paths and it does not become public property. It's the status quo.

Howatt: I'm glad to have that clarified for my benefit.

Adams: You got it.

Fish: It's the least we could do after you waited three hours.

Adams: Any other issues? So I would like to -- I would like the bicycle access aspirational on the books. Just like we talked about, aspirational footpath access. I would like it aspirational bike access in case something happens in the next 25 years that requires the redevelopment of this. Where would I do that.

Fish: Is that a motion?

Adams: It's a motion.

Fish: I second.

Adams: It's moved and seconded. If you can find the appropriate place.

Leonard: Better vote on it first.

Adams: I just wanted to know where it goes in the book. Cranky pants. [laughter]

Zehnder: There would be -- the current --

Leonard: Well, he's taking us for granted again.

Adams: No, i'm not. I just wanted to know where it was in the --

Zehnder: Mayor Adams, to do what you suggested, we would not make the amendment we proposed and leave on the existing exhibit c on page 27, this bike path alignment through the

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waterfront properties and then what I would suggest is that you ask -- include in it that we amend exhibit h to match the already adopted exhibit c then we've got that kind of clarity.

Adams: And we have the legislative record reflect that that is what my motion, which has been seconded is intended to convey.

*******:** I was looking at the --

Leonard: I thought it was just me.

*******:** I thought it was going to be 2-2.

Fish: Hour nine of this.

Adams: I'm going to take that as a yes. [laughter] [inaudible]

Adams: I'm going to take that as a yes, attorney. And so it's been moved and seconded and is there any discussion? And again, aspirational versus what's on the ground. All right. Karla, please call the roll.

Leonard: Aye.

Fritz: I appreciate commissioner Leonard's attention to detail in requiring a vote. Aye.

Fish: Aye.

Adams: Let the record show I was always going to ask for a vote.

Fritz: I know.

Adams: Aye. [gavel pounded] Anything else.

Leonard: No.

Abma: Was there an amendment about the actual map of the bike --

Adams: You have green light, councilor.

Zehnder: I believe we're done.

Adams: All right. City council stands adjourned --

Leonard: Do we have to vote.

Zehnder: Second reading.

Adams: Moves to second reading and city council stands adjourned until tomorrow at 2:00 p.m.

At 4:53 p.m., Council recessed.

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Closed Caption File of Portland City Council Meeting

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

Key: ***** means unidentified speaker.

AUGUST 13, 2009 2:00 PM

[roll call]

Adams: We have a time certain and one item on the docket for this afternoon's session. It is time certain agenda item number 1147, emergency ordinance.

Item 1147.

Adams: We only have I think we have -- we whittled it down to about 47 pages of power point on this item. So it shouldn't take long. Thank you, commissioner Leonard, for advising me to narrow it down from 70. But actually this is a great news today. The result of great public-private partnership, yielding new results from the refocusing of community economic development and joining it with p.d.c. as part of commissioner Fish's efforts to focus on the housing with the bureau of housing. And it authorizes the funding of a pilot program between albina bank, the city of Portland's economic opportunity initiative, and tri-met's metropolitan contract -- contractor improvement program. The city's e.o.i. Program provides technical assistance and financing to 460 microenterprise and about 50 of which are minority construction contractors. Tri-met's metropolitan contractor improvement program is a new and small program with 14 hardy contractors and a well-known and respected leader, tony jones, at the helm. In past experience, albina bank considers the support and technical assistance these programs provide as risk mitigation for loans to otherwise what might be considered by others as risky small businesses. This ordinance authorizes the city to make deposits to albina community bank in the amount not to exceed the quarter million dollars. And the -- it authorizes the city treasurer to negotiate interest rates for the funds on deposit and to make sure that good oversight is provided. I would like to -- lynn, are you going to come up and provide more information to the council? Then we'll ask our special guests to comment as well.

Lynn Knox, Portland Development Commission: Thank you. Lynn knox, with p.d.c. Good afternoon, commissioners. We started talking with albina bank about the fact that all of our 500 economic opportunity initiatives, small businesses were in great, great need of some cash flow about last november. And here we are. 85% less loan capital is going out to small businesses in the last 12 months than in the previous 12 months. That's a pretty serious freeze.

Adams: 85% reducks.

Knox: 85% reduction. Our businesses with the e.o.i. have been among those with the hardest time getting capital in good times. So if the overall reduction is 85%, ours has been a total Freeze. And so thus, the energy behind trying to get something going with our long-term partner albina bank that would allow us to give working capital to the e.o.i. businesses so they can continue to do their work and grow and development. Then along came the election of barack obama and the stimulus plan. And with that stimulus passage, it became clear that minority women and small contractors would not be able to take advantage of the stimulus contracts unless they knew that they could get working capital. And so we decided to partner with mcip, because we've worked with tony jones for a long time, and he has developed an important program that has the same type of rigorous and long-term technical assistance and support for the contractors that he worked with that we provide to e.o.i. Businesses. And in working with albina bank, they thought this was a wonderful partnership because they have good history with tony and the other programs that he's run with small

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contractors, and that led us to need an additional funding partner so we went to tri-met, they were enthusiastic from the beginning, it's just been a very nice easy partnership, and so we had to get through all the little hoops, but now we're ready, and around the end of september we ought to be able to really get some money on the street. The fdic is in town today working with albina bank on a variety of things, or else they would have been here to share with you their support of this project.

We are excited about it, but we also want to make sure you understand that we are not really going to try to publicize this particular program a lot, because this is based on the credibility of our intensive and long-term programs which people have to have been involved in six months and in good standing with their business coach and having developed the application and the plan for the use of the funds with their business coach who will oversee it over the next several years. And if we have the general public coming to us saying we want to take advantage of this, we're going to have to keep saying no, no, no. If we were able to take more people in mcip or eo.i., then we could open the door wider. But right now with the kinds of funding limits, that's not possible. So would want to say this is a pilot, and we hope that we'll prove that the technical assistance does give the security to the bank that they need to provide funds to nontraditional businesses, and that maybe then this model can be expanded to other groups of entrepreneurs who have some other type of technical assistance support that might not be as intensive. But for right now, we'll give you limited results.

Adams: Questions from council? Commissioner Saltzman?

Saltzman: I apologize, I was late. And i'm not sure I quite understand the connection between the mcip and the ability to make this deposit. I'm not sure you're the right one to ask this question, do we have someone from the treasurer's office here? I guess i'm curious, why don't --

Adams: We worked with the treasurer's office --

Saltzman: I'm curious why we don't do this in general with more community-minded banks.

Knox: I think it's a lovely idea.

Adams: This is --

Saltzman: The only reason I say -- I guess maybe albina didn't respond to the competitive request? The treasury apparently makes deposits according to a competitive process.

Knox: Oh, I see.

Saltzman: Did albina never respond, or --

*******:** I have no clue.

Adams: You mean for the general management of the city's checkbook, so to speak? They don't --

Saltzman: Demand accounts, whatever they call them.

Adams: Based on the -- I know the answer to this question. Based on the investment committee's criteria for what is required to be the city's general purpose banker, they don't qualify. A lot of the smaller banks, when I had this question a couple years ago and I talked to them, wouldn't seek to be our banker because it's a low margin -- it's a -- we're a low-margin customer, and the only way -- so they would have to gear up to operationally handle the hundreds of millions Of dollars of transactions that we do. So so a lot of them like umpqua bank, albina bank, it's not their business to compete.

Saltzman: Even if we just warned to deposit a relatively small sum of a quarter million, half million? It's all coming back to me, this discussion. I know we've asked these questions before.

Adams: One of the proposals I made was that -- so the investment committee decides where our money is invested. And not us. And they've done a good job over the years, and one idea that I put on the table was that we would invest \$250,000 in any bank that would let us because then we're covered by fdic as we're covered here with the new stimulus increased stimulus sort of coverage guarantee with fdic. That's why this is absolutely within keeping with the investment committee's policy. I'd like to expand to it other banks. However, the other banks have a whole bunch of issues that they're dealing with, but albina, thanks to lynn and her teams and o.m.f. And eric and treasury's

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work has agreed to pilot it. If we can show through this pilot that it's not nearly as fuss and muss as the other banks think it would possibly be because it's a very small amount of money to them, our hope is we can expand it and put \$250,000 in other banks, totally guaranteed by fdic, keeping with the city's investment strategies. So this is very much a really good pilot, but it is pilot and a modest amount of money.

Saltzman: A great explanation. This sounds like a great pilot. Thanks.

Adams: Other questions or comments from council? All right. Who would like to come forward and testify? Please come forward.

*******:** I brought a prop with me.

Amanda McCloskey: I'm one of those business coaches Lynn was talking about. My family history is -- we have a family with three artisan businesses as a small child I helped my mom at the Eugene Saturday Market selling doll and potholders, and she now writes books about quilting, has written several, has her own line of fabrics, and teaches across the world. So I've seen artisan businesses rise to success. Whenever -- they help us provide microenterprise support for 44 local artists who are -- they're all -- they have the market niche of working with green crafts, so they work with recycled and reclaimed materials. That's actually a growing industry. We had a July -- we sell online, so we sell through World of Good by e-bay, which is an e-commerce site, and we had a July that was like Christmas. So it's great. And there are opportunities for artists, and one of the opportunities was why I'm showing this cup, is one of the artists, Amanda, from Bread and Badger, sold this design on beer glasses which we say are tea cups, to Urban Outfitters. And she at that point was just starting out in her business, and wasn't able to ramp up to produce the pint glasses with the design on it, so she had to sell the design in limited quantity. And she told me afterwards she was glad that these -- that they're starting to sell designs. But she would have loved to have gone into production and gotten the greater cash flow through being able to produce the glasses. If we had had access to this working capital for Albina Bank, which I understand to be something like a line of credit of 6%, if we had had access to something like that for her, she may have been able to take advantage of larger cash flow.

Adams: Much better than financing it on your credit card.

McCloskey: Exactly. Which is actually what she ended up doing. After she did the deal for the first round of designs, she bit the bullet and she bought sand blasting equipment. So this is actually a sand blasted glass, where she would be forced to use dental drills. So this is a much faster process. But she put it on credit cards. And -- which made me really nervous. We all know credit cards are an iffy proposition these days. The interest rates get arbitrarily raised, the access to that cash flow gets cut, there's was an article in the paper recently about getting cuts for small businesses on a week's notice. So having access to a stable line of credit that's local with a stable bank would be a lovely thing. And for us it's a no-brainer, and I really thank you for considering it.

Adams: Thank you very much. Tony?

Tony Jones: Tony Jones, executive director of Metropolitan Contractors Improvement Partnership. We were founded by a number of industry professionals, Tri-Met, among others, Legacy Health Systems, Hoffman Construction, as a response to the need in the industry to have a community-based program to help build the capacity of minority contractors to help take advantage of the opportunities that are coming down the road in construction on a number of large construction projects that we see are going to happen here in downtown Portland, Columbia River Crossing, Milwaukie Light Rail, we know there's a need to build the capacity of minority construction businesses so we can have diversity on this project and more importantly, wealth in the minority community where they have some ownership and they can have control and make decisions for their businesses and their families and their communities. So that's really the focus of what we do. We're very pleased to have been asked to participate in this economic opportunity fund program

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with Lynn Knox and their team. We understand the lines of credit is a critical need for construction businesses, any businesses, but for construction in particular because the main mode of their payment is through, do you the work, submit an invoice, and you wait to get paid. That's how construction works. I know most of you understand that. And so for 30-90-day delay on payment for a whole range of reasons, whether it's an agency policy, or the owner is slow, or whatever the reason is for small businesses, the same thing with Amanda's program, it really cripples them. And I know you understand. As well as traditional lending institutions, flat-out won't do those type of loans, and particularly they won't do lines of credit. I did -- I was in business lending for 3½ years with Shore Bank, Enterprise, and Cascadia, and they do a lot of good things, but they stopped doing lines of credit as well. So this is a critical need for minority construction business. We think the parameters of the program fits the needs of our businesses, and we can provide culturally appropriate technical review and support. Why is that important? It's important, one, because we'll give a quick overview. We're not going to take a contractor or business more burden than what they would have gone through a bank, but having that support and have someone that looks like them from the community giving them feedback on lending, business management, Some of the things they need to look at is critically important, and we will help those businesses look at their cash flow, look at some of their business practices, and do what they need to do to improve their capacity so they can grow as a business. So we thank you for this opportunity and we're looking forward to participating.

Adams: Thank you.

Faye Burch: My name is Faye Burch, Mr. Mayor and Commissioners. Pleased to be here today. I want to speak before Tony because I knew he was going to say it all. Assists but I am a small business consultant and at first I wondered why they put the two teams together in talking to Lynn Knox, but certainly hearing Amanda speak, I see many, many opportunities for us to work together. Construction always has -- art projects and working with Tri-Met, as you know, they love to decorate their stations and use artists, so I look forward to some conversations about that. Tony, we did select for MCIP program and Amoco has 56 members right now, 50 are construction minority contractors. They are greatly in need of lending opportunities and we appreciate that you've stepped forward and shown us leadership so we can have those opportunities. Interest rates are very important to us. So we would appreciate that you watch those. We would also ask that you look in certain areas and monitor the Diversity of these lending opportunities. You might take a look at not in terms of criticism, but take a look at, if you lend to women, if you're lending to Native American, if you're lending to Latino-American, African-American, it gives you an idea of where to look if you're falling short in some particular opportunities. So we just ask for that, and thank you all for what you do.

Adams: That's great. I think it's important that we keep track of where the money goes on certification of firms. Thank you all very much. Unless there's anyone left to testify or council discussion, please call the roll.

Saltzman: I look forward to this pilot. I hope it's successful, and thank the Mayor for bringing this forward. Aye.

Leonard: Excellent idea and proposal. Aye.

Fritz: I'm really glad to be working again with the Albina Community Bank and the community partners. I especially appreciate the comments about who is eligible and why. Some might say, we're just lending this money to people who are already inside the system, so that's not fair. But this is public money, and you're lending it to people who are in a program with business coaches who are relatively certain are going to be successful, and I noticed in the paper this morning that we're fifth in the nation in small Business bankruptcies. And we want to make sure that with taxpayers' money we're going to lend it to people who can pay it back. And make successful use of

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the money to -- for -- to further their small businesses to provide jobs for Portlanders. Very good work. Aye.

Fish: Thanks Lynn, for all your work. Bureau of housing's loss is p.d.c.'s gain. Mayor, thank you for your leadership on this. This meets a number of our core values, supporting trusted community organizations. Leveraging public dollars, supporting neighborhood small businesses, and our recently adopted buy local initiative. So it's rare that so many of our core values are reflected in one policy, and I have no doubt this pilot will be a success and we'll be able to replicate it. Thank you for your leadership. I vote aye.

Adams: I want to thank Lynn Knox for continued innovation and always looking for opportunities to push the boundaries of existing efforts, creativity, thank you. I want to also thank Skip Newberry as part of my economic development team in my office, and Carol for your work on this as well. Aye. [gavel pounded] so approved. We stand adjourned for the week.

At 2:23 p.m., Council adjourned.