



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **2ND DAY OF MARCH, 2011** AT 9:30 A.M.

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

Commissioner Fish arrived at 9:51 a.m.
Commissioner Leonard arrived at 9:52 a.m.

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

Motion to hold a meeting at 6:00 p.m. March 16, 2011 for Airport Futures hearing: Moved by Mayor Adams and seconded by Commissioner Fritz. (Y-5)

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

COMMUNICATIONS		Disposition:
196	Request of Wendy Ann Wright to address Council regarding Portland police and Mayor (Communication)	PLACED ON FILE
197	Request of Charles Ormsby to address Council regarding request for annual list of projects and initiatives that affect the Birdshill CPO/NA (Communication)	PLACED ON FILE
TIMES CERTAIN		
198	TIME CERTAIN: 9:30 AM – Accept Ecoroof Industry Report (Report introduced by Commissioner Saltzman) 30 minutes requested	PLACED ON FILE
*199	TIME CERTAIN: 10:00 AM – Ratify a successor Labor Agreement between the City of Portland and Portland Police Commanding Officers Association relating to terms and conditions of employment of represented employees in the bargaining unit (Ordinance introduced by Mayor Adams) 15 minutes requested (Y-5)	184434
CONSENT AGENDA – NO DISCUSSION		
Mayor Sam Adams		

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200 Appoint Carl Farrington and Donald Wood to the Community Budget Advisory Board for terms to expire December 31, 2013 (Report) (Y-5)	CONFIRMED
Bureau of Transportation	
201 Transmit summary of sponsorships and donations received by the Bureau of Transportation in calendar year 2010, as required by Ordinances 179806 and 182573 (Report) (Y-5)	ACCEPTED
*202 Accept and appropriate the Healthy People, Healthy Places grant in the amount of \$35,000 from the Multnomah County Health Department for Safe Routes to School policy development (Ordinance) (Y-5)	184435
*203 Authorize application to the Oregon Department of Transportation and Department of Land Conservation and Development for four Transportation and Growth Management grants in the amount of \$845,500 (Ordinance) (Y-5)	184436
*204 Grant revocable permit to Paddy's Bar and Grill to close SW Yamhill St between SW 1st Ave and SW Naito Pkwy from 12:01 a.m. on March 17, 2011 until 9:00 am March 18, 2011 (Ordinance) (Y-5)	184437
205 Grant revocable permit to Willamette Week to close SE Belmont St between SE Martin Luther King Jr Blvd and SE Water Ave and SE 3rd Ave between SE Yamhill St and SE Belmont St from 10:00 p.m. on April 22, 2011 until midnight on April 23, 2011 (Ordinance)	PASSED TO SECOND READING MARCH 9, 2011 AT 9:30 AM
Office of Management and Finance	
*206 Create a new represented classification of Bus Driver and establish an interim compensation rate for this classification (Ordinance) (Y-5)	184438
Commissioner Nick Fish Position No. 2	
Portland Housing Bureau	
*207 Accept and appropriate a grant in the amount of \$1,000,000 from the Office of Healthy Homes and Lead Hazard Control of the U.S. Department of Housing and Urban Development for the Portland Healthy Homes Program (Ordinance) (Y-5)	184439
208 Authorize application to the Emerald Cities Collaborative, Inc. for a \$75,000 grant to develop and implement a sustainable effort with local organizations to retrofit large scale buildings (Ordinance)	PASSED TO SECOND READING MARCH 9, 2011 AT 9:30 AM

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Portland Parks & Recreation		
*209	Authorize application to Oregon Parks & Recreation Department for a grant in the amount of \$750,000 for land acquisition in the Willamette Watershed (Ordinance) (Y-5)	184440
210	Authorize an Intergovernmental Agreement with Metro for Chimney Park-Pier Park Bicycle Pedestrian Bridge Project (Ordinance)	PASSED TO SECOND READING MARCH 9, 2011 AT 9:30 AM
Commissioner Randy Leonard Position No. 4		
Bureau of Water		
*211	Authorize Intergovernmental Agreement with the USDA Natural Resources Conservation Service to establish a station to monitor snow cover and precipitation in Bull Run Watershed (Ordinance) (Y-5)	184441
Portland Fire & Rescue		
*212	Authorize an Intergovernmental Agreement with the University of Washington for participation in a University fire prevention research program (Ordinance Contract No. 30001935) (Y-5)	184442
REGULAR AGENDA		
Mayor Sam Adams		
213	Accept a Memorandum of Understanding between the City and Portland Public Schools to review, prioritize and implement transportation safety improvements concerning District schools (Resolution) (Y-4; N-1, Fritz)	36848
Bureau of Planning & Sustainability		
214	Adopt fees for extreme economic hardship exemption applications under Containers in the Right of Way rules (Second Reading Agenda 191) (Y-5)	184444
S-215	Improve land use regulations and procedures related to schools as part of the Schools and Parks Conditional Use Code Refinement Project (Second Reading Agenda 194; amend Title 33) (Y-4; N-1, Fritz)	SUBSTITUTE 184443
Bureau of Transportation		

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216 Authorize the Bureau of Transportation to acquire certain permanent and temporary rights necessary for construction of the SW Boones Ferry Rd - SW Stephenson Rd Project, through the exercise of the City's Eminent Domain Authority (Resolution)	REFERRED TO COMMISSIONER OF FINANCE AND ADMINISTRATION
Office of Management and Finance	
*217 Authorize a Letter of Agreement with Laborers' International Union of North America Local 483 (Ordinance) 10 minutes requested (Y-5)	184445
218 Authorize borrowing for computerized permit tracking system (Ordinance)	PASSED TO SECOND READING MARCH 9, 2011 AT 9:30 AM
Commissioner Dan Saltzman Position No. 3	
Bureau of Environmental Services	
*219 Amend contract with Brown and Caldwell for additional work and compensation for the Fanno Basin Pump Station Force Main Project No. E08294 (Ordinance; amend Contract No. 37106) (Y-5)	184446

At 11:39 a.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **2ND DAY OF MARCH, 2011** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Adams, Presiding; Commissioners Fish, Fritz, and Saltzman, 4.

Mayor Adams arrived at 2:07 p.m. and left at 2:29 p.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Roland Iparraguirre, Deputy City Attorney; and Pat Kelley, Sergeant at Arms.

<p>220 TIME CERTAIN: 2:00 PM – Accept the Master Plan for Gateway Redevelopment, Urban Plaza and Neighborhood Park as a guide for future development and management of the open space (Resolution introduced by Commissioner Fish) 45 minutes requested (Y-3; Adams absent)</p>	<p>Disposition:</p> <p>36849</p>
<p style="text-align: center;">EXECUTIVE ORDER</p>	
<p>221 Assign Commissioner Saltzman commissioner in charge of the Bureau of Development Services and the Office of Cable Communications and Franchise Management (Ordinance; Executive Order)</p>	<p>184447</p>

At 2:58 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.

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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 and should not be considered a verbatim transcript.

Key: ***** means unidentified speaker.

MARCH 2, 2011 9:30 AM

Adams: 9:30 a.m. And the Portland city council will come to order. Welcome back, Karla.

Moore-Love: Thank you.

Adams: Glad you're here, please call the roll.

[roll call]

Adams: Quorum is present. We'll begin with the agenda, beginning with communications. Please read the title for item number 196.

Item 196.

Adams: Ms. Wright.

Wendy Ann Wright: Good morning, council, I'm Wendy Ann Wright. I stay with friends in north Portland, I've had another negative interaction with the Portland Police which I filed a complaint with the Independent Police Review. My former complaint couldn't proceed because the police don't keep records when they interact with citizens and I'm questioning that policy because it's hard to track that down for citizens sometimes. I also want to say to you, Sam, I'm very disappointed in Amy Ruiz and the staff, that has stood by you through your unethical behavior and they used to be my friends. It's very disappointing to me. And I'm disappointed with you, Dan, because you told your assistant Lyne to not call me back, when I called helping to manage or archaeological resources better and I would like to thank Amanda Fritz for listening to go my story and I appreciate that and thank you to Daniel in Nick Fish's office who helped me contact join and get assistance that way. Sam, your ego is so big, you can't even fit it in your pants. This is ridiculous and while I appreciate ecoroofs and biosoils and bicycling, people are dying. We need to change the system. This is unacceptable and while you city hall people sit around and congratulate each other, people are dying. Please fix it. I'm going to head over to a place for women and children. A lot of us escaping domestic violence and then go to the warming center that's run by the Salvation Army. Thank you, have a wonderful day.

Adams: Karla, please read communications item number 197.

Item 197.

Adams: Good morning, Mr. Ormsby. You need to give us your first and last name and tell us if you're representing any particular groups as a lobbyist and the clock will help you count down three minutes.

Charles Ormsby: Good morning, Portland city council and Mayor Adams, I'm Charles Ormsby. I live in Clackamas county. I'm here on behalf of my neighborhood association, which was recognized in 2009, July, and in our bylaws as mentioned on the document before you, the lower left-hand corner we have an article in there that says we're supposed to compile an annual list of projects and initiatives. Birdshill cpo/na, some refer to it as a fold in the universe but we've just a point of the metro area that has a multiple number of jurisdictions. I go outside my house, pick a direction, I'm dealing with about eight different jurisdictions, one is the city of Portland, we're an adjacent number, the Tryon Creek wastewater treatment plant has been a good neighbor. But things are changing. So what I'm attempting to do is with this proposal is get it region wide and starting with my own neck of the woods and it -- get all transportation projects, land use projects and initiatives, identified so that neighborhoods can find them. And we're starting with ourselves and

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then proposing to go region wide. I've contacted metro, Clackamas county, Lake Oswego, Multnomah county and I'm on record for requesting this list. You have resources online. I've been partaking of for a number of years but I want to get it on the record that I'm doing this so everybody knows who we are and what we're after and we can listen to each other and act in a proactive manner rather than a reactive manner. A couple of projects important to us are the Lake Oswego transit project and the context plated transfer of Oregon highway 43 from state jurisdiction to local jurisdiction. I have some opinions on both of those projects, and I just wish to bring one of them to your attention, especially in the area of John's landing and I think you have serious safety concerns that have not been identified by the community advisory committee and that was a safety issue with embedded rails in the direction of trail and overhead -- if you're not electrified, you're not aware. You have fuel trucks delivering and it's not a good combination and I hope you consider that and whatever processes come next.

Fritz: To clarify, since I'm the commissioner in charge of neighborhood association -- neighborhood involvement, the 95 neighborhoods, the Birdshill neighborhood is not in the city of Portland.

Ormsby: That's correct, it's on the south. You have touches with us because there's a triangle of land from Elk Rock south to the Multnomah county line, I'd like to get that contract, is under contract with a urban growth management to provide planning services for that.

Fritz: We make a big effort to provide neighborhood associations with the information you're requesting. I certainly recognize your efforts to work with your jurisdiction and metro to make more information available to citizens. Thank you.

Ormsby: Thank you.

Adams: Have a good day. That gets us to the consent agenda. Is there anyone -- do I need four people? Let's go to the time certain, then. Please read the title for the 9:30 time certain item 198.

Item 198.

Adams: Commissioner Dan Saltzman has asked me to begin the presentation by reading the following -- issuing the following proclamation which I'm happy to do so. Whereas ecoroofs along with the urban forest canopy, and species control and protection and floodplains and stream corridors are key elements of integrating built and natural environments and creates livable habitats for humans and animals alike. And adopted the plan in 2005 which is a comprehensive approach to restoring watershed health and multi-objective approaches that restore and mimic the natural hydrological cycle and the success is dependent on green strategies that reduce run-off and ecoroofs provide multiple ecosystem benefits and services, including decreasing stormwater run I don't have, reducing urban heat island effect and a ecoroof can provide significant economic benefits to the property owners including doubling the lifespan of a roof, lowering heating and cooling costs and sewer rate discounts and whereas an ecoroof can provide social benefits including improved community livability and creation of green space and connecting the urban community with the natural environment and there's a need to increase the understanding of the role that the ecoroofs play in addressing a variety of urban challenges, restoration of biodiversity and long term ecological sustainability and the city of Portland is committed to adding 43 acres of ecoroofs by 2003, through its grey to green initiative and the city of Portland has created an incentive program designed to promote ecoroof development that office up to \$5 per square foot for the installation of a ecoroof, now, therefore, I, Sam Adams, the mayor of the city of Portland, the city of roses, proclaim March 2011 to be Portland ecoroof movement congratulations. [applause]

Saltzman: Thank you, mayor. And we're here today because we want to update the council and our public about the progress that we've made. And establishing more ecoroofs. Our ecoroof program, our green roof program, is part of the Bureau of Environmental services grey to green initiative which is a package of programs that invest in green infrastructure projects that work along the traditional gray infrastructure of pipe, pumps and etc. The BES ecoroof program is a cornerstone of

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the grey to green initiative and Portland is one of the only cities offering incentives for property owners to build ecoroofs on their homes and businesses. Through our efforts and those of many others throughout the state, as only befits the state that considers it's the grass seed capital of the world, we've also seen the industry of ecoroofs blossom in the last couple years. We now have several companies who -- probably more than several. Some are in the audience and I want to recognize and acknowledge them that are here to show support. It's an important industry and creates jobs and helps to -- helps us deal with stormwater as the proclamation said, urban heat island effects and other things. It's nice to see the industry blossoming and I'm proud how this program has addressed social equity in the contracting and outreach work. With that I'll turn it over to Dean Marriott who will introduce the presentation.

Dean Marriott, Director, Bureau of Environmental Services: Thank you, commissioner. Good morning, Mayor Adams, members of council. I'm Dean Marriott, environment director of Portland. I have a few comments before I turn it over to Matt. First, I want to thank the staff who have worked tirelessly over the last few years to really make this program so successful and they are really the reason why people come here from all over the country and, in fact, all over the world to see how we do it. And I'm just going to introduce them, they're behind me. Linda Dobson, the manager of the stormwater division, Tom Liptan, Alice Meyers, Casey Cunningham and Matt Burlin, who is sitting right by me. As mentioned in the resolution, the proclamation, we have a lot of rooftop, over 12,000 acres of roofs. Right now we have half a million of ecoroofs so we're making great progress and what you'll see from Matt Burlin is the status report on how we're doing, the successes and challenges we still face. And as the commissioner mentioned, this is about green jobs and showing that protecting the environment and restoring our watershed health doesn't have to cost us jobs, it can create jobs and that's a major success of this effort. Without further ado, I'll introduce Matt Burlin who will take you through a slide show and it will be nice to see spring-like photographs of things growing and flowering on the rooftops. Matt.

Matt Burlin, Bureau of Environmental Services: Thank you, Dean and thank you, Mayor Adams and members of council. I appreciate the opportunity to be here today. Before I get started I want reiterate as dean mentioned I'm a member of the team here and representing a large group of staffers at BES and the watershed services division and I want to thank them for allowing me the opportunity to represent them today. There's a lot to talk about and tell you about today. To get started, just a point about rooftops, they're often out of sight and mind. And despite our efforts to grow -- we have to understand that it has impacts to our watersheds and rivers and air and livability and it's a challenge to take every opportunity possible to create ways to mitigate these impacts and ecoroofs do that. They provide multiple benefits on rooftops, unused spaces and untapped that ecoroofs take advantage of that. And as the city government, our policies are effective and they're having a functional and visual impact on how our watersheds look and the skyline looks. Today we're here to share information that you might not be aware of about the professionals in the industry that are going around you and people that design and install these roofs and we're seeing some factors that indicate a tipping point is happening. And where we're heading in the future. I want to give an overview the ecoroof program and how it operates. We have an ecoroof incentive as the mayor mentioned. \$5 a square foot for projects on private property and offer these funds twice a year and offered as long as the grey to green initiative lasts and that's to 2013. We have a large staff and technical resources that are designed to help people understand and increase their awareness -- awareness and education about ecoroofs. Our outreach and education are designed to do the same thing. We reach out to all communities to try and increase awareness and understanding, their technical capacity, connection with the vendors in our industry and we've had great success with seminars and vendors fairs and ecoroof blog which has gotten thousands of hits in the past year and we brought the 10,000 mark in February, which is exciting. It means there's a dialogue happening and these resources are being used. We have a robust research and monitoring program

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and partner being Portland state and Oregon state to study things like stormwater management, habitat and biodiversity and other issues. And as the commissioner mentioned we prioritize looking at social equity and diversity and making sure that our resources and the access to those resources is going to all communities and the construction contract which is intended to target large buildings sometimes harder to reach for bureau staff included a larger portion of the afforded points in the RFP process for the diversity component. And this was intended to grow opportunities whenever we can and in this opportunity we could, to grow opportunities for professional development in these targeted communities and we're excited about the outcome of that project and we're doing a lot 0 get ecoroofs built and build capacity and awareness and understanding of these things and we are a part of the whole big picture and today we're going to talk more about what's happening in the industry and why that's so important. The ecoroof industry now as we see it in 2011 is sophisticated behind pioneering. There are many companies with products that are tried and true, out doing the work they've done for years. There's a competitive marketplace, more innovative and practical design and prices coming down in some situations and an industry evolution, there's three business, partnerships that offer the full package, from design to installation. This is pretty exciting to see, that now it's becoming easier for clients and customers to get an ecoroof that has greater efficiency and effectiveness than 10 years ago. Over 100 regional or local companies are on the BES ecoroof list. The yellow pages for the professionals in the local area and helps people interested to find local professionals that have experience. And it's been hit over 1100 times in the past year and are looking at it and seeking resources. Finally the ecoroof industry is dynamic. The green roof industry think tank is a community-based group that was intended to start as a third leg of the three-legged stool and complemented by a community-based earth effort to address challenges and help the industry move forward. The question is why is this so important? To reach our targets, we're going to need -- we're definitely required to have sustained collaboration and partnerships and as the city of Portland's program work, we reach out to homeowners and business owners and developers to increase demand and industry professionals and researchers to build capacity and we're seeing a greater involvement between those groups represented by the green arrow on the sign there and you'll notice it doesn't point at the city of Portland. This interaction is a good thing. These groups are coordinating together and more ecoroof projects and designs and innovation are coming out of it. And we can adapt our efforts and make sure we're using next in a efficient and effective way as we look forward. The question that we're posing today in our presentation is are we moving toward the tipping point? And we've indicated a number of factors we think have shown that there are signs in increase in awareness and demand and the industry looks poised to take great leaps forward and I'm going to go through a few slides to that you can r talk about the indicators for a tipping point. The first and probably the most easily tangible. Ecoroofs are getting built. 273 ecoroofs totaling nearly 13 acres. 125 projects received our incentive for 8.3 eggars. That's a lot of -- 8.3 acres. With \$1.2 million of incentive funds invested we've leveraged another \$3 million in construction funding. Now, this is a significant -- this is significant because it shows that the approach is working. We're offering these resources and the demand is increasing and all happening during a period of economic downturn. We have examples including realize projects and close to 100 have ecoroofs on them. The University of Portland, shyly hall is an example of an institutional project. The bank annex has a bike shelter and the international harvester that used integrated solar and vegetative ecoroof. A lot to be proud of. That leads to our second indicator. Ecoroofs are becoming more conventional. We're seeing these types of projects pop up. Churches to homes and churches to bike shelters and each a batting cage, ecoroofs are an option to make that a resource rather than just something to cover up a space. It's becoming a resource to manage stormwater. And this shows a greater confidence in the technology and the value of a ecoroof project and in the long run, could mean a simpler application and eventually costs could come down for property owners and another sign that the things are reaching that tipping point. Ecoroofs are

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being used for multiple purposes and this is exciting because we're seeing a great her comfortability with the technology and now it's incorporated with new and advanced technologies. Integrate can solar and vegetative roof systems and designing for habitat and biodiversity and increasing the ability to have agriculture in the urban center and looking at ways it can help with a building's energy conservation and expands how we're able to use ecoroofs to solve urban problems as they arise and the city is growing. Respond together opportunities that the city of Portland is offering as well as our partnering organizations in Portland. The resource list I mentioned earlier has grown 30% since may 2009 with 20 additional companies and firms and the think tank I mentioned grown from four members to 240 as of today. That's alarming. Ing and I want to acknowledge that the members of the grit team are here to show support and I want to thank them for being here today. Another exciting indicator, we're getting recognition. The city of Portland has done a lot and locally getting a lot of credit for individual projects but the truth of the matter, the green roof world is an international platform. No other city has a ecoroof month. That's important. [laughter] in addition, continue to be international experts to visit our city and share what they know, as well as coming to learn what we've had in our pacific northwest climate and learn how we've dealt with that. And I'd like to point out our policy development has had worldwide impacts. The city of Copenhagen, borrowed language from our reports to include in their green roof mandate and the city of Honolulu borrowed in our floor area ratio language. And it shows it works and can transfer to other jurisdictions and cities. And I think what makes me most excited. There are more projects on the way. Seven new acres in the planning stage or design and construction. The largest project is near completion at an affordable housing project in the pearl district visible from the 405 freeway and it's called the Ramona and you may have seen the construction happening over the last year and there's large visible beautiful projects coming in the central east side and other areas of the city and it's becoming a greater part of our Portland skyline. So in looking forward, I want to point out a few points as we look past the present and start looking at what we can expect to see. We want to make sure that we can keep this momentum. How can we keep moving forward and how can council help us in this process? The first is we need continued city commitment with the green building policy. The green building policy requires all city buildings have an ecoroof on them, whether new construction or reroofed. We need to take advantage to show our leadership and BES is here to offer technical assistance and collaboration when these opportunities come up and we need to recognize that ecoroof provide multiple benefits and may be the best solution for certain urban challenges. Look let's look at where the greatest impacts from development occur and look at rooftops for resources and opportunities to address these challenges and maybe take advantage what these benefits are that are provided. We also need to encourage ecoroofs for energy conservation and climate change we know that the benefits of green infrastructure can mitigate these impacts, in fact, recent data that we've learned from Portland state suggests that ecoroofs might be the best roof option to mitigate the urban heat island effect and look at how our areas and buildings develop and use ecoroofs as appropriate. We also need to encourage ecoroofs to enhance habitat, biodiversity and agriculture. When we look at Portland in the future, we know that density, we're going to increase in density and population and how would it be to think of rooftops as a way to add to our network of interconnected green spaces in the city and offer a safe haven for pollinators and insects and birds on top of our building. And finally, need to evaluate the continuation of a incentive beyond 2013. We know it's working now and the intention was to have a long-term impact on how our buildings are developed and want to make sure we've done enough. And we're starting to look at how much of an impact it has and need to evaluate whether or not we need to consider looking at it after the end of it in 2013. But above all, we do want to thank city council for your leadership and your forward thinking and investing in ecoroofs. We're not sure that the industry would be at the points it today without the investment of city council. And I want to emphasize the benefits from this investment go beyond our rooftops, our watersheds and rivers and economy and in our

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community. And we want to thank you for claiming March as ecoroof month. And excited about it and to commemorate March because this would be our second ecoroof movement we've organized a series of public tours, free and open to the public and presentations and a vendor fair event on March 18 that we hope people will attend. It's called ecoroof Portland and made up of a lot of people in this industry that I've talked about and it's a chance to come out and meet those folks and they're talented and good at what they do and can help people find a way to get their own ecoroof project and learn all about it. I welcome people to come out there. We'll also have live installations and great experts with us to talk to folks -- sorry, Wolfgang Ansel from Germany is the director of the international green roof --

Saltzman: That website, the people can access the full calendar.

Burlin: That's correct. I've brought printouts which I've kept outside on the sign-in table and we'd love people to take advantage and with that, we have a panel of folks in the Portland area who have asked to come up and share their experiences. I'd like to invite them up.

Adams: Who are they?

Saltzman: We have Todd Liebow. First service PGP. A real estate company. Shawn Sullivan, with Winkler construction. And Deane Funk with Portland General Electric. Welcome.

Shawn Sullivan: I'm Shawn Sullivan, Sullivan architecture, I've been a architect in the city of Portland and last 20 years, the development manager for Winkler development. Jim Winkler.

Saltzman: Sorry about the --

Sullivan: I've done the development management for projects like Adidas village and the de soto and with Killingsworth station.

Adams: Looking good too.

Sullivan: Looks like a bunch of concrete coming out the ground and that looks good to me. When we did the headwaters, I met a guy named Tom Liptan, he's in the back. He's a charmer and talked me into doing an ecoroof on three of the projects. One was 14,500 square feet for a component called the village. And costed \$14.50 a square foot for the roof up. And I wanted to continue to do that on another component called the Dolph creek townhomes and we did our own work. And our general contractor worked hard to reduce the costs and did that project for around eight bucks a square foot. So time went on and I happened to continually be talking to tom and found it interesting that dean mentioned that we're known internationally. I actually gave an interview that was introduced to me by the state department to a TV crew from a place that didn't speak English on the roof of the village. It was a strange interview since they didn't speak English, but -- [laughter] -- I continue to be in touch with Tom because of the success at the headwaters. It was a pilot project for green streets and creek restoration and ecoroofs and a pilot project for LEED for homes. And he mentioned the ecoroof grant project -- program coming up and I happened to have another project I was redoing for Jim Winkler called the 1200 building and said, Shawn, got a grant, why don't you do this? I said fine. I contacted the roofer and we got the price and it was \$14.50 a square foot and this happened to be a urban 10-story building. I was successful in getting the grant and said, ok. Here's what we're going to do. We'll do it for five bucks. And if -- it costs us \$5.30 a square foot, something like that. And there were a couple of cost items. I think I would have brought it in for four, four and a quarter. It's on I cliff and sits back away from the street. Very successful, I think. Very successful. The reason why I did it we were just replacing the roof. The roof members costs \$160,000. So for \$5, I can extend the life and doesn't take long for the building managers to do the math the \$160,000 for 20 years or pay another three or four dollars now for 40 years. It's an easy calculation. I started talking with BES and said we've got to get the world out to build -- the word out. I called my friend, Kim, a project manager, a property manager for kg investments and probably the best property manager in the world. Kim, what do you think about ecoroofs? She said, I don't know anything about them. Sounds funny. And I said what if I said you can do one for five bucks? Why would I want to do this. What if it extends your roof life by 100%?

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I'm interested. She could talk with her building owners and extend the roofs and it's plain good business. When Killingsworth station came, going again, we also applied for a grant and received a grant for about 20,000 square feet of ecoroofs and putting them on the carports and building. I knew about the roof life extension and now that would be a good thing. We have leak detection systems. They're moving toward being real time. Hopefully the system we install will give us real time information so we're not concerned about leaks and we know the benefit it has for a little bit of insulation but also the roof life. So we put that altogether and Jim asked me to do the replacement reserve study, the preliminary replacement reserve study the other day and now I have a decision to make. Because they're done for 30 years. Do I put the most expensive thing or replacement into the replacement reserve study or move it out to 40 years? And on a monthly basis, that means \$30 a month, \$35 a month in the HOA dues. So I phoned up my friend Kim and said, what does that mean on a 30-year term at today's rates? -- financing about \$7,000 to \$8,000. Now we have an affordable project. 60% or 80% of area median income. In \$160,000 range and may have made it more affordable because of the ecoroofs. Thank you.

Saltzman: Thank you. Todd?

Todd Liebow: Good morning, council, mayor Adams. I -- I'm Todd Liebow. I work as a commercial real estate appraiser by day and also a developer. I specialize in small infill urban projects. Last three of which has been built in the historic Sellwood neighborhood. Matt asked me if I was interested in some evangelical talk about what started out as a cynical and skeptical perspective in the ecoroof business for me. My nature of having a 5,000 square foot site and expensive land area, I had to figure out how to dispose of the stormwater in a responsible way. My first project involved what is called a flow-through planter, an urban retention pond. Which has become somewhat of a wild life center in an urban area in the Sellwood district. We finished a 5,000 square foot retail building. One of the consequences -- the benefits of the urban growth boundary is that we are focusing on urban infill densities and for whatever the benefits are, at least from a landlord's point of view, you really have to be very careful what you do with every square inch of land in these urban areas. With a 5,000 square foot building on a 5,000 square foot site, we just finished. We also have an additional garden twenty-two feet in the air, that is one of the more attractive gardens. I phase one of a two-phase project. The second phase is a three-level apartment project that will be next door, instead of looking at the mechanical and normal rooftop, we'll have a garden. The footprint of the new phase will be 5,000 square feet and we intend about 15,000 square feet of ecoroof because people have above the ground living areas that will help to mitigate the stormwater run-off on this new project. As I said, I've become evangelical from once being a skeptic. You've heard Shawn talk about the economics. One of the interesting aspects of this, the more I talk to other people in the ecoroof community and the development community in Portland, I find out we've all had to do some serious problem solving. The last thing you want is a phone call from a tenant that there's a leak and what you want to do is once you build the roof, you want to forget about the roof. That's the normal original approach I had. I have now become a tour leader for my roof and had visitors from Mexico City, the "Wall Street Journal" did a nice piece on my roof. "Good Day Oregon" did a four-hour broadcast from my roof. [laughter] We've completed the design of a webcam so you can watch the roof grow. [laughter] It will be on the BES -- on -- linked on the BES -- and if you're wondering, no I don't have one to watch the paint dry. [laughter] but --

Fish: If you keep going down this path, our council will caution that you'll lose control of this roof through adverse possession.

Liebow: One the tenants in the building is Umpqua Bank and they have a bulletin board, a 46-ism flat screen TV and they've asked for the neighborhood kids to come in and instead of climbing a ladder to a hatch, come in and watch what's going on up there in terms of the flowering of the succulent plants and one of the next steps is to put urban bee boxes. Honey coming from our roofs. But the bottom line on this thing, this is not always necessarily the most feasible way to go about

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doing a development and even when the stars aligned perfectly, getting a return on your investment is not the easiest thing to do. To add into the mix the desire to be responsible to the community and to build a friendly building for the community, it's more or less an obligation that we should all have -- in the development business. It's always easier to find -- to find ways to cut corners. The incentive program helped mitigate some of the lack of feasibility on this, and I wouldn't have done it otherwise and in the future, I would never think otherwise. So thank you very much for your support of this program.

Deane Funk: Good morning, Mayor Adams, commissioner, Deane Funk, director of local affairs for PGE. Alice Meyers from BES contacted us about putting an ecoroof on our Hawthorne shop, it's -- it abuts the Hawthorne bridge between Water Avenue and Clay. So BES was interested because it's such a prominent site and sits at about the plane of the bridge, so putting an ecoroof on there, a lot of people will notice it. It happened at just the time that Jim Piro had become our CEO and not surprising to you, had heard a lot from businesses about the things they could do with their buildings. Solar, on their roofs, energy efficiency and any number of things, and we've been part of that community for a long time and aware of the Clay street corridor project and exploring things to do there ourselves and this fell into our laps and said let's seize on that thing. Our Hawthorne is actually 100 years old this year. It's six years after the 1905 world's fair and things have changed a lot since then. You may know and many of you who live in Portland know that at the site of OMSI, there was a hog fuel plant, a woodchip plant that created energy. An old idea turns out with a future. As it happens, many of you know we're planning on phasing out our Boardman coal plant and may fire that with biomass in the future. If you look across the river 75 years ago, that was the hub of the timber industry and -- in the United States, maybe the world. And now, the economy is changing. Our economic future at PGE and I think the city's economic strategy is very much aligned with green tech. So putting a green tech roof or ecoroof on the Hawthorne shop reflects our customers' particular particularly in east Portland and said yes and hammered out an agreement. In 100 years, when we built our shop 100 years ago, our industry was different. We're still there with our downtown and network but eventually get out of that building and consolidate in a building more appropriate for our time. But now we have a lot of work there. But I really came today to talk about the future and the convergence twenty city of Portland economic's strategy and PGE's future. All of the things you heard there in the report about energy efficiency and conservation and just all of the incremental things that Portland can become known for and basically export to the world. We're going to -- we're planning on putting an ecoroof on next familiar. Fall of 2012. We're working on it though. PSU has installed monitors to start managing energy performance inside of the building pre, so we can get numbers after we put the ecoroof on. And collaboration, you've seen the partners there. We've been working on PSU on the PSU ecoroof and we're going to do it on this one. Working with the city of Portland on this project. Reminds me of a few years ago, at the Oregon businessman meeting, Michael Porter from Harvard was talking about a region's comprehensive advantage it. And he said, nobody knows who you are. You're on the left coast. What's Portland. But he did say you have a competitive edge on the sustainable. When they cross the Hawthorne bridge, they're going to have one up there. We figure a logo out of the plant. That might be crass, but who knows. [laughter] It's a clarion call. This is the place for the economy of the future and see it on the building that used to be part of a old future. So appreciate the opportunity. And looking forward to doing this.

Saltzman: Thank you all and we very much appreciate your commitment to Portland's future and working with BES. So thank you all.

*******:** Thank you.

Saltzman: That concludes the invited testimony. We have one person signed up.

Adams: Hi, welcome.

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John Crumrine: Thank you very much. Mayor Adams and members of the city council. My name is John Crumrine, a Portland resident and my business is a special contracting business I started in the summer 2008 to go after green roofs and living walls and structural landscape because I saw that as something necessary in the future for preserving public infrastructure and providing the benefits that we've discussed and heard about. The timing of starting of my business is not coincidental in the slightest. When the grey to green initiative was announced in early 2008, even though I've been involved since 2002, I knew this was probably going to provide the economic lubricant that would allow a startup business to flourish doing this sort of thing. So I appreciate that opportunity based on the incentive program. Since we've been involved building green roofs, we've installed three projects since the summer 2009 that benefited from grey-to-green. One of my clients is Tom Liebow who spoke about how enthusiastic he is about the technical and that was a remarkable transformation because he really was a skeptic when we initiated the process. I asked him for a few words I could use as a testimonial and he described it like a religious experience and now he's really become evangelical. There's an emotional component that comes along with this and I've seen it countless times when people visit a green roof. There's something that happens, when they see something that is growing things and something that happens inside of you. Since we started in 2008 and started construction in 2009, we've installed about 40,000 square feet of green roofs in Seattle, Washington, we worked up at western Washington university in Bellingham and our sphere has grown beyond the Portland and Oregon sphere and looking into expanding into California. This program has allowed me to start this business, Portland is definitely a leading community, not only in green infrastructure but in green roofs in general, and this really has allowed us to become a leading contractor in the northwest, out of Portland. I really want to thank you for your progressive thinking and creative use of economic carrots and sticks to drive these very important technologies forward and taking the long view on public infrastructure and I certainly, one, hope the incentive program will continue on beyond 2013. I really think it's doing a lot of positive things for the community. Thank you very much for your time.

Adams: Thanks for your great work. Did you want us to vote or is it just aye presentation?

Saltzman: It's just a presentation.

Adams: Thank you very much for being here and congratulations --

Saltzman: If I can say one wrap-up remark.

Adams: Absolutely.

Saltzman: I want to thank Matt and Dean and the Bureau of Environmental Services for their great work and thank you for our private sector partners to share your stories today. Very impressive and because we're Portland and always pushing to do more, I want to talk about continuing to look for more ecoroof opportunities and that begins right here in the city. We at BES want to provide technical assistance to other bureaus in the city who are contemplating construction projects because we would like to see very much and consistent with our green building policy, like to see ecoroofs on those buildings and we know there are still misconceptions about the cost and what they do in terms of their ability to preserve the roof's life and to be compatible with photovoltaic and the weight issue. Are they too heavy, I think the answer is, no, it's all of these and we would like our BES technical staff work with your bureaus early on, where we're not finding out about it, when it's too late and the design is done and then it's too late. We offer our assistance early on with all of the bureaus that are contemplating construction projects, because we want to see ecoroofs on them. Thank you.

Adams: Thank you all. You're welcome to stay or go. We won't be offended and thank you for your leadership, commissioner Saltzman and all of the folks you mention, Matt and Dean and Tom, thank you very much. I move -- I have a motion to make that's not on the agenda. I move that the city council meet at 6:00 p.m. On March 16th to consider the airport futures plan.

Fritz: Second.

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Adams: Moved and seconded. Any discussion?

Fish: Mayor, has this been cleared with the schedulers?

Adams: My understanding, it has. Please call the vote.

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

Adams: Aye. [gavel pounded] we're running behind but try to make up for lost time. We have a 10 a.m. Time certain. An emergency ordinance, please read the title for 199.

Item 199.

Adams: Ms. Decker.

Yvonne Deckard, Director, Bureau of Human Resources: Thank you, Mayor. For the record, I'm Yvonne Deckard are, the Director of the Bureau of Human Resources and to my right is Dave Benson, president for the Portland Police Commanding Officers' Association. Which I'll refer to as PPCOA. We began negotiations with PPCOA about a year ago. We're just now at a point of concluding those negotiations and we reached a tentative agreement the beginning of February. The PPCOA ratified that agreement. With about 95-plus of their members voting affirmatively to accept the tentative agreement. The ordinance before you today is the city's process for ratification and so I'd like to just cover some of the highlights of the agreement that we actually achieved. This is again a three-year agreement that is due to expire June 30th, 2013. It calls for a zero COLA in the first year of the agreement with a floor of 1% and a ceiling of 5% in years two and three. Also, for this particular bargaining unit, in our national market, comps, we showed we were actually behind the market by a significant amount for this unit and, therefore, we agreed upon a 3% market adjustment to bring the unit closer within market. In order to mitigate, some of the premiums we had great agreed to with the PPA, the education premium, which was 2%, we did not extend that premium to this unit in order to balance that out. Once again, we also had an arbitration decision as it related to executively leave and management leave and flex time, which once again, an arbitrator found in favor of the PPCOA and we were able to negotiate a different outcome as a result of that arbitration decision where we are -- we negotiated giving the PPCOA members -- five additional personal holidays in exchange for eliminating all flex time, management time, e-leave. And so that -- the arbitration decision actually had the PPCOA able to take at least two days at a time for any extra time in which they worked, which was going to be very cumbersome for the bureau to manage t way through. The bureau agreed to the same IPR changes in which the council adopted and also agreed to adding random drug testing. The total number of members for the PPCOA that will participate in the random testing is about two-thirds or 32 tests per year, which is the majority of that particular bargaining unit. I think that those are the -- the real highlights. We extended the same death leave benefits as we did with the PPA and on family leave, also extended the same ability for them to take leave upon management approval. I think this is a good deal for both the PPA and the city. It's balanced, certainly. It took us quite some time to actually get to agreement. But -- and both sides sacrificed as well as gave soon I recommend that council ratify this labor agreement.

Adams: Discussion from council? Dave, would you like to say a few words?

Dave Benson, Portland Police Bureau: Yeah. I'm Dave Benson, the commander of the Portland Police Officers' Association. I'm glad I live and work in a place that values the collective bargaining process. When I see things going on across the country it sickens me and I know how much support we receive from council and other public officials for this process. So thank you very much. This was a difficult process for us, it took over a year. As much as it's collaborative. It sometimes can get tense and adversarial and we struggled a lot with some elements of the agreement. Including random drug testing. It gets into my civil liberties a little bit. But I think as a whole, or bargain unit realizes it's good for the steps of Portland and reaffirms their faith in us as an organization and that was a tipping point for the members of my organization to agree to, is really to keep the faith in the work that the police bureau does at the highest level. I want to thank Steve

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Herron who did most of the heavy lifting and Yvonne who works hard and she's not beyond talking into the late hours of the night about bargaining issues and so they've been good partners. I too, think this is a fair and equitable agreement that both sides had to make compromises on. So thank you very much.

Adams: Thank you. Anything to add?

Steve Herron, Bureau of Human Resources: No, sir, thank you.

Adams: Questions or comments from council.

Saltzman: I want to make sure -- as with the Portland Police Association contract, this commanding officer association contract gives us the city, the permission to test for steroids as well when and if we find the right lab and cost point.

Deckard: Correct. Yes, it does.

Adams: And we can do that right now if we want?

Deckard: Yes, we can.

Adams: The press on this has been just twisted around itself on the steroid issue, I want to make it really clear that today, with the -- with this approval, we can ask for based on cause, we can ask for and get steroid testing, drug testing, right?

Deckard: Correct.

Adams: The randomly, otherwise?

Deckard: Correct.

Adams: So cleared that up.

Fish: Yvonne, last time you were here, I think we said it was the pen ultimate labor agreement. Does this mark the final labor agreement of season that you brought home?

Deckard: This is the seventh one, the last one, yes.

Fish: Great work.

Fritz: The ultimate agreement.

Adams: I have one more, PDC and Yvonne is helping us on that.

Fritz: I have a couple of questions. You mentioned that the death leave was in the PPA contract. I didn't notice it then. What's the rationale for 30 days as paid leave on the death of a spouse or child?

Herron: This is Steve Herron, labor relations manager. The PPA contract also provided for, based on chief discretion, extended paid leave for death of child or spouse. Because of the sensitive nature of police work, the officer's frame of mind in the field is particularly critical and obviously, the grieving process in relation to the loss of a child or spouse being extraordinarily unique and these folks being in the positions of extraordinary responsibility, obviously authorized to exercise, for example, deadly force, having the chief have that level of discretion something previously judged by council to be appropriate to negotiate. What we did in this contract was extend that benefit to the chief in relation to granting discretionarily granting leave to a commanding officer if the chief concluded that commanding officers warranted it.

Fritz: That's not by right, that's by the discretion of the chief, correct? And we think that's the case even though the commanding officers wouldn't necessarily be out with the public?

Herron: In many instance, the commanding officer's judgment is more critical because they're calling strategic and operationally strategic decisions on the scene and so the chief's confidence that that commanding officer's judgment is not clouded by their grieving process, I would posit is more importantly -- I'm not going to say more importantly, but certainly equally important.

Fritz: Does this set a precedent that perhaps employees taking the 9-1-1 calls should be afforded the same level of benefit?

Deckard: I don't believe it -- I don't believe necessarily it sets a precedent. I think if we're at the table and the BOEC employees union put forth some type of proposal we would look at it to what we would think it appropriate.

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Fritz: I think keep it in mind for the next time and this is --

Deckard: Definitely.

Fritz: Thank you very much. The other question I had which is going to be more often used, what is meant by a pregnancy-related disability?

Herron: Commissioner, if you can direct me to where you're referring?

Fritz: In the contract -- let's -- I think it's toward the end. I just wondered --

Deckard: Are you asking --

Herron: Pardon me, commissioner. Article 13, family leave, I think you're referring to the last paragraph, for the record, I think you're referring to the last paragraph. That was existing language in the -- in the expiring contract. We didn't address, and the -- the language that's bold underline three paragraphs above that is the language in that article that we were bargaining. To be perfectly frank, neither party raised that issue -- raised anything in that paragraph for discussion and in this moment I'm not prepared to talk about what that provision refers to. If your question what is a pregnant-related disability.

Fritz: Whether pregnancy is considered a disability or whether there are --

Deckard: There are particular complications that could occur during pregnancy that would be a disability. But pregnancy under the ADA is not considered a disability.

Fritz: Thank you, that's a good clarification. Certainly a challenge, but not --

Deckard: Definitely a challenge.

Adams: All right. Unless there's additional council discussion, is there anyone signed up to testify on this matter?

Moore-Love: No one signed up.

Adams: Anyone wish to testify on this matter? All right. Thank you for your presentation. Chief, anything you want to say? Can you please call the vote.

Fritz: Thank you, to Yvonne and Steven and the HR team and Commander Benson for your good work on this agreement. It's a package that comes before us as a package and I appreciate the good work that's gone into it and the good work you do day in and day out. Aye.

Fish: This is a long and challenging season of labor agreements and the last one with the exception of the PDC agreement. So congratulations to Yvonne and Steve for bringing this home and the council along in the process. I know how challenging that can be. And commander, we value the partnership greatly and thank you for the kind words you had earlier today. Aye.

Saltzman: I want to thank our bargaining team led by Yvonne and Steve and the Portland Police officers commanding officers association. PPCOA, for reaching this agreement. I think it's a good agreement. I accept what you are saying about drug testing and your civil liberties and appreciate that you recognize the bigger picture and how we restore and regain trust with our citizenry and we need to do this. And I want to thank everyone afternoon pleased to vote aye.

Leonard: I would like to repeat some of I said when the PPCOA was in front. Us. This is the second of tough very historic agreements at the police bureau. The importance of which should not be underestimated or under appreciated by the community. Dave, you not only obviously have the confidence of the people you represent, because they elect you, but it's clear you also have the confidence of the administration because of the position you held in the bureau as well and I think that's a real testament to your professionalism and something that I really have appreciated and reflected in your opening remarks about the current nationwide struggle with collective bargaining rights and public -- for public employees and you've said what I felt and you live those words every day as well and in my many dealings with you, I've never been more impressed with a union leader in the city than I have with you and this reflects that and your ongoing work is a testament to that. The police bureau in my view, has -- has undergone some of the most remarkable positive changes in the last year that I've ever witnessed and it's a real testament, obviously, to the leadership of the bureau, but also to the -- what I -- what I actually believe is the desire of street cops to be their best.

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And as I said many times, not always in a supportive fashion, the leadership of the bureau sets the standard. And the troops in the field do what it is they see reflected in their leadership on a day-to-day basis. In the past, that hasn't always been in my view the highest standard but I'll tell you I've never seen a higher standard in the police bureau leadership than I'm witnessing these days and it's heartening to see and it plays itself out in a number of ways. Important example, such as this: Example. Where we sit down and actually negotiate without having to go to a third party arbitrator -- drug testing. Having down on the other -- having been on the other side of the table, I understand the delicacy of that issue and my hat's off to Steve, and Dave and Yvonne and doing what I think is a remarkable job. Aye.

Adams: I want to second the well-deserved and hard earned accolades you've heard. And vote, comments from my colleagues to just underscore, commander, your great work as a leader of the union and also your great work in the bureau. I -- to our team at bureau of human resources, it was a daunting task when we talked about all of these agreements coming up in one year, and that the city sought this for like 10 years to have them all come up in one year, based on a premise that has now sort of disappeared but we got what we asked for and I didn't know we would get through this in one piece and I want to thank you, Yvonne, and your entire team for the great work. And I have one more to go with PDC, but I appreciate the wise advice you've given us. And I want to underscore the great contribution to coming to agreement with PPA and PPCOA, of Chief Mike Reese and his team. I really appreciate all of the work, as well, in problem solving and communication is part of the process. I'm very, very pleased to vote aye. [gavel pounded] aye: Thank you.

Moore-Love: The consent agenda?

Adams: Oh, yes, we didn't have enough people because some people were late.

Fish: Mayor, in solidarity with the senate democrats in Wisconsin -- [laughter] -- commissioner Leonard and I were in a remote location. We're now back.

Adams: We now know. Pat is hiding behind the pillar over there in solidarity, we -- we -- What do you have against ecoroofs? We'll take a vote on the consent agenda. Hearing nothing pulled. Karla?

Consent Agenda roll.

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

Adams: Aye. [gavel pounded] Consent agenda's approved. That gets us to the regular agenda. Can you please read item 213 and S-215 together.

Items 213 and S-215.

Adams: This moves forward the tentative decision by council to a final decision by council, the MOU has been approved and concurrence has been achieved with the Portland public schools district. I'm happy to answer any questions anyone might have.

Fritz: Isn't this vote the first one to approve the MOU?

Adams: This is the first one to approve the MOU based on our earlier discussion and direction and agreement, yes. The s -- s215 is actually a second reading.

Fish: Mayor, I was not present for the first reading of this last week because I was in Salem testifying in support of part of the city's housing agenda but I do want to say that I was fully briefed on this and I -- had I been here, I would have enthusiastically supported the motion you made. Which as I understand it, blended very skillfully the staff recommendation with the safe routes to school work you've been leading and struck the right balance with this work and combined with what we've done on ball fields and the new ground rules for replacing surfaces and putting adjacent field in, I have think we have struck the right balance between citizen involvement in important land use matters and also the school districts having the flexibility to manage curriculum and their good work. While I wasn't here, I would have enthusiastically supported the motion and I thank you.

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Adams: All right. Unless there's additional council discussion or anyone who wishes to testify on item 213 --

Moore-Love: No one signed up.

Adams: -- please call the vote first on 213 and then on s215 second reading.

Item 213 roll.

Fritz: I understand the mayor's reasoning behind the proposal, as indicated in last week's conversation, \$5 million coming from the bond measure should it pass will be diverted to this need and as indicated last week, the discussion of the code refinement project there are tens of millions of dollars needed to make the necessary improvements around schools. I do like how this utilizes the safe routes to schools program that's in place and will help to evaluate needs for all schools with the existing tools like the engineering strategy reports in the continuous service plans. The MOU contemplates \$5,000 devoted to each school for respective studies which does not seem nearly enough and I'm not sure where the rest the funding will come from for those studies. I like the development of a master project list as contemplated in the memorandum and the prioritization of transportation traffic safety issues and projects but I'm concerned that the list is intended to meet conditional use criteria which we currently have will in fact not be appropriate given that many of these projects will remain unfunded and we'll have no way of prioritizing that should a change in use occur. It's also contemplated that schools requiring conditional use are the ones given top priority whether or not they're actually the schools with the greatest need for facilities improvements. I would like to see a priority system that provides for the need first. And I don't agree with many of the statements read made in the resolution. For those reasons, I regretfully vote no.

Fish: Mayor, we're taking this 213 first?

Adams: Correct, the resolution.

Fish: I'm going to vote aye and will note as the proud parent of a senior in high school and a first grader in elementary school, who regularly deals with these questions of safety in the immediate area around both of public schools my children attend, this is very important work and mayor, the parks bureau has a big dog in this fight as well because in many parts of our city, the safest route to school is through a park or another public space so we'll be partnering with PBOT and the school district to make sure we get this right. Aye.

Saltzman: Well, I can't help but think about last night at the public budget hearing at Wilson High School, we had several high school students there who attended and gave me their comment cards as they left and one of the issues they were most eloquent on was the need for additional sidewalks to get to school safely and I think this -- this is a good step, I mean, it's potentially \$5 million if the bond measure passes, plus others, and I think this agreement sets the right framework to make sure that our children get to school safely. Pleased to support this. Aye.

Leonard: I too will remark on this particular item. And that will apply as well to the vote we're going to take on s215 as well. And maybe it's because I spent a number of years in the legislature working on funding issues for school -- that I so much respect the opinion of school board members, that -- that run and get elected to some 199, I believe, separate school boards and school districts throughout the state of Oregon. None of whom are paid -- all of whom get about the same level of grief that we do. [laughter] but we get paid for it. So I -- I -- I find myself wanting to -- if I have any doubt on a particular issue, certainly, give the benefit of the doubt to our school board members who is came in and asked -- members who came in and asked for the compromise that the mayor described so artfully crafted but I also would be remiss if I didn't say and probably comes from the eight plus years that I had the Bureau of Development Services assigned to me, I've seen people who very wise in the -- in the mechanics of the building code and the zoning code be able to use those codes not for the intended purpose but to achieve other ends and I suspect that the -- in this case, that is exactly what's happened. That the Portland public schools working under a

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daunting financial conditions, caused by the passage of measure 5 and other certainly economic factors such as the recent recession, near depression, tried to figure out how to take a fixed amount of dollars and spread them adequately to provide educational opportunities in schools throughout the city for kids. There are parents that don't like some of the decisions the schools have made for consolidation purposes and other purposes and artly figured out how to use portions of the planning and zoning code in an attempt to block a decision made by the school district to try to streamline their expenses. I object to that. I -- I do not appreciate that. That's just one person's opinion up here. I think that to the extent parents have issues with the decisions that school boards made, those decisions should be challenged at school board meetings and if they're not satisfied, at the next election for school board members. But attempting to tie up the school district with concerns about decisions made by the school board in terms of consolidation is not, to me, a -- the most effective use of our public resources, particularly at the bureau of development services where we're stretched thin as it is to spend the amount of time necessary to sort through this has been distressing for me. So I not only vote yes, I also want to call out, as commissioner Fish did, Sam's outstanding work at finding a middle ground that achieve what is I think is a reasonable path toward safety while also truly working with the school district to make sure the school district has the cooperation of the city government to meet the ends that they so -- so diligently work toward to provide our kids the best opportunities possible. Aye.

Adams: Well, I want to thank the Portland public schools district for engaging in these negotiations and the first time I'm aware of, actually legally commit to help fund safe routes to schools. And part of the reason we took this tack is that the previous approach did not yield results. Did not yield adequate results in terms of a shared and joint acceptance of -- acceptance of a shared and joint responsibility for safe routes to schools. The transportation funding world is full of meager sources that require matches. And so this \$5 million will serve as a cornerstone for other matches. I want to thank the good folks at the bureau of planning and sustainability for your work on this. I think this is great, it's innovative and I vote aye. [gavel pounded] Call the vote for s215.

Item S-215 roll.

Fritz: I have some comments on this, which I need to make for the record because of the nature of the process that the conditional use refinement project was intended to address. The primary reason for this code refinement, as it was called, is because Portland public schools violated the zoning code by allowing major changes without following the conditional use process. That was allowed by the bureau of development services and by this process, we're saying we don't plan to take action on those case. Yes, there may be some ambiguity in the interpretation of the code. But this change isn't just about interpretation or clarification. This vote and this change is about allowing the violations to be forgiven and allowing the school districts to have almost total control in how they can configure and mix grades in our public schools in our neighborhoods. The planning commission understood the negative ramifications of blending grades on neighborhood as well as on the education of students which may be positive or negative. The planning commission understood that adding traffic on streets that may not have sidewalks or crosswalks and adding different ages of children on those streets is something that the city should have some input in. I don't believe we've resolved the planning commission's concerns or the need for public discourse around these issues. Conditional use would have allowed those discussions, and a type 3 conditional use would have allowed those discussions at the highest level with the city council and this process does not. Public involvement is a key component to the Portland political process. These amendments remove that component by not requiring conditional use reviews in most grade level and school size changes. While on the one hand the planning commission wanted the city to form a more collaborative process and some would say that the memorandum reflects that, the reduction of public process reduces collaboration and some would say the memorandum reflects this collaboration, the reduction of public process through the types of review envisioned reduces

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collaboration on a case-by-case basis. I'm concerned about the issues of equity that were raised last week with regard to school boundary adjustments and consolidations and closures. It seems apparent these kinds of decisions require a higher level of public process than only the school district. Decisions by the school districts affects services and equitable opportunity and infrastructure in the city. I would like to see changes incorporated in the comprehensive plan through the Portland plan process to reflect this reality and I'm concerned about what we're doing in regard to moving the regulatory goalposts and adhering to Oregon administrative rules. I advocated for the retention of the type three review process to keep that public dialogue and the goalpost intact, to have a process which allows the community, the city and the school district to have the dialogue around infrastructure needs for that particular school and not whether the decision to blend those grade is appropriate. I recognize I'm in the minority on that view and in the value of the conditional use process. No.

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

Adams: Aye. [gavel pounded] S-215 is approved. Can you please read the title and call the vote, second reading, item 214.

Item 214.

Fritz: Again, I appreciate the conversation on this and the hard work of staff and I understand the need for the fees related to a process of removal containers from the right-of-way. I do not believe the proposed fees are representative of the staff time it takes to process the actions and processes that will be needed to deal with these processes but we need to make sure that the fee initially is not an additional economic burden. I would like us to revisit these fees after we've put in place the administrative rules that are intended to prohibit the placement of containers in the right-of-way. For extensions, the fee could include the actual cost of staff time to process or other administrative ways of very much discouraging or prohibiting extensions. We need to provide mandates that prevent the waivers that shall the cost of to go business. In some cases we'll see the same containers based on what staff and the hearings officer determines is a economic hardship. This is a process going on for nine years and we need to get the conclusion which is why I'm supporting the fee. And we need to get to a conclusion of having dumpsters in the right-of-way. And requiring that all such requests be made to council and I look forward to having that discussion in the coming months and sending the proposed administrative rules out for public review and I appreciate very much mayor Adams being willing to have those rules come back to council so we can once and for all get it a final resolution on this issue. Aye.

Fish: Before I vote, I want to acknowledge how great it is to have Karla back with us and express our best wishes to her and it is -- it's wonderful to have you back in the place you belong. We welcome you back. Aye.

Saltzman: Well, and since last week I've had the chance to meet with the bureau of planning and sustainability staff to review the proposed administrative rules and the application for the hardship waiver, and I think both are pretty substantial hurdles, the resumes and the application, pose substantial hurdles to those who want to continue under the hardship exempts to keep a container in the right-of-way. It should be a hurdle and I do look forward to the public review of those rules and coming back to council for our ultimate approval but I think we need to, you know, continue to focus on not allowing a hardship waif to become a cost of doing -- waif to become a cost of doing business. I think the rules and application are good, but that's something I look forward to further discussion on. Aye.

Leonard: Aye.

Adams: I appreciate the council consideration of this item. I think this is a -- an example where perfect is the enemy of good. And perfect is the enemy of let's get something in place, and improve it as we go. And this moves us forward and we'll come back with the administrative rules. There's a reason the city hasn't tackled this in -- how old are we?

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Leonard: 11.

Adams: 153 years.

Leonard: Let you do the math. 149.

Fish: We're older than the county.

Adams: Good afternoon the second oldest city in the United States -- no, Oregon. Let's go on a brag rag here. [laughter] So let's get started and whatever we come up with we will absolutely have to change and perfect and polish as we get going. But I'm tired of this being stuck in a policy and political cul-de-sac. It's time to get something on the ground and learn what's the best way to approach this. Aye. Read the title for 216 and unless there's objections I'm referring it back to my office.

Item 216.

Adams: Unless objections, 216 is referred to the -- back to the mayor's office. [gavel pounded] please read the title for emergency ordinance item 217.

Item 217.

Adams: Good morning.

Patrick Ward, Bureau of Human Resources: Good morning, Mayor Adams, commissioners. Patrick ward, labor relations coordinator with the bureau of human resources. This ordinance will authorize a letter of agreement replacing a 1998 letter between the parties that established the water treatment operators relief crew at the bureau of environmental services Columbia Boulevard water treatment plant. The 1998 letter was raised during negotiations between the city and the district council of trade unions. At the time that the parties reached tentative agreement, it was agreed that we would work on this letter of agreement and -- to improve it and address issues that occurred since the original letter was signed. The ordinance is a result of that. The Bureau of Human Resources recommends this ratification of this letter agreement.

Adams: Discussions from council.

Fish: Anyone from laborer he is 483 here today?

Adams: I don't believe -- no. Anyone wish to testify on this matter? Karla, please call the vote on this matter.

Fritz: Thank you to all involved in the negotiations. And the members of 483. Good work. Aye.

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

Adams: Aye. [gavel pounded] so approved. That gets us to -- can you please read the title for nonemergency ordinance first reading, item number 218.

Item 218.

Adams: Commissioner Randy Leonard.

Leonard: Thank you. We've got various city officials from various city bureaus coming forward. I'll give the briefest of opening remarks to make sure that the council recalls the framework from which this ordinance arrived here. The status today of getting a permit in the city of Portland to construct something is stuck in the '50s. And -- and as Ronnie Milsap used to sing, lot of in the '50s.

Adams: You mean the 1850s, right?

Leonard: No, they actually have a better system than in the 1850s, but definitely 1950s technology. So to this day we take paper plans and put them in a shopping cart and move them from desk to desk and at the end of the process, they're at times, microfiched and store on microfiche and as the council recalls, over a period of -- I don't know, hank, has it been two years we've been working on this project? A period of two years, started fresh by first not assuming any one product would be the best system for us to purchase and implement to computerize our permitting system but rather, I gave explicit direction that the bureau set out first hopefully to find something off the shelf. Didn't want to have us go through processes that we've been through in this city before where we create our own unique permitting system but if there was something that worked, identify who

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those manufacturers are and, two, as I kind of narrowed down what they determine were the most viable products out there, to actually go to the cities where they're used and look at them, ride with the focus out in the cars, the building inspector and sit with the plans examiners and see how it actually works. So -- so the bureau did that (h. And did that, I want to remind new a atmosphere that's been unprecedented at the bureau of development services and certainly their else in the city where they've experienced as the economy dropped, a mirror reflection of those economic indicators, particularly in the construction industry, commercial and real estate, where our -- and residential, where our commercial permits virtually stopped and in that atmosphere of laying off half of bureau of development services, I'm not talking about eliminating vacant positions but sitting, Paul and I, were three groups of 50 people and explaining to them why they had to lose their jobs. In that atmosphere, simultaneously with that, identifying and creating the basis for which we needed to finally make the step at the city of Portland to automate our permitting system. What you see before you today is the culmination of -- of countless hours of effort and work that finally is -- is man northwest in this document. Some, I might anticipate some questions, well, randy, this started out as a \$5.2 million or \$5.3 million project and now it's \$6.6 million. And I want to remind the council, if anything, I have defaulted to over-briefings with the council on this subject. Not only as it's come up as appropriate on council agenda items, I've asked and received and you've been given an council informal session on this topic. So -- so what we've tried to do is give you the current information at that point in time that we had, be forthright and transparent but as the project progressed and you'll hear from Eric Johansen in a moment at OMF, weighed in and there are concerns that our contingency budget wasn't as large as it should be and there were other factors that they would feel more comfortable being built in and need more staff than what we'd anticipated to take that data that's in papers and archive, shelves and digitize it. So we're going to be hiring more staff than we thought, and bringing back morpheme. Who are -- bringing back more people to get the system up and running. The system we concluded on -- and I'll close with this -- actually was the best system, happened to be, fortunately, the same system that the state of Oregon uses throughout the state. Accela. But we've verified that is the best system out there, we've the opportunity now to tag on to the state's system and become an integrated statewide system that works in their division and application of state codes and other divisions, so if you're a frequent user of the bureau of development services permits, it will can exceedingly refreshing to know if you went to Hillsboro to get a permit, the same processes you went through at Hillsboro or even the state of Oregon will be the same processes the city of Portland will have as well. So I would not have allowed this proposal to come at this time if I didn't think it was right and it was -- it was polished and ready. We're going to be giving you as much information as we can here in the presentation and certainly, our -- are prepared to answer any questions that any member of the council has but I urge the council to listen carefully and I would appreciate your support today in moving this project forward. Paul.

Paul Scarlett, Director, Bureau of Development Services: Thank you, good morning, mayor and commissioners. Paul Scarlett, Bureau of Development Services. As a matter of protocol, given this ordinance is brought forward by the city's treasurer's office, I'll yield to Eric at this time and then do my part after. Thank you.

Eric Johansen, Office of Management and Finance: Thank you, Paul. Eric Johansen, city treasurer. I'll give a brief overview what this ordinance does. This authorizes up to \$6.6 million to pay the capitalizable costs and anticipated accrued interest related to the bureau's acquisition of the permit tracking system. The form. The financing is expected to be a five-year line of credit. According to BDS, the line of credit will be repaid over a period of two years, beginning in fiscal '13-14. The source is expected to be bureau revenues and the line secured by the full faith and credit and available funds of the city. In the event that the bureau of revenue are not sufficient to repay by the end of the fifth year we have a number of options including refinancing the line, as

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well as applying other revenues, probably general fund revenues to satisfy the obligation. Upon approval of the ordinance, debt management will issue a request for proposal to a list of commercial banks that supply lines of credit to us. We expect the line will be in place and available to be drawn upon probably mid to late April. That's the broad overview of the ordinance itself. Happy to take questions at this point.

Fish: If I could, Eric. Two things, one, and I mean this lovingly -- [laughter] -- this is -- this is constructive criticism. But I know there's a renewed effort to put things in the agenda that are more descriptive and I think it would be helpful like on how we identify 218 if we describe what bureau in a little more detail. To me, it was a little opaque.

Johansen: In terms of the source of repayment?

Fish: No, in terms of how we put these times on our -- put these items on our calendar. So I don't know, there's a trend, a movement to have more information for the public in our descriptors. But to the substance, I have a couple of questions. In the packet I got, I went back and looked at a memo that you gave us in October of 2010, October 20th, and at that point, the figure that was used was about \$5.8 million. And in your memo to Paul, you said that the estimated cost of the project is approximately 5.8 million all of which \$1.4 million are capitalized costs and, therefore, eligible for debt. In this proposal, it looks like it's \$6.6 million line of credit and if you back out the interest costs, and the administration costs, 100% is capitalized costs. What has changed?

Johansen: The comparable number with respect to capitalized costs is \$5.8 million. There's that difference and some additional costs that the bureau can -- that are mentioned that are the non-capitalized costs related to the project.

Fish: Maybe I'm missing something obvious. If the original figure, which has now gone up, included \$1.4 million that was not capitalizable, how come the full amount of this proposal is?

Johansen: I think -- the current non-capitalizable amount, I'm not sure I have that in my notes. I'm going --

Fish: I'm going off your --

Denise Kleim, Bureau of Development Services: The current non-capitalizable amount is \$1.4 million, which is -- slightly higher than the amount relayed to you in November and those are mostly to our digitalization process. That commissioner Leonard has been talking about. The larger difference that is part of our presentation will show you that there are changes that we have been working on because of being able to more clearly define the project, understand what are the exact needs and work a little more with -- with the vendor. And so there's increased costs due to a better estimate of vendor costs, and adding in a quality control, quality assurance piece to it. Adding some very critical staff to assist with things like interface, two-way interface with SAP, so those -- those costs is what is making -- the difference.

Fish: I get that and I know we're going to -- in your presentation get to why there's been a increase from \$4.26 million to \$5.84 million and I don't want to jump the gun on that.

Kleim: Ok.

Fish: That's certainly important. Maybe I'm -- maybe I'm tripping up on language here. What did you mean back in October, \$1.4 million was non-capitalized cost?

Johansen: About \$1.4 million is not eligible to be financed with tax-exempt bonds. That number is still largely the same, a little bit higher but still in that \$1.4 million range. So at that point in time, October, we were talking somewhere in the range of \$4.2 million in capitalizable cost, now \$5.8 million and the non-capitalizable piece, that we have to pay is -- in that ballpark of \$1.4 million.

Fish: That's the missing piece. That number hasn't changed. Just bumped up the capitalized portion?

Johansen: Correct.

Fish: Thank you. That's all.

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Leonard: Thank you. Did you have something to –

Scarlett: Sure. My comments really echo what you said, commissioner Leonard. The focus of our operation at BDS is really to provide the best level of service possible and in doing so, we have researched and concluded that our technology system is outdated. And in order to provide a level of service that's concurrent with private operations, other jurisdictions are much smaller than our own, we have researched and of course concluded that Accela can provide us that optimal solution in terms of improving access to our records, issuing permits for customers, and employees to navigate the development review process. It's one that's paramount to our success. We really feel that in order to improve BDS and to meet its mission and goals, the ability to off-site access to operations, for example, but 30,000 people come through our doors each day -- each year, excuse me. That type -- that way of doing business hasn't changed much over the years. It was only 10 years ago, we now have a program that's very successful and the envy of a lot of other jurisdictions called a facilities permit program. One or a team of inspectors will work with developers and contractors to issue and review permits that doesn't require them to come into the building shall. Pretty much everything else is done the same. We know that having online access will improve our services. The ability to make these decisions is not done without ample research, Hank McDonald the project manager for this project has visited other jurisdiction and we were pleased with what we heard and saw. And are anxious to implement those changes. Working with the state of Oregon, that's already has been a very successful interaction, we anticipate a good result. Working with Accela, which is fine tuning the contract and the cost to which commissioner Fish is asking. Those type of issues are still being worked out. We continue to monitor our operation on a daily basis relative to finances and efficiencies, Denise Kleim the business operations manager, and Elshad Hajiyevev, who is instrumental in finance and structure and worked well with OMF and the treasurer's office. We monitor all revenues that come through the door on a daily basis, so we're tracking and we have seen early signs, promising signs of economy stabilizing and anticipate picking up in the next month or two. We're pretty confident based on projections, and we've had a lot of expert review, that's part of our financial plan, that indicates we will be in a position to pay off this line of credit or loan in the next five years. Starting fiscal year 13-14 and hopefully conclude in fiscal year 14-15 --

Fish: Can I go back and Eric and say, it's in your material, but could you review us again -- remind us again, if within the next five years revenue projections are not met and Paul's best efforts are not able to pay this off, would you please walk us through again what the city's options are at that point?

Johansen: I think the most likely options and Paul is correct, we're going to want to monitor the revenues closely, and before we get out to 14-15, the time the line expires, we're going to want to just have a good expectation of whether or not we'll meet that schedule. If in fact the revenues for whatever reason aren't realized, the options that we have available to us are -- we could runaway finance the line of credit. So extend the term, specially, until we can repay in full. Other options would be to general fund, electing to step in or -- and funding paying off the obligation in whole or in part. So there are a couple of primary options that we would be looking at, but mostly if we got to that point I think we most likely would be doing at a refinancing or restructuring of the line.

Fish: To the extent the full faith and credit of the general fund is the back stop here, do you maintain a running list of all of the debt service of the city that is secured in any way against the general fund?

Johansen: We do. As does the economist. So we have an idea of what is sitting out there in the future.

Fish: I know this is not an emergency ordinance, but would you kindly furnish that to me between now and the next hearing on this matter?

Johansen: Sure.

Leonard: How about all of us?

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Fish: I meant council.

Leonard: If I could build on that excellent question, commissioner Fish, relative to the economic projections, that's a good microeconomic analysis of the dynamic that would be important if the revenue projections didn't come in as BDS has determined them to be. But in the macro economic analysis I think one needs to appreciate that there will be a whole lot more problems than BDS not being able to repay the loan for the computer if the construction industry doesn't do at least minimally conservatively what the bureau of development services has projected they do, that is start putting people back to work, getting permits to build not just residential projects, but commercial projects. Getting hit hard. And so it's really important to understand that this is really just a very small economic indicator of the larger national maybe international if you will economic phenomenon that we find ourselves in now. Which I would say as the bureau has said, we finally see some light at the end of the tunnel, and usually that kind of activity ends up building on itself and what is otherwise known as an economic recovery. So for us not to be able to repay the loan means the economic recovery that we're currently beginning to experience would tank. And we would have much larger problems than as the city and the state and the country than just BDS not being able to pay this loan as forecast.

Scarlett: For additional security of confidence level, we have included if the economy does not recover it, and it's 5% less, we still show that we're able to pay back the loan within the time period indicated. We're just very excited about this, and the advantageous opportunity to improve our services through technology, and I believe it will be to benefit of the city, the bureau, and all of our customers and employees. So very excited about it. If you have a handout, which I was remiss in highlighting that covers the sort of more specific cost estimates that questions have been raised about and changes in the estimates. Which is tied to the line of credit, that's being requested. So with that I'll turn it over to Hank to talk a little bit about where we're at with the project relative to progress which is -- we're pretty excited about as well. Thank you.

Hank McDonald, Bureau of Development Services: Good morning mayor and council, I'm happy to report where we're at right now, where we're going and where we have been. The project update includes that we are continuing research and negotiation as we have since November 2010 with Accela and the state of Oregon on scope of work, on contract for services, as well as intergovernmental agreement to become a full-service jurisdiction in the state of Oregon. We have taken our time with this. There's a lot of minds in the landscape, we've been very diligent and very deliberate in all of the steps we've taken, we've consult the a number of other jurisdictions, a number of other entities to try to identify as many of the challenges as possible try to address as many of the challenges as possible. Mayor Adams pointed out we don't get it perfect to begin w. But we get something as close as we can or something that we believe is acceptable and we continue to refine that. And that is exactly what we continue to do. I believe we're at a point right now with the development of this initiative that we can honestly say that this is approximately how much it's going to cost and we do have a very healthy and prudent contingency in this project. We are continuing to coordinate with bureau of technology services who have partnered very well with us in all of the research and all the -- the development of this strategy as we've moved forward. As well as with the Office of Management and Finance. We also have very accurate prioritization of the elements that will ensure that there are necessary and we are working to ensure the necessary staffing, that's one of the reasons for the increase in expense. We have identified the criticality with the integration with the GIS system, we have added a GIS technician to this staff. We have identified the importance of a two-way link with the sap system, yes bringing back on a part-time basis our change captain that helped us get to the sap system as a bureau. And so we feel that her efforts are going to ensure as much capability and functionality in that link as possible. We are -- we are continuing to negotiate the statement of work with Accela, we're about halfway true that process. We're negotiating the contract of service was Accela, we're hoping to be done with that by

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late march, early April. Could it extend well into April. There are some issues we have to get to the bottom of. We're also continuing to negotiate the intergovernmental agreement with the state of Oregon to be a full-service jurisdiction, and we expect that also will be completed roughly the end of March and early April. I'm also happy to report on the digitization portion of this initiative that very shortly we will have a functional, tested, digitization station where we will be capturing all of the paper, the traditionally has gone out of the back end of this bureau to microfilm and we'll start reducing that to a digital record that will be immediately retrievable by our staff and ultimately will be retrievable by a web-based portal for all of our customers out in the city or wherever they may be. The issue of the noncapitalizable expenses came up earlier, so what we're looking at, we're looking at absorbing those costs in the line item of our budget that was microfilming or microficheing, and then we're spreading that project over a longer period of time. We're not going to be able to cover those costs in a two-year period with that line item, floss equity or quality. So we're looking at potentially a four to five-year project of digitizing all of these records to absorb that noncapitalized expense. I hope that kind of gets at, that but we're very close to being able to digitize all of our current records and we'll expend that capacity to include our historic records. That's in a nutshell where we're at today. Thank you for your time.

Adams: Discussion?

Fritz: Thank you for all your good work. Are we going to establish a subcommittee of the technology committee, the oversight committee like did you for PSSRP.

Leonard: Absolutely.

Fritz: Thank you.

Leonard: Do you have anything to report, Paul?

Scarlett: Hank is working with the internal stakeholders, looking to expand that to include as we get further along.

McDonald: We're looking at creating probably three or four committees. We don't want to get too committee heavy, but we do want to have a policy level committee that will be discussing directly with bureau of directors and with you folks when we identify opportunities as we go down this path less we bypass opportunities because we just don't want to spend that additional money. We know those opportunities are out there, we don't know what they are yet. We also want to have a stakeholders group that are the everyday lower level -- that's the wrong term to use. People who work with this on a daily basis and manage how it is use order a daily basis. We want those people at the table. We want to ask how do we want to do things. But until we understand exactly how we have done things, it's very difficult to configure how we're going to do things. So that group is going to be the larger of the groups, that's going to be our critical function group. They'll say this is how we've done it, but this is how we want to do it. And the final group is going to be an external stakeholders group that may include our development review and advisory committee, or the advisory committee may have their own subcommittee. We haven't done to them to get a decision on, that but we believe they have to be along every step of the way, they have been briefed, but they're going to have to provide a subcommittee that's going to work more --

Fritz: Thank you. I call them front line users.

McDonald: Thank you. That's a much better term.

Fritz: I'd also like to know how that fits in with OMF technology committee that --

Saltzman: Technology oversight. You also have an independent quality assurance.

McDonald: We are negotiating with an independent quality assurance contractor. We're talking to the entity that was quality assurance for the state of Oregon. It's critical that whoever is along the way with us has a very fundamental understanding of exactly what the intention was for the statewide super agency model. And that's really something we have to capture.

Scarlett: To answer your question, Ken Rust has talked to me about that committee, how this will be integrated given it's already started.

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Fritz: Thank you.

Fish: Can I make one other comment? I met with the head of New Seasons the other day, and that was in connection with some programs that they are supporting or want to support with the Parks Bureau. And in the course of the discussion, I just asked the usual, what we do when we go out and visit with people, what's your relationship like with the city, and how is your business. And she reminded me that the -- when they built the store years ago on interstate, there were many challenges. And I recall Randy's forehead is getting furrowed, but I certainly -- I don't think I was on the council then, but I remember there were tremendous challenges. So I asked her what was her experience with the store they just opened in Hawthorne, which I think is their most recent store, and they're planning to open two stores a year now as part of their business plan. And she said that it was -- they had an outstanding relationship with BDS, and in part because they had what she called concierge service. There was someone who was their rabbi within the organization who was the trouble-shooter. When we go out in the public, we sometimes catch some of the flak. It's not nice to report when we get the compliments, and so it was directed to you, so I'd like to share it.

Scarlett: Appreciate it. Thank you.

Adams: I haven't talked to my colleagues, but -- to provide Eric maximum flexibility to lock in the best possible interest rates. It might make sense to put an emergency on this since this is an authorized borrow and a lot of this stuff continues to come back through the technology reforms championed by commissioner Saltzman.

Johansen: I think because of the portion of the statutes that we're citing as the authorization, I believe it has to be done through a nonemergency process.

Adams: Well I tried to get things going.

Fish: Apparently the mayor didn't read the small print in the bond covenants.

Adams: Apparently not. Is there anyone that wishes to testify on 218?

Moore-Love: No one signed up.

Adams: All right. Moves to second reading.

Leonard: Before, if you don't mind, I would -- since I would like to make a couple since we're probably next time just going to vote and move on, I want to thank the folks that are here from BDS that have been working on this, characteristically -- is a key member of our management team not just on this project, but as we have navigated the finances of the Bureau of Development services. He often times comes to the weekly briefings that I have with Denise and Paul, and I've just learned that he is just an outstanding member of our staff. I want to thank you for all -- and make sure you get the public recognition you deserve, and Hank McDonald is the perfect guy to be on this project, he has a military background he has taken this on as a mission, and fortunately has been just laser focused on this. In the context of us having really diminished resources has focused on getting this right and for the person who sits up here that would get blamed for anything went wrong, thank you for your diligence. And of course Denise Kleim, our business operations manager who is just the rock of the Bureau of Development Services that all of us lean on to make sure we get things right, and she is quick to tell us they're not right, and I've learned over the eight-plus years I've been there to listen to her. When she's said something to defer to her judgment every time. And of course Paul, who has -- somehow figured out how to navigate this crisis that has occurred with employees by meeting with them regularly, all bureau -- all hands meetings while simultaneously displaying an air of calm and competence and always graciousness that I think has been a huge factor in us being able to get to the other end of this crisis and see light at the end of the tunnel, and it's been fun these past few months as I meet with Paul and his son who is a senior at Central Catholic, and as council knows I'm not a huge sports fan, but I've taken to reading the sports pages as Brennan has become one of the top contenders to be picked by a college all across the United States from Notre Dame to Stanford, and he ended up picking USC?

Scarlett: Cal.

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Leonard: That's how much I know.

Saltzman: Football?

Leonard: Football. And he was heavily lobbied, it was fun talking to Paul each week about, ok, which coaches flew out to have dinner at your house this week? And they flew from all over the country. So it's just been a real challenging as these projects are, it's just been refreshing to have the level of trust that I've been able to have in a team I've justified to know when they say something, it's so. And I can sit here and feel like I'm served very well as the citizens are by this very, very cutting-edge competent group of managers that has been such an honor to work with. So thank you.

Scarlett: I appreciate, that commissioner. You're welcome.

Adams: Move to second reading. Thank you very much. Can you please read emergency ordinance item number 219. For the record this is the last item for this morning's city council session in the 8,351 weeks that we have been a city, which means that's 160 years, and 23 days.

Item 219.

Adams: Commissioner Dan Saltzman.

Saltzman: I'm honored to bring this forward under this moment us circumstance. As a final item for this morning. This ordinance amends the Bureau of Environmental Services contract with the consulting firm Brown and Caldwell to complete information, site investigation and other information needed with the associated with Fanno Basin improvement projects. Estimated cost of the contract amendment is \$104,500. This is an emergency ordinance because the sooner we get this work done and get our Fanno Creek system up and operating, the sooner we can stop paying clean water services which is presently taking our wastewater from that part of Portland. And this is the final amendment of this contract. Environmental Services has issued a new request for proposals for final design and construction services. So I would urge its approval.

Fritz: We've had seven amendments on this, we're confident that we're -- this is it?

Saltzman: Yes. We've already issued a new RFP for the next phase, and the proposals are due next Monday, actually.

Adams: Sounds like the ultimate. Is there anyone that wishes to testify on emergency ordinance number 219? Can you please call the vote.

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

Adams: This does I believe constitute an emergency in every sense of the world. This has been a problematic project, we're trying to get on top of. So aye. We're in recess until 2:00 p.m.

At 11:39 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 and should not be considered a verbatim transcript.

Key: ***** means unidentified speaker.

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[roll call]

Saltzman: Go ahead and read the item.

Item 220.

Saltzman: Commissioner Fish.

Fish: Thank you, commissioner Saltzman, and welcome, everybody. We have a very happy occasion today, and that is to receive a presentation on the Gateway redevelopment urban plaza and neighborhood park. I'm going to invite a few people to come forward, and as they are getting seated I'm going to say a few things just to tee this up. I'd like to invite Kip Wadden, the lead Parks planner, Justin Douglas, PDC's project manager, Carol Mayer Reed of Mayer Reed Landscape Architect and Jon Dykhuizen, also of Mayer Reed, if you would join us at the head table. And I'll say a few words about what our -- what brings us together today. This project was a unique collaboration between the Portland Development Commission and Portland Parks and Recreation. It was jointly managed and mutually supported as a key redevelopment opportunity and public space in the gateway neighborhood. This four-acre site took eight years to acquire and was jointly purchased by PDC and Parks in 2009. This project helps us realize many of our key goals as a city.

It's an underserved area of the city, that has long awaited a place where the community can come together, relax, and play. Our team here today -- our team is here today to share the master plan for this important site. The plan was developed through a very comprehensive eight-month public involvement process, which in my view has resulted in a beautiful and innovative vision for the site.

There are some additional people I will acknowledge and perhaps we'll hear from after this presentation, but let me first welcome all of you to this hearing. And who would like to kick us off?

Carol Mayer Reed: Thank you. I just have to say it's our pleasure to be here and going into this project, it was one of those projects that could have gone a number of ways, and there was a lot of opportunity and a lot of enthusiasm for it. And being part of the new urban renewal district and the eco-district we felt a really distinct responsibility to not only respond to the site itself, but the social context and the aspirations that the group people has and -- as a neighborhood and a district. We'll start with the Power Point that we've got ready here, and this is the cover of a report, the next slide is project team, so I want to thank everyone on behalf of Mayer Reed, the Myhre Group Architects, Kemper Company Development and Leland Consulting Group. Several people are here today if you have questions of that team. So we always start projects by looking at the history and our first question was, why was this called Gateway? So I think we can all see that from this slide, and the bottom slide, the greater boosters, there's still that kind of enthusiasm and activity going on in the neighborhood today.

Fish: Is that Fred Sanchez at the first Fun-O-Rama? I want that blown up.

Mayer Reed: Could be. Someone in the audience might know. And then we also looked at the site in terms of its history and its context, 1954 was this particular date on the slide and you can see the site outlined in yellow, it's nestled back in the trees, and there's beginnings of busy streets starting to develop in and around it. The next slide shows sort of a flattened view, only because it's from the Google Earth and it flattens the trees out. But you can satisfy the kind of development started in this district, and to this day has sort of -- suffers from a lack of identity that the gateway gate has gone, and even though it's called gateway, it doesn't have as much cohesion in the district as it might. We're hoping this project helps heal that. Here's the project site east of i-205, and you

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can see the entire urban renewal area and the project site highlighted in red. And then with many projects we Start with this idea of 20-minute neighborhood, what does it serve, who could come to this site, what other parks and open space are in this area that was -- would be served by a walking distance. And only to find that the really aren't any other parks in the district, there are not any other plazas in the district, there's commercial, there's residential, there's lots of very busy streets, there's a thriving commercial district on Weidler and Halsey, but it also suffers from disconnection through the street network because there's a lot of cul-de-sacs and it's hard for walking, those kinds of things we found outside of the site. This is a more zoomed in area of the site's four acres. As you know, one acre is private development and three acres park. The this is one of the first projects we've worked on where we had the opportunity to plan those two things together. Really great exercise. And this is looking at it in terms of its context, it's right on Halsey, the adjacent streets are 106th and Wasco, and you can see from the slide the character shots from the neighborhood. We had an incredible public outreach process. I want to compliment the parks and PDC staff for putting this really wonderful public involvement process together, and this is our first kickoff which happened to be a wonderful summer day, and lots of people came. Ice cream was eaten, comments were exchanged, a lot of good engagement in this process. And these are just early thumbnail sketches that we did just to sort of look at where building development might work out on the site relative to housing. As you can see, it's kind of a fat l-shaped space, so we started looking at different kinds of development and how they would position themselves and where might the benefits be for making a thriving commercial space as well as a really successful park. And we think the two will work hand in hand, and also developing the program for what building massing might be. So we looked at the pro and cons of all of that. Out of that we brought together more developed schemes, a, b, and c as alternatives, and discussed these at length with the neighborhood, we had a great steering committee that was very actively engaged. We talked through these issues with them before we took anything into public, made refinements, and as we expected, these are sort of diagrams of where buildings might anticipate being and also the open spaces, the importance of the urban plaza having a prominent location on the crossroads of 106th and Halsey. And also really studied how circulation might happen in a space. And as we thought, on the next slide you can see how this diagram bringing those -- brings those together. It wasn't a, b, or c, but combination of all three. We borrowed elements from all of them. Where you see the building outline would be, a commercial development with retail on the ground floor and housing above, right adjacent to that on the right-hand side would be an urban plaza, and we looked at different types of activities that we could envision happening there and asked the community, are these the kind of things that you would do, can you envision this happening. Down from there --

Fish: I believe just for context, you told me that the plaza in this slide is about the equivalent size of Director Park. Is that correct?

Mayer Reed: Yeah, it is.

Fish: That gives you a sense of scale it.

Mayer Reed: It does. We think it's really position to position it on this -- important to position it on this corner because it has a lot of -- it can have a lot of vibrancy from the things that will be developing around it, and it needs eyes in the park too. It's one theme are that came up consistently throughout our neighborhood engagement process where people, they really wanted a park, but they wanted to make sure it's safe and they can envision themselves being there and using it, and we know that we do want a certain amount of paid space, but we also wanted to balance that with a certain amount of green space as well, so that it doesn't -- it's nice and compact, but it will help give it sort of an intensity of use that we expect will make it really successful, so we worked really carefully on the scale elements of that plaza and how it relates to the streets around it and perhaps a cafe as well as you're seeing there. And then moving south from there, which is down on this slide, we love the idea of putting it -- sort of a really knuckle of activity right in the middle of the site

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along 102nd where we think it will be visible from streets, it will be really interesting area where it will have water features and it can be set up for entertainment venues, it's also backed by a large generous lawn and there's a perimeter of green space around it. We'll just go through a few slides that show how that works. So the first one is just focusing on the corner plaza itself. Yes, this is about the size of director park. On the right side we see the commercial -- on the left side we see the commercial, it can spill out onto the plaza, it's this happy relationship. Somewhat like probably Jamison square, where there are restaurants that face the square. And then we were looking at an entry monument or landmark on the corner that can become this idea of gateway, whether it's really an arch or not, we're not sure. But we'd love the idea of interesting paving, we love the idea of having water features activate it, we loved having edges along the space where people can sit and enjoy themselves. I think there's a couple more slides here that start to show how the activity of water could come up out of the paving, similar to director park, but then that can be turned off easily when there's activities happening inside of the park and plaza. And then at night special consideration would be given to make sure this looks very active. And by using creative lighting and the effects of water and even in the seasons where you might not have water, we want it to have some vibrancy. It can't look dead, it needs to attract people to it at all times. And we also looked at the idea of having a restroom in the park, we feel like it's really an important aspect to making sure people will stay and feel comfortable and not put too much pressure on the commercial development to have to support that kind of need. And then this is the -- the same plaza looking at the potential for having events held there. And so whether it's a farmers market or craft market, or a tango festival, or ping-pong, there's a lot of different kinds of things that could take place, so you're seeing modules of 10 by 10 activity spaces that could be set up in a number of different ways that really would help populate the space and make it fun. Make it colorful. I'm not going to spend a lot of time on the sections, because they're a little hard to see, but this one has the building, commercial building on the right and looks across the plaza looking south, and -- 102nd would be on the left side. So we did add trees, feeling like we want to continue some of the green elements into the plaza itself. And then this is the area that's a little bit south of there, that activity node I was talking about. And having the area set down into the landscape a bit where there's terraces surrounding it. You can imagine there could be a lot of really interesting events that take place there, and you could scale them up in terms of it being very intimate for a small number of people or being much larger when we use the lawn. And that there also could be a water feature within this space that could be turned off or turn order depending on the weather, depending on the level of activity. But we really see this interactive for kids, families, we really want to encourage families to use this, and we feel like they are the best indicator of a really healthy place. And then as I said, enlarging events could happen here, whether they wanted to do a larger music venues, or theater, or movie night, we feel this larger lawn open space could really back this knuckle of activity really well. These are more examples of the multiuse we expect to see along this flexible lawn area. And then this is just a section, I don't think we'll spend time on that one. One other thing that really came out through the programming part of this was this idea of children's play. And we felt locating this children's play was really important, as important as the plaza in a way. We really want kids to come here, we want families to spend time here, we work very carefully with adjacent property owners around it to make sure that this was compatible with the business environment that they're already -- that they already enjoy around the perimeter of the site. But this idea of adventure play is really starting to be important in the world of children's play and children's education and psychology, and the fact that they need safe opportunities to experience nature that really isn't delivered by the standard, you know, tinker toy manufactured play equipment as much, it's not that we don't want some of that there, because I think there's certain level of play that's appropriate for that, but we love the idea of introducing natural stone and wood and plant materials that could really be sort of this interesting fantasy environment for children to start to think their own thoughts about the value of the

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environment and sort of begin a stewardship that starts in childhood. These are just slides that suggest the kinds of activities, the physical activities that can be generated through this type of play.

Site lines are really important, linking the pieces of play equipment and linking the natural environment is really also important. So they move through the space, they don't just come to one piece of it and stay there, but they have a lot of social and physical activity that goes on throughout the area. And then this was an interesting program element, I think one of the biggest fear factors in the community is that some giant skate park would be located there, and I don't think anyone objects to a skate park so much as sometimes they object to the kinds of behaviors that take place there. And yet we had a lot of people that came to the open houses and through the public, felt that's a legitimate activity and that they would really like to see that. So using some research methodology and even our own in-house skateboard expert, we found that there --

Fish: You're referring of course to Tom Miller. [laughter]

Mayer Reed: We have a man in our office, Rob Wente who is a grown-up skateboarder who takes this very seriously. He told us about how you learn to do this. Where do they practice, where do kids learn to do this? It's sort of like the bunny run on the ski slope where you start out small and you start to build your skills, and there's a thing called a snake run, which we'd never heard of, and Kip kept talking about skate dots that are part of the skateboard program so you introduce these smaller challenges that legitimize the activity quite well and give kids a place to go and try it. It probably isn't as attractive to the expert terrain folks. So we felt that those kids tend to be in an older age category and that they can travel a little farther, but that we would like to introduce a smaller style of skateboarding here in this park. And we think it works really well with the adventure play too, because of the way that it has topography, it's almost like a dry stream bed and kids move through it. And then we also want to encourage seniors to come here. We have a really great population of seniors in this area that really came to our meetings and said a lot of very inspiring things to us. And one of the biggest barriers is the access and particularly across Halsey and Weidler. So we did work with people at PBOT about how we could contain some of the inner section, how we can get people across the street safely, and then once they're in the park what do they like to do. And having as many seniors there to us is really important, because they frankly help keep an eye on things. They legitimize the use of the park as much as anybody, and we felt that putting laps in for exercise that you can have a different hierarchy of pathways whether you're walking diagonally through it or working around it, or whether you want to specifically move toward a destination within the park was really important to consider. So that's sort of our diagram on how we were treating circulation. And then the storm water treatment, being part of the eco-district we took that really seriously and that's another reason for sort of underscoring this idea of the adventure play and allowing kids to kind of muck about a little bit, that they can find insects in the weed and they can look into these storm water planters and see the whole benefit of water quality relative to wildlife and different kinds of vegetation we're seeing. So we felt this project could be very seamless in terms of being a model for balancing this idea of the social sustainability and attracting people to an active park, while also having very green elements and looking at a lot of policies that Portland already has in place relative to storm water. So this indicates this, red line indicates the adjustment of the one-acre redevelopment site versus three-acre neighborhood park and plaza. So you can see that it's been really well considered in terms of where that redevelopment site is relative to the park, and particularly if it's housing, getting eyes in the park in the corner of the site that real hi doesn't have much looking after it right now. So that was very intentional the way we rotated that to get the best interface of housing and park. And this is just a little example of how those components would be with the retail on the first floor parking tucked inside the building. One thing we really didn't want was having external parking next to the rest of the park, and then live-work, a residential facing south and on the top floors. You can see how that works on the site.

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And then these were just precedents that we'd gathered in terms of development models that could be considered for this particular project. And how the cafe can spill out into the public space.

Fritz: You won't with be able to see much of the green space of the park from Halsey.

Mayer Reed: You will, depending -- if you're in a car you'll see more or less the corner of it's, but if you're coming from another direction, you definitely will see all the green space. That was a big - - you're hitting on a really important thing that we gave a lot of thought to. We felt that having a vibrant commercial district was as important part of the equation as the park itself, and that if we can have this healthy interface in a project that's really successful, we're going to have the best possible balance of these elements. And we really studied this very carefully and liked the idea much the park wrapping around the development and the development is in a very strategically key place to keep the connectivity of the commercial district going. So that was sort of the thinking behind that. Then these are examples of private streets that have been developed elsewhere in the city, so looking at the far left-hand side of that diagram there that this little street that would come through would not necessarily look like a city of Portland street, but it would be a walkway shared with auto traffic to access the covered parking, or be able to slide through if a policeman wanted to drive through and look in the back. So that's the idea on that. This -- these were examples about how development can step down to the -- from the public -- from the private realm to the public, so that there's a nice balance of sort of ownership by the people who live or rent space there. And then having sort of levels of privacy and buffers against the public park. So we felt this was a really interesting project. It really was very much like a Rubik's cube where you keep working all the different components until you feel like you've gotten it right. And I have to say, we had just an incredible group of people to work with on this. The steering committee was just very patient and very considerate of all the crazy ideas that we threw at them, and brought light to some of them that issues that we didn't understand very well, it was a very iterative process with that group of people. I feel really proud to have worked on it, and I guess we would be interested in knowing if you have any questions about it.

Fish: Let's bring up the lights, but can we keep the slide available? So does that conclude the formal presentation from the team? So we have all the big guns here. Let's have a council discussion.

Adams: I've got a call scheduled in D.C., so I'm going to have to leave early, and I arrived late. I wanted to be here for a few minutes to thank you for your great work, we're very lucky to have one of the world's best in landscape architect doesn't do you justice, but one of the best designers around, and you have a fit in more different experiences and activities and done it in a way that provides a much needed sense of center to a part of town that's really big. And a 1950s and '60s when it was conquered by the automobile. So I just wanted to come down and thank it's great design, and we'll work with Parks commissioner and PDC's in charge of the development piece and it will be fun to work on to try to make it happen. So thank you, and thank you commissioner.

Fish: Thank you, mayor.

Adams: I apologize, but I have to leave.

Mayer Reed: Thank you for your comments.

Fish: Carol, for the benefit of people watching the presentation, just check off for me briefly the last two or three major projects that you've done with the city. I think people would be interested in the scope of your work.

Mayer Reed: Oh, gosh. In the parks realm we were part of the director of park team, and we worked on actually three parks on that. There was Director Park and O'Bryant Square that we're hoping will get some funding, and also Ankeny Park, and the streets connecting the three. So that was sort after pleasure to work in a downtown piece, and last year we worked with kip on a master plan for cathedral park, which is one of my favorite parks.

Fish: You were very much involved in the Vera Katz esplanade.

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Mayer Reed: I was. And still to that day that is probably my favorite space in the city. I keep a lot of ownership of that. I really love that. I look after it and complain when I see something wrong. I'm just thankful it's a healthy vibrant place.

Fish: We had a crisis there a while ago, and all these emails going back and forth because Vera Katz was missing. She was being restored, or something was happening to her, but it was deliberate, but people were worried that she had been stolen. More questions and comments from my colleagues?

Saltzman: Yeah, I have a question or two. So the public market space or farmers market space, will that have full access to electricity, running water?

Mayer Reed: Yes. We want to make sure -- it's easy for them to do that. It's because otherwise running all the wires and the wastewater and all that is a problem. And it really isn't very difficult to add it early on so it remains flexible for how they want to use it.

Saltzman: And secondly, on the play area, and the relation to the neighborhood park, the elliptical area, I'm just -- you mentioned site lines, but I was curious about sight lines from parents sitting in the benches in the neighborhood park. It looks like they would be sitting with their back to the play area. If I'm following the benching right. The benching would be on the inside of the ellipse?

Mayer Reed: There could be --

Saltzman: The play areas -- if you were sitting there it would be behind you

Moore-Love: Is it possible to bring that one slide back?

Saltzman: Have you thought about site lines for the parents of the kids who may want to be sitting over here and keeping an eye on their kids?

Mayer Reed: Right. And as having raised two kids I'm always -- I'm always tuning in to those relationships. We imagine those -- they're more like seat wall and they would stick up out of the grade and face both ways. So probably depending on why you're there and what you're interested in, you could -- or facing the sun or not facing the sun, you could take a position on either side of the wall. But even within the children's play area we work to get more benches and picnic tables adjacent to it, because depending on the age of your kids you want either closer proximity or give them a little more space depending on who they are and what their ages are, who they're with.

Saltzman: The elliptical area will have benching on both sides?

Mayer Reed: Yeah. You'd be able to sit facing either way. But we also know that a lot of people, especially older people like a back on the bench, and they will stay longer, they'll sit longer, they'll read or work on a laptop or talk on a cell phone or talk to a friend if they're relaxed and sitting back. So we do have a number of places where we have benches with backs on them. And some of those are on the outside of the loop, but even within the play area we could have benches that face the play area. I say play area was -- play area was backs on them orienting the right way.

Fish: Carol, we have a tradition of doing these really beautiful designs for parks, and then we have to find a way to pay for them. So as you look at this vision, give me a sense of what you think the range of cost would be for us to actually complete the work.

Mayer Reed: Let me get into the document here.

Fish: Just ballpark. We have a number of wonderful master plans for new parks and east of 205, which we still need to cobble together the money to build out.

Mayer Reed: Right. With all probable costs and this is including soft costs, it's around \$4.7 million.

Fish: 4.7?

Mayer Reed: M-hmm. Without all of the obligations list, external and internal soft cost, it's about \$3.6, or almost \$3.7 million. So just the construction end, and that includes a contingency too.

Fish: To put that in context, cost of our parks varies dramatically on the location. So if it's Director Park which presented a series of challenges because you need to be parking, and other things, was substantially more expensive than that. But that's really in terms of three-acre site, with what you're

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contemplating, that's an extraordinary value when you think about cost per square foot and what we're delivering. I don't want to put Justin on the spot, but can you make any announcements today about some down payment on this? We're looking at somewhere between 4 and 4.7 million. Are you feeling generous?

Justin Douglas, Portland Development Commission: We're in the middle of budget season and not to cast a downer with Gateway URA is placing considerable budget cuts as many of our urban renewal areas are. We haven't yet set out any specific allocations for either the parks side or the redevelopment site. We do have a development team who is part of the design team and we're continuing to have a conversation with a developer to see their level of interest. It's been an ongoing conversation with the team about which of these would go first, does it make sense to lead with the development piece or the park. Ideally I think it would be great to have both of them happen at the same time. But the funding puzzle is something that we're really going to have to wrap our arms around.

Fritz: Can I make a comment on that? I suggest do you the park first. That's going to make the redevelopment site more attractive and -- I really applaud you commissioner Fish for doing this plan in the middle of an urban renewal district that needs some oomph, and this is going to do it. Often we do the development first and squeeze in a park. This is prioritizing the public open space in the middle of Gateway and I think it's wonderful. I will be supportive of PDC requests coming to deal with the park first.

Fish: Thank you commissioner Fritz. And I would note for people watching the -- you talk about parks east of 205, it's really a tale of two cities. We recently did some data, Emily Hicks, the Parks bureau pulled together data and we looked at what's been the investment in prior bond measures, SDC, systems development charges, and other resources, and the answer is an extraordinary investment east of 205 in acquiring land. So we have acquired substantial tracts of land and we have successfully done master plans for I think up to four if not five parks that are waiting for the funding. Where we are challenged is in identifying the resources to actually build it out. And the reason we're challenged is that we typically look to things like tax increment financing dollars with an urban renewal districts, other things in our tool kit which we have not had as readily available east of 205 as we have had west of I-205. But that gives me a little segue to announce that as part of our what we call E-205 initiative, our bureau, Parks bureau is very focused on delivering sort of what we call the first installment on some parks amenities and improvements in east Portland as we await what will necessarily be the next big step which is a bond measure which will allow us to get the capital dollars we need to actually do the build outs. So it's a good news-bad news, and I don't want to lose track of the good news, which is the city has made a substantial investment in acquiring land, and doing so at a time when land was becoming a premium. We've been good at acquiring land, we've made huge investments with systems development money and bond money, our challenge now is a council is to find the dollars to realize the visions which you've helped guide. So thank you very much for your good work and I don't know whether -- we have three distinguished members of the project advisory committee, Bob Earnest, Arlene Kimura, Linda Robinson, would any of you like to be recognized to come up and say a word or two about the project?

Saltzman: Let's go to public testimony.

Fish: Thank you to our panel.

Mayer Reed: Thank you very much.

Saltzman: Karla? Welcome.

Fish: You heard a reference to the project advisory committee and the value to which they brought to this process from Carol. Here are three of the leaders from that effort. Welcome. And Arlene, why don't you kick us off?

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Arlene Kimura: Thank you very much commissioner Fish. I also want to thank Carol because what I heard from the neighbors and all of our open house and discussions was they really paid attention to what we said we wanted. They were able to do the integration of the design, the purposes, and at the same time they did not skimp on -- you guys get an open space and that should be enough. I believe we have a quality design, take nothing consideration, we have lots of families with young children, they walked across Halsey Street to get to the park, they were interested in children's play areas, not just the playground equipment but this -- nature play. We have our seniors, there's two senior retirement homes basically within two blocks. I want to thank the design crew because they really were able to work with all of our disparate publics in coming together and saying as a design and as a team, we believe it addresses most of your requirements there. Are some things we can't -- like soccer fields, but that's for another park sometime. I do want to say even as it currently exists, Linda and I and Bob are all working on, we're going to have a movie in the summertime. So we're trying the Gateway area business association, the Parkrose Heights neighborhood association and the Woodland Park neighborhood association, plus Hazelwood are working to have the beginning event for this summer at this park. Even if it's just ground. But the electricity was really important because we knew that we wanted. It's July 13th.

Fish: I can't wait to join you. I'll put a little plug in, it will be a feature of what we call our summer free for all, which is the series of free movies, free concerts, rock climbing, and events in our rec centers, and what I think people don't realize is that it has -- it gets a minuscule amount of public dollars to support this program, the bulk of the money, over \$600,000 a year, comes from community people raising money, sponsorships, I'm on the phone a lot, and good corporate citizens helping us. So thank you for making that possible.

Kimura: Thank you very much.

Bob Earnest: My name is Bob Earnest, the co-chair of the Gateway urban renewal project. And just in case you haven't seen this once before, you're going to see it again, the map of our urban renewal district. I happen to live right here and the park happens to be one block from my home. So the -- I've been involved in this since 1994, the park -- the park deficiency issue has been on everyone's screen since that early date, and finally in the 2008-2009, the park happened to come to pass. And so this was a major victory for us. When we had the open house, the initial kickoff of the park, I made sure the majority of my neighbors knew about this and surprisingly many of them showed up for this. And we received a lot of positive feedback, and there are -- as Arlene already mentioned, their concerns were heard, and implemented into the plan. So this has been a real coup for the city and the urban renewal district that there is true lay partnership that's going on. So thank you very much for that. We -- when we first got the park site on our screen, officially we had discussions at the urban renewal PAC meetings about getting a master plan in place. So we could give developers an idea of what that one acre site would look like in relationship to the three-acre park. And that's the presentation you heard previously. We also know that there's no funding. So I'm here to make the pitch for funding sooner than later, I happen to be -- have been watching the Elizabeth Caruthers Park develop over the last couple years, I drive by there four times per week and I envision something similar in my back yard. So if there's anything I can do to help on you this process, there's anybody we need to contact about getting funding sooner than later, please let me know.

Fish: Thank you. When we get ready to go out with the bond measure, we will enlist your help. One of the more skeptical audiences in the city in terms of sort of the ask and seeing a good return on their investment, are some of our most heavily impacted people east of 205. And our job is to make the case that it's not only good for the city, but great for east Portland to reinvest, and we'll hopefully win some hearts and minds along the way.

Earnest: This project definitely has started that process.

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Fish: Thank you for your leadership. And for those of you who don't know, Linda Robinson is one of two people that had the original vision for another project in the neighborhood called gateway green, which is just to the north, which I think will be a wonderful compliment to what is envisioned here. She has been tireless in working on this project, and closer to home she's a member of the parks board. So we're delighted to welcome Linda back.

Linda Robinson: Hi. I'm glad to be here today. This project was an on again, off again, on again, off again purchase for years. Commissioner Saltzman was the Parks commissioner, we tried more than once to purchase the property and eventually the last time Justin said that it was on again, we said, we're not holding our breath. About the it happened, so we're delighted. And some of the things -- it includes a lot of the things the neighborhood wanted, and one of the things -- big things was flexibility so we could use it for a variety of things. We really have a shortage of gathering places, and so by making it flexibility, we can have all variety of things. We can have concerts, we can have art fair, there's a whole bunch of things we can have there. Water feature was another really Key element that people wanted.

Fish: We have a water feature similar to that in the new Saturday Market.

Robinson: Yes.

Fish: Which operates when it's not a market, but then is shut off when the market is activated so it has a dual use.

Robinson: Right. That was really I think high on people's lists. And I personally am particularly interested in the natural play area and what we do with that, and it in with the eco-district project which several of us are also working with the Gateway eco-district. A couple of the concerns that we had was we tried to maximize the visibility from Halsey. It's difficult given the configuration, and the fact that the cars are going east and if they were coming -- if Halsey were going west, you would be able to see it more because of the street open space from the street. So of all the designs that they plopped it around here and there, this gave the best visibility from Halsey. We wanted to make sure people could see from Halsey that there was a park. I would like to have had it bigger, but it's bigger than it might have been and I think it will work. Our other concern is that this park is part of the couplet, and the newly released gateway economic strategy focused on developing this couplet as a 20-minute neighborhood, and this park will be kind of a central piece of that. And in order to make that happen, we may need eventually have a signal at 106th to slow the traffic down and get the people across the street not just to the park, but to the businesses that we hope to develop along there. So that's something that would be down in the future. That -- so the park and the couplet, the gateway education center, and gateway green are the -- are where the economic strategy focused to kind of get some -- get some catalyst projects going and get we hope get the gateway urban renewal gateway regional center really happening. So I'm please order that front as well, having work order this urban renewal a long time. And I just wanted to mention the date of our celebration in the park is July 13th, it's a Wednesday evening. And we would love to have you there.

Saltzman: Thank you.

Fritz: You mentioned about the disability and the direction of Halsey. Why did we not put the building the other side?

Robinson: They wanted continuity with existing businesses and not have -- it seemed more appropriate to have the gap at the street at the corner than to have it in the middle of the block. And that's my understanding of why it was placed up next to the other buildings rather than separating it and over on the corner by itself.

Fritz: Thank you. You mentioned the Gateway education center. Could you let -- fell the folks at home what that is and then tell me where that is in relation to this property?

Robinson: It's right by the Gateway MAX station, just south of the station. Close to the Fred Meyer store. And it's a collaborative effort between Parkrose school district, David Douglas school

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district, Mount Hood Community College, Portland State University, and Warner Pacific College. It's in the design phase of funding will -- is probably where the issue is now, but we -- we voted when we did our budget thing for the urban renewal group that we'd like to see that as a priority for getting something going with that.

Fritz: All the students would be going to that -- eat their lunch in the park maybe.

Robinson: Yeah. And it's -- the idea is to do some work force training kinds of things that they could easily share space, and so hopefully we'd like to make a corridor so you can go from the gateway transit station and have a good pedestrian access between there and the couplet and the park. Right now that corner, 102nd and Halsey. Not pedestrian friendly.

Fritz: What's the thinking for the sidewalk adjacent to the new building and the park? It is going to be a wider sidewalk there?

Robinson: I'm not sure.

Fritz: Arlene's saying yes.

Robinson: Wider than standard sidewalk?

Earnest: Yes.

Fritz: That would aid to that pedestrian --

Robinson: I think there's talk of making the pedestrian access come in on the Wasco side, so you're not coming through the intersection of 102nd and Halsey. There's so many turns going on there, it's a dangerous place to cross.

Fritz: My last question harkens back to the slides we saw at the beginning with the Gateway arches. Is there any vote of having Gateway arches?

Robinson: I would like to have one.

Earnest: That's an ongoing discussion topic. There's two sides to that one. Yes, bring it back, no, it's gone. So there's no right answer.

Saltzman: Are the originals around anywhere?

Robinson: I don't know what they did with the original. I think it rotted, but I'm not sure.

Fritz: That's part of what I love about neighborhood involvement. There's a lot of different sides, and I love citizens like you and specifically you participating coming down on a Wednesday afternoon during the day to tell us about this. Thank you very much for your work it.

Robinson: Was an idea to have a big arch over the intersection of 102nd and just south of Halsey when they redid that, but it got nixed by somebody.

Earnest: When we dream, we dream big.

Fritz: Maybe when we're designing the adventure playground we can have arches in that.

Saltzman: Thank you all very much. Anybody else who wishes to testify? Ok. We can just call the roll. Karla, if you can just call the roll on the resolution to accept the master plan.

Item 220 roll.

Fritz: Thank you commissioner Fish for your leadership on this and as mentioned, commissioner Saltzman for starting long ago thinking about this site. It is wonderful to see the park being the central thing or one of the central things in the gateway urban renewal district, and I'm very happy to see that design, it's somewhat reminiscent of the Holly Farm Park in my neighborhood, which is also small and well loved. I appreciate you putting this skate spot in, I think that adds a lot of activity and looks extremely well designed. And thank you to the design team, thank you for listening to neighbors and taking input so that it as one -- as bob said it becomes our park. It's something that the neighborhood embraces and knows as a beloved public space where everybody is welcome. Thank you to many other city staff who are here in the room, everybody I think here has been very much involved in this project. So that's how it should be. It's a partnership between citizens and taxpayers with -- through the urban renewal district, and the city staff. And PDC staff. Thank you very much. Aye.

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Fish: I have the best job in the public service. As commissioner in charge of housing and parks, and when this vision is built out and fully realized, we'll have the best of both -- a beautiful public plaza and park, and we'll have housing and commercial activity. It will serve multiple functions, and I'm guessing that we might even have a local artist do some riff on the gateway arch that becomes the iconic entry point in the northeast corner. This is a beautiful vision. And not surprisingly because Carol and her team at Mayer Reed have taken the lead. So Carol, thank you, John, thank you for your work, I want to thank Justin Douglas from PDC, this is a district which is challenged in terms of having the increment we need to do all the projects, but it is generating a lot of interesting and exciting activity. And this is part of it. So thank you, Justin, to Kip, thank you very much from my Parks bureau and I want to acknowledge Doug Brenner who is here also, and Emily Hicks from my office, whose been shepherding it. So thank you very much. I mentioned a moment ago that we've been good pretty effective as a city in making the investments to acquire land east of 205. We've had some challenges coming up with the dollars to build out our master plan. We have now a series of iconic parks ready to go. What we need is the dollars. And we'll be making the case to the public over the next couple years about why it's time now to reinvest in parks. I would be remiss if I didn't use this opportunity just to state that with our capital needs being somewhere around six, \$700 million of accumulated needs, system wide, we're never going to catch up. And this city has a chronic structural budget problem in terms of keeping pace with the capital side of the ledger. We're not alone, but it is a particular challenge. And that's why from time to time we have to go out to the voters and ask for a special appropriation of capital dollars to do it. We have parks throughout the stay that are waiting for some additional money. You mentioned Carol the beautiful vision for the new cathedral park. Which is in the can ready to go. There are three parks in outer east which are game-changers. And at least one is actually in centennial. Each one of them is going to help create a focal point for a community, provide healthy recreational opportunities for kids, strengthen bonds, and deliver for people in east Portland what other parts of the city take for granted, which is integrated 20-minute neighborhoods. Where people have green space within walking distance. I got a new lease on life, I just got re-upped by the voters for four years. I think in the next four years we have to make this happen. Sorry, Brett, you did not acknowledge -- you're hiding behind John. But thank you, one of our great planners. It's my task and within this term, this next four-year term, to put the pieces together, go to the voters, we will not be successful without everyone's help. We have a heck of a story to tell, and what we have to do is just point out that in addition to maintaining what we have, we have to extend the benefits of this system to people that have gone without for too long. So thank you all, and I will close by just pointing out that follow-up of something Amanda said, Bob and Arlene and Linda have put an enormous amount of time. They don't get paid to do this work. They're citizen volunteers here because they love their city, they love this neighborhood, and they want to see it improve. And the work, the reason we have a proposal before us which has come to us without controversy is because you've helped steer this ship to this point. And this document contains the aspirations and the hopes of a whole community as realized by the professional team that was hired to work with you. In my view, it is the best of our planning process when it comes to this point, probably my favorite event to come together and celebrate this moment. But we would not be here without citizen volunteers who take such a leadership role and I thank you all. And we see a lot of you, which speaks volumes about your commitment to our city. So thank you and thanks for the support of my colleagues. Aye.

Saltzman: This is an exciting master plan, and a very exciting proposal, and I look forward to working with everybody and thank the design team, and citizens, commissioner Fish and Parks and Recreation folks for getting this before us today. It looks great. Aye. With that, our business is done, and we are adjourned until 9:30 next Wednesday.

At 2:58 p.m., Council adjourned.