



Stakeholder Advisory Committee Meeting #1
APPROVED Summary
March 11, 2013; 5:30 – 8:30 pm
1900 SW 4th Ave., Room 2500A

Members

Representative	Organization	Present
Blake Beanblossom	The Standard	Y
Doreen Binder	Transitions Projects	Y
Catherine Ciarlo	CH2M Hill	Y
Hermann Colas, Jr.	Colas Construction	Y
Ben Duncan	Multnomah County Health Equity Initiative	Y
Brian Emerick	Portland Historic Landmarks Commission	Y
Jessica Engelmann	Oregon Walks	Y
Jason Franklin	Portland State University	Y
Jeanne Galick	Willamette greenway advocate, South Portland resident	Y
Jim Gardner	South Portland Neighborhood Association	Y
Patricia Gardner	Pearl District Neighborhood Association	Y
Greg Goodman	Downtown Development Group	Y
Patrick Gortmaker	Old Town / Chinatown Community Association	Y
Jodi Guetzloe-Parker	Columbia Pacific Building Trades Council	N
Sean Hubert	Central City Concern	Y
Cori Jacobs	Downtown Retail Advocate	Y
Michael Karnosh	Confederated Tribes of the Grand Ronde	Y
Nolan Leinhart	ZGF Architects	Y
Keith Liden	Portland Bicycle Advisory Committee	Y
Jeff Martens	CPUsage	Y
Marvin Mitchell	Julia West House; Downtown Neighborhood Association	Y
Anne Naito-Campbell	Civic activist and property owner	Y
John Peterson	Melvin Mark Capital Group	Y
Dan Petrusich	Portland Business Alliance	N
Steve Pinger	Northwest District Association	Y
Valeria Ramirez	Portland Opera	Y
Veronica Rinard	Travel Portland	Y
John Russell	Property owner and developer	Y
Bob Sallinger	Portland Audubon Society	N
Katherine Schultz	GBD Architects, Planning and Sustainability Commission	Y
Mary Valeant	Goose Hollow Foothills League	Y
Karen Williams	Carroll Investments	Y
Jane Yang	NW Natural	N

Project Team/Staff

Representative	Role	Organization	Present
Mayor Charlie Hales	Mayor	City of Portland	Y
Ed McNamara	Mayor's Office	City of Portland	Y
Matthew Robinson	Mayor's Office	City of Portland	Y
Susan Anderson	Director	BPS, City of Portland	Y
Joe Zehnder	Chief Planner	BPS, City of Portland	Y
Steve Iwata	Central City Manager	BPS, City of Portland	Y
Karl Lisle	West Quadrant Project Manager	BPS, City of Portland	Y
Nicholas Starin	West Quadrant Project Planner	BPS, City of Portland	Y
Elisa Hamblin	West Quadrant Project Planner	BPS, City of Portland	Y
Sallie Edmunds	River Plan Project Manger	BPS, City of Portland	Y
Troy Doss	SE Quadrant Project Manager	BPS, City of Portland	Y
Desiree Williams-Rajee	Equity Specialist	BPS, City of Portland	Y
Kirstin Greene	Facilitator	Cogan Owens Cogan	Y
Alisha Morton	Facilitator assistant	Cogan Owens Cogan	Y

Public

Suzanne Lennard

Mary Vogel

Boris Kaganovich

Joanna Malanczynski

Ben Bortolazzo

Welcome and Opening Remarks

Mayor Charlie Hayes welcomed the Stakeholder Advisory Committee (SAC) members and guests, thanked everyone for making a commitment to this committee and encouraged participants to be bold and creative in their recommendations.

Karen Williams, co-chair, introduced herself and co-chair Kat Schultz. She explained their role - mainly to coordinate ideas and manage agendas with staff.

Introductions

All SAC members and staff introduced themselves, stating their name, their organizational interest or affiliation, and their hopes for the process. A short summary of statements follows.

Katherine Schultz – GBD Architects and Planning and Sustainability Commission

Katherine is representing the two perspectives above and is excited to share information from this process with both GBD Architects and the Planning and Sustainability Commission.

Susan Anderson – Director of Bureau of Planning and Sustainability (BPS)

It is important to Susan that we look at the diversity of this area from the different neighborhoods to the demographic diversity. Susan feels that the diversity is a strength and the area is a place of connection. Each person is here for a different reason and brings something special to the table. Susan also said at any point during this process members should feel free to call her and work through any issue they might be having.

Doreen Binder – Executive Director of Transition Projects

Doreen is a homeowner, property owner, social service provider. She is excited to see how we can encourage social services and businesses to work together.

Michael Karnosh – Confederated Tribes of Grand Ronde

Michael is an employee of the Tribes and not a member. He has a background in natural resources. The Tribes have great interest in the Willamette River, re-connecting everyone to the River and educating the public about the original people of Portland. The Tribes want to be able to tell their story.

Valeria Ramirez –COO/Chief Operating Officer for Portland Opera

Valeria has been a member of the Portland-Milwaki Light Rail Citizens Advisory Council since 2007 and has a real interest in seeing how the new transportation infrastructure plays out on both sides of the river. Keller Auditorium is a little bit of an orphan in the cultural landscape and she is interested to see the connecting of the dots.

Patricia Gardner – Pearl District Neighborhood Association

Patricia's motivation goes back to a question that Randy Gragg asked "What would it take to make Portland a world-class city?" This is process central to that effort.

Patrick Gortmaker – Old Town/Chinatown Community Association

Patrick has spent 16 years focused on the Old Town / Chinatown neighborhood. There is a lot of unfinished business in areas like code, zoning, housing, transportation. He wants to see how a healthy Old Town fits into the rest of the city.

Catherine Ciarlo – CH2M Hill

Catherine has a long history of working on transportation projects. She is interested in seeing how we can all make sure the spirit of innovation continues to thrive and lay the ground work for the future.

Brian Emerick – Portland Historic Landmarks Commission

Brian has had an office in old town for over a decade. He loves preservation and the City.

Sean Hubert – Central City Concern

Sean is interested in housing, finance and public investments. Specifically, to see how we can best increase housing and employment opportunities in Central City.

John Peterson – Melvin Mark Capital Group

John has worked almost 30 years downtown in banking and real estate finance and has lived in Goose Hollow for last six years with his family. He gets to sell Portland to the outside world during his day job and also wants to help maintain Portland as a world class city.

Hermann Colas, Jr. – Colas Construction

He develops housing in northeast Portland and Gresham. He recently moved his office to downtown Portland. He is very pleased to part of this group and is looking forward to contributing to the future development of the city that he loves.

John Russell – Property owner and developer

John has owned a number of buildings in Portland. In his volunteer capacity he has served on many commissions. John's particular interest in this project is that he believes the worse neighbor you can have is a parking lot. He just bought a building at Naito and Oak and is having trouble restoring it as it is surrounded by surface parking.

Blake Beanblossom – The Standard

Blake is here to represent the need to bring more traded sector industry to downtown.

Anne Naito-Campbell – Civic activist and property owner

Anne wants to see this city thrive. She feels things need to change and this is the perfect forum to help make that happen.

Jessica Engelmann – Oregon Walks

Jessica is currently working to make safe and walkable communities. She will be looking at this from the pedestrian mobility vantage point. Jessica lives in the south park blocks with husband and daughter. She feels there are a lot of possibilities.

Cori Jacobs – Downtown retail advocate

Cori has been in retail for about 20 years and works on the Downtown Retail Task Force.

Jeanne Galick – Willamette greenway advocate, South Portland resident

Jeanne is a long time neighborhood activist and has been pushing for many years to get greenway completed. She is coming at this from a parks and greenway perspective. She is concerned about South Waterfront.

Nolan Leinhart – ZGF Architects

Nolan has spent most of the last 20 years living and working in the Central City starting with middle school through to his career.

Greg Goodman – Downtown Development Group

Greg is passionate about Portland and downtown in particular. He has been involved in a lot of development and is excited to serve because for the first time in a long time he can see where there is a significant momentum going in the Central City.

Jim Gardner – South Portland Neighborhood Association

Although Jim is not a native to Portland, has lived here for 40 years. He has served on a lot of city and other advisory committees. He has particular concerns about the South Portland area because part of our area because there are no retail or commercial centers for the Lair area. Also wants to take downtown from early 70s and into the next step and continue the process that the Downtown Plan started.

Jason Franklin – Portland State University

Jason loves downtown Portland and spends a lot of time with his children down here. He lives in NE Portland and followed the N/NE quadrant process as a neighborhood stakeholder.

Veronica Rinard – Travel Portland

Veronica agrees with John that Portland is a fun place to sell due to the planning that has gone over the last several decades. She also agrees that we want Portland to be a world class city.

Keith Liden – Portland Bicycle Advisory Committee

Keith is a planner and couldn't help but try to be involved. He agrees with all comments made about making it a better city than it is already. Portland does a good job of actually implementing plans. It's also important to him to make it accessible by foot and by bike.

Marvin Mitchell – Julia West House; Downtown Neighborhood Association

Marvin explained that Julia West House is a standalone non-profit that works with homeless and low income residents in downtown Portland. Personally he grew up here but moved away for 25 years after going to PSU. He is interested in livability and making this a vital and thriving city. He feels everyone has to be involved and he wants to promote civility.

Ben Duncan – Multnomah County Health Equity Initiative

Ben is considering how we incorporate health and equity into the planning process.

Jeff Martens – CPUUsage

Jeff has an office in Old Town for his technology company. He is hoping to represent tech companies that are making up more and more of Portland companies. There is a lot of money

coming in and companies are choosing to be here in Portland. He has been pulled to the Bay Area by investors but plans to keep his company here in Portland.

Mary Valeant – Goose Hollow Foothills League

Mary lives and works in Goose Hollow and is an architect. She has lived here for 20 years and now has two small children. She wants to see how we can make the city livable for them.

Steve Pinger – Northwest District Association

Steve is an architect and small developer. He has lived here all his life. He is interested in how successes are transferred to the next generation and the ability of the cities land use efforts to hold hands with the schools position within the community. Secondly, the transmittal of the great effort over the last 30-40 years that we are channeling now is very important to him. He feels a lot of people have done a lot of great work and we need to carry legacy forward.

Karen Williams – Carroll Investments

Karen is a native Oregonian. She has been active in community development in Portland for about 20 years. She cares a lot about the fabric of Portland as an interdependent fabric made up of housing, transportation, jobs, viewsheds, livability, land use etc.

Stakeholder Advisory Committee Charter

Kirstin ran through the charter section by section and asked for any SAC members comments or questions.

Ben Duncan: How were co-chairs selected?

Staff: We thought they'd be really great co-chairs. Katherine is on the Planning and Sustainability Commission which is a great link to the next phase. And Karen has so much financial and development experience. Together they are a nice balance.

Jim Gardner: Do you intend to post meeting summaries on the website as soon as they are ready? This would help for alternates to get acquainted.

Staff: Yes, we will post as soon as possible and will consider them final at the next meeting with any corrections submitted.

Ben Duncan: For public comments we have 10 minutes available. If we have more public in attendance, how do we honor if there are more people who want to comment and stay ending on time?

Staff: We will adjust our agenda accordingly. We will most likely have a sign in sheet at the beginning of the meeting for public comment to get a better to an idea of what the time is needed.

SAC member: Is it ok to talk to committee members when you are not in the committee meetings?

Staff: Yes, this is not a formal land use process or hearing and you are welcome to speak with you other members.

John Russell: For future meetings is this the time of day that we can expect?

Staff: Yes. We are aiming for evenings as some folks cannot take time out of their day job.

Blake Beanblossom: Are we going to shoot for third Monday for meetings after the second one?

Staff: Yes, after the 20th we are looking for the third Monday of every month.

Hermann Colas, Jr.: I have a conflict on the first and third Mondays.

Staff: We might need to do a poll to see if any other day would be better. [Note, after the meeting, staff clarified Hermann's availability.]

Jim Gardner: I have a conflict as well on the third Monday.

Doreen Binder: I cannot do the fourth Monday.

Staff: We'll look at the 2nd Mondays.

Katherine Schultz: What should people do if they have questions that they think of after the meeting?

Staff: Please email them to Elisa.

Ben Duncan: Will the charter and any updates go back out for our review?

Staff: Yes, you will see the amended version for adoption at the next meeting.

Dinner Break

West Quadrant Plan Process

Karl Lisle presented information on the West Quadrant Process including Phases of work, SAC involvement and public involvement. The PowerPoint presentation will be posted to the West Quadrant website.

Patricia Gardner: In both the 1972 and 1988, plans there was a moment when they redefine what the Central City is. I look at the west side and I don't understand why Con-way is not included in this conversation especially looking out 20 years.

Staff: On the east side there are cross-hatched areas that are expanded areas for study. They were areas that looked like they could change a lot and would be impacted by the changes we were recommending in the quadrant. We had a similar map earlier in the process for the west side that had Con-way and a little on the southwest side. Con-way for the first time in a long time has a clear development plan. Development there is moving ahead rapidly now and we don't need to spend time on it. For the southwest area, we want to make efforts there but didn't think we could do so without a high level of participation from the Oregon Department of Transportation (ODOT) and they are not able to participate at the level they did in N/NE. There is likely to be an action item to work with ODOT in a meaningful way on this area in the future.

Karen Williams: It is a good point to look at the Con-way master plan and see if we need to include.

Steve Pinger: It is also a good point to look at adding this as it is only 16 acres. The plan area is much greater than 16 acres that are in the master plan. We need to talk about this further. It would be good to know at what point and how those areas were dropped out of this process. ODOT not being willing to come to the table for the South Portland area is an issue.

Staff: We should be clear that ODOT is willing to participate and they will track this process, but they are not able to take on the financial aspect of a full-scale interchange planning process at this point. We have a lot of technical partners who are on our mailing list and have asked them to contact us if they see issues. We will have quarterly Technical Advisory Committee (TAC) meetings. If we have particular issues that need to be addressed by particular interests then we will coordinate getting that assistance.

Jessica Engemann – This conversation came up with the Oregon Walks people, too. How will this plan integrate with the Southwest Corridor and Barbur Master Transit Plan? Defining boundaries are major hurdles. How are we going to address reaching those boundaries? It's a problem all around – I-5, I-405 etc. There needs to be a conversation even without them at the table.

Staff: A better way to characterize ODOT and the South area is not unwilling but more unable. They are interested and will participate. They will come back at it when they can. Our next meetings will focus on making sure we have all the issues right. We can continue to discuss these boundary considerations at that time. Keep in mind as we move forward, wherever we

define the boundary we have a substantive amount of work that we need to do. We don't want to sink the ship to get the Northwest or South side into the quadrant as well. We're open to taking a strategic and effective run at any of these issues.

Central City 2035 Concept Plan

Joe Zehnder presented background information about the Central City 2035 Concept Plan including equity foundation, role of Quadrant Plans and an overview of the Concept Plan. The PowerPoint presentation will be posted to the West Quadrant website.

John Russell: Can I go back to the previous conversation when you had talked about the N/NE Quadrant areas that were dotted in later on. Duniway Park, Barbur and Lair Hill are so distinct and should at least be dotted in.

Staff: That makes some sense. We know we can't do everything. We can talk about it on some level and how it relates to the rest of the quadrant. During the next meetings, we will talk about the considerations and can set some priorities then.

Jason Franklin: How does the plan go into zoning code rewrite?

Staff: We would compare what the zoning was underneath it and see if it matched our recommendations. If not, we recommended some zoning changes. It's not just how you zone it, but the code can also have incentives built into. We will want to refine all this to do it most effectively.

Greg Goodman: Where do you see those zoning code changes and can new development apply for the new zoning codes?

Staff: We will finish up next summer with the Quadrant Plans. Then the final Central City 2035 Plan in 2014-2015 stage is where we actually write the code based on the direction from the Quadrant Plans on what the code should do. It can be very clear in some places and more general in others.

John Russell: That's not to say that the development couldn't propose something and ask for a variance. The work doesn't have to stop.

Jeanne Galick: We keep referring to South Waterfront as so current. Can we look at that plan again if we don't think the neighborhood is working? I see that area as a "desert".

Staff: Yes, we can talk about it.

Susan Anderson: – All of us are really different kinds of thinkers – some are ready to dive into details. It's good for me to take a step back 25 years to the planning process that happened. We have two entirely new successful neighborhoods – three additional max lines, 10,000 new housing units, five new parks. It's an entirely different place. For those who like to think in pictures or stories – over the next 20-25 years we want X number of schools, X number of parks etc. Think about these things as a whole, rather than just your particular part of the quadrant that you see issues. We need to look at both the pieces and the whole.

Blake Beanblossom: What is meant by system issues under the next meeting?

Staff: The last double page spread in the Reader identifies Transportation, the Willamette River, Green Systems and Parks as system level considerations. We will have subject matter experts from various agencies at the meeting.

Ben Duncan: Where does the City plan to give an overview on how they expect us to incorporate equity into this process? Will we think about how that overlays with our conversation?

Staff: Equity is a center piece of the Portland Plan. There are different frameworks that we are considering. We are working on a toolkit to frame questions for evaluating the implications for different decisions on equity. Throughout the process we will equity into each of the decision points.

Staff: We will bring additional information to our next meeting.

Susan Anderson: If nothing else, working on this issue and how decisions we make affect, elder, youth, disabilities, and people of color – has been this journey we have been on over the years. We have learned that we could just keep asking questions. We will try to narrow it down to a few really key questions that we are looking at when we are making a decision.

SAC Core Concepts to Consider

As a wrap up, Kirstin asked all SAC members to state one concept that you would like us to look into as a committee.

Doreen Binder: The issue of equity is critical. Twenty-five years ago it was a group of white men sitting around; today it could be a group of white men and woman. That doesn't really make it all that much better. This process needs to represent the entire community – what this city looks like and what it should like.

Sean Hubert. My take away tonight is that the border communities (Con-way and South Portland) are relevant and maybe there is another way that we can look at them perhaps not fully like the rest of the Central City Plan, but they are important.

John Peterson: I would like to learn more how we can take advantage of the Willamette River.

Hermann Colas, Jr.: Tourists visiting Portland ask at night where do you go for jazz or other entertainment. We need to have a safe, good entertainment (afterhours) areas. Maybe a guide or guidelines.

John Russell: – Diversity is a goal. We need to think of it as a “should.” A diverse neighborhood is better for all.

Blake Beanblossom: Nothing to add at the moment.

Anne Naito-Campbell: I really think it might be a good idea to give this diverse group a half hour description and discussion to look at equity. It's not just race, gender, income level. It's so much more than that. Having that presentation at the beginning of this process so that we have it in our minds would be very valuable. We need to have those 6-8 questions in our minds as we proceed.

Blake Beanblossom: I second that. I would love to learn more on this topic up front.

Jessica Engelmann: The River should define us, but are we allowing a major freeway to define us. I want to be bold about land uses but can we be bold about the transportation side too.

Cori Jacobs: I am interested to hear more from the N/NE plan what the big “ah-ha's” were and where they spent more of their time.

Jeanne Galick: Part of the health of the City depends on our green infrastructure and our access to nature. Every child / person should have access to these and to a healthy river. We need to work to make the River vibrant.

Nolan Leinhart: I second Jessica's comment. Having lived in Goose Hollow and alphabet district, I feel it is very much part of the Central City and it's hard to think about the boundaries being at boundaries even though they are hard to cross. Second Catherine's comments from earlier– big ideas etc, transformational moment.

Jim Gardner: On the subject of diversity, particularly with a group like this who is trying to think about the future of the City, diversity at fundamental level – diversity of where are you coming from. A young female African-American developer will have a developer perspective, for example. The ultimate goal of diversity is to have a wide range of view and perspective.

Jason Franklin: I am here representing PSU, and we are on the edge. Some of you know we are opening our largest lecture hall down here. South Waterfront, downtown and south becomes very important. Pedestrian and Bicycle loop goes outside the boundary that we are talking about but are important for those connections. How do we bridge that freeway? How do we knit back that community that was ripped apart?

Veronica Rinard: Ditto on the River, looking at it as an amenity than a barrier or separator. How do we provide opportunities for access to people who want to use it in a variety of ways – i.e. kayaking, tour boat, enjoying a nice meal etc.,

Keith Liden: I am little bit concerned about comments relating to ODOT and that we have our agency partners to buy into this so that we don't have them come in at the end and say no way.

Marvin Mitchell: Equity and diversity are core for me. And also how do we work with the mix of citizens and residents in downtown. We have some concentration of both ends of the scale. We need to diversify that so that we have a thriving city.

Ben Duncan: We do need more jazz clubs. We have a unique opportunity. Every elected official has talked about equity as a value and important. I work in equity and am happy to provide background and information. We have an opportunity to show what that looks like in a planning process.

Jeff Martens: I caution the committee to talk about particular neighborhoods. We do have to draw boundaries. Not the entire City is the Central City – we need to move forward without getting hung up on them. Equity – strategic plan direction – do consider equity as an important piece but let's make sure that we talk about innovation and exchange too.

Mary Valeant: The boundary thing is issue – we need to look into this a little more. For me, having young children, I would love to see what children think about the city.

Steve Pinger: I am struck by Jessica's comment about boundaries are barriers. Plan wants to be continuous so how can we make them more porous and make more connectivity between the areas. Personally, I think the freeways are the elephant in the room in the Central City.

Katherine Schultz: Veronica and Steve hit my points. I grew up here in the City. We don't have enough connection to the River. Connectivity says it all.

Karen Williams: The other elephant in the room is the Central City as an employment center and what that means. Economic diversity in my mind as impairment on the attractiveness in the Central City and we have lost a lot of the middle wage jobs. To have healthy neighborhood in downtown need to have varying economic and employment opportunities. It is core to this conversation. Connectivity with other plans – work is going on and some of these plans that have been recently completed. They have expectations and we need to respect their work.

Doreen Binder: I appreciate what Mary said. Issue of parks came up in previous process and heard "well kids aren't going to live here anyway."

Lew Bowers: I second what Jeff said. The health of Central City is valuable to the rest of the region. How do we continue to lead the region in the next 25 years? Not so concerned about the border areas but the role as a whole.

Michael Karnosh: I have nothing brilliant to add to what folks have already said and want to echo what people have said about the River. For the Tribes especially – the falls was a major area for the Tribes – why not keep it that way.

Valeria Ramirez: I like the idea of complete communities that I see in the housing section. Kids – services, walking and more of a village approach. We have people just south of OMSI and we

know people living in the South Waterfront and South area do their shopping in SE and then go home.

Patricia Gardner: There is an existing plan that I want to talk about. Years ago a number of committees that looked at capping the I-405. A park now costs \$11 million and you cap the freeways for less than that. Need to go back to the 90s and pull that plan back into this. The geographic edge is the west hills. The west side is bigger than just Con-way.

Patrick Gortmaker: The boundaries are important. All pieces add to the whole. We need to start with the right pieces. Page three of Central City Plan shows the map that included the parts of Con-way. It's practical, inclusive map that we should be using.

Catherine Ciarlo: I second what Karen said about focusing on jobs and employment. One of the opportunities here is to frame as a value proposition that work here. The connection between the various amenities in Portland like housing, jobs, bikes, connectivity etc is important.

Brian Emerick: The diversity of place is important. How do we strength the parts i.e. River, Park Blocks, Historic District. Transportation corridors have cut some of these off – how do we bring them back and strengthen them.

Public Comment

Mary Vogel from Plan Green. Green Plan is a business I founded to connect urban design with eco-system services that nature provides. I am also on various other committees such as Voice for Innovation and Sustainability (VOIS). Like Jessica and Mary, I really want to see more families in the central area and most of us on the Downtown Neighborhood Land Use and Transportation Committee share that thought. Besides the housing that is designed with design and affordability in mind for families and good school. We also need to incorporate more nature in our central area. I am thrilled with some of the policies in the proposed Portland Comprehensive Plan. I want to make sure they are taken into account in the Central City area as well including the West Quadrant. I have a blog coming out next week that you might want to read on nature in the city. I felt it awkward to have to sign up to speak as public and I am probably one of the last members of the public here tonight.

Kirstin asked Mary to send the link to her blog so that we can include it in the meeting summaries.

Boris Kaganovich: What makes a city unique is the ability to do commerce because people are closer together. Yes we need more nature, but we need urban nature. Connecting the River – we have to think how we are going to cross Naito Parkway. Consider the noise challenges from the freeway. What amplifies commerce in the City is largely focusing on pedestrians and knitting the zones together better. What types of businesses are missing at the ground level? How do we fit them together better one store front at a time?

Closing Remarks and Meeting Evaluations

Katherine Schultz asked the SAC members to complete the feedback forms tonight and thanked the group for a lively discussion.

The meeting adjourned at 8:19 p.m.