

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: October 14, 2009
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 09-117
Executive Director Report

BOARD ACTION REQUESTED

None – Information only

Administration Update/Management Issues

My thanks to Chairman Andrews who met with staff on September 3 at one of our monthly brown bags. Scott shared his background with staff – (he has recently been called the Dean of Downtown by Portland media.) He also discussed his priorities while serving on the board and voiced his optimism about the city's future. He told the group that many companies could be anywhere in the world, but they choose to be in Portland. It was a great opportunity for staff to learn more about Chairman Andrews and the work he hopes to accomplish while serving on our Board.

Scott also spoke on behalf of PDC at a celebration for the downtown Courtyard by Marriott project at SW 6th and Oak (near Big Pink). The hotel was celebrating having achieved LEED Gold status. Sage Development has now developed the two LEED certified hotels in Portland: The Nines atop Macy's (LEED Silver) and now the Courtyard by Marriott. Both Marriott and Sage are proud of this accomplishment and LEED certification is no small feat for hotels since they are big users of water and electricity. The use of dual flush toilets, electricity from renewable sources, and even the recycling of kitchen grease into biodiesel helped Sage and Marriott achieve this certification. PDC assisted the project with a Commercial Property Redevelopment Loan and two Storefront and two Lighting Improvement Program grants. The beautiful new hotel replaces a building which sat empty for 16 years and reactivates this important downtown corner.

My thanks as well to Commissioner Mohlis for speaking at the opening of the Pardee Commons housing project on September 18. There is more information about this event in the Housing section of this report.

September signals the Bike Commute Challenge and PDCers were a dedicated bunch in commuting to work and meetings via bicycle. I participated as well this year and rode my bike to work and back to add to the total number of riders participating. Some of our stats this year are:

- A total of 43 employees rode at least once
- Those 43 people rode a total of 520 times which was equivalent to 12.1 percent of total possible commutes

- A total of 4400 miles ridden
- 8 people had a perfect 100 percent commute rate
- 20 commuted by bike at least 80 percent of the time

My thanks to all the staff who organized the event at PDC and to those who participated in the Challenge. This represents a great way for staff to be committed to their own health as well as reducing automobile emissions.

At the August 26, 2009 Commission meeting, the Board requested staff report back on some of the successes of the Center Commons project. The project was identified during the public testimony for the Gateway Glisan project. John Charles, President of the Cascade Policy Institute questioned whether transit orient development projects really work to reduce transit trips and auto-dependent behavior. Mr. Charles suggested the board look closer at the results of the Center Commons project and then determine whether transit oriented development (TOD) is effective at achieving the goals of the program. Staff have completed a summary on this subject and it is Attachment B to this month's report.

Finally, staff continues their good work in the community. In September a silent auction was organized featuring items staff brought in from home that they are no longer using. This effort brought in just over \$800 for the Oregon Food Bank. The September collection item was tuna and PDCers donated a total of 145 pounds of canned tuna to the Food Bank. Each floor is currently collecting pasta for donation to the Food Bank in October.

Notable projects and meetings I was involved in recently are:

- Attended monthly Planning and Development Directors meeting
- Attended Hispanic Heritage Month Celebration Dinner with Hispanic Chamber
- Attended Mayor's Retail Strategy Town Hall
- Rode on the inaugural train for the opening of the MAX Green Line
- Attended community celebration of Bob Gerding at the Armory
- Attended meeting of Oregon Sustainability Center Sponsorship Group
- Attended Small Business Fair at the Oregon Convention Center
- Attended Urban Land Institute's Central City Commercial Development Symposium
- Attended Oregon Entrepreneurs Network Awards event
- Attended (and spoke at) Oregon Nikkei Endowment Dinner honoring Sam and Bill Naito
- Attended City Club luncheon featuring 2009 legislative wrap-up

Additional June meetings were held with all members of City Council and the PDC Board, Sue Keil of Portland Bureau of Transportation, Craig Boretz of Con-Way, developer John Carroll, and Portland Housing Bureau Director Margaret VanVliet.

Attachment A to this report is the regular monthly update of combined journey and apprentice workforce diversity hours worked for PDC and City of Portland South Waterfront projects. The information presented is fiscal year-to-date.

Attachment B to this report is a staff report on some of the successes of the Center Commons housing project relating to transit oriented development.

Urban Development Dept.

Business and Industry Team

TV Series Returns to Portland—The TNT series “Leverage,” produced by Electric Entertainment has chosen to return its production to Portland in early 2010 to film the show’s third season. Executive producer Dean Devlin said he was thrilled to come back to Portland. “What we have come to love about Portland is that it has everything that a big city can offer, but still has the heart and soul of a small town,” he said. “The local crew base and the local talent have been incredible. The citizens of the state, local business owners, law enforcement and all other public safety organizations have been extremely supportive of the production. The Governor’s Office of Film & Television and the Mayor of Portland and his staff have become invaluable partners in the production of our show and we can’t wait to start working with everyone again at the beginning of next year.”

Solar Show in Germany Nets Multiple Prospects for Business Development—On September 21-25, PDC staff joined a team of a dozen economic developers and private sector business representatives, primarily from the Portland metropolitan area, to pitch the region at the 24th European Photovoltaic Solar Energy Conference and Exhibition.

The team’s exhibition booth, one-on-one appointments, and special events held during the conference led to more than 100 contacts with companies and generated at least 20 active leads to follow up on for inbound investment and recruitment – mostly focused on building up the existing solar manufacturing supply chain. An off-site dinner on the second night of the show attracted 60 people, including representatives of key companies targeted for business attraction. Staff had substantive talks with new prospects Applied Materials, Unichem, and OTB USA about Portland’s attributes and benefits for business; and launched initial discussions about Portland expansion projects by two German firms with Portland presence. Our work at the show moved a number of prospective recruitment and expansion projects forward, some specifically located within city of Portland borders and others slated for the region.

Approved Loans Support Clusters—The Business Finance team’s recent work has supported several loan clients representing targeted clusters identified in the city’s economic development strategy, among them A&K Design and Queen Bee (both Activewear and Design); and Accelerated Development, dba Bamboo Revolution and Acrylic Technologies (both Clean Technology).

Neighborhood Team

Ramona Street Fair: Opening a New Front Door in Lents—PDC organized the Ramona Street Fair in conjunction with the grand opening of the MAX Green Line on September 12,

2009. PDC provided \$5M toward construction of the Green Line, which has four stations in the Lents Town Center URA (Powell, Holgate, Lents Town Center, and Flavel). Ramona Street, also in the Lents Town Center URA, feeds the new Foster Road/Lents Town Center Station.

The Ramona Street Fair was a partnership with TriMet and featured live music, children's activities, local vendors, and easy access to restaurants and small businesses in the town center. Hundreds of folks from the neighborhood, cyclists, and other visitors enjoyed the street fair and waited patiently for a free ride on MAX. The event also provided a great outreach opportunity for UDD to share the accomplishments of the URA for the past decade and illustrate future plans outlined in the city's newly-adopted Economic Development Strategy, which lays the groundwork for job creation, town center revitalization, and increased private investment.

In preparation for the street fair, PDC partnered with the Lents Neighborhood Association and Foster Area Business Association (FABA) to clean up and repave a large section of the street, encourage property owners to spruce up their properties, and conduct outreach to town center businesses. In addition, PDC and the Bureau of Environmental Services (BES) provided a small grant to a Ramona resident to create the "Lents Linear Garden," which is a demonstration project for replanting the public right-of-way with native, drought-tolerant landscaping that improves stormwater management, revitalizes the neighborhood, encourages local ownership of the right-of-way, and creates a welcoming front door to Lents and the new MAX Station. The Lents Linear Garden is a precursor to a new green street that PDC, PBOT, and BES are designing as part of the Foster-Woodstock Streetscape Project.

Neighborhood Streetscape Work Continues—PDC and PBOT shared a draft plan for street improvements on SE Foster and SE Woodstock with the public at an open house on Tuesday, September 22, 2009 in conjunction with the Lents Neighborhood association meeting. The Foster Woodstock Streetscape Enhancement Project is intended to improve pedestrian safety, traffic flow and facilitate future redevelopment in the Lents Town Center through a number of public improvements on SE Foster and SE Woodstock between I-205 and SE 88th and on 92nd, SE 91st and potentially SE Ramona Street. These improvements include widened sidewalks, additional on-street parking, realignment of SE 91st and the addition of street trees and street furnishings. Since this summer, PDC and PBOT staff has worked with a citizen's advisory committee (CAC) to formulate a draft plan for the project. Input from the open house will be reviewed by the CAC in October and a final recommendation will be presented to the Lents URAC in November. The final plan will be presented to the PDC Board in late November. Design engineering will begin in 2010 with construction beginning in 2011. Funding for the project comes from a combination of URAC funds and a Metropolitan Transportation Improvement Program (MTIP) grant administered by Metro.

Federal Funds Go to Gateway Neighborhood Park Site Clean-Up—A new park for the Gateway neighborhood, long identified as one of the city's most park-deficient districts, will take a step closer to reality with a \$200,000 Brownfields Clean-up Grant from the U.S. Environmental Protection Agency (EPA), awarded in August 2009 to PDC for site clean-up. PDC and Portland Parks and Recreation (PP&R) are partners in the Gateway Neighborhood Park site at 10506-10512 and 10520 NE Halsey Street. Environmental assessments of the four-acre site revealed contaminants on the southern property that require remediation. The EPA grant funds will go toward cleaning up the property and obtaining a No Further Action determination by the Oregon Department of Environmental Quality, which will essentially give the site a clean bill of health. Ultimately, PDC and PP&R expect the site to be transformed into a three-acre park, with one acre of supporting, complementary redevelopment. Acquisition of property in Gateway for a park has been a priority since the inception of the Gateway Regional Center Urban Renewal

Area (URA) in 2001; the Gateway Neighborhood Park will be the first public park added to the district in the past eight years. An extensive public outreach and participation effort will be included in the master planning effort to determine the most appropriate features and design to serve park users.

Approved Loans Support Community Economic Development—PDC’s Business Finance is supporting several loan clients representing neighborhood business and community economic development: Homebrew Exchange; Sound Roots School of Music; Entertainment Innovations; Salt the Block dba Miho Restaurant; and Hair of the Dog Brewing Co. Past PDC loan client Jayah Rose Salon and owner Joy Mack were featured on KOIN-TV’s new afternoon show, Keep It Local on September 24; the segment also included a brief call-out of PDC’s finance assistance programs for neighborhood businesses.

Vibrant New Gathering Place—The Mississippi Marketplace, on the corner of North Mississippi and Skidmore, celebrated its “soft” opening on September 12 and the building owners had plenty of positive comments for PDC’s DOS and Storefront staff who worked on this project. The Marketplace combines a community-based gathering spot with local and sustainable food and artisan craft vendors, and a building that will house Prost!, a German-themed pub set to open in early October. “The work of Sherry Lenard was very positive and helpful, and Estee Segal spent many hours with us to organize and present our ideas and plans,” said project owners Roger Goldingay and Carol L. Otis.

Central City Team

Innovation Quadrant Sparks Grant Application—PDC has teamed with the City of Portland Bureau of Transportation (PBOT) to submit a federal Transportation Investments Generating Economic Recovery (TIGER) grant application to enhance transportation connections in Portland’s Innovation Quadrant. With a combined economic impact of more than \$4 billion, the Quadrant spans four central city districts (Central Eastside, South Waterfront, Marquam Hill and University) and offers opportunities to enhance the connections between higher-education institutions, workforce development providers and private sector partners that foster job creation and regional competitiveness. The proposed TIGER Project lays a foundation for the development of 28 acres of key inner city parcels. These parcels are strategically located within the Innovation Quadrant and will support more than 9,000 long-term high-wage jobs that are not expected to locate elsewhere in the region.

Rose Quarter Advisory Committee Launched—On Tuesday, September 15, 2009, the 32-member Rose Quarter Development Stakeholder Advisory Committee met for the first time, chaired by Mayor Sam Adams. Over the next 12 months, the committee will examine renovation and adaptive reuse options for the Memorial Coliseum and will provide feedback on the Rose Quarter Development Strategy. The city and PDC have created a separate website (www.rosequarterdevelopment.org) to encourage public input via comments and Twitter feeds. Meeting agendas and video summaries are also posted on the site along with the committee roster, FAQs and news clips about the project.

Cross Functional Work

Portland Harbor Redevelopment Initiative—Harbor ReDI continues to support redevelopment efforts on industrial employment lands within Portland’s working harbor. The team has recently completed an extensive update report on this project that elaborates on key developments including details on four pilot projects which will lead to new job creation and business growth:

a sustainable business start up (wind turbine refurbishing company), two business expansions, and a new business development opportunity.

The update also describes outreach efforts and research developments in several key areas including findings on public company financial reporting obligations, overcoming existing disincentives for property owners to act, and the identification of financial incentives utilized by other jurisdictions aimed at encouraging redevelopment - some of which are currently under Harbor ReDI consideration for broader application and potential legislative pursuits. Harbor ReDI also published a video overview of the initiative, giving viewers a strong visual sense of the issues faced by Portland's working harbor. The video can be found on PDC's YouTube site at: <http://www.youtube.com/user/PDXDevelopmentComm>.

Housing Update

Mortgage Credit Certificate and Neighborhood Stabilization Programs—The Mortgage Credit Certificate (MCC) Program is still very active and housing staff is beginning to prepare a new request of additional bond cap authority from the state's Private Activity Bond Committee in order to continue the program. In partnership with the staff at the Portland Housing Bureau (PHB), staff continues to develop the Neighborhood Stabilization (NSP) homebuyer assistance program which is being called "Own Your Own," as well as negotiating an amendment to the Sub recipient Contract between PDC and PHB. The amendment will provide PDC the budgetary and program implementation authority to begin implementing the NSP program.

Rose Donor Breakfast Award and Latino Homeownership Initiative—The Rose Donor Breakfast was held on Thursday September 17th, 2009 and PDC received the *Community Partner Award* for its support and partnership with Rose Community Development Corporation's affordable housing projects and programs. Commissioner Ferrán accepted the award on behalf of PDC. On Saturday, September 26th, PDC sponsored the annual Latino Homeownership Initiative homeownership fair at Portland Community College's SE Portland Campus (SE 82nd and Division).

Pardee Commons Grand Opening—On September 18th, PDC and partners celebrated the grand opening of Pardee Commons located at SE 122nd and Pardee in the Lents Town Center URA. The project offers 10 new affordable for-sale homes that are now some of the greenest single family homes in the city. The homes are certified Earth Advantage Platinum and feature solar hot water, "tight house" design, heat recovery ventilators and other sustainability features that will make them incredibly efficient for the new homeowners moving in soon. All homes pre-sold within one week of being marketed. Cityhouse Builders and Proud Ground worked with PDC to make this project happen. Nearly 50 jobs were supported through the term of the construction. The project demonstrates remarkable quality and design and is a landmark development for outer SE Portland.

New Homes In Lents—ROSE Community Development, Proud Ground and Portland YouthBuilders are near completion of four new homes in the Lents Town Center on sites that were formerly county foreclosures. PDC awarded funding to this project through an RFP in 2007, and the projects have provided valuable workforce training for the Portland YouthBuilders students. Some of the homes have been completed and sold to first-time buyers already, and the final two will have a grand opening in November. This project demonstrates how a relatively small amount of PDC funding (\$221,000) has achieved multiple community and URA goals for affordable housing, revitalization, and economic development.

Pearl Family Housing: Affordable Family-Focused Housing in the North Pearl—the Pearl Family Housing project closed financing on September 24th, 2009. This project, located at 1350 NW Raleigh, is new construction of 138 mostly 3-bedroom units in the River District URA. The project also provides expansion space for lower grades (K-2 most likely) of the Portland Public Schools system. Once the existing commercial tenant relocates, expected to be a few weeks from closing, construction will begin on this \$52 million project. The project will generate an estimated 282 temporary construction jobs, and a total of 541 multiplier jobs associated with various aspects of the project during its 18-month construction period.

Communications and Business Equity

Workforce and Business Equity

Business and Workforce Equity—the Business and Workforce Equity Policy procedures have been drafted and were forwarded to PDC Legal staff. Tracking methods for program requirements are being discussed with the City of Portland Purchasing Bureau. Work has begun on the 2008/2009 annual Diversity in Contracting and Workforce Training Report.

Disparity Study—The Disparity Study kick-off meeting with BBC Research and Consulting, Commissioner Fish, City Purchasing Bureau staff and PDC staff was held on September 10th. After the kick-off meeting, BBC held the initial information gathering meeting with PDC staff to determine the PDC-specific processes and goals.

PDC Sponsored Events:

Communications and Business Equity staff attended the following Community gatherings:

- September 8 African American Chamber Meeting
- September 10 Hispanic Heritage Dinner
- September 11 First Friday Professionals Meeting
- September 11 OAME Contractors Meeting
- September 16 Philippine Chamber
- September 17 OAME Afterhours
- September 19 Governor's Small Business Fair
- September 24 MED Week Opening
- September 25 OAME Coffee and Issues
- September 30 MED Week Luncheon and Training
- September 30 Native American Chamber Meeting

Purchasing and Contracting:

- Flexible Services Contracts: Nine temporary personnel services, fourteen architecture services and three strategic communications contracts were awarded and drafted.
- Staff presented Public Contracting overview sessions to the UDD Divisions.
- Nine candidates were received for the Enterprise Content Management (ECM) Project Manager solicitation. Interviews were conducted and a selection has been made. The contract is anticipated to be in place next month.
- Staff conducted Davis-Bacon Prevailing Wage interviews on the Roselyn Apartments rehab project.
- Seven candidates were received for the ECM Implementation Specialist. Interviews were conducted and a selection has been made. The contract is also anticipated to be in place sometime next month.

- Ten proposals were received for the Burnside Bridgehead Framework Plan. The proposals were evaluated and two firms were selected for interviews to take place on September 29th.
- The Purchase Order form has been drafted for the decentralization of Purchase Order entry scheduled to be implemented in January 2010.

Public Participation Section

NNE Economic Development Initiative—the second meeting of the NNE Economic Development Initiative Community Advisory Committee took place on September 16, 2009 at Billy Webb Elks Lodge. Public participation staff prepared materials for the committee including the roster, committee charter, agendas and presentation materials. Staff also managed meeting logistics which included providing a sound system and arranging for Portland Community Media to record the proceedings. We continued our efforts into social media by announcing we would be “tweeting” at the meeting and prepared a link for people to follow us on Twitter. Staff will summarize all comments received through Twitter and ensure questions receive answers. E-blast notifications about the meeting including meeting materials were sent to the Interstate Corridor and Oregon Convention Center URACs, the Martin Luther King Jr. Blvd. Advisory Committee and 150 individuals who expressed interested in the project. The meetings can be viewed on channel 30 once a week and are posted on the project Facebook page through Blip TV. In addition, a 10 minute video summary of the meeting was created. Project staff made a presentation on the project to the St. Johns Main Street Committee.

Central City URA Evaluation Committee—Staff scheduled the two community meetings and provided notification to the committee and interested parties and stakeholders. Staff notified the Central NE Coalition of Neighbors and East Portland Neighborhood Office about plans to remove acreage from the Airport Way URA to free up acreage for N/NE and the new Central City URA and answered questions and concerns regarding this action.

Other URAC Support:

CES URAC

- Prepared meeting materials and sent meeting notice to URAC and interested parties.
- Posted meeting on all calendars, prepared meeting summary.

Gateway Regional Center PAC

- Met with the Co-Chairs of the Gateway PAC on September 7 to set the agenda for the upcoming PAC meeting on September 16.

Interstate Corridor URAC

- Scheduled the ICURAC meeting; found meeting location, prepared meeting notices; prepared meeting agenda and meeting materials.

Lents URAC

- Scheduled the URAC meeting; prepared meeting notices, prepared meeting agenda and meeting materials, attended the meeting.
- Staffed the PDC table at the Ramona Street Fair on September 12, and helped with the overall coordination of the event.
- Staffed the Foster-Woodstock Streetscape Improvement Project CAC meeting on September 9 and the project Open House on September 22.

- Met with staff from the Bureau of Environmental Services and Zenger Farm about the disposition of the Furey property in the Lents Town Center URA. PDC will play a supporting role on this project.

OCC URAC

- Scheduled and prepared notices for Martin Luther King Jr. Blvd. Gateway and Historic Markers Strategic Advisory Group meeting. Found new location for the meeting.
- Scheduled the OCC URAC meeting; prepared meeting notices; prepared the agenda and meeting materials. Attended the URAC meeting and prepared meeting summary.
- Sent out information on King Farmer's Market to NNEBA, CBA, and NPBA.

North Macadam URA

- Finalized the process of getting Commission approval for the appointment of John Tortorici to the North Macadam URAC.

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River District URAC

- Prepared Commission documents to approve C.J. Sylvester as a member of the River District URAC representing Portland Public Schools and creating a new position for the taxing jurisdiction.
- Sent reminder of October 13, 2009 meeting to URAC and interested parties.
- Emailed copy of press release announcing a settlement with the Friends of Urban Renewal to the River District URAC and interested parties list.

Public Participation

- Notified URAC members of upcoming PDC/PSU urban renewal class and availability of scholarships.
- Translated the text of a radio advertisement about PDC in general into Spanish and did the voiceover. This ad might be used in future outreach efforts.
- Staffed the PDC table at the Governor's Small Business Fair on September 19.
- Participate as a panelist in the first session of PDC's Spanish language and cultural competency training on September 25.
- Translated Commissioner Ferran's monthly column into Spanish for El Hispanic newspaper.

Public Affairs Section

Web and Social Media: August 28– September 27, 2009:

PDC.us redesign:

We have added a logo and color palette refresh to the project. Once the refreshed logo is approved, we will move on to the design stage of the project. We are also working internally on archiving and updating web content for the new site.

Web updates:

pdc.us: 92 updates/additions/new pages
IRA intranet: 33 updates/additions/new pages
E-mail blasts: 22

New Web site: www.pdxinnovation.com launched to support Portland's application for the federal TIGER Grant and to provide information about Portland's Innovation Quadrant.

PDC.us

Unique visitors: 16,633

Total visits: 23,257

New visitors: 57 percent

Average number of pages viewed: 3

Most popular pages: Main page, PDC jobs, Own Your Own Loan Program, RFPs,
Housing services for Homebuyers

Twitter

Followers: 846 (127 new followers); Tweets: 29 updates sent to followers this month

Facebook

- PDC's page:
Fans: 163 (37 new fans)
Events: 3 upcoming events listed
Videos/links: 14 links and videos posted this month
- N/NE Economic Development Initiative's page:
Fans: 197 (138 new fans)
Events: 9 upcoming meetings listed
Videos/photos/links: 12 links and photos posted this month

Video

- The Economic Opportunity Initiative (EOI) is a workforce training and skills development program that includes 34 individualized courses and partners with more than 500 local businesses. Since its conception four years ago, EOI has helped more than 2600 individual participants increase their annual incomes more than 25 percent. This program relocated to PDC from the former Bureau of Housing and Community Development and is headed by Lynn Knox and her staff. This video provides a full description of the program and how it works.
- The Harbor Redevelopment Initiative brings together various public agencies and business partners together to clean-up contaminated sites and redevelop vacant and underutilized industrial land for new industrial uses. This video features several members of the blue ribbon committee including Paul Slyman from PDC, David Ashton from the Port of Portland, Carly Riter from the Portland Business Alliance and Steve Kountz from the Bureau of Planning and Sustainability.
- PDC Spotlight is a monthly television show hosted by John Jackley and shot on location at businesses and places of interest around Portland that PDC has assisted. The third episode of PDC Spotlight is now complete and the series will begin airing on Portland Community Media (PCM) in September. PCM requires three shows in advance before they will commit to airing an on-going series. So far PDC Spotlight has featured Posies Café in the Kenton neighborhood, Rhythm Traders on Martin Luther King Jr. Blvd and Jayah Rose Salon in the Boise Neighborhood. PDC plans on 17 more shows on a monthly basis.

Graphics

- TIGER Grant (federal) design of application
- Harbor ReDi steering committee report
- N/NE hand-out and Ads

- Hispanic Chamber Ad
- Revisions to Sustainability Cluster fliers
- Preliminary design Block 49 housing flyer
- Lents Ramona Street Fair Poster and Ad
- Denver Street Streetscape sign designs
- Continuing work on the place-making project with historian Chet Orloff
- Photo research for place-making projects
- Design PADA (Portland Art Dealers Assn.) ad template
- My First Home Magazine Spanish posters

Event s:

September 12 – Ramona Street Fair / TriMet MAX Green Line Opening Celebration

September 12 – Old Town/Chinatown Block Party

September 12 – Jazz on the Mississippi

September 18 – Pardee Commons Grand Opening

September 29 – PDC-PSU Urban Renewal and Redevelopment fall term course begins (every Tuesday through December 1)

Other Public Affairs Work in June

- Brown bag speaker series once again under way
- Continuing to meet with communications staff from other bureaus to identify ways to sustain the Give Help/Get Help/Choose Local campaign.
- Responded to 18 media inquiries
Working with PDC staff and Mayor's office on Rose Quarter and Memorial Coliseum redevelopment efforts
- Working with OMF, BHCD and PDC staff on communications plan for Housing Dept. transition
- Working with partners in Commissioner Fish's office, the Housing Authority of Portland, Walsh Construction and Transition Projects, Inc. on logistics around groundbreaking for the Resource Access Center
- Working with Public Participation and Resource Development on potential new central city URA and N/NE study efforts
- 4 issues of PDC People issued to staff
- Helped organize silent auction of items that staff donated to benefit the Oregon Food Bank
- Prepared speeches for Chair Andrews and Mayor Adams at downtown Marriott Courtyard celebration of LEED Gold status
- Prepared PowerPoint presentation for Chair Andrews and John Jackley for PSU fall term urban renewal class.

ATTACHMENTS:

- A. South Waterfront Workforce Diversity Report
- B. Center Commons TOD Report

South Waterfront Workforce Diversity Report

South Waterfront Project Apprenticeship Agreement

Attachment A-Table 1: Table 1 provides an update of the status of apprentice participation and workforce diversity on the Mirabella, the Matisse and the South Waterfront Park Improvement projects. These projects are subject to the workforce diversity goals of the South Waterfront Central District Project Development Agreement.

While apprentice participation was down this month on both The Matisse and South Waterfront Park projects, participation by people of color continues to exceed the established goals. The participation of women continues to trail the established goal. This month's report includes workforce hours for August, and the 2009/10 fiscal year to date. The goals for the 2009/2010 fiscal year are 18% participation by people of color and 12% participation by women.

Workforce diversity among apprentice workers continues to lead diversity efforts. The total female apprentice hours represent **18.27%** of the total apprentice hours, or over 7 percentage points ahead of the combined journey/apprentice goal of 12%, for the fiscal year. Of the apprentice hours that have been worked in this fiscal year, **28%** have been worked by people of color. Continuing to encourage the recruitment and retention of women and people of color via the apprenticeship system could have a positive impact on the overall diversity of the construction industry.

The summary table below represents the total workforce diversity (apprentice and journey level workers) for the three projects referenced above:

Goal	Women	People of Color	Apprentice	Difference
12%	6.25%			[5.75%]
18%		27.92%		+9.92%
20%			23.44%	+3.44%

Attachment A – Table 2: Most of the Table 2 projects did not have specific workforce diversity goals, but are included in this report to provide a comprehensive picture of the workforce diversity and workforce training results for recently completed South Waterfront projects.

M/W/ESB

Attachment A – Table 3: The Mirabella, and the South Waterfront Park projects are included in this report to demonstrate the enhanced M/W/ESB reporting we will provide for all PDC sponsored projects in the near future.

Attachment A – Table 4: Table 4 displays the MBE ethnicity utilization for The Mirabella, and the South Waterfront Park projects.

South Waterfront Workforce Diversity Report of Total Hours Worked FY 06-07																
THE MATISSE (BLOCK 46)	FY 07-08				FY 08-09				Aug-09			FY 09-10			WDS Goal	
	A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL	A	J	TOTAL		
Asian					707	0	707		0	0	0	69	0	69		
					3.14%	0.00%	0.93%		0.00%	0.00%	0.00%	0.79%	0.00%	0.19%		
African American					745	1,291	2,036		823	163	986	2,000	521	2,521		
					4.31%	2.20%	2.68%		18.00%	1.21%	5.46%	23.03%	1.85%	6.83%		
Caucasian					31,080	49,105	80,185		3,617	8,720	12,337	6,241	16,828	23,069		
					181.00%	83.70%	105.73%		79.11%	64.71%	68.36%	71.87%	59.63%	62.51%		
Hispanic					2,571	6,695	9,266		132	4,575	4,707	374	10,857	11,231		
					79.67%	9.18%	12.22%		2.89%	33.95%	26.08%	4.31%	38.47%	30.43%		
Native American					68	1,524	1,592		0	17	17	0	17	17		
					0.40%	2.60%	2.10%		0.00%	0.13%	0.09%	0.00%	0.06%	0.05%		
Other					0	56	56		0	0	0	0	0	0		
					0.00%	0.10%	0.07%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Minority					4,091	9,566	13,657		955	4,755	5,710	2,443	11,394	13,837		
					16.00%	23.83%	16.30%	18.01%	17.00%	20.89%	35.29%	31.64%	28.13%	40.37%	37.49%	18.00%
Female					2,509	1,632	4,141		892	191	1,606	1,606	191	1,797		
					10.00%	14.61%	2.78%	5.46%	11.00%	19.51%	1.42%	8.90%	18.49%	0.68%	4.87%	12.00%
Total Hours					17,171	58,671	75,842		4,572	13,475	18,047	8,684	28,223	36,907		
					22.64%				16.20%			23.53%				
South Waterfront Workforce Diversity Report of Total Hours Worked FY 06-07																
THE MIRABELLA (BLOCK 31)	FY 07-08				FY 08-09				Aug-09			FY 09-10			WDS Goal	
	A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL	A	J	TOTAL		
Asian	0	0	0		1,606	2,283	3,889		319	416	735	596	720	1,316		
	0.00%	0.00%	0.00%		4.16%	1.63%	2.16%		3.30%	1.50%	1.96%	3.18%	1.25%	1.73%		
African American	150	0	150		2,701	5,049	7,750		502	816	1,318	1,171	1,652	2,823		
	12.56%	0.00%	2.54%		7.00%	3.75%	4.30%		5.19%	2.94%	3.52%	6.24%	2.88%	3.71%		
Caucasian	578	4,177	4,755		27,642	110,826	138,468		7,003	23,277	30,280	13,584	46,600	60,184		
	48.41%	88.83%	80.65%		71.61%	78.23%	76.81%		72.40%	2281.00%	80.88%	72.41%	81.18%	79.02%		
Hispanic	293	447	740		6,263	18,504	24,767		1,552	2,281	3,833	2,977	6,472	9,449		
	24.54%	9.51%	12.55%		16.23%	13.06%	13.74%		16.05%	978.00%	10.24%	15.87%	11.28%	12.41%		
Native American	174	78	251		389	4,507	4,896		296	978	1,274	431	1,957	2,388		
	14.57%	1.66%	4.26%		1.01%	3.18%	2.72%		3.06%	3.52%	3.40%	2.30%	3.41%	3.14%		
Other	0	0	0		0	496	496		0	0	0	0	0	0		
	0.00%	0.00%	0.00%		0.00%	0.35%	0.28%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Minority	616	525	1,141		10,958	30,839	41,797		2,669	4,491	7,160	5,174	10,800	15,974		
	51.59%	11.17%	19.35%	16.00%	28.39%	21.77%	23.19%	17.00%	27.60%	16.17%	19.12%	27.58%	18.82%	20.97%	18.00%	
Female	0	461	461		5,200	3,487	8,687		1,881	1,162	3,043	3,404	2,101	5,505		
	0.00%	9.80%	7.82%	10.00%	13.47%	2.46%	4.82%	11.00%	19.45%	4.18%	8.13%	18.15%	3.66%	7.23%	12.00%	
Total Hours	1,194	4,702	5,896		38,600	141,664	180,264		9,672	27,768	37,440	18,759	57,401	76,160		
	20.25%				21.41%				25.83%			24.63%				

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South Waterfront Park	FY 07-08				FY 08-09				Aug-09				FY 09-10			
	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL
Asian		0	0	0		0	40	40		0	40	40		0	40	40
		0.00%	0.00%	0.00%		0.00%	1.60%	1.54%		0.00%	0.84%	0.80%		0.00%	0.84%	0.80%
African American		0	16	16		0	155	155		51	297	348		21.25%	6.21%	6.93%
		0.00%	1.18%	0.97%		0.00%	1166.00%	5.97%		21.25%	6.21%	6.93%		53.33%	43.44%	43.92%
Caucasian		66	1,268	1,334		73	1166	1239		128	2077	2205		78.49%	1141.00%	47.75%
		22.37%	93.51%	80.80%		78.49%	1141.00%	47.75%		53.33%	43.44%	43.92%		53.33%	43.44%	43.92%
Hispanic		230	71	301		20	1141	1161		61	2367	2428		21.51%	0.00%	44.74%
		77.97%	5.24%	18.23%		21.51%	0.00%	44.74%		25.42%	49.51%	48.36%		25.42%	49.51%	48.36%
Native American		0	0	0		0	0	0		0	0	0		0.00%	0.00%	0.00%
		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%
Other		0	0	0		0	0	0		0	0	0		0.00%	0.00%	0.00%
		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%
Minority		230	87	317		20	1336	1356		112	2704	2816		16.00%	77.97%	6.42%
		77.97%	6.42%	19.20%		21.51%	53.40%	52.25%		46.67%	56.56%	56.08%		16.00%	77.97%	6.42%
Female		58	52	110	17.00%	0	36	36		47	36	83		10.00%	19.66%	3.83%
		19.66%	3.83%	6.66%	17.00%	0.00%	1.44%	1.39%		19.58%	0.75%	1.65%		10.00%	19.66%	3.83%
Total Hours		295	1,356	1,651	11.00%	93	2,502	2,595		240	4,781	5,021		11.00%	17.87%	17.87%
		17.87%			11.00%	3.58%				4.78%				11.00%	17.87%	17.87%
TOTALS		A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL
Asian		0	0	0		2,313	2,283	4,596		319	456	775		665	760	1,425
		0.00%	0.00%	0.00%		3.12%	1.13%	1.78%		2.23%	1.04%	1.33%		2.40%	0.84%	1.21%
African American		150	0	150		3,446	6,356	9,802		1,325	1,134	2,459		3,222	2,470	5,692
		12.56%	0.00%	2.54%		4.65%	3.15%	3.80%		9.24%	2.59%	4.23%		11.64%	2.73%	4.82%
Caucasian		578	4,177	4,755		58,788	161,199	219,987		10,693	33,163	43,856		19,953	65,505	85,458
		48.41%	88.83%	80.65%		79.37%	79.92%	85.35%		74.58%	75.81%	75.51%		72.08%	72.46%	72.37%
Hispanic		293	447	740		9,064	25,270	34,334		1,704	7,997	9,701		3,412	19,696	23,108
		24.54%	9.51%	12.55%		12.24%	12.53%	13.32%		11.89%	18.28%	16.70%		12.33%	21.79%	19.57%
Native American		174	78	251		457	6,031	6,488		296	995	1,291		431	1,974	2,405
		14.57%	1.66%	4.26%		0.62%	2.99%	2.52%		2.06%	2.27%	2.22%		1.56%	2.18%	2.04%
Other		0	0	0		0	552	552		0	0	0		0	0	0
		0.00%	0.00%	0.00%		0.00%	0.27%	0.21%		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%
Minority		616	525	1,141	16.00%	15,279	40,492	55,771	17.00%	3,644	10,582	14,226		7,729	24,898	32,627
		51.59%	11.17%	19.35%	16.00%	20.63%	20.08%	21.64%	17.00%	25.42%	24.19%	24.49%		27.92%	27.54%	27.63%
Female		0	461	461	10.00%	7,767	5,171	12,938	11.00%	2,773	1,389	4,685		5,057	2,328	7,385
		0.00%	9.80%	7.82%	10.00%	10.49%	2.56%	5.02%	11.00%	19.34%	3.18%	8.07%		18.27%	2.58%	6.25%
Total Hours		1,194	4,702	5,896		74,068	201,691	257,757		14,337	43,745	58,082		27,683	90,405	118,088
		20.25%				28.74%				24.68%				23.44%		

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Closed Projects Subject to the City of Portland's Workforce Training & Hiring Program or The Project Apprenticeship Agreement							
	Total Project				Total Project		
INFRASTRUCTURE (COFFMAN)	A	J	TOTAL	MACADAM AVE. STREET IMPROVEMENTS*	A	J	TOTAL
Asian	0	0	0	Asian	0	246	246
	0.00%	0.00%	0.00%		0.00%	9.10%	8.65%
African American	421	0	421	African American	15	0	15
	13.74%	0.00%	2.18%		10.64%	0.00%	0.53%
Caucasian	2,640	12,503	15,143	Caucasian	126	2,349	2,475
	86.26%	76.90%	78.38%		89.36%	86.87%	86.99%
Hispanic	0	3,757	3,757	Hispanic	0	54	54
	0.00%	23.10%	19.44%		0.00%	1.98%	1.88%
Native American	0	0	0	Native American	0	56	56
	0.00%	0.00%	0.00%		0.00%	2.05%	1.95%
Minority	421	3,757	4,177	Minority	15	355	370
	13.74%	23.10%	21.62%		10.64%	13.13%	13.01%
Female	348	513	861	Female	109	33	142
	11.35%	3.16%	4.45%		77.30%	1.20%	4.97%
Total Hours	3,061	16,260	19,320	Total Hours	141	2,704	2,845
	Total Project				Total Project		
SW MOODY DEMOLITION	A	J	TOTAL	OHSU RIVER CAMPUS BLDG	A	J	TOTAL
Asian	0	0	0	Asian	5,106	4,952	10,058
	0.00%	0.00%	0.00%		3.12%	0.93%	1.45%
African American	123	38	161	African American	12,882	9,132	22,013
	38.05%	1.96%	7.11%		7.87%	1.72%	3.17%
Caucasian	168	1,877	2,045	Caucasian	127,238	465,543	592,781
	52.06%	96.69%	90.32%		77.73%	87.78%	85.41%
Hispanic	32	26	58	Hispanic	13,205	39,964	53,169
	9.90%	1.35%	2.57%		8.07%	7.54%	7.66%
Native American	0	0	0	Native American	5,266	10,756	16,022
	0.00%	0.00%	0.00%		3.22%	2.03%	2.31%
Minority	155	64	219	Minority	36,457	65,344	101,801
	47.94%	3.31%	9.68%		22.27%	12.32%	14.67%
Female	34	0	34	Female	17,196	12,529	29,724
	10.52%	0.00%	1.50%		10.50%	2.36%	4.28%
Total Hours	323	1,941	2,265	Total Hours	163,695	530,347	694,042
	Total Project				Total Project		
COP INFRASTRUCTURE (STACY & WITBECK)*	A	J	TOTAL	AERIAL TRAM	A	J	TOTAL
Asian	8	22	30	Asian	929	1,778	2,707
	0.11%	0.11%	0.11%		3.05%	1.25%	1.56%
African American	1,113	20	1,133	African American	1,135	1,961	3,096
	16.28%	0.10%	4.28%		3.72%	1.37%	1.79%
Caucasian	4,587	16,070	20,657	Caucasian	26,939	128,568	155,507
	67.09%	81.84%	78.03%		88.40%	90.09%	89.79%
Hispanic	329	1,165	1,494	Hispanic	785	8,739	9,524
	4.81%	5.93%	5.64%		2.57%	6.12%	5.50%
Native American	801	2,359	3,160	Native American	686	1,672	2,358
	11.71%	12.01%	11.93%		2.25%	1.17%	1.36%
Minority	2,250	3,566	5,816	Minority	3,534	14,150	17,684
	32.91%	18.16%	21.97%		11.60%	9.91%	10.21%
Female	1,586	271	1,857	Female	4,621	9,586	14,207
	23.20%	1.38%	7.01%		15.16%	6.72%	8.20%
Total Hours	6,837	19,636	26,473	Total Hours	30,473	142,718	173,191

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	Total Project				Total Project		
STREETCAR EXTENSION	A	J	TOTAL	THE ALEXAN	A	J	TOTAL
Asian	72 0.43%	1,794 2.09%	1,865 1.82%	Asian	336 0.84%	1,733 1.53%	2,069 1.35%
African American	3,651 21.84%	371 0.43%	4,022 3.92%	African American	1,403 3.50%	388 0.34%	1,791 1.17%
Caucasian	11,199 67.00%	59,815 69.57%	71,014 69.15%	Caucasian	31,744 79.14%	90,705 79.92%	122,449 79.72%
Hispanic	278 1.66%	18,578 21.61%	18,856 18.36%	Hispanic	5,539 13.81%	18,595 16.38%	24,134 15.71%
Native American	1,515 9.06%	5,425 6.31%	6,940 6.76%	Native American	192 0.48%	1,754 1.55%	1,946 1.27%
Minority	5,515 33.00%	26,167 30.43%	31,682 30.85%	Other	899 2.24%	314 0.28%	1,213 0.79%
Female	3,082 18.44%	4,517 5.25%	7,598 7.40%	Minority	8,367 20.86%	22,783 20.08%	31,150 20.28%
Total Hours	16,713	85,982	102,696	Female	9,492 23.66%	3,565 3.14%	13,057 8.50%
				Total Hours	40,113	113,489	153,602
	Total Project				Total ALL Projects		
MOODY STREET RECONSTRUCTION	A	J	TOTAL	TOTALS	A	J	TOTAL
Asian	56 9.11%	195 3.53%	251 4.08%	Asian	13,400 2.93%	24,681 1.66%	38,081 1.96%
African American	259 42.11%	0 0.00%	259 4.21%	African American	36,271 7.94%	28,531 1.92%	64,802 3.33%
Caucasian	301 48.94%	4,146 74.96%	4,447 72.36%	Caucasian	336,603 73.69%	1,225,315 82.31%	1,561,918 80.29%
Hispanic	0 0.00%	531 9.60%	531 8.64%	Hispanic	54,611 11.95%	174,789 11.74%	229,400 11.79%
Native American	0 0.00%	459 8.30%	459 7.47%	Native American	15,024 3.29%	34,810 2.34%	49,834 2.56%
Minority	315 51.22%	1,185 21.42%	1,500 24.41%	Other	899 0.20%	314 0.02%	1,213 0.06%
Female	40 6.50%	0 0.00%	40 0.65%	Minority	120,201 26.31%	263,664 17.71%	383,864 19.73%
Total Hours	615	5,531	6,146	Female	65,395 14.32%	43,975 2.95%	109,370 5.62%
	Total Project			Total Hours	456,805	1,488,640	1,945,445
BLOCK 38	A	J	TOTAL				
Asian	6,894 3.54%	13,962 2.45%	20,856 2.73%				
African American	15,270 7.84%	16,621 0.00%	31,891 4.17%				
Caucasian	131,661 67.58%	443,739 77.84%	575,400 75.23%				
Hispanic	34,444 17.68%	83,381 14.63%	117,825 15.40%				
Native American	6,565 3.37%	12,330 2.16%	18,895 2.47%				
Minority	63,172 32.42%	126,294 22.16%	189,466 24.77%				
Female	28,888 14.83%	12,963 2.27%	41,851 5.47%				
Total Hours	194,834	570,033	764,867				

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South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation						
The Mirabella (block 31)	Hoffman Construction	\$127,700,000	Ethnicity Caucasian	Certification OBE	Gender Male				
Certification Status	Prime Contractor	% of Total	Subcontractors	% of Total Subs	Total Project	% of Total	Amended Subcontract Values	% of Amended Total	Payments to Date
Minority Business Enterprise	\$0	0.00%	\$205,982	0.30%	\$205,982	0.16%	\$315,982	0.18%	\$101,321
Woman Business Enterprise	\$0	0.00%	\$612,866	0.90%	\$612,866	0.48%	\$626,703	0.35%	\$1,830
Emerging Small Business	\$0	0.00%	\$5,389,167	7.92%	\$5,389,167	4.22%	\$5,389,167	3.02%	\$46,750,529
Non-certified firms	\$59,660,326	100.00%	\$61,831,659	90.88%	\$121,491,985	95.14%	\$115,866,096	65.03%	\$40,519,950
Total	\$59,660,326	100.00%	\$68,039,674	100.00%	\$127,700,000	100.00%	\$178,160,822	100.00%	\$87,373,630.13

South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation						
South Waterfront Park	Nutter Corporation	\$2,166,610	Ethnicity Caucasian	Certification OBE	Gender Male				
Certification Status	Prime Contractor	% of Total	Subcontractors	% of Total Subs	Total Project	% of Total	Amended Subcontract Values	% of Amended Total	Payments to Date
Minority Business Enterprise	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$11,114	0.73%	\$10,558
Woman Business Enterprise	\$0	0.00%	\$232,320	17.41%	\$232,320	10.72%	\$238,035	15.60%	\$0
Emerging Small Business	\$0	0.00%	\$45,226	3.39%	\$45,226	2.09%	\$45,778	3.00%	\$1,553
Non-certified firms	\$832,190	100.00%	\$1,056,874	79.20%	\$1,889,064	87.19%	\$1,230,780	80.67%	\$140,812
Total	\$832,190	100.00%	\$1,334,420	100.00%	\$2,166,610	100.00%	\$1,525,707	100.00%	\$152,923

Note: The "OBE" certification designation denotes non-certified firms

Summary of MBE Ethnicity Amended Contract Totals												
Project	Total M/W/ESB	Total MBE	African American	% of Total M/W/ESB	Native American	% of Total M/W/ESB	Hispanic American	% of Total M/W/ESB	Asian American	% of Total M/W/ESB	Unknown	% of Total M/W/ESB
The Mirabella (Block 31)	\$6,331,852	\$315,982	\$173,000	2.73%	\$142,982	2.26%	\$0	0.00%	\$0	0.00%	\$0	0.00%
South Waterfront Park	\$294,927	\$11,114	\$0	0%	\$0	0%	\$11,114	4%	\$0	0%	\$0	0%

Center Commons



Northeast 60th Avenue at Glisan Street
Portland, Oregon.
located in the Northeast 60th Avenue Station community core

At the August 26, 2009 Commission meeting, the Board requested staff report back on some of the successes of the Center Commons project. The project was identified during the public testimony for the Gateway Glisan project. John Charles, President of the Cascade Policy Institute questioned whether transit orient development projects really work to reduce transit trips and auto-dependent behavior. Mr. Charles suggested the board look closer at the results of the Center Commons project and then determine whether transit oriented development (TOD) is effective at achieving the goals of the program. The Cascade Institute is “a free-market think tank working to promote individual liberty, economic opportunity, and personal responsibility.”

The TOD program is born out of Oregon State Statute which states:

“The Legislative Assembly further finds that it is in the public interest to promote private investment in transit supportive multiple-unit housing in light rail station areas and transit oriented areas in order to maximize Oregon’s transit investment to the fullest extent possible and that the cities and counties of this state should be able to establish and design programs to attract new development of multiple unit housing, and commercial and retail property, in areas located within a light rail station area or transit oriented area.” (ORS 307.600 2.)

Center Commons has been recognized as a successful and pioneering transit-oriented development. Built in 1999, Center Commons is a five-acre redevelopment located within walking distance of the Northeast 60th Avenue MAX light rail station. It is a transit-oriented development consisting of four apartment buildings and 26 townhouses. The apartment buildings (Center Square) contain 172 units of affordable housing for seniors, 60 affordable family units and 56 market rate units. An on-site day care facility and a play area for children are also included. The three-story condominium townhouses were built primarily for first time homeowners and were made available for sale to both conventional and below-median-income buyers. Income qualifying households receive a 10-year transit-oriented property tax abatement from the City of Portland because of the development's proximity to the MAX light rail system. Phase I and II i.e. The Commons and Center Village apartment complexes received a PDC direct investment of \$3 million of Housing Investment Fund (HIF) resources which leveraged more than \$24 million in tax credit equity, bonds and bank loans.

Part of the leveraged funds includes \$12.75 million of tax exempt bonds. The tax exempt bonds are bonds that are issued by municipal, county or state government, whose interest payments are not subject to federal income tax and sometimes also state or local income tax. The \$12.75 million in bonds is debt on the project and subject to repayment in first position.

Below is some information about what the project has achieved in terms of reducing auto trips and compares it to two other TOD projects (Collins Circle and the Merrick). Collins Circle is located in Goose Hollow at SW 18th and Jefferson near the Goose Hollow MAX stop. The Merrick is located near the Convention Center MAX light rail stop. This research is courtesy of the Bureau of Planning and Sustainability.

Reduced Auto Trips: A comparison between trip generation rates for TOD units and the average for apartments as determined by the Institute of Transportation Engineers (ITE) indicates that the units in three Portland TOD projects generate far fewer trips per day per household than the ITE standard for apartments. Below is an excerpt from a larger chart in the study that includes the information on these three projects.

Excerpt from Table 2: Comparison of TOD-Housing and ITE Vehicle Trip Generation Rates: 24 Hour Estimates.

Project	TOD Vehicle Trip Rate	ITE Standard Vehicle Trip Rate	TOD rate as a % of ITE Rate	% point difference from ITE Rate
Center Commons	4.79	6.72	71.30%	-28.70%
Collins Circle	0.88	6.72	13.08%	-86.92%
The Merrick	2.01	6.72	29.84%	-70.16%

Source: *The Effects of TODs on Housing, Parking and Travel*

Reduced Auto Ownership: Two local studies cited in *The Effects of TODs on Housing, Parking and Travel* note the effect of living in a TOD on auto ownership.

1. A study cited in the *Effects of TODs on Housing, Parking and Travel* by C. Switzer (2002) found that at the Center Commons TOD, 30 percent of respondents owned fewer cars than they did at their previous residence, and that 37 percent of respondents did not own any car.

Table 16: Auto Ownership at Center Commons TOD

# of Vehicles	Previously	Currently	Change
No Car	21	36	42%
One Car	60	54	-10%
Two Cars	11	4	-64%
Three Cars	3-	2	33%
Five Cars	1	0	100%

Source: Switzer, 2002 *The Center Commons Transit Oriented Development*:

A Case Study, MURP thesis, PSU