

## **Portland Streetcar Loop Project Advisory Committee Meeting**

**Wednesday, August 15, 2007, 2:00-3:00 p.m., Lloyd Tower, 825 NE Multnomah, 2<sup>nd</sup> floor conference room**

***Members in Attendance: Joe Angel, Rick Gustafson, Wayne Kingsley, Rod McDowell, Susan Pearce, Owen Ronchelli, Chris Smith, Reg Wobig***

***Others: Lenny Anderson, Tom Gibbons & Gary Miniszewski from LRS Architects, Lee Perlman, Vicki Quick***

***Staff Attendance: Roland Chlapowski, Kay Dannen, Mark Dorn, Christine Egan, Denyse McGriff, Ross Roberts, Paul Smith, Mark Turpel, Dave Unsworth, Karen Withrow***

### **1. Meeting to Order:**

Meeting was called to order by Rick Gustafson in lieu of the absence of our chair and vice chair. The July 18 minutes were not discussed. Introductions were made by all. Rick introduced Tom Gibbons and Gary Miniszewski from LRS Architects who gave a presentation on the Cosmopolitan, a new point tower being developed by Joe Weston Investments at NE Grand and Holladay. Estimated schedule: begin construction end of 2009/early 2010 with completion in 2012. This project is on the same timeline as the Manhattan point tower in Goose Hollow, also a Joe Weston Investment. The Cosmopolitan is expected to be 325 ft. tall with 31 floors, 200 units (850 – 1200 sq. ft.) work force housing. 28 floors will be residential with 11,000 sq. ft. of active retail store front on Grand and Holladay. It is expected to have two floors of parking. It has a 15/1 FAR rating. Gary with LRS will provide a schedule of Cosmopolitan project presentations to constituents for the Loop Committee.

### **2. Schedule for Actions:**

Rick indicated a Streetcar Loop Project briefing was done for the Portland Development Commission (PDC) on August 8 and to the Portland City Council on August 14. The City Council is scheduled for a second reading of the LID ordinance and the resolution to commit TIF funding to the project on September 6 at 2:00pm (time certain). TriMet is scheduled to submit on September 7 the Small Starts Report to the Federal Transit Administration for the Loop project that includes cost effectiveness and funding commitments to request \$75 million in FTA capital financing.

Rick asked for the approval of a Resolution from the Loop Project Advisory Committee to support the following:

- Support Option 3 as Minimum Service Level: The PAC recommends acceptance of Option 3 providing 12-minute frequency service between OMSI and NW Lovejoy and 10<sup>th</sup> Avenue at a cost of \$3,600,000 annually.
- Support finance plan which shows commitment from TriMet of \$1.1 million and City of Portland \$1 million. Other operations revenue sources include: net new passenger revenue, possible bus service adjustments and sponsorships.
- Seek \$2 Million per year to support full loop operation by 2011: Efforts continue to secure sufficient support to assure 12-minute frequency service from OMSI to RiverPlace by 2011 when service is projected to open.
- Assure adequate funds for the full loop by 2015.
- Urge comprehensive review of Central City fares and revenues prior to Mall light rail opening in September 2009: The PAC supports an effort to review the transit service and fare structure for the Central City for both Portland Streetcar and TriMet with the goal of considering options

that would assure an equitable distribution of benefits to the entire Central City, a seamless fare system and potential of increasing revenue available for transit service.

A motion was made by Chris Smith seconded by Joe Angel to adopt this Resolution as orally provided. This Resolution was approved by majority. Rick made a commitment to provide the approved written resolution by email to all Project Advisory Committee members. It was noted that PSI approved this Resolution on August 1, 2007.

### **3. Local Improvement District (LID):**

The first reading of the LID ordinance before the Portland City Council was scheduled for 10:30am (time certain) on Wednesday, August 15. 1200 properties and 500 different property owners are part of the Loop LID. City Council received 2% remonstrations; it was noted that we have had a 7% remonstrate on a previous LID.

At the LID reading, Commissioner Saltzman asked what happens if the project cannot meet the \$147 million budget and where the money would come from. Commissioner Adams assured the Council that if there are any cost over-runs, it will come from tax increment funding or the project scope will be reduced. The LID is capped at 10% of capital funding / \$15 million dollar cap. In order to raise the LID assessment amount you would need to form a new LID. Commissioner Adams is confident in the experience of URS. Dave Unsworth indicated that FTA will require a Project Management Oversight Committee as well as a 3<sup>rd</sup> party review.

### **4. Capital Cost Estimate:**

URS has prepared a preliminary cost estimate which will be submitted to FTA as part of the Small Starts Report. These cost estimates are being used to complete the financial commitments for the project. Preliminary cost estimate prepared July 31, 2007 total \$146,917,000 broken down into the follow items:

• Track work	\$ 27,849,565
• Platforms	3,409,313
• Maintenance Facility	4,567,500
• Site work and special conditions	8,172,288
• Systems	22,882,963
• Structures	21,692,609
• Utilities	12,314,440
• Traffic control and lighting	18,686,437
• Right of Way	2,341,885
• Vehicles	20,000,000
• Finance Cost	<u>5,000,000</u>

TOTAL \$ 146,917,000\*

\*Includes the following allowances: 25% engineering/administration, 20% contingency, 12.5% inflation.

### **5. Tax Increment Funding:**

The City of Portland Office of Management and Finance has recommended allocation of tax increment funding to meet the \$27 million request to complete the capital financing commitments for the

Portland Streetcar Loop. This recommendation will be considered by City Council on September 6. It is clear that the \$27 million cannot come out of the City's general fund. URA resources requested summer 2007, Central Eastside URA \$6,184,000; River District \$17,000,000; Oregon Convention Center \$4,000,000.

**6. Parking Management Plan:**

A draft of the Parking Management Plan as prepared by Rick Williams was included with the Loop PAC agenda packet. Rick pointed to the page containing the Eastside parking management zones. More work needs to be done to translate this report into a process that will work within the District. It is recommended that the Project Advisory Committee review the plan and the proposed approach and provide advice and comments on the preparation of the implementation of the Plan.

**7. Locally Preferred Alternative Conditions:**

A draft status report on the conditions that were included in the adoption of the locally preferred alternative was attached to the Loop agenda packet. The Committee is asked to review the report comments.

**8. Other Business:**

Rick provided drawings of the Burnside/Couch couplet project, which is fully funded with completion scheduled for spring/summer 2010. There is some uncertainty when the Burnside Bridgehead project will move forward. Rick indicated a meeting was held with the freight committee. Another meeting with this committee is scheduled for Friday, August 17.

**9. Public Comment Opportunity:**

There were no comments presented by the public-at-large.

- **Next Eastside Streetcar Loop PAC Meeting: 2-3:30 p.m., Wednesday, September 19, 2007, Lloyd Center Tower, 825 NE Multnomah, 2<sup>nd</sup> Floor Conference Room**