



**Gateway Green Project Team Meeting
March 19, 2010**

Project Team Meeting Attendees

Tom Archer, Northwest Trail Alliance	Brian Heron, East Portland Action Plan Advisory Committee
Steve Bryant, Oregon Solutions	Alison Hill-Graves, Community Cycling Center
Rex Burkholder, Metro	Brett Horner, Portland Parks and Recreation
Chris DiStefano, Chris King Components	Denver Igarta, Portland Bureau of Transportation
Liubov Doerr, PSU	Drew Mahalic, Oregon Sports Authority
Jim Desmond, Metro Sustainability Center	Gail McEwen, Oregon Solutions
Jillian Detweiler, Tri-Met	Linda Robinson, Friends of Gateway Green
Kim Freeman, Mt. Hood Community College	Kelly Rodgers
Ted Gilbert, Friends of Gateway Green	Chris Scarzello, Portland Bureau of Planning and Sustainability
Jay Graves, The Bike Gallery	Tim Smith, SERA
	Gill Williams, David Evans and Associates

Review Notes from Previous Meetings

The Project Team reviewed notes from the February 19, 2010 Governance and Design Committee meeting notes and the February 26, 2010 Collaborative Partnerships and Branding Committee meeting. No changes were made to the notes.

Committee Reports

Governance (Rex Burkholder/Steve Bryant)

ODOT wants a lead agency to enter into an IGA/lease with ODOT. However, governance will require an ongoing partnership involving many agencies and organizations. The Governance Committee reviewed several governance models and concluded that a decision on a governance structure should not be made until more information is available on programming and facility design. Programming and facility design will impact the ongoing operation and maintenance costs for the project, which will in turn impact the governance structure needed. The Recreation and Sustainability Committee is working on providing information on programming, facility design and costs.

Recreation and Sustainability Committee (Tom Archer)

The Committee has been waiting for ODOT's maps identifying the buffer zones needed for highway maintenance and future highway expansion and the use restrictions that apply within each zone. Tom will contact Ted Miller about the definition of "limited use areas", obtain an electronic copy of ODOT's map and schedule a meeting of the Recreation and Sustainability Committee. Brett Horner will help with cost estimating.

Collaborative Partnerships and Branding (Linda Robinson)

The committee is: developing a Powerpoint presentation and brochure describing the project; working with ODOT to clarify the procedures for on-site events; and working to get groups involved that have not been involved to date.

Upcoming events include the April 17 SOLV litter and invasive species removal event, summer walking/biking events sponsored by the City of Portland, and a "no-ivy" day in late September or early October.

Sustainability (Tim Smith)

Tim talked to Alison Hamilton (ODOT) about ODOT's solar project. ODOT is interested in doing other solar highway projects; Gateway Green could be a potential site. Doug Boleyn (Energy Trust) did a drive-by assessment of Gateway Green and estimated that 750KV – 1MW of solar energy could be produced at the site. Boleyn was not encouraging about wind energy generation at the site.

The Project Team discussed a solar installation at the site. Issues raised during the discussion were:

- Would a solar installation preclude recreational uses?
- Would the fencing needed to protect a solar installation make the area feel unwelcoming?
- Would energy generation at the site increase the cost of obtaining a lease from ODOT?
- Could the project's energy needs (site lighting, restroom lighting, display lighting) be met through on-site generation?
- Could energy produced on site be sold to raise money to support the project?

Chris Scarzello volunteered to get information from the Portland Water Bureau about the cost of installing solar collectors at Columbia Slough.

General Recreation and Infrastructure (Linda Robinson and Chris Scarzello)

There are no water or sewer lines on the Gateway Green site. The Project Team discussed options for providing water and waste disposal:

- Depending on the location of adjacent water and sewer lines, it may be possible to provide a restroom at each end of the site. Chris will produce a map showing existing adjacent infrastructure.
- Composting toilets. Portland allows composting toilets, but they must be inspected regularly.
- Septic drainfield. Access for pump trucks and groundwater protection are issues that would need to be addressed.
- Water lines under the railroad would require special conduits.
- Installing a water well may be an option.

Linda Robinson reported that data from the PSU student project on air quality has not been analyzed.

Review of ODOT Zone Maps

The Project Team reviewed the ODOT zone maps and generated the following list of questions and suggestions:

- How are these zones defined, and what uses and structures can be allowed in these zones:
 - Limited Use
 - Functional area
 - Negotiated use
- Would revenue-generating uses at the site (such as energy production) affect the lease value for the property?
- ODOT zone information needs to be included as a layer on the GIS base map so that acreages within each zone can be calculated.
- Additional information needs to be obtained from the OTAC study on the depth of stormwater infrastructure.
- Additional information is needed on the potential for gaining access to the site from the north.

Vision Statement

The Project Team discussed the Vision Statement and offered the following comments and suggestions:

- Remove reference to dimensions (acreages, miles, length, width) of all facilities.
- Remove the process elements from all sections of the vision statement and include them in the project work program (for example, all of the Phase I Recreation Elements are process elements).
- Recreation Elements
 - Phase 1, General Recreation
 - Move the bullet on protective fencing under Phase 1 General Recreation to the bottom of the list.
 - Remove the reference to an operator/concessionaire; this could be addressed as part of the IGA.

- Parking agreements are one component of an overall site access plan, but we should look across all modes for how to provide access.
- Clarify that the natural surface trails under “General Recreation” will be for walking and jogging only.
- Clarify that “limited wildlife viewing access on Rocky Butte” will not involve a lot of active trail use.
- Phase 1, Biking
 - After discussion, the Project Team decided to leave the bullet regarding cyclocross-specific biking trails as written, rather than inserting language to indicate that cyclocross trails will not be UCI compliant. Cyclocross trails should be designed to get the best cyclocross events possible, while still allowing for other uses.

Next Steps

- The Leadership Team will outline a critical path for getting to a Declaration of Cooperation by the end of June, when current Oregon Solutions funding runs out. The Declaration of Cooperation will memorialize the commitments that Project Team members will make to the project
- Committees (Recreation, Sustainability, Infrastructure, Other Recreation) will meet individually and jointly to develop design and cost estimates to bring back to the entire Project Team. Ideally, the site plan and cost estimates would be developed within the next 30 days.
 - Information is needed from Denver Igarta on planned access points for the Sullivan’s Gulch trail.
 - Linda Robinson requested help from Brett Horner on cost information for the “Other Recreation” elements.
- Hold a design charrette with the entire Project Team
- Make decisions on governance structure
 - Review draft IGA from ODOT as soon as it is available; schedule follow-up meeting with ODOT leadership
 - Identify ongoing commitments from potential partners and develop MOA
 - Brett Horner is working on a “Governance Committee: Roles and Responsibilities Matrix”.
 - Identify ongoing advisory groups.
- Clarify responsibilities for fundraising efforts (create a separate committee or rely on the Leadership Team or existing committee).
- Identify potential funding sources for initial capital improvements and operation and maintenance.
- Identify any additional studies that are needed.