

**I Introductions** (See meeting participants list at end)

**II Commissioner Cogen reviewed the first meeting** (see Meeting #1 Summary on LGD webpage - <http://www.orsolutions.org/metrohood/lloydgreen.htm>)

**III Agenda Review by Council President Bragdon**

The meeting structure follows the logic steps of further defining the ‘what’: what projects the team could do collaboratively, and the ‘how’: needed structures and financing tools to facilitate collaborative projects. The focus of today’s meeting is to refine and prioritize different project and governance options for further development and to begin to explore the financing tools that could be used.

**IV Project Options** (see Project Options powerpoint on LGD Webpage)

Mayor Adams introduced the project options session led by Peter Murchie and Rob Bennett led this section.

Peter reiterated the goal of this session to explore, refine and get direction on project options from the Team. He also listed the draft criteria for project prioritization and the process used to date in developing project area themes and options.

Rob Bennett then led a discussion of the project options for the four themes: Energy, Water, Mobility/Urban Scape and Engagement/Branding.

Sustainability is part of the Economic Development Strategy for Portland. Brewery Blocks and South Waterfront are first generation. Eco Districts are the second generation.

Rob and Lisa Miles will be chairing the Projects Workgroup that will meet prior to the next team meeting.

***Energy***

Two categories: Energy Efficiency ; and Renewable Energy  
An opportunity for a District Energy Facility – PSU has one  
There are many tools in the tool kit for energy efficiency

Joint projects versus individual owners – what is the value

Mayor Adams asked if there is an existing inventory. What kind of baseline information has been gathered so far within the district?



Elin Shepard with Oregon DAS announced they are in the process of upgrading their building with a solar roof. One option they are exploring is a solar film on the dome.

Rick Williams suggested that we need baseline data to know how much energy are we creating or saving. Would we form an SID just to do planning or would the partners step up and do this? The TMA set their original goal of increasing public transportation from 10% to 42%. After that determination, projects were discussed to implement the goal.

Michael Anderson added that most property owners track energy use in their buildings. This information could set the stage for shared systems.

Justin Zeulner asked about air quality measures in Eco Districts. District Energy will likely require looking at air quality.

Set of subgroups can help figure this out. Other partners like Climate Trust, Bonneville Energy Foundation and Energy Trust could help.

Mayor Adams added that we have the least knowledge base about district of heating and cooling. Perhaps we could go with parallel planning and project tracts.

What portion of the building stock can handle district energy? And can they be designed for district energy?

Rob added that we will soon to have a district energy facility in the N. Pearl as an example.

Mayor Adams suggested that exploring district heating and cooling is a top choice.

#### ***Water***

Co-investment opportunity related to the Street Car as the streets are torn up for construction. There is an opportunity to develop broader wastewater/stormwater master plan for District.

This needs to be a visible project because it will foster and build momentum for a master plan. It doesn't have to be the Street Car, but could be any pending project.

Gwen Baldwin said that the Headquarters Hotel plan expanded conversations around LEED. There many good plans and team members are not eager to begin another planning process. We may have our most effective results with projects that are more than 6 months or a year out.

BES is a potential partner and ready to go along with the Street Car.

Mayor Adams added there is an opportunity for co-construction of pipes and tubes.

POSI and Office of Sustainable Development and Planning can put an intern on the energy inventory.

Mayor Adams agreed that BES and Water Bureau could help.

***Mobility/Urban Scape***

Need to get ahead of the construction timeline for streetcar and the current asset of the streets.

***Engagement/Branding***

Some of this is already happening with the TMA.

Daniel Deutsch expands on this idea. There a need/opportunity for a cohesive identity in Lloyd District. Take a look at the urban fabric that makes up the area. There are distinct and different areas. It is possible for an Arts and Culture opportunity to tie the district together.

Daniel, Rick and other interested team members can meet for a Branding Discussion.

***General Discussion of Project Options***

Mayor Adams facilitated the discussion about the types of projects the team members are interested in pursuing. There is a Charette with Blazers on Monday. This Oregon Solutions project will be talked about within the charette.

Rob explained that Eco District goals are needed. The Lloyd Crossing Study can provide guidance.

Justin asked if there opportunities for LEED accreditation with Eco Districts?

Commissioner Cogen prompted the group to think about Eastside Streetcar happening in the next year. Where is the excitement about this District project and the opportunities to expand on top of it? There are real opportunities here.

Let's develop a Baseline, what the goals could be, what kind of investment strategies. By the next meeting, we will have this more defined.

**V Governance Options**

Council President Bragdon introduced the governance options session led by Jim Johnson.

Jim explained to the team that there are several different governance models. He referenced the Lloyd Crossing Study (Sustainable Urban Design – SUD) which recommends the need for a Structure.

Jim briefly described 7 governance options (outlined in his presentation)

The Lloyd District has existing organizations and associations. Does the TMA or BID have the ability to generate the kinds of funds needed for these projects? The Business Improvement District members are taxing themselves. The BID is a 501 (c) (6). Has the ability to collect money. All the money comes back

Jim said he thought the group would be most interested in options 1, 2, and 6.

Consensus was reached in the group that Options 1, 2 and 6 should be further explored.

## **VI Finance Options**

Commissioner Cogen introduced the financing options session in which Lang Marsh, gave a brief overview of the finance discussion (see finance options memo and presentation on LGD Webpage).

Mayor Adams suggested that it would be helpful to collect examples where financing approaches were successfully implemented. We could look at where similar efforts have been already been done.

## **VII Summary and Next Steps**

Mayor Adams summarized the meeting and next steps were highlighted.

Next Steps: The projects working group led by Rob Bennett and Lisa Miles will meet and work to further develop the project options between this meeting and the next on May 8<sup>th</sup> from 1-3 pm (most likely at the Doubletree Hotel). In additions further research on governance and financing options and tools will be done.

### **Meeting Participants:**

David Bragdon, Metro Council President  
Jeff Cogen, Multnomah County Commissioner  
Sam Adams, Mayor City of Portland  
Mark Fineran, Liberty  
Michael Jones, LDCA/LRS Architects  
Michael Jordan, Metro  
Daniel Deutsch, Left Bank Project  
Michael Armstrong, City of Portland  
Marc Benantz, (representing Wade Lang), Ashforth Pacific  
Gwen Baldwin, Lloyd Executive Partnership  
David Slawson, Oregon Tower  
Rob Bennett, POSI  
Peter Murchie Oregon Solutions

Oregon Solutions Lloyd Green District  
April 3, 2009 DRAFT Meeting Summary  
Rose Room of the Rose Garden



Jim Johnson, Oregon Solutions  
J.E. Isaac Blazers  
Jeff Blosser, Oregon Convention Center  
Elin Shepard, Oregon DAS  
Mark Ellsworth, Governor's Office ERT  
Daniel Field, Kaiser  
Justin Zuelner, RoseQuarter/LDCA  
Steve Day, Pacific Power  
Peter Cogswell, BPA  
Rick Williams, Lloyd TMA/BID  
Kim Travis, Oregon Solutions  
Corie Harlan, Metro  
Lisa Miles, Metro  
Irene Bowers, Portland Development Commission  
Lang Marsh, Oregon Solutions

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