



DATE: August 12, 2026

TO: Board of Commissioners

FROM: Cornell Wesley, Executive Director

SUBJECT: Report Number 26-26

Update on Implementation of the 2024 Gateway Action Plan through
Construction of a Soccer Field at NE 99th and NE Pacific Street in the Gateway
Regional Center Tax Increment Finance District

Brief description of information item

No action is requested; information only.

At the August 12, 2026, Prosper Portland Board of Commissioner (Board) meeting, Prosper Portland staff will provide an update on the plan to acquire real property from David Douglas School District (DDSD) by ground lease to activate for community use in the Gateway Regional Center (Gateway) Tax Increment Finance (TIF) District. Through a partnership with a national nonprofit soccer organization, and following applicable Board approvals, Prosper Portland plans to develop the vacant parcel at NE 99th and Pacific Street (the Property) into a soccer field to implement goals outlined in the 2024 Gateway Action Plan (the Project).

Background and context

The 2024 Gateway Action Plan, shaped by extensive community input and adopted by City Council on August 14, 2024, through Resolution No. 37671, dedicated funding to activate vacant properties around the Gateway Transit Center. It specifically allocated \$1.5 million in TIF to support a major site activation, with an initial focus on the Property. DDSD purchased the Property in 2015 as a site for a future elementary school, described in their Long-Range Facility Master Plan, but have not secured funding for construction for the foreseeable future. Prosper Portland will facilitate activation of the Property on an interim basis until DDSD advances construction of a new school, anticipated for no earlier than 2036. Prosper Portland owns the adjacent parcel at NE 102nd & Pacific. See Attachment A for an aerial overview of the Property. Additionally, Prosper Portland entered into an intergovernmental agreement with the Portland Bureau of Transportation for the construction of NE 100th avenue, providing critical access to both the DDSD and Prosper Portland-owned sites.

Following adoption of the 2024 Gateway Action Plan, Prosper Portland presented the activation opportunity to community groups, including the East Portland Action Plan General Committee. Leaders from Unity Futbol Training (also known as Unity Futbol Academy), a local youth soccer organization, approached Prosper Portland during these discussions to express their interest in operating a youth soccer field within the Gateway TIF District.

In early 2025, Street Soccer USA, an established national nonprofit soccer organization, entered into a Memorandum of Understanding (MOU) with Unity Futbol Training. With Unity Futbol Training as their local partner, Street Soccer USA approached Prosper Portland with a proposal for a new field at the Property. Their MOU outlined their respective roles in the

management and operation of the field, designating Street Soccer USA as the lead organization and primary operator. With this partnership established, Prosper Portland advanced discussions with DDSD to evaluate whether the site could accommodate an interim soccer field.

Street Soccer USA presented site options to the DDSD Board in November 2025 with the purpose of obtaining input and priorities on a potential site plan and lease structure. The DDSD Board expressed a strong preference for Prosper Portland to enter into a ground lease as tenant and sublease the Property to Street Soccer USA. Street Soccer USA procured a site plan and project estimate for multiple field options in December 2025. On May 14, 2026, the DDSD Board approved the preferred alternative site plan, included as Attachment B.

Prosper Portland staff anticipate returning to the Board this fall requesting approval of the site acquisition, site plan, sublease to Street Soccer USA with operating agreement terms, and budget approval for tenant improvements in the form of the soccer field.

Attachments

- A. Aerial Site Map
- B. Draft Site Plan

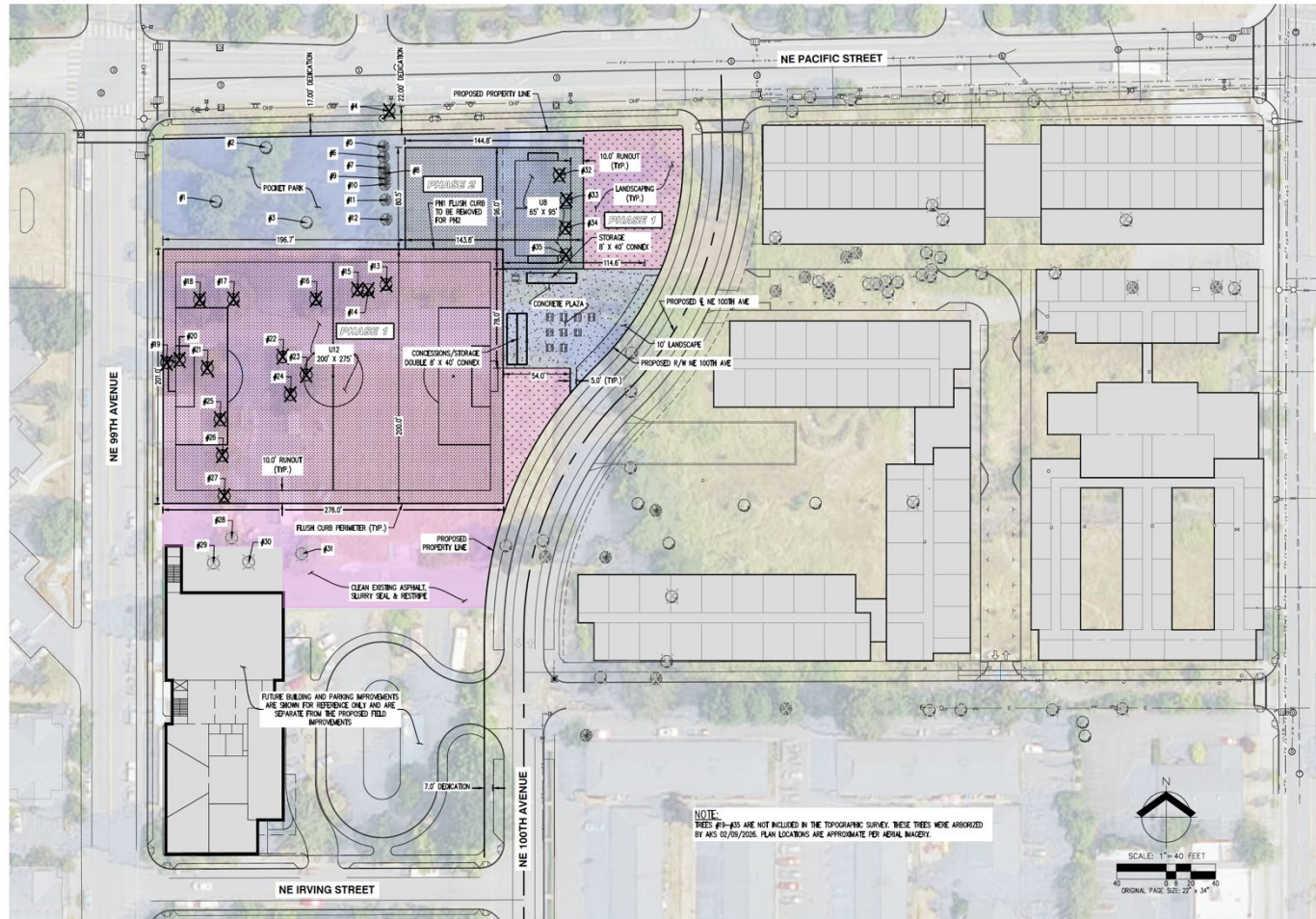
Aerial Site Map



Prosper Portland-owned (NE 102nd/Pacific)



David Douglas School District-owned (NE 99th/Pacific)



DATE: 02/09/2026 AKS JOB: 13187

AKS ENGINEERING & FORESTRY, LLC
12965 SW TOLMAN RD, STE 100
TULALIN, OR 97062
503.363.6331
WWW.AKS-ENG.COM



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POCKET PARK OPTION PRELIMINARY FIELD LAYOUT

DAVID DOUGLAS SCHOOL DISTRICT
PORTLAND, OR