

## East Portland TIF Exploration: Parkrose-Columbia Corridor

### Meeting #3 Notes – February 6<sup>th</sup>, 2024

Attendees: Dave Ganslein, Danell Norby, Lin Felton, JR Lilly, Bill Kent, Annette Stanhope, Corky Collier

Staff: Camille Trummer, Paula Byrd, Roger Gonzalez, Kathryn Hartinger, Dana DeKlyen, Kiana Ballo, David Koch, Shea Flaherty Betin, David Sheern

#### Notes:

1. Camille Trummer welcomed participants to the meeting and reviewed the meeting agenda and goals.
2. Staff shared this [presentation](#).
3. Camille checked in with meeting participants on how the process is going and how basecamp is working for folks.
4. Roger Gonzalez illustrated the division of labor between the working groups and steering committee. The working groups focus on more granular level details for exploration and plan development while the steering committee will cover higher level themes for guidance and implementation. Information gathered from the working groups and steering committee will inform the work of each other and come together collectively at a few key points throughout the process.
5. Camille reviewed the meeting schedule and future meeting topics for both the working groups and steering committee.
6. Camille discussed the community engagement process, highlighting a few of the communities that were recommended to be outreached through this process and the community-based organizations identified to assist with outreach and engagement.
7. Roger continued that staff is anticipating initiating engagement efforts with an open house for community-based organizations to start the conversation about TIF exploration and engagement, and to partner with the various groups based on their availability and capacity to participate. This will be an iterative process and staff will provide updates as the public engagement efforts get underway. If there are any organizations, groups, people who you can think of or that you have relationships with that should be outreached in this process or that could be a potential partner to share information about TIF exploration, please let us know. We will have more information for you in the next meeting.
8. Camille initiated the working group conversation around potential TIF district boundaries. The context is around what are the opportunities and investments that could be included in a TIF district and TIF plan, keeping in mind existing district zoning in addition to thinking through potential zoning changes that could help facilitate the desired investments. Do we need to supplement/revise the steering committee's philosophy on inclusion/exclusion?
9. Roger added a background on how the boundary was formulated out of the steering committee conversation. The idea was to include some industrial land north of Sandy, extending as far south to I-84, including Sumner and 82<sup>nd</sup> which came out of the Cully district conversations, including

some single-family areas, and anchored by Neighborhood Prosperity Networks in the area. The requirement for the size is limited by the acreage and assessed value that were designated by the city council. This boundary is capturing a range of assessed values. The working group has asked to exclude railroad acreage which means that the boundary is currently within the acreage cap, there is a tiny bit of wiggle room with the current boundary. This is the only group that is within the cap and is almost as close to the cap as possible. Part of this conversation is about the philosophy for what is included and excluded from this potential district.

10. Camille transitioned to the [mural board](#) to start the interactive exercise to gather community input. The committee was given five minutes to add notes on what is missing from the proposed boundary.
  - a. *Question:* Is there any background information on the Sumner section and how the decisions around the boundary were made? *Answer:* The Sumner piece revolved around the commercial aspect and the adjacent residential. The boundary shape got a little warped in the mural board, the top part should be right on 82<sup>nd</sup> and the west of 82<sup>nd</sup> is part of the Cully district.
  - b. *Question:* Inverness Jail is excluded on this map, correct? *Answer:* That should not be included in the boundary.
  - c. *Question:* There is a lot of residential space in the boundary for what we are trying to do, is there any benefit of thinking about less residential and more business space, for example maybe extending down 105<sup>th</sup> and 122<sup>nd</sup>, or do we want that residential space for development? *Answer:* We will have a zoning map which will help get to this question. If there are fingers that can extend out of the main boundary to capture commercial corridors that you think would be great to include, we can play with that.
  - d. *Question:* When it comes to assessed value and we are looking at the properties that are high versus low, are assessed values going to jump? How do you look at a property's potential? *Answer:* Look at this in terms of the areas that could transform and be realized in this space, especially when we look at zoning changes. One of the things that is unique about this district is the industrial areas. The regulations around industrial land is restrictive so those areas will not jump in assessed value over time, everything else will go up with the market over time, especially if we are investing TIF district funds in the area. We are trying to keep the industrial area's value down to keep employers and employees in the area.
  - e. *Comment:* What we are looking at is the assessed value, in the future is going to be mostly market driven, which will go up over time. What we are trying to do in this project is increase the value of the neighborhood, in so doing incrementally increasing the value of each business and block with the idea that if you just let it get better, it will gentrify. If you engage the current residents in this process, then hopefully people can and will be able to stay, to become homeowners in the neighborhood so that the value that you see in the neighborhood is more than just the value of assessed value.
  - f. *Comment:* Level Beer and access to Linfield University are outside of the boundary. Creating pathways to connect both areas like a bike path should be considered.
  - g. *Question:* The map is good, the problem is that you have a neighborhood that is isolated on the other side of the 205, how do we ensure that they are included? Also, with the industrial land north of Sandy, how do we make sure that they are not pushed aside?

*Answer:* the goal here is to engage and start conversations with businesses and property owners in these areas. There is 30-years of relationship building that needs to happen. April is when we will start looking at the project list and thinking about what kinds of things to include in the TIF plan, so we can have this conversation about how to include and engage the industrial areas in this plan and the future five-year action plans.

- h. *Comment:* Overall, I feel good about the map. If I had to pick an area then I would agree that west of 205, including 82nd avenue, is the only area that feels a little disconnected from Parkrose & Argay. But, since we're inside the limit, if the group doesn't feel like it's broken, I'm good with the existing map.
  - i. *Question:* Is there a reason the Slough is not in here? *Answer:* The rationale is based on the initial work with the steering committee. The question is if the Slough goes in, why? And where do we pull away from? *Comment:* Slough trail has not been funded and it is one of the key green spaces in the area. *Response:* Is there an area you want to pull away from to capture the Slough Trail area? It might be interesting to discuss with Parks to see if there are specific places around the Slough Trail where we could partner with them. One thing to note is that if we move into more industrial lands around the trail, there will be less assessed value in that area which means less money for the district over time but if this is something that people are interested in, we can explore that as an option.
  - j. *Comment:* Also causing concern - Rossi Guisto Garre development - huge development in Argay - with the 45 percent must going towards affordable housing has potential to change character of neighborhood.
11. Roger discussed high level TIF investment opportunities, looking at example highlights from the Cully TIF District Plan.
- a. *Question:* This group has talked about climate resiliency, is that something that was considered in the Cully TIF Plan? How does that show up in the TIF Plan? *Answer:* These are very abridged versions of the Cully plan and there are climate related things baked into the Cully plan mainly in the implementation principles, but it is also present in the project list. Part of what we must work through is that a TIF district creates a specific pot of money, we must decide what this money will go toward and what needs to be funded from other sources.
  - b. *Question:* Any chance to see AV of last 30 years for the industrial area to our North to make sure we are optimizing the tax input? Maybe just the URA/TIF from that area? *Answer:* We will look for information to answer that question and we will follow up.
  - c. *Question:* To what extent can we fund projects in the industrial areas that will help create jobs for residents? *Answer:* This gets to the challenge of being a people-centered project with a physical improvement tool. There are several ways to process through this to ensure local folks are hired and supported. Local hiring provisions for example or it could be an implementation principle that could help achieve this as well. *Response:* I was thinking about funding help for land acquisition for expansion or building expansions that would drive growth, where the orgs would then agree to hire local neighborhood residents.
12. Roger presented the zoning map.

13. Camille moved into the second activity, prompting the committee to discuss and plot on the map where the assets and opportunities for investment are. Also thinking about TIF-eligible and non-TIF eligible opportunities.

- Gregory Heights Library
- Parkrose Hardware
- Parkrose High
- Jim Pepper House
- Rossi Farms
- Parkrose Argay Development plans, include middle wage housing from employees, how are they involved in this project?
- Luuwit View Park
- Senn's Dairy Park
- Space to develop around TriMet Stop
- Access to Greenway park
- O'Dear Bar and Grill
- Grocery Outlet
- Greenspace owned by PBOT
- Escape Bar and Grill
- Columbia Slough Watershed
- Bistro23
- Historic Parkrose Office
- Grange (up for sale soon)
- Good World Chinese
- Slough Trail
- COR Disposal & recycling – climate and job growth opportunities
- MCDD for use of the cross-levee
- Prologis site (contentious planned development)
- Multifamily housing near Prescott Elementary
- Linfield University
- Level Beer
- Bike Path
- Hong Phat Market
- 102<sup>nd</sup> Ave Convenience Store
- Ballot Drop Off
- Prescott elementary
- ODOT facility on Marx and the I-205 bike path
- Baxter auto
- El Yucateco food cart
- Expansion of food cart area
- St Vincent Food Pantry
- Parkrose Permaculture
- Parkrose Village - empty buildings - make that a place where people's needs could be met without leaving the neighborhood.

- Hotels - activate hotels so they welcome tourists. Give tourists a reason to stay in Parkrose.
- Transit - activate Parkrose transit Center so as closest area to airport we capture tourists here - see hotels above.
- Grange Hall - use as agricultural community asset.
- Green spaces Slough trail and connection with 40 mile trail/Marine dr.
- ODOT hwy - Sandy blvd - as the main connector through the area how can it be created as an asset?

14. Comments:

- a. Slough access is gated off right now, but it would be great to reopen that.
  - b. ODOT owns property by the I-205 bike path that could be a good opportunity for investment.
  - c. Greenspace owned by PBOT off 122<sup>nd</sup> by the high school, it could be built out to be more of a nature park and be a nicer public space.
  - d. The grange does not have much membership and there is damage to the building that they cannot afford to repair so it will go up for sale. It has been a community gathering space for a while and it could continue to be a community gathering space with some investment.
  - e. O'Dear Bar and Grill is sort of a neighborhood club house.
  - f. The TriMet stop/transit center with the Max line could be developed with food carts and is accessible.
  - g. Escape bar and grill is an LGBTQ space that is important to the community.
  - h. Hong Phat Market is a Southeast Asian grocery store.
  - i. Parkrose Hardware is a beloved neighborhood business.
  - j. Gregory Heights library at 79th and Sandy. It's the only library in the area. Next "closest" is Midland.
  - k. Among the things added was expanding the food cart area where El Yucatán is, working on the levee near 138th which could be greenway & park space, and COR Disposal & Recycling for climate projects and job growth opportunities.
  - l. Prologis site, yes. They were very helpful with a section of slough trail near NE 33rd. It's possible for them to be good partners.
  - m. There is a swath of multifamily zone land close to the freeway just outside of the boundary and just wanted to flag that to the group. It could be an opportunity for additional preservation and future multifamily development. In terms of affordable housing development and finance, there is a lot of single-family housing in the district but most of the opportunities for deepest affordability and preservation is multifamily housing and development.
15. Kathryn Hartinger flagged a few of the sites that were identified outside of the boundary. Are folks interested in seeing scenarios that capture some of those areas with some of the areas that are currently included taken out? Are there any strong feelings about this? Let us know by the end of this week if you have something you would like us to consider.
16. Camille reviewed the next steps and closed the meeting.