



DOWNTOWN PORTLAND CLEAN AND SAFE

**PROPOSAL FOR EXPANSION,
RATE STRUCTURE REVISION,
AND EARLY RENEWAL**

ENHANCED SERVICES DISTRICT PROGRAM

DEVIN REYNOLDS, ESD COORDINATOR

WWW.PORTLAND.GOV/VENUES/ENHANCED-SERVICES-DISTRICTS

5PM TO 6:30PM SEPTEMBER 9, 2024 & SEPTEMBER 19, 2024





AGENDA

INTRODUCTION	2 MIN
OVERVIEW OF AN ENHANCED SERVICES DISTRICT (ESD)	5 MIN
OVERVIEW OF DOWNTOWN PORTLAND CLEAN AND SAFE ESD	2 MIN
OVERVIEW OF ESD PROGRAM RECOMMENDATIONS AND IMPLEMENTATION	5 MIN
DOWNTOWN PORTLAND CLEAN AND SAFE ESD PETITION PACKET	10 MIN
RATEPAYER OUTREACH AND ENGAGEMENT	1 MIN
DOWNTOWN PORTLAND CLEAN AND SAFE PRESENTATION	25 MIN
Q&A	40 MIN



PRESENTERS

CITY OF PORTLAND ESD COORDINATOR

DEVIN REYNOLDS

CITY OF PORTLAND REVENUE & TAX SPECIALIST V

ROGER KOPPY

**DOWNTOWN PORTLAND CLEAN AND SAFE
EXECUTIVE DIRECTOR**

MARK WELLS

**DOWNTOWN PORTLAND CLEAN AND SAFE
OPERATIONS DIRECTOR**

STEVE WYTCHERLEY

**DOWNTOWN PORTLAND CLEAN AND SAFE
DOWNTOWN ADVOCACY COORDINATOR**

MEIKELO CABBAGE



WHAT IS AN ESD?

- ESDs are governed by [City Code 6.06](#) of the Portland City Code and Charter.
- ESDs are created by local stakeholders of a given district, approved by City Council, funded by property management license fees, managed locally by a non-profit District Management Association (DMA), and guided by a Board of Directors comprised of ratepayers.
- There are thousands of similar organizations across North America.
- These types of organizations are also called Business Improvement Areas (BIAs) and Business Improvement Districts (BIDs).



WHAT IS AN ESD?

- Motivations for Forming an ESD
 - ESDs provide district-wide and district-specific enhanced services that are beyond the basic services provided by the City. Often times, these district-specific enhanced services fall into the following categories:
 - Leadership
 - Economic Development
 - Policy & Advocacy
 - Organizational Management
 - Planning, Design, and Infrastructure
 - Public Space Management & Operations
 - Marketing, Communications, & Events



WHAT IS AN ESD?

- Examples of ESD services can include:
 - Leadership
 - Central City Coalition
 - Economic Development
 - Business and Tourism attraction
 - Policy & Advocacy
 - Convening local elected officials
 - Organizational Management
 - Regular meetings with Board of Directors comprised of ratepayers
 - Planning, Design, and Infrastructure
 - District-wide janitorial services
 - Public Space Management & Operations
 - District-wide community safety
 - Marketing, Communications, & Events
 - Coraline's Curious Cat Trail



WHAT IS THE DURATION OF AN ESD?

- City Council approves ESDs for 10-year lifecycles that are governed by five-year contracts.

WHO IS AN ESD RATEPAYER?

- Chapter 6.06 of the Portland City Code and Charter defines a ratepayer as someone who engages in property management activities within a district
- Ratepayers typically include:
 - Commercial property management companies
 - Residential property management companies
 - Apartment management companies
 - HOA management companies



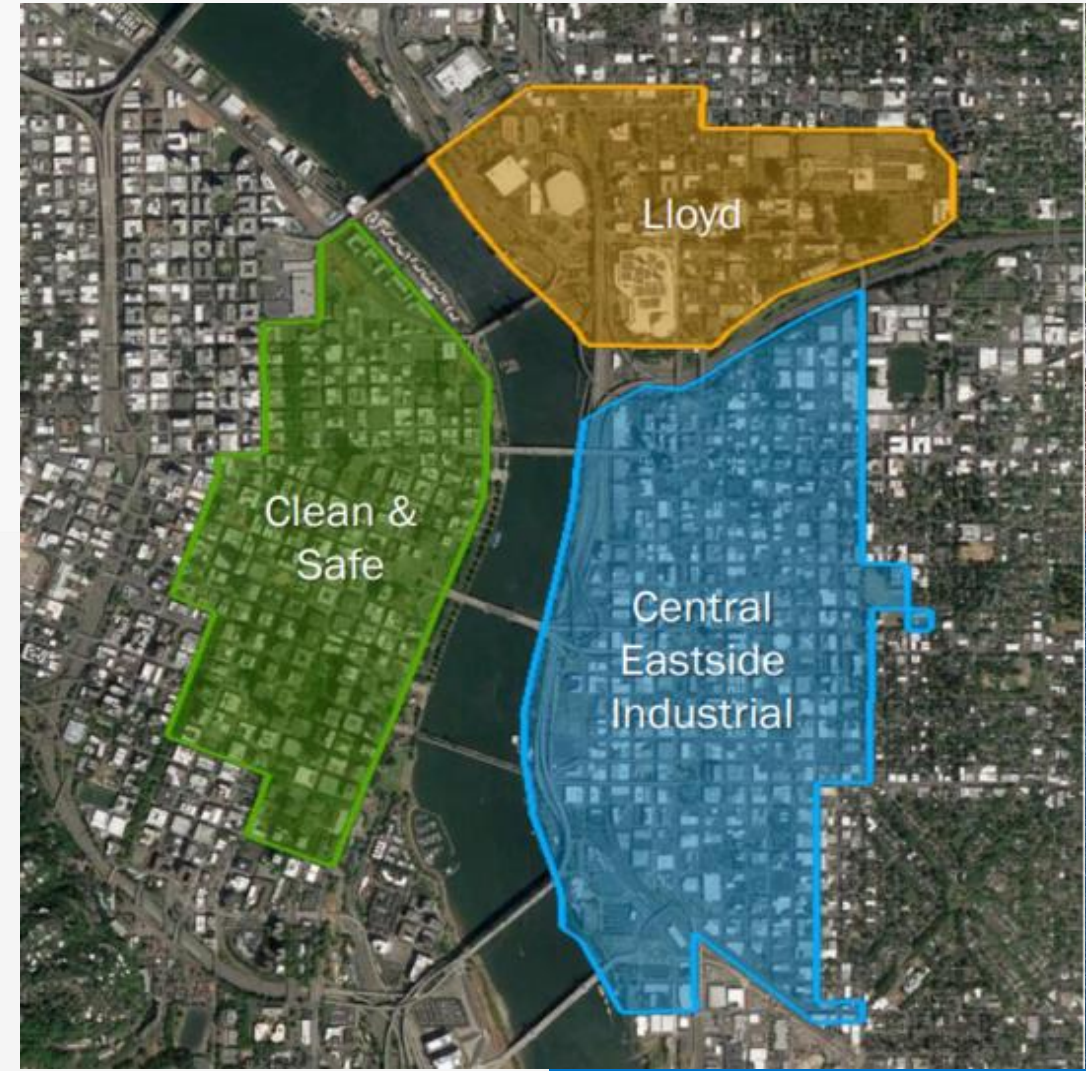
WHAT OVERSITE DOES THE CITY HAVE?

- Contracts between the City and ESDs are overseen by the City's ESD Coordinator
- The ESD Coordinator is an ex-officio, non-voting member of each ESD's Board of Directors
- ESDs are required to:
 - Regularly hold Board of Director meetings
 - Develop and broadly share annual report with ratepayers and stakeholders
 - Present an annual report to City Council
 - Make financial reports and statements available to ESD Coordinator on a quarterly basis
 - Provide tracking measures on all programs to ESD Coordinator on a quarterly basis



HOW MANY ESDS DOES THE CITY HAVE?

- [Central Eastside Together](#)
 - Established in 2019
- [Downtown Portland Clean and Safe](#)
 - Established in 1988
- [Lloyd ESD](#)
 - Established in 2001



DOWNTOWN PORTLAND CLEAN AND SAFE (DPCS)

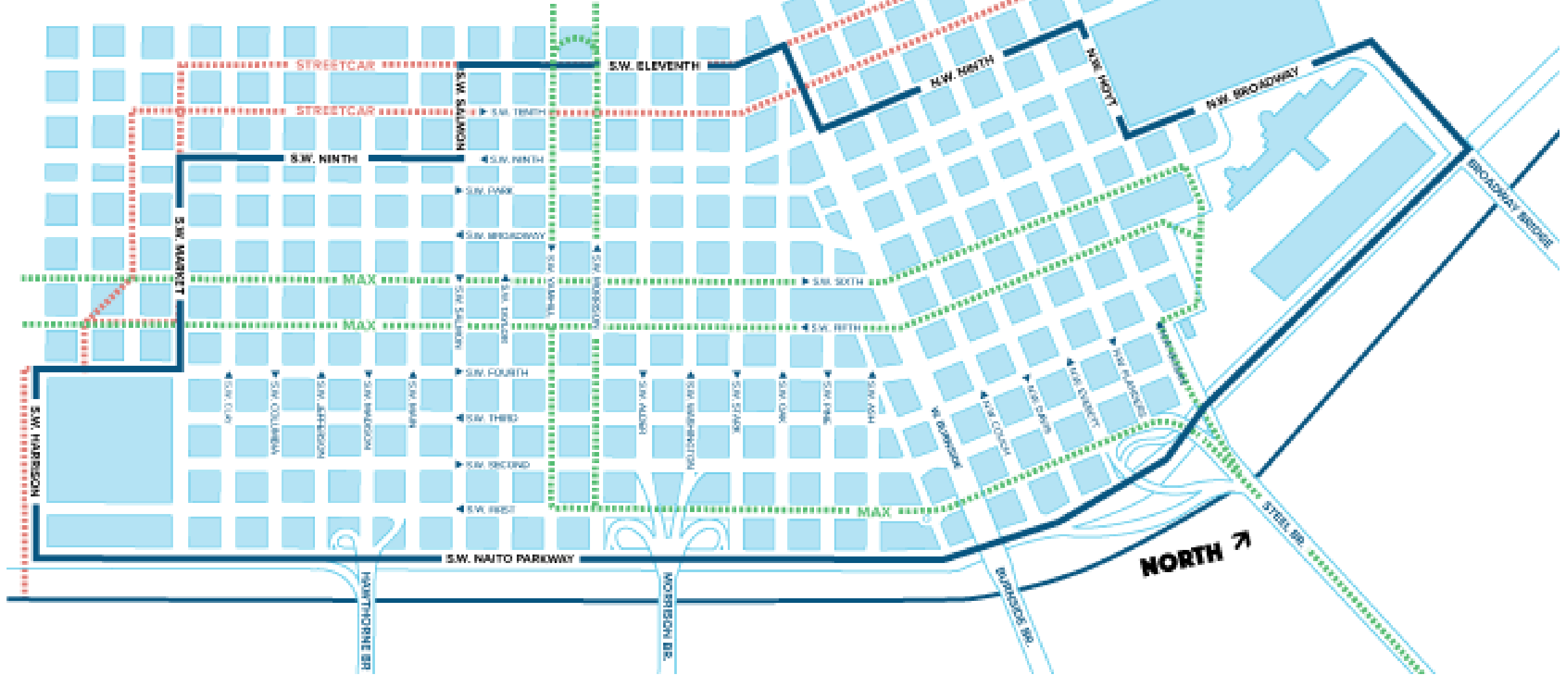
- Formed in 1988 as Portland's first ESD
- Last renewed for a 10-year lifecycle in 2021
- District covers 213 city blocks
- Approximately \$7.4M operating budget (2023-2024)
- Staffs 4 full-time employees and shares 7 more with Portland Metro Chamber



DOWNTOWN PORTLAND CLEAN AND SAFE (DPCS)

- DPCS services include:
 - Janitorial Program
 - Public Safety Program
 - Crow Abatement
 - Sidewalk Ambassadors
 - Retail Programs
 - Community Outreach Program
 - Holiday Lighting and Amenities
 - Downtown Programming and Activations

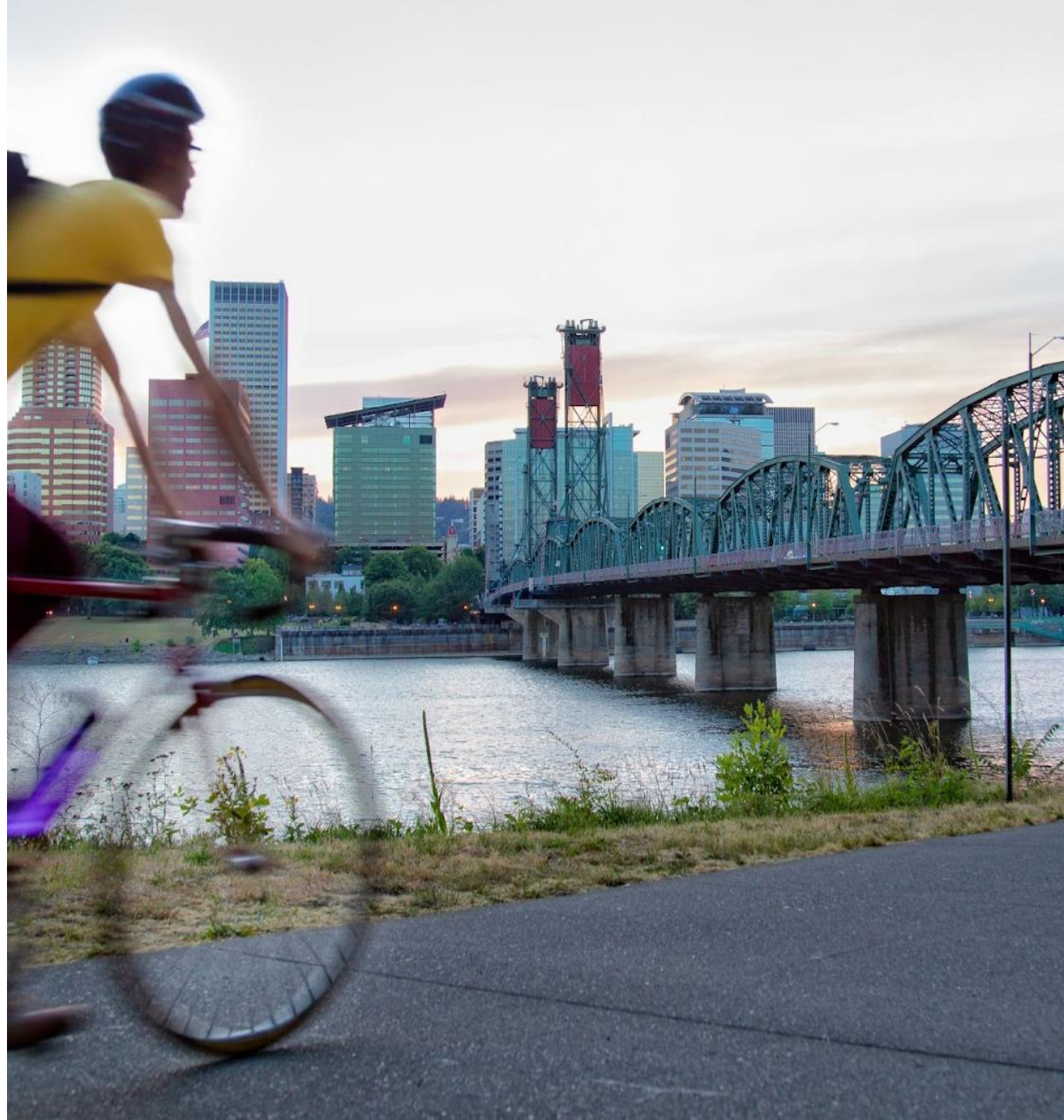




CURRENT DOWNTOWN PORTLAND CLEAN AND SAFE ESD BOUNDARIES

ESD PROGRAM RECOMMENDATIONS

- [BDS Planning & Urban Design](#) (BDS – now called Uncommon Bridges) was hired in 2023 to respond to [2020 audit of the ESD Program](#)
- BDS is an international expert in the ESD field and is a member of the [International Downtown Association](#)
- BDS reviewed documents and interviews from the 2020 audit, conducted new interviews, researched industry best practices, and authored a report containing their assessment and recommendations for the ESD Program
- BDS presented recommendations to City Council in February 2024



ESD PROGRAM RECOMMENDATIONS

- BDS recommendations that are being implemented currently, guiding DPCS's ESD Petition process include:
 - Develop consistent guidelines for formation, renewal, and/or expansion of ESDs
 - ESD Petition Packet
 - Develop and maintain an ESD Handbook
- BDS recommendations that would be implemented if DPCS's ESD Petition is successful include:
 - Develop ESD assessments based on publicly available metrics
 - Consider implementing a residential rate cap



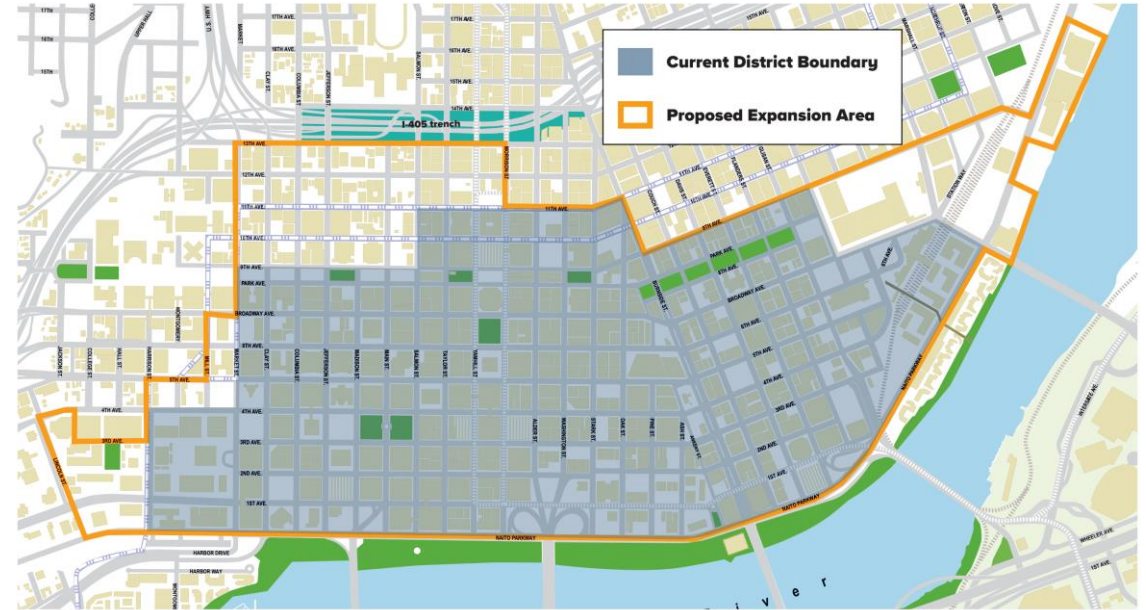
ESD PROGRAM RECOMMENDATIONS

- [Click here](#) for the Full BDS report
- [Click here](#) to find the ESD Petition Packet and ESD Handbook
 - ESD Handbook is coming soon....



DOWNTOWN PORTLAND CLEAN AND SAFE'S ESD PETITION INCLUDES ASKING THE CITY TO:

- Expand ESD boundaries by approximately 60 blocks (from 213 to approximately 273)
- Revise assessment formula, simplifying it and basing it on publicly available metrics
- Implement a residential rate cap for all residential properties
- Early renewal of ESD 10-year lifecycle





PROPOSED CLEAN & SAFE DISTRICT PROPERTY MANAGEMENT LICENSE FEE RATE CHANGES

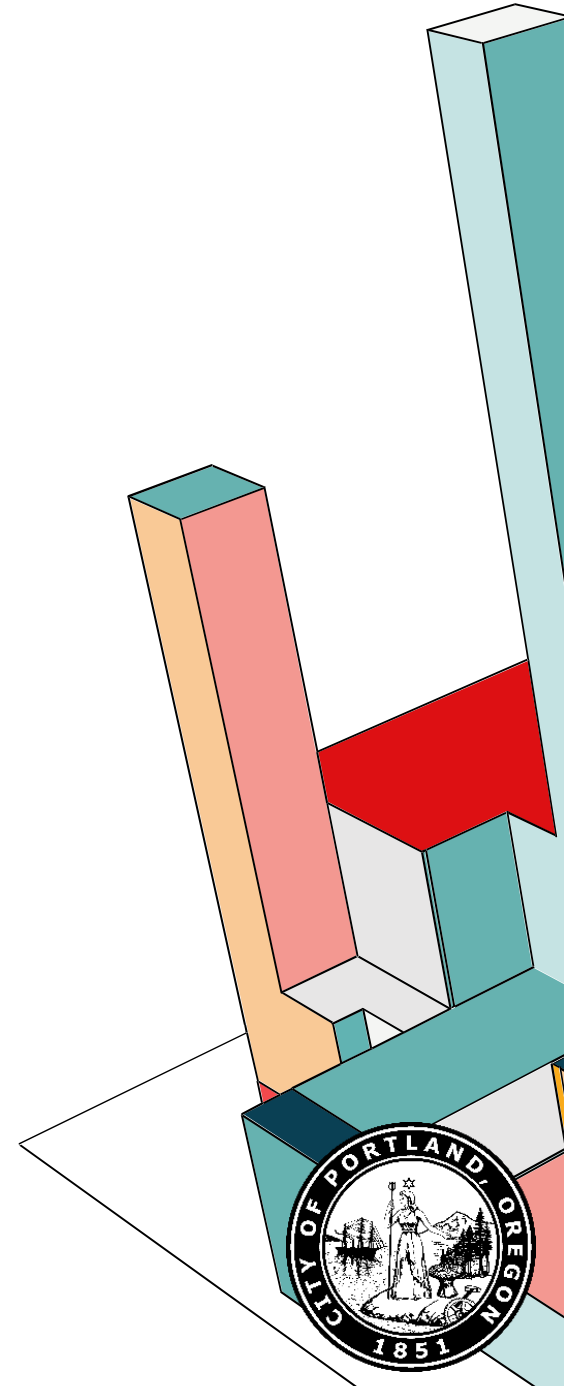
REASONS CHANGE IS NEEDED

- DATA RECENCY AND AVAILABILITY FOR USE BY THE CITY'S REVENUE DIVISION
- TRANSPARENCY FOR RATEPAYERS
- SIMPLIFICATION



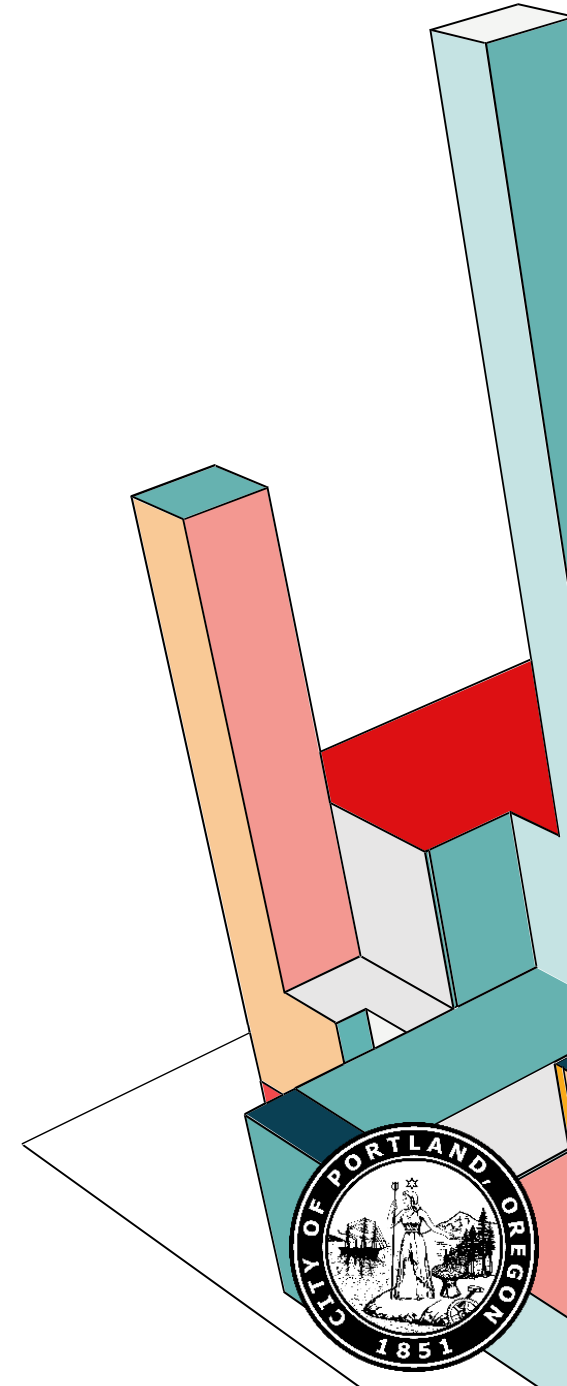
CURRENT RATE CALCULATION

1. **\$0.87 per \$1,000** of Assessed Value from the 1993 property tax year OR **\$73 (business)/\$68 (residential) per square foot** for new buildings after July 2001, PLUS
2. **\$5.52 per 290 square feet** of land and improvements for business use (**\$5.52 per 725 square feet** for residential use), PLUS
3. **\$0.46 per pound** of passenger elevator capacity, PLUS
4. A **surcharge** or **discount** of **2.5%** of the sum of items 1 – 3 (does not apply to residential use), PLUS
5. A general surcharge of **15%**, PLUS
6. A lighting and amenities fee of **1.401 cents** per square foot of improvements (does not apply to residential use), PLUS
7. A **20.03%** cumulative inflation adjustment from 2001 – 2011, PLUS
8. **Annual inflation adjustments** after 2011 based upon the Consumer Price Index



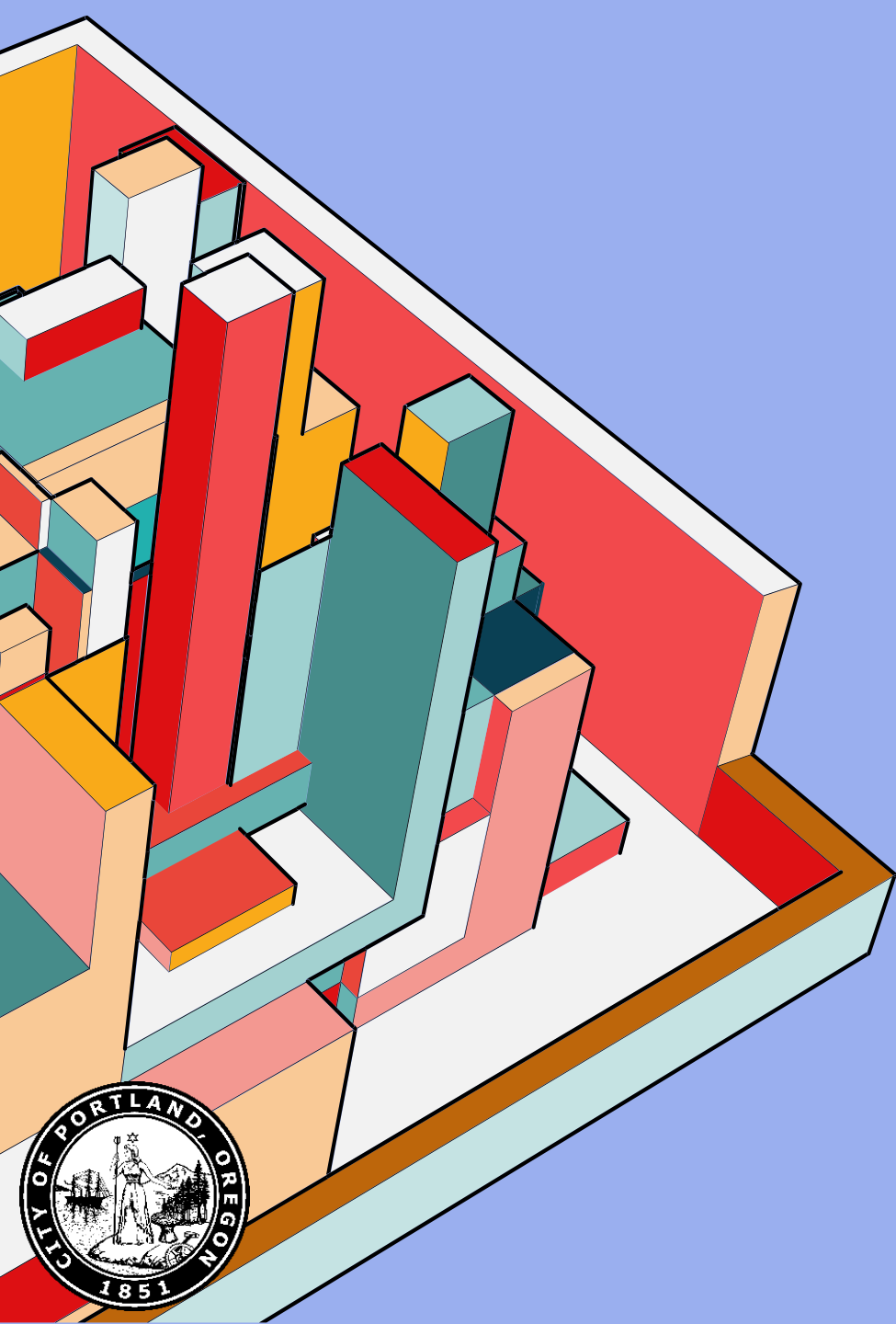
PROPOSED RATE CALCULATION

1. **\$0.97 per \$1,000** of Assessed Value from the 2023 property tax year (updated every five years), PLUS
2. **\$5.52 per 290 square feet** of improvements, PLUS
3. **1.9 cents** per square foot of land (equivalent to \$5.52 per 290 sq ft), PLUS
4. A general surcharge of **18%**, PLUS
5. A lighting and amenities fee of **1.401 cents** per square foot of improvements (does not apply to residential use), PLUS
6. **Annual inflation adjustments** after 2023 based upon the Consumer Price Index
7. A cap of **\$200 per residential condo or market rate apartment unit**



SUMMARY OF CHANGES

- **Updates** the base year for the Assessed Value of Improvements from 1993 to 2023 (**updated** every five years thereafter) and **eliminates** the alternate flat rate for buildings built or renovated after 2001,
- **Increases** the Assessed Value rate by 10 cents/sq ft,
- **Increases** the residential rate per square foot equal to the business rate,
- **Changes** the land calculation to a rate per square foot, consistent with the Lloyd and Central Eastside districts,
- **Eliminates** elevator capacity from calculation,
- **Eliminates** the 2.5% surcharge/discount,
- **Increases** the general surcharge by 3%,
- **Updates** the base year for annual inflation adjustments from 2001 to 2023,
- **Adds** a cap per residential condo or apartment unit



DPCS' PROPOSAL FOR EARLY RENEWAL OF ESD

- DPCS was last renewed in October 2021 and is currently slated to sunset on September 30, 2031 with opportunity to renew for another 10 years.
- Given the proposed updates to the DPCS ESD (e.g., boundary change and rate structure revision) that would impact current, and potential new ratepayers, an early renewal to create a brand new ESD is being requested.
- If approved by City Council later this year, the new boundaries, rate structure, and 10-year lifecycle will go into effect in Q3 of 2025, and the new 10-year ESD lifecycle will begin at that time.



RATEPAYER OUTREACH AND ENGAGEMENT

- DPCS's efforts included:
 - Public info session - June 24, 2024 (St. Stephens Episcopal Church)
 - Public info session - July 8, 2024 (Lincoln High School)
 - One-on-one and group meetings with ratepayers
 - Canvassing with fliers – June and July 2024
 - Notification via DPCS's website
 - www.downtownportland.org/clean-safe-explores-potential-district-expansion/
 - Notification via Instagram, LinkedIn and Facebook
- City efforts included:
 - Post card mailing to 593 ratepayers in late August 2024
 - Notification via ESD webpage
 - www.Portland.gov/venues/enhanced-service-districts
 - Public meeting on September 9, 2024
 - Public meeting on September 19, 2024
 - Ratepayer support gauged September 2024
 - Post card mailing to 593 ratepayers in early October 2024
 - City Council hearing with public testimony currently slated for October 31, 2024



RATEPAYER OUTREACH AND ENGAGEMENT

- [Click here](#) to find DPCS's ESD Petition Packet
- [Click here](#) if you wish to file official opposition to DPCS's Petition
 - You must be an official ratepayer as defined in [City Code 6.06](#), to file official opposition
 - Official opposition will be collected through the end of September 2024 via the weblink above
 - Support or opposition, regardless of being an official ratepayer, can also be voiced during City Council Hearing, currently slated for October 31.



EXPANSION COMMUNITY ENGAGEMENT

SUMMER 2024



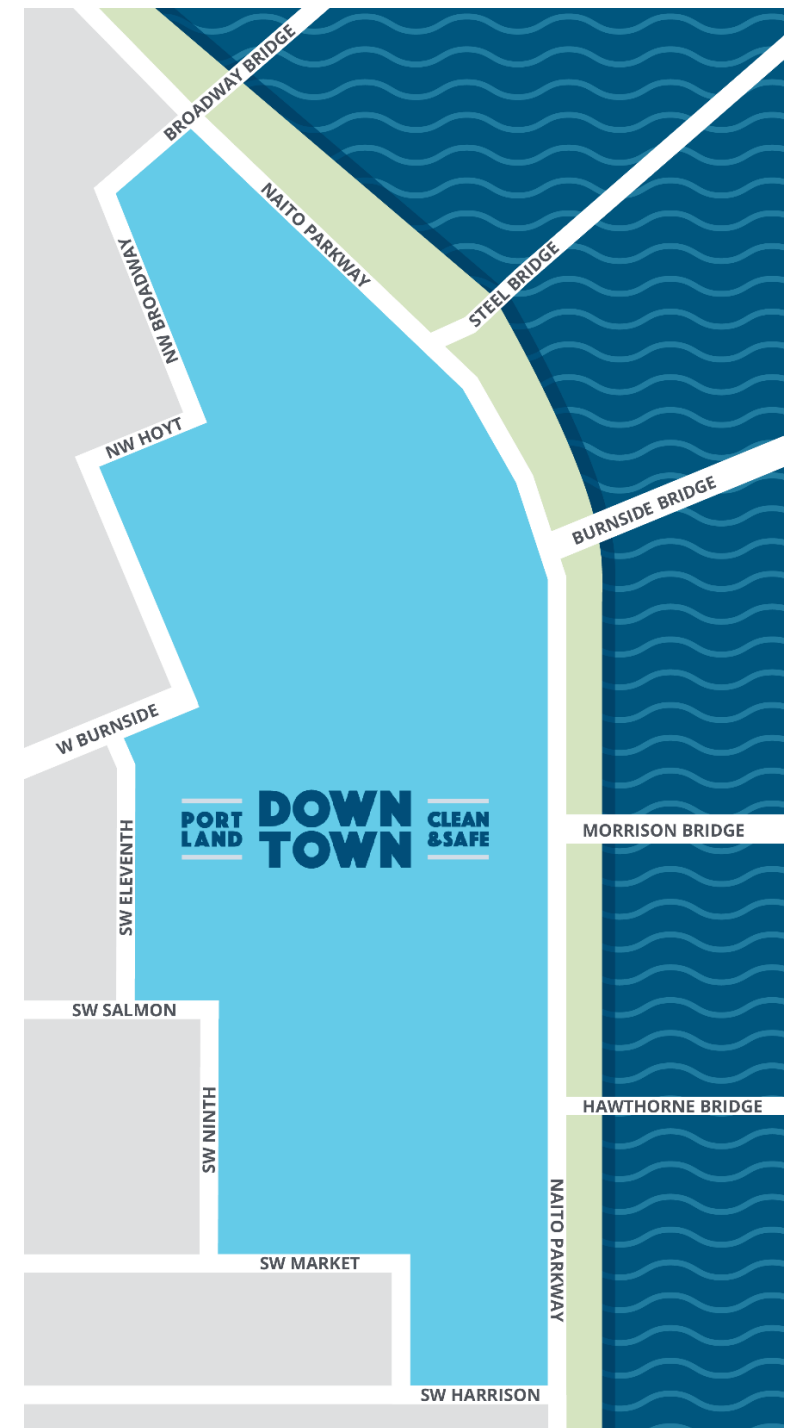
PORTLAND **DOWN TOWN** CLEAN & SAFE



- PORTLAND POLICE BUREAU
- CITY OF PORTLAND MAYOR'S OFFICE
- CITY COUNCIL
- MULTNOMAH COUNTY DISTRICT DA OFFICE
- MULTNOMAH COUNTY CHAIR AND COMMISSIONERS
- BUREAU OF EMERGENCY MANAGEMENT/911
- STREET SERVICES COORDINATION CENTER
- **311**
- HELPING HANDS REENTRY OUTREACH CENTERS

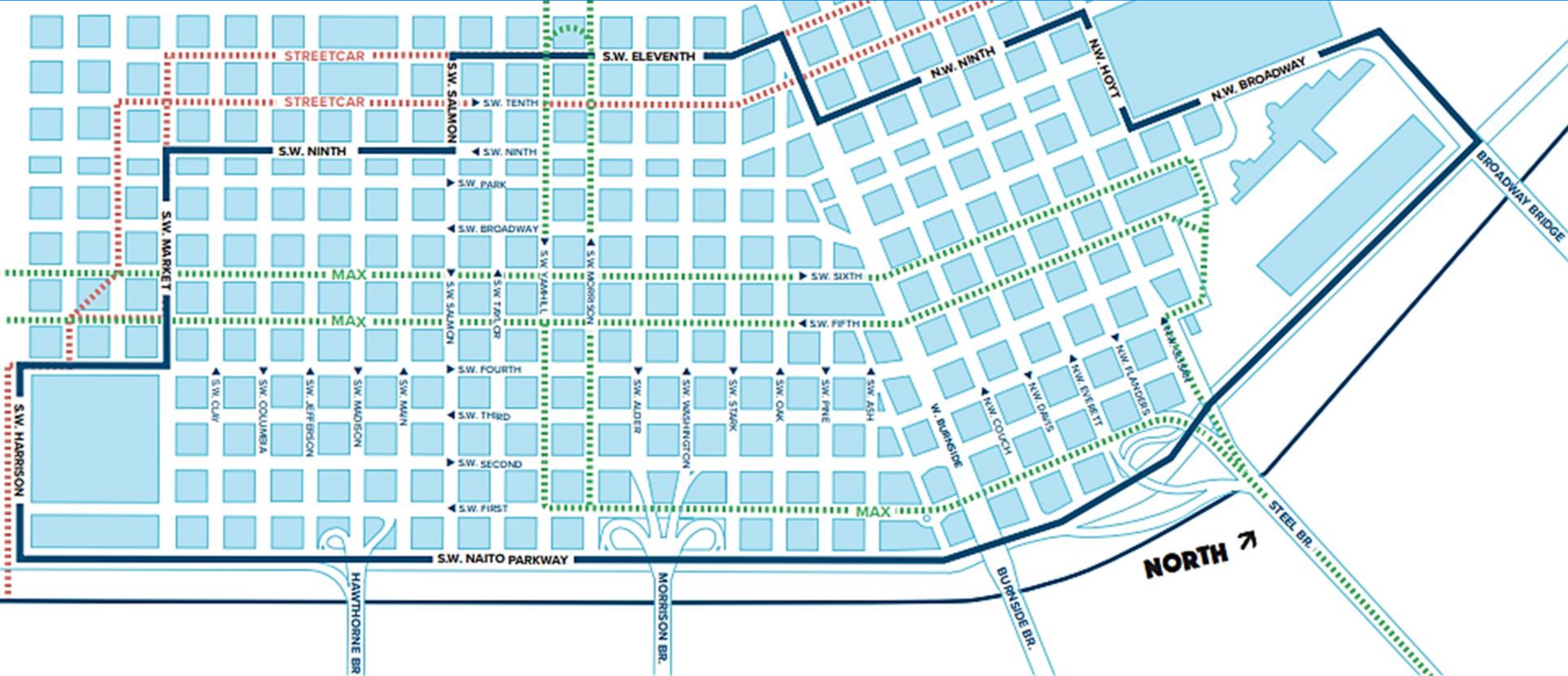
About Downtown Portland Clean & Safe:

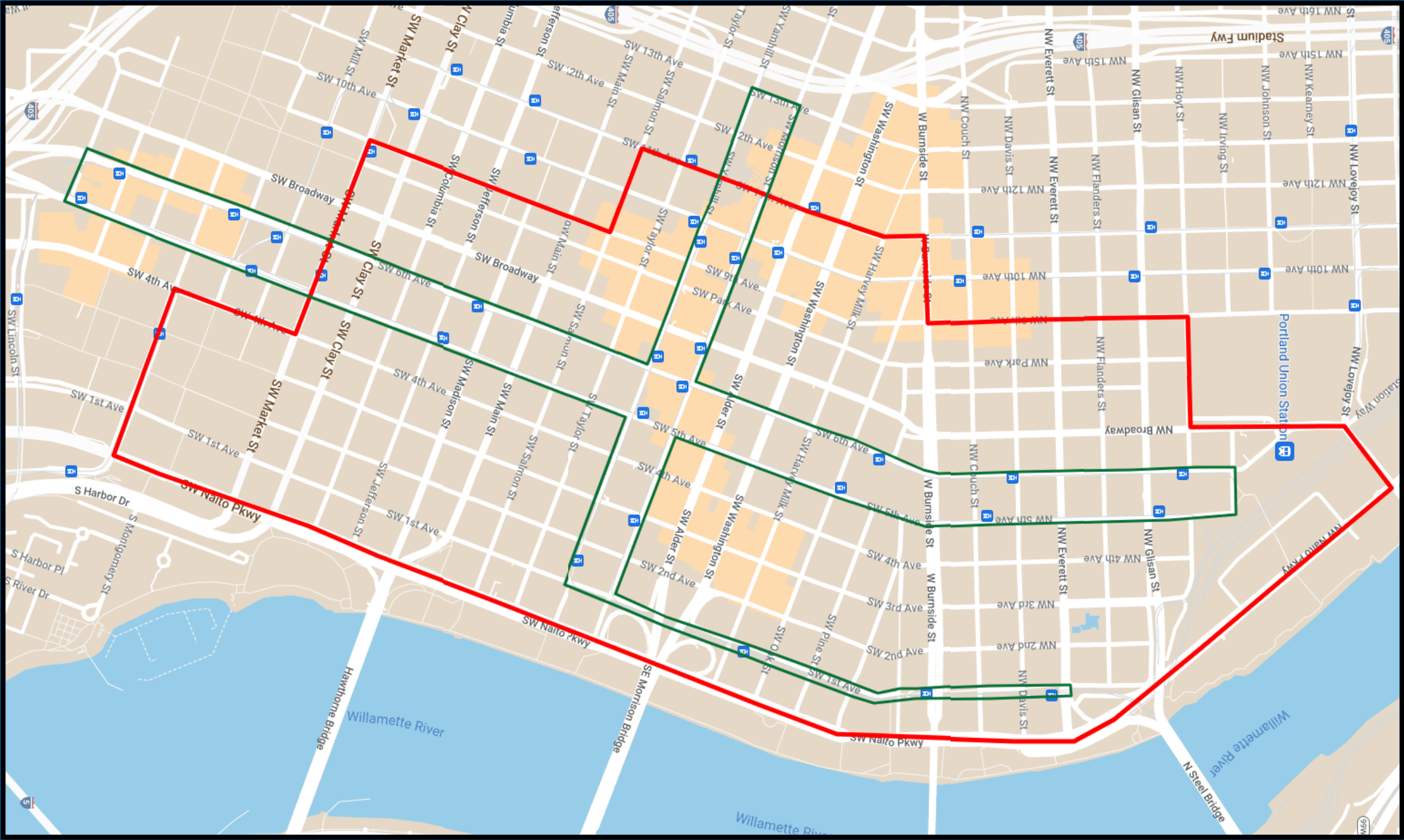
- Enhanced service district, est. 1988
- 501(c)3 nonprofit
- Independent board of directors
- Focused on 213-blocks in Downtown Portland
- Providing enhanced safety, cleaning, retail support, and economic development
- Manage holiday lighting district



CORE PROGRAMS:

- **PUBLIC SAFETY IN THE PUBLIC RIGHT OF WAY**
- **JANITORIAL SERVICES IN THE PUBLIC RIGHT OF WAY**
- **STREET OUTREACH SERVICES**
- **BUSINESS SUPPORT AND RETENTION**
- **PLACE MANAGEMENT AND ACTIVATIONS**





Multnomah Athletic Club

Providence Park

Movement Portland

The Fields Park

Jamison Square

Willamette River

405

405

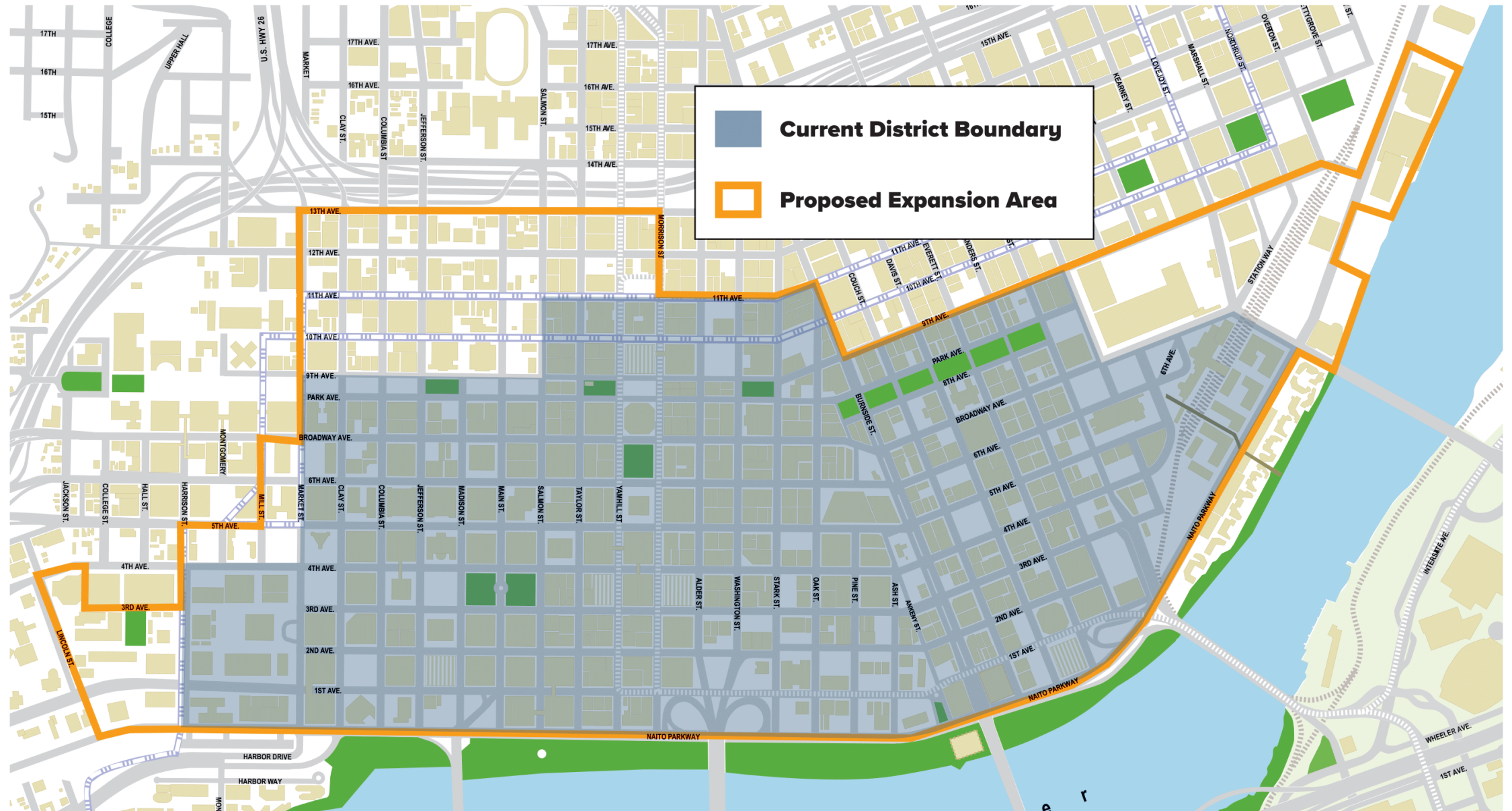
Oregon Historical Society

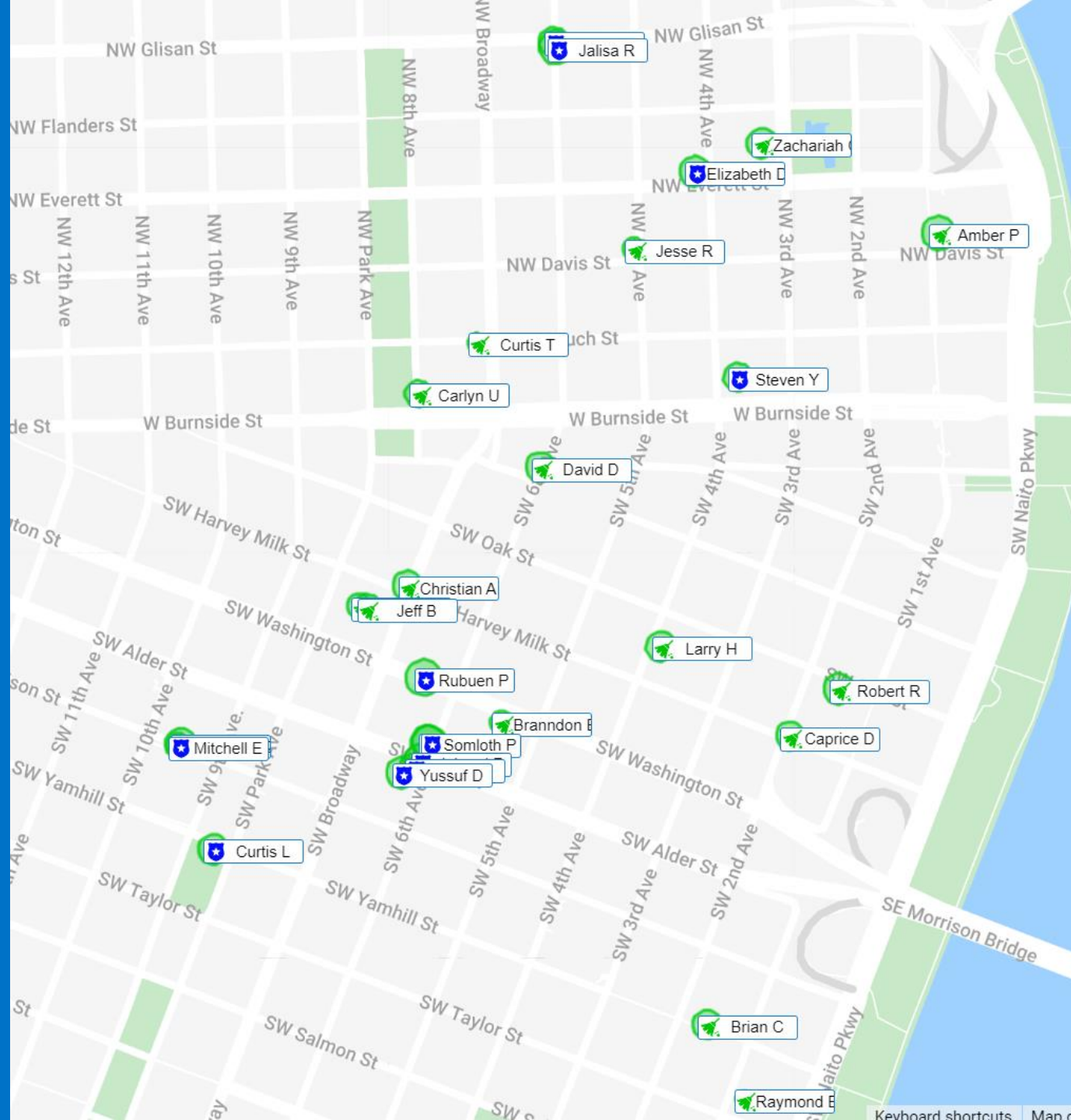
Portland State University

Pioneer Courthouse Square

Mill Ends Park - Worlds Smallest Park







About Downtown Portland

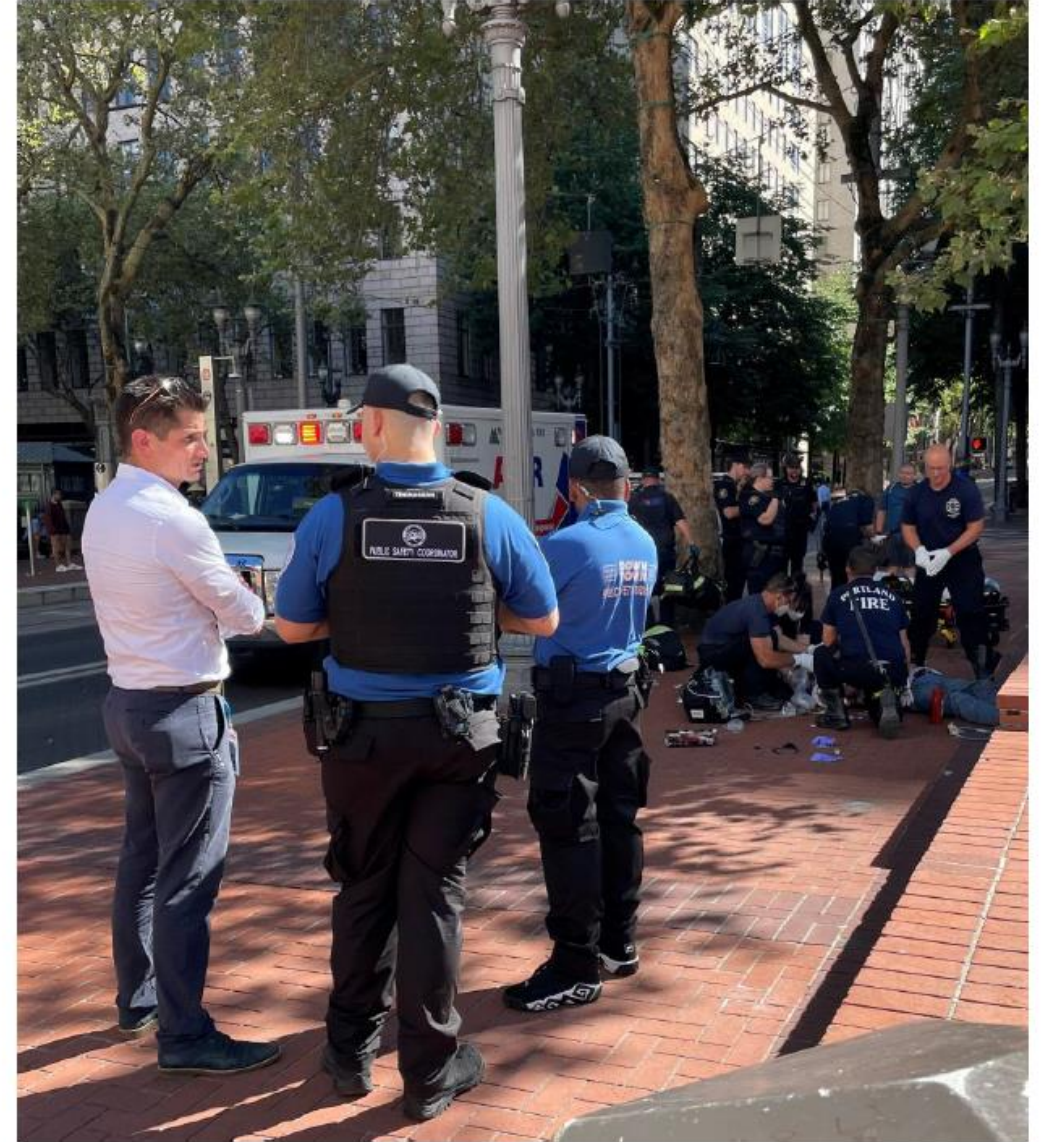
Clean & Safe – Safety Program:

1. Provide a presence of public safety on the street, sidewalks and other public areas within the District by walking foot beats and performing bicycle and vehicle patrols to observe, report, and mitigate street disorder;
2. At the request of the Portland Police Bureau, engage in problem solving to reduce the fear of crime and prevent street disorder.
3. Attempt to stop criminal conduct and street disorder wherever possible by observing and reporting such conduct and disorder to the Portland Police Bureau.
4. No participation in arrests or criminal investigations except in an emergency; when specifically requested or directed by Portland Police Bureau officers to assist.
5. Apply community policing and crime prevention strategies to identify stakeholders and focus efforts to reduce community disorder.

Enhanced Safety Program

Type of Calls

- Asking people to move along (low level trespass)
- Drug use in doorways, sleeping in doorways against private property, etc.
- Welfare Check (persons distressed, overdosed, concerning behavior, deceased persons, etc.)
- Aggressive behavior, unsafe activities, crime occurred
- Business Assists and Citizen Assist
- Medical Assistance



CALLS FOR SERVICE: 503-388-3888

911

- CRIME IN PROGRESS
- VIOLENT INCIDENT
- WEAPON INVOLVED
- IF EVERYONE FEELS UNSAFE WITH THE SITUATION

**LOW LEVEL TRESPASS*



**DOWN
TOWN**
PORTLAND
CLEAN & SAFE

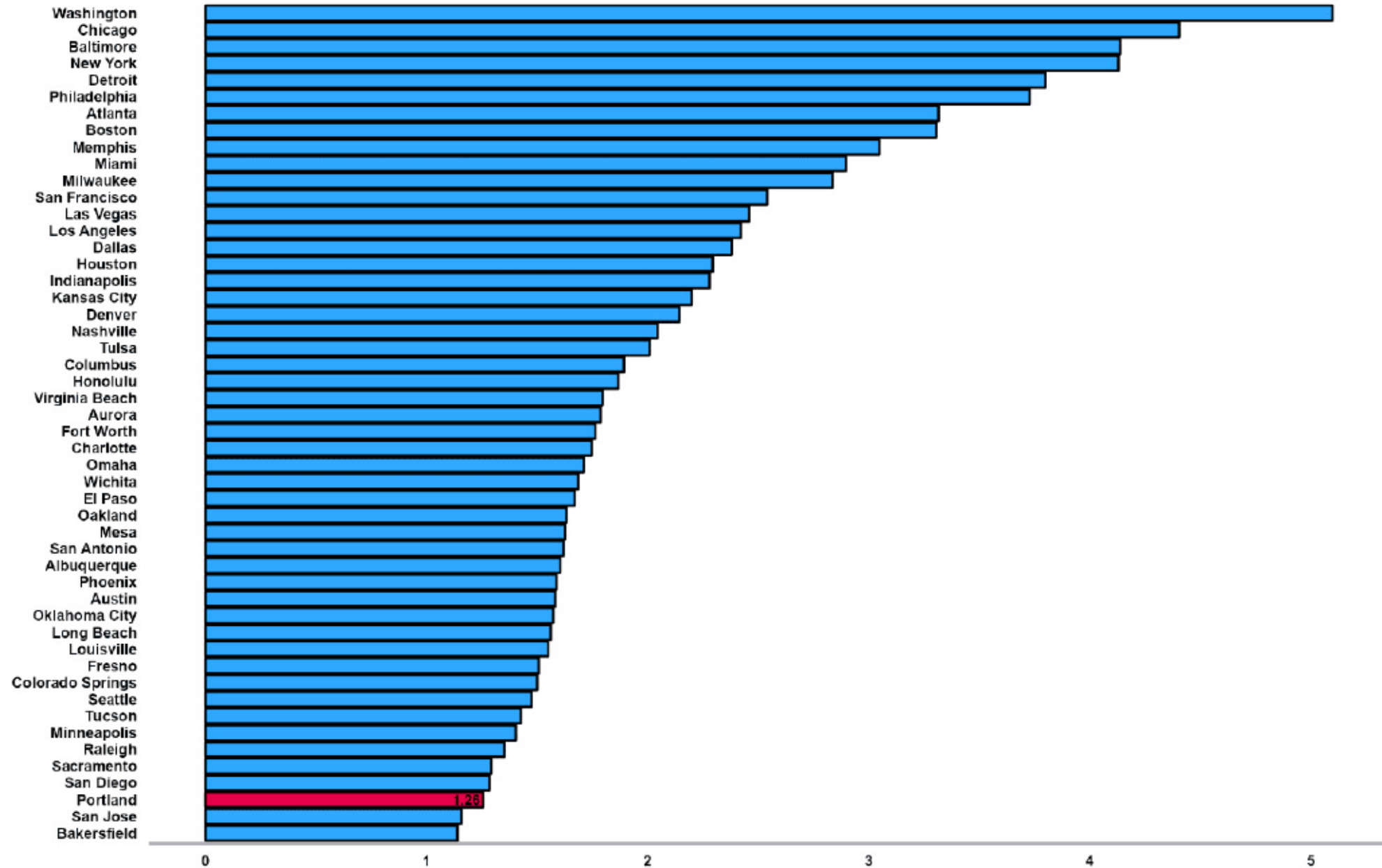
- WELFARE CHECK
- UNWANTED PERSON / LOITERING
- DISORDERLY CONDUCT
- SOMETHING LOOKS UNUSUAL
- ASSIST WITH GETTING TO/FROM
- CRIME IN PROGRESS AND **911** HAS BEEN CALLED
- LOW LEVEL TRESPASS

Portland Police Partnership 2800 Bike Unit

- Tuesday – Saturday 0730 to 2230
- When fully staffed: 1 x Sergeant and 8 x Bike Officers
- Carry both PPB Radio and Clean and Safe Radio. Monitor Clean and Safe Radio and respond to requests for LE support



Police-to-Population Ratio, Top 50 Cities (2022)



Total Sworn Members (All Ranks): 803

Total Officers: 554

Officers in Training: 109

Officers Non-Patrol: 126

Officers Leave of Service: 28

Patrol Officers: 293

East Officers: 103

Central Officers: 101

North Officers: 89

Authorized Sworn 2023: 881

Authorized Sworn 2021: 882

Authorized Sworn 2020: 916

Authorized Sworn 2019: 1001

Authorized Sworn 2009: 1004

Authorized Sworn 2005: 1035

DOWNTOWN PORTLAND CLEAN & SAFE SAFETY TEAM STAFFING:

Public Safety Team is staffed through two sources, Clean and Safe ESD and Portland Mall Management (PMMI)

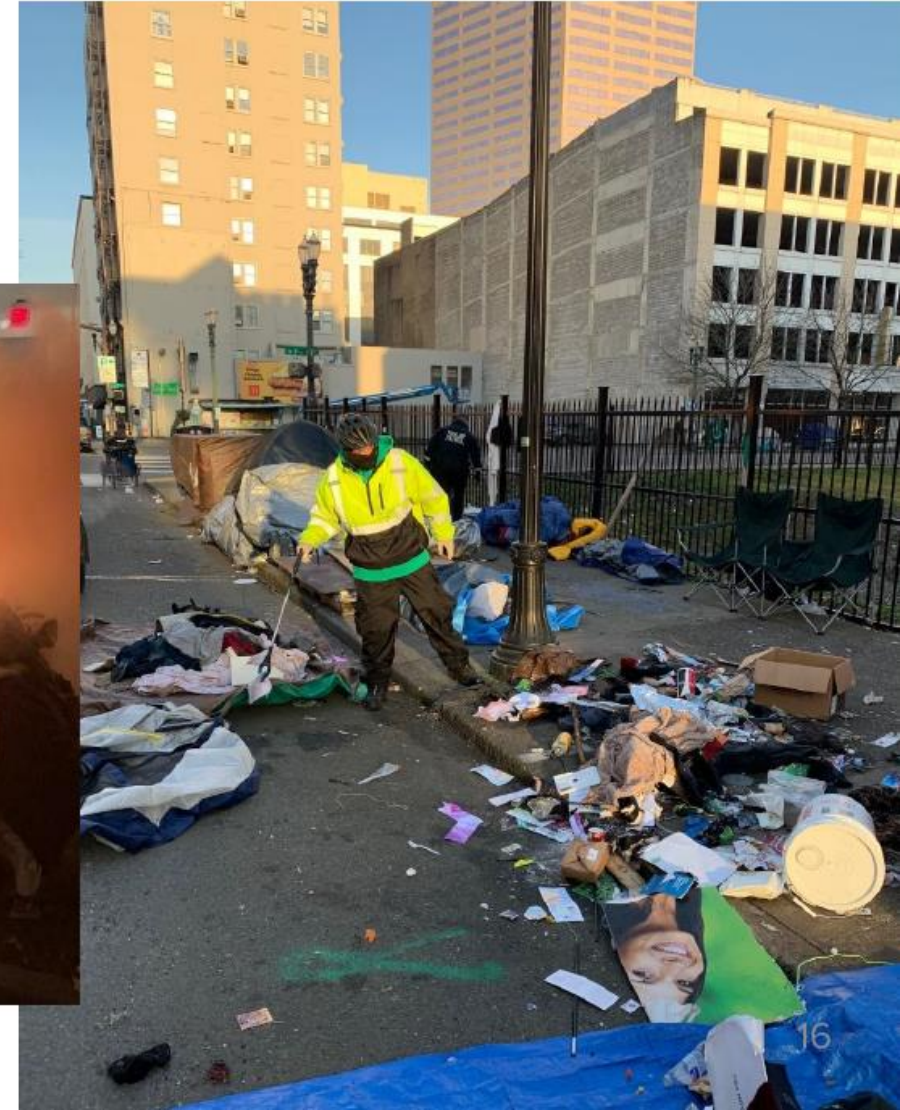
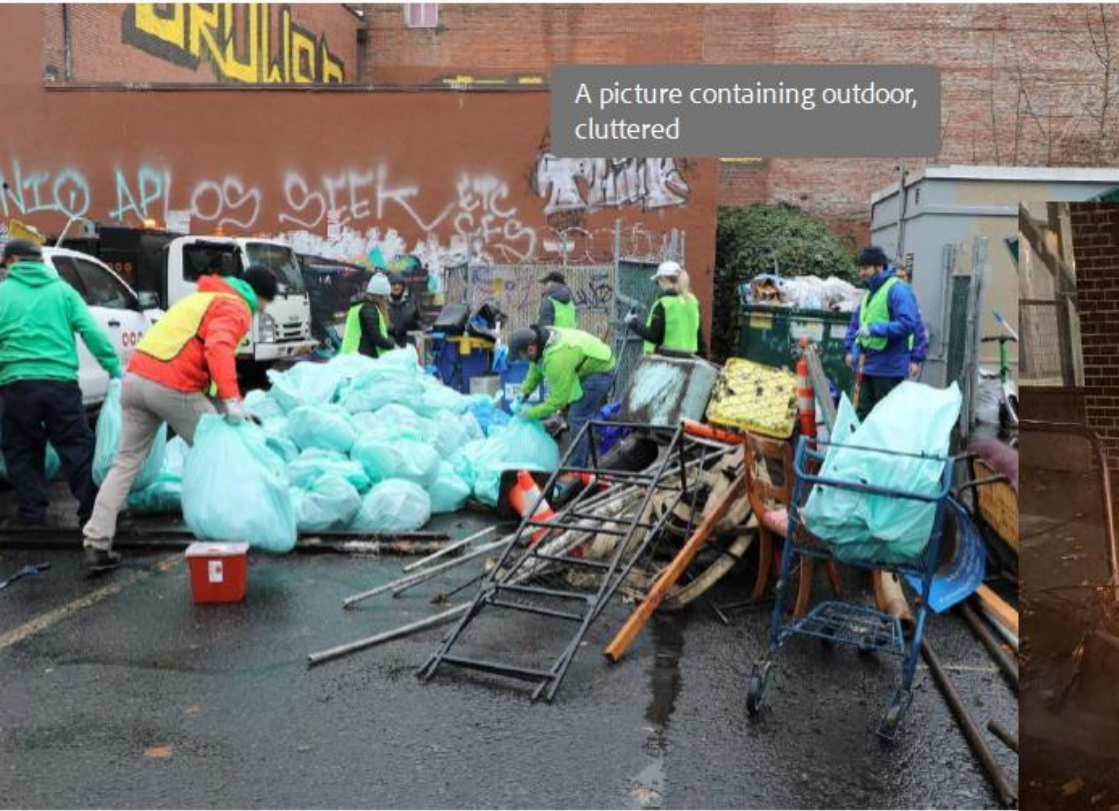
- Management: 1 x Armed Site Manager (Kevin McGraham) M-F 0600 to 1500 + on call
- Dispatcher: Day Shift 0600 to 1430, Swing Shift 1400 to 2230, Graveyard direct to Graveyard Supervisor – 7 days/week
- Day and Swing 0600 to 2230: 1 Armed Supervisor, 6 Unarmed Public Safety Coordinators – 7 days/week
- Graveyard: 1 Armed Supervisor, 3 Unarmed Public Safety Coordinators – 7 days/week





So much more than “Enhanced Services”

We go the extra mile for our Downtown Portland community.



New Programming and Services

- **New Community Health Outreach Worker Program (CHOW)** to provide direct services to our most vulnerable community members with our new vendor- Bybee Lakes Hope Center
- **24/7 Public Safety Services** to support late-day business operations and our residents
- **District-wide Security Assessment of Private Property** in partnership with PPB
- **New electric bikes/equipment** to increase cleaning response time, support vendor staff
- **Continued/improved safety programming** and support to retain our existing businesses
- **Additional Retail Marketing and Promotion** as well as business recruitment





WE HAVE
YOU COVERED.

ASK A QUESTION

REPORT AN ISSUE

REQUEST ASSISTANCE

TOWED CAR?
ABANDONED CAR?
BROKEN-INTO CAR?



REPORT IT TO 311.

LEAKY HYDRANT?



REPORT IT TO 311.

HOW DO I GET INVOLVED
IN MY NEIGHBORHOOD?



ASK 311.

PARKING TICKET?



ASK 311.

DEBRIS IN THE ROAD?



REPORT IT TO 311.

DAMAGED STREET SIGN?



REPORT IT TO 311.

BLOCK PARTY PLANNING?



CALL 311 TO GET STARTED.

POTHOLE PROBLEM?



REPORT IT TO 311.

STOLEN BIKE?



REPORT IT TO 311.

NOISY GARAGE BAND?
NOISY CONSTRUCTION?
NOISY ROOSTERS?



REPORT IT TO 311.

PERMITS ARE COMPLICATED.



CALL 311 TO GET STARTED.

NEED ADA
ACCESS FOR A
GOVERNMENT
SERVICE,
PROGRAM,
OR EVENT?



CALL 311 TO GET STARTED.



CITY OF PORTLAND & MULTNOMAH COUNTY SERVICES

Provides multiple ways for community members to easily and effectively access local government information and services:

Phone 3-1-1
503-823-4000
711 Oregon Relay Service

Email 311@portlandoregon.gov
CityInfo@portlandoregon.gov

Online pdx311.org
www.Portland.gov/311

Monday – Friday, 7 a.m. to 8 p.m.

Se habla español.

Staff are fluent in English, Spanish, Romanian, and Tagalog and have resources to assist community members in additional languages.

**WHEN YOU NEED HELP,
WHO YOU GONNA CALL?**

I NEED EMERGENCY SERVICES:

CALL 911

to reach dispatch for Fire,
Ambulance, Police, and
Portland Street Response.

I NEED SOCIAL SERVICES:

CALL 211

to get help accessing
food, employment, or
childcare assistance.

I NEED LOCAL GOVERNMENT SERVICES:

CALL 311

OR 503-823-4000

to ask a question, request
assistance, or report an issue
related to local government
within Multnomah County.





THANK YOU!