



Portland City Council | August 10, 2016

ACCEPT THE GATEWAY URBAN RENEWAL AREA FIVE YEAR ACTION PLAN



summer 2015

winter 2015

spring 2016

July/August 2016

Kickoff

Background research, stakeholder engagement

Draft plan, community outreach

Revised plan
PDC Board
City Council



PORTLAND HOUSING BUREAU
Dan Saltzman, Commissioner



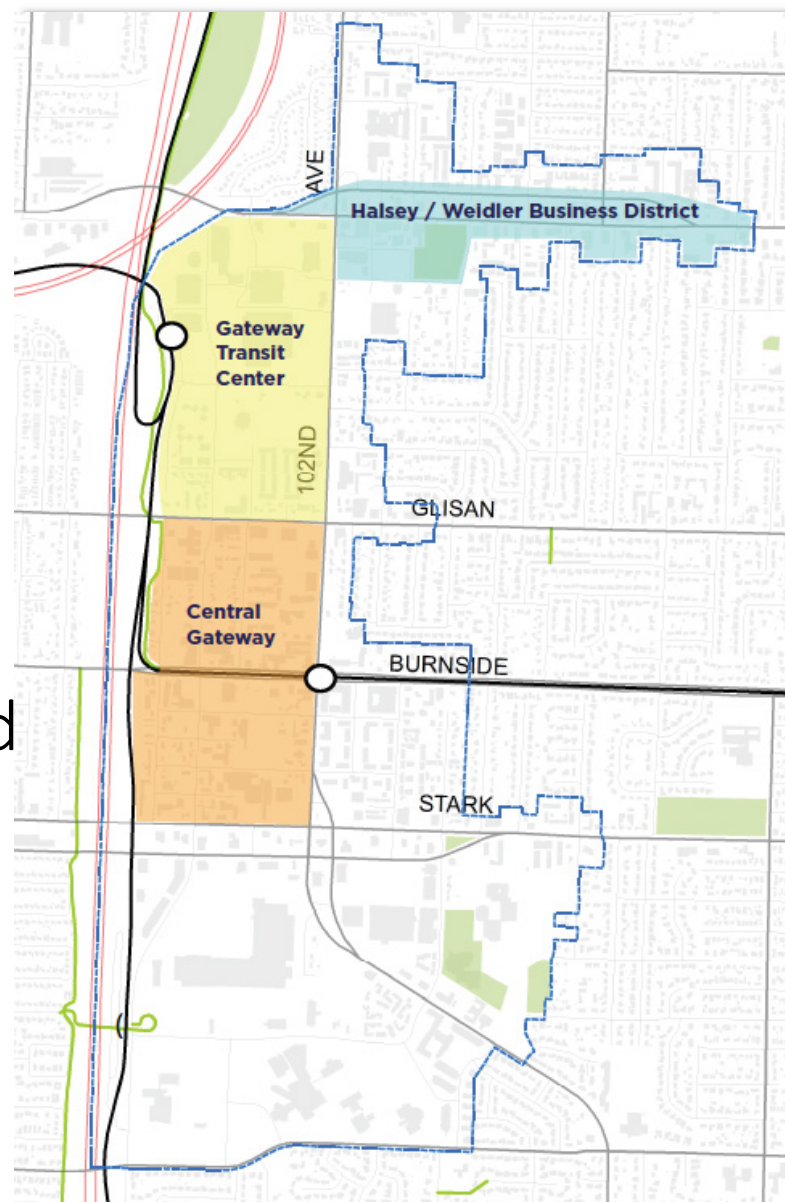
Halsey/Weidler Group



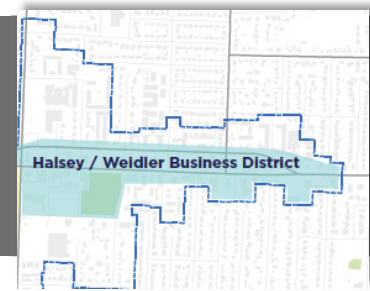
PROCESS / TIMELINE

Focus Areas

- Halsey/Weidler Business District
 - Greatest potential for small business development
 - Significant publicly owned assets
 - Heart of community developed plans and priorities
- Gateway Transit Center
- Central Gateway



Halsey/Weidler Business District



- Promote and support business development
- Promote redevelopment
- Enhance safety
- Identify opportunities for housing
- Improve pedestrian and bicycle infrastructure
- Enhance pedestrian mobility to and from the Gateway Transit Center



HALSEY/WEIDLER COMMERCIAL DISTRICT INVESTMENT STRATEGY

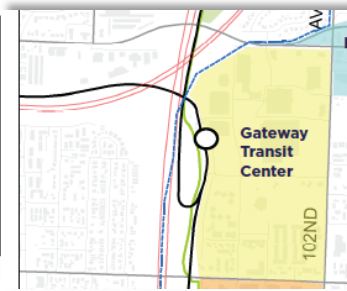
October 2014



Promote a healthy, vital and safe business district that serves the local neighborhood and reinforce its role as the heart of Gateway.



Gateway Transit Center



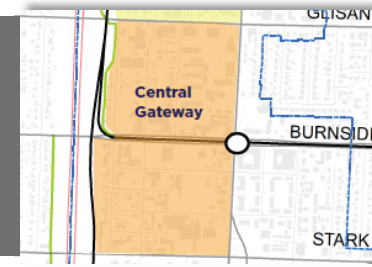
- Implement regulatory solutions to unlock development potential
- Enhance transportation connectivity
- Facilitate future redevelopment



Attract new jobs to the area and create a front door to east Portland from the Gateway Transit Center.



Central Gateway



- Enhance street connectivity
- Support businesses with the Enterprise Zone program



Set the stage for future employment growth in Central Gateway



Community Engagement

- Open House
 - Over 70 attendees
- On Line Survey
- Meetings
 - Portland Police
 - East Portland Action Plan
 - Hazelwood Neighborhood Organization
 - Parkrose Heights Neighborhood Organization
 - Halsey Weidler Group
 - Gateway Area Business Association



Community Feedback

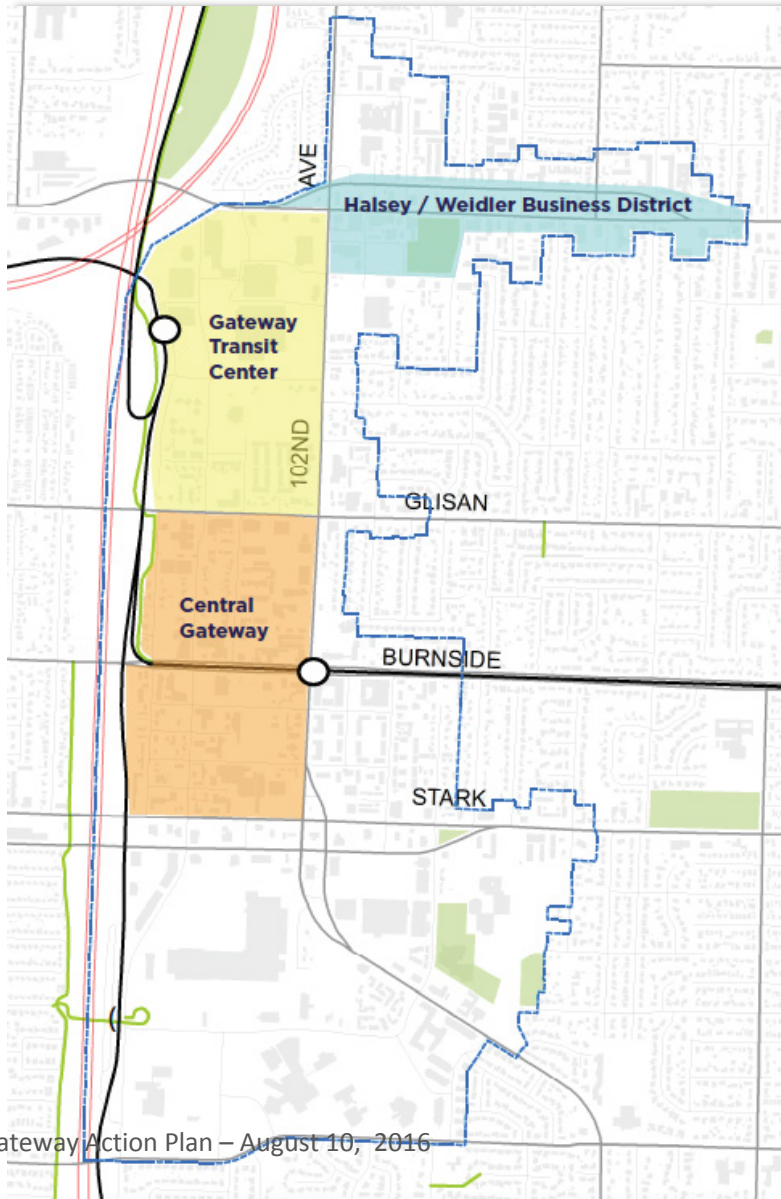
- Support for Geographic Approach and focus on Halsey/Weidler Business District
- Support Mixed Income Housing
- Provide flexibility in resources to respond to opportunities



\$5M
Opportunity
Fund



Proposed Five-Year PDC Allocation



\$20M



\$8M



\$2M



Anticipated PDC & City Resources

Agency	Anticipated Resources
Portland Development Commission	\$35,000,000
Portland Housing Bureau	\$13,000,000
Portland Bureau of Transportation	\$5,000,000 + Transportation System Development Charges
Total	\$53,000,000 + Transportation System Development Charges



Implementation – Fiscal Year 2016-17

- Halsey/Weidler Business District Streetscape – Construction IGA
- Gateway Discovery Park – under construction
- 106th & Halsey mixed-use redevelopment project
- Business Assistance – 10 active business participants





GATEWAY Action Plan

QUESTIONS?



JULY 2016
DRAFT

PDC | PORTLAND
DEVELOPMENT
COMMISSION
www.pdc.us

37228

Gateway URA Resource Summary

Maximum Indebtedness	\$164.2 Million
Indebtedness Issued as of 06/30/16	\$46 Million
Indebtedness Remaining as of 06/30/16	\$118.2 Million
Projected Indebtedness to Be Issued (less issuance costs)	\$45 Million
Projected Tax Increment to PDC*	\$31.2 Million
Projected Tax Increment to PHB	\$13.8 Million
Last Date to Issue Debt	June 2022

*Does not include carryover estimated at \$10 Million