

Mayor Wheeler's remarks - Gateway Area Business Association Lunch – February 8, 2018

- Prosper Portland and City Bureaus are committed to working together to bring resources to Gateway in a coordinated and cooperative manner to deliver on the actions outlined by the community through the Gateway Action Plan.
- The Gateway Action Plan was adopted in 2016 to focus limited Prosper Portland resources on near term investments that can build on Gateway's advantages and better position the area for future private investment.
- The Gateway Action Plan takes a geographic approach focusing investment around three areas:
  - Halsey/Weidler Business District: \$20 million
  - Gateway Transit Center: \$8 million
  - Central Gateway: \$2 million
  - Opportunity Fund (no geographical boundary): \$5 million
- Recent Accomplishments-close to \$5 million invested in the Halsey/Weidler Business District:
  - Partnered with PP&R to complete the Gateway Discovery Park;
  - Technical and financial assistance to 13 businesses in the Halsey/Weidler Business District;
  - Partnered with PBOT to make streetscape Improvements on NE Halsey and NE Weidler between NE 102<sup>nd</sup> and NE 114<sup>th</sup>; construction will happen in spring/summer 2018-focusing on safer crossings and reduced auto speed, a festival street at NE 103<sup>rd</sup> between Halsey and Clackamas, improvements to the 'gateway' to the district at the East Entry Triangle, and protected bike lanes;
  - Awarded almost \$800,000 in Community Livability Grants between 2014-2018 to community-initiated projects that will build district identity and meet the needs of the community, including street furniture; wayfinding; public plaza at the East Entry Triangle; place making at NE 102<sup>nd</sup> and Weidler; a new dental clinic operated by Portland Adventist Community Services (PACS); expanded and improved space at IRCO to support workforce training.
- Looking Forward:
  - (Halsey 106 with Human Solutions) Mixed-use, mixed-income development at NE Halsey and NE 106<sup>th</sup> adjacent to the Gateway Discovery Park: Prosper Portland entered into a letter of intent (LOI) with Human Solutions and Gerding Edlen as their development partner in November 2017 to complete feasibility work for a development that will bring 75 housing units – 40 affordable and 35 at market, office space for Human Solutions administration, and approximately 10,000 sq. ft. of ground floor retail fronting on Halsey and the park plaza; \$6.8 million is set-aside for this project;
  - (102<sup>nd</sup> and Pacific / Generations Gateway Intergenerational Center): Prosper Portland is in discussions with property owners and community groups to develop a Memorandum of Understanding (MOU) that will outline specific performance obligations that when completed

the intent is to enter into a binding development agreement that will result in developing 10-acres near the Gateway Transit Center into: senior assisted living and a skilled nursing center, classroom and laboratory space for higher education and workforce training, a community and fitness center, a performing arts center, new office and retail space, housing, and an urban elementary school; Prosper Portland is considering a set-aside of up to \$13 million through the term of the MOU;

- A public process will provide feedback to Prosper Portland on public benefits to be achieved through investment of public funds in the project and includes:
  - connecting the property owners/developers with East Portland Action Plan's Gateway Education and Economic Development Center partners to discuss comparable and overlapping components of the two projects and how they may be able to work together to incorporate more of the GEEDC vision;
  - Convening a Stakeholder Advisory Committee to provide broader feedback on community goals for public benefits;