

Notes from Workshop on TIF District Boundaries 6/29/21

[Link to the map we talked about at the meeting](#)

[Link to the updated map \(made changes based on this meeting\)](#)

Initial input/questions

- Maybe don't include Columbia blvd area, want to make sure we benefit low income families
- Helping people pay their bills and rent will help people stay now, creating jobs will help people stay long term.
- What is the advantage or disadvantage of being included in the boundaries for residents?
- Why the Cully TIF boundary was stretched to include the Beaumont neighborhood businesses on Fremont? How would sending TIF money to Beaumont businesses benefit Cully low income residents and business owners?

ACTIVITY PART 1 - Show images of locations in the neighborhood

- First site: next to Fernhill park site at 42/Killingsworth, where the school was torn down due to radon contamination and black mold (technically in Concordia)
- ideas for this property 20 years from now:
 - examine the zoning and think about businesses and residents can go into those spaces that would be of benefit to the community, needed roads, sidewalks, infill for potholes. Energy efficiency and community gardens! Don't focus on just one site but all of Cully. Concerned about crime, isn't as comfortable.
 - Cully needs a library and community center, especially for young people to do things. A lot of housing coming in and we need something for young people in the neighborhood. straightpathinc.org has suggestions for this property
 - Name projects after African Americans that have been long time residents
 - A lot of space here for multi-use. gardens, anything that provides activities for many generations.
 - I like it as the track lol for exercise
 - Community pool?
 - community gardens, and teaching urban farming to local residents, for food security and green spaces
 - Community center
 - A clinic/ healthcare center
 - Adult and youth exercise area, with walking track , amphitheatre and seating
 - Outdoor exercise path, community kitchen gardens, community pool, food carts
 - any proposals for buildings on this site will need to deal with the ongoing radon issue, which causes lung cancer
 - A state if the art Middle School with a community center that includes swimming pool, meeting rooms, tennis indoor and a compliment to the ice track for wellness

- Is anyone tracking Radon exposure /lung cancer diagnosis for people that used to play and go to school here?
- Indoor sports center for the young folk
- Second site: 72nd and Killingsworth, SE corner of the intersection
- Ideas for this property 20 years from now:
 - food cart pod
 - Indoor soccer for youth, something to motivate for physical activity.
 - Health care facility, no restaurants that are in the area.
 - spaces for mobile vendors like Saturday Market, sell seasonal fruits and vegetables, small stalls to sell items and handicrafts
 - Several years ago a housing project was proposed for this area. what happen to that plan?
 - I agree with Cecelia, naming should represent the first peoples here for thousands of years
 - Community Maker Market with the food carts
 - also, food carts can be an entry-level business for neighborhood residents. So cool to have food from all of the cultures that make up cully
 - Clean it up and move some of the mobile home residents here, and revamp the old mobile home park.
 - maybe a footbridge over killingsworth to improve access to the park area opposite (with some less than desirable surface parking) with food carts/plaza?
 - food carts would bring a lot of jobs
 - we need a winco
 - A music venue/restaurant or healthcare or higher education.
 - un salon para aser fiestas
 - Farmers market
- Site 3: across from Albertson's behind the 7/11
- Ideas for this property 20 years from now:
 - interactive for all ages of people, like a small venue or restaurant, teenagers and younger practice place for theatre, music, small burger joint and bar for adults to come enjoy musical shows of all kinds. Foster creativity and art!
 - Pocket park - large trees, green space, picnic tables\
 - cultural center and library\
 - Pocket park - large trees, green space, picnic tables
 - An outdoor art space! With rotating things that happen
 - Green spaces that would be an extension for the families living at Hayu Tilixam would be great
 - cultural center and library sound great with all that cully blvd has already
 - Pocket park of green space with outdoor art space, yes!
 - I would love a mixed use commercial development to best serve the new residents at Hayu Tilixam and current residents alike

- Site 4: Alberta Ct and east of Sacajawea School, big canvas to work with in NE corner
- Ideas for this property 20 years from now:
 - gardens in the center, great place to build some kind of buildings for community with outdoor space for community to interact with
 - sport complex for basketball tournaments, indoor sports since we have to stay indoors so often in Portland
 - Winco
 - Learning and foraging garden paths
 - Some sort of low cost business spaces for people of color
 - Put the community center HERE! because it's closer to E Cully residents. Comm center, including sports and gardens.
 - Library, community gathering space
 - Love idea of the sports complex with indoor sports spaces!
 - We really need employment opportunities for people in the neighborhood. The shorter distances people have to travel to work, the better it will be for our entire Portland Community.
 - open a restaurant with music
 - Learning and foraging garden paths
 - xtension of the existing park next door.

ACTIVITY PART 2 (breakout groups)

Guiding Questions:

- Which of these areas do you think are the most important to include in the boundaries? Why?
- Which, if any, of these areas do you think should not be part of a Cully TIF district? Why?

Will's group:

- Keep apartments affordable.
- Community center for youth.
- Land trusts to keep homes affordable for the next generation.
- Economic development. Use vacant land for commercial and employment uses.
- A lot of the property that gets purchased or developed will likely not be on the tax rolls. So we want the district to also include property that is appreciating on its own, in order to generate the tax increment.
- We have to decide on a boundary, because that is a required part of the plan that gets adopted by the City
- Focus on preventing displacement
- Make sure that investments coming to the community are not driving up rents and property values, which will force out residents
- Inter-generational, long-term focus on securing affordable homes that our kids and grandkids can afford to stay in this community
- Build multi-use things. Properties that mix housing and jobs.

- Community centers combined with housing and jobs on the same property. It doesn't need to be one or the other. Creating jobs is necessary along with housing.
- Can the boundary be changed down the road?
 - We might want to include the golf course or other areas at some point in the future.
- Keep in mind the transportation needs, especially to reach the industrial areas on Columbia and Lombard
- I'd want people in the district to know they are part of the district. For example people in Beaumont.
- In the Beaumont area, are there many people of color or other people vulnerable to displacement there?
- Include the large blue industrial areas because they are blighted. I don't think we should go outside of the Cully neighborhood.
- Don't want to exclude neighbors just because they live on the other side of a boundary. They are part of the greater Cully community and neighborhood. Don't want to squash any ideas that could create jobs in the industrial areas -- would support including the blue-shaded industrial areas.
- There will be ongoing outreach and education during the life of the district.
- I think a lot of people in Beaumont would support being included, with a lot of strong outreach and community building and education
- It would be great to see what transportation infrastructure and other investments are already planned, as that might influence which areas you'd include or not include.
- It is hard to know where the boundary should go when we don't know how much money will be spent on which category of project.

Eron's group:

- Cully specific interior boundaries not sumner, concordia
- Beaumont area. Seems risky to take tax funding benefits that would not serve the Beaumont area.
- Re: Beaumont agree very much that it's key to include land that has the potential to serve the neighbourhood and potentially generate additional income
- re extending to other business districts, the money wouldn't impact their tax burden, would it? they would possibly 'feel good' about their tax funds investing locally
- By leaving out Cully Park, phase 2 improvements in the extra acreage is missing

Oscar's group:

- Beaumont area should be excluded from the perimeter
- How would industrial areas be encouraged to employ residents of cully and actually benefit the community moving forward.(clean up the area)

- Community center for sports that is within the neighborhood. Especially for the months that the weather does not permit.
- Residents would like to have a community center (Top priority)
- All green areas (on the map) should not be included in the TIF project since the demographic of those neighborhoods are starkly different from the lived reality of the folks within the boundary.

Notes from Oscar, in recap of this group:

- Remove green sections from the boundary (see screenshots below). Folks didn't see these areas as low-income therefore should not be included.
- Cully core seemed fine as is
- Keep industrial zone but place conditions on TIF Funds to this area that would improve the environment
- There was a lot of interest in creating a community center with sports activities (indoor soccer, basketball courts). People talked about how far they have to travel to play indoor soccer.
- To me this seems like we should try to find more areas in Cully that can still be developed into some that would allow this. The only areas that would allow for more development (path of least resistance) would include certain aspects of the industrial zone.

Maddie's group:

- Most important:
 - Small residential area between Killingsworth and Sandy
 - North of the Columbia Slough, Airport area
- What should not be included:
 - Beaumont-Wilshire area - at least south of Going St
- Questions/other comments:
 - Is all of 97218 included in the boundaries?
 - "There seems like underdeveloped areas that form the triangle west of I-205, north of Sandy, south of Killingsworth and east of 82nd Avenue"
 - Cully Park is not in the boundary. Does that mean TIF can not be spent in this area?
 - How flexible is the boundary once it's established?
 - Can we bring in other funding to support the Cully neighborhood?
 - Will including outside neighborhoods distract from the plan's larger purpose, lose focus from original plan to support Cully residents and prevent displacement/gentrification
 - What is thinking to include area west of 42nd included? Why is Whitaker Ponds included? Is this NAYA area?