

Vance Vision

Board Briefing

March 15, 2022

Department of Community Services
Department of County Assets



Agenda



1. Project Purpose
2. Background
3. Goal & Objectives
4. Process
5. Community Engagement
6. Vision
7. Implementation Roadmap
8. Next Steps

Project Purpose

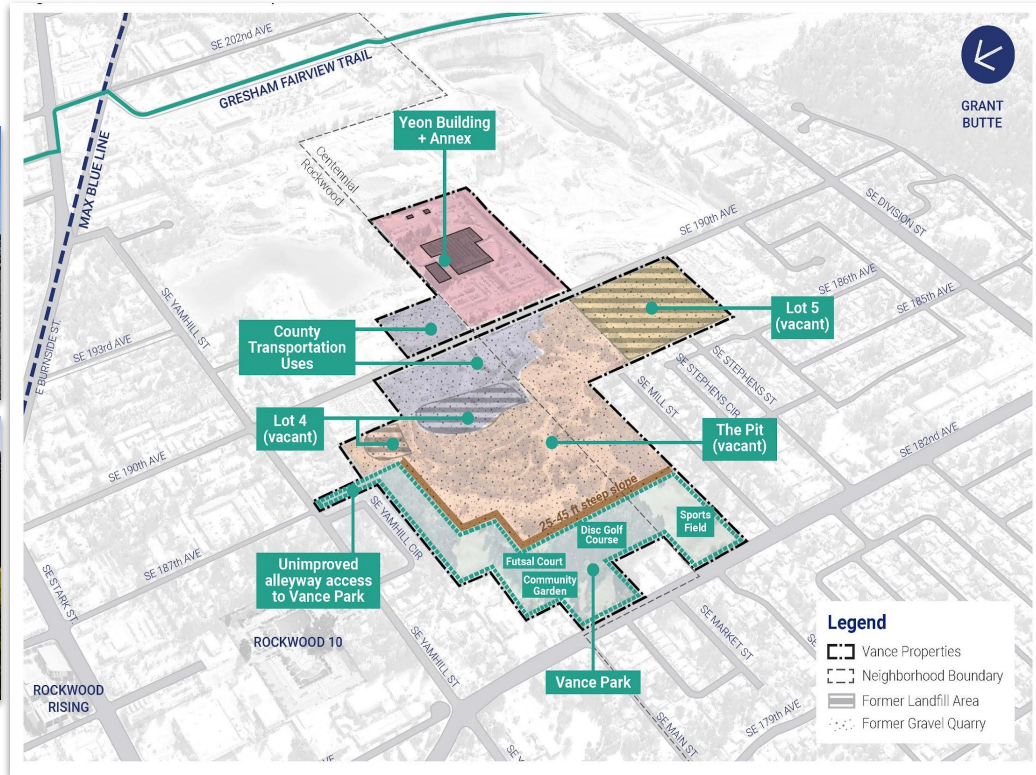
The Vance site is an opportunity to transform nearly 90 acres of county-owned land in a neighborhood that's been historically underserved. The site's past uses as a quarry and municipal landfill left legacy issues that the surrounding community lives with today. The County now has a unique opportunity to work toward a future for Vance that meets both community and County needs.



Project Principles

- Accommodate known and future County facility needs.
- Center the needs of the people most impacted by the past and current uses.
- Create a more equitable future for one of the most racially and ethnically diverse neighborhoods in the region.
- Support the County's mission as a public health agency through investments in the built environment that positively impact the social determinants of health for people in the surrounding neighborhoods.
- Sustainably support the long-term environmental and economic well being of the community.

Site Context



Community Engagement

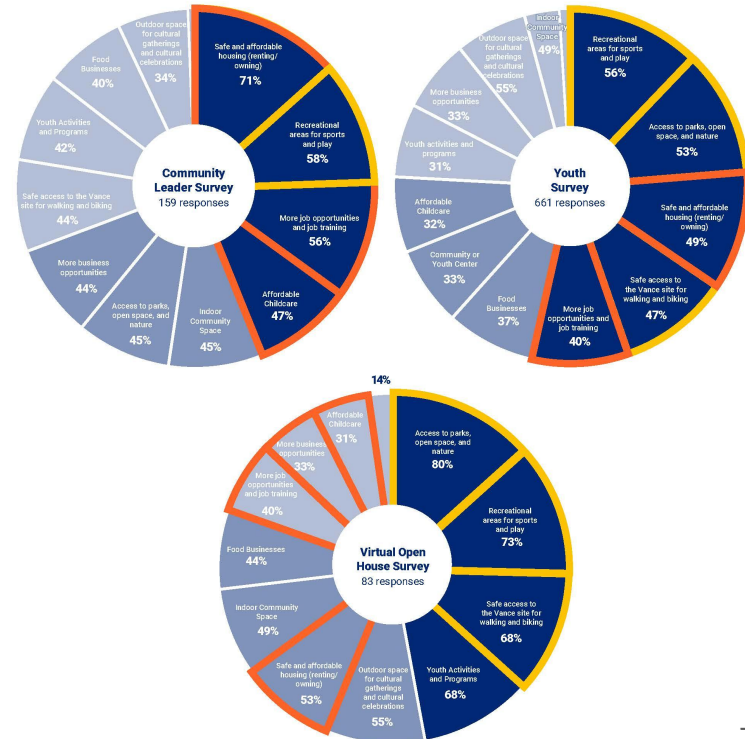
- Goal: transparent & inclusive engagement process
- Community leadership model - 12 leaders representing the diversity of the neighborhood
- 4 major outreach activities



Community Engagement

Top community priorities

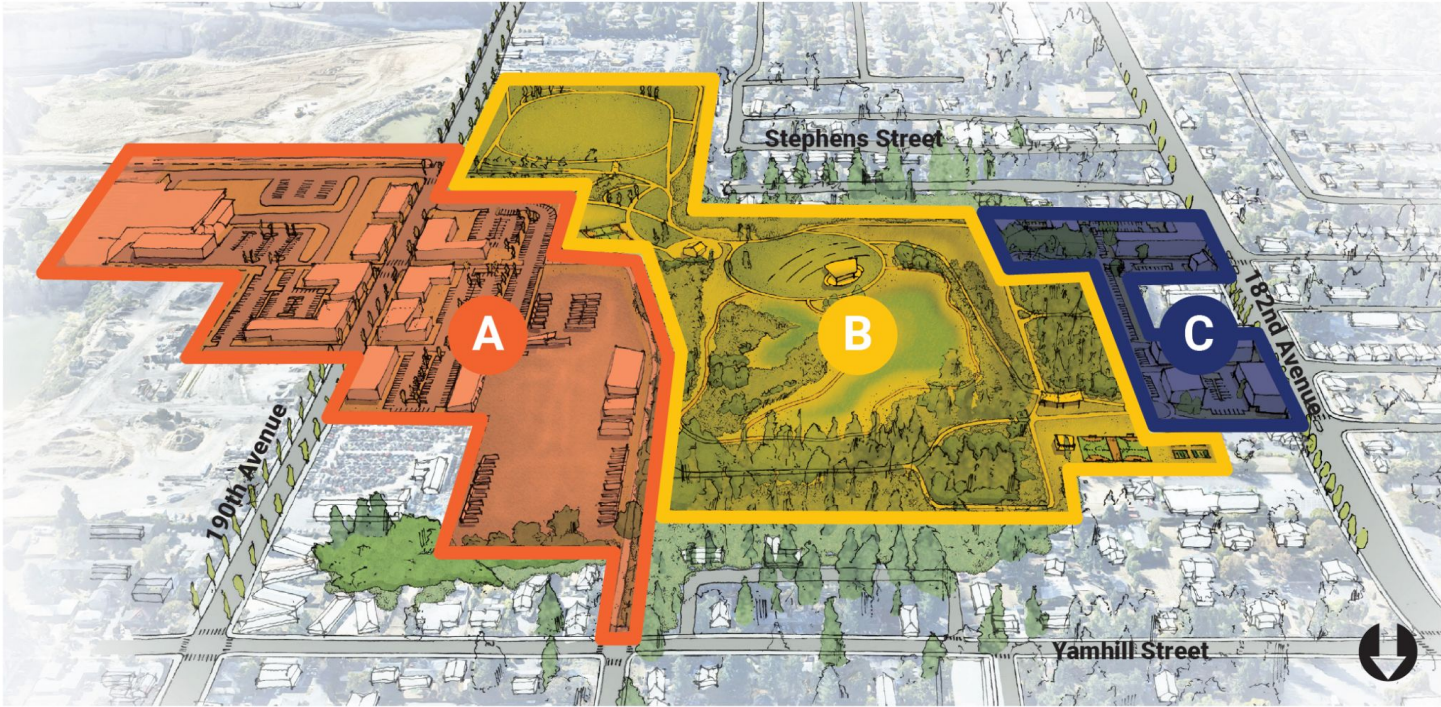
- Access to parks, open space & nature
- Recreational areas
- Safe access to Vance site
- Safe & affordable housing
- Job opportunities & training
- Affordable childcare



Community Leaders



Vision

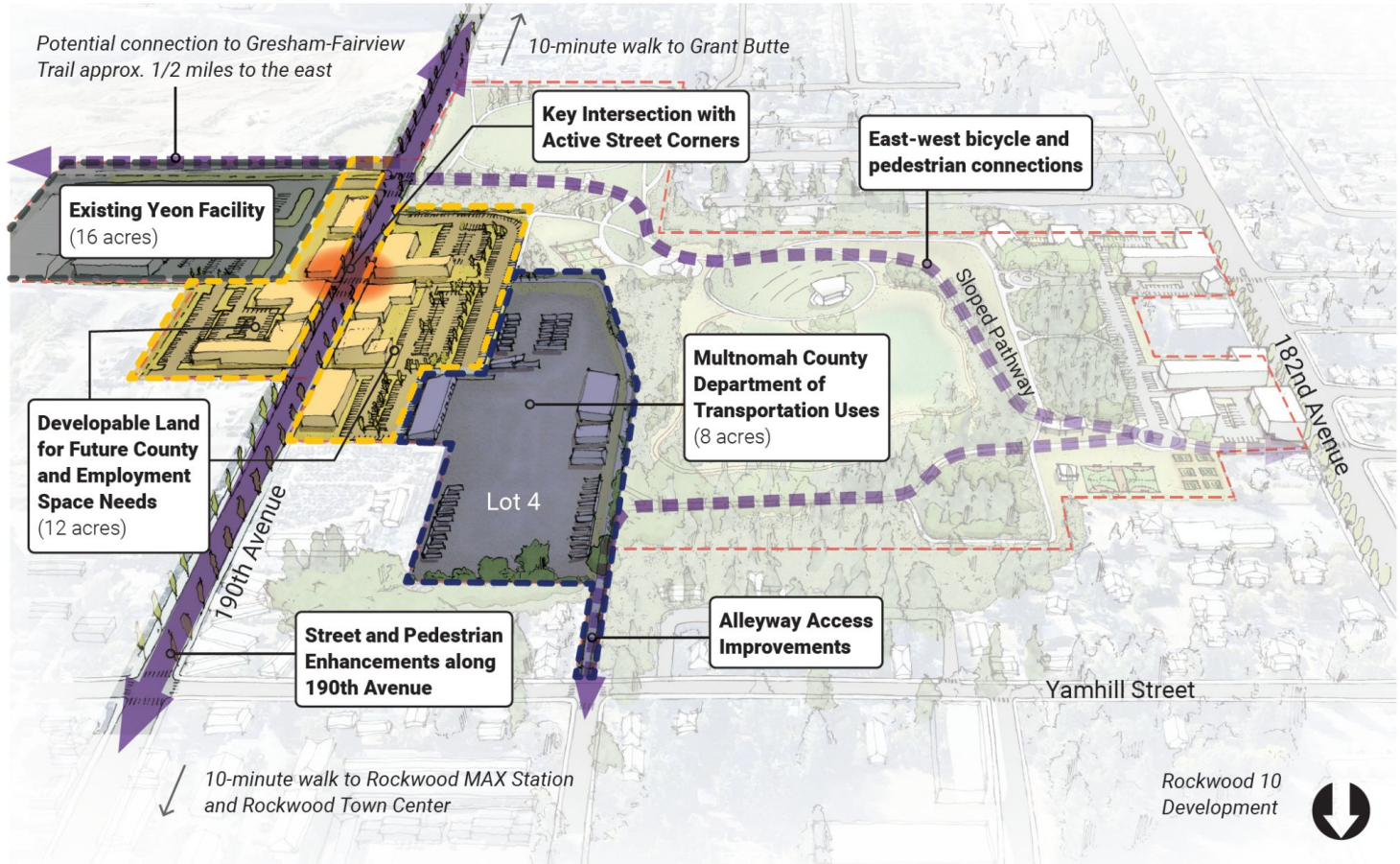


A 190th Employment Corridor

B The Park, the Pit + Slope

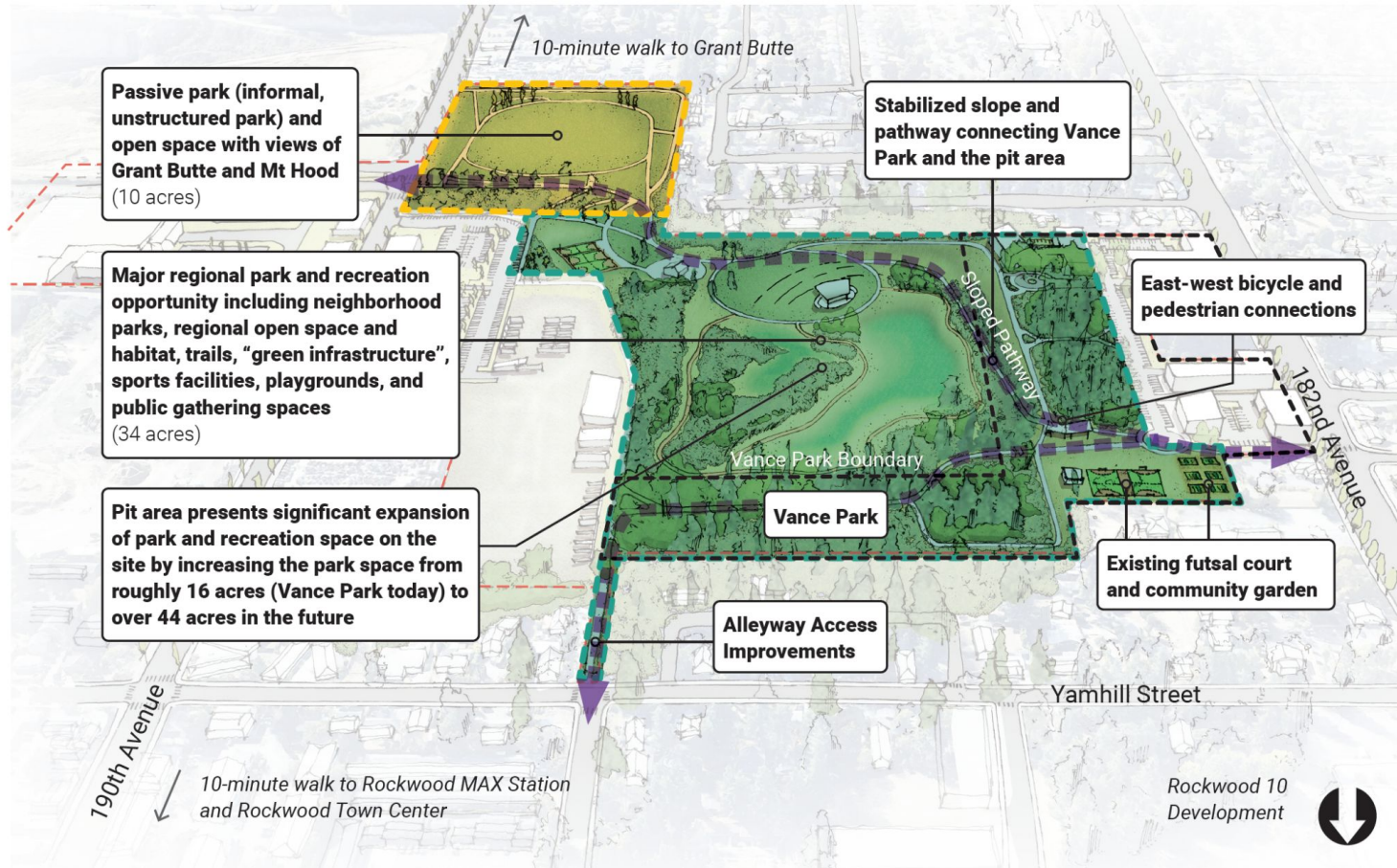
C 182nd Corridor Site 1 + 2

A 190th Employment Corridor **Vision**

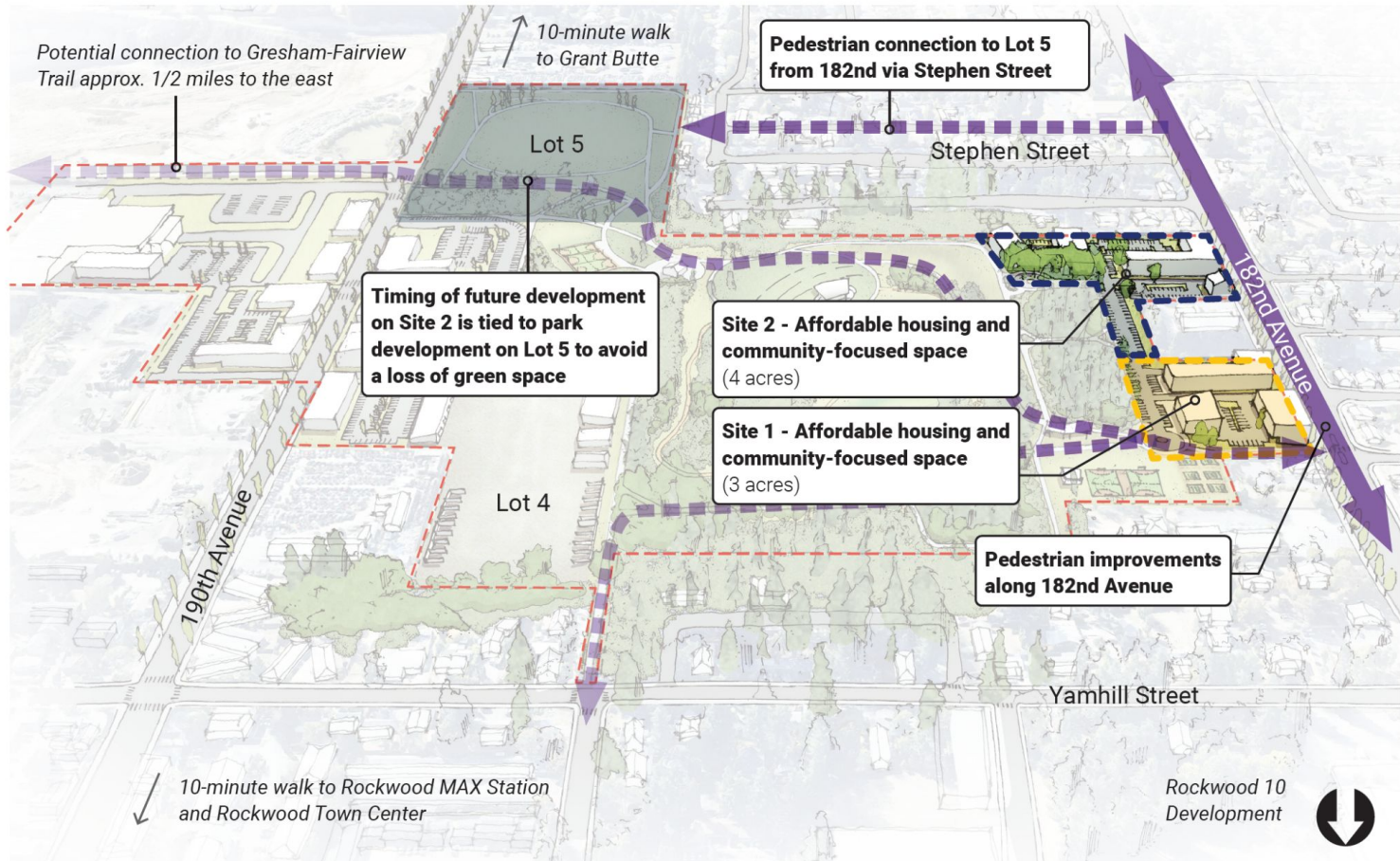


B

Vance Park, the Pit + Slope Vision



C 182nd Corridor Site 1 + Site 2 Vision



Implementation Roadmap

Vance Implementation Roadmap

Planning and developing the Vance Properties could take many years and multiple phases which is typical for large-scale developments like the Vance site. The Vance Implementation Roadmap provides a snapshot of the recommended strategies and actions organized by subareas. These are steps the County and agency and community partners should pursue in the near and long term to realize the goals and priorities of the community and the County on this unique and significant development opportunity.

Figure 1. Design Framework Subareas



-  Potential Partnerships
-  Community Engagement
-  County Space Planning
-  Seek Funding

Near-Term

A
190th Employment Corridor

Stay engaged in Rockwood Urban Renewal Area (URA); proactively seek partners that can help finance, develop, and operate future space needs.

Track Metro's evaluation of Title IV land policy which is likely to happen in 2022.

Continue to refine Animal Service space needs and proceed with a site planning process.

Continue to refine Transportation Division space needs. Approximately 14 acres has been identified for continued storage and maintenance needs.

Proceed with future County space planning process for additional developable land available along 190th.

Continue to seek state and federal funds for investigation, clean up, site remediation, and development readiness of legacy landfills and contaminated areas.

Long-Term

Near-Term

B
Vance Park, the Pit + Slope

Stay engaged in the City of Gresham's funding streams for the recently established Parks and Recreation Department.

Lot 5:

- Continue monitoring methane release.
- Develop protocols for additional testing.
- Retain ownership of the property to ensure it can be permitted as a public park with exceptions granted in the City of Gresham's current Heavy Industrial (HI) zoning.

Continue to refine community-focused park and open space elements during upcoming engagement.

Present this unique, 44-acre open space opportunity to Metro.

Seek grant funding for a park master plan, if large-scale Metro bond dollars cannot be secured in the near term.

Complete a park master plan in partnership with Metro, the City of Gresham, or both.

Long-Term

Near-Term

C
182nd Corridor, Site 1 + 2

Focus current Metro engagement funds to conduct deeper engagement and hear feedback on a more detailed site program for both sites and continue to center voices of historically marginalized and underrepresented populations.

Consider a heavily discounted, long-term land lease to lower or remove the land cost for a nonprofit development partner.

Secure a nonprofit development partner to participate or lead in planning and pre-development.

Conduct pre-development due diligence to determine if there are any major issues with site 1 and 2.

Seek a rezone of Transit Low Density Residential (TLDR) zone to a higher density zone to allow for more modern affordable multifamily and mixed use development.

Prepare a development plan to help define spaces, prepare cost estimates and produce the detail required to secure funding.

Long-Term

Agency Partners



Next Steps

- Metro 2040 Grant for Community Engagement
- DEQ Grant for continued environmental assessment and monitoring
- Maintain website as portal for public information and interest
- Plan for new Animal Services Facility with Vance as potential site



Questions?