

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 25-5496 FOR THE PURPOSE OF ENDORSING THE 82ND AVENUE DEVELOPMENT STRATEGY

Date: June 12, 2025
Department: PD&R
Meeting Date: June 26, 2025

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Walks
Length: 20 minutes

ISSUE STATEMENT

The 82nd Avenue Coalition, in partnership with Metro, the City of Portland, and Clackamas County, has been leading the work on a Development Strategy for the 82nd Avenue corridor (the “Strategy”). The Strategy is a community-led effort that outlines actions that governments, non-profits, and private sector partners can each take to prevent and mitigate displacement risks that often accompany major transit and transportation system investments. The Strategy will focus on developing early policies and investments that can help residents and small businesses stay in place and thrive in the corridor while public investments in infrastructure contribute to neighborhood changes.

The coalition leading the work is made up of people and organizations that live, work, and play along 82nd Avenue and includes representatives from Oregon Walks, Verde, APANO, and Unite Oregon.

In March 2025, the 82nd Avenue Coalition completed the Strategy and began working on implementation.

The Strategy identifies partners for each proposed action but does not commit funding that has not already been previously approved. The goal is for all partners to work toward finding funding and staffing commitments for each action laid out in the plan.

Metro is actively collaborating with the 82nd Ave Coalition on securing resources to implement the Strategy. These efforts include:

- Metro obtaining EPA planning assistance to convene a workshop in July to explore green infrastructure opportunities to reduce heat island impacts, specifically the area near McDaniel High School and the Birds Alliance of Oregon.
- Metro being selected for a \$2 Million community planning grant for 82nd Avenue through the Federal Reconnecting Communities program in early 2025. Currently, the award has been postponed for an indeterminate time.

- Metro collaborated with the 82nd Ave Coalition on a \$250,000 Thriving Communities grant to support developing a community resilience hub plan and pilot design. Successful applications are anticipated to be announced this calendar year.

ACTION REQUESTED

Approve Resolution No. 25-5496. Approval of the resolution endorses the 82nd Avenue Strategy as recommended by the 82nd Avenue Coalition.

Metro Council will be the first partner to formally endorse the Strategy. Endorsement is not a legally binding commitment but demonstrates Metro's support and acknowledgement of this community-led effort. The City of Portland acknowledged the critical importance of the Strategy when they endorsed the 82nd Avenue Locally Preferred Alternative on May 21, 2025.

POLICY OPTIONS FOR COUNCIL TO CONSIDER

1. Approve Resolution No. 25-5496 as recommended by the 82nd Avenue Coalition.
2. Do not approve Resolution No. 25-5496.

Metro Council endorsement of the 82nd Avenue Strategy will demonstrate to the community along the 82nd Avenue corridor, and throughout the greater Portland region, that Metro fundamentally understands the displacement pressures currently faced by residents and businesses. Additionally, the endorsement underscores the concept that large-scale public investment in infrastructure has an impact on localized market conditions, potentially raising property values. This can be particularly challenging when those investments are made in the communities most in need but which also have the most affordable housing and business rents. This is often based on a history of under-investment. Endorsement of the Strategy sends a message to community that their stabilization and long-term success can, and should, be supported along with public investment in infrastructure.

Metro has championed and led other development strategies in transit corridors undergoing High-Capacity Transit Planning, including SW Corridor and TV Highway.

RECOMMENDED ACTION

Approve Resolution No. 25-5496 as recommended by the 82nd Avenue Coalition and Metro staff. Approval of the resolution endorses the 82nd Avenue Development Strategy and will direct staff to continue working with the 82nd Avenue Coalition on identifying funding for future implementation opportunities.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The concept of the Development Strategy approach is not a new idea at Metro. Previous efforts on the SW Corridor and TV Highway have led to community-written plans to tackle Staff Report for Resolution No. 25-5496

displacement and enhanced community representation within those geographies. These efforts are extensions of Metro's stated goal of enhancing development outcomes for community, while also offering transparency and accountability to government processes that have often felt isolated and out-of-reach to community members.

The 82nd Avenue Transit project will serve around 70,000 residents and 30,000 jobs within a half mile of the alignment. A large amount of those who live and work along this corridor continue to rely on transit for their everyday travel needs. The 82nd Avenue Strategy is focused on making sure that those residents and communities that need this investment the most are able to stay in place experience the benefits.

KNOWN OPPOSITION

Public input demonstrates support for this Strategy. There is no known opposition.

Extensive outreach with community and business interests has been ongoing for the last two years. These include date-specific community gatherings and learning sessions, as well as ongoing discussions and individual neighborhood association and business association meetings.

ANTICIPATED EFFECTS

Adoption of this resolution will allow project staff to continue working with community-based organizations, members of the public, and jurisdictional partners to address the following topic areas:

- Community Resiliency
- Affordable Housing Development
- Childcare
- Workforce Development
- Business Stabilization
- Community Development

Budget Impacts: Adoption of this resolution has no budget impact at this time. There may be future costs associated with the implementation of identified projects, but those costs are not known at this time. These costs will be shared by local, regional, state, and federal government partners, as well as philanthropic partners and community-based non-profit organizations.

BACKGROUND

At the March 5, 2025, Metro Council work session, staff presented on the 82nd Avenue Development Strategy. Council discussed the process and asked questions of project staff but did not request any changes or additional information.

Since that work session, the 82nd Avenue Coalition has made minor text updates to the plan, but it exists in the same format, with the same list of identified actions as then.

ATTACHMENTS

None