



May 15, 2025

Dear Mr. Reynolds,

We are writing to submit a letter of request to form a new Enhanced Service District (ESD) in the South Waterfront neighborhood at the Zidell Yards property, home of the future MLB ballpark. This area is vibrant and poised for transformational growth. Today, it is home to higher education, critical medical research and services, high-density residential, single-family homes, retail and much more.

The Portland Metro Chamber (Chamber) would sponsor the formation of this entity on behalf of the Portland Diamond Project (PDP), which is working to attract an MLB team to Oregon. The Chamber will serve as their non-profit fiscal sponsor.

PDP has signed an agreement to purchase the 33-acre property and build a ballpark at Zidell Yards, located in the heart of the South Waterfront. It is common practice nationally to have ballparks situated as their own ESD to ensure supplementary cleaning and services to the surrounding area. Additionally, PDP will form a Stadium District prior to the ballpark breaking ground.

The boundary envisioned would encompass the 33-acre Zidell Yards property under contract by PDP but there is also an opportunity to expand the boundary to include surrounding neighbors, and PDP will engage in those discussions. PDP has identified key stakeholders and has already conducted outreach with some on this topic and will do more in the weeks and months to come. This includes Oregon Health & Science University, the South Waterfront Neighborhood Association, Portland State University, the Kimpton Hotel and River Place planned community (copied) high-rise buildings, such as the Mirabella, local retail and many more.

The Chamber is part of the Portland Business Alliance, that includes fellow affiliate Downtown Portland Clean & Safe that has operated their 213-block ESD since 1988. A possible outcome for this new ESD adjacent to downtown could be maximizing shared efficiencies. More efficient management can produce more services for the proposed new district. The services contemplated would be but not limited to:

- Security
- Cleaning
- Business attraction
- District promotion

Major League Baseball would bring significant positive impacts to the South Waterfront neighborhood, the City of Portland, the region, the state and beyond. It would add to an already robust and widely supported Portland professional sports scene and would power the ongoing revitalization of Portland's Central City as a sports, entertainment, travel and tourism hub. It would create jobs and economic activity that will bring prosperity to the Pacific Northwest. And, as envisioned, an MLB ballpark at the Zidell Yards site would energize the waterfront and serve as a vibrant gathering spot where everyone is welcome.

For all these reasons, we believe the Zidell Yards site at the South Waterfront would be a prime location for a future Enhanced Service District.

Thank you for your consideration.

Andrew Hoan  
President & CEO

Will Rasmussen  
Board Chair

cc: Craig Cheek, founder and president, Portland Diamond Project  
Tessa Peterson, General Manager, Kimpton