



KING NEIGHBORHOOD ASSOCIATION MEETING - ALBERTA ALIVE MEETING MINUTES

DATE / TIME December 17, 2020 / 6:00 pm
PREPARED BY Access Architecture
ATTACHMENTS Proposed Development Presentation

#	ADDENDEE	ORGANIZATION	PHONE	EMAIL
1	Alex Colas	Colas Construction		alex@colasconstruction.com
2	Anthony Deloney	Self Enhancement, Inc. (SEI)		anthonyd@selfenhancement.org
3	Ben McCoy			ben.d.mccoy@gmail.com
4	Brendan Sanchez	Access Architecture (AA)		brendan@access-arch.com
5	Brian Herbstrith		503-465-7053	Bherbstrith@gmail.com
6	Caitlin McKee	Access Architecture (AA)		caitlinm@access-arch.com
7	Cyreena Boston Ashby	Hilltop Public Solutions		cbostonashby@hilltoppublicsolutions.com
8	Damian Guererro	Access Architecture (AA)		damiang@access-arch.com
9	Emma Gates			
10	James Lee	Community Development Partners (CDP)		james@communitydevpartners.com
11	Jessica Goldin			
12	John Rooney	King Neighborhood Association (KNA)		johnr.kingnapdx@gmail.com
13	John Washington	Flossin Media	503-881-7134	
14	Karen Hinton			
15	Kevin Sabeta-Bak	Colas Construction		kbak@colasconstruction.com
16	Libby Deal	King Neighborhood Association (KNA)		libby.kinnapdx@gmail.com
17	Libra Forde	Self Enhancement, Inc. (SEI)		libraf@selfenhancement.org
18	Lucy Corbett	Community Development Partners (CDP)	503.314.0611	lucy@communitydevpartners.com
19	Marc-Daniel Domond	Colas Construction		marcdaniel@colasconstruction.com
20	Miguel Camacho Serna	PLACE		miguel.camacho.serna@place.la
21	Rosanne Lynch	Access Architecture (AA)		rosannel@access-arch.com
22	Soul District Business Assoc.		503-841-5032	

A. CORRECTIONS

Please notify Access Architecture of any omissions or corrections in this minute memo within the next seven (7) days.

Meeting Item	action by
1.0 Proposed Development Presentation	Info
<ul style="list-style-type: none">• Welcome (TEAM)<ul style="list-style-type: none">○ Overview of the Zoom meeting protocol. AA requested that attendees who would like a copy of the notes leave their contact information, including name, mailing address, and email address.• Who We Are (SEI & CDP)<ul style="list-style-type: none">○ Introduction to Alberta Alive Project Team (Owner/Developer: SEI/CDP, Architect: AA, General Contractor: Colas Construction).• Project Timeline/Schedule (AA)<ul style="list-style-type: none">○ Currently in Design Development, permitting in April, & construction to begin in September.• Neighborhood Context (AA)<ul style="list-style-type: none">○ Examples of neighborhood building materials, architectural language, scale, & details.• Grand Ave Design Discussion (AA)<ul style="list-style-type: none">○ <u>Building</u>: focus on family/security/community, timeless design, brick as material to signify permanence.○ <u>Site</u>: incorporate learning opportunities, varieties of seating and gathering spaces.• 8th Ave Design Discussion (AA)<ul style="list-style-type: none">○ <u>Building</u>: focus on building as frame, timeless design, traditional/familiar material palette, Mural – Opportunity for local artists.○ <u>Site</u>: Use of small planters to soften front façade.	

- Q and A*
- Closing Remarks (KNA)
 - King Neighborhood Association is here to facilitate dialogue between the Alberta Alive Team and the Neighborhood. The King Neighborhood Association asks attendees to connect on social media sites to stay engaged.

1.1 *Q and A

1. Question: Will these play areas be open to the neighborhood? Or just for residents? **Info**

Response: The playground is designed primarily for resident use. It is still up for discussion whether it can be used by members of the larger community. We want to be sensitive to residents but perhaps there could be set public hours for use by the community.

2. Question: Will all of the existing trees on Grand site be removed?

Response: Most trees on site have been identified as nuisance trees and will be removed. We are working to repurpose some onsite cedar and integrate it into the landscape design as an outdoor seating/design element. We will be retaining the street trees on Alberta Ave.

3. Question: What will the property boundary for the Grand project be? The renderings appear to show sealed (non-opening) windows. Is that what will actually be used?

Response: A 6'-0" tall Good Neighbor fence is proposed along the South property line to provide privacy. An L3 standard buffer zone along south side of the property is 10' deep. This buffer includes evergreen hedges and trees. The new building sits 39' from the South property line and about one third of the building along the South steps down to (4) stories.

4. Question: Has it been decided yet how future residents will be selected? Will it be first come first serve? Lottery?

Response: Typically, this is set up as first come first serve but depends on the third-party management company. For the 8th Ave building, the residents will be referred by Home Forward and the VA. SEI will lead the neighborhood outreach to market the Grand project, and this will be critical to housing families with ties to the neighborhood.

5. Question: What is the estimated time frame for construction of these sites?

Response: 12-13 month construction timeline.

6. Question: The existing commercial type buildings that are driving these design decisions do not include the other LIH facilities nearby. Specifically King Dishman and Avenue Plaza. Have you factored these existing buildings and their occupants into these relatively larger buildings?

Response: The design team have not looked at those projects specifically but can do so.

7. Question: What, if any, are the above code energy density goals?

Answer: The team is designing the buildings above baseline energy code; low-flow fixtures, efficient HVAC systems, and high efficiency windows are some of the energy efficient measures. Both buildings will be designed to be Solar Ready. One of the main project goals is to provide a high quality, energy efficient buildings that result in low maintenance costs.

8. Question: Will preference be given to families with a history in the neighborhood?

Response: Due to Fair Housing laws, the project is unable to give geographic preference unless it is funded by the City of Portland. These projects do not have city funding. The goal is to rely on SEI's connections as a service provider in the community to identify families with historic ties to area who may wish to return to the King Neighborhood.

9. Question: How will the impacted community (neighbors) be considered during construction?

Response: Colas has built many projects along Alberta & MLK. They will request that all trade partners and contractors be respectful of neighboring driveways, designated parking zones, and general noise levels. At daily on-site meetings the crew is reminded to be mindful of neighbors. Surrounding neighbors will be given the Team's contact info in case of an emergency, road/driveway blockages, etc. Colas strives to create open lines of communication.

10. Question: Has there been any analysis of parking impacts? Grand is a single lane street that already presents parking challenges, and is a high foot and vehicle traffic area especially during the school year.

Response: Currently no parking impact analysis has been done since it has not been required by the City of Portland. It is understood that the absence of parking will have an impact on the neighborhood. For all CDP projects, the primary objective is to maximize housing on the site.

11. Question: With so much affordable housing on MLK, how do you see this project complimenting Black/Minority owned businesses, both established and trying to establish on MLK?

Response: We want to encourage local businesses. CDP and SEI are interested in partnering with local business associations. One idea to support local businesses is to provide welcome gift packs to residents with coupons from local businesses.

12. Comment: We would love to know who the third party management company is when it's decided.

Response: CDP works with Guardian Management. They are well known and very experienced in affordable housing properties.

13. Question: How does SEI work with vouchers and the waitlist?

Response: SEI is the service provider and outreach partner to CDP. Guardian is the 3rd party property manager who will manage the leasing / intake paperwork and compliance process. SEI staff will have an office in the Grand building.

14. Question: not just businesses, but how do these projects uplift the existing LIH (low income housing) residence the area where we see consistent depression, drinking, loitering, loud noise and disruptive behavior?

Response: Our goal is not to develop cheap affordable housing. We want people to feel proud of where they live. We can foster this through things like intentional material selection vs using more traditional affordable housing materials. CDP's offices are a few blocks away from the Alberta Projects. They are part of the neighborhood and are long term owners who are invested in the success of the project. Many residents will be returning home, and already have a sense of pride in the neighborhood.

15. Question: Dr MLK Jr Elementary School parents and teachers have already identified strong safety concerns for children crossing Alberta on their way to school as among a number of issues undressed over the years. — These buildings look likely to increase traffic from residents. Will there be some good faith effort to help offset any increased risk to children by perhaps funding safe crossing points, such as crosswalks with flashers? — right now, the school has to rely on parents and children crossing guards.

Response: The project cannot voluntarily implement a crosswalk without permission/direction from the City of Portland. The project team supports efforts to promote safety along this corridor. The project will be reviewing street use permitting via PBOT. This process is focused on maintain safe and protected walkways, during hours of work as well

as afterhours.

16. Question: Can you share the breakdown of units at each level of MFI?

Response: The team shared a slide breaking down the different MFI levels for both projects (see attached).

17. Question: Were any other options considered? Mixed use building type?

Response: Adding retail to the ground floor would limit the number of services available to residents. The building footprints are small and the ground floor is constrained by other programmatic requirements. CDP does not have expertise in commercial and their mission is to provide affordable housing.

18. Question: Did you look at other locations? This area already has a large number of affordable housing projects.

Response: The project goal is to provide high quality affordable housing, specifically to serve the black community which has strong ties to the area. We want as many of the residents who once lived in this neighborhood to have the opportunity to come back home.

19. Comment: Echo concern that MLK is becoming the Affordable Housing corridor. Need to provide a space/place to exist for businesses. A lot of businesses on Alberta are minority owned. Perhaps include incubator or maker spaces in community area. Wants to challenge project team.

Response: SEI can follow up with local business leaders and continue conversations about creating more opportunity and partnerships. For this project, retail was not a high priority.

20. Question: Is CDP a for profit or not for profit developer?

Response: CDP is for profit, they became a certified B-Corporation in 2019.

Submitted by Access Architecture on January 5, 2021.