

Peaceful Villa Community Advisory Committee (CAC) Meeting #2 Notes

CAC Meeting #2

Date: 08/02/2022

Note: a few of the comments (noted with grey shading) do not yet have responses and will be discussed in future CAC meetings and/or were addressed in the five factsheets distributed in October.

Overview of Meeting

On 8/2/22, the second session of the Community Advisory Committee was held virtually on Zoom Webinar from 6:00-8:00pm. This was the second meeting of the committee with a focus on the site and exterior design. AB Cultural Drivers and Home Forward co-facilitated the meeting with Home Forward and Bora moderating the chat. Interspersed with presentations were opportunities for guest and CAC member questions and responses. The agenda included a welcome, review of community agreements, and progress update since the first CAC meeting in June. Home Forward shared the responses to the key themes raised in the last CAC. Representatives from Bora Architects shared the exterior design plan with requested feedback about alignment with neighborhood character, the feel (is it welcoming/engaging?), site access, pedestrian routes/safety, and if anything, important was missing from design. PLACE presented the landscape design and requested feedback regarding pedestrian access and use of plaza space. The session included participation by 10 community advisory committee members, 10 guests, and 10 staff /consultants.

CAC Members Attending

Residents and Family Household Representatives

- Blanca Forzan
- Geri Miller
- Nina Frey
- Edith (Edie) Gillis

Neighbors and Neighborhood Association

- Henry LeSueur
- Joanna Linn
- Maggie Skenderian
- Claude Sakr
- Heather Flint Chatto

Service Providers and Educators

- Black Parent Initiative: Tamara Mayes

Staff and Consultants Attending

- Facilitator: Nelda Reyes
- Home Forward: Leslie Crehan, Pamela Kambur, Regina Rozier, April Berg, Liane Tankersley, Merrell Baker, Vilasak Somsanith
- Design Team (Bora Architects) Amy Donohue, Isaac Adams, Brian Squillace, (PLACE) Tori Halligan, Eric Bode
- AB Cultural Drivers: Melissa Laurie

Guests Attending

- Liz R Wilson
- Laura Rollins
- Bob & Patti Brandon
- Claire Waring
- Rebekah Yli-Luoma
- Stacey Fletcher
- Oliver Brandt
- Liane Tankersley
- Jo Ann
- Louis Charton

Detailed Minutes

| Time | Agenda | Facilitator / Presenter | Minutes |
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| 6:00 pm | Welcome and Icebreaker Review of community agreements | Nelda (AB Cultural Drivers) | Pamela apologized for technical difficulties with the Zoom format and meeting delay as troubleshooting was completed. Nelda welcomed everyone and led an abbreviated icebreaker, then reviewed CAC communication agreements (provided after minutes in Appendix) and webinar participation best practices |
| 6:17 pm | Progress Update Short summary of what has happened since our last meeting | Nelda and Leslie, Home Forward | Nelda – Shared what has the design team been doing since the last meeting <ul style="list-style-type: none"> • Hopes and concerns -reviewed and responded to by the team • Responses to your comments during CAC #1 were emailed and posted to website, survey timeline extended • Woodward workgroup #1 meeting held • New design work to be presented this evening Leslie – shared current “givens” or decisions as of 8/2 1. NUMBER OF APARTMENT HOMES <ul style="list-style-type: none"> • We plan is to build 180 apartment homes constructed in 3-story buildings (with one 4-story portion due to benefits of slope) • The number of units and the size of the site are comparable with other successful major redevelopments we have completed • More units are more efficient and cost-effective to build 2. MIX OF APARTMENT SIZES - Approximately half the apartment homes will be studio and one-bedrooms; the other half will be primarily two and three-bedrooms (with a few four-bedrooms) |

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| | | | <p>3. PARKING - A minimum parking ratio of .25/unit on-site plus .25/unit on-street will be provided (.50/unit total)</p> <p>4. HOUSEHOLD INCOMES -Of the 70 homes for returning residents, a HUD subsidy allows for incomes from zero to 50% AMI (area median income).</p> <ul style="list-style-type: none"> • HUD subsidy allows renters to pay approximately 30% of their rent (allowing those with very low income to pay very little rent) • The remaining 110 homes will be available to households earning at or below 60% AMI depending upon final financing plans. • One financing option would allow for additional units with HUD subsidy for households from zero to 50% AMI <p>Leslie shared the resources about similar redevelopment projects Home Forward has completed. http://www.homeforward.org/development/property-developments</p> <p>Questions Discussed</p> <ul style="list-style-type: none"> • Are these other HF developments in heart of a residential neighborhood? Yes, the Dekum Court Redevelopment is about the same site size and number of units • Another similar sized redevelopment example is Stephens Creek Crossing • Go to homeforward.org and under the development tab to see all the recent projects <p>Remaining questions in the chat were temporarily tabled as many would be answered in the next presentation.</p> |
| 6:26 pm | Review Redevelopment objectives and strategies. | Isaac with Bora Architects | <p>Redevelopment objectives</p> <p>The re-imagined Peaceful Villa will provide safe and comfortable homes for those earning below 60% of the average median income. Of the approximately 180 units half will be studios and one-bedroom and the other half, two and three-bedroom. Although the City requires zero parking for such a development, Home Forward will</p> |

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| | <p>Overview of type of input needed today and upcoming CAC meetings</p> | | <p>provide a minimum of .25 on-site parking spaces per unit for the convenience of residents. As we develop the design, we seek to honor the voices of current residents, to welcome those moving to Peaceful Villa and to create community with our neighbors. In conjunction with current and prospective residents, neighbors and community advocates, we have developed the following objectives and strategies.</p> <ul style="list-style-type: none"> • Create a welcoming environment that fosters a sense of belonging. • Employ inclusive, universal design strategies to exceed basic accessibility requirements, supporting a range of ability levels, aging-in-place, intergenerational living and culturally-specific needs. • Prioritize resident-centered sustainability strategies that promote health and comfort. • Preserve the lush existing tree canopy. • Encourage a safe pedestrian environment with defined transitions between private, semi-private and public spaces. Consider passive and active security measures. • Provide a variety of distributed community spaces, both active and quiet, indoor and outdoor, to expand the livable area and encourage informal interactions amongst residents and with neighbors. • Design for resilience in response to impacts of climate change. <p>Redevelopment strategies To achieve these objectives for Peaceful Villa residents and neighbors, we will employ a series of design strategies and goals for creating a welcoming, resilient and healthy place, including:</p> <p>Organize residential units and community spaces around a series of open-sided courtyards:</p> <ul style="list-style-type: none"> • Relate to a common building pattern throughout SE Portland. • Facilitate a connection to nature (biophilia). • Respect privacy of neighbors by orienting majority of the units to courtyards. • Encourage a range of activities (garden, play, gather), both quiet and |
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| | | | <p>active, within a variety of landscape environments.</p> <ul style="list-style-type: none"> • Eliminate leftover, undesirable outdoor space. <p>Orient the buildings in the East-West direction:</p> <ul style="list-style-type: none"> • Align with the natural, existing slope of site, supporting accessible pedestrian pathways, while reducing construction costs. • Provide optimal solar orientation to minimize summer heat gain, reduce utility bills and maximize photovoltaic harvest. • Offer the narrow ends of the buildings to the neighborhood street edges, creating identifiable building entries and maximizing visual green space. <p>Prioritize sustainable measures that support health, equity and reduction of carbon:</p> <ul style="list-style-type: none"> • Avoid common hazardous building materials. • Guard against smoke through enhanced air sealing and filtration. • Install quality insulation and windows to support acoustic privacy and thermal comfort. • Provide passive and active (energy-efficient) heating and cooling for all units. • Design all-electric, fossil fuel-free building systems. • Optimize daylighting to bolster well-being while reducing electricity usage. <p>Reinforce neighborhood residential patterns to create a welcoming environment:</p> <ul style="list-style-type: none"> • Compose stacked, vertical windows. • Sloped roofs relate to adjacent homes and maximize photovoltaic harvest. • Create a strong architectural “base” of human-scaled material that anchors the buildings into the cascading landscape. • Develop private entries via patios or porches to further address human scale in roughly a third of residential units. • Meet the street with a residential character. Avoid long building faces and |
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| | | | <p>average 3 story building height (5 stories are allowable per City statute).</p> <p>To support these efforts, today there are 4 questions that we need CAC & Guests help:</p> <ol style="list-style-type: none"> 1. What design elements respond best to the neighborhood character? 2. Do the building and landscape design feel welcoming and engaging? 3. Are site access and pedestrian circulation easily understood and do they appear safe? 4. Is there something we are missing that the design team should consider? <p>FUTURE DISCUSSIONS: 3 more CAC design-related discussions between now and April 2023 with the potential discussion of:</p> <ul style="list-style-type: none"> • CAC #3: Building Layout and Community Spaces • CAC #4: Unit Plans (tentative) • CAC #5: Holistic Design Review + Construction Update <p>Questions Discussed</p> <ul style="list-style-type: none"> • Will there be solar panels, (response yes). <p>Remaining questions in the chat were temporarily tabled as many would be answered in the next presentation and to allow time for public comment.</p> |
| 6:33 pm | Opportunity for initial public comments from guests | Home Forward facilitated | <p>Pamela welcomed guests as part of our public comment section. We have 5 mins now and at the end for public comments. Please limit your comments to 2 mins.</p> <p>My name is Claire. And I'm, I've been next door on Taggart streets as 2007. Yes I'm very concerned about the plans, because the litter and the noise and the parking has become so problematic over the years. And I really would like to find out what's going to be done to address these things, because I'm actually trying to sell my house because it's become insupportable. But of course, no one will buy it. Because of the concern about this development. I totally understand the need for housing, I don't</p> |

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| | | | <p>mean to be critical, but it's, we need we need better management to address these issues.</p> <p>Hello I am Oliver. I live down the street on Woodward Street. I'm excited about the project. My only real question is about neighborhood traffic calming because while I don't think that these will do is actually necessarily the prime, the prime reason that there's extremely crazy traffic on our street, I was hoping that the project in general might be an opportunity to sneak in some traffic calming around the site. So that's, that's my goal. And really, the project looks great. I'm excited about it.</p> <p>Another guest: Are we too far down the road to reduce the number of units? I looked at the Stevens Creek one and it's not in a residential neighborhood. It's surrounded by apartments and businesses on three sides. And the road out in front is a two lane actually a three lane because as a massive suicide lane down the center of it, which can accommodate the amount of traffic we're going to be dealing with. And Clinton is already choked. And as a bicyclist, I'm concerned about the number of people. I'm very excited about project I live directly across from peaceful villa on 47th. So, I am excited to get people housing. I know we're in a housing crisis, but it needs to be done responsibly. We can't just shove homes and make everybody suffer. That's really not a solution either. So just wondering if that's been thought about or is the political climate just forcing more homes regardless?</p> <p>Pamela: Thank you all for your comments. We won't respond immediately to the comments but hopefully many will get addressed in the meeting. And if not, we will add to our meeting notes and attempt to respond in groupings of information. Thank you all for coming tonight and will have another guest time at the end.</p> |
| 6:40 pm | Exterior design presentation | Brian | <p>Brian introduced himself and outlined his presentation:</p> <ul style="list-style-type: none"> • Existing neighborhood character and our design responses • Initial inspiration for materials • Rationale for pitched roof and window styles |

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| | | | <ul style="list-style-type: none"> • Articulation and color to soften massing • Sample streetscape view <p>He advised to put questions in the chat Q&A, and we circle back at the end.</p> <p>Neighborhood Context He shared more about their design process. How we start to think about the neighborhood, how we fit in and kind of address the context around us, we look to our neighbors first and what we see as a pretty diverse array of buildings, styles, heights ranging from one to three stories, the traditional residential forms, sloped roofs, horizontal lap siding, vertically proportioned windows. Almost half are elevated which makes them appear taller.</p> <p>As we've heard tonight and are aware, you know, there's not a lot of context for apartment buildings within the immediate adjacency.</p> <p>So, you have to look a little further throughout the southeast neighborhoods, to understand what some of the traditional patterns are. For the development of apartments and integration of apartments into residential neighborhoods, there are two kind of repeating patterns that we've noticed are really kind of leading into our design approach here. Two types integrated apartment complexes:</p> <p>LOW RISE APARTMENTS</p> <ul style="list-style-type: none"> • 2-4 stories • Recessed entry between equal building faces • Present narrow elevation to street <p>COURTYARD APARTMENTS</p> <ul style="list-style-type: none"> • 1-2 stories • Individual unit entries |
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| | | | <ul style="list-style-type: none"> • Present green space to street • Open site mitigates slope <p>Materials Shared their design ideas on texture moving which is moving towards color decisions.</p> <ul style="list-style-type: none"> • Inspiration from PacNW • Inspiration from nature • Subtle variations in tone • Texture and shadow • Creating a background for life, adventure and contemplation • Reinforced by landscape design (comes next) <p>Sample Street Views / exteriors</p> <p>BUILDING ENTRY: 47th AVE</p> <ul style="list-style-type: none"> • Building parallel to street • Ground floor entries • Building steps in towards main entry • Darker third story feels more in scale and lower • Warmth accent material to focus attention at the entry • Massing and entry relate to neighborhood examples • Vertical articulation (windows, massing) • Sloped roof (asymmetric for solar orientation) • Lowered height (outdoor terrace) between bars • Residential porches on the street <p>COURTYARD: 47th AVE</p> <ul style="list-style-type: none"> • Angled building follows natural slope of site • Human-scaled materials at base • 3rd floor visually recessed by material and color shift |
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| | | | <ul style="list-style-type: none"> • Asymmetric roof makes for dynamic courtyard • Building heights lowers as site slopes down • Step down so it separates so it feels like two building <p>CLINTON STREETSCAPE</p> <ul style="list-style-type: none"> • Aligned to neighbor then steps back to create plaza – different from last time • Stepping provides visual variation in height • Reduce to two stories at building ends • All units have private entries • Maintain existing street trees <p>Before we had a more dramatic Taggart connection. Heard concerns lack privacy reorientated, this is more resident first. We still do have a pedestrian connection through the site, but it's more residential around the corner of the building. So creates a better separation between the semi-private semipublic space and more private residential spaces, was previously looked like two large buildings has now been really separated, kind of like five or two buildings on Clinton and the plaza is more outward facing.</p> <p>Other highlights included:</p> <ul style="list-style-type: none"> • Roughly a third of the units will have their own private entries, brings life and activity to those courtyards so that they stay safe, and allows people to get to know each other in those zones. • We have more than 70 feet, many of these courtyards, so there should still be a lot of privacy units • We have increased the parking from what we have shown previously. On site, we have 36 spaces with a planting buffer. • According to the city 46th is really the only street that we're allowed to access parking. |
| 6:55 pm | Questions and feedback | Facilitated from chat | Questions From Chat Discussed |

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| | <p>on exterior design</p> | | <ul style="list-style-type: none"> ● Location of the 4 story buildings - likely near the intersection of Woodward & 46th for a very small portion of the building there and then in another location on the building, and this is mainly working with the slope drop off. So, the three- and four-story buildings will actually appear to be the same height. ● Number of entries – short answer, there will be a lot <ul style="list-style-type: none"> ○ The two buildings on Clinton Street, all those units have their own entry, there's no shared large corridor in that building ground floor units all have their own private entries, the upper floor units will be accessed by some shared stairs in that the larger building to the south of that is a little more of a traditional corridor building hallway building. We have a lot of amenity spaces kind of scattered throughout that structure. The yellow kind of curvy lines you see here are a series of community amenity spaces that help link a resident path through the building so they can actually traverse the site in that direction as well. ○ And that larger building has kind of three main entry points really true primarily for the residents, one coming in off and 46 and one coming out and off for 47. As you can see, that's kind of right at that entry spaces we similar to the apartment buildings that we've been studying elsewhere in southeast coming in between those bars to an amenity space and building entry right there, there'll be elevators and stairs adjacent to those entries. ○ And then you can see another blue arrow, kind of along the top side of that larger building off of the larger parking lot, which might be more of a community entrance, there might be some shared amenities there that others in the neighborhood could access. That's likely also where the leasing office might be located. So, people coming to visit the building. If they don't, if they're not going to visit a resident that they want to inquire about the building, check in about location. ○ For some ground floor apartments, those residents can enter their apartments from the ground floor. Private entries, similar to what Peaceful Villa kind of has now. |
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| | | | <ul style="list-style-type: none"> • Trash and outdoor dumpsters: <ul style="list-style-type: none"> ○ Right now, we're planning on the trash to be in a room in the building. So that will help with the outdoor dumpsters that we currently have now will be moved into the actual building. ○ We will have a large main trash room ○ One in the Clinton Street bar ○ and then another one in the center bar here for the larger building • Woodward opening up between 46 and 47th <ul style="list-style-type: none"> ○ Met with neighbors and now meeting with POT ○ PBOT internally discussing two options. An option 4 and a new option 5. These are an internal 18 ft wide road with parking on one side and 10 FT wide path primarily for bike pedestrian and small vehicles occasional access. • Will voices of the Woodward residents be considered? <ul style="list-style-type: none"> ○ We have not yet got the feedback from PBOT ○ Once PBOT has returned feedback, we will meet again with neighbors ○ If we have to remove any trees for this, we will plant back if have to remove trees ○ And if any of you would like if you did not receive this directly from my email for the invitation to this meeting, it might mean that I don't have your email. And if you would like to be on future notifications, please type it into the chat and you'll be added into the guest lists and you'll receive information that the CAC sees, as well as invitations to future meetings. • Views of solar panels? What are you doing to lessen the impact on our view for neighbors along Brooklyn? <ul style="list-style-type: none"> ○ At this point, we will be looking at solar panels. • Construction and security and preventing encampment <ul style="list-style-type: none"> ○ General contractor is LMC construction ○ Normally, the contractor would fence off the entire site. And so, it would be completely fenced. |
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| | | | <ul style="list-style-type: none"> ○ And then we normally hire a security guard that's there in the evenings when the contractor is not on site working. And then also on weekends. ○ And then we also usually have a camera focused on the site. ● Construction timeline? <ul style="list-style-type: none"> ○ Still to be determined <p>Then we reviewed again the main design questions needing input</p> <ol style="list-style-type: none"> 1. What design elements respond best to the neighborhood character? 2. Do the building and landscape design feel welcoming and engaging? 3. Are site access and pedestrian circulation easily understood and do they appear safe? 4. Is there something we are missing that the design team should consider? <p>Some additional comments/questions from the chat that were discussed</p> <ul style="list-style-type: none"> • Love the roof slope variation and color to help reduce the visual impact of the structure • Looks great and glad not too boxy <p>Question about safety an getting people down from three stories and emergency backup. Some of the safety features will be:</p> <ul style="list-style-type: none"> ○ Elevators on emergency and backup power (for use when emergency personnel deem they are again safe for use after an emergency) ○ Egress lighting and other elements to help you get safely out of the building in case of an emergency ○ We will also look at placing the accessible units on the ground floor where possible |
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| | | | <p>Additional questions discussed</p> <ul style="list-style-type: none"> ● Will there be a 24/7 onsite manager? <ul style="list-style-type: none"> ○ Very unlikely. We haven't had 24-hour coverage ever, on properties like this in a very long time. ○ Over 20 years ago, Home Forward did have some on site property managers that were on call during the evenings. The agency moved completely away from doing that. And what we can do is ask our property management folks to give us an explanation of it, because I don't know what the reasoning was behind that. But we do not in any of our properties have on site managers living on the site anymore. ○ However, we do have often on-site security patrols that we pay for and there will be a huge number of security cameras around the site as well. ● Why can't there be parking on 47th? <ul style="list-style-type: none"> ○ PBOT basically said they would not support additional curb cuts along 47th. So very early on, they ruled out that option. ○ The city rates different streets based on the type of pedestrian multimodal activity, basically, and vehicular traffic that they want to see and from a safety standpoint. ○ 46th has the lowest traffic rating of those three streets. In which case the default for PBOT and requirement by default at that point is to place all parking off of the street, the lowest traffic grading. ● How can we see this presentation information again? Presentation will be shared after this meeting, and we will respond over email to some questions. <ul style="list-style-type: none"> ○ If you are not on the email list for these meetings, please email us directly (in the chat) and we will get you added. ● I'm seeing comments, like the design consider light pollution, which we definitely being doing -we have to do by code. So, we will most definitely be doing that. ● Comment: there's some feedback here about parking and that the amount that we have is not adequate |
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| | | | <ul style="list-style-type: none"> ○ Half the units will be studio and one bedroom. And Home Forward does have some statistics on how many of our studios and 1BR have people that tend to be seniors and those with disabilities and tend not to own cars. ○ I see someone is stating that somebody has five cars. That's very unusual. I think it's less than like a quarter of our 1 bedrooms & studios have actually have cars. |
| 7:12 pm | BREAK | | <p>Nelda – encouraged people to put their thoughts into the chat and/or send specific questions to the Q&A</p> <p>Additional questions from the chat:</p> <ul style="list-style-type: none"> • Do you have any information on the impact to adjacent property values after a new development is completed? • Is there any traffic calming or noise mitigation planned for the streets around the property? |
| 7:17 pm | Site design presentation PLACE | Tori Halligan and Eric Bode | <p>PLACE gave a presentation of the site design which included</p> <ul style="list-style-type: none"> • Uses of open spaces • Pedestrian access <p>They shared their first impressions of the location currently</p> <ul style="list-style-type: none"> • Specimen trees, walk up units, front doors, patios • Allowed for a dialogue and gave a sense of privacy <p>Shared the design narrative they were using.</p> <ul style="list-style-type: none"> • Our design narrative begins looking at the building as a river, carving through different landscapes as it makes its way from the mountains to the city, passing through wetlands and foothills wetlands meadow until it finally makes it to the city, what we're calling the City Plaza. |

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| | | | <ul style="list-style-type: none"> • Courtyards: The building naturally formed these large courtyard spaces that were talked about previously by Bora. And for each courtyard, we were inspired by both these typologies that I was referencing, but also a lot of it was inspired the program was inspired by community feedback. • Starting with the Woodland, it's a quieter than in Parkland area, moving through the Foothills, which are more productive, and food based this area here and also has good light exposure for growing food. Next is the Wetland, which focuses on play and stormwater features to the open freestyle space, in the Meadow to the active public interface at the City Plaza. • Green, little squiggles on landscape plan: Those are our green buffers. And they're really everywhere along the unit that allow for these walk-up units and give at least a five-foot barrier between you and the adjacent walkway • Aims for universal accessibility whenever possible • City requested this pedestrian diagonal access here from Clinton Street to Taggart it's intended to have some pinch points so it allows for kind of a meandering quality, so it's not immediately public or private, but it just allows to have that direct access, but also, allows the residents to have some privacy and the somewhat curvy nature of the past also help with that. • A lot of tree preservation • Parking about 47 stalls, which includes six accessible spaces. So that's meeting that point five (0.5) per unit goal. • Provided a description of the feel of each of the courtyards • Shared grade changes that will require a ramp • Shared farm to table space, with planter boxes and family tables • Shared information about the accessible parking • Described the wetlands space with stormwater treatment and a nature play area and games like ping pong, informal seating, more casual extension of living room, may or may not be a water feature • Described the Meadow and city plaza -Preserving this London plan tree, we will maintain essence of a big tree, free style open play, maybe that whole farm to table aspect is carried through with a small public market or sale of |
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| | | | <p>fruits that you make on site, or that you grow on site, some curved seating, seating areas?</p> <p>The team requested input and the discussion transitioned into Q&A.</p> |
| 7:27 pm | Questions and feedback on site design | | <p>Questions/comments discussed</p> <ul style="list-style-type: none"> • Can there be more western edge buffer trees? Can there be a greater landscape buffer on the NW edge of the site to screen the parking from the adjacent neighbor? <ul style="list-style-type: none"> ○ Yes, we will look for opportunities. noted. • Can there be green infrastructure with the parking? (see response below about “all cement” concern) • What is the plan for stormwater management and what about water collection for irrigation? <ul style="list-style-type: none"> ○ We will be managing stormwater on site. Some of them we're still finding out about if it can be through groundwater or through surface water into the storm pipes. Ideally, it gets in filled infiltrated into the ground, which is better for our aquifers. Otherwise, we'll need to go into the storm system. ○ But it all needs to be managed and needs to be cleaned before it goes into the system. ○ Part of the wetland idea is to take that storm water along that central courtyard and run it along there and filter it before it goes into the system. ○ As far as harvesting, harvesting, I've been trying to do it for 40 years in this environment and the fact that about May, we stopped getting rain and we don't get rain till October. So, it takes a gigantic system just to hold enough to water the site over the years. ○ So, it's our philosophy is to let's use plants that are adaptable to a dry summer. The gardens need water, if you're going to grow tomatoes, you got to give me some water, but the rest of the site should be climate adaptive and to a changing environment. |

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| | | | <ul style="list-style-type: none"> • We've had a number of questions about maintenance, but you know, who, who sort of maintains the gardens and green spaces? <ul style="list-style-type: none"> ○ Home Forward has our own crews. But we also have been hiring those out. And for a site this large, most likely we will be hiring it out to a landscaper that would maintain the property's landscaping • Where would visitors like home care nurses/ambulances park? <ul style="list-style-type: none"> ○ Anywhere along all these areas or the parking lots you can drive in and move through those. ○ anywhere along the right ways, they can stop and pull right in there. ○ All of outdoor areas are accessible to a wheelchair, there's a few stairs, but they're really meant for to kind of pull the space away from the public. Intent is to have wheelchair access everywhere ○ Some of those parking spaces are dedicated to home forward and our maintenance crews. So that leaves spaces also available for them when there's not full staff there. • questions about the pathway <ul style="list-style-type: none"> ○ I think you are addressing the west side or the south side along Woodward and it is an uncapped, an unmaintained roadway. We talked about this a little bit earlier, but the Portland Department of Transportation is insisting as part of the project that that be improved, and we have a number of different options that we're currently sort of looking at in conjunction and in conversation with both the neighbors as well as PBOT. <p>PLACE asked for feedback</p> <ul style="list-style-type: none"> • How does the community want to use the public plaza? • What specific sports or activities should we provide for? <ul style="list-style-type: none"> • Concern about “all cement” <ul style="list-style-type: none"> ○ Eric shared these thoughts about the surfacing materials: I am not a fan of just Public Works cement, I think none of us it works but having |
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| | | | <p>a really nice textured concrete can be really beautiful, there's all kinds of finishes, you can add to them that give us some depth and some life to it. I'm not a fan of either stamp and fake concrete, the concrete can be a really beautiful material, if it's if it's handled well. You need to have some hard surfaces. I think asphalt is a little bit rough as concrete as a nice finish, especially with like augmented by plants.</p> <ul style="list-style-type: none"> • Request to add a dog exercising or pooping area. And that would be great if we could add that somewhere like a fenced kind of dog area for people to take their pets to that's close by. • A couple of comments and questions about potential sort of smaller covered areas or trellises or arbors for residents. That they can use some smaller more intimate spaces. <ul style="list-style-type: none"> ○ Some are being included in the design already and more can be considered. • Will residents have space for their own outdoor furniture or will all of it be managed by Home Forward? <ul style="list-style-type: none"> ○ There is space for residents to put their own furniture on stoops but in the public areas that would be Home Forward managed. • Request to add a sculpture or art into the public areas • Concern about noise and overflowing dumpsters <ul style="list-style-type: none"> ○ Garbage will be moved inside buildings • Will there be segregated smoking areas <ul style="list-style-type: none"> ○ Yes, there will be covered areas for residents and looking for a spot for that in one of the courtyards • Will there be separate gated resident areas <ul style="list-style-type: none"> ○ Design team will consider options • a request for separate senior living area <ul style="list-style-type: none"> ○ One of the building wings will have more studio and one-bedroom units to the south of the property. We see that as more of a senior living area or “quiet living area” although it will not be designated for seniors only |
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| | | | <ul style="list-style-type: none"> • Question about biking parking <ul style="list-style-type: none"> ○ We actually have both indoor as well as sort of outdoor bike parking. It is required by city zoning code • Question about permeable paving. <ul style="list-style-type: none"> ○ Intent is to manage storm water across the entire site. ○ Some of that we need to look at that we're still in early design stages. Want to balance that amount of what's hard surface and what's not. But any surface-- impermeable, impervious surface must be treated and managed on site. And we will do that. • Concern the garden location is not optimal <ul style="list-style-type: none"> ○ This is the best place for vegetable gardens. ○ The afternoon light that will come through here would be really great. Even though this is a fairly tall building. And you say That's four stories, but it goes down, not up. So, there will be some shade along here in the wintertime for sure. But this should be really a fantastic spot. ○ I imagine not only raised planters, but maybe even some in ground things and in this time when it's hot, having some shade is really good for your lettuce and things like that. ○ Even edible landscape. Imagine even trellises with kiwi and things like that going on are some of the things we can think about that and fruit trees that is an activity and produce a lot of food • Response to Woodward St neighbor, property line survey on Woodward is due back tomorrow • Question about the duration of construction. "What are the construction impacts to the neighborhood? Duration of construction? Mitigation strategies? When does construction start?" <ul style="list-style-type: none"> ○ We will have LMC join us at a meeting and future date and have them talk a little bit about what will happen around the site and for how long. It is about 2 years of construction |
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| | | | <ul style="list-style-type: none"> • Request for a dynamic element in the public plaza. Something like an interactive sculpture or small play structure is something that would invite more public interaction. So, it's not a dead space. • comment about washers and dryer hookups in apartments. We'll talk more about that when we talk about the actual apartment layout. |
| 7:35 pm | Closing public comments from guests (and CAC members) | | <p>Q: We went from CAC meeting number one with what was presented to be neighborhood scale and the site two story buildings along Clinton Street. Today CAC meeting number two a month and a half later, we're not talking about three story building. So, the design is so fluid. I'm kind of concerned about providing input when it is that fluid. Thank you.</p> <p>A: That is the challenge. As we build trust together, as we're exploring the design and at this stage in the process, things are shifting We invited you all into this conversation very early with us as we're still understanding the site and how we're fitting things. And by doing that, when we get these comments, we're able to integrate them into the designs in really meaningful ways, like the reorientation of the plaza, and kind of creating is more resident first courtyards, compared to what we have shown you before. So, as we further and studied, the slope of the site, better understood where we could put some of the units that have less impact. and what that's done is a good portion of the Clinton streetscape has gone up to three stories, we're still stepping down to two stories at the edges and more near the other neighbors' houses. To balance that added height for two to three stories, we stepped those buildings further back from the street and put the plaza there so that visually, they get smaller as they kind of disappear further into the distance. And we layer plants and other texture in front of them as well to help mitigate that added height.</p> <p>Q: I was wondering when the next meeting for the Woodward neighbors will be and is the PBOT decision final this week? You said they were making a decision and isn't only between those two options?</p> |

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| | | <p>A: We presented five options total to PBOT when we met with them last week, and those were the two that they think are viable . So, they're taking those two options and presenting them to their teams. It's possible they are going to come back and say that, that their group didn't like either one. We're hoping that that they'd like both. But it is now being discussed internally by them. It's not a final decision. We are going to meet with you again. And we'll certainly report back, you know, what we hear from PBOT. And that'll inform the decision moving forward.</p> <p>We heard from all the Woodward residents that attended that meeting. And most the majority liked option four. But they haven't really seen option five. And so, we would like to get together with you and the other neighbors again. So, you can look at option five, because we think that one will be the one that kind of everybody will like it kind of gives everyone what they want. I'll definitely set up another meeting once we get our survey back. And we hear back from PBOT.</p> <p>Q: I've heard repeatedly about meeting code and it will have elevators that have separate alternative power. I got an email saying that we may have one or two emergency chairs to take people down the stairs, but that requires three people and who's going to risk their life for someone else. And it doesn't say how the chair would get back up. And it doesn't really address the issue of how we are going to get all these people out of the building quickly. When those elevators are not enough in size, or number and elevators themselves, no matter what the power source is not adequate for a fast emergency, especially with people who have mobility and cognitive issues, or sensory issues.</p> <p>A: Thank you, Edith. And I know that this will be an ongoing discussion that we'll be having. I'm thinking that if we can invite our Emergency Services Manager for Home Forward to come to a future of one of our quarterly resident meetings, that that are being planned, I think we can have an ongoing discussion about what the agency as a whole is doing to address some of those issues. So, thank you, though, I appreciate that you bring this up.</p> |
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| | | | <p>Last comment from the chat:</p> <ul style="list-style-type: none"> We should considering broader context when thinking about traffic (SE Division to Woodward, Cesar Chavez to 50th) |
| 7:55 pm | Next steps | Nelda and Pamela | <p>Looking at first week of November for CAC #3. In the meantime, we will be continuing to answer your questions as best we can. Design team will continue to respond to a lot of the really good ideas that came out tonight. We will be providing minutes and copies of the presentations. We will also be summarizing and responding to some of the unanswered questions/concerns over email.</p> <p>Also please attend the Richmond neighborhood association next Monday. They are hosting us for a second presentation and discussion at their neighborhood association. So, to register for that to get the link, you need to go to Richmond Neighborhood Association website. And they have an agenda link there for you to follow. Thank you for your patience with this format, we did not intend for us not to be able to see you and for you not to be able to see each other. So, we will work on that for next time so that hopefully, it will feel a little bit more interactive.</p> |

Comments, Questions? Reach out to Nelda at: nelda@abculturaldrivers.com. 503-730-8111

COMMUNICATION AGREEMENTS

Suggested by facilitator, Nelda Reyes of AB Cultural Drivers

- **Be fully present** - Give others 100% of your focus, attention, and thoughts. Please silence your phones.
- **Step up and Step back** - Share time equitably
- **Listen actively** & assume sincere, good intent by others
- **Believe Narratives** - Believing and accepting narratives opens us to diverse experiences and lifestyles. Be open to and trust narratives that are not part of the dominant culture or norm
- **Center those who we are serving** - by prioritizing the voices and time of current and future residents of Peaceful Villa & its community
- **Speak your truth and honor the truth of others** - Believing and accepting narratives opens us to diverse experiences and lifestyles. Be open to and trust narratives that are not part of the dominant culture or norm.
- **Space for diversity** - Be welcoming and supportive of different identities and forms of expressions, language and other accessibility needs
- **Confidentiality** - What is said here, stays here; what is learned here, can be shared outside