

Manning, Barry

From: Cassie Cohen <cassie@phccoalition.org>
Sent: Tuesday, March 28, 2023 2:41 PM
To: Manning, Barry; Diefenderfer, Patricia
Cc: Angelah Hill; lg.shannon3@gmail.com; Kimberly Moreland; readwalkandtalk@gmail.com; Wilma Alcock; Sterling Stokes; Lisa Bates; wingate713@gmail.com; jhill77business@gmail.com; Pam Phan; DePass, Michelle; Silas Steele; Gabrielle Monaco; myemaya; Joy Alise Davis; Anjeanette Brown; Isaiah Jackman; Dinkelspiel, Karl; ron.craig@gmail.com; Jadelis Muñoz Nieves; Black Oregon Land Trust; Ciarlo, Catherine; Phillips, Nikoyia; Reed, Julia; Starin, Nicholas; Jonson, Love; Leclerc, Mauricio; Jeri Jimenez; Amanda Pham Haines
Subject: York Work Group Memorandum, Revised Village Concept & Financial Report
Attachments: York_Urban_Village_Memorandum_3.28.23.docx.pdf; York_Urban_Village_Concept_3.28.23.pdf; York Work Group contract expense report.pdf; York_Urban_Village_Concept_3.28.23.docx

MEMORANDUM

To: Patricia Diefenderfer, BPS
Barry Manning, BPS
All other MP2H project representatives

From: Portland Community Coalition - York Street Work Group
Date: March 28, 2023
Subject: Village Concept, MP2H Project & York Street

Portland Harbor Community Coalition (PHCC) and its members created a project called York Street Work Group, named after York, an enslaved African and member of the Lewis and Clark Corps of Discovery, who became the first documented person of African descent to visit what would become Portland, Oregon. The group convened an intergenerational group of community members, activists, historians, and business representatives to advise on (1) elevating equitable development and public benefits related to the MP2H NW Portland Plan, and (2) exploring constraints, conditions, and opportunities for elevating the history of York, Black history in Oregon and others such as Sacagawea and Tribal perspectives that have been erased.

The memorandum outlines the York Street Work Group community engagement and related community engagement feedback concerning equitable development and public benefit priorities related to the MP2H NW Plan and York Street. Those discussions gave birth to a mixed-use, equitable development called the **York Urban Village Concept (YUVC)**. Please see **Attachment 1** for our revised York Urban Village Concept.

Public Benefits Guiding Principles

At the core of the public benefits is the desire to change the conventional development process sequence – essential to breaking the pattern of systemic racism. York Street Work Group believes in creating an equitable and justice-centered development; the **process should be slowed down, and the streetcar expansion for MP2H should be developed after the a RWEA or CBA is developed with community and signed, and after planning, funding, and construction of what the York Urban Village Concept**. Community needs identified from our process that also align with the majority of earlier feedback from community stakeholders

on the proposed streetcar, should be the priority before the streetcar expansion. In other words, only fund and build the new streetcar line once the communities see the results of the community benefits **WE SEEK**. Changing the traditional development process sequence is essential to redirecting and breaking the institutional racist planning cycles.

The public benefit priorities related to the MP2H NW Plan are embedded in the eight concepts highlighted in the following section. These fifteen public benefits are intended to be incorporated in any Regional Workforce Equity Agreement (RWEA) or Community Benefits Agreement (CBA) associated with the MP2H NW Portland Plan and the streetcar transportation improvement. Our community benefits should be met with encouragement and support to make them a reality instead of recommendations for compromise.

YUVC 1: Intergenerational/Multigenerational Urban Village

Objective: Create intergenerational and multigenerational places and spaces where all ages benefit from engaging and helping one another to thrive. This concept can be materialized through mixed-income housing, family-friendly, multigenerational housing, and open space accessible to all abilities.

Public Benefits:

PB1: Allocate a significant portion of the Federal Transit Administration TOD Grant budget for best practices in equitable planning.

PB2: Develop incentives and regulations to ensure the economic benefits for people of color are equal or greater than the private financial benefits to landowners.

PB3: Utilize eligible uses of revenue from a Local Improvement District and/or an equitable development agreement

YUVC 2: York Street Cultural District

Objective: Create an innovative communal or gathering place dedicated to interpreting and memorializing the history of York and his contributions to the Lewis and Clark Expedition.

Public Benefits:

PB4: The City of Portland should encourage private landowners of large parcels within the MP2H NW plan district to sell land to a community development corporation established to develop the York Urban Village or a York Black Heritage Museum.

YUVC 3: Variety of Housing Types

Objective: Prioritized homeownership and land ownership. Affordable rental housing **is not expected as a permanent situation but a place of transition to homeownership**. Affordable rental housing should not be the primary community benefit because it perpetuates poverty and multigenerational instability for BIPOC communities.

Public Benefits

PB5: An increase in land value can be equitably distributed to create economic opportunities.

PB6: Private landowners contribute land for various housing types to a land bank as part of an equitable development agreement.

PB7: Hold land in reserve for affordable housing and commercial development

PB8: The City of Portland should exert control when negotiating with the privately held ESCO site. The City should prioritize what the community wants as they approach the owners of the former ESCO property.

YUVC 4: Urban Green and Open Space

Objective: Create an accessible, safe, green, and open space and farming enjoyed by all abilities, ages, etc.

Public Benefits

PB9: Develop community benefit agreement with private developers to support community amenities such as open space, regenerative agriculture, etc.

YUVC 5: Quality Jobs/Industrial Land Offsets

Objective: Bring quality middle-wage jobs that benefit people without college degrees to the area.

Public Benefits

PB10: Develop a Community Development Agreement with private employers that ensure that people of color take advantage of middle-wage jobs that benefit people without college degrees, trade, and professional services opportunities related to the construction of the streetcar.

PB11: The community and labor groups should sign the Regional Workforce Equity Agreement (RWEA) and other binding agreements.

YUVC 6: Environmental and Climate Resiliency

Objective: Ensure that new housing, commercial, and open spaces within former industrial areas are environmentally safe.

Public Benefits

PB12: Work with DEQ to ensure that land available for development meets DEQ environmental standards.

PB13: Climate design standards for construction, re-greening the industrial zone, and restoring access to the Willamette River.

YUVC 7: Anti-Displacement Strategies

Objective: Anti-Displacement strategies developed by the City of Portland are acknowledged in the Streetcar Expansion CBA.

Public Benefits

PB14: Incorporate language within the Community Benefits Agreement to institutionalize anti-displacement processes for its residents and commercial tenants.

YUVC 8: Transit and Street/Transportation Improvements

Objective: York Street Work Group believes the process should be slowed down and that the streetcar expansion for MP2H should be developed after the planning, funding, and construction of York Urban Village.

Public Benefit

PB15: Ensure that the CBA that guides the construction of the proposed transportation system, including DBE contracting & workforce goals for all phases of the development and ongoing operations

In conclusion, the York Work Group, thanks the City planners and Commissioner Carmen Rubio for the opportunity to discuss the York Urban Village and its associated public benefits. If you have any questions regarding the information presented in this memorandum, please contact the York Work Group through Cassie Cohen by email at cassie@phccoalition.org.

Thank you!

York Work Group



Attachments:

1. **York Urban Village Concept 3.28.23 (pdf)**
2. **York Urban Village Concept 3.28.23 (Word version with hyperlinks)**
3. **York Urban Village Memorandum 3.28.23 (pdf)**
4. **York Work Group contract expense report (pdf)**

On Tue, Feb 28, 2023 at 3:18 PM Manning, Barry <Barry.Manning@portlandoregon.gov> wrote:

Dear Cassie and York Work Group Members:

Thank you for your response to our emails. The MP2H team understands that the York Street Work Group is finalizing your vision and response to the MP2H plans and will do so in writing. We look forward to receiving that communication.

The MP2H team will follow up with information on areas of alignment between the York Urban Village Concept and the MP2H Plan, which includes public benefits that can be derived through the plan's value capture strategy. We expect to have this information in mid-March. We will also follow up with a property owner contact, as the group requested.

We appreciate the York Street Work Group's input to the MP2H work and its consideration of related issues and context. Please also note, per some prior discussions, that the BPS services agreement with the Portland Harbor Community Coalition/York Street Work Group can be extended into March to accommodate the submission of invoices to the city to reimburse PHCC and the group for its input and recommendations.

Please contact me or Patricia Diefenderfer (503-313-2177; patricia.diefenderfer@portlandoregon.gov) if you wish to discuss the MP2H project or arrange a meeting.

Sincerely,

Barry

Barry Manning (*he/him/his*)

City of Portland Bureau of Planning and Sustainability
1810 SW 5th Avenue, Suite 710, Portland, OR 97201

503-823-7965; barry.manning@portlandoregon.gov
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From: Cassie Cohen <cassie@phccoalition.org>

Sent: Tuesday, February 21, 2023 3:44 PM

To: Manning, Barry <Barry.Manning@portlandoregon.gov>

Cc: Angelah Hill <angelahjackson@icloud.com>; lg.shannon3@gmail.com; Kimberly Moreland <kimberly@morelandresource.com>; readwalkandtalk@gmail.com; Wilma Alcock <wilmajalcock@comcast.net>; Sterling Stokes <sterling@phccoalition.org>; Lisa Bates <lkbates@pdx.edu>; wingate713@gmail.com; jhill77business@gmail.com; Pam Phan <pam@righttothecity.org>; DePass, Michelle <Michelle.DePass@portlandoregon.gov>; Silas Steele <Silassteele4@gmail.com>; Gabrielle Monaco <gmonaco@pdx.edu>; Michelle Yemaya Benton <MYemaya@bcppdx.org>; Joy Alise Davis <joyalise@imagineblack.org>; Anjeanette Brown <anjeanetteb@bcppdx.org>; Isaiah Jackman <isaiah.jackman@gmail.com>; Dinkelspiel, Karl <dinkelspielk@prosperportland.us>; Diefenderfer, Patricia <Patricia.Diefenderfer@portlandoregon.gov>; ron.craig@gmail.com; Jadelis Muñoz Nieves <jadiemunoz14@gmail.com>; Black Oregon Land Trust <blackoregonland@gmail.com>; Ciarlo, Catherine <Catherine.Ciarlo@portlandoregon.gov>

Subject: Re: Montgomery Park Follow Up - meeting dates

Patricia and Barry and team,

Thank you for your recent emails to the York Work Group. We are working on finalizing our vision and response to the MP2H plans and will follow up in writing. In place of a meeting, we invite you to share your written response to the York Urban Village Concept and to provide clarity on the latest terms of negotiations with property owners and the street car owner.

Respectfully,

York Work Group



We are on stolen land--the traditional village sites of the Clackamas Chinook, the Wasco-Wishram, the Willamette Tumwater, the Multnomah and other Chinookan peoples as well as the Tualatin Kalapuya, the Cayuse, the Molalla and other tribes and bands of the Columbia and Willamette Rivers.

On Fri, Feb 17, 2023 at 4:01 PM Manning, Barry <Barry.Manning@portlandoregon.gov> wrote:

Hello Cassie and York Street Work Group Members:

This is a follow up to the recent email from Patricia Diefenderfer. City staff leaders on the Montgomery Park to Hollywood (MP2H) project would like to schedule a meeting with the York Street Work Group Members to continue the discussion on public benefit priorities for the Montgomery Park area.

The MP2H project city leadership team are available at the following dates and times:

- Monday, March 20, 2:00 PM – 3:00 PM
- Friday, March 24, 11:00 AM - Noon

Please confirm with me by February 28 which of these dates and times works best for the York Group. We can follow up to discuss the details of the meeting agenda.

Thank you for your patience and consideration. Please feel free to contact me or Patricia if you have questions in the meantime.

Sincerely,

Barry

Barry Manning (*he/him/his*)

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From: Diefenderfer, Patricia <Patricia.Diefenderfer@portlandoregon.gov>

Sent: Wednesday, February 15, 2023 6:45 PM

To: Cassie Cohen <cassie@phccoalition.org>

Cc: Angelah Hill <angelahjackson@icloud.com>; lg.shannon3@gmail.com; Kimberly Moreland <kimberly@morelandresource.com>; readwalkandtalk@gmail.com; Wilma Alcock <wilmajalcock@comcast.net>; Sterling Stokes <sterling@phccoalition.org>; Lisa Bates <lkbates@pdx.edu>; Jadelis Muñoz Nieves <jadelis@uniteoregon.org>; wingate713@gmail.com; jhill77business@gmail.com; Starin, Nicholas <Nicholas.Starin@portlandoregon.gov>; Pam Phan <pam@righttothecity.org>; Reed, Julia <Julia.Reed@portlandoregon.gov>; DePass, Michelle

<Michelle.DePass@portlandoregon.gov>; Phillips, Nikoyia <Nikoyia.Phillips@portlandoregon.gov>; Ambati, Svetha <Svetha.Ambati@portlandoregon.gov>; Silas Steele <Silassteele4@gmail.com>; Gabrielle Monaco <gmonaco@pdx.edu>; Michelle Yemaya Benton <MYemaya@bcppdx.org>; Joy Alise Davis <joyalise@imagineblack.org>; Anjeanette Brown <anjeanetteb@bcppdx.org>; Isaiah Jackman <isaiah.jackman@gmail.com>; qiddist@asheservices.com; Dinkelspiel, Karl <dinkelspielk@prosperportland.us>; Ciarlo, Catherine <Catherine.Ciarlo@portlandoregon.gov>; Leclerc, Mauricio <Mauricio.Leclerc@portlandoregon.gov>; Manning, Barry <Barry.Manning@portlandoregon.gov>

Subject: Montgomery Park Follow Up

Hi Cassie and York Street Work Group Members,

I hope you are well today.

I'm writing as a follow up to our January 24th meeting to discuss the York Street Work Group's input on public benefit priorities for the Montgomery Park area. It's been some time since we've met, so I wanted to send this communication to let you know that the project team has been reviewing the concept shared by the York Street Work Group and would like to set up a follow up meeting with you to continue the discussion.

Barry will get in touch shortly to offer some potential meeting times with the goal of getting a meeting on calendar in the early March timeframe.

Thanks so much for your patience and consideration. Please feel free to contact me or Barry if you have any questions in the meantime.

Sincerely,

Patricia

Patricia Diefenderfer, she/her/hers

Chief Planner

City of Portland Bureau of Planning and Sustainability

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