

**West Portland Town Center Plan
Community Advisory Group
Monday May 4, 2020 – 6:30 to 8:30 pm
Meeting Notes**

Location: Online meeting via Zoom

Group members present: Javier Moncada, Marianne Fitzgerald, Mohamed Salim Bahamadi, Katherine Christensen, Ramsay Weit, Chris Smith, Terri Preeg Riggsby, Dacia Graybur, Chris Chiacchierini, Rachael Duke, Coya Crespin

Group members absent: Beth Omansky, Brandon Brezic

Guests: Tony Hansen – Crestwood NA, Libby Winter – TriMet, Glen Bolen - ODOT, Ben Guy - TriMet TOD

Staff present: Hanna Osman, Ryan Curren and Joan Frederiksen – BPS

Staff welcomed attendees and asked for introductions all around.

Health and resilience in our communities today and in the future

Ryan introduced this item and noted that COVID has made long-standing vulnerabilities and inequities clearer, such as poverty and income stressors and health insurance and air quality vulnerabilities. He noted the need to double down on health and racial equity; focus on the most vulnerable so all benefit. He noted that this brings to light a matter of urgency to adopt this plan and get the big ideas in the queue for stimulus funds. He also thanked Mohamed and Hanna for helping meet near term needs for food during Ramadan.

Ryan asked the group to consider and answer the question: *What is the one most critical need you are hearing from the most vulnerable in your community during this crisis?*

He also encouraged resource information be shared via the online “chat” function. (see “chat” transcript below)

Round-robin responses:

- rent security, families with food security, seniors concerned about isolation
- food insecurity worked with HAKI; also works with Bethlehem House of bread (by Washington square mall)
- heard knowing your neighbors, a lot of seniors, calling folks for groceries, phone trees with seniors
- Safety issues around virus, financial both rent and food related in the future

- HAKI has a new website; food assistance 106 families! served in collaboration with Neighborhood House
- Slow streets program – Curious whether people think this adequate for SW, where does that fit in all this?
- isolation of seniors, doing direct outreach for most at-risk seniors, BIG online exercise programs – free and open to all; have completely mobilized their food pantry, hopefully ongoing purchase ability for halal meats; pantry could be expanded with additional ability to deliver; Has been increased incidences of child abuse- standard detection process (id schools) limited now, so putting energy into this
- reaching out via phone calls and hearing that even with the rent moratorium, looming fact that rent is building up, especially for those that are not working; Asian Pacific Islander community is calling out that there is discrimination happening, and some don't want to be out with face masks due to concern of being targeted. Also continue to look for ways to get funds to people
- Hearing from a lot of Somali community that comprehension of the official messages/not in a language that is accessible and is not verbal for those who do not read; from work with Joint Volunteer Information Center hearing about mental health and food insecurity issues/concerns.
- A very real, increase in child and domestic violence, suicides; lack of access to group addiction services; using voter network to reach out to people to connect them to resources – medication, food security, navigable unemployment system function/resources.
- Need to get out and be neighborly
- living in Multnomah Village area – need is connection; isolation is big issue. New to Nextdoor platform, hears lots of fear and homeless phobia, but has potential for providing support for neighbors/platform to help others as opposed to living in fear.
- Staff at Metro got call from business owner on Barbur about a woman who lives on street off of Barbur/Multnomah and uses diapers and now with all businesses closed she has nowhere to dispose of these. Metro was able to send people out with trash bags to give to her and pick up trash bags.

February meeting summary, updates and announcements

Next, Joan asked for comments on February meeting/summary. Hearing none she noted these would be finalized and posted. Updates and announcements were made as follows:

- Libby: Second draft of the Conceptual Design Report (CDR) expected late summer. Still accepting public comments on CDR. Environmental Impact Statement in August/Sept. Which will get us ready for Metro measures which will go to Metro Council Later July. There is also possibility of qualifying for stimulus monies for this infrastructure project (but not affordable housing).

- Glen Bolen noted that ODOT and Trimet are putting together Request for Proposals to look at Trimet properties for Transit oriented Development (TOD) opportunities (including affordable housing).

West Portland TC – Draft Regulation/Code Concepts – CAG survey results/discussion

Ryan and Joan introduced the draft plan district code concepts including slides on the project goals and the range of how public benefits can be implemented. Hanna shared the results of the short CAG pre-meeting survey (7 respondents) that asked about members' initial thoughts on the code concepts. Afterwards, three smaller groups were formed to discuss and share ideas around the draft plan district code concepts. Responses and comments from the groups follows.

- We need to vet the housing part with nonprofit developers for the cost and how realistic it is.
- Missed some pieces on housing
- There needs to be more context on this document. Speak onto Community Based Organization's value in this context.
- There are ways to develop commercial spaces with incentives through floor area ratio (FAR), height to offset community amenities.
- Corridor, on barbur will have community spaces.
- Community spaces are public and open.
- Concept J: a key concept that will help the plan.
- Is there a way to improve aggregation? The tools are limited but you can make it so that it cannot be underbuilt, by giving them extra area to build. That comes into conflict with concept L
- What are the community benefits of [lot] aggregation? With street improvements? Street improvements are not noticeable in this concept.
- The goals are not all attached to the concepts. Goal 5 seems to be apparent in most concept codes.
- The goal 5, 6 are good ones relating to the concepts.
- Concept K addressing concerns from the BES given the environmental concerns. Noise and air pollution near the I5, thus we need buffers.
- There is a lot going into the draft concept, especially with the shared growth, which got a lot of community input.
- Good choices – seems to support inclusionary housing and small businesses. Not pushing affordable housing out of community.
- Nonprofits need to vet policies
- Show how these concepts are tied to other strategies and programming
- Health includes air and noise pollution
- Multi dwelling in current single dwelling areas should come with transportation improvements

- Concern regarding health. Preservation of low-cost housing – hope it meets code and that it is healthy housing. There is nothing prohibiting daycare or senior housing next to freeway.
- Any affordable housing proposal next to freeway won't be able to access Housing and Urban Development (HUD) funds because they consider decibel (noise) level.
- Transit supportive density. Some areas have poor transit service today (like Ashcreek Commons) and no sidewalks. Need access to make density work.
- Like the green elements
- Are the opportunities to integrate innovative stormwater options/ideas? There are a lot of requirements. We want to be innovative but don't want to paralyze and not provide ability to bring in the affordable housing and/or services we want and need.
- If we are proposing code solutions, are we also bringing incentives?
- Really like the community engagement /opportunity to shape future of town center.

Generally, the group was supportive of the code ideas. Keeping options of affordable housing in the plan district was important as were concerns for health and where we put housing; make sure it is healthy housing when placing them. Is there a way to promote improvements on the apartments we want to preserve? There was concern around transit oriented density (TOD), and that we include infrastructure to access transit and commercial areas. Make sidewalks/transit accessible to the WPTC. Also, support for using our tools to get integrated stormwater solutions, while balancing the solutions in a way that does not paralyze development.

Other questions that came up during the group report back/debrief included:

- What details do we have on what the private market are doing inside the corridors?
- Which parcels are being bought up? What are the strategic planners thinking? How do we get this intel? What are the bureaus doing? I am afraid that we might be chasing the private market for parcels.
- Do we have flexible funds to take opportunities to take up market parcels, which others do?
- Do we have funds to access properties for land banking? Because the private market might take it.

March 4 Open House – Survey results overview and draft preferred growth concept

The survey results overview agenda item was not covered due to time. The powerpoint slides will be sent out to CAG.

There were no public comments. The meeting was adjourned at 8:34.

Zoom online meeting “chat” transcript:

From Fitzgerald to Everyone: 06:51 PM - neighbors, people they know, they can call on for help.

From Terri Preeg Riggsby to Everyone: 06:54 PM - food insecurity - Oregon Food Bank - Bethlehem House of Bread - Neighborhood House - HAKI. Funding (thank you!!) from MRG Foundation :)

From Rachael Duke to Everyone: 06:56 PM - We (CPAH) were able to get some assistance from CareOregon to assist our seniors around isolation and some assistance from Tigard re: rent assistance (which doesn't really impact this project but is cool). And we are able to drop off food boxes using other community resources such as the Sunshine Pantry.

From HAKI Community - MohamedSalimBahamadi to Everyone: 06:56 PM - hakicommunity.org

From Tony to Everyone: 07:01 PM - Through the schools we are seeing food insecurity. We are delivering food boxes 2 days a week. Schools are saying they have delivered Chrome Books to all families, but internet connectivity is another area of inequity.

From Rachael Duke to Everyone: 07:02 PM - We are purchasing inexpensive tablets and wifi for our seniors, who need it, but we can't do the wifi forever.

From Coya Crespin She/her CAT to Everyone: 07:03 PM - that's so amazing, Rachel! We have been talking about the WiFi internet insecurity as well

From Chris Chiacchierini to Everyone: 07:05 PM - Neighborhood House food pantry, senior services, parenting support: nhpdx.org - Neighborhood House mobile food pantry delivery: 503-246-1663 x5004

From Terri Preeg Riggsby to Everyone: 07:06 PM - Chris C, others - any resources for increased children and women abuse during this time? With social distancing, where do people go? With more time at home with abusers, people really need the resources

From Dacia Grayber to Everyone: 07:08 PM - Call to Safety is a crisis line we have referred folks to at work: 503-235-5333

From Terri Preeg Riggsby to Everyone: 07:08 PM - thanks Dacia! Good to know!

From Ryan Curren to Everyone: 07:11 PM - <https://beta.portland.gov/omf/covid-19-resources-and-information>

From Dacia Grayber to Everyone: 07:13 PM - For families on the other side of the Tigard line with food insecurity: <https://packed-with-pride-tigard-tualatin.square.site/>

From Rachael Duke to Everyone: 07:14 PM - Coya - we got a small grant from CareOregon to pay for those residents who didn't have access. But it seems like there should be a more systemic way to do it.

From Dacia Grayber to Everyone: 07:14 PM - One more DV piece for women who can't make a phone call but might be able to text: texting LOVEIS to 22522.

From Libby to Everyone: 07:15 PM - COVID-19 updates and service changes:
www.trimet.org/health/ Income based reduced fare program - applications now available online trimet.org/lowincome/index.htm

From Ryan Curren to Everyone: 07:22 PM - <http://www.gettingtheretogether.org/timeline-update-regional-transportation-measure-decision-shifted-to-summer/>

From Terri Preeg Riggsby to Everyone: 07:30 PM - I may be jumping ahead too much, but I get stuck/concerned with *how* we're going to be able to implement the plan.
Yes - I agree with Ramsay - how are we going to build this plan with new/additional budget constraints?

From Chris Chiacchierini to Everyone: 07:32 PM- Terri: NH received a grant for parenting supports from now through the summer window until school starts.

From Coya Crespin She/her CAT to Everyone: 07:33 PM - can these slides be emailed to us?

From Terri Preeg Riggsby to Everyone: 07:34 PM - Thanks Chris! I meant how are we going to actually build the W PDX TC Plan? The new housing, the new active transportation modes, the new outdoor spaces?

From Ryan Curren to Everyone: 07:34 PM - Coya, yes the slides can be emailed to everyone

From Chris Chiacchierini to Everyone: 07:37 PM - Sorry, Terri. I was slow to respond to your question about parents and families a while back.

From Terri Preeg Riggsby to Everyone: 08:20 PM - Joan - I'd be curious to learn (maybe via a follow-up email?) how closely our group's responses to proposed code changes mirrored what community members stated they want during open houses, etc. I.e. - is our group in favor of a proposed concept that is similar to what the 'general public' wants? We are a diverse group, but not sure how closely we reflect what our community, at large, wants for this town center.

From Fitzgerald's iPad to Everyone: 08:26 PM - can we preserve historic residences north of Barbur?

From Ramsay Weit to Everyone: 08:27 PM - Terri's point is what I was getting at

From Hanna Osman to Everyone: 08:34 PM - I've saved all these questions to a document. Thank you all for your inputs. It is well appreciated

From Ryan Curren to Everyone: 08:34 PM - Terri, the open house survey will help answer your question. The responses were really helpful

From Dacia Grayber to Everyone: 08:34 PM - I second what Terri said.

From Coya Crespin She/her CAT to Everyone: 08:35 PM - thanks all! have a great night!