



Dekum Redevelopment

Community Advisory Committee – Meeting #5 (update on design)

Zoom meeting notes on July 15, 2020

Introductions and community building – Dr. Holt started the meeting asking CAC members to reflect on their connection and history to this place. Examples included: attending Faubian’s first student class and continuing on to attend Concordia College; attending Joyce Phillips Head Start on-site and Faubian; and working in the neighborhood for community organizations.

Vivian (CAC co-chair, Home Forward Board member)

Spencer (CAC co-chair, resident)

Karen (CAC, resident)

Karen (CAC, neighbor)

Blanca (CAC, resident)

Jeb (CAC, resident)

Maija (CAC, Woodlawn NA)

Laura (CAC, Trash for Peace)

Miranda (CAC, NAYA)

Mateo (CAC, Legal Aid)

Kevin (CAC, Hacienda CDC)

Kelvin H. (CAC, neighbor)

Steve (CAC, Home Forward RAC)

Tierra (CAC, Home Forward Action Council)

Karmin (CAC, PPS Faubian principal)

Guest and potential CAC member: Kevin Bacon, Portland Public Schools, 3toPhD program

Sheila (staff, property management)

Rachel (staff, educational partnerships)

Jonathan (staff, development)

Odalís (staff, resident services)

Julie (staff, development)

Samantha (lever)

Chandra (lever)

Pamela (staff, development)

Ericka (TryExcellence)

Dr Holt (TryExcellence)

Tonight's Focus: Update on site plan

Chandra presented an updated site plan and reviewed the major changes from the previous plan (incorporating CAC and resident focus group input). Comments are summarized by topic below (comments in quotes came from the "chat" function in Zoom):

Change from two to one interior road to address safety concerns – Appreciation that design team heard the concerns with the second internal drive area and readjusted to one road into the site.

On-site parking – Support for the additional parking spaces added in this 2nd plan and that more spaces are closer to units. Staff acknowledged it is still unlikely that there will 1:1 ratio of parking spaces to units; more likely 1:2.5 (or about 40-50%)

Safety along Morgan Street – Concern was raised about the entry to the site from Morgan Street; history of accidents at the intersection; along with abandoned cars. Concern about fire truck access. Design team will work to improve sight lines from the intersection, along with improved sidewalks.

Concern of location of large parking lot's impact on Morgan Street residents? This is the location of current lot and is a placeholder ("land bank") for future housing development.

Another concern regarding the internal road: will neighborhood residents use it as a cut through? Design team will include measures to slow traffic and make it feel like a different space (a private drive not a public thru fare)

Basketball/Playcourts – The design team included a basketball court in the 2nd plan.

- Location – suggestion to bring it closer into the site to ensure "eyes on the court"
- Multi-use playcourts – suggestion to include hopscotch and/or futsal along with basketball
 - "Covered futsal courts - much like what's at Hacienda CDC's site - help make it accessible and usable year round (but also increases costs)"
 - "It is a large property and can be quite far for some to walk, I think having the court closer in would be great. I also agree that making it multi-use is a good idea. Some courts have painted hop-scotch and four-square areas also, and get quite a bit of use."
 - "Hopscotch with the alphabet to inspire early learners :)"

Community Garden – a garden space is now indicated in the Phase 1 area of the site (upper area above the community building)

- Number of spaces? – not fully designed, more to come
- Location and amenities
 - "Lever architecture staff: I've been working on developing the community room program and something we are definitely excited about is the adjacency now

between the community garden location and the community center. We think that there is a great opportunity for connection between the garden and a covered, outdoor eating space there also.”

- “Yes, agree. Community gardens are a great connector for immigrants/refugees to grow food they are used to - and then sharing it with others in potlucks.”
- “A tool library for community garden could be really great!”
- “Small compost capability for the garden as well would be amazing. Fairview Oaks has one!

Community Building – In addition to property management offices, the large community room has many opportunities for flexible programming

- Importance of sharing food as an essential tool in building community: space needs to be warm and inclusive to all (experience at Faubian indicated some members can be turned off by a more modern, concrete feel.)
- Food security can also be assisted by coming together to support one another; ideas for storage closets to accommodate food pantry and clothing drives
- Sample from Stephens Creek Crossing community building in SW Portland
 - “The Home Forward community space at Stephens Creek is really nice, as it has a large outdoor covered area incorporated into the building.”
- A few more thoughts for community space:
 - “full kitchen for cooking classes/community meals, a few computer stations, closet space for food pantry, green cleaning closet, school supply/craft closet for community members, as well as built in community boards near the room and/or around the property to advertise flyers/events/important information”
 - “have a foldable, stow-away wall that can split the room for multiple meetings or space needs, e.g. childcare going on during a resident meeting”
 - “I second the idea of full kitchen for cooking classes/community meals, access to computers, space for food pantry, school supply/craft closet, and community board!”

Accessibility on-site – A comment about location of ramps; the design team is working to ensure the slopes are less than 5%.

Update on washer-dryer hook-ups – Staff have adjusted recommendations to include washer/dryer hook-up availability in each unit. This mirrors what is currently available to Dekum residents. Resident will continue to need to provide their own utilities and maintenance. A laundry room on-site will be available to residents without their own appliances.

- “Wonderful news on the laundry options, thank you all for being responsive to that request to consider it more.” “Love... the news that there will be washer dryer hookups in each unit in addition to the laundry room.”

Next steps on design – By September’s CAC meeting, the design team will bring interior layouts of the apartments for input. Will also reach out again to current Dekum residents.