



Dekum Redevelopment

Community Advisory Committee – Meeting #7 - focus on design

Zoom meeting notes (and “Zoom Chat”) on September 16, 2020

<p>Vivian, Co-Chair (Home Forward Board of Commissioners)</p> <p><u>Residents</u></p> <ul style="list-style-type: none"> • Spencer, Co-Chair • Blanca • Karen • Delfino <p><u>Community Partners</u></p> <ul style="list-style-type: none"> • Mateo (Legal Aid) • Miranda (NAYA) • Laura (Trash for Peace) • Annie (Mult. County Library) • Kevin (PPS; 3 to PHD) • Kelly (WorkSystems) 	<p><u>Neighbors</u></p> <ul style="list-style-type: none"> • Barbara • Kelvin • Maija <p><u>Home Forward staff and consultants</u></p> <ul style="list-style-type: none"> • Dr. Holt, Ericka (TryExcellence) • Chandra, George, Kelsey (Ilever) • Susan (Iris Group) • Jonathan, Julie, Pamela (development staff) • Odalis, Alescia, Akeeta, Rachel (resident services & partnership staff) • Wubet, Shiela, Sarah (property management staff)
---	--

Introductions and community building – Dr. Holt encouraged us to recognize the layers of trauma our world and region are facing (most recently the Oregon wildfires and toxic air in Portland). He reflected on the value of strong relationships and, literally, our need to breathe.

Review of most recent design team efforts

Slide presentation – Chandra presented three areas for discussion: 1) updated site plan; 2) community building; 3) interior layout of apartments.

Key elements and CAC member comments follow:

<p>Updated Site Plan Base Plan</p>	<p>Key changes:</p> <ul style="list-style-type: none"> • 190 units; 75 parking spaces • potential educational facility moved to center of site adjacent to community building • leaving land bank unprogrammed for now
---	--

Clarification - the area labeled "Head Start" is still a potential partnership for a larger educational facility/partnership

General comment - Anyone else think that Chandra has the coolest job? I really appreciate the explanations for all the thinking that goes into the design that you're sharing, Chandra. Thanks for breaking it down for us.

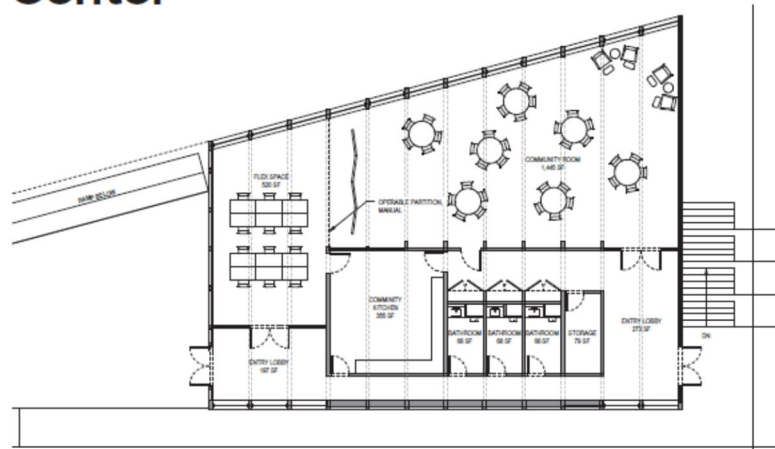
CAC members comments/suggestions on site plan

- Morgan Street: is it possible to seal off access/egress? Concerns about traffic flow, parking and safety on street that dead ends in a cul de sac; Morgan St is already overburdened with parking
 - Staff comment: Fire Department needs clear, through access (can't reverse and needs large radius); residents need more than one way into and out of site. Since Lombard is a major arterial, anticipate most traffic will enter and exit from NE 27th
- NE 27th Street parking impacts: currently 27th street on street parking is regularly at max and residents park on Bryant St that is also currently at max. if there wasn't access on Morgan or somewhere else to parking spaces there will be significant problems. Adjacent neighbors haven't been brought into this discussion besides those of us on CAC. I think our voices represent the significant problems with our current parking saturation. yes, there is a problem weighing the green space versus space for parking. the conversation is complex. we regularly have anywhere from 3 to 4 Dekum residences parking on this dead end due to current insufficient parking. I agree with "good trouble". however, as an advocate as a homeowner on the 27th street side there is simply insufficient on street parking to offset the 75 spaces envisioned for this development
- Library: Is there a possibility for a community focused library with bond measure?
 - Staff comment: design and construction process can't be held up due the timing of the bond decision-making
 - Library representative: bond will take time to develop; lending shelves can be stocked by library staff
- Sports court: I was wondering what happened to the sports court idea for the landbank area? I would like to hear from residents if it is a priority, but a sport court or paved area (that could be used for futsal, basketball, and fitness classes) would be great if feasible. I know it can also add costs for stormwater, maintenance, etc. But something to offer for teens that are too old for play area.
- Bike storage: Also want to ensure that any on-site bike storage is going to be SECURE. Bike theft is a huge problem even in the highest security locked rooms. Helping residents through a partnership with a group like the community cycling center can help with providing the knowledge of how best to lock up bikes and bike safety
- Lighting plans for building and parking lot? Just concerned about so much parking along the buildings and the lights that may shine into resident apartments
- Overall parking: (from Dekum resident) I don't have a car but is there any way we can add more parking lot spaces?
- How will parking permits be managed?
 - Staff comment: Potential application process; if # of spots already taken, then wait list
- ADA: How many accessible units? Two types: fully accessible and easily adaptable

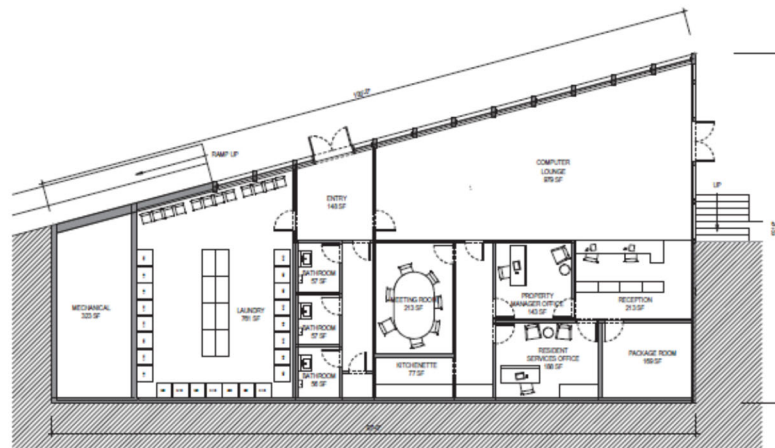
- Staff comment: many ground floor units (can also be accessed from outside); code only requires 4 units; we will have many more in the ground floor units.

Community Center

Plans



Second Floor Plan
GSF: 2,500 f²



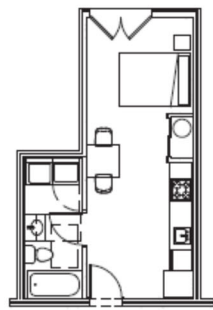
Ground Floor Plan
GSF: 3,100 f²

CAC members comments/suggestions

- **Bathroom facilities:** Will any of the restrooms in CC have space for a changing table? And to be extra inclusive, could the changing table be large enough for an adult (with a disability)?
- **Kitchen & BBQ:** Space for food pantry in Kitchen? Also a few residents had asked for a space to BBQ outdoors on patio, is that included?
- **Room flexibility:** Just want to lift up again the idea of a folding partition in the CC to make the room bigger/smaller for community need (e.g. host a meeting in one half of the room with childcare going on simultaneously in the second half)
- **Resident access to books:** I worked with Zahra to install shelves all around the community room and we displayed hundreds of books that really made the space seem like a library, if we have bookshelves that will be installed, the space can have a genuine library feel; Mobile library - is that an option? I love thinking about library staff working on site...

Unit Plans

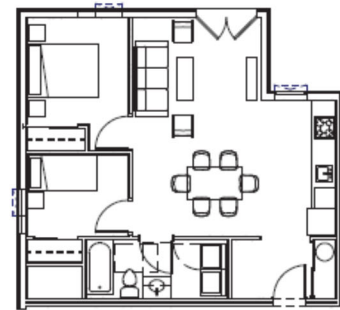
100%SD



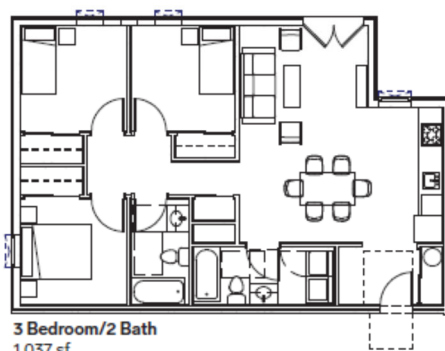
Studio
362 sf



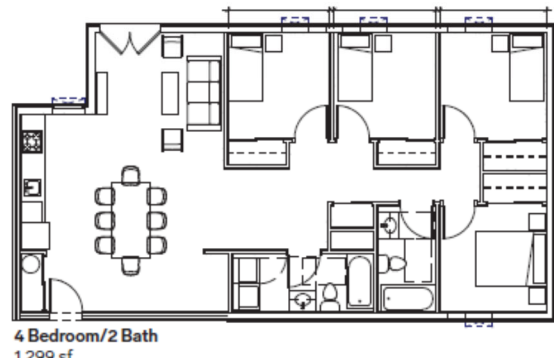
1 Bedroom/1 Bath
668 sf



2 Bedroom/1 Bath
753 sf



3 Bedroom/2 Bath
1,037 sf



4 Bedroom/2 Bath
1,299 sf

Key considerations:

- Ground floor units can be accessed from the exterior; upper floors are accessed by interior hallways (quads of four);
- Kitchens back up to each other (helps with plumbing efficiency and will help with noise)

CAC members comments/suggestions

- Looks like there is not a lot of kitchen counter space?
- What kind of heat?
 - Staff comment: Electric heat, greenest option, also least expensive to operate.
- Assuming no central AC, so please consider using windows that accommodate an AC unit (go up/down, rather than left/right) Currently a few window air conditioners exist here and there. that's probably not sufficient as our seasons get hotter and hotter.
 - Staff comment: We are trying to budget for nice windows that have AC ports-- easy to hook up small, efficient AC units. AC won't be provided, but ceiling fans in every unit.

As we ran out of time for more discussion on each of the three major areas, we'll revisit during October's CAC meeting.

Vivian and Spencer thanked everyone for thoughtful participation

Meeting adjourned at 6 pm.