

III Special Purpose Overlay Boundary Revision to modify the open space overlay; Type II Tree Removal; open space improvements; and associated parking and site improvements.

- No member of the Design Commission wished to make any disclosure or abstain from participating or voting on the application.
- When asked if any member of the Commission needed to declare any contact, written, oral or otherwise, prior to the hearing with the applicant, any other party involved in the hearing, or any other source of information outside of staff concerning the subject of the hearing, Commissioner McKeel noted that he had received a phone call from a representative of the applicant but did not return the call and reported the attempted contact to the City Attorney.
- Chair Cook and Commissioners Orth, Lando, McKeel, Sugarbaker, and Hayden had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Staff Presentation

Staff gave a presentation outlining the project and highlighting the proposed design updates. The presentation included a discussion of transportation concerns, the Open Space Overlay District Boundary Revision request, as well as discretionary design items.

Design Updates

In Relation to Broader Rockwood Town Center Design Goals

- A multiuse path connecting the proposed portion of SE 185th Avenue to SE Stark Street
- A vehicular drop off and turn around area adjacent to the proposed community center
- An enhanced streetscape design

Public/Private Transition Areas

- Landscaping changes
- Metal entry gates

Building Design

- Building Volume
- Additional Wall Recesses
- Façade Design
- Transparency

Rockwood Design Guidelines Discretionary Items Discussion

- 7.0503(B)(7)(c)(1) and 7.0503(B)(7)(d)(1) - Primary, Secondary and Accent Materials

- The Commission discussed the categorization of panelized wood veneer as a primary material.
- Also discussed were the material percentages proposed for HardiePlank, which exceeds that allowed by the Rockwood Design Guidelines and Standards but meets the standards of the Multi-Family Design Guidelines and Standards.
 - The Rockwood Design Guidelines and Standards do not allow more than 35 percent of secondary material used on the building; however, the applicant's proposal exceeds this percentage.

Multi-Family Design Guidelines Discretionary Items Discussion

- 7.0103(A)(1)(c)(5) and 7.0103(A)(1)(d)(5) - Illumination
 - The Commission discussed the lighting levels and source for the bike/pedestrian path. The development will need to meet the Public Works Standards and work with Multnomah County in terms of lighting source. Details for the path will be required for the building permit submittal.
 - Also discussed was the proposed catenary lighting. While staff finds the proposal acceptable, Development Engineering and Transportation will require additional details due to the location and installation of the lighting. Further, the catenary lighting would be in addition to the acorn lighting.
 - The Commission asked if the lack of a 90-degree cutoff for the lighting was an issue. Staff noted that a revised photometric plan with additional details will be required in order to show that the development is meeting lighting requirements.
- 7.0103(A)(5)(c)(6) and 7.0103(A)(5)(d)(6) - Setback Trees
 - It was clarified that the discretionary item only applies to the portions of the building within the setback zone and not the open space.
- 7.0103(B)(1)(c)(4) and 7.0103(B)(1)(d)(4) - Storage
 - The Commission discussed the proposed units that will have no interior storage.

Other Discussion Items

- The Commission asked about the proposed turnaround within the open space. Staff noted that the turnaround will be allowed but limited.
- The Commission asked whether the proposal complies with stormwater requirements; staff replied in the affirmative that water quality and infiltration standards will be met.

Applicant Presentation

The applicant gave a presentation for the proposal. Representatives included:

- Eric Paine, Community Development Partners

- Ernesto Fonseca, Chief Executive Officer for Hacienda CDC
- Dylan Morgan, PLACE
- Ben Waechter, Waechter Architecture

Commission Comments

The Commission, staff, and the applicant discussed the following items:

- The intent of the open space.
- Access to the park and site circulation.
- The public/private buffer.
- Building massing and articulation.
- Housing types, including regulated (below market rate) and unregulated (at market rate) with a variety of rents.
 - Approximately 30 percent of rents will be at market rate and 70 percent below at the start, based on income qualifications.
 - Rents that are serving different income levels are regulated units and are subsidized by the State, City, or County as opposed to market rate rents which are not subsidized and subject to change with market values.
- Permeable pavers and their use in all the parking areas and parking stalls, except for tuck under parking.
- The change of façade color from green to dark navy with contrasting complimentary entry colors.
- Entry color and materials. All entries are painted and utilize HardiePanel.
- Roof elements that will serve as elevator overrun as well as mechanical enclosure that will be grouped in the center of the building and have the double function of screening and visual cue.
- The function of reveals versus battens.
 - The battens have increased in width (2 inches wide and 4 inches deep) and will not include vertical seams.
 - For variety, reveals will be ½-inch to ¾-inch wide by ¾ inches deep with a 4-inch deep horizontal datum.
- The Commission appreciated the park and community outdoor place, specifically the subtly and cleanliness of the design.
- Fencing on the west side of the site, and whether there will be fencing on the east side, or if fencing currently exists on the east.
 - The applicant was unsure if fencing on the east, should it exist, would remain.

- Community Development Partners is working with neighbors concerning fencing and similar questions on an individual basis.
- The proposed fence on SE Yamhill Street is intended to be wood.
 - It was unclear as to how the park name branding will be applied; perhaps the branding could be etched in wood or some other material applied.
- The offsite design of connectivity to the school and a multi-modal path on the East County Courthouse property. If the path requires a legal agreement, would that include lots owned by other property owners?
 - There is ongoing communication with the school.
 - For the County, the method to provide access may be an easement or possibly a transfer of the lot to the Rockwood 10 apartments.
- It was unclear what material, metal or HardiPlank, would be used on the side of the 20-inch recesses.
- The significant difference of the community center and the building facing SE Yamhill Street in comparison to the other buildings proposed for the site.
 - The applicant is striving to make the entire project less institutional as well as create a link to SE Yamhill Street to draw people into the park.
 - Further, there was opportunity to use a simple, complimentary form with a composite wood material that is also textured and variegated.
- The average amount of storage per unit.
 - The larger units have more storage and the smaller units have less.
 - There is also additional storage in a common area on the ground floor.

Public Comment

John Haines, Executive Director: Community Investment Trust, Mercy Corps

Mr. Haynes stated the following:

I am speaking in favor of the project. I provided a written letter yesterday. My impression of Eric from CDP and his team is that they have been extremely collaborative, which is a necessary and wise way to work on a complex project like this. It bodes well for its success. They found us several months ago because we created an investment tool before for low income people focusing on renters, people who have not invested, people that aspire to be involved in the community at an investment level, so we created an investment product that is 10, 25, 50 or 100 dollars a month, in companion with education, and provided in five languages. People buy their shares monthly with an annual dividend as of last week for last year of 8.9 percent; the year before, we started 17 months ago, the dividend was 9.6 percent. Share prices change annually based on the pay down of debt, much like owning your home. Pay down of debt changed the value of property and caused it to go from \$10 to \$14.57.

We have 113 investors and we are hoping to have around 400. The key difference is no one has done an investment product like this anywhere in the country. We have great interest from Canada and from around the nation. We would love to do a project in this neighborhood, as the geography of our initial property on SE 122nd Avenue and SE Market Street is a 27-unit commercial retail building and includes an extension into the Gresham Rockwood where exactly this property is, so doing a second phase here would be easy and more exciting than one in Los Angeles, Kansas City, or St. Louis, some of the cities who have reached out to us. The five key differences of this product, the first of its type, are:

1. It is geographically constrained. It does not have to be, but it means the investors support the businesses and feel that sense of community and empowerment.
2. It is the dollar amount of the investment that fits into peoples' budgets. We have a course that helps people with budget and planning.
3. Annual return dividend.
4. Share price change.
5. Risk protection. Investors can get their money without a loss at any time. Principal is protected from loss. We do that through a direct credit from our primary bank. We would like to work with Hacienda CDC on this project.

Oksana Davletshina: Russian Oregon Social Services

Ms. Davletshina stated the following:

I am here tonight to testify in support of Rockwood 10 as a representative from Russian Social Services. Our agency was established 95 years ago by Ecumenical Ministries of Oregon. We provide services for the Russian-speaking community. Our agency is in Portland, Oregon and Vancouver, Washington. Our mission is to provide services that increase independence and self-sufficiency and improve physical and mental well-being.

As you know, there is a large community of Russian speakers in the Portland area and many live in Gresham/Rockwood. Housing is always a challenge. We are immigrants here and we are hard-working people and sometimes have multiple jobs, but still struggle to find safe, stable, affordable housing.

Rockwood 10 will provide 224 high quality affordable homes, many of them family sized in a very diverse area. Family sized affordable housing is a major need for a cultural community like we are, where many families need housing for multiple generations. The Rockwood community is very diverse and is also in need of additional resources and spaces for families. By creating open space, Rockwood 10 will create a new public park and community center through which Hacienda and other community departments will provide programs to educate and engage as well as classes and advice with interpreters in credit building and saving. This well-rounded approach in addressing community needs will provide economic stability and a high quality of life for its residents.

Catherine Nicewood: Rockwood Neighborhood Association

Ms. Nicewood stated the following:

I'm president of the Rockwood Neighborhood Association. I need to make a clarification. Eric Paine said that the Rockwood Neighborhood Association is in support of the project, but we actually have not had a vote from the whole neighborhood association, but I can tell you that a majority are in support.

I agree that a lot has changed since the December 5, 2018 hearing when I was opposed to the project. Some of my concerns have been addressed. My major concern was an extra entrance to the north for police and fire safety. I did confirm with the Fire Department and I have seen the plans for that extra entrance. My next concern was a walking and bike path north of the property up to SE Stark Street, and staff has added that as a requirement.

I also want to make some comments on the neighborhood agreement. We suggested a mural on Building E because to us it seems like such a clean building. It was suggested by staff not to put it in prior to the project, but to put it in later once we figure out what the name of the park is going to be, and put a mural where it peaks at the top to add more color since it is the entrance to the park.

Everybody that lives in Rockwood has a Portland address, but we actually live in the city of Gresham, and the post office has agreed that we can use Gresham, Oregon with our zip code. It would help us realize we actually live in the city of Gresham instead of the city of Portland.

One of our last additions was senior housing and that was requested by us because we do have a lack of senior housing in Gresham.

The last thing is that I still have a concern that the community center will end up being just for residents instead of for the public, so I have talked to the developers about possibly moving the center to where Building E currently is located and putting the mural at the peak which I feel will add more color.

Terry Wilson: Portland Christian Education

Mr. Wilson stated the following:

I am here on behalf of the Portland Lutheran Association for Christian Education, which is the second place in the discussion tonight. The first one was part of the developer's team and I am here on behalf of the Lutheran Association which is the underlying deed holder that owns the land. I am representing them. I am their real estate broker and have represented them since 2014. I wanted the Commission to know that we are very much in favor of this project and its design. I think it is of great benefit to the site as well as to the community.

Angie Andersen: American Made Embroidery, LLC

Ms. Andersen stated the following:

I have rented the same home in the Rockwood neighborhood for the last 11 years. For the last two years, I have been running a cottage style business out of my garage, American Made Embroidery. I am very proud of it. I aspire someday to be so financially successful that I will have a future as a philanthropist. I fully support the Rockwood 10 project. I hope my testimony

will influence those who are not sure why they should support it and give a perspective to those who may be against it.

When I arrived in this area, it was very different than it is today. My immediate neighborhood on my block had attracted quite a bit of gang activity. There was a large lot and a seemingly abandoned home on it where folks needing to donate plasma would get their fix in this broken-down shelter. Needles littered the lot and I was afraid to even walk by it, especially with my two young children. We had many auto break-ins, and I did everything possible to keep my children safe as a single mother of three at the time.

Over the years, our neighborhood has made some great advances when businesses and homeowners came together at Park Place Café. We regularly came to discuss the bigger issues: people who were pushed out of their neighborhoods, and big businesses wanting to build fancy homes and retail space near downtown Portland. Several initiatives were proposed in the area and I have seen firsthand the impact these projects have had, turning empty lots into something better for homeowners, renters, and residents of Rockwood. These initiatives include the Prosperity Initiative where those who wanted to help others became mentors to those in need.

Overall with these improvements, which there were several, I am feeling much better knowing that many folks are continuing efforts to build stability in the community. For my small business I have been seeking resources to gain wealth and attending some of the services that Hacienda has provided. I attended the Small Business Boot camp. I have started an IDA, which is an Individual Development Account where I can save money to buy a home. I just finished my first lending circle which helped me pay off my car while simultaneously building my credit score. I am in the process of repurchase classes and applying to Habitat for Humanity and Proud Homes. I think that these are examples of opportunities that Rockwood neighbors, individuals, and families will also have in our community if Hacienda CDC is here. I believe it is a win, win, win opportunity for Rockwood residents, the partners, and Gresham, and this is why I support Rockwood 10.

Adilene Hernandez: Workforce Housing

Ms. Hernandez stated the following:

I want to direct your attention to the mural that is behind you. When I look at that mural, I see the history of Gresham and I see what it once was and what it continues to be today. You see people out on the street, we see people living on this street simultaneously with resources down below, all within a walking distance. When I look at this picture and I think of Rockwood 10, I think that this is history repeating itself in brand new ways, and I think this project is going to bring in so much prosperity and so much opportunity to a place that has been lacking.

I have the luxury of living in downtown Gresham and I see this still today when I walk down Main Street. I see people out on the streets. I see people who are living in the area, but when I walk down Rockwood, is that a picture that you would put behind you? With a new project like Rockwood 10, I see beauty and inspiration. I see people coming together just like the picture behind you. I think that is something that going forward we can learn from, a project that

would be beneficial, not just for Rockwood but for Gresham as a whole. That is a project I would love to see in downtown versus seeing luxury townhomes that someday I won't be able to afford unless I make over a certain amount of money.

Bringing opportunity is one of the biggest things I think the City of Gresham can do for our community, and Rockwood has gone untouched for many years. That is one of the main reasons I support Rockwood 10. I think it is one of those things we should consider going forward, not just for today but for the future and referring back to what the picture behind you would demonstrate.

Dina DiNucci

Ms. DiNucci stated:

I am a longtime resident of Rockwood. I bought my house in 1999 and had a small business of Park Place Coffee for seven years right in the heart of Rockwood. My heart has belonged to Rockwood for a long time. I was a co-campaign manager for Urban Renewal in 2003, and since that date I have carefully watched and cared very much about what happens within the Rockwood community. I remain a watchdog and have very strong opinions on pretty much everything that happens there.

I chose to get more involved in this project after finding out a little bit more about it and how it brought back things we have been looking at for a long time in Rockwood. An example is when Multnomah County built the courthouse in Rockwood, the discussion took place that the street would be a through street that connects back to the neighborhood, which did not happen at that time. This project brings the ability to connect at least the Rockwood town center in the Rockwood Rising project with those paths in the neighborhoods where all the families with kids live. That is going to give us an opportunity also.

We had discussions years ago when we started the Plaza del Sol, which was a recreational area when it first started as a place for kids to play until this project came to be. We talked about the parks to potentially come up with a theme, like the Rockwood Rising theme with the sunrise, etc. This opens up new opportunities for us to connect the park systems with this new park, which will hopefully have a great name that connects and binds these all together along with the Vance Park improvements to start having more opportunities for our children in the area.

I have been really impressed with Hacienda CDC, an organization I had courted way back in 2003 when we were trying to find more ways to have economic development. I was looking at the CDC model and wondering if Rockwood could get some of those services. I am very happy to see a group like that coming out here. My story when I had my coffee shop, and my coffee shop was not making very much money, and I was losing my home in Rockwood, it was actually Hacienda CDC who I went to and got my house payments paid for a year so that I had a chance to remain in the Rockwood community. I am very thankful for the work they provided for me to do that. With that, I want to tell you that I support the project.

Judy Strand: Metropolitan Family Service

Ms. Strand stated:

I am the CEO of Metro Family Service. Our main office is located in Portland, and we have a program office in Rockwood as well.

We wholeheartedly support Hacienda CDC's vision around Rockwood 10. We have been serving the community for many years, since 1950, and we have been very strongly supporting east county, Gresham, the Reynolds School District, and other partners in this area for the last 20 plus years. Our focus has been to help youth succeed, help families economically achieve goals they want to achieve, and to help everybody live with health and wellness throughout their lives, whatever age they may be.

Seventy percent of our families work, and we are finding that through surveys and conversations with them that they are telling us they cannot find housing that is affordable. That is when we start to see with our school district partners a high mobility rate for kids; the Reynolds School District has a consistent 20 percent mobility rate, which means that families we serve do not feel that they can adequately live here and provide for their families, lacking housing that they can afford.

We believe that this is a wonderful opportunity. Everything everybody says I believe is true. We need a community center, and we need the gardens. We need the recreational space, and we need the nature. The area right now is so concretized, if you will. I think having some green and some trees will be inspiring to all, but I really want to compliment Hacienda's talented staff. I want to say that we have worked in partnership with them to push economic empowerment forward for people who are not included in our economic systems. Everybody should be included. I think that the partnerships that they are bringing together, as you saw there are over 20 partners, can leverage something way beyond the current vision. I think this is a decision that creates an investment into the future generations in a powerful way.

Jeffrey Laux, Portland Charter Partners

Mr. Laux stated:

I am a member of the founding board of Portland Charter Partners. Our facility is located at 740 SE 182nd, in Gresham. Going back to 2015, we entered into discussions with the Portland Lutheran Organization. You heard from Terry Wilson earlier as to their role in the project. We entered into a contract to purchase the deed from PLACE, and we had two main objectives. One is to continue the legacy that has been in place since the early 1990s by the Portland Lutheran Association to provide educational and community facilities at that site. The other thing that we wanted to do was to make sure that the education component would continue to serve children who are otherwise disenfranchised in the education system. We formed a 501C3, organized in the State of Oregon for purposes of moving forward with this. We knew that the size of the campus and the cost of the campus was unsustainable to operate a school. Our initial vision was to carve off half of the acreage and sell it to drive down the capital cost of the educational facility and provide resources necessary to put a sense of permanence for the educational facility. We started working with the CDC over two years ago for the purpose of achieving this goal which is a long, heavy lift.

We are truly excited to be on the threshold going forward. With the addition of Hacienda as a service provider of community enhancement, we think this is a trophy project, and frankly I cannot imagine being in a position to achieve an outcome more aligned with the initial vision than what we have before us right now. The dedicated green space that will be available to the community but especially the schoolchildren will be critical. I will yield any extra time. I encourage your support.

One final thing, the lady that got up here and asked you to take a look at that picture, that was an incredibly moving presentation, and I want to echo that from before and echo and shout her out for the nature of the presentation.

Jonnie Ling, Community Cycling Center

Mr. Ling stated:

I am representing the Community Cycling Center, a nonprofit organization broadening access to bicycling. I am testifying here today as the director of an organization focused on transportation equity, a programming partner to Hacienda CDC, and a resident of Emerson Street and Cully where Hacienda operates their Clara Vista properties.

I'd like to start by saying that I and many other homeowners in the area highly value our neighbors living in the Hacienda developments around Cully. They are civically involved in housing and transportation issues in the neighborhood and I have personally benefited from their efforts, their perspective on community building, as well as their friendship. Cully also has sidewalks, bike lanes, and unprotected crossings. This has been exacerbated by the increased density around multifamily developments.

You can only imagine a neighborhood infrastructure that would allow children to walk to school where cars are slowed down on our super block, a four-way intersection where I don't have to move into the street to walk my dog, or take my 1-year-old son to the park because there are no sidewalks and the street is packed with cars, where I didn't have to make two unprotected crossings of high volume streets to access the closest bus stop. Where bikes could be securely stored so that the ones that we give away to children each year don't get stolen the next day.

You all have the opportunity to make major safety and accessibility improvements to what is currently probably a super block to adopt a design that allows people to move naturally in their neighborhood without fear of rounding a corner too quickly and putting you or someone else in danger. An opportunity to make walkability and rideability a priority in your neighborhood, so that folks can use the means of transportation that makes the most sense to them and are not pigeonholed into the most costly, least healthy, most environmentally destructive method.

Thank you for your time today. I hope you will approve the proposed open space and boundary revision to make this development and the neighborhood as a whole more livable.

John Nelsen, KNOVA Learning, Rockwood Preparatory Academy

Mr. Nelsen stated:

I was born and raised in Southeast Portland, attended David Douglas High School, Mt. Hood Community College, and Portland State University, and raised my family in the Rockwood neighborhood. My kids went to H.B. Lee, Reynolds High School, and Reynolds alternative school. I served 10 years on the Reynolds School Board. I currently live in Gresham, Oregon.

My wife and I were fortunate to buy a house in the last year and get back into our community and so we are really grateful.

I am currently the Executive Director of the Rockwood Preparatory Academy, which is a 340-student charter school that sits on the campus that we are discussing. We serve kids who are about 85 percent minority and/or poverty families. Our school has for the last century reflected the Rockwood community pretty accurately. We have some legitimate concerns about how this project is going to impact our school. I am happy to share with the Commission that we have had some productive conversations with the Rockwood 10 representatives and are confident that the developers are in for the long run and will work with our leaders to address our concerns. I am very hopeful that Rockwood 10 will prove to be a good neighbor for our school and an asset to our community.

Our board of directors and the Rockwood 10 developers are committed to preserving and in time restoring the old Rockwood school facilities and ensuring that the facility can serve as a hub of the community for future generations to come. With these purposes in mind, I am hopeful in the spirit of this partnership. The Rockwood Preparatory Academy supports the construction of the Rockwood 10 project.

I'd like to take a moment to acknowledge Eric Paine of Community Development Partners and also the Rockwood Neighborhood Association. They got together and worked through some hard issues. They hammered out the Good Neighbor Agreement and their example reminds us all that honest open dialogue with sharing of legitimate needs will result in beneficial compromise even in difficult situations.

If the Commission approves the plans presented, I have faith that Rockwood 10 will prove to be a committed community partner that will keep the wellbeing of Rockwood at the center of its vision.

Lynn Ketch, Rockwood Community Development Corporation (CDC)

Ms. Ketch stated:

I am cofounder of the Rockwood CDC. I operate the Sunrise Center for Community Benefit and I am going to echo three things that I have already heard in testimony, but I want to say that they are based on the experiences we have had at the Sunrise Center.

The first is stable workforce rather than unstable workforce. An unstable workforce is due to unstable housing, and so one of the things that I am looking forward to with the Rockwood 10 project is additional housing so that we can have more stability and actually keep our employees and small businesses that are incubating in the building.

The second is the topic of community space. One of the reasons I support the Rockwood 10 project is because they have included community space and it is so integral to the design. They

have also partnered with Hacienda CDC, so that is going to be a huge asset coming into the community in addition to the proposed community space. You may think, well there is the Sunrise Center, but the Sunrise Center is on the north side of SE Stark Street, and what do the people who live on the south side of SE Stark Street say to me when I say they ought to come up to the Sunrise Center? Why can't we have a community space on this side of the street. So, that is why I support the Rockwood 10, because of that new community space that is opening up where people actually live.

The third comes out of the conversations that I have hosted a while back around Vance Park, and that is this north/south corridor. You have already heard the arguments for it, but it is something that has been echoed by the community for the last five to six years in conversations about Vance Park being on the south side, Rockwood Rising coming on the north side, and no way to get between the two except for walking on SE 187th Avenue. There are sidewalks, but what they are designing on SE 185th Avenue is way more welcoming, and I don't think they are going to have any trouble with community members walking through the property because it is going to meet a demand that they have had for quite a while. I hope this is helpful testimony.

Chris Jones, Hawthorne Woodworking

Mr. Jones stated:

My business is the woodworking shop where SE 185th Avenue is going to cut through. I have some real concerns. I am for the project, but the road access north/south and east/west is an extreme financial burden on me because of the property dedication for the new roads. I am getting ready to retire here shortly. My father bought that property in about 1955 and built that building and I just have a little concern about the real financial burden to the value of my piece of property.

I have to find some way to work this out. I know I don't have to pay for this, but as I get ready to sell, my initial thought with this development was that the developers would buy me out, which possibly might happen yet, or I could sell it to the County. This whole road situation is a burden for me. I want the project to go through. The guys are doing a great job. Eric Paine has been great, and Terra Wilcoxson. I just found out about the road placement on Friday and I found out today was the day I had to say something. I do want to present that, and I hope that through the Commission we can talk about how this burden is going to affect me and whether there is any way we can make some changes. I presented a quick little sketch to Colin Stout today and he brought it down to the City to maybe straighten out some of the roads because it hurts me. I hope you would take that into consideration. I know the road needs to go through, but it is how that is going to affect me.

You have improved the street proposal, because initially it was going straight through my property, but the way you have laid it all out, I lose about a third of my acre. I know the east/west road is probably years down the road and from what I understand if you put it through the way it is then anybody I sell the property to has to develop the road. I can't afford to do that if I stick around. That is my plea and hopefully we can settle on a solution.

City staff: Generally speaking, future street plans are ideas so that when development occurs connections can be made and break up plots such as SE 185th Avenue in part with the courthouse going north. What is proposed here is that at the south there has to be a connection point and that is the jog in the road. That jog, back when the County Courthouse went in, went directly south, which impacts Mr. Jones' property. Whether it curves or goes directly south and goes west as it is proposed now, it is going to impact the property when it further develops, so selling the property or continued use of the property whether under his ownership or anyone else's ownership would not require anything related to the development of the road. The east/west road is much more problematic for developing because there are many existing buildings to the east and to the west that alignment would impact. Future street plans can be modified; that is what is proposed here.

In the Development Code, future street plan modifications are a staff-level decision. The decision within the staff report regarding the future street plan modification is what is being approved. If Mr. Jones' property develops in the future, there can be another look at the future street plan alignment, whether the connection would still be needed, probably, but that can still be looked at.

Mr. Jones: If I go to sell my property, though, it has to be disclosed that the future diagram is there, which cuts the value of my property down, \$100,000? \$200,000?

City staff: The future street plan has been there since 1998.

Mr. Jones: And I wasn't contacted when that went into effect. Friday was the day I found out about this current future street plan modification. Supposedly the City sent out information that they were proposing this modification, but I have not seen that information.

City staff: Any modification of street plans is a land use decision. If it is in conjunction with a development, it is a Type II process. If separate, it is a Type III decision by the Planning Commission.

Mr. Jones: I'm still up in the air about how the development of the street is going to affect me. The north/south one cuts into my property and I have never had a say on any of that. If it gets approved tonight, that road is going to go through my property.

City staff: The street proposal was adopted in 1998. What is a part of the Rockwood 10 proposal is a modification to that plan in the form of an alignment. It affects the north/south alignment and actually moves it a little further to the west than it was originally, and the east/west alignment as it impacts Mr. Jones' property is moved a little bit further to the north. To the west it also moves further to the north. That is part of the proposal.

Mr. Jones: So, can we work on this so that I am not so financially hurt by it?

City staff: At this point, the staff decision is a part of the staff report and that includes the modification of the street plan. Further modification could be discussed between City staff and Mr. Jones after the approval of Rockwood 10.

Mr. Jones: We can't straighten those roads?

City staff: That would be a future discussion when development occurs and where those roads would be located. The north/south is going to be much more constrained because you have two points where it is constructed and they have to connect. The east/west would still be open, as far as alignment goes, for future discussion with development. The road will not be constructed until there is further development.

Mr. Jones: I am hoping to sell to the County and work out whether the developers want that piece of property too. We can hopefully talk later.

City staff: We certainly can.

Molly Estere, Center for Public Interest Design

Ms. Estere stated:

I am a research fellow for the Center for Public Interest Design. Our center's mission is really about community facilitated design and engagement. We have worked with the CDC and Hacienda over the last year to engage the community of Rockwood around these design ideas and really what the programming on the site could allow. We are excited about the project not just as a model for Rockwood, but really an original model of how we can incorporate urban density and family sized housing with these incredible amenities on the site. On a personal note, I was a case manager and housing advocate for people experiencing housing instability, and working within Rockwood with this current position, I know that many of the families that I served would have found these amenities to be highly valuable when they were searching, especially for their young children.

We support the project from an asset-based stance. In looking at this incredible network of social services, the fabric of resources that Rockwood has, community members provided feedback that access to these resources was fragmented by lack of pedestrian oriented walkways. Some of the features of this project that we are most excited about are the ways that it incorporates large areas for pedestrians to move north and south across the site as well as opportunities that allow for community engagement to support and activate space that really throughout the day and evening is available to the community.

Brian Lessler, PDG Construction Services, Inc.

Mr. Lessler stated:

I am with PDG Construction. I think this is a very, very well thought out project and I am happy to support it. I met Eric Paine last summer through Michael Andrews Development and the Community Revitalization director of Home Forward, where I served on the board for roughly nine years. I have seen the impact firsthand of a number of developments with respect to stable housing and the upward mobility effect that it has on residents, particularly those who are challenged economically. In terms of the detail that the design team has put together at Eric's direction along with Hacienda, it is really admirable to see the amenities produced in this development and the detail that has gone into it. It is really rewarding as a developer to see that and to see the work they have done.

I have also observed the work that Hacienda does and they are without a doubt one of the best in the business in terms of community service. I think you've got a winning combination in terms of team that will really help to revitalize this community. Economic development is something that I have been involved in for several decades now in the Gresham area. The idea of this viable public park and amenity is exciting.

One thing that hasn't been mentioned here is that Eric and his team have baked in not just the capital dollars to improve this park, but within their operational budget have considered the long-term maintenance, which is something that Gresham has struggled with for a long, long time. I commend them for that. It is a quality development and the importance of workforce housing in the Gresham community has been spoken to previously. I think this is a win-win for the Rockwood community and for the Gresham community as a whole, so I hope you support it.

Maria Delgado

Ms. Delgado stated:

I am a single mother of two children. I am here as a resident of Gresham and also as a leader of the Latino community. I have lived in this community for more than eight years. For these eight years I have lived in low-income Section 8 housing. As a tenant in Gresham, I came to realize that we don't have access to the same opportunities Hacienda has been providing in Portland. Hacienda offers housing with a unique variety of services for micro entrepreneurs, financial assistance for first time home buyers, and youth and family services. There is a good supply of housing in Gresham, but nothing compares to what CDC and Hacienda offers.

The community here is not empowered and we don't have the resources here to get ahead and build wealth to break the cycle of poverty. Leadership is important to empower and motivate. Their services provide aspiring entrepreneurs within the community benefits, whether for small business loans, financial coaching, and educational services. I ask you to vote in favor of the project that will benefit the community and motivate them to be more active members of society.

Rose Ojeda, Hacienda Community Development Corp. (CDC)

Ms. Ojeda stated:

I am the Director of Real Estate Development and Asset Management with Hacienda CDC. Our CEO has previously given a summary of the variety of programs that Hacienda offers. It has been wonderful to hear so many positive accolades about our organization, but I am here to share a little admiration for the citizens of Rockwood that I have met over last few months.

During the past few months, our CEO and I have worked in partnership with Community Development Partners to conduct extensive outreach through meetings and phone calls to both inform the community about Rockwood 10 and to seek their response and support. It has been an eye-opening experience to learn about all the good works of so many organizations, including the City of Gresham and so many citizen activists who share a common goal of lifting all of its citizens toward a brighter future. We share that vision and goal and are excited to be a

part of Rockwood 10. I look forward to the development of Rockwood 10 through Hacienda's programming and outreach to contribute to the social and economic health of this diverse and vibrant Rockwood community.

Luz Reyna, East County Rising

Ms. Reyna stated:

I am the director of East County Rising. We are a community-based organization working to provide civic engagement opportunities for residents. Our main priority is to provide opportunities for east county residents to be more engaged in these kinds of issues in the local community.

We are honored to have partnered with Community Development Partners and Hacienda CDC on the Rockwood 10 project by providing outreach and community engagement opportunities. We hosted information sessions, and we have knocked on doors. We have talked to local businesses, and we have helped collect letters of support. From our conversations with community members, they believe that this project would be a milestone and an incredible asset for the Rockwood neighborhood.

During our work last year, we learned that the community was passionate for more communal spaces for all generations to share. It is also critically important that we have a quality, safe, and stable workforce and affordable housing that also offers communal spaces to bring the community together and help them thrive. For far too long, our community has been lacking access to workforce housing, home ownership support, individual and family economic development, and educational opportunities. It is time we bring these vital resources to Rockwood.

As we know, these resources will be widely accessible not only to the tenants of this development, but to many of our residents who we spoke to and who are supportive of this project. We are supportive of this project because not only will it provide housing for varying income and family sizes but will also provide connectivity to key places via transportation, sidewalks, and an accessible park and family-oriented programming. All of these things can bolster community pride, civic life, and a sense of belonging. It is critical to have a strong sense of security and stability in order for residents to thrive in their personal and professional lives. Secure quality housing and employment are the pillars of breaking the cycle of poverty and so we ask you to vote in favor of this project today.

Carol Rulla

Ms. Rulla stated:

I want to speak to two items of the criteria and also the traffic study. I applaud what this applicant has done and the nice project that he has brought forth.

My concern is with the open space code, specifically the criteria of Section 12.0010 - Overlay District Adjustments and 12.0011 - Overlay District Boundary Revisions where both refer back to the open space code found under Section 5.0500.

There is nothing in the Code that addresses residential housing other than the Residential Density Transfer Credit as found under Section 5.0521 that speaks to the transfer of space outside of the space overlay. My concern is the precedent set by allowing the boundary change for residential development when an open space is designed for recreation which includes golf courses and things like that as well as parks. Not that community space is not in line with it, but it is not listed as one of the uses, and it also is for schools. Most of open spaces in our city are schools and park areas that have been protected. My concern is for the precedent for allowing a boundary change for residential development.

I would also point out that with the lot line adjustment, if you look at the actual property that the applicant is developing, if I calculated correctly, 4.5 acres is being pulled out of the open space, not the street, one acre and 2.7 acres are the two pieces, so it is really 25 percent or a little over that is being left as a park. That is my concern about the open space, and the criteria doesn't seem to support the development on this site. It is very unfortunate that the applicant is building on an open space.

The other thing about the future street plan, and I will address this to staff, is that Section 9.0710(D) says that future street extensions should be so that they provide opportunities for abutting lands to develop, and it seems like the applicant's project takes away quite a bit of that property.

The last thing is on the traffic study. It was done in August when school was not in session and people were walking more. I am concerned that it did not capture the actual traffic. There were also some errors in the numbers. It is very low on that street, on SE Yamhill Street, but I would ask the applicant, and they have been so good, if they would monitor this, and that the City would also monitor that new entrance if you do approve this and provide any mitigation if there are problems there with people crossing and things like that.

Deborah Olson

Written comments were provided by Ms. Olson and were made part of the record.

Sharon Schaffer

Written comments were provided by Ms. Schaffer and were made part of the record.

Germaine Flentroy, Beyond Black Community Development Corporation (CDC)

Mr. Flentroy stated:

I represent Beyond Black CDC. I live in east county. I am in support of this project. I think this project needs to be very careful. I think the programming of this project is going to be the most crucial thing to make this a model. All communities have to be represented in this situation. As we are aware, the black community has been pushed out here. This project can represent so much. Speaking of Eric and Hacienda, I think they have the model in making sure this program is worked right, just like that community center. The community center is going to be very crucial and will have to be welcoming to everyone if we are going to have something like the Boys and Girls Club that does not work out here. We do have all sports camps at Nova. We are doing a

spring break camp for over 60 kids. The program must represent support for the most vulnerable kids. I am in support of it.

City staff asked for clarification about the Boys and Girls Club not working.

Mr. Flentroy stated: It doesn't work because not all people are welcome. There has to be a safe environment with everyone doing their part.

The applicant noted that they are going to continue the outreach efforts and will work with those who have raised concerns as the project moves forward with cooperation, communication, and transparency.

Staff expressed appreciation for comments stated and provided clarifications regarding Design Commission concerns about materials and façade details as well as the proposed easement. A representative of the Fire Department stated there have been multiple meetings throughout the project, and that the applicant has provided a fire access and water supply plan that is satisfactory.

Staff Recommendation

Staff recommended approval of the Type III Design Review E for the construction of five multifamily buildings, one building for accessory uses, dedication of right of way for new streets; Type III Special Purpose Overlay Boundary Revision to modify the public open space overlay; Type II Tree Removal; public open space improvements; and associated parking and site improvements.

Motion

The Commission closed the hearing. The applicant agreed to extend the 120-day timeline.

Commissioner Orth moved that the Commission approve application number DRE/MIS/TR 18-26000352 based on the findings, conclusions, and recommendations stated in the March 20, 2019 Staff Report.

Commissioner Hayden seconded the motion. The motion passed.

Commissioner Cok	Yes
Chair Cook	Yes
Commissioner Hayden	Yes
Commissioner Lando	Yes
Commissioner McKeel	Yes
Vice-Chair Orth	Yes
Commissioner Sugarbaker	Yes

Other Commission Business

Design Commission Minutes: December 12, 2018

Commissioner McKeel moved to approve the December 12, 2018 Design Commission minutes. Commissioner Orth seconded the motion. The minutes passed unanimously.

Staff reviewed the Design Commission schedule that included a hearing on April 3 for the WDC Sandy Boulevard project as well as a hearing on April 17 for the proposed My Place Hotel.

A Commissioner noted that, for future meetings, interpreters should be allotted double the speaking time for public comments.

III. Adjourn

The meeting adjourned at 10:06 p.m.

Chair

Recording Secretary

Date

Date

For more information, please visit: www.GreshamOregon.gov/DesignCommission.