

**A. CALL TO ORDER BY PRESIDING OFFICER**

**Vice Chair Karylinn Echols** called the Gresham Redevelopment Commission (GRDC) meeting to order at 4:04 p.m. on the 19<sup>th</sup> day of July 2016 in the Council Chambers, Public Safety & Schools Bldg., 1331 NW Eastman Parkway, Gresham, Oregon.

COMMISSION PRESENT: Commission Vice Chair Karylinn Echols  
Commissioner Kirk French  
Commissioner Jerry Hinton  
Commissioner Mario Palmero  
Commissioner Lori Stegmann  
Commissioner David Widmark

COMMISSION ABSENT: Commission Chair Shane T. Bemis

STAFF PRESENT: Josh Fuhrer, GRDC Executive Director  
Rachael Fuller, Assistant City Manager  
Dave Ris, City Attorney  
Sharron Monohon, Budget and Financial Planning Director  
Bernard Seeger, Finance and Management Services Director  
Emily Bower, Senior Urban Renewal Project Coordinator  
Brian Monberg, Senior Urban Renewal Project Coordinator  
Cecille Turley, Urban Renewal Program Technician  
Amy Evans, Urban Renewal Administrative Assistant II  
Newton Gborway, Homeless Services Specialist  
Jessica Harper, Assistant to the Mayor  
Susanjoy Baskoro, City Recorder

**1. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS**

Commissioner Kirk French read the instructions.

**B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS**

No one wished to address the Commission.

**C. CONSENT AGENDA**

**Susanjoy Baskoro**, City Recorder read the Consent Agenda.

**1. NEW INDUSTRIES GRANT APPLICATION: LIPMAN PORTLAND, LLC**

**2. NEW INDUSTRIES GRANT APPLICATION: WRIGHT BUSINESS FORMS, INC. (DBA WRIGHT BUSINESS GRAPHICS)**

**3. PREDEVELOPMENT SERVICES GRANT AND LOAN APPLICATION: PANATONNI DEVELOPMENT COMPANY**

**4. PREDEVELOPMENT SERVICES GRANT AND LOAN APPLICATION: TRAMMELL CROW PORTLAND DEVELOPMENT, INC.**

Motion was made by **Commissioner Mario Palmero** and seconded by **Commissioner Lori Stegmann TO APPROVE CONSENT AGENDA ITEMS C-1, C-2, C-3, and C-4.** The motion passed as follows:

YES: Commission Vice Chair Karylinn Echols  
Commissioner Kirk French  
Commissioner Jerry Hinton  
Commissioner Mario Palmero  
Commissioner Lori Stegmann  
Commissioner David Widmark

NO: None

ABSENT: Commission Chair Shane T. Bemis

RECUSE: None

ABSTAIN: None

**D. PUBLIC HEARING**

None.

**E. COMMISSION BUSINESS**

**1. SCHEMATIC DESIGN FOR REDEVELOPMENT OF THE CATALYST SITE**

**Josh Fuhrer**, Gresham Redevelopment Commission Executive Director, introduced Roy Kim with Rkm Development, Inc. and Matt Brown with YBA Architects to present the Schematic Design for the Catalyst Site project located at 18535 SE Stark St. He said it is a pleasure and a very exciting honor to be here today to present this item. This has been a long time coming, and he is really excited to share the Schematic Design for the Rockwood Rising project on the Catalyst Site. He will get out of the way and let the stars of the show tell the story so he will turn the mic over to Mr. Kim to say a few words, after which Mr. Brown will present the Schematic Design.

**Roy Kim**, Rkm Development, Inc. said thank you. About eight months ago, the GRDC awarded the Rkm team the opportunity to redevelop the Catalyst Site. Please know that we took the confidence the GRDC had in us very seriously, and we still feel privileged and blessed to be working on this project. Last week, we met with the GRDC Advisory Committee (GRDCAC), and he would like to thank them. They were not only supportive, but also their comments were very helpful for us. We have all those comments noted and we are going to discuss them all very carefully. Also, he would like to thank the Urban Design and Planning staff; specifically, Mr. Berniker and Mr. Williams. They are both very informative, supportive, and great communicators. They have been very helpful to us. And of course,

Mr. Fuhrer and his staff Mr. Monberg and Ms. Bower, who have been supportive. They go way beyond what would be expected, and it is great to work with people who have such compassion and passion for the community. He would like to remind everyone that the plans are schematic, so they are changing, and a lot more details will be added as we go. We are concurrently working on financing and pre-leasing, so we are in process. He would like to ask for the GRDC's support and advocacy. Your emotional support is just as important, and maybe more important than any other support you can give us. So, thank you. With that, he will turn it over to Mr. Brown to present the Schematic Design.

**Vice Chair Echols** said thank you, Mr. Kim. We really appreciate all of the work and the heart you have put into this, and it is great to see you and Mr. Brown everywhere. So, definitely you have taken it to heart, as well. Mr. Brown.

**Matt Brown**, YBA Architects, said thank you very much and good afternoon. He then presented the Schematic Design for the project. He pointed out the scale model of the schematic that he brought into the meeting for the presentation. He said we like to use models to test the ideas. This one obviously is a little more representational. He believes the scale is one inch to 60 feet. It just shows what this looks and feels like. He would encourage everyone to just look at it and get down low and really try to feel it out. It will provide a sense of the space, and we even have tiny little people in there that are almost to scale. (PowerPoint presentation attached as Exhibit A.)

**Mr. Fuhrer** presented the project budget and timeline, and next steps portions of the PowerPoint. He noted the budget and construction timeline are very preliminary and said he can almost promise those will change, at least on the budget side of things.

**Vice Chair Echols** opened the floor for questions.

**Commissioner Mario Palmero** said thank you for that presentation. He believes that all of us here care deeply about our community and want to leave it better than how we found it. In terms of West Gresham, we have been waiting for change and opportunity. He lives in West Gresham and is very excited about this project. What you are going to build will have great effect in our community, maybe in ways he does not understand today. Over the last eight months, Mr. Kim and Mr. Brown, have you learned anything about our city and our identity, and have you incorporated what you have learned into this project?

**Mr. Brown** said yes. He thinks this a unique and challenging place to work because the community has so many different members. There are literally 88 languages spoken here, and there is a significant population from Somalia, Syria, and all of these different places, let alone the ones we really know about; the African American, Latino, Vietnamese, and Russian populations. He thinks and really hopes that the lattice and weave idea will really come to fruition. We are understanding how to create the lattice and understanding more and more about what is a good lattice that will not exclude anybody. But, we have to be careful not to do too much of the weaving because we do not want it to feel like it is any particular group's place so that it is everyone's place to commune, and that is tricky. He went to Los Angeles with James Rojas, who did the Place It! community engagement exercise at Rock the Block. We went to Boyle Heights, Pacoima, Lambert Park in El Monte, Watts - to all these different places and in each one, there were a lot of things he learned about in that place in terms of how a particular community was expressing itself by taking over 1950s suburban architecture and making it their own, which is awesome. On the other hand, coming away from it, we could literally roll out a lot of these ideas; front porches, railings, these sorts of physical things. Or, we could understand that there needs to be a potential for that space, e.g. the balconies, the significant terraces on the second floor of Building B, the sense of a porch, of a front space that is inside and outside. And making it deep enough, big enough that it could be used any way, and that the retailers, (small shops, stalls, food carts

on steroids, whatever) can sell to the outside or the inside. We may not actually dictate, “you are going to sell inside.” We want to give them the flexibility so there are lots of openings. If there is anything he has learned, it is to do more of what we already knew we needed to do – create lots of openings, lots of indoor/outdoor space, make it very accessible and visible so there are no places you can sort of hide or be outside of the group, and do not be too culturally specific. With the square and the emblem that we could potentially put on the middle of that square, we were thinking about this and thought what about a giant world map? Maybe it is not the literal world map, but so people can actually come and actually create their own version, and let individual community members make their own place and celebrate their home country. That, to him, might be the magic. It is not like it is this group or that group, but it is all the groups and that is what we are celebrating. He has gotten a lot of really great support from RKM in their approach to this project because consistently, they are telling us this has to be unique and be its own thing. One of the unique features to him is that we are creating these opportunities – canopies, retail frontage designs so that there are opaque areas that can be painted, and signage like classical storefront windows where you can put your own display in (enclosed or not enclosed) where you can take it away and build something else. That sort of flexibility and ability to personalize it is what he thinks creates the weave because then you will get all these different types of cultural experiences basically, street edge experiences right next to each other, cheek by jowl. To some, at first, it may look like a bit of a, “wow, that’s a lot of diversity to take in,” but that is just it, that is Rockwood. If we can represent the people in Rockwood who it is really for first and foremost, then it is just a matter of saying “Hey Portland Metro and Northwest, look what’s out here.” And then it becomes, commercially “something.”

**Commissioner Palmero** said it is going to take us to the next level.

**Mr. Brown** said yes.

**Commissioner Jerry Hinton** said great job. We have had a lot of briefings on this already, so we are already very familiar with the project. Obviously, Mr. Fuhrer has done a great job of keeping us informed. One thing that seemed different to him is the zippered skylights. Is that new?

**Mr. Brown** said yes. He does not think that has appeared anywhere. The last time we showed the renderings, it was a gable form with a consistent clear story all the way down, north and south. What we were trying to do was to do something a little different and not just do what has been done a lot, but it has to be economical. We cannot go crazy with some multi-curving form that would be really expensive to build. To him, that zipper was the best of all worlds because it is a very simple truss. It is easy to understand. It will be heavy timber, hopefully, and local materials, and will be built by local folks. It has this cool, alternating form. Speaking of models, we are building a daylighting model. He does not know if we will be able to bring it here or not, but we are designing a process wherein we can utilize that model to understand the relative daylight, the illuminance and illumination that we need to make this thing great. We will test material finishes and the layout of trusses and rafters, the aperture, and the actual size of the windows so it is not just arbitrary, but calibrated to get the best effective daylight without spending as much.

**Commissioner Hinton** said he loves the topography the zipper provides to the roof.

**Mr. Brown** said it is kind of an icon. We could even make it different colors and stitch it together; that would be more provocative, but the form itself is what really got us. It is like that weaving idea of stitching together. It is right in line, and it almost could become an icon, a logo for it somehow.

**Commissioner Hinton** said he loves it. Great job. He thinks we are all very excited about the project. The one thing he is a little concerned about is that play area right by 187<sup>th</sup>. It seems like an intentional attractive nuisance. He can just see some little kid running right in the street, being that close.

**Mr. Brown** said there is a similar instance at Fields Park in the Pearl District where there is a play area right on a street, basically. It is about the same distance of 20 feet off the street. There is a railing that is about 30 inches high with gates that face out parallel to the street so they do not go directly out to it. We are learning a lot from Fields Park in terms of how they programmed it, with a small strip of planting, a curb, and then the fence. And then also understanding the ages of kids that will be playing there and the level of surveillance, so we were definitely mindful of that and it may be that we do not want to do it even if it has been done and we feel confident about it. He feels we can pull this off, and it will provide that linear element that is imagined to be a kind of bench, and there will be a little bit of space, and then a fence, so a kid would have to climb over that first barrier, and then over the fence to actually run out into the street. We are imagining that the parents or older siblings or whatever are going to be on that pier. The other thing is that we will fully enclose it with this fence, effectively, but it will be at low level so you have to use the gate to get inside. There has to be enough space to open the gate, and hopefully, if anybody is young enough that they cannot open the gate, there is somebody already there with them or else there is a bigger problem.

**Commissioner David Widmark** said thank you. He likes the use of the emblem. Does the solar system come with it that is there right now? That was a big thing when it was created.

**Mr. Brown** said we want to respect the artistic intention and the artifact of the Plaza Del Sol. It may be the right thing. We still have to decide if we want to just essentially emulate it in the middle of the plaza, or could it be something else? Or could it be some sort of a hybrid? He is very inspired by the idea that there is almost this gradient from very local to galactic, if you will. And that maybe the playground is all about Rockwood and Gresham and the Northwest, and the square is where the world comes together and that is about the globe and the international character of it and the various people there. The market hall might be the opportunity for the galactic thing, in that we might either suspend those balls or somehow integrate them into the layout of that space. There is also the old Satellite Restaurant sign that is intended to be refurbished, so that it could also be integrated into the project. It would be nice to have it inside so it would have a much longer life this time around. The location is probably at one end or other of the market hall, so that it becomes a sign in and of itself. It might even be behind the glass, but visible through it, maybe even on the western end. That would link up with the idea that that is about space and ultimately, the future, technology and so forth. And then, who knows? Laser light shows dim the lights at night - it is like Rocket Bowl, and it becomes something for teenagers at a certain time of night because the other part of this is a whole programming exercise that will start now, but will continue throughout the life of this place where different groups can use the space in different ways.

**Commissioner Widmark** said the playground that is currently there was purchased by the GRDC, and part of the agreement we made was that it would be moved somewhere else. Can that be done within the redevelopment district? He would like to make sure that it is utilized as intended.

**Mr. Fuhrer** replied that he thinks it absolutely can be utilized as intended. When we installed it, we talked about what happens to it once we do redevelop the site. His recollection is that we talked about moving it to Rockwood Central or Pat Pfeifer or some of the other parks nearby in Rockwood. He thinks that is something we definitely want to try to aim for with the playground.

**Commissioner Widmark** said he just does not want it to be forgotten, because it has been there for a while now.

**Mr. Fuhrer** said it has been there for a while and it gets used constantly.

**Commissioner Lori Stegmann** said she has asked Mr. Fuhrer this question before, but she thinks it is worth repeating because we have seen gentrification occur on developments, so please tell us how is this area not going to become gentrified because of this development?

**Mr. Fuhrer** said that gentrification has been a big issue in Portland, probably more so than in any other city in the country, so we are hyper aware of it here. Part of the reason for it is that some of the neighborhoods in inner Portland that have gentrified have gone from high poverty to much higher incomes and displaced people, and those have really been very walkable places. There is not a single auto-oriented neighborhood in Portland that has gentrified. We have tried to look further afield than Portland, nationally, and have had a very hard time finding places like that, like Rockwood, that have gentrified. He thinks also, once we complete this project and we put in the tech shop and the digital maker space, WorkSource Oregon, the small business development center - all the other economic development components to the project, those folks in the community are going to have, ideally, their personal incomes rise. We also need to give those folks a place to live that is commensurate with their middle income wages. Otherwise, they are going to take their newfound middle incomes somewhere else and continue to concentrate poverty in Rockwood. This is a way to bring in a mix of incomes, which actually makes a neighborhood much healthier than either concentrated poverty or a whole bunch of really high-income folks. Our ultimate goal here is to try to create a mix of incomes and a range of opportunities for people at every level of the economic spectrum in Rockwood. He thinks this project can go a long way toward creating those opportunities, but it is also not big enough in terms of scale to really gentrify the area by itself. Just to give you an order of magnitude, we are talking to 90-100 units of housing. There are 4,100 apartments just in Rockwood, and that does not count all the houses that are available for rent, so we are talking about like 0.2% of the housing stock in Rockwood living on the Catalyst Site. That is just not enough to gentrify a neighborhood. It would require twenty more developments like this one to even move the needle in that regard, so we have an opportunity to strike a balance between bringing more economic opportunity to the community and creating more middle-income families, without tipping the needle so far over into a gentrified neighborhood that it pushes people out. Our whole economic strategy with all of our economic development components is to give opportunities for people to stay in the community, not to push people out. He thinks that for those reasons, de-concentrating poverty is our bigger issue, more so than gentrification, and if for some reason Rockwood were to gentrify, it would probably be the first auto-oriented neighborhood in the country to do so. There is really not a lot of precedent for that concern to be a big issue here.

**Commissioner Stegmann** said thank you. That is a question she is often asked as a city councilor, and Mr. Fuhrer very eloquently stated some factual and statistical reasons why we do not think that gentrification will occur. One reason she loves this project is because avoiding gentrification is the lens that the project team has been looking through to make sure that gentrification does not happen. Let me tell you the things that I love about this project:

- Plaza Del Sol was something Michael Orelove created and it included shavings of the planets into the paint. When we painted the Plaza Del Sol, we had little kids coming out with their moms to paint little blue dots, and it was just such a great sense of community. So, the fact that it will somehow be kept and be embraced as you develop really makes her happy, because that is part of the Rockwood history.
- Skin tones incorporated into the different shades of the multi-family units. There is a lot of talk about being culturally specific right now. In some areas, it is important to be very culturally specific, but by the same token, she loves that you have flip-flopped that and used that awareness to be more inclusive. She really appreciates that you have taken a hard look at what

is Rockwood, who is Rockwood, who lives there, and asked the residents and people there what they think is important?” So clearly, she can see that this is reflected in these schematics.

- Pedestrian flow because if you sit there, you will see how people walk through the plaza. Clearly, you have watched them do that and it is great to see how you are accommodating the amount of pedestrians through Rockwood. Her office is right on 181<sup>st</sup> and Burnside in Rockwood. It is amazing to see how many pedestrians we have walk in that area,
- The lighting, which she thinks is phenomenal.
- The play structure. We were concerned about whatever we put in there, and we knew we had to be really careful because if we take it back out, then people are not going to be happy. You have found a way to put that element back into the redevelopment by having the play structure, and hopefully we can reuse the other play structure someplace else.
- Meeting people where they are, which is ultimately what she loves most about this project.
- The programming and great partnerships. This is just a dream come true, and it really will provide a pathway for people out of poverty through entrepreneurship and educational opportunities. That is what Urban Renewal is, and she sees other examples that do not live up to the expectations, but this is just a phenomenal opportunity for us to get this right and be a national model.

**Commissioner Stegmann** said she appreciates all of your hard work, Mr. Brown and Mr. Kim, because you were the right people and because you understand the heart, and you were able to translate that into the buildings. Her only criticism is that she would like to see some sort of covered area because it rains a lot here. Maybe that is in a second phase. She envisions having some type of outdoor concert, or something like that, so her only request is to have a covered area, either for performers and/or for the audience. But, her hat is off to you and she has much gratitude towards you both because this is the neighborhood where she grew up. Through the work that is going to be accomplished, little kids are going to say, “I grew up here, and I’m so proud of my neighborhood, and I have ownership.” And you have given them a physical building to express that sentiment. She thinks the entire project team, including the Urban Renewal department, are right on the mark and have done a phenomenal job. She is really glad that Mr. Fuhrer stepped down from city council, because look at this great work. So, thank you.

Motion was made by **Commissioner Lori Stegmann** and seconded by **Commissioner David Widmark TO APPROVE SCHEMATIC DESIGN ON THE CATALYST SITE AND DIRECT THE EXECUTIVE DIRECTOR ISSUE NOTICE TO PROCEED FOR DESIGN DEVELOPMENT.** The motion passed as follows:

YES:           Commission Vice Chair Karylenn Echols  
                  Commissioner Kirk French  
                  Commissioner Jerry Hinton  
                  Commissioner Mario Palmero  
                  Commissioner Lori Stegmann  
                  Commissioner David Widmark

NO:            None

ABSENT:       Commission Chair Shane T. Bemis

RECUSE: None

ABSTAIN: None

**Vice Chair Echols** said she would like to thank the GRDC Advisory Committee, the Design Committee, and the GRDC staff. She also echoes her colleagues' sentiments toward Mr. Kim and Mr. Brown. You have listened and incorporated all of that, and it shows throughout the design. So, thank you.

**F. COMMISSION MEASURES AND PROPOSALS**

None.

**G. ADJOURNMENT OF MEETING**

**Vice Chair Echols** announced that the GRDC would meet in Executive Session following adjournment of this meeting. The Executive Session is authorized under ORS 192.660(2)(e) – Real Property Transactions.

Hearing no further business, Vice Chair Echols adjourned the meeting at 4:57 p.m.

/s/ SHANE T. BEMIS

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CHAIR

Respectfully submitted,

/s/ Cecille Turley

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Recording Secretary