

72Foster Public Meeting Minutes
From August 3, 2016

- I. Dan Valliere, REACH CEO, introduced REACH and provided a brief history of the organization and background on its work.
 - a. Established in 1982, REACH's original work was fixing up dilapidated houses in inner Southeast neighborhoods and preserving them as affordable housing.
 - b. Over time REACH has grown to develop larger multi-family buildings. Still owns all original homes. Has never sold a property. All housing is regulated at affordable levels. REACH now owns over 2,200 units of housing in Portland, Hillsboro, Vancouver and Washougal, WA.
 - c. REACH also manages all of its properties with in-house property management staff, and provide Resident Services.
 - d. REACH housing ranges in affordability from 60% AMI (the highest income level of regulated housing) to 30% AMI (the lowest income level).
 - i. Affordable housing is housing that is regulated by the government where both rent levels and income levels are set based on the area's median income and household size.
 - ii. 72nd and Foster will be targeted to households earning up to 60% AMI.

- II. Jessica Woodruff, REACH Director of Housing Development, provided background on how REACH came to be involved in the project at 72nd and Foster.
 - a. The City of Portland (in concert with PDC and Multnomah County) issued a Notice of Funding Availability (NOFA) in November 2015. The NOFA made a number of parcels and \$ to fund 10 affordable housing projects. The NOFA goals were to maximize the number of affordable units and build them as quickly as possible.
 - b. REACH decided to apply for the 72nd and Foster site due to its compatibility with the organization's vision to build housing targeting Portland's Asian communities and the opportunity to establish an internationally focused retail destination that would build off the success of the Mercado.
 - i. The site is close to Asian Health and Service Center's (AHSC) new clinic and community center in Lents Town Center, and is located in the most concentrated hub of Portland's Asian communities.
 1. REACH has been working with the AHSC for several years to develop, something not currently present in Portland but common in other cities. The housing will not be restricted to Asian residents but will be designed with that community in mind, similar to the way Hacienda CDC housing is culturally focused on the Latino community but is not restricted to that community.

- III. Project Timeline
 - a. The team expects the project to begin construction in Summer 2017. The construction period will be 12 months, completion is targeted on Summer 2018.

- IV. Presentation of Current Design
 - a. Dave Otte, Principal at HOLST Architecture, presented the design to date. The team is still in schematic design phase (the first phase) so the design is still early and will change but we wanted to get feedback now so it could be incorporated into the project.

b. Site Plan

- i. The building is a “hockey stick” shape, fronting Foster and 72nd
 1. This design provides an urban edge and pulls the building away from the single family homes on SE Raymond Ct.
 2. Schemes provide 101-104 units of apartments in 4 floors ranging from studios to 3 BRs.
 3. Resident community room and other resident space (lobby, trash room, etc.) are tucked behind ground floor commercial/facing the open space.
 4. Surface parking and open space are located behind the building.
 5. A breezeway/walkway cuts through the 72nd side of the building providing a visual and pedestrian connection between the neighborhood to the west and the Mercado. The breezeway is the result of not being able to build directly on top of a CenturyLink easement that runs through the site.
 6. The design includes a 4th floor community deck for residents at the corner of 72nd and Foster, overlooking the Mercado.

c. Scheme 1 – Ground Floor Retail on both Foster and SE 72nd

- i. 6,834 SF of retail on Foster and 1,517 SF of retail space on 72nd. 72nd retail space provides a connection with the Mercado businesses
- ii. Total unit count is 101
- iii. 42 parking spaces

d. Scheme 2 – Ground Floor Retail on Foster with 3 townhomes on SE 72nd

- i. The 72nd retail space in Scheme 1 is replaced by 3 ground floor townhomes, increasing unit count to 104.
- ii. 39 parking spaces

e. REACH requested feedback on which scheme was preferable to attendees.

V. Q + A/Comments

a. Parking and Traffic

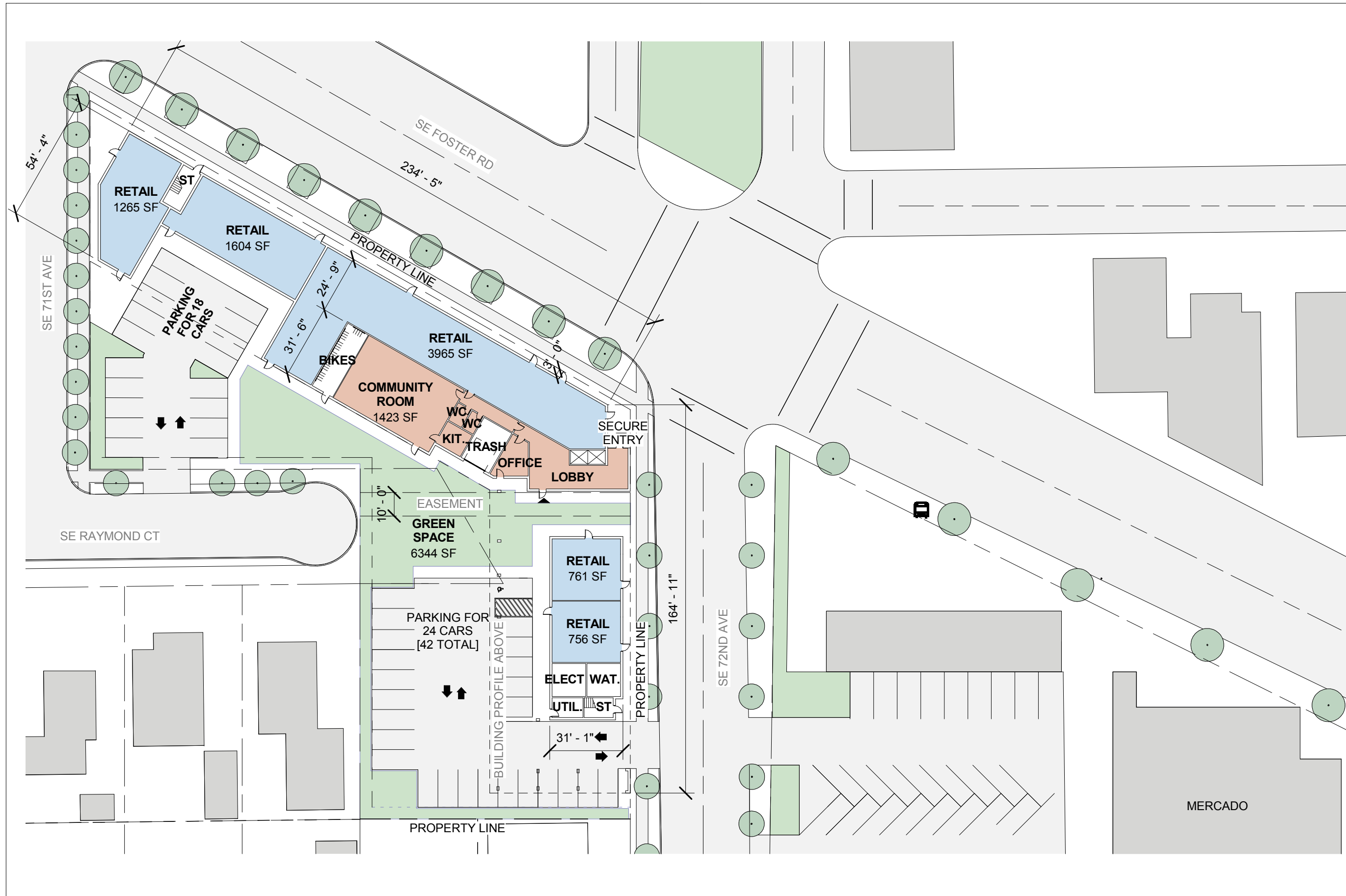
- i. Concern expressed regarding traffic, access, and safety of children if the entrance is on SE Raymond.
 1. Several attendees preferred access to project parking lot off 71st to keep cars out of Raymond cul de sac.
 2. REACH will look at making this change.
- ii. There was concern expressed about taking away Mercado parking. (The building will be built on the Mercado overflow lot).
 1. Foster Rd street improvements will add street parking.
 2. An attendee noted that there are generally 15-20 spots of street parking not utilized on SE 71st, and prior to overflow lot opening Raymond Ave. and Mitchell St were used by Mercado patrons (most houses on those streets have driveways).
 3. REACH committed to working with the Mercado to track average number of people parking in overflow lot and compare that to the number of street parking spaces that will be added with Foster Rd. improvements. Will report at the next meeting.

- iii. Concerned with left turn off of Foster (S-bound) onto 72nd
 - iv. Request to work with Trimet to get 14 bus to have more frequent stops.
 - 1. An attendee noted that 14 is not slated for increased service, but Trimet has prioritized the 10, just a couple blocks away, for extended weekday service on and infrequent service on weekends (no current weekend service).
 - v. Safety of crossing 72nd a big concern.
 - 1. REACH is also concerned about this, especially with the retail scheme. Will look at ways to mitigate mid-block crossings between the building and the Mercado.
 - vi. Underground parking is not feasible due to the budget/economics of the market.
- b. Lighting
- i. Concern about light pollution
 - 1. Holst confirmed that lights will be “zero cut off” fixtures, pointed down to minimize pollution.
- c. Garbage room/route
- i. Trash room is currently centrally located on the ground floor (see attached plans). Trash removal is expected to be out to Raymond Ct. or SE 72nd.
 - 1. Preference expressed that removal route be out to SE 71st or 72nd for noise and safety reasons.
 - 2. REACH and Holst will work with garbage provider to determine likely route with this feedback in mind.
- d. Noise
- i. Concern regarding noise from green space/restaurants/retail.
 - 1. REACH property management will be responsible for managing residents and retail tenants. REACH enforces “quiet hours” at all its properties, generally they are 10 PM to 7 AM.
- e. Open Space/Landscaping
- i. Will the open space on the backside of the building be open to the public?
 - 1. Breezeway is currently envisioned to be open for neighborhood to access Mercado/72nd.
 - 2. Open space will be managed by REACH property management but is not envisioned to be gated or closed off to public.
 - ii. Will there be a play structure?
 - 1. Landscape design has not started yet. There will not be a large structure but team is considering low play/nature elements that can be used for seating, play.
 - 2. An L3 code standard (5 foot landscaping buffer) is required for the parking lot.
 - iii. REACH will make the resident community room available to community groups who would like to use the space for meetings and events. Those will need to be scheduled with onsite Property Management staff.
- f. Scale and Future of Foster

- i. Concern that this is a very large building for Foster, it will be a shock for many people.
 - 1. Holst responded that it is a big change for the area, but it is what is coming for the area, similar to what is happening all over Portland. Holst and REACH goal is to make this project a high bar/example of a well-designed building and a special place to encourage that trend in the buildings that will follow it.

- g. Advertising meetings
 - i. Concern expressed about the notification of meeting only being on electronic mediums, not being wide enough.
 - 1. PDC mailing list can be used to direct mail residents in close vicinity to the project.
 - 2. Flyers and hardcopies preferred in addition to digital announcements
 - 3. Neighborhood Assoc. president committed to distribute if Reach can supply flyer.
 - 4. REACH worked with Mt Scott Arleta and Foster Powell neighborhood associations as well as Foster Area Business Association to get the word out.
 - a. Will provide hard copy flyers to NAs and businesses for next meeting.
 - b. If you or neighbors would like to be added to the Interested Parties list please email Lucy Corbett at lcorbett@reachcdc.org (everyone that signed sign in sheet at meeting will be added).

- h. Next meeting is scheduled for early November. Exact date not yet set.



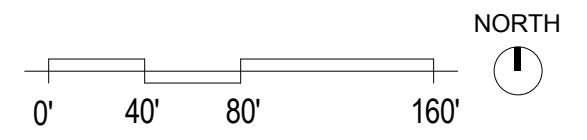
KEY	COUNT	MIX
STUDIO/LOFT [370 SF]	60	59%
1 BEDROOM [560 SF]	20	20%
2 BEDROOM [832 SF]	12	12%
3 BEDROOM [1040 SF]	9	09%
	101	

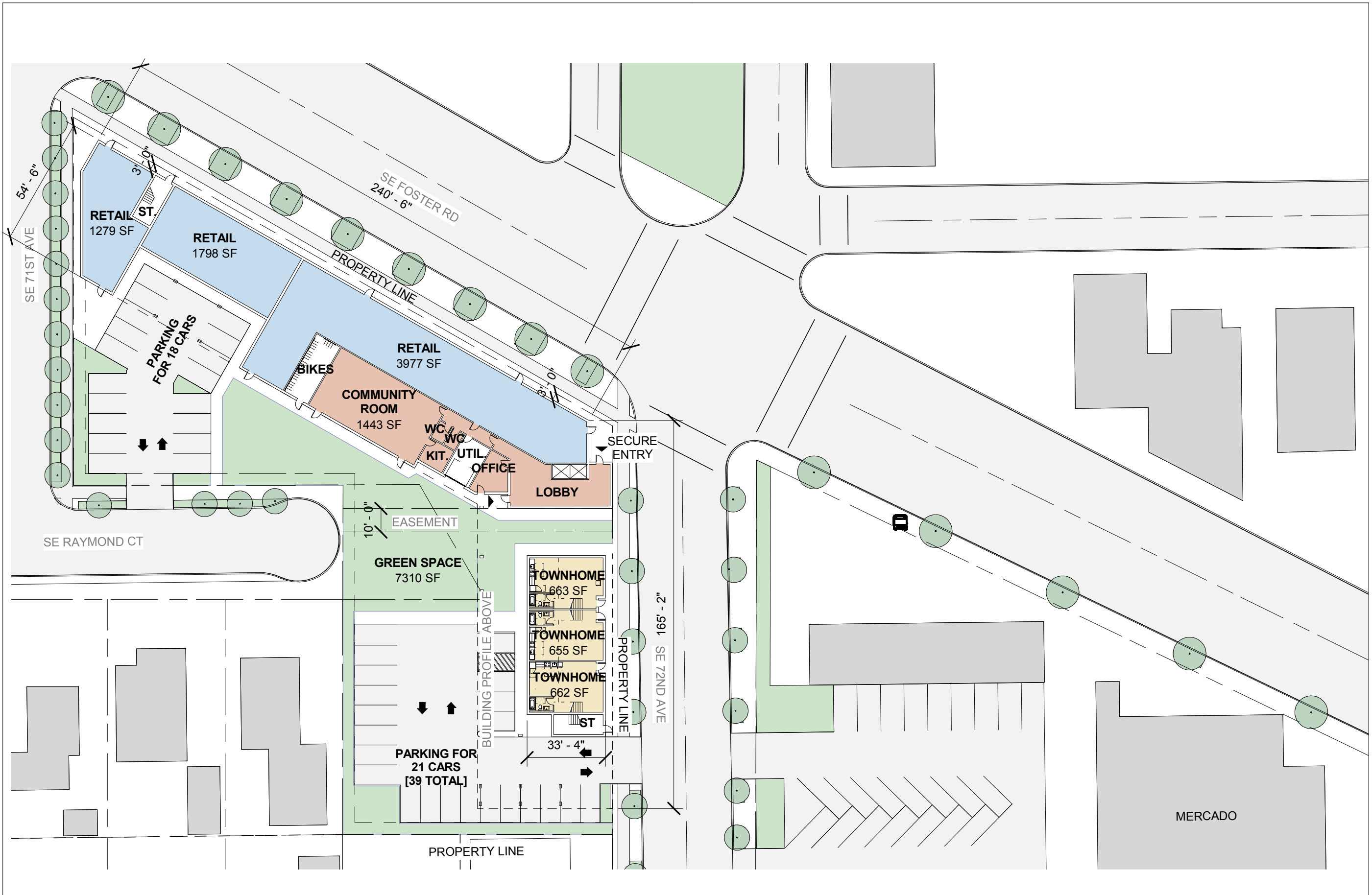
RETAIL	
LOBBY/COMMUNITY ROOM	

BUILDING SUMMARY	
RESIDENTIAL [3 FLRS]	54,622 GSF
RETAIL	8,351 GSF
LOBBY/COMM RM	4,345 GSF
CIRCULATION/SERVICE	11,983 GSF
TOTAL	79,301 GSF

101 UNITS [FLOORS 2 - 4]
42 PARKING SPACES [34 REQ'D]

SCHEME A: FIRST FLOOR + PARKING



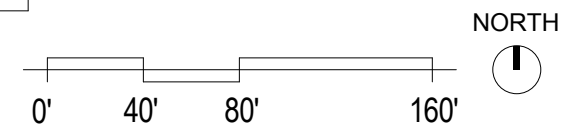


KEY	COUNT	MIX
STUDIO [370 SF]	60	57%
1 BEDROOM [560 SF]	23	21%
2 BEDROOM [832 SF]	12	13%
3 BEDROOM [1006 SF]	9	09%
	104	

RETAIL
LOBBY/COMMUNITY ROOM

BUILDING SUMMARY	
GROUND FLOOR	
RESIDENTIAL	1,980 SF
RETAIL	7,054 SF
LOBBY/COMMUNAL	2,199 SF
CIRCULATION/SERVICES	1,320 SF
TOTAL	12,553 SF
TYPICAL FLOORS (2-4)	
RESIDENTIAL	54,622 SF
CIRCULATION/COMMON	9,807 SF
LOBBY/COMMUNAL (L. 4)	683 SF
TOTAL	65,112 SF
TOTAL BUILDING GSF	77,665 SF
104 UNITS	
39 PARKING SPACES [35 REQ'D]	

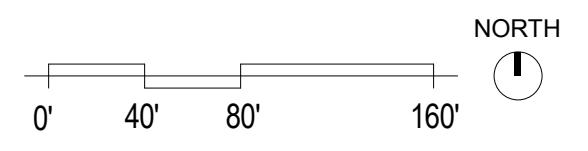
SCHEME B: FIRST FLOOR + PARKING

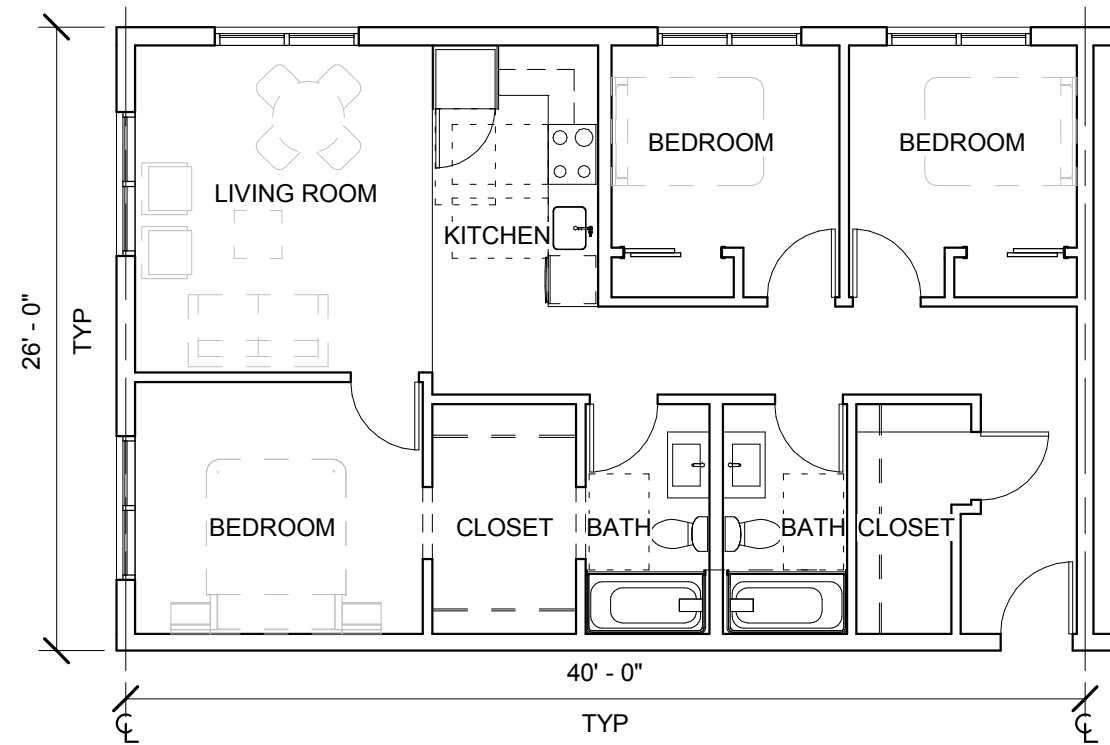


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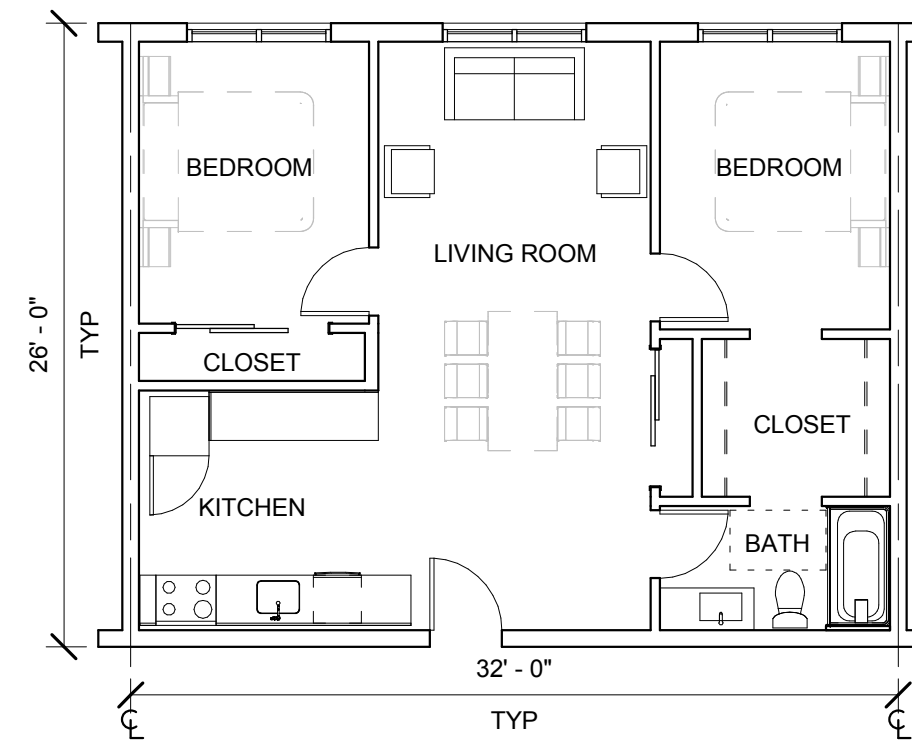


UPPER LEVEL FLOOR PLANS - TYPICAL

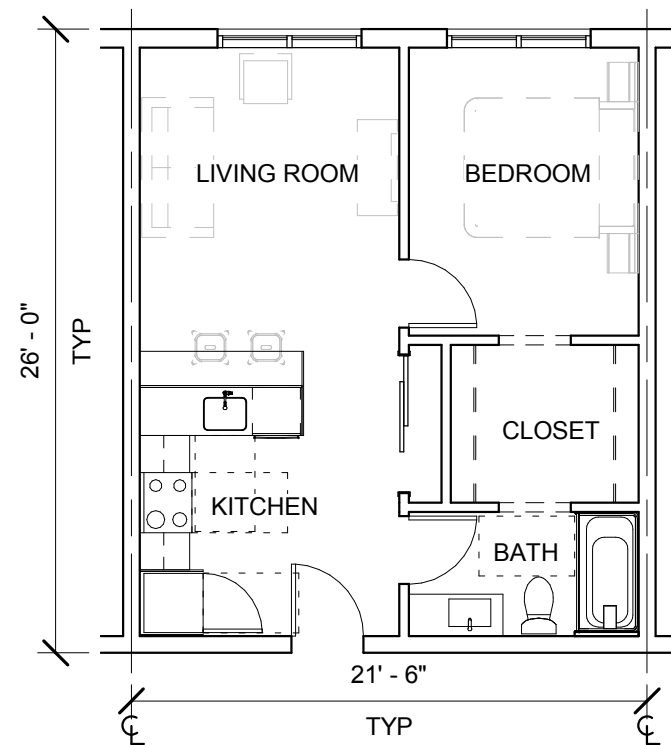




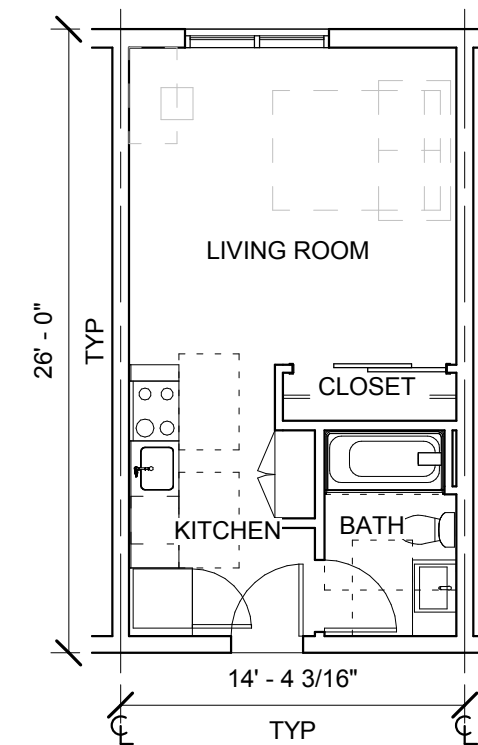
TYPICAL 3BR/2BA UNIT - 1040 SF



TYPICAL 2BR/2BA UNIT - 832 SF



TYPICAL 1BR/1BA UNIT - 560 SF



TYPICAL STUDIO UNIT - 375 SF



