

MLK/Alberta Project Working Group
Meeting Attendance

Monday, September 29, 2014

PWG Members in Attendance:

Kim Lehman	Brandan McClain
Nita Shah	John Tyler
Elizabeth Nardi	Chris Guinn
Alem Gebrehiwot	Katrina Holland
Cat Goughnour	Tony Jones
Cameron Herrington	Joe McFerrin II
Leigh Rappaport	John Gardner
Diana Moosman	Laura Cary
John Washington	Kimberly Branam
Alex Colas for Andrew Colas	John Jackley, PDC (alternate)

Staff and Project Team in Attendance:

Joan Brown Kline, Facilitator, Design Group	
Susan Kuhn, PDC	Dena Marshall, Facilitator, CBA Group
Trang Lam, PDC	Victoria Morgan, Recorder, Design Group
Jeremy Hays, CBA Technical Adv	Jessie Conover, Recorder, CBA Group
Kim McCarty, PHB Observer	

PWG Members not in Attendance:

Carl Talton	Ashley Todd
Charles McGee	Cary Clarke
Adam Milne	Mohamed Yousef
Ebony Woods	Karis Stoudamire Phillips
Phillip Brown, Majestic Realty	Andrew Colas, Colas Construction
Rick Tiland, Tiland/Schmidt Architecture	
Robert Fakinos, Natural Grocers	

Staff and Project Team not in Attendance:

Andy Reed, PDC Staff
Gabriela Frask, MacKenzie

MLK/Alberta Project Working Group
Meeting Summary

Monday, September 29, 2014

Project Working Group (PWG) meeting goals:

- 1) PWG membership introductions
- 2) Gain an historical overview of the MLK/Alberta Project
- 3) Review the project charter; approve or revise project ground rules; and establish a decision-making process
- 4) Self-select a subgroup on which to serve: CBA or Design

I. Joan Brown Kline initiated introductions by having each member identify a gift they will bring to the PWG:

A. Gifts included: fresh eyes – to view and facilitate the project with no bias from previous iterations; a strong commitment to economic development; passion to support the neighborhood; historical knowledge of local, as well as overall Portland area; business management experience (several local businesses represented); construction and architectural knowledge and expertise; strong commitment to equity; long-term residential experience; curiosity; and input from a grad student’s perspective.

II. PDC staff members John Jackley and Kimberly Branam gave a project overview:

A. John Jackley provided historical background of the MLK-Alberta development process.

- 1997 - PDC assembled close to two full blocks between NE Alberta and NE Sumner and between Martin Luther King Jr. Blvd. and NE Garfield, with the goal of reviving commerce on NE Martin Luther King Jr. Blvd. This would be accomplished by fostering the development of strong commercial nodes at key intersections.
- 2000 - the King Neighborhood Commercial Development Strategy was completed. Its vision was to develop a site for neighborhood scale commercial and retail uses.
- 2008 - The first phase of development, Vanport Square, was completed. This project created commercial space for 16 locally owned businesses, also providing an option to own commercial space, with the goal of generating more wealth within the community.
- 2006 – 2009 - Developers worked to bring in larger tenants to anchor the next development site, including: 24 Hour Fitness, Trader Joe’s, an acute care facility and proposed new home for the Urban League.

- 2011 - completion of Phase Two, construction and sale of ten single-family dwellings along NE Garfield Street.
- 2011 - the PDC and Bureau of Planning and Sustainability issued the Grocery Initiative Request for Interest (RFI), with the goal of reaching out to major grocers to bring a full-service grocery store to this underserved neighborhood.
- 2011 - Majestic Realty approached the PDC about bringing in Trader Joe's as the anchor tenant to the site.
- 2013 - Majestic Realty provided a letter of intent from Trader Joe's. Upon approval of the development agreement by the PDC Board, a stakeholder group was formed to provide input to Majestic, regarding project design and a community benefits agreement.
- 2014 - Trader Joe's withdrew plans for a store at site. PDC and Majestic agreed to continue development of the site and in August, it was announced that Natural Grocers would be the anchor tenant of the MLK-Alberta commercial site.
- More detailed information can be found on the PDC website at: <http://pdc.us/our-work/urban-renewal-areas/interstate/mlk-south-commercial-site.aspx>.

John emphasized the PDC's commitment to transparency and immediate communication. He urged all PWG members to check with each other first before reaching conclusions based upon information gleaned from media.

B. Kimberly Branam reviewed PDC's goals for the PWG:

The PWG has two objectives:

- 1) Provide input on the project design (e.g. safety, aesthetics, etc.)
- 2) Develop a community benefits agreement

- Developer and project will adhere to the PDC's equity policy; PDC's green building policy (i.e. LEED standards) and will be building a commercial-only development on the site.
- Some constraints exist on this site, including a public easement that runs north-south through the middle of the site
- The team's goal is to build a collaborative relationship with the community.
- The PDC will provide staffing, coordination with City bureaus and technical assistance to the PWG and work to find positive solutions for both community and project developer.

C. Questions regarding this presentation:

Q: Will additional housing be included in this phase of development?

A: This will be for commercial use only, with no additional housing.

Q: How does the PWG timeline fit with the developer's timeline?

A. The timelines are in accordance; the PWG timeline is driven by the developer's timeline.

Q. How do we define the community? Current residents? Historic residents?

A. It is up to the CBA group to define the community.

Q: What is the timeline to transfer the property to Majestic Realty?

A: PDC will transfer the property when the purchasing agreement has been executed and all requirements have been met, including design review and permitting. This process should take place this winter, with groundbreaking one to three months after the property transfer, probably this spring.

Q: What is the disposition of the house on Sumner that is owned by PDC?

A: The house will stay intact.

III. Joan Brown Kline facilitated discussion and vote on the proposed ground rules, as well as a color-card decision-making method:

A. After going over the meeting ground rules, Joan asked for revisions or additions.

- No revisions or additions were brought forward; the group decided to maintain the ground rules as they are.

B. A color-card system for decision-making was presented, as follows:

- Each voting member will have three differently colored cards.
- Green card = "I agree, you have my consent."
- Yellow card = "I have reservations, but I'm not going to stop the process."
- Red card = "I have opposition to this motion."
- "The red card means, "I don't agree, but am willing to find a better way, taking into account what has been said by all group members." Thus, holding up a red card does not block progress, it signifies that the person that displayed it will work with others on the matter in question and bring it back to the next meeting. This tends to ensure that the red

cards are not used lightly". PWG members agreed to try the color-card method.

IV. Joan Brown Kline presented the proposed PWG charter for group review.

- The PWG divided into four subgroups; each group reviewed one page of the charter.
- Each subgroup reported back on charter elements they found to be significant.

A. PWG Charter: Page One, significant elements

- In the group decision-making process, it is essential that all voices are heard and considered.
- We need to be clear about areas in which each group truly has influence; what the group can – and cannot– change.
 - Certain areas can't be changed, e.g. permitting process, areas of legality and meeting requirements set by the City of Portland, PDC and anchor tenant.
- Inclusion of community input is significant to this process. We are responsible for garnering a fair, equitable approach to project design and CBA. We are stewards of this process.
- Have former dissenters been approached to work on this PWG iteration? Specifically PAALF?
 - PWG members were assured that a broad scope was used in the PWG selection process. PAALF was invited to participate but declined to send a representative.
- The group wanted clarification on Community Benefits Agreement:
 - Will the CBA be legally binding?
 - Will all participants (including Developer Team and anchor tenant) be bound by the CBA?
 - How will CBA enforcement be implemented?

B. PWG Charter: Page Two, significant elements:

- It is the facilitators' responsibility to inform the PDC of any issues or concerns brought forth by the groups.
- Regarding the duration and frequency of meetings, will there be meetings other than the PWG, perhaps after the PWG has concluded?

- No other meetings are scheduled; however, the public is invited to attend all PWG meetings.
- Will there be enforcement over the legally binding content of the CBA? How will this take place?
- Clarification was requested, regarding when a PWG member would have to miss a meeting. Are alternates necessary for every PWG member?
 - The importance of representation by people with specific knowledge and expertise at each meeting was emphasized.
 - Should everyone identify an alternate? Or may they catch up on missed meeting through the meeting summary and talking with fellow participants?
 - If participant can't attend most of the meetings, is that person the right choice for the PWG? Consistency of knowledgeable input is essential.
 - Consistent attendance is critical to accomplishing the groups' goals.
 - If a PWG member will require an alternate, let PDC know.

C. PWG Charter: Page Three, significant elements:

- Clarification requested regarding voting. Once a subgroup has voted, will the entire PWG then vote on the outcome determined by the subgroup?
 - Each subgroup will vote by using the color-card method.
 - Once the group has voted, the decision stands. There will be no further vote.
- When a group comes to a decision, will it be binding for the developer? How will the group know if the decision is realistic or viable?
 - The developer will be present at group meetings to listen and offer input necessary to ensure the group's vision is within reason, pertaining to functionality and code compliance. They will also be able to offer alternatives, if needed.
- Who are the participants of the Developer Team?
 - Developer Team participants include the developer, the anchor tenant and the construction company.
- How will we know content for the next meeting?
 - A meeting agenda and summary from the previous meeting will be sent out prior to the meeting

D. PWG Charter, Page Four, significant elements:

- The role of facilitators to inform PDC of issues and concerns identified by the group.
- The need for the constituency to be heard. The importance of using an equity lens and of taking responsibility for being stewards of this process was emphasized once again. (*Note: PDC staff will share a equity impact template staff uses for major projects as well as the Strategic Alignment and Equity Lens used for individual investments*).
- The element of inclusion and representation by all members of the community. (Inclusion of previous dissenters mentioned again.)
- Will the CBA become a public document?
 - Yes, the CBA will be available to the public.
- The PWG member list represents a balanced spectrum of knowledge and expertise, but will the two subgroups be balanced? How will group participants be selected?
 - Participation in the two work groups will be through self-selection.

V. Self-selection to subgroups:

A. Joan Brown Kline and Dena Marshall identified the key themes for each subgroup.

- Design Subgroup, facilitated by Joan Brown Kline:
 - Building/Site Materials
 - Green Features, including: living walls, eco-roof or awning
 - Landscaping
 - Trees on MLK
 - Incorporating community history/heritage
 - Community aspect into site/design
 - Functionality
 - Access
 - Noise/Lighting
 - Pedestrian connections and safety
 - Traffic calming
 - Good Neighbor Agreement
- Community Benefits Agreement, facilitated by Dena Marshall:
 - Anchor Tenant Workforce

- Community space
- Community collaboration
- Contracting
- Prevailing wage
- Green building standards
- Supply chain, procurement
- Operating services
- Small retail tenanting

B. PWG members were asked to stand by the posted group in which they'd like to participate.

- Design Subgroup Members:

- Leigh Rappaport Alem Gerbrehiwot
- Laura Cary Brandan McClain
- Kim Lehman Adam Milne
- John Washington Elizabeth Nardi
- Diana Moosman Cary Clarke

- CBA Subgroup Members:

- Katrina Holland Jeremy Hays, CBA Technical Advisor
- Chris Guinn John Gardner
- Tony Jones Nita Shah
- John Tyler Joe McFerrin II
- Cameron Herrington Cat Goughnour
- Andrew ColasCarl Talton
- Kimberly Branam Karis Stoudamire-Phillips

- Information defining the difference between a Good Neighbor Agreement and Community Benefits Agreement was requested. Members also requested some examples of CBAs and an outline or starting place for the CBA they will work on.

PDC staff will provide the information requested

VI. Time for public comment.

- No public comment offered.

VII. Next steps and final thoughts:

- Since the subgroup timeline is condensed, it is important to have as much information prior to the group meetings as possible.
 - PDC staff will provide meeting summary from previous meeting and next meeting agenda.
 - PDC will provide a copy of the Equity Lens policy.
 - PDC will provide an example of a previously completed CBA.
 - PDC staff will also provide a definition of GNA and CBA.

- PDC staff will provide a FAQ one-pager.
 - PDC staff will provide a draft outline of CBA themes and deal points to use as a starting place for discussions in the CBA subgroup.
 - Dena Marshall will conduct stakeholder engagement with CBA subgroup members.
- CBA group member would also like more information on CBA enforcement.
 - PDC is already enforcing some areas pertaining to city codes, zoning and traffic parameters (egress and ingress). A traffic study was previously completed by PBOT.
 - Other enforcement parameters are still in development.

VIII. Next meeting is scheduled for Monday, October 13, 2014, at 5:00 PM, at Friends of the Children (enter through parking lot accessed from Stanton Street).

Meeting adjourned.