

B188-Rockwood Sunrise

Gresham Redevelopment Commission Meeting

June 20th, 2023



Thank you for your time today...

Today's Meeting Agenda:

- **Our Team Introductions**
- **Site Overview and Context and Project Mission**
- **First Principles and Concepts**
- **Who is POIC + Rosemary Anderson High School?**
- **Predevelopment Schedule Review to date**
- **Community Input**
- **Three Design Options**
- **Questions for the GRDC**

Our Team

In the Meeting Today



Bill Hart | HART DEVELOPMENT
COMMUNITY AND PROJECT
DEVELOPMENT PARTNER



Kerry Hughes | HMS
DEVELOPMENT
DEVELOPMENT PARTNER &
CONSTRUCTION LIAISON



Ndamukong Suh | HMS
DEVELOPMENT
PROJECT AND FINANCE DEVELOPMENT
PARTNER



Joe McFerrin II | POIC
COMMUNITY ENGAGEMENT,
PRE-APPRENTICE LABOR COORDINATOR



Alex Yale | YBA ARCHITECTS
PRINCIPAL ARCHITECT



Tiffonie Carroll | YBA
ARCHITECTS
PROJECT MANAGER & ARCHITECT



Willie Chambers
COMMUNITY ENGAGEMENT LIAISON



Joel Andersen | HMS DEVELOPMENT
CREATIVE FINANCING DEVELOPMENT
PARTNER / CEO



**Downtown
Rockwood**

S.E. 188 AVE.

Housing

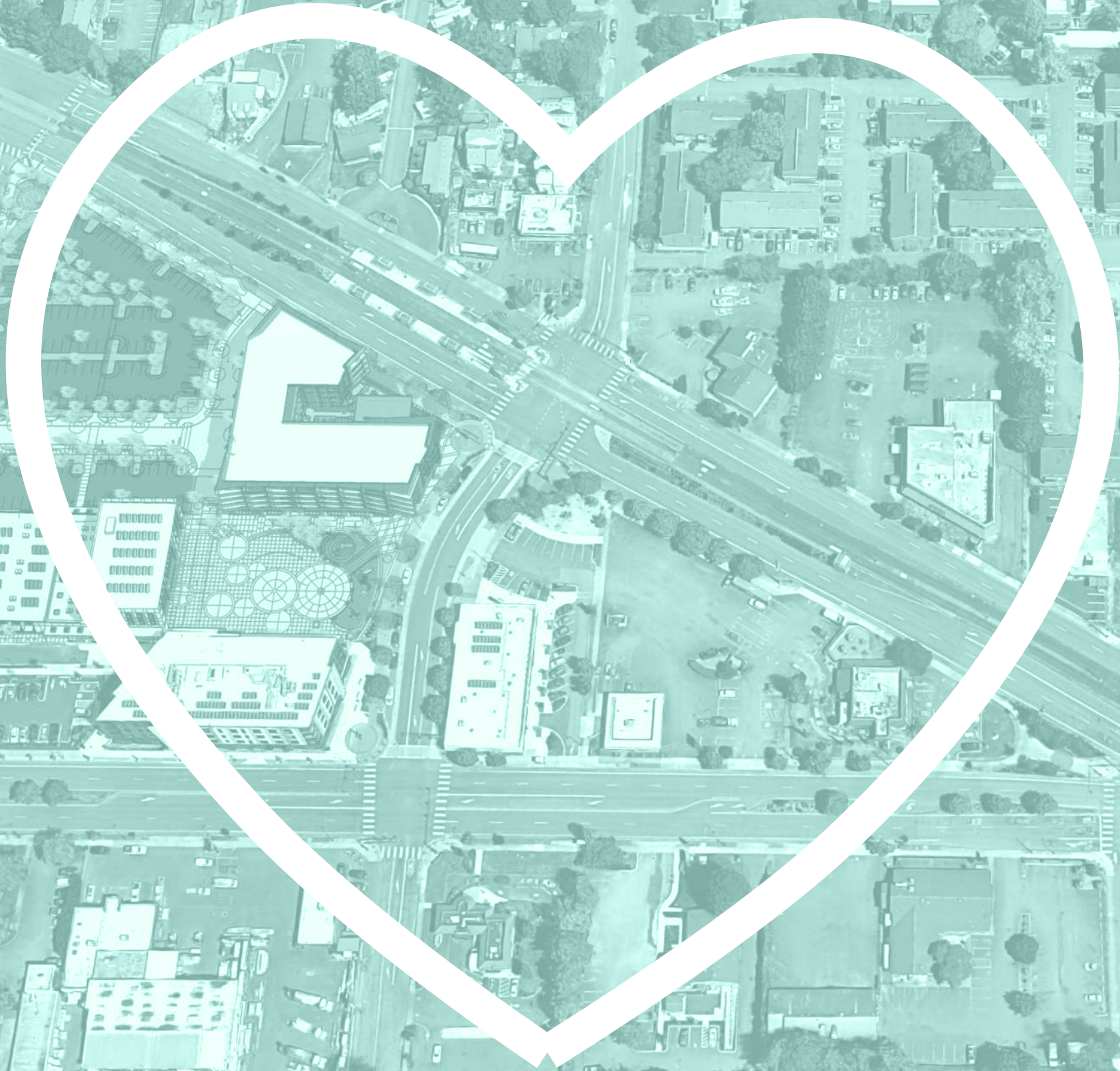
Site

E. BURNSIDE ST.

**Future Housing
Development**

S.E. STARK ST.

**EXPAND AND ENHANCE
THE HEART OF ROCKWOOD
FOR EVERYONE**



Downtown Rockwood

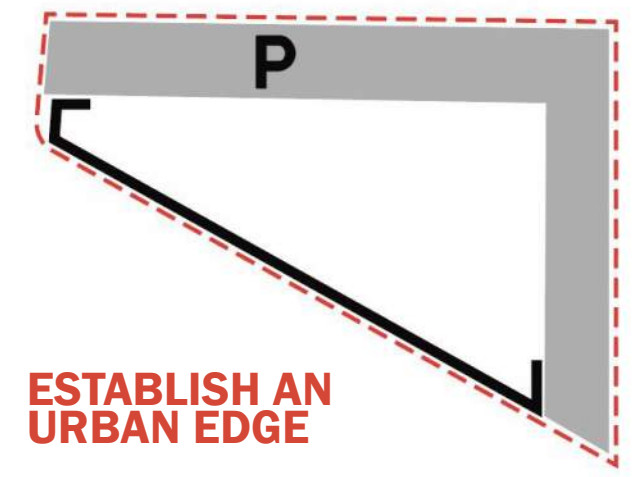
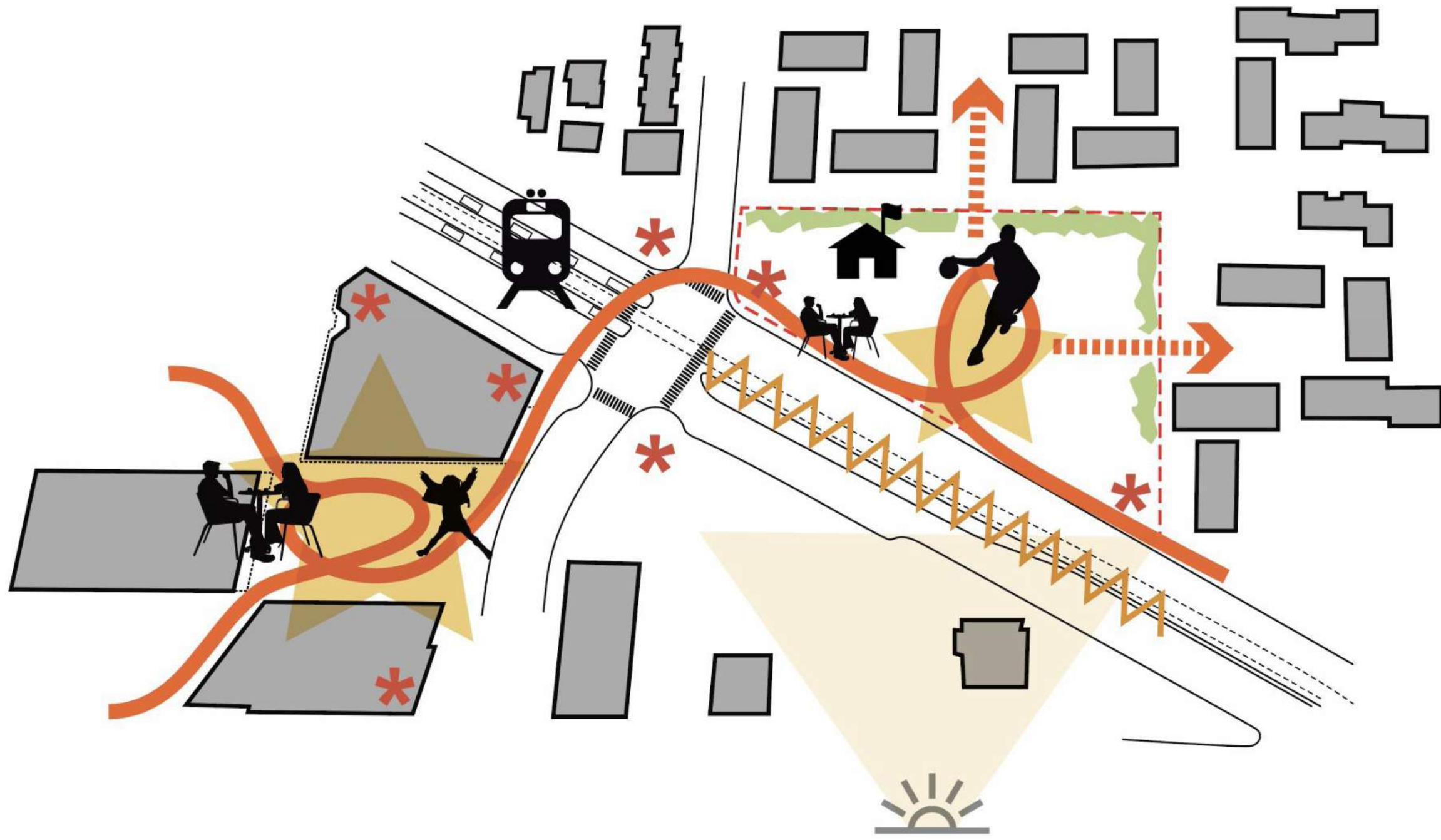


Sunrise East Housing

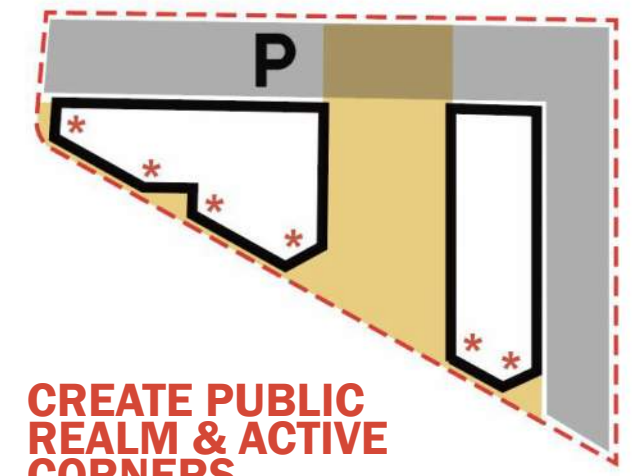


ORIGINAL PROPOSAL CONCEPT:

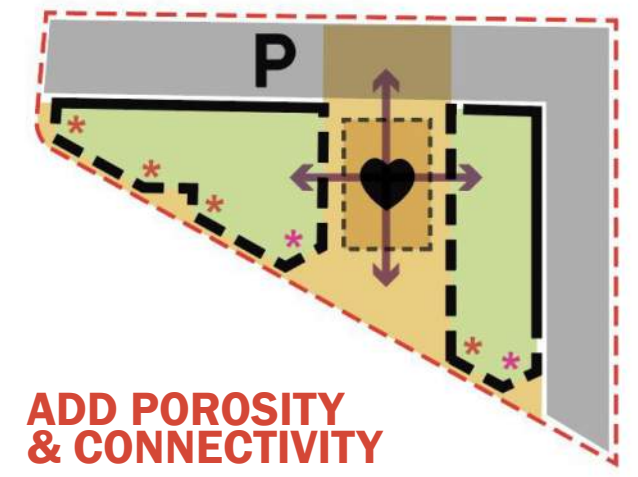
EXTEND THE URBAN ENERGY OF DOWNTOWN ROCKWOOD



ESTABLISH AN URBAN EDGE

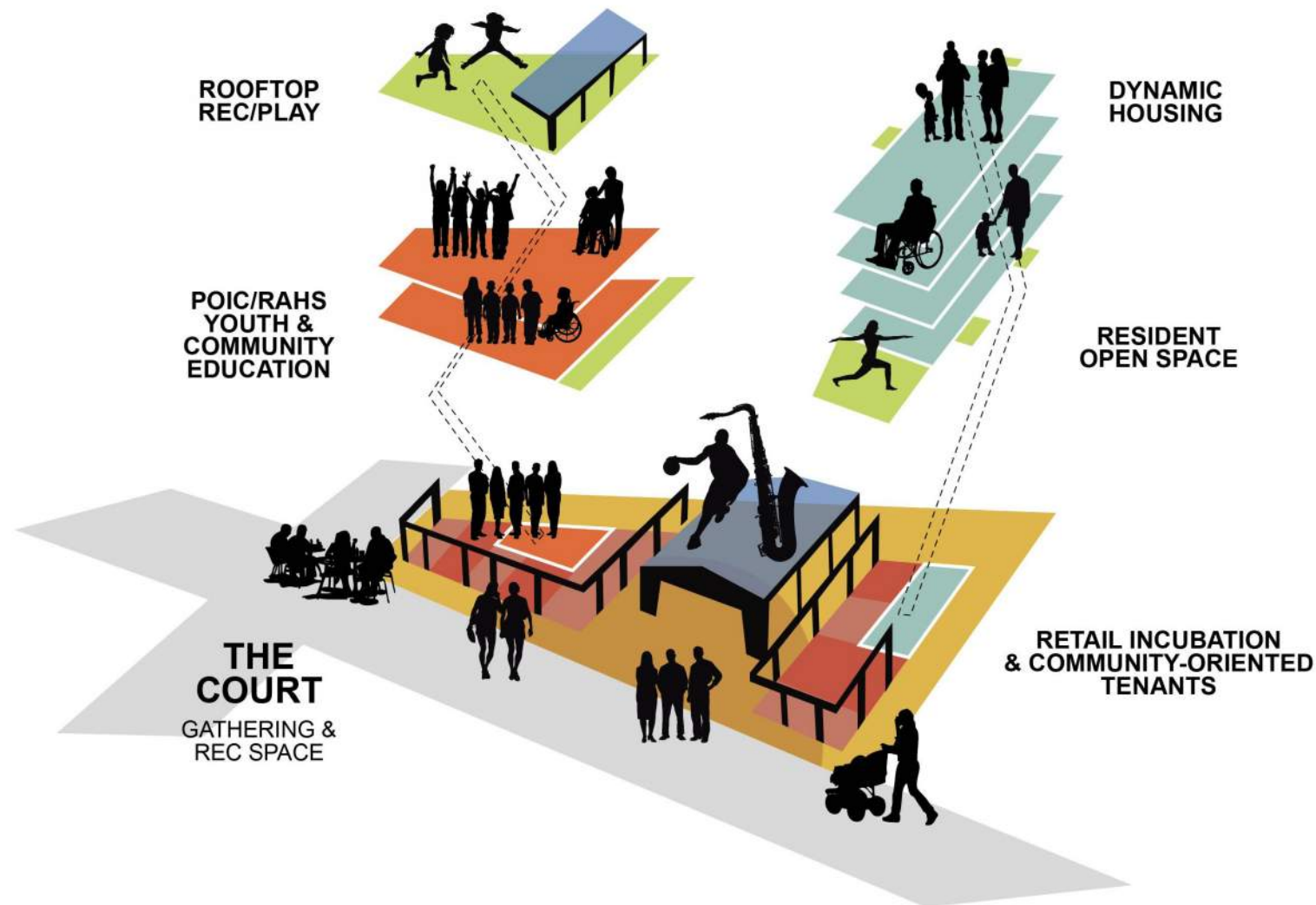
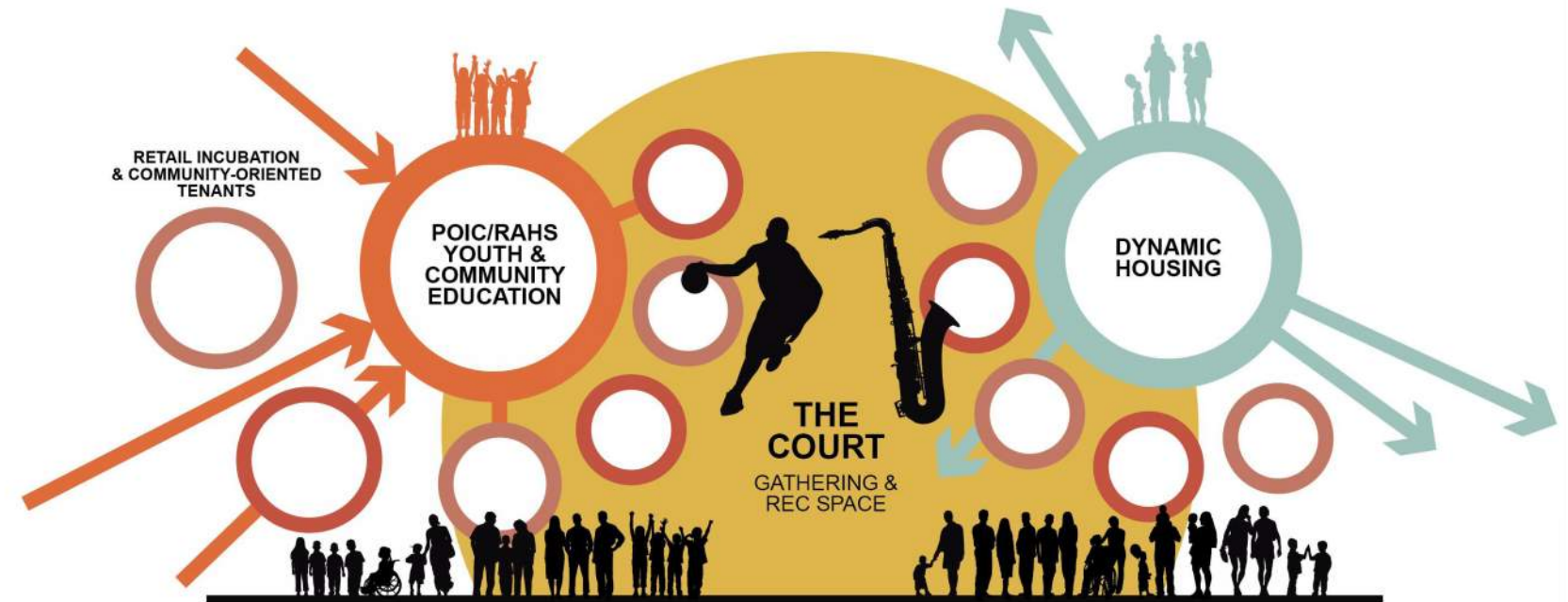


CREATE PUBLIC REALM & ACTIVE CORNERS



ADD POROSITY & CONNECTIVITY

ORIGINAL PROPOSAL CONCEPT: CREATE A 'COMMUNITY HUB'



ORIGINAL PROPOSAL CONCEPT: PROJECT PROGRAM



SUPPORTIVE SERVICES



ACTIVE STREET FRONTAGE WITH LOCAL RETAIL



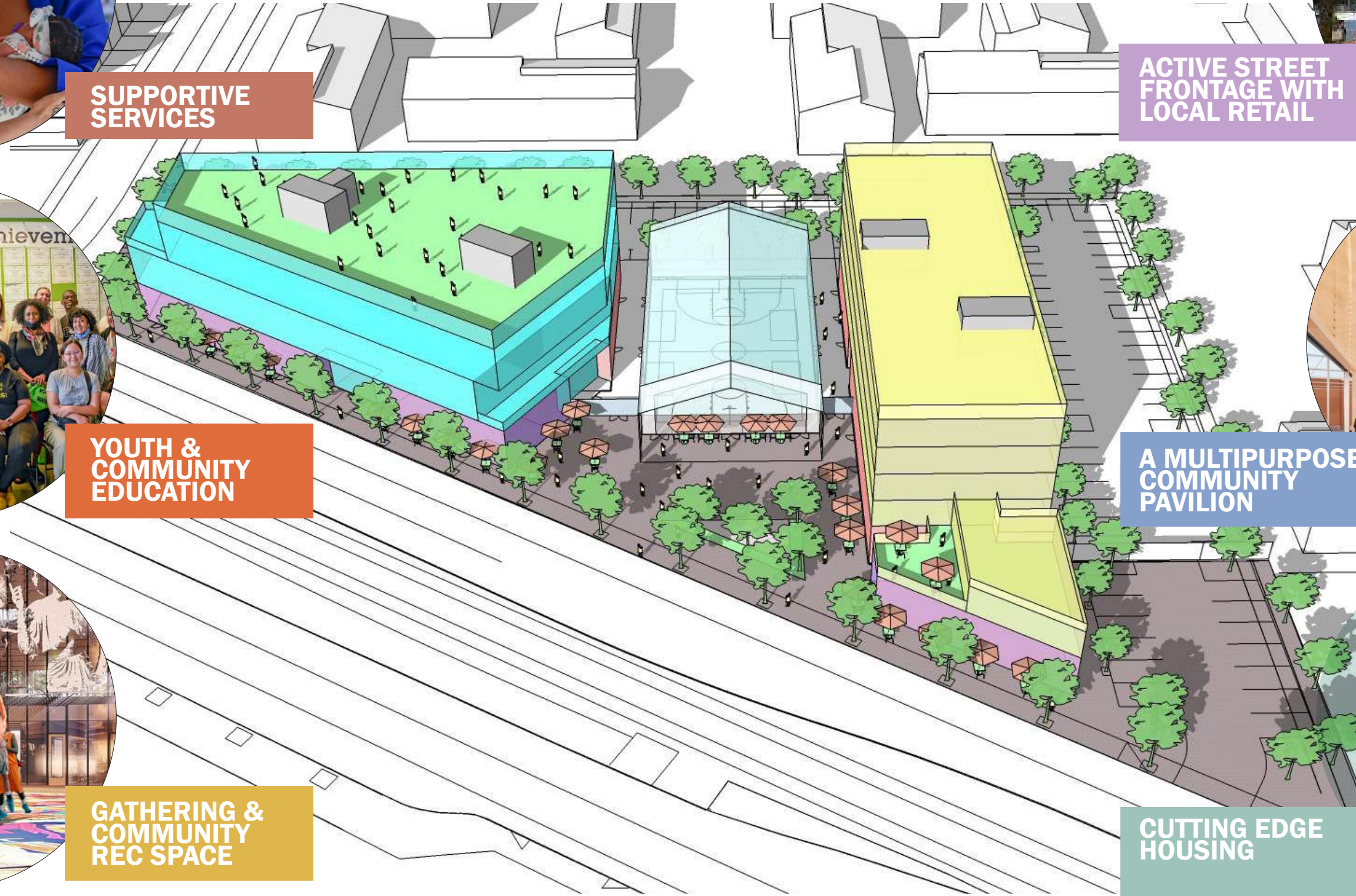
YOUTH & COMMUNITY EDUCATION



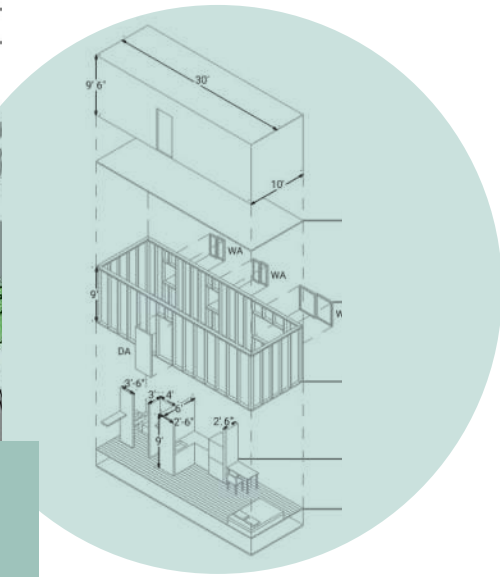
A MULTIPURPOSE COMMUNITY PAVILION



GATHERING & COMMUNITY REC SPACE



CUTTING EDGE HOUSING





Rewriting Life Stories

Committed to the success of the underserved.

Education • Employment + Training
Workforce Re-Entry • Family Outreach

POIC + RAHS is committed to the success of at-risk youth and adults, providing the highest quality services in education, mentoring, family outreach, employment training, and placement.

Established in 1967 in North Portland, POIC + RAHS serves more than 3,000 students, work trainees, and families annually (80% are Black or Latinx). We reconnect alienated at-risk youth and adults affected by poverty, family instability, and homelessness to education, career training, and culturally-specific wraparound programs, including services for families impacted by the criminal justice system.



POIC® + RAHS® COMMUNITY ENGAGEMENT

We Got Your Back - Backpack Give Away



Rock The Block



Immunity Opportunity- Vaccine Event





PREDEVELOPMENT SCHEDULE

- ENA Site Due Diligence | Sept. 2022 to Feb. 2023
- Community Engagement - Sunrise Center Tenants | Jan. 2023 – On going
- Rockwood Neighborhood Assoc. Leadership | Feb. 28th
- GRDC Advisory Committee | Mar. 15th
- Rockwood Neighborhood Association Monthly Mtg. | Mar. 20th
- Community Engagement - Online Survey | Mar. 22nd
- Community Engagement - Cinco De Mayo Celebration - Rockwood Plaza | May 5th
- Community Engagement - E. Metro Community Safety Collaboration - Hope Center | June 1st
- Community Engagement - Flea Market - Rockwood Plaza | June 10th



COMMUNITY INPUT

PROGRAM FOR POIC

- Introduction of the POIC high school
- Approximately 60 POIC employees on site daily
- Gym to serve as an entertainment hub for the community
- STEM training center

PRIVATE INDUSTRY

- More private industry
- Flex incubation
- More retail / commercial

HOUSING PROGRAM

- Need for more workforce housing in the neighborhood
- The community desires more affordable housing ownership
- Explore partial ownership of rental housing through a community investment structure

COMMUNITY

Comprehensive Community Outreach and Engagement Strategy

1. EXISTING BUSINESSES

- Engagement with former tenants/businesses and programs from the Sunrise Center.

2. COMMUNITY OUTREACH

- Incorporate social media and Online surveys to increase participation of diverse range of community residents & businesses.

3. LEADERSHIP GROUP

- Establish a diverse leadership group of community members to represent voices of the community.

4. MEETING FACILITATOR

- Provide an experienced facilitator to work with the Leadership Group.

5. PUBLIC MEETINGS (3)

- Tentative issues to address:
 Development Concept
 Community Vision
 Governance

COMMUNITY ENGAGEMENT - TENTATIVE SCHEDULE		
<i>date</i>	<i>event</i>	<i>location</i>
1/24	Former Tenants/Businesses of the Sunrise Center	
2/28	Rockwood Neighborhood Assoc. (Chair)	City Hall, 1333 NW Eastman Parkway (6:00 pm)
3/15	GRDC Advisory Committee Mtg.	City Hall, 1333 NW Eastman Parkway (6:00 pm)
5/5	Cinco de Mayo	Rockwood Market Hall, 485 SE 185th Ave.
6/1	E. Metro Community Safety Collaborative	Hope Center Portland, 740 SE 182nd Ave. (4:30 pm)
6/10	Rockwood Flea Market	Rockwood Market Hall, 485 SE 185th Ave. (11am - 1pm)
6/14	GRDC Advisory Committee	City Hall, 1333 NW Eastman Parkway (6:00 pm)
6/19	Juneteenth Celebration	Vance Park
6/20	GRDC Commission	1331 NW Eastman Parkway (2:30 pm)
6/25	People's Farmers Market (every Sunday)	Rockwood Market Hall, 485 SE 185th Ave.
7/6	E. Metro Community Safety Collaborative	Hope Center Portland, 740 SE 182nd Ave. (4:30 pm)
7/7	Block Party	SE Yamhill St. & 187th Ave.
7/8	Rockwood Flea Market	Rockwood Market Hall, 485 SE 185th Ave.
7/9	People's Farmers Market	Rockwood Market Hall, 485 SE 185th Ave.
8/3	E. Metro Community Safety Collaborative	Hope Center Portland, 740 SE 182nd Ave.
8/5	Rockwood National Night Out	Hope Center Portland, 740 SE 182nd Ave.
8/9	GRDC Advisory Committee (tentative)	City Hall, 1333 NW Eastman Parkway (6:00 pm)
8/12	Rockwood Flea Market	Rockwood Market Hall, 485 SE 185th Ave.
8/26	Rock the Block	Downtown Rockwood
9/7	E. Metro Community Safety Collaborative	Hope Center Portland, 740 SE 182nd Ave.
9/9	Rockwood Flea Market	Rockwood Market Hall, 485 SE 185th Ave.
9/13	GRDC Advisory Committee	City Hall, 1333 NW Eastman Parkway (6:00 pm)
9/19	GRDC Commission	1331 NW Eastman Parkway (2:30 pm)
10/5	E. Metro Community Safety Collaborative	Hope Center Portland, 740 SE 182nd Ave.
10/11	GRDC Advisory Committee (tentative)	City Hall, 1333 NW Eastman Parkway (6:00 pm)
11/2	E. Metro Community Safety Collaborative	Hope Center Portland, 740 SE 182nd Ave.
12/7	E. Metro Community Safety Collaborative	Hope Center Portland, 740 SE 182nd Ave.

DEVELOPMENT SITE OPTIONS

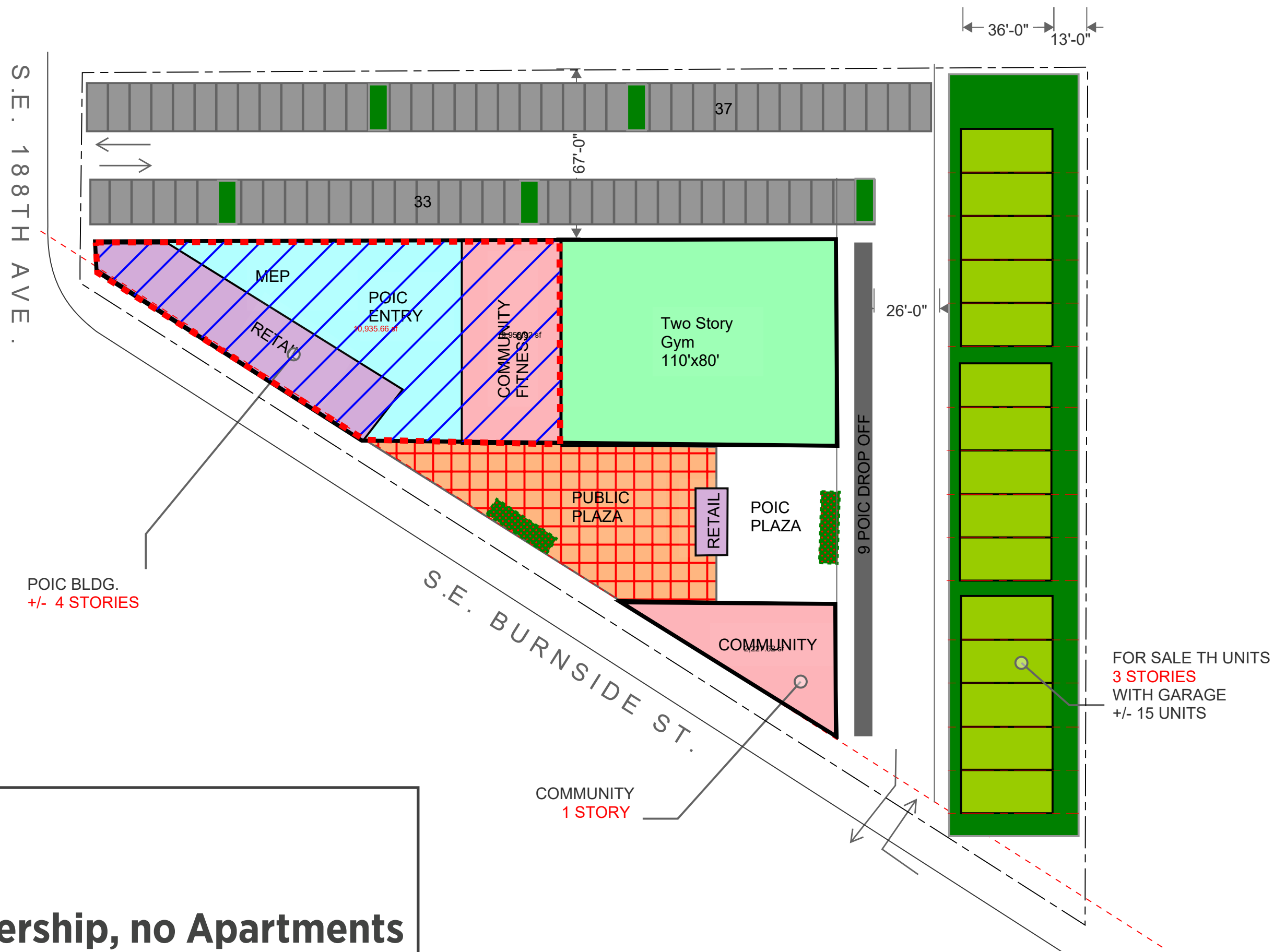
- What has changed to POIC's proposed program, and where should the building be located?
- How much additional commercial/retail can the site support, where would increase visibility?
- What is the optimal housing program, and where should it be located on the site?
- What is the orientation and location of the public plaza?

KEY SITE PROGRAM

	OPTION A	OPTION B	OPTION C
POIC	<ul style="list-style-type: none"> • WEST: Corner of 188th/Burnside 	<ul style="list-style-type: none"> • WEST: Corner of 188th/Burnside 	<ul style="list-style-type: none"> • EAST: Burnside, SE corner of property
Gym	<ul style="list-style-type: none"> • Larger, conditioned, and center of property 	<ul style="list-style-type: none"> • Larger, conditioned, and center of property 	<ul style="list-style-type: none"> • Larger, conditioned, and NE corner of property
Housing	<ul style="list-style-type: none"> • 15 attached town-homes • East side of property 	<ul style="list-style-type: none"> • 60-80 units of workforce, larger avg. unit size • East side of property 	<ul style="list-style-type: none"> • 60-80 units of workforce, larger avg. unit size • Corner of 188th/Burnside
Commercial / Retail / Community	<ul style="list-style-type: none"> • Burnside frontage • Amount changed by -35% (13,400 sf old vs 8,700 sf new) 	<ul style="list-style-type: none"> • Burnside frontage • Amount changed by -3% (13,400 sf old vs 13,000 sf new) 	<ul style="list-style-type: none"> • Burnside frontage • Amount changed by +4% (13,400 sf old vs 14,000 sf new)
Community Plaza	<ul style="list-style-type: none"> • Oriented east-west • Near Burnside • View from Downtown Rockwood 	<ul style="list-style-type: none"> • Oriented north-south • On Burnside 	<ul style="list-style-type: none"> • Oriented east-west • On Burnside • View from Downtown Rockwood
Parking	<ul style="list-style-type: none"> • Amount changed by -22% (101 RFP vs 79 new) 	<ul style="list-style-type: none"> • Amount changed by +7% (101 RFP vs 108 new) 	<ul style="list-style-type: none"> • Amount changed by +7% (101 RFP vs 108 new)

SITE PLAN LEGEND

- Town Homes
- School - RAHS
- Gym - RAHS
- Retail
- Community



FOR SALE TH UNITS
3 STORIES
 WITH GARAGE
 +/- 15 UNITS

Option A

Town Home - Ownership, no Apartments

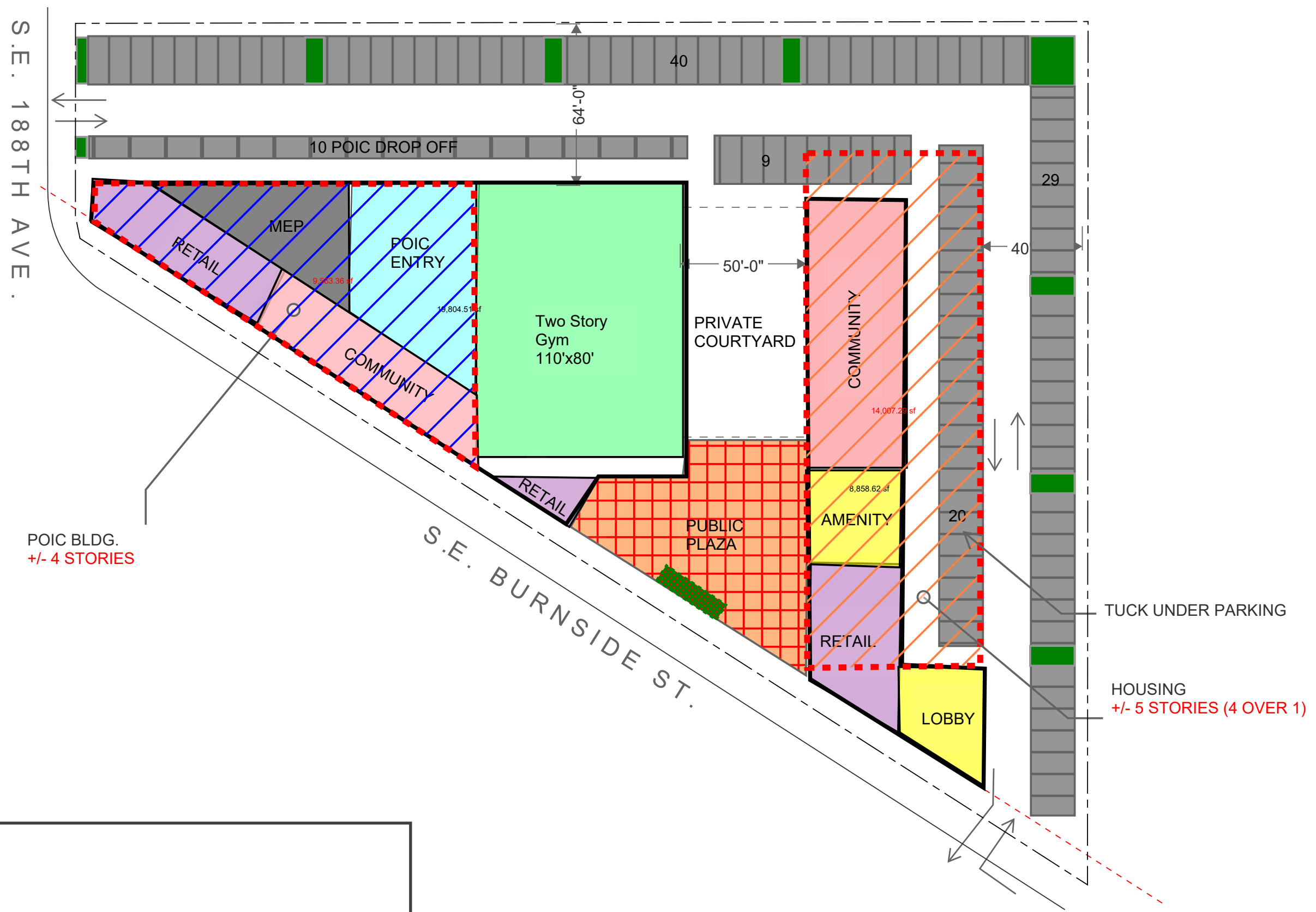


Option A

Town Home - Ownership, no Apartments

SITE PLAN LEGEND

- Town Homes
- School - RAHS
- Gym - RAHS
- Retail
- Community



Option B

Apartment Flats on the East Side

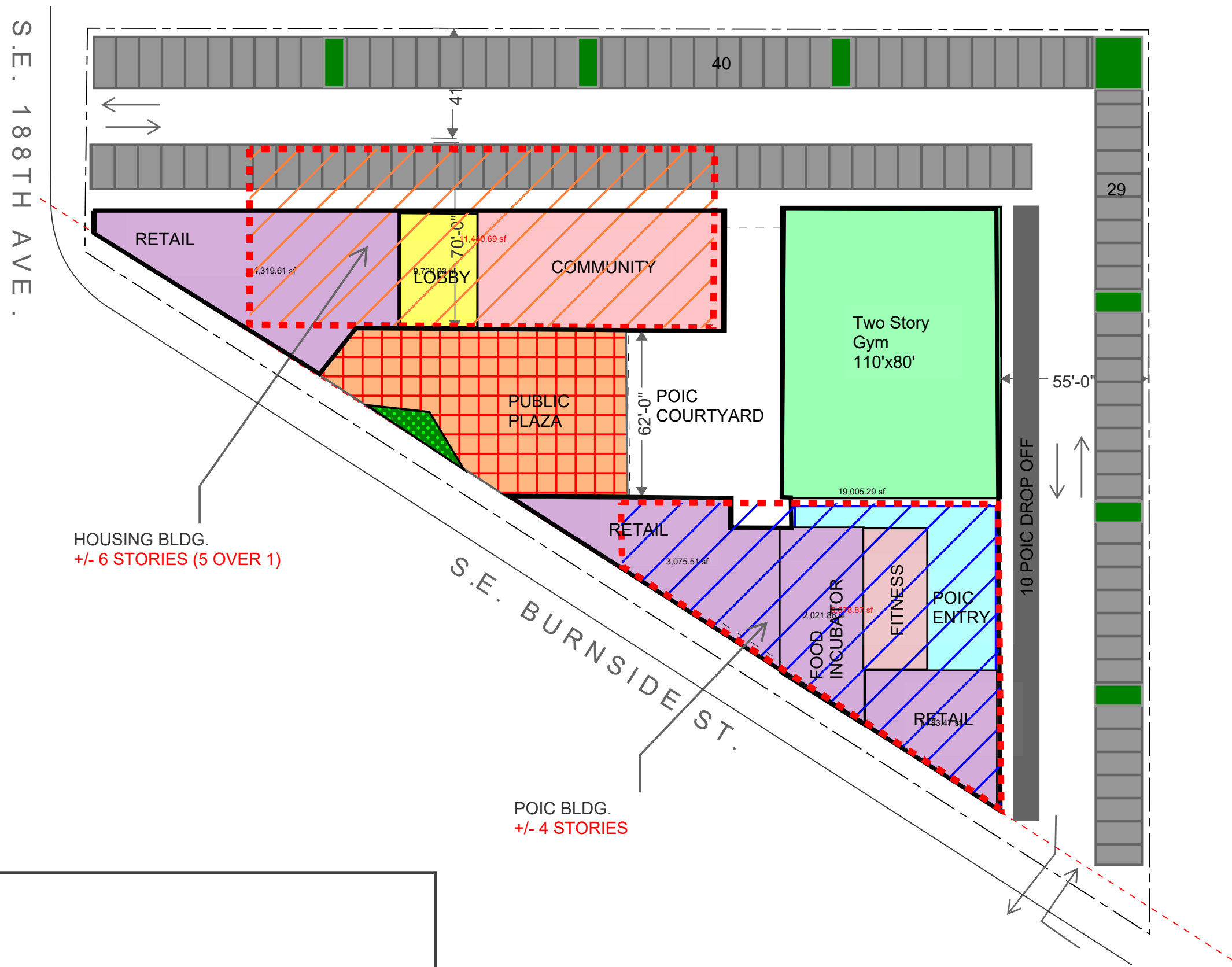


Option B

Apartment Flats on the East Side

SITE PLAN LEGEND

- Town Homes
- School - RAHS
- Gym - RAHS
- Retail
- Community



Option C

Apartment Flats on the West Side



Option C

Apartment Flats on the West Side

QUESTIONS FOR THE GRDC

Program

- Do you have questions regarding the program for POIC, housing and or the amount of commercial retail?
- What are ideas for preferred target tenants for the commercial space and uses for the community space?

Site Location

- Do you have feedback on the location of the POIC building relative to the location of housing on the site (which building for the corner of 188th/Burnside)?
- Do you have feedback on orientation and location of the public plaza?

THE END - Thank you for your time today.