



# COMMUNITY VISION

## R E P O R T

**Portland Community College  
Metropolitan Workforce Training Center Redevelopment**



In 2019, Living Cully partnered with Portland Community College (PCC) to gather feedback from Cully/Concordia community members about their visions and priorities for the future of their neighborhoods, with an emphasis on PCC's plans to redevelop the Portland Metropolitan Workforce Training Center (Metro Center) located at NE 42nd and Killingsworth. The proposed redevelopment includes taking down the two existing buildings and combining all college functions into one, multi-storied, 40- to 50,000 square foot facility. Additionally, PCC is partnering with Home Forward to introduce affordable housing on the property. While the essential uses are identified for the new development, there remain opportunities for to shape some of the support services that may be provided.



***This should support the whole community and bridge our diverse neighborhood. This building has an opportunity to provide so much to a very diverse group.***

**PARTICIPANT IN A  
FOCUS GROUP**

## **Metro Center**

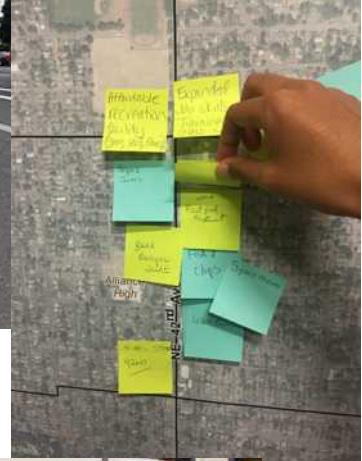
- ★ One of two workforce training centers in the PCC district.
- ★ Offers employment skills and training to people receiving public assistance via workshops, one-on-one assistance, weekly job fairs and other hiring events.
- ★ PCC partners with a number of public and private entities to provide more comprehensive services.



**112** online surveys

**218** paper surveys

**94** participants in **12** focus groups



Living Cully orchestrated door-to-door canvassing, tabling at events, and focus groups to gather feedback from diverse community members about their needs for the neighborhood and for the Metro Center redevelopment. While PCC will incorporate community feedback into its plans for the Metro Center to the extent possible within the constraints of that specific project, Living Cully will carry forward the visions and ideas that emerged through this outreach in order to build its community organizing base and advocate for community members' documented priorities.

On November 14th, 2019, Living Cully and PCC hosted an Open House. Attendees shared dinner with their neighbors, learned about the future plans for the Metro Project and the results of the community engagement efforts, and provided further input.

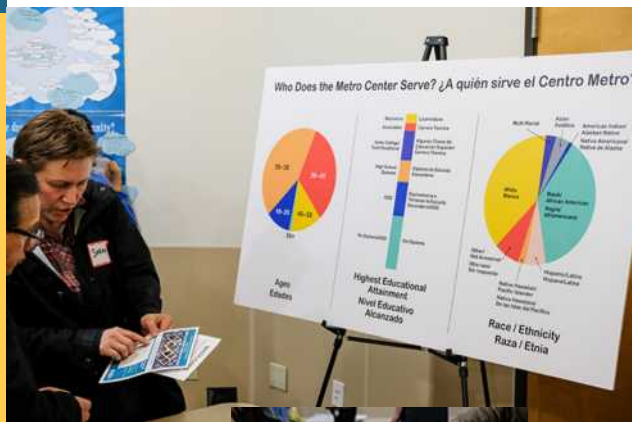
**90+**  
attendees to  
the Open House

**It was great  
to meet other  
neighbors!!**

**PARTICIPANT IN A  
FOCUS GROUP**

**It feels good  
to know that my  
voice is being heard**

**PARTICIPANT IN A  
FOCUS GROUP**



# VISIONS AND PRIORITIES

## OF THE CULLY AND CONCORDIA NEIGHBORS

To lead the door-to-door canvassing efforts, Habitat for Humanity, Hacienda, Verde, and NAYA recruited 10 community leaders, with the goal of building leadership and capacity of people of color and low-income communities in Cully. These 10 leaders collected surveys from over 70 neighbors. An additional 140 surveys were filled out at community events, and over 110 people filled out the survey online.

Most people who filled out the online and paper surveys live in the Cully or Concordia neighborhoods, but responses also came from people who work in the area, whose children attend school in the neighborhood, or who have other connections to the neighborhood.

Focus groups were organized by community-based organizations with an

emphasis on hearing from specific groups: Somalis, Latinxs, African Americans, Native Americans, youth, mobile home residents, low-income homeowners, neighborhood association members, small business owners, workers, and Living Cully partners and allies. Outreach efforts focused on renters, low-income community members and people of color with the goal of centering their needs and priorities.

The open house was attended by Cully and Concordia neighbors, key partners in this project and representatives of community-based organizations.

This report presents the most salient findings from this community engagement process. Three appendixes provides further detail.



***I care deeply about my  
neighborhood and how we  
develop it sustainably and equitably***

**PARTICIPANT IN A FOCUS GROUP**



# The neighborhoods

## What do you like about the neighborhood?

By far, what survey respondents and focus groups participants most appreciate about their neighborhoods are the people, the diversity and sense of community, and the parks and green spaces.

**30%** of survey respondents mentioned Diversity in their response

**20%** of survey respondents mentioned Parks in their response

### General categories of responses

- ★ Diversity, Community, People (diversity, sense of community, friendly people, my neighbors, etc.)
- ★ Places (parks, grocery stores, restaurants, gardens, small / local / independent businesses, etc.)
- ★ Characteristics / Vibe (quiet, mellow, safe, affordable, family-friendly, lots to do, etc.)
- ★ Transportation / Location (easy to get to things, walkable, close to downtown, transit/bus service, bikeable, etc.)
- ★ Public or Community Groups / Orgs (community involvement, community orgs like NAYA, schools, health clinic, etc.)
- ★ Physical Infrastructure / Aesthetics (big lots, rural feel, mix of residential/commercial, open space, etc.)
- ★ Personal Connection (feels like home, grew up here, etc.)
- ★ Other

#	Top 10 Specific Responses	%	#
1	Diversity (economic, racial, cultural) & Culture	28%	91
2	Parks / Green spaces	19%	63
3	Community (cohesion, spirit, connection)	15%	48
4	Convenience (easy access, close to..)	11%	35
5	People	9%	29
6	Quiet	8%	28
7	Walkable	8%	25
8	Big lots	7%	22
9	Community orgs/services (inc. culturally-specific)	7%	22
10	Neighbors	6%	21

\*This chart shows the top 10 specific responses (subcategories)



**We need to support the current diversity of Cully neighborhood**

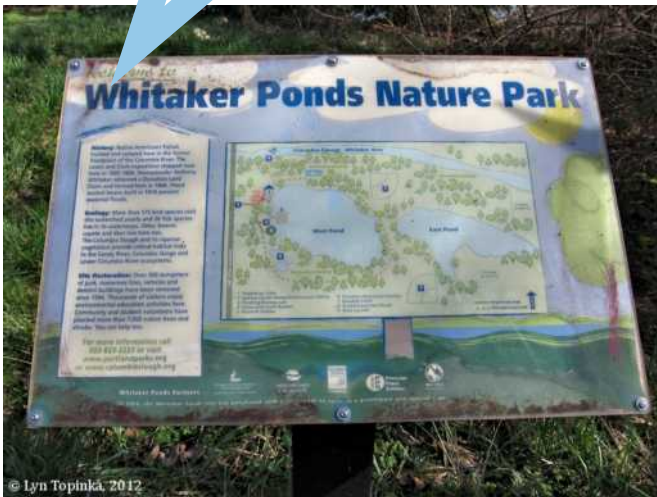
PARTICIPANT IN A FOCUS GROUP

# What do you like about the neighborhood?

*"Green people and green plants"*  
*"I like Cully Park because there are a lot of playing spaces for the kids"*  
*"Community Gardens"*  
*"The Park to walk and play with the kids"*  
*"The great park with the skate park"*  
*"I like the trees in Cully Park"*  
*"Parks and dog parks"*  
*"Columbia slough"*  
*"Big trees. Views of mountain"*

Similarly, attendees of the open house affirmed their love of Cully and Concordia's people, diversity, and sense of community, as well as area parks and green spaces.

*"Friendly neighbors"*  
*"People are very kind and it is a peaceful neighborhood"*  
*"Diversity. Unity. Community"*  
*"I love the diversity and generosity of the community"*  
*"I want to learn more about the different cultures"*  
*"Love this neighborhood! Multicultural - everybody is very active in building community!"*  
*"I like to see people getting together"*  
*"Community, Passion, Families organizing"*



Other responses included: affordable housing and trailer parks, murals, wayfinding murals, bike lanes, places to walk and eat, and the rural feel of the neighborhood.



# Where do you like to go in the neighborhood?

By far, the places that participants in the surveys and open house frequent the most are the parks, followed by restaurants and grocery stores.

**55%** of survey respondents included parks or greenspaces in their responses

**35%** of survey respondents mentioned restaurants

**14%** of survey respondents mentioned grocery stores

<b>Parks / Greenspace</b> (including those below)	187	NAYA	15
Cully Park	54	Library	12
Fernhill Park	28	Schools	8
Khunamokwst Park	26	Church	7
Whitaker Ponds	10	Neighborhood Events	4
Sacajawea Park	8	Meetings	4
Other (Harvey Scott, Alberta, Columbia River, Slough)	20	Entertainment	2
<b>Restaurants / Bars / Etc</b> (including those below)	115	Community Centers	2
Bison Cafe	20	Other Community Institution	18
Restaurants on 42nd Ave.	15	42nd Ave	35
Cully Central	11	Alberta area	9
Bars	8	30th/Killingsworth	3
Cafe / coffee shops	3	Cully Blvd.	3
Other specific restaurant or bar	47	Concordia	2
Grocery stores	46	Other Specific Area	13
Shops/businesses	22	Walking or biking neigh/streets	28
Specific business/store/shop	23	Friends/neighbors' homes/yards	13
Farmers Market	16	Own house, backyard, porch	8
Community Gardens	6		





## Where do you like to go in the neighborhood?

By far, the places that respondents of the surveys and participants in the open house prefer are shops, restaurants and other commercial amenities, followed by parks, gardens and green areas.

105

Mentions for shops, restaurants and other commercial amenities, with Bison Coffee, Miss Zumstein and Cully Central having the most mentions.

84

Mentions for Cully, Fernhill and Khunamokwst Parks; Whitaker Ponds, Columbia Slough and Community Gardens.

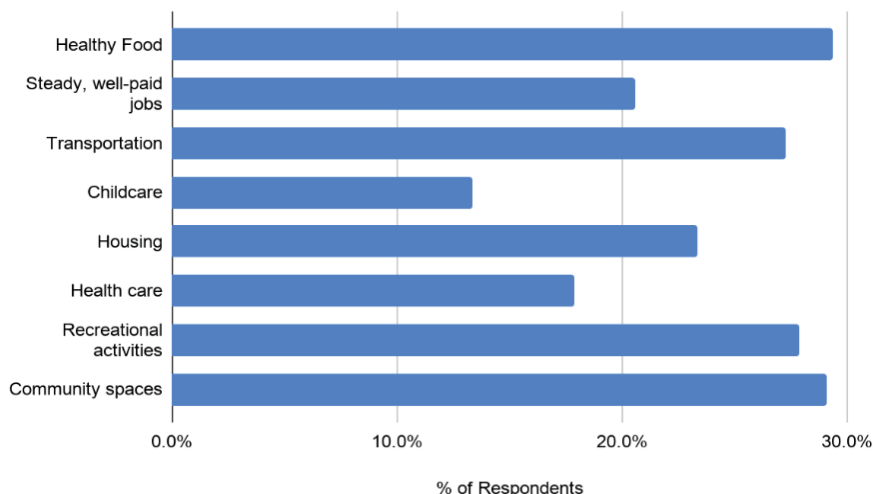
25

Mentions for institutions and organizations providing services, like schools, churches, and clinics.



# Do you or your family face any challenges accessing the following?

Respondents of the survey were provided a blank space after each of the shown categories, where they were invited to share their ideas for what is needed in the neighborhood. This chart shows specific responses that were mentioned by at least 5 respondents.



## Top Responses

Category	Specific Response	#
Housing	More affordable	31
Food	More grocery stores	11
Food	Affordable grocery stores	11
Transportation	Improved bus service	11
Community Spaces	Community/meeting space	11
Food	Expand/support farmers market	8
Jobs	More jobs in neighborhood	7
Childcare	More affordable options	7
Recreational	Affordable gym/Fitness center	7
Community Spaces	Community Center	7
Food	Winco	5
Food	Fresh produce	5
Transportation	Closer/more direct bus route	5
Transportation	More bus routes	5
Transportation	More/better bike lanes	5

***There needs to be a safe space for youth and elders in the neighborhood***

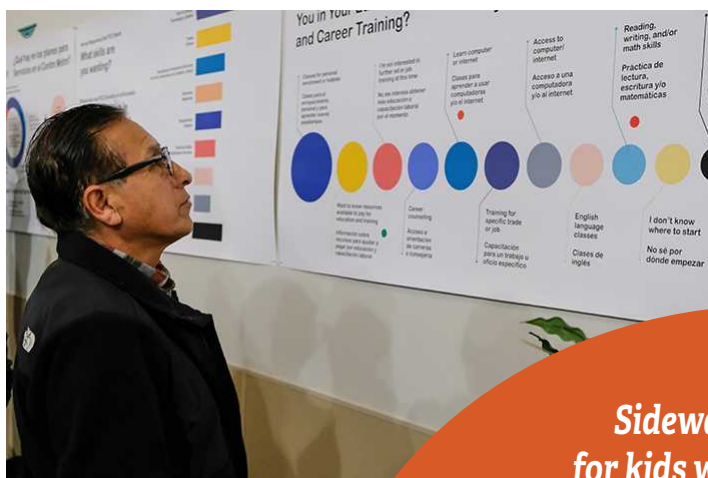
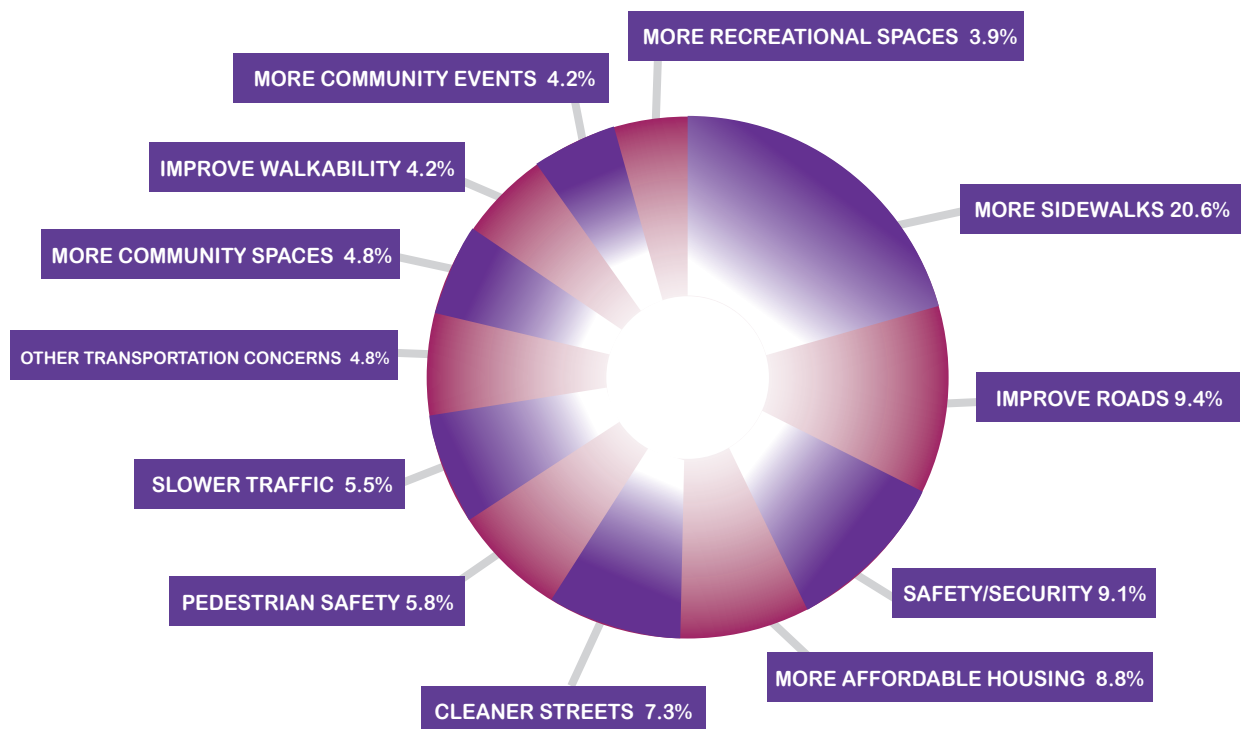
PARTICIPANT IN A  
FOCUS GROUP

***Access to vocational training is a good idea. Should be free or really low cost for indigenous people***

PARTICIPANT IN A  
FOCUS GROUP

# What would you like to see improved in the neighborhood?

In the surveys, the most popular response to the question was more sidewalks, with some 20% of respondents (68 of 330) including this in their answer. Along with sidewalks, people mentioned improved roads, pedestrian safety, better access to public transit, and other transportation and road concerns. Additional priorities are affordable housing, safety and security, cleaner streets and the need for community, recreational and activity spaces.



*Sidewalks especially  
for kids walking to school,  
more permanently affordable housing,  
more mobile home park ownership by residents*

PARTICIPANT IN A SURVEY



# What new places do you envision for your neighborhood?

At the focus groups and the open house, the most popular response was a community center, followed by sports facilities, and healthy and affordable grocery stores. Additional priorities are educational opportunities (ESL, computer lab, music and art classes, language classes, technology, vocational guidance) and other community facilities (affordable childcare, art studio space, teen center, senior center, etc.)

44

Mentions for a community center

39

Mentions for sport facilities (gym, pool, basketball court, skate park, running track, indoor soccer, yoga and meditation, etc)

33

Mentions for library

25

Mentions for grocery stores (mercado, WINCO, coop)

Open house participants also shared their dreams for their neighborhoods:

## Our dream is:

*"Neighbors helping neighbors"*

*"To have a resilient community"*

*"To have popular direct democracy from the home to workplaces and beyond"*

*"My dream is to have a loving community"*

*"Welcoming gateway to our neighborhood"*

*"My dream is that we are more united and to have better jobs"*

*"The feeling of home, comfort and safety"*

*"To have the safest and most beautiful community"*

*"I dream of a caring community where ALL are welcome and live in peace"*

**More funding to help local business thrive so that they don't die out and get bought over from big developers. More funding on Cully Blvd. to make it safe to walk at all times, bring community events to Cully.**

PARTICIPANT IN A SURVEY

# The METRO Center

## What skills are you looking for?

Of 330 total survey respondents, 92 answered this open-ended question. Answers to the question fit roughly into nine categories:

	Category	#
#1	Tech & Design	22
#2	Trades	19
#3	Services	16
#4	Employment	15
#5	Business	15
#6	Technical Skills	12
#7	Core Skills	11
#8	Community	10
#9	Other	17

What skills are you wanting?	Count
Computer	7
Entrepreneurship / business	7
English	7
Interviewing / job search	7
Healthcare, Nursing	4
Marketing	4
Networking & resume building	4
Support for career change	4
Carpentry	3
CDL Longhaul, CDC	3
Technology	3
Project management	3
Accounting	3

*English classes at night, after work*

*Early education, Spanish classes*

*How to find better jobs (interviews, resumes, etc.)*

*Interested in trainings like they offer at resolutions ntw - equity based facilitation, antiracism in the workplace, etc*

*Learn to start a business: a restaurant or a bakery*

*Someone in my family needs to learn a skill or education because they cannot do manual labor anymore*

*Open to suggestions. Career change to programming didn't work, for lack of entry-level positions.*

*Networking and resume building. One central source for all local jobs that can be easily reached without driving*

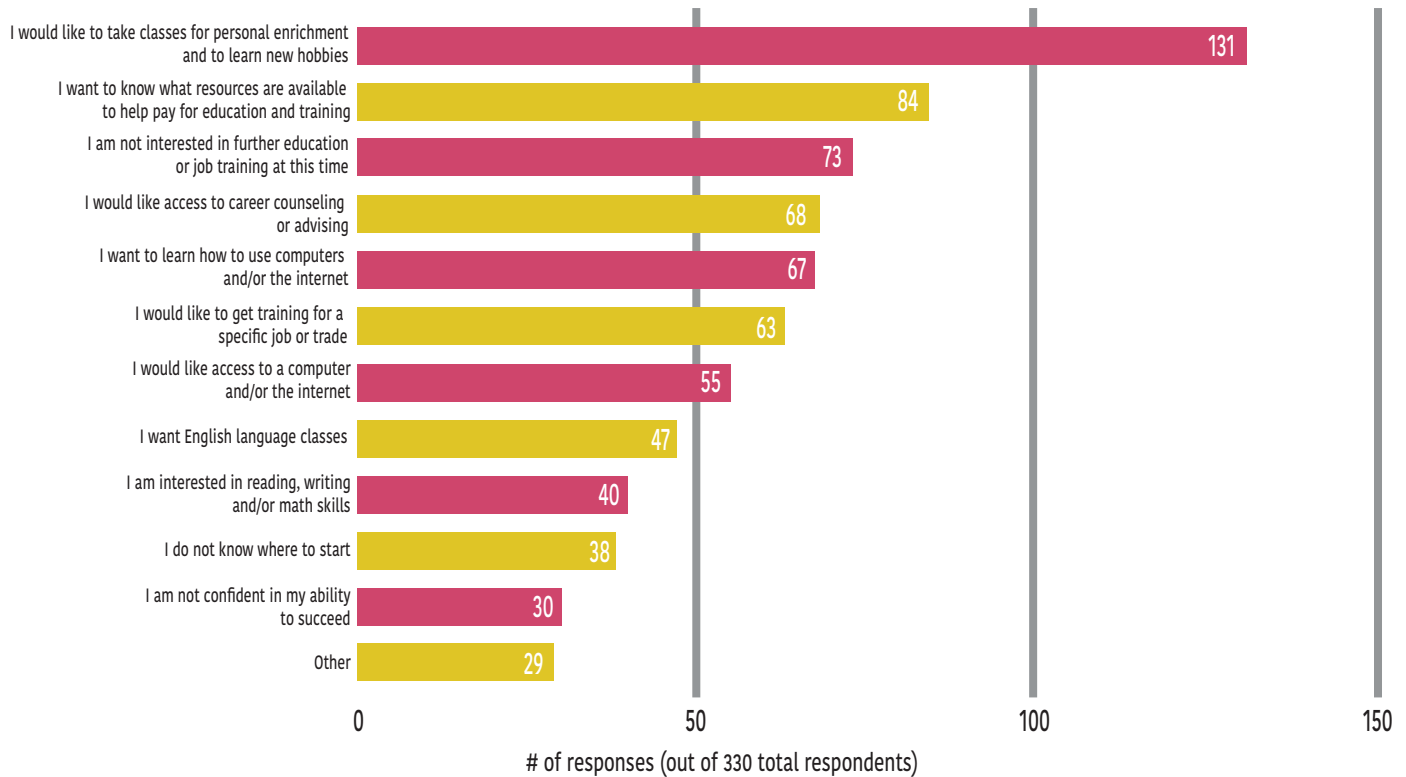
*More computer skills, continued education*

*I'm a therapist so I've been developing skills and looking into trainings that are to increase trauma healing. I also am an artist and am looking for a place where I can make and create sculpture (metal and wood shop)*

The chart to the right shows specific skills that respondents mentioned. It only includes skills that were mentioned by 3 or more respondents.



# PCC wants to help you in your education and career training. Please check all the statements that apply as you think about your education and job training needs.



*I believe that this school should remain in the community, it provides classes, opportunities, and experiences for community members.*

PARTICIPANT IN A SURVEY





## What other amenities would you like to see at the Metro Center?

At the focus groups and open house, community and family space was the most frequent response to this question, followed by childcare. Other important priorities are affordable commercial space, activities for kids and teens, a business incubator, and a trade school. Participants also mentioned parking, a food pantry, a community kitchen, homeless services, job counseling and training, a pool, and a gym.

39

Mentions for community and family space

34

Mentions for childcare

28

Mentions for affordable commercial space

27

Mentions for activities for kids and teens

24

Mentions for small business incubator

22

Mentions for health and mental health services, and trade school

*Different ideas from folks with different backgrounds all who live or work in the neighborhood*

PARTICIPANT IN A FOCUS GROUP

Participants also identified the need for educational opportunities:

Home and Life Skills  
ESL  
Crafts and music classes  
Computer classes  
Financial Literacy  
Driving classes  
GED  
Cooking and baking classes

Other priorities:

Job counseling and training  
Food pantry  
Community Kitchen  
Homeless services  
Pool  
Gym  
Indoor rock wall  
Library  
Job Fairs  
Mentorships  
Financial aid/Scholarships

\* Ideas with more than 3 mentions

Living Cully was proud to lead the community engagement and vision process for the Metro Center redevelopment project. We are honored that Portland Community College entrusted us with this project, and grateful to the hundreds of Cully neighborhood residents who shared their visions and priorities with us. We are committed to using the priorities established in this report as a guide for our ongoing community organizing efforts.

We believe in community-led and community-guided neighborhood change that results in more opportunities and more stability for people of color, indigenous people, low-income people, and renters. Investment and development should not result in gentrification and displacement. Instead, neighborhood change should explicitly benefit those who are vulnerable to displacement, and expand long-term opportunities for affordable housing and economic prosperity.

We will advocate for the inclusion of the community's priorities at the Metro Center, and throughout the Cully neighborhood.

***Portland Community College  
Living Cully***

***December 2019***