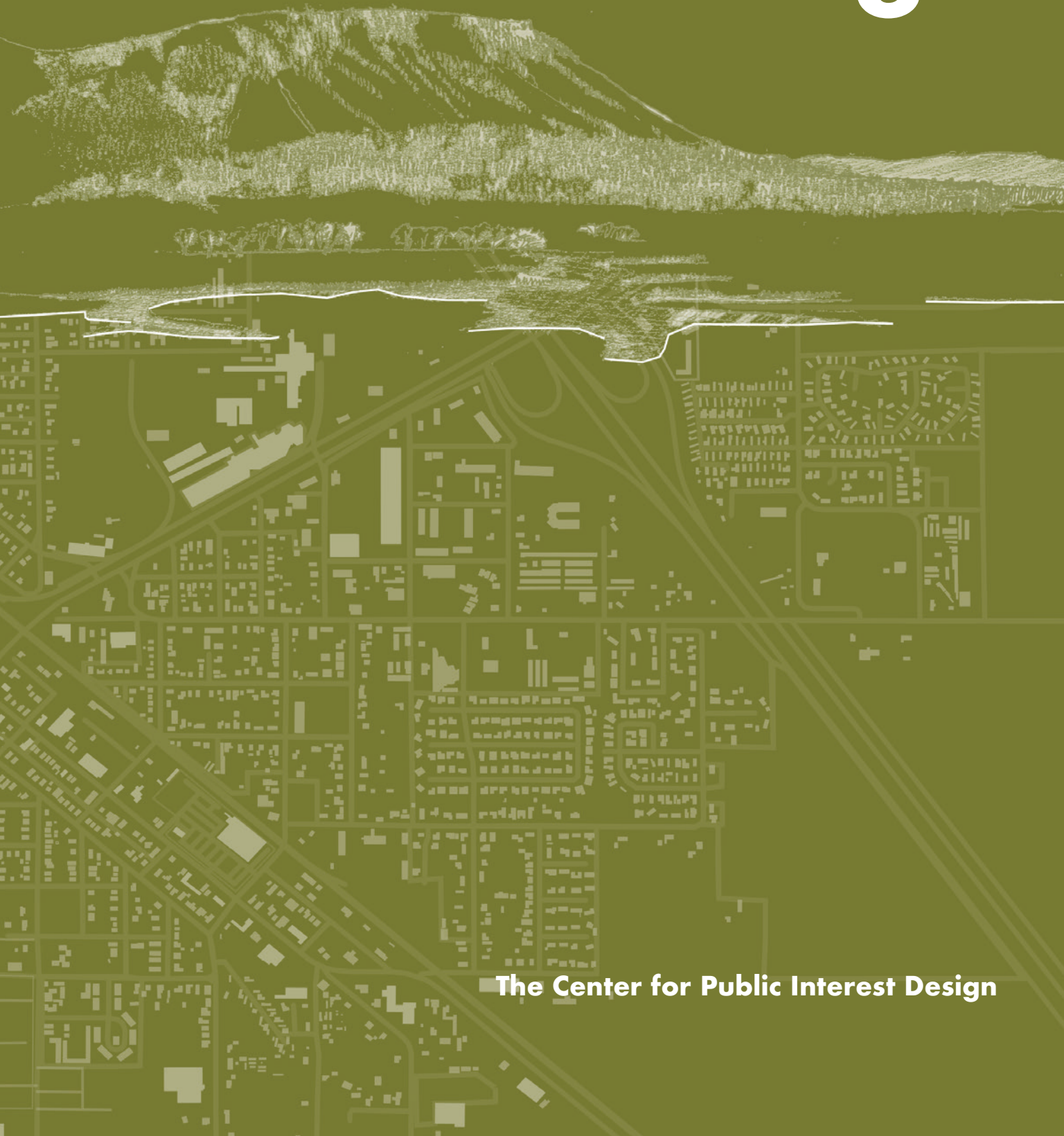


# Timber Ridge



The Center for Public Interest Design

## PROJECT TEAM

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## PARTNERS

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Community Development Partners (CDP)

EngAGE NW

Ink:Built Architecture

Studio Wild Landscape Architecture

EOU Head Start



May 2021

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The Center for Public Interest Design (CPID) is a research [+action] center at Portland State University (PSU) that aims to investigate, promote, and engage in inclusive design practices that address the growing needs of under-served communities worldwide. Through research and design, fieldwork, and public outreach, we promote a mode of practice that is socially conscious, environmentally sustainable, and economically accessible to all.

## Letter from the Director

As the efforts to make intergenerational housing a reality in Oregon gain momentum, it has become increasingly evident that these can only be fully realized through rich collaborations, like the ones that have made Timber Ridge a reality. Fruition of these collaborations and the commitment by all parties and stakeholders, can be seen in the very genetic code, which is evident at every step in the process, all of which have established this project's unique vision. For the Center for Public Interest Design (CPID), Timber Ridge has been both unique and satisfying; from its financing, to the inclusion of stakeholders' voices in defining and designing Timber Ridge and its community assets. Additionally, Timber Ridge has also contributed to the promising model for the future of affordable housing, rooted in a community-based approach. It's a model of development that begins to reverse decades of top-down processes that have dominated development, more specifically affordable housing developments. An asset-based community development (ABCD) model by contrast, opens development up to bottom-up contributions and authorship of the site, by stakeholders and residents. In the process, the inclusion of the many voices and contributions from the La Grande community identified by CPID during the ABCD process, support the very real possibility that when this project finally opens in La Grande, it will be a vital part of the community, where its residents and the greater community, are welcome and thrive together.

In the view of the CPID, we believe all who have been involved in the Timber Ridge project, have been educated by the process, and come to be believers in the potential of intergenerational housing. Timber Ridge adds to the legacy of intergenerational housing projects in the state of Oregon, in collaboration with Community Development Partners (CDP) and EngAGE, with the support of the CPID. In bringing together some of the best minds and advocates in this country on housing, specifically housing for all ages, these projects together, represent the largest body of evidence in the U.S., and showcase this model's real potential to be a viable solution to one seemingly intractable problem of our generation; creating dignified and healthy housing opportunities for the most vulnerable members of our society. At CPID, our conviction that these CDP projects may be on the right path, is based on the support and contributions we experienced from all segments of La Grande. The evidence is promising and we have been fundamentally impacted by the experience.

A handwritten signature in black ink, appearing to read "S. Palleroni".

**Sergio A. Palleroni**

Director, Center for Public Interest Design  
Professor, School of Architecture  
Portland State University

# Letter from CDP



As a forward-thinking affordable housing developer, Community Development Partners (CDP) is proud to join the Global Community of Leaders in Certified B Corporations, a new kind of business that balances purpose and profit. We fully and actively embrace our legal requirement to consider the impact of our decisions on our workers, customers, suppliers, community, and the environment. Among the first – if not the first—B Corp devoted to affordable housing and community development, our mission is to develop life-enhancing, multi-family communities that transcend the fundamental goal of providing high quality homes. We do so by building innovative and sustainable multi-family housing with a focus on long-term community engagement.

The mission and values of CDP has been the foundation for our work as the developer of Timber Ridge Apartments. We are fully cognizant of the health and personal growth benefits that can accrue to residents of inclusive developments which employ an ABCD approach, that are intentionally programmed and attend to the principles of Trauma-Informed Design and Care. CDP gratefully acknowledges the participation and support of the La Grande community with the Timber Ridge development. With leadership from the project’s owner, Northeast Oregon Housing Authority (NEOHA), the community has brought its village ethos to enhance the ABCD work performed by the Center for Public Interest Design (CPID) and the program development efforts of EngAGE NW.

Even a cursory overview of the literature will reveal compelling data that calls for going beyond the norm when it comes to the development of housing that is affordable to households on the economic margin. It will be found that:

- stable housing, one of the best-researched, social determinants of health, can improve health outcomes and decrease health care costs
- both seniors and families live healthier lives in intentionally programmed, intergenerational housing developments
- an Asset Based Community Development (ABCD) approach to creating affordable housing sets up the opportunity to more fully integrate the residents of that housing into the surrounding community
- attention to the principles of Trauma-Informed Design and Care, combined with those of ABCD and intentional, intergenerational programming, can lead to a culture where residents can more effectively steer toward their personal strengths and move onto a trajectory in which they, and their families and community, thrive.

We are extremely pleased that NEOHA has welcomed the effort to make Timber Ridge Apartments a Community for All Ages (CFAA) and readers of this report will find an informative definition of this CFAA concept. It is the intent that through the combined efforts of the La Grande community, NEOHA, CPID, EngAGE and CDP, the development becomes a strong example that shows how launching a culture of respect, compassion and inclusivity can grow to enable residents to become a major source of strength for their own healthy future, for Timber Ridge Apartments, for the La Grande Community, and a model for the betterment of the world.

J. Daniel Steffey  
Wisdom Officer  
Community Development Partners

# Asset-Based Community Development

Asset-Based Community Development (ABCD) is a new model of development that challenges the top-down approach of the old needs-based development, where outside organizations step in on 'behalf' of the community (Boyd et al. 2008). The ABCD approach offers a sustainable model of development, one that prioritizes a grassroots, bottom-up approach to transformative change and community empowerment.

The traditional, needs-based model of community development, specifically in the context of affordable housing, has perpetuated a narrative of "criminality" that is problematic in identity-making for individuals who rely on the affordable housing system (Kretzmann and McKnight 1996). Not only does this model present a problematic view of affordable housing and its residents, it further disenfranchises those who already live on the fringes of society. The needs-based development model relies on outsiders to come in and solve these issues, creating a client-neighborhood where "lower-income neighborhoods are now environments of service where behaviors are affected because residents come to believe that their well-being depends upon being a client" (Kretzmann and McKnight, 1996, 23). Essentially residents are forced into operating under this client-type relationship, rather than being empowered to create a collective identity and work together.

ABCD is, by contrast, a capacity-focused model that seeks to create a more equitable society

for each individual through the "development of policies and activities based on capacities, skills and assets, of lower income people and their neighborhoods" (Kretzmann and McKnight 1996, 25). The ABCD approach seeks to identify the already-existing skills, services, and assets that exist at the local level and mobilize them to better serve the community as a whole. This involves taking inventory and physically mapping out these assets and opportunities, interviewing key stakeholders to identify individuals and organizations that are already doing the work to serve and mobilize the community. Not only does this model stimulate the local economy, it also empowers marginalized community members because it transforms the 'client/recipient into a 'contributor' (ibid). ABCD emphasizes relationship-building, which is the key to increasing social capital within the community and generating linkages between the micro and the macro (ABCD Toolkit).

# Collaboration Across Disciplines

At Ink:Built, we believe that community engagement and research are cornerstones of excellent and equitable design. We were thrilled and honored to work with the CPID team who greatly expanded the reach of design engagement, and contributed excellent ideas and concepts to the design process. Because they were able to spend significant time making multiple connections throughout the community, interviewing many supportive organizations, the programming of shared spaces was able to be informed by a wide range of experience in various areas of expertise.

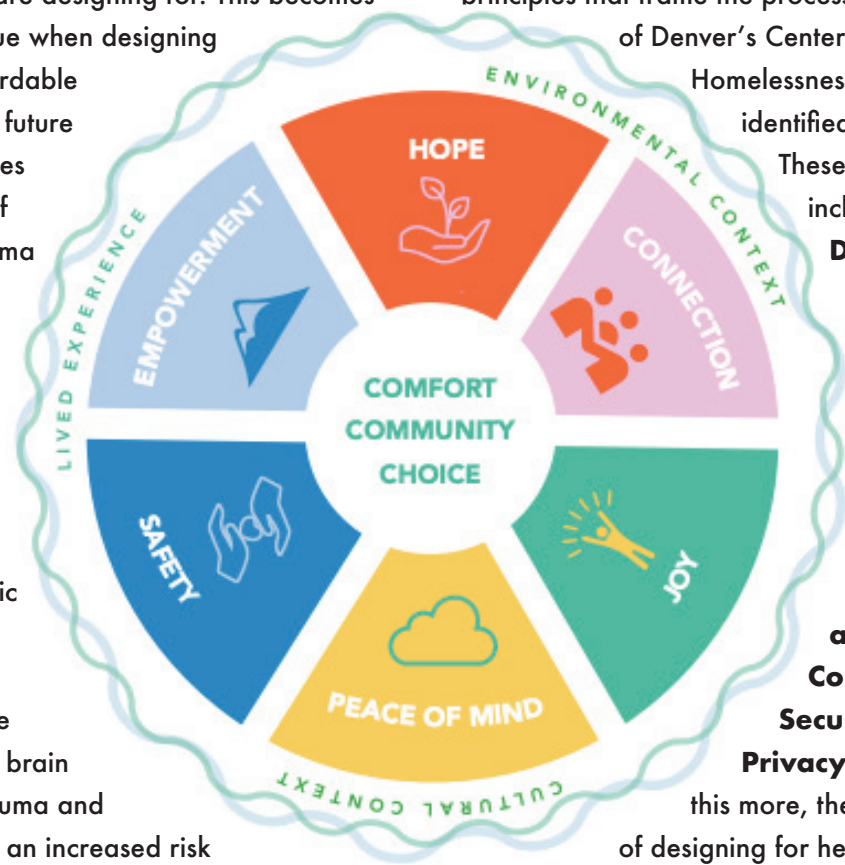
Their team brought a bright and collaborative spirit to every design conversation and the feedback they gathered gave the entire team, including our clients, greater confidence that the decisions we made would meet the needs of the future residents and surrounding community. Through engagement the design expanded to make space for a Head Start preschool program, active outdoor fitness options, programming concepts for social spaces and potentials for the parking areas, and more.

Post pandemic, we hope to partner even more frequently and collaboratively with CPID as part of more concerted equitable engagement efforts on affordable housing and community projects.

Nate Ember, AIA (he/him)  
Architect, Principal  
LEED AP Homes | ILFI-Cascadia  
Ink:Built Architecture

# Trauma Informed Design & A Community for All Ages

A trauma-informed design lens symbolizes a shift in design and architecture as we begin thinking more about vulnerable populations and those with lived trauma, who we are designing for. This becomes more explicitly true when designing and creating affordable housing, as these future residents oftentimes are the product of generational trauma and structural violence. According to the CDC, 61% of adults in the U.S. have experienced at least one traumatic event throughout their childhood, that has had some adverse effect on brain development. Trauma and stress can lead to an increased risk of addiction, obesity, and can even affect memory and concentration, among other psychological functions. Keeping this in mind, housing and the design of housing can have a profound impact on either perpetuating the effects of trauma, or begin a healing process. The trauma-informed design lens relies on a holistic, human-centered design approach to help promote this healing process.



While there is no universal framework to the trauma-informed approach, there are precedents and the beginnings of an establishment of principles that frame the process and University of Denver's Center for Housing and Homelessness Research has identified these principles.

These core principles include **1) Hope, Dignity, and Self Esteem; 2) Connection to Community; 3) Joy, Beauty and Meaning; 4) Peace of Mind; 5) Empowerment and Personal Control; 6) Safety, Security, and Privacy.**

To expand on this more, there are "the 3 C's of designing for health and healing" to operationalize these principles. The first is **choice**, which emphasizes individual's agency and ownership, really making the space theirs. The second is **community**, which responds to the ways that residents interact and how the space and programming can foster this. The third C is **comfort**, which addresses the quality and variety of materials used, and sensory experiences such as

sound and light. But these design principles alone do not shape the trauma-informed process. It is also crucial that designers understand the cultural and environmental contexts, while also being empathetic to the lived experiences of residents, in order to be successful in the design process. Ultimately, trauma-informed design's aim is to promote healing through physical health, mental health, and overall well-being of residents and the community at large.

The age-friendly or community for all ages movement, is a direct response to the rapidly aging population and the idea that communities can share an increased longevity through a collective identity, while also successfully being able to age in place. By 2047, the World Health Organization (WHO) is predicting that the older populations will double and exceed children for the first time, placing an increasing pressure and responsibility on younger generations in terms of elder care and financial responsibility, referring to this as *intergenerational interdependence*. The community for all ages acts as a solution to this by creating a society that is inclusive of all ages, where members interact on common interests, rather than fragmenting between different age groups. The age-friendly movement highlights the fostering of social connectivity as a determinant of well-being and an increased longevity.

The CFAA approach to communities, more specifically Portland and Multnomah county, highlight three domains of livability that define a community for all ages. The first is the **physical environment**, which include housing, transportation and the buildings themselves. The second domain is the **service environment**, which encompasses health services, community services, and communication & information. The third domain is the **social environment**, which include employment & economy, respect & social inclusion, social participation, and volunteering & civic participation. Using this approach and framework, the CPD, in collaboration with engAGE and CPID, aim to build Timber Ridge as a successful community for all ages, where programming and amenities are geared towards the needs of the residents, as well as the ability to reach across multiple generations.

# Executive Summary

A development of Community Development Partners (CDP) and the Northeast Oregon Housing Authority (NEOHA), the Timber Ridge project will address the community's need for high-quality, affordable housing. In partnership with EngAGE NW, a leading organization in intergenerational programming, the project also aspires to support a community for all ages and an inter-cultural community. The project aims to be a hub for residents and the wider La Grande community through the provision of classroom and meeting spaces for a wide variety of programming and developing outdoor park and recreation amenities in a region of the city remote from most community resources. In addition, tapping into the natural landscape and ecology of the region and the employment of a trauma-informed design lens, both acted as a framework to guide the research, design, and development process of the project.

As an initiative of the Center for Public Interest Design (CPID), this report aims to support and inform the development of this intergenerational, affordable housing community. The role of the CPID is to identify community assets using the ABCD model, conduct community outreach and engagement, and provide design and programming recommendations based on the outreach process. The desired outcome of this work is to encourage a more robust community-building strategy and provide a more sustainable, community-oriented approach to design and programming, while leveraging the already-

existing infrastructure and assets in the La Grande community.

## The Process

Employing the ABCD approach to community development, the CPID was able to identify various organizations, amenities, and service providers in the city and region. Community resources related to food, health, arts and education, recreation were of particular interest, in addition to organizations or individuals able to speak to support systems and equity recommendations for BIPOC (Black, Indigenous, and people of color) communities in La Grande. Once these assets were identified, they were then mapped in relation to the site in terms of transportation and accessibility. Alternative transportation options such as walking, biking, and public transit routes, were also taken into consideration. Organizations were then contacted by the CPID for further information, with the intention to understand available services and amenities, and to identify potential collaboration opportunities to bring them directly on-site to serve residents.

## Key Findings

Throughout the research and engagement process, the overarching themes of 'isolation' and 'accessibility' rose to the forefront. The location of the site is in a "park desert", meaning that there are no parks or recreation access points in

the locality for that side of La Grande. The idea that Timber Ridge could fill this gap not only for the residents, but also surrounding neighborhoods, quickly was identified, and therefore a collection of shared outdoor spaces, including play structures, community gardening, and walking/exercising trails will be distributed throughout the site.

The availability of the large community center on site will also provide a central space where residents and La Grande community members will be able to come together and develop relationships through on-site programming. Early relationship-building with the local Head Start chapter at Eastern Oregon University (EOU), allowed for design and planning of an on-site Head Start classroom, where program integration can be successful for children and families living at Timber Ridge, and the surrounding neighborhoods. A lack of public meeting and classroom-type spaces in La Grande was identified during the outreach process, so providing these types of spaces—such as classroom space and small meeting spaces— at Timber Ridge will make this community even more valuable to the greater La Grande community. In addition, the planning of a multi-use space and a kitchen in the community center will allow for maximum use of the space, and for more diverse, community organizations and partners

to be successful in bringing their programming and services on-site. The ultimate goal being the successful creation of an intergenerational community, where residents of all ages and backgrounds can come together and develop a sense of place and camaraderie.

The parking lot and wall space throughout the site have been identified as an activation space for art and community-building activities during the CPID outreach and engagement process. The parking lot can be activated for both community art projects and designated play spaces for youth; stitching together the green spaces in the site across the river of parking. Wall space on the unit buildings and community building can provide the opportunity for murals to be created by local artists, with resident input, with the option for annually or every-other-year, to change or update these murals.

## Importance of Community Engagement

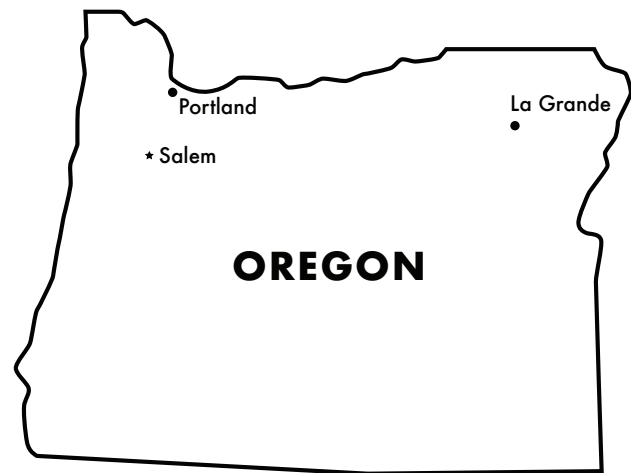
Due to the COVID-19 pandemic and absence of residents at this time, the CPID team relied on community representatives and gatekeepers rather than individual community members themselves. A public engagement and outreach process with residents once they have moved in, about the activities and programs offered on-site will be important to making sure needs are being met, and important to trust and community-building amongst residents of all ages.

**Context**



# Location and Context

La Grande is a small city of 13,614 people nestled in the Grand Ronde Valley in the Eastern foothills of the Blue Mountains. It is the third largest city in Eastern Oregon, and is the county seat and the largest city in Union County, Oregon. Interstate 84 (I-84), beginning in Portland, runs through La Grande, connecting Oregon to Idaho and Utah.



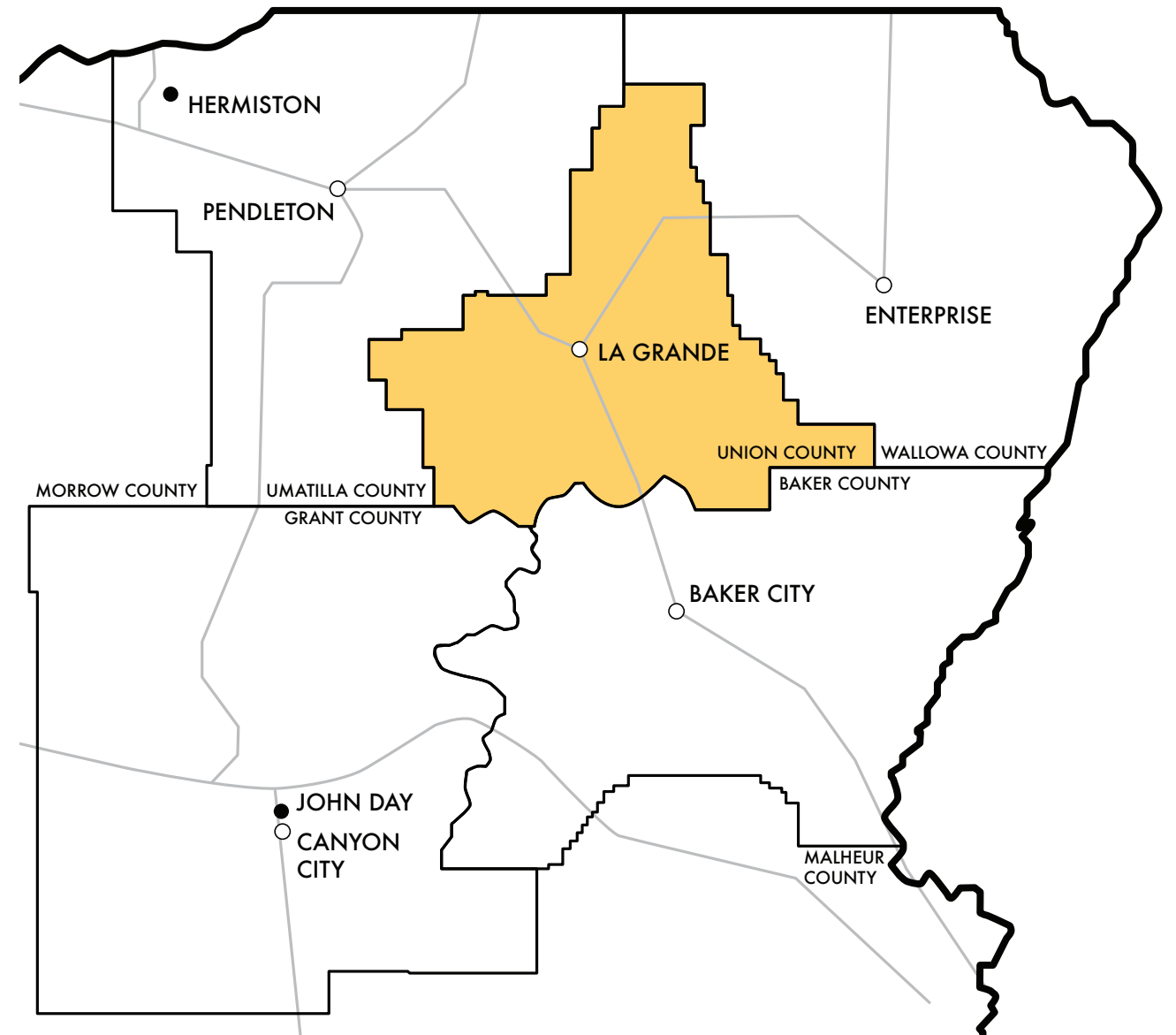
## Colonial History

White settlers, originally bound for the Willamette Valley on the Oregon Trail, settled in the area in 1861. White settlement created competition for resources with Indigenous communities who had lived in the region for thousands of years. In 1862, when a band of the Umatilla tribe tried to defend their land, the US government violently intervened on behalf of the newcomers. During the 1860s and 70s, La Grande grew considerably as miners moved west and agricultural opportunities were

realized. In 1884, the introduction of a rail line through the valley reoriented the town to take advantage of the new commercial opportunities and La Grande developed as a commercial hub for timber, cattle, and ore shipping. Since shortly after its establishment, La Grande has been a university town. From 1875 to 1884, Blue Mountain University was located in La Grande. In 1929, the Eastern Oregon Normal School, which would later become EOU, was founded as a teaching college.

## La Grande Today

Today, the timber and cattle industries remain a part of the La Grande economy, but a majority of people in La Grande work in the health care & social assistance, retail, manufacturing, and education industries. EOU is a major employer and plays an important socio-economic role in the city and region. La Grande is considered the arts and education hub of Northeast Oregon because it is home to Eastern Oregon University (EOU) and a multitude of arts organizations, including the Eastern Oregon Film Festival, the Grand Ronde Symphony Orchestra, and the Eastern Oregon Regional Arts Council. Its proximity to the Blue and Wallowa Mountain ranges makes La Grande a year-round recreation destination for outdoor enthusiasts.



# La Grande Land Genealogy

## Pre-Contact Era

The land that is present-day Northeast Oregon and Southeast Washington was inhabited for over 10,000 years by the Umatilla, Cayuse, and Walla Walla people. Prior to European contact, the inhabitants of this region migrated annually between the Columbia River lowlands and the Blue Mountain highlands to seasonal fishing, hunting, trading, and ceremonial spots. A diverse culture with specialized labor roles allowed for communities to survive with seasonally gathered foods that could be preserved and dried like salmon, elk, berries, roots, and mushrooms.

The Walla Walla and Umatilla people primarily lived in the 'Big River' (Columbia) lowlands and the Cayuse people primarily lived in the river tributaries in the Blue Mountains. Extended family, social, and economic relationships existed between the peoples inhabiting the Columbia River Plateau and people spoke multiple languages and dialects to allow for trade. The geographic location of the Umatilla, Cayuse, and Walla Walla people allowed them to be the middle-men between tribes in the Great Plains to the east and coastal tribes to the west. Horses were an important part of life and allowed for movement and transport of supplies.

The Nez Perce (French for "pierced nose"), or Nimiipuu, people lived in what is today Eastern Washington, Eastern Oregon, and Idaho, with movement extending into Montana and Wyoming for hunting, fishing, and trading. In Oregon, they lived along the Wallowa River and in the Wallowa Mountains, a prime site for hunting, fishing, and harvesting berries and plants. The Nez Perce are considered to belong to the Plateau tribes which include the Umatilla, Yakima, Walla Walla, and Cayuse tribes—all of which belong to the Sahaptian Language Family.

Culturally, like many other tribes in the region, the Nez Perce relied on salmon as an important source of food, and cultural heritage. They were also

known for their expertise in horse breeding and riding, which made travel out of the region much easier. Oral histories within the tribe recount stories of ancestors traveling to the Great Lakes, and even down through Central America.

## Contact Era

Early interactions with Europeans in the exploring of the west coast brought foreign diseases to the tribal communities, and decimated populations living in present-day Oregon. Driven primarily by the fur trade, contact with early white visitors brought new opportunities for trade with thriving tribal communities. As more non-Indigenous people moved into the region, the Indigenous populations that remained after the deadly effects of western diseases, were pushed out and violently displaced.

## Broken Treaties and Life Today

Chief Joseph led the Wal-kam-wat-kain band within the Nez Perce and caught the attention of the nation during the Nez Perce War of 1877. This war lasted 5 months between the U.S army and the Nez Perce Nation, where the Nez Perce tore through the army by outnumbering, out-gunning, and outmaneuvering the military. Unfortunately, Chief Joseph was forced to surrender 40 miles south of the Canadian border, where he was leading his people to freedom. The aftermath of the war led to the displacement of his people throughout various reservations and military forts in the American Midwest. However, Joseph met with various diplomats, religious leaders, and presidents to fight for this peoples' right to return to their homelands in the Wallawas. Eventually they were allowed to return via a treaty signed in 1855 at a conference with all Plateau tribes. The Nez Perce walked away retaining most of their ancestral territory while the other tribes were forced to confederate. However, in 1863 a new treaty was enacted which reduced the reservation land by 90%, ultimately trapping many of the Nez Perce people on the Colville Reservation in Washington, and disconnected them from their traditional lands along the Wallowa river and in the Wallowa Mountains.

The Colville Reservation, also referred to as the Confederated Tribes of the Colville Reservation,



Umatilla Reservation is in dark red, the land ceded to the United States is in light red. The larger tan area represents the Columbia River Basin.



Nez Perce Reservation is in dark green, the land ceded to the United States is in light green. The Larger tan area represents the Columbia River Basin.



Traditional Territory of the Confederated Tribes of the Colville Reservation



The current-day location of the Colville Reservation is in light red

are made up of the Colville, Okanogan, Moses-Columbia, Wenatchi, Entiat, Chelan, Methow, Nespelem, Sanpoil, Nez Pearce, and Palus tribes, all of which expand from Oregon, Washington, Idaho and British Columbia. Not only were these tribes forcibly removed from their traditional lands, they also lost their fishing and hunting rights, despite having a treaty in place, that was ratified by congress.

During treaty negotiations with the US government at Walla Walla in 1855, the Nez Perce Tribe residing in North-Central Idaho insisted on retaining their inherent right to their ancestral land. Approximately 7.5 million acres were negotiated to be designated as the reservation. Once gold was discovered in the area, mass land theft and trespassing by non-Indigenous people took place. Instead of protecting the sovereign rights of the Nez Perce people, the US government forced the Tribe into a second treaty in 1863, reducing the reservation to roughly 750,000 acres. An agreement in 1893 solidified the imposition of the Allotment Act upon the Nez Perce Tribe by the federal government. This transferred the ownership of surveyed parcels of land to individual tribal members and opened up the remaining land for non-tribal ownership, leaving a 'checkerboard' reservation today where original allotments intermingle with parcels of land outside of tribal ownership. The rights of the Nez Perce Tribe in Idaho to fish, hunt, gather, and graze on unclaimed lands at traditional locations outside the reservation boundary, have been upheld in the state courts.

As Euro-Americans began to move en masse to the area, the remnants of the Nez Perce lands became homesteads, and the Wallowa mountains transformed into a recreational hub today. The false promises made to tribes in the region and broken treaties, reflect a large, systematic persecution of Indigenous communities at the hands of the US government, still present today. In spite of historical trauma and persecution, there is a strong movement in the region to reclaim and promote Wallowa Band Nez Perce traditions and culture in the Wallowa region with the Nez Perce Wallowa Homeland organization.

In 1885 the Walla Walla, Cayuse, and Umatilla Tribes signed a treaty with the US government

ceding over 6.4 million acres of their ancestral land to the US in exchange for a 250,000 acre reservation in Northeast Oregon. At the end of the nineteenth century the reservation was further reduced to its current size, 172,000 acres, through additional federal legislation. As part of the Treaty of 1855, the Confederated Tribes of the Umatilla Indian Reservation reserved the rights to fish and hunt at traditional locations, and to gather medicines and graze livestock on unclaimed, off-reservation lands. The Umatilla, Cayuse, and Walla Walla people continue to exercise these rights to this day.

The Columbia River is an important, natural resource to the native communities, and is still a major component of the region. Communities relied on it for travel, transportation, and food sources, as they still do today. However, the once free-flowing river has since been divided and altered by the dams, such as the Bonneville and Grand Coulee Dams, which have not only disrupted the flow of the river, but also traditional fishing sites, such as Celilo Falls, which no longer exists, and have directly impacted the Confederated Tribes of Umatilla. These dams were put in with no regard to native communities and their impacts on the local ecologies. However today, the Bureau of Reclamation and programs such as the National Historic Preservation Act mandate that these dams engage with local tribes and communities, such as the Confederated Tribes of Umatilla and the Confederated Tribes of the Colville Reservation, and adhere to their stories and histories, to help guide natural resource management. But, while these mandates look to protect native ecosystems and communities today, it also requires local tribes to provide written accounts of their oral histories, which brings on another form of structural violence, as tribes do not always wish to share their histories with non-tribal members.

All information provided on Indigenous and tribal histories of the region was informed by the official governmental websites of the Confederated Tribes of Umatilla Reservation, Nez Perce Tribe, and the Confederated Tribes of the Colville Reservation. This is by no means to be taken as a conclusive history of the land, but provided to acknowledge the original stewards of the land where the Timber Ridge project resides.



Fishermen at Celilo Falls, a traditional fishing site on the Columbia River



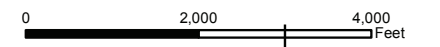
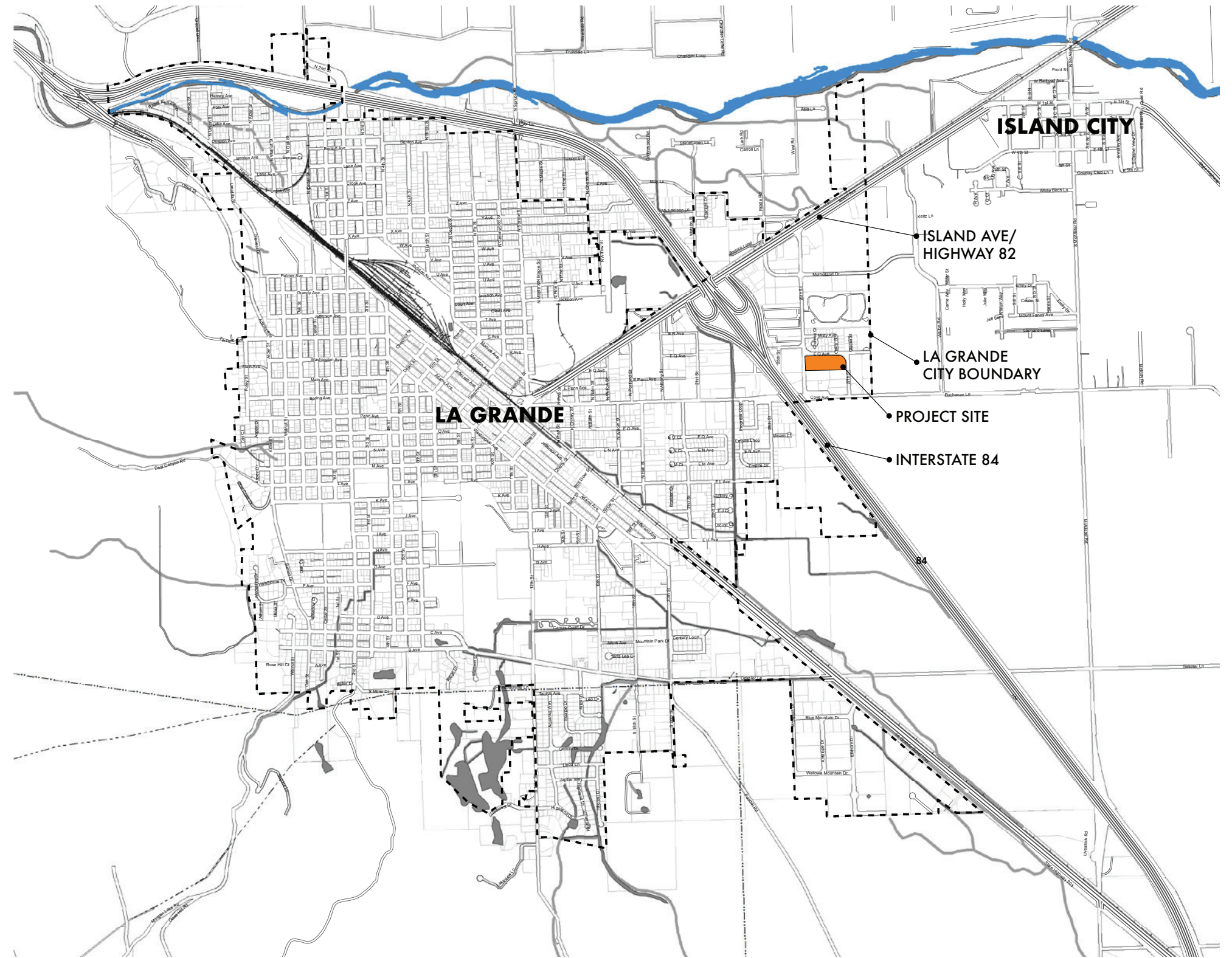
Horses are an important part of life to the peoples of the Columbia River Plateau



Tamkaliks Celebration at the Nez Perce Wallowa Homeland

# Site

The Timber Ridge project site is located on the eastern edge of the La Grande city limits and urban growth boundary, in between Interstate 84 and highway 82. It is near the smaller, neighboring community of Island City. There are multiple mobile home communities and a small residential development north of the project site, a Coca-Cola plant and U-Haul dealership between the site and I-84 to the west, a Kingdom Hall of Jehovah’s Witnesses and auto repair shop to the south, and a storage facility to the east. The site is relatively isolated from most of the resources in La Grande. Timber Ridge is especially isolated from outdoor parks and recreation spaces, and could be considered a ‘park desert’. The neighboring highways act as major barriers to walkability and safe bicycle transportation for residents of this area and separate the neighborhood from major arts and education resources like the Cook Memorial Library, Eastern Oregon University, and a majority of the public schools in the area. A lack of public transportation stops near the site, though likely to change in the near future, is also a hindrance to residents in this area that do not have access to their own personal vehicles. Cove Avenue is the closest artery connecting the site to the rest of La Grande across I-84.



# Demographics

# Demographic Data

The following information reflects demographic information for La Grande, including, race, age, education, economic, and transportation trends. All demographic data provided came from the U.S Census Bureau, American Community Survey for 2019 and the Portland State University Center for Population Research.

La Grande has an estimated population of 13,614 as of 2019 and is the largest city in Union County, Oregon, and home to roughly half of the population of the county overall.

## Race, Ethnicity, and Language

Oregon was adopted into the union as a Black-exclusionary state. This history of discriminatory practice and policy coupled with Indigenous displacement has created and perpetuated a system of white supremacy and inequality still felt in Oregon today, in the demographic make-up of the state. At 75.1 percent of the population, Oregon has a higher proportion of white residents than the United States as a whole. In La Grande and Union County, the population is more homogeneous than the state of Oregon, with 86.2 and 88.2 percent of the population identifying as white alone, respectively.

The student population at EOU is not entirely reflected in the census data available for Union County and La Grande. The EOU website boasts 28 percent ethnic and racial diversity among the

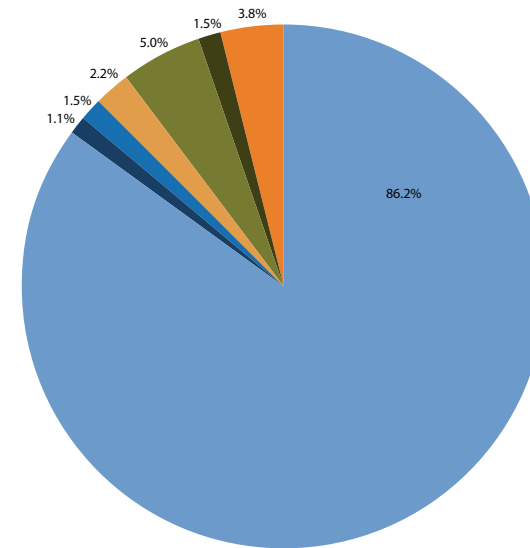
student body, more diverse than the La Grande population as a whole. Data for the enrolled student population at EOU in 2017 indicates a breakdown of 73.5 percent white, 10.2 percent Latinx, 4.31 percent two or more races, 2.12 percent Black, 1.92 percent Pacific Islander, 1.79 percent Native American, and 1.59 percent Asian.

During the 1800's La Grande had a significant Chinese population, like many other rural towns in the Western US. Originally drawn to the region by mining and railroad work, many stayed around as business owners and agricultural workers. In 1893 a large mob of armed men looted and burned Chinese businesses and homes and forced Chinese residents out of town. Following the attack, many mob victims elected to settle their affairs and leave La Grande permanently. The La Grande Gazette newspaper from the time noted that while the Sheriff attempted to protect Chinese residents, anti-Chinese sentiment in the community was widespread, and while some attackers were arrested and charged, all were found not guilty. Stories of racially motivated exclusion or violence are not unique to La Grande when looking at Oregon's history, but are important context to have when looking at the context of diversity and inclusion efforts in the present.

The Hispanic or Latinx population is the largest minority ethnic or racial group in La Grande at 5 percent, followed by two or more races at 3.8 percent, and Native Hawaiian/Pacific Islander

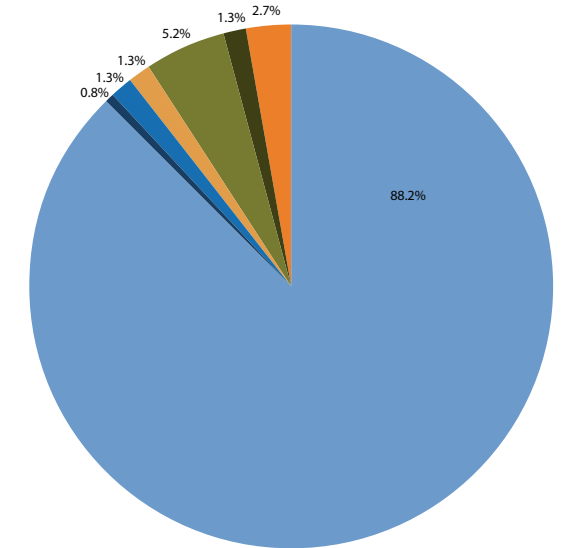
## LA GRANDE

**13,614**  
persons



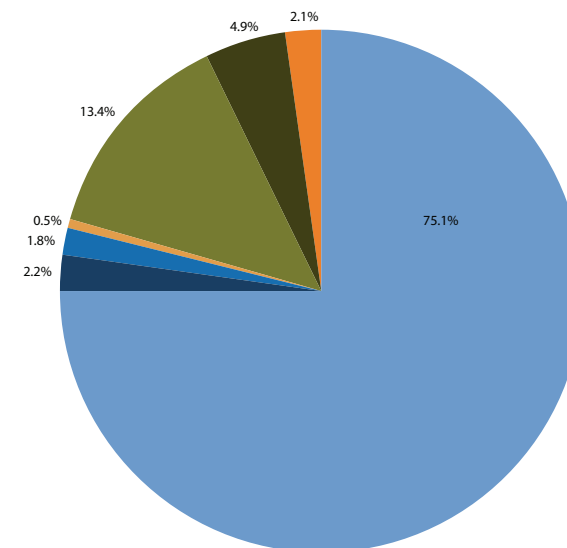
## UNION COUNTY

**26,835**  
persons



## OREGON

**4,217,737**  
persons



- WHITE ALONE
- BLACK/AFRICAN-AMERICAN ALONE
- AMERICAN INDIAN/ALASKA NATIVE ALONE
- NATIVE HAWAIIAN/PACIFIC ISLANDER ALONE
- HISPANIC OR LATINX
- ASIAN ALONE
- TWO OR MORE RACES

alone at 2.2 percent. Neighboring Island City, located very close to the project site, is less diverse than La Grande overall but Native Hawaiian/Pacific Islanders constitute 3.5 percent of the population. A tuition program at Eastern Oregon University (EOU) encourages Pacific Islanders to attend EOU, and the increased proportion of Pacific Islanders in La Grande and neighboring Island City, compared to the state of Oregon overall, can be attributed to the legacy of that program.

In La Grande, 94.6% of residents speak English at home, much higher than the state of Oregon where 15.5% of the population speaks a language other than English at home. Just over four percent of La Grande’s population is foreign born and 97 percent of residents are US citizens. These numbers are consistent with Union County and neighboring counties, with the exception of Umatilla County to the northwest. Umatilla County is significantly more diverse than its neighbors, with statistically significant Latinx and Indigenous populations at 27.6 and 4.3 percent, respectively. Just under 11 percent of Umatilla County residents were born outside the United States and 23.1 percent of residents speak a language other than English at home. With a shortage of affordable housing across the state, there is a possibility that a housing complex the size of Timber Ridge could draw residents from neighboring counties.

### Poverty

La Grande has a significantly higher poverty rate (21.8%) than Union County (13.9%) and the state of Oregon (11.4%). Correspondingly, the median household incomes in the city are also lower than the county and state. The demographic most likely to be living below the poverty line are residents aged 18-24. Across almost all age groups, women in La Grande are more likely to be experiencing poverty than men in their respective age categories. The unemployment rate in Union County is 5.9 percent, one percent higher than the statewide rate.

Over 86 percent of the population of La Grande identifies as white alone, but only 82.6 percent of people living below the poverty line identify as white. This indicates that Black, Indigenous, and people of color (BIPOC) communities are overrepresented among residents of La Grande experiencing poverty. According to the Union County Point-in-time Homelessness Survey for 2019, people of color in Union County are very overrepresented in the unhoused population at 31 percent of those surveyed. Military veterans are also overrepresented amongst the homeless population in Union County. It should be noted that point-in-time surveys only capture visible homelessness on one night in a given year and cannot reflect the entire picture of homelessness in an area, but they can indicate some larger patterns among the population experiencing homelessness.

### Economy and Education

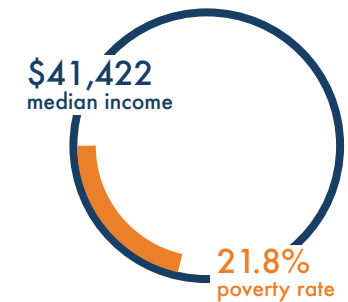
The primary employment sectors in La Grande are health care & social assistance, retail, manufacturing, and education. EOU is located in La Grande and serves roughly 3,000 students with liberal arts, agriculture, education, and military areas of study available. In La Grande 93.2 percent of residents have completed their high school degree or equivalency, slightly higher than the state and county. 26.4 percent of La Grande residents have completed a bachelor degree or higher, a higher rate than Union County or the surrounding counties in northeast Oregon but significantly lower than the state of Oregon as a whole at 34.5 percent.

### Housing

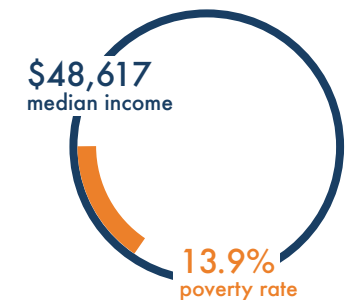
The city of La Grande has a homeownership rate of 50.8 percent, meaning just under half of all residents are renters, and according to the Oregon Health Authority, Almost half (45.1 percent) of renters in Union County are considered rent burdened, meaning they spend over 30 percent of their monthly income on housing and one in three renters spends over 50 percent of their income on rent. The housing cost crunch is even more acutely felt by severely low-income renters, five in seven are paying over 50 percent of their income on housing costs. High rent burden makes individuals and families vulnerable to housing instability in the event of unexpected costs and makes it difficult to

## INCOME AND POVERTY

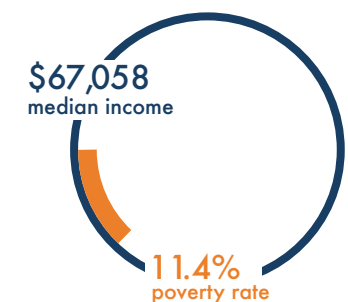
### LA GRANDE



### UNION COUNTY

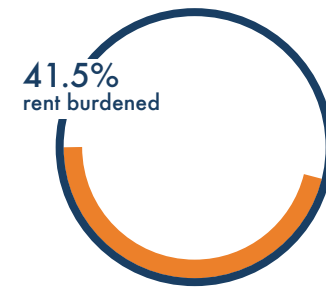


### OREGON



pay for other life expenses. According to 2019 ACS data the home market in La Grande has a significantly higher proportion of vacant housing units than the statewide average, with a vacancy rate of 10.4 percent compared to the statewide rate of four percent. This metric alone would indicate that the housing market in La Grande is less strained than elsewhere in the state of Oregon, but it does not factor in the costs or characteristics of the available units. According to an Oregon Housing and Community Services report issued in 2017, Union County had a 465 unit deficit of affordable housing units for residents making at or below 30 percent of the area median income (AMI) and a 55 unit deficit for residents making at or below 50 percent AMI. This would indicate that there is a significant lack of affordable housing for the lowest-income residents of Union County and La Grande, regardless of what the vacancy rate would alone indicate. The presence of EOU in La Grande means that low income renters are also competing for available housing with students at the university, which creates an additional strain on the market.

## UNION COUNTY HOUSING DATA

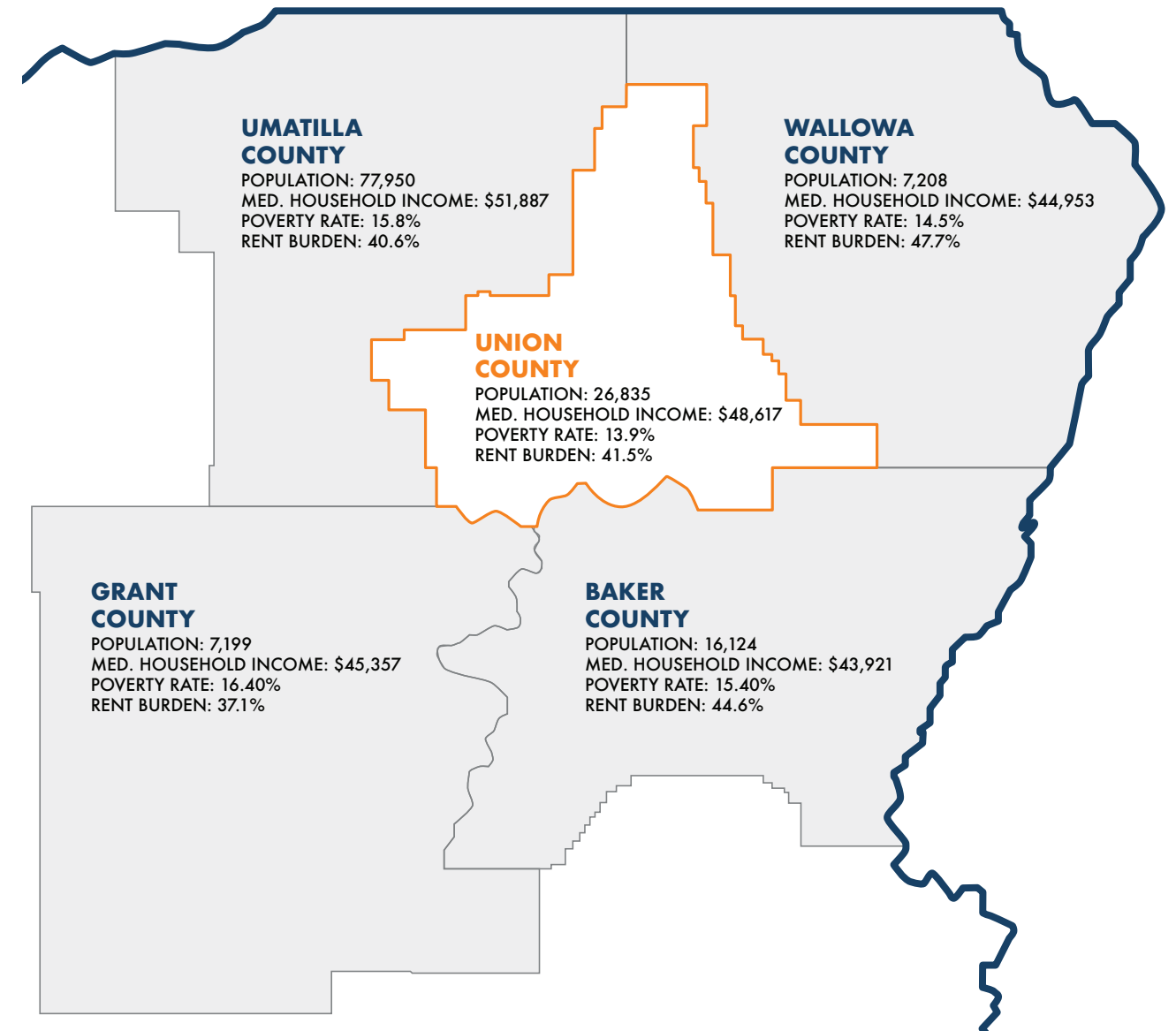


**1 in 3**  
renters are paying more than 50% of their income on rent



**5 in 7**  
extremely low-income renters are paying more than 50% of their income on rent

## NORTHEAST OREGON CONTEXT





# **Community Resources**

# Asset Mapping

The project research was conducted during the COVID-19 lock-down which limited the team's ability to engage with the community at large and potential future residents of the housing complex. Because of this, the team relied on interviews with community leaders and stakeholders and online research to identify and map assets available to future tenants. Access to and collaboration with existing community resources and services is important to the success of the new Timber Ridge community planned for La Grande.

## Goals

Identify key community assets and social services in the community surrounding the site, prioritize collaboration with organizations whose programs are rooted in equity and empowerment, and identify service gaps.

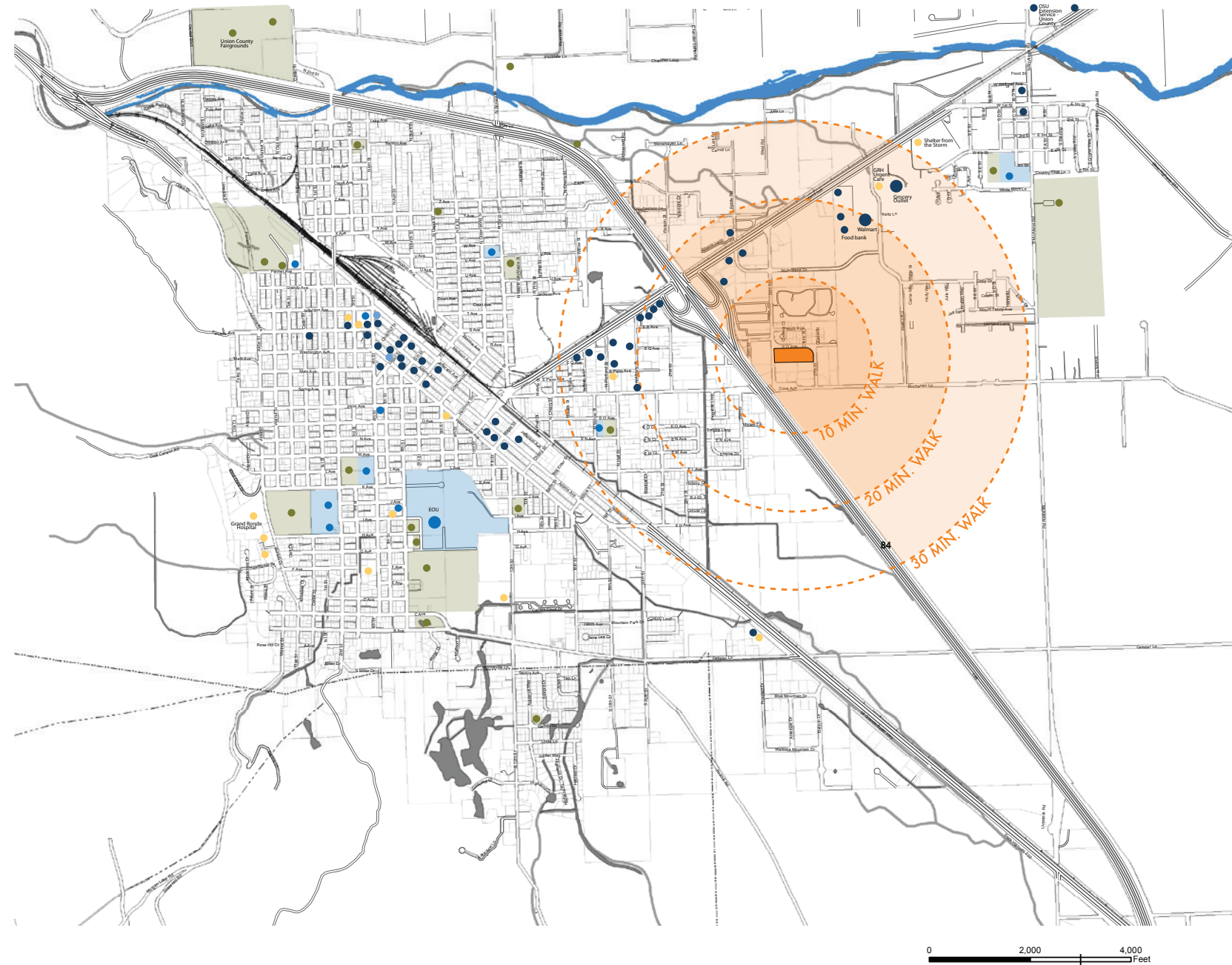
## Findings

The Timber Ridge project is located between downtown La Grande and the neighboring town of Island City. I-84 to the West and Island Avenue, a highway sparsely populated with gas stations, restaurants, and car dealerships, bound the site and act as a barrier between it and the assets of downtown La Grande. Residents will likely rely heavily on the nearby Walmart and Grocery Outlet for most amenities. All-in-all, the site is fairly isolated and there is a lack of formal and

safe pedestrian paths and walkways from the site to the greater downtown area, where most of the amenities are located, including Eastern Oregon University, Cook Memorial Library, and outdoor parks and recreation opportunities. Integration of safe walkways and expanding public transportation options, as well as safe outdoor play spaces for residents and the surrounding community, will be important components for the success of the site.

## Public Transit

Public transportation is not easily accessible from the Timber Ridge site and is unlikely to be a viable option for residents of the site to access surrounding resources. The three fixed-route bus lines available, Blue, Yellow, and Green routes, in La Grande do not have stops within 1/4 mile of the site. The Blue and Yellow lines run Monday-Friday, the Green runs on Saturdays. According to the Transportation Manager at Community Connections of Northeast Oregon (CCNO), there are plans to redesign bus routes to run along Cove Avenue closer to the Timber Ridge project site, but these changes had not been implemented at the time of publication.



# Regional Mapping

## Applying a Rural Lens

Asset mapping in rural areas requires casting a wider net that extends beyond the city limits of La Grande. Many community-based organizations and service providers operate regionally, so looking to neighboring counties and communities for resources and culturally specific organizations could be important for support of future residents.

## Food

There are many food resources located in La Grande, but overcoming food insecurity can be more difficult for BIPOC and immigrant communities in a small city because of the lack of availability of culturally-relevant food options.

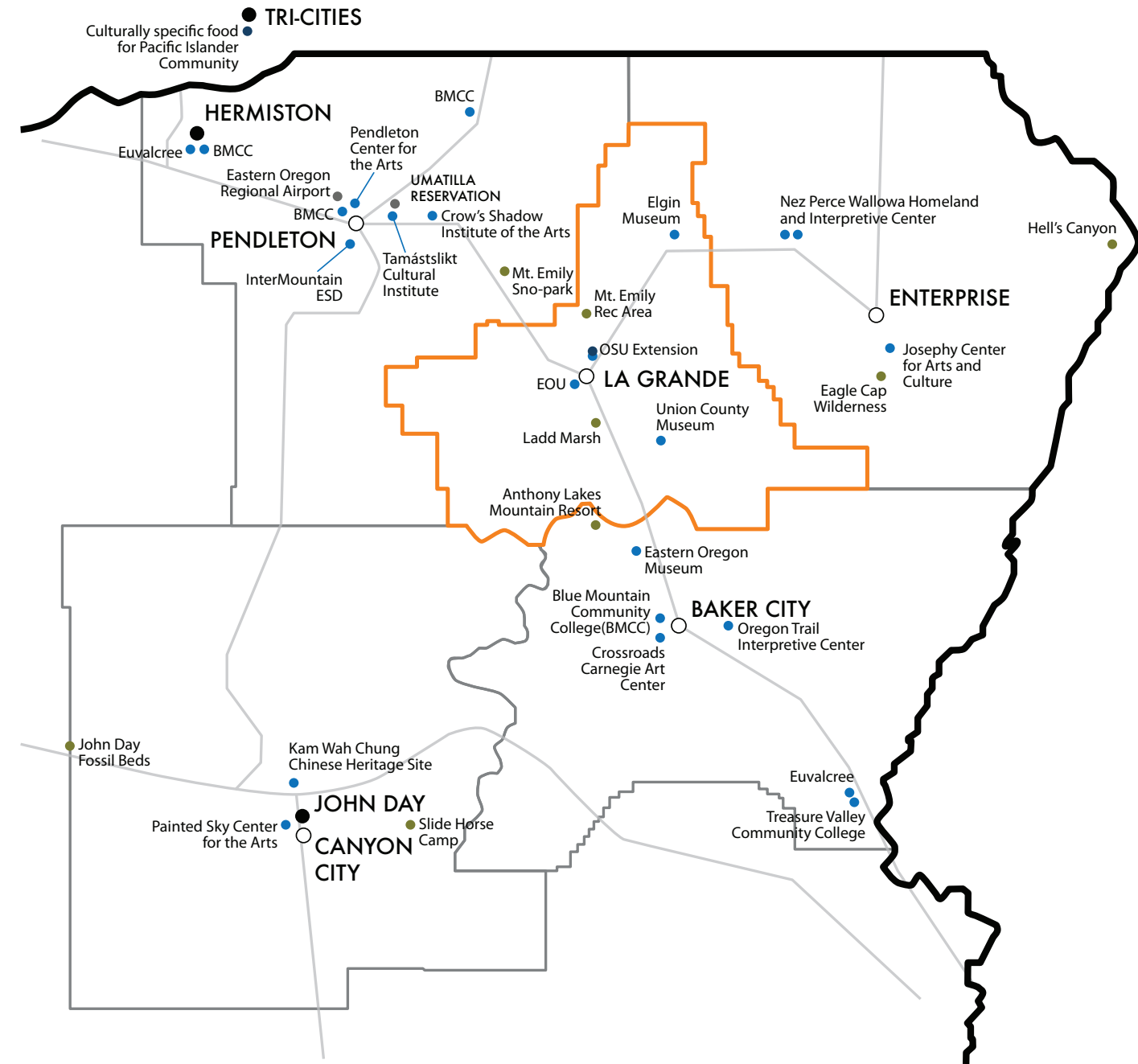
A December 2020 article in the La Grande Observer indicates that the COVID-19 pandemic has increased the need for food support in the La Grande community, but the lack of culturally-appropriate food, fear of stigma, and other barriers are making it more difficult for the Pacific Islander community to address food insecurity. According to Tyana Musrasrik, the president of the Eastern Oregon COFA Alliance National Network (CANN), many members of the Pacific Islander community drive great distances to find bulk rice, taro, and breadfruit. Eastern Oregon CANN has been working to provide culturally-specific food boxes to their community during the pandemic. The CPID recommends that Timber Ridge connect with groups like Eastern Oregon CANN to support their

efforts and to ensure the availability of culturally-relevant food resources to future residents.

## Recreation

Regionally, Northeast Oregon has a wealth of natural resources and recreation areas with grasslands, mountains, rivers, and forests. These natural areas provide recreation opportunities for residents and visitors alike. Outdoor activities like biking, skiing, camping, hunting, and fishing require transportation and access to equipment, which are potential barriers to accessing these assets for low-income residents of La Grande.

Additional barriers are shown to exist for BIPOC communities accessing outdoor recreation because of the overall history of exclusion and segregation in the United States. Until the passage of the 1964 Civil Rights Act, Black communities were banned from visiting public spaces like National and State Parks in much of the U.S. and the trauma of exclusion and fear of violence still contribute to Black communities and other people of color not engaging in more remote recreational activities. According to the U.S. Forest Service, National Park Service, and Fish and Wildlife Service, “although people of color make up nearly 40 percent of the total U.S. population, close to 70 percent of people who visit national forests, national wildlife refuges, and national parks are white, while Black people remain the most dramatically underrepresented group in these spaces” (National



Health Foundation). Historic lack of access to jobs that provide adequate compensation, paid leave, etc. have also contributed to a legacy of underrepresentation in outdoor activities and spaces for BIPOC communities. The white-washing of history and the violent legacy of colonialism have also stripped Indigenous communities of their land and a majority of people of the knowledge of the true history of outdoor spaces. While no housing project or programming can fix the systems in place, acknowledging this history is important in the development of outdoor spaces in order to be inclusive of all communities.

Providing for things like Indigenous acknowledgment and history, gardening, sports, and safe spaces for large family gatherings and barbecues on-site can help make the outdoor spaces at the housing complex safe and welcoming for all. Potentially providing opportunities for access to transportation and equipment for outdoor activities like hiking, biking, fishing, and camping could help open the door for some residents to experience the great outdoors beyond their immediate community.

### Arts and Education

The vision statement for the city of La Grande boasts itself as the economic, education, and cultural hub for eastern Oregon. La Grande is home to Eastern Oregon University and prominent regional arts organizations like Art Center East and the Grand Ronde Symphony Orchestra. These assets are a regional draw for residents of eastern Oregon. The Blue Mountain Community College, another higher education institution in the region, has locations throughout northeast Oregon,

including a location at La Grande High School.

Elsewhere in eastern Oregon, there are rich Indigenous arts and cultural resources. In Wallowa County there is the Josephy Center for Arts and Culture, a community arts organization that offers a variety of art classes and events, but also fosters Nez Perce arts and education. Wallowa County is the traditional home of the Joseph band of the Nez Perce and the Josephy Center hosts artists and storytellers that share art, culture and history of the Nez Perce. Also in Wallowa County is Nez Perce Wallowa Homeland, an organization dedicated to preserving and celebrating the Wallowa Band Nez Perce culture and enriching relationships between descendants of Indigenous people and the current inhabitants of the Wallowa Valley. It fosters traditional gathering spaces in Wallowa, Oregon and hosts the annual Tamkaliks Celebration, an event to honor the past and celebrate the future of the Nez Perce people.

The Tamástslikt Cultural Institute is located on the Confederated Tribes of the Umatilla Indian Reservation, a union between the Cayuse, Umatilla, and Walla Walla tribes. This museum features the story of the history, culture, and present-day of the Indigenous people that have inhabited the Columbia River Plateau for more than 10,000 years. It describes itself as the only museum on the Oregon Trail that tells the story of westward migration from an Indigenous perspective. Also on the Umatilla Reservation is the Crow's Shadow Institute of the Arts (CSIA), an organization focused on creating "educational, social, and economic opportunities for Native Americans through artistic development ( )." They offer

Indigenous arts workshops for people of all ages, a renowned permanent collection, artist residencies, and a well-equipped printmaking studio.

### Transportation

Accessing regional resources will primarily require access to a car, but CCNO has some regional transportation resources available to residents. The CAT Link program can connect residents with point to point transportation to any other city in Union County with 24 hours notice. Regional bus routes connect La Grande to Wallowa County, Pendleton, and Baker City on certain days of the week for a small fare.



'etweyé-wise sculpture by Doug Hyde in Joseph, Oregon. Meaning "I return from a difficult journey." in the Nez Perce language.



Longhouse at Nez Perce Wallowa Homeland in Wallowa, Oregon.



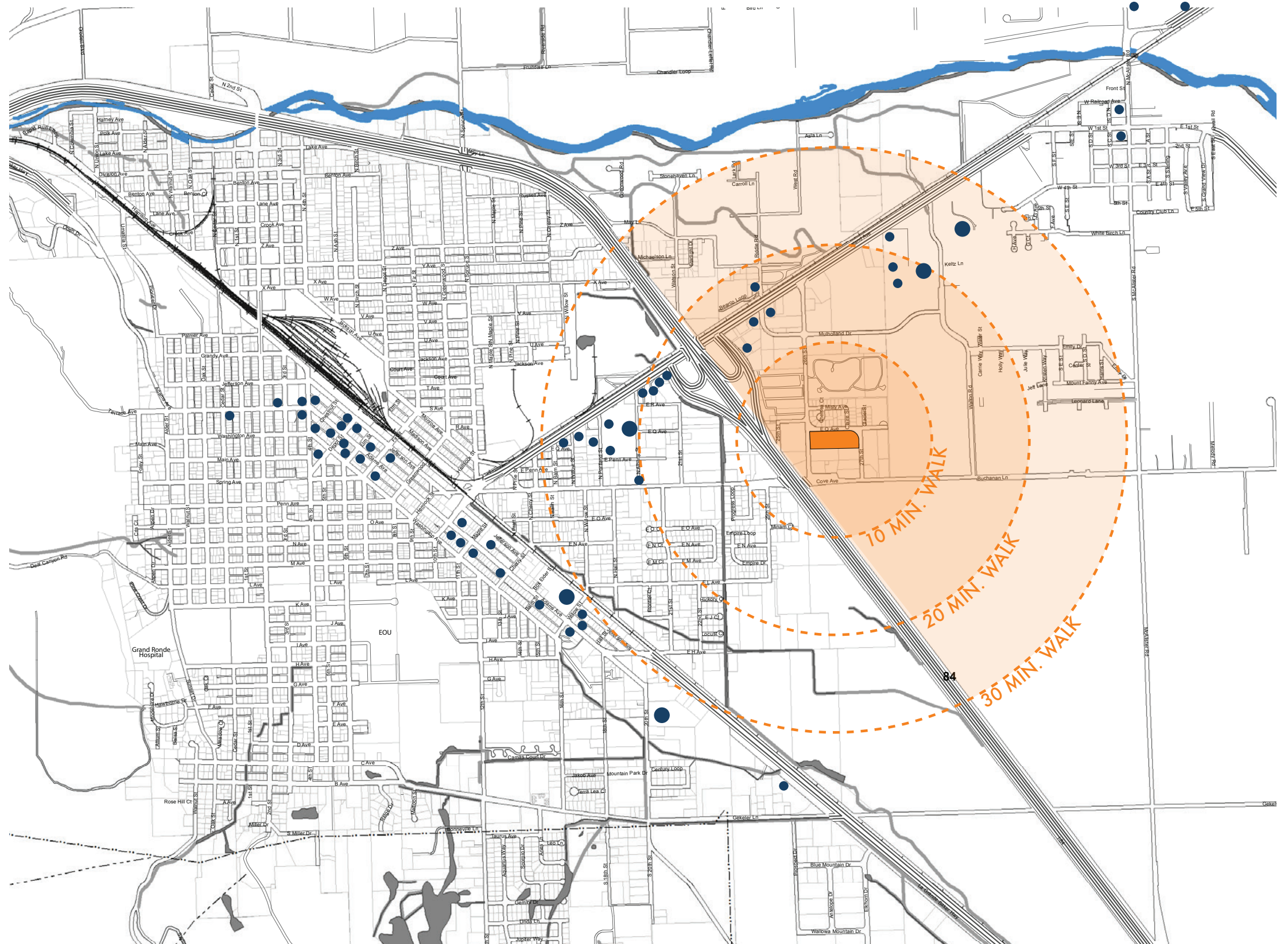
Michael Ray Johnson's Weaving Workshop at Crow's Shadow Institute of the Arts

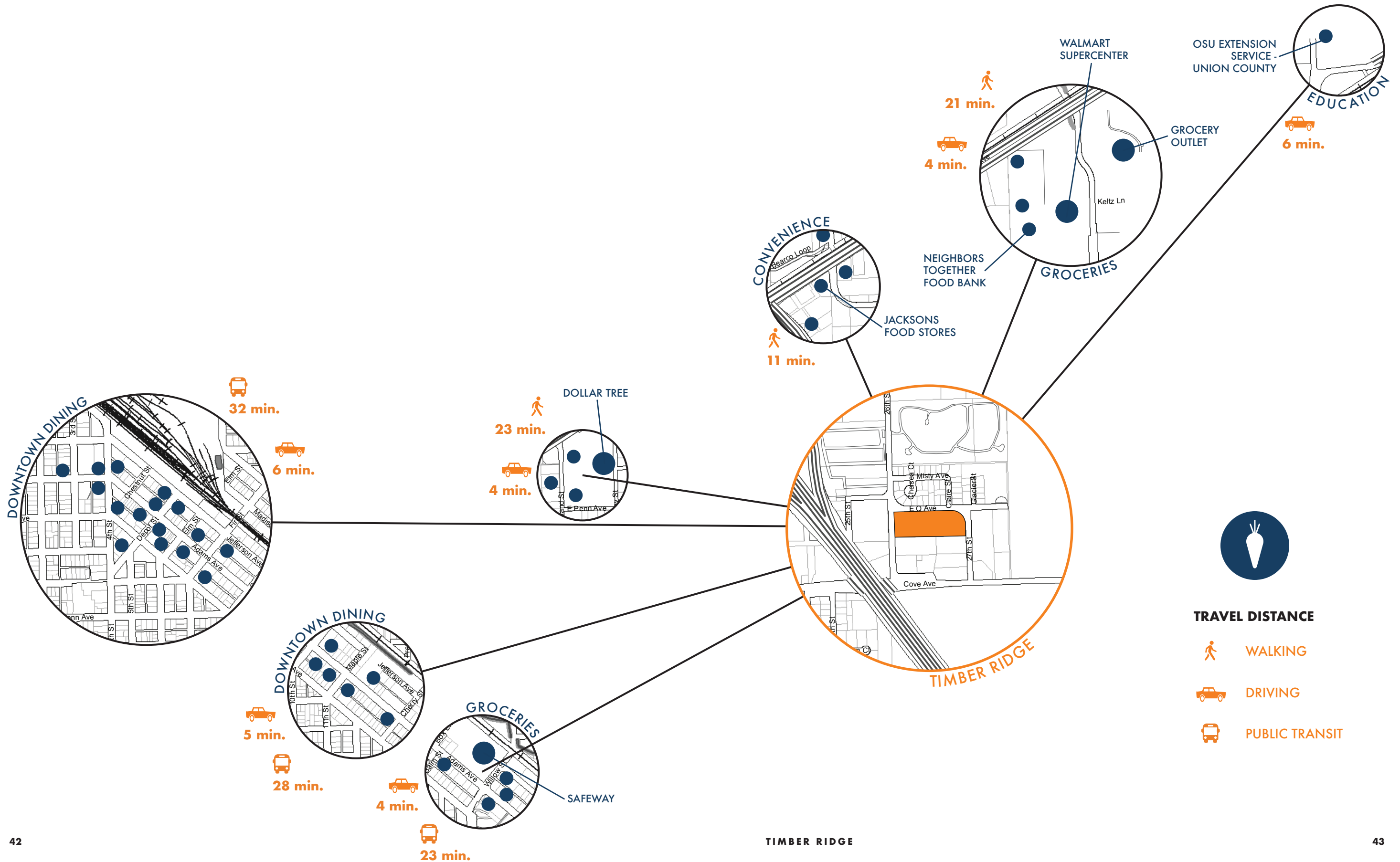


# Mapping Food Resources

The Timber Ridge site is located roughly one mile from a major shopping center on Highway 82 between La Grande and Island City. Walmart and Grocery Outlet, low cost grocery retailers, and the DMV are available at the shopping center. The Neighbors Together Food Bank is located in the same area, a five minute drive or 22-minute walk from the housing complex. This shopping area is served by the Blue route bus in La Grande, but the bus line does not currently run by the Timber Ridge complex. Kane Lester, the new transit manager at Community Connections of Northeast Oregon (CCNO), indicated that a new bus route is under development to serve Cove Avenue, potentially connecting the project site to the shopping center and Island City via bus.

While food resources near the site are available, providing food programs on-site will be crucial for addressing food insecurity in residents. Many low-income Oregon residents must regularly choose between paying for food and other basic needs like utilities, medication, or gas, but stigma and shame can prevent many people from visiting a food bank directly. Partnering with community-based organizations to provide fresh food on-site on a regular basis, culturally-specific foods, cooking classes, and gardening support can allow the site itself to become a food asset to the residents of Timber Ridge.



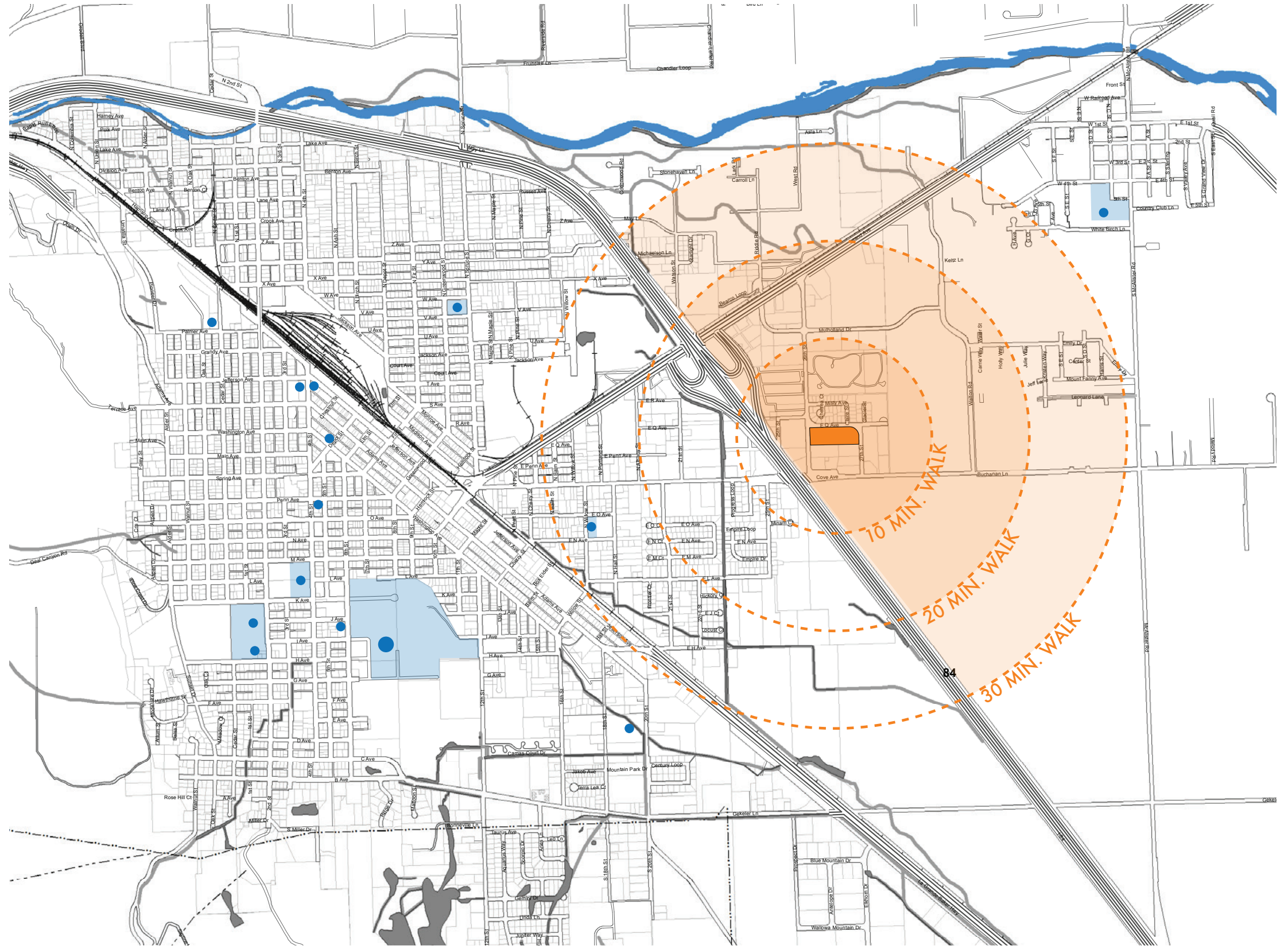


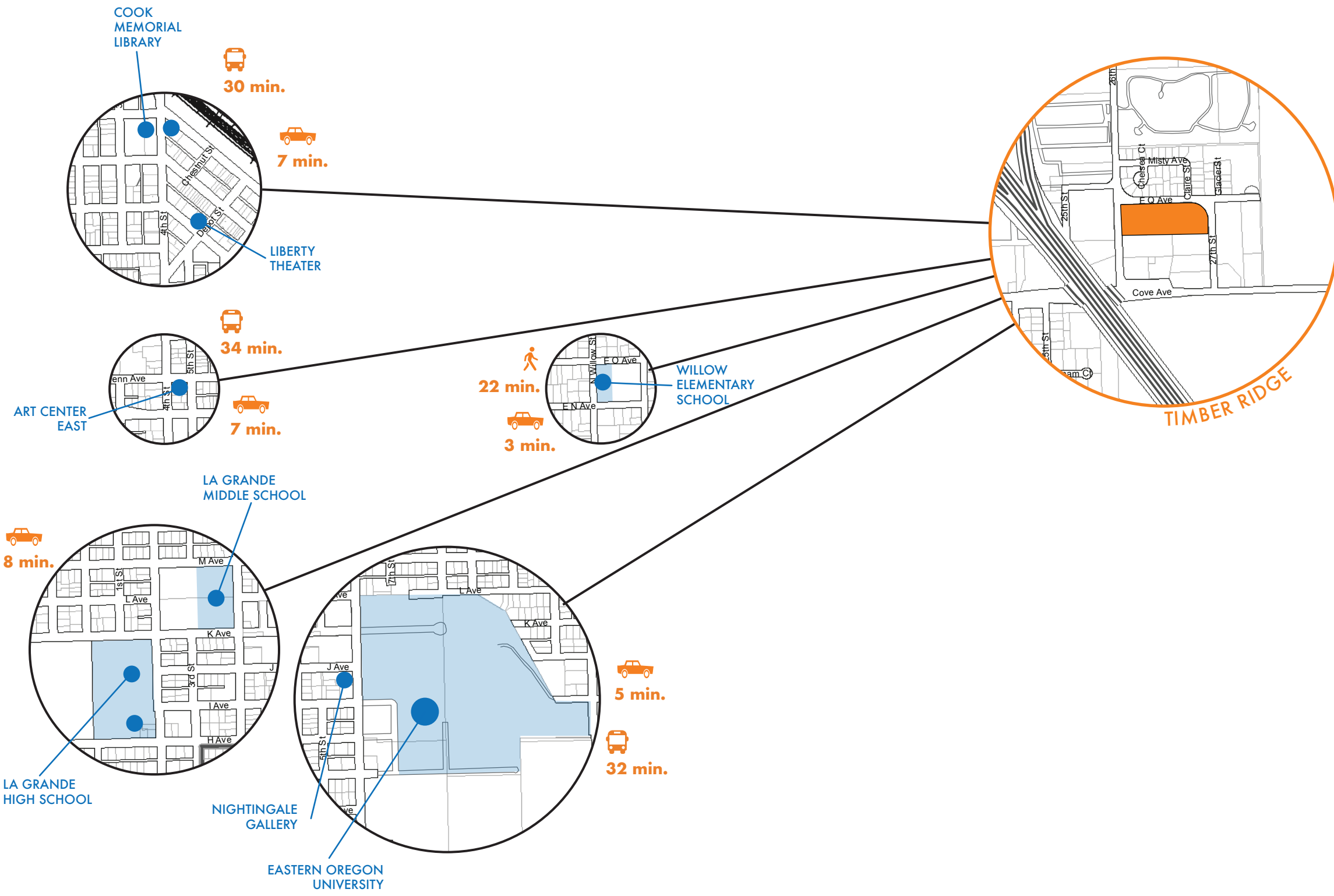


# Mapping Arts and Education Resources




Arts and education resources for residents of La Grande are almost exclusively located west of I-84 and well out of walking distance from the Timber Ridge site. The Cook Memorial Library, Art Center East, La Grande Parks and Recreation, and Eastern Oregon University have strong arts and education programming and resources available to residents of La Grande. Connecting with these local assets to see how they can collaborate with residents and organize activities on-site can help bring the arts east of I-84 to the Timber Ridge community.

To engage residents in arts and education programming effectively, activities and events should be organized on-site. Engaging with residents after move-in will be crucial to determine what arts interests and expertise the Timber Ridge community has.





**TRAVEL DISTANCE**

-  WALKING
-  DRIVING
-  PUBLIC TRANSIT



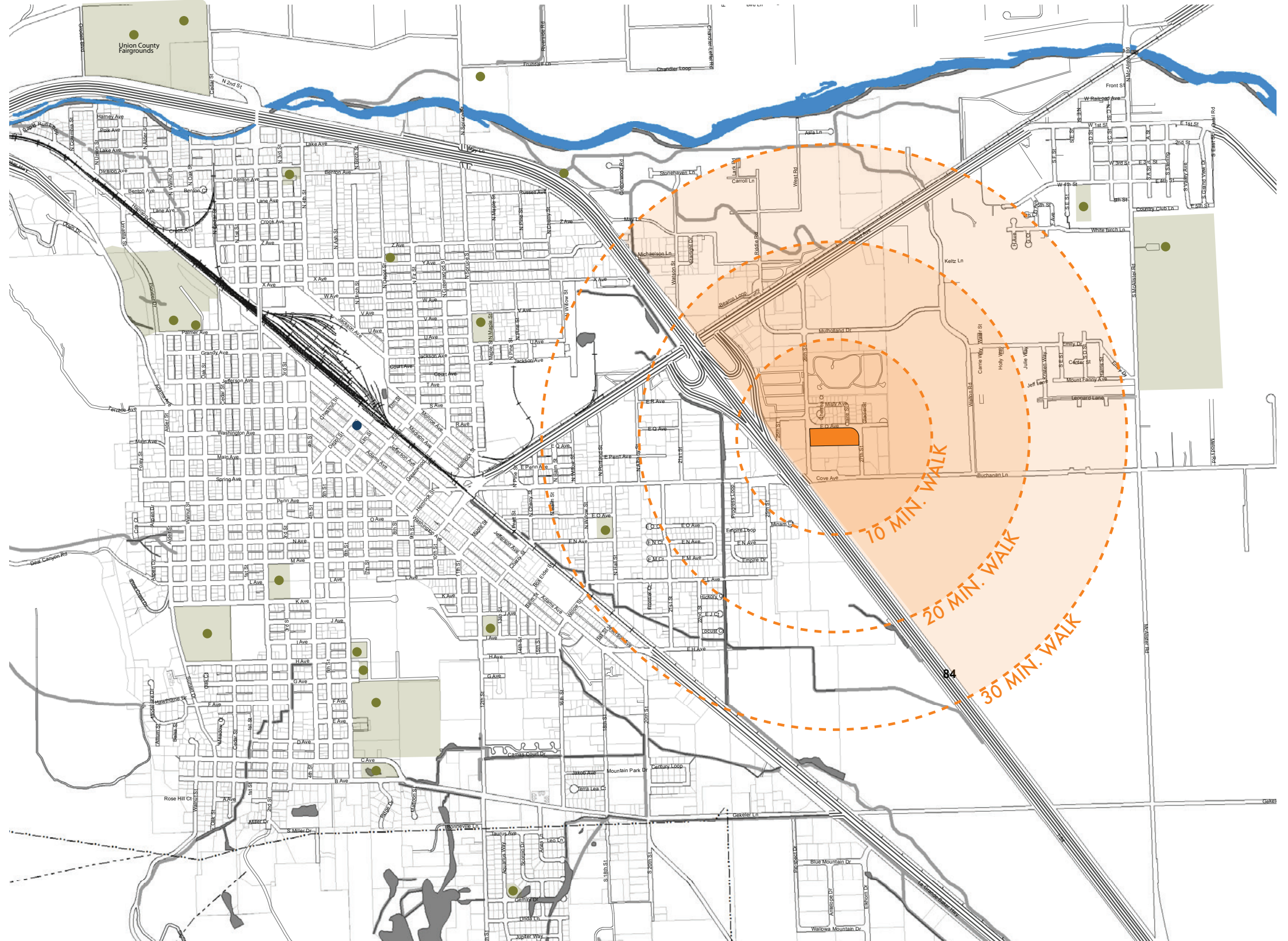


# Mapping Recreation Resources

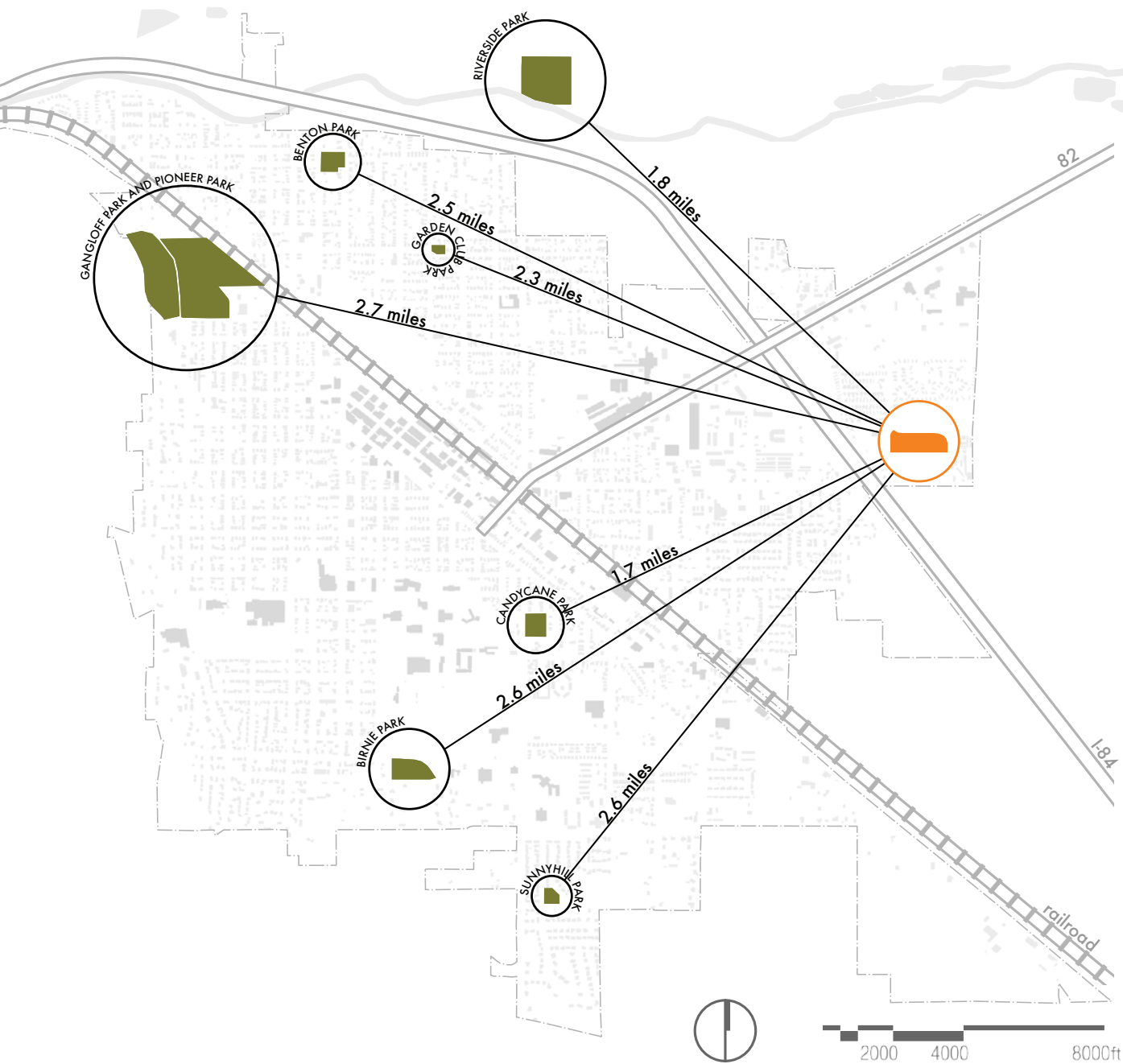
Perhaps the most notable feature of the immediate site context is the lack of park access in their region of La Grande. La Grande provides one acre of green space for every 40 of its citizens. It compares favorably to New York City, which provides one acre for every 276 of its citizens, and even Portland, which provides one acre for about 72 citizens (cityoflagrande.org 2020).

Although La Grande is rich with land reserved for public parks and green space, the Timber Ridge site is located in what the Parks & Recreation department recognizes as a park desert. I-84 and Island Avenue act as barriers between it and the nearest public parks. Access to these parks reasonably necessitates a personal automobile; walking to the nearest parks will not be convenient for residents, and in many cases it will not be safe. The walk to Candy Cane Park takes over 30 minutes and requires crossing a freeway overpass and two lanes of railroad tracks, and navigating several streets with no sidewalks. One of La Grande's largest parks, Riverside Park, also requires a 40-minute walk, which includes crossing a busy freeway intersection and walking along poorly paved roads lined with gravel.

Only 2.6 percent of the population of La Grande does not own a personal automobile, so reaching these existing park amenities by



# PARK DESERT



## Candy Cane Park

- 5 minutes**
- 33 minutes**
- 9 minutes**
- 30 minutes**

## Riverside Park

- 6 minutes**
- 40 minutes**
- 10 minutes**
- 40 minutes**

## Gangloff Park

- 6 minutes**
- 40 minutes**
- 10 minutes**
- 43 minutes**

car will be possible for a majority of the future residents of Timber Ridge. However, removing barriers to outdoor recreation by providing opportunities close to where people live, will enable residents to engage with the outdoors more readily and often. This is especially true for children, seniors, and people with limited mobility.

The lack of nearby park access underscores the importance of outdoor recreation and play space on-site at Timber Ridge. Efforts to connect the complex with the surrounding neighborhoods could help the site serve as a new 'park' both for residents and for the neighboring housing communities.

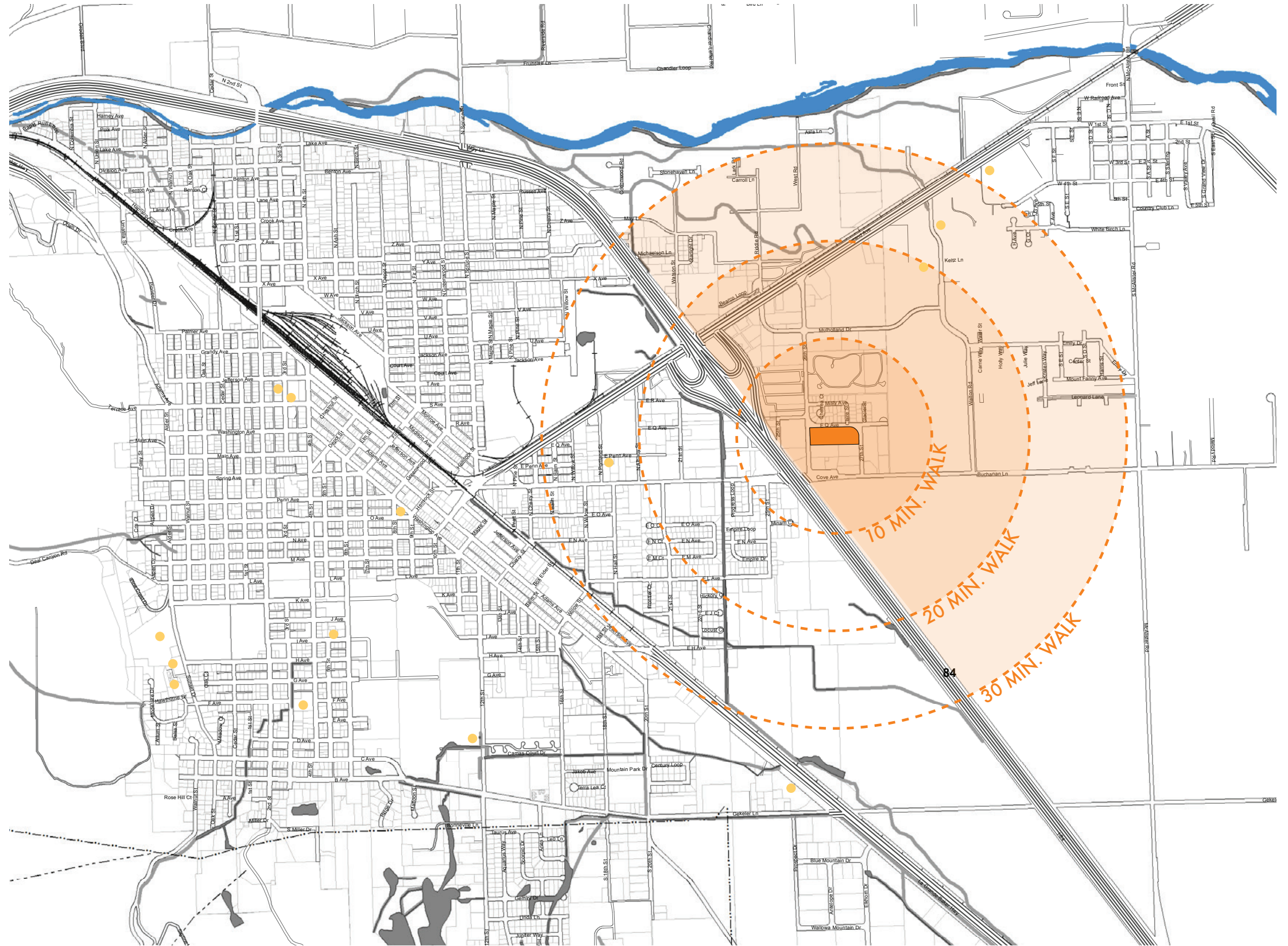


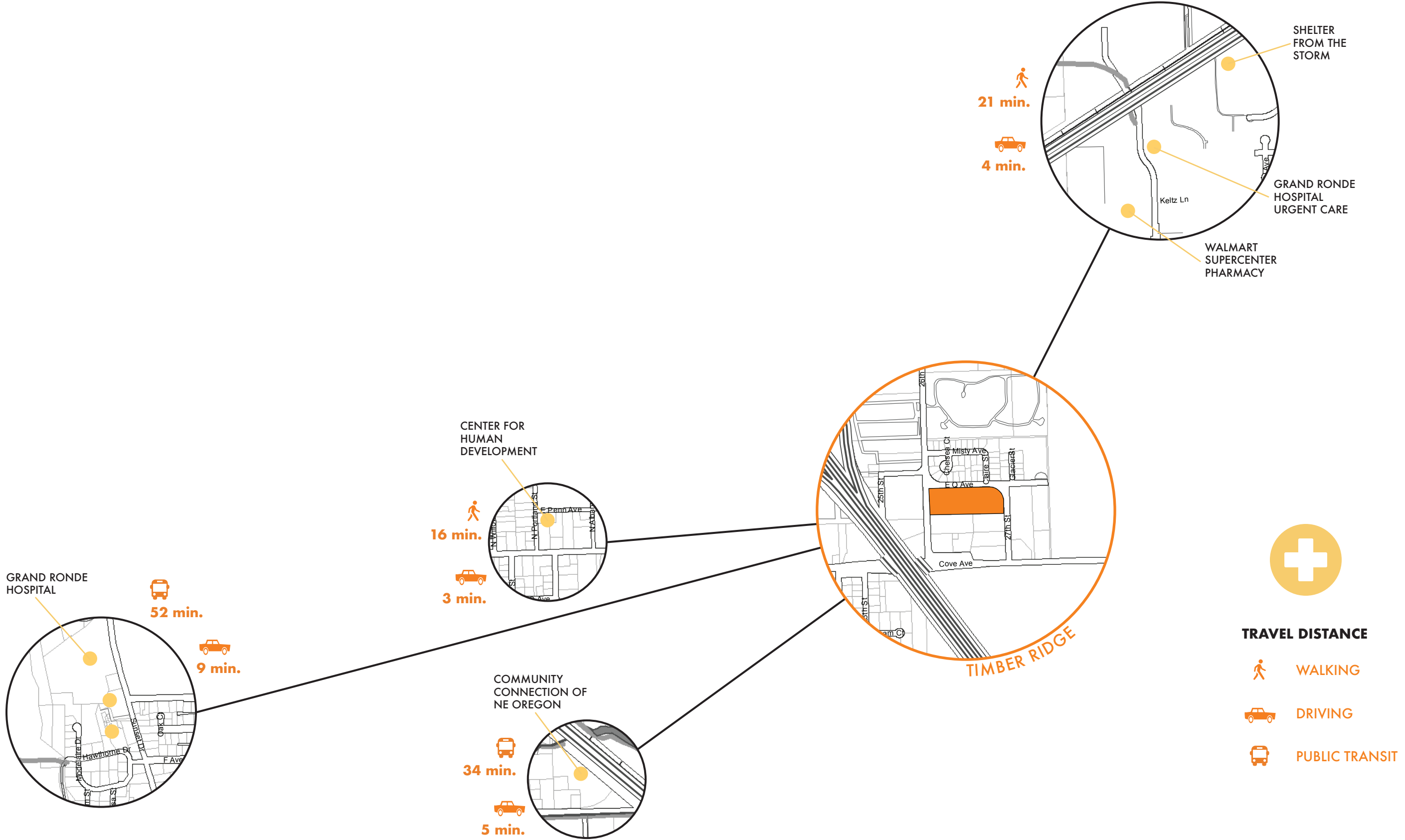
# Mapping Health and Wellness Resources

Unlike many smaller rural communities, La Grande has a large hospital in town, Grand Ronde Hospital (GRH). Located on the western-most edge of town, transportation to the hospital for regular care is likely to be a barrier for residents without reliable transportation.

Closer to the site, GRH has an urgent care center location. It is located just over one mile away and a four minute drive or 22 minute walk.

The Center for Human Development, Inc. (CHD) is located just under one mile away on the west side of I-84, a 17 minute walk or three minute drive. CHD is a non-profit health organization that provides behavioral health services, services for people with developmental disabilities, veterans, and serves as the public health service organization for Union County. CHD is likely to be a vital asset for the low-income residents of Timber Ridge to access healthcare. The neighboring Walmart Superstore has a pharmacy on-site that could be a health and wellness resource, with services like prescription filling, vaccination appointments, and other basic health screenings.





# Community Connections



## A Pandemic Community Outreach Process

The Timber Ridge public engagement process was hampered by the COVID-19 pandemic. The team relied on video, phone, and email conversations with community representatives and organizations to reflect the needs of the overall La Grande community. We acknowledge that this digital engagement process was unable to reach populations representative of future residents, but connecting with community-based organizations allowed us to identify available resources as well as gaps in services in the region.

The CPID team identified initial community members and organizations for outreach, through online research and recommendations from Sarah Parker at the Northeast Oregon Housing Authority (NEOHA), and Jen Goodman and Robert Kleng with EOU Head Start. Our focus was on identifying potential health, recreation, food, education, and arts resources for future residents. The team also prioritized design feedback from older adult resources and BIPOC community organizations to help create a community that feels safe and welcoming to more vulnerable populations. Each contact we made often resulted in additional folks to reach out to, creating a diverse web of resources and connection.

While the CPID has begun the relationship-building process with the organizations and community partners mentioned in this report, their participation thus far has been entirely voluntary. We cannot guarantee that they will be involved further as the project develops. The CPID recommends that the property managers and site operations staff begin building relationships with the potential community partner organizations identified in this report well before residents

move in to increase the likelihood of successful partnerships.

The CPID team was regrettably unable to connect with more marginalized populations in La Grande and Union County, like Pacific Islander and Indigenous communities. We recommend that CDP and EngAGE make an effort to connect with groups, like Lighthouse Church and the Eastern Oregon COFA Alliance National Network (CANN) to connect with the larger Pacific Islander population in the area, over the course of the construction process to understand how to better support this population in the Timber Ridge complex. The CPID connected with a number of organizations supporting the Latinx community in Northeast Oregon, like ¡CONÉCTATE! and Oregon Rural Action, but the engagement was not as extensive as it should have been. The team recommends that management of Timber Ridge connect with groups like ¡CONÉCTATE!, the Latino Impact club at EOU, and Oregon Rural Action to try to proactively engage and outreach to the Latinx community in La Grande during the lease-up process.

Feedback from community groups and individuals familiar with Pacific Islander and Latinx communities emphasized the importance of outreach to these communities via trusted community liaisons to encourage these communities to apply for housing at Timber Ridge. Confusion, discrimination, and stigma surrounding immigration status and public charge policies can lead to hesitancy and fear in applying for affordable housing in certain populations. Lack of language support for non-English speakers, the requirement of proof of immigration status, large deposits, etc.

can also be barriers that prevent many people from applying for housing.

All recommendations put forth by the CPID are made with what information, community input, and expertise we received as of publication. The information provided is by no means conclusive without the input of the future residents of Timber Ridge. Opportunities for resident input will be crucial for creating an inclusive, vibrant community. The CPID recommends looking to future residents for input on program priorities, art installations, and other activities offered on-site.

## CENTER FOR HUMAN DEVELOPMENT



The Center for Human Development, Inc. (CHD) is a not-for-profit agency that acts as the **Public Health** and **Behavioral Health** provider for Union County. CHD offers programs for public health services, mental health treatment, developmental disabilities services, veterans services, substance abuse treatment, early childhood development, family planning, and WIC programming. CHD envisions a potential partnership with Timber Ridge where flu clinics and other **health promotion efforts** can be held on-site and they can host group meetings and **peer mentoring groups** in the community building meeting spaces. CHD also expressed interest in placing some of the individuals they serve with severe & persistent mental health in housing at Timber Ridge. If this type of partnership were to come to fruition, CHD would partner with management to provide **case management, crisis response, and coordinate of services** for those individuals. The CPID recommends connecting with CHD during the design and construction process to build this relationship and collaborate on potential program partnerships.

### Space Needs:

- **Meeting room(s)** with access to sink for clean-up
- Access to small, **private meeting room(s)**
- **Community kitchen** to host skills trainings for clients
- Ability to reserve rooms or spaces in the community building

## COMMUNITY CONNECTION OF NORTHEAST OREGON



The Community Connection of Northeast Oregon (CCNO) is the region's designated **Community Action Agency**, established to **fight poverty** and provide a wide range of resources for residents of northeast Oregon. The mission of

CCNO is to advocate and provide services for **seniors, children, low-income people, and people with disabilities**, which means that they are involved in a myriad of different services. CCNO provides energy assistance, food programs, senior services, public transportation, health and wellness initiatives, housing and homeownership programs, and homeless services. CCNO is interested in potentially partnering with Timber Ridge to host **health and wellness seminars** in the community building on-site. There is also the possibility of partnering with CCNO to bring the **Fresh Alliance food program** on-site. The CPID recommends connecting with Rochelle Hamilton, homeless services director, and Audrey Smith, regional food bank manager, at CCNO to begin a relationship building process with their organization and connect about potential program partnerships.

### Space Needs:

- **Classroom Space**
- An abundance of **ADA compliant housing** units

### CCNO – Senior Services

The Community Connection of Northeast Oregon (CCNO) is the region's **Aging and Disability Resource Connection** and the **Area Agency on Aging** and provides direct services to seniors and people with disabilities in Baker, Grant, Wallowa, and Union counties. CCNO provides a wide range of services for this demographic, including health and wellness seminars, options counseling, nutritional education, legal assistance, medical equipment lending, and organizing education, recreation and social activities. They also operate the local Senior Center. The senior services arm of CCNO envisions a potential partnership with Timber Ridge in the form of assisting with a **needs assessment** after move-in to help tailor services to meet the direct needs of residents. The CPID recommends connecting with Kathy Ganung at CCNO to discuss the results of their Union County senior needs assessment and further collaborate on potential program partnerships and implementation of outreach to future residents.

### Space Needs and Recommendations:

- **Classroom Space**

- **Natural light**, open concept
- No low ceilings in senior-units
- Wide enough doorways and hallways to allow paramedics to navigate people in and out of their units safely and with dignity
- **Washer and dryer in every unit** is preferred by seniors and people with limited mobility
- Make it a **pet-friendly** complex
- Access to **green space** and the ability to 'putter' in the garden is important to many seniors

### CCNO – Transit

The CPID was able to connect with Kane Lester, who is the Transit Manager for the Community Connections of Northeast Oregon (CCNO). CCNO transit operates the **local bus lines** in La Grande and Island City, **regional bus lines** to neighboring communities, Para-transit program, and **CAT Link**, a program that provides **free point to point transportation** to cities within Union County upon 24 hour notice. The CAT Link program is used heavily for medical transportation and there is no proof of income requirements for accessing the service. The **Para-transit program** is for people with **severe mobility issues** that cannot be serviced by the fixed route bus services, proof of immobility requirements must be met to access this service. The Rides to Wellness program at CCNO connects people in need of medical transport with volunteer drivers to help them reach appointments.

The Timber Ridge site is not currently served by the fixed route bus service, but there are plans underway to extend service to this area in the future. The CPID recommends connecting with Kane Lester at CCNO to advocate for public transit access adjacent to the site to connect residents to shopping centers, downtown La Grande and the healthcare and education assets west of I-84.

### Space Recommendations:

- A safe space for buses to pull over adjacent to the site to load and unload riders

## NORTHEAST OREGON NETWORK



Northeast Oregon Network (NEON) works to **reduce barriers to health systems** and create a healthier community through coordination with various health agencies and community residents, and promotes **equity in healthcare**. NEON helps residents enroll in health insurance plans, supports **community health workers** through their Pathways Program, provides **wraparound services** for residents diagnosed with COVID-19, and conducts **mental health trainings** for community health workers. The CPID was able to connect with Liberty Avila, the Executive Director of NEON. After our discussions with Liberty, a potential partnership with Timber Ridge would look like using the community center to **host seminars and workshops**, like their Living Well with Diabetes workshop, and using smaller private office space to help enroll residents in benefits programs like **Oregon Health Plan, SNAP, and community healthcare worker programs**. The CPID recommends connecting with Liberty at NEON to continue these conversations and discuss possible program partnerships.

### Space Needs and Recommendations:

- **Classroom space** or meeting space to host seminars and classes
- Private **office space** to meet with residents one-on-one
- Ability to reserve spaces on-site for their programming
- **Walking path** or loop accessible for seniors to safely exercise

## EASTERN OREGON HEALTHY LIVING ALLIANCE



The Eastern Oregon Healthy Living Alliance (EOHLA), works to improve **community health** in all 12 counties in Eastern Oregon. EOHLA works to identify and provide strategies to the Regional Community Health Improvement Plan, while also providing community health development initiatives

that address **dental health, mental health, and chronic disease**. More specifically, EOHLA offers nutrition programs such as Frontier Veggie RX, cooking classes and recipe access, and mental health programs, like the Mental Health First Aid training program for adults and youth. The CPID connected with program coordinator, Meghan Chancey, who envisions a potential partnership with Timber Ridge using the community kitchen and gardens to bring their **nutrition programs** on-site, and using the classroom and meeting spaces to bring **Mental Health First Aid classes** on-site. EOHLA is working to expand culturally-specific food programs, like their **Latinx Food Hero Project**, this could be an area for collaboration with management and residents at Timber Ridge and some of the other potential program partners. The CPID recommends connecting with Meghan at EOHLA to continue this conversation and explore potential program partnerships.

**Space Needs:**

- Access to **community kitchen**
- Access to **community garden**
- Projector Screens and AV Equipment on-site
- Knowledge of space use protocols and costs
- Access to **WIFI**

**LA GRANDE PARKS AND RECREATION DEPARTMENT**



The La Grande Parks and Recreation Department offers a wide range of **arts and recreation** programs including youth sports, summer and arts programs, nature ranger programs, adult sport leagues and outdoor programs, and senior programming. They also offer **sliding scale fees and scholarships** to make sure their programs are accessible to everyone in the community. La Grande Parks and Rec does not have their own community building or space to host indoor programming and relies on community partnerships to provide indoor art and exercise classes. Director Stu Spence envisions a potential partnership with the Timber Ridge community to **bring programs on-site** as long as classes are available for the entire La Grande community, not just residents of

the complex. The CPID recommends continuing these conversations with Stu Spence, in order to successfully integrate La Grande Parks and Recreation on-site.

**Space Needs:**

- Indoor **classroom space**
- Public parking
- Bike parking
- **Flexible rooms of different sizes** – ability to partition larger spaces
- Access to sinks and counters

**ART CENTER EAST**



Art Center East is a non-profit arts organization in La Grande that focuses on developing and coordinating **arts learning programs** in rural schools and communities. They operate in 10 different counties; Baker, Gilliam, Grant, Harney, Malheur, Morrow, Umatilla, Union, Wallawa, and Wheeler. Art Center East is funded by the community and through various grants sources. In conversation with Darcy Dodge, she envisions a potential partnership with Timber Ridge via utilization of the community center to **host art classes** and other art activities on-site. The CPID recommends connecting with Darcy Dodge and Art Center East prior to resident move-in, to identify program options to bring on-site. Art Center East can also be a resource for **mural and art installation projects on-site** by helping to identify local artists for projects.

**Space Needs:**

- Access to large sinks
- No carpet flooring
- Lockable storage
- Sufficient amount of tables and chairs
- **Large class or meeting spaces** to accommodate every participant



Country Dance Fiddle Orchestra at Art Center East



Little BIG Art class at Art Center East



Mobile vaccination clinic for agricultural workers with Oregon Rural Action

**OREGON RURAL ACTION**



Oregon Rural Action (ORA) is a local non-profit that focuses on **social justice and agriculture**, as well as **equitable environmental stewardship**. ORA provides **leadership-building** opportunities by encouraging community members to coordinate and organize their own events in line with Oregon Rural Action’s mission. ORA does a lot of outreach and organizing work with the **Latinx communities** in Umatilla County. After conversations with Kagan Koehn, a community organizer for Oregon Rural Action, they envision a potential partnership with Timber Ridge to bring **food security programs, youth nutrition programs, and possibly after school programs** on-site. Kagan also sees a potential program partnership opportunity with the community garden on-site through their **food justice focused gardening program**. Ultimately, program partnership with ORA is dependent on the residents’ needs after they have moved in. The CPID recommends continuing this conversation with Kagan as the project evolves and residents move in, to pursue a successful partnership between Timber Ridge and Oregon Rural Action.

**Space Needs and Recommendations:**

- Access to conference room and/or office space
- Access to kitchen, sink, and counter-tops
- **Large gathering space that is accessible** and big enough to accommodate residents and their children
- **Community garden** access

## OSU EXTENSION SERVICE



The Oregon State University (OSU) Extension Service operates in Union County, and works to provide a wide range of programs including **nutrition and healthy living** workshops, **gardening and landscaping** classes, and **youth-oriented services** such as 4-H. OSU Extension Service also offers **multicultural programming**, specifically for the **Pacific Islander and Native American communities**, which both are in the form of working food groups. The CPID was able to connect with Robin Ladley Maille at OSU Extension, who envisions a partnership with Timber Ridge via use of the community center and adjacent outdoor spaces. There is potential to use classroom, community kitchen, and gardening spaces to bring programs like **Cooking Matters** and **Seed to Supper** on-site. Classroom spaces could also be used for **youth programming**, and **mental health and substance use support** classes. Robin also mentioned the possibility of bringing a **summer food program for children** on-site and the potential benefits of setting up an MOU with OSU Extension Service to track youth progress and development over time. The CPID recommends connecting further with Robin at OSU Extension to begin relationship building and develop potential program partnerships.

### Space Needs and Recommendations:

- **Community kitchen**
- **Classroom space** with access to a sink
- Whiteboards and projectors in classrooms
- Strong, accessible WIFI
- **After school study club program** on-site with staff support

### Cooking Matters

Cooking Matters is a program that teaches participants basic **kitchen skills** and how to cook **healthy meals** at home. OSU Extension is interested in bringing this on-site for residents, in the community kitchen if there is a strong interest.

### Space Needs:

- Access to community kitchen

### Master Gardener

The Master Gardener (MG) program offers **training programs for gardeners**, who then volunteer their time in the community, educating others about horticulture and gardening. They can assist with gardening questions over the phone, but CPID recommends building relationships with MG's in La Grande with help from leadership at OSU Extension to provide more hands-on support to the Timber Ridge community. A larger concern that has been echoed in other projects as well, is the lack of tools, supplies, soil and seeds for residents to get started, and this is often a barrier to first-time gardeners. The CPID also recommends that management and MG's work together to **support residents with garden set-up and supplies**.

### Space Needs:

- **Community garden** access
- Garden Supplies

### Walk with Ease

Walk with Ease is a program through OSU Extension Service specifically for **older adults and seniors**, and is a **walking and exercise** program to help older adults stay active.

### Space Needs:

- ADA accessible outdoor walking path with rest areas

## HOUSING MATTERS UNION COUNTY



Housing Matters Union County is a coalition of community members working to support **safe and affordable housing** for everyone. Through grant money, Housing Matters is an advocacy group that works to **break down the barriers and stigma** surrounding the affordable housing system. They provide avenues for **emergency housing** as well as work to identify **long-term affordable housing** solutions for community members who need it.

### Equity Recommendations:

The CPID recommends connecting with and

establishing a partnership with Housing Matters, as they have resources to support a project like Timber Ridge. Housing Matters recommended a public outreach campaign in collaboration with Timber Ridge, in order to fight the stigmas associated with affordable housing.

## LATINO NETWORK



The Latino Network is a **Latinx-led** education organization specializing in **culturally-specific programs** for youth and their families. While the Latino Network does not have a direct presence in Union County, they were still able to provide general recommendations to make the site more equitable and accessible to the Latinx community.

### Equity Recommendations:

Our contact at the Latino Network, David Martinez, Deputy Director, made a number of recommendations to help ensure Timber Ridge is accessible to the Latinx community:

- Availability of larger units for **multi-generational families**, with adaptation for older adults in family units (grab bars, maneuverability, etc.).
- **Community spaces** on-site to allow for workshops, gatherings with access to community kitchens.
- **Free WIFI** in all shared spaces.
- Provide on-site options for teens, including hang out space and **quiet homework or study spaces** away from family.
- **Think about what barriers exist in the application process** beyond just language (i.e. ID requirements, deposits) and work to minimize them.
- Conduct **outreach via community liaisons** to the Latinx community during the lease-up process, misconceptions about national policies (i.e. accessing tax-payer funding programs impacting immigration status) can deter the Latinx community from actively applying for housing.

## MIGRANT EDUCATION



The Migrant Education Service District (Migrant ESD) are federally-funded programs that offer **supplemental educational support** to children of migrant workers. The CPID spoke with our contact, Rosa Gilbert, at the Columbia County ESD in Columbia County for general design recommendations to accommodate the **Latinx community**. Migrant ESD do not exclusively serve the Latinx community, but they have a lot of insight into the unique needs of the Latinx community. The CPID recommends reaching out specifically to the InterMountain Education Service District if there are residents at Timber Ridge that are eligible for their programming, which can include **school readiness support**, math and reading support, and **graduation support**, free breaks and **lunch program**, 24-hour emergency insurance for children, emergency funds for bills and unexpected expenses, educational field trips, and summer school and summer camps.

### Space and Equity Recommendations:

Rosa Gilbert made a number of design and program recommendations to make Timber Ridge more equitable and accessible for migrant and Latinx families:

- **Free WIFI** for residents, or WIFI hot-spots throughout the site.
- **Learning center** or quiet space where homework and work can take place.
- After school activities or **daycare services**.
- **Low-barrier policies**; not requiring IDs or deposits.
- Regular, **culturally-specific events** for the community (i.e. Dia de Los Muertos, Black Pride, etc.).
- A large **community gathering space** with **community kitchen** that can be reserved for family or community gatherings.
- **Bilingual staff** member(s) available on-site.
- Parking that accommodates the big trucks and vans (i.e. landscaping trucks) and a dedicated car service space.
- **In-unit laundry services**.



## EASTERN OREGON UNIVERSITY



The CPID was able to connect with Christian Anguiano, an admissions counselor at Eastern Oregon University (EOU), and a leader with ¡CONÉCTATE!, a **Latinx coalition** spanning across several Eastern Oregon counties.

¡CONÉCTATE! hosts numerous events where the Latinx community and organizations can come together and network. During the COVID-19 pandemic, they have also organized to provide financial support services to folks in need.

### Equity Recommendations:

Christian was able to provide some recommendations to help make Timber Ridge a welcoming community for all:

- **Bilingual or multilingual outreach** during the lease-up process.
- Bilingual or multilingual signage and staff.

## EOU – CAREER SERVICES

The CPID connected with Justin Chin, the Director of Career Services at EOU. The Career Services department works to build strategic partnerships and promote **equity and inclusion** in the regions beyond just checking off the ‘diversity’ box. He mentioned that the relatively **small BIPOC community** in La Grande experiences a lot of **racism** and that creating **culturally inclusive spaces** will be key to welcoming a diversity of residents at Timber Ridge. He also feels that the **Pacific Islander community** does not feel a part of the self-sufficiency model of social services in the area and a bridge must be built to include that community. The CPID recommends connecting with Justin Chin to build a relationship between EOU and the Timber Ridge community and for resources and recommendations around building a bridge with the Asian and Pacific Islander community in La Grande.

### Space and Equity Recommendations:

- Culturally inclusive **gathering space(s)**
- **Create a space for learning**

- Areas for play and **green space**
- **Community garden**
- A high need for **daycare services** in the community
- Developing strategic partnerships to bring in the library on-site, build a relationship with EOU, public schools

## EOU – HEAD START

Head Start is a **poverty prevention** program aimed at giving children living in poverty the same opportunities for success in school as their peers. Head Start programs provide **free preschool**, look into strategies to end generational poverty, and address **health and nutrition** needs of children and families. The CPID connected with Jenn Goodman and Robert Kleng at EOU Head Start to discuss the importance of incorporating a Head Start classroom on-site at Timber Ridge. Through coordination with the design team, a classroom space that meets their needs was incorporated into the project early on. EOU Head Start also referenced a **‘Foster Grandparent’ program** in Baker City that incorporates older adults into activities with children and families. Timber Ridge’s community for all-ages model could allow for a similar program to be developed on-site. The CPID recommends remaining in close contact with EOU Head Start throughout the construction process so that a Head Start program can be ready and successful for residents at move-in.

### Space Needs and Recommendations:

- **Dedicated classroom space** that meets federal Head Start guidelines.
- Enclosed **outdoor play area** with ADA accessible, age appropriate equipment.
- Access to a **community kitchen** space.
- Areas for **sports** on-site (i.e. Futsal/soccer, basketball hoops)

\* Further details on Head Start classroom integration can be found later on in this report.

## UNION COUNTY COMMUNITY CORRECTIONS



The CPID connected with Travis Miller, the Director of Union County Community Corrections (UCCC) to discuss some of the **barriers formerly incarcerated people face** during reintegration into society. The primary barrier is finding **long-term housing** placements in La Grande and Union County, the stigma of incarceration can make finding a lease very difficult. To help with this, UCCC can create a **case plan** to have regular check-ins and support for parolees for a year to help with self-sufficiency and success in housing. Travis mentioned that the **peer mentor programs** through substance-abuse treatment agencies in the area can also be a valuable resource to provide support to people in recovery, peer mentors can serve a wide variety of support functions like rides to shopping or appointments, help filling out employment applications, etc. Another important element to success post-incarceration is opportunities to **connect with community** and family, providing spaces on-site for **activities that foster connection** will be crucial to the success of this community. The CPID recommends reaching out to Travis Miller for further recommendations for support of formerly incarcerated residents.

### Space Recommendations:

- Spaces for **outdoor BBQs**
- **Playground(s)**
- Basketball court(s)

## COOK MEMORIAL LIBRARY



The Cook County Memorial Library was closed due to the COVID-19 pandemic and a majority of staff were furloughed during the outreach process for the Timber Ridge project. However, the CPID was able to connect with Library Director Kip Roberson via email about the role of the library in the community. The Cook Memorial Library offers a

wide variety of programming beyond book lending to La Grande residents of all ages, including **technology lending**, book clubs, **art classes**, **yoga**, a ‘Library of Things’ to lend non-book items (i.e. museum passes, telescopes, musical instruments, etc.), **summer reading programs**, and a Dial-a-story program where children can call to hear a story read aloud over the phone. Kip mentioned that during the pandemic there has been an increased use of their **‘free little pantry,’** stocked with non-perishable food and hygiene items, and the library delivery program to home-bound individuals. The Cook Memorial Library also does a **‘Story Walk’** at Riverside park, a program where pages of a children’s book are distributed along a walking trail to incorporate literacy and recreation together. While staff capacity has limited off-site partnerships in the past, Kip Roberson is interested in expanding their community partnerships in the post-COVID era. The CPID recommends connecting with the Cook Memorial Library to advocate for program partnerships with Timber Ridge.

## Missed Connections

### GRAND RONDE HOSPITAL

The nearest healthcare facility is GRH Urgent Care, which is about a 20-minute walk Northeast of the site. For non-emergencies, GRH Regional Medical Clinic employs nine family medicine providers and two internal medicine providers for preventative and wellness visits (grh.org 2020). It is located east of Eastern Oregon University Campus and is not easily accessible without a personal automobile or public transportation availability.

### GRAND RONDE RECOVERY

Grand Ronde Recovery is an out-patient recovery service in partnership with Blue Mountain Associates and offers addiction and mental health services (bluemtassociates.com 2020). It is located in downtown La Grande.

### BENNIE MOSES-MESUBED - EOU MULTICULTURAL CENTER

Bennie Moses-Mesubed is the Director of the Multicultural Center at EOU. She is also a member of the Pacific Islander community and is from the Republic of Palau. Bennie is passionate about diversity and equity work, and is involved with a number of organizations outside of EOU, including, Oregon Rural Action, Arts Center East, Community Connection Transit and COFA. The CPID recommends connecting with Bennie, as she would be a valuable resource to the project, and a great connection into the Pacific Islander community in La Grande.

### INDIGENOUS COMMUNITY

While La Grande and the surrounding communities have a rich indigenous history and community, the CPID was unable to connect with these folks. We recommend that outreach efforts be made to the native communities, during the outreach and lease-up periods, and invite them to apply and/or engage with Timber Ridge.

## Site Visit Connections via EngAGE NW

Kathleen Sullivan from engAGE Northwest, was able to visit La Grande to see the site and meet with some local community members, some of whom were missing from the CPID's engagement efforts.

### HARVEST SHARE

Harvest Share operates under the umbrella of Northeast Community Connections, and provides fresh produce to local food banks.

### DR. NANCY KNOWLES - ART CENTER EAST

Dr. Nancy Knowles is the President of Art Center East. She and Kathleen met and discussed the possibility of having artists host exhibits at Timber Ridge.

### THE LANDING & GCT DEVELOPMENT

The Landing and GCT are co-owned by Karin & Gust Tsiatosos, who work to develop small communities for veterans. Kathleen was able to meet with them and discuss the potential partnership to develop and bring programming to Timber Ridge, for veterans on-site.

### TARYN MUSRASRIK

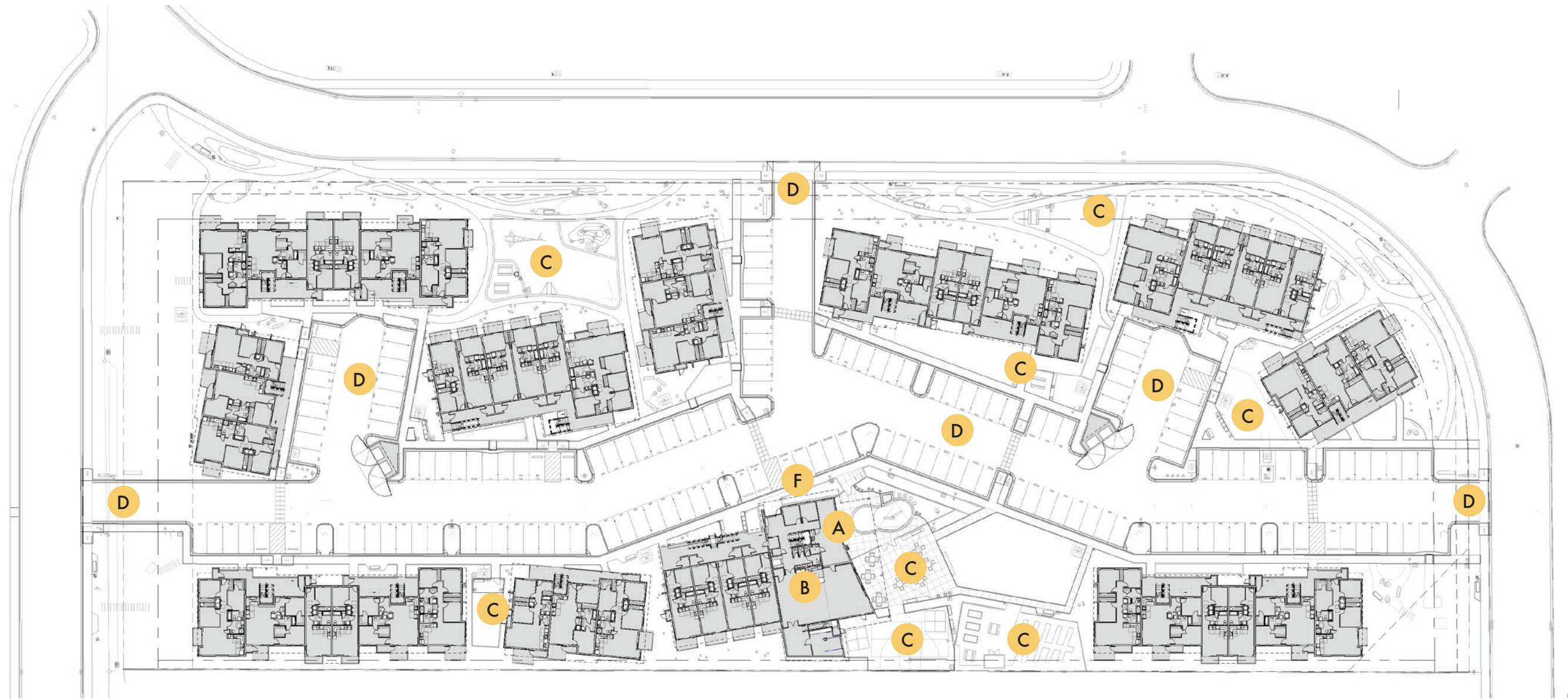
Kathleen met with Tyana Musrasrik who is also a board member of Community Connections and President of the the COFA network, which is the international agreement between the United States and the Three Pacific Island sovereign states of the Federated States of Micronesia, the Republic of the Marshall Islands, and the Republic of Palau. Tyana highlighted the need for culturally-competent outreach to the COFA community in La Grande, specifically in their native languages.

### ERIN-GRACE PIERCE, BELLA

Kathleen connected with Erin-Grace by happenstance, but learned she is a young chef in the community, who is interested in bringing cooking classes on-site for Timber Ridge residents.

# Findings and Recommendations

The CPID has compiled design and program recommendations for the Timber Ridge site. These recommendations have been formed through conversations with community-based organizations, potential program partners, and discussions with the larger project team. **While the CPID has begun the relationship-building process with the organizations and potential community partners listed in the following recommendations, their participation thus far has been entirely voluntary, and we cannot guarantee they will continue to be involved as this project develops.**



- A Head Start Classroom**
- B Community Building Recommendations**
- C Creating Park Amenities**
- D Activating the Parking Lot**
- E Trauma-Informed Resident Outreach & Engagement**
- F Art Integration**
- G Transportation Advocacy**

## A. Head Start Classroom

The CPID team connected with Robert Kleng and Jen Goodman from EOU Head Start about the importance of including a Head Start early education classroom on-site for Timber Ridge residents and neighboring communities. An EOU Head Start presence on site will provide preschool education and the ability for program connection with low-income families in a space near their homes and familiar to them.

The team's interviews with EOU Head Start yielded informative design information for the inclusion of a Head Start classroom in the Timber Ridge community building programming. With those design dreams, CPID connected Robert and Jen with the Ink Built and EngAGE team to collaborate and compromise to balance the Head Start space ideals and the project budget.

### Space Requirements:

#### INDOOR:

- Dedicated, lockable classroom on ground floor
- Minimum 35sf/child required but 70sf/child is the ideal/most functional
- Kitchenette required
- Formula heating and prep space, (kitchen sink, hard-wired heating element, residential fridge).
- Prep space for food delivered from off-site preferred
- At least one, single-user, child-sized toilet room
- 2 sinks for post-meal teeth brushing (cannot be in toilet room(s) or used for dish washing)
- Adult employees can use shared building toilets
- Head Start can provide their own appliances, as long as they have the proper infrastructure.

#### OUTDOOR PLAY AREA:

- Accessible to kids in wheelchairs (ADA accessible equipment and ground surfaces)
- 4' fence enclosure required
- Doesn't need to be adjacent to space, just not across traffic
- Others can use play area outside of Head Start hours

#### Precedent

The Gladstone Center for Children and Families in Gladstone, Oregon provides an example of Head Start space requirements being successfully integrated, alongside the required outdoor play area. It was developed in a partnership between the public school system, the local Head Start program, among other community-based organizations. The play area is enclosed and located adjacent to the classroom spaces, and provides an example of accessible and safe equipment for young children, under the age of five.



Gladstone Center for Children and Families Play Area



Gladstone Center for Children and Families Play Area



Gladstone Center for Children and Families Classroom



Gladstone Center for Children and Families Classroom

The Gladstone Center for Children and Families Classroom in Gladstone, OR was designed by IBI Group.

## B. Community Building Recommendations

Throughout the engagement process, CPID has identified spatial needs in the community building, in order to create a more cohesive space that is truly inclusive of all ages and needs. Many local organizations and service providers are interested in bringing programming on-site if the right types of spaces are available for their use. Recommendations for types of spaces and design details in the community building were made with the input of these potential program partners. The CPID team worked closely with Ink:Built and EngAGE to incorporate community feedback into the design of the community building in the early design phases.

### Community Room/Multipurpose Room

The community room, or multipurpose room, is meant to accommodate larger social gatherings and events. This main gathering space has been identified as a place that could allow for community interaction for all ages, and is therefore a crucial space for intergenerational community-building. In order for this space to be functional for a variety of uses, it should include access to a sink, a storage area, and easily moveable furniture to allow for rearrangement of the space. Feedback from community partners indicated a preference for hard floors that allow for easy clean-up and activities like exercise and dancing, and are preferred to carpet.

The inclusion of a kitchen space will provide a food preparation space adjacent to the main gathering space, and can facilitate larger functions and can be used by community partners like EOU Head Start, Center for Human Development, and OSU Extension Service for cooking classes. The Harvest Share program through CCNO could use this space to bring fresh food and produce to the community with weekly Fresh Alliance deliveries.

Through conversations with community

representatives connected to the Latinx and Pacific Islander populations of La Grande, like Migrant Education, Latino Network, and Justin Chin with EOU, we have identified that this multipurpose room has the potential to be more than just a gathering space for programmed events. It can also be a place where residents will want to host large family gatherings like birthday parties, quinceañeras, and baptism celebrations. Allowing the community center to be 'booked' or 'reserved' for such events will be an important option for residents, providing them a place to celebrate key milestones and cultural events.

Justin Chin also mentioned the importance of an accessible, open gathering space that can spill out into adjacent outdoor space. This can provide flexibility for larger events, help larger families use the space, and can also serve as an invitation for community members to join in and get to know each other. A connection to the adjacent parking lot could be a platform to host food markets or community-wide celebrations, and a connection to a patio and lawn could allow for outdoor cooking.

### Potential Partnerships

- EOU
- CCNO
- La Grande Parks and Recreation
- Oregon Rural Action
- Center for Human Development
- OSU Extension Service

### Classroom and Conference Spaces

Inclusion of classrooms and art-friendly spaces in the community building will be vital for after-school programs, Parks and Recreation classes, health seminars, etc. Considering limited space available upstairs, movable partition walls were discussed to allow for variety and flexibility in program offerings. Potential community partners interested in using classroom-type spaces gave

the CPID team design recommendations to make these spaces more successful. Access to counters and sinks, storage areas, and easily cleanable floors and surfaces in the classroom(s) are crucial for art programming for groups like La Grande Parks and Rec, EngAGE, and Art Center East. Flexible, easily movable furniture will be crucial for flexible programming offerings. Projection and AV equipment, access to reliable WIFI will also enable community partners to operate successfully on-site.

Multiple potential community partners the CPID team connected with mentioned the lack of conference and meeting space in La Grande and could see these spaces on-site as a community asset beyond the resident community. The Center for Human Development, NEON, and CCNO see potential for using classroom space for recovery meetings, health seminars, and professional trainings. La Grande Parks and Rec has no indoor space dedicated for their programs and has expressed interest in bringing classes and events to the Timber Ridge community building as long as all activities hosted by them are available to all residents of La Grande.

### Potential Partnerships

- La Grande Parks and Recreation
- NEON
- CCNO
- Oregon Rural Action
- Art Center East
- Center for Human Development
- OSU Extension Service

### Offices

The availability of a drop-in office space available to community partner organizations on-site will be important to connecting residents with a variety of services. The NEON Pathways Program is interested in using private office space to help residents sign up for the Oregon Health Plan,

SNAP, or other services. Other groups like Oregon Rural Action, The Center for Human Development, and CCNO are interested in using offices for one-on-one meetings related to counseling, medical support, and organizing efforts with residents. Community partners expressed a desire for easily cleanable fabrics, WIFI available, and accessibility for people of all abilities and body sizes in office spaces.

### Potential Partnerships

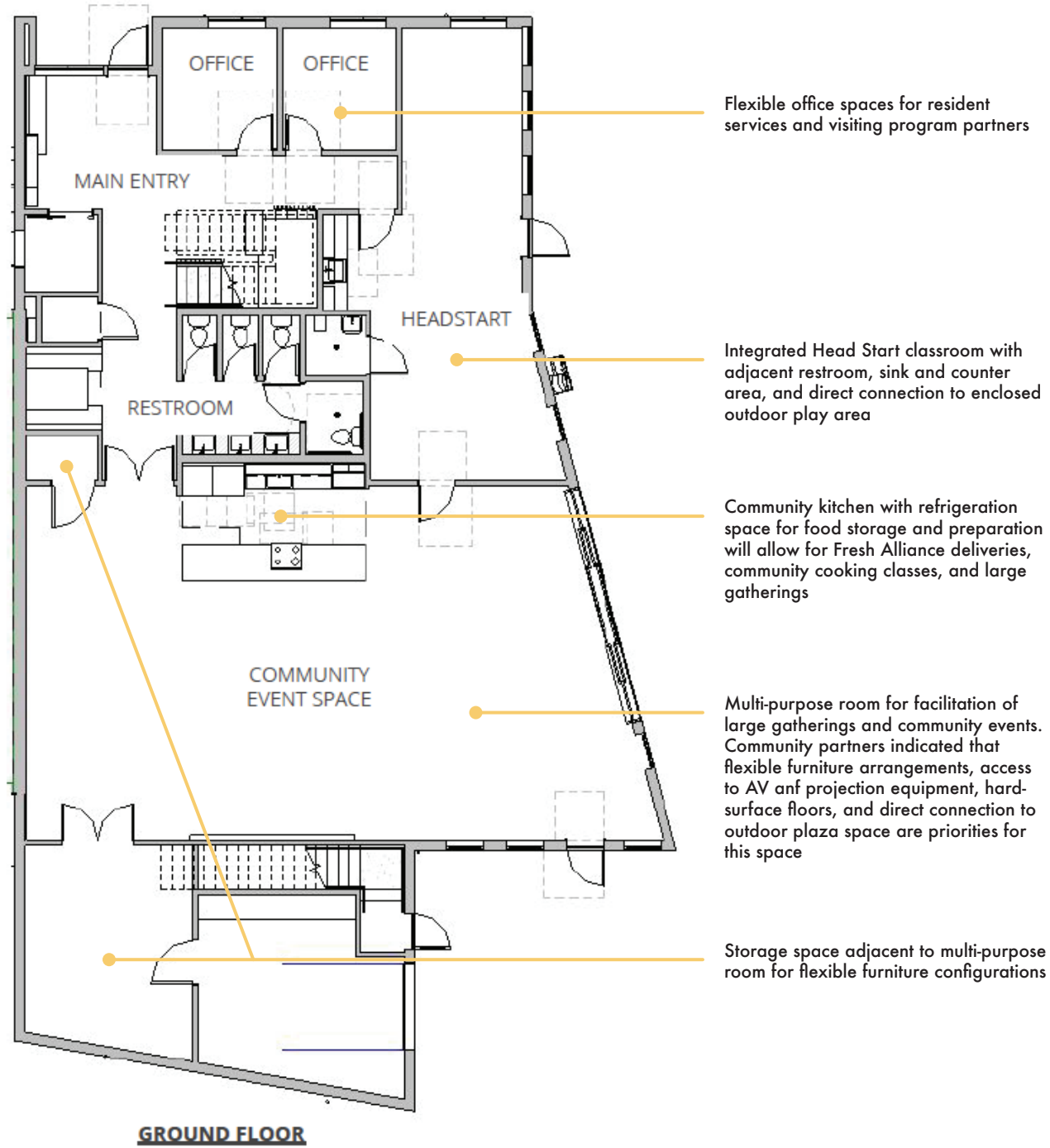
- NEOHA
- NEON
- Oregon Rural Action
- Center for Human Development

### Storage

The amount of storage space on site will be contingent on what community programming is planned for the community building. Head Start storage needs are minimal if a classroom is included in the final program. Access to storage space adjacent to the main, large multipurpose room will allow for furniture rearrangement and flexibility for a variety of events held in that space. Potential community partner organizations that expressed interest in offering arts-related programming on-site, like Art Center East and La Grande Parks and Rec expressed the desire for access to lockable storage for arts and craft supplies. EngAGE also expressed a need for storage for art supplies and after-school program supplies.

### Potential Partnerships

- EngAGE
- Art Center East
- La Grande Parks and Recreation

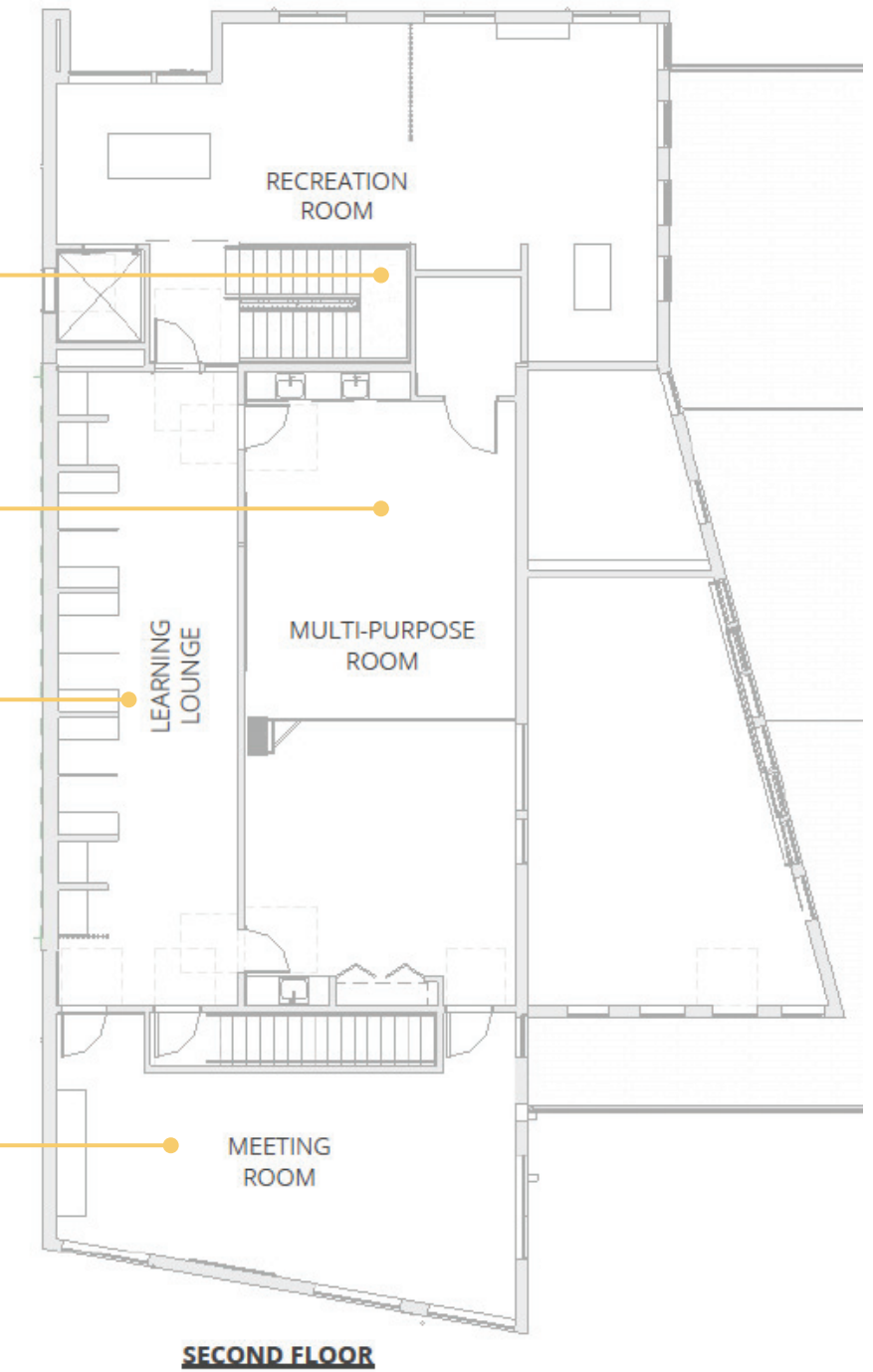


An open, internal stair connection at the main entrance to the community building helps with wayfinding for visitors

Classrooms and art-friendly spaces with sinks, easily cleanable surfaces, and flexible furniture will allow for community partner programming and after-school programming

A quiet space for work and homework with access to computers and reliable WIFI for residents outside their units was included as a priority for many community partner organizations

A conference room space with projection and AV equipment available will allow community partners to host seminars, trainings, and can serve as a discreet location for support groups.



## C. Creating Park Amenities

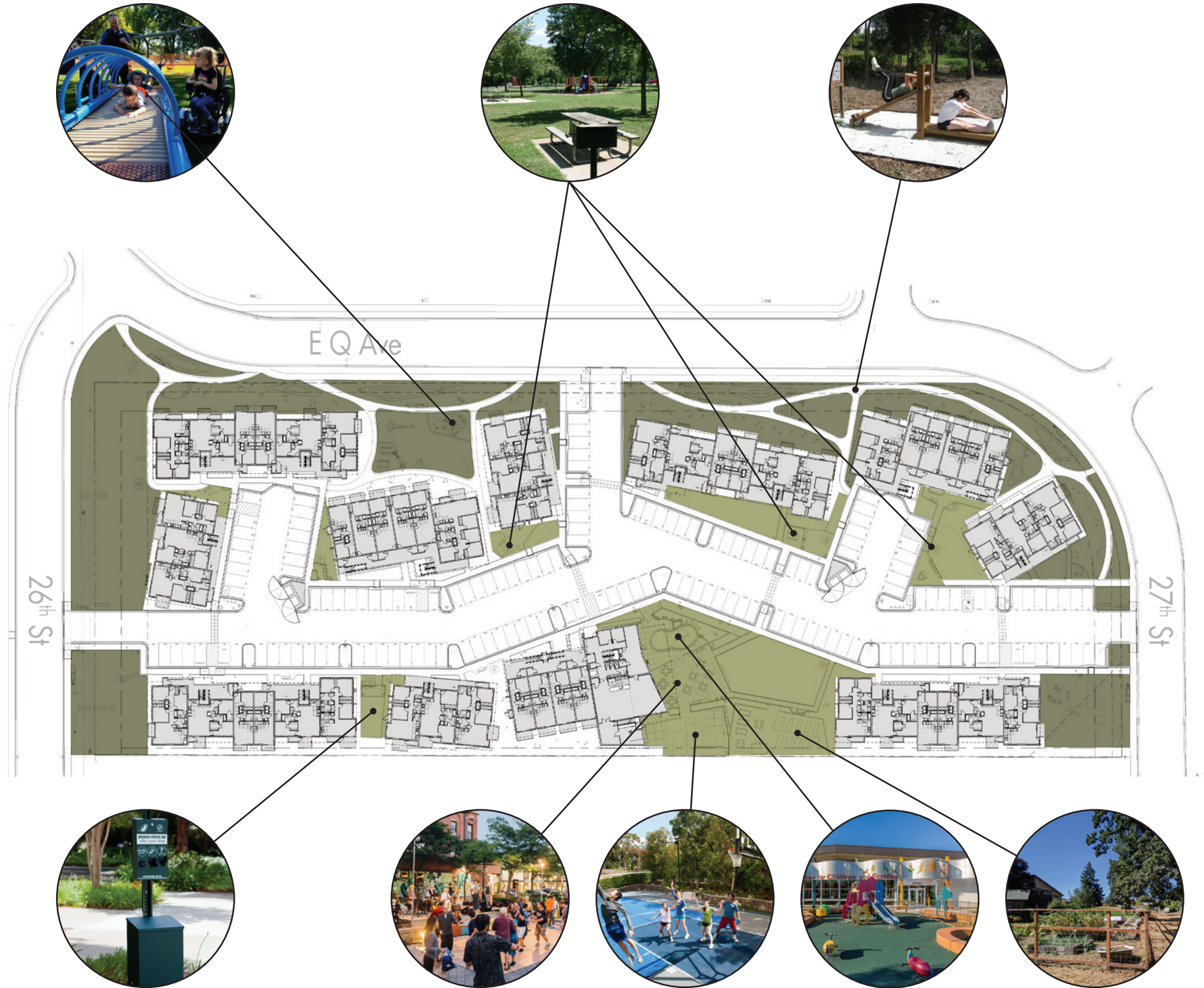
La Grande has a large number of parks with a variety of amenities, and an even greater park acreage per capita than Portland. However, none of these parks are easily accessible to the Timber Ridge community. The site is located on the edge of the city limits and urban growth boundary, separated from a majority of town by I-84. None of the Parks in La Grande are safely accessible to pedestrians or cyclists, creating a 'park desert' in this area. Access to outdoor recreation spaces is important for physical and mental wellness of communities, so the provision of park amenities on-site for Timber Ridge residents is critically important. The absence of outdoor recreation spaces in the area means it is also likely that residents of nearby housing communities will want to use the outdoor spaces at the Timber Ridge site. If this is to be a welcoming space to neighbors, certain park amenities should be considered and management should be aware of potential barriers to use or conflicts. Finding ways to create continuity and connection between outdoor program areas can help create a more park-like feel. A viable, ADA accessible walking loop can be an important feature to facilitate this connection. It can also provide safe recreation and navigation opportunities for seniors, people with limited mobility, and parents with children in strollers.

### General Recommendations

- Benches and seating areas throughout the park
- Public access to restrooms
- Public access to water fountains and/or water stations outside
- Dog clean-up stations and dedicated dog-safe spaces
- Way-finding signage

### Outdoor Gathering Spaces

Throughout the engagement process, the sentiment of the lack of accessible and welcoming spaces, specifically for the Pacific Islander and Latinx communities, was brought up by community partners. Timber Ridge has the opportunity to create and provide safe and welcoming outdoor gathering and cooking spaces that are free from racism, which is critical in La Grande. Based on examples done elsewhere, the CPID is recommending that an outdoor space adjacent to the community building, be implemented, as an extension of the community building space. The CPID also recommends that outdoor furniture be added, as well as a central 'plaza' type space with flexible tables & chairs that can be easily moved. In addition, this outdoor plaza space can be another opportunity for programming, such as dancing, exercise, and other movement-based activities.





### Precedents

Congress Square Park in Portland, Maine, offers an example of an outdoor gathering space that is inclusive to all. The Project for Public Spaces organization, reinvigorated this park by adding outdoor furniture designed by local artists, providing free WIFI throughout the park, and designing a courtyard or plaza space to allow for various programming, such as Tai Chi and dancing.

Marsa Plaza in Oman offers an example of how a plaza or outdoor space can be integrated as an extension of the community building. Marsa Plaza features an amphitheater for movie nights and music nights, as well as a place to host food markets and other various events. In addition to the multi-use space or courtyard, the color scheme takes into account the local ecology, by incorporating neutral tones of creams and browns, and also taking a nod to traditional floors and patterns in Oman, by incorporating graphic lines.

### Community Garden

A community garden at Timber Ridge can provide opportunities for community-building, education, and allow for people to grow their own food, together. La Grande has many resources to support home gardeners through the OSU Extension Service and their Seed to Supper Classes and Master Gardener program. OSU Extension Serves has expressed interest in bringing some of this programming to the site, to better support the education and food security aspect of this housing community. Seed to Supper classes can teach people how to grow their garden and ultimately how to cook the items they have produced. The Master Gardener program utilizes gardeners in the area to pass on their wealth of knowledge for the community. Master Gardeners are required to volunteer in the community, and there is potential to create gardener office hours or assistance in getting started with a new plot.

### Space Requirements:

The CPID recommends that there be fences around the garden beds, in order to deter deer and other wildlife. Otherwise, little to no produce will survive for human consumption. Other recommendations included providing tools and soil to residents to eliminate any financial barriers to involvement in the community garden program on-site. The availability of a tool or storage shed nearby, will also be important for storing garden equipment, and allow for quick access.



Dancing in Congress Square Park - Portland, Maine



Food and Culture Event at Marsa Plaza in Oman.



Welcoming Entry Gate at Community Garden in St. Helens, Oregon



Ann Morrison Park - Boise, ID



Fitness Station Integration Along Walking Trail



Sport Courts Can Help Facilitate Small-Scale Sports and Recreation On-site

### Potential Partners:

- Oregon Rural Action
- OSU Extension Service – Master Gardeners, Seed 2 Supper

### Fitness Trail

Fitness or exercise stations integrated into the site along the walking path and near benches and seating areas can offer both fitness and social interaction opportunities to residents and neighbors. Fitness trails and exercise stations can offer a great way for residents of all ages to exercise in a safe, outdoor environment. These fitness stations can range from incorporation of movable outdoor gym equipment, to stationary resistance equipment, to simple stretching stations.

### Precedents

Ann Morrison Park in Boise, ID offers outdoor fitness equipment set up in an 'outdoor gym' format with a variety of machines set up in close proximity to each other. The park offers mechanical pieces of equipment accompanied by instructions for each machine.

McCormick Park in St. Helens, OR has a fitness trail, with stretching stations and stationary equipment at various locations along a walking trail. Equipment at McCormick Park is simple with instructions for stretching or using your own body as resistance.

### Sport Court

An additional, designated sport court area, could also provide a smaller, flexible space for youth, teens and even adults. The sport court could include a basketball hoop, and if space permits, a 3-point line sized court, as well as the flexibility to bring in soccer goals for a mini game of soccer. In addition, hopscotch squares and/or a four square court could be painted or drawn out with chalk, to provide more play options for residents.

### Precedents

AllSport America provides various examples and sizes of multi-use sport courts integrated into residential and non-residential areas. Of these courts, they provide examples of courts with both a basketball hoop and markings on the court, as well as four-square and hopscotch areas, highlighting the flexibility and multi-use of the space.

## Play Areas

NEOHA anticipates that the park and playground areas at Timber Ridge will be utilized by kids from the adjacent neighborhoods. With lack of park access in the area, designing an accessible, inclusive park could invite more of the surrounding community in and serve to break down barriers between the affordable housing complex and the larger community. Accessible playground equipment and surfacing is not only a welcoming feature for play areas, but is also a requirement for the Head Start classroom on-site. The outdoor play area adjacent to the Head Start classroom will be designated for Head Start use only during their operating hours, but can be opened up to the residents and general public outside of that window. There can be a mix of equipment for different age groups, but most equipment must be geared toward the age group served by Head Start (0-3 or 0-5). ADA accessibility of the play area is required, with all abilities play equipment available and accessible ground surfaces. EOU Head Start indicated the possibility that they can help with funding for age appropriate equipment specifically provided for their classroom.

A secondary play area is also planned for the site, available to residents and neighbors at all times. Providing for accessibility and a mix of a variety of equipment for different age groups will be crucial to serving the families living at Timber Ridge. It is recommended that all-abilities play equipment and accessible ground surfaces be provided at this play area as well.

## Precedents

Gateway Discovery Park in Portland offers an example of what an accessible, inclusive, and safe playground can look like, while incorporating a more natural look. Gateway Discovery Park was envisioned by Harper's Playground, as a solution to parks today, as most play equipment is not

accessible for younger children and children with disabilities. In addition to the more accessible play equipment, this park also incorporates fitness equipment geared towards adults, making this a space truly inclusive of all ages.

The Geiser-Pollman Park playground in Baker City, Oregon is a local example of an all-abilities play area. Made possible in part due to a grant with Moda Health and the Portland Trail Blazers grants for accessible playgrounds. This effort allows children in wheelchairs to participate in playground fun with their peers. The project was designed to go beyond the minimum of physical accessibility to promote social inclusion as well, creating meaningful opportunities for children of all abilities to play alongside one another.



Geiser-Pollman Park - Baker City, OR



Geiser-Pollman Park - Baker City, OR



Gateway Discovery Park - Portland, OR



Gateway Discovery Park - Portland, OR

## D. Activating the Parking Lot

Parking lots are critical for rural communities and should be treated as an amenity not a burden. Parking spaces should be big enough to accommodate landscaping trucks and vans. Ideally, there would be a space for car washing and minor car maintenance, as these things can be an expense that many families cannot afford, and therefore prefer to do themselves. Providing ample parking spaces for the general public is also important, as Timber Ridge will likely be utilized by the larger La Grande community, and therefore having designated ADA parking spaces for the public, is important.

### Street Murals

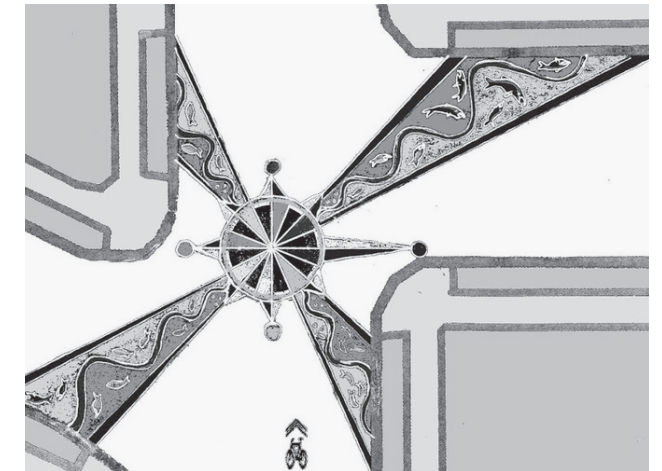
Finding ways to stitch together areas of nature and activity across the river of parking dividing the site in half, could create opportunity for resident-based interventions in the form of street murals. Street murals could strategically connect these nodes of activity and provide residents the opportunity to claim the parking lot as theirs. Painting common crossings and connections across the parking can also serve as visual indicators to cars that they should slow down and watch for pedestrians. Visually indicating drive aisle crossings can also serve to 'complete the walking loop' and encourage more movement within the community. Through community engagement plans, tenants could plan and design new murals each year, with the actual painting of the lot providing the platform for an event or celebration for the entire Timber Ridge community.

### Precedents

The City Repair Project helps communities reclaim their streets to help foster safety and community in their neighborhoods with their intersection painting projects in Portland.

CPID recommends the following steps for implementing street murals in the parking lot.

1. During construction, connect with Art Center East to see if the organization (or other artists in the area) would be interested in facilitating or contributing to this type of project. The City Repair Project is located in Portland, but might be available for hire in an advisory capacity on parking lot painting undertaking based on their experience with street painting facilitation. CDP's St. Helens Affordable Housing project will likely undergo a similar parking lot painting process and could also be leaned on for techniques and tips in this effort.
2. Hire Art Center East or available artist to facilitate project.
3. Organize a community event around the parking lot painting project.
4. Reach out to residents using a variety of methods to encourage a large participation from residents (i.e. digitally, notice boards, door hangers, community representatives).
5. Host event!



The City Repair Project Street Painting - Portland, OR



**Completing the Walking Loop**

Providing a continuous walking loop on-site will encourage residents to exercise and interact with the entire site. The distribution of park amenities like play areas, exercise stations, social spaces, and rest areas along the trail will help facilitate resident interaction. Placement of regular rest areas will be important for seniors and people with mobility issues to safely use the space. Visually indicating the drive aisle crossings will help to close the walking loop and can signal to car traffic to slow down to help residents feel more safe while walking the site.

**Stitching Together Park Spaces Across the Parking Lot Divide**

Finding ways to stitch together the disparate green spaces across the site will help develop a park-like feel on a small site that is bisected by a parking river. Reinforcing the connection is especially important for the space between the community building and its adjacent outdoor space with the community garden, sport court, plaza, and lawn and the green spaces across the way. Street mural projects, string lights, changes in paving textures or colors have all been discussed as possibilities to reinforce this connection.

## Play Streets

In single-family housing neighborhoods, low traffic streets are often taken over by a basketball hoop or a net for children, for games. A designated sport court or sports area allows for the flexibility to host a wide range of physical activities, especially for youth and teens. There are two dead-end parking zones with less car traffic that could give additional recreation areas away from the hub of outdoor activity geared mainly toward younger children and older adults. Installing a basketball hoop and/or goal or net, in these locations can help facilitate activity. If the parking lot is under-utilized at certain times of the day and throughout the year, a 'play street' concept could be introduced to shut down a section of parking for play.

## Precedents

The Seattle Play Streets is a city-wide initiative to turn city blocks into temporary play areas for local kids, specifically in areas where yard space is limited. As a pilot program out of the Seattle Department of Transportation, the city provides permits and signage to block off streets on certain days and times of the week, to allow kids the additional space for recreational activities in areas where they wouldn't normally have adequate safe play areas.

The CPID recommends the following steps for implementing play streets.

1. Once residents have moved in, work to identify any time frames throughout the day where the parking lot is underutilized, specifically near the two dead ends.
2. After a time frame has been identified, notify residents of the potential play times.
3. Implement a basketball and/or goals and nets for kids to play.
4. Close off those areas of the parking lot with the proper signage.



Seattle Play Streets - Seattle, WA



Seattle Play Streets - Seattle, WA

## E. Trauma-Informed Resident Outreach & Engagement

### Affirmative Outreach & Lease-up

During the Lease-up period, marginalized communities should be prioritized in terms of getting information and awareness about the new housing option. The demographic landscape of La Grande and Union County reflect that BIPOC populations are more likely to experience housing insecurity than their white counterparts. Outreach and information-sharing should be done in both English and Spanish, to ensure that all community members are reached and represented.

Oftentimes, screening questions act as a hindrance or barrier to folks applying to housing, specifically for BIPOC groups. Deposit and ID requirements are examples of the types of requirements that deter prospective residents from applying, especially those without legal documentation. These things should be kept in mind, in order to make the application process more accessible and equitable to everyone in La Grande and Union County.

### Resident Engagement

While the CPID has identified multiple program opportunities for future residents, an outreach and engagement process in both English and Spanish, with residents once they have moved in, should be conducted, to identify the specific needs and wants for programming. We recommend the following steps be taken in order to develop and integrate community-based programs successfully, after residents move in.

1. Site operations staff should connect with community organizations identified by CPID during the construction phase to start the relationship-building process and strengthen potential partnership opportunities.
2. Once residents have moved in, host a number of community-building activities such as open houses and block parties to facilitate relationship-building and a sense of community.

- (Information and signage for these events should be offered in both English and Spanish).
3. Employ a public engagement strategy with residents such as resident surveys, interviews, and the development of a resident-advisory committee to help guide the activities and programming that will be offered to residents. It is recommended that if a community advisory board is assembled, that participants are compensated for their time via stipends or gift cards to reduce potential barriers to participation and to encourage an equitable representation of residents.
  4. Invite potential community partners for on-site programming to participate in the engagement process where relevant.
  5. Use feedback from residents to collaborate and develop the programming priorities for the site.
  6. Collaborate with and bring-in the various community organizations and partners to provide or support the desired programming.

## F. Art Integration

The CPID, in collaboration with CDP and Ink:Built have recognized the potential for mural space throughout the site and on buildings in the complex. Conversations internally with CDP have determined that a few murals will be completed throughout the site, prior to residents moving in, and then more murals once residents have moved in. The CPID recommends that residents be encouraged to participate in these projects via input and engagement - this is their space and it should be made to feel so. We recommend collaborating with Art Center East and/or EOU to find and hire local and marginalized artists to commission to do the work. The CPID has also identified this project as the potential for a large-scale community event, where the mural paintings could be framed as an art competition where the whole La Grande community is invited in, to participate and judge the event. As murals often require upkeep and maintenance after a year or two, we suggest making this event/competition a yearly or every other year event, where new murals can be created, activating Timber Ridge as a living art gallery.

1. Develop a plan for the initial mural project, including locations, time frame, topics or subjects of interest, and compensation, and selection process.
2. Issue an RFP and invite local arts organizations to help distribute or advertise the opportunity to local artists. Organizations that have indicated potential interest in this effort are Art Center East and the EOU Art Department.
3. For subsequent mural projects, engage the community in subject matter determination, artist selection, and in collaboration with artists for painting and installation.
4. Host community mural event(s)!

### Precedents

Forest For The Trees is a Portland-based nonprofit organization who hosts public art events around the city, in the form of mural painting. Local

businesses and buildings can donate their walls to this event, where local and international muralists come together to enhance the visual landscape of Portland.

The Eastern Oregon Mural Festival in 2019 brought local and regional artists together with the community to create lasting works of art in downtown Ontario, Oregon. The goal of the project was to engage the community to develop art that everyone in the community could enjoy, and to create a draw for the Treasure Valley region. The festival gave birth to the 'Adopt Ontario' project to continue to bring art to the streets of Ontario.

### Potential Partnerships

- Art Center East
- EOU Art Department - Mike Sell
- Crow's Shadow Institute of Art
- Joseph Center for Arts and Culture



Forest for the Trees Mural by Jennifer Parks - Beaverton, Oregon



Forest for the Trees Mural by Jesse Hazelip - Portland, Oregon



Community Members and Artists Come Together at the Eastern Oregon Mural Festival - Ontario, Oregon



Mural in Progress by Boise Artist Sector Seven at the Eastern Oregon Mural Festival - Ontario, Oregon

## G. Transportation Advocacy



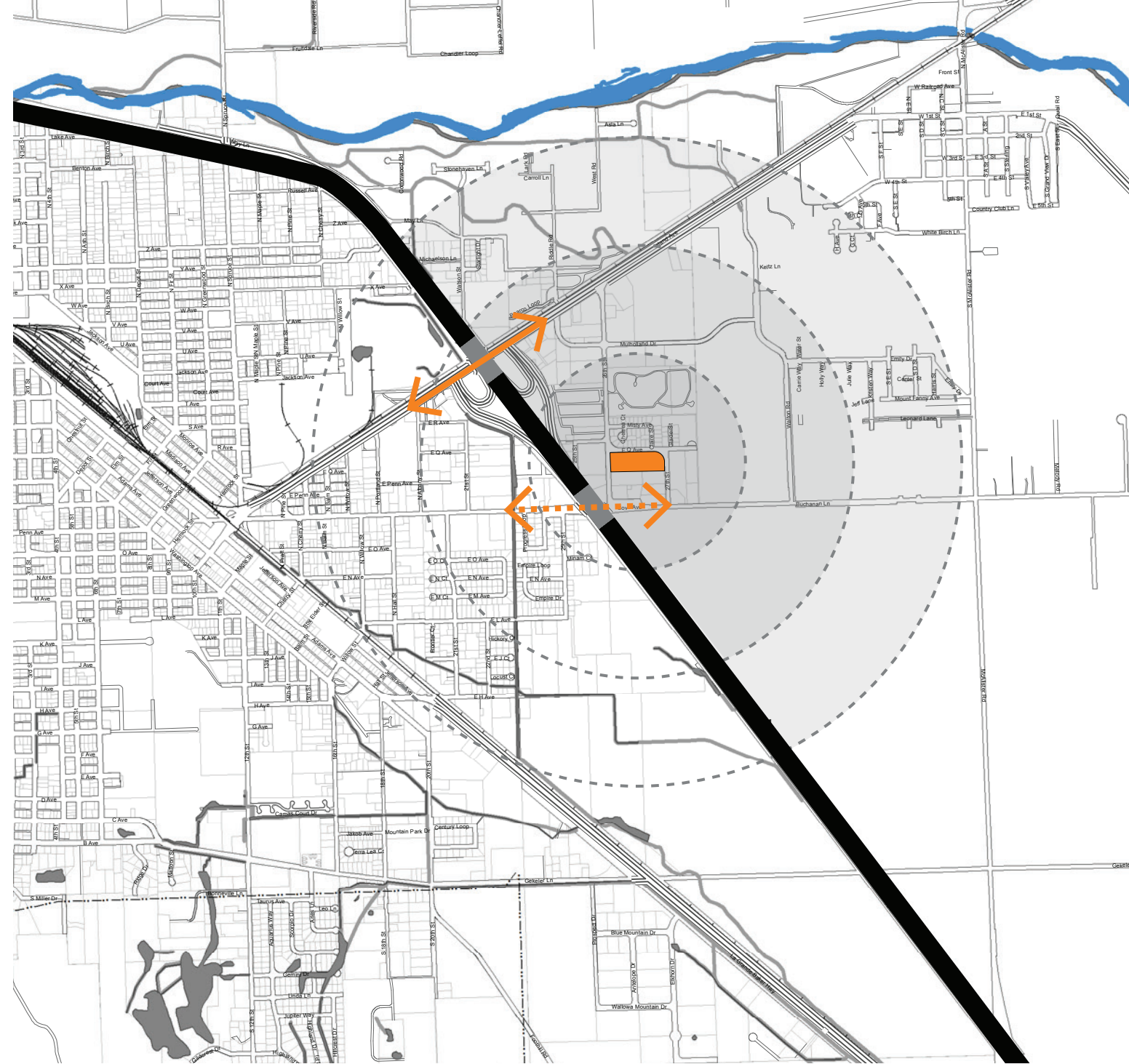
Protected bike lane and highlighted pedestrian crossing at intersection in Portland, Oregon

As mentioned throughout this report, Timber Ridge is quite isolated from the rest of La Grande, being cut off by I-84 and Highway 82. Pedestrian and bike access to the other side of La Grande, where almost all of the resources are located, is currently not a safe option for future residents. Advocating for safer pedestrian and bike infrastructure could greatly benefit not only the Timber Ridge community, but the residents of adjacent neighborhoods. Creating visual and/or physical separation between motor vehicles and pedestrians allows for safer travel for pedestrians and bicyclists. The existing fixed-route bus lines do not include stops near the Timber Ridge project site. There are plans to reconfigure bus routes to run down Cove Avenue, south of the site, connecting downtown La Grande to the Walmart shopping center and Island City that have not yet been implemented. The CPID recommends the following steps be taken in order to advocate for pedestrian and alternative transportation opportunities for residents:

1. Connect with Kane Lester, Transit Manager at CCNO, about the ongoing plans for a new bus stop near Timber Ridge. Advocate for looping the bus up closer to the site to E Q Avenue to allow residents with limited mobility easier access to the public transit.
2. Advocate for pedestrian and bike safety improvements to connect Timber Ridge to the west side of I-84, the shopping area near Island City, and local schools.

### Potential Partnerships

- City of La Grande
- CCNO – Transit
- Safe Routes to School



Freeway underpass with sidewalks + unprotected bike lane



Freeway overpass with no sidewalks + unprotected bike lane

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