

## Open Space + Public Realm

- Include programming and facilities for all age demographics – bring all networks of people to this new space
- This is a critical component in making a city great. Encompasses neighborhood inclusiveness, arts and culture, the Portland way, and Portland Green Loop.
- Utilize art and culture within open space and public realm. Bring in a civic/community anchor institution that will draw people to the new space. A brand new place needs to have a sense of comfort. It needs to include elements of design that give the place character.
- Consider open space as “enclosed space” within a building. Alberta has an indoor public park – Donovan Gardens – a large indoor park and botanical garden which is located in the downtown core of Calgary. It rains in Portland and that can oftentimes limit the use of a space if it is completely open.
- Use site as a destination for people coming off the train(s). Great park blocks could be place-making. Thoughtful, flexible, and open spaces that are open year-round.
- Space activated for less policing. People w/different backgrounds + community feel that is “my space”
- But important to make sure it is “inclusive + safe” – include infrastructure for athletic activities.
- Rethink activating the North Park Blocks in a way that makes all Portlanders feel welcome and safe.
- Can we repurpose the park blocks to create a multi-purpose space that is accessible for varying demographics and income levels?
- Once in a lifetime chance to have iconic public realm – include arts and culture and neighborhood inclusiveness/safety. These two should be included in the open space.

## Affordable Housing

- Accommodate for all ages w/amenities: young children and older adults.
- People of color have been pushed out further and further. Affordable inner city housing is a priority. Guarantee the highest percentage of affordable housing and real community stabilization outcomes the project provides. Ensure reduced cost lease agreements for community enhancing non-profits, child care, youth and community health centers to operate in the Broadway Corridor.
- More family-oriented units – 2-3 bedrooms
- Critical for making downtown Portland an inclusive space. Also an important component for achieving racial justice goals and giving minority/low-income families who have been historically displaced a return to the city.

## Middle-Income Housing

- This is a particular gap in the current planning on the assumption that 1/3 units are already affordable. Even if people make living wages, this sector of housing is significantly underrepresented. “20 years from now, if we don’t have a thriving community and only the rich can live here, we missed it.”
- 10% of units on site
- Plan for senior housing
- Place emphasis on other than market rate housing (i.e. affordable/middle-income/senior). A combined minimum of mixed housing of at least 50%
- Emphasize family-sized units, but concern around sufficient amenities and education opportunities.
- We chose this and affordable housing. Pearl District is high income and low-income housing. Nothing for the 80-120% MFI earners: if middle income isn’t a priority, only low and high income will be built out.
- Middle income measure of success: % of all households exceeds central city average
- Middle-income affordability ensure that residents in 60% AMA affordable housing can continue to live in the neighborhood and transition into market-rate housing without being priced out of the once they go beyond 60% AMA.

## Wealth Creation

- This is the most critical and highest priority goal and encompasses the following as strategies: workforce development, accessible middle skill/wage jobs, neighborhood-based, commercial affordability, and traded sector business. “We are great about the built; we are not so great about the people.”
- Home ownership, affordable commercial space, more people living in financial stability. Challenges: racism, history, sexism, lack of access to affordable housing. Address the cultural perception that low-income people should rent.
- Empowerment of minority + women businesses will lead to a range of benefits that helps shape economy of our city – raises standards of living for everyone.
- Ownership for the small business of their space – rent-to-own commercial and residential.
- Home ownership as a wealth creation strategy – small businesses with equitable contracting.

## Education + University Partnerships

- K-12 education needs to be a priority for any development w/housing – especially affordable housing. People will not purchase if schools are not obvious. Kids in the Pearl District have to travel up to an hour – this has to decrease. Could schools – particularly K-12 be expanded to this site? Look at the relationships between housing and schools. “Can this fund a public school, even if this isn’t the site?”
- Area needs a neighborhood school. Facilities like a gymnasium could serve a broader community purpose. Be sure to aim target at equity, workforce development, family inclusion, and transportation efficient site. Investment in a public school will invite families to the neighborhood.
- Because of the growth experienced in the Pearl District, Chapman Elementary is over-crowded and this year needed to be at two campuses. PPS needs another elementary in the west side. Please work with PPS to build another elementary school.
- Consider including a K-12 school in the plan to help bring/keep families in the neighborhood. There are no major schools downtown

## Workforce Development

- This creates/fills accessible middle-wage/skill jobs. All construction jobs as part of the Broadway Corridor should have hard goals that reflect the Portland metro area population diversity. Diverse workers are developing into small business owners that can stay local. Support for already existing workforce training centers w/a proven history of serving marginalized populations.

## Arts + Culture

- Measures of success – visible arts and culture inside and outside and have artists and designers living and working in the area. Attempt to address rent costs being too high – safety – real estate too expensive to own.
- Family friendly civic anchor. How can this something only Portland can do? Something we are well known for?
- Include more active/creative public spaces: a space for outdoor concerts, movies, events (i.e. South Park Blocks).
- Get aspirations to include
- Make the place feel “distinguishably local” – activate space in ways that brings others to the neighborhood: an institutional anchor that embodies arts and culture.

## Regional Transportation Hub

- Need to successfully integrate the proposed public gathering space as part of the train station. The connection between LRT transit and the Streetcar – what happens to the bus station? Smaller? Multi-use? Retail? Also need to clear up odd spaces and automobile circulation.
- Included already – inherent to the plan. Don't forget about rehabilitating the station. Make it "wow" visitors through thoughtful civic space + design.
- Consider Bolt Bus or new transportation technology for the site. Develop site with high-speed rail in mind.
- Add active transportation and rehabilitation of Union Station. These two should be inherent in the plan.
- Include rehabilitation of Union Station with transit access directly in center of project. Important to keep cost of development down: do not build out infrastructure for single occupancy automobiles.
- We need a regional transportation hub to ensure that middle and low-wage workers can access the site without need to use a car. We also want residents to have access to the wider region. There are good options currently, but they are not well-integrated.
- Active transportation connections throughout the district, including accommodations for Bolt Bus, Greyhound, and Amtrak – renovation of Union Station.

## Commercial Affordability

- With neighborhood-based businesses for populations living in the area – diverse as the neighborhood.
- Look at Shinola example – workforce development, community partnership w/college.
- Discounted rents for non-profits + services. Include services + business that serve diverse communities.
- Neighborhood-based businesses including women and minority owned enterprises to promote diversity. It's about more than just rent – city ownership or community ownership (i.e. Hatch).
- Promotes wealth creation and neighborhood-based businesses.
- Supports a diverse range of different business types in creating community. Potential public market or alley-retail similar to food cart pods.

## Equitable Contracting

- Include a workforce equity fund into this project. Include tangible investments/funding to increase capacity and training for disadvantaged populations.
- Project should incentivize high road jobs in construction through project labor agreements and support for minority contractors to also participate in those good paying jobs.
- Combining workforce and contracting because they go hand in hand-living wage jobs being priority. Have a requirement for local firms, projects, etc. to support community investments. Smart, thoughtful contracting could lead to a workforce pipeline and vice versa. Consider requirements for social equity among businesses (i.e. B-corps).
- Target higher than existing minimum requirements; perhaps 50%. This requirement will also align with goals for wealth creation.
- Includes wealth creation and workforce development - Equitable contracting for community investment.

## Accessible Middle Skill/Wage Jobs

- Recruit anchor tenants and other firms to locate in the property that can create living wage jobs and provide high labor standards.
- Provide space for people to live and work nearby.
- The group's goal for this project is that the innovative, environmentally leading design and construction methods and materials create an opportunity to train construction worker in skill that can be highly marketable.
- We need to be building job growth across all sectors of employment.

## Active Transportation

- Green loop connection, Johnson Street (better bike/greenway), better N/S routes to N. Park blocks.

## Community Investment

- Specifically inclusive community investment; Community center and meeting space
- Residential and commercial and industrial level. Portland Mercado-like community investment – build wealth creation, commercial affordability, entrepreneurship and community engagement.

## Water Efficiency + Innovation

- Design focus – activated space that also serves a water conservation/re-use function - extensive urban forest canopy.
- Water efficiency + innovation; construction material and sourcing innovation; energy innovation all work together as unified priority for green building and sustainability goals. Goals should be beyond current LEED ranking system requirements.

## Neighborhood Inclusiveness + Safety

- Neighborhood Inclusiveness and Safety: eyes on the street – concern for homeless population – Jane Jacobs.
- Create a space like Pioneer Square – program it – let people buy a brick (or something to the equivalent).
- Pertains to the following: open space, community business, housing, education, etc. Include a high level civic goal to reflect across the site.

## Traded Sector Business Growth

- Large size of site provides opportunity for corporate HQ.

## Neighborhood Based Businesses

- Amend to include local, women and minority owned businesses. Catalyze diversity to this space.
- Plan for local businesses and institutions that embody Portland.

## Additional Comments

- Equity should be seen as a guiding principle across all project processes and objectives – equitable practices and objectives are paramount – community benefits agreements. Transitional housing and programs to transition from homeless/rehabilitation programs.
- Design Excellence: End result has to be something that is beautiful. Portland is good at bland, non-descript, un-offensive architecture. This has to be better. It has to be great, beautiful, world-class architecture that is sustainable and aspirational. Design Matters.

- Diverse Housing: affordable/middle incomes – mixed income housing catering to multiple demographics. Address shortage of 3-4 bedrooms apartments – people need different amounts of space over their lifetime – needs to be near medical, educational institutions – build complete neighborhoods.
- A brand new place needs to have a sense of comfort. It needs to include elements of design that give the place character. Look for synergies before outcomes. Open space and public realm as the primary topic of this project. Have development relate to public realm not vice versa.
- Connect the greenway to the water using this URA - Use water/storm water management in the aesthetic design of the site – don't focus too much on affordable housing, because that will happen, direct more attention to the missing middle. – Building for the next wave of technological advancement (i.e. autonomous vehicles).
- District Infrastructure: Make big, bold moves. Water + energy district solutions are embedded in master plan. PDC articulates specific infrastructure plans/agreements in RFPs. Most cost-effective way to meet environmental goals are likely distinct.
- District Infrastructure: Do what we already do better: water, energy, and materials.
- Sustainability + Innovation: leading edge sustainability features including: water, energy, and source materials. Meet ambitious climate change and sustainability metrics. Within comprehensive cost permits – from local (regional), sustainability sourced inputs, labor, etc.
- Ensure that the Broadway Corridor is a sustainability centerpiece for Portland. Strive to take diversity and inclusion to levels not achieved yet. Put emphasis on non-market-rate housing to bring others to this site.
- Developer Selection in the Future: I think having more than one developer is more advisable than only one. We need multiple views – a range of development expertise on this project. I would also hope local developers that were involved in the River District and Pearl District can be used to some advisory capacity.
- Make the evolution of project plans available online; What will ultimately make this site unique?; Build for the connection to downtown; Will there be hotels?