

Broadway Corridor Steering Committee
Preliminary Development Concepts Feedback Summary
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*	Difference in opinion
	Issue brought up in all concepts
	Issue brought up in 2 concepts

Concept DISCOVERY: Summary of Comments		Policy	Program	Design
Housing				
	Location of affordable housing: 1) integrated and not pushed to edge; 2) prominent location is laudable; 3) integrated with market rate housing			D
	Accessible affordable % of all working class	P		
	Collaborating with Bud Clark Commons	P		
Commercial Affordability				
	Affordable accommodations including food and retail			
Tenants				
	Retail spaces too large			D
	Large grocery store that is affordable (WinCo or Dollar Store)		R	
	Multi-cultural arts			D
	African American business center		R	
	Large civic space (i.e. community center with pool, arts, carousel)		R	D
	Infant and child daycare		R	
	K-elementary school for residents		R	D
	Big community kitchen to help area and people (1-2 floors)		R	
Workforce				
	Ensuring workers can live and eat here too	P		
Connectivity: Streets, Green Loop, Pedestrian, Transit, and Greyhound Station				
	Alley concept: 1) tokenizing; 2) do not like alley; 3) love activated alleys; 4) alleys opportunity for pedestrians			D
	Alley location: should be adjacent to market rate properties or sewer alleys			D
	Block layout: do not like adherence to grid			D
*	Link to Oldtown/Chinatown: 1) Love chinatown extension, link to OldTown; 2) like landmark-market connection to Old Town; 3) link is unclear -- done with just art?			D

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Concept DISCOVERY: Summary of Comments		Policy	Program	Design
	Green loop: 1) appears to be an after thought; 2) connect directly to Broadway Bridge; 3) stormwater open space along green loop; 4) like direct Green Loop design			D
	Love multi-size development options		R	D
	Kearny and Irving for pedestrians only			D
	Accommodate future bus line on Station Way			D
	More pedestrian usage than privileging cars			D
*	Connection to Union Station: 1) Like connection to Union Station; 2) emphasize more connection with Union Station			D
	Like breaking up of Greyhound building			D
	Grand staircase			
Open Space				
	Lack of river access-nature and river			D
	Add in more open park/field for multi-use, green space			D
Buildings, Density, Massing				
	Building heights: 1) spread height, not just one tall buildign; 2) at least one very tall building; 3) tall building in corner awful			D
	Use space under the Broadway ramp		R	D
General Concept				
	Public art: 1) sites for public art but very big individual pieces; 2) sculpture; 3) collaboration between low-income residents and PNCA		R	D
	Connect different cultural hubs from different parts of Portland	P		
	Community benefits should be part of design concepts	P		
	Struggle with articulation of racial justice - healthy environment	P		
*	Marketplace: 1) Move in front of Union Station; 2) love covered marketplace location; 3) move away from corner, more green		R	D

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Concept NATURE: Summary of Comments		Policy	Program	Design
Affordable Housing				
	Location of affordable housing: 1) Move buildings to green space areas as there are safety concerns with houseless population north of Bud Clark Commons; 2) don't hide in back corner; 3) disperse parcels; 4) combine market-rate housing inside buildings	P	R	D
	At least 4 lots of affordable housing		R	D
	Co-housing for low-income and elderly	P		
	Mixed-income housing	P		
Commercial Affordability				
	Affordable accommodations including food and retail	P	R	
Tenants				
	Food vendors underneath Broadway overpass (i.e. café)		R	D
	Community center and/or sports center		R	D
	K-elementary school to serve residents		R	D
Workforce				
*	Green jobs: 1) no such thing, new industry jobs make more sense; 2) like green jobs or new industry climate solution jobs	P	R	
	Anchor tenant with district-wide jobs	P		
Connectivity: Streets, Green Loop, Pedestrian, Transit, and Greyhound Station				
	Parking should be available including structures		R	D
	Like less traffic through site, limited number of car streets, pedestrian orientation			D
	Like connection to Broadway Bridge and open space			D
	Prefer Hoyt as full street between 5th and 6th			D
	Like green loop connection			D
	Have an iconic entrance from green loop to Broadway Bridge			D
	Add green loop gardens			D
	Like under bridge connection to Union Station			
	Like breaking up of Greyhound building			D
	More streets between buildings would help ensure success of ground level spaces			D
	Seems to block pedestrian use of Broadway viaduct north of Johnson			

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Concept NATURE: Summary of Comments		Policy	Program	Design
Open Space				
	Gathering space for communities is needed (multi-use public open space)			D
	Needs more activity play/recreation areas (swimming pool, public exercise equipment)			D
	Can Union Station forecourt be activated here			D
	Open market or plaza would improve this concept		R	D
*	Forested area: 1) Safety concerns with forested path and adjacent houseless community; 2) like big trees and water feature especially indicative of Portland; 3) too many trees; 4) privileged view of outdoors that is exclusive; 5) nature in city has positive health impacts from research			D
Buildings, Density, Massing				
	Use space under the Broadway ramp		R	D
*	Building form: 1) Like irregular building shapes; 2) Dislike building shapes, but like breaking up of grid			D
*	Block layout: 1) Like breaking up of grid and opportunity for flexible parcel footprint sizes for greater variety of building sizes; 2) shouldn't be prioritized over performance			D
*	Building heights: 1) Spread out height of buildings; 2) Higher buildings for more green space may make this look different; 3) tallest building on southern side of USPS site because NW building would impact view corridor; 4) like tall iconic building; 5) slope of site and height of buildings can help with wayfinding			D
	Odd shaped buildings can be less efficient			D
	Like building architecture with nature on top and sides (including green roof)			D
	Building spaces seem too narrow			D
General Concept				
	Concern around costs especially due to management and maintenance		R	
	Question on native community involvement for this concept	P		
	Concept not good for disabled, elderly, young		R	D
	How to ensure this is an active space		R	
	Does not feel welcoming			D
	Feels unique			D

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Concept PLAY: Summary of Comments		Policy	Program	Design
Housing				
*	Location of affordable housing: 1) distribute parcels ; 2) move parcels closer to Bud Clark Commons		R	D
	Make 4-5 parcels of affordable housing		R	D
	Add courtyards to affordable housing buildings			D
	Large rectangular parcels decrease chances for smaller-scale affordable housing design		R	D
Commercial Affordability				
	Affordable accommodations including food and retail	P	R	
Tenants				
	Business incubator should be here	P	R	
	Non-big name tenants	P	R	
	Agreement to provide living wage jobs as part of CBA	P		
	Define main street district			D
Workforce				
	People living there being able to work there	P	R	
	Quality service jobs, high pay and benefit	P	R	
	Don't see how concept relates to need for good jobs			
Connectivity: Streets, Green Loop, Pedestrian, Transit, and Greyhound Station				
	Better connection to Union Station as a destination			D
	Lack of connectivity to river			D
	Limited walking path / street space for small business, cafés, and small spaces			D
	Alleys feel random			D
	Alleys tokenize people of color			D
	Too many streets			D
	Eliminate car access on Irving and widen Hoyt Street			D
	Split up Greyhound			D
*	1) Green Loop should go through the site; 2) like diverting path at NW Johnson to the east, directing to landmark Union Station			D
	Broadway Bridge ramp should be more curved or linear			D
Open Space				
	Covered open space should be available			D

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Concept PLAY: Summary of Comments		Policy	Program	Design
	Like action plazas, tiered seating, plaza in front of Union Station, idea of pocket parks			D
*	Recreation areas: 1) diversify recreation offerings (for aging population, basketball courts already in N Park blocks); 2) like futsal courts; 3) don't want sports fields			D
Buildings, Density, Massing				
	Buildings should not be so square			D
	View corridors in site from bridge and park blocks not significant enough			D
General Concept				
	No distinctiveness from Pearl		R	D
	Lack of racial justice lens	P	R	D