IN Volvement Summary
May 2016 through November 2016

Purpose
The Human Solutions development team, in partnership with Gerding Edlen and Holst Architecture, invited Gateway community members to participate in refining the development program, shaping design options, and defining preferences for building design and site layout at the property located at 10520 NE Halsey in Portland, Oregon. Community feedback and ideas were used to develop a preferred concept design for the Gateway Park mixed-use, mixed-income project.

Involvement Opportunities

• Community meetings targeted to review policy targets and discuss design objectives with Gateway area residents and local leaders | 3 meetings with approximately 125 participants, May to July 2016

• Focus group sessions with Gateway area residents to test and get input on design options | 4 focus groups with approximately 45 participants, including one specifically targeted to Gateway renters and residents with low to moderate household incomes, October to November 2016

• Targeted business outreach to get feedback on retail and design options | 1 focus group and 1 presentation and discussion to the Gateway Area Business Association with approximately 40 participants, October to November 2016

• Online community survey | 127 people reviewed the survey and of those, 49 responded to the survey questions, October to November 2016

• Community Open House to discuss and hear feedback on final concept design | approximately 45 attendees, November 2016

• Phone calls and emails with individuals who followed up with Human Solutions after receiving project updates and/or notice of upcoming events | May to November 2016

• Announcements and invitations included 2 direct mailings to over 4000 residents and businesses within 2000’ of the project site, regular email updates to approximated 150 individuals on the project distribution list, notifications and conversations with community news outlets, and distribution of information through local community networks such as the East Portland Action Plan and the two area Neighborhood Associations.
SUMMARY OF WHAT WE HAVE HEARD FROM THE GATEWAY COMMUNITY

WHAT THE GATEWAY COMMUNITY LIKES ABOUT THIS PROJECT AND WANTS TO ENCOURAGE

• Most participants and survey respondents favor Option C, as it does the best job of blending into the existing development on Halsey, putting housing along the park, and opportunity to screen the parking lot from park, while also activating the plaza and Halsey with retail businesses. Some also preferred Options A and B for efficiency and simplicity of designs. (see reverse side for Options A B and C)

• Need a quality project with high quality materials and design, maintenance, and very active retail that brings in the community

• The ground floor must maximize retail use

• Residential needs to be mixed income, including market rate units and focus on housing for the area workforce

• Preference for the residential building to be set back from Halsey, closer to the park. Preference for the building along Halsey to be of a height and scale that fits in better with existing buildings

• A car park area that is partially covered and easily screened from the park is better than open surface parking lot. Prefer to not have surface parking. A desire to look into underground parking structure, but also an understanding it is likely not possible because of the great expense. Include secure bicycle parking with easy access to the street and park, and located somewhere safe, visible from active retail space.

• Having a food-related business along the plaza with long hours and tables on the plaza are essential. Many ideas for retail businesses that would be successful in this location.

• Small and locally owned retailers would be appropriate for Gateway. This development and retail spaces should be the catalyst to bring back a thriving retail district to Halsey

• Second floor decks and/or green roofs that overlook the plaza and park will help the development connect to the park and enliven the space

• There needs to be ample landscaping around building and parking lot to make it beautiful and blend with park
WHAT THE GATEWAY COMMUNITY HAS CONCERNS AND QUESTIONS ABOUT

• Frustrations and concerns about the affordable housing policy objectives and the City’s process. Also questions about who will make decisions about the design and development going forward.

• Some participants desire this development to actively combat market pressures of gentrification and displacement. Others questioned if there are any threats of displacement in this area.

• Questions and concerns about how property taxes will be assessed for the various elements of the project, especially the uses with potential for tax abatement.

• Questions and concerns about long-term property management, including enforcement of parking restrictions in the development’s parking lot and need for landscape maintenance.

• Concerns with direction of Halsey/Weidler area in general, the plans and zoning for the area, and master plan for development on this site.
APPENDIX A  |  SUMMARY OF FEEDBACK FROM 4 FOCUS GROUPS

Following the general community meetings held in early summer, community members were invited through an open invitation to participate in small group discussions focused on design issues and options in late summer / early fall. Three focus groups sessions were reserved for Gateway area residents and one was targeted to Gateway area businesses. In total, 45 people participated in these focused discussions.

Important themes and feedback from community focus groups:

DESIGN OPTIONS A, B, AND C
• Majority preferred C to other options, as it does the best job of blending into the existing development on Halsey, putting housing along the park, and opportunity to screen the parking lot from park, while also activating the plaza and Halsey with retail businesses.
• Some preferred Option B as a modest and appropriate design for the area with varying building heights.
• A few others advocated for Option A, because it is more economical and a larger building on Halsey could be a visible ‘beacon’ for attracting new interest in the Halsey/Weidler area.

CONNECTING TO THE PARK
• Housing up against park in Option C helps to connect.
• Having a food-related business along the plaza with long hours and tables on the plaza are essential.
• Need to think about how to accommodate families in the housing next to a park.

PARKING
Regarding parking for the development project:
• Questions and comments about how the parking can be managed and enforced, so office and residential share spaces and park users do not use the lot.
• There were questions and concerns about access off the public alleyway between the project and the hardware store, including request that the development team look into traffic flow into and out of the parking lot and how loading/unloading can be accommodated.

Regarding parking for the park:
• The park is under construction and this project does not have any ability to change or influence the plans permitted and underway. However, participants voiced concerns about the likelihood that park users will want to drive to the park and use the mixed use development’s parking lot once built.
• Community members who participated in developing the master plan for the site shared that that is intentional that the park does not have a parking lot, as Gateway Park is a new urban park that people can easily walk to and/or park a car on the streets next to the park.
• Some community members remain concerned about the lack of parking dedicated to the park and recommend the City look at the Century Link lot to the west which appears to be underused.

OTHER DESIGN IDEAS AND COMMENTS
• The ground floor must maximize retail use.
• Need to think about offering smaller retail spaces for local and emerging businesses.
• Like the green roofs and roof decks next to park. Could help to activate and bring more beauty.
• Need a lot of beautiful landscaping to make this work.
• How will the alley be used? One way? Two way? Loading?
• Can community space in the building be made available?
• Focus on the park. Park needs more visibility / connection to Halsey.
• Research Halsey/Weidler improvements and fold into the development plans.
• Concerns and questions about how the parking will be managed and whether or not the number of parking spaces is enough. Some participants advocated for the City to build parking for park users. Others asked about the possibility for building underground parking.
• Prefer different housing types to be mixed in the building, so that smaller and/or affordable units aren’t treated differently (do not segregate).
• Need a very quality project - high quality materials and design, maintenance, and very active retail that brings the community in.

OTHER GENERAL COMMENTS AND CONCERNS
• Like the addition of market-rate housing into the project, making for a mix of incomes, not just affordable.
• Questions and concerns about how property taxes will be assessed for the various elements of the project, especially the uses with potential for tax abatement.
• Need to make sure landscaping is maintained in the long term. Many other investments in landscaping, especially those on transportation-related properties have withered.
• Would like to know if community space in the building could be available for use by the community at large.
• Do not like the perception of social services with Human Solutions office on this site. There are too many social services in the area already.
• Would prefer to see upper floor office space for businesses.
• Plaza needs to be a truly public space where elders, teenagers, and all Gateway residents will feel comfortable and welcome gathering there.
• This is the most important development site for Gateway to catalyze investment and great buildings. Cannot compromise quality.
QUESTIONS AND COMMENTS ABOUT POLICY DECISIONS AND REQUIREMENTS FOR THE SITE THAT THE CITY OF PORTLAND HAS STIPULATED

- Frustrations and concerns about how decisions are being made for this site, without the input of community members. Also questions about who will make decisions about the design and development going forward.
- Inquiries about funding and how a development project gets funded.
- Some participants desire this development to actively combat market pressures of gentrification and displacement as rapid growth is coming into Gateway. Others questioned if there are any threats of displacement in this area.
- Frustrated that there is any affordable housing included on this site after the City and community have worked for a years for a purely market-based development.
- Concerns about building commercial development on the south side of Halsey - concerns with pedestrian and bicycle safety - retail should only be built north of Halsey and south of Weidler.

IDEAS FOR RETAIL BUSINESSES

Frequently-mentioned retail ideas that are desirable for this project:
- Café, deli, small eatery
- Bakery, pie shop
- Small grocer with deli that attracts park users (not a convenience store, no lottery)
- Brewpub or taproom
- Family-friendly sitdown restaurant
- Bookstore
- Ice cream shop
- Toy store, hobby and game shop
- Food-related businesses and restaurants reflective of the community diversity; locally owned

Other retail ideas
- Music store, musical instrument shop, and/or music education
- Food hall, like the Mercado on SE Foster or Pine Street Market downtown; diverse, multi-ethnic food shops
- Winery
- Comic book and collectibles store
- Pet supplies shop
- Family-friendly businesses
- Flower store, gift and card shop, candles, balloons, kite store
- World-class sneaker store, skate shop
- Vintage, antique, resale shop
- Coffeehouse, breakfast spot
- Framing / art store
- Maker space, bead or craft store with classes or studio space
- Daycare
- Urgent care clinic/Medical practice
- Climbing gym
APPENDIX B | ONLINE COMMUNITY SURVEY RESULTS

The online community survey was available from November 7 until November 18, 2016. The survey was accessed by 127 people and 49 responded to the survey questions. What follows are the results registered through the survey tool, exactly how they were entered by participants and unedited.

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Q1 | The 3 building concepts present different options for height, location, and size of building(s). Which of the concepts strikes the best balance of building location and building size?

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<tr>
<td>Concept B</td>
<td>19.6%</td>
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</tr>
<tr>
<td>Concept C</td>
<td>69.6%</td>
<td>32</td>
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Q2 | Which of the three building concepts does the best job of connecting to and adding activity to the new park?

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<thead>
<tr>
<th>Concept</th>
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<tbody>
<tr>
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<td>Concept B</td>
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</tr>
<tr>
<td>Concept C</td>
<td>82.6%</td>
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Q3 | Which of the concepts do you like or dislike? Tell us why you feel that way.

- I dislike A & B because the buildings are too high and obstructive. Also, the parking lot is exposed and unclear that it only is to be used by tenants of building.

- I do not like any and wish that the affordable housing units were not built at all. Concepts A+B would terribly hurt the aesthetics of our neighborhood, making it feel commercial with it's enormous height and destroying the homey, relaxed, small community feel of our streets. I grew up here in my family home and have seen the neighbors for decades - this plan goes against what we know and love about living here. It's terrible. Concept C is the least of all evils and would still hurt us, but it sounds like you guys won't care about that and will proceed anyways.

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* The online community survey was not a certified voting system or ballot box. As with any public comment process, participation was voluntary and responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.
• Definitely don't want anything 6 stories around the area as it wouldn't fit in. I like that the parking is tucked under in Concept C.
• Building C is most attractive and creates the most views of the park.
• The design of concept C makes the most sense, and is visually more appealing.
• For the reasons mentioned: most gradual height graduation; most eyes on the park.
• As stated in the summary, the building is lowest in height with gradual increases. This scenario would be the "friendliest" to the existing structures in the neighborhood and the least out of context.
• 1. connection to the street is the right scale, 2. the mix of heights creates better visual appeal and allows for options like roof top usable space, solar, green roof, etc...I really like this design.
• A is bulky.
• C is trying too hard.
• Not enough information to make an informed choice. How much more or less expensive between each option. Your narrative and ordering of choices clearly favor C. If the choice is between high design and actually getting the thing built I'd vote for A though I like C the best. Given that B tries to balance the trade-off between A+C it almost certain to be the one chosen ;-
• I like C because its height blends in better with the surrounding neighborhood. I don't like the idea of a building dominating the skyline. I also like that the parking is separate from the plaza/park.
• Concept A is cheaper, but I do not like the big wall next to Halsey. Needs to be more inviting.
• Concept B
• Concept C works well. I wonder if all the apartments make it seem like the parks is only for tenants?
• I don't like that the building blocks the view of the park from the street. The three design concepts are going to turn the park into a homeless camp instead of asset for the community.
• Concept A is the best, because the building has the least impact on the park. Tall buildings belong on the street, not next to a nice green open space! You go to a park to try to get away from buildings and the city.
• Honestly, I think you have already made your decision, and that this survey is pointless. Taking away the park space and adding this huge housing development - whatever the size & shape of the building(s) - will not add to the livability of this neighborhood. Removing parking all along Halsey St will also remove the livability and neighborhood feel of this area. The park will be pointless, neglected, and uninvitable because we won't see it from the street, and the area will be too congested. The impact of this building on the surrounding homes will be detrimental, not positive. No one believes that those of you making these decisions live in this neighborhood or are invested in making it better for those of us who do - or that you would want this project in YOUR neighborhoods.
• Parking is hidden, classes up the development.
• Concept C feels creative and people friendly. From the street it looks inviting to me and not just a dominate anonymous dark building as in Concept B. It has a gentle presence.
- I dislike all for fatal distortion around a ground-floor "grocery store" to serve park traffic only. This must be undone. An inferior store in Grocers Outlet was mentioned at 11/10 Focus Group. Another 7-11 was laughed at. Whatever, it and any retail space without evident parking, will fail. We will drive or even walk as little as two blocks, and will shop online ever more, needing full choices and better deals.

- It's not very clear from these small drawings what the traffic will be like to and from the parking for all 3 of these building concepts. The alleyway (or access driveway) next to the parking (that you can see in option A) shows that cars will get to the parking area only by going through what is now an alley. I believe that is not a public road, or a city road, but is land that can be driven on (at the moment). Does the city have a plan to change that? Or add a road to the area where the park is? Or change the direction of traffic for NE Halsey? I don't see how that is going to work. None of these concepts address this problem (traffic flow into and out of a parking lot with so many spaces). As for the designs, C is the most desirable because of what it looks like from the street. It is more HUMAN scale and it seems you will be able to better see the park from the street with this design, but that is also not that clear. A is a terrible idea. It will dwarf nearby buildings and no one will be able to see that there is a park behind it. The tenants have a view of a parking lot. This idea is a little reminiscent of "Fascist Architecture" and then to add the idea that a city organization might be a tenant to the building sends a message that does not fit in with Portland. I understand it is the least expensive of the three, but I don't think it should be an option at all. Option B is better than A, but still has the same issues: A view mostly consisting of a parking lot and the same traffic issue (how to get into and out of the parking lot). I like that is doesn't seem to dwarf the buildings nearby as much, but its still not quite right.

- I like the third option since it will blend in better with the surrounding businesses, hide parking, add security, and it has the largest retail space.

- I like A because it is simple, meaning the exterior can be build with quality materials.

- C is too busy. And that adds to the cost.

- I am open to either.

- concept c please

- .... more retail space.

- i live in the immediate neighborhood for 15 years.

- .... we're hoping for a specialty grocery store like trader joes or new seasons....

- thank you.

- Concept C is best looking and puts the mass in the middle of the available site. Plaza has less intrusive building height on the East side.

- Hidden parking, park safety, not one big block building like in Option A

- I like the idea of having the office and residential spaces separate, with separate access for security. I also like the varying heights of Option B & C. What I don't like about Option C is it makes a barrier for anyone from the office space to access the park. They either walk around the building or have to go through the covered parking, which seems off-putting. The design of Option C almost makes it feel like the residents are looking down from above, Option B seems to flow more seamlessly between buildings.

- Anything to increase security is paramount. C is less boxy and has less visible parking. There is so much concrete in that area, so anything to not add more is a plus for me.

- I like Concept C the best since it has the most housing overlooking the park. Also, I like that the way the parking is designed.
• As a Human Solutions employee, I prefer Concept B because it appears that the new agency offices are located in a way that we could see the park from at least some of the building. The housing is also set away from the office space enough for residents to feel like they have a separate space.

• While I appreciate economy of construction cost, Concept A’s large, imposing structure dwarfs the volume of space at the park, casts longer shadows, and reveals the park abruptly (and too late). Option C seems to offer a more welcoming transition between built structures and the park, the larger retail area is a bonus, and the parking situation seems nicely handled. I’d vote for C or, if a compromise needed to be struck, B. I would not choose A.

• It’s not very clear from these small drawings what the traffic will be like to and from the parking for all 3 of these building concepts. The alleyway (or access driveway) next to the parking (that you can see in option A) shows that cars will get to the parking area only by going through what is now an alley. I believe that is not a public road, or a city road, but is land that can be driven on (at the moment). Does the city have a plan to change that? Or add a road to the area where the park is? Or change the direction of traffic for NE Halsey? I don’t see how that is going to work. None of these concepts address this problem (traffic flow into and out of a parking lot with so many spaces). As for the designs, C is the most desirable because of what it looks like from the street. It is more HUMAN scale and it seems you will be able to better see the park from the street with this design, but that is also not that clear. A is a terrible idea. It will dwarf nearby buildings and no one will be able to see that there is a park behind it. The tenants have a view of a parking lot. This idea is a little reminiscent of “Fascist Architecture” and then to add the idea that a city organization might be a tenant to the building sends a message that does not fit in with Portland. I understand it is the least expensive of the three, but I don’t think it should be an option at all. Option B is better than A, but still has the same issues: A view mostly consisting of a parking lot and the same traffic issue (how to get into and out of the parking lot). I like that is doesn’t seem to dwarf the buildings nearby as much, but its still is quite right.

• Concept C does the best job of fitting into the surrounding neighborhood by spreading the height in three columns above the retail and parking at ground level.

• I like the angle at which the housing units look onto the park.

• I like A we will get more out of the money if it is the least expensive. I like C and B mix it fits the area better.

• All three concepts are visually appealing. The rough deck looks much larger on Concept A, which is definitely a plus. This should add a positive feeling of connectivity to the park. I also like that retail, office and living space are all in one building and not separated.

• While I like that concept C allows the housing a more visible view of the park, I don’t like that it’s the most expensive to build.

• I like more of the mixed use feel of Concept B, with retail on both sides of the building, with the office space access in the middle.

• I like the mixed use approach with retail space.

• I like the gradual increases in height in Option C, and the connections between housing and the park for safety reasons.

• I do not like concept A. It is too boxy and even with added development will stick out for many years. It also looms over the park without really providing any benefit.
• I really like concept C. The breezeway and the two smaller building masses interact with and complement the park really well. Overall, this seems like a building that will seem alive and active. The housing relates to the park, and the office relates to the commercial street. This makes sense.

• Options B and C are both appealing. I like option C’s originality and ability to put more eyes on the park, but the commercial office space does not get any views of the park in option C, and instead views from the office would be of a building and parking lot. Additionally, tuck-under parking can pose a security concern, particularly being located closer to the park.

Q4 | What changes could be made to the buildings to make the design better?

• Do not use Orange on the outside facade. It’s 1970’s and ugly.

• No buildings at all. Honestly. We just need the park for the community to enjoy without the buildings that are going to feel like skyscrapers. The next best thing would be to decrease the number of units so that the size of the buildings can be brought down to something better fitted to our small community. Shorter and narrower, with more grassy and open areas dedicated for the park rather than buildings.

• Very modern in design - maybe less modern and something a little more traditional to fit in with the neighborhood.

• Once designs for elevations are proposed, may have ideas to strengthen prior to Design Review.

• A reduction of the height of the housing would benefit the context of the building with regard to its surroundings. By reducing the building heights, the park would figure in more prominently. The focal point should be on the park.

• I like the design, what will matter moving forward is exterior materials (and interior)...this can’t just be a good design, it has to be a high quality building from the exterior to simple things like the fixtures, the windows.

• Having the park behind the project effectively eliminates it as a "public" space since it’s basically accessed through the development. Much better to break up the project across the site rather than created a "screened" space.

• I’m not crazy about the design of C, but it’s the best of the three options. The part shown in white looks so much higher than the rest of it. Hard to imagine what it might look like in reality.

• There should be more outside covered area to allow eating or get togethers. To help tenant restaurants have a place for customers to go eat or hang out. There should be parking for tenants and customers. What kind of businesses are going to be there and how are they going to be accommodated. If we don’t make it inviting for business, then we get second rate businesses. We need a Trader Joe’s out in this area:)

• The building should have been on Halsey

• Make the buildings less visible and less looming over the park.
• Move the parking lot to the corner of (? is it 105th and NE Halsey). Make the park more visible from the street. Consider making it more inviting with scale or interesting shapes (walkways from the street to under the building to bring greenery to the building (like Holst did with the N Williams building).

• Keep the park. Get rid of the buildings - unless they are for retail, like coffee shops, small restaurants - that would make the neighborhood feel safer and more inviting. Keep the shops and street parking on Halsey as they stand.

• Let’s debate the virtue or not, of sentinel housing as park barricade. Special conditions as in fitting construction six stories tall and more, give the needed quantity of caring residents. There may be hope sentinels would work where the park is heavily used and convenient to commuters, as immediately adjacent to Gateway Transit Center. Tall buildings will be tolerated only in a beautiful cluster. Here on Halsey, what is the harm in just having a good parking lot? Defer decisions while tracking success of the park investment.

• I imagine there are windows but the depictions don’t show them. Light brings the outdoors in. Also, is it roof of the buildings being used for any people friendly services? Small gardens or green space. Could it be designed to allow simple covered areas for picnics or reading for residents of the building.

• Not sure.

• Use the simple design of Concept A and add underground parking.

• Art.

• Structured parking for more tenants and the businesses.

• Graduating building

• Access to the outdoor patio by both Office & Residential would be great. For Option B, making the Office Roof a green roof would provide something pleasant to look at for residents who wouldn’t face the park.

• Have no input on this question.

• This is a really nice design, I can't think of any changes. I do hope there is parking for the commercial and retail portions of the building, but I assume there are.

• Move the parking lot to the corner of (? is it 105th and NE Halsey). Make the park more visible from the street. Consider making it more inviting with scale or interesting shapes (walkways from the street to under the building to bring greenery to the building (like Holst did with the N Williams building).

• Eliminate the office space structure at Halsey and replace with three stories of apartments. Drop the number of market rate housing from 35 to 25. Make the middle structure two stories high and the third apartment structure nearest the park one story, stepping down the apartments from Halsey to the park. The office space is not necessary to this project and eliminating it will help make the size of the buildings fit their surroundings.

• Whatever could be done to make the buildings less imposing from the street, with the best graduation possible.

• I would stagnate the heights to have a mix in there.

• The one bad thing about Concept A is that the parking lot will receive little shade. I would suggest adding trees or some sort of cover to reduce the effects of urban hot spots. The units directly adjacent to the parking lot would directly benefit from this added step.
• A cover over the breezeway on design C would be really beneficial. It would make it an all season area rather than just a good weather area.

• I like the roof deck on Option C, I am not sure if there is a way to integrate something similar into Option B, but that could be a nice feature to add.

Q5 | Are there buildings or businesses on Halsey or Weidler or nearby that you like and think really represent the “feel” of East Portland? Which ones? What do you like about them?

• Lily Market, unique and interesting.

• Gateway Dental Clinic at 10305 NE Halsey with the wood and brick facade is cool, mellow, and classic like Gateway.

• The bike shop right across the street from this park, the breakfast place just a bit further down the street, the Wunderland, etc. They're small, old-fashioned but relevant, cozy businesses that make neighbors feel at home. If we wanted to live downtown, we would. But we don't. We live here because it's a small community of neighbors who are really comfortable with each other who don't want our lives destroyed because the city wants to increase revenue and sell our souls to be the next Seattle. It feels like you think there is something wrong with our neighborhood that needs to be “fixed”; we, the people who actually live here, love it just the way it is. We are happy. We simply wanted a park.

• Interdenominational church on 102nd a free blocks north of Halsey. Neon sign and welcoming to all.

• I think that area needs help in general.

• NE is Halsey is starting to become its own unique Portland street, with Lily Market, Namaste' and Food Fight! What these three have in common is that they are unusual, international, and small, locally-owned businesses.

• Lily Market, to-be-opened Namaste, Food Fight! and Jet Black are the epitome of homegrown Portland small businesses. Whatever retail is selected to activate the park on the ground level of the building/s should compliment existing businesses and add to the neighborhood. A cafe' on the park would be an excellent feature. A grocery store would be redundant unless the offerings are unique and not what other businesses will already provide.

• we have a good mix of mid century buildings in Gateway...like the Riverview building, the dentist office on 103rd, even the Namaste building.....I'm not interested in this fitting East Portland because its a very large area with many different "feels"...I am interested in Gateway being the visual range we focus on

• It should stay eclectic. Look at the differences between all the buildings down the Halsey Weidler strip.

• The area’s demographics and tastes are evolving and what’s desirable or indicative of the "feel" of a neighborhood will almost certainly be different once the building is completed 2-4-6 years from now. We don’t need another brew pub, Plain Pantry or liquor store, no lottery or pawn, cell phones store, car stereo, nail salon or donut shop. A Green Zebra or tienda like a smaller Tapatio Market, a small business incubator similar to The Hatch, Mercy Corp NW. Ultimately rents are going to drive the tenancies.
• I actually hate the look of most of the buildings in this particular area. Everything looks very dated and not in a good way. Run down mid-century and lots of bad 80’s designs. I would love a more classic look out here. Time for a much needed makeover! But not something that is going to look outdated in twenty years. As far as businesses go, I like going to thrift stores and “mom and pop” restaurants of all types of foods out here.

• I like Lily Market a lot. The building is clean and tidy and has some architectural detail, and there is a place to eat outside with nice landscaping. The parking stinks, it is way too tight a space, but they’re doing the best with what they have. And I think it’s a good example of combining retail and apartments.

• No one building fits the character of east portland. The problem with east portland is doesn’t have character and most of the business owners don’t take care of their frontage. I’m glad you are proposing a mixed used building. East portland needs to redefine itself. Good project. Unfortunately, the design team with a typical urban design, instead of a context sensitive design.

• They are all pretty crummy right now. There is a nice housing project on Glisan, I think it is called Glisan Commons.

• What does it matter if you are planning to remove street parking along NE Halsey? They’re going to go out of business. If you really wanted input from people in this neighborhood you would have asked for it and worked for it a long time ago - before breaking ground.

• Smaller structures populating parking lots is the affordable model for Island retail serving car traffic Halsey/ Weidler. Over a long time, where Corridor businesses are failed or immoral, demolish and start over, especially with on-island opportunities. Businesses deserving respect and support include The Outer Rim and Powell Paint on-island. The consignment shop on 106th & Halsey and several professional buildings further East on Halsey are models of commerce not demanding much parking or easy access. Successful investment off-island will be low and long North-South, with ample parking.

• Not really. We are in desperate need of a modern and gentle style. I love the Riverview Credit Union.

• I like the fly fishing store, the auto parts store, and the shopping center on 109th and Halsey.

• Most of the businesses have a street view that is clean and tidy. Gradually there is a positive move to an increased variety of businesses that do not cater to drinking/gambling.

• I am open.

• the hardware store

• The local economy will determine that.....we can dream all we want, if customer base is not there, the business fails. Need to be realistic with high end shops in a middle income building and the immediate surrounding area.

• No, as a resident, that entire section/neighborhood needs an update, more family friendly restaurants like Chipotle, Black Bear Diner, Hot Lips Pizza, Pastinis, NEW SEASONS!

• Modern twists on midcentury vernacular. Patterned, painted cement block mixed with newer glass, steel, etc.
• Unfortunately no, that is the problem and that’s why the design of this park is so important. We need a new direction and leadership around this. Please, please be leaders and establish quality design precedent out here. We have enough schlock.

• Have no input on this question.

• I am not familiar with the area since I am new in town.

• I think the Ride Connection building at 99th & Glisan (?) is simple and yet has good visual appeal. Not knowing the cost of the three conceptual options makes it harder to vote because cost is always an important variable.

• No. I think the street buildings and businesses are rather unattractive and not very interesting. Most of the stores and businesses have a 1970's feel, a commercial development from that time period.....

• Gateway breakfast house, Kings omelette and lillys market all family owned and have a diverse group of patrons

• Food Fight and Jetblack Coffee, which are soon to open/opening.

• heavenly donuts. They are an institution!

• Glisan Commons/ Gilman Court at 99th and Glisan. I work in Glisan Commons. These buildings just seem to fit in here - even more than the earlier developments across the street (both Glisan and 99th).

• Gateway Pancake House…it’s been there forever and I would love for them to stay.

• A grocery store with fair prices and grab and go options, coffee shop, or restaurants.

Q6 | Why do you choose to go to your favorite places? What do you think Gateway Park could include that could make you feel the same way?

• Cafe's, specialty shops in a walkable proximity. Food cart pod. Family oriented businesses.

• Cleanliness, vibrant colors, accessibility and well maintained facilities.

• They’re small and local. Unique to our area. Perhaps a juice bar or healthy cafe, not part of any huge chains.

• I think the existing businesses could use some sprucing up and some of the mini "malls" some updating.

• Good restaurants, a brewery, good coffee shop, ice cream, food carts.

• More small businesses that help the cultural feel of the area more family friendly. Such as cafe's, small restaurants, boutique shops. Nothing that has to do with alcohol, marijuana, or anything where a 5 year old would not be wanted.

• Places to eat, gather and be entertained (outdoor concerts, movies).

• In a nutshell, a place that feels comfortable.....there has been a significant amount of time spent designing the park (including picking a name, please use "Discovery") and I'm not sure we need more discussion when its already planned....we should talk activity but that discussion should include Parks in that discussion.

• space convertible for outdoor concerts, plays, movie in the park activities.
• Convenience, access by public transit, safety

• When I think of cool Portland locations, I think of signature streets that have attracted a critical mass such as SE Hawthorne, Sellwood, N. Mississippi, Alberta, and NW 23rd. Each of these signature streets have attracted one-of-a-kind restaurants, bars, boutiques, etc. with unique offerings. These offerings are often created by a business in Portland. The park can be a destination that draws folks to the neighborhood. Then, it is essential to create a neighborhood that folks want to linger in by attracting unique businesses.

• My favorite restaurants have healthy, fresh food. I like vintage/antique shops and clothing stores where you can get high end stuff for a really cheap price. I like to go to coffee houses where I can work on my laptop. Any of these things would be a welcome addition to my neighborhood.

• I go to my favorite places because they offer something I need/want. Good food, shopping options, services I need, a place to hang out. A covered area to have picnics with a playground close by like the park next to Reynolds, Imagination Station, so we can have family gatherings for all ages. An area to have entertainment sitting in the grass. Of course ADA access. What do different ethnic groups enjoy to allow them to enjoy their culture?

• It a nice and safe place to hang out. Gateway Park & Plaza will need to keep the trash picked. There is to much litter in the gateway community. There are too many homeless people living in front of businesses because Portland has provided no place for these people to be.

• Good play equipment for kids, lots of seating for parents. Make it a place that is easy to keep an eye on small children. Separate it from the big roads so it is safe.

• I like what has been done to N Williams. It seems like a neighborhood that is fun to walk around in, now, with all the retail shops and cafes and restaurants that are open to the street. I'm hoping that happens for the NE Halsey Wiedler corridor, too. I'd like to see more greenery and more pride in the area by businesses being held accountable for cleaning up around their buildings and neighbors having pride in the neighborhood. Taking a stroll around 105th and NE Halsey is a disturbing thing, right now. There are businesses that look like junk yards (some with trash all around the buildings). A lot of the businesses are so closed off from the street it looks scary to go in them. I think that an effort to integrate the community and the park - with businesses, pathways, park visibility from the commercial area would help

• First, this is not Gateway Park. It is a satellite neighborhood park. Reserve the name Gateway Park for better opportunity South of Gateway Transit Center. A "favorite" place is something public I would frequent with friends. At best, I will walk and ride by Discovery Park, wondering what it discovers.

• I go wherever there are trees and a little wild life...to escape from the constant roar of traffic. Trees like Luby Park are great. The trees that surround East Holiday park give a sense of being sheltered from the outside world and convey it is time to relax. So many people enjoy the walking track there-especially people with limited mobility. I've not seen it in PDX, but once I saw a "serenity hill or serenity area" -a polite sign that said to whisper. I often saw people reading or meditating on a bench under a tree or laying in the sun on the slope of the hill.

• A dog dog park and a sit down Dutch brothers coffee

• I would love a nice grocery store, and a decent, local restaurant. A brewery would be great. Also a nice coffee shop would be good.
• It is the people.
• I like Montevilla I can visit the resale shops, have a bit to eat at independent restaurants or a coffee shop.
• security guards, no overnight parking for the campers
• Dog area. Trees and water. Being able to walk safely to the park and stop for food or a drink on the way/on the way home.
• having any park is a plus for an area with no park.
• Safety, nicer business around them, not just alcohol, smoke, cannibus and run down bars.
• The places I frequent all have a sense of community. They have regulars and staff that make an effort to remember your name. If it’s a food establishment they have something unique on their menu that isn't located elsewhere in the neighborhood. I support walk-ability and places that support the community they serve by promoting those events, etc.
• I choose places that are visually appealing, comfortable to be in (with and without my young children), and places that support community relationships.
• Why: I feel welcome there, I might see people I know. What: good lighting, clean (no graffiti, no litter)
• Easy access to greenspace/a park. As a Human Solutions employee I am eagerly looking forward to easy access to a park as a nice way to take a break.
• I seek areas where I can walk between several shopping and eating places.
• I like what has been done to N Williams. It seems like a neighborhood that is fun to walk around in, now, with all the retail shops and cafes and restaurants that are open to the street. I'm hoping that happens for the NE Halsey Wiedler corridor, too. I'd like to see more greenery and more pride in the area by businesses being held accountable for cleaning up around their buildings and neighbors having pride in the neighborhood. Taking a stroll around 105th and NE Halsey is a disturbing thing, right now. There are businesses that look like junk yards (some with trash all around the buildings). A lot of the businesses are so closed off from the street it looks scary to go in them (I'm thinking of the liquor store down the street). Then there are all the fast food places, which also make the neighborhood feel transient, like just a place to drive through, not stay and hang out in. I'd like to see more "mom and pop" businesses, which bring that personality to a neighborhood and less big box stores.
• Quality of food or product. Local, unique stores like Thinker Toys in Multnomah Village instead of national chains. A restaurant/pub as an anchor that would be open by noon and open late to keep undesirable people from conducting illegal activities there at night. You have to make lighting and visibility a priority.
• Color and signage that makes you want to explore what's there. It’s the community
• I go to places that make me feel safe. It can be family friendly to encourage more families to come to the area and play.
• Accessibility, store culture, cost and retail needs are what drive my decisions. Fostering and supporting local business and artists will drive interest. I would drive a strong connection between Gateway Park and the prevalence of public transportation options in the area.
• I would hope that the plaza is truly a public space and that elders, teenagers, and all Gateway residents will feel comfortable and welcome gathering there.
I like places I feel comfortable occupying for an hour or more. Having a welcoming coffee shop would be great. Also, secure bike parking that is covered and visible from any active retail space.

They are easy to access via bike and offer somewhere for me to safely lock my bike in a well lit location with a lot of eyes on it.

**Q7 | What types of retail businesses do you think will be successful in this location? Should there be a different kind of retail along Halsey than on the plaza?**

- Small businesses that appeal to local residents. Right now we travel elsewhere in the city to areas to eat and shop.
- A casual, dining cafe would be great. Possibly a low-cost daycare facility for the myriad of families in the area.
- Something affordable but high quality.
- Less chain restaurants and more boutique eateries and shops, much like other historical areas in the lower NE neighborhoods (i.e. Alameda, Hollywood, Hawthorne, etc).
- Movie theatre? Healthy food grocery, brewery, indoor food cart market
- Coffee shops, restaurants.
- We need more discretionary, mixed-income in Gateway. One-of-a-kind shops, restaurants, bakeries, wineries, brewpubs will generate more foot traffic, and help Gateway become more of a destination --- day and night --- than a "drive-through".
- Restaurants, breweries, boutiques and businesses that provide a place for community gathering would do well in this location.
- I’d like to see more diverse food options besides sports bars. We need retail that draws people out of their cars to walk, brings neighbors to the area on foot and bike. I’m very much not in favor of PDC and this project encouraging businesses that will directly compete with other existing businesses directly (ie grocery, ice cream). I do not think we need to have another grocery store there. I’d like to see more diversity of businesses (ie Namaste brings an international feel that’s been missing)
- Nothing boutique. The neighborhoods are working class and middle class. We need stores that understand that.
- There are ample small businesses in the surrounding area. Focus should be on supporting working people -
- I wish we had a small independent movie theater or a well-lit bar/pub/tavern that wasn’t too scary to go into (the bars are scary out here!). I also wish we had a little coffee shop and/or a deli. I’d love to see businesses that encourage street life and cater to young families. People don’t walk out here unless they’re using public transportation or looking for trouble. I’d like that to change.
- A grocery store. More like a whole foods or something similar. A bakery like Grand Central would be great.
- Anything that can make it there. Food would be good.
• Kid related stuff, local food options, cafes/meeting spots
• None.
• Yes-definitely a different kind of retail! Please find a cafe that serves at least semi healthy food...like Petite Provence. I am not sure why but the East side has nothing but fast food & bars & an insane amount of furniture & mattress stores! A book store would be great. The only books for sale on the East side are in Target, Fred Meyer or the used ones at the Goodwill store. Same is true for art supplies. A kite & balloon shop...or kid friendly store that sells things for them to do in the park. Maybe no services like nail shops, hail salons, and mailbox stores. Maybe happy places in the park...local art and art supplies, the kid oriented store, cafe, flower shop, bookstore or a pet kiosk to buy balls, poo bags and treats.
• Gelato business, hair and nail salon
• There should be a restaurant, but it must be family priced. I would like to see some kind of a book outlet, and a space within to invite authors to speak. We do not have a pastry shop in Gateway.
• A transportation service.
• trader joes
• Food, Resale shops, drug store, ice cream shop. A Brew Pub.
• perhaps a coffee shop or small eatery. A bakery
• YES! NEW SEASONS, Chipotle, Black Bear Diner, Hot Lips Pizza, Sushi place, Dicks Sporting Goods, maybe a Martial Arts for kids place. We are always driving elsewhere to shop and eat and this is a common complaint on neighborhood group sites.
• I like the idea of a cafe or restaurant along the plaza, the type of business that could utilize outdoor seating and connect with the park and community. A grocery retail space is helpful for walk-ability and reducing street traffic. A breakfast spot would be great for residents on the weekends and could be sustained by the office traffic during the week. A shop with small unique gifts, cards, flowers, etc would be nice. Daycare would be wonderful for the residents and office workers. Having reliable daycare close to home or work is so beneficial for productivity. Having the daycare be affordable or providing options for the affordable housing residents would be key.
• (GOOD) Coffee!
• Yes: brewpub, family restaurant that isn't just a front for gambling. No: pot shots, thrift stores, convenient stores, pawn shops we have enough of those.
• I don't have a good sense of what's already in this neighborhood, so I don't have any input here. An affordable lunch place with veggie/vegan options would be nice though!
• Breweries, coffee shops, boutique resell shop or consignment, and local bar
• Coffee shop, sandwich shop/bodega.
• Office spaces should be able to in there. Leasing offices to businesses that can thrive in East portland. Anything can go into the leasing office that can provide work.
• I would like to see you put all effort into getting the best retailers in other parts of the city to come to this place....and not care about where in the complex they are. Just get them here!
• Some type of food service would be great, early morning coffee and tea, sandwiches and salads at lunch, and wine, dessert, and intimate music venue at night so there is all day programming.
• I often go to NE Alberta to sit in a cafe or even to go sew at Modern Domestic, which makes me feel like I can be part of a neighborhood that I don't live in. It's nice to visit other parts of the city and feel welcome. I'm hoping that this park will add that element to Gateway. My favorite new kind of place to visit is a retail store with a service/class to pay hourly for (for example; ceramics with open studio, art studio for kids, sewing classrooms, knitting circles, beer/cheese/wine “fill in the blank” making classes, learning how to repair your own bike, etc). We have SO many pizza/ramen/donut/coffee/ice cream shops all around Portland, but they DO seem to do really well and people will travel to go to them, if they are delicious.

• Pie shop, bakery, or little neighborhood store where you could get take out and essentials ----but run by people engaged with the community, not like the rest of the other little corner stores....could perhaps include a book exchange, pet products, a sit own space where people could gather

• I would suggest a grocery store, restaurants (local, family), an urgent care clinic/Medical practice that competes with others in the area (to include those with different health insurance products), book store, etc.

• The retail on the plaza should be somewhere people can flow in an out of to grab snacks for their park outing, maybe a convenience shop, or grab and go section of a grocery store.

Q8 | What other offices and shops do you regularly visit in Halsey / Weidler area?

• Not much at this time.
• Plaid Pantry, El Indio, McDonalds, Izzy's, 7-Eleven, .
• Used to go to Radio Shack, oriental store, fly fishing
• I tend to go farther west for unique shops and restaurants, other than the local grocery (Winco and Fred Meyer), gas stations, and such.
• Hardware store, Mexican restaurant, Saim Thai, excited about new Indian restaurant.
• I don't. That's the problem.
• Most of them, I like to support my local merchants
• The Outer Rim, soon Food Fight.
• Freddies, Starbucks, liquor store, Goodwill ....
• Goodwill, 4 Seasons Nails/Spa, Starbucks, Fred Meyer, Winco, Muchas Gracias, Siam Grill, El Indio
• Lily Market, State Farm Lisa Parks, Chase Bank, Gateway Breakfast, the Bike store, Hardware store, Hearts Decor Consignment, PACS, Postal Place, McDonalds, Fred Meyer, Winco, Kohls, Portland Paint, Baskin Robbins, Office Depot, looking forward to Namaste and Vegan Grocery and that new coffee shop!
• I visit my dentist because he keep his property picked up. The rest of the businesses I go outside the neighborhood because their property is un-kept. Get business owners who will clean their frontage or hire someone to clean their frontage
• The hardware store.
• not many
• Gateway Hardware. The Outer Rim. I have paint shop loyalty not yet won by Powell Paint. I avoid looking at seedy failed blight that corrupts the area.

• I don’t use many of the places along that specific corridor as there really isn’t much there. Fred Meyer, of course. Also Family Pet & The Siam Grill & the liquor store. I am so thrilled that there is a coffee shop and Food Fight opening! Mod Pizza is decent on 122nd. (and has a fantastic design!) If I could, I would bring in a Trader Joe’s & a sushi restaurant. I was told once that people on the East side do not have money. Most of us on my street are empty nesters. I think we can spare some dollars for a decent grocery store and a place to eat. I usually go to Mall 205 to do much of my every day business. (Massage Envy, Verizon, Portland Seafood, Target, coffee shop etc there.)

• McDonald’s

• Gateway breakfast house. I will be going to Food Fight and Jet Black Coffee once they open. Otherwise, I don’t like the places around here. I usually just go to Montevilla.

• The asian supermarket, Powells Paint.

• Sports bars.

• mcguilicudys

• Starbucks, Fred Meyer.

• the hardware store which is doomed.

• None, except El Indio on rare occasion. We are always driving elsewhere to shop and eat and this is a common complaint on neighborhood group sites.

• BR31 Ice Cream (occasionally), the Adventist thrift shops, Powell Paint Center, Lily Market, Outer Rim Bike (for neighborhood events), Casmur Grocery (just up 111th).

• Gateway Dental, Mc Gillicuddy’s, Outer Rim bike shop. ‘I'd visit more if there were more to visit.

• I don't regularly visit offices/shops in the area.

• None

• The antique shop nearby is a favorite - don't know the name.


• Thrift store, shoe repair, hardware store, cleaners, bike store

• Nail salon and the staples store.

• Pho Oregon, downtown Montavilla, Fred Meyer, Subway, liquor store.

• El Indio, Lily Mart, Siam Grill, Bridge City Medical, Fred Meyer, Starbucks, Jamba Juice, Four Seasons Nails, Bradfords, Boss Hawgs, Pho Thien.

• None currently, there’s not much there.

Q9 | What other ideas do you have to help us make this project even better?

• Get going on this. Taking too long.

• Cater to a multi-cultural community not just the white, hipsters who may gentrify the area.
• Don’t try to change our neighborhood too much. A lot of us love it just the way it is and don’t want the commercialization. The huge buildings on Glisan have already taken away a lot of our beauty and “feel” (think glisan and 99th) and replaced them with money-makers- please don’t do more of this.

• I would think it would be good to hear what the surrounding small businesses have to say about the development of something like what’s being proposed. As stated above, it would seem to me that they might want the opportunity to have their own business areas updated rather than build new.

• Make it as attractive and welcoming as possible. A reason for people to get out of their cars and explore.

• More small businesses who want to see the community flourish.

• Glad that market rate housing is included. Also, with investments by Lily Market, Namaste’, Food Fight! and Jet Black, please do not jeopardize these unique, small businesses by leasing to larger chains that would have competitive advantage. . . such as Starbucks, Green Zebra, chain fast foods. Let’s nurture these, and attract more that create a distinct Halsey/Weidler couplet in Gateway.

• I want to see as much cutting edge sustainability as possible. An earlier proposal from a Minnesota company had water reuse, rain cisterns, green power...those should all be considered...not just to install but to showcase...this is huge opportunity to really make a statement that Gateway has finally arrived, is a destination not the poor stepchild.

• From an email I sent to Gilman Court:
  There are three areas where there may be an opportunity for minor improvement.
  Design: Air circulation between the main living area and the bedroom is not very good. A ceiling fan or perhaps through vents at the floor and ceiling could help. Climate control and energy efficiency is great but it can get a little stuffy. Absent fans it would be nice if the windows could open a little wider. 4 inches is simply not wide enough to get the air moving. I don’t understand why there are locks on the upper floor balcony doors. Unless you’re expecting a break in by Spiderman it’s an unnecessary construction expense. The cost differential for a single door may not be significant but multiplied 40 - 60 times it could add up. One of the first things a new tenant want to do is put stuff on the walls. A simple rail hanging system would facilitate that and not compromise the walls. Absent a rail hanging system short ticks or marks along the baseboard indicating where the studs are located would reduce the number of holes in the wall. Almost every tenant will have an internet or cable router box. A small cubby located near cable outlet would reduce the amount of clutter in the units. The vinyl flooring is great. I love the smooth finish and dark color but it scratches very easily. At a minimum it would be nice if a scratch repair kit was available to tenants to tidy up the inevitable scuffs and nicks. The building fire alarm is the single loudest noise I’ve heard in my entire life, EVER. It’s was triggered twice by a compromised tenant. It certainly creates a sense of urgency around exiting the building but it is so painful I had to purchase noise cancelling ear protection to keep by the bed.
  Maintenance: By and large maintenance is exceptional, hat’s off to staff. The carpets do attract stains and since the carpets are not shampooed regularly the spots keep getting darker and darker. The plantings in front of the building don’t appear to be thriving During the annual outside window cleaning, none of the balcony windows were cleaned. I do what I can but I’ve yet to figure out a great way to clean my windows.
  Management: My biggest complaint are the smokers. The renters agreement AND management were EXPLICIT that this was a non-smoking building. This was repeated and emphasized several times times during the application period and yet there are a number of smokers in the building. While they don’t smoke in their apartments or the balcony they’ve taken over some of the outdoor common areas including the side patio.
and the front of the building. The elevator regularly stinks as smoker exhale their last puff on their way back to their unit. This is direct violation of the contract and also Oregon's Indoor Clean Air Act. It does not permit Smoking within 10 feet of building entrances, exits or WINDOWS. The required Oregon's Indoor Clean Air Act signs have NOT been posted. I respect the rights of tenants to have service and comfort animals but that does not extend to incontinent geriatric animals urinating in the elevators. This is unhealthy, unsanitary and simply gross. Tenants routinely track dog piss from the elevator floors to the hallway carpets and their units.

There are a handful of tenants that regularly soil the elevators with spilled beverages. I suggest putting a camera in the elevator to promote mindfulness and remind tenants they are part of a community and accountable for mess they make. Gilman Court has more cameras than any building I've ever visited outside a bank. I'm OK with this but they should be deployed in the areas that are most vulnerable to bad behavior by tenants [elevator, trash room, laundry] Finally, given the vulnerability of income restricted households I think that Home Forward should adopt a policy of annual incremental 5+% rent increases. This is preferable to deferring these adjustments and dropping a monster rent increase on vulnerable households. Much of the stress in today's rental market is a consequence of the economy but a lot of it was caused because increases were deferred for years and rents jumped astronomically.

• Please don't bring in stuff that drives local businesses out! If anything, I'd love for this project to help revitalize them!

• Lots of lighting that is not too intrusive. Too bad the buildings couldn't be set up to protect the park from East Winds. The park covered areas should have a wall or two for wind and rain protection. Make it so the park can be used more out of the year. Is it possible to have a park that has clean water available and power?

• The drug problem is Gateway is not as large as it used to be. The homeless problem has stayed even. Gateway is a dump. The building should have not be on Halsey because of the drug and homeless issues in this community. The city tends to do a better job of keeping their property clean. The design should have fit the reality of the community and not a traditional design

• Just make it a nice park please!

• There needs to be a better plan for the parking and traffic for the building and park. I know I sound like a broken record but the parking situation/traffic thoroughfare for a park (dedicated to having handicap folks feel welcome) is abysmal for all of these plans, so far. People will not come to these retail places if they can not find parking or get into the parking lot (!) or if driving is hostile in the area because parking is such a problem or they have a wheelchair to deal with in order to get to Harper’s Playground. Just look at SE Division for this. It is a terrible place to have to go visit because driving, riding a bike on that street, all ways of transportation really, is stressful. It makes the drivers very hostile, the bikers and pedestrians in danger, the neighbors on edge because they can't get in and out of their driveways or park at their homes and the businesses suffer (how to deliver to these areas, how to keep customers coming, how to accommodate employees easy access to work). I'd like to see this addressed, at the very least.

• Listen to public input. This came apart where PDC turned its back on public sentiment. We bear one more burden of guilt in failed democracy with surrender to random investor interests. Start over fully mindful of a bigger picture of Gateway opportunity.

• It would great to have an area for food carts, and a winery or brewery.

• There are many retirement apts on the north side. I hope you are reaching out to this community and its needs.
• some nice neon lights

• Focus on pedestrian and bike safety in area. Help is feel like a mare walkable/bike-able neighborhood. Encourage some one to put in a walk in clinic for the homeless and disabled vets in the area. Encourage an affordable urgent care provider to open up shop. Help restore business already in the area to help keep them alive in the changing times.

• Make the entire project taxable property to generate TIF.....in other words, this location is not good for income eligible, transportation connections to MAX are a long walk, the property at NE 99th and Glisan is a better fit for income eligible housing and make this site market rate with better parking, how about condos?

• UPGRADE East Portland.... we are hurting for good businesses, local businesses of quality (see above)

• Please continue to make local/neighborly benefits the high priority.

• Communicate the benefits of having Human Solutions manage the property. Human Solutions can be held accountable if there are problems or good-neighbor agreements aren't upheld, but private landlords can't or aren't.

• A shower in the Human Solutions building and a safe place to lock bikes would be great! A lot of us like to work out at lunch and this would be a fantastic amenity.

• The right mix of retail options seems really important.

• There needs to be a better plan for the parking and traffic for the building and park. I know I sound like a broken record but the parking situation/traffic thoroughfare for a park (dedicated to having handicap folks feel welcome) is abysmal for all of these plans, so far. People will not come to these retail places if they can not find parking or get into the parking lot (I) or if driving is hostile in the area because parking is such a problem. Just look at SE Division for this. It is a terrible place to have to go visit because driving, riding a bike on that street, all ways of transportation really, is stressful. It makes the drivers very hostile, the bikers and pedestrians in danger, the neighbors on edge because they can't get in and out of their driveways or park at their homes and the businesses suffer (how to deliver to these areas, how to keep customers coming, how to accommodate employees easy access to work). I'd like to see this addressed, at the very least.

• If you can reduce the number of subsidized housing lower than 40 (because in my plan I lowered the numbered of market rate units from 35 to 25).

This will be taken as a snide remark but it is not meant as such. When the PDC kicked this development to the PHB without letting our community stakeholders know about it. You predetermined what the complex would be...a subsidized housing project with some retail. The community does not another low income housing project on the site of our crown jewel. We would take a parking lot...or a Mercado food cart operation over what we are getting. There are already over a 1000 units of subsidized housing within a 25 block radius of the park. You have overwhelmed the ability of the community to absorb this number of people and keep the socio-economic balance necessary to have thriving retail and other businesses and residences in the area.

• Exterior seating areas, bocce ball court on the park side!

• Make it easy for those living in the affordable homes to bike and take public transportation. The transportation is already available with the max but what about bike storage and walking easier.
• Work in conjunction with PBOT and Metro on the Halsey improvement efforts to avoid duplicate efforts and maximize the impact of every dollar. Keep an eye out for nearby retail developments - specifically on 82nd, as to avoid redundant retail offerings.

• Walkability is key, safe street crossings for neighbors to use, and a friendly streetscape is helpful. There’s a ton of potential in this couplet for restaurants and retail - and plenty of East Portland residents to support this type of project.

Q10 | How did you learn about this survey? Select all that apply:

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<td>11</td>
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<tr>
<td>Other</td>
<td>8.9%</td>
<td>4</td>
</tr>
</tbody>
</table>
APPENDIX C | COMMUNITY OPEN HOUSE COMMENT CARDS

Following are comments received via written Comment Cards at the Community Open House on November 16, 2016.

- Very excited about helping homeless in the area get a place to live in the affordable housing. Concerned the homeless in our area still won be able to afford it. Food Cars or small business in retail area would be great. We don’t need more bars.

- Yes, I love the Mercado market-like concept. I am interested in co-creating a social business café/coffee shop/market that service the purpose for job training and spinning off profits into small grants for local non-profits. I have a nonprofit and social business background.

- Looks great. Happy you went with Option C. How about Trader Joes for grocery?

- I appreciate that the development team listened. Scheme C is the best option of the 3 in my opinion. It is vitally important that the 20’ easement/ driveway be preserved. Right in only and exiting onto Clackamas appears to be the safest logistical plan.

- Probably need more parking to support retail traffic

- Interested in maintaining access easement on the west side of your development as 1-way with right-in off Halsey

- Please make sure the auto access from Halsey to Clackamas is preserved. May consider making it a one-way drive (heading south for safety) I like Option A!

- I want only a parking lot for this park, as the decision of PDC after hearing resident wishes. No tall building here 2 to 3 times the scale of anything else and no restoration of tall Douglas fir, the hallmark of our life in harmony with nature. The three offerings are all doomed for not having evident or actual parking for retail customers or office visitors. All non-park usage then failing.

- I am in agreement with the general consensus. A big issue for me is the alley at 104th? And how access to the new parking lot will work. I feel that access way (alley) should be unchanged in size and turned into a one way from Halsey in the direction of Clackamas.

- Please, keep ingress on the existing 20’ drive (alley) on the west of building- right in only- with egress exiting onto NE Clackamas. It will be safer for all than turning drive way into two way, attempting to exit onto Halsey.

- I don’t see information about how to get into and out of the parking lot for this building or the view of what the parking lot sites on the land. In a previous view it showed the small access road between building and hardware store, which is not currently a road and is not wide enough for 2-way traffic. I am concerned that the traffic in the area will be dangerous (for peds/bikes) with this inability to easily exit/enter parking.

- Reduce the number of apartments to 25 subsidized and 25 market rate. Eliminate the office space to bring the building scale into alignment with the surroundings and free up much needed parking for retail customers. Make the structure tallest facing Halsey and step it down toward park.
10520 NE Halsey– Mixed Use Development Project

Are you a Gateway Area Business or Neighborhood Member? Please join us for an upcoming focus group!

<table>
<thead>
<tr>
<th>Monday, October 17th</th>
<th>Monday, October 24th</th>
</tr>
</thead>
<tbody>
<tr>
<td>Focus Group for Gateway Business Members</td>
<td>Focus Group for Gateway Area Neighbors</td>
</tr>
<tr>
<td>12-1 PM</td>
<td>6-7 PM</td>
</tr>
<tr>
<td>East Portland Neighborhood Office</td>
<td>IRCO</td>
</tr>
<tr>
<td>1017 NE 117th Ave, Portland</td>
<td>10301 NE Glisan St, Portland</td>
</tr>
<tr>
<td>Lunch Provided</td>
<td>Dinner Provided</td>
</tr>
</tbody>
</table>

We’d like to hear from you!
The Gateway Park Mixed Use Development Team of Human Solutions, Gerding Edlen and Holst Architecture is hosting two Focus Groups for Gateway community members to give feedback on design options for the site. Design options to be presented include building size, height, and programming features.

Space is limited– Please RSVP to: Mary-Rain O’Meara momeara@humansolutions.org or 503-548-0284

Other upcoming opportunities for involvement:
- November 3rd, 2016: Focus Group for Glisan Commons and Gilman Court Residents
- Online Survey: Late October– Early November
- November 16th, 2016: Project Open House, 6:00-7:30 PM, IRCO

Please check the project website for updates: http://humansolutions.org/gateway-park/
Gilman Court and Glisan Commons Resident Focus Group
Thursday, November 3rd
4-5 PM
Gilman Court Community Room

We’d like to hear from you!

Human Solutions is developing a new building at the site of the new city park, Discovery Park, at 105th and NE Halsey. We’d like to hear from residents who live at Glisan Commons and Gilman Court about your experience in the buildings, and what suggestions you have for a new development. The new building will include businesses as well, and we’d like to hear what businesses you’d like to see in the area.

Space is limited—Please RSVP to Ayan or Viktor soon:
Ayan Abdiyo (Gilman Court) aabdiyo@humansolutions.org or 503-501-5898
Viktor Bereznay (Glisan Commons) vbereznay@humansolutions.org or 503-278-9983

Food will be provided—please let Mary-Rain at Human Solutions know if you have dietary restrictions.
If you require childcare, language or other accommodations please notify Mary-Rain by Monday, October 31st:
momeara@humansolutions.org or 503-548-0284

We hope you can join us!
105th and NE Halsey– Mixed Use Development Project

Are you a Gateway Area Business or Neighborhood Member?
Please join us for a Project Open House!

Open House
Wednesday, November 16th
6-7:30 PM
Immigrant and Refugee Community Organization (IRCO)
10301 NE Glisan St, Portland

A preferred concept will be on display at the project open house, and development team members will be available to answer questions.

Light Refreshments Provided
Please feel free to come by anytime during 6-7:30 PM.

If you need language, childcare, or other accommodations, please contact:
Mary-Rain O’Meara, 503-548-0824 or momeara@humansolutions.org

- Si usted necesita traducción para asistir el evento, favor de mandar un correo electrónico a: momeara@humansolutions.org
- Nếu quý vị muốn yêu cầu trợ giúp thông dịch cho sự kiện này, vui lòng gửi thư điện tử (email) cho Mary-Rain theo địa chỉ: momeara@humansolutions.org trước ít nhất 3 ngày và chỉ rõ ngôn ngữ nào mà quý vị sẽ cần một thông dịch viên.
- Если вы хотели бы запросить услуги устного перевода на время проведения мероприятия, пожалуйста, отправьте эл. письмо Мэри-Рейн (Mary-Rain) по адресу: momeara@humansolutions.org как минимум за три дня до начала

Please see reverse side for additional project information.