

ALB
INA
!



1957 N CHERRY ST.

1953 MAXEY'S PARLOR, NE WEIDLER



1931 SAM ATSEFF GROCERY, N LARRABEE



1957 BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, N LARRABEE & N MCMILLEN





CORE ALBINA VISION VALUES

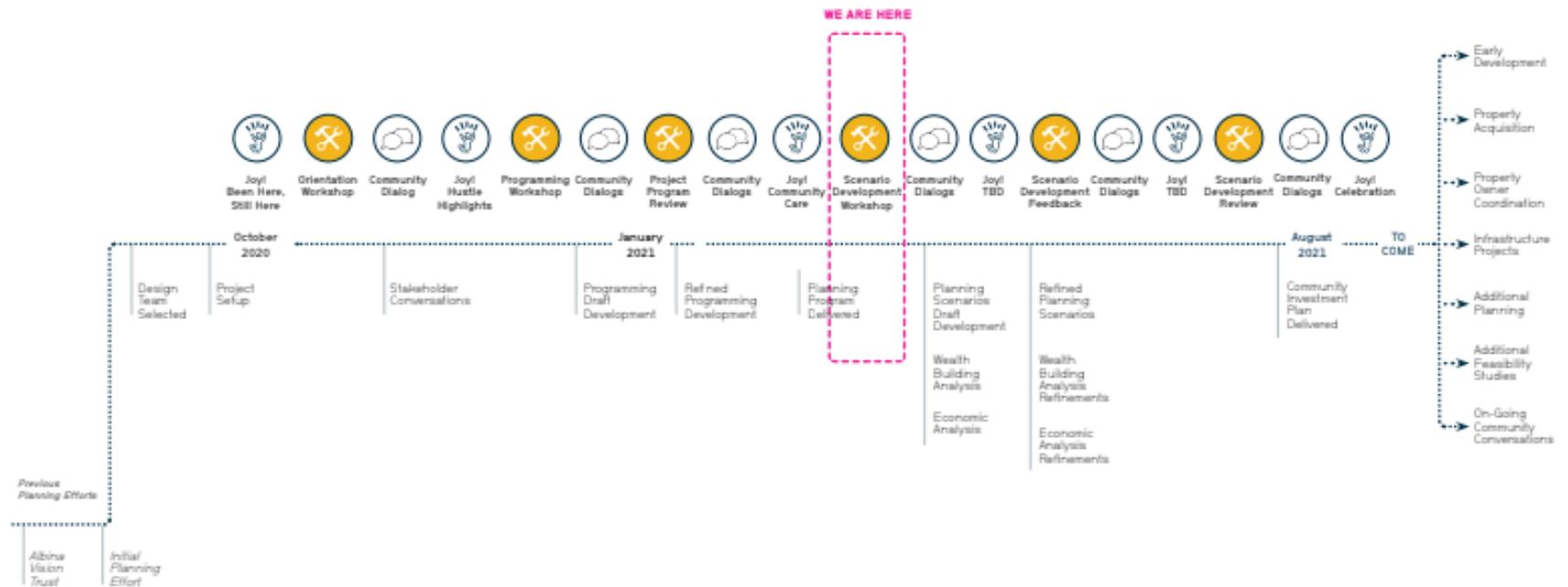
- Honor what was, what happened, and what could be
- Heal ourselves and our communities
- Reconnect to the river
- Build a place to live, work, and play
- Integrate arts in the process and product
- Be intentionally remarkable



AVT DESIGN TEAM



THE PROCESS



WHAT WE HEARD

EXPERIENCES PLACES

SENSE OF BELONGING

- Multi-family housing
- Businesses on site
- Schools on site
- Private clubs
- Basic family house
- Placemaking features
- Collectives
- Landmarks
- Tiny living spaces
- Residential infill

- Creating Black heritage
- Lots of people
- Security and inclusion
- Loved ones and family
- Multi-generational
- Age-friendly
- Clear and readable
- Familiar faces
- Employment
- Collective living, sharing, security, infrastructure
- Affordability
- Afro-Futurism
- Placemaking features
- Family is relaxed and happy
- Housing density
- People who look like me
- Children
- Don't constrain ourselves to get it right the first time
- Keeps a piece of my soul
- Memory, smell, familiarity
- Safety needs to elevate residents above ground
- Soldiers guarding the castle
- Code to get in
- Home takes time to build, then you get homesick
- Elders
- Heritage
- No floors, no ceilings
- 1000 Friends
- Walkers
- Tilly's house from Sponge Bob
- Focused on density
- Left Bank Building
- Paramount Apartments

RICH VARIETY OF PUBLIC SPACES

- Public markets
- Playgrounds
- Community gardens
- Places to celebrate
- Places to protest
- Shelter from the rain
- Splash pads
- Festival streets
- Night markets
- Dog parks
- Pop-up shops
- In-between spaces
- Train yards
- Black churches
- Murals, sculptures
- Perimeter road
- Floating docks
- Beach
- Plaza
- Pedestrian only
- Gardening center
- Scavenger spaces
- Vending machines
- Spaces for artists
- Bikes and uber-submarines
- Bathrooms everywhere
- Studios
- Multi-cultural worship
- Transit, light rail bridge
- Open waterfront
- Highways turned to pedestrian blvd
- Game room
- Underwater castle

- Joyful and vibrant
- Emotional and warm
- Happy and fun
- Peaceful and relaxing
- Hate-free
- Open 24/7
- Mixed use and multi-purpose
- Urban and gritty aesthetic
- Hierarchy of spaces
- Year-round performances
- Large, community-oriented spaces
- Everything you see (Lion King)
- Color themes
- Needs to last
- Church of Light and Christ
- emotional, beautiful
- High Line NYC
- Public spaces relate as a group
- Dallas Cowboy Star project for students

WEALTH BUILT WITHIN THE BLACK COMMUNITY

- Hardware stores, office supplies, mechanics
- Music establishments
- Dental and medical clinics
- Toy stores
- Art galleries
- Restaurants, groceries, food halls
- Incubator maker-space
- Night markets
- Good food
- Shops and stores
- Garden and farming
- Cafe
- Co-ops
- Business training center
- Local shops
- Locally owned businesses
- Commercial space
- Spas
- Bookstores
- Coffee shops
- Small businesses
- Gyms
- Co-working space
- Hotel and hotels and B&B
- Salons
- Breweries
- Music clubs
- Theaters and cinemas
- Art stores
- Spice shops
- Meat and fish shops
- Offices

- Self-reliance
- 10/20 minute neighborhood
- Attract a diverse clientele
- Previous businesses are gone but not forgotten
- Affordable lease-to-own
- Generational wealth
- Spend dollars as money
- Freeway becomes land trust
- Foot traffic
- Don't fight arenas, build on them

ACCESS TO NATURE

- Side streets with lots of trees
- Nature, flowers, gardens
- Playgrounds
- Dog parks
- River!
- Parks and access to river
- Tiny yards
- Green roofs
- Outdoor spaces
- Pollinator paths
- Rock climbing
- Outdoor patios
- Terraces
- Splash Pads
- Trails
- Residential covered in nature
- Shared gardens
- Green infrastructure
- Nature as sacred space
- Healthy water
- Farms
- Farmers market
- High dive
- Housing linked to green space

- Quiet
- Health and wellness
- I can see the sky
- Integration of living in nature
- Lots of fresh air & light
- Net Zero
- No cars
- Eco-district
- Living in Nature
- Naturally glowing stone

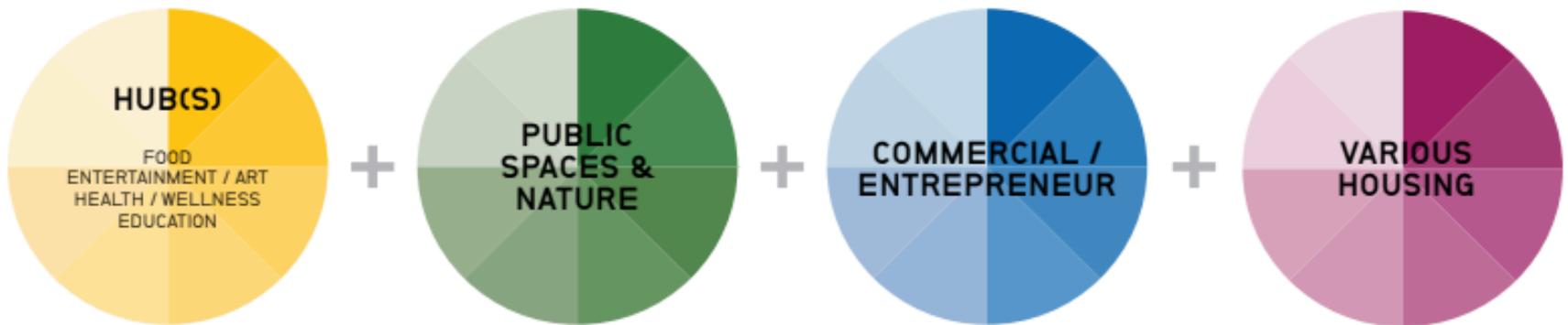
SHARED SOCIAL SUPPORT

- Gardens
- Food-based development
- Community centers
- Hospitals
- Pools
- University
- After school
- K-12 school
- Child care
- Parking
- Kids performance schools

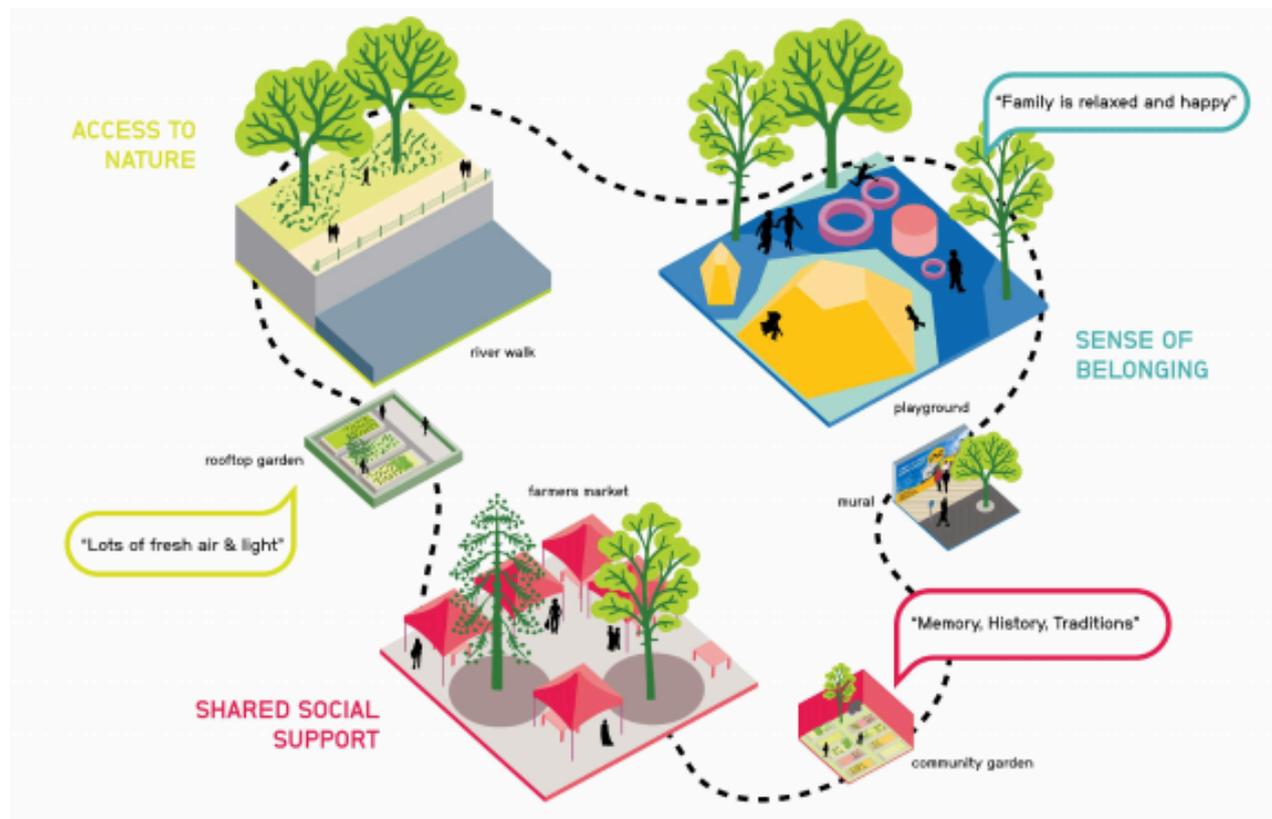
- Memory
- History
- Traditions
- Community control
- Social programs
- Shelter
- Operated and staffed by Black professionals
- Daily calm meditations
- Latest technology
- De-escalation training
- Social work skills



THE TYPES OF PLACE



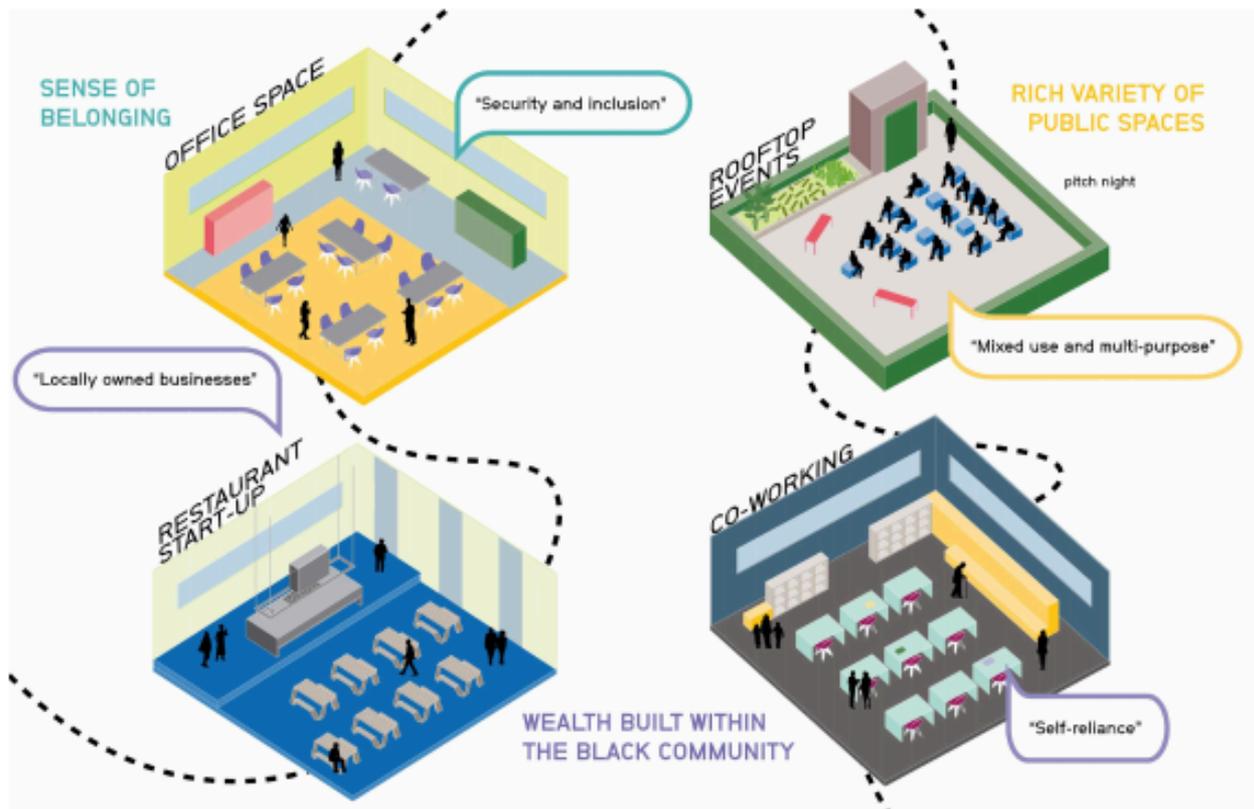
A RICH VARIETY OF PUBLIC SPACES AND NATURE



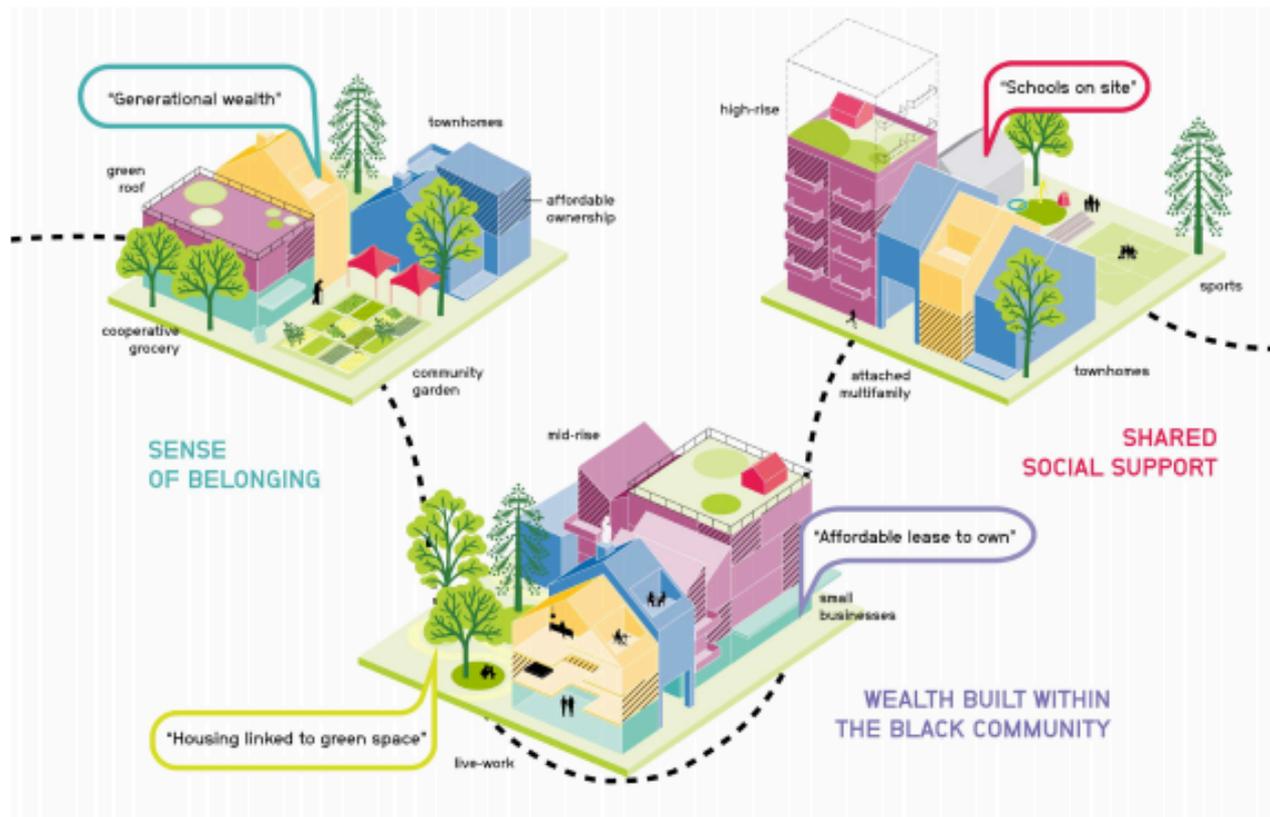
A VARIETY OF PLACES IN THE HUB



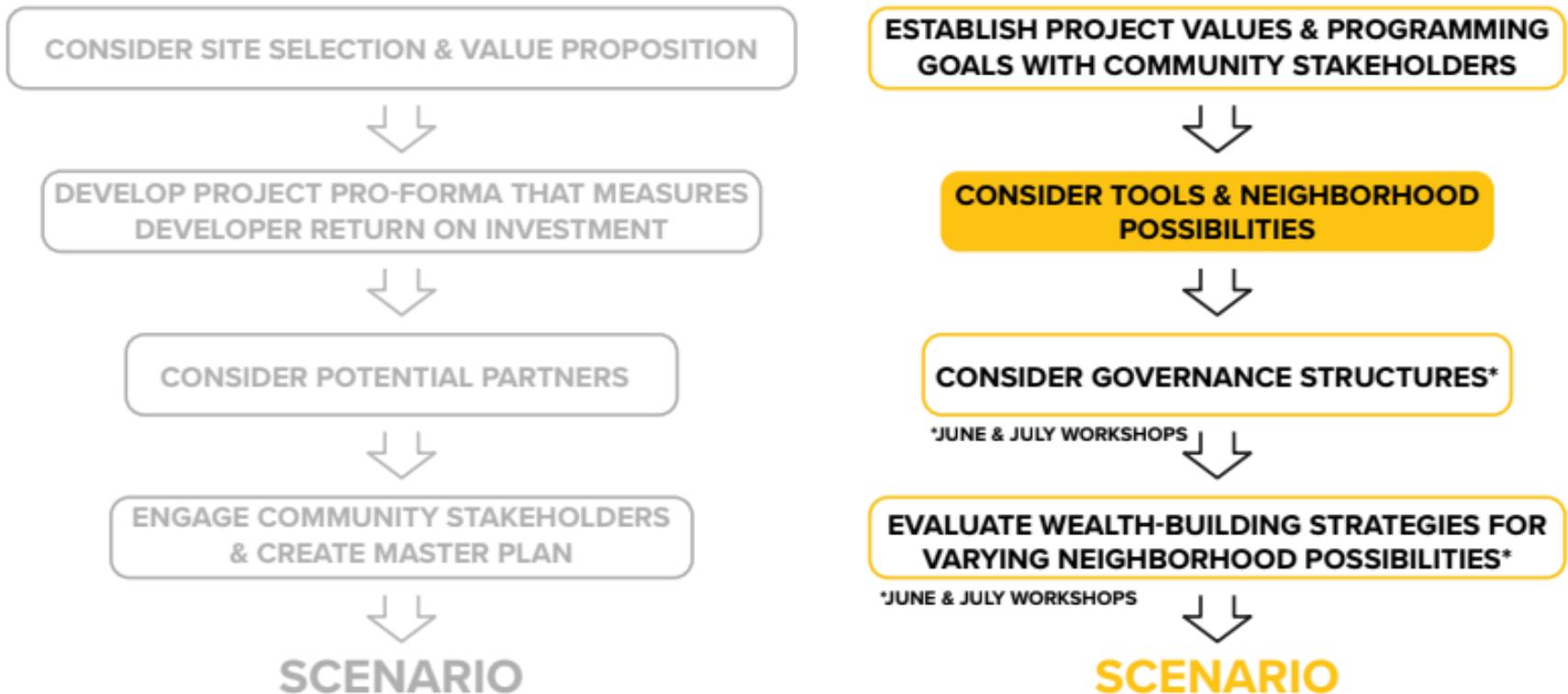
COMMERCIAL / ENTREPRENEURIAL



HOUSING



FLOW OF AVT PLANNING PROCESS



INTRODUCTION OF TOOLS



EXISTING BUSINESS DEVELOPMENT

Small Business Ready For Growth And Expansion



HOME OWNERSHIP



INCOME GENERATION

Rental Income, Etc.



EMPLOYMENT

Increased Opportunity And Earning Ability



COMMUNITY RESOURCES

Homeowners Education, Financial Literacy



ENTREPRENEURSHIP

How do I Secure Capital and What are the Biz Opportunities



OWNERSHIP INTEREST

Share Equity, Neighborhood REIT (Lower Risk)

WEALTH BUILDING GOALS BEING MEASURED

EXAMPLE OF WEALTH BUILDING GOALS MEASURED



FINANCIAL POTENTIAL REALIZED



AMOUNT OF BLACK PORTLAND WITH ACCESS TO WEALTH REALIZED



AMOUNT OF DEVELOPMENT AND CONSTRUCTION OPPORTUNITIES FOR SMALL BUSINESSES



AMOUNT OF SHARED GREENSPACE

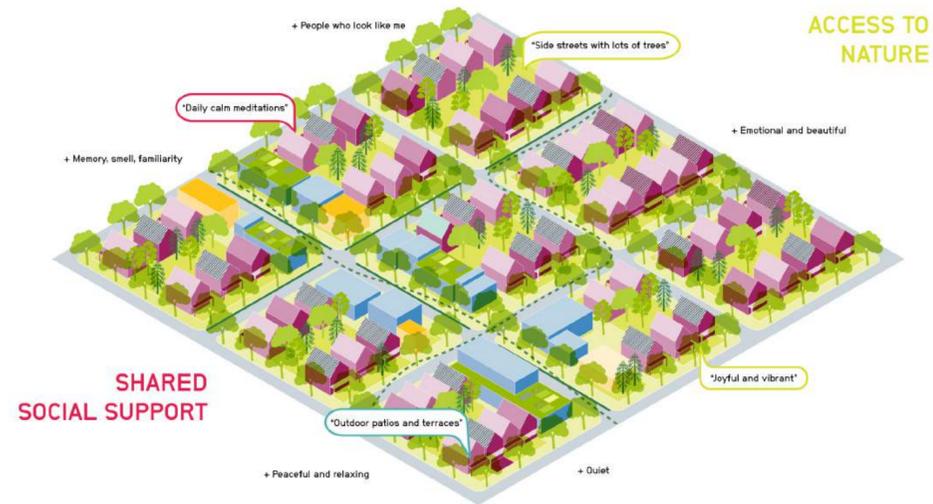


EMPLOYMENT & RESOURCES OPPORTUNITY



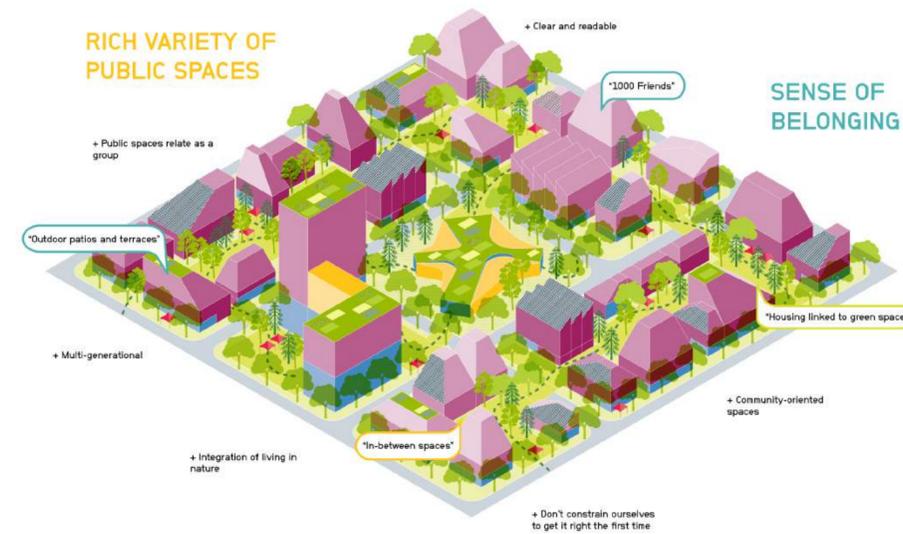
INTRODUCTION OF NEIGHBORHOOD POSSIBILITIES

LOW DENSITY



- Traditional Neighborhood Scale
- Small, Multi-Family Housing
- Small, Mixed-Use
- Small-Scale Hubs

MEDIUM DENSITY

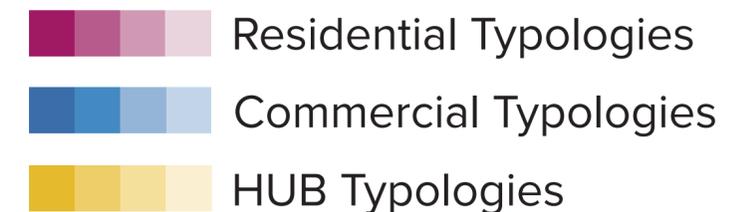


- Condos & Co-Ops
- Mid-Rise Housing
- Medium-Scale Commercial & Retail
- Innovative New Prototypes for Various Uses
- Centralized Hub(s)

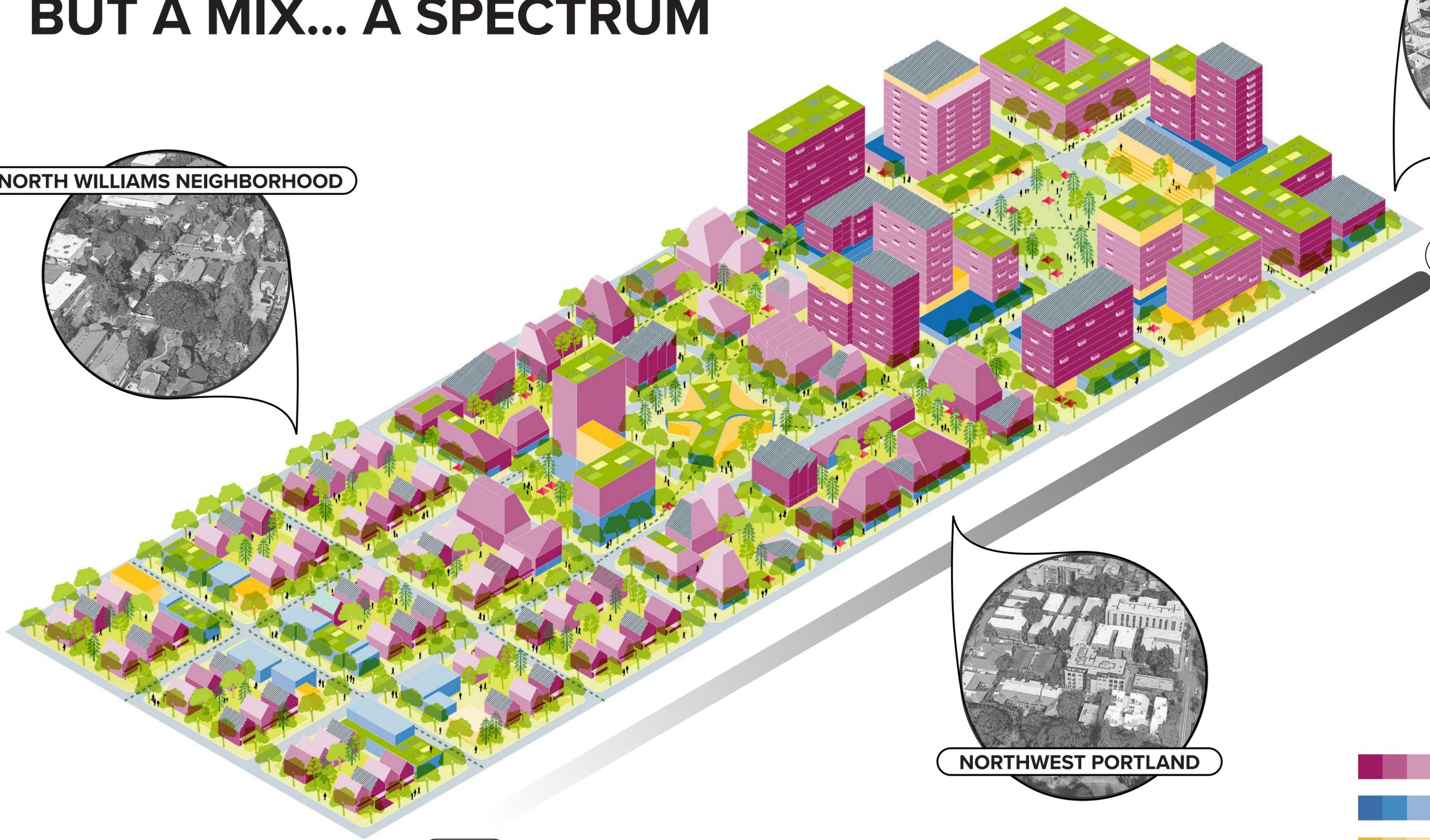
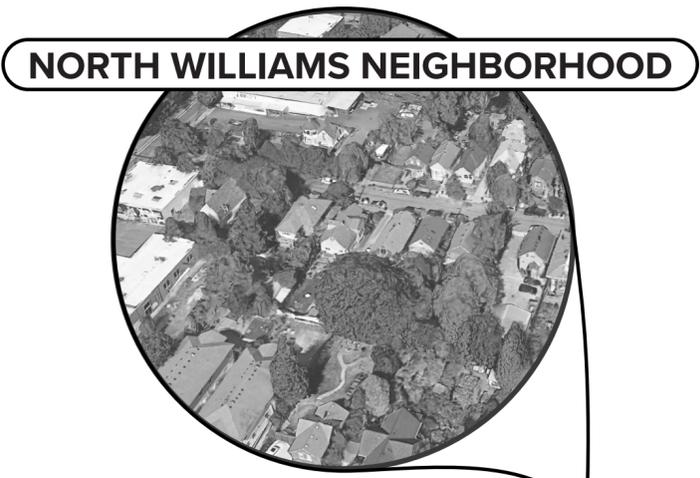
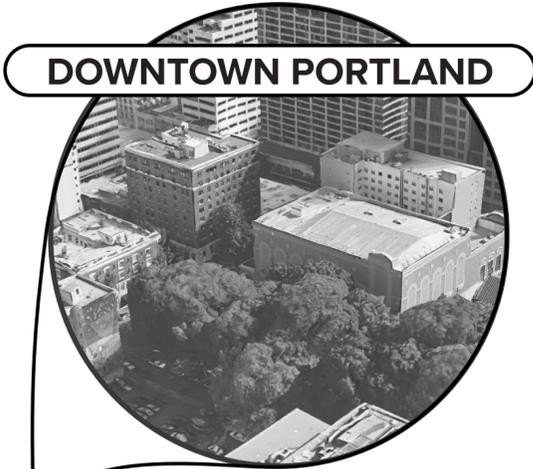
HIGH DENSITY



- Podiums & Towers
- High-Rise Housing
- Hubs Dispersed Throughout



NOT JUST ONE NEIGHBORHOOD POSSIBILITY, BUT A MIX... A SPECTRUM



HIGH

LOW



-  Residential Typologies
-  Commercial Typologies
-  HUB Typologies

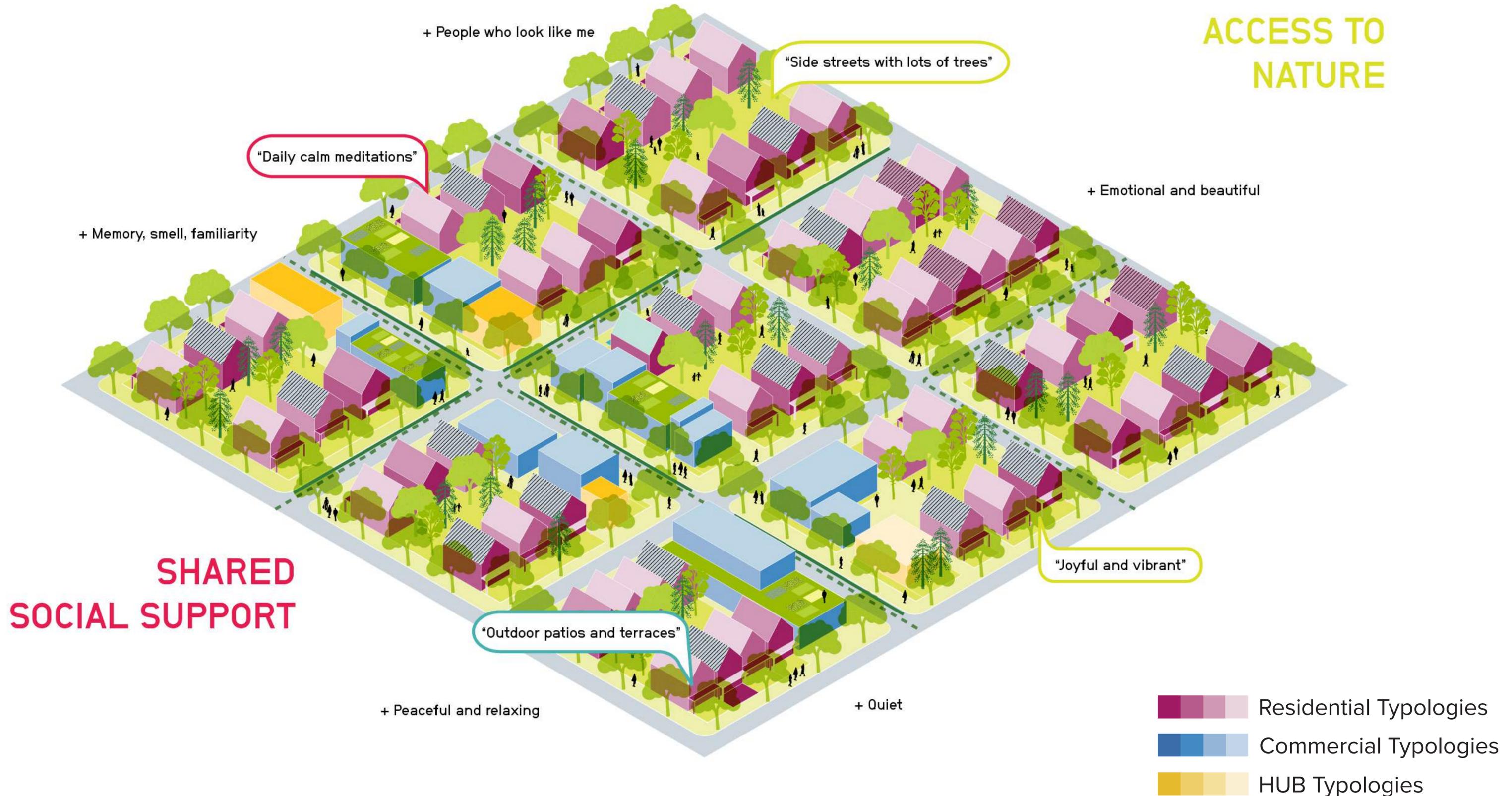
INTRODUCTION OF CHARACTER ZONES



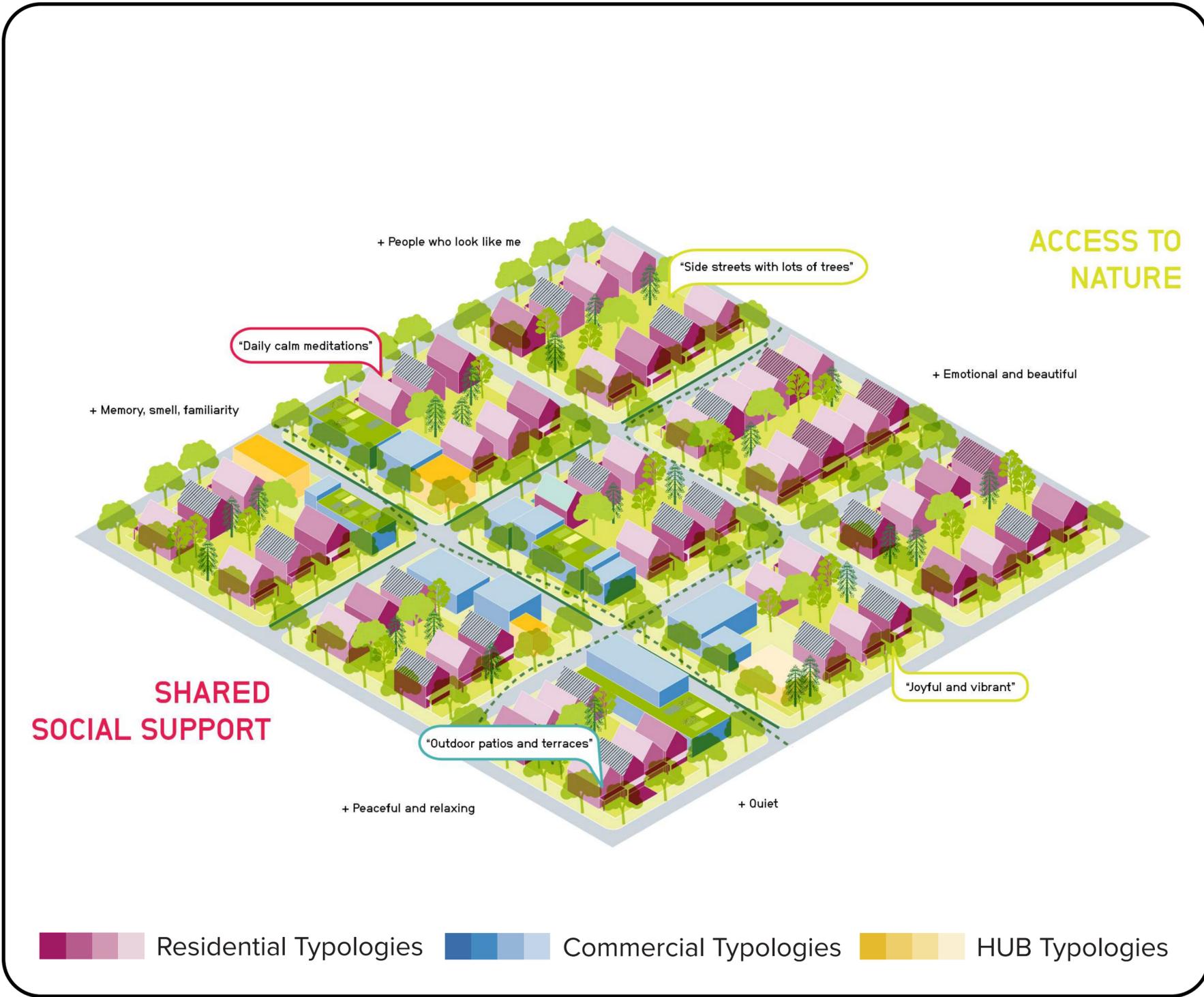
- A** BLANCHARD
- B** NORTH BROADWAY
- C** THE GARAGES
- D** THE ARENAS
- E** THE WATERFRONT
- F** SOUTH CORNER

LOW DENSITY

ACCESS TO NATURE



LOW DENSITY | TOOLS



EXISTING BUSINESS DEVELOPMENT



HOME OWNERSHIP



INCOME GENERATION



EMPLOYMENT



COMMUNITY RESOURCES

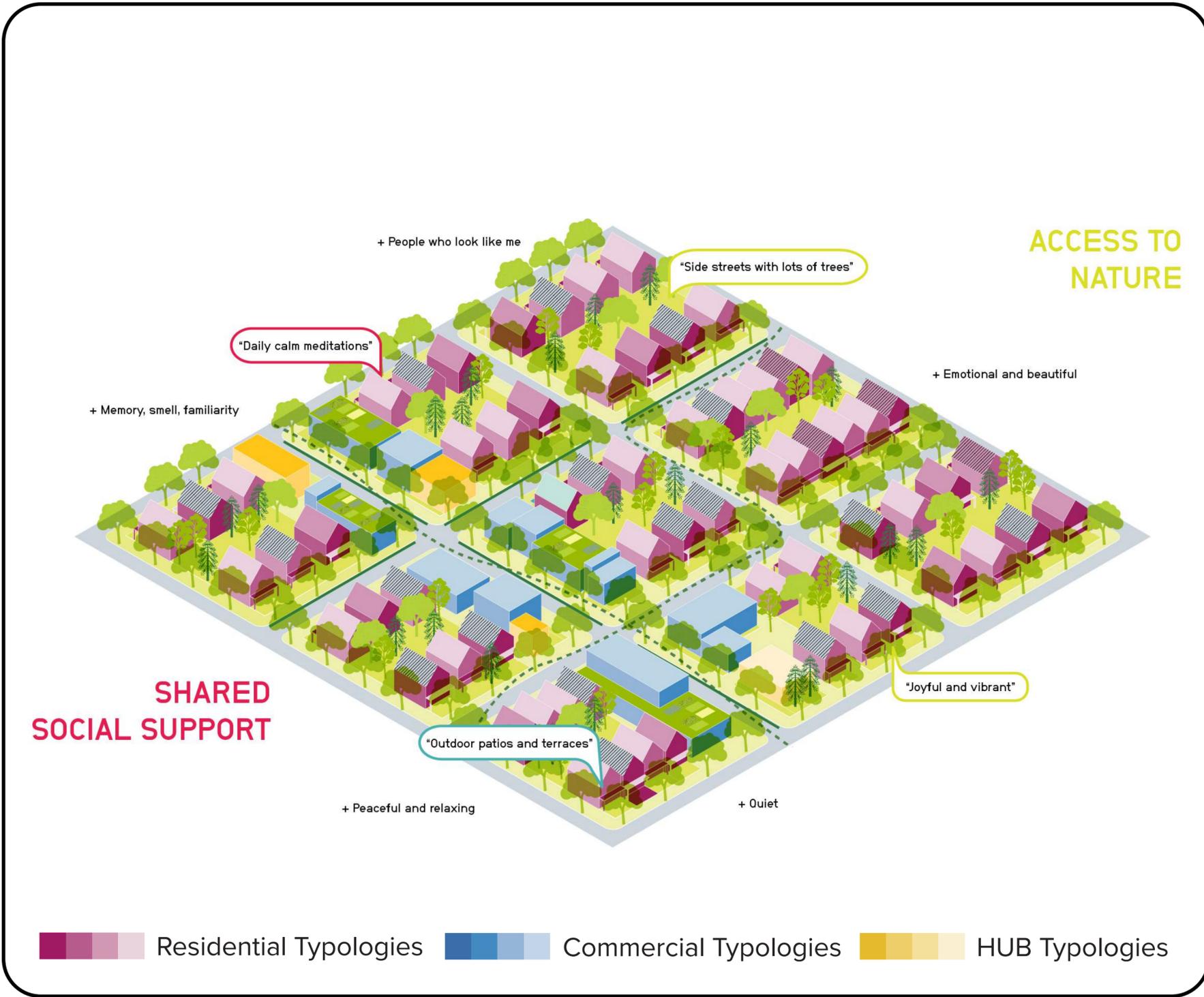


ENTREPRENEURSHIP



OWNERSHIP INTEREST

LOW DENSITY | MEASUREMENT OF WEALTH BUILDING GOALS



FINANCIAL POTENTIAL REALIZED



AMOUNT OF BLACK PORTLAND WITH ACCESS TO WEALTH REALIZED



AMOUNT OF DEVELOPMENT AND CONSTRUCTION OPPORTUNITIES FOR SMALL BUSINESSES



AMOUNT OF SHARED GREENSPACE



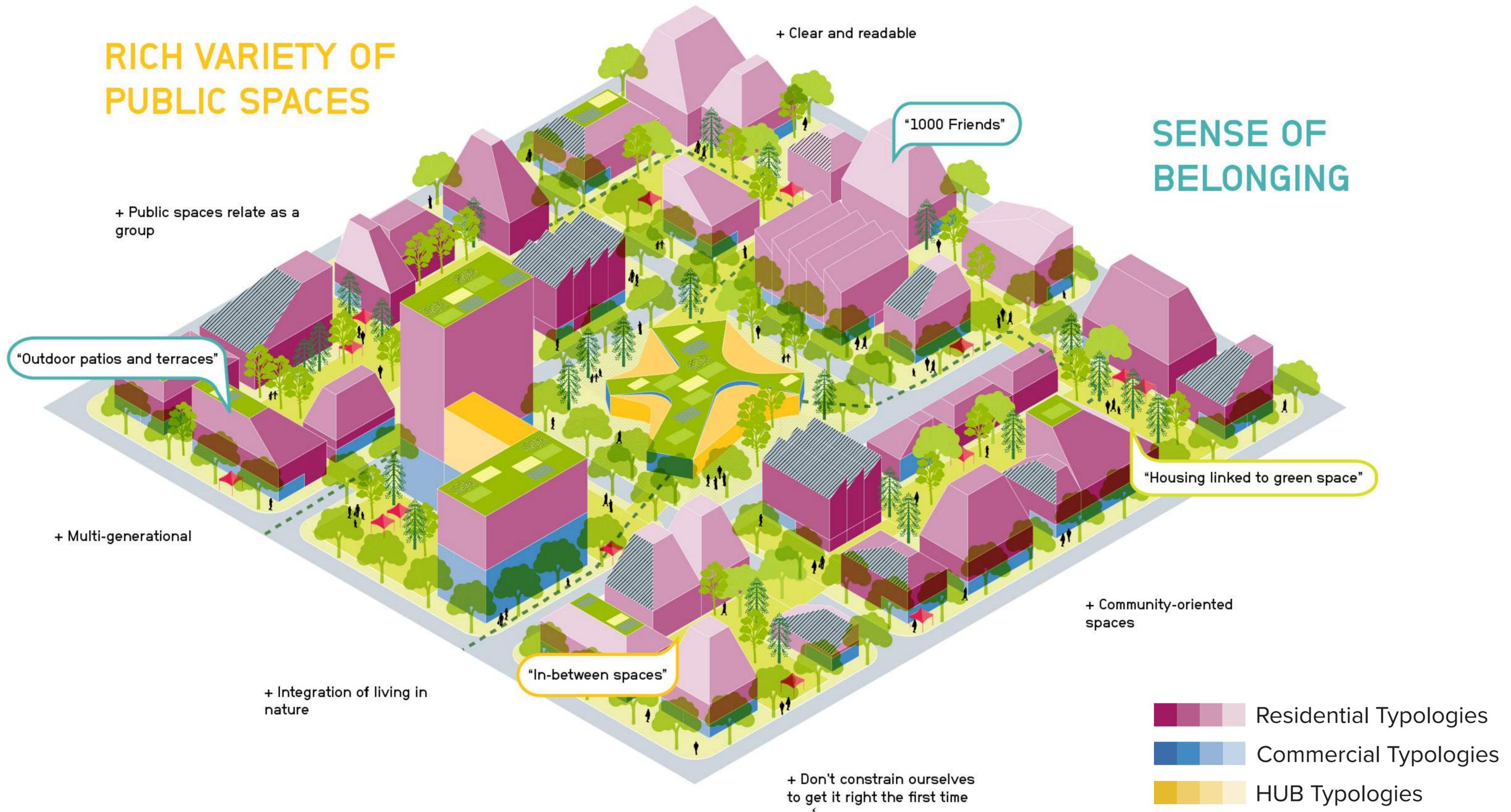
EMPLOYMENT & RESOURCES OPPORTUNITY



MEDIUM DENSITY

RICH VARIETY OF PUBLIC SPACES

SENSE OF BELONGING



MEDIUM DENSITY | TOOLS



Residential Typologies Commercial Typologies HUB Typologies



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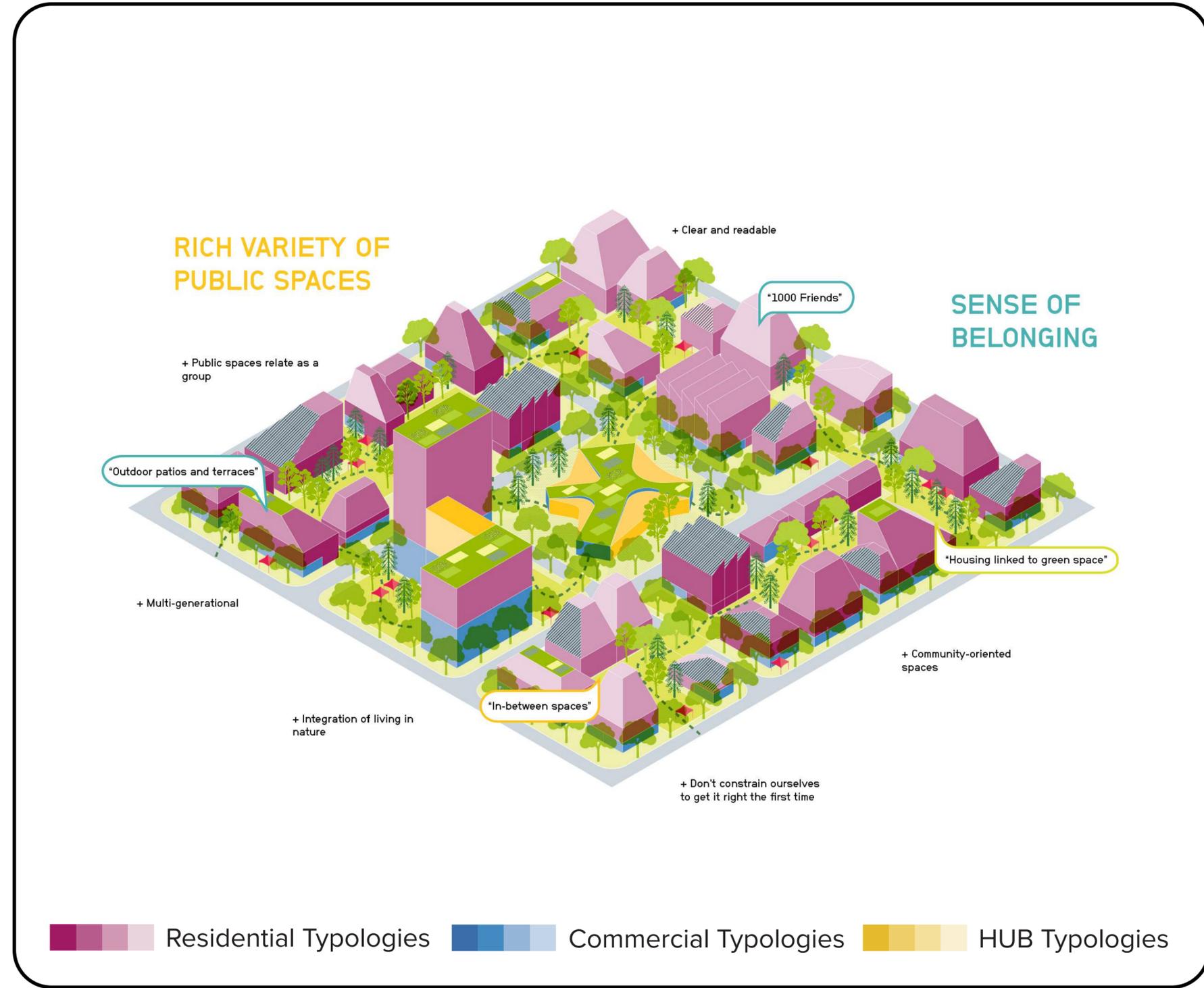


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WEALTH BUILT WITHIN THE BLACK COMMUNITY

HIGH DENSITY | TOOLS

RICH VARIETY OF PUBLIC SPACES



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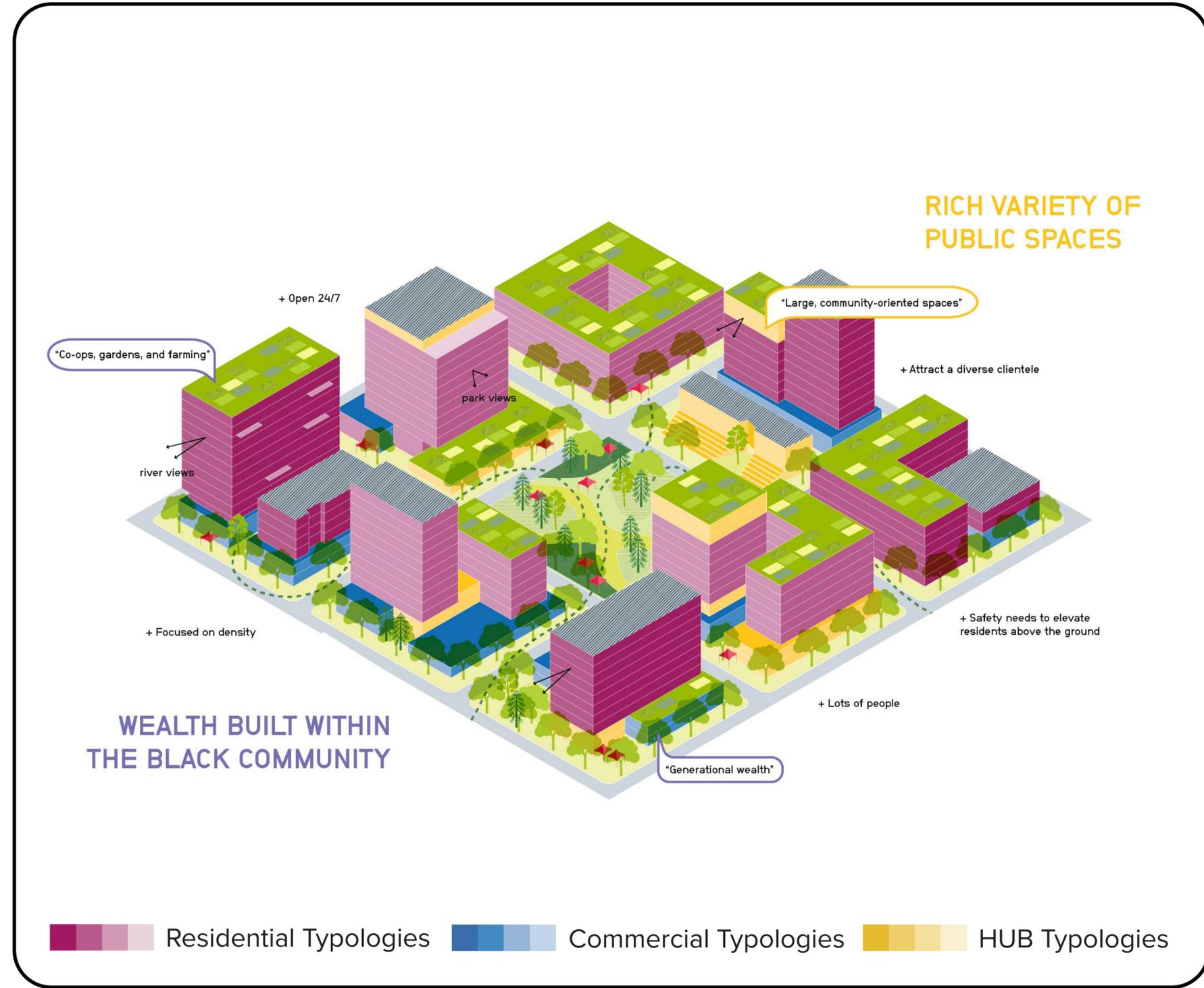


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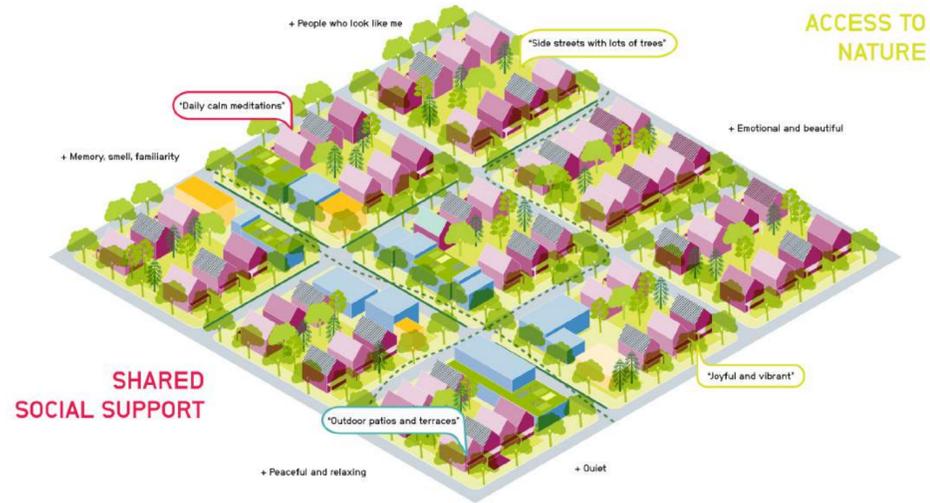


EMPLOYMENT & RESOURCES OPPORTUNITY



NEIGHBORHOOD POSSIBILITIES

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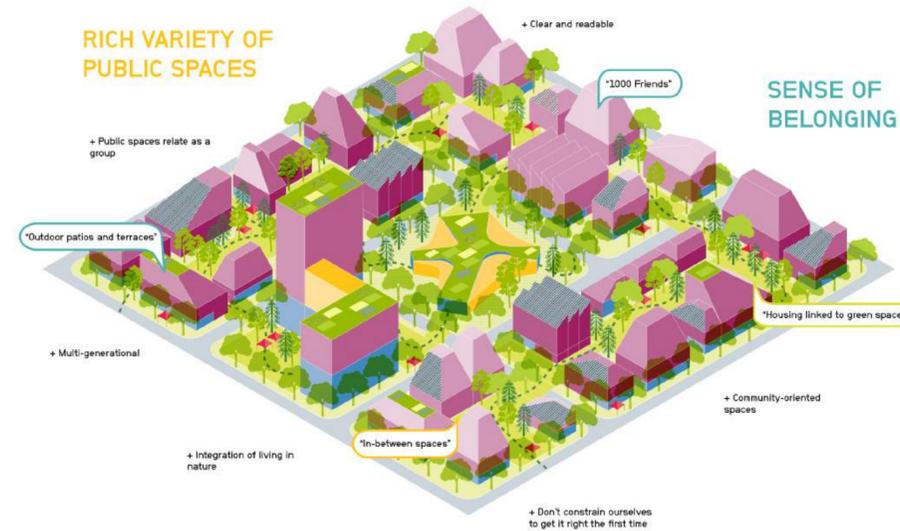
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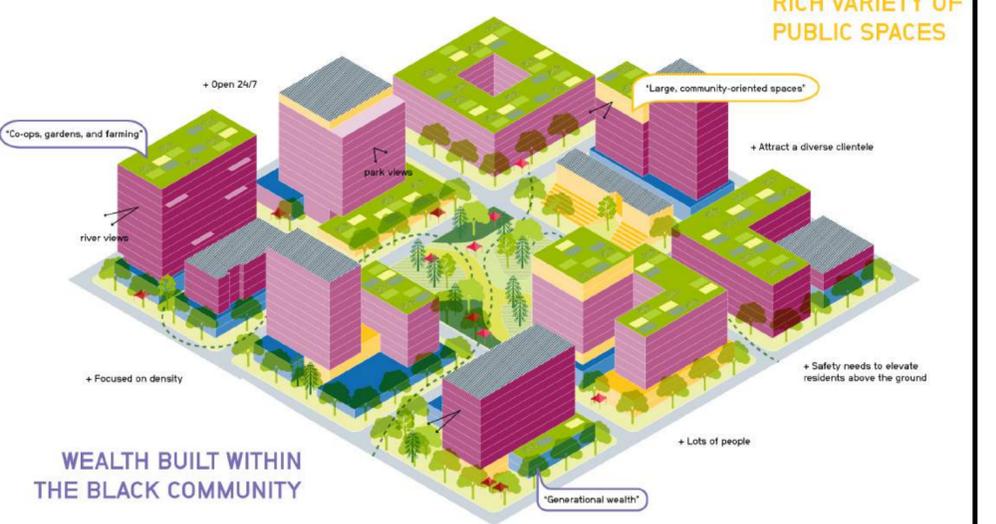
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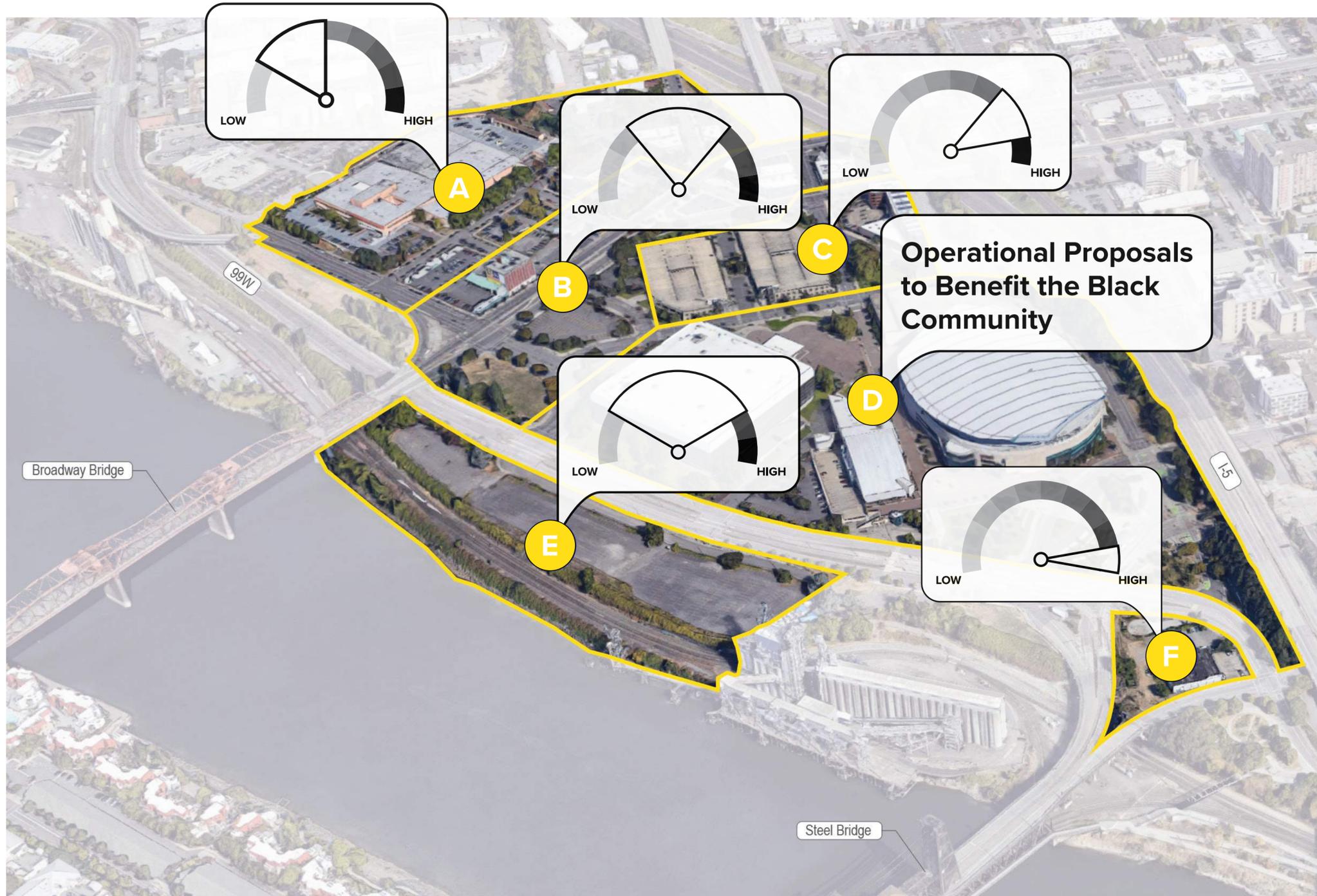
AMOUNT OF SHARED GREENSPACE



EMPLOYMENT & RESOURCES OPPORTUNITY



EXAMPLE OF POTENTIAL NEIGHBORHOOD POSSIBILITIES PLACED ON SITE



- A** BLANCHARD
- D** THE ARENAS
- B** NORTH BROADWAY
- E** THE WATERFRONT
- C** THE GARAGES
- F** SOUTH CORNER

EXAMPLE OF WEALTH BUILDING GOALS MEASURED

