



Habitat
for Humanity®
Portland Region

Carey Blvd Update

N/NE Oversight Committee
July 11, 2024



Design Progress

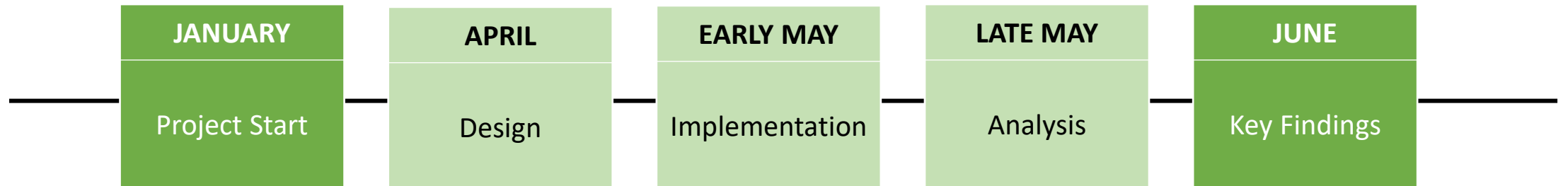
- 2023
 - Spring 2023 - greenlight
 - Summer / Fall / Winter - site studies, concepting, EA meetings with city
- 2024
 - Spring – community engagement survey
 - Summer – community engagement event, finalize design
 - Fall – submit for permits
- 2025
 - Summer - transfer land from PHB, begin excavation

Community Engagement

Our community engagement will consist of two parts. The first part of this work involved a survey to all potential buyers on the homeownership preference policy list. The second piece will be an in-person design workshop planned for this month.



Camille E. Trummer





“

I love the community and family feeling of St. John's. I respect the history of it and would love to be a part of its future!

”

“

I grew up there; the memories, some good, some bad, but the people of the neighborhood are the ones who raised me and taught me life.

”



Survey: Key Findings

Survey Overview & Demographics

Overview

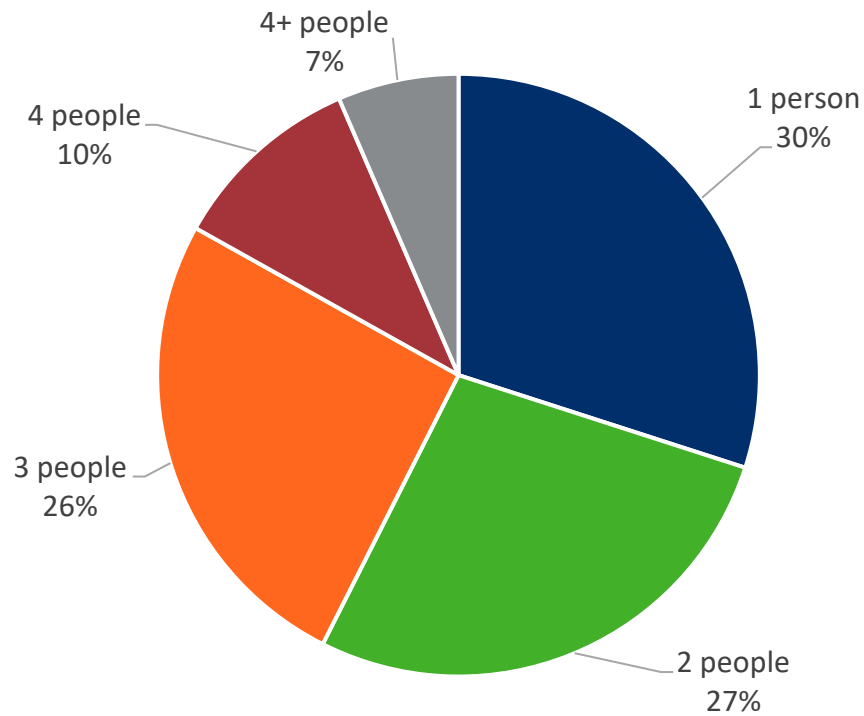
- 486 views
- 277 starts
- 189 submissions
- 68.2% completion rate
- 13:46 average time to complete

Participant Demographics

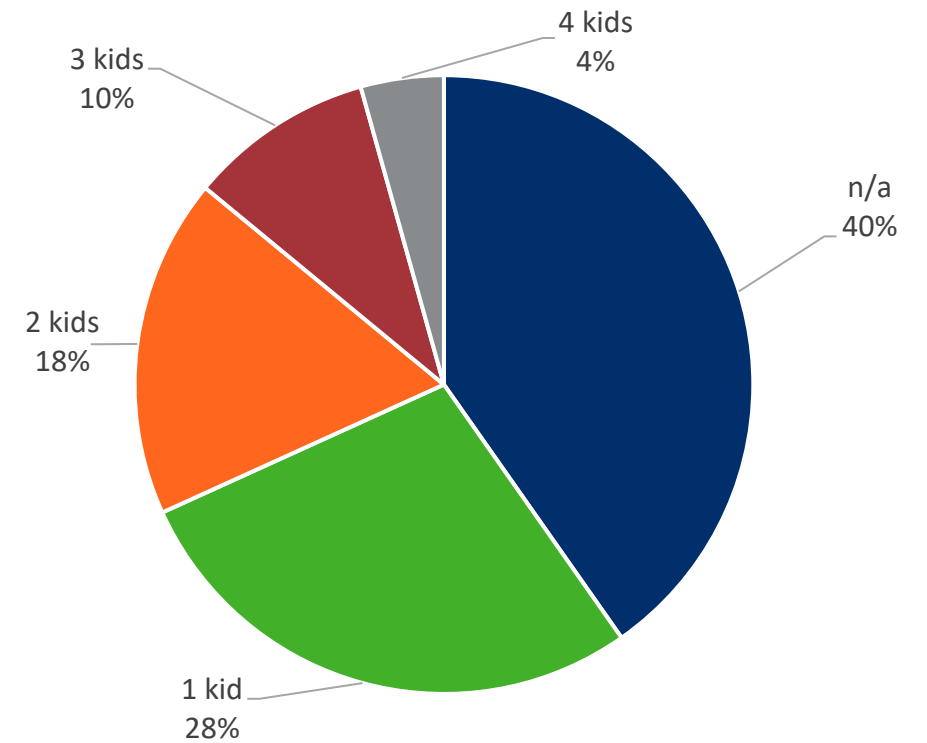
- Female (78.2%)
- Black/African/African American (84.1%)
- 25-45 years old (58.6%)
- Single (43.6%)
- Multnomah County (90.4%)
- Never purchased a home (93.1%)
- Don't live with anyone 55+ (76.6%)

Household Composition

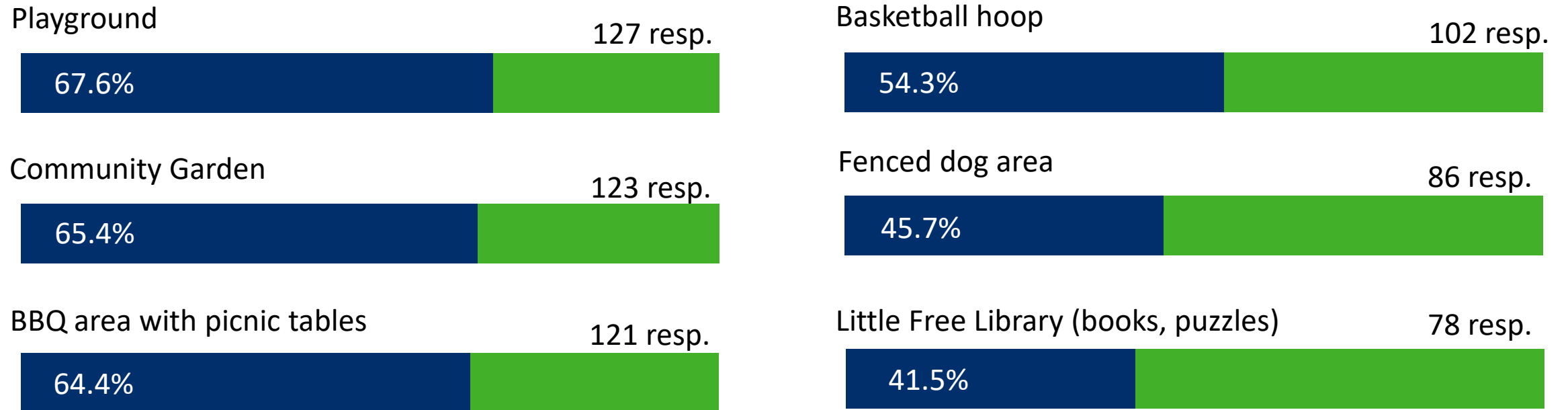
Number of People in Household



Living with Children



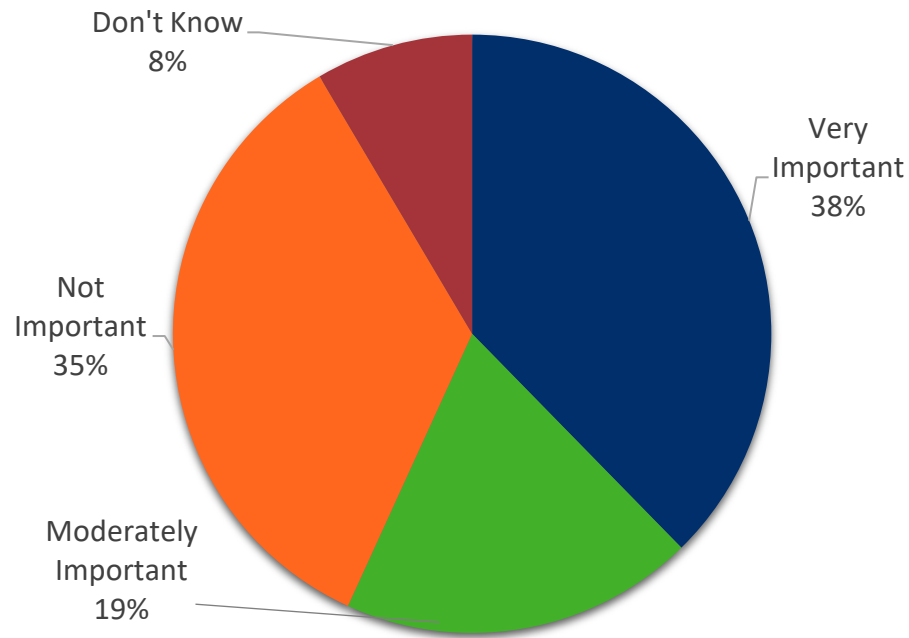
Neighborhood Amenities



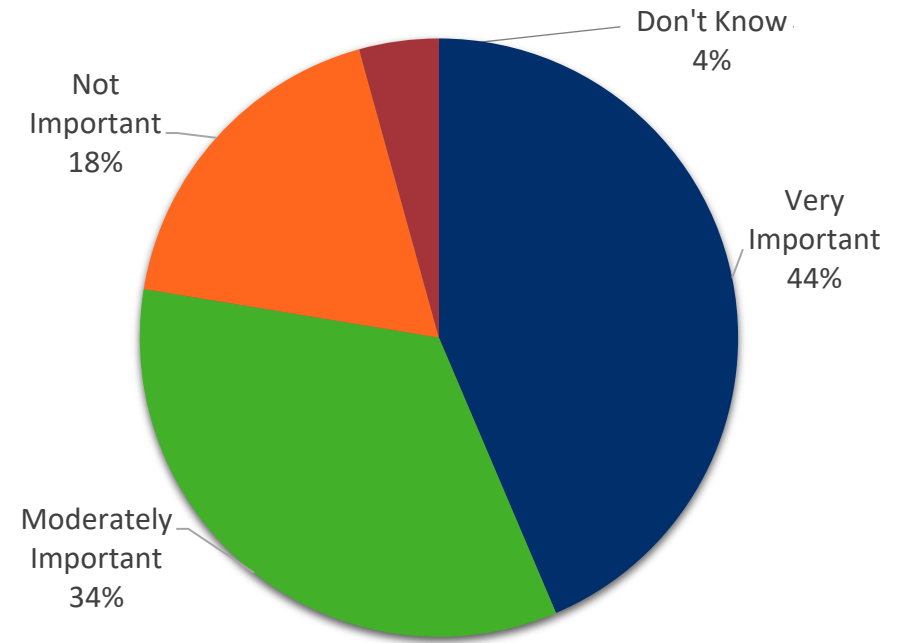
Participants are interested in a wide range of amenities, with a playground, community garden, and barbeque area at the top of the list.

Accessibility of Amenities

Most participants find it important that site amenities are accessible to the entire neighborhood and surrounding community, with a slight preference for direct access to the Peninsula Crossing Trail.



Importance of direct access to Peninsula Crossing Trail



Importance of access for entire neighborhood & community

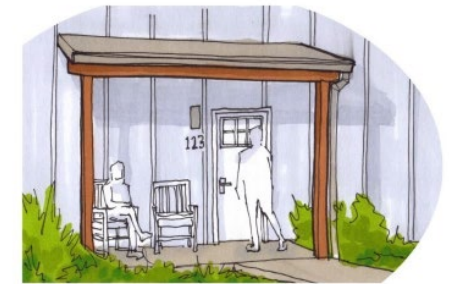
Additional Learnings

- Almost three-quarters of participants prefer townhomes with multiple field colors.



- There was a preference for earth tones over cool modern, bright, warm neutrals and modern rustic palettes combined.

- Most participants consider having a front porch to be very important, especially one that is private with ability to sit and hang out.



- Respondents overwhelmingly preferred a tall backyard fence with a lattice top being the most popular style.



Suggested Names

Some respondents suggested specific names of people to name the project after. Several people preferred not to name it after a person and suggested concept-related options instead.

Habitat will work with our consultant to determine a process for picking the name of the community.

Community Engagement Event

- July 22nd, 5:30 – 7:00pm at New Song in partnership with PHB
- First 100 people to RSVP
- Update participants on design progress, request input on the same questions as the survey

Afterward:

- Review findings from survey and event
- Work with architect to incorporate into design
- Report back to community

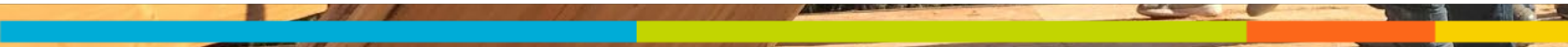
Closing the Loop

After event:

- Review findings from survey and event
- Work with architect to incorporate into design
- Report back to community about what we learned and how we used that information to help the design



Development Timeline & Design





SITE OVERVIEW

- 18 BUILDINGS:
 - 2 SINGLE FAMILY HOMES
 - 8 4-PLEXES
 - 8 2-PLEXES
- 50 HOMES
- 52 OFF-STREET PARKING SPACES
- 30 ON-STREET PARKING SPACES

SITE DETAILS

- HERITAGE TREE TO BE PRESERVED AND FEATURED
- STANDARD STREET TREES
- STANDARD STREET AND PATHWAY LIGHTING
- 4 TRASH ENCLOSURES
- COMMON GREEN SPACES

SITE PLAN



SITE BIRDS EYE VIEW

Next steps

- Engagement event on 7/22
- Finalize design and submit for permits fall 2024, target issuance summer 2025
- 1 year to do site development, new public road
- Summer 2026 start vertical
- 2028-29: sell homes



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Thank You