

# Advancing Green, Adaptive, Affordable Development

## Development Stakeholder Workshop

*When: Tuesday, May 19, 2015 | 3:00–6:00 p.m.*

*Living Room Realtors, 2625 SE 26<sup>th</sup> Avenue, Portland*

### AGENDA

- 3:00 pm–3:15 p.m. Welcome & Introductions**
- Welcome – Sydney Mead, Division/Clinton Business Assoc. (DCBA)
  - Agenda, Workshop Goals & Key Questions
  - Participant Introductions
- 3:15 pm–3:45 pm Case Studies & Market Trends**
- Market Trends Zero Energy Buildings – Ralph DiNola, New Buildings Institute (NBI)
  - Inspiring Examples in High Performance Green, Affordable Development - Heather Flint, Division Design Initiative (DDI)
- Break *Coffee from Local Vendors*
- 4:00 pm– 5:00 pm Barriers & Challenges**
- Discuss: economics, construction, design, cost, diverse audience priorities
  - Small group breakouts (30 minutes)
  - Report backs (15 minutes)
- 5:00 pm–5:45 pm Opportunities & Strategies**
- Opportunities, Strategies & Resources - Small group breakouts (30 minutes)
  - Report backs (15 minutes)
- 5:45 – 6:00 pm Wrap Up and Next Steps**
- 6:00 pm–7:00 pm Mixer & Networking Opportunity - Cocktails at All Way (formerly Savoy)**

*Event Hosted by: Division Design Initiative, Division/Clinton Business Association, Living Room Realtors, as well as Division neighborhood associations, SE Uplift and Sustainable Southeast.*

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#### **About the Division Design Initiative**

The Division Design Initiative is an inter-neighborhood coalition working to articulate design priorities and preferences for SE Division from 11th-60th streets, consistent with the Division Green Street Main Street Plan. This event is one of many community education and research activities sponsored by the Division Design Initiative, whose partners and design committee members include the Division Clinton Business Association, the Richmond Neighborhood Association, the Hosford-Abernethy District Association, the Mount Tabor Neighborhood Association, the South Tabor Neighborhood Association, Southeast Uplift and others.

**For more information, please contact:** Heather Flint Chatto, Division Design Committee member/RNA board member at 541-915-0120 or via email at [ilovedivision@gmail.com](mailto:ilovedivision@gmail.com).

# Workshop Discussion Topics & Key Questions

The following are some initial discussion topics and key questions:

1. **Economics:** What are the economic forces driving development on Division, within other transitioning local business districts, and in Portland currently?
2. **Sustainability:** What creative opportunities can we pursue for more shared, resource-efficient design and operation in new and existing development on Division? How can developers and partners help support a more Sustainable Southeast and a “living corridor” on Division? What barriers and opportunities exist? What activities, tools or resources are needed?
3. **Affordable Housing:** What are the barriers to and opportunities for including more affordable housing in future development projects on Division?
4. **Affordable Retail:** How can we preserve some more affordable retail spaces to provide opportunities for startups and legacy businesses on Division and other corridors?
5. **Preservation:** What opportunities and barriers exist to preserving special places and historic or culturally important buildings on Division? What further tools are needed?

## Workshop Goals & Potential Outcomes

- **Identification of barriers and opportunities** related to affordable, green development and adaptive reuse on Division Street and in the City of Portland
- **Increased neighborhood and community understanding of the current economic realities** and potential impacts of future development scenarios on/near the Division Corridor
- **End of Meeting Recommendations** re: creation of meaningful opportunities for the community to engage in design issues and possible implementation strategies for the Division Design Guidelines
- **Recommendations for tools and resources to include in design guidelines** appendix and or future Toolkit for Neighborhood Design proposed by the Division Design Initiative (grant under review by MMT).
- **Design and planning recommendations** that may inform the Comprehensive Plan, mixed use zones work, and other policy and program activities, etc.