

WHAT MAKES A GREAT PLACE?

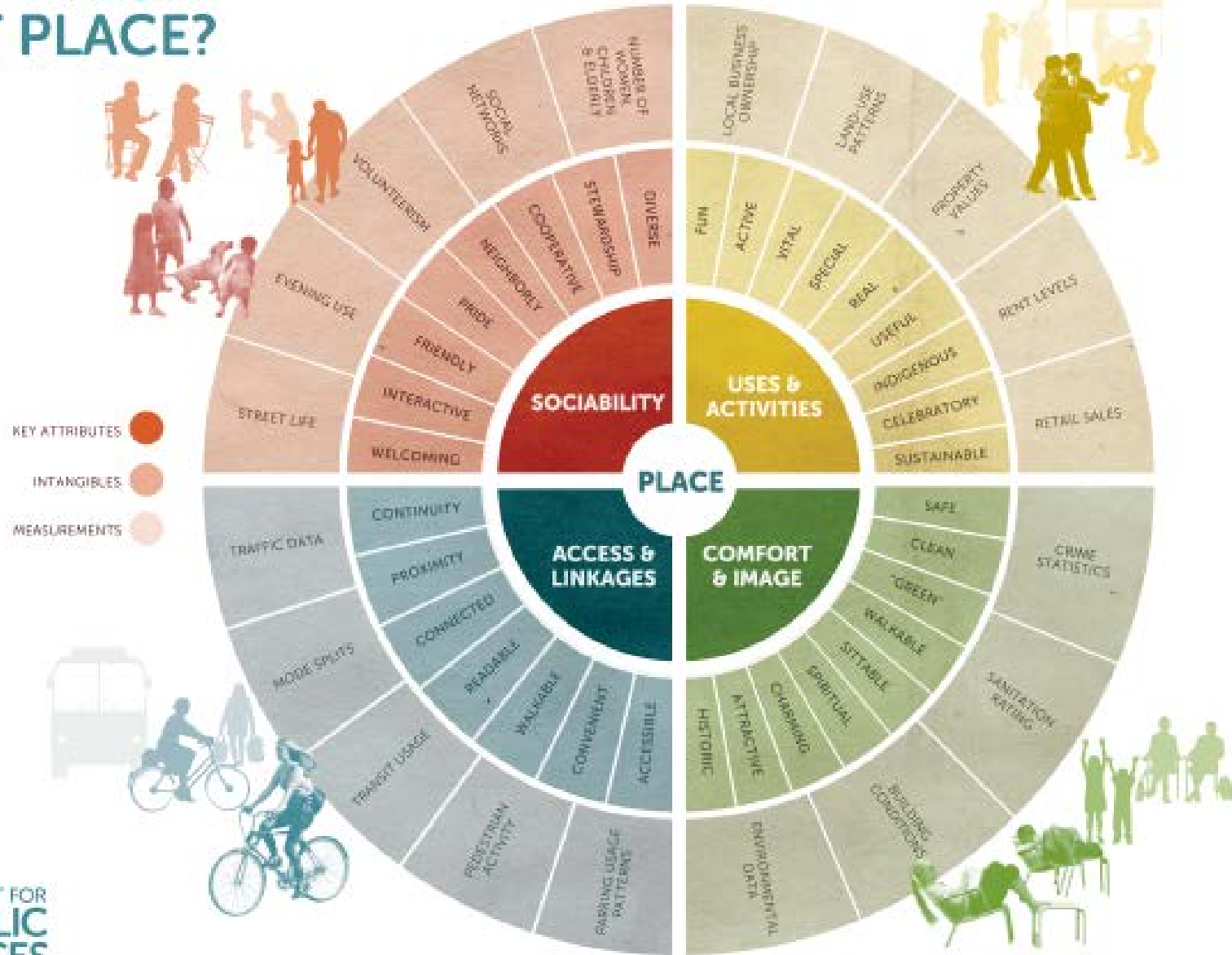




Photo by Brit F

History, Cultural Identity, and Social Connections



PLEASE PLAY ME

NO WRONG NOTES."
Thelonious Mor



© OHS

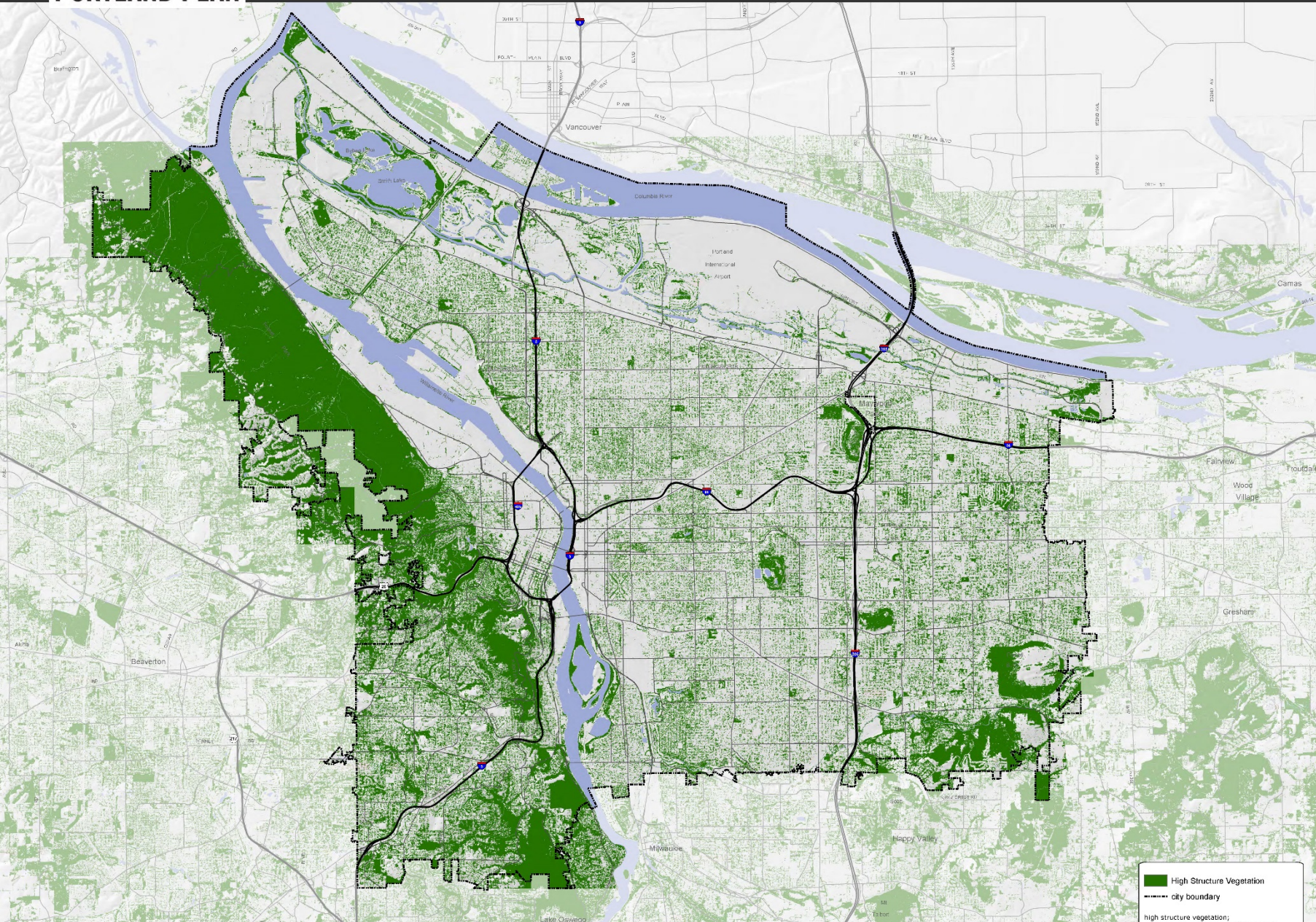
Environmental Stewardship





ALLIANCE
FOR
PROTECTING
THE
PARKS
OF
NEW
YORK
CITY





High Structure Vegetation
 city boundary

high structure vegetation;
 developed by Metro from 2007 six inch
 color infra red orthophotos. The classification
 was performed using radiometric, texture, and
 geometry based classification methods



September 30, 2009 City of Portland | Bureau of Planning and Sustainability | Geographic Information System
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Portland Urban Canopy = \$5 billion
 Removes 25 million lbs of pollutants
 Stores 1.5 billion lbs of carbon



© OHS



History, Cultural Identity, and Social Connections



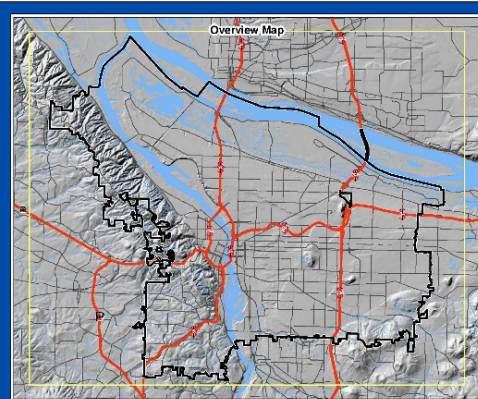
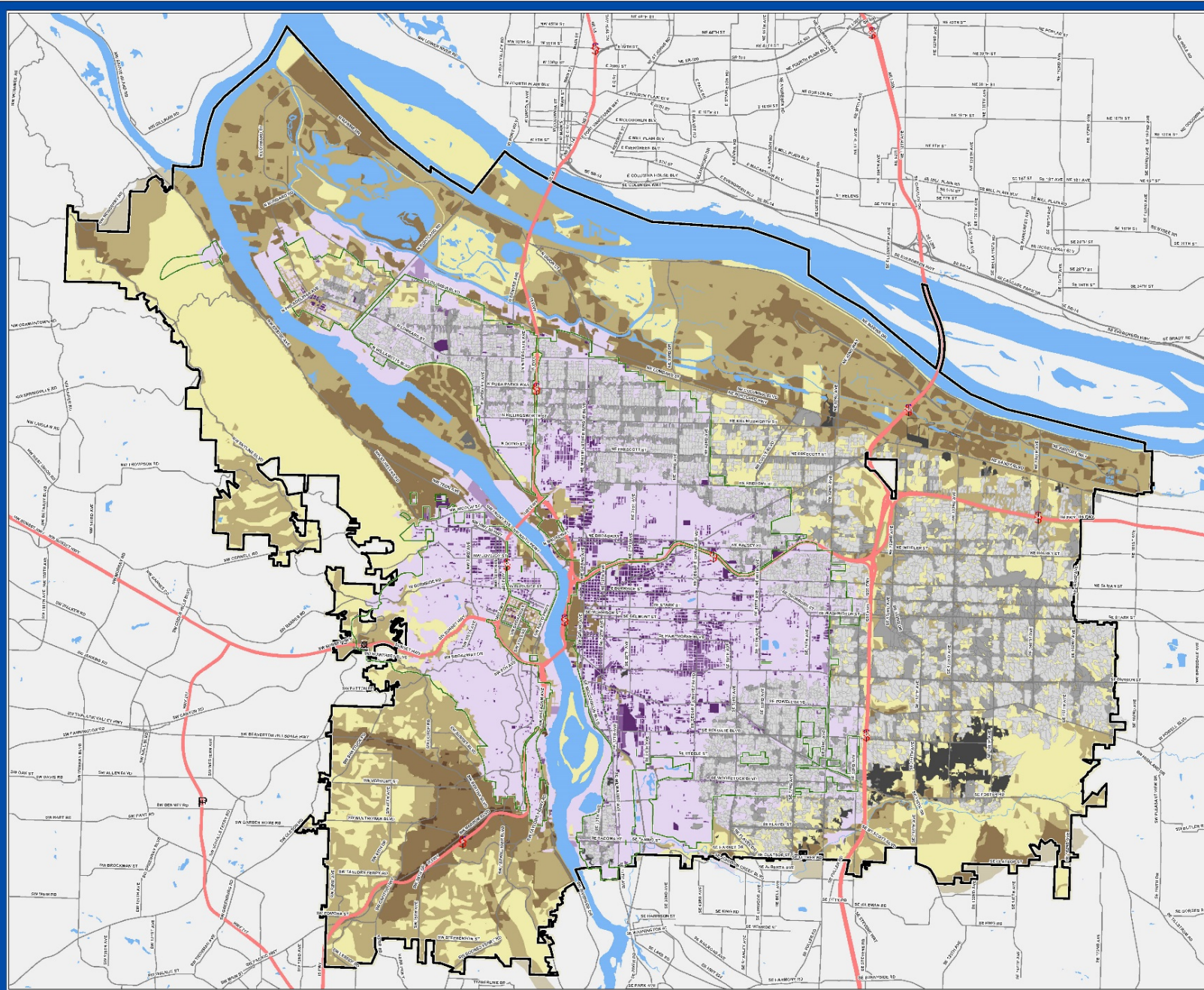


History, Cultural Identity, and Social Connections





History, Cultural Identity, and Social Connections



Legend

- City of Portland
- Rivers and Lakes
- CSO Boundary
- Freeways
- Arterial Streets
- Combined**
- Higher
- Lower
- Sumps/ UICs**
- Higher
- Lower
- Separate**
- Higher
- Lower

**Portland Watershed Management Plan
Potential Benefit of Green
Infrastructure Improvements**



CITY OF PORTLAND
ENVIRONMENTAL SERVICES
Systems Analysis
Spatial Analysis and Modeling



Sheet No.

Date Printed:

03/24/10



Downtown Plan
1972

Portland removes highway and creates waterfront park



First City in US with Climate Action Plan

1993

First City in US with renewable fuel standard



First City in US with modern streetcar
2001

1974



Portland builds largest bridge in NA to exclude cars

1996

2015

1973

First State with Urban Growth Boundary



1986

MAX Light Rail system opens Max



1996

Bicycle Master Plan

1994

First City in US with a Green Infrastructure Policy

2001

First City in US with green building policy

2015

Hassalo on Eighth EcoDistrict opens Hassalo

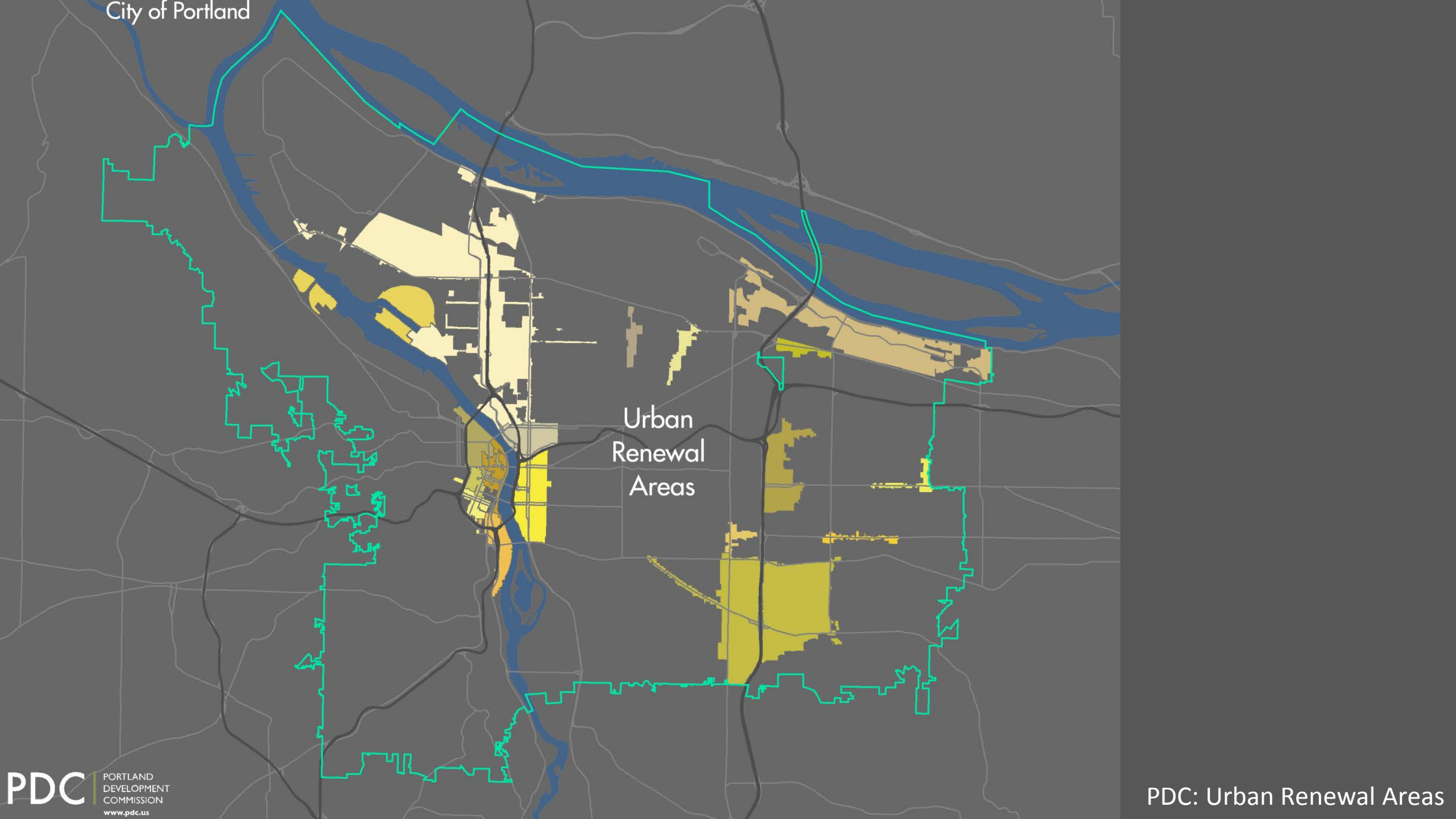


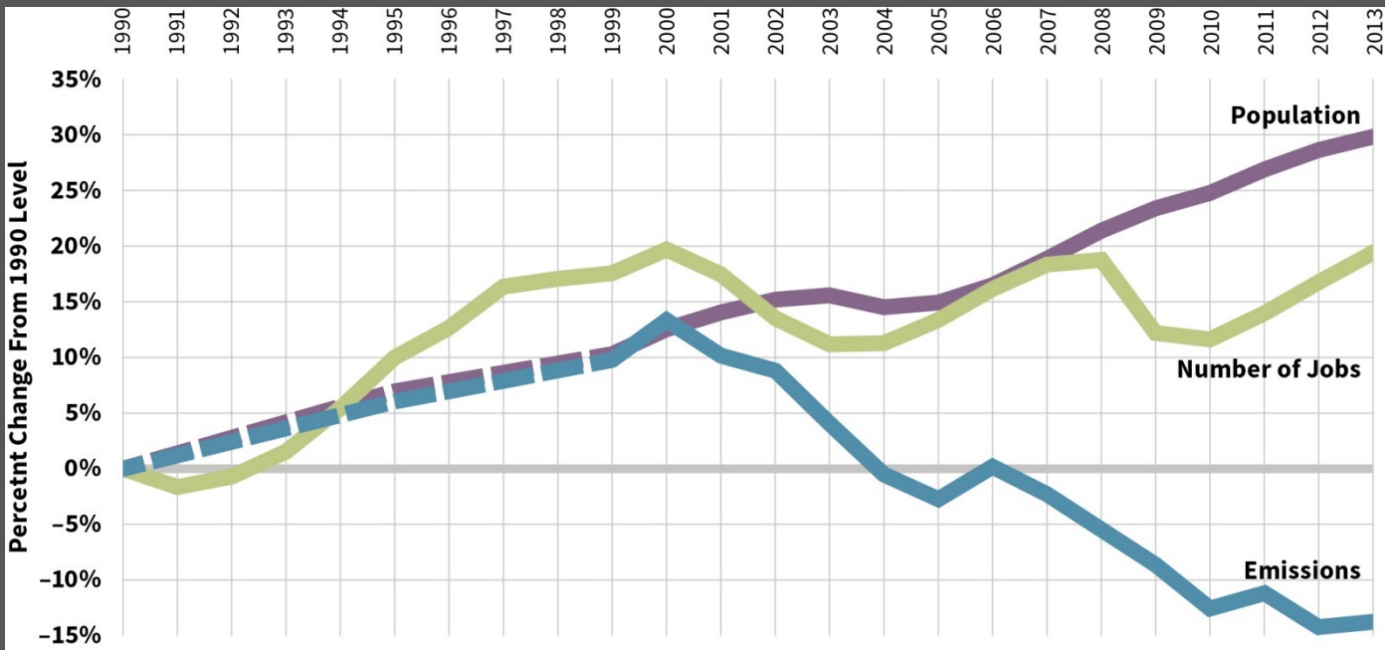
1971

First State with Bottle Deposit Bill, first state with Bicycle Bill

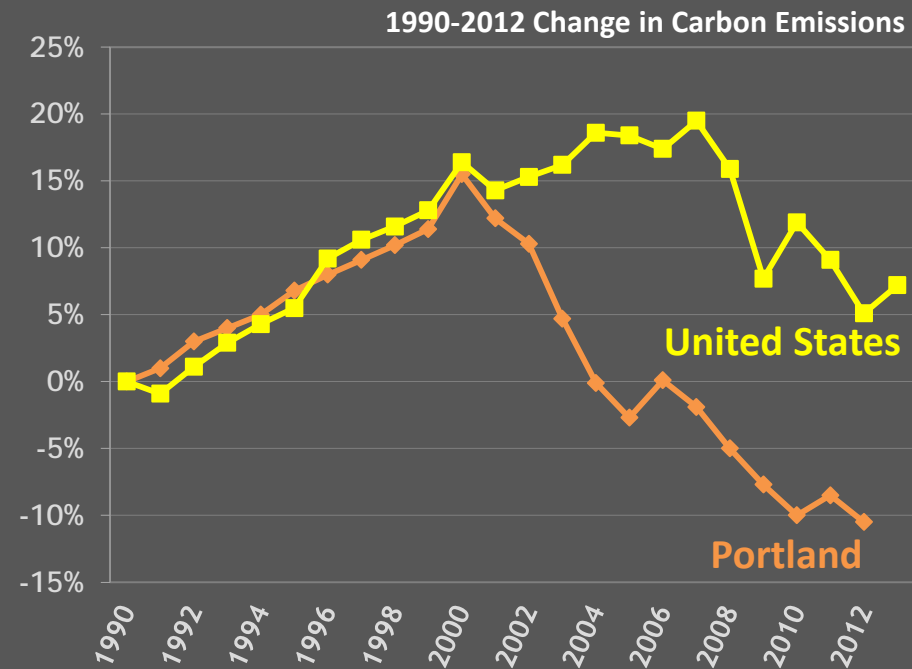
City of Portland

Urban
Renewal
Areas





1990-2013 change in Multnomah County carbon emissions compared to population and jobs



↑ 7% Increase in carbon emissions in U.S.

↓ 11% Decrease in carbon emissions in Portland

↑ 400% Increase in GDP 1990 - 2012



2030: 90% residents can walk/bike to meet basic (non-work) daily needs

Historic Plans



Olmsted Plan, 1903



Greater Portland Plan, 1912



Major Traffic Street Plan Boulevard and Park System, 1921



Proposed System of Major Streets and Development of Waterfront, 1932



Portland Improvement, 1943



Comprehensive Plan (Not Adopted), 1966

Contemporary Plans



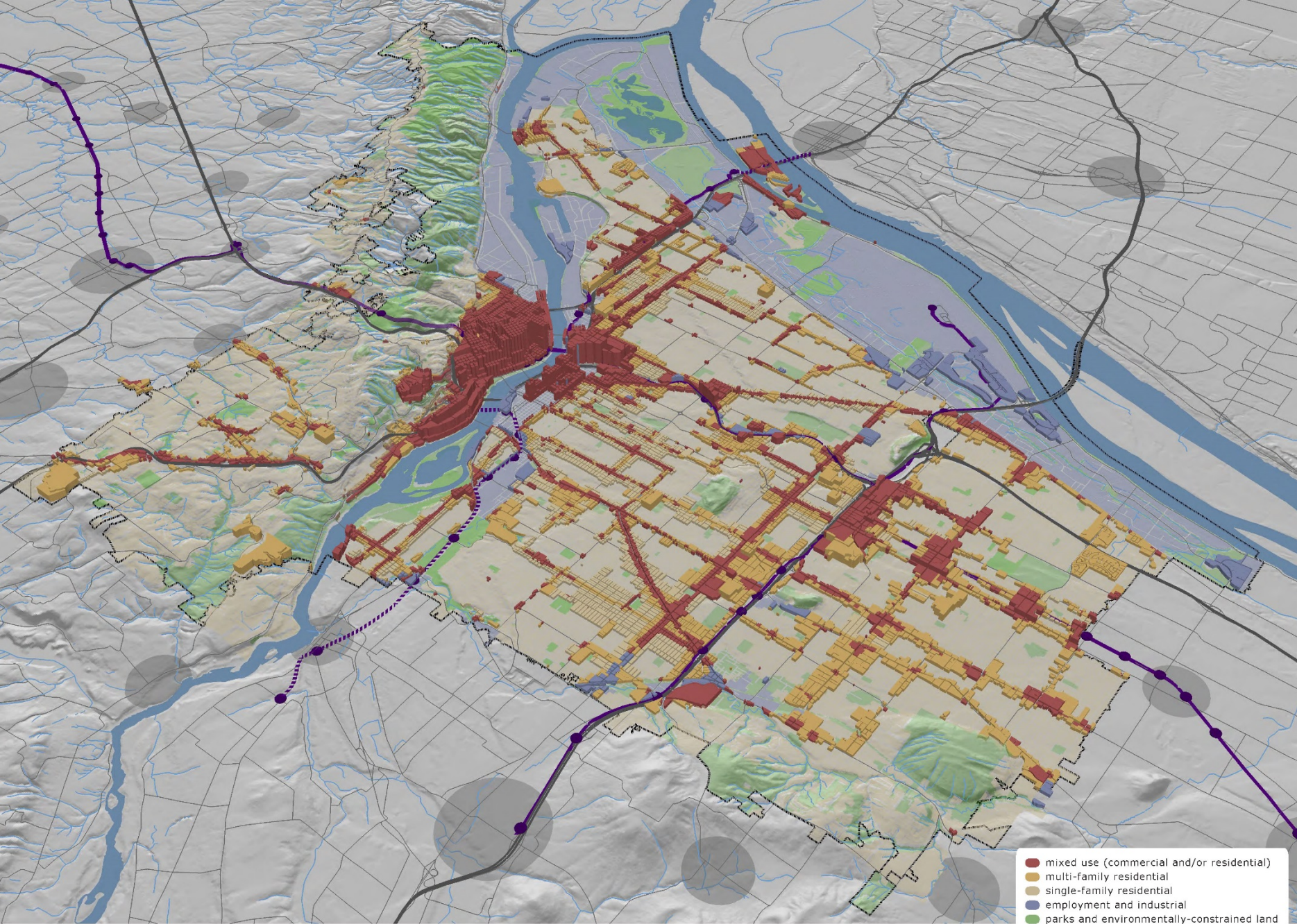
Comprehensive Plan, 1980.



Metro Region 2040 Growth Concept, 1995



Community, Neighborhood and Area Plans, 1972-Present



- mixed use (commercial and/or residential)
- multi-family residential
- single-family residential
- employment and industrial
- parks and environmentally-constrained land
- regional and town centers
- light rail/light rail stops
- freeways









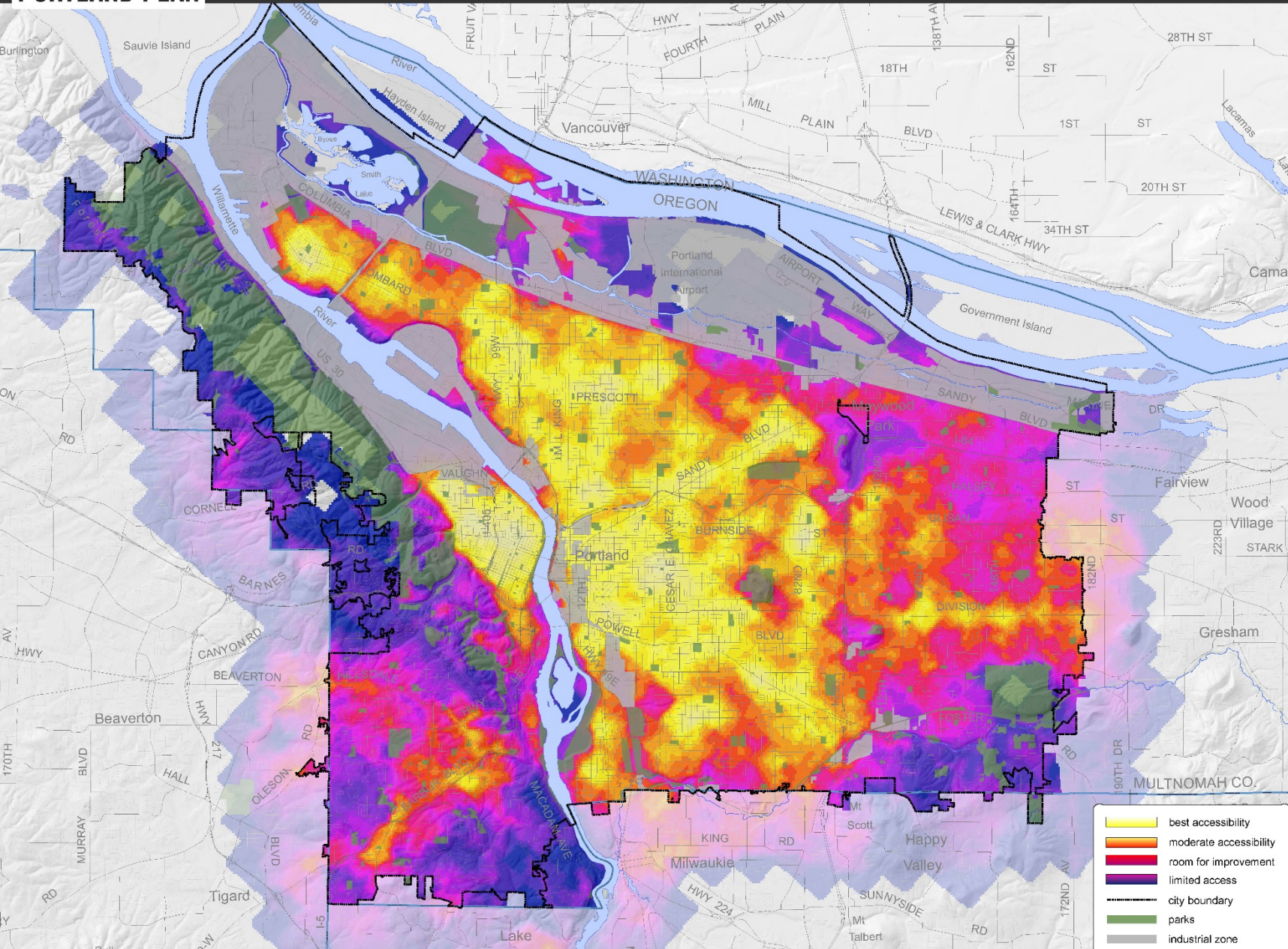










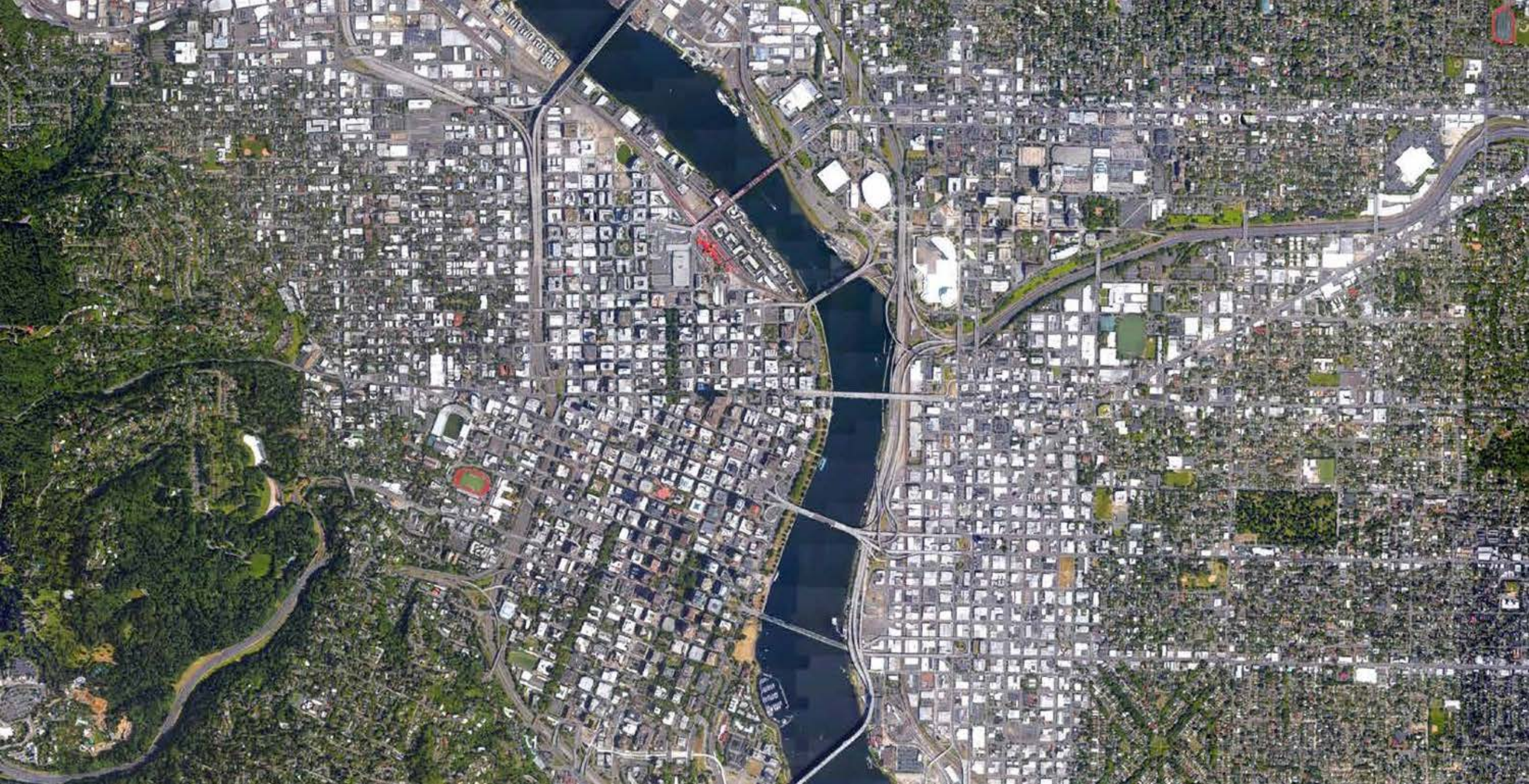


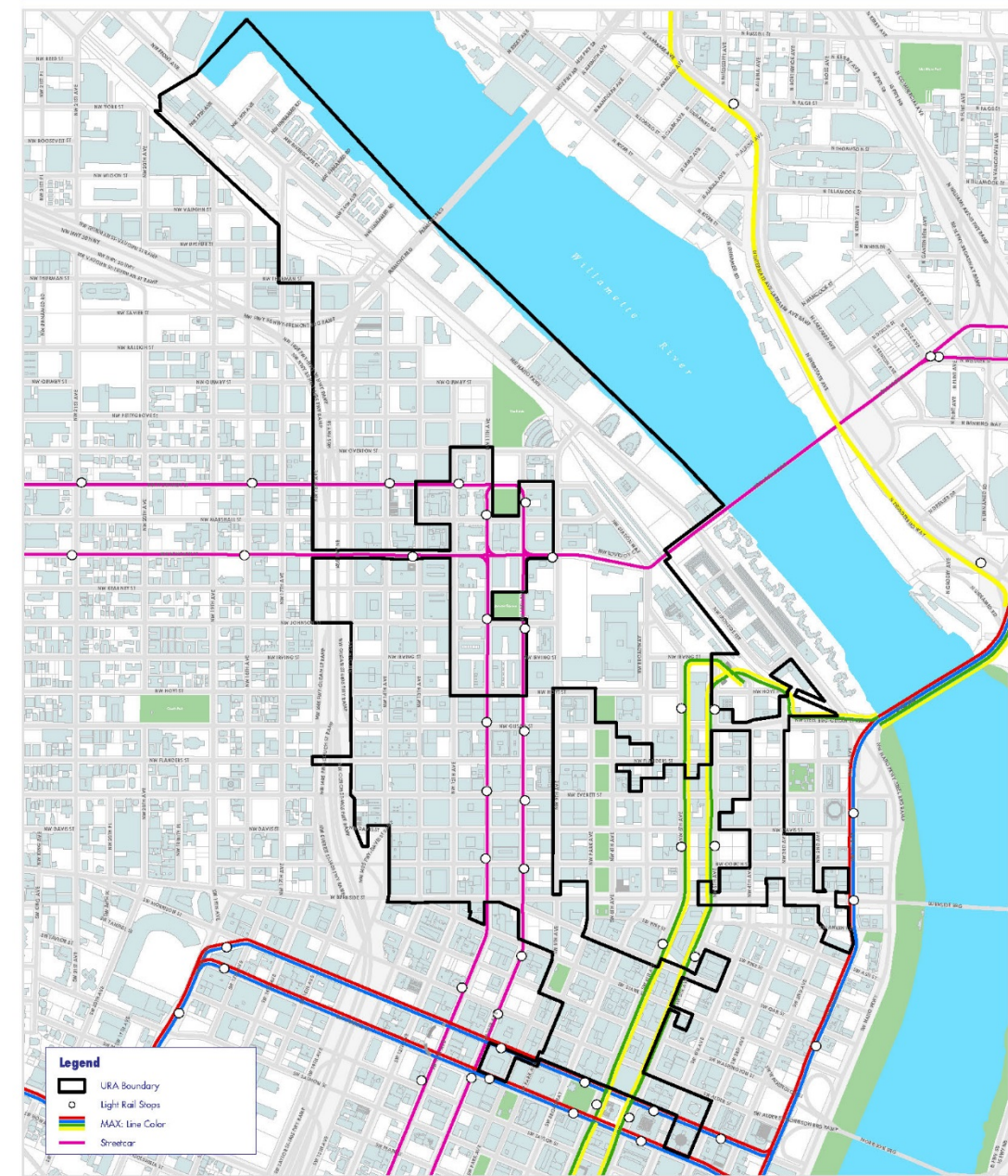
- Better use of existing infrastructure
- Neighborhood Main Street w/Retail
- Outdoor Comfort
- Climate Proofing Infrastructure
- Permeability/Water Management
- Walkability/Connectivity
- Mixed Housing
- Networks

The information on the map was derived from digital data-bases on the City of Portland, Bureau of Planning and Sustainability GIS. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. However, notification of any errors will be appreciated.

data sources:
City of Portland, Planning & Sustainability,
equal weighted inputs, Version 5.
Detailed documentation available.



















Public-Private Partnership: The Pearl District





Public-Private Partnership: The Pearl District

Growth of Area : Tama Plaza



<the 1960s>



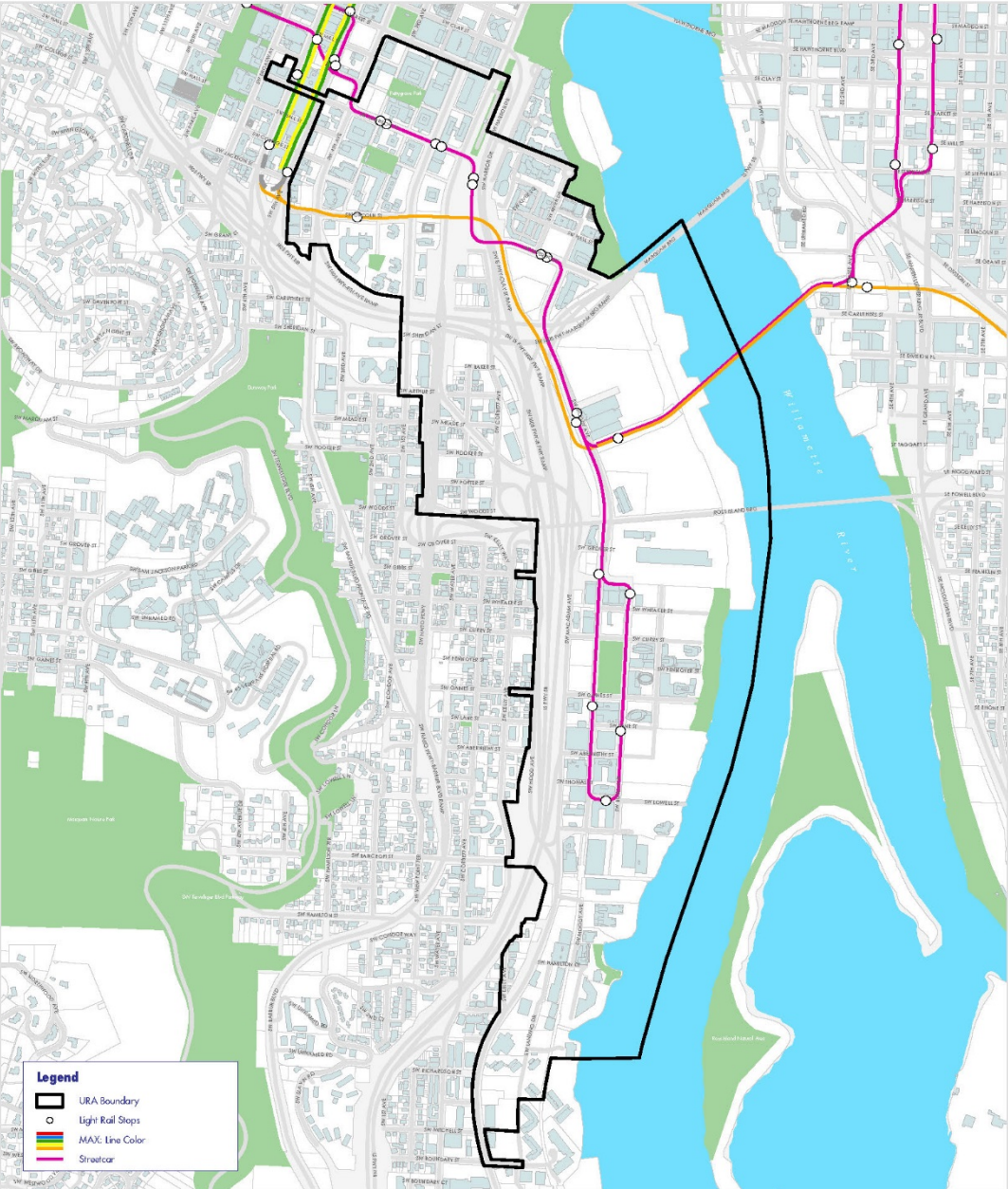
<present>





Next Generation City Community Development Project
(photos courtesy of City of Yokohama and Tokyu Corporation)

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PDC: North Macadam URA – South Waterfront District



© Zidell Yards – LEVER/GBD

PDC: North Macadam URA – South Waterfront District – Zidell Yards



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PDC: North Macadam URA – South Waterfront District – Zidell Yards



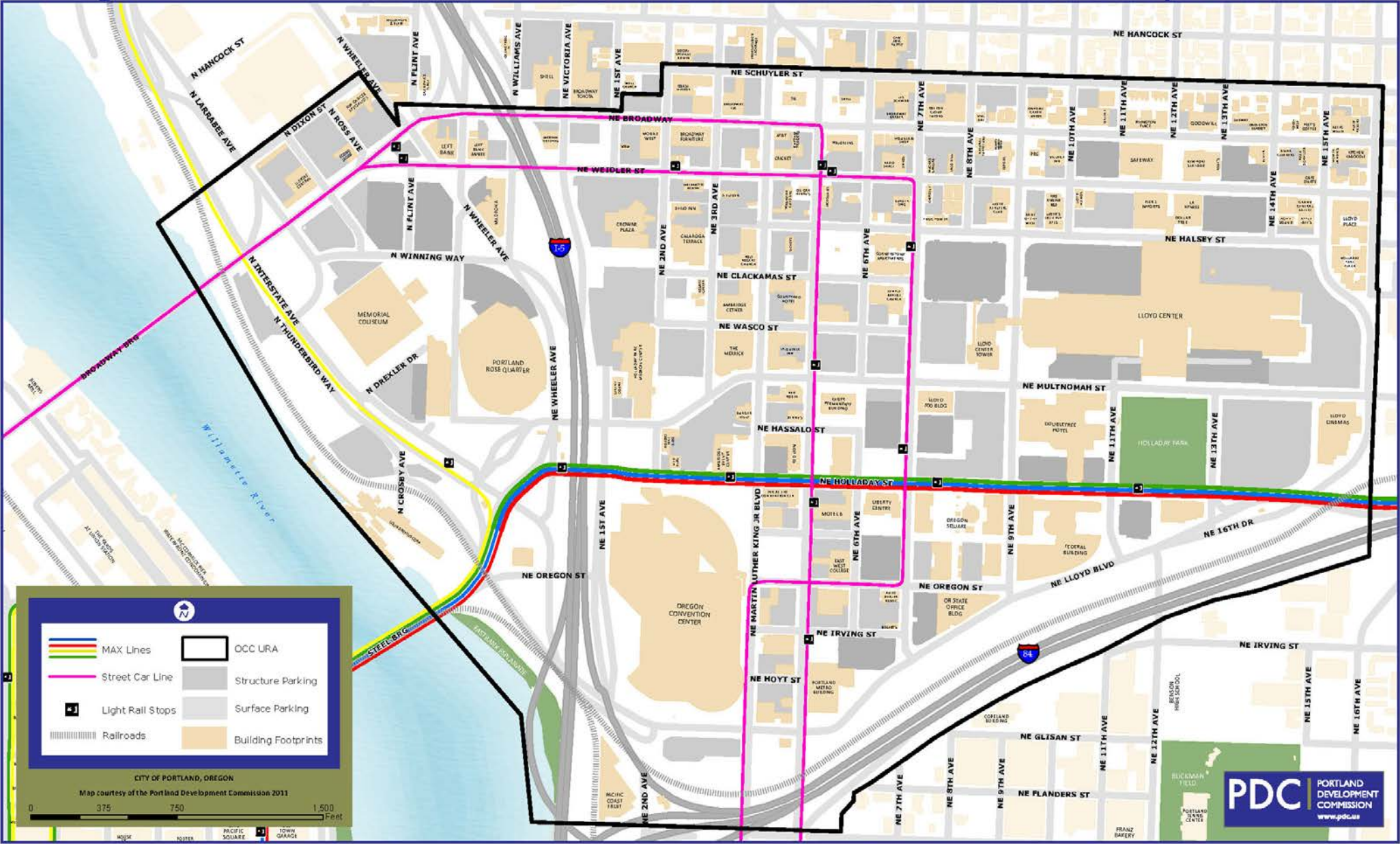
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PDC: North Macadam URA – South Waterfront District – Zidell Yards



PDC: North Macadam URA – South Waterfront District – Zidell Yards

Oregon Convention Center Urban Renewal Area Lloyd District



	MAX Lines		OCC URA
	Street Car Line		Structure Parking
	Light Rail Stops		Surface Parking
	Railroads		Building Footprints

CITY OF PORTLAND, OREGON
 Map courtesy of the Portland Development Commission 2011
 0 375 750 1,500 Feet

PDC PORTLAND DEVELOPMENT COMMISSION
 www.pdc.us

This map was created by the Portland Development Commission (PDC) GIS. Every reasonable effort has been made to assure the accuracy of these maps and associated data. However, inadvertent errors can occur and the PDC does not assume any responsibility for omissions or positional accuracy. This information is presented "as is" and without warranties, either expressed or implied. Information Sources: Portland Development Commission Geographic Information Systems (GIS), City of Portland Corporate GIS, May 2011



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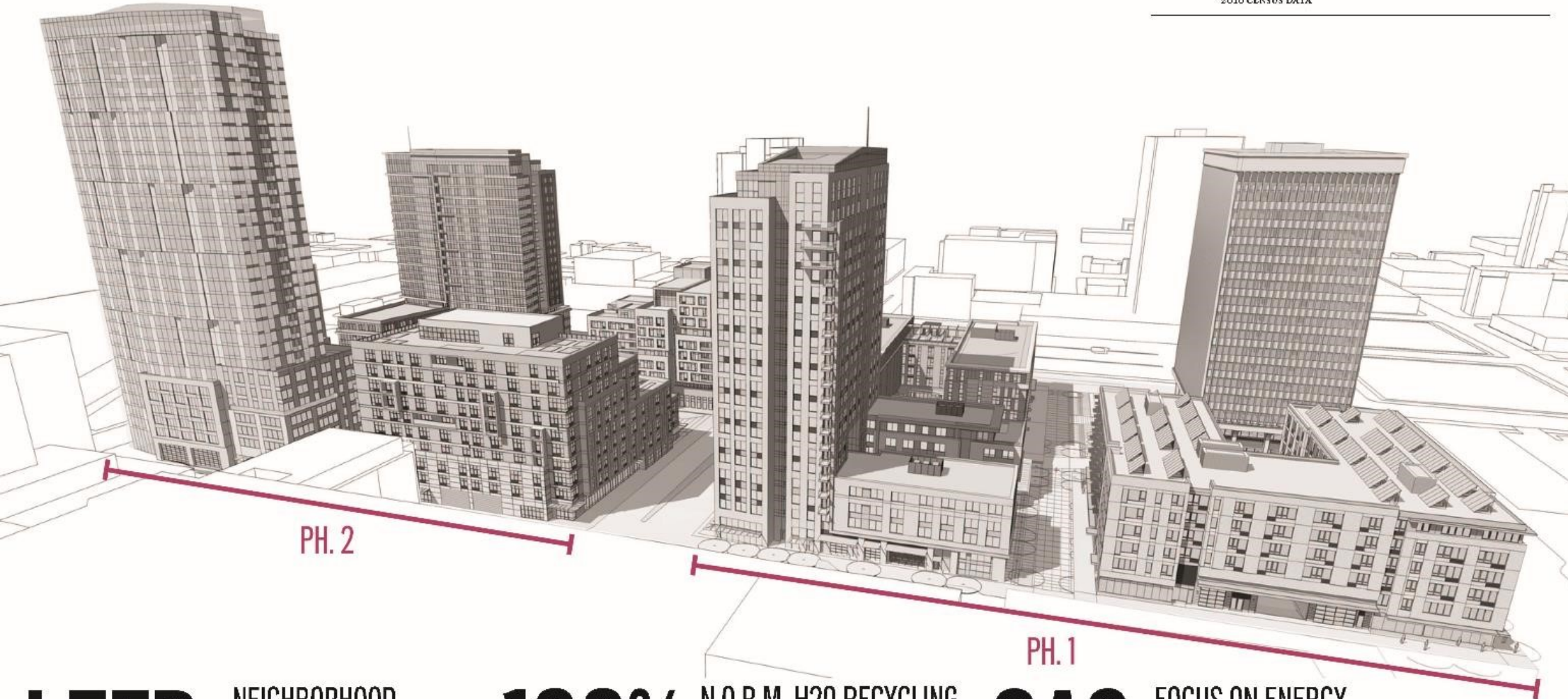
PDC: Oregon Convention Center URA – Lloyd District

HASSALO NEIGHBORHOOD

1,657 RESIDENTIAL UNITS

About 3,800 in the Pearl
2010 CENSUS DATA

The Hassalo Neighborhood is set to become the next destination spot in Portland. The vicinity and accessibility of Hassalo, and the mixed zoning make it a hub for live / work culture.



PH. 2

PH. 1

LEED

Platinum neighborhood development (ND)

NEIGHBORHOOD

The Hassalo Neighborhood is on track to become one of the first LEED Certified Neighborhoods in the country. All buildings will be LEED Certified. They share a common water treatment and mechanical system working together to use less.

100%

sewer discharge reduction

N.O.R.M. H2O RECYCLING

The Natural Organic Recycling Machine (NORM) uses a series of tidal cells to allow biological waste water treatment to almost drinkable quality. The final stage tanks and vegetation are incorporated into dramatic water features that enhance green spaces.

GAS

powered applications

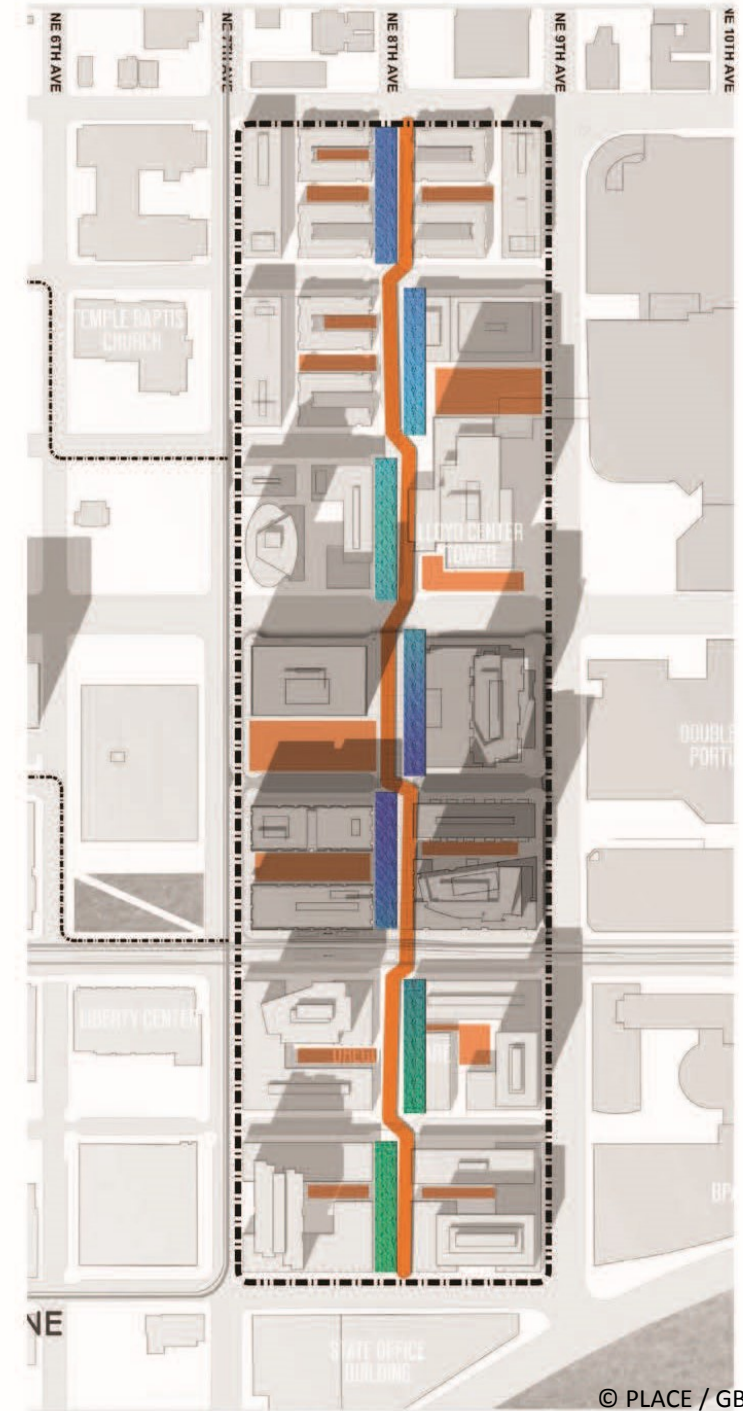
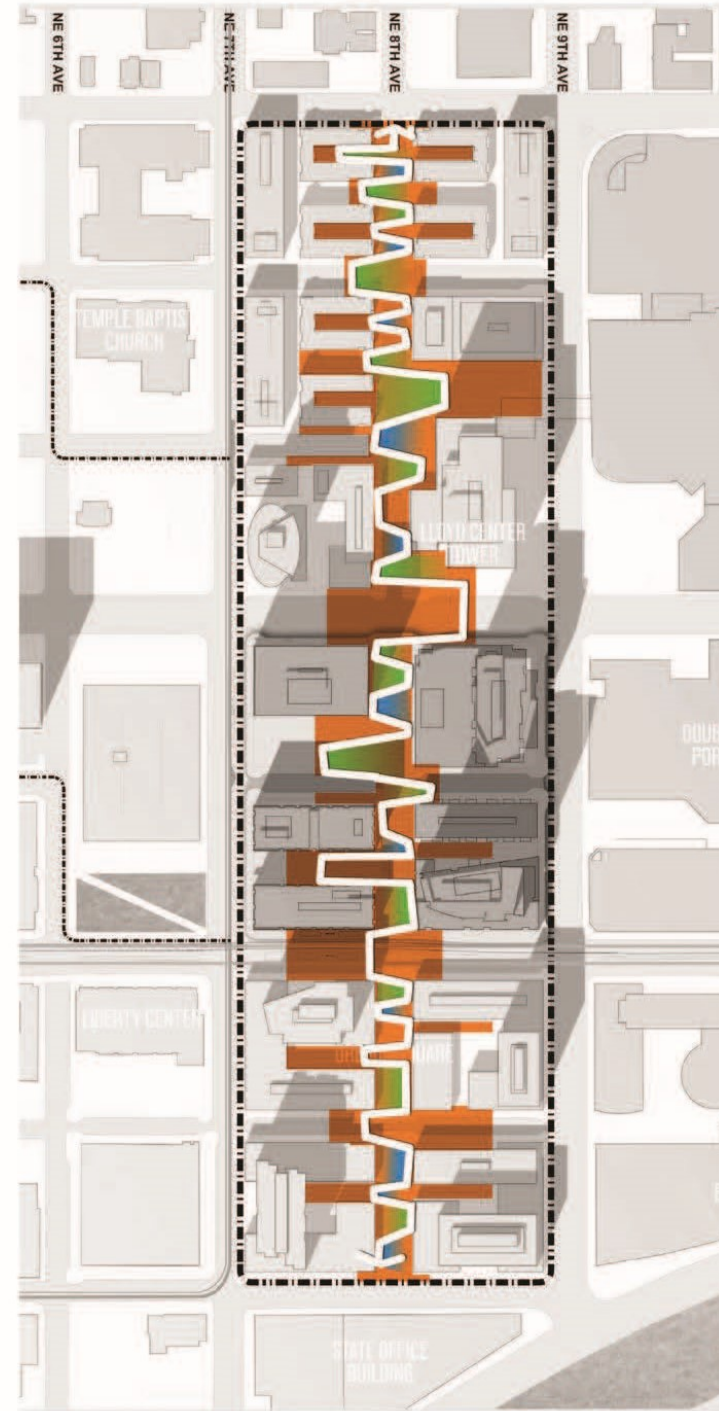
FOCUS ON ENERGY

Heat pumps allow excess heat from spaces to be transferred to other uses balancing demands. Phase Two will also include Gas Powered Fuel Cells, these fuel cells generate on site energy and reduce demand and cost of transportation of energy. Waste heat will be used to supplement the hot water demand, one of the highest end-uses in residential buildings.

HASSALO NEIGHBORHOOD ECO-DISTRICT OREGON SQUARE

COMMUNITY
AIR WATER
TRANSPORTATION
ENERGY





HASSALO NEIGHBORHOOD

MIX USE OFFICE/HOUSING/PARKING/PARKS

Phase 1 of Hassalo on Eighth encompasses four Portland city blocks, two mid-rise residential buildings, the existing Lloyd 700 office tower and a 21 story apartment tower. The projects main focus is on the treatment of all black and grey water on site and placemaking.

A live / work community

657 RESIDENTIAL UNITS

The goal of Hassalo on Eighth is to create a vibrant, walkable community with a mix of housing types and amenities. The project includes 657 residential units, including a mix of studio, one, two, and three-bedroom units. The units are designed to be flexible and adaptable to changing market conditions.

GROUND FLOOR RETAIL

The ground floor of the project is designed to be a vibrant, walkable community with a mix of housing types and amenities. The project includes ground floor retail space, including a mix of retail, office, and community spaces. The retail space is designed to be flexible and adaptable to changing market conditions.

FOCUS ON WATER

The project focuses on water treatment and management. The project includes a water treatment plant, a water storage tank, and a water distribution system. The project is designed to be a sustainable and resilient community.

ROOFTOP AMENITIES

The project includes rooftop amenities, including a mix of rooftop gardens, rooftop decks, and rooftop parking spaces. The rooftop amenities are designed to be a vibrant, walkable community with a mix of housing types and amenities.

TRANSPORTATION OPTIONS

The project includes transportation options, including a mix of public transit, bike sharing, and car sharing. The project is designed to be a sustainable and resilient community.

OFFICE SPACE

The project includes office space, including a mix of office, retail, and community spaces. The office space is designed to be a vibrant, walkable community with a mix of housing types and amenities.

1,200 PARKING SPACES

The project includes 1,200 parking spaces, including a mix of surface parking, multi-level parking, and underground parking. The parking spaces are designed to be a vibrant, walkable community with a mix of housing types and amenities.

ECO-ROOFS

The project includes eco-roofs, including a mix of green roofs, solar roofs, and water storage roofs. The eco-roofs are designed to be a sustainable and resilient community.

CLOSE TO EVERYTHING

The project is located in a vibrant, walkable community with a mix of housing types and amenities. The project is close to everything, including public transit, bike sharing, and car sharing.

WALKABILITY

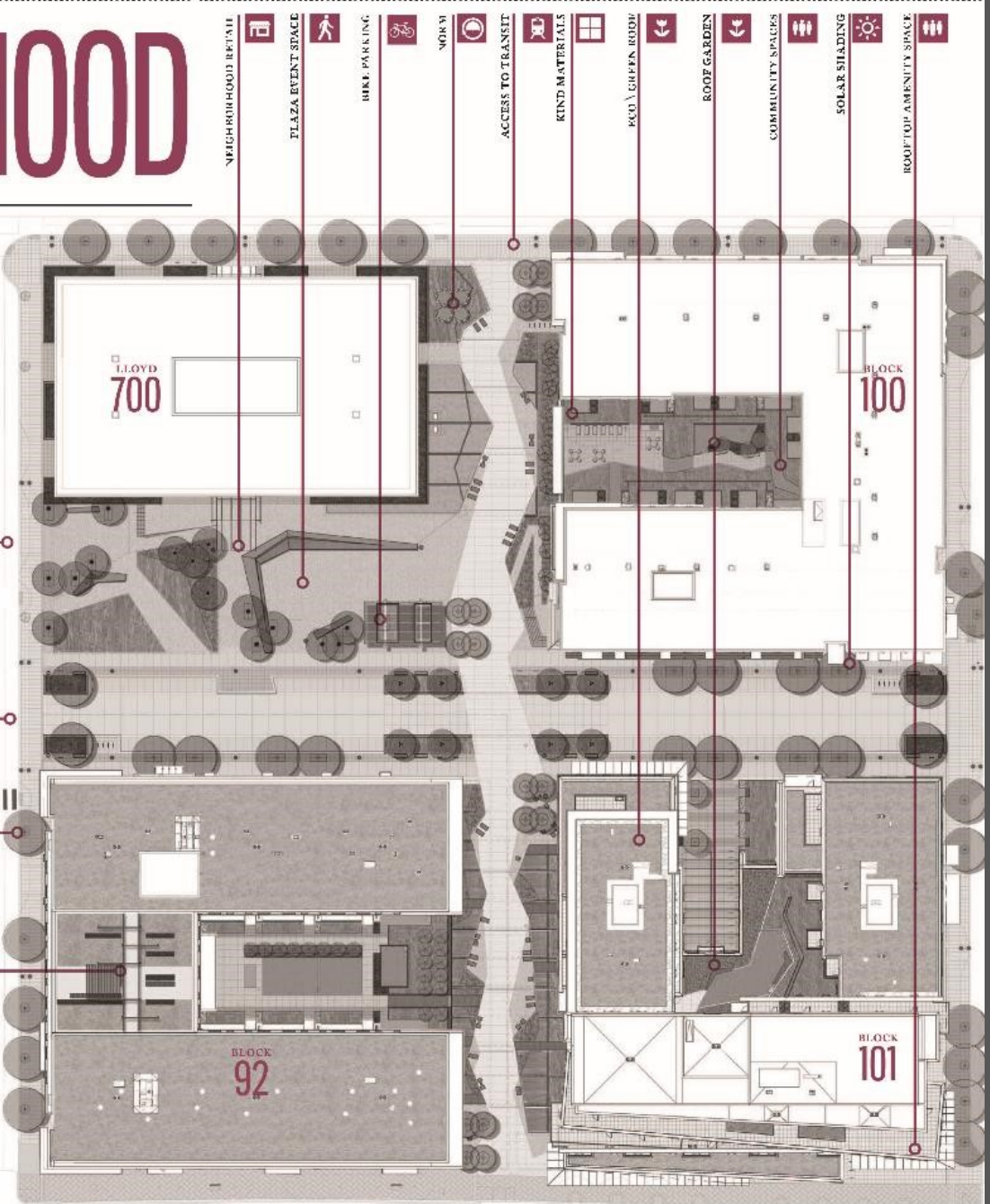
The project is designed to be a vibrant, walkable community with a mix of housing types and amenities. The project is close to everything, including public transit, bike sharing, and car sharing.

1,200

Bike Parking Stalls

A BIKER'S PARADISE

Hassalo on Eighth has over 1,200 bike parking stalls, including a bike hub with wash station and locker rooms, bike parking stalls in each individual building and some apartments also feature bike parking spots. Oregon Square will exceed that number by adding an additional 1,500 bike parking spots!



ACCESS TO TRANSIT



MULTI-MODE STREET



LANDSCAPING



COMMUNITY TERRACE



COMMUNITY

OREGON SQUARE "PORTLAND'S FAMILY ROOM" VISITORS/YR: X EVENTS/YR: X ACREAGE: 2.24 ACRES	PIONEER SQUARE "PORTLAND'S BELOVED LIVING ROOM" VISITORS/YR: 10,000,000 EVENTS/YR: 300 ACREAGE: 1.54 ACRES	DIRECTOR'S PARK "THE GRANITE PLAZA" VISITORS/YR: 24,000 EVENTS/YR: 114 ACREAGE: .46 ACRES	JAMISON SQUARE "PORTLAND'S BIGGEST KID MAGNET" ACREAGE: .91 ACRES	ELIZABETH CARUTHERS PARK "HEAD OF THE SW WATERFRONT" ACREAGE: 2 ACRES
			TANNER SPRINGS "BEAUTIFUL LITTLE OASIS" ACREAGE: .92 ACRES	ESTHER SHORT PARK "THE CITY'S BULWARK" ACREAGE: 5.4 ACRES

TRANSIT ACCESS
 The Oregon Square site is an ideal transit location. It is located within 1/4 mile of the MAX station, and is a short walk to the streetcar station. The site is also within walking distance of the streetcar station, and is a short walk to the streetcar station.

KIND MATERIALS
 The use of kind materials is a key strategy for reducing the carbon footprint of a building. Kind materials are those that are sourced locally, are made from recycled materials, and are easy to maintain and repair.

NATURAL VENTILATION
 Natural ventilation is a key strategy for reducing energy consumption in a building. It involves the use of natural airflow to cool and ventilate a building, reducing the need for mechanical cooling.

NEIGHBORHOOD RETAIL
 The inclusion of neighborhood retail is a key strategy for creating a vibrant and walkable community. It involves the inclusion of small businesses and services that serve the needs of the neighborhood.

NORM
 The use of norms is a key strategy for creating a sustainable and healthy community. It involves the adoption of shared values and practices that promote sustainability and health.

COMMUNITY SPACES
 The inclusion of community spaces is a key strategy for creating a vibrant and walkable community. It involves the inclusion of public spaces, such as parks, plazas, and community centers.

SOLAR SHADING
 Solar shading is a key strategy for reducing energy consumption in a building. It involves the use of shading devices, such as awnings and louvers, to reduce solar heat gain.

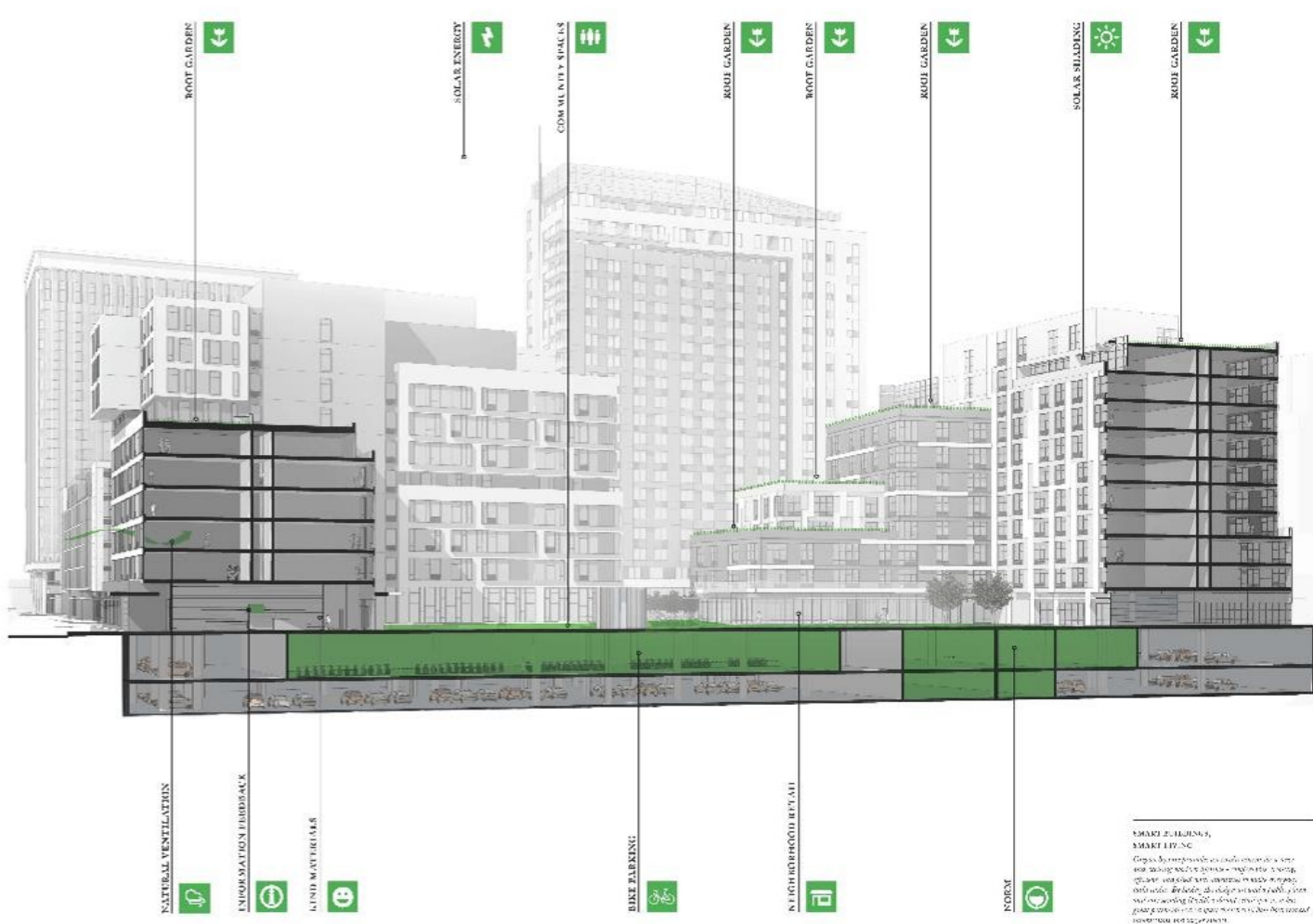
SOLAR ENERGY
 Solar energy is a key strategy for reducing energy consumption in a building. It involves the use of solar panels to generate electricity on-site.

INFO FEEDBACK
 Information feedback is a key strategy for creating a sustainable and healthy community. It involves the use of tools and techniques to monitor and improve the performance of a building or community.

BIKE STORAGE
 Bike storage is a key strategy for promoting sustainable transportation. It involves the provision of secure and convenient storage for bicycles.

ROOF GARDEN
 Roof gardens are a key strategy for reducing energy consumption and improving air quality. They provide insulation, reduce solar heat gain, and absorb rainwater.

FITNESS
 Fitness is a key strategy for promoting health and well-being in a community. It involves the provision of opportunities for physical activity, such as walking and biking.



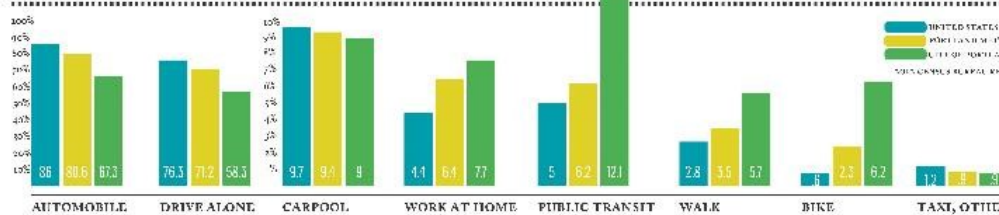
2,700 **A BIKER'S PARADISE**
 Hassalo on Eighth has over 1,200 bike parking stalls, including a bike hub with wash station and locker rooms. Oregon Square will exceed that number by adding an additional 1,500 bike parking spots!

Bike Parking Stalls

SMART BUILDINGS, SMART LIVING
 Oregon Square is a smart building, designed to be energy efficient, reduce carbon emissions, and improve the health and well-being of its occupants. It features a variety of sustainable design strategies, including solar energy, natural ventilation, and green roofs.

TRANSPORTATION

MEANS OF COMMUTING TO WORK



OREGON SQUARE TRANSIT

Oregon Square is a transit-oriented development (TOD) located in the heart of downtown Portland, Oregon. It is a 10-acre site bounded by the Willamette River to the west, the downtown business district to the east, and the downtown residential district to the south. The site is currently a mix of office, retail, and residential uses. The Oregon Square TOD is a key component of the city's transportation strategy, which aims to increase transit ridership and reduce car dependency. The TOD is located within a 1/4 mile walking distance of the downtown streetcar line and the MAX light rail line. The TOD is also within a 1/2 mile walking distance of the downtown bus routes. The TOD is a key component of the city's transportation strategy, which aims to increase transit ridership and reduce car dependency.

WALKABILITY

The Oregon Square TOD is a highly walkable area. It is located in the heart of downtown Portland, Oregon, which is one of the most walkable cities in the United States. The TOD is within a 1/4 mile walking distance of the downtown streetcar line and the MAX light rail line. The TOD is also within a 1/2 mile walking distance of the downtown bus routes. The TOD is a key component of the city's transportation strategy, which aims to increase transit ridership and reduce car dependency.

BIKABILITY

The Oregon Square TOD is a highly bikable area. It is located in the heart of downtown Portland, Oregon, which is one of the most bikable cities in the United States. The TOD is within a 1/4 mile walking distance of the downtown streetcar line and the MAX light rail line. The TOD is also within a 1/2 mile walking distance of the downtown bus routes. The TOD is a key component of the city's transportation strategy, which aims to increase transit ridership and reduce car dependency.

STREETCAR

The Oregon Square TOD is a key component of the city's streetcar network. It is located within a 1/4 mile walking distance of the downtown streetcar line. The TOD is a key component of the city's transportation strategy, which aims to increase transit ridership and reduce car dependency.

MAX LIGHTRAIL

The Oregon Square TOD is a key component of the city's MAX light rail network. It is located within a 1/4 mile walking distance of the downtown MAX light rail line. The TOD is a key component of the city's transportation strategy, which aims to increase transit ridership and reduce car dependency.

BUS

The Oregon Square TOD is a key component of the city's bus network. It is located within a 1/2 mile walking distance of the downtown bus routes. The TOD is a key component of the city's transportation strategy, which aims to increase transit ridership and reduce car dependency.

CAR

The Oregon Square TOD is a key component of the city's car network. It is located within a 1/2 mile walking distance of the downtown bus routes. The TOD is a key component of the city's transportation strategy, which aims to increase transit ridership and reduce car dependency.

MORE THAN 17,000 PEOPLE COMMUTE BY BIKE TO WORK EACH DAY

80% OF PEOPLE WEAR HELMETS

PORTLAND HAS MORE THAN 319 MILES OF DEDICATED BIKEWAYS

100 MILLION TRIPS ARE TAKEN ON TRIMET EACH YEAR

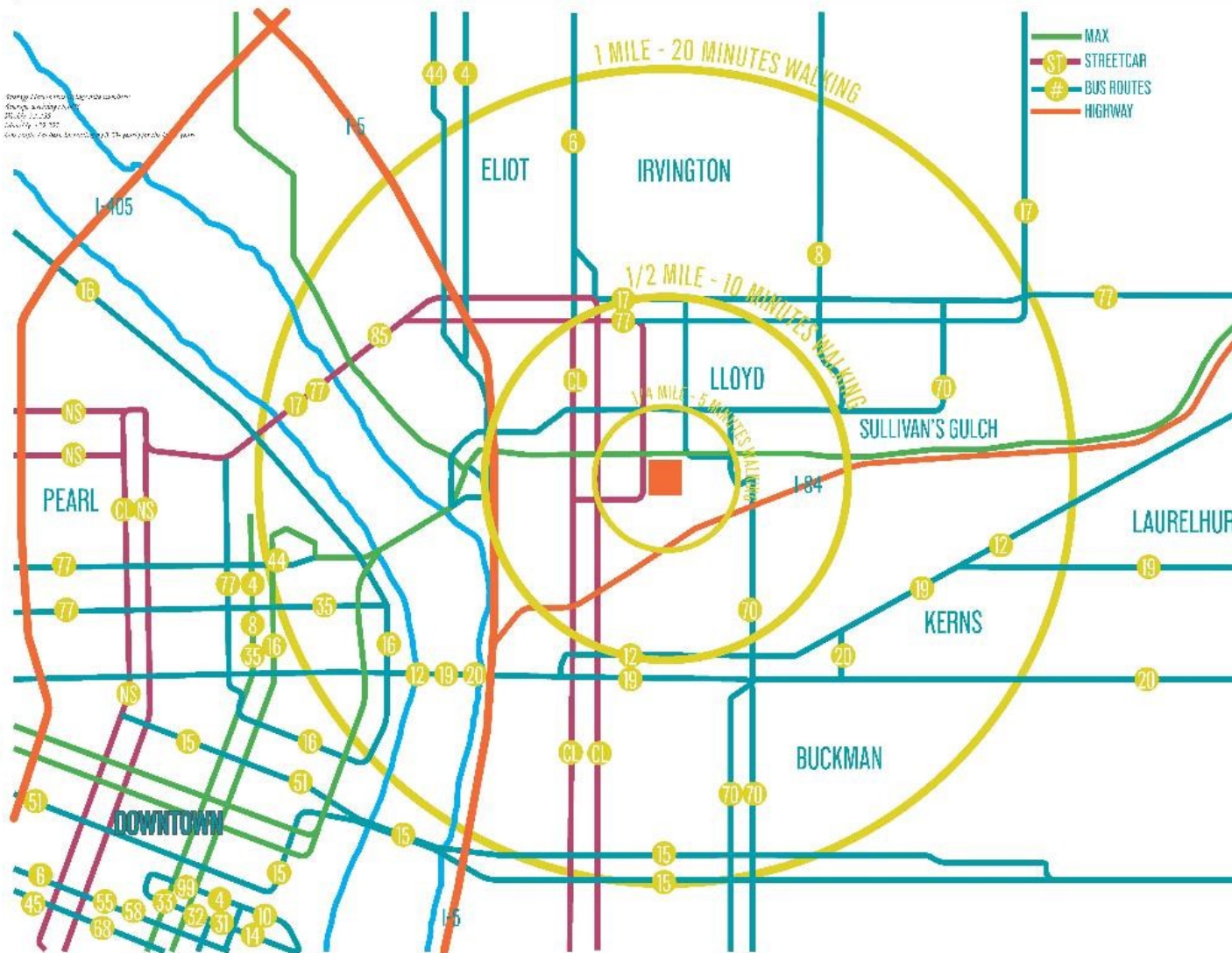
45% OF PORTLAND STATE STUDENTS TAKE TRANSIT TO CLASS

TRIMET ELIMINATES 207,750 CAR TRIPS DAILY

45% OF HIGH HOUR COMMUTERS TO DOWNTOWN TAKE TRANSIT

35% OF BIKE COMMUTERS ARE FEMALE

EVERY WEEKDAY TRIMET HAS MORE THAN 316,700 TRIPS



ENERGY

CLEAN

energy production on-site

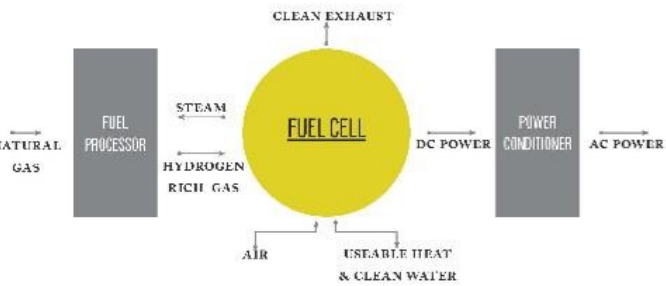
FUEL CELL

The fuel cell converts chemical energy from natural gas to electricity through a chemical reaction, resulting in a highly clean and efficient energy generation process.

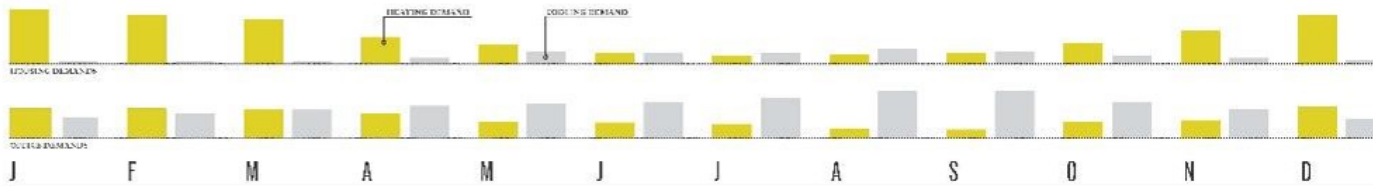


FUEL CELL

Fuel cells are an efficient form of energy conversion that produce electricity through a chemical reaction. They are highly efficient and produce clean exhaust.



FUEL CELL

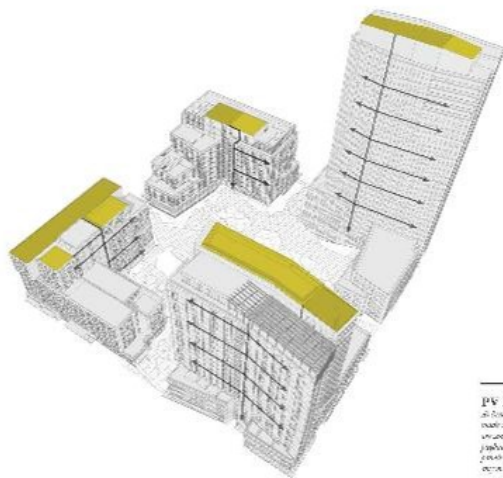


RENEW

power from the sun

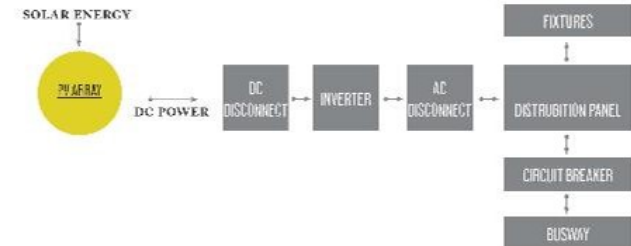
PV PANEL ARRAY

Photovoltaic arrays consist of solar panels which convert sunlight into electricity and a solar inverters which change electrical current from DC to AC so that it can be used in household scenarios.



PV PANELS

Photovoltaic panels convert sunlight into electricity. They are a clean and efficient way to generate power.



PHOTOVOLTAIC PANELS

THERM

solar-powered hot water

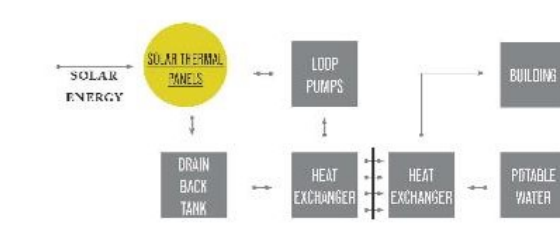
SOLAR THERMAL

Solar hot water systems offset hot water demand by storing heat from the sun in a freeze-resistant liquid and exchanging this heat to potable water to be distributed throughout the buildings.



SOLAR THERMAL

Solar thermal systems use collectors to absorb solar radiation and transfer the heat to a fluid, which is then used to heat water.



SOLAR THERMAL PANELS

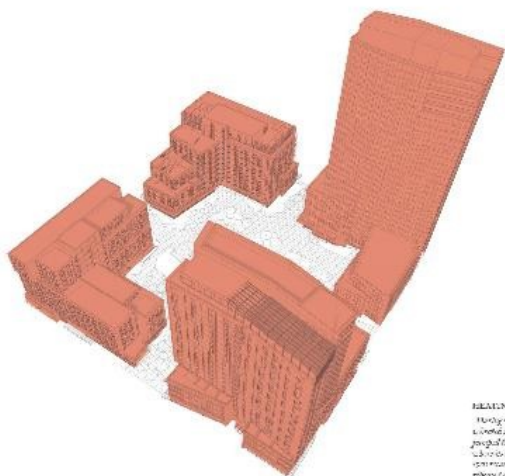
AIR

HEAT

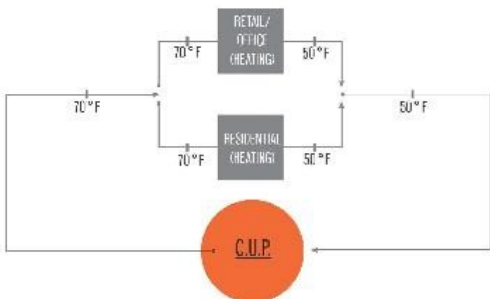
production is necessary

WINTER DEMAND

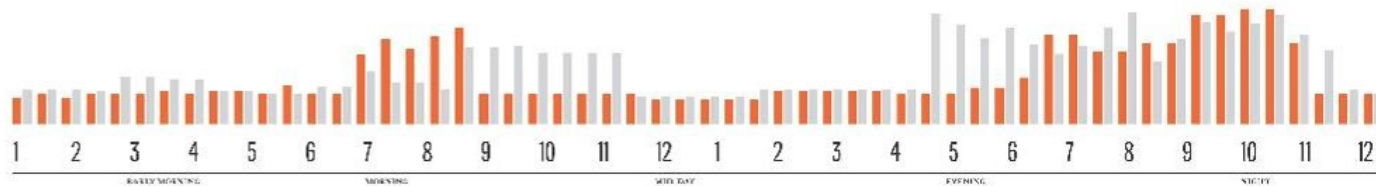
Water from a central utility plant (CUP) is used to meet the heating needs of both residential spaces and office spaces in winter months.



HEATING IN WINTER
 Heating water is used to heat residential and office spaces and provide hot water for other buildings. The water is returned to the CUP for reuse in the district's water loop.



WATER SOURCE: HEAT PUMP; WINTER

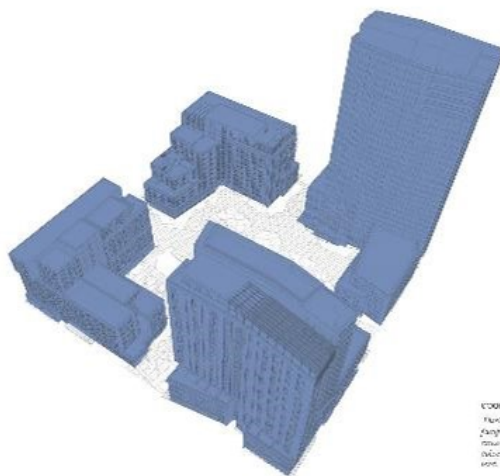


COOL

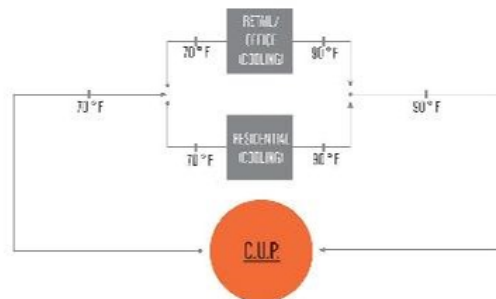
need to get rid of heat

SUMMER DEMAND

Since office and retail spaces produce more heat in summer months than is necessary, water is used as a medium by which to deliver excess heat from these retail/office spaces to heat residential spaces.



COOLING IN SUMMER
 Heating water is used to heat residential and office spaces and provide hot water for other buildings. The water is returned to the CUP for reuse in the district's water loop.



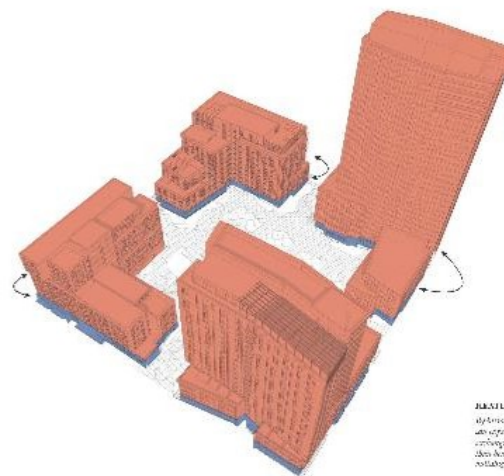
WATER SOURCE: HEAT PUMP; SUMMER

EQUIL

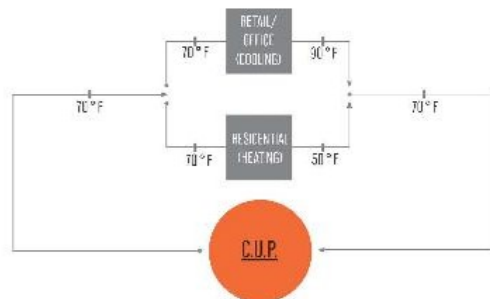
htg demand = cooling

SPRING / FALL

Heat pumps in apartments draw energy from a Condenser Water Loop and deliver only the amount of heating needed where it is needed. The loop uses water, not air, to move heat.



HEATING & COOLING IN EQUILIBRIUM
 Heating water is used to heat residential and office spaces and provide hot water for other buildings. The water is returned to the CUP for reuse in the district's water loop.



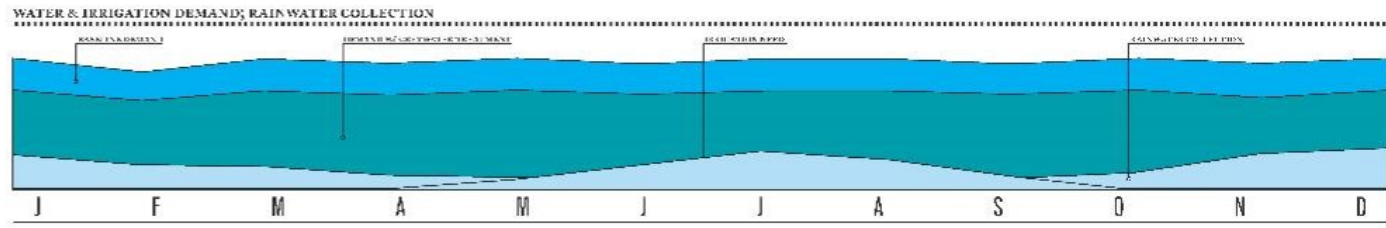
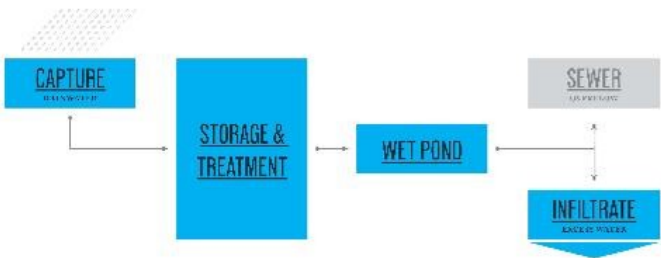
WATER SOURCE: HEAT PUMP; SPRING/FALL

WATER

\$2.3 SYST. DEV. CHARGES

Combined Sewer Overflow (CSO) is over capacity. Infiltration on-site is limited, and storage is expensive. The result is overflow into the CSO, resulting in fees. These fees can be mitigated with several strategies, including the infiltration of excess water into aquifers.

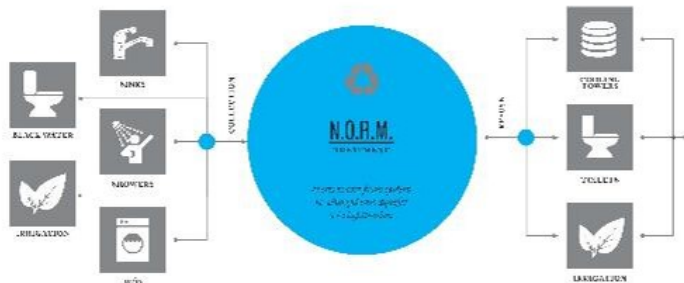
million dollars saved



100% N.O.R.M

Treating all waste water on site with N.O.R.M, could reduce sewer discharge by almost 100%, and justify \$2.3m SDC reduction, and up to \$80,000 annual sewer bill savings.

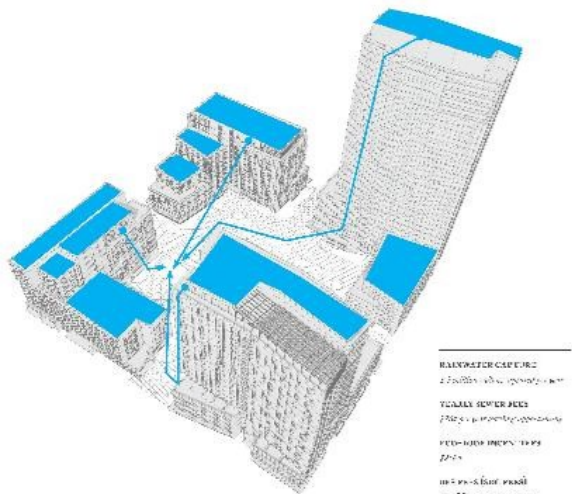
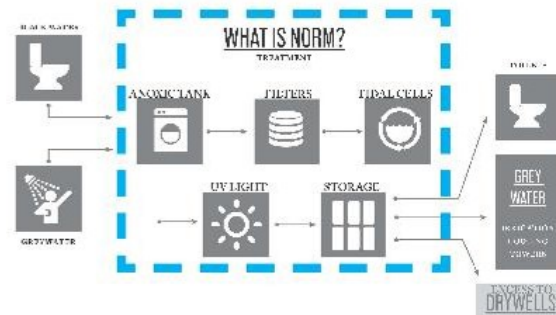
sewer discharge reduction



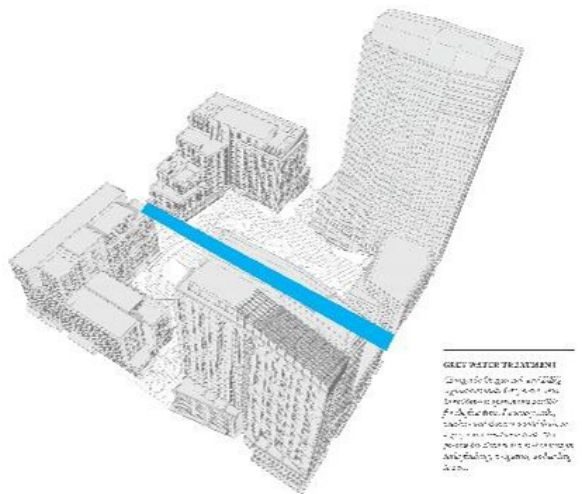
100% FEEDBACK

The "Prius" Effect has proven that when people know the effects of what they are doing they use less. NORM is an on-site visible example of users actions.

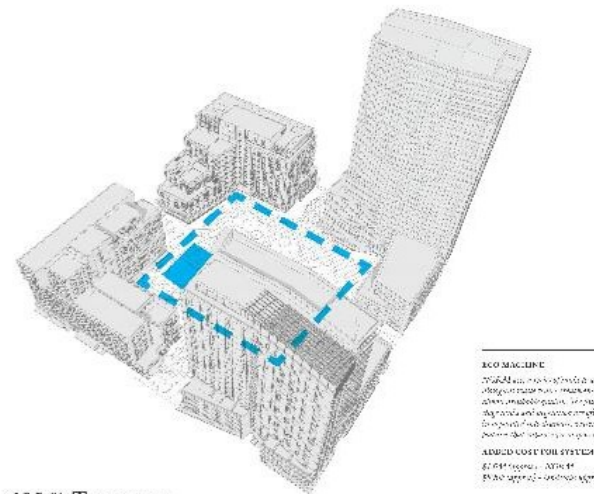
user interaction



RAINWATER CAPTURE
2.7 million gallons captured per year
TOTAL SDC REDUCTION
\$2.3 million per year
FEED-BACK IMPACT
\$2.3 million per year
100% reduction in SDC
100% reduction in SDC



GREY WATER TREATMENT
100% reduction in SDC
100% reduction in SDC
100% reduction in SDC
100% reduction in SDC
100% reduction in SDC
100% reduction in SDC



100% Treatment

ECO MAGNIFIC
100% reduction in SDC
100% reduction in SDC
100% reduction in SDC
100% reduction in SDC
100% reduction in SDC
100% reduction in SDC



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OREGON SQUARE

4/1
= More Green Space!

HIGH RISE BUILDINGS = 1 PLAZA

Creating four high rise buildings allows them to take up a smaller footprint and thus create a huge inviting plaza for events. Two buildings will be 10 stories, One will be 22 and the last will be 32 stories. All buildings will have many retail spaces on the ground floor to help activate the plaza.

1,000 RESIDENTIAL UNITS

Oregon Square will have an exciting mix of 1,000 units, including studio and one bedroom units, two and three bedroom units, and townhomes. The mix of unit types will provide a diverse and vibrant community. The mix of unit types will also provide a mix of rental and ownership options. The mix of unit types will also provide a mix of rental and ownership options.

GROUND FLOOR RETAIL

Each building will have ground floor retail space to activate the plaza and provide a mix of retail options. The mix of retail options will provide a vibrant and diverse community. The mix of retail options will also provide a mix of rental and ownership options.

FOCUS ON WATER

Each building will have a focus on water with features like rainwater harvesting and greywater recycling. The mix of water features will provide a vibrant and diverse community. The mix of water features will also provide a mix of rental and ownership options.

ROOFTOP AMENITIES

Each building will have rooftop amenities like rooftop gardens and rooftop decks. The mix of rooftop amenities will provide a vibrant and diverse community. The mix of rooftop amenities will also provide a mix of rental and ownership options.

TRANSPORTATION OPTIONS

Oregon Square will have a focus on transportation with features like bike parking and car sharing. The mix of transportation options will provide a vibrant and diverse community. The mix of transportation options will also provide a mix of rental and ownership options.

FOCUS ON ENERGY

Each building will have a focus on energy with features like solar panels and energy efficient appliances. The mix of energy features will provide a vibrant and diverse community. The mix of energy features will also provide a mix of rental and ownership options.

HUGE EVENT PLAZA

Each building will have a huge event plaza with features like outdoor seating and event space. The mix of event plaza features will provide a vibrant and diverse community. The mix of event plaza features will also provide a mix of rental and ownership options.

ECO-ROOFS AND GARDENS

Each building will have eco-roofs and gardens with features like rooftop gardens and green walls. The mix of eco-roofs and gardens will provide a vibrant and diverse community. The mix of eco-roofs and gardens will also provide a mix of rental and ownership options.

CLOSE TO EVERYTHING

Each building will be close to everything with features like public transit and local businesses. The mix of location features will provide a vibrant and diverse community. The mix of location features will also provide a mix of rental and ownership options.

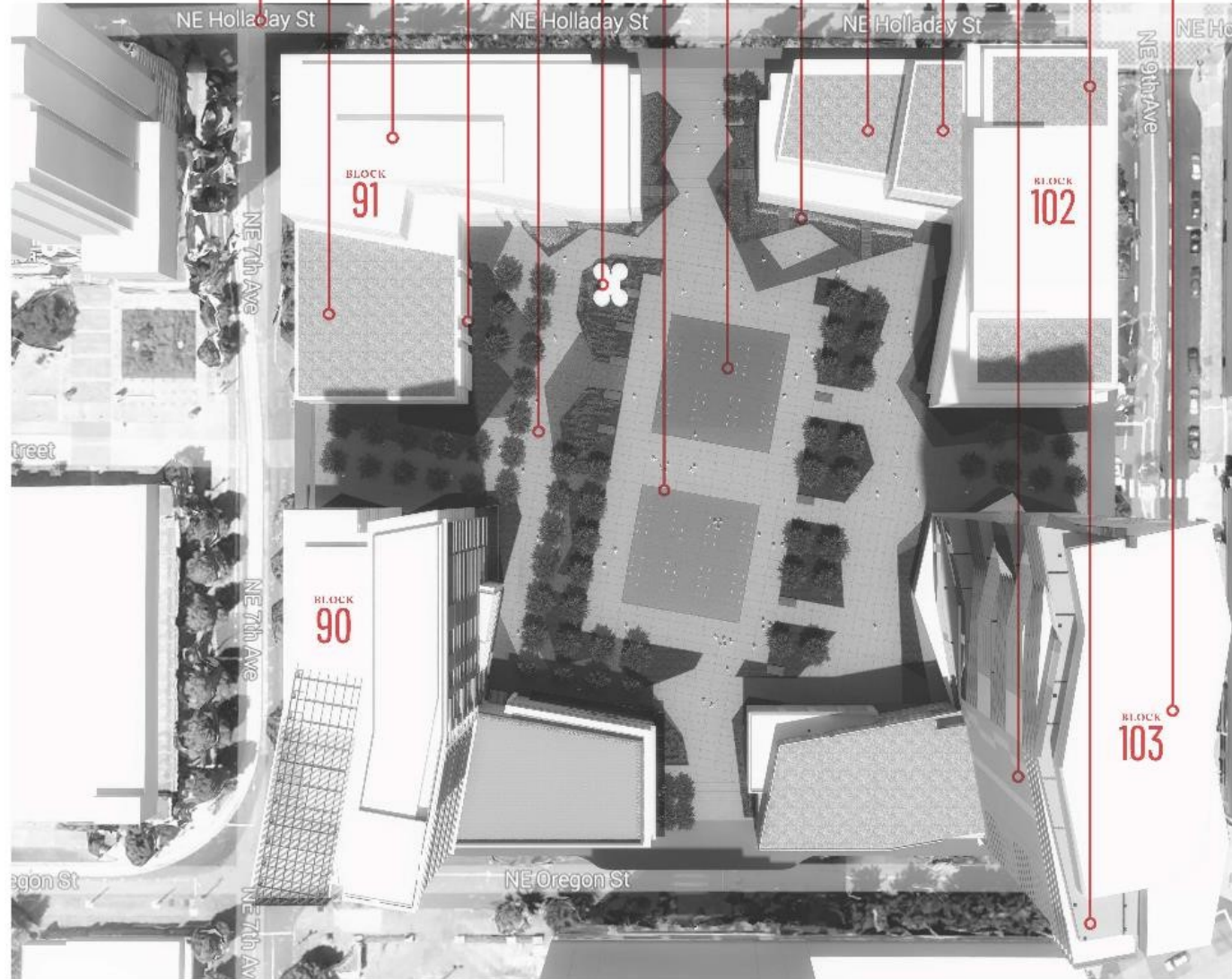
WALKABILITY

Each building will be walkable with features like sidewalks and pedestrian crossings. The mix of walkability features will provide a vibrant and diverse community. The mix of walkability features will also provide a mix of rental and ownership options.

2,700
Bike Parking Stalls

A BIKER'S PARADISE

Hassalo on Eighth has over 1,200 bike parking stalls, including a bike hub with wash station and locker rooms. Oregon Square will exceed that number by adding an additional 1,500 bike parking spots!



- ACCESS TO TRANSIT
- ROOF GARDEN AND ECO-ROOF
- SOLAR ENERGY
- NEIGHBORHOOD METAL
- BIKE PARKING
- NOISE
- PLAZA EVENT SPACE
- COMMUNITY SPACES
- KIND MATERIALS
- ECO GREEN ROOF
- ROOF GARDEN
- SOLAR SHADING
- ROOFTOP AMENITY SPACE
- NATURAL VENTILATION





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Oregon Square, Lloyd District



Education	Public Health
Housing	Lifestyles
Public/Private Partnership	Civic Engagement
Resilience Planning	Technology
Creative Financing	Demographics
Mobility	Equity
Green Infrastructure	Natural Resources

STRATEGIES **CHALLENGES**



**WE BUILD
GREEN CITIES**

PORTLAND
OREGON













MIZBERING
MIF 2015
MIZBERING
INSPIRE
FORUM

BIOHABITATS ZGF PLACE



PDC *We Build Green Cities* - Mizbering Project - Ministry of Land, Infrastructure and Transport (MLIT) Tokyo



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What kind of *place* shall we leave for future generations?



**WE BUILD
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