



Appendix O Site Profile – Portland Value Inn For Metro Bond + TIF Opportunity Solicitation

Property ID	Address	Current Zoning	Site Size	Current Property Owner	Urban Renewal Area	Notes
R331156	10450 SW Barbur Blvd	CM2	1.12 acres	Metro	N/A	Existing motel buildings currently in use as short-term emergency shelter

- Due diligence reports available for review via this [LINK](#):
 - Preliminary Title Report
 - Metro – Multnomah County Lease agreement
 - Draft Phase I ESA
 - Hazardous Materials Assessment
 - Geophysical Survey Report
 - ALTA Survey
- City of Portland and HUD Demolition/Deconstruction requirements apply

Statement of Community Values

New affordable housing on SW Barbur Blvd
 Metro, SW Equity Coalition and Portland Housing Bureau
 September 8, 2022

Generated through community engagement with:

- A stakeholder group of 18 people including neighbors and members of communities affected by oppression and housing disparities including Black, Indigenous and other people of color, immigrants and refugees, older people, people with disabilities, low income people and people who have been houseless and/or have lived in affordable housing.

- A survey, with 185 respondents, circulated to neighbors and people with similar experiences to those who will live in this new housing.

(More detail on the people engaged, methods, activities, etc. available in Metro’s engagement report to be completed and made available on [our webpage](#) by end of September 2022.)



Indoor and outdoor common spaces

Indoor and outdoor common spaces are welcoming and inviting, with a sense of openness. Design is community driven and creates spaces for connection and interaction. Consider a community kitchen, reading room/library, and flexible spaces for gathering such as convertible indoor/outdoor areas, roll-up doors, partitions, movable furniture, etc. All residents are able to use common spaces and give input on how they are used.

Promote health and wellness with gardens, fruit trees, cooling and ventilation, screening from dust, allergens and noise from the street. Include active and quiet spaces for people of all abilities (including those using mobility aids) and for children of all ages to safely roam, learn and play. Plan for inclusion with ADA access, clear visible multilingual signs, culturally responsive and universal design, and comfortable seating for all bodies. Consider nursing space and space for prayer/meditation, ample toilet and hygiene options, and comfortable smoking space that prevents smoke from impacting others.

Consider sustainability (green building, low maintenance, high energy-efficiency, etc). Prioritize accessibility to the site by looking at traffic flow, planning for ease of access by foot, bike, car, wheelchair, scooter, etc. Include a weather-protected waiting area for easy pick-up and drop-off of passengers, especially people with physical disabilities. Consider connection to the adjacent school for playground use, ease of getting to class, etc.

Services and programming

Create opportunities for people to come together for connection and belonging through gathering spaces and activities such as art, field trips, community events, activities for children and youth (like after school activities, childcare, homework help), spaces for exercise, fun and play.

Uplift community health with offerings on wellness, fitness and nutrition; consider including health services open to the whole neighborhood (such as nurses, therapists, social workers, childcare, skill-building, social gathering, etc).

Promote self-sufficiency and access to resources by sharing information (for help with food, medical, mental health, energy assistance, transportation, adult and early childhood education, legal assistance, etc). Include space and amenities to support job and education pursuits, with computer, printer, scanner, phone, etc.

Consider co-located services, and/or create flexible space for service providers to offer on-site services to remove barriers to access. Residents help choose what is offered. Classes and activities on self-empowerment, cultural identity, cross-cultural understanding, services for those with disabilities, and information provided in multiple languages used by community residents.



Future engagement to be done by developer

Developer shows an engagement plan that is community focused, reflecting a clear commitment to helping families and communities thrive. Empathetic, understanding of oppression, a sense of social responsibility and use of trauma-informed approaches for engagement and design. Engage meaningfully with cultural groups already present in the neighborhood, and people with similar experiences to those who are likely to live here. Focus on connection and integration between the building and its neighborhood.

Developers and contractors show a track record of success and collaboration with communities of color and/or culturally specific community organizations. Board and staff include people of color and are committed to the well-being of communities of color and other impacted people.

Plan for inclusiveness by paying members of marginalized groups to engage their friends, family and community. Engagement activities are accessible for people with disabilities, various cultures and languages; food, childcare and incentives are provided. Use a variety of types of activities (focus groups, surveys, etc.) and meeting times, with online and in-person options. Mitigate technology barriers. Feedback is listened to and makes a difference in the project.

Prioritize women- and people of color-owned small business architects, contractors, service providers. Plan for health and safety for construction workers and neighbors.

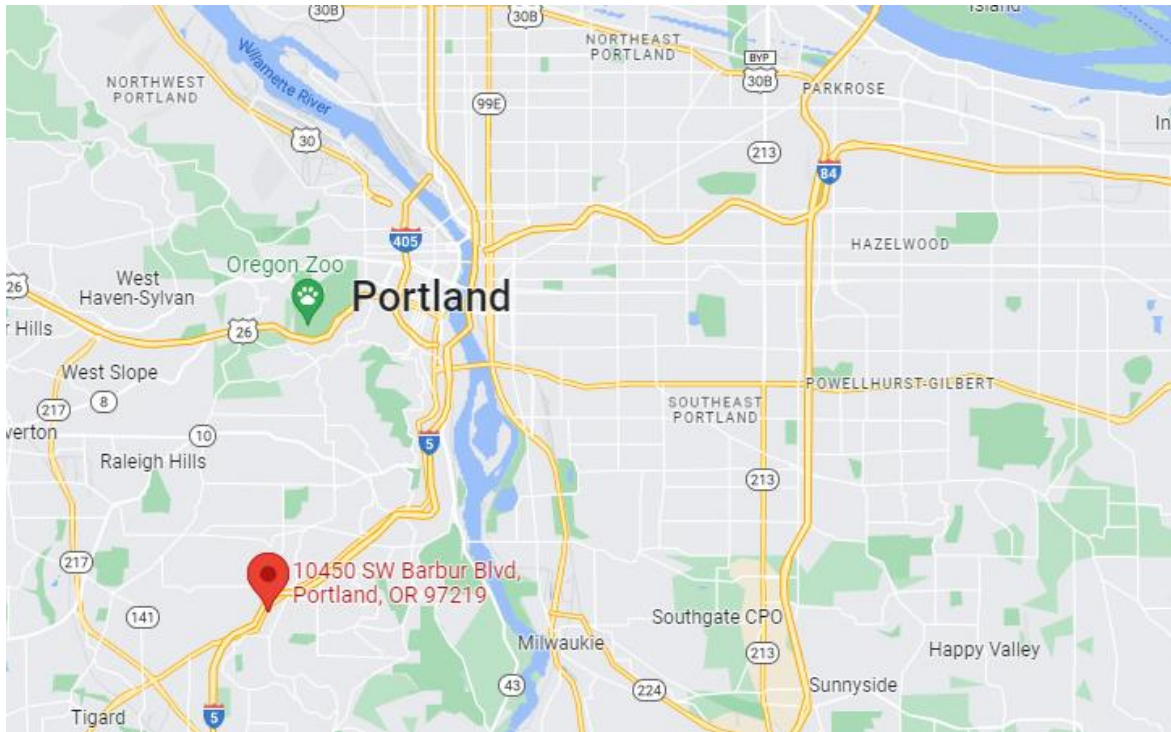
Building Photo





Portland Housing Bureau

Location Map



Aerial View

