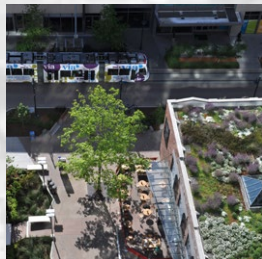
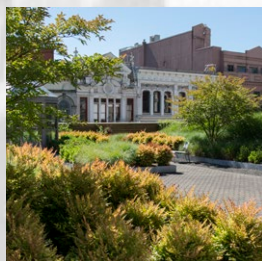


Eco-District. Envisioned with ethos of an “eco-district,” Hassalo on Eighth is LEED Platinum urban development centered on green infrastructure plaza, a sublime antidote to pandemic lockdown.



1 RESPOND TO SURROUNDING URBAN FABRIC

The understanding of existing and future contextual urban form, nodes, transit and connections will allow for greater integration. Addressing District needs will spur vitality and increase value for the development's new spaces.



4 ADDRESS PUBLIC-PRIVATE ZONES

Even though under private ownership, the Lloyd Blocks development will create a welcoming public environment, blurring the lines between private and communal space. Physical elements, visual cues and signage will work together to create a sociable atmosphere at pedestrian zones while providing the necessary privacy for residents at courts and entries.



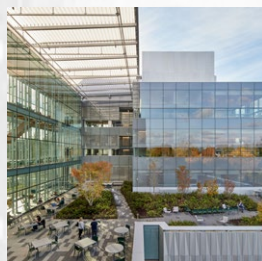
7 PROVIDE OUTDOOR COMFORT

Spaces should be inviting and comfortable featuring adequate shelter, warmth, solar access, shade and lighting, promoting year-round activities for a seven days a week schedule. Develop the urban fabric to support a 12-hour social environment, extending opportunities past the end of the work day and work week.



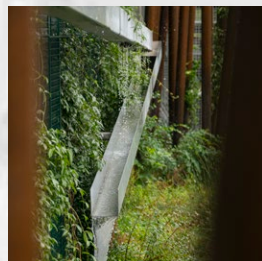
2 DEVELOP HIGHLY FLEXIBLE & PROGRAMMABLE PLACES

Promote markets, events, celebrations, music, dining with spaces that are varied, dynamic and changeable, allowing for sidewalk access and views; for truck turning; utility infrastructure and structures for seasonal lighting; event banners and art installations.



5 CREATE A DISTINCT THREE DIMENSIONAL LANDSCAPE

Create varied landscape typologies that wrap the site and buildings as multi-level terraces roofscapes, and green walls. Acknowledge the fifth facade. Consider these as both social and physical elements.



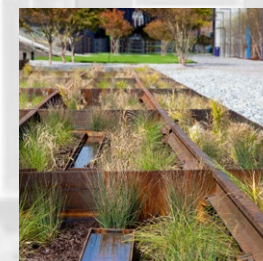
8 ARTICULATE THE SIDEWALK-BUILDING INTERFACE & INTEGRATE ART

Utilize the interplay of building facade and streetscape to create inviting outdoor spaces and welcoming building entries. Intentional moves have the ability to offer comfort and protection for outdoor dining, social interaction, retail vitality and architectural interest.



3 CREATE A VIBRANT STREETScape

Assemble streets that are a scale and quality that brings people out of their homes to socialize and dine by creating attractive seating, lighting and planting etc. Develop the 8th street corridor as a hybrid pedestrian street-linear park-green amenity to be enjoyed by both residents and the surrounding District.



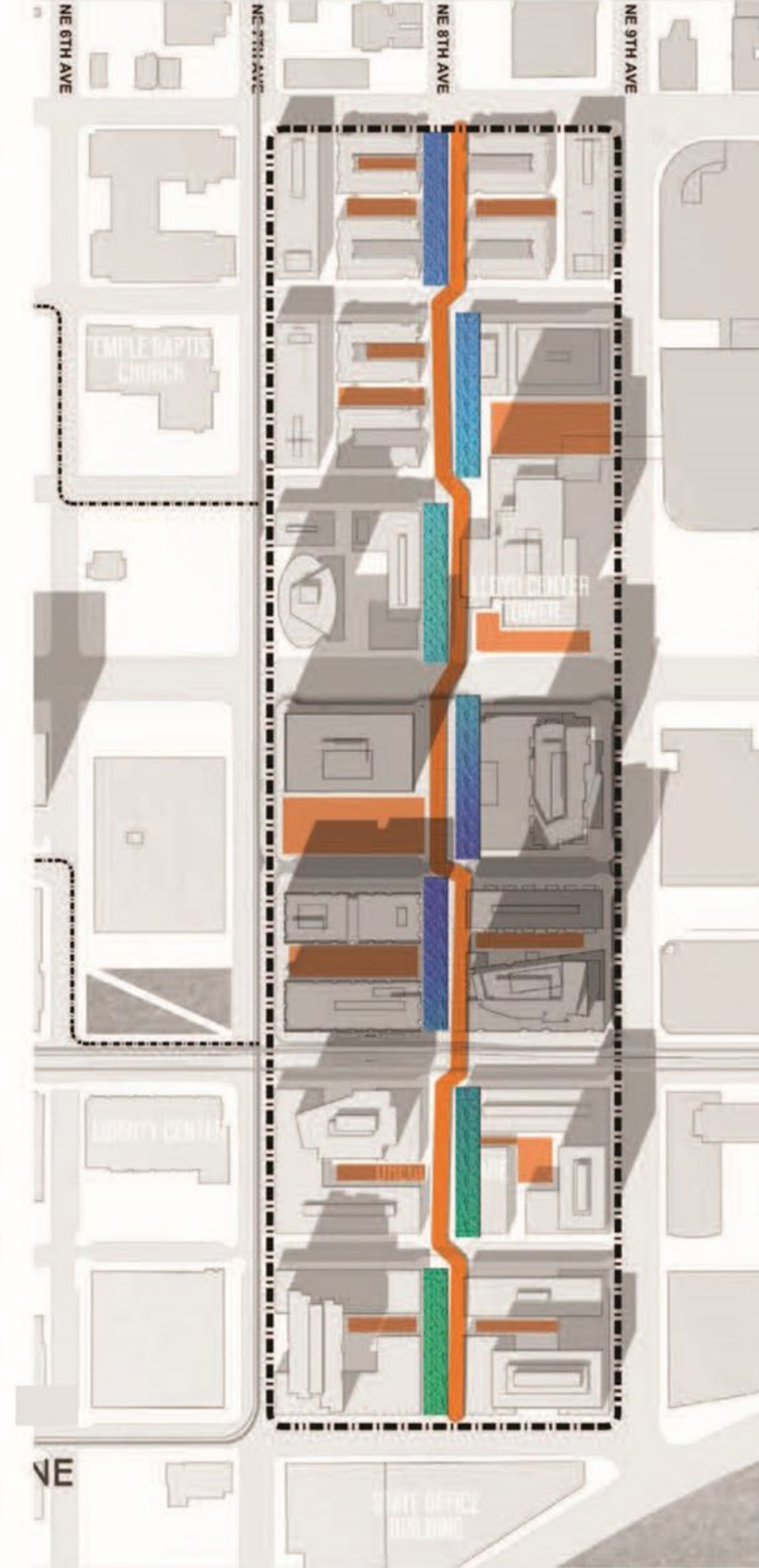
6 INTEGRATE THE LANDSCAPE MACHINE

Sustainable landscapes are functional components of our urban infrastructure. This infrastructure should be honest and expressive and work in concert with other site elements to enhance the experience of the landscape - it should not be didactic.



9 PROMOTE AWARENESS OF URBAN ECOLOGY

Acknowledge the site as part of the larger urban landscape/ecosystem. Consider habitat for birds and insects making connections to the larger landscape. Focus on resident creatures while being aware of issues related to migratory species.



Repairing the Urban Fabric. At the heart and catalyst for future development of adjacent blocks, a grand pedestrian promenade with its organizing spine meandering north, contains places for people to walk, bike and gather.



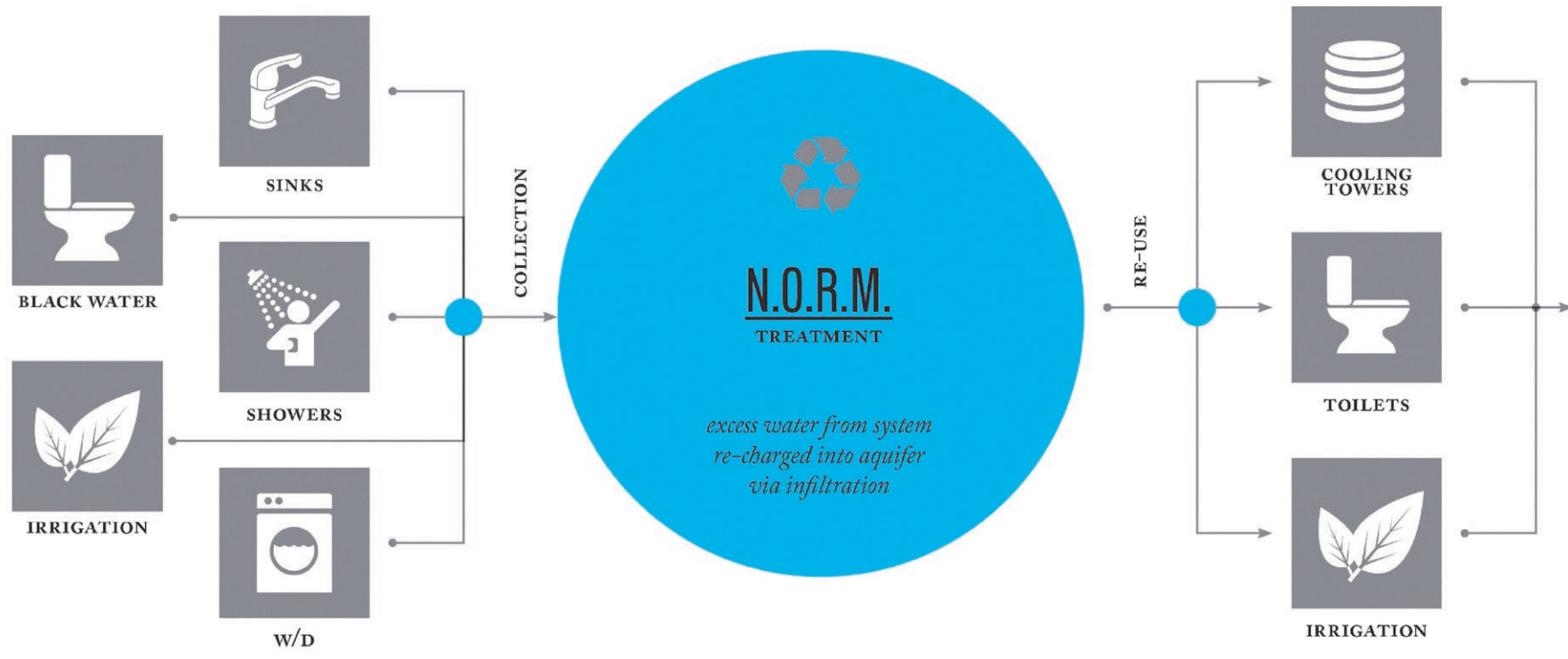
Restoring the Urban Grid. The urban design strategy returns the original superblock to the traditional Portland grid, bringing back the cross-streets and reintroducing 8th Ave as a pedestrian-only thoroughfare.



Multi-modal Connector. Adding housing to a transit-served area with 25,000+ jobs in the walkable vicinity with markets and seasonal festivities, the central plaza contributes to the district's attractive image establishing a community that celebrates Eco-district ethics within a livable metropolis.



Science on Display. Landscape improvements restored the site's water cycle to pre-Lewis & Clark conditions, lessening the burden on aging infrastructure, reducing peak flows, and recharging aquifers.



N.O.R.M. 100% of grey/black water is treated and recycled through filters and wetlands meeting 100% of toilet, cooling, and irrigation demands. Wastewater is diverted from the municipal sewer system generating no waste and bio-solids reducing water usage by 50% per year.



Water Street. The central corridor, collects, conveys, and treats stormwater as part of larger integrated system. Its flowing waterways are sourced from harvested rainwater; its formation brings joy to people and quenches the thirst of the growing urban ecosystem.



Nature on the Doorstep. Residents are welcomed home through street lobbies as well as private courtyards. They walk past neighbors' front stoops, creating a neighborhood street scale to the buildings.



Three-Dimensional Landscape. Each building provides outdoor space at multiple levels throughout the buildings, helping to create an oasis in a dense urban setting.



Verdant Eco-Roofs. Eco roofs were used throughout to mitigate heat island effect, insulating the buildings beneath to help reduce energy consumption, while providing a reminder of the larger context and surroundings of the Pacific Northwest.



Stewardship. Each Hassalo on Eighth building has received the highest Platinum Level LEED certification. The on-site sustainability strategies align perfectly with the values of Portland residents, setting the tone for the Lloyd District's revitalization.



Vibrant Community. It was key to the development to create space for community in an area that lacked any social vibrancy. Shared amenities throughout offer a variety of places to socialize or unwind.



Urban Destination. No longer a parking lot for cars, the new urban plaza becomes a district meeting place. An oversized park bench at the center creates an informal neighborhood park, crafting a flexible space for pause or larger gatherings.