Summary of “post-it notes” breakout session table discussions

Note: The list below is a compilation of all the written post-it note responses from the 13 breakout table discussions (subject to legibility) for each of the two questions about the North Anchor project. Comments are grouped into broad categories.

Table Discussions, Part 1: What would we like to see at the North Anchor properties?

MIXED USE
- General mixed use with retail and housing.
- Retail, office, and housing.
- Mixed use, commercial, retail, residential.
- Many different reasons for many people to visit property.
- Retail on bottom, office in middle, public space on top with rooftop garden.
- No more than 3 stories.
- Unique shops: example butcher, deli.
- Public improvements by city to enhance smaller retail & restaurant.
- Mixed use.
- Small scale retail.

HOUSING
- Housing market rate.
- Housing – affordable.
- Owner occupied, residential.
- Prefer condos over apartments.
- Uses that attract, house, retain younger demographic.
- Age restricted housing (residences on a single story).
- Small apartments for younger people.
- Mixed use housing. Work force housing. Downsize house. “80 is the 70”.
- Residential maybe including condo similar to 555.

RESTAURANTS
- Generally a place for residents to gather and dine.
- High quality retail (at lease on the ground floor).
- Restaurant cluster, including sandwich shops as well as Tucci’s style.
- More restaurants.
- Deli.
- Breakfast.
- Restaurant with outdoor seating.
GROCERY STORE
- Larger size retail.
- Boutique grocery (high and small).
- Grocery store, high end.
- Specialty grocery/deli.
- SF Ferry building food, retail, specialty.
- Multi-level grocery store.
- Mini Pikes Place Market (full time Saturday Market) (smaller vendors, retail incubator with indoor food carts).
- Incubator retail – things you can use.

ART
- Private funded tourist attraction.
- Arts Council space/facility.
- Include Arts Council space.
- Arts/public culture flex.
- Community center with art gallery and rooms for instruction in the arts.
- Tourist art commission gallery combined with community meeting room and kitchen.
- Cultural center museum gallery/art space/workshop class.
- LIBRARY.
- Library (combine both blocks).

HOTEL
- Small boutique hotel.
- Hotel (boutique).
- Hotel (on full property w/ bridge) including conference center and retail, art & food.
- Boutique hotel (at lease on East Side).
- Boutique hotel with conference rooms.

OFFICE
- OK to close 1st Street but keep as open space/plaza.
- Ground floor retail contiguous on 1st Street & B Avenue.
- Office.
- Service office/commercial on 2nd or 3rd floor.

MEDICAL/HEALTH
- Medical doctor center.

PUBLIC MEETING SPACE
- Community meeting space.
- Public meeting space.
- Civic space, meeting space.
- Community space to serve as a designed North Anchor to balance South Anchor. Arts center, gallery, gathering spot.
- Civic space.
- Community gathering space (library computer lounge).
- City/Visitor center and Chamber of Commerce.

**PARKING**
- Accommodate for hidden parking onsite.
- Underground parking structure without sacrificing ground level space for other uses.
- Underground parking.
- Structured parking.
- Includes parking.
- Parking for onsite use plus additional downtown parking.
- Incorporate the public parking site at 1st & B into the North Anchor Project.
- Diversity parking.
- Parking – How about under 1st Street. Provide space for employees. Have sufficient parking for attracting people to this development.
- Balance retail/commercial space and residential with amount of feasible parking. Obtain additional public parking by using space under 1st Street. Max 3 stories on 500/510/520. 4 stories ok on 95/525/3933.
- Exceed current parking standards.

**OUTDOOR SPACE**
- Outdoor gathering space.
- Outdoor public space.
- Rooftop park/outdoor plaza.
- Greenspace on property a must (i.e. rooftop garden, outdoor seating or street level).
- 5% of property green space.

**STREET AND OFF-SITE SPACE**
- Generate street life with wider sidewalks.
- Sky bridge over 1st Street between properties.
- Bridge over street to connect both properties.
- Pedestrian pathways (underground or sky bridge).
- Foot traffic from Millennium Park to North Anchor.
- Close street to use all property.
- Closing street.
- Close 1st & B in front of city owned property; plaza.
- Design 1st Street area in a user-friendly space. Could be closed off and used as a public space on special occasions.
- Flexible street closures/public gathering.
- Don’t’ forget potential of alleys.
- Parklets or a parklet with other uses.
- Roundabout.
- Give people a reason to move from Millennium up 1st. (sky bridge arch, element or art or mini roundabout).
DESIGN AND DEVELOPMENT RELATED

- Sustainable.
- Sustainable building practices.
- Pedestrian friendly.
- Design space vertically & horizontally.
- Holistic – one site, unified plan.
- Visual clue to draw people up and down 1st Street.
- Maximize southern exposure, sidewalk restaurant.
- Capitalize on scenic advantage of site; i.e., Mt. Hood View.
- Creative, unique.
- Deal with geography.
- Complimentary uses vs. competing uses for the site.
- Acquire property all the way to State Street and reconfigure B & State to connect with park and river.
- Framework that pulls in two additional properties –“Public Parking” and the gas station to be the gateway.
- Not city – pure market.
- City should continue to own property and use to generate other non-tax revenue.
- Tiered rent controlled system that favors essential services & locally owned.
- Too many restrictions would hinder development.
- Outreach to a wide variety of developers.

Table Discussions, Part 2: What do we not want to see as part of the North Anchor project?

HOUSING

- No ground floor residential.
- No office space.
- No ground level housing.
- Apartments.
- No residential on ground floor.
- No subsidized housing.
- Not too many small studios.
- No residential.
- No housing.
- No high density downtown.
- Not primarily residential.
- No subsidized housing. Subsidized building of parking ok.
- No multi story townhouse.
- No mayor’s mansion
- No housing on 1st floor.
- No subsidized housing.

SENIOR CARE

- No nursing home facilities.
- No large assisted living.
OFFICE
- No office.
- Office space.
- No ground floor office.
- Minimize office on lower floors.
- No non-retail uses on ground floor.
- No public space.
- City owned.
- No sale of property to private owners.
- A gentleman’s club.
- No adult bookstore/stores.
- No visitor center.
- Noise.

NO NON-TAX PAYING USES
- No non tax paying uses.
- No facility that is exempt from property taxes.
- No more public funding.
- No more tax dollars.
- Nothing that is not economically viable.
- Keep public space minimal on ground floor.

RETAIL
- Adult/chain stores.
- No adult book or video stores, no exotic dancing.
- Nothing but family friendly retailers.
- No tattoo parlor, nail salon, marijuana, arcades, hair salon, grocery.
- No marijuana stores.
- An automotive service center.
- No auto repair.
- No grocery.
- No marijuana dispensaries.
- A cannabis dispensary.
- No marijuana retailers/supplies shops.
- No big box stores.
- Auto oriented development.
- No big box.
- No large scale retail.
- Big box.
- No single large retailers.
- No single retailer occupying more than 10,000 square feet.
- No single retail or commercial uses.
- No large scale.
- Vary size of retail/restaurant spaces.
- No medical.
- No hospital.
HEIGHT
- Height (same as 555).
- Anything taller than 60 ft.
- No higher than 60 ft.
- Limit height.
- Single story retail over the entire property.
- Not more than 48 ft.
- No 4th floor.
- No more than 4 floors.
- Nothing over 2 stories on Lacey site.

PARKING
- No parking structure visible from the street.
- No parking visible from the street.
- Nothing with inadequate parking for the use.
- No parking on Lacey site.
- Surface parking.
- No long term parking (4 hours & under).
- Don’t overload amount of parking.
- No parking structure above 1st floor.
- No visible parking.
- Lack of parking.
- No excessive parking.
- No stand-alone parking garage.
- No inadequate parking.
- No parking for general public – only for use by development.
- No surface parking.
- Excess parking (beyond what is necessary for the development).
- No above ground parking.
- No parking above ground.
- Don’t under park.
- Keep this development significant but in scale.
- Incompatible architect design and scale (Lakeview village is good).

TRAFFIC
- Avoid traffic impact into neighborhoods.

STREETS
- No closing 1st St.
- No close 1st St.
- Ok to close 1st Street but keep as opens space / plaza.
- Don’t forget about pedestrian focused street/sidewalk improvements.
- Narrow sidewalks.
- No sky bridge over 1st.
- No sky bridge or over the street structure.
• No bridge walkway.
• No overpass, sky bridge.

**DESIGN**
• Don’t allow development that doesn’t include trees and greenery.
• No unutilized (non-public) rooftops.
• No strip mall feeling.
• Scale should not be unrelated to South Anchor.
• Non-architectural (5 story concrete walls).
• Not rigid/inflexible in terms of both uses/architecture.
• No Santa Barbara deco/no Miami.
• Not look like Lakeview Village.
• No single plans.
• Don’t ignore adjacent lots (State Street gateway, city owned parking lot).

**STATE STREET PROPERTY**
• Don’t do anything without gas property.
• Don’t leave out gas station property.

**DEVELOPMENT AND GENERAL USE**
• Not developed in isolation to the context of how we want the downtown to develop.
• One master plan for the properties, but can be done by multiple developers.
• No low foot-traffic use.
• No residential unfriendly uses (no early or after hour noise).
• No retail or housing development directly over 1st Street.
• Don’t want a 12 hour development.