Destination – A pleasant, multi-purpose place (not just a transit stop)

Density - Higher densities & more intensive mixed-use at the transit stop

Diversity – A variety of uses and celebration of community character

Design - A pedestrian friendly place, with a strong focus on the public realm
SIXTH ST. N. FROM ALDER ST. PORTLAND, ORE.
The Public Realm was sacrificed to the Car
The Public Realm for transit oriented development requires that we create new street design guidelines.
Public Realm needs to be supported by private development
Transitioning from the old to the new requires careful attention.