

The Grid-Connected Core

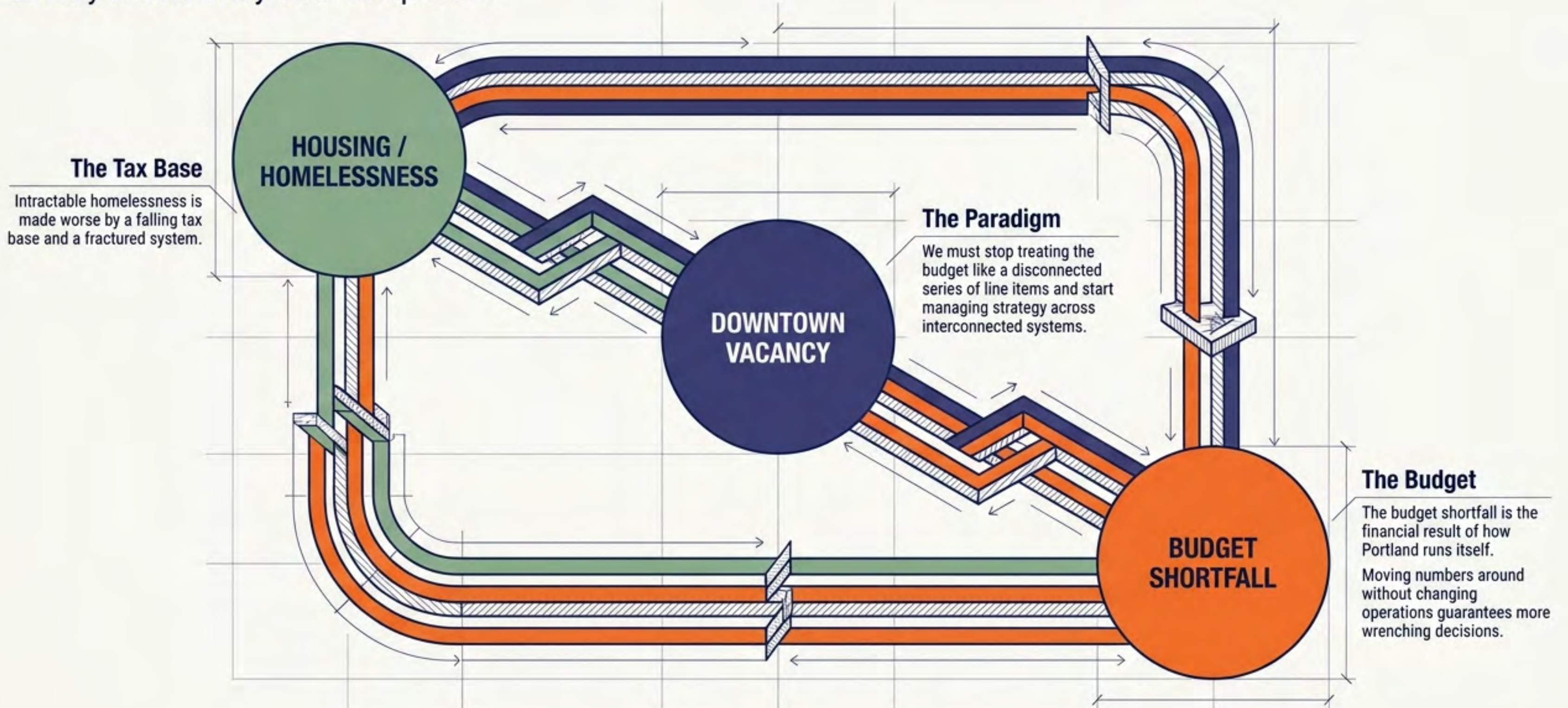
Transforming vacant commercial buildings into regional energy infrastructure and power-ready technical space.

**"Downtown Portland is not
a problem to be solved.
It is a resource we
should develop."**

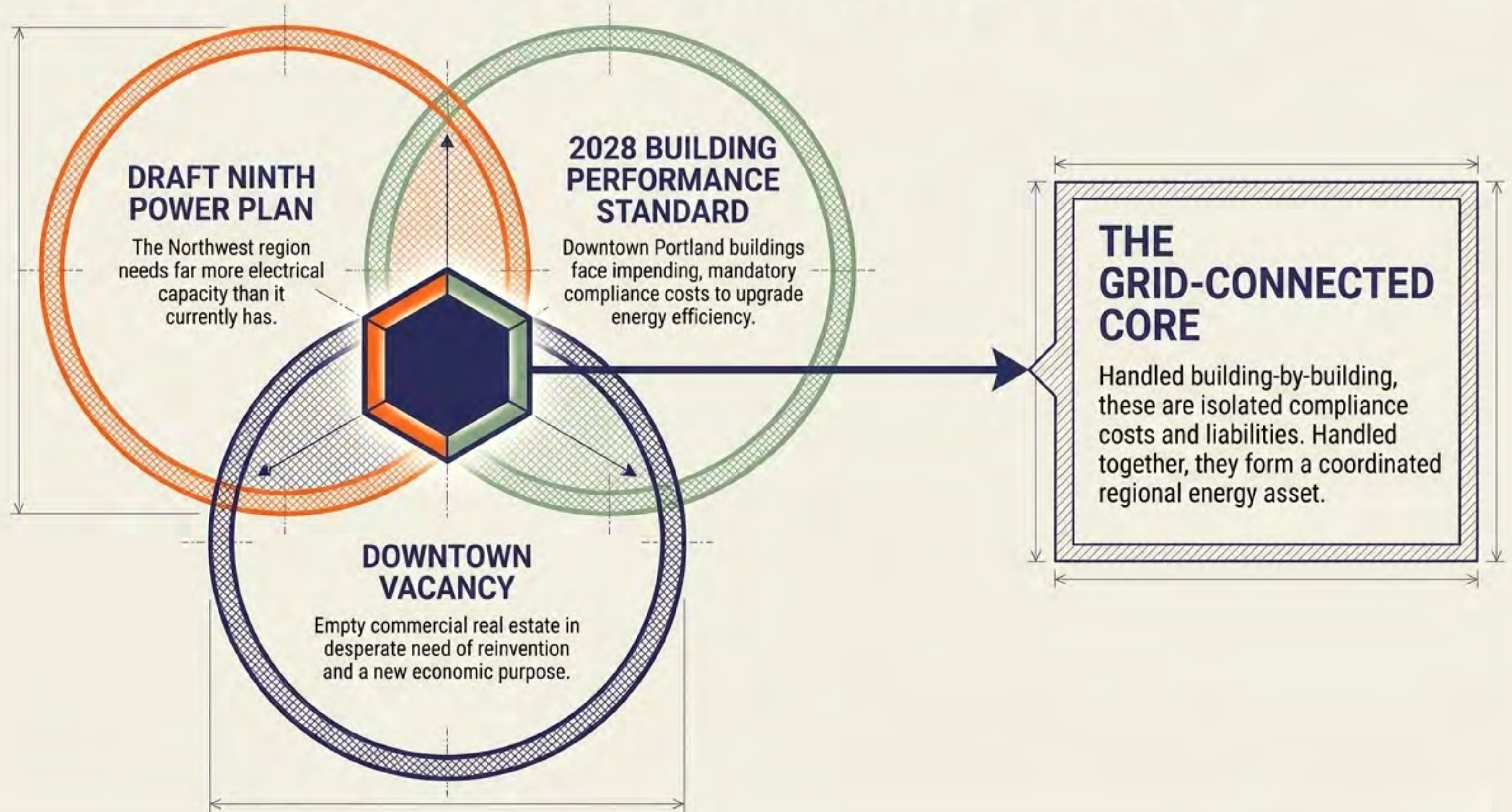


LOOKING AT THE WHOLE BEAST

The city is an ecosystem. Each component directly affects every other component.



THREE PRESSURES. ONE INFRASTRUCTURE SOLUTION.



THE ASSET HIDING IN PLAIN SIGHT

THE HIDDEN VALUE

Behind locked doors sit already-built grid connections and idle electrical capacity.

THE COMPETITIVE EDGE

New high-capacity electrical connections in greenfield sites or suburban tech markets take years to build. Downtown's connections are already there, waiting to be turned back on.

THE GOAL

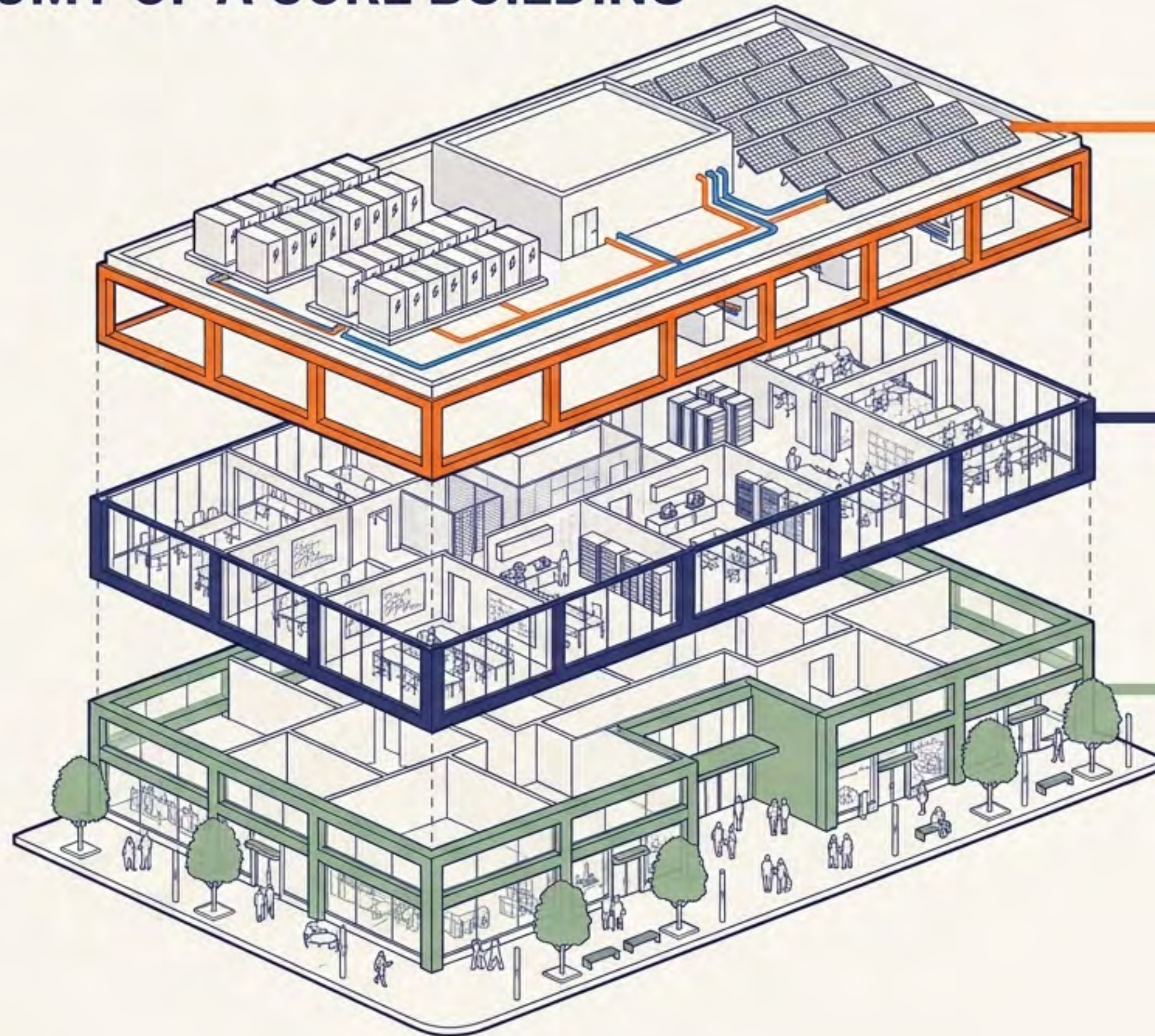
Put these buildings back to work as regional energy infrastructure.



THE CIVIC PARADIGM SHIFT

	THE 2019 STRATEGY	THE 2028 STRATEGY
GOAL	Lower rent and hope traditional offices return.	Build power-ready tech space for hardware and innovation.
BUILDING ROLE	Passive energy consumers and siloed properties.	Buildings act as batteries within a coordinated ecosystem.
STREET LEVEL	Wait for daytime foot traffic to spontaneously recover.	Enact the 5-Year Ground Floor Guarantee.
FUNDING SOURCE	General fund reliance and isolated private capital.	Coordinated PCEF flywheel, PGE payments, and PropertyFit.

ANATOMY OF A CORE BUILDING



Regional Energy Infrastructure

Buildings become batteries. Rooftop and system-level upgrades allow the building to conserve, store, manage, and dispatch electricity as a Virtual Power Plant.

The Plug-In Power District

Modernized upper floors designed for companies that cannot wait years for electrical capacity. Focused on R&D, advanced tech, and production.

Economic & Retail Hub

Participating buildings commit to a five-year Ground Floor Guarantee, offering flexible terms to uses that immediately restore foot traffic and street vitality to serve the workers above.

THE MECHANICS: BUILDINGS AS BATTERIES

CHARGING (OFF-PEAK)



Excess clean energy from the grid is stored during low-demand periods.

DISPATCHING (PEAK DEMAND)



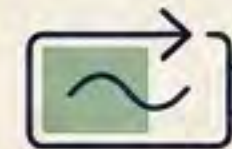
Stored energy is discharged back to the grid during peak events and heat waves.



A massive, groundbreaking climate resiliency project that scales without new greenfield energy projects.



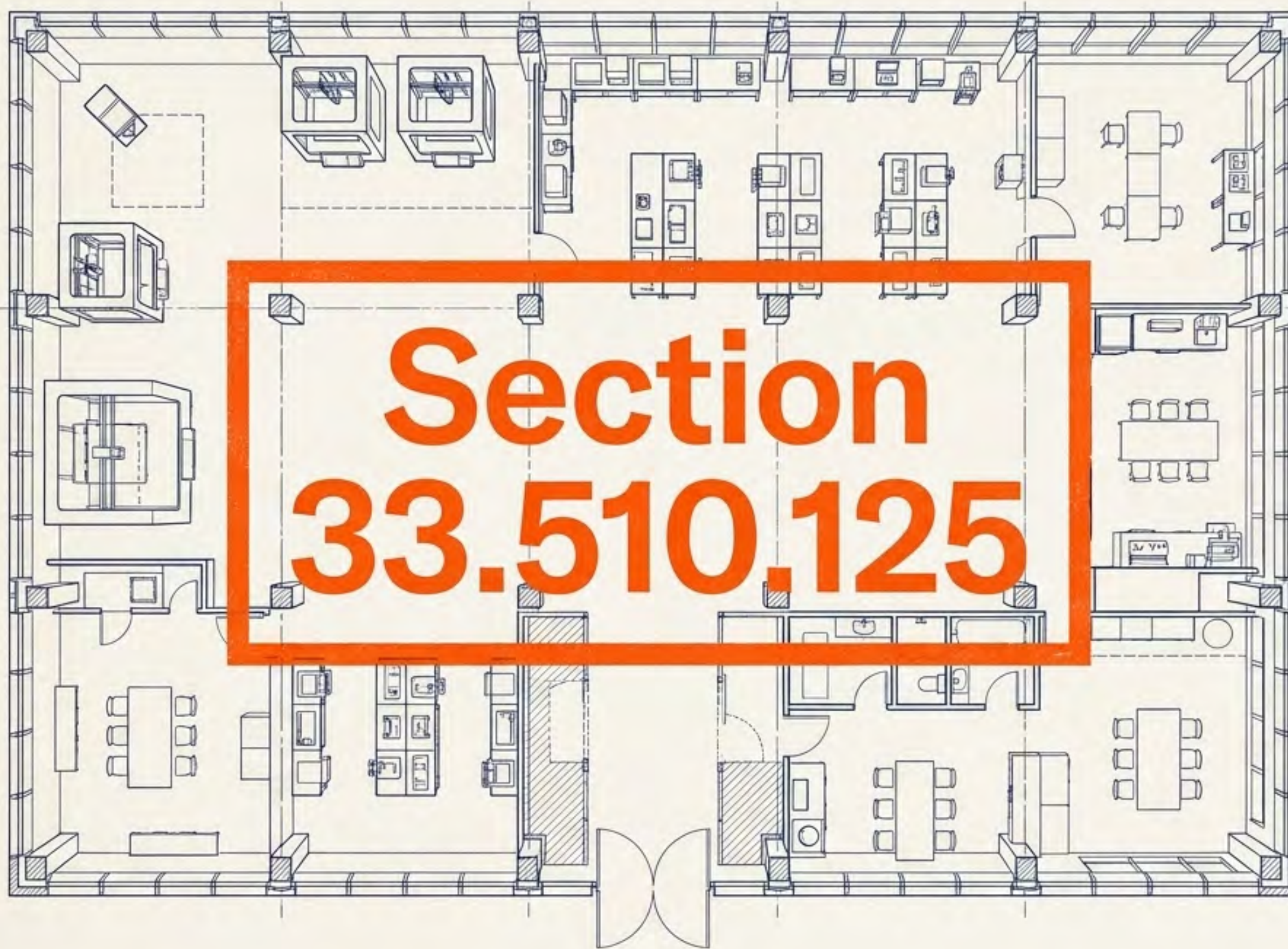
Reduces overall energy consumption through coordinated efficiency.



Stores energy during low-demand periods.



Supports the regional grid by dispatching power during peak events and heat waves.



The Planning Commission's Recommendation

The newly released Central City Code Amendments draft explicitly aligns with the Core's vision.

The Target Tenants

Precisely enables R&D, specialized small-scale production, and 3D printing directly in Central City CX buildings.

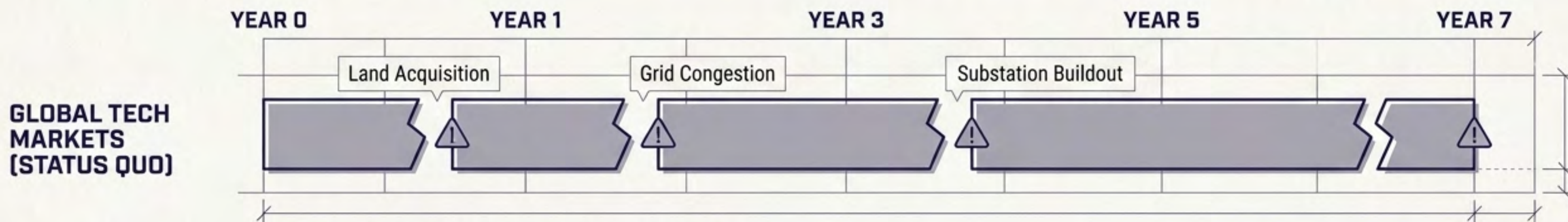
The Takeaway

The exact downtown economy proposed by the Grid-Connected Core is now independently recommended by Portland's own planners.

WINNING THE 'TIME TO POWER' RACE

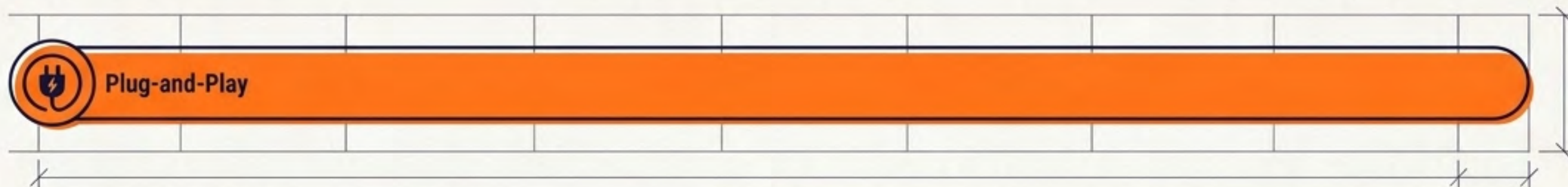
THE GLOBAL CONSTRAINT

The global tech economy is in a race for hardware and data space, but they are hitting a dire constraint: time to power.



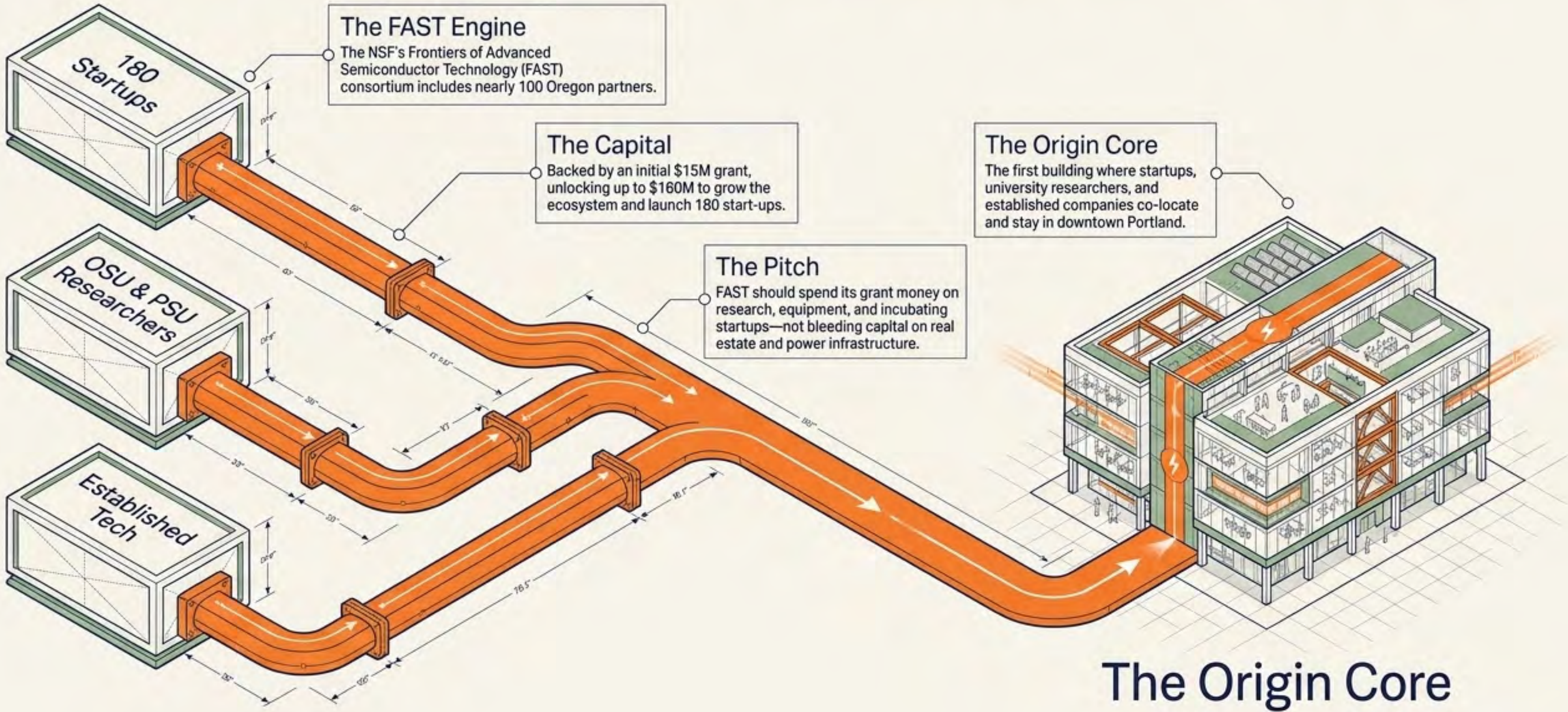
Connecting a major new electrical load takes 3 to 7 years, leaving companies with nowhere to grow.

PORTLAND'S GRID-CONNECTED CORE



We compete internationally by offering immediate, plug-and-play, power-ready technical space.

The Anchor Pipeline: Landing the FAST Consortium



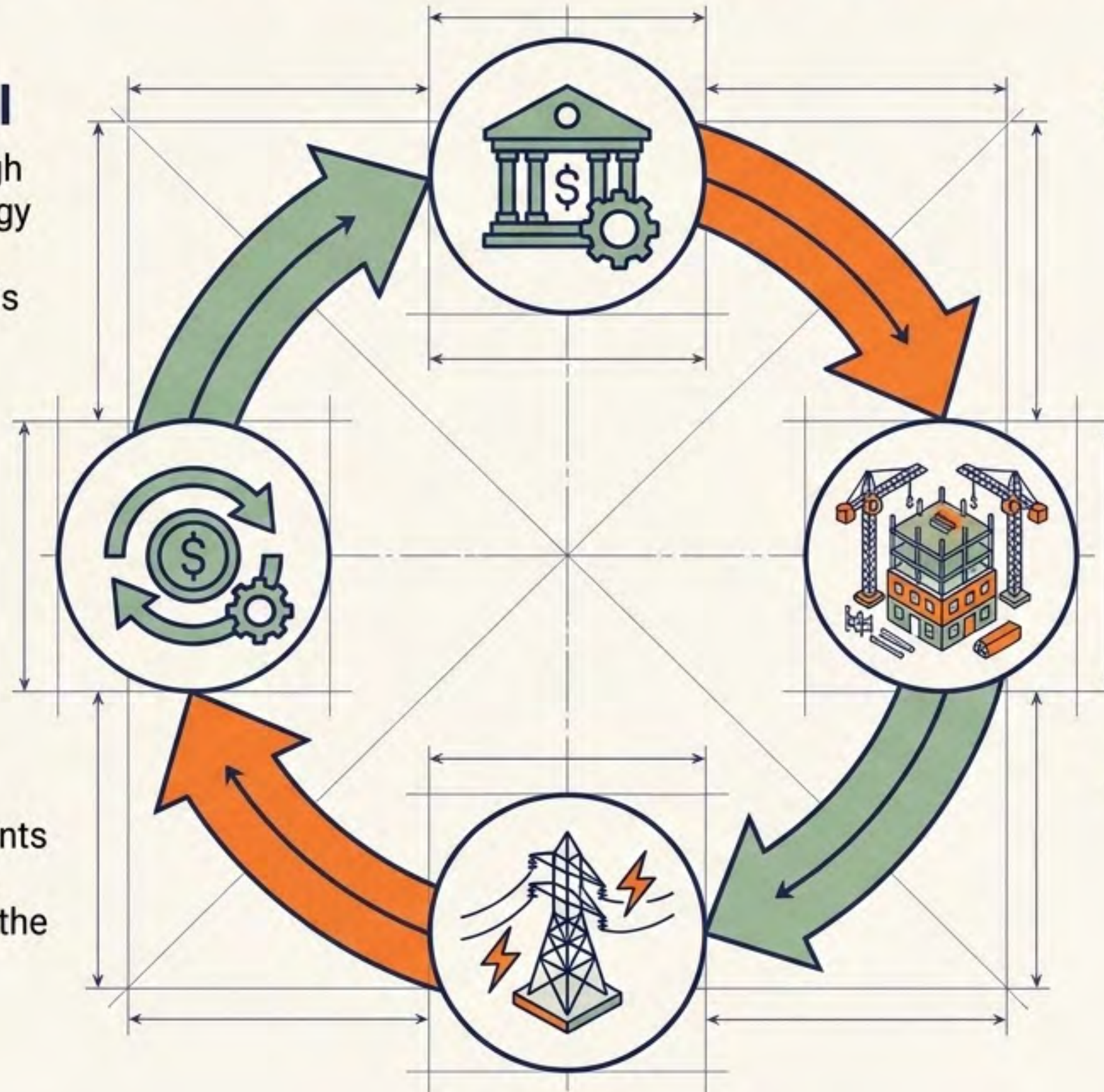
THE BUSINESS FLYWHEEL: SELF-SUSTAINING FINANCING

1. Coordinate Capital

Upgrades are financed through PCEF loans, PropertyFit, Energy Trust, and state/federal programs. The General Fund is not the main source.

4. Repay & Reload

A percentage of utility payments repays the initial PCEF loans, reloading the fund to finance the next block of buildings.



2. Build & Aggregate

Economies of scale lower costs for building owners through aggregated purchasing. Portland tradespeople secure years of union work.

3. Grid Payments

PGE and Pacific Power pay commercial customers for reducing demand and making battery storage available to the local grid.

The Exchange & The Housing Loop



Terms of Agreement

The Public Provides:

Public investment, scale, marketing, financing coordination, and a solution to the downtown vacancy crisis.

The Owners Provide:

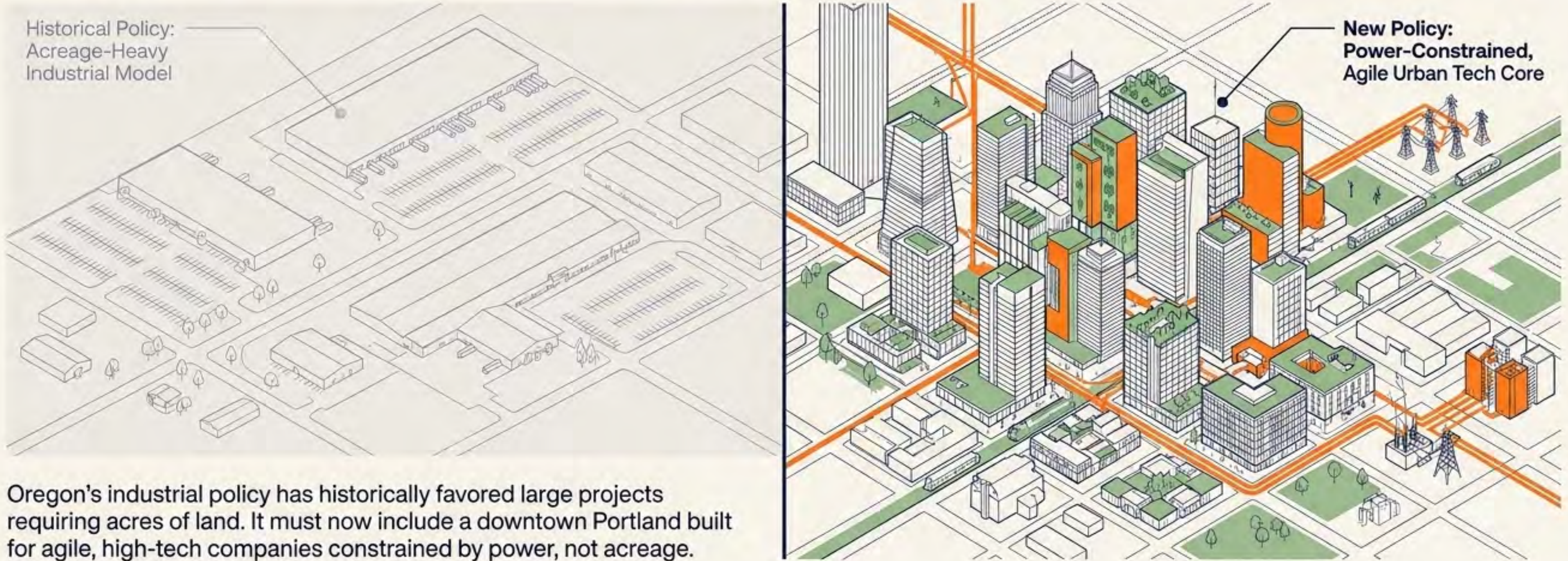
Designated storefronts placed into the 5-Year Ground Floor Guarantee, offering flexible rent to activate the street.



The Housing Catalyst

Office-to-housing conversions require more than just low costs; they require demand. By bringing employers, research, and street-level retail back downtown, the Core makes surrounding residential conversions economically viable and desirable.

A New Industrial Policy for Oregon



**WASHINGTON COUNTY MANUFACTURES THE CHIPS;
PORTLAND MANUFACTURES THE COMPANIES.**