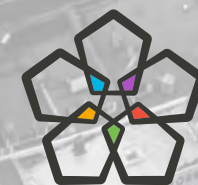


# USPS Master Plan

**DAR #1**

**EA 19-147114 DA**

**June 6, 2019**



**PROSPER  
PORTLAND**

**ZGF**

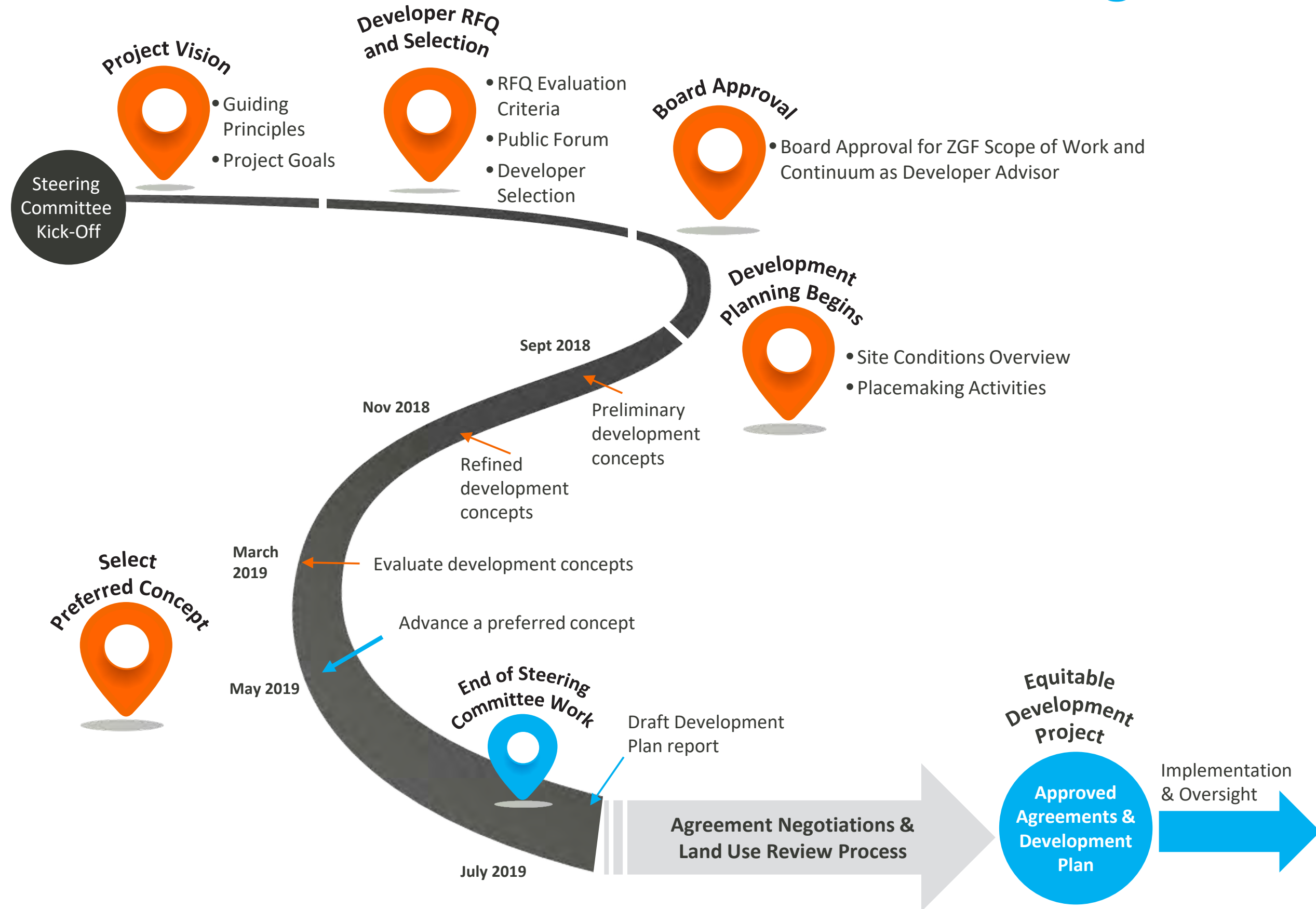


# USPS Master Plan Study Area





# Where We've Been, Where We're Going



# Equitable Design

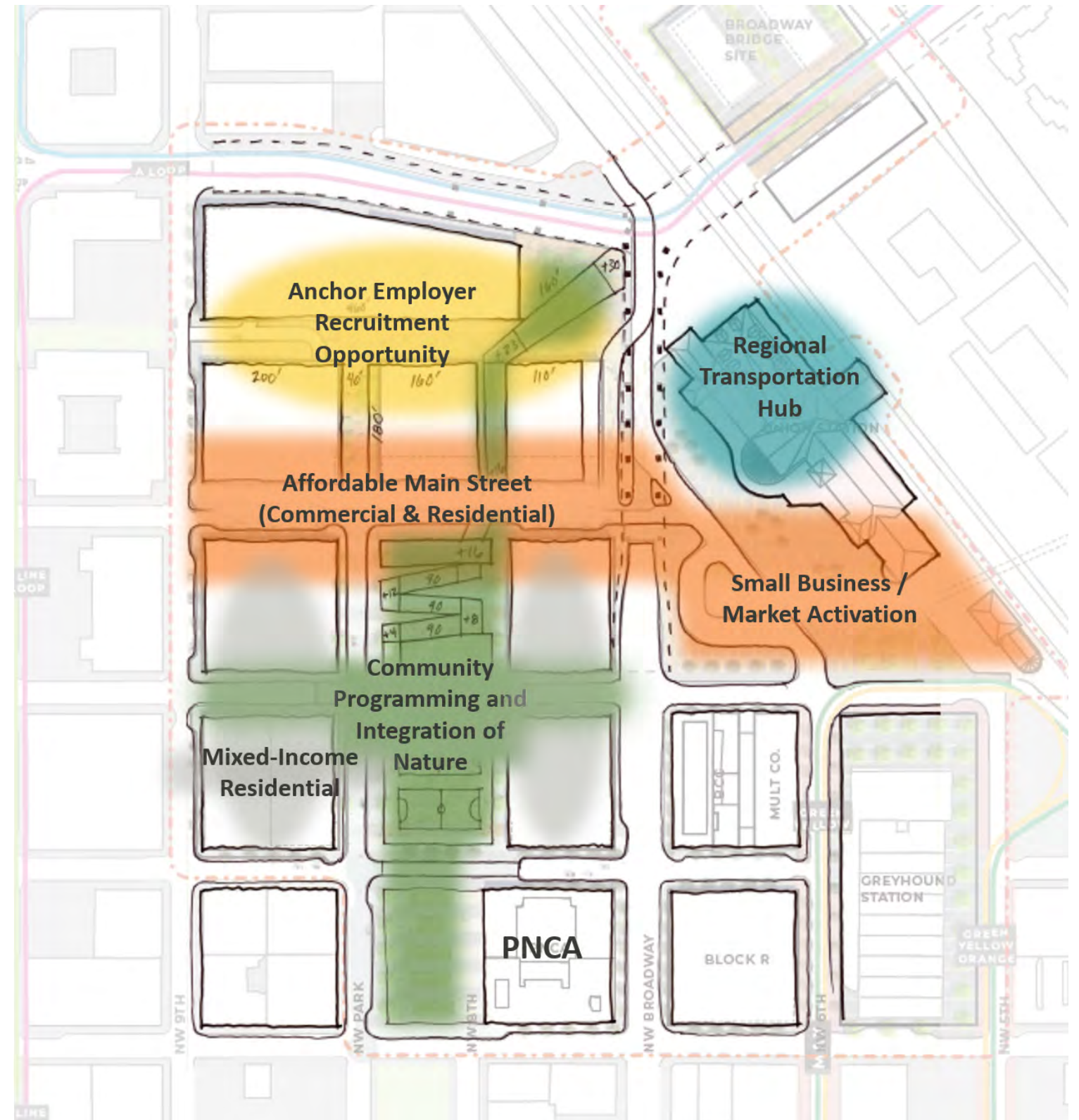
## Principles of Design for Racial & Social Equity

**Engage and elevate the voices of underrepresented groups** in each phase of planning & design

- Provide **public spaces to just be**, meaning:
  - Places that don't feel like you need a specific purpose, activity or transaction to be there.
  - Places to sit that don't appear to be connected to a building or a business
  - Places for groups to gather
- Create spaces in buildings and within the public realm to **accommodate businesses serving low-income customers**, particularly with respect to food and drink, including:
  - Affordable retail space in buildings
  - Designated spaces for food carts or other street vendors
- **Avoid excessive or unnecessary spending on infrastructure** that may limit resources available for other community priorities.

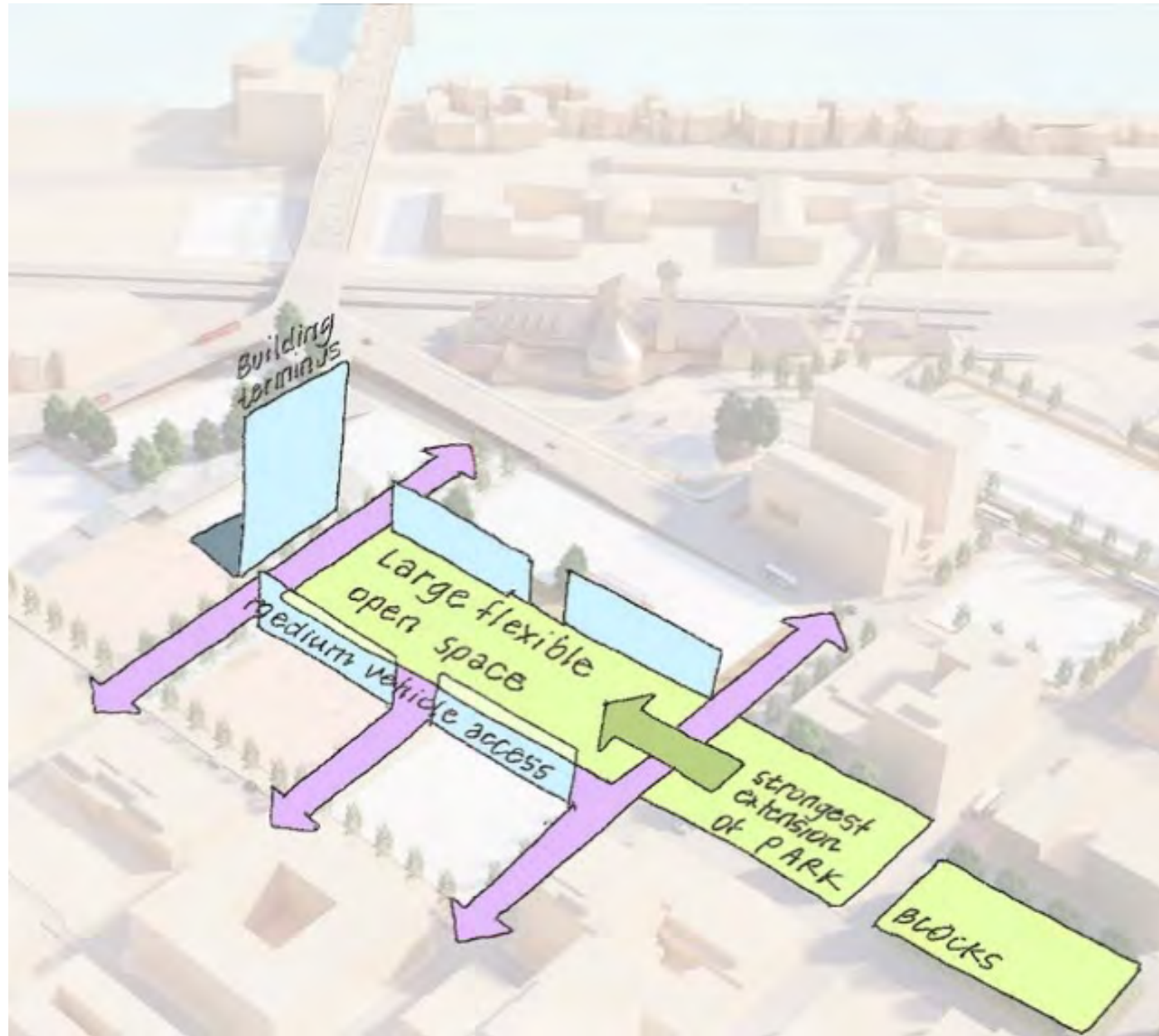
## Affordable Housing

- **Multiple Medium Sized Parcels** - Breaking the PHB land into two medium sized parcels allows for flexibility in implementation.
- **Distributed Affordability** - Don't cluster affordable housing parcels in one corner or section of the project area.
- **Integrate and Connect Affordable Housing** - Don't push all the affordable housing to the edges of the site.





# Feedback Received



## What's Working

- Large gathering area feels **welcoming to all ages and abilities**, fosters a space for community interaction, and seems most flexible for different activities and needs.
- Feels people- and pedestrian-friendly.
- **Connectivity** to the rest of the city, between existing neighborhoods, through the Green Loop, and to Union Station is appealing.
- Utilizing this space for a small business incubator is appealing.
- **Continuation of the Park Blocks** is clear and continues the historic grid.

## What's not working:

- Configuring the Park Blocks as a large open space feels unsafe and requires active ground floor uses and programming to work.
- Needs stronger connectivity from open space to Union Station.
- Space feels unorganized and has a lack of identity.



# Public Realm

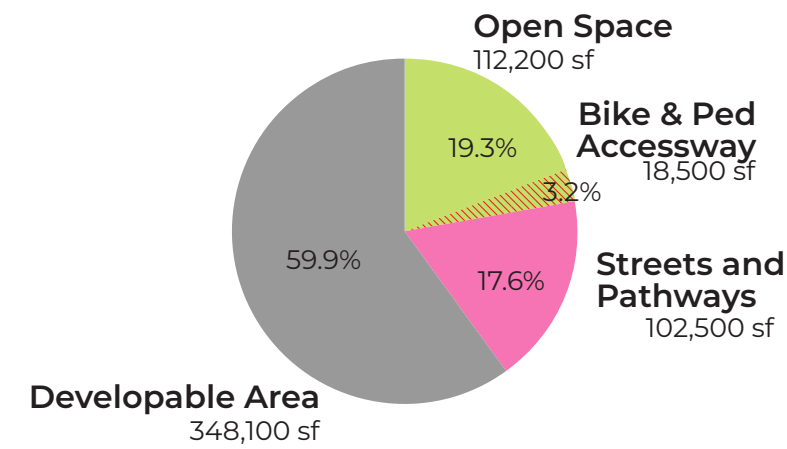
**1. Streets**

**2. Green Loop**

**3. Open Space**

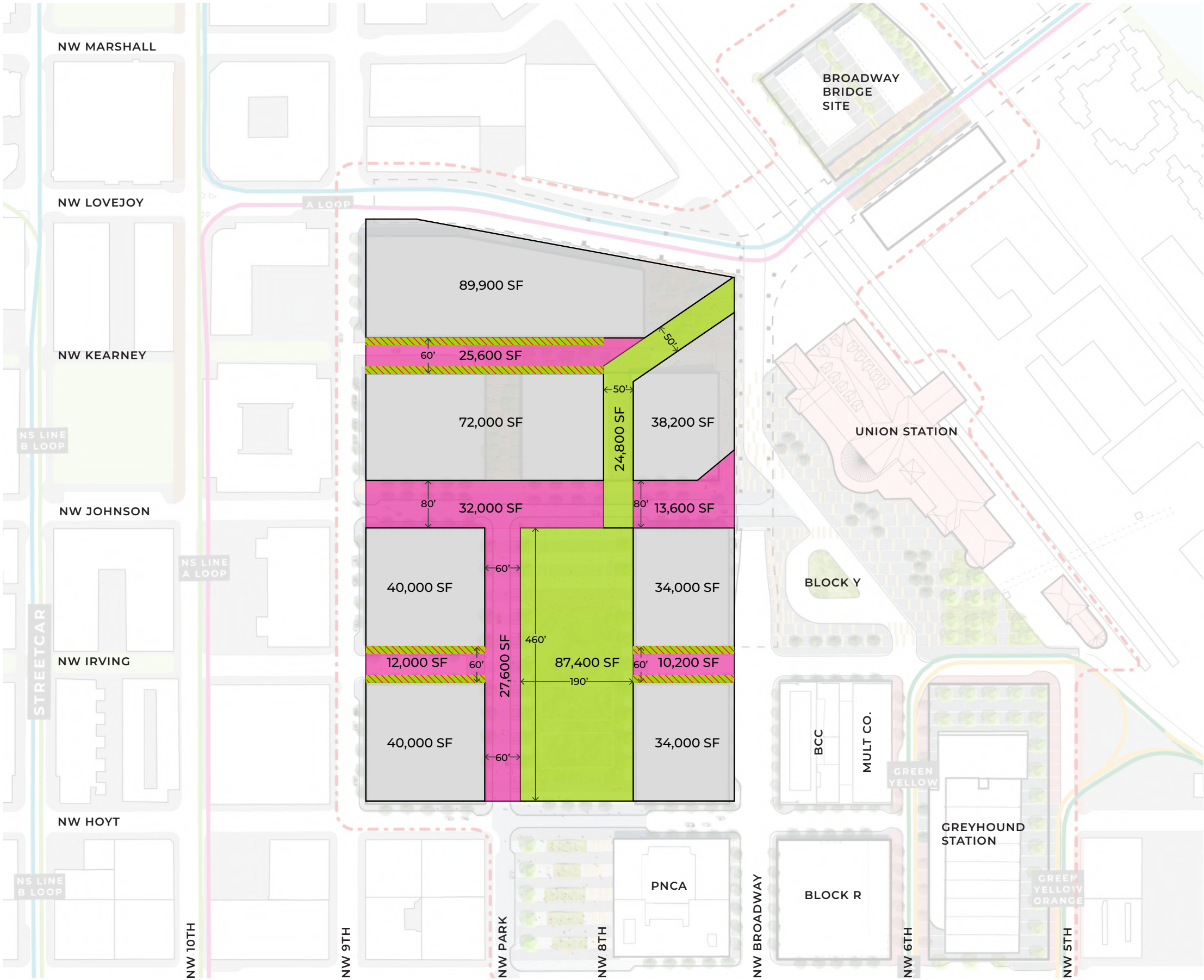


# Concept Diagram



## CCMP Open Area Requirements:

1. Minimum of 20% of Master Plan area must be devoted to open area.
2. At least 20,000 sf of the required open area must be designated parks or plazas. At least one park/plaza must allow a 50' x 50' square to fit entirely within it.
3. Bike and pedestrian accessways may not constitute more than 25% of required open space.



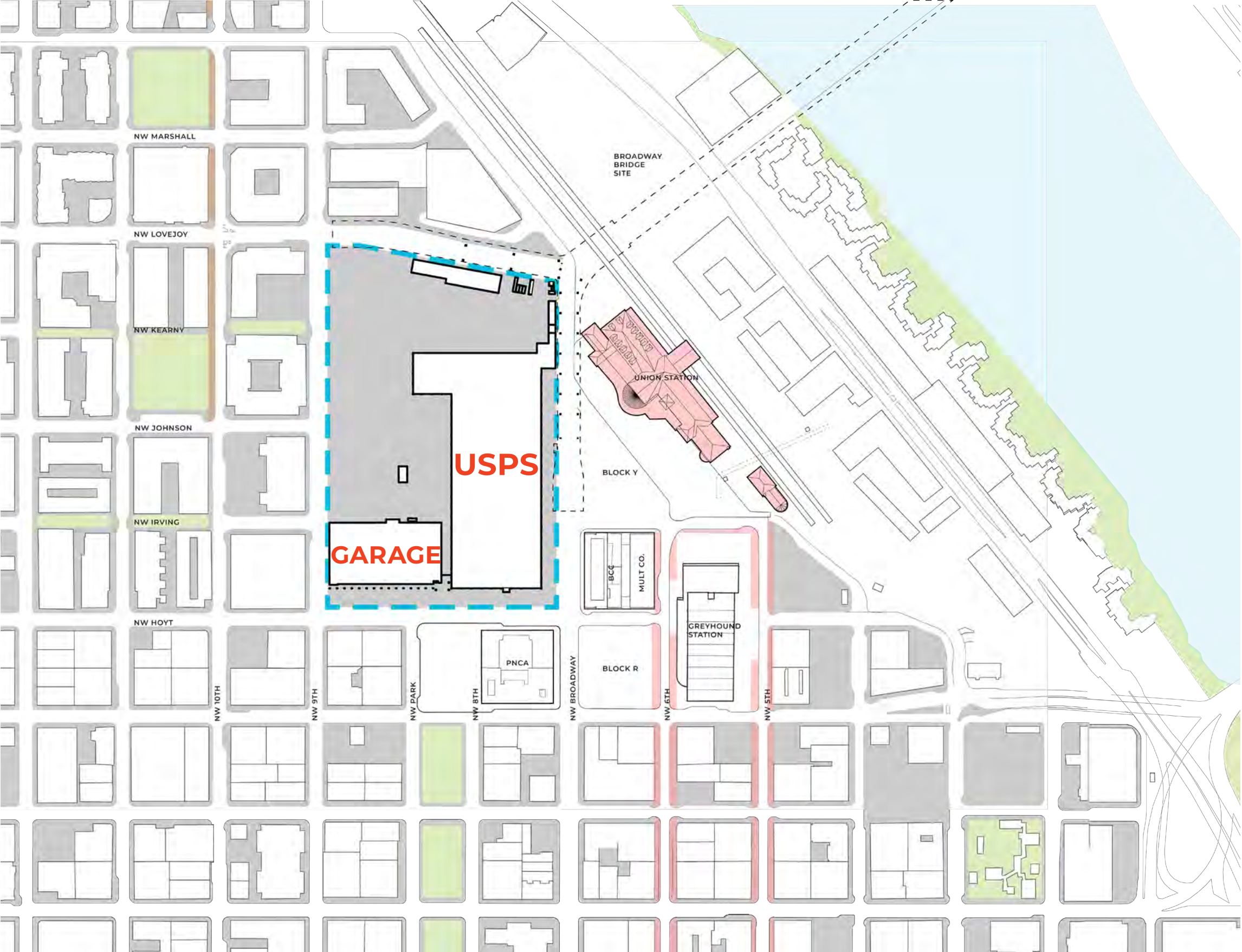




# Streets

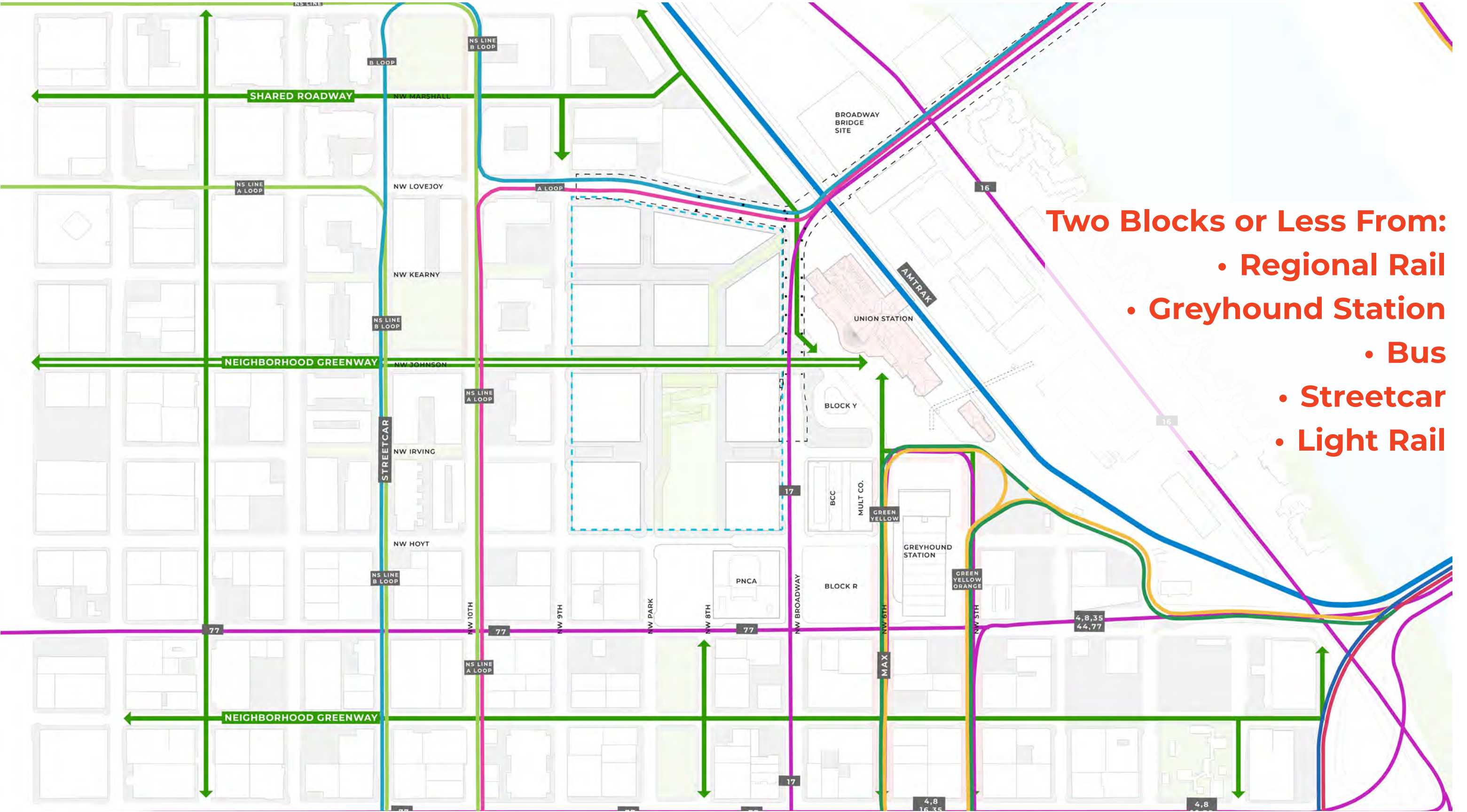


# Existing Conditions





# Transit Access + Greenways





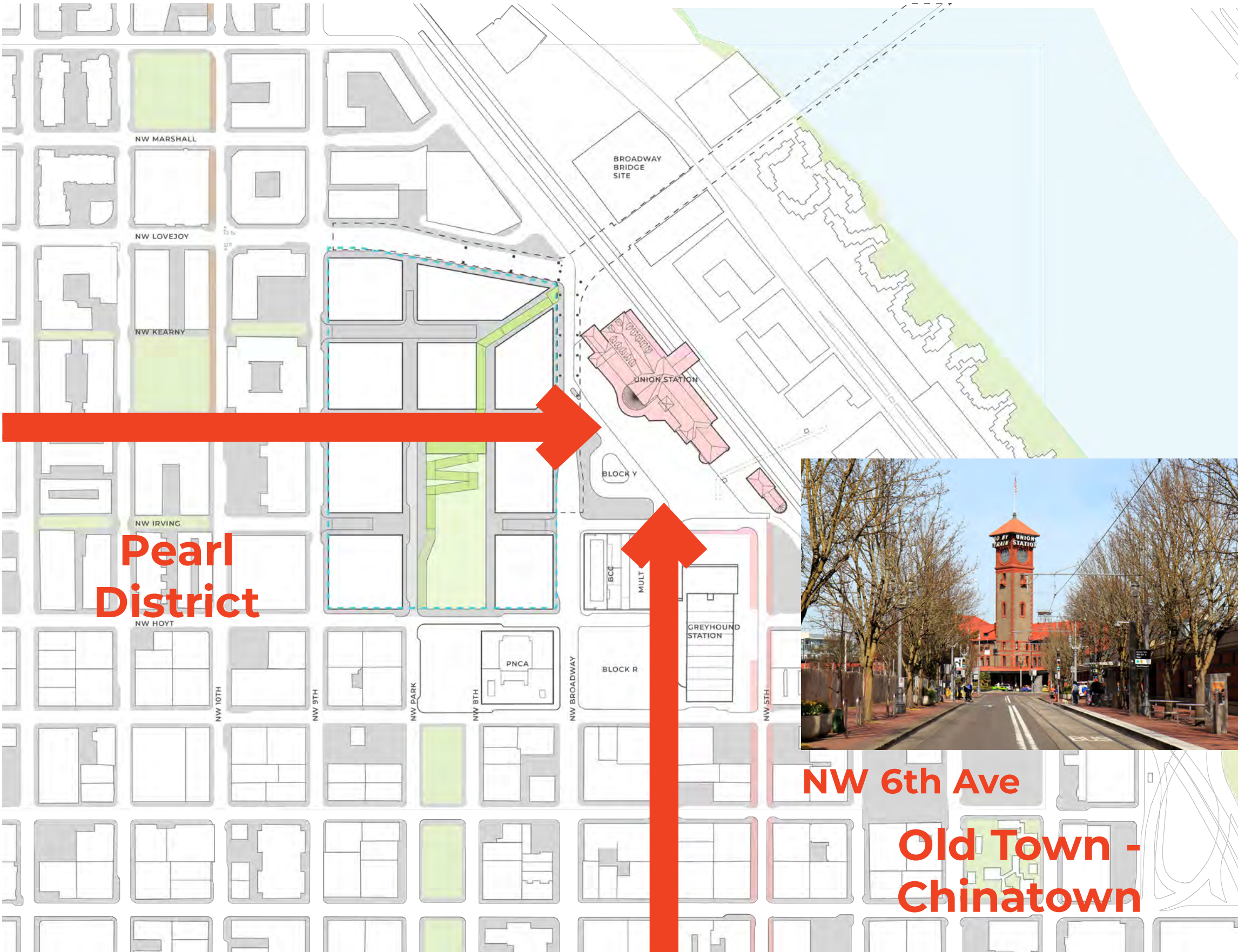
# View Corridors



NW Johnson St



Union Station

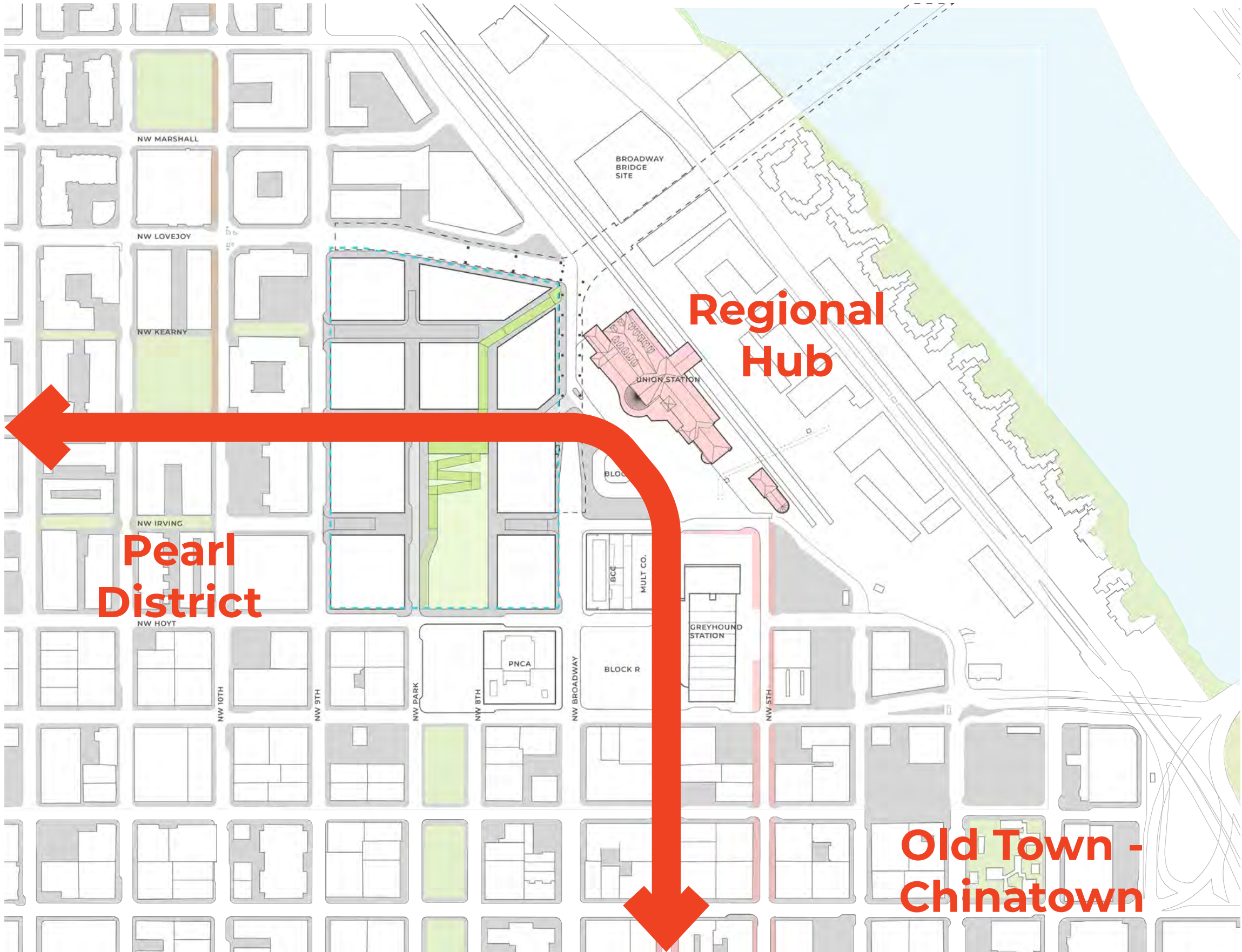


NW 6th Ave

Old Town - Chinatown

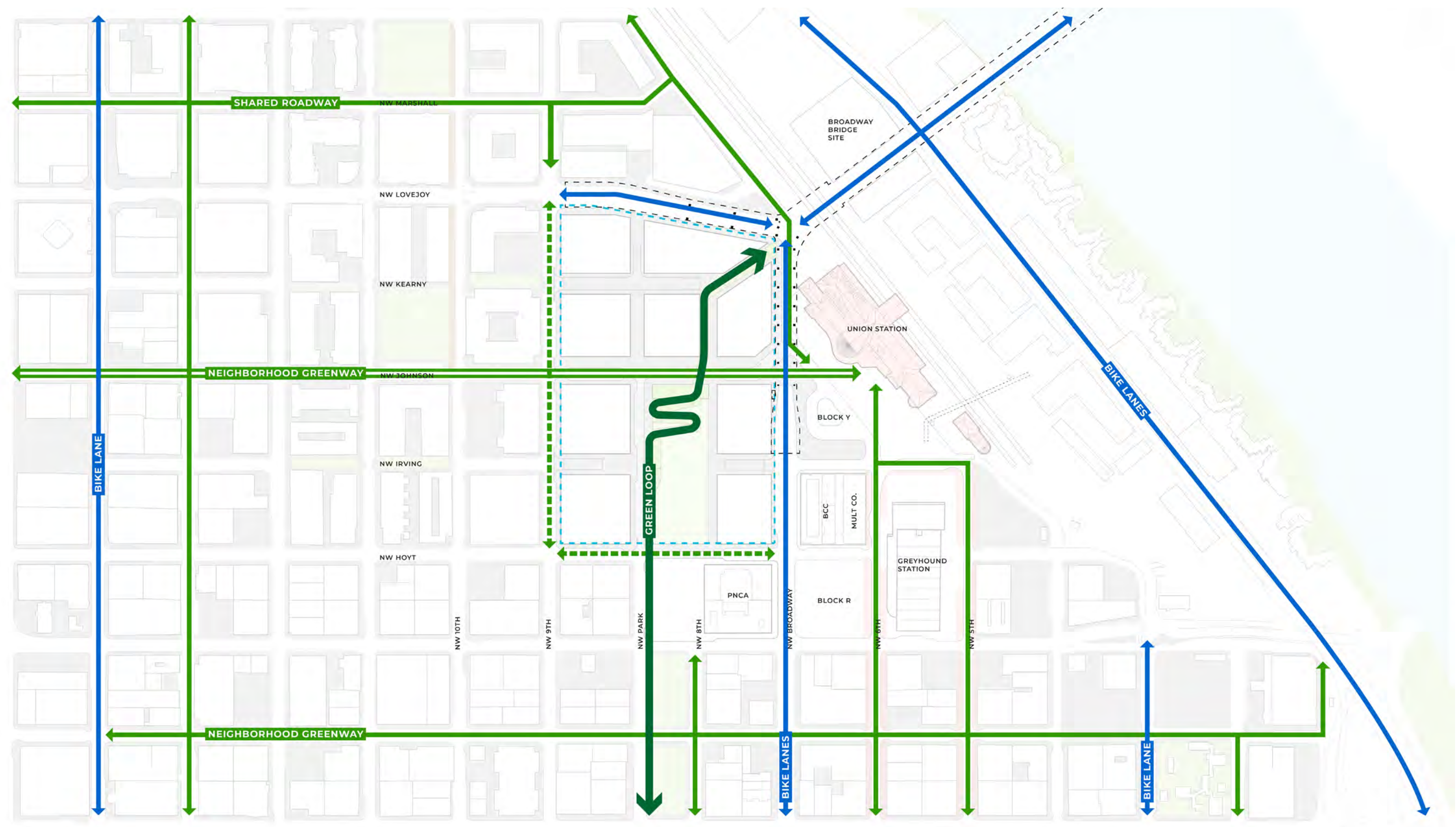


# Connections





# Bicycle Circulation





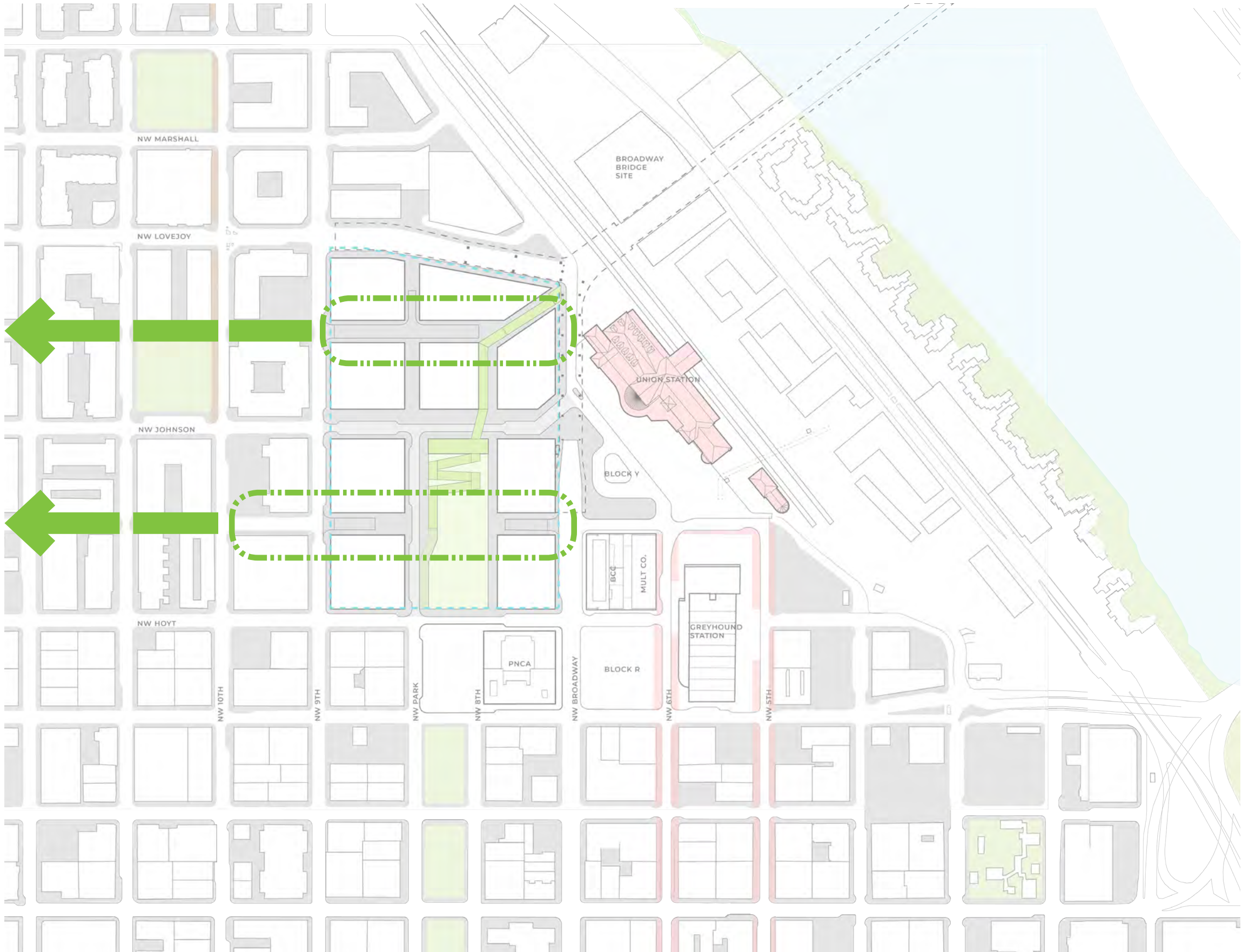
# Pedestrian Greenways



NW Kearney

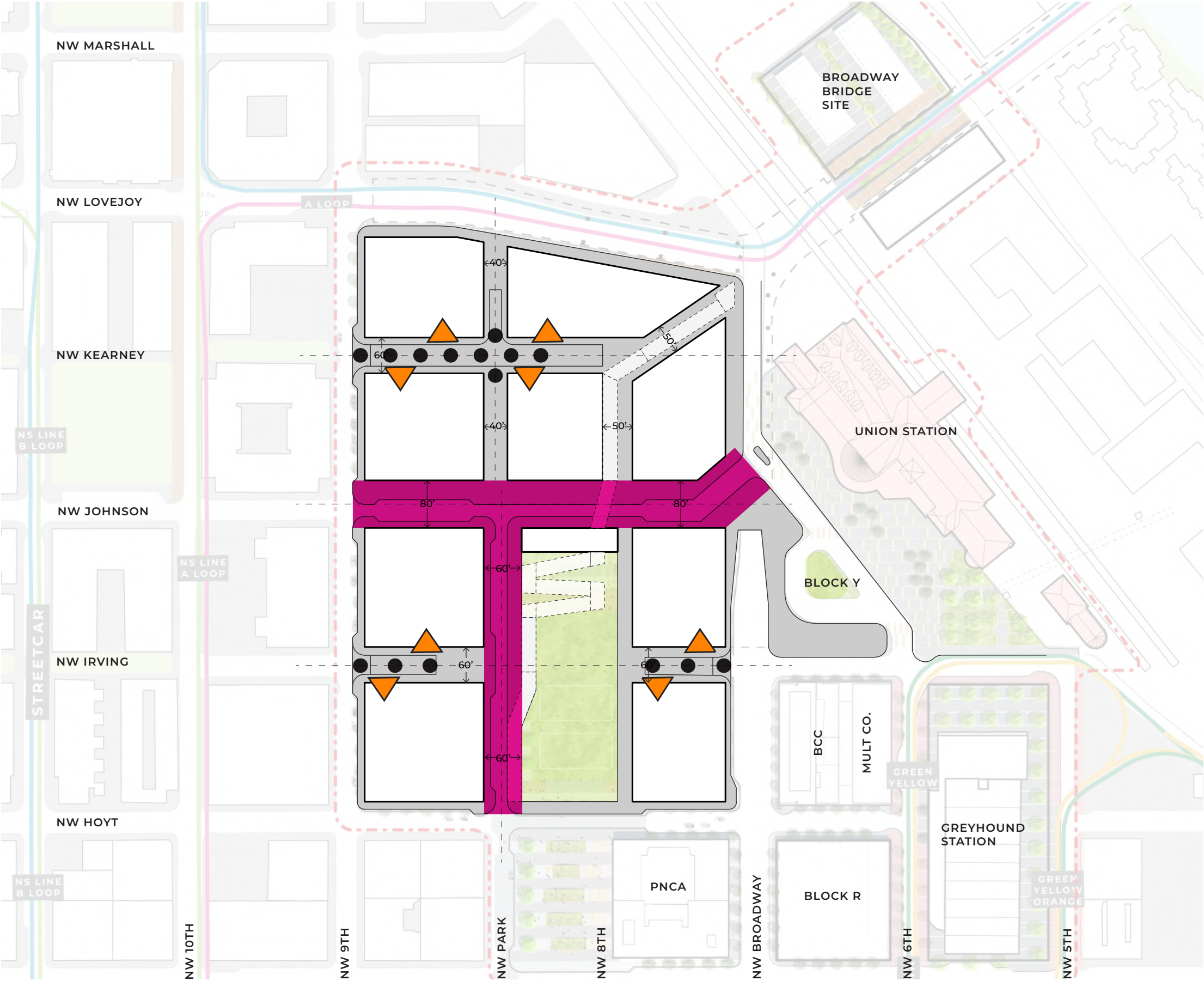


NW Irving





# Street Plan



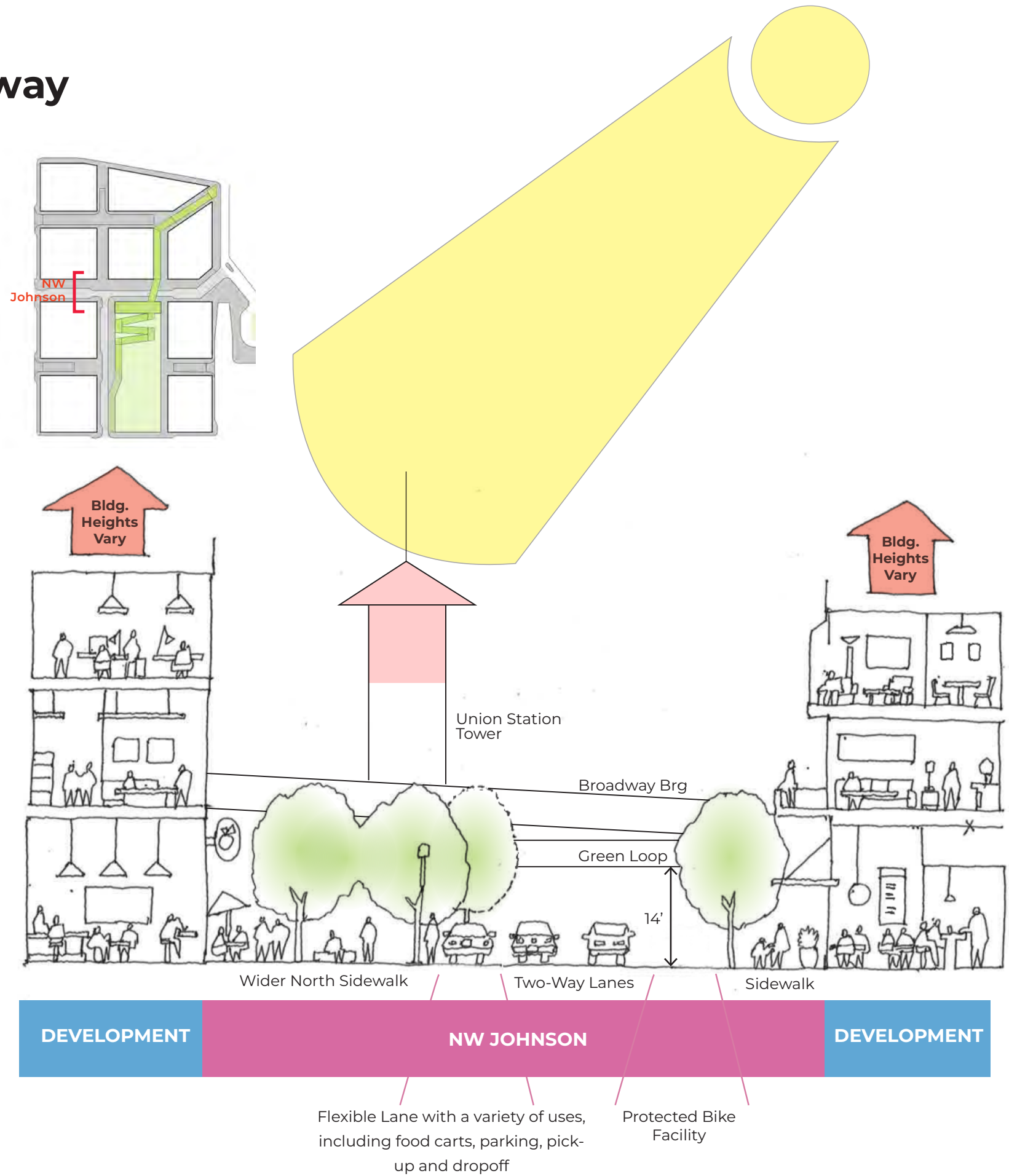


# Street Sections

## NW Johnson Street Neighborhood Greenway



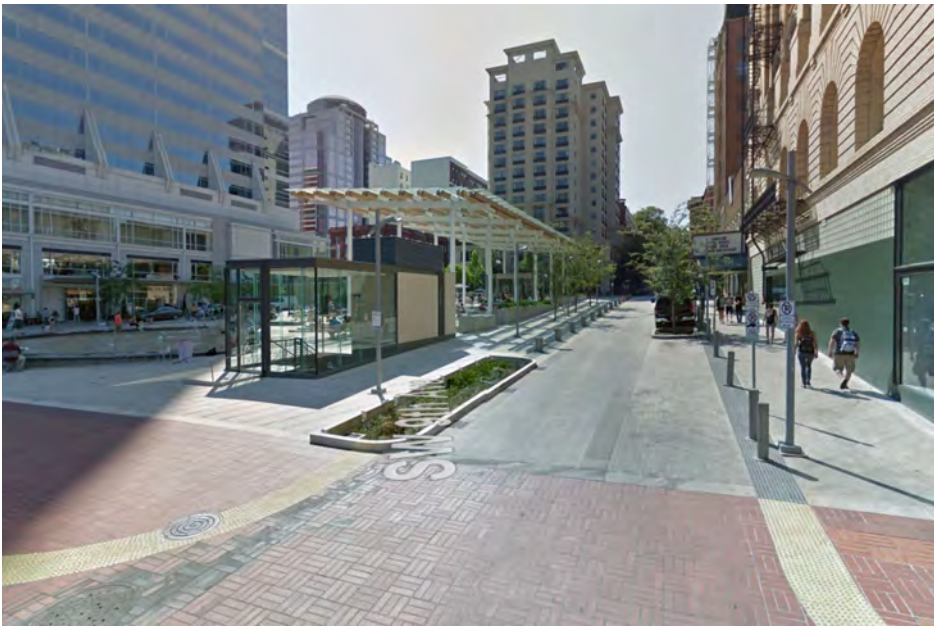
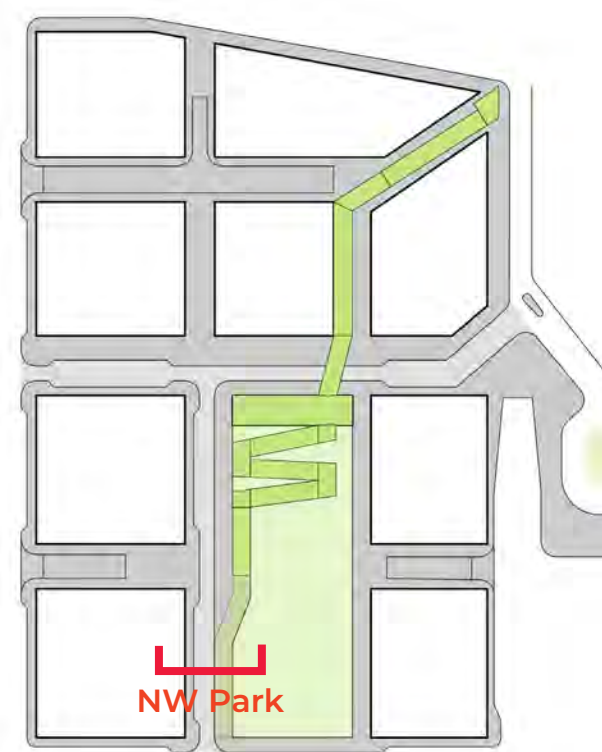
Wider North Sidewalk





# Street Sections

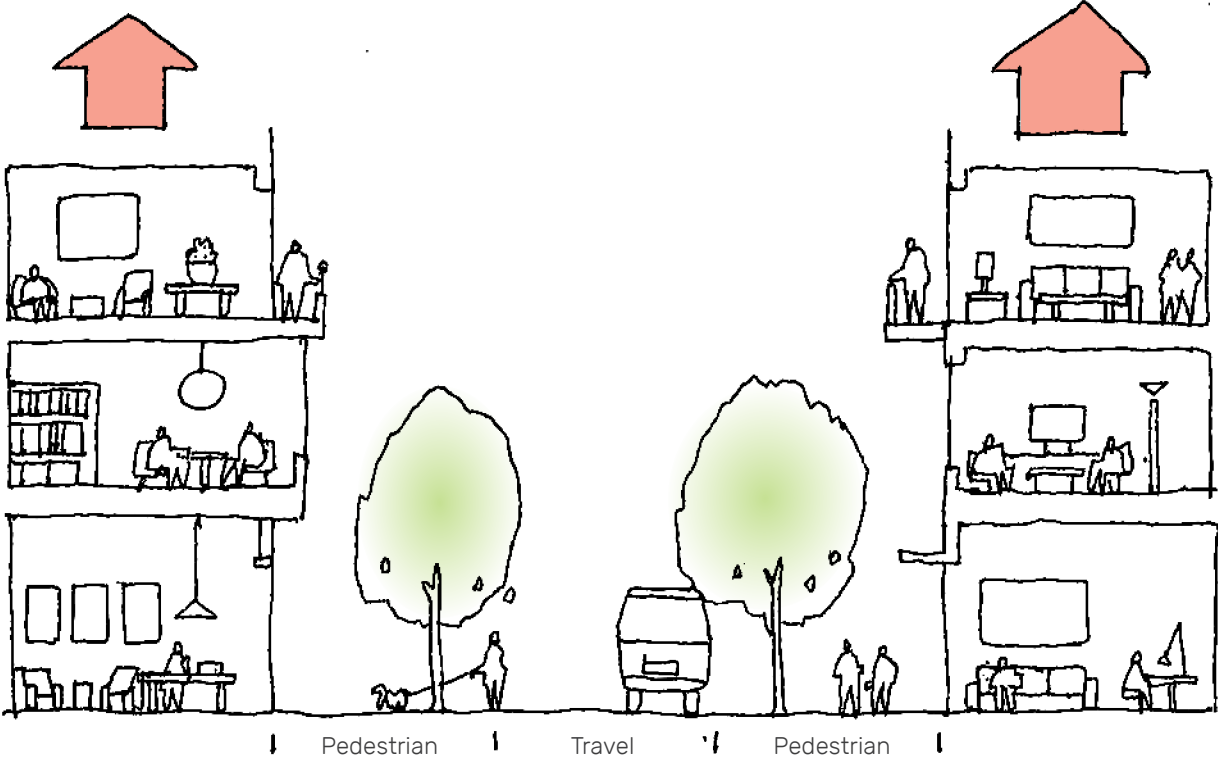
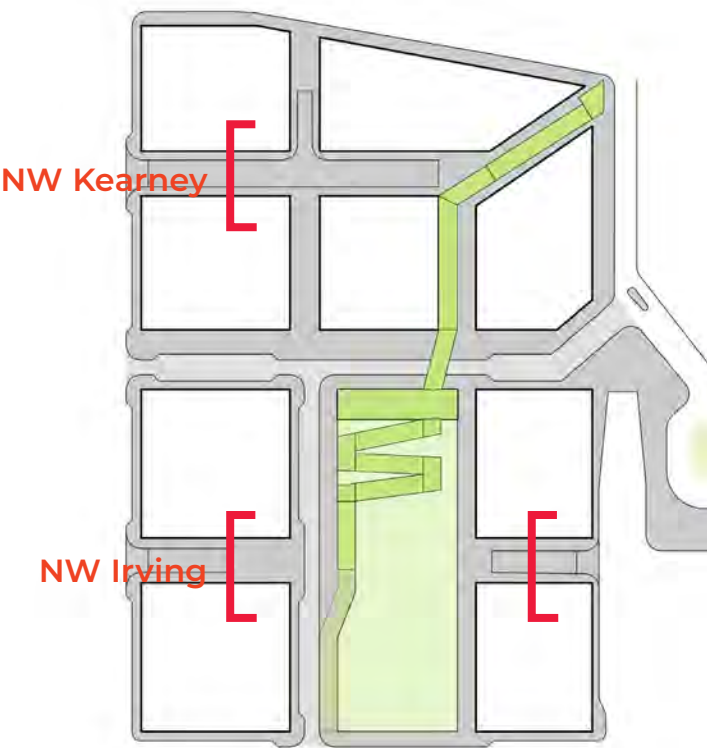
## Proposed Street Layout - NW Park





# Street Sections

## Proposed Street Layout - NW Irving and Kearney





# Ground Floor Active Use

## 1. Required

- Active Use
- Assume Requirement is Waived

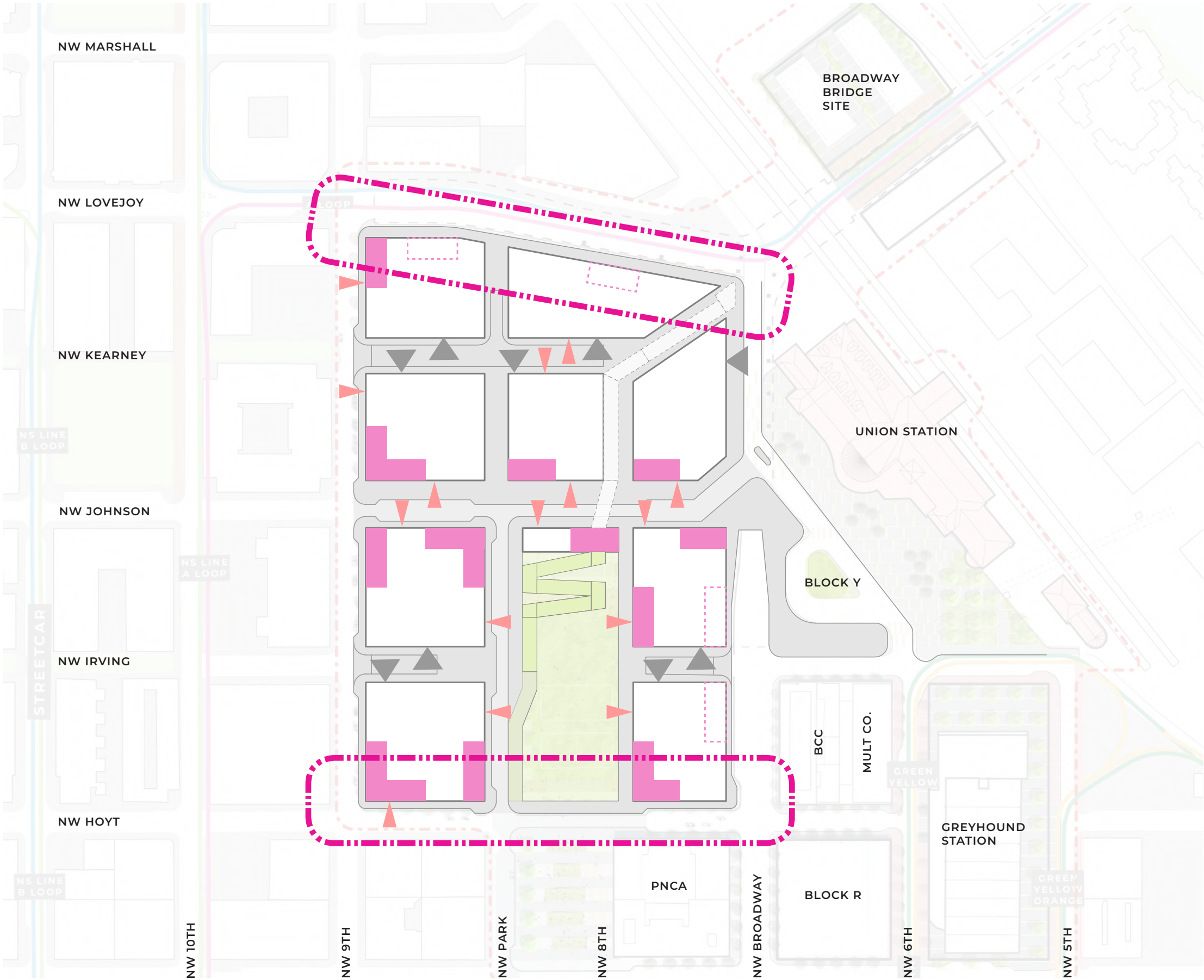
- Main Access
- Vehicular Access

### Approval Criteria 5:

The master plan demonstrates that development within the plan boundary will establish an overall building orientation through massing, the location of entrances, and the location of ground floor uses that result in an edge that embraces adjacent public park rather than creating an abrupt edge between the plan area and parks, and ensures that development within the plan boundary will not excessively shade the adjacent park.

### Approval Criteria 11:

The master plan demonstrates that, to the extent practical and feasible, inactive uses, such as, but not limited to, parking and access, loading, and trash and recycling are shared or consolidated, with the goal of activating the pedestrian environment.





# Ground Floor Active Use

## 2. Proposed

- Active Use
- Assume Requirement is Waived

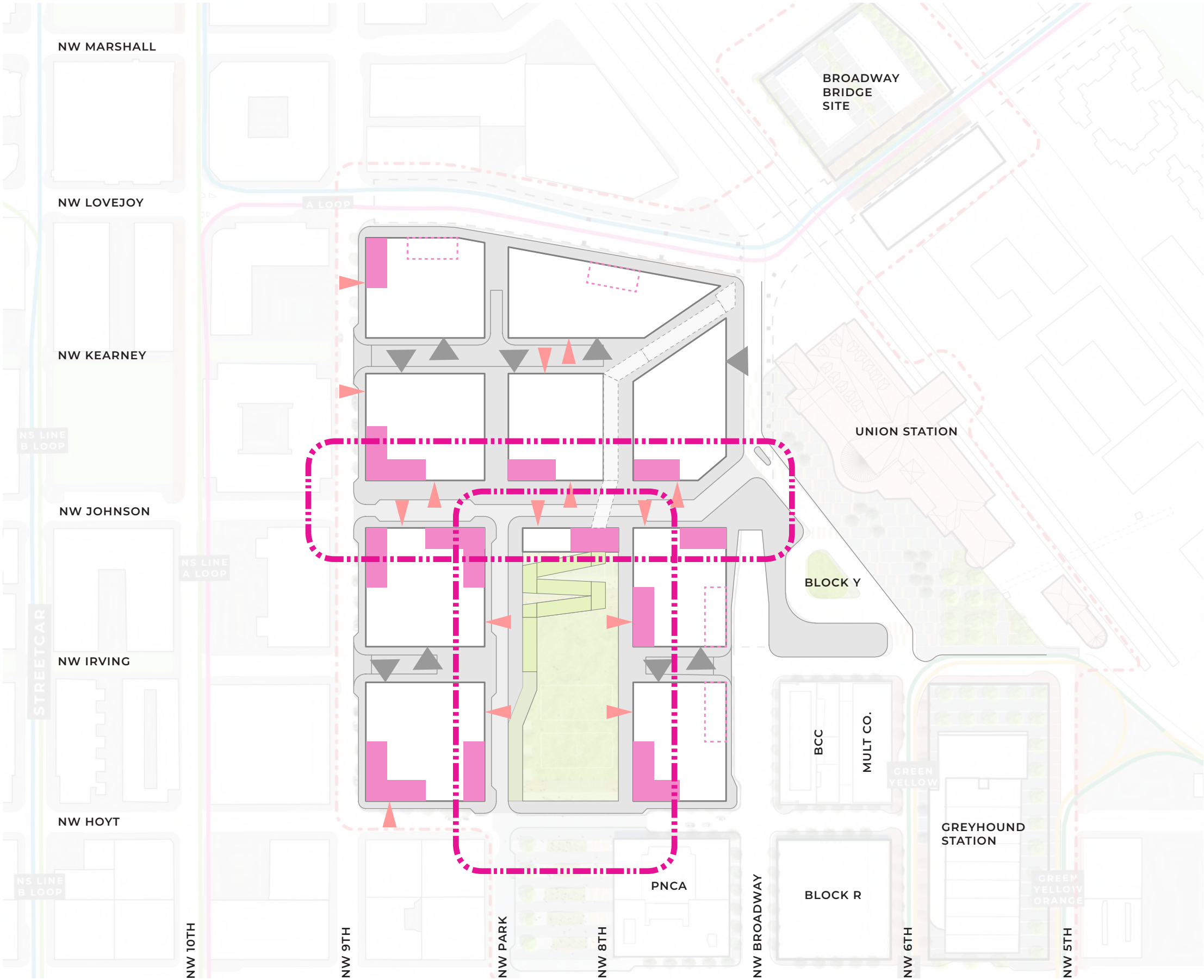
- Main Access
- Vehicular Access

### Approval Criteria 5:

The master plan demonstrates that development within the plan boundary will establish an overall building orientation through massing, the location of entrances, and the location of ground floor uses that result in an edge that embraces adjacent public park rather than creating an abrupt edge between the plan area and parks, and ensures that development within the plan boundary will not excessively shade the adjacent park.

### Approval Criteria 11:

The master plan demonstrates that, to the extent practical and feasible, inactive uses, such as, but not limited to, parking and access, loading, and trash and recycling are shared or consolidated, with the goal of activating the pedestrian environment.





# Right of Way

- Public Right of Way
- Public Access Easements (No Vehicles)
- River District Pedestrian Street  
Private Street (with Vehicles) Bike / Ped Access
- Green Loop

**Approval Criteria 6:**

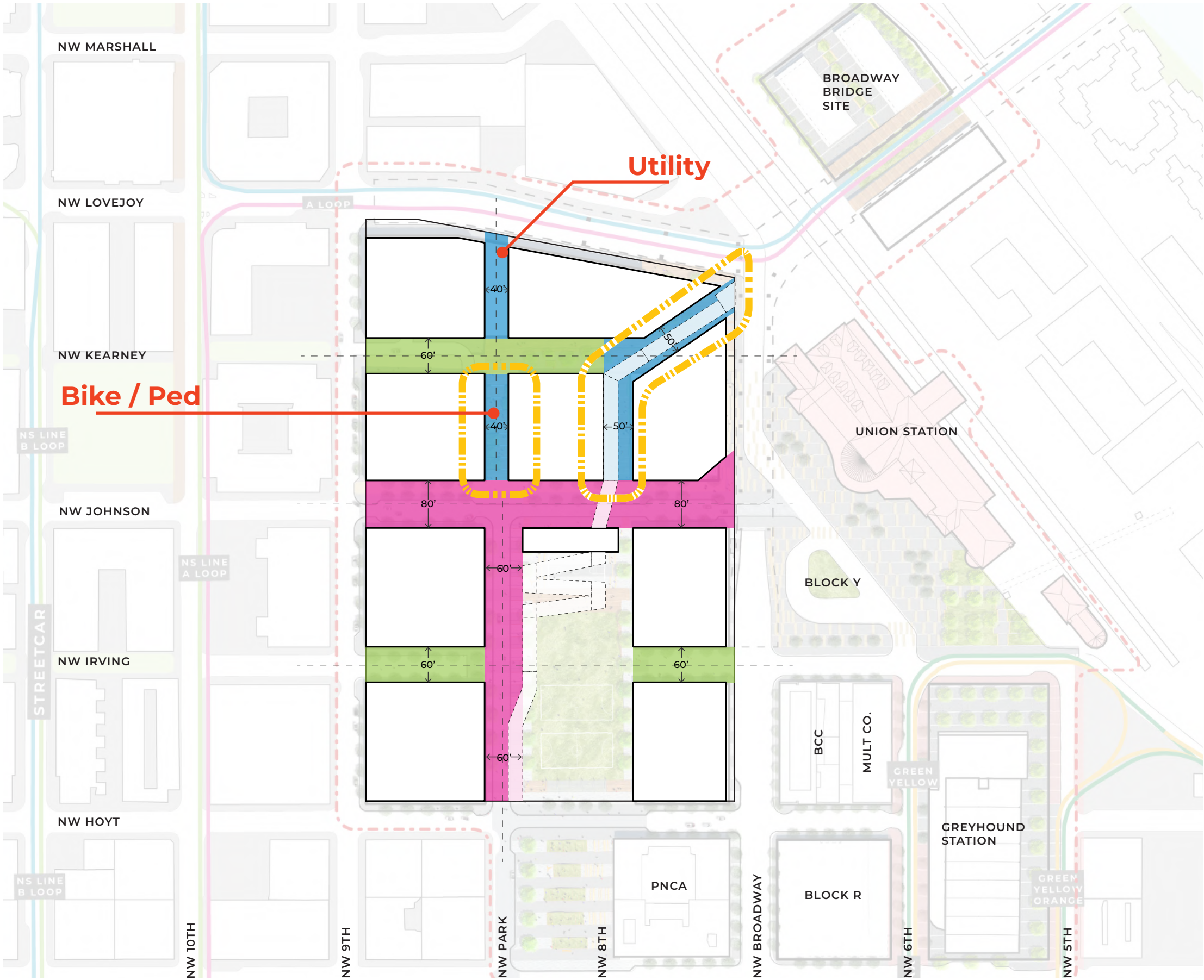
The master plan demonstrates that easy and safe access will be provided to transit stations located within or immediately adjacent to the master plan boundary, and any buildings located immediately adjacent to a transit station include ground floor uses that create an active and safe pedestrian environment throughout the day, evening, and week.

**Approval Criteria 8:**

The transportation system is capable of supporting the proposed uses in addition to the existing uses in the plan area.

**Approval Criteria 9:**

The proposed street plan must provide multi-modal street connections to support the surrounding street grid pattern.

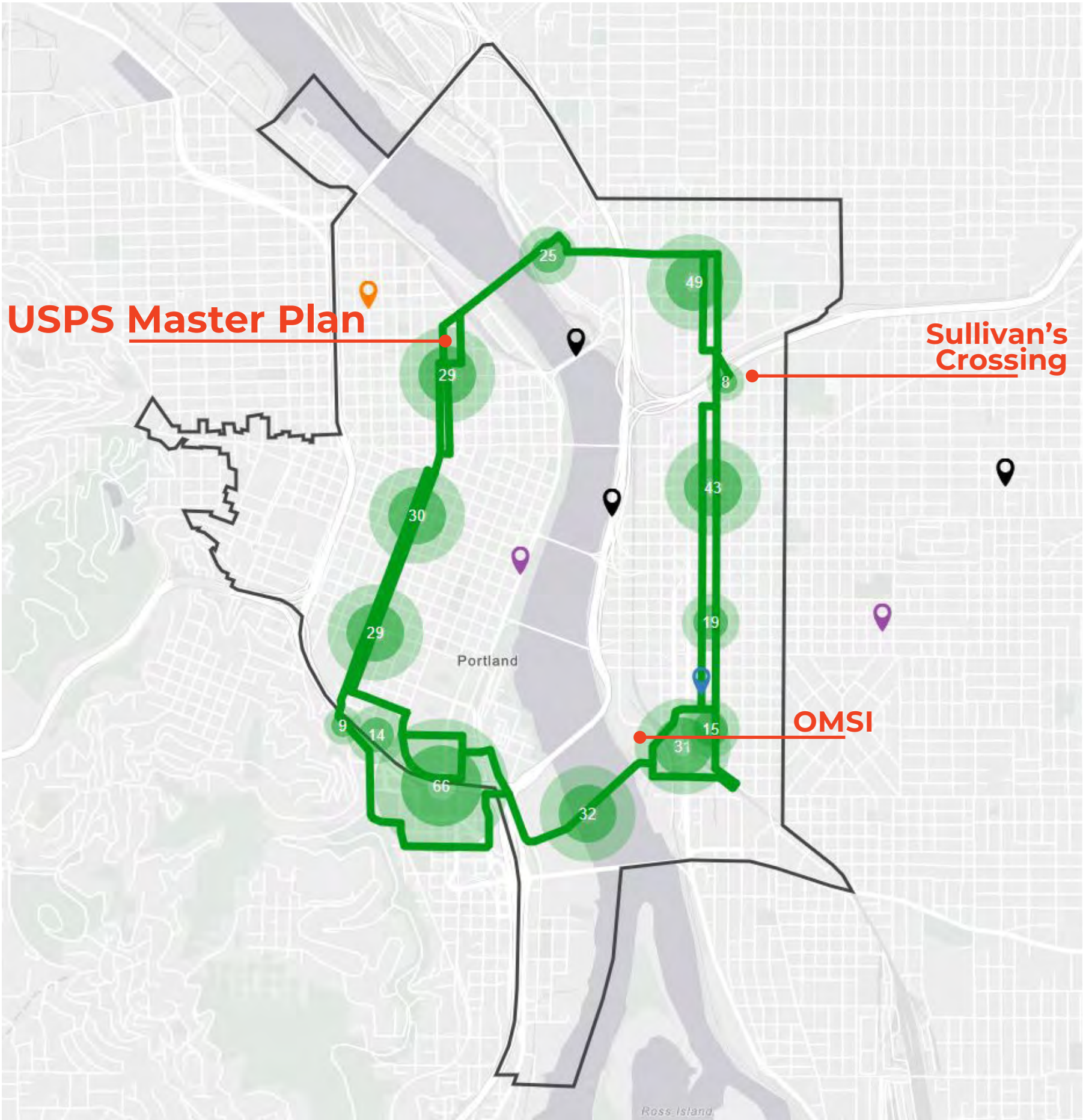








# Green Loop

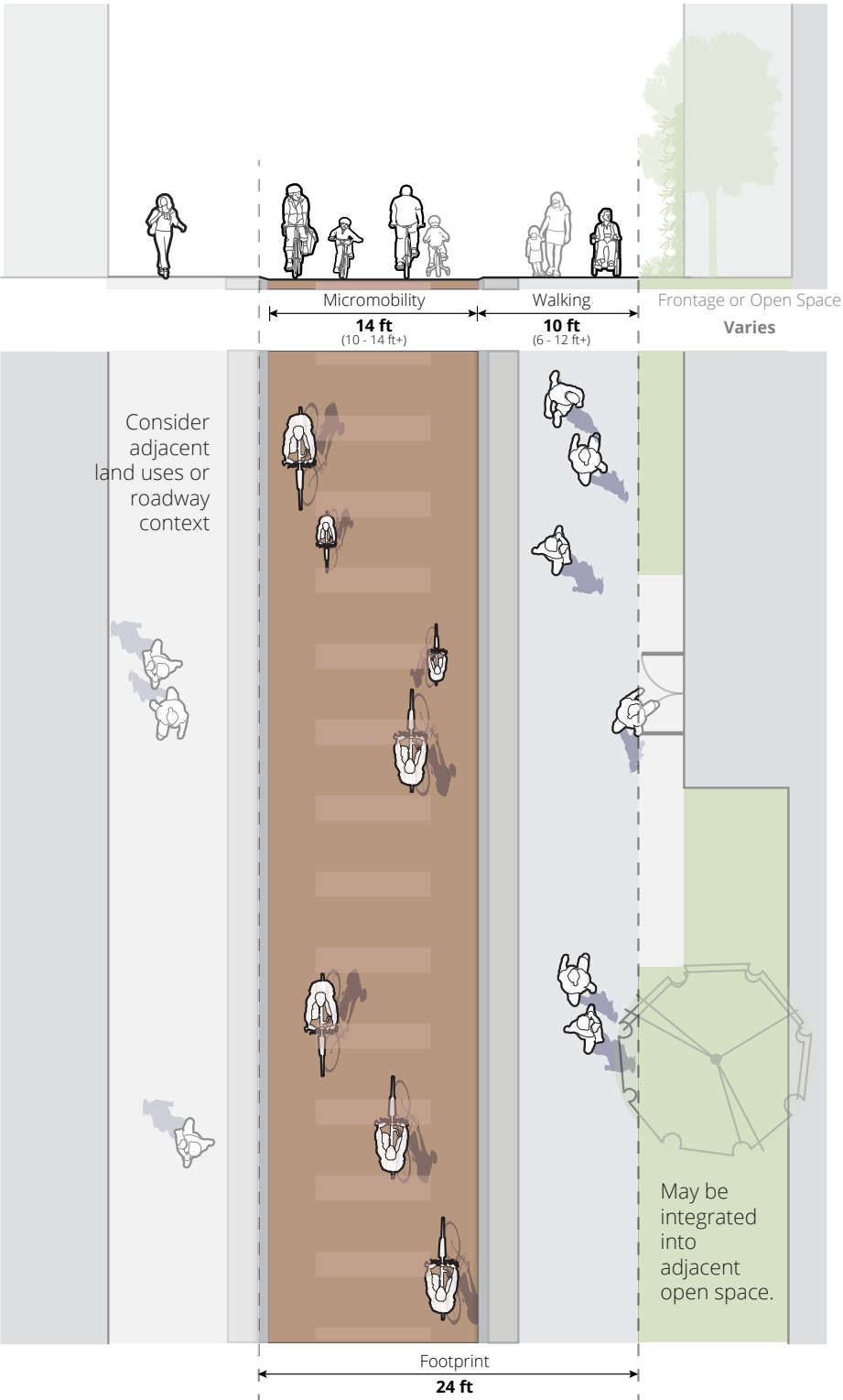




# Green Loop - Guidance Dimensions

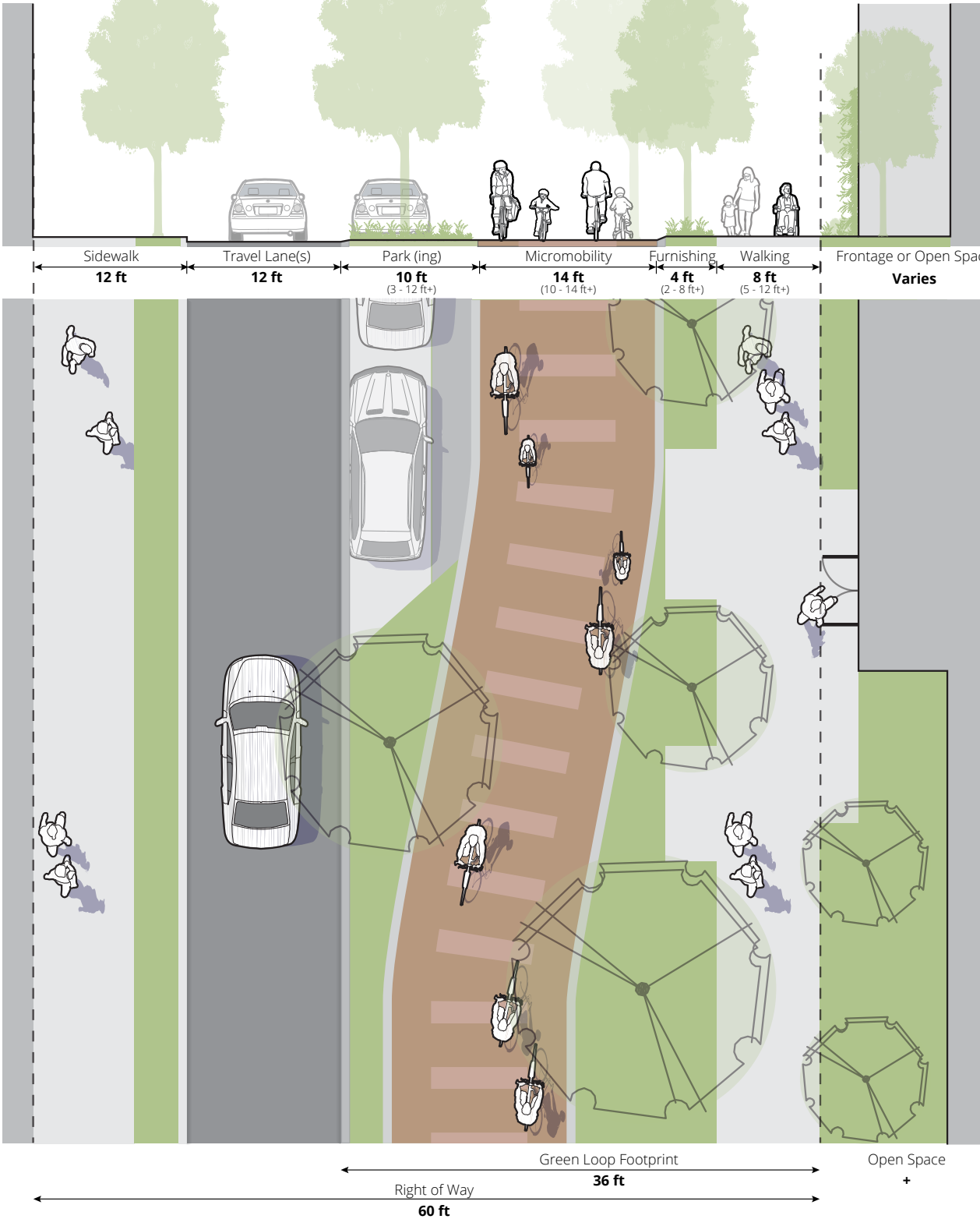
GREEN LOOP  
Proposed Functional Minimum Dimensions

DRAFT 5.10.2019  
nick.falbo@portlandoregon.gov



GREEN LOOP  
Proposed Preferred Minimum Dimensions

DRAFT 5.10.2019  
nick.falbo@portlandoregon.gov





# Green Loop



INLET PARK, NEW YORK

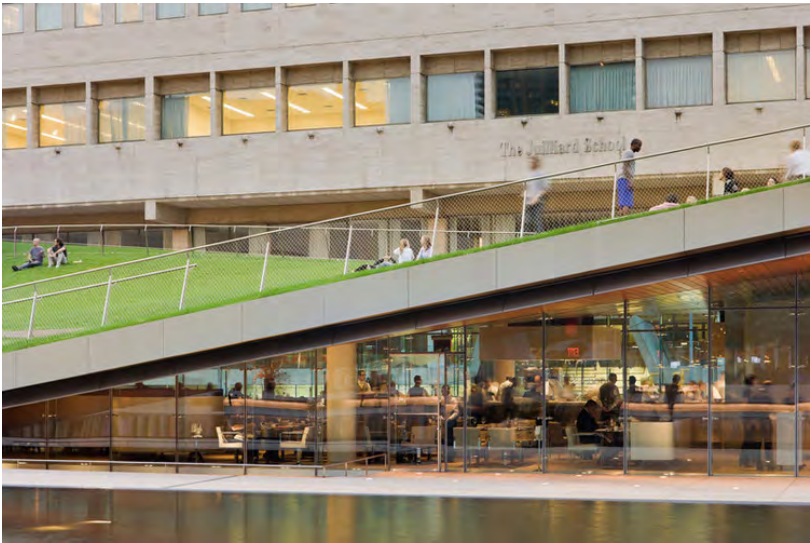


INLET PARK, NEW YORK





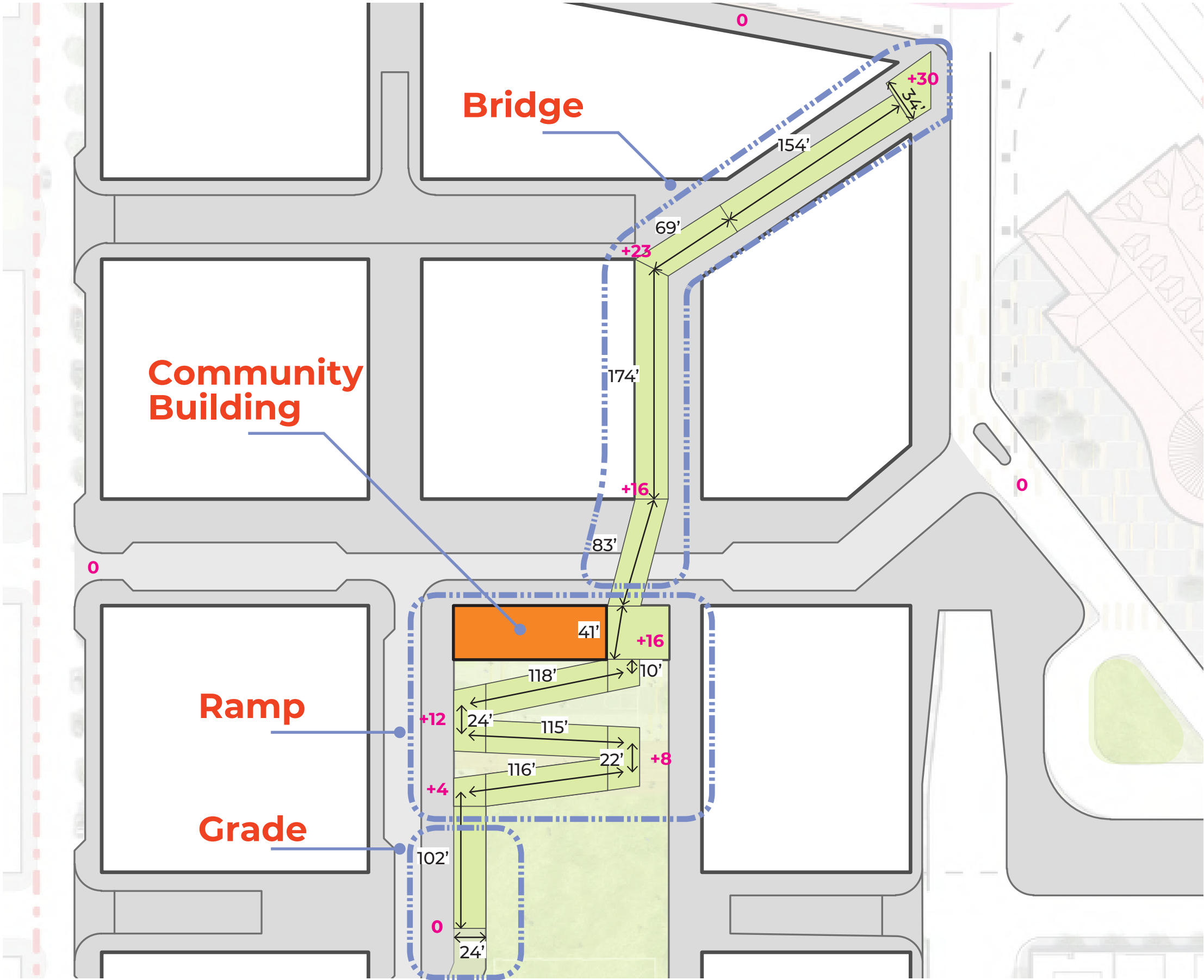
# Green Loop - Grading & Dimensions



HYPAR PAVILION, NEW YORK



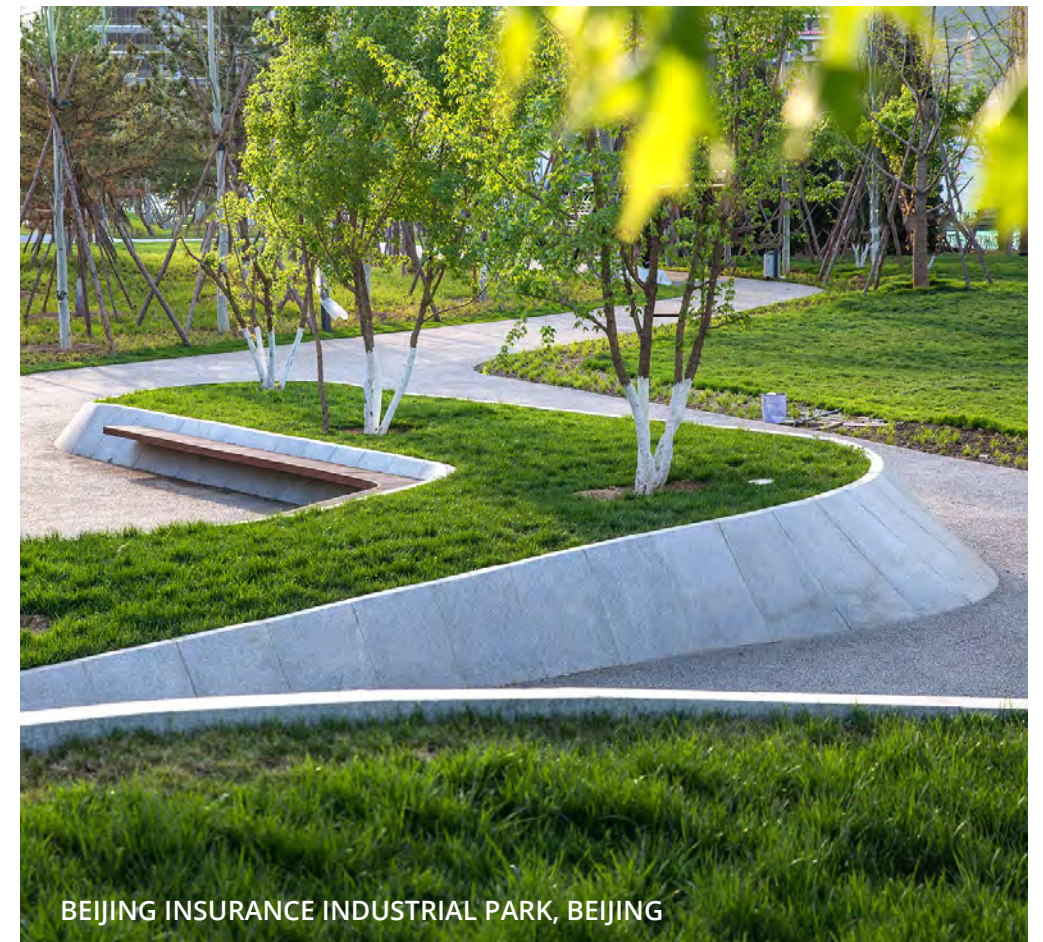
HYPAR PAVILION, NEW YORK





# Green Loop

- **Celebrate and define** the end of the Park Blocks
- **Encourage active edges** at adjacent properties
- **Integrate natural elements** and green spaces





# Green Loop

- Create **places to pause** and enjoy the view
- Prioritize **pedestrian safety and experience**
- Facilitate **safe multimodal interaction**





# Green Loop Views



A.



B.



C.



D.





# Below the Green Loop



Underside as a design element



art + light = delight

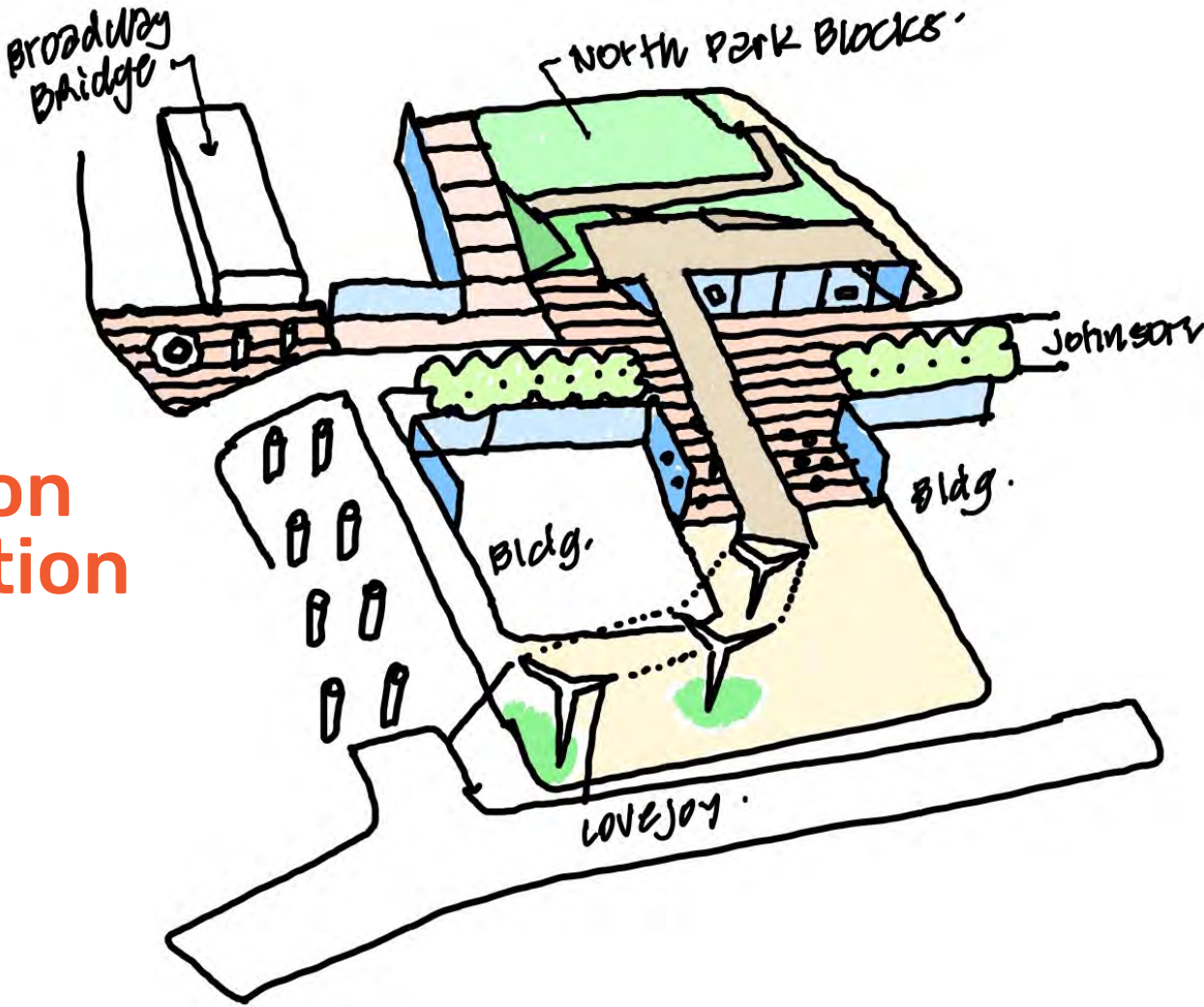


structure as a design element

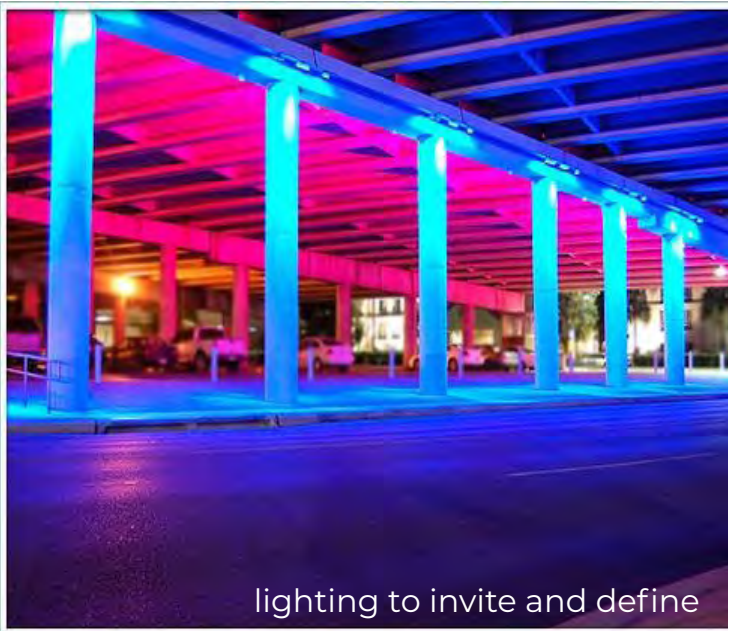


activity and furnishing under bridges

Union  
Station



how does the public realm become a continuous canvas the collects and connects embracing the green loop as an element and a feature?



lighting to invite and define



art as a focus



# Below the Green Loop



elegant underside



simplicity



landscape



landscape



art - day and night



an integrated public realm below







# Open Space Network



- 1. Strong linear extension of the North Park Blocks
- 2. Multi-purpose open space at the center
- 3. Green loop moves through the north end of the site
- 4. Elevated open space at the Broadway Y

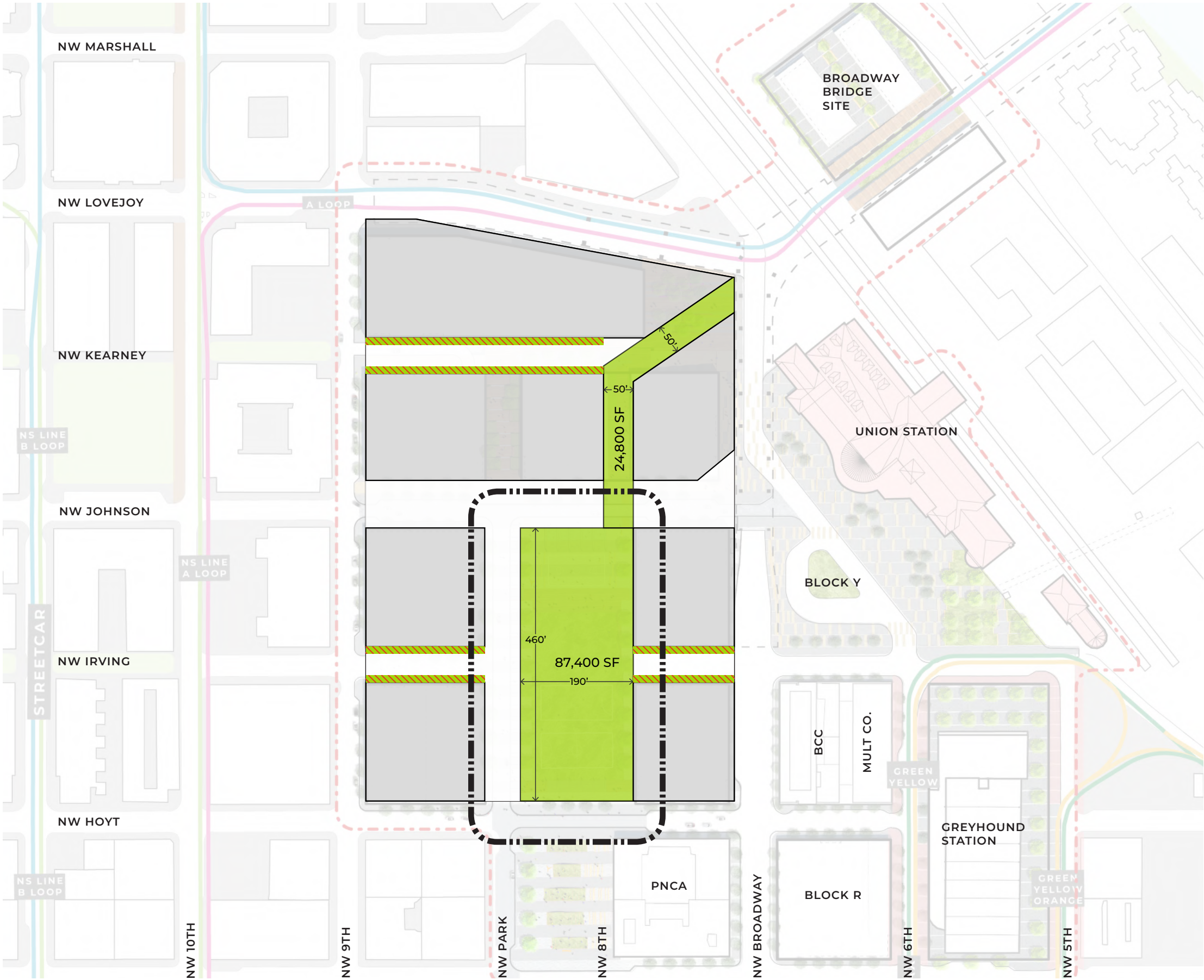




# Open Space

**Approval Criteria 7:**

Internal open areas are accessible within, and distributed thought-out, the master plan area and have connections to the surrounding neighborhood and to any adjacent open space. Internal open areas enhance visual permeability through the site, especially the Willamette River. The size and location of each open areas must be adequate to accommodate the intended use of the space.





# Open Space Character - Public Gathering

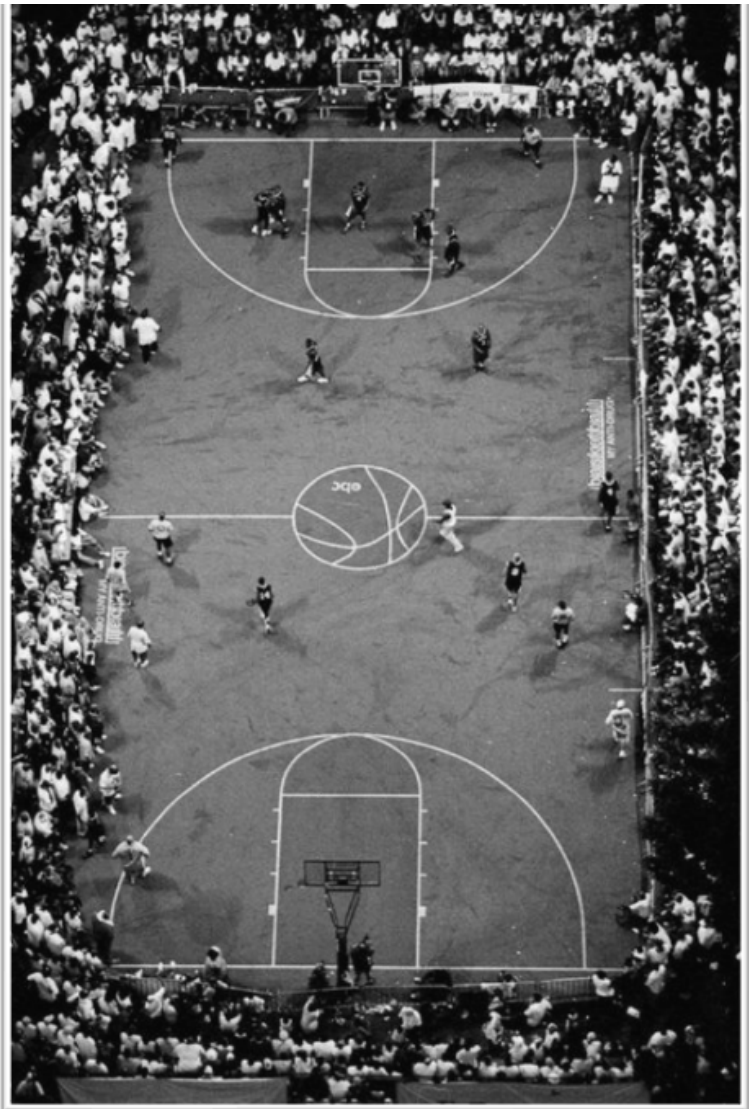
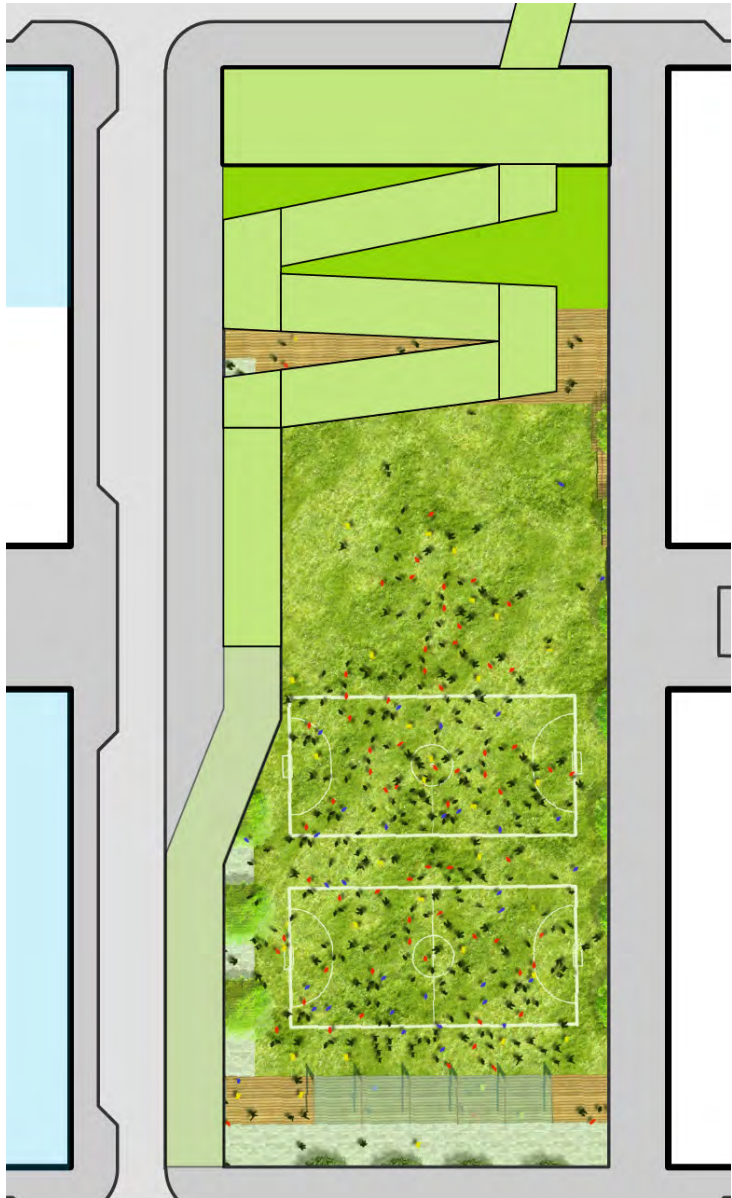
The large central open space is intended to be flexible, accommodating a wide range of people and activities at different times of the day, week, and year.





# Open Space Character - Sports and Rec

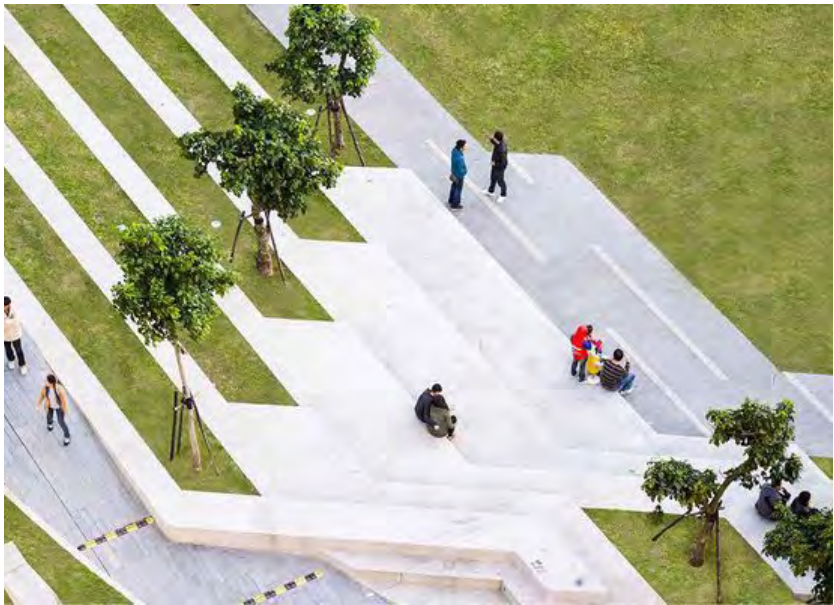
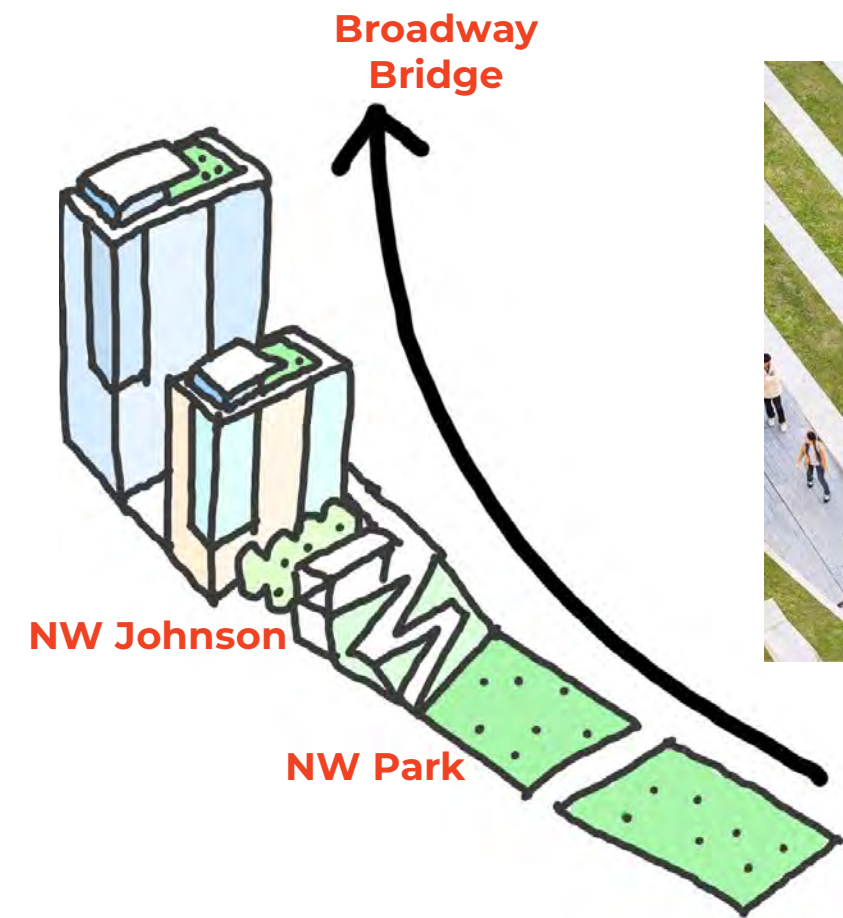
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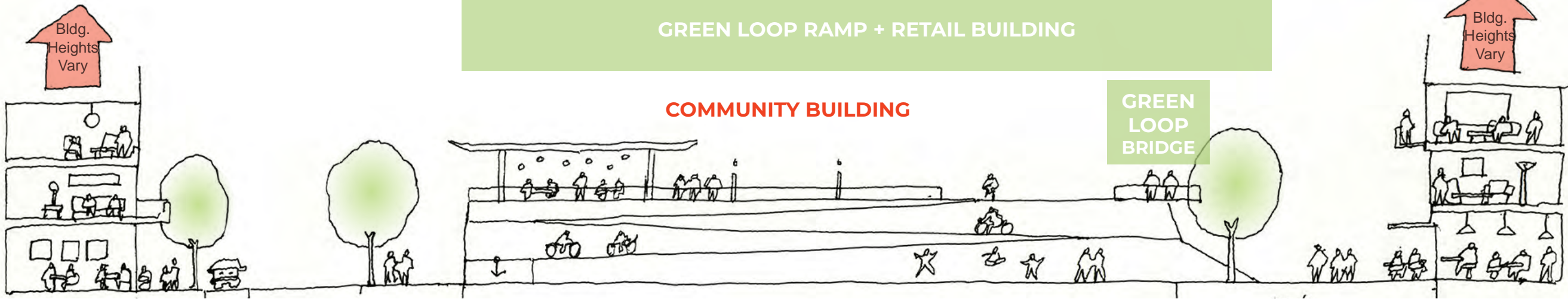


# Open Space Character

GREEN LOOP & NEW PARK BLOCK



North Park Blocks





# USPS Master Plan

- 1. Bi-Level Activation
- 2. Active Edges  
(Modification)
- 3. Special Street Character  
(Johnson / Park)

