

Development Planning Process

- 2015
- October 2015:** Broadway Corridor Framework Plan completed, demonstrating feasibility of redeveloping the downtown USPS property and City Council approved line of credit for purchasing the property
- 2016
- September 2016:** Prosper Portland and Portland Housing Bureau joint acquisition of the USPS property for \$88 million
- 2017
- Spring 2017:** Solicitation and selection of community members to serve as Steering Committee members to advise Prosper Portland, the Portland Housing Bureau, and Mayor Ted Wheeler on goals for the project
December 2017: Developer Advisor Request for Qualifications Issued
- 2018
- Spring 2018:** Developer Advisor evaluation process including a public forum and evaluation committee review resulting in Developer selection
Summer 2018 - Spring 2019: Development Planning occurs to inform a Development Plan for the site and community benefit priorities
- 2019
- 2019:** Implementation of the first phase of design, permitting, and construction for the USPS site

Glossary of Terms

- AMI:** Area Median Income, which is the household income for the median — or middle — household in a region. The 2018 Median Income determined by the Department of Housing and Urban Development for a Family of Four in the Portland-Vancouver-Hillsboro region is: \$81,400.
- Massing:** the three dimensional form of a building to better understand what is the best size, shape, and orientation of the building.
- Open Space & Public Realm:** any streets, pathways, right of ways, parks, publicly accessible open spaces (even if privately owned) and public and civic buildings and facilities. The public realm contributes to environments where people want to live, work, and visit.
- Refined Development Concepts:** During this stage, designers improve preliminary development concepts and study them with more detail. The next step in the process is to select a preferred option to further refine and study.
- Programming/Uses of the Site:** The purpose for which a lot or structure is designed and occupied in accordance with the city or county zoning ordinance and general plan land use designations.
- Woonerf:** a street that functions as a social space while allowing for pedestrian, bicycle, and vehicle movement.

Broadway Corridor

OPEN HOUSE 3

Wed, Nov. 28, 2018
5:30 - 7:30 pm

Share Your
Opinion!

Use your mobile device or ask one of our volunteers for a paper survey.

www.slido.com
Meeting code: #Broadway

- Use slido.com on your mobile device to:
- Answer questions
 - Submit your ideas for events you'd like to see

Find more instructions on using slido.com inside.

Welcome!

Thank you for being here.

You're an expert when it comes to your city and your neighborhood. Your participation in Open Houses and meetings have shaped the concepts presented today.

As we work to ensure that racial equity and community inclusion are at the forefront of the Broadway Corridor project's vision, your participation in the process is so critical.

A year ago, Prosper Portland began leading a development planning process (anticipated to finish in Fall 2019), which will result in a document called a Development Plan. The Development Plan will guide the strategy of development in the Broadway Corridor including land use, density, building types, and heights, public benefits, transportation, sustainability, and development phasing. While the Broadway Corridor Development Plan will encompass the full 34-acre study area of the Broadway Corridor, a more detailed Master Plan will be prepared for the 14-acre USPS site based on requirements mandated by Portland's Central City 2035 Plan.

Agenda

- 5:00 - 5:30 pm
- Arrive, settle in, visit stations
- 5:30 - 6:00 pm
- Opening Remarks and Presentation of Concepts
- 6:00 - 7:25 pm
- Visit Interactive Stations and Final Polling
- 7:25 - 7:30 pm
- Closing



@prosperportland
@broadwaycorrpx



#peoplefirstpdx

broadwaycorridorpx.com



WIFI: Username **9035Guest** / Password **SweetOrange9@**

How to Share Your Opinion

Following the presentation, you will have **three options** to share your opinion. Your input will be considered by the decision-making team (including leadership from Prosper Portland, the Mayor’s Office, and Portland Housing Bureau) when they select a preferred concept in March 2019.



GROUP DISCUSSION
Small group discussion facilitated by Lara Media (tables in the back)



PAPER SURVEY
Visit each station and share your ideas on sticky notes or a paper survey



MOBILE DEVICE
Visit each station and share your ideas online via Slido:

Open the web browser on your phone or tablet.

Go to **slido.com**
Enter meeting code **#Broadway**
The survey will be active until 24 hours after the event.

Tap on **Polls** to answer polls.
Tap **Ideas** to share your ideas and vote for the best ideas from audience members.



Refined Development Concepts



- DISCOVERY**
- ◊ Union Station as Public Square
 - ◊ Neighborhood Scale
 - ◊ Culture Alleys
 - ◊ Pocket Parks
 - ◊ Community Market



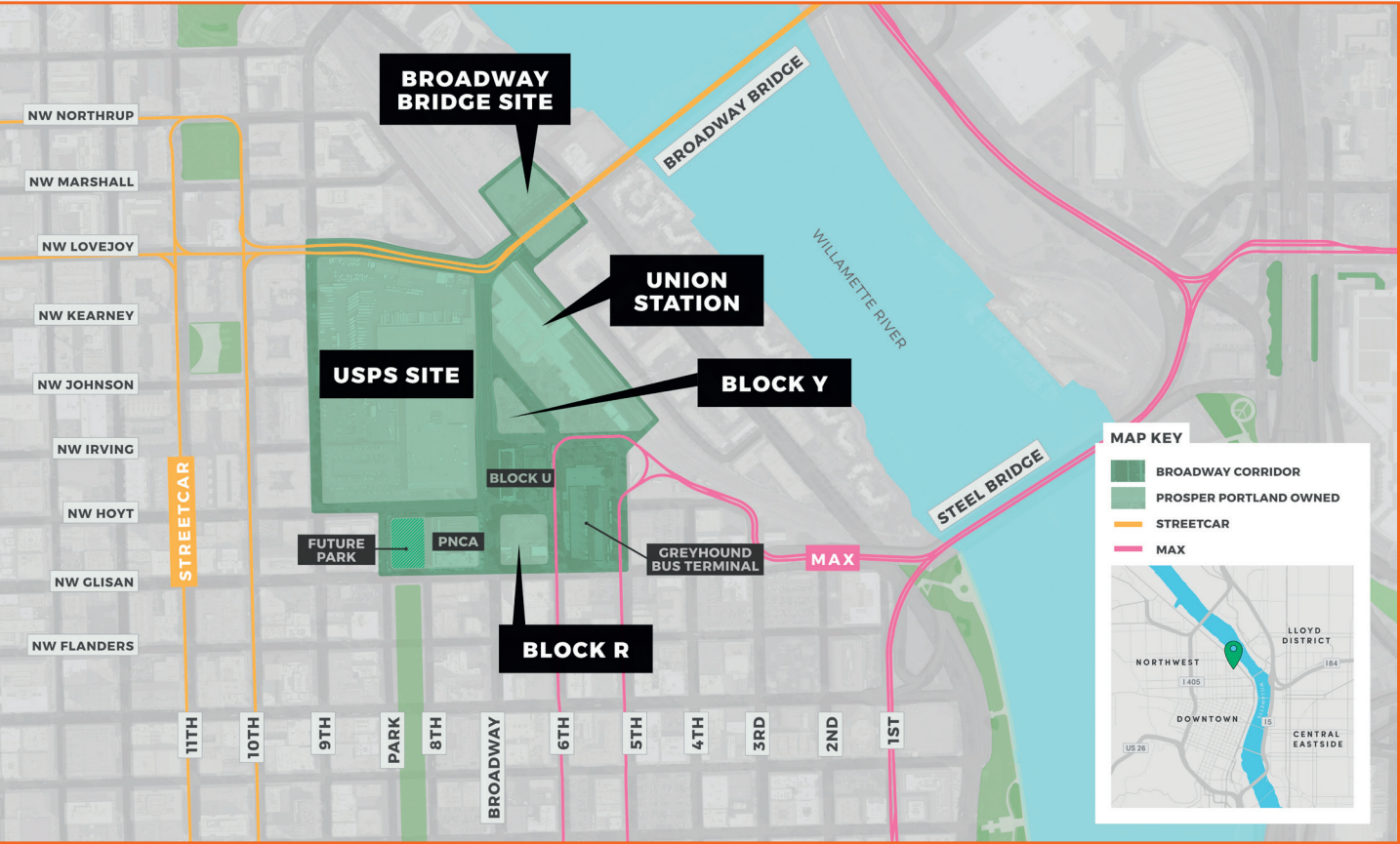
- NATURE**
- ◊ Green Heart
 - ◊ Breaking the Grid
 - ◊ Variety of Gathering Spaces
 - ◊ Green Jobs
 - ◊ Iconic Architecture



- PLAY**
- ◊ Resiliency through Community
 - ◊ Community Health & Wellness
 - ◊ Active Recreation
 - ◊ Woonerf (Living Streets)

Creation of the Refined Concepts

Extensive public input has guided the development of these refined development concepts including input from the public during the July and September Open Houses and Online Open Houses, the Steering Committee, and City staff and consultant study team members.



About the Broadway Corridor Project

We acknowledge that in the past this agency has undertaken measures that have negatively impacted low-income residents and people of color through gentrification, displacement, and other policies. We recognize that development brings change, and we’re focused on ensuring that this change benefits all Portlanders, especially those communities that haven’t benefited from previous development projects.

The **34-acre Broadway Corridor site**, which encompasses the downtown Portland U.S. Postal Service property, is a people-centered development project that will permanently change Portland’s downtown landscape.

Four million square feet of development is possible on the Broadway Corridor site. That’s more than 3 times the combined square feet of the US Bancorp Tower and the Wells Fargo Center, with the potential to add 4,000 jobs and 2,400 new households.

The location and size of the Broadway Corridor represents an opportunity to realize Prosper Portland’s vision for an equitable economy by advancing prosperity, creating a vibrant neighborhood, and supporting living wage jobs.

We want to hear from you.
We are not done listening and there will be more opportunities for you to let your voice be heard.

Learn more about the project:
www.broadwaycorridorpdx.com

Learn more about Prosper Portland:
www.prosperportland.us

