

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.

Commercial Affordability: This objective is directed toward equitable access to financial opportunities and long-term affordability of commercial spaces. Small businesses are critical to Portland’s economic vitality and unique identity. In times of rapid economic growth, they are increasingly subject to displacement as rents increase and vacancy rates decrease.

Development Plan: a document that guides 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 CC2035.

Green Heart: a concept where open space is located in the core and functions as a connector to nature within the urban landscape.

Massing: the three dimensional form of a building to better understand what is the best size, shape, and orientation of the building.

Multi-modal: Having a variety of modes available for any given trip, such as being able to walk, ride a bicycle, take a bus, or drive to a certain destination.

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. Building a desirable public realm is expensive, and land in public use is not available for private development. Active, long-term programming may be needed to ensure long-term viability, safety, and regional use of the public space.

Preliminary Development Concepts: During this stage, designers translate the ideas and requirements of the site into the first drawings of what the development could look like. Concepts are explored and refined in subsequent stages until a preferred option is advanced.

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.

Public Private Partnership: A contractual arrangement between a public agency (federal, state or local) and a private sector entity. Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a public benefit. In addition to the sharing of resources, each party shares in the risks and rewards potential in the delivery of the service, benefit and/or facility.

Woonerf: a street that functions as a social space while allowing for pedestrian, bicycle, and vehicle movement.

Broadway Corridor

OPEN HOUSE 2

Wed, Sep. 26, 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

Find more instructions on using slido.com inside.



@prosperportland
@broadwaycorrpx



#peoplefirstpdx

broadwaycorridorpx.com

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

Prosper Portland is leading a development planning process (anticipated to take about one year), which will result in a document called a Development Plan for the Broadway Corridor, which establishes guidelines related to:

- Land Use
- Density, Building Types, and Heights
- Public Benefits
- Transportation
- Sustainability
- Development Phasing

To build on the vision, guiding principles, and project goals established by our Steering Committee and on public feedback from our July Open House, your input will help us refine the preliminary development concepts around the right mix of uses, activities, programs and public spaces.

Agenda

- 5:00 - 5:30 pm
- Arrive, settle in, visit stations
- 5:30 - 5:45 pm
- Opening Remarks
- 5:45 - 6:15 pm
- Preliminary Development Concepts Presentation
- 6:15 - 7:25 pm
- Visit Interactive Stations and Final Polling
- 7:25 - 7:30 pm
- Closing



WIFI: Username PNCA Guest / Password Pacific123!

How to Share Your Opinion

Following the presentation, visit the different stations to learn more about the project and preliminary development concepts. Answer survey questions via:



MOBILE DEVICE
Follow the steps below to use slido.com



PAPER SURVEY
Ask a volunteer for a paper survey

1

Open the web browser on your phone or tablet.

2

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

3

Tap on **Polls** to answer polls.
Tap **Ideas** to submit your own Big Ideas or show support for ideas with a .



Preliminary Development Concepts

Creation of the Preliminary Concepts
Extensive public input has guided the development of these preliminary development concepts, including public input from the July 25 Open House and Online Open House, the Steering Committee, and City staff and consultant study team members.



PLAY

- Extends the North Park Blocks to NW Johnson with a flexible open space that can be used for sports and community gatherings.



NATURE

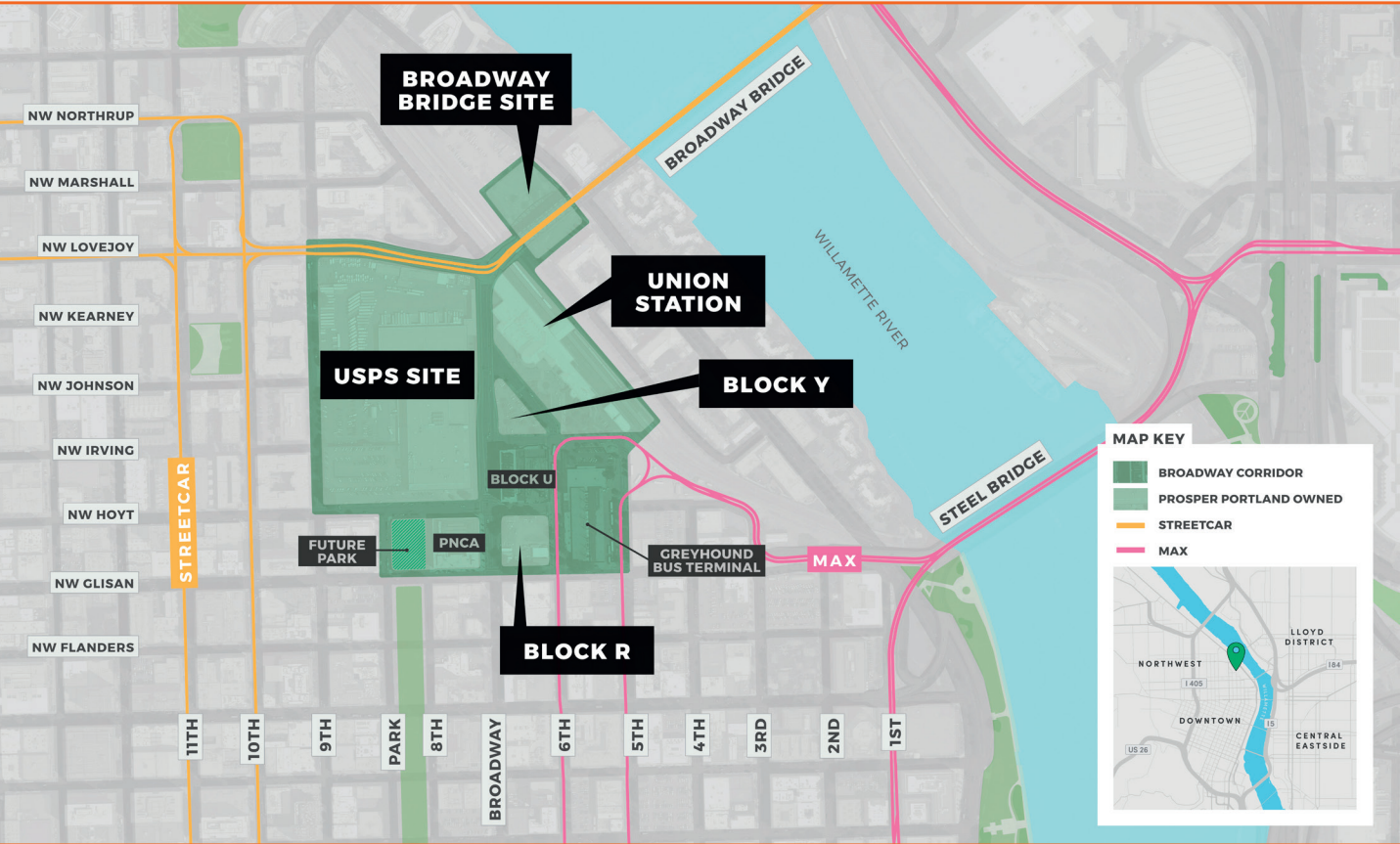
- Expands access to nature and health with a central urban forest, landscaped pathways and green buildings.



DISCOVERY

- Centers activity around Union Station and the Broadway Bridge, surrounded by small open spaces, alleys and development parcels.

Sharing Your Opinion
Following the presentation, please visit the different stations and provide your input by submitting answers to a paper survey or to an online poll on slido.com (See instructions, left).
Your input will be used to refine our development concepts, which will be presented in November.



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 potential to create nearly 4 million square feet of new economic, business, social and community development opportunities.

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.

The 34-acre Broadway Corridor site, which encompasses the downtown Portland U.S. Postal Service property, is a people-centered development project. As a key opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities, the Broadway Corridor project offers

We want to hear from you.
We are not done listening. We invite you to our next open house on Wednesday, Nov. 28. You can attend in person or participate in the on-line forum.

Broadway Corridor



PROSPER PORTLAND
Building an Equitable Economy

Learn more about the project:
www.broadwaycorridorpd.com

Learn more about Prosper Portland:
www.prosperportland.us