

# Development Planning Process

- 2015
- October 2015: Broadway Corridor Framework Plan Completed and Council Line of Credit Approval
- 2016
- September 2016: Prosper Portland and Portland Housing Bureau joint acquisition of the USPS property
- 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 Public Forum and Selection
- Summer 2018: Development planning process occurs, which results in a document called a Development Plan for the Broadway Corridor and USPS-specific Master Plan, which establishes guidelines related to land use, building density, public benefits, transportation, sustainability, and development phasing in preparation and as a requirement for development.
- 2019
- Fall 2019: Anticipated completion of Broadway Corridor Development Plan and USPS Master Plan. Various agreement negotiations for the site.
- 2020
- Implementation of the first phase of design, permitting, and construction for the USPS site begins.

# 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.
- 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 Central City 2035.
- 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.
- 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.
- Development Concept: Lays out a conceptual plan including the general location of structures, pedestrian and vehicle circulation, and public and private open space with distinct character that is further detailed in the Development Plan
- 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.

# Broadway Corridor

## OPEN HOUSE 4

Tue, June 4, 2019  
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.

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 course of this development.
- 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.
- To build on the established vision, guiding principles, and project goals from our Steering Committee and public input from our last three Open Houses, we need your input to make the selected "Play" concept the best it can be. We also want to share back the community priorities we've heard from you that inform Prosper Portland's position on the delivery of public benefits.
- This is the last Prosper Portland public meeting for the development planning phase of the project. Thank you for your time and energy over the past year.

# Agenda

- 5:00 - 5:30 pm
- Arrive, settle in, visit stations
- 5:30 - 6:00 pm
- Opening Remarks and Presentation
- 6:00 - 7:25 pm
- Visit Interactive Stations and Provide Input
- 7:25 - 7:30 pm
- Closing



@prosperportland  
@broadwaycorrpx



#peoplefirstpdx

broadwaycorridorpx.com



WIFI: Username **Coho** / Password **salmon123**

# How to Share Your Opinion

Following the presentation, you will have **three options** to share your opinion.

**GROUP DISCUSSION**  
Participate in a small group discussion facilitated by Lara Media (tables in the back)

**ON PAPER**  
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 device.  
Go to **slido.com**. Enter meeting code **#Broadway**  
Tap on **Polls** to answer questions.



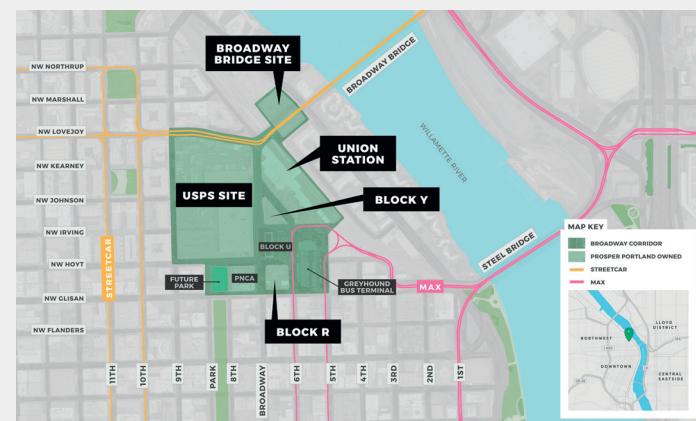
ROOM MAP

## About the Broadway Corridor Project

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, which includes the downtown Portland U.S. Postal Service property. 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.



Learn more about the project:  
[www.broadwaycorridorpdx.com](http://www.broadwaycorridorpdx.com)

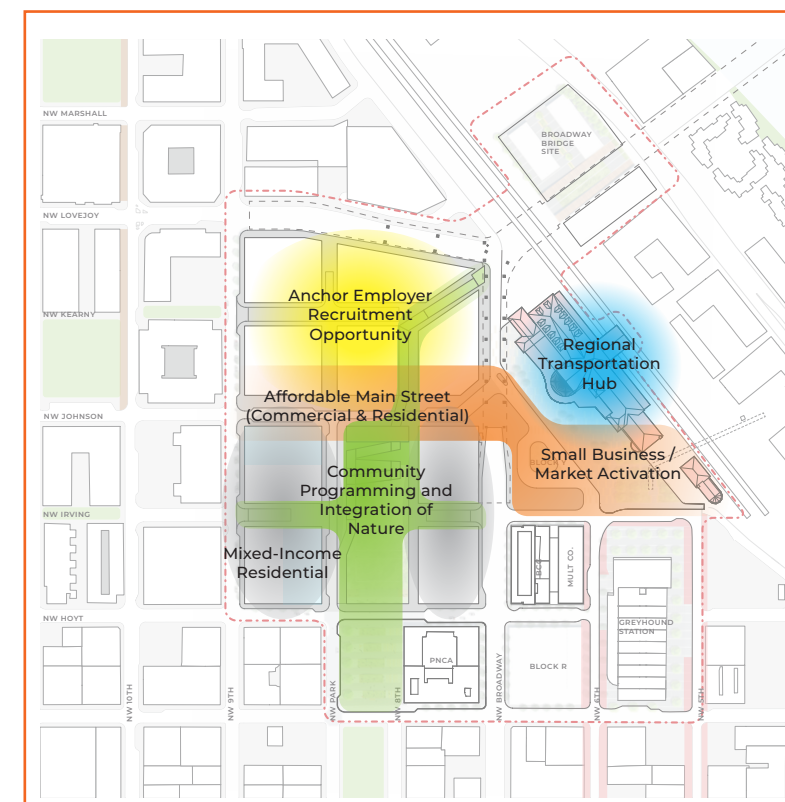
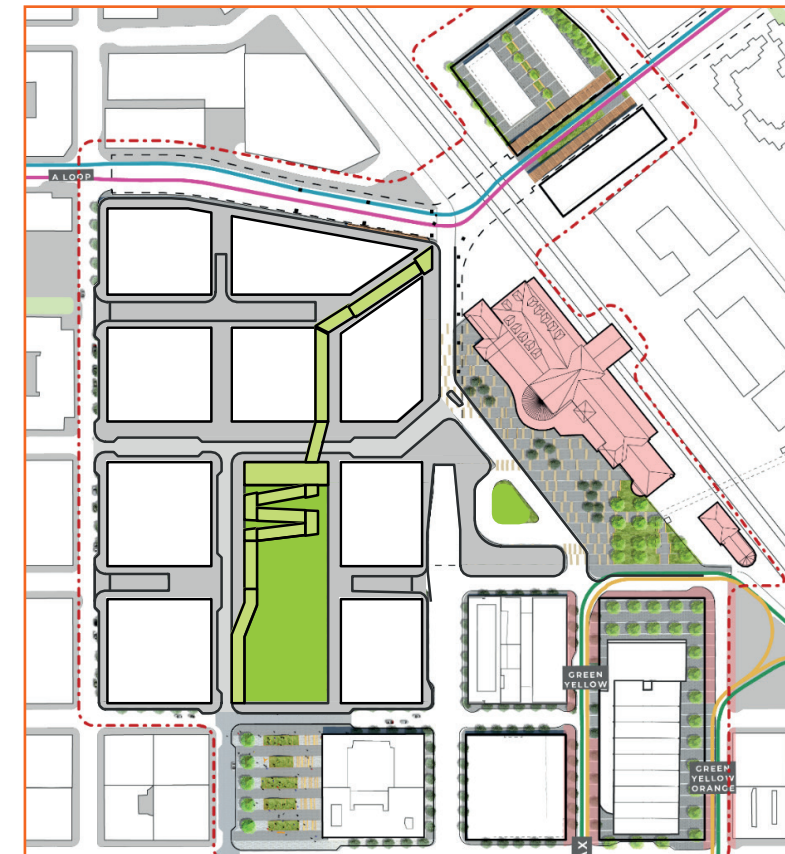
Learn more about Prosper Portland:  
[www.prosperportland.us](http://www.prosperportland.us)

**Broadway Corridor**



## PLAY

Play features a centralized open space emphasizing flexibility for community programming and opportunity for active recreation.



### About the Play concept

Play was one of three concepts that emerged from public involvement beginning in June 2018 that involved the project's Steering Committee and Public Partners Technical Team, three public open houses, and coordination with Continuum Partners and the ZGF-led consultant team.

In early April 2019, project decisionmakers from Prosper Portland, Portland Housing Bureau, and the Mayor's office recommended Play as the concept that best delivered on the project's guiding principles and goals, the city's investment priorities, and feasible implementation.