

PROSPER PORTLAND

Portland, Oregon

RESOLUTION NO. 7267

AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH ZIMMER GUNSUL FRASCA ARCHITECTS FOR THE PREPARATION OF A DEVELOPMENT PLAN FOR THE BROADWAY CORRIDOR IN THE RIVER DISTRICT URBAN RENEWAL AREA

WHEREAS, Prosper Portland is undertaking the River District Urban Renewal Plan, adopted September 25, 1998, and subsequently amended (the “Plan”);

WHEREAS, the United States Postal Service Processing and Distribution Center (“USPS Property”) at 715 NW Hoyt Street in the River District Urban Renewal Area has long been envisioned by the general public, elected officials, and adopted land use and development plans as one of the most significant redevelopment sites in Portland’s Central City;

WHEREAS, the Broadway Corridor Framework Plan, adopted by the Prosper Portland Board of Commissioners (“Board”) on October 14, 2015 and by Portland City Council (“City Council”) on November 5, 2015, provides a strategic vision for development of the USPS Property and adjacent Prosper Portland-owned properties collectively referred to as the Broadway Corridor study area;

WHEREAS, Prosper Portland acquired the USPS Property in September 2016 and work is underway to relocate the USPS processing and distribution services to an alternate location, freeing the USPS Property for redevelopment;

WHEREAS, the draft Central City 2035 Plan, anticipated to be approved by City Council in May 2018, requires completion of a Master Plan subject to Land Use Review approval by the Portland Design Commission prior to commencing redevelopment of the USPS Property;

WHEREAS, Prosper Portland intends to complete a development plan providing strategic direction for the Prosper Portland-owned properties within the Broadway Corridor study area and priorities for community benefits to be provided by the redevelopment (“Development Plan”), including work necessary to satisfy the Master Plan requirements for the USPS Property;

WHEREAS, Prosper Portland contracted with Zimmer Gunsul Frasca Architects (“ZGF”) for the completion of the Framework Plan as the result of a competitive solicitation, which also authorized the negotiation of a future contract for the completion of the Development Plan;

WHEREAS, Prosper Portland and ZGF have identified the scope of work necessary for the preparation of the Development Plan, summarized in Exhibit A, and to be completed for a fee not to exceed \$2,100,000; and

WHEREAS, over the course of preparing the Development Plan and conducting extensive community engagement, adjustments to the scope of work may be necessary to successfully complete the Development Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Prosper Portland Board authorizes the Executive Director to execute a Professional Services Contract for a fee not to exceed \$2,100,000 with ZGF in substantial accord with the scope of work reflected in Exhibit A (“Contract”);

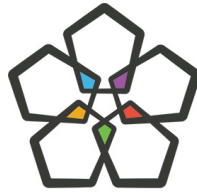
BE IT FURTHER RESOLVED, that the Executive Director may approve changes to the Professional Services Contract, if such changes do not in accumulation exceed five percent of the original contract value, or materially increase Prosper Portland’s obligations or risks, as determined by the Executive Director in consultation with Prosper Portland’s General Counsel; and

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by the Prosper Portland Commission on April 11, 2018



Pam Micek, Recording Secretary



**PROSPER
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Building an Equitable Economy

RESOLUTION NO. 7267

RESOLUTION TITLE:

AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH ZIMMER GUNSUL FRASCA ARCHITECTS FOR THE PREPARATION OF A DEVELOPMENT PLAN FOR THE BROADWAY CORRIDOR IN THE RIVER DISTRICT URBAN RENEWAL AREA

Adopted by the Prosper Portland Commission on April 11, 2018

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Alisha Moreland-Capuia MD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Francesca Gambetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Peter Platt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner William Myers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.

	Date: April 13, 2018
Pam Micek, Recording Secretary	

Summary of Broadway Corridor Development Plan Scope of Work

Consultant Team

The consultant team will provide the following expertise. Consultants may be responsible for more than one of these categories, or a category may be served by more than one consultant.

- **Urban Design & Architecture.** Responsible for coordinating the consultant team and synthesizing public policy goals and program elements for private development and public realm into comprehensive physical concepts. Specifically, the Urban Design & Architecture consultant will establish building height, massing, and orientation, create urban design guidelines, define the role, character and composition of streets and other public spaces, coordinate district sustainability strategies including green infrastructure, and prepare master plan documentation. The Urban Design & Architecture consultant will also lead engagement with the Design Commission and provide primary support for public and stakeholder involvement.
- **Civil Engineering.** Responsible for technical resolution of site and street design, at a master plan level, including leading development of concepts for stormwater, utilities (water, sewer, underground wiring, street lighting), and support for grading and district energy strategies.
- **Transportation Planning & Engineering.** Responsible for assessment of existing conditions and development of proposed strategies for multi-modal transportation access and circulation, including pedestrians, bicycles, vehicles, transit access, and parking, loading and service accommodations for all modes. The Transportation Planning & Engineering Consultant will be responsible for ensuring alignment between the City of Portland transportation policy, and transportation accommodations within the Development Plan and the Master Plan.
- **Landscape Architecture/Open Space Planning.** Responsible for developing program and concepts for open spaces and landscape elements within the Development Plan area, including public park spaces and private landscape areas such as rooftop gardens and green roofs. At this stage of planning, landscape design will likely be limited to definition of location, scale and purpose of open spaces.
- **Geotechnical Engineering.** Responsible for identifying strategies for development that account for soil and other geotechnical conditions. Consultant will evaluate and inform cost estimating and phasing implications of different master plan concept alternatives under the given geotechnical conditions.
- **Sustainability/Infrastructure.** Responsible for developing strategies for district sustainability, including waste, water, energy and transportation. The consultant will prepare a preliminary assessment of baseline conditions, and identify areas of opportunity to meet or exceed goals for the city, and the central city, as identified in the Climate Plan. As appropriate, the consultant will recommend systems and infrastructure necessary to meet aggressive sustainability goals in the development plan area. The consultant will assist with the evaluation and selection of sustainability certification programs, and will lead documentation of the master plan for certification within a selected certification program.
- **Structural Engineering.** Responsible for assessment of structural engineering feasibility of master plan concepts, including concepts that involve re-use of existing buildings or structures, or those that require special structural engineering solutions, including buildings, bridge structures, or other structural elements. Consultant will evaluate and inform cost estimating implications of different master plan concept alternatives.

- **Cost Estimating.** Responsible for generating high-level cost estimates for 2-3 master plan concept alternatives, including public and private buildings, streets, open spaces, and special project elements. Also responsible for cost estimating at a higher level of detail for the preferred development plan, including evaluation of alternative approaches to phasing.
- **Cultural Resources.** Responsible for researching historic and cultural background of the Broadway Corridor Development Plan area, and contributing to development of planning, placemaking, and design concepts that honor, represent, or celebrate the people who have lived in, worked in or otherwise occupied the plan area and its adjacent districts.
- **Placemaking.** Responsible for developing a coordinated strategy for programming and activating the public and semi-public realm, in concert with the Urban Design and Landscape Architecture consultants. The Placemaking consultant will help to define the unique and complementary roles of different places within the development plan area, including the creation of management strategies for highly programmed spaces, where appropriate. The consultant will also be responsible for identifying Phase Zero short-term activation strategies that can help to energize parts of the development plan area during planning and construction phases, in advance of Phase One project completion.
- **Public Art Planning.** Responsible for developing a Public Art Plan within the Development Plan. This plan will describe the goals, policies and processes of a public art program for the Broadway Corridor Development Plan area, in addition to identifying opportunities for the placement of public art within the plan area. The Public Art Planning consultant will also inform the public realm and placemaking activities, to the extent that the form, orientation or siting of buildings, streets and open spaces may create opportunities for public art.
- **Market Analysis & Real Estate Strategy.** Responsible for developing an updated market analysis to inform land use programming and phasing, evaluating financial feasibility of concept alternatives, and working with Prosper Portland and the development partner to establish a phased development strategy for the development plan area.

Scope of Work

The following is a high-level summary of the work, timeline and process to be completed during the Development Planning Phase. This phase will result in a development plan for the Broadway Corridor study area, including priorities for community benefits, and a Land Use Review approval of a Master Plan for the USPS Property.

Phase A - 4 Months

1. Review existing site due diligence, including:
 - a. Assessment of existing buildings and code for reuse and interim uses, including parking
 - b. Geotechnical studies
 - c. Environmental reports
 - d. Surveys and Title Report
2. Prepare existing conditions reports and documentation, including:
 - a. Draft market analysis
 - b. Transportation analysis
 - c. Urban design analysis
 - i. Context maps
 - ii. Analysis of existing buildings, parks & public realm
 - d. Scenic resources analysis
 - e. Preliminary Sustainability analysis
 - f. As-built drawings for bridge structures
 - g. Historic/Cultural Context Report
3. Review applicable policies and guidelines, including:
 - a. Central City Plan Policy and code implications
 - b. Fundamental Central City Design Guidelines
 - c. River District Design Guidelines
 - d. Right Of Way standards
 - e. Green Loop design guidelines
 - f. Open space context and park service levels
 - g. Greyhound and TriMet operations needs
4. Summarize planned adjacent capital improvements relevant to project
5. Monitor Transportation System Plan Update, including revised street plan
6. Review case studies, including
 - a. Sustainability (prepared by BPS)
 - b. Transaction / Agreements (prepared by HR&A)
7. Review Cross Laminated Timber (CLT) White Paper

Phase B1 - Project Kickoff & Programming - 2 Months

Development Plan:

- a. Conduct study area site visit with project advisors and stakeholders and provide baseline information from Phase A.
- b. Prepare preliminary placemaking and programming visioning
 - i. Refine Project Goals and preliminary project indicators
 - ii. Define desired types of places, activities, and amenities
 - iii. Establish draft minimum targets for land uses
- c. Prepare preliminary sustainability/climate goals (energy, transportation, materials)

USPS Property Master Plan: Design Commission & Land Use Review:

- a. Design Commission Work Session #1
 - i. Solicit feedback to Programming/Visioning for USPS property
 - ii. Provide briefing regarding Central City Plan Policy and Code, Fundamental Design Guidelines, River District Design Guidelines, and existing conditions reports

Stakeholder Input:

- a. Executive Committee – monthly meeting
- b. Steering Committee
 - i. **June:** Steering Committee meeting re: site orientation (including key Phase A information) and brainstorm opportunities for delivering project goals within development strategy
 - ii. **July:** Steering Committee meeting re: continued site orientation (including key Phase A information) and brainstorm opportunities for delivering project goals within development strategy
- c. Public Partners Technical Team – monthly meeting
- d. Other Public Forums
 - i. **July:** Open House to solicit input on community vision

Phase B2 – Concept Alternatives Development - 1.5 Months

Development Plan:

- a. Develop 3-5 Concept Alternatives with comparable densities for urban design and development
 - i. Identify for each concept:
 - Street and stormwater infrastructure plan
 - Block configuration
 - Location, scale and purpose of open spaces
 - Height, massing and orientation
 - Floor area quantity and distribution
 - Land uses, with emphasis on affordable housing strategy
 - Parking
- b. Solicit feedback on concepts based on alignment with Guiding Principles and Project Goals

USPS Property Master Plan: Design Commission & Land Use Review:

- a. Design Commission Work Session #2
 - i. Solicit input on concept alternatives for USPS property (via approval criteria based evaluation)
- b. Confirm Master Plan Boundary (impacted by parking and/or FAR strategy)
- c. Submit Pre-Application Conference Application
- d. Submit Design Advice Request Application

Stakeholder Input:

- a. Executive Committee – monthly meeting
- b. Steering Committee
 - i. **August:** Work Group input
 - Programming & Uses
 - Urban Design & Accessibility
 - Sustainability Infrastructure
 - ii. **September:** Steering Committee Meeting to review concept alternatives and provide input on alignment with Guiding Principles and Project Goals
- c. Public Partners Technical Team – monthly meeting
- d. Other Public Forums
 - i. **September:** Review concept alternatives and provide input on alignment with Guiding Principles

Phase C1 – Concept Alternatives Refinement - 2.5 Months

Development Plan:

- a. Refine Urban Design and Development Concepts
- b. Remove any unsuccessful concepts
- c. Using Phase B.2 feedback, advance remaining concepts by refining:
 - i. Land use mix
 - ii. Building height, massing and orientation
 - iii. Open space programming and configuration, including Green Loop
 - iv. Multimodal access and circulation
 - v. Connectivity
 - vi. Parking strategies, including electric vehicles and autonomous vehicles
 - vii. Define service, loading and access zones
 - viii. Green infrastructure and low-carbon and/or district energy concepts
 - ix. Habitat, wildlife/bird-friendly analysis
 - x. Financial feasibility analysis
 - xi. Phasing impact review (as appropriate)
 - xii. High-level technical systems cost analysis (BES/PGE/Infrastructure)
 - xiii. Design guidelines assessment
 - xiv. Community benefit priorities application (integration and identification of opportunities)
- d. Determine preferred sustainability certification (LEED ND, EcoDistricts, Climate Positive, etc.)
- e. Evaluate interim site uses and potential partnerships

USPS Property Master Plan: Design Commission & Land Use Review:

- a. Design Commission Briefing
 - i. Solicit input on concept refinement (via approval criteria based evaluation)
- b. Pre-Application Meeting

Stakeholder Input:

- a. Executive Committee – monthly meetings
- b. Steering Committee
 - i. **Early October:** Work Group input
 - Programming & Uses – affordable housing, affordable commercial, anchor employer, interim activation, history/arts/culture
 - Urban Design & Accessibility – parks & open space, transportation
 - Sustainability Infrastructure – energy, water, materials, resiliency
 - ii. **Late October/Early November:** Steering Committee Meeting to review refined concepts and provide input on alignment with Guiding Principles and Project Goals.
- c. Public Partners Technical Team – monthly meeting
- d. Other Public Forums
 - i. **Late October/Early November:** Review refined concepts and provide input on alignment with Guiding Principles

Phase C2 – Concept Alternatives Evaluation - 1 Month

Development Plan:

- a. Evaluate remaining concept alternatives using Guiding Principles, Project Goals, scenic resources analysis and financial feasibility analysis
- b. Complete high-level assessment of phasing implications and interim activation opportunities

USPS Property Master Plan: Design Commission & Land Use Review:

- a. Design Advice Request Meeting #1
 - i. Debrief concept evaluation
- b. Summary report to inform revisions for Preferred Development Plan

Stakeholder Input:

- a. Executive Committee - monthly meetings
- b. Steering Committee
 - i. **Late November:** Steering Committee Meeting to debrief concept evaluation
- c. Public Partners Technical Team – monthly meeting

Phase C3 – Advance Preferred Development Plan - 4 Months

Development Plan:

- a. Select Preferred Alternative Concept
- b. Develop Preferred Development Plan
 - i. Synthesize any desired features of discarded concept alternatives
 - ii. Address weaknesses identified during concept alternative evaluation
 - iii. Confirm Master Plan Boundary
 - iv. Prepare technical reports for urban design & development, including:
 - Revised site program, including affordable housing
 - Height massing and orientation
 - Floor area plan
 - Scenic resources analysis
 - Parks and open space strategy
 - Habitat/wildlife/bird friendly analysis and strategy
 - v. Prepare technical strategies for transportation, including:
 - Multimodal access and circulation
 - Connectivity
 - Parking
 - Transit access
 - Service and loading zones
 - Draft traffic report (may bridge into next phase)
 - vi. Prepare technical strategies for systems (may bridge into next phase), including:
 - Stormwater/green infrastructure
 - Low carbon and/or district energy
 - Sewer
 - Water
 - Underground wiring plan
 - Street lighting (including smart signals and public wi-fi if applicable)
 - Solid waste, recycling and composting
 - Engineered utility plan
 - Remediation
 - System Development Charge fee funding strategy
 - vii. Prepare cost estimates and financial analysis
 - viii. Prepare draft phasing and interim activation plan
 - ix. Prepare draft plan for integration of social infrastructure and programs
 - x. Prepare draft project metrics
 - xi. Prepare Design Guidelines matrix
- c. Prepare development plan document outline
- d. Prepare Master Plan submittal
- e. Refine project metrics and framework for future oversight

USPS Property Master Plan: Design Commission & Land Use Review:

- a. Design Advice Request Meeting #2 (midway through phase)
 - i. Formulate recommendations on preferred development plan (via approval criteria based evaluation)
 - ii. Land Use Review pre-brief meeting

- b. Land Use Review Application
 - i. Submit Land Use Review Application; Initiate Bureau review and public notice

Stakeholder Input:

- a. Executive Committee - monthly meeting
- b. Steering Committee
 - i. **December:** Work Group input
 - Workforce Development & Hiring – Construction, Operations
 - Continue other work groups as necessary
 - ii. **January:** Steering Committee Meeting to discuss Oversight Framework and Public Benefits “Term Sheet”; Continue Work Group discussions as necessary
 - iii. **February:** Steering Committee Meeting to review and provide input on Preferred Development Plan
 - iv. **March:** Final Steering Committee Meeting to review and approve Preferred Development Plan / Oversight Framework / Public Benefits “Term Sheet”
- c. Public Partners Technical Team – monthly meeting
- d. Other Public Forums
 - i. **February:** Review and provide input on Preferred Development Plan

Phase D1: Draft Development Plan Document - 3 Months

Development Plan:

- a. Refine Preferred Development Plan
 - i. Refine technical reports for urban design and development, including:
 - Revised site program, including affordable housing strategy
 - Height massing and orientation
 - Floor area plan
 - Scenic resources analysis
 - Parks and open space strategy
 - Habitat/wildlife/bird friendly analysis and strategy
 - ii. Refine technical strategies for transportation, including:
 - Multimodal access and circulation
 - Connectivity
 - Parking
 - Transit access
 - Loading and access zones
 - Draft traffic report
 - iii. Refine technical strategies for systems, including:
 - Stormwater/green infrastructure
 - Low-carbon and/or district energy
 - Sewer
 - Water
 - Underground wiring plan
 - Street lighting (including smart signals and public wi-fi if applicable)
 - Solid waste, recycling and composting
 - Engineered utility plan
 - Remediation
 - System Development Charges fee funding strategy
 - iv. Prepare cost estimates and financial analysis
 - v. Prepare final phasing and interim activation plan
 - vi. Prepare final plan for integration of social infrastructure and programs
 - vii. Define final project metrics
 - viii. Prepare final Design Guidelines matrix
- b. Prepare revised Master Plan submittal
- c. Prepare draft development plan document; publish for review
- d. Prepare sustainability certification documentation and application

USPS Property Master Plan: Design Commission & Land Use Review:

- a. Review staff report / recommendation
- b. Design Commission Land Use Review Hearing #1
 - i. Decision rendered; or hearing continued –solicit recommendations on refinement of Preferred Development Plan (via approval criteria based evaluation)
- c. Design Commission Land Use Review Hearing #2 (likely)
 - i. Decision Rendered; or hearing continued – solicit recommendations on refinement of Preferred Development Plan (via approval criteria based evaluation)
- d. Design Commission Land Use Review Hearing #3 (if necessary)

Stakeholder Input:

- a. Executive Committee – monthly meeting
- b. Initiate Public Benefits Negotiating Team
- c. Public Partners Technical Team – Land Use Review process; meetings as necessary
- d. Other Public Forums
 - i. Land Use Review process

Phase D2: Final Development Plan Document - 1 Month

Development Plan:

1. Complete any final edits to development plan document
2. Publish final development plan document