

Broadway Corridor

Steering Committee Meeting #4

Prosper Portland, 222 NW Fifth Avenue, 1st Floor – Commission Conference Room

August 2, 2017, 2:00 pm – 5:00 pm

MEETING PURPOSE

The purpose of the meeting is for participants to become better acquainted with their fellow committee members and to work within the Community Benefits and Urban Development Subcommittees to provide preliminary input on priorities and evaluation criteria for the developer solicitation.

MEETING DESIRED OUTCOMES

- A shared understanding of developer solicitations and key topic areas
- Preliminary solicitation priorities
- Preliminary evaluation criteria

MEETING ATTENDEES: attached

MEETING MATERIALS

- Meeting Agenda
- Presentation
- Updated Working Planning Tool
- Compilation of three questions to ask perspective developers
- Compilation of project aspirations

SUMMARY MEETING NOTES

1. **Welcome:** Zeke Smith opened the meeting and provided an overview of the agenda. He explained that a few committee members had worked to refine the language of the “Resilient” guiding principle since the last meeting to better reflect their input. The revised language was included in the most recent version of the Working Planning Tool. Zeke re-emphasized the purpose of the Guiding Principles and the Working Planning Tool and how the committee will contribute to increasingly specific language as the project progresses and help ensure accountability.

Steering Committee reached consensus to support the Guiding Principles.

2. **Development Process & Partnership Approach:** Kimberly Branam, Prosper Portland Executive Director, opened by reflecting on the recently announced Legacy project in North Portland and how that project will use a process similar to the work of the Broadway Corridor.

Kimberly provided an overview of a developer’s perspective when approaching a development project. She emphasized that development of the Broadway Corridor is dependent on significant investment from the private sector for approximately ¾ of the total project cost – and there are things stakeholders and the public sector can and cannot influence. She provided an overview of the steps of the development process and used the process of starting a business as an analogy. Kimberly reminded the group that external factors can cause constraints and have impacts on

development costs, feasibility and project timelines. She emphasized that predictability is important for efficiently using resources, meeting project goals and ensuring a successful long-term relationship with a development team.

Kurt Creager, Portland Housing Bureau (PHB) Executive Director, shared insights on the development process based on his prior experience working for a private developer, including projects in Phoenix, Arizona and Seattle, Washington. He highlighted that tax codes and various regulations will change over time; that the scale of investment required for this project will likely come from outside of Portland; and the need for a development partner with staying power. He also emphasized the unique need to repay the line of credit from the City using proceeds from the USPS land transactions.

Kimberly closed by reviewing the roles of Prosper Portland, PHB, the initial development partner, the Steering Committee, and other partners through the planning and implementation phases.

Discussion:

- The Request for Qualifications will be issued in mid-November and remain open until late January. The development partner is anticipated to be selected by mid-April.
- Clarification was provided that tax abatement for the property is not anticipated with the exception of what is triggered by Inclusionary Housing.
- The line of credit must be repaid by June 2022 at the latest.

- 3. Debrief Panel Discussion and Working Planning Tool:** Zeke asked members for their observations of new information they had learned, any assumptions they need to check on, or information they needed to understand better from last meeting's panel discussion and/or Kimberly's presentation. He asked members to take three minutes to discuss these questions with a neighbor. Zeke also summarized the function of the Working Planning Tool, the sources of the draft language included, the work the Subcommittees will be doing in the group discussions to update the language, and the instructions for the activity to begin after the break.

Discussion:

- Role of and coordination with different city agencies in this process and future implementation: Prosper Portland is convening meetings of a Public Partner's Technical Team which will also provide input and technical parameters into development planning. There will be questions to be addressed regarding who constructs and maintains aspects of the development. Development planning process and Master Plan will address priorities and requirements for future redevelopment. PHB prefers a master developer who has affordable housing but can also be pursued separately if needed. Early engagement of the Steering Committee is indication this process will be different. This project will outlive existing political terms and will need to create opportunities for the future.
- Concern regarding recommendations being very aspirational and once you have to bring market money to bare, bring agencies together, and make tradeoffs, the plan becomes too diluted. To what degree is the project attractive to market money? Both parties need to approach the discussion with openness – this all about negotiating without compromising on values. Need to define what's essential and what is nice to have.

4. **Subcommittee Discussion:** The Community Benefits and Urban Development subcommittees met in separate rooms to review and revise the language in the Working Planning Tool, including Project Goals, Required Development Experience, and Evaluation Criteria. (See attached summary of the input provided).
5. **Public Comment:** None
6. **Closing Remarks:** None

Compilation of Input Received from Subcommittee Discussions

	Project Goals (A)	Developer Experience (B)	Evaluation Criteria(C)
Accountable	<ul style="list-style-type: none"> • Clear action system in place • Enforcement teeth • Clear ongoing oversight , structure that ensures accountability during development & ongoing operations • #3 – get rid of word “balance.” promote social equity, environmental sensitivity and development • # 3 also remove economic return – should be separate goal, not balanced expense of other goals • City must be willing to pay to wait to do it right • Promote integration, diversity, social equity etc. wordsmithing • Commitment to longevity of performance • Prioritize long-term thinking 	<ul style="list-style-type: none"> • Demonstrate commitment to reach standard/forecast beyond code (leadership today is different than at end of project) • Show how you’ve adapted on past project (market conditions, financial conditions, etc.) • Experience in integrating environmental etc. wordsmithing • Experience participating in CBA 	<ul style="list-style-type: none"> • Developer demonstrates transparency around all past projects both success and failures with CBA’s – all past projects looked at not just success • Specificity on criteria and metrics and how will meet • Specificity • Evaluation criteria per every project goal needs to be clearly linked • Scale of developer experience on all required experience needs to be taken into account (they may have great experience, but not at the scale of this project) • Overall, evaluation criteria for all areas should be based on past, demonstrated success and level of specificity of plan to deliver • Absence of past developer shortcomings in delivery schedule and relationships with partners & community (e.g. no fines, legal suits, etc.) • Financial strength of developer • Number of times (quantity) number of buildings, sites, GSF, acres. Demonstrated project experience
Connected	<ul style="list-style-type: none"> • #4 safe and reliable are musts, affordable is a goal (having affordable without safe and reliable makes little sense) • #4 access to opportunities (remove just “local workforce”) • Make Union Station an active center piece and attraction for the area • Integrate Johnson St. with both Pearl District and Union Station • Maintain and enhance the integrity of the neighborhood greenway system (Johnson & Park) • Encourage use of public transport & biking by designing efficient multi-modal center • Pay attention to border streets and identify potential for improvements for bikes, streetscapes (9th/Hoyt/ Lovejoy/Broadway) • Improve access to all parts of Portland for those who do not have access to private vehicles • Prioritize pedestrian and bike amenities (private & public) 	<ul style="list-style-type: none"> • Experience working with multiple organizations/agencies to deliver multi-modal transportation options • Activating and revitalizing historic or transit resources and connecting them to the community • Experience providing human-powered transportation • Experience understanding in age-friendly planning • Experience with TOD • Experience with no parking, unbundles parking, minimizing parking 	<ul style="list-style-type: none"> • Delivered safe & primary pedestrian & biked access through and within the entire development. Success in point to point human powered transportation
Equitable	<ul style="list-style-type: none"> • ADA and use of universal design principles (also for equitable) • A7 + workforce & contracting • Advance racial equity that directly addresses the historical under investment of communities of color • Affordable commercial space for minority-owned businesses • Commitment to union vendors (strong % and in construction and ongoing operations) • Operations • Mix of housing units (family, multi-generational, inter-generational) • Accessible home ownership, pathway to home ownership • Entire section too vague – needs work • Family sized affordable units • Establish criteria around historic Portland communities that have been displaced i.e. right of first return • Inter-generational housing • Build on the legacy of affordable housing developments in the Pearl • Universal design • Reliable accessibility to all parts of the site • Integrated mixed income development buildings (affordable market, res & commercial) • Meet the needs of aging a mobility challenged population • Provide a range of housing & commercial spaces for different income levels (not just low & very high) • Make affordable housing a goal more specific example: 30% overall, 15% under 30% MFI, 15% under 60% MFI 	<ul style="list-style-type: none"> • Understanding and use of universal design principles (+ADA) • Developing or partnering to develop affordable housing • Hiring MWESB contractors/employees • What does #6 even mean??? Not equity • Experience with beyond code accessibility • Have people of color on the development team • Experience with integrated mixed-income buildings (no poor door) • Experience with diversity of res. Sizes/comm. Size 	<ul style="list-style-type: none"> • Average household income of residents, not too high and not too low • Need some ability rate innovation that might not be required experience • Developer has diverse, equitable workplace (race, gender, disability) • Affordable housing needs to be accessible • Set aside for XX number of minorities in housing • Developer is from a community of color or other under-served population and/or retains specific goals for equitable workforce • Team includes minority & women-owned firms • Specific income targets for affordable housing e.g. 50% @ 0-30%, 50% @ 30-60% • Priority given to development teams with teammates of color • Priority given to developers who have exceeded accessibility requirements and/or exceeded affordable housing units required by law

	Project Goals (A)	Developer Experience (B)	Evaluation Criteria(C)
Prosperous	<ul style="list-style-type: none"> Nothing under project goals or required experience that mentions education – need to make sure education is included Headstart program should be part of then plan Promote living wage job creation for all with career pathways Wealth creation, housing needs to have a pathway to ownership Homeownership needs to be part of affordable housing and wealth creation #11 seems out of scope Early childhood education for gender/race equity Prosperity needs to be generational Neighborhood outreach to bring a balance of businesses in neigh... Recognize the value of a large, central site as a regional employment/education hub (campus) Develop opportunities for individuals to start businesses Provide educational institutions to meet citywide needs and relieve crowding at nearby PPS sites Provide job training to under-served communities of color Job creation/opportunity for communities of color Provide on-site opportunities for quality day care & pre-school education available to all workers on-site Provide diversity of business size (small, med, Large) Provide space for employers/orgs who specialize in job training for underserved communities Recruit major university to install school/ campus/ annex: Law school, med school, film school, continuing education 	<ul style="list-style-type: none"> #7, de-couple business & workforce Diversity of industry in workforce development – construction, small business, long-term – workforce goals #7 & #8 seem difficult to reconcile #8 experience providing innovative opportunities for future economic growth Summer works internship involvement Experience developing places with a diverse range of industry types in one project 	<ul style="list-style-type: none"> Number of student internships and work experiences for youth Number of small businesses owned by communities of color and new businesses created in the area by communities of color Are the companies examples of the types of companies Portland wants and needs? Demonstrated success of column B for all points Development projects in previous six years that include partnerships with - or build to suit aspects –both companies of 500+ employees, and in the 25-50 employees range
Resilient	<ul style="list-style-type: none"> Innovative approaches to.... #13, address climate change mitigation and adaption? How? What outcomes are we seeking with this? #14, Contribute to fossil fuel free city – how? #15 doesn't mean anything More trees and green spaces and community gardens Include the economic value of ecosystems, services of built green infrastructure & public/private green spaces & parks in design decisions Achieve third party certification based on actual development performance (e.g. zero energy living community challenge) As a means to promote human interactions with their environment, connect the whole project to the Willamette River e.g. pedestrian access bridge Minimize parking, use savings to pay for eco-features Eco district Maintain high levels of sustainable principles Achieve leadership certification, zero energy living community challenge, living building challenge, LEED platinum Maintain air quality during construction Prepare for & mitigate the effects of seismic vulnerability of the designs Green infrastructure to address urban heat island & otherwise adapts to climate change, stormwater, nature nearby, health Create a space or spaces that encourage community interaction 	<ul style="list-style-type: none"> Is there a way to address building techniques and materials? Experience in valuing ecosystem services of built green infrastructure & public/private greenspaces & parks Experience with non-toxic, low carbon, locally sourced materials Experience with shared infrastructures (i.e. energy) Experience with LEED, carbon footprint minimizing, and cutting-edge green development, designs, and technologies Experience with green building certifications: LEED Platinum, living building challenge, living community challenge zero energy 	<ul style="list-style-type: none"> Construct waste mitigation plan Definitive metrics on ecological impact of previous projects Energy performance of developer portfolio Priority given to firm with industry recognition or awards for innovative solutions for sustainability i.e. water, emission, and electrical usage/impact

	Project Goals (A)	Developer Experience (B)	Evaluation Criteria(C)
Vibrant	<ul style="list-style-type: none"> Educate and support the next generation of artists Define culturally relevant How will this be distinct from the Pearl? Vibrant doesn't just mean cultural/art spaces 24-hour neighborhood – businesses that stay open after 6:00pm Set aside for long-term creative space Organic and authentic Make public spaces that encourage to be in public High quality open space w/amenities for families A major public recreation facility accessible to all segments of the community Pedestrian focused/scaled city Project supports/catalyzes green loop Buildings that support pedestrians Connect parks, neighborhood greenways and public/private open space as an integrated system Encourage density without height Encourage diversity of building types and heights Some kind of exhibit space that can rotate art or information/history Spaces are intergenerational, all ability able – physical, also emotional/mental i.e. dementia, TBI, sensory disabilities Encourage small scale/ small footprint development An interconnected system of parks, greenspaces, bikes, ped infrastructure creates world class public realm (galactic) The project will involve people – attracting design features that will make it a new Portland icon Incorporate and engage community outdoor art process during design process Include amenities that meet neighborhood needs such as community center, library, etc. Extend Park Block & make open green space accessible to public (Not reserved for private roof tops) Public places for different events/uses Green spaces/ seating for people to stop when walking or biking Recruit/commission large scale artwork that could attract visitors and be immediately recognizable as Portland landmark 	<ul style="list-style-type: none"> Experience working with artists and aesthetic elements #19, add relatable and accessible #11, "Range of living spaces" should include properties for ownership #19, how will a non-Portland developer understand Portland culture? Experience with multi-benefit public space (health, wellness, water, energy) performance Experience in programming dynamic open space/ public plazas Design team who has successfully executed architecture which surrounds grand public space Experience with art master plans informed by community with local artists Experience with dynamic open spaces that can be easily transformed for multiple uses Experience in creating communal spaces in tight areas 	<ul style="list-style-type: none"> References from artists, references from residents of previous projects Vibrant defined as # of visitors from city and # from elsewhere – domestic or international, visible and popular art, cultural attractions, parks across communities Developer with at least two previous developments, that are 20 or more years old, which continue to be vibrant and destinations in the city where they are located <p>Vibrant must be defined.... Such as % rental units occupied, homes owned, commercial sites leased and operating, # of visitors annually etc.</p>

KEY

Community Benefits Subcommittee Input

Urban Development Subcommittee Input

MEETING ATTENDEES

Steering Committee

	Last Name	First Name	Organization	Present
1	Andrews	Sona	PSU	X
2	Bealer	Andre	NAMC-Oregon; MCIP	X
3	Blackman	Sam	AWS Elemental (Proxy Emily Barrett)	X
4	Block	Greg	Sustainable Northwest	
5	Brennan	Emma	Oregon Tradeswomen	X
6	Devendorf	George	Transition Projects	X
7	Farhoodi	Reza	Pearl District Neighborhood Association	X
8	Friesen-Strang	Elaine	AARP	X
9	Galster	George		X
10	Genasci	Donald	University of Oregon	X
11	Gonzalez	Jose	Miracle Theatre Group	
12	Haines	Kelly	Worksystems Inc.	X
13	Haynes	Marion	Portland Business Alliance	
14	Hipolito	Alan	Verde	
15	Houck	Mike	Urban Green Spaces Institute	X
16	Kadish	Nathan	Ecotrust	
17	Kaylor	Christian	Oregon Employment Department	X
18	Kransky	Gerik	The Street Trust	
19	Le	Khanh	Main Street Alliance	
20	Leach	Elizabeth	Leach Gallery	

Steering Committee

	Last Name	First Name	Organization	Present
21	Lee	Neil	CCBA / LEEKA	X
22	Long	Maggie	SEIU Local 49	X
23	Lumley	Paul	NAYA	X
24	Mcllvaine	Leigh	Mercy Corps Northwest	
25	Myers	Willy	Prosper Portland / Columbia Pacific Building Trades	X
26	Oxley	Chris	Portland Trail Blazers	
27	Paulson	James	JMPDX LLC / Worksystems Inc. Board	X
28	Potter	MaryAnn	Hispanic Chamber	
29	Rappaport	Nicole	IUOE, Local 701	X
30	Reddy	Raahi	APANO	X
31	Rosenberg	Robin	Wieden & Kennedy	
32	Satterfield	Vivian	OPAL Environmental Justice Oregon	X
33	Saul	Amanda	Enterprise	X
34	Sherman	Jill	Gerding Edlen	
35	Smith	Zeke	United Way	X
36	Stevenson	Sarah	Innovative Housing, Inc.	X
37	Sunderland Perez	Veronica	Latino Network	X
38	Szporluk	Michael	self-employed	X
39	Turoczy	Rick	PIE	X
40	Tuski	Don	Pacific Northwest College of Art	

MEETING HANDOUTS

- Meeting Agenda
- Updated Working Planning Tool
- Compilation of three questions to ask perspective developers
- Compilation of project aspirations

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- A shared understanding of developer solicitations and key topic areas
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AGENDA

2:00 p.m. – 2:10 p.m.	Welcome
2:10 p.m. – 2:30 p.m.	Development Process & Partnership Approach
2:30 p.m. – 2:50 p.m.	Debrief Panel Discussion and Working Planning Tool
2:50 p.m. – 3:10 p.m.	Break; Get to know your fellow Steering Committee members
3:10 p.m. – 4:45 p.m.	Subcommittee Discussion <ul style="list-style-type: none">• Project Goals and Priorities• Developer Experience• Evaluation Criteria
4:45 p.m. – 4:55 p.m.	Public Comment
4:55 p.m. – 5:00 p.m.	Closing remarks

Working Planning Tool

Vision: The Broadway Corridor is a once-in-a-generation unique, diverse, vibrant, sustainable, mixed-use, dense urban district seamlessly integrated with a regional multi-modal transportation hub. The Broadway Corridor Project acknowledges historic disparities; considers what is being created for future generations; fosters culture, social equity and inclusion; and reimagines how all people live, work, enjoy and move through the city in a genuinely transparent and equitable way.

Guiding Principles: A Racial Equity Impact Assessment (REIA) will guide implementation of this vision and ensure that development is consistent with the guiding principles below, including being intentional about who benefits from the opportunities created; assessing and mitigating potential impacts/burdens; ensuring a diversity of communities influence decisions from planning through development and programming; and, strengthening partnerships required to advance the vision.

All aspects of the Broadway Corridor development, both public and private, will be:

Guiding Principle		Project Goals (A)	Developer Experience Required (B)	Evaluation Criteria (C)
Accountable	Implement a robust, proactive and transparent strategy that is a responsible expenditure of public funds, attracts private investment, and delivers targeted and equitable public benefits, with clear and enforceable milestones and metrics	<ol style="list-style-type: none"> 1. <i>Identify clear and enforceable financial and community benefit metrics for project implementation</i> 2. <i>Promote meaningful public engagement in the development process and benefit from a diverse group of stakeholders providing differing perspective</i> 3. <i>Promote a balance between social equity, environmental sensitivity, economic returns and development</i> 	<ol style="list-style-type: none"> 1. <i>Experience in working with an oversight committee to monitor and report on project metrics</i> 2. <i>Experience engaging a wide range of community stakeholder groups in past development projects.</i> 3. <i>Experience in balancing environmental and social objectives with project profitability.</i> 4. <i>Experience delivering development projects on time and on budget.</i> 	<ol style="list-style-type: none"> 1. <i>Demonstrated success in delivering on project metrics and maintaining ongoing partnership with community partners</i>
Connected	Leverage regional and local assets to strengthen multimodal transportation connections and improve accessibility to and through the area for all	<ol style="list-style-type: none"> 4. <i>Improve safe, reliable, and affordable access for low income communities to local workforce opportunities</i> 5. <i>Improve the multi-modal transportation hub and increase connectivity to and between transportation modes</i> 6. <i>Provide an accessible, active, vibrant streetscape with safe pedestrian and bike infrastructure.</i> 		

Guiding Principle		Project Goals (A)	Developer Experience Required (B)	Evaluation Criteria (C)
Equitable	Promote social equity, reducing disparities, and extending community benefits	<p>7. <i>Improve socio-economic opportunities for people of color</i></p> <p>8. <i>Intentionality engage communities of color and other under-served and under-represented people in decisions in all stages of the process and in future oversight</i></p> <p>9. <i>Provide adequate and affordable housing</i></p>	<p>5. <i>Experience with oversight mechanisms to ensure that equity commitments are maintained after completion of the project.</i></p> <p>6. <i>Experience designing form and functions of projects so that all economic and ethnic groups will directly benefit on an ongoing basis.</i></p>	
Prosperous	Foster economic and wealth prosperity for all through opportunities for innovation, creativity, education, and economic growth in the region	<p>10. <i>Promote living wage job creation for all with promising career pathways</i></p> <p>11. <i>Promote Portland as an innovation hub</i></p> <p>12. <i>Sustain, stabilize and grow small local businesses</i></p>	<p>7. <i>Experience recruiting large-scale companies to development projects, thus creating jobs for the community.</i></p> <p>8. <i>Experience providing innovative opportunities for future economic growth such as incubators, maker spaces or flexible space.</i></p>	
Resilient	Demonstrate leadership in sustainability, health and integration of the built environment with the natural environment and to promote human interaction with their environment.	<p>13. <i>Address climate change mitigation and adaptation</i></p> <p>14. <i>Contribute to a fossil fuel free city</i></p> <p>15. <i>Create a thriving human, social, and ecological landscape</i></p>	<p>9. <i>Experience incorporating design elements that are responsive to climate mitigation and adaptation and integrate public/private open space.</i></p> <p>10. <i>Experience incorporating green space and natural environment in development projects.</i></p>	
Vibrant	Create a unique and aesthetically stunning, mixed-use community that welcomes and reflects diversity, integrates private with public spaces, and enriches the quality of life for existing and new Portlanders of all ages, cultures, and backgrounds	<p>16. <i>Provide culturally relevant spaces welcoming to and informed by Portlanders of all ages, cultures, and backgrounds</i></p> <p>17. <i>Promote design excellence in a truly mixed use and diverse large-scale urban development</i></p> <p>18. <i>Incorporate and reflect the history of the district</i></p> <p>19. <i>Promote diverse arts, cultural artists, and art organizations</i></p>	<p>11. <i>Experience planning and designing projects that provide a range of living spaces and also attract dynamic businesses.</i></p> <p>12. <i>Experience developing projects that reflect the value structure of Portland which includes: livability; open spaces; art and culture; community; equity; accessibility; and good design for the neighborhood.</i></p>	

Questions for Prospective Developers

- What mechanisms have you used in prior developments to ensure that equity commitments are maintained after completion of the project?
- How will you design the form and functions on the site in ways that all economic and ethnic groups will directly benefit-- on an ongoing basis?
- Please describe how you have engaged a wide range of community stakeholder groups in past development projects.
- Record of accommodating and integrating equity and sustainability goals in large scale projects?
- Demonstrated commitment to community and environment
- How will you design the form and functions on the site in ways that have net neutral impacts on the environment?
- Give an example(s) of projects you've built that have incorporated design elements that have included responses to climate mitigation and adaptation.
- How have you integrated green infrastructure into your development(s)?
- Do you have any examples of integrating public/private open space with green infrastructure projects such as green roofs, stormwater systems, green walls, etc?
- How much green space would you envision going into this space and how would it be incorporated into the rest of the space?
- Willingness to take on added risk to pioneer novel approaches?
- Often social and environmental priorities must be balanced against the financial bottom-line of a project (ex. adding shared green space, affordable housing, high efficiency HVAC). Please describe how your development approach weighs these environmental and social factors against project profitability.
- How would you embrace innovation in your planning process and create opportunities for future economic growth such as incubators or maker spaces or flexible space?
- How would your planning and design provide a range of living spaces and also attract dynamic business to the project?
- How would your development concept incentivize a large-scale company to desire to do business in this space (ie like how Amazon is coming to Portland, thus creating jobs for the community)?
- What would be your ideal ratio of residential vs. commercial space in this area?
- Do you find Design Standards a help in developing a project?
- How will you design the form and functions on the site in ways that symbolize Portland as a place and an attitude?
- How would you align the Broadway Corridor Project with the value structure of Portland which includes: livability; open spaces; art and culture; community: equity: accessibility and good design for the neighborhood?
- Portland is a quirky city. What is the most unique and "Portland" amenity you would suggest we consider adding?
- What are your (developer) criteria for deciding to pursue a particular project?
- What mechanisms do you employ to ensure the project is delivered on time and on budget?
- What are the top three risks/challenges you foresee with this project, and how will you work with Prosper Portland to mitigate them?
- What are the most problematic aspects for development on this site?
- What are the greatest opportunities of developing this site?

Affordable Housing

- Promote housing stability for low-income households
- Promote quality affordable housing for low-wage service workers
- Promote housing accessibility that is reflective of diverse communities of color and income
- Benefit low/fixed income households
- Promote mix of housing, jobs, and recreation.
- Benefit all income levels for housing, jobs, accessibility
- Affordable + workforce housing
- Promote housing + economic stability, especially for low-income + communities of color

Aging Population

- Promote ability to age in place
- Promote community for working aging populations
- Promote elder livability

Agreements Process/Accountability

- Project has a signed community benefits agreement
- Workforce agreements that include recruitment of communities of color + low income for highroad living-wage jobs
- This project will promote equitable procurement practices to be inclusive of MWESBs and their diverse workers
- Promote meaningful public engagement in the development process
- This project will promote strong compliance to ensure equitable labor practices
- Promote accountability in meeting project objectives
- Promote a balance between social equity, environmental sensitivity, economic returns + development
- Active questions of our basic development assumptions
- This project will promote the value of a strong community benefits agreement
- This project will promote collaboration (x4)
- Promote collaboration as it won't happen without it
- Public benefit
- Tax payers and residents of Portland – the clients of the project
- Prosperity + accountability
- This project will promote collaborative problem solving
- Benefit from a diverse group of stake holders providing differing perspective
- This project will serve as a model for Prosper Portland + city with respect to leveraging investments to benefit the entire city

Arts and Culture

- Promote diverse arts + cultural artists, arts organizations programs
- Promote culture – representative of all groups in PDX
- Benefit arts community and public art
- This project will promote the arts (x4 entries)
- Benefit the city as a whole – both economically and aesthetically

Equity and Diversity

- This project will benefit minority and women-owned businesses
- This project will promote an inclusive community
- Promote contracting opportunities for women + minority businesses
- Income + wealth generation for communities of color
- Promote social inclusion/cohesion
- This project will benefit working people of color and women
- Low-income people
- Benefit diverse communities of all income groups
- This project will promote tangible and significant wealth creation for households of color
- Families who typically lose when development happens
- This project will promote social equity
- Black people
- Benefit communities affected by gentrification
- Benefit all people of race and status
- Benefit people traditionally disadvantaged + left out of opportunities
- Inclusiveness
- Benefit people of color
- Business diversity
- This project will benefit MWESB businesses
- This project will benefit a wide range of people
- This project will promote Portland as a leader in social equity
- Benefit all segments of society with dignity and respect
- Promote an opportunity to review the intersection of class + race in a physical business environment
- Benefit organizations committed to social equity as a core principle
- This project will benefit communities. Especially Native Americans that have been displaced by our theft of their land
- Promote communities of color
- Benefit all Portlanders inclusively (x2 entries)
- Promote a new way to create and develop social equity that works
- Promote equity through employment of all races/genders as well as providing housing to all
- Benefit disenfranchised people
- Promote opportunities for a diverse community
- Equity (x4 entries)
- All Portlanders due to affordable housing, new parks and better transportation connections
- A greater use downtown of this area in an equitable way
- Places comfortable for diverse people
- This project will promote living and working in the central city for a diverse range of people

Healthy Community

- Promote access to healthy food, health care, jobs, public spaces, education, and transportation
- Benefit city of Portland by bringing a new great way to live in harmony
- Promote access to opportunity (education, recreation, economic mobility, housing choice)
- Promote a workforce/creative community
- Promote community (x3 entries)
- Benefit families
- This project will promote active living – people moving less car commuting. Parks recreation.
- Healthy active lifestyles
- Opportunities to work, live, and play.
- This project will promote mixed-income community
- Public safety concerns
- Families
- Infrastructure to support family population
- Livability/quality of life issues
- Promote an open and inviting place to live, visit, and recreate
- This project will benefit current and future residents that want to live affordably + healthily downtown.
- Urban living
- This project will deliver an integrated public-private development that continues Portland's reputation as a livable city for all

Innovation

- Promote Portland as an innovation hub
- Promote fresh thinking – not business as usual
- Innovation (x2)
- A central location for innovation + exchange at a regional level – may also promote education and civic entrepreneurship.
- This project will promote Portland's most innovative firms and businesses
- This project will be visionary
- This project will promote Portland's innovation

Other

- Rich people
- New people to the city
- New measure of value
- Promote 24 hour neighborhood
- Benefit ordinary people of Portland gathering together for a common good
- Promote Portland as a top tier city within North America

Living Wages for Families

- Benefit low-wage service workers and their families
- This project will promote living wage job creation with promising career pathways
- Promote family wage job growth
- This project will promote economic development for all including living wages
- Working people from Portland
- Benefit middle-income families
- Funding for worker center in NPI district lacks good jobs in BWC
- Promote middle income jobs
- Promote amenities geared toward working-class residents
- Benefit human capital development for people of color
- This project will benefit the diverse workers building these sites
- Promote educational and employment opportunities
- Promote workforce families
- This project will benefit low and middle income families and develop transitional opportunities for the homeless
- Workforce equity
- This project will benefit a wide range of residents who will have access to employment services in the central city
- Quality long-term jobs
- High density, diverse employment opportunities

Parks and Open Space

- Promote public space that is inviting to working-class residents
- Extension of park blocks and open space
- Promote innovation in public realm design
- The project will promote a vibrant public realm with activities and opportunities for all ages
- Promote active space opportunities for people to engage + participate in the community (work, play, live)
- A place where all Portlanders can convene
- Promote connections to the river
- Promote engaging open spaces and strong public connections
- Great public space
- Promote open space for local and regional events

Regional/City-wide Impact

- Benefits agreement linking Cully Neighborhood to good jobs in Broadway Corridor
- Promote better connections between districts of the city
- Benefit the whole state – connect Portland with the rural communities that steward our natural resources
- Benefit all segments of Portland
- The city of Portland
- This project will benefit Portland
- People in East Portland
- Regional diverse communities and individuals
- Other areas of the city
- This project will benefit people across the region as a major center of jobs, housing, and transit
- This project will benefit regional Portland
- People in Portland even if they never set foot on the site
- This project will benefit the regional, establishing a new multi-modal hub of housing, employment and recreational activity

Small Business and Economic Growth

- Local economic + small business development. Invest in local small businesses
- Benefit local and independently owned small businesses
- Promote small, private, public business
- Promote entrepreneurship
- Benefit and prioritize local business for contracting and retail storefront
- Benefit by creating measurable goals to support retail small business before and during the project
- Diversity of work
- Promote economic opportunity
- This project will benefit small business that usually doesn't have access to projects of this scale
- Benefit local businesses near and long-term with and without Portland metro region
- Local trade + business at the micro and macro level within a single community
- Promote growth opportunity for all
- Benefit job growth for the city

Sustainability

- Green urban technology (LEED)
- Healthy live/work spaces – support climate change and ecological goals
- Promote sustainable, clean, safe living environment
- Promote responsible environmental practices
- Promote sustainable jobs
- Promote sustainability (i.e. water conservation power conservative)
- Promote principles of sustainability by demonstrating best practices as an EcoDistrict
- A nature experience in the city (High Line)
- Promote next outcomes for sustainable design
- This project will promote sustainable growth of our region
- This project will promote sustainable green building techniques and zero waste
- This project will promote Portland's commitment to both green building + design
- Reduce capacity demands on sewer infrastructure through LID/green strategies
- This project will incorporate the most advanced + beneficial carbon reduction strategies in the entire world
- This project will promote the achievement of Portland's climate goals
- Climate change infrastructure and resiliency
- Promote the integration and innovation in sustainable infrastructure and development
- Farm and forest land

Transportation/Streets

- Safe + comfortable multimodal transportation
- Promote a pedestrian-friendly design that is aesthetically pleasing and nurturing
- Promote better circulation for multiple modes
- This project will make Union Station an integrated part of our daily lives
- A clearer and better multi-modal transportation hub (Union Station, Trimet, etc.)
- Great multimodal system and transit hub (trains, bus, streetcar)
- Promote safe pedestrian + bike infrastructure
- Promote an active, vibrant streetscape that knits into the city's existing fabric
- The project will promote a public realm that enhances pedestrian access

Urban Design/Architecture

- Promote stunning architecture/design
- Pedestrian scale of building
- Truly mixed-use and diversity of urban space
- Exciting new urban
- Distinctive but connected neighborhood
- Promote design excellence in built environment
- Promote a new deliberate model for large-scale urban development
- This project will promote a cohesive urban form connecting to surrounding neighborhoods
- This project will create better connections between adjacent neighborhoods jobs and services
- This project will promote quality timeless design
- Iconic architecture that respects surrounding area
- Building activities and attractions that make Portlanders proud + want to visit often
- Humanize the urban experience through innovative/biophilic design

Youth

- Benefit all age groups with youth friendly spaces, access to healthy activities in safe environment
- Benefit kids specially low-income/POC with the opportunity to learn about sustainability and express voices
- Youth (the future)
- The project will benefit my niece who makes minimum wage
- Benefit families with young children