

BROADWAY CORRIDOR

Steering Committee Meeting

October 24, 2017

Agenda Overview

Updates

Charter and Group Agreements

Steering Committee Timeline

RFQ Components and Process

RFQ Project Goals and Evaluation Criteria

Public Comment

Next Steps

Updates

- **Thank you volunteer reviewers:**

Greg Block, Sustainable Northwest

Emma Brennan, Oregon Tradeswomen

Nicole Rappaport, IUOE, Local 701

Jeremy Simer, SEIU Local 49

Ian Williams, Deadstock

- **Steering Committee Photos and Bios for Website**

- **Public Engagement Content and Visibility for Broadway Corridor**

STEERING COMMITTEE CHARTER UPDATES

Charter Update: Proposed Additions

Article IX. Communication:

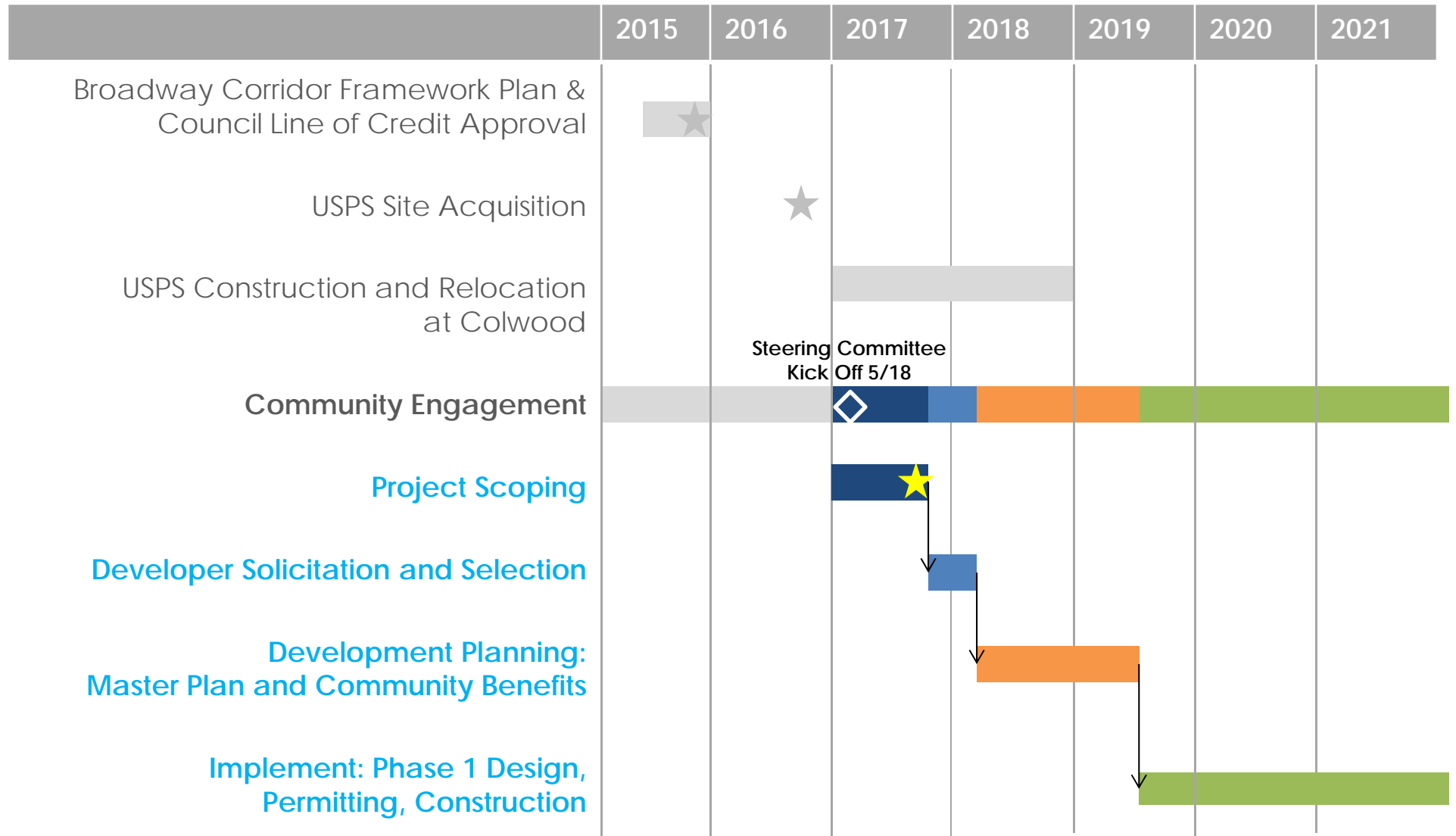
- Come prepared, be present, and open-minded
- Surface assumptions in how we do work to be open to possibilities in doing the work differently

Article VI. Meetings:

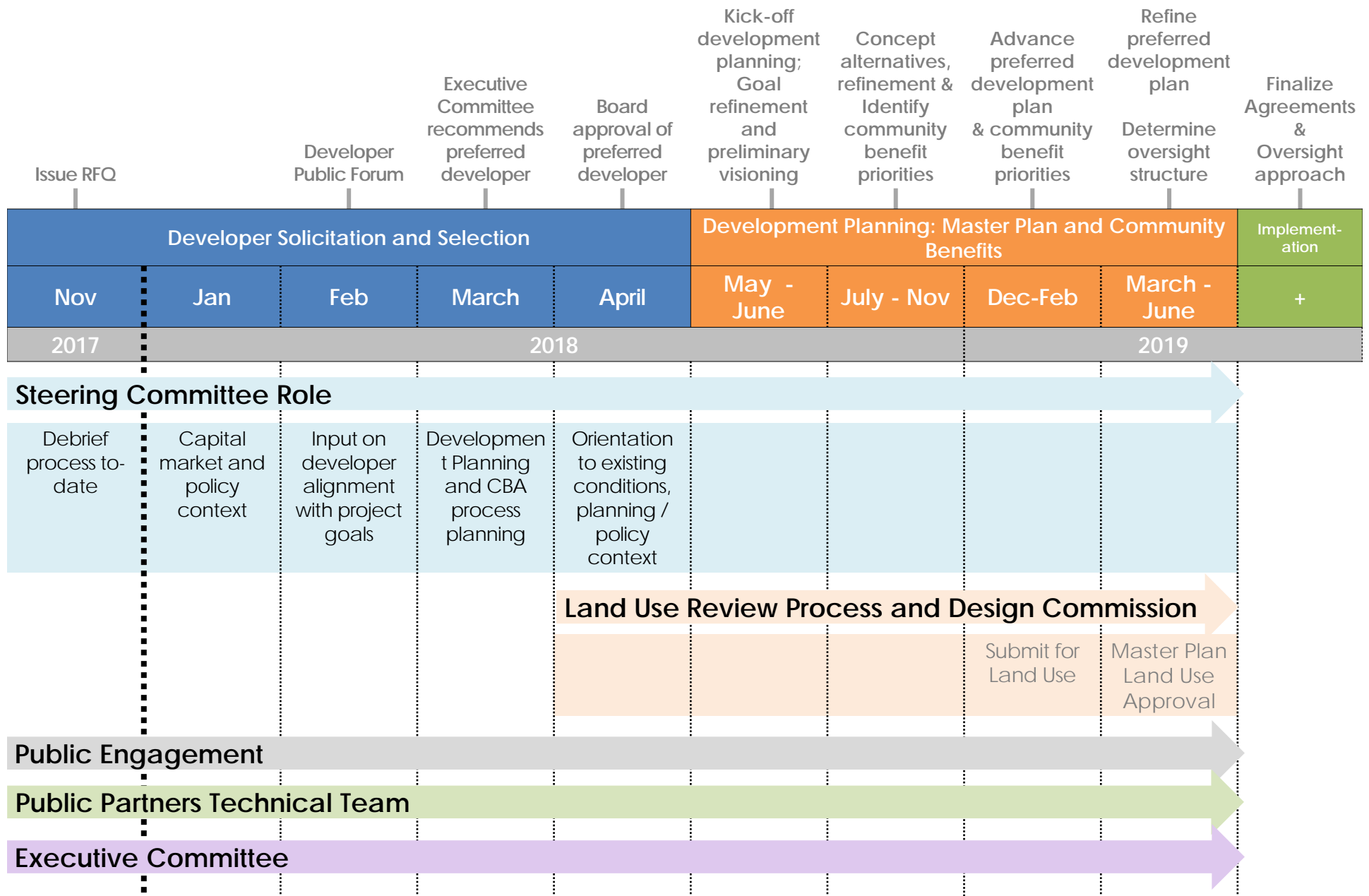
- Meeting summaries will be posted online within one week of a Steering Committee Meeting
- Steering Committee members should offer any changes to the meeting summary as necessary within one week of the summary being posted
- Steering Committee co-chairs approve meeting summaries at the following co-chair meeting

STEERING COMMITTEE TIMELINE

BROADWAY CORRIDOR DEVELOPMENT TIMELINE



DETAILED BROADWAY CORRIDOR DEVELOPMENT TIMELINE



PUBLIC PROCESS

Community Engagement: open houses, online forum, field surveys, etc



Work Sessions to be determined as needed:
Workforce, Contracting, Urban Design, Climate Action, Transportation, Interim Activation, etc



Prosper Portland and PHB Exec Directors



Prosper Portland Board

Portland Housing Advisory Comm.

Planning and Sust Comm.

Design Commission

City Council

RFQ COMPONENTS AND PROCESS

DEVELOPER RFQ

3. BACKGROUND

- **Economic market context and emphasis on shared prosperity**
- **Applicable plans and policies** – including Portland Plan, CC2035, Climate Action Plan, Affordable Housing policies, etc.

4. PLANNING AND DEVELOPMENT SCOPE

- **Development Offer** – *advisor during Planning Phase and exclusive negotiation rights for development of USPS Property*
- **Project Approach and Stakeholder Engagement** – *including Racial Equity Impact Assessment, Steering Committee, Public Engagement*
- **Development Planning Phase** – *including affordable housing, Community Benefits Agreement, Oversight Approach*

DEVELOPER RFQ

5. PROJECT VISION, GOALS AND REQUIREMENTS

- **Development Goals**
- **Compliance with Prosper Portland Policies** – *Equity Policy, Green Building Policy, Prevailing Wage*

6. FINANCIAL OBJECTIVES AND TRANSACTION STRUCTURE

- **Transaction to provide for repaying Line of Credit and future financial participation**

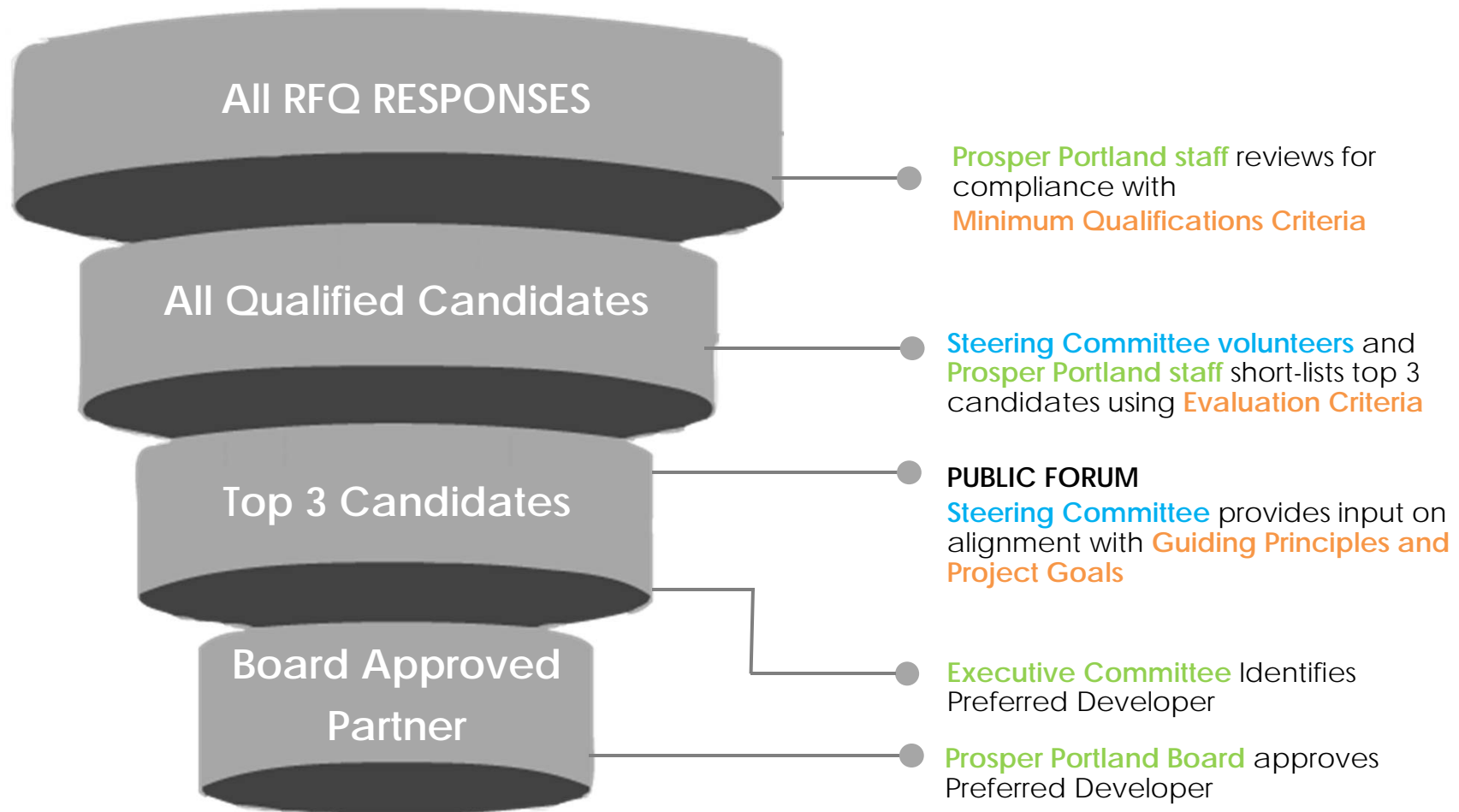
7. SUBMISSION REQUIREMENTS

Past Performance

- a. Name / address / location of project
- b. Development team members
- c. Development scope
- d. Dates of the transaction milestones
- e. Development financing
- f. **Project outcomes – alignment with Broadway Corridor Project Goals**
- g. References

DEVELOPER RFQ

8. EVALUATION CRITERIA AND SELECTION PROCESS



Thank You RFQ Volunteer Reviewers

- **Vivian Satterfield**, OPAL Environmental Justice Oregon
- **Nathan Kadish**, Ecotrust
- **George Galster**
- **James Paulson**, JMPDX LLC/Worksystems Inc. Board
- **Jose Gonzalez**, Miracle Theatre Group

Process: Estimated 15 hours over two-weeks in mid-February

- Read and review responses (est. 5 hours)
- Meetings to discuss/prioritize proposals (est. 10 hours)

DEVELOPER RFQ

10. TERMS OF THIS RFQ

- Development Entities are to:
 - Refrain from undertaking any activities or actions to promote or advertise their proposals except in the course of Prosper Portland authorized presentations
 - Make any direct or indirect (through others) contact with members of the Prosper Portland Board of Commissioners, Steering Committee members, or other Prosper Portland or City staff

RFQ PROJECT GOALS AND EVALUATION CRITERIA

Added to Bike Rack	Rationale
<ul style="list-style-type: none">• Add a specific goal (% or number) of affordable housing units• Be more ambitious on the type of active transportation projects (bike and pedestrian access, incorporating automobile free zones)• Be explicit in green infrastructure methods• Be more explicit on certifications (i.e. LEED Silver, Living Building Challenge, etc.)• Accountability regarding compensation around internships for youth and communities of color in Evaluation Criteria• Make explicit statistically significant correlation between disability status and poverty, holds true for persons with disabilities of all races and ethnicities.• Make explicit the need for workforce housing and a connected network of roads and freight access.	<p>Level of specificity to be addressed in future development planning and/or agreements and oversight structure</p>

Not Incorporated	Rationale
<ul style="list-style-type: none">• Add specific language regarding increasing the urban tree canopy• Reference the Climate Action Plan's goal, ensuring 80% of residents can walk or bike to meet their basic non-work needs• Clarify that when "accessible" is used, it is per universal design standards and hold developers accountable• Importance of creating public and private spaces that are usable by all• Embed Community Benefits Agreement throughout Project Goals and Evaluation Criteria to reflect a legally binding CBA will be in place.	<p>Addressed elsewhere (Other project goals, RFQ narrative, code requirements, etc) and to be revisited during development planning and/or agreements and oversight structure</p>

Added to Bike Rack	Rationale
<ul style="list-style-type: none">• Restructure Project Goals and Evaluation Criteria; Ensure one criteria per goal in quantifiable form	<p>Requesting developers to describe how their past performance aligns with project goals. Evaluation is not weighted or based on measurable metrics.</p>
<ul style="list-style-type: none">• Add "non-union vendors"• Separate union vendors from certified firms	<p>The intent of this goal is a commitment to using a mix of firm and vendor types and does not preclude the use of non-union vendors. Specificities on goals for workforce from construction to operations will be detailed in CBA.</p>

RFQ EVALUATION CRITERIA DISCUSSION



NEXT STEPS

DETAILED BROADWAY CORRIDOR DEVELOPMENT TIMELINE

