



## Request for Interest (RFI)

DEVELOPMENT OF

# Williams & Russell

**RFI Issued: Friday, May 1, 2020**

**Responses due: Wednesday, June 17, 2020**



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# 1. Introduction & Overview



The Hill Block building was built in 1890 by Charles H. Hill, the first mayor of the old city of Albina.

The Portland Mayor's Office, Prosper Portland, and Legacy Health have come together to support the development of a long-vacant parcel of land adjacent to Legacy Emanuel Medical Center in North Portland. The "Property," historically known as the Hill Block, located at N. Russell Street and Williams Avenue, is currently owned by Legacy Health. The Property's size is approximately 1.7 acres or 74,000 square feet of land. The intention behind the redevelopment of the Property is to benefit, support, and honor Portland's African American community which has had a long-standing history of ownership in the area.

In the early 1970s, Prosper Portland (then the Portland Development Commission (PDC)) and the City of Portland condemned, purchased, and demolished 188 properties as part of the Emanuel Hospital expansion project. Emanuel Hospital purchased these properties from PDC and acquired additional properties from individual property owners in order to grow and expand its campus in North Portland. As part of the initial agreement of the hospital expansion, the deed from PDC to Emanuel Hospital required that Emanuel would complete "the development of the Property for hospital and other related uses ... by January 1, 1990." The deed stated that this specific requirement was binding and

"for the benefit the Community and (PDC)" and was enforceable by PDC against (Emanuel Hospital).

Since no development occurred on the site to date, the community stands to benefit from the future development of the Property. As such, in 2017 leaders in the community nominated representatives from organizations and groups connected to the N/NE community to serve as members of a [Project Working Group](#) (PWG), which convened in early 2018 and has subsequently worked to develop a process that will lead to the eventual development of the Property that will benefit the impacted community.

The purpose of this Request for Interest (RFI) is to provide community partners, real estate developers, and interested parties an opportunity to express their interest in working on or being a part of this project. The RFI also seeks to develop a list of interested parties and to inform how the PWG might prepare a subsequent Request for Proposals (RFP) which will be distributed later this year. This RFI therefore seeks to guide the collaborative approach while involving the Williams & Russell PWG and encouraging public participation and input from community members.

## 2. Project Site

The site is located between N Vancouver and N Williams streets at the N 2600 and 2700 blocks. North Williams being the official boundary between North and Northeast Portland, the site is located right at the juncture of these “quadrants.” The property consists of a single block, totaling roughly 1.7 acres, and is vacant except for two trees and two small concrete driveways. The site has a modest 2.5% slope and has previously been used as a parking lot. It enjoys excellent street

access from four directions offering roughly 500 feet of street frontage on Williams and Vancouver, and approximately the same on Knott and Russell Streets. There are no obvious constraints to redevelopment. While currently zoned Campus Institutional 2 (CI2), a zoning change was submitted to the City of Portland to change the zoning to CM3. This process will be completed by the fall of 2020, and all parties will be informed once the change is approved.

### Site Plan



# 3. Community Engagement & Priorities



The Williams & Russell Project Working Group, 2018

The Williams & Russell Project Working Group (PWG) has been leading engagement opportunities that directly inform and support honest and deep engagement with the N/NE community. That process officially began in October 2019 and culminated in January 2020 with support from the Portland Housing Bureau and Prosper Portland. The community, through surveys, meetings and discussions, developed the following priorities for the site, listed in order. While the priorities guide the request list, the outcome will ultimately be determined by market forces, zoning, financial and other development criteria.

- 1**  **Housing/Affordable Rental & Home Ownership**
- 2**  **Education/Workforce Training**
- 3**  **Community Space**
- 4**  **Support for Entrepreneurs**

# 4. Submittal Requirements

The RFI submittal should, at a minimum, provide the following information in no more than 6 pages, including the cover letter. The document should include, but not be limited to, the following:

## i. Cover Letter

## ii. Statement of Interest

- a. Describe the nature of your interest in the project: As a tenant? Service provider? Business partner? Developer? Other?
- b. What is your vision for the site? Does it include a development plan or program? If so, please provide a brief description and how it aligns with the goals of the project.
- c. What do you foresee as the projected outcome for the Williams & Russell property?
- d. Is there anything additional information that we can provide for you for this process?

## iii. Contact Information for the Organization(s)/Development Team(s)

## iv. Qualifications addressing the following community interests:

- a. How does your organization or business serve the African American community of Portland?
- b. This project is within the Interstate Corridor Tax Increment Finance (TIF) district and may be eligible for tax increment financing to support community outcomes. TIF investments are largely guided by two primary strategies. How does your organization or business support the community priorities identified in the following documents?
  - N/NE Neighborhood Housing Strategy
  - N/NE Community Development Initiative

## v. Firm(s)/Organization(s) Team(s) and Partnership Experience

Please include the following in your responses.

- A. Describe your organization(s)/company(ies) and the(their) management structure(s).
- B. What type(s) of service(s)/experience(s) do you provide currently?
- C. If your plan is to collaborate with other organizations, please briefly describe your partnership, their expertise, the roles/responsibilities of each partner, and the type of partnership model/structure.
- D. Provide a brief description of the core team members who would be involved and their area of expertise.
- E. What is the current size and financial capability of your organization?

## 5. Submittal Instructions

Submit all RFIs to the following address and contact:

Prosper Portland  
Williams & Russell – RFI  
Attn: MinNefer “Mjayi” Mernahkem, Project Manager  
[mernahkem@prosperportland.us](mailto:mernahkem@prosperportland.us)  
222 NW 5th Avenue  
Portland, OR 97209

Please submit 1 electronic copy of the submittal to the aforementioned project manager.

## 6. Site Visits & Contact Information

Visits to the site will be the responsibility of the interested team(s) and will be independently conducted. You may contact the project manager, MinNefer (Mjayi) Mernahkem, at (503) 823-3363 or via email at [mernahkem@prosperportland.us](mailto:mernahkem@prosperportland.us).

## 7. Requests for Clarification

Any formal requests for clarification(s) should be made in writing to the project manager and sent to the following address:

Prosper Portland  
Williams & Russell RFI  
Attn: MinNefer “Mjayi” Mernahkem  
222 NW 5th Avenue  
Portland, OR 97209

Emailed requests will be entertained and will be received at the following address:  
[mernahkem@prosperportland.us](mailto:mernahkem@prosperportland.us) Attn: MinNefer “Mjayi” Mernahkem

## 8. RFI Changes

All changes to the RFI via amendments will be made in writing and will be posted on Prosper Portland's website and sent to respondents through email. Please ensure that your name, address and email addresses are correct in order to receive timely updates on any changes that may occur.

## 9. Review of Responses

RFI submittals will be reviewed by the PWG and responses will be made by the PWG and will be available 45 days after the close of the RFI receipt. The review process of RFI submissions will include the following:

- A. Review for completeness and content by the Project Working Group RFI Subcommittee.
- B. Technical review only by the City of Portland, the Portland Housing Bureau and Prosper Portland staff.
- C. Notification of status of RFI by the Project Working Group RFI Subcommittee.



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# 10. Partnership Agreements, Strategies & Policies

The Williams & Russell future development is being supported with technical expertise by various partner organizations and agencies including Prosper Portland. The values of the Project Working Group are supported and guided by its Charter and MOU. As we collaborate, we anticipate that we will have and share a mutual understanding and cooperation as it pertains to and guides our ethics and behavior. The policy and business strategy for one of our partners, Prosper Portland, is indicated below.

## **i. Business and Workforce Equity Policy:**

Ensures that Prosper Portland's work provides professional, supplier, and construction contracting and workforce opportunities to MWESB Certified Firms and businesses owned by veterans. Maximizes apprenticeship opportunities in the construction trades and ensures employment opportunities for Minorities and Women.

## **ii. Green Building Policy:**

Requires developers receiving financial assistance from Prosper Portland to integrate green building practices into construction projects and meet established U.S. Green Building Council LEED or Earth Advantage Small Commercial rating system standards.

## **Our other partners and business collaborators are listed below.**

Please feel free to review their guiding principles and/or research their organizations, in order to gain an understanding of their expertise.

### **1. Legacy Health:**

Vicki Guinn  
503-890-6216  
[www.legacyhealth.org](http://www.legacyhealth.org)

### **2. The City of Portland:**

Mustafa Washington  
503-823-6521  
[www.portlandoregon.gov](http://www.portlandoregon.gov)

### **3. Portland Housing Bureau:**

Leslie Goodlow  
503-823-4160  
[www.portlandoregon.gov/phb/](http://www.portlandoregon.gov/phb/)