

**Request for Qualifications
To Develop a Vibrant and Sustainable Transit-Oriented Development
in the Lents Town Center**

http://www.pdc.us/ura/lents_town_center/projects/se-92nd-harold.asp

**Development Solicitation # 08-25
Due by: March 31, 2009**



**For more information contact:
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Executive Summary

Opportunity

The Portland Development Commission (“PDC”) is seeking statements of qualifications from a qualified developer or Development Team to design and construct a vibrant, sustainable, transit-oriented development project on a 3.48 acre site (“Property”) in the Lents Town Center Urban Renewal Area (URA). The Property is a unique opportunity for developers to present an innovative vision for revitalization of a Portland neighborhood poised for growth.

Location

The Property, which is largely vacant, is located at 9204 and 9330 SE Harold Street in the Lents Town Center. It is bounded by SE Harold Street to the north, Interstate 205 and a pedestrian/bicycle trail to the east, a commercial building and apartment building to the south, and SE 92nd Avenue to the west.

Development Vision and Principles

The PDC envisions a community-oriented, mixed-use project that includes both mixed-income residential and commercial uses, is woven into the existing neighborhood, is a model of innovative sustainable infill development, and is constructed to meet environmental performance standards at the highest level. To guide this Development Vision, the PDC has five Key Redevelopment Principles for this Property:

- ★ Transform the Lents Town Center
- ★ Create a Showcase Transit-Oriented Development
- ★ Provide Community Connections
- ★ Advance Sustainability
- ★ Celebrate the Past and Future of this Diverse Community

Development Team Requirements

Submittals must focus on the Development Team’s **demonstrated experience and capacity**. A qualified team will be one that has expertise developing, financing, and building projects of a similar or related scale consistent with the Development Vision. It is crucial that any team has the capability to bring qualified management, staff, financing, and equity partners to the project.

PDC Assistance

PDC may assist the selected Development Team in navigating the land use approval process. PDC financing is available, subject to demonstrated project need. It is expected the ultimate project will highly leverage private and other public funding sources. Any PDC financing will be subject to negotiation and linked to the provision of public benefits.

Solicitation and Selection Process

Submittals are due on March 31, 2009. Respondents will prepare a comprehensive information package which describes the qualifications and relevant experience of the Development Team. The PDC will select a Development Team based on the combination of experience and financing capacity. **A specific project/development proposal is not part of this Request for Qualifications (RFQ).**

PDC may select and enter into exclusive negotiations with one of the development teams based upon responses to this RFQ. Should more than one team emerge as qualified and capable, PDC reserves the right to further the selection process.

Executive Summary

The selected team would enter an approximately six month process of master planning and programming. PDC will provide a stipend for some costs incurred during this period (i.e., conceptual design, construction estimate, pro forma). Based on the outcomes from the six month master planning period, PDC will determine whether or not to move toward project development with the selected Development Team. In recognition of current market conditions, PDC plans to work with the selected team for optimal project delivery timing.

PROJECT SITE INFORMATION

Location	9204 and 9330 SE Harold Street, Portland, Oregon
Site Size	151,589 square feet
Zoning	Central Employment (EXd)
Height Limit	65 feet
Allowed Uses	Residential, commercial
Light Rail	Opening September 2009
Trails	Adjacent to bike/ pedestrian trail
Freeway	Interchange within ¼ mile



Development Vision & Team Requirements

Area History

The town of Lents was a busy crossroads in the region and a popular destination. Farmers traveled Foster Road, which had been the North Fork of the Oregon Trail, to take crops to market by horse and carriage. Southeast 82nd and 92nd Avenues were favored routes for goods headed south from the Columbia River docks. In 1892, the streetcar line from Portland was extended down Foster Road, and Lents Junction became a vital regional center of commerce and culture. When Lents was annexed to the City of Portland in 1912 it was a thriving, self-sufficient community with its own banks, barbers, shops, taverns, and churches. As the automobile began influencing the urban landscape after World War II and larger chain stores emerged in the area, the central Lents business district slowly began to lose its identity. In 1983, the construction of the I-205 Freeway literally divided the neighborhood in half.

Lents became an urban renewal area in 1998, with an emphasis on job generation, wealth creation, and community livability. PDC acquired the Property in 2000 as a strategic redevelopment opportunity, linked with plans for revitalization of the larger Town Center area. The Property has played an important role in the Lents community as a Little League ball field since 1955. With the relocation of Lents Little League to new facilities several blocks north in Lents Park, the Property is primed for redevelopment.

Development Team Requirements

PDC is seeking qualified teams with the capability, experience, and commitment to deliver a project that meets the Key Redevelopment Principles. The selected team must:

- Have prior experience with sustainable urban development, mixed-use and mixed-income multifamily residential design, financing, and construction, and knowledge of and experience with sustainable development incentive programs and resources.
- Demonstrate the capability to develop a project of this size and scale.
- Demonstrate current financial capacity and access to private and public (non-PDC) funding sources.
- Have the ability to complete the project in a timely manner.
- Demonstrate partnerships with community-based organizations.

PDC encourages creativity on the part of Development Teams in proposing solutions to meet the five required key redevelopment principles in a development program. Any submittal that does not provide the required elements, as outlined below, may be deemed non-responsive.

Development Vision and Principles

The Property's history, size, and placement in the Lents Town Center guide the Project's five required **Key Redevelopment Principles**:

★ Transform the Lents Town Center

The Lents Town Center is experiencing significant investment in neighborhood revitalization. Plans envision an active, mixed-use Town Center that complements the historic character of the neighborhood and creates a "heart" of commerce, culture, and opportunity for the community. Redevelopment of the Property will be a crucial component and set the tone for successful renewal of the Lents Town Center.

★ Create a Showcase Transit-Oriented Development

When the MAX Green Line Light Rail opens in autumn 2009, the new SE Foster Road/Lents Town Center Station will immediately change the neighborhood, as local residents and employees will have light rail transit access to the greater Portland region. Redevelopment of the Property should provide high-quality design and

Development Vision & Team Requirements

innovations that minimize parking and encourage use of transit and the adjacent pedestrian and bicycle trail.

★ Provide Community Connections

Community spaces and connectivity are important considerations for this diverse and evolving neighborhood. The Property is not only in the heart of the Lents Town Center, it is accessible by pedestrians, automobiles, bicycles, and soon, light rail. The site presents opportunity for increased density and a mix of uses that are designed and developed to encourage physical and social connections with the greater Lents community.

★ Advance Sustainability

Redevelopment of the Property is expected to set a high bar for sustainability and model environmental and social sustainability in a neighborhood context. The Lents area is gaining attention due to its wealth of natural habitat and outdoor recreation areas, including many parks, urban farming, environmental restoration efforts, and connections to regional nature areas. Future redevelopment should embody Portland's commitment and innovative approaches to sustainable design and building practices.

★ Celebrate the Past and Future of this Diverse Community

Redevelopment of the Property will be crucial to the successful revitalization of the Lents Town Center while also reclaiming its proud history as a thriving mixed-use district and a "cross roads" community. Bridging old and new in this historic, yet evolving community is a goal of PDC's physical revitalization efforts.

Submission Requirements

In order to be considered responsive, all submittals must contain the following information in the format described below. Again, any submittal that does not provide the required elements, as outlined below, may be deemed non-responsive. PDC reserves the right to identify, clarify and accept any minor irregularities or informalities in determining whether or not a submittal is responsive.

1) Cover Letter

Provide a signed cover letter from an authorized officer or director of the Development Team, **including an acknowledgement and acceptance of the General Conditions contained in the Appendix.**

2) Development Team Capability

A) Development Team

- i) Full legal name
- ii) Type (e.g., corporation, LLC, partnership, etc.)
- iii) Principal(s) (i.e., managing equity partners)
- iv) Primary Contact regarding submitted submittal

B) Proposed Development Team

Identify and provide a brief resume of the qualifications for the key members of the Development Team (if known). Describe their roles and responsibilities on the team.

- i) Project Manager
- ii) Architect
- iii) General Contractor
- iv) Financial Partners
- v) Community Partners
- vi) Other

C) Ownership Entity (if different from Development Team; indicate whether existing or proposed)

- i) Type (e.g., corporation, LLC, partnership, etc.)
- ii) Formation Date
- iii) Formation State
- iv) If partnership, identify:
 - a) General Partner
 - b) Managing Partner

D) Development Experience

- i) List all completed development projects in which the **principal(s)** has (have) been involved in over the past ten (10) years, indicating for each:
 - a) Project summary description (program, location, date, size, cost, design, etc.)
 - b) Construction lender and amount
 - c) Role of the Development Team/principal in the project
- ii) List all completed development projects in which the Development Team has (have) been involved in over the past ten (10) years, indicating for each:
 - a) Project summary description (program, location, date, size, cost, design, etc.)
 - b) Construction lender and amount
 - c) Role of the Development Team/principal in the project
- iii) Describe in greater detail those projects from the previous list that are similar in type, size, scale or complexity to the development project desired by PDC, including for each:
 - a) Role of public agencies, if any
 - b) Total development cost
 - c) Role of current Development Team and/or principal(s) in the project

Submission Requirements

- d) Architectural quality and urban design characteristics
- e) Sustainable features and LEED certification, if any
- f) Explanation of any regulatory or land use issues that required resolution
- g) Application of and/or compliance with M/W/ESB contracting requirements if any
- iv) List any current projects in the pre-development, design or construction phase, including:
 - a) Project description and status (including program, location, size, cost, design, etc.)
 - b) Construction lender and amount (if known)
 - c) Anticipated M/W/ESB contracting requirements, if any
 - d) Role of the Development Team in the project
- v) Describe the role that any community-based organizations might play in future redevelopment.
- E) Financial Capacity
 - i) Complete and submit the Developer's Statement of Financial Capacity Form found in the Appendix. Confidential financial information, including the Developer's Statement of Financial Capacity, should be clearly labeled as such and attached to the submittal in a sealed envelope address to PDC General Counsel.

3) Development Vision

- A) Describe your vision for the Property.
- B) Discuss the five Key Redevelopment Principles and how they would apply to your vision for this Property.
- C) Discuss important programming considerations.
- D) Discuss conceptual physical characteristics of your redevelopment vision, for example urban design, circulation, massing, scale, building types and quality, and sustainability.
- E) Discuss your anticipated approach to maximizing the sustainable features/character of the redevelopment.

4) Diversity Outreach and Participation

Describe how the Development Team has maximized diversity in its past projects or business practices.

- A) Provide a diversity outreach and participation plan ("Diversity Plan") that describes in detail how the Development Team will maximize diversity in all aspects of the Project's development and further the objectives of the PDC programs described in the Appendix of this RFQ. The Diversity Plan shall include detail on the following:
 - i) What efforts the Development Team will engage in to strive to meet the goals of the Good Faith Efforts Program.
 - ii) What efforts the Development Team will engage in to meet the goals of the Workforce Training and Hiring Program.
 - iii) What other efforts the Development Team will engage in to maximize diversity in the Project, which may include all or some of the following:
 - a) Service Contracts. The Development Team's plan to solicit and utilize firms owned by People of Color and women and emerging small businesses to provide design, marketing, and other non-construction related services for the Project.
 - b) Development Team Staffing. The diversity of the workforce employed by the Development Team to work on the Project.
 - c) Project Ownership. The diversity of the Development Team.

Submission Requirements

- d) **Project Tenants.** If appropriate given the uses of the Project, the Development Team's plan to solicit businesses owned by People of Color and women and emerging small businesses to locate in the Project as tenants.
- e) **Other.** Other feasible outreach efforts proposed by the Development Team that will serve to increase the participation of People of Color and women in the Project's development.

5) Implementation

- A) **Public Participation:** Provide a brief description of anticipated public participation activities during the programming, planning, and design processes. Discussion should include the types of participation activities anticipated. Previous public participation experience should also be discussed and the submittal should demonstrate adequate staff and resources to implement PDC's public involvement requirements. Submitters are encouraged to visit the project website to view previous public outreach activities and meeting summaries.
- B) **Confirm willingness to comply with other PDC implementation programs and policies listed in the Appendix.**

6) Instructions for Preparing the Submittal

- A) **Submittal Format.**
 - i) Submittals should be organized in the same order as the Submission Requirements listed above.
 - ii) On the top sheet / cover page indicate:

PDC RFQ # 08-25
SE 92nd & Harold Redevelopment
Name and address of team submitting the submittal
 - iii) Include a Table of Contents immediately after the Cover Letter.
 - iv) Number all pages (other than cover, cover letter and attached forms).
 - v) Tabs are optional.
 - vi) Any optional oversized drawings or graphics submitted should be reduced to an 8.5 x 11 inch format.
 - vii) Submit one (1) unbound original submittal containing pages with original signatures where required, and all attachments. [Note: single-sided printing is OK on original].
 - viii) Submit ten (10) stapled copies. Double-siding copying is encouraged. Do not include:
 - a) Attachment B Developer's Statement of Financial Capacity
- B) **Paper Size / Formatting:**
 - i) Use of recycled/recyclable materials is strongly preferred
 - ii) Use of plastic and non-recyclable products is discouraged
 - iii) Paper size: 8.5 X 11 inches
 - iv) Margins > ¾ inch around the perimeter of each page
 - v) Maximum number of pages allowed shall be thirty (30) pages not including cover or cover letter and any required attachments (e.g., financial statements, resumes).
 - vi) 12 point type
- C) **A Windows PC compatible CD-ROM containing:**
 - i) An electronic "PDF" version of the submittal, excluding Attachment B Developer's Statement of Financial Capacity.
 - ii) An electronic "TIF" file of each of any optional graphics (resolution = 150).
 - iii) Name each file with the prefix PDCRFQ08-25_"teamID"_"contents"
NOTE: If you do not have the capability to provide this information in this format, contact the PDC Project Manager for assistance.

Submission Requirements

- D) **Submission Deadline.** In order to be considered responsive, submittals must be **RECEIVED** by PDC at the address stated below by **4:00 PM** local time on March 31, 2009. Submit Submittals to:

RFQ # 08-25
ATTN: Justin Douglas, Project Manager
Portland Development Commission
222 NW Fifth Avenue
Portland, OR 97209

Evaluation Criteria

All complete and responsive submittals received prior to the deadline for submissions will be evaluated by an Evaluation Committee. The evaluation will be based on the information submitted as well as any related information that PDC may discover in analyzing or verifying information submitted in the submittal or subsequently requested. Submittals shall be evaluated in accordance with the following criteria:

	<u>Criteria</u>
1	Development Team Capability
2	Development Vision
3	Diversity Outreach and Participation
4	Implementation

Each of the different aspects of the submittal is significant in the final determination. However, the Evaluation Committee will emphasize the ***Development Team Capability*** and ***Development Vision*** criteria when selecting submittals.

1) **Development Team Capability**

- A) Demonstrated experience of the Development Team and its members in the successful redevelopment, operation and economic performance of projects of comparable type, size, scale and complexity.
- B) Demonstrated experience of the Development Team in financing, constructing, and completing projects of comparable type, size, scale and complexity on time and within forecast budgets.
- C) Experience of the Development Team in working with the public sector in public / private real estate development projects.
- D) Experience of the Development Team in working with commercial partners and community-based organizations.

2) **Development Vision**

- A) The Development Team's understanding of the required five Key Redevelopment Principles.
- B) The Development Team's preliminary approach to programming.
- C) The Development Team's preliminary physical concepts for example, circulation, massing, scale, and sustainability.

3) **Diversity Outreach and Participation**

- A) The extent to which the Development Team has maximized diversity in past projects.
- B) The feasibility and scope of the Diversity Plan to encourage diversity participation, including compliance with the Good Faith Efforts Program, Workforce Training and Hiring Program and other diversity outreach and participation efforts.

4) **Implementation**

- A) Demonstrated experience and proposed approach of the Development Team to engage in public participation efforts with potentially impacted business, property owners, residents and the broader community.
- B) Agreement to comply with PDC Green Building Policy, Construction Wage Policy and First Source Agreements, as may be applicable.

Appendix

- a. Property Information
- b. Planning & Policy Context
- c. Project Role of PDC
- d. Compliance with PDC Policies
- e. Selection Process
- f. General Conditions
- g. About the Portland Development Commission
- h. Area Photos & Images
- i. Developer's Statement of Financial Capacity Form

Property Information

Background

PDC acquired the Property in 1999 as a key redevelopment opportunity, linked with plans for revitalization of the larger Town Center area. The Property has played an important role in the Lents community as a Little League ball field since 1955. PDC is working to complete relocation of the Lents Little League to new facilities several blocks north in Lents Park.

Description of Property

The Property is a 3.48 acre site located on three tax lots in Portland's southeast quadrant and the Lents neighborhood. The Property is generally bounded by SE Harold Street to the north, a surface parking lot and retail building to the south, Interstate 205 to the east, and SE 92nd Avenue to the west. The Property is owned by PDC.

Site Characteristics

The Property has approximately 450 foot frontage on SE 92nd Avenue to the west and 170 foot frontage on SE Harold Street to the north. The Property also has approximately 304 foot frontage on a pedestrian/bicycle trail to the east. Access and egress to the Property is currently via SE Harold Street. The area immediately adjacent to the Property is primarily residential to the north and west and commercial to the south. The pedestrian/bicycle trail is immediately adjacent to the east of the Property.

The Wattles Boys & Girls Club is currently located on PDC-owned land (that will ultimately be deeded to the club) to the northeast of the Property and is not part of the redevelopment. The club offers programs and services that promote and enhance the development of local youth. The facility, which is well-used and in good condition, includes a computer room, art room, basketball court, kitchen, outdoor recreation area, and staff offices.

Additional site information is available at <http://www.portlandmaps.com/>

Parking Obligations

Any redevelopment of the Property must include twenty off-street parking spaces for use by the Wattles Boys & Girls Club.

Existing Structures

Several small structures are on site, including two baseball dugouts, grandstands, and a press booth/restroom facility.

Tax Lot ID

1S2E16DB 8100, R335748

1S2E16DB 7800, R115524

1S2E16DB 7900, R135391

Street Address

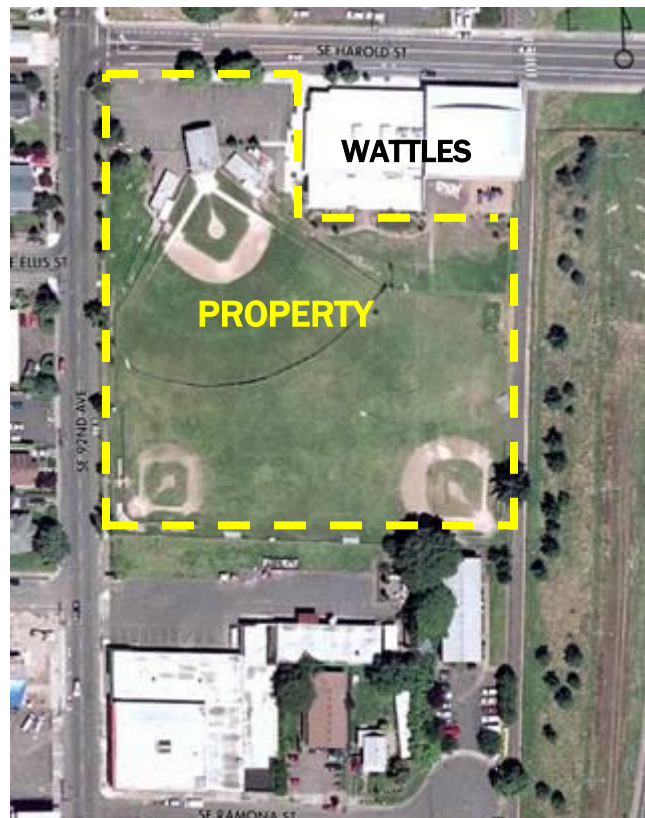
9204 and 9330 SE Harold Street

Legal Description

SECTION 16 1S 2E, TL 8100

BERNHARDT PK; BLOCK 1, LOT 1-4 TL

7800



Property Information

CLEMSON ADD, BLOCK 2, LOT 4-12 TL 7900

Ownership Status

Property is owned by PDC.

Elevation

Elevation of the site is approximately 214 feet above sea level.

Size (in acres/sq. ft.) / dimensions

151,393 square feet, 3.48 acres

Zoning and Land Use Requirements

The site is zoned **EXd** (Central Employment with a Design Overlay). Additional Property zoning and land use information is available online at:

<http://www.portlandonline.com/planning/index.cfm?&c=29205>

Height and Floor Area Ratio

EXd zoning allows a maximum FAR of 3:1 and a maximum height limit of 65 feet.

Traffic Trip Cap

To acknowledge existing capacity issues in the Lents Town Center, any future redevelopment of the Property must generate fewer than 310 PM peak hour automobile trips.

Parking

There is no minimum in an EXd zone, with the exception of some residential uses. Additional parking information is available online at:

<http://www.portlandonline.com/shared/cfm/image.cfm?id=53320>

Transportation Amenities

The Property is adjacent to the new MAX Green Line, which is scheduled to begin operations in fall 2009. The SE Foster Road/Lents Town Center MAX Station will be located to the southeast of the site and provides convenient connections to the Clackamas Town Center, Gateway Transit Center, Gresham, Portland International Airport, and downtown Portland. In addition to light rail service, TriMet's #10 Harold bus operates along SE Harold Street adjacent to the Property. The #17 Holgate operates along SE Holgate Street nine blocks north of the Property and the #14 Hawthorne runs along SE Foster Road four blocks.

The pedestrian/bicycle trail that runs along the site's eastern edge provides a pedestrian and bicycle route along the I-205 corridor, connection to the Springwater Corridor trail and other regional amenities.

Status of Environmental Reviews

In 2001 PDC completed a Phase 1 and Phase 2 Environmental Site Assessment for the Property. Both documents are available on the project website.

Flood Plain Status

The Property is not within a flood hazard area.

Site Access Procedures

The site can be accessed by contacting PDC's Project Manager, Justin Douglas, at 503-823-4579.

Planning & Policy Context

Description of the Area

The Property is located within the Lents Town Center Urban Renewal Area in the historic Lents Town Center. Downtown Portland is located approximately 5.5 miles to the northwest of the Property. Downtown Gresham is approximately 6.5 miles to the east-northeast. Portland International Airport is located approximately 7 miles to the north.

The surrounding neighborhood is largely residential, with a major commercial area to the west on SE 82nd Avenue, and a significant industrial/employment lands area just east on Foster Road. A large city park and elementary school are within walking distance. The Lents neighborhood is currently served by TriMet bus service, and the MAX Green Line extension will open in fall 2009, including a Lents Town Center/SE Foster Road station and three other stations serving the urban renewal area.

Recent Development Activity

Several new private and public development projects are underway or recently completed in the vicinity of the Property:

- **Assurety NW, Phase 1.** This LEED Silver Certified mixed-use project was completed in 2007. Assurety NW, a full-service insurance and financial services company, occupies the upper floors and three retail businesses help anchor the 30,000 square foot building located on SE Foster Road between SE 88th and SE 91st Avenues.
- **I-205 Light Rail.** The MAX Green Line is TriMet's latest light rail expansion, extending from downtown Portland to Clackamas Town Center. The Lents Town Center/SE Foster Road station will provide riders access to the Portland region.
- **Lents Park Improvements.** PDC and the Portland Bureau of Parks and Recreation are constructing new facilities for the Lents Little League at the northwest corner of Lents Park.
- **Foster/Woodstock Improvements.** The Portland Office of Transportation has secured MTIP (Metropolitan Transportation Improvement Program) funding for the Foster/Woodstock Streetscape Improvement Project, which will widen sidewalks, add on-street parking, and enhance pedestrian crossings. SE 92nd Avenue at Foster Road will also see improvements. PDC is leveraging the funds to include key intersection and connectivity improvements.
- **Property Assembly and Acquisitions.** PDC has bought over nine acres of property in the Lents Town Center.
- **PDC's homeownership loans, home improvement programs, and multifamily development programs** have improved housing stock and increased homebuyer activity in the area.

Future Area Development

PDC is currently sponsoring or aware of the following future development activities in the vicinity of the Property:

- **Assurety NW, Phase 2.** This second mixed-use office building is to be completed under loan agreement.
- **Lents Gateway Public Art.** This project focuses on transforming three acres of right-of-way under the I-205 interchange at SE Foster Road into an iconic gateway to the Lents Town Center. The proposed improvements will attempt to address freeway stormwater management and improve this important gateway to the town center.
- **Discussions with viable institutions and retail anchors** (including a grocery store).

Planning & Policy Context

- Completion of Lents Town Center Redevelopment Feasibility Analysis. Examples of Town Center redevelopment alternatives to be available in March 2009.
- Relocation of the Masonic Lodge. PDC is in negotiations with the lodge to find a suitable relocation site from their current space on SE 92nd Avenue near Ramona Street.
- Redevelopment feasibility and discussions with the owners of the New Copper Penny.
- Johnson Creek Industrial Area Revitalization. Coordination of multi-agency effort to promote redevelopment of industrially zoned, Freeway Land site and nearby parcels to maximize jobs and Johnson Creek flood management and habitat restoration. Provides for redevelopment strategy in partnership with private property owners.

Policy & Planning Context

This project is guided by several planning and policy documents. The following information is provided to establish the context of the project and its relationship to adopted public policy and planning documents. Other Lents related plans, documents, and information can be found at <http://www.pdc.us/ura/lents.asp>

Lents Town Center Urban Renewal Plan (1998)

http://www.pdc.us/pubs/inv_detail.asp?id=129&ty=6

This plan is the guiding document for urban renewal activities in the Lents Town Center. Its vision is founded on four principles: jobs, wealth, livability, and community. More specifically, it calls for “a strong residential environment surrounding a revitalized central town center business district” and “a network of connections and supportive transportation systems that help re-connect Lents and create a vibrant town center.”

Lents Residential Market Study (2008)

http://www.pdc.us/pubs/inv_detail.asp?id=832&ty=6

The residential market study found that in late 2007, the median sale price for a home in the Lents URA was \$204,250. It also found that SE Portland had the lowest vacancy rate in the city at 2.9 percent in Q4 of 2007. At that time, rents at nearby competitive projects ranged from \$750 to \$850 per month.

Lents Retail Market Study (2008)

http://www.pdc.us/pubs/inv_detail.asp?id=832&ty=6

This study found that in early 2008, overall occupancy of retail space in the Lents area was strong at 96 percent, with rents ranging from \$16/sf (NNN) in smaller older centers to \$30/sf (NNN) in large well situated locations. By 2017, an additional 155,926 square feet of space could potentially be supported by population increases in the retail market area.

Lents Office Market Study (2008)

http://www.pdc.us/pubs/inv_detail.asp?id=832&ty=6

The office market study found that in January 2008, office rents ranged from \$10.58/sf to \$25.50/sf with a median of \$14-\$15/sf. Potential annual demand for office space in the Lents area was estimated at 30,135 square feet through 2017.

Lents Town Center Housing Study Update (2006)

http://www.pdc.us/housing_services/resources/publications/inv_detail.asp?id=657&ty=48

This study contains demographic information about the Lents area.

TIF Set Aside for Affordable Housing Policy (2007)

Planning & Policy Context

<http://www.portlandonline.com/auditor/index.cfm?a=155330&c=31334>

This City policy provides the overarching requirements for PDC tax increment funding (TIF) for affordable housing in urban renewal areas and will guide investments in PDC-funded projects.

East Portland Historical Overview and Historic Preservation Study (2008)

<http://www.portlandonline.com/Planning/index.cfm?&c=46188>

This document provides an overview of the history of East Portland and offers community profiles on its neighborhoods, including Lents.

Metro 2040 Growth Concept (1995)

<http://www.metro-region.org/index.cfm/go/by.web/id/231>

This nationally renowned plan designated Lents as town center that will attract employment opportunities, residential density, and recreational activities while reducing adverse environmental impacts. Town Centers are expected to serve about 10,000 to 50,000 people.

East Portland Action Plan (2009)

<http://www.portlandonline.com/planning/index.cfm?&c=45448>

This action plan was designed to build on information gathered in the East Portland Review study and look strategically at short-term opportunities to improve livability, as well as long-term strategies to address some of the challenges facing East Portland.

Outer Southeast Community Plan (1996)

<http://www.portlandonline.com/shared/cfm/image.cfm?id=59133>

The plan provides a guide to accommodating new housing and jobs in ways that do not increase traffic congestion, damage the livability of existing neighborhoods, or degrade natural and scenic resources.

Project Role of PDC

Land Use Processes

PDC may provide technical assistance with required land use reviews for the Property redevelopment.

Public Participation

Current PDC policy places significant emphasis on communicating with and obtaining input from key stakeholders, neighborhood groups and other interested citizens. A SE 92nd & Harold Redevelopment Project Public Participation Plan was implemented to involve the public in developing a comprehensive vision and framework which guides this RFQ. As part of this outreach, PDC convened a Citizens Advisory Committee comprised of local residents, business owners, and other stakeholders. Submitters will be expected to work with PDC in engaging the community in public participation activities.

Project Financial Assistance

The selected team would enter an approximately six month process of master planning and programming. PDC will provide a stipend for some costs incurred during this period (e.g., conceptual design, construction estimate, pro forma). Based on the outcomes from the six month master planning period, PDC will determine whether or not to move toward project development with the selected Development Team.

After the selected Development Team and PDC arrive at a development program, the amount and nature of PDC financial participation will be evaluated subject to demonstrated need and applicability of PDC's various development finance programs. PDC staff will cooperate in providing appropriate information to potential financing entities as needed. To the extent appropriate and cost effective, PDC will assist the Developer in securing non-PDC public financial assistance such as tax credits, grants, etc.

In addition to development finance, financial assistance may be available through PDC's Business Finance programs. Additional details are available at: www.pdc.us/bizfinance. There are also a host of other federal, state and local funds which may also be available to a Project that includes an economic development/jobs component.

Diversity Objectives

PDC will provide technical assistance to facilitate achievement of PDC's diversity objectives.

Compliance with PDC Policies

As a public agency charged with the disposition and development of public land, PDC utilizes the redevelopment process to achieve as many public policy goals and objectives on behalf of the citizens of Portland as possible. The policies listed below are applicable to most, but not all, projects developed on PDC land. Copies of these policies are available upon request.

- Business Equity Program
- Workforce Equity Program
- Green Building Policy
- Construction Wage Policy
- Oregon Prevailing Wage Law

Selection Process

1) Submittal Responsiveness

After the deadline for receiving submittals, staff will review submittals to determine if they are responsive to the requirements of the solicitation. PDC reserves the right to identify, clarify and accept any minor irregularities or informalities in determining whether or not a submittal is responsive.

- A) All Development Teams will be notified after the deadline for receiving submittals, as to whether their submittal has been determined to be responsive.
- B) Non-responsive submittals will be returned.

2) RFQ Submittal Review

- A) Responsive submittals will be reviewed by an Selection Advisory Committee and an Evaluation Committee. Their composition and roles are as follows:
 - i) The Selection Advisory Committee will be comprised of approximately ten individuals who are local residents, local business owners, developers, community non-profit representatives, and sustainability professionals. The Selection Advisory Committee will review submittals and share their recommendations with the Evaluation Team.
 - ii) The Evaluation Team will be comprised of PDC staff. The Evaluation Committee will review submittals and formulate a recommendation regarding of the team(s) to be considered further.
- B) Following review by the Evaluation Team, one or more of the Development Teams may be asked to provide clarifying or additional information.
- C) The Evaluation Team will forward its recommendation to the PDC Executive Director along with a summary of the rationale used to support the recommendation.
- D) The Executive Director, based on input and recommendations from the Evaluation Team, and in his or her sole discretion, will:
 - i) Determine which teams are eligible for in depth interviews with Evaluation Team, staff, and stakeholders; or
 - ii) Determine that no teams are acceptable and select an alternative disposition method; or
 - iii) Determine that additional information and / or negotiations with select proposers is necessary to make a recommendation or determination; or
 - iv) Enter exclusive negotiations with one selected team.
- E) All responsive proposers will receive notice of the Executive Director's determination.
- F) Following announcement of the Executive Director's selection, all responsive submittals received will be available for public inspection at the offices of the Portland Development Commission for a period of five (5) business days. Arrangements for inspection can be made by contacting Justin Douglas, 503.823.4579 or DouglasJ@pdc.us
- G) Following the above public inspection period, requests for inspection of a submittal will be handled per the established PDC policy on public records access.
- H) In the event that PDC receives only one qualified response submittal to this RFQ, PDC may discontinue the solicitation process and begin direct negotiations with the respondent.

3) In Depth Interviews

- A) If more than one Development Team is selected for in-depth interviews, the selected teams will be notified and receive a request for interview. Interviews may be via phone or in person.

Selection Process

4) Projected Solicitation Schedule

(subject to modification during the process)

A) Announcement of RFQ Solicitation	February 9, 2009
B) Informational Meeting (attendance optional)	February 27, 2009
C) RFQ Submittals Due	March 31, 2009
D) Notice of responsive RFQ Submittals	April 2009
E) Evaluation of RFQ Submittals	April –May 2009
F) Recommendation to Executive Director	May - June 2009

PDC and the Developer will enter into legal agreements, outlining in detail the terms and conditions of any real property conveyance, the development program, and additional terms as necessary.

General Conditions

- 1) This RFQ is not a solicitation of competitive bids. The PDC by this request for submittals specifically reserves the right in its sole discretion to determine which submittal best serves the public good, and to:
 - A) Revise the solicitation, evaluation, or selection process including extending the deadline or canceling without selecting a developer.
 - B) Waive informalities and irregularities in the submittals received in response to this solicitation.
 - C) Disqualify without recourse or appeal any or all submittals.
 - D) Reject any or all submittals with or without cause.
 - E) Determine the timing, arrangement, and method of any presentation throughout the process.
 - F) Verify and investigate the qualifications and financial capacity of the proposer, and any of the information provided in the submittal.
- 2) Every effort has been made to provide current and correct information; however, unless citing a specific PDC approved resolution or plan, PDC makes no representation or warranty with respect thereto.
- 3) All submittals received shall become the property of the Portland Development Commission and considered an official public record subject to inspection by the public in accordance with ORS 192.502 and PDC's Public Records Access Policy after the completion of the solicitation process; and may be used for any purposes relevant to the decisions and actions undertaken by PDC towards development of the property being offered.
- 4) Every effort has been made to include herein all the information necessary to prepare and submit a responsive submittal to this offering. However, if you have a question about any of the information or requirements contained in this solicitation, direct your questions in writing to:

Justin Douglas, Project Manager
Portland Development Commission
222 NW Fifth Avenue
Portland, OR 97209
DouglasJ@pdc.us

All questions and answers will be posted to the PDC and project website page and an e-mail sent to all potential proposers registering their download of the solicitation from the project and PDC Websites.

A similar process will be followed for any formal Addenda to this solicitation.

- 5) During the course of this solicitation, proposers are cautioned not to undertake any activities or actions to promote or advertise their submittals except in the course of PDC-authorized presentations; or to make any direct or indirect (through others) contact with members of the Portland Development Commission, Evaluation Committee members (if named) or PDC staff members not identified in this solicitation as a contact for specific information, except upon prior approval of the above stated Project Manager.
- 6) PDC will not hold "one-on-one" meetings with any potential proposer during the solicitation process.

General Conditions

- 7) PDC will not hold “one-on-one” meetings with any proposer during the evaluation process except as part of a scheduled interview or presentation process involving all or a “short list” of proposers. PDC may, however, ask individual proposers clarifying questions or obtain additional information about some specific point of a submittal.
- 8) Failure to abide by these restrictions is grounds for disqualification. This solicitation does not commit PDC to enter into an agreement.
- 9) PDC accepts no responsibility or obligation to pay any costs incurred by any potential or eventual proposer in the preparation or submission of a submittal; or in complying with any subsequent request by PDC for information or participation throughout the evaluation process.
- 10) Respondents to this solicitation are prohibited from employing or retaining a former PDC employee to assist in the preparation of a submittal to this solicitation if the former PDC employee has been separated from PDC for less than one year and was associated with this Property or related Project while employed by PDC.
- 11) The successful Development Team is further prohibited from employing or retaining a former PDC employee who has been separated from PDC for less than one year and was associated with this Property or related Project while employed by PDC:
 - A) To work on or receive any financial gain related to this project; or
 - B) To work in a capacity responsible for influencing, or trying to influence the actions of the Portland Development Commission other than through public testimony.
- 12) A proposer may not protest the selection of a Development Team. However, a proposer who has received notice that its submittal was non-responsive may protest the determination of non-responsiveness according to the process described below.
 - A) Timing of Protest
 - i) A proposer advised that its submittal was non-responsive is entitled to protest, and shall have five (5) business days after receiving notice of a determination from PDC to submit to PDC a written protest.
 - B) Format of Protest
 - i) The protest must be delivered in writing to PDC attention: General Counsel and signed by an authorized official of the protesting party. E-mails, faxes and late protests will not be considered.
 - ii) The written protest shall describe how its submittal met the evaluation criteria and was therefore responsive to the solicitation.
 - C) Review

The Project Manager’s department director will review the protest and any additional relevant information and render a determination generally within five (5) business days as to whether the protest has merit or not; and if so, the proposed remedy. This determination will be transmitted to the protestor and all other proposers.
 - D) Appeal

If the proposer submitting the protest, or any other proposer, is not satisfied with the determination and/or remedy, they may appeal the determination to the Executive Director within three (3) business days.

 - i) An appeal must be delivered in writing to PDC, attention: Executive Director and signed by an authorized official of the protesting party. E-mails, faxes and late appeals will not be considered.

General Conditions

- ii) The written appeal shall specify the grounds upon which the appeal is based, and describe how the proposer will be adversely affected or aggrieved by the determination.
- E) **Final Determination of Protest**
The Executive Director shall review the determination and appeal and render a final determination in a timely manner. The determination may be to:
 - i) Reject the protest; or.
 - ii) Implement a remedy to the protest.
- F) **Suspension of Solicitation**
If a qualified protest is received, the Commission shall suspend all further activity related to the evaluation of responses to the solicitation until such time that a determination has been made and an appeal period, if any, has lapsed. A notice of suspension will be transmitted to all proposers by the Project Manager.

13) Subsequent Agreements

- A) **Disposition and Development Agreement (DDA) or other Disposition Document(s)**
The Development Team and PDC will enter into a DDA or other disposition document(s) that describes in detail the terms and conditions of the real property sale, the resultant development and any financial assistance provided by PDC. It will also detail performance schedules, construction compliance requirements and non-performance remedies.

The Portland Development Commission

For five decades, the Portland Development Commission (“PDC”) has worked to enhance the Portland metropolitan area’s livability. Created by City of Portland voters in 1958 and serving as a special purpose government, PDC is the City’s urban renewal, housing implementation and economic development agency. It is governed by the Board which consists of five volunteer citizens appointed by the Mayor and approved by the City Council.

PDC professionals in the fields of real estate development, finance, construction, urban planning, project management, economic and community development, architecture, law, communications and other functions are responsible for meeting PDC’s strategic objectives in three program areas.

REVITALIZATION — PDC plays a key role in stimulating and supporting physical redevelopment of industrial, commercial and neighborhood districts throughout the City in order to improve livability and expand opportunities for affordable housing and quality jobs. This is accomplished by assembling underused property and making it available for private developments; funding and oversight of new infrastructure (e.g., roads, transit, parks) as well as providing technical and financial assistance to for-profit and non-profit developers undertaking private projects that are supportive of public plans and objectives.

HOUSING — PDC administers a variety of housing development and finance programs to help meet Portland’s housing goals of providing a diversity of affordable housing types throughout the City that help support broader area and neighborhood development objectives, as well as accommodate a growing population. In addition to programs that help home owners purchase, refinance or repair their homes, PDC also helps finance larger mixed-income and mixed-use rental housing development projects.

JOBS — PDC is responsible for developing and implementing strategies that facilitate retention, growth and diversification of businesses in the City that offer family wage jobs. A variety of technical and financial assistance programs exist to help attract new businesses to the City, as well as retain and support expansion of existing businesses.

In carrying forward its mission over the years,

- PDC has played the lead role in the creation of some of Portland’s most important landmarks, including, Waterfront Park, Pioneer Courthouse Square, Pioneer Place retail center, the Classical Chinese Garden, the Eastbank Esplanade, and a catalytic role in the development of the Airport and Interstate Light Rail lines and the Portland Streetcar.
- In neighborhoods throughout the City, PDC has helped over 14,000 homeowners repair or purchase their homes over the past 30 years; and provides financing for over 2,000 units of affordable rental housing annually.

In the past five years, PDC economic development programs have helped create or retain more than 10,300 jobs and various business loan programs have assisted more than 400 local business owners.

Area Photos & Images



Assurety NW Phase 1



Wattles Boys & Girls Club



Lents Park



Lents Farmers Market



Lents Town Center MAX Station

Developers Statement of Financial Capability



Developer's Statement Of Financial Capability

For official and confidential use by the Portland Development Commission

Purpose/Instructions: The following information will be used by the Portland Development Commission in determining whether or not the identified Development Entity has, in the opinion of the Portland Development Commission, the financial capability to successfully complete the PDC project for which they have been selected, or are seeking financial assistance.

NOTE: In accordance with ORS 192.502.23, PDC considers this information as a public record exempt from disclosure under ORS 192.410 to 192.505.

This Form has been created in Word, and formatted to accept input in shaded fields only. Use the TAB key to advance to the next field; SHIFT-TAB to go back. Lines will wrap as necessary.

Answer ALL questions. If you need to submit attachments in response to, or explanation of, a specific question, please reference the appropriate question number on the attachment.

A. Submission Information (complete all that apply):

1. This Statement is being submitted as required by a PDC solicitation:
PDC Solicitation #: _____ Project Name: _____
2. This Statement is being submitted as required by an application or request for financial assistance:
 - a. PDC department/project manager requesting information:
 - b. Type of Financial Assistance Requested:
 - c. Project Name:
3. This information is an update to a previously submitted Statement of Qualifications submitted on (date): _____ **[Note: complete entire form]**

B. Development Entity Information

1. Official Company/Entity Name:
2. Mailing Address:
City/State/Zip:
3. If at this address less than 1 year, prior address:
4. Primary contact regarding this information:
5. Telephone Number:

C. Development Entity. The Development Entity named above is:

- ☐ A sole proprietorship — Soc. Sec. #
- ☐ A corporation — FID #
- ☐ A nonprofit or charitable institution or corporation — FID #
- ☐ A partnership — FID #

Developers Statement of Financial Capability

- ☐ A business association or a joint venture — FID #
- ☐ A limited liability company — FID #
- ☐ A Federal, State, or local government or instrumentality thereof
- ☐ Other / explain:

D. Date and State of Organization. If the Development Entity is not an individual or a government agency or instrumentality:

1. Date of organization:
2. State of organization:

E. Development Entity Principals. Names of owners, officers, directors, trustees, and principal representatives of the Development Entity:

Name, Address, ZIP Code	Description of Interest/Relationship	% of Ownership Interest

F. Development Entity Affiliations. Is the Development Entity a subsidiary of, or affiliated with, any other corporation or corporations or any other firm or firms? ☐ Yes ☐ No

If Yes, provide the following information:

Corporation / Firm	Relationship to Development Entity	Common Officers/Directors
Name Address		
Name Address		

G. Bankruptcy. Has the Development Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Development Entity or said parent corporation, or any of the Development Entity's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? ☐ Yes ☐ No

If Yes, provide the following information:

Name	Court	Date	Status

Developers Statement of Financial Capability

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- H. Loan Defaults.** Has the Development Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Development Entity or said parent corporation, or any of the Development Entity's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation? ☐ Yes ☐ No

If Yes, explain:

- I. Litigation.** Is the Development Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Development Entity or said parent corporation, or any of the Development Entity's officers or principal members, shareholders or investors party to any pending criminal or civil litigation that could potentially impact the financial capability of the Development Entity to complete the proposed development? ☐ Yes ☐ No

If Yes, provide the following information, and attach any additional information or explanation deemed necessary:

Date Filed	Court	Current Status

- J. Cost Estimates.** Attach a copy of a development feasibility study, or other report or study containing the estimate and methodology for making the estimate, of the total project development costs.

- K. Sources of Funds.** Provide an itemization of the sources of funds to be used to pay for the development project.

1. If a source of funds is a financial institution or investment group, provide a copy of a **letter of intent or commitment** to fund.
2. If a source of funds is from the Development Entity, explain the source of funds such as: cash on hand, sale of stock, sale of assets (identify), other (explain).
3. If a source of funds is from individual owners, partners or shareholders of the Development Entity, for the person providing the funds submit,
 - a. Current (within 90 days) personal financial statement
 - b. Full Federal Tax Returns for last three years
4. If a source of funds is unknown, or from any other source, provide an explanation and any appropriate documentation.

- L. Financial Condition.** Attach to this statement a **certified financial statement** showing the assets and the liabilities, including contingent liabilities, of the Developer Entity fully itemized in accordance with accepted accounting standards. To be certified, the statement must contain an auditor's opinion, or be compiled/prepared by a certified public accountant (CPA) or public accountant (PA). If the date of this certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.

- M. Previous PDC Assistance.** Has the Development Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Development Entity or said parent corporation, or any of the Development Entity's officers or principal members, shareholders or investors received any previous financial assistance from PDC for a development project? ☐ Yes ☐ No:

Developers Statement of Financial Capability

Project Name	Assistance Provided by PDC	Date

N. Conflict of Interest (Section 2.606 Charter of City of Portland). Does the Development Entity currently have or plan to have as an officer, member, employee, shareholder, investor or financing partner of the Entity any person who is currently an officer, agent, or employee of the City of Portland, its bureaus, boards or commissions (including PDC). ☐ Yes ☐ No

1. **If Yes**, identify and explain:
2. **If Yes**, does anyone identified above (N-1) have direct or indirect pecuniary interest in the Development Entity or in the redevelopment or rehabilitation of the property being proposed by the Development Entity to PDC?
☐ Yes ☐ No
 - a. **If Yes**, describe and explain:

O. Additional Information. Attach any additional evidence deemed helpful to demonstrate the Development Entity's financial capacity and capability to complete the proposed development.

Developers Statement of Financial Capability

CERTIFICATION

I¹ _____ certify under penalty of perjury under the laws of the State of Oregon that I am authorized to submit this information on behalf of the Development Entity and that the statements made in this Statement of Financial Capability are true and correct.²

I further authorize the Portland Development Commission, or any employee or agent acting on behalf of the Portland Development Commission, to undertake any investigation deemed appropriate to verify the information contained herein.

Printed Name _____

Title _____

Signature _____

Date _____

◆ FOR PDC USE ONLY ◆

Routing	
Received by: _____	☐ Copy to project manager
Date: _____	☐ Original to Professional Services master file

¹ If the Development Entity is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² ORS 162.055 to 162.425 makes it a crime to knowingly make a false statement to a public servant with regard to a material issue. Such false statement is a Class C Felony punishable by up to 5 years in prison and/or a fine of \$100,000.

