

**92H Request for Qualifications (RFQ)
Informational Meeting
March 2, 2009
Summary of Questions & Answers**

PDC Process

Q6: How did you engage the development community in this RFQ process?

A: An email was sent out announcing the release of and RFP/RFQ to recipients that have registered through the PDC solicitation page. Those who might not be interested in bid opportunities within the community might have received an email directly from the PDC, through the advisory committee, neighborhood representatives, interested parties list, or through other local groups.

Q6: Besides the 5 Key Redevelopment Principles for the project, are there other elements of the stakeholders feedback have you heard as necessary for this site? What part of this feedback would PDC consider important to integrate into the proposals?

A: We held an open house for the community where we asked for their thoughts on the program – respondents said they wanted to see more commercial uses in the Town Center and that, in general, a greater mix of income and housing affordabilities, but that is speaking very broadly. All of the comments we received from the open house are posted on the webpage.

Q7: What is the relationship between this RFQ and the broader ongoing feasibility planning study by PDC?

These processes are really interdependent, yet still separate as this is only an RFQ. The Study will set up this project to be the first public/ private redevelopment in the Town Center, and therefore it will take precedent, and further set a pattern for the rest of the town center. The Study primarily focuses on what does PDC expect the Town Center to look like in 15 and 30 years.

Q9: Do you have any more specific guidelines or expectations for the RFQ for sustainability levels?

A: The City and PDC are still working on a new green policy. In the past, LEED Silver was expected, but the bar is moving up. We expect the project to be as sustainable as possible, but we also recognize that this is a public-private partnership with a limited subsidy, and that the process will hope to fulfill a number of other goals relating to M/W/ESB, TOD's, etc.

Q11: Will the general public have an opportunity to weigh in on the development proposals?

A: There will not be a public presentation of the projects, but there will be members of the public on the Selection Advisory Committee.

Q18: Will the PDC provide assistance in permitting, development, etc?

A: One of the roles that PDC plays is providing technical assistance and to be a liaison with other bureaus. Development is not always the easiest process, so we try to make that as painless as possible.

Q19: Will ODOT need to approve this project, recognizing the close proximity to the freeway?

A: No.

Surrounding Redevelopment work in the Town Center

Q2:– What has been the obstacle of redeveloping the properties south along 92nd? I am assuming that the PDC has made an effort to in the past ten years to renovate these buildings.

A: PDC does not own any of those buildings. We did, however, aid in the relocation Ararat Bakery to the structure at 92nd and Ramona, as well as assisted in the renovation of the building. Prior to the Lents Town Center URA boundary amendment, the PDC budget in the Lents Town Center did not allow us to be pro-active in property acquisition, so we offered storefront and business assistance. Since the boundary amendment, however, the Lents URA budget has increased substantially, allowing PDC the opportunity to be much more proactive in acquiring properties in the town center.

Q14: What is the plan for the Foster Woodstock Couplet? When will the enhancement project move forward?

A: Federal funding has been allocated to the Portland Bureau of Transportation (PBOT) through a Metropolitan Transportation Improvement Project (MTIP) grant. The project will improve pedestrian connections in the Town Center, utilize signalization measures for traffic calming, and the urban environment with wider sidewalks and street trees. The enhancements will aspire to create a streetscape much like those currently in front of Assurety NW project. Also, the streets will not be widened and no additional lanes are planned for the couplet. Rather, on-street parking will be increased on both 92nd/Foster/Woodstock, and encourage more pedestrian developments by increasing safety.

Q14: When is the Foster Woodstock work planned to be installed?

A: Engineering work will begin this year, led by PBOT.

Q15: When will the Lents Little League (LLL) ballfields officially open?

A: The LLL ballfields grand opening will occur on Saturday, April 11th between 8:00 am and 12:30pm. We encourage all of you to attend. That said, the LLL will begin their official spring season on this field, but will transition after a few months to their new space.

Project Funding

Q10: Has PDC identified how much subsidy will be made available for this project? Has the amount for the master planning stipend been identified?

A: Any financial assistance will ultimately depend on project need, market conditions, and other competing budget priorities in the Lents URA. You can view the proposed five year budget forecast for the Lents URA on the PDC main website.

As for the stipend, PDC has yet to determine a specific amount. For a past example, for the Centennial Mills project that began in 2007, each of the three teams was given a stipend of \$40,000 to develop a proposal. After the master planning process, additional funds may be made available for predevelopment work

Community Involvement

Q5: How did the PDC engage the public during the rezoning effort and prior to the release of this RFQ? Did the project team members reach out to the neighborhood associations, business community, and other stakeholders in the community?

A: When the PDC began the rezoning effort, we formed a ten-member Citizens Advisory Committee that included local residents, business owners, and representatives from the Lents Urban Renewal Advisory Committee (URAC) and the Lents Neighborhood Association (LNA). With an urban design consultant, we held a series of meetings on potential redevelopment scenarios and what different densities were allowed within zoning code. The URAC and LNA both voted to support the zone change. Also, the zone change application required a specific public process that included mailings and email notifications.

Q13: What was the neighborhood reaction to the 65 foot height limits allowable with the new EXd zoning?

A: Overall, there was a positive reaction to the proposed zoning change. The community recognizes that the Town Center is transforming, and that this site represents a wonderful opportunity to do something good for the neighborhood. Some community members expressed sadness at the loss of this ballfield in the Town Center – which is understandable as the Lents Little League has played on this field since 1955.

Future building heights and increased traffic in the neighborhood are somewhat of a concern to some. PBOT has placed a required trip cap placed on future redevelopment on this site, which will ensure a future project blends in with the existing neighborhood.

Q16: When you created the trip cap, did you do a sensitivity analysis on the allowable densities for each possible use on this site? What were the results?

A: The trip cap basically says that any future redevelopment must produce no more than 310 PM peak hour trips. Redevelopment that exceeded this trip cap would trigger adding additional lanes on local streets and intersections. We created a simple trip cap generator (available online), to see how different land uses fit within the trip cap.

92/H property information

Q3: Can you further explain your deal with the Wattles Boys and Girls club, and the requirements placed on PDC through your purchase of the site?

A: At the moment, Wattles has long term ground lease for their building. When PDC bought the site from Wattles in 2000, the agreement stated that Wattles will be deeded control of the land underneath the building as well as supplied 20 additional parking spaces on 92H when the ball fields were redeveloped.

Q13: During the rezoning process, did you identify the maximum number of residential units on the site?

A: We went through an exercise where we looked at what the old zoning classification would accommodate, it was R2a, and that was somewhere in the area of 130 Residential units, then we looked at the EXd zoning would allow, and three more dense scenarios, those ranged from 200-350 housing units, 10-40K of commercial, total conjecture, the EXd allows for 65 foot height limits.

Working with other Agencies

Q8: There is significant portion of housing component in this project, is there any role in BHCD, or the transformed housing bureau?

A: With the reorganization of BHCD and PDC's Housing Department into a new Portland Bureau of Housing, the new bureau will continue to be involved in the creation and funding of affordable housing. At this point, how that system will operate has yet to be determined. The housing staff currently working on this project will continue to play a significant role in this process. The higher level decision makers will need to find the appropriate methodology for the Bureau's operations, but project staff will continue to move the project forward.

Design Considerations

Q1: Comment on article on DJC about the project – one of the items “Many residents think that the Assurety NW project and other PDC's projects look too ‘mundane and suburban’”, have you heard about that, comment on that, is there something wrong with it?

The Assurety NW project was one of the first redevelopment projects in the Town Center and has had significant success from an economic development perspective as they have moved over 50 employees into the second space. The community has also welcomed the development by supporting the commercial tenants on the ground floor. In regards to RFQ submittals, PDC is interested in conceptual design ideas for circulation, massing, building orientation, etc.