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City of Portland, Oregon
PORTLAND DEVELOPMENT COMMISSION

Request for Qualifications
Development Solicitation #05-41

Lloyd District Transit-Oriented Mixed Use Residential Condominiums

April 20, 2006

The Portland Development Commission (PDC) requests qualifications from experienced development teams interested in purchasing and developing a 20,000 square foot site owned by PDC at the corner of NE Grand Ave. and NE Holladay St. in the Oregon Convention Center Urban Renewal Area.

Goals for the Property, known as Block 45, include development of a medium to high density residential project that:

- (1) Activates the site with a 24/7 use;
- (2) Achieves high density home ownership;
- (3) Achieves a mix of housing unit sizes and sales prices;
- (4) Activates the street through ground floor commercial uses;
- (5) Achieves high quality urban design with durable materials that is compatible with the neighborhood and is sensitive to the adjacent residential condominium building;
- (6) Will be complete no later than the end of 2008.

Details of the design and development program and other aspects of the project can be found in the full RFQ and may be obtained by telephone or FAX request to:

Karl Dinkelspiel
Portland Development Commission
222 NW Fifth Avenue
Portland OR 97209-3859
Phone: 503-823-1354
Fax: 503-865-3838

Or downloaded from the PDC web site at www.pdc.us/block45
Proposals must be submitted no later than 12:00 PM (noon) June 8, 2006

Portland Development Commission greatly values diversity in its development and contracting partners and in the workforce, and encourages it partners to do the same.



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Governor Defends Record, Effectiveness

Gov. Ted Kulongoski sees a healthier state than when he launched his first bid for governor in 2002. Most notably, the economy has risen steadily during his term and the governor credits the creation of 100,000 jobs.

The ex-Marine and boxer makes a point in his radio ads that it's not the loudest person who wins the fight, but the most persistent. His track record also includes former state legislator and Supreme Court justice.

Kulongoski pledges to con-

tinue strides in education with the Education Enterprise, a statewide system to track students, expand student aid and provide worker training in trades.

Addressing the health care issue, Kulongoski has focused on the Healthy Kids Plan to provide health care for 117,000 uninsured children. He has also passed one of the toughest antimeth laws in the nation, cutting the number of small meth labs by 70 percent.

Under Kulongoski's administration significant businesses, including Amy's Kitchen, Ya-



Gov. Ted Kulongoski

hoo, Royal Caribbean Cruise Lines and Genentech, have moved to Oregon.

Kulongoski has had an impressive record fighting for civil rights. He recently created a statewide taskforce to examine sexual discrimination and has signed three bills supporting minority and women business owners.

His 2007 agenda includes momentum of key issues taking up the debate issues of his Democratic primary race for re-election: health care, education, and jobs.

Jim Hill challenges governor Kulongoski

continued from Metro

will step up."

Hill doesn't have the name recognition and campaign funding of the current governor, but he secured major endorsements from influential unions, including the Service Employees International Union and the Oregon School Employee Association.

Oregon, in many ways, is a wounded state, and the Democratic candidates share similar ideas on

how to restructure health care, our economy and education.

Hill has fashioned his campaign platform into an "Oregon Comeback Plan", detailing solutions for a statewide turnabout. He has pledged to establish a rainy day fund and raise the corporate minimum tax, which currently bottoms at \$10.

"Corporations aren't paying their fair share of the tax burden," he said. "I want to balance that system to fund schools."

On education, Hill said he'd "do whatever it takes to reduce class sizes".

He considers his two-term experience as state treasurer a leading advantage, and when speaking about our economy he looks north to Washington's success, and beyond to Southeast Asia.

"Some of the largest countries in the world sit on the Pacific Rim," Hill said. "We should be out selling the state in terms of international trade."

Domestically, Oregon is divided both geographically and politically by the Cascades. It hasn't been easy for Democrats to capture the hearts of the conservative parts of the state, but the current Republican agenda has helped win votes for the left.

"Democrats are energized right now," Hill said. "I have a feeling we will do well in the mid-term election, this is the first time in a long time Democrats can stand up and feel proud."

Pete Sorenson Wants to Listen and Lead

continued from Metro

handlers, lobbyists and journalists.

Sorenson also wants to shift the

tax burden from small businesses and working Oregonians to corporations.

"Can it be done? Yes, but it's not easy," he said.

Sorenson makes no bones about the Democratic tendencies of Oregon voters.

"Four out of five U.S. representatives have been Democrats in the past 20 years, and we were one of 10 states to vote for Michael Dukakis in the 1988 presidential election. We need a progressive Democrat in office," he said.

When it comes to impoverished areas like north Portland, east Medford and the low-rent Whitaker district of Eugene, Sorenson believes unrestrained private development obstructs success in these

communities.

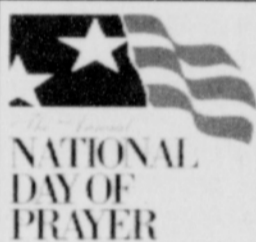
He favors state bond programs for housing investment, including mortgage assistance for first-time low-income and senior citizen homebuyers.

"We need a mixture of federal, state and local assistance for a commitment to affordable housing," he said.

If elected Sorenson also promises to reinstate 75,000 residents to the Oregon Health Plan and says he's the only candidate promising to remove Oregon National Guard troops from Iraq.

Most of all, Sorenson emphasizes a realistic future with a governor unafraid to act.

"I don't want people to lose their sense of hope that they can make change within government."



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- 6am - 8am : Life Change Christian Center Grace Covenant
- 8am - 11am Open Prayer
- 11am - 1pm New Hope Missionary Baptist
- 1pm - 3pm Vancouver Ave 1st Baptist
- 3pm - 4pm Bethel AME Church
- 4pm - 5:30 pm Highland United Church of Christ
- 5:30pm - 7pm the International Fellowship Family Church
- 7pm - 8:30 Maranatha COG mass choir of all participating churches in a Celebration of Praise.

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Worship & Prayer
Service

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Thursday
May 4, 2006

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'Cold Case' Murder Solved

continued from Metro

Gang Enforcement Team, the FBI, our Drugs and Vice Division, the Multnomah County District Attorney's office and our Cold Case Squad made these arrests possible," said Assistant Chief Jim Ferraris. "This is a perfect example of agencies working together to help solve these cold homicide cases."



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