

# Developers vie for Broadway Corridor gig

BY CHUCK SLOTHOWER  
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Prosper Portland received nine responses to its request for qualifications as it seeks a master developer for the 32-acre Broadway Corridor, a spokesman said.

The city is seeking a qualified firm or team to guide development of the sprawling city-owned property that borders the Pearl District and Old Town Chinatown.

The responses came from local and national development teams, and some partnerships of local and national developers, said Shawn Uhlman, spokesman for Prosper Portland.

Sarah Harpole, a Prosper Portland project manager, is leading evaluation of the responses. The agency will evaluate whether the respondents meet minimum qualifications and then settle on a short list of approximately three potential developers or development teams, Uhlman said.

Prosper Portland is planning a public forum March 21 where the shortlist or semi-finalists will be publicly revealed.

The only developer to publicly reveal its application was Kaven + Co., a Portland development firm. Kaven + Co. proposed an ambitious twin-tower design, with one tower that would reach higher than 970 feet – above Seattle's Columbia Center, which currently is tops in the Pacific Northwest at 933 feet. Kaven + Co.'s proposal also calls for a high-speed underground rail line.



A twin-tower proposal is one of nine pitches to Prosper Portland in response to its request for qualifications for development of the Broadway Corridor.

"It is our concept that there needs to be a strong vision," said Daniel Kaven, founder of the development firm.

The Broadway Corridor is an opportunity to accommodate future growth, he said Monday.

"I am a true believer in building density," he said. "I fundamentally believe that Portland is going to have enormous growth. If we're not setting ourselves up for the

potential of that growth and the density, we're really shooting ourselves in the foot."

Kaven's proposal would dwarf any project the developer has done to date. It would require raising the city's height limit for the site; last fall it was raised to 400 feet. That isn't an unsolvable obstacle, he said.

"Three people on City Council right now could change the height on that property," he said.

Prosper Portland cannot reveal details of the other proposals until it finalizes a short list, Uhlman said.

ZGF Architects is working with Prosper Portland on a development strategy for the Broadway Corridor and a formal master plan for the 13.5-acre U.S. Postal Service property. The Postal Service property was acquired by Prosper Portland last year in a complicated swap with the federal agency. The Postal Service site alone is expected to gain \$1 billion of development.

The Broadway Corridor offers a potentially enormous development opportunity in the heart of Portland. The city's Broadway Corridor Framework Plan, published last year, envisions 3.8 million square feet of development along with parks, open space and transportation infrastructure.

Prosper Portland's request for qualifications calls for a mix of affordable and market-rate housing. Developers were asked to demonstrate a commitment to racial equity and inclusion.

The Broadway Corridor is potentially the largest site amid a cohort of master-planned developments in the Portland area. The Oregon Museum of Science and Industry is also seeking a master developer for its 18-acre Southeast Portland campus. Zidell Yards in the South Waterfront District and the Waterfront in Vancouver, Washington, also have large, master-planned developments under way.

## DJC announces 2018 Newsmakers

Awards luncheon will include memorial tributes to Frasca, Macy

BY DJC STAFF

The Daily Journal of Commerce has released the list of 2018 Newsmakers, a group that will be honored during an awards event on March 28.

In a break with a tradition of selecting honorees in-house, the DJC requested nominations in a variety of categories such as apprentice of the year, architect of the year and humanitarian of the year.

The resulting winners will be honored during an awards luncheon that will take place from 11:30 a.m. to 1:30 p.m. at The Sentinel hotel, 614 S.W. 11th Ave., in Portland. The awards program also will include tributes to two industry icons who died in 2017: Bob Frasca, founder of ZGF Architects, and Doug Macy, founder of Walker Macy.

Early-bird tickets for the event are on sale now for \$70. The price will increase to \$80 after March 2.

For registration and additional event information, visit [djcoregon.com/newsmakers-2018/](http://djcoregon.com/newsmakers-2018/).

The 2018 Newsmaker honorees are:

**Apprentice of the Year:** Cindy Benton, Lease Crutcher Lewis

**Apprentice of the Year:** Justin Ramsey, Zana Construction

**Architect of the Year:** Portland Japanese Garden architecture team (Kengo Kuma & Associates, Hacker, Walker Macy, KPFF, PAE, EOA {Elmslie Osler Architect}, Luma Lighting Design, Listen Acoustics, Green Building Services, Anderson Krygier, Architectural Cost Consultants, The Bookin Group, GRI and Andy Paris & Associates)

**Breakout Business of the Year:** Bre-mik Construction

**Business Development Professional of the Year:** Eddie La Berge, Turner Construction

**Client of the Year:** Portland Office of

Management & Finance

**Commercial Real Estate Broker of the Year:** Don Ossey, Capacity Commercial Group

**Contractor of the Year:** Hoffman Construction

**Developer of the Year:** Kevin Cavanaugh, Guerrilla Development

**Educator of the Year:** Montie Boyer, Northwest College of Construction

**Engineer of the Year:** DCI Engineers

**Executive of the Year:** Bart Ricketts, Lease Crutcher Lewis

**Humanitarian of the Year:** Advanced American Construction for the Schweiger Memorial Scholarship Fund

**Innovator of the Year:** Ben Kaiser, PATH Architecture/Kaiser Group

**Interior Designer of the Year:** SRG Partnership

**Marketing Team of the Year:** Skanska USA Building

**Professional Service Provider of the Year:** Andre Baugh, Group AGB Ltd.

**Project Manager of the Year:** Ryan Wasell, Swinerton Builders

**Public Official of the Year:** Steve Stuart, city of Ridgefield, Washington

**Subcontractor of the Year:** Faison Construction

**Superintendent of the Year:** Pete Bruns, Walsh Construction Co.

**Sustainability Leader of the Year:** Steve Clem, Skanska USA Building

**Unsung Hero of the Year:** Phil Wentz and Maryann Escriva, Tigard-Tualatin School District

**Most Inspirational Built Industry Professional of the Year:** Dale Neely, Delta Connects

**Most Unique Project of the Year:** Nishkian Dean

**Construction Trade Association of the Year:** Northwest Utility Contractors Association

**Landscape Architecture Firm of the Year:** Mayer/Reed

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