

The Oregonian

Portland Police Should Have Slowed Down, Sought Cover When Confronting Quanice Hayes, Report Says

*By Maxine Bernstein
February 1, 2019*

Portland police must strive to use cover, time and distance to their advantage when responding to potentially violent encounters and staff evaluating police shootings should stop saying that a suspect killed "left the officer with no other option," outside consultants say in a report made public Friday.

The analysis by the California-based Office of Independent Review Group reviews nine shootings by Portland police from 2014 to 2017, including their deadly encounter with 17-year-old Quanice Hayes, a suspect in an armed robbery. It's the sixth report by the consultants, contracted by the city to examine police shootings and deaths in police custody.

Police cornered Hayes on the morning of Feb. 9, 2017, outside a Northeast Portland home. Officers discovered him in an alcove in front of the home and ordered him to keep his hands up and crawl toward them on the driveway. When Hayes appeared to reach toward his waistband, Officer Andrew Hearst said he fired three shots from an AR-15 rifle, according to a transcript of the grand jury investigation. A replica air pistol was found in a flower bed, about 2 feet from Hayes' body, police said.

The consultant's report concluded officers placed themselves in a dangerous position with no available cover when they confronted the teen who they suspected was armed.

Police needed to slow down, find cover for officers and coordinate commands, according to the report. Some officers there that day reported confusing and conflicting orders such as "keep your hands up" and "crawl forward" just before Hayes was shot and killed, the analysis noted.

"Upon discovering Mr. Hayes crouched in the alcove, officers almost immediately began giving him commands to crawl out. An alternative would have been to hold Mr. Hayes at gunpoint in the alcove while conferring with each other about a plan for taking him into custody," the report said. "Delaying the subject's move out of the alcove also would have given officers time to coordinate who would be giving him commands."

While the bureau's Training Division recognized this, it concluded that the "rapidly evolving circumstances" left officers with no other options.

But the consultants said it's "rarely true" that officers could have done nothing to change the course of events and urged the bureau to explore more deeply whether officers placed themselves in a vulnerable situation "where they felt constrained to use deadly force."

In the Hayes case, police could have moved back, with guns still pointed at Hayes, and moved a car to the driveway to create cover for officers, for example, the consultants said.

[Document: OIR Group Report](#)

The consultants also cautioned police against frequently relying on the so-called "action-reaction" principle to justify their shootings and urged the state medical examiner's office to avoid finding that someone shot by police died from "suicide by cop." They also suggested that the Multnomah County District Attorney's Office take steps to prevent grand jurors from

considering highly prejudicial statements from witnesses in reviews of officer-involved shootings.

Hearst, the officer who shot Hayes, repeatedly cited the action-reaction principle in explaining why he fired his rifle. Officers are trained that someone can pull a weapon and use it before they can defend themselves - that the initiator of an action has an advantage.

“One pitfall of law enforcement’s reliance on the action-reaction principle is that it can easily be misconstrued by officers who may believe they have a mandate to shoot anyone holding a gun or someone who might have a gun and makes a sudden movement, regardless of other tactical alternatives or threat assessment,” the report said. “We have seen in some agencies where ‘action-reaction’ has become the justification for almost any use of deadly force.”

The consultants issued 40 recommendations, and Police Chief Danielle Outlaw said she agreed with all of them.

Among some of the other recommendations:

- Video record all interviews by detectives and internal affairs investigators of police and witnesses to officer-involved shootings. (The chief agreed but said this would have to be negotiated with the police unions.)
- Prohibit an officer who is minimally involved in a police shooting or death in custody from also participating as part of the investigative team.
- Don’t allow officers who are close relatives to work on the same patrol team or specialized assignment.
- Train officers not to back-step but to sidestep to avoid an approaching, armed suspect.
- Have command staff hold debriefings with officers involved in multiple shootings to identify any potential patterns or pitfalls.

In three of the nine shootings reviewed, officers fell while backing away from armed people who were advancing on them with weapons. The stumble or fall put the officers at a significant disadvantage, such as in the 2017 police shooting of Terrell Johnson. Portland police trainers had identified this problem after earlier shootings, but there’s no record of any follow-up or additional training for officers, the report said.

In the Johnson case, Portland Transit Officer Samuel Ajir quickly retreated when a suspect he had been chasing for about 200 yards suddenly turned around holding a knife. Ajir yelled, “Drop the knife!” as he backed up and drew his gun. Ajir took two to three steps back when his heel suddenly dropped down on a curb he didn’t notice. As Ajir fell, he held his 9mm Glock pistol in both hands. He fired four shots, killing Johnson, 24, who collapsed on top of a folding box cutter knife.

Ajir, an eight-year member of the Police Bureau, worked for the Transit Division for three years and was riding with his brother, a Clackamas County sheriff’s deputy, when the two responded to the Southeast Portland call at a MAX platform.

The consultants also urged outside training for the non-police members of the bureau’s Police Review Board, which considers whether police actions in officer-involved shootings adhered to policy and training, and, if not, recommend discipline.

Of 50 officer-involved shootings or deaths in police custody between March 2004 and May 2017, three officers were disciplined. One of the three was fired but then reinstated by an arbitrator and given a 120-day suspension instead.

The report said the Police Review Board doesn't appear to serve as an "independent check" on officer performance and noted that few of the Training Division's recommendations to the board resulting from the consultants' shooting reviews are put into practice. If further tangible results aren't seen, the shooting review system may require an overhaul, the consultants said.

The consultants will present the report at a community meeting at 1 p.m. Tuesday in City Hall and then to City Council at 2 p.m. on Wednesday.

Portland Let E-Scooter Companies Dictate Withholding of Public Records

*By Gordon Friedman
January 31, 2019*

Portland's Bureau of Transportation allowed two e-scooter companies to unilaterally redact public records prior to their release, an unorthodox step by a government body to give private companies say over public information.

The consultations, disclosed by bureau officials Wednesday, reflect the city's practice of letting companies decide what portions of public documents describing their operations they believe contain confidential trade secrets. Oregon public records law allows government agencies to withhold records that contain genuine trade secrets.

It also illustrates the fuzzy intersection of the government's obligation to transparency and a company's right to keep its proprietary secrets from competitors.

Portland officials said they consider company officials better equipped to know what constitutes a bona fide trade secret, and they said they feared the city could face legal action from highly paid corporate lawyers if they publicly disclosed information the national e-scooter companies considered proprietary.

The e-scooter situation arose after Ryan Felton, an investigative reporter for Consumer Reports, filed a records request for permit applications filed by companies Lime and Bird to participate in a city pilot program. The companies were awarded the permits, which allowed them for four months to deploy battery-powered scooters in Portland and charge riders a few dollars to zip around (often to the annoyance of pedestrians).

The permit applications Felton asked for contain a trove of information about Lime and Bird's operations, including marketing details, scooter battery life information and, most importantly to the public, crash data.

City officials consulted with Lime and Bird, and the companies asserted the documents contained valuable trade secrets. The city then released the applications to Felton, but with sections redacted with black boxes by company officials.

That is unusual, said Jack Orchard, an attorney who represents the Oregon Newspaper Publishers Association in public records matters. Government officials have an obligation to decide what information is redacted from public records, he said.

"You don't have a non-public source say, 'Oh, well we'd like to redact records this way,'" Orchard said.

"Why doesn't the city just do its job?" Orchard said. "These are public records in the custody of a public agency."

Requests for comment were not returned by the Bureau of Transportation; the office of Commissioner Chloe Eudaly, the transportation commissioner; or by attorneys representing Bird and Lime.

Jenifer Johnston, a senior deputy city attorney overseeing public records matters, said the nuances of trade secrets law are tricky and technical. The city allows companies to suggest redactions out of an abundance of caution, she said, and officials accept companies' redactions if they appear to meet legal requirements.

It is better to have the city be overly cautious than to wrongly out a company's trade secrets and face a costly lawsuit, Johnston said. She noted that anyone seeking city records may appeal to the district attorney for review of a decision to keep documents or portions of them secret.

That's exactly what Felton, the investigative reporter, did. Usually the city would defend its decision to keep records secret; this time, it let Bird and Lime formulate the rationale. A senior city attorney emailed the district attorney's office to say it wasn't taking a position on whether the records should or should not be released.

In filings with District Attorney Rod Underhill's office, the companies said giving Felton unredacted documents would expose their valuable trade secrets. Underhill didn't buy it.

"The materials certainly contain details here and there that would likely be of interest to a competitor," he wrote, "but on balance these are marketing materials" and the companies did not show their release would hamper their ability to compete.

Underhill ordered the city to give Felton new copies of the permit applications – without any information blacked-out. The Oregonian/OregonLive has filed a request for the same documents and has not received a response.

Portland Fire Bureau Won't Enforce Earthquake Warning Ordinance

*By Elliot Njus
January 31, 2019*

The Portland Fire Bureau won't enforce a city ordinance requiring earthquake warning signs on vulnerable brick buildings when it takes effect in March.

City Commissioner Jo Ann Hardesty on Thursday directed the Fire Bureau, which she oversees, to indefinitely delay enforcement of the placard ordinance. Meanwhile, she asked the Bureau of Emergency Management, also part of Hardesty's portfolio, to lead work sessions on the issue and investigate financial incentives for seismic upgrades.

"No one is interested in putting our residents at risk, but we need to look at ways to better support businesses and non-profits in seismically upgrading their buildings," Hardesty said in a statement. "A placard is a band-aid for a much larger problem. Until we have better support in place, especially in the form of funding assistance for these projects, I want placarding enforcement on hold for businesses and non-profit organizations."

The decision, however, puts Hardesty at odds with Mayor Ted Wheeler, who said he stands by the City Council's decision.

And the Fire Bureau shares enforcement authority with the Bureau of Development Services, which Wheeler oversees.

“Commissioner Hardesty announced she is delaying proactive enforcement through the Portland Fire Bureau - but the requirement to put earthquake warning signs is still the law,” Wheeler said in a statement. “I will continue to work with Commissioner Hardesty and building owners to ensure the safety of all Portlanders.”

Hardesty took office this month and wasn't on the City Council when it approved the ordinance in October. She replaced the retiring Dan Saltzman, a vocal proponent of both the placarding ordinance and a more aggressive approach to requiring building owners to complete seismic upgrades.

The ordinance would require owners of brick and similar buildings to prominently post signs with the disclosure: “This is an unreinforced masonry building. Unreinforced masonry buildings may be unsafe in the event of a major earthquake.”

The same warning must be distributed to tenants of the building under the rule, which was set to take effect for most of the buildings in March.

The ordinance had attracted a lawsuit from the Masonry Building Owners of Oregon, a nonprofit coalition of brick building owners, as well as developer John Beardsley's company and building owner Jim Atwood. The plaintiffs argued the sign ordinance violated their First Amendment right to free speech. They're seeking an injunction before the rule begins and a hearing in that case is set for Feb. 26.

The National Association for the Advancement of Colored People also opposed the ordinance, saying it would reinforce gentrification in historically black segments of North and Northeast Portland. And they were joined in a rally against the ordinance by owners of music venues that aren't seismically upgraded.

The lawsuit isn't affected by Thursday's announcement, said John DiLorenzo, the attorney for the plaintiffs, in part because there's no indication the Bureau of Development Services would suspend enforcement. DiLorenzo had previously asked city attorneys to suspend enforcement.

“The Fire Bureau has really a limited role here,” DiLorenzo said.

City Chooses New Organizer for Portland Marathon

*By Gordon Friedman
January 31, 2019*

The city of Portland has picked race producer Brooksee as the new organizer for the Portland Marathon, Mayor Ted Wheeler announced Wednesday.

Selection of the Highland, Utah-based company follows months of tumult over the future of the race.

Oregon Department of Justice investigators opened an inquiry into the race organizers last spring and ultimately concluded the marathon's former director, Les Smith, illegally borrowed more than \$865,000 from its nonprofit parent company.

The 2018 race was canceled and then rescheduled with new organizers who had only months to prepare. More than 3,000 participants eventually ran in the event labeled “Portlandathon.”

City officials then began a selection process for a new organizer and selected Brooksee after a competitive bidding process.

Wheeler said in a statement announcing the pick that he envisions the company will produce a marathon “that is a world-class event” showcasing Portland’s communities.

Brooksee’s goal is to attract at least 35,000 runners for the Portland Marathon by 2030, the mayor’s office said.

Company chief executive Jared Rohatinsky said his firm intends to transform the marathon into “the most iconic and unique race in the world.” The 2019 race is scheduled for October 6.

The Portland Tribune

Hardesty, Wheeler Clash on Building Warning Signs

By Jim Redden

February 1, 2019

Commissioner calls them unfair to building owners, mayor says the requirement is the law and will be enforced.

Commissioner Jo Ann Hardesty and Mayor Ted Wheeler are clashing over the new city policy that requires owners of unreinforced masonry buildings to post placards warning they may be unsafe in major earthquakes.

Hardesty has directed Portland Fire & Rescue, which she oversees, to pause enforcing the requirement, which is set to begin taking effect on March 1.

"No one is interested in putting our residents at risk, but we need to look at ways to better support businesses and non-profits in seismically upgrading their buildings. A placard is a band-aid for a much larger problem. Until we have better support in place, especially in the form of funding assistance for these projects, I want placarding enforcement on hold for businesses and non-profit organizations," Hardesty said in a statement released Thursday.

But Wheeler said the requirement is still the law. He oversees the Bureau of Development Services, which enforces it.

"I stand by City Council's decision to pass an ordinance requiring the placement of placarding on unreinforced masonry buildings. We voted to take a small but important step to be transparent about identifying buildings that are at risk in an earthquake. These signs share basic information to the public about the safety of a building," Wheeler said Friday.

The City Council passed the requirement in December before Hardesty took her seat in January.

"I will continue to work with Commissioner Hardesty and building owners to ensure the safety of all Portlanders," Wheeler said.

The City Council approved the requirement, which is set to begin taking effect on March 1, before Hardesty took office in January.

Many building owners have objected to the requirement before and after it was approved, saying it will discourage people from entering their buildings and reduce their value. They also say an agreement the city is requiring them to sign and record with their deed is an encumbrance that could affect their ability to sell or borrow money against their buildings in the future.

Some owners have sued in federal court to stop the requirement, arguing it violated their free speech and due process rights. Those supporting the lawsuit include the Portland chapter of the

NAACP, which says such placards would discourage attendance at and decrease the value of many African-American churches.

In all, about 1500 buildings in Portland with unreinforced masonry are affected by the law. In addition to the churches, the requirement affects dozens of music venues in the city, including the Crystal Ballroom, Dante's, Keller Auditorium, Kells Irish Pub, the White Eagle Saloon.

A number of groups — including MusicPortland, the NAACP, tenants rights organizations, Save Portland Buildings and the Council of Churches — protested outside City Hall on January 5 to highlight what they said are flaws in the requirement.

Hardesty, who also oversees the Portland Bureau of Emergency Management, asked that it continue to lead work sessions on the topic and to further investigate financial incentives that would make seismic upgrades feasible for many business owners and non-profit operators.

The development services bureau has released a schedule of potential fines for not posting the placards that range from \$257 per unit per month for buildings with one or two units, and increase to \$515 per unit per month for buildings with 20 or more units. That means the owners of a 60-unit building that does not post the warning could be fined \$38,350 a month.

You can read a previous Portland Tribune story at www.tinyurl.com/y8ex84m9.

Willamette Week

A Third Protester Intends To Sue Over Portland Police Response To Aug. 4 Protest

*By Katie Shepherd
January 31, 2019*

"Video footage made public on numerous media sites clearly documents PPB's conduct," the tort claim says.

After being shoved to the ground and arrested by several police officers at a downtown protest on Aug. 4, Tracy Molina has filed a tort claim notice with the City of Portland declaring her intent to sue for excessive use of force and violations of her First Amendment rights.

A video taken by another protester and posted on Twitter shows Molina's arrest on Aug. 4. She walks with a large sign on a wooden handle as a line of police in riot gear pushed the crowd of antifascist protesters away from a right-wing group they were demonstrating against.

She waves the sign in front of an officer's face before turning her back and walking with the crowd.

Seconds pass, and then the officer grabs the sign and tries to yank it out of Molina's hands. She turns and yanks the sign back. Another officer shoves Molina and she falls to the ground. Several riot cops tackle her and pin her down.

"Video footage made public on numerous media sites clearly documents PPB's conduct," the tort claim says.

Molina, 46, is a Navy veteran who often protests and participated in the Standing Rock protests in 2016 and 2017, according to her tort claim.

She is at least the third protester to declare an intent to sue the city after Portland Police used aerial distraction devices and other crowd control agents to dispel a group of counterprotesters on Aug. 4.

Right-wing group Patriot Prayer held a rally on the south waterfront that attracted attendees from out of state affiliated with the often-violent "western chauvinist" fraternity called the Proud Boys. A large counter-demonstration staged across the street.

The police use of force sent at least two protesters to the hospital with serious injuries.

Most Portland E-Scooter Riders Don't Wear Helmets. Soon, Those Bare Noggins Could Be Legal.

*By Elise Herron
January 31, 2019*

One state lawmaker wants to abolish the law that says helmets are required altogether.

You probably noticed the scooters last summer. But you know what you didn't see? Helmets.

Although current Oregon law says that helmet use is required for e-scooter operation, a report from the Portland Bureau of Transportation says that during the city's first pilot program, staffers observed 90 percent of riders didn't wear them.

One state lawmaker wants to abolish the law that requires helmets.

A bill proposed to the Oregon legislature by Rep. Sheri Schouten (D-Beaverton) on Wednesday would lower the "age under which a person is required to wear protective headgear while operating a motor assisted scooter" to 16.

KGW first reported on the legislation.

PBOT's current e-scooter rules list 16 as the minimum age required to operate the vehicles.

Schouten, who did not immediately respond to a request for comment, told KGW that the proposed law change is an attempt to "harmonize the laws covering scooter helmets with the laws covering bike helmets." Bike helmets are legally required in Oregon for any rider under the age of 16—but no one else.

Last summer, according to PBOT, Portland saw 176 reported emergency room visits related to scooter crashes. In at least 13 percent of the reports, the rider was not wearing a helmet. And 30 percent—or 1,754—of all e-scooter complaints logged were regarding users not wearing helmets.

According to PBOT's report, Bird, Lime and Skip, the three scooter companies operating in Portland, handed out or mailed 2,292 free helmets to Portlanders in 2018.

Spokespeople for the companies could not immediately be reached for comment on the proposed legislation.

E-scooters will return to Portland this spring for a second year-long pilot program. A start date has not yet been announced.

The Portland Mercury

Commissioner Hardesty Delays Mandatory Labeling of Earthquake-Unsafe Buildings

By Alex Zielinski

January 31, 2019

Portlanders who own old brick buildings—the kind expected to collapse during an earthquake—have a new ally in Portland City Hall.

On Thursday, Portland City Commissioner Jo Ann Hardesty pumped the brakes on a city ordinance mandating people who own one of these "unreinforced masonry" buildings (called URM) to stick a label on the building deeming it unsafe.

Building owners would only be allowed to remove these 8-by-10-inch placards, which they've called "the Scarlett Letter," if they pay to have their building upgraded to withstand an earthquake (estimated costs range from \$43 to \$105 per square foot).

This URM ordinance was approved by city council in October, months before Hardesty was sworn in, and is slated to go into effect on March 1. But after fielding the concerns of cost-burdened communities particularly impacted by this rule, she's using what tools she has to pause the program.

That means directing Portland Fire and Rescue—a bureau which Hardesty oversees—to indefinitely halt its plans to enforce the new city rule until "further outreach" from her office is completed. She's also asked another bureau in her portfolio, Portland Bureau of Emergency Management (PBEM), to lead council work sessions to further investigate financial incentives the city could offer to cover seismic upgrade costs.

Portland's Black community has expressed particular concern with the URM placarding requirements, with the Portland chapter of the NAACP publicly opposing the rule. Critics argue that the labeling rule—which appears to disproportionately impact buildings owned by Black Portlanders—will make it difficult for owners to lease, refinance, or mortgage their buildings.

"No one is interested in putting our residents at risk, but we need to look at ways to better support businesses and non-profits in seismically upgrading their buildings," said Hardesty, in a press release issued Thursday afternoon. "A placard is a band-aid for a much larger problem. Until we have better support in place, especially in the form of funding assistance for these projects, I want placarding enforcement on hold for businesses and non-profit organizations."

Hall Monitor: A Few Loud Men

By Alex Zielinski

January 31, 2019

Every city government has its council meeting mainstays.

In my old stomping grounds of San Antonio, it was an old white guy in a cowboy hat who'd merrily bark at the majority-minority city council about government overreach. In Portland, it's a cadre of housing advocates and police critics (including one guy whose legal name is "Injured

and Pissed Off”) who spend their allotted three minutes of public comment upholding Portland’s long tradition of civic engagement and social activism.

Lately, however, the presence of several disruptive individuals in council chambers has threatened the public’s future participation in city decisions while restricting the city’s ability to pass meaningful policy.

It’s become increasingly common for council meetings to be derailed by three or four so-called “citizen journalists” or “copwatchers”—mostly male—who interrupt council discussions with cries of murder and supposed government conspiracies. They rarely sign up to testify during the time reserved for public comment, instead shouting with a bold air of entitlement over whomever happens to be speaking.

Outside council chambers, these visitors corner commissioners, press cell phone cameras in their faces, and demand answers about government schemes that—even if they exist—remain out of commissioners’ power to address.

Usually, these council outbursts end with Mayor Ted Wheeler calling a recess, during which city security guards escort the disruptive visitor outside—further delaying the day’s agenda. Those regularly shown the door accuse city commissioners of violating their First Amendment rights. But even Portland commissioners with a history of civil disobedience say these regular disruptions only silence others’ ability to speak freely.

“This is not the spirit of speaking up for civic change that is the heart of activism,” said Commissioner Jo Ann Hardesty, whose first council session was immediately interrupted by a man who barged in, shouting scattered accusations from behind a video camera.

Hardesty, who spent years leading up to her council election organizing protests critical of city decisions, said she respects these visitors’ desire to be heard by their elected officials.

“However, their issues and concerns shouldn’t drown out the voices of others who come to this building seeking the same access and opportunity,” she said.

Several commissioners have heard from longtime council attendees that they’ve stopped coming to meetings to avoid the inevitable delays caused by these few individuals—and to dodge the resulting high-stress environment. At a January meeting, Commissioner Nick Fish mentioned that city employees say these visitors—who often barge into city hall offices demanding immediate attention—have made them fearful of coming to work.

“We have an obligation to maintain a safe workplace and a respectful workplace,” Fish said.

What’s worse, these individuals keep commissioners from doing the work Portland elected them to do.

Commissioner Chloe Eudaly says the council chamber’s increasingly hostile environment has made commissioners rush votes on issues they would generally take more time to stew over, in hopes of avoiding unrelated grandstanding from the usual suspects.

“I don’t believe we’re always passing the strongest policy we could,” Eudaly says.

Since Wheeler entered City Hall in 2017, he’s passed rules meant to regulate council outbursts, but these policies have only resulted in tighter security—a move that failed to dissuade regular disruptors while making the building less hospitable for curious, tentative newcomers.

It’s bad timing, Eudaly says. “We have the most progressive council now in recent history, and are poised to advance progressive policies,” she says. “We want the community to support us, to hold us accountable. But city hall has never been less hospitable.”

The Portland Business Journal

Prosper Portland's leader talks her favorite projects and why South Waterfront is mostly off the table

By Jon Bell

January 31, 2019

Sometimes it's amazing how much information can be covered in a single hour.

During Thursday's Power Breakfast at the Sentinel Hotel, Kimberly Branam, executive director of Prosper Portland, traveled from the economic development agency's future funding model to its current focus on equity, from the collapse of the South Waterfront deal to the potential of the ODOT blocks and from a dark chapter in Prosper Portland's history to some of its most exciting projects in the pipeline.

Here are some of the highlights of that journey with Branam, who talked on stage with Portland Business Journal publisher Craig Wessel.

On Prosper Portland's potential role in a potential MLB stadium at Terminal 2: Mayor Wheeler has been very clear that there's not going to be pub subsidy. Right now, the critical path in terms of figuring out how you could site a baseball stadium really is in Joe Zehnder's court, who is the head of planning and sustainability. It is really a planning challenge, so it's not clear yet if we would have a role. I wish Joe the best.

On the breakdown the development agreement with the Zidell family for their 33 South Waterfront acres: In 2015 we entered into a development agreement with the Zidells, and it laid out kind of our agreements in terms of what we would be investing and what they anticipated that they would be able to invest, and then a couple things happened. They came up with a fantastic vision, and a vision that switched the order of development, so rather than going from north to south, it went from south to north, and so that had implications on the level of infrastructure that needed to be developed.

But also, Inclusionary Housing came into being, and then the market has changed so much from 2015 in terms of what the demand is today. We reopened negotiations on the development agreement, and really the thrust of it is we could not come to terms. It's really disappointing. We had hoped to be able to come back with an updated agreement because the vision they have is so compelling. But we also, on the public side, wanted to make sure we could stand behind the kind of public investment we were going to make, and within this philosophy of making sure we were both socializing the risk and the benefits.

We wanted to make sure with any investment we were going to make that we also could get a commensurate return, or just understand that the public benefits were going to be at a level that we felt we could justify. We just couldn't get there. I appreciate the family. We all really gave it our all. I'm hopeful that in five or 10 years, we'll come back to it, but it's not something that I think we will be engaging in the next few years.

On some of her favorite current Prosper Portland projects: It's so hard. It's like choosing between your children. I'm excited about our work in the ODOT blocks. It is still zoned employment center, so residential uses are not allowed at the site. That's part of what excited us about the opportunity, was that we could have a jobs focus and, particularly, what they call

industrial office, to develop there. So we are looking at what affordable industrial ground-floor space means and what does it mean to have new development that is jobs focused. I'm very excited to see about that. We haven't done anything about affordable industrial as an organization, and I think it's still a new place for us as a city.

I'm also very excited about what we're doing on the hill block in Northeast Portland on Russell and Williams. In the 1970s, PDC participated in and led the creation of an urban renewal area for Emmanuel Hospital. We, along with the hospital, basically bulldozed about 350 homes that were largely occupied by African Americans. It was a very vibrant part of the African American community ... and then the hospital was built up there. It was done in the name of progress. It doesn't represent who we are today. But it was still a part of our legacy and it still continues to have devastating impacts, both from a wealth perspective for the African American community, but also just from a sense of having been displaced in such an unfair and egregious way. We were able to secure an agreement from the hospital to give the property back to the African American community. There's a lot of different ways the property could be used.

On Prosper Portland's influence on Portland's future: I'm interested in the next 20 years to see how much growth we actually can absorb. I think that Centennial Mills and Broadway Corridor and the ODOT blocks and a new baseball stadium will dramatically change the face of the central city in the same way that, as a kid, when I first went to the Pearl District I was like, I don't understand, this is an industrial area. It was hard to envision that being such a different place. I think people will collectively have that same feeling. Fifteen to 20 years from now, we'll look at our city and think, Wow, this is so different and it seems like it always should have been this way, but it's really different.

Further Reading (Linked Below)

7-Eleven Blasts High-Pitched Sound to Repel Homeless

Portland, Oregon Passes a Tax to Fund Clean Energy Initiatives