BAYSIDE NEIGHBORHOOD ASSOCIATION

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DATE: November 10, 2026
TO: The Boulos Company
Nate Stevens, nstevens@boulos.com, 207-553-1702
John Finegan, jfinegan@boulos.com, 207-553-1718
FROM: Bayside Neighborhood Association Board of Directors
RE: Request for Written Addendum — Midtown RFP: Make 125 x 125 Public Park a Scored Requirement

Dear Mr. Stevens and Mr. Finegan:

On behalf of the Bayside Neighborhood Association, I am writing to request a written addendum to the Portland Midtown RFP for 0 Elm Street and 75 / 59 / 25 Somerset Street, before the November 10, 2026 question deadline (11:59 p.m. EST).

City Council guidance was that park and greenspace be prioritized for this site — a policy preference, not a verified binding requirement. As currently written, the RFP's Priority 3 is to incorporate public greenspace and potential park space, with no size stated. The 125 x 125 park is the Bayside Neighborhood Association's proposal, listed only as a preference, which means it can be value-engineered out without penalty.

Please issue an addendum that:

1. Makes delivery of a minimum 125-foot by 125-foot contiguous, publicly accessible park a mandatory, scored requirement, not a preference.

2. Assigns it a specific point value in the scoring matrix, with points lost if the park is reduced, privatized, or phased after housing.

3. Requires a site plan showing the park's location, dimensions, public access, and maintenance commitment.

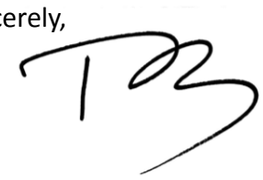
A written addendum before November 10 ensures all proposers are scored on the same requirement, consistent with Council guidance.

Proposed addendum language:

“Proposals must include a minimum 125-foot by 125-foot contiguous public park, publicly accessible at all hours, with direct street frontage. The park shall be shown dimensioned on the site plan. Scoring: Points awarded for park quality, contiguity, frontage, programming, and long-term maintenance plan, with the point value to be set by the City. Proposals that reduce the park below 125 x 125, make it private/resident-only, or defer it to a later phase shall receive zero points for this criterion.”

Thank you for your consideration.

Sincerely,



Thomas Blackburn

President, Bayside Neighborhood Association