

PDX IN THE STREETS

CREATING SAFE PLACES FOR COMMERCE IN THE TIME OF COVID

RENEE GORHAM, TORO BRAVO, INC.
KEITH JONES, FRIENDS OF GREEN LOOP
SARAH SHAOUL, BRICKS NEED MORTAR
May 27, 2020



Image by Hennebery Eddy Architects

BACKGROUND

- Oregon Guidelines for reopening businesses released
- Inside occupancy reduced by half for businesses
- Serious impact on business
- Utilize Streets for outdoor extension of business for retail and restaurants
- Designed spaces for innovation and sustained operation conducive to commerce
- Managed space that makes environment safe for customers and employees
- Clustered businesses for shared resources, services and coordination

PRECEDENT

FRIENDS OF GREEN LOOP AND THE CULINARY CORRIDOR

- How to operate commerce in the right of way
- Developed plan with PBOT
- Created unique permitting / leasing program to manage site
- Contracts and Insurance approved by the city
- Street-specific services including trash, spill response plans and vector control
- Utilization of Green Loop and Greenways


BEST PRACTICES

PORTLAND FARMERS MARKET

- How to operate outside market in COVID environment
- Pinch point entries with occupancy control in public space
- Queue customers, let students and residents pass
- Handwashing stations
- Vendors required to wear masks
- Social distance officers
- Traffic control - one way and painted pavement to mark 6 feet separation

QUICK START GUIDE

- Best Practices
- Health and Hygiene Standards
- Partners and Funding
- Contracts and Legal Documents
- Good Neighbor Agreements
- Marketing Plans
- Insurance - Providers and Policies
- Services - Trash, Greywater, Vector Control, Security

 **REPUBLIC SERVICES**

1/28/2020

Clay Rydick
Keith Jones
Sw Ankeny & Burns
Portland, OR 97204
Quote: A205248574

Keith Jones/ Green Lo

Below is our proposal
ever need additional s

Service Details
SMALL CONTAINERS
Equipment Qty/Type#
Frequency:
Material Type:

Estimated Monthly /
Small Container Base
Additional Monthly It
1 - Container Refres
1 - Container Refres
Total Fuel/ Environm
Administrative Fee**
Total Estimated Amou

One Time Charges
Delivery Charge Subt
Total Fuel/ Environm
Total One-Time Amou

Kris Jackson
Republic Services
kjackson4@republics.com
www.republicservices.com

* The Total Estimated Amou
any applicable taxes or local
** FRF, ERF & ADMIN: The
Fee (ERF) and Administrat
valid for 60 days. This prop
proposed framework of serv
execution by both parties of

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/05/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder.

PRODUCER
Insurance Masters N
434 NE Knott St Ste
Portland
INSURED
Green
1509 N
Portland

COVERAGES
THIS IS TO CERTIFY
INDICATED. NOTWIT
CERTIFICATE MAY B
EXCLUSIONS AND C

TYPE C
☒ COMMERCIAL
CLAIMS-M

A
☐ CLAIMS-M

SEV/L AGGREGATE
☒ POLICY
OTHER:

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The City of Portland

CERTIFICATE HOLE
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Portland

ACORD 25 (2014/01)

PROPOSAL

LICENSE AGREEMENT

This LICENSE AGREEMENT (this "**License Agreement**"), dated as of [MONTH] [DAY], [YEAR], is by and between GREEN LOOP MANAGEMENT, LLC, an Oregon limited liability company ("**Licensor**") and [LICENSEE'S NAME], an [ENTITY TYPE] ("**Licensee**" and, together with Licensor, collectively referred to herein as the "**Parties**," or individually, a "**Party**").

WHEREAS, Licensor is a party to that certain [AGREEMENT], dated [DATE] with the [City of Portland] (as has been or may be amended from time to time or at any time, collectively, the "**Permit**"), pursuant to which Licensor licenses from [PERMIT GRANTING PARTY] a portion of the property located at [ADDRESS] (the "**Premises**") as more particularly described in the Exhibit A (the "**Permit Premises**"); and

WHEREAS, the Parties desire by this License Agreement to provide for the licensing by Licensor to Licensee of the right to use and occupy food cart location # ___ of the Permit Premises (the "**Licensed Area**"), as such area is indicated on Exhibit A.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **License: Furniture, Fixtures, and Personal Property; As-Is.**
 - (a) **Licence.** Licensor hereby grants to Licensee, and Licensee hereby accepts, a limited license (the "**License**") to use and occupy the Licensed Area solely for the purposes permitted under the Permit and subject to the terms and conditions set forth in this License Agreement and the Permit. The Parties do not intend to, and do not, create a lease or any other interest in real property for Licensee through this License Agreement, and the Parties only intend to create a license that is revocable by Licensor and Licensee subject to the terms and conditions herein. Licensee and its employees, agents, and invitees are, except as otherwise specifically provided in this License Agreement, authorized to use the common areas in the Permit Premises for such areas' intended purpose.
 - (b) **Furniture, Fixtures, and Personal Property.** Licensee shall also have the right to use Licensor's fixtures and personal property (such as water hookups, electrical hookups, related connectors and adaptors, and any other items furnished by Licensor in connection with the Licensed Area; with Licensor's fixtures and personal property collectively being "**Licensor's Personal Property**"), as may be located in the Licensed Area on the Commencement Date, which shall be returned to Licensor on the Expiration Date or earlier termination of the License Period (each of these terms as defined in Section 2) pursuant to the terms and conditions of this License Agreement. Throughout the License Period, Licensee shall take good care of the Licensed Area and the Licensor's Personal Property.
 - (c) **As-Is.** Licensee has inspected the Licensed Area and agrees to accept the Licensed Area "AS-IS," "WHERE-AS," and "WITH ALL FAULTS" on the date hereof. LICENSOR DOES NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THIS LICENSE AGREEMENT, THE LICENSED AREA, THE LICENSOR'S PERSONAL PROPERTY, THE REAL PROPERTY OR PROPERTY INTERESTS,

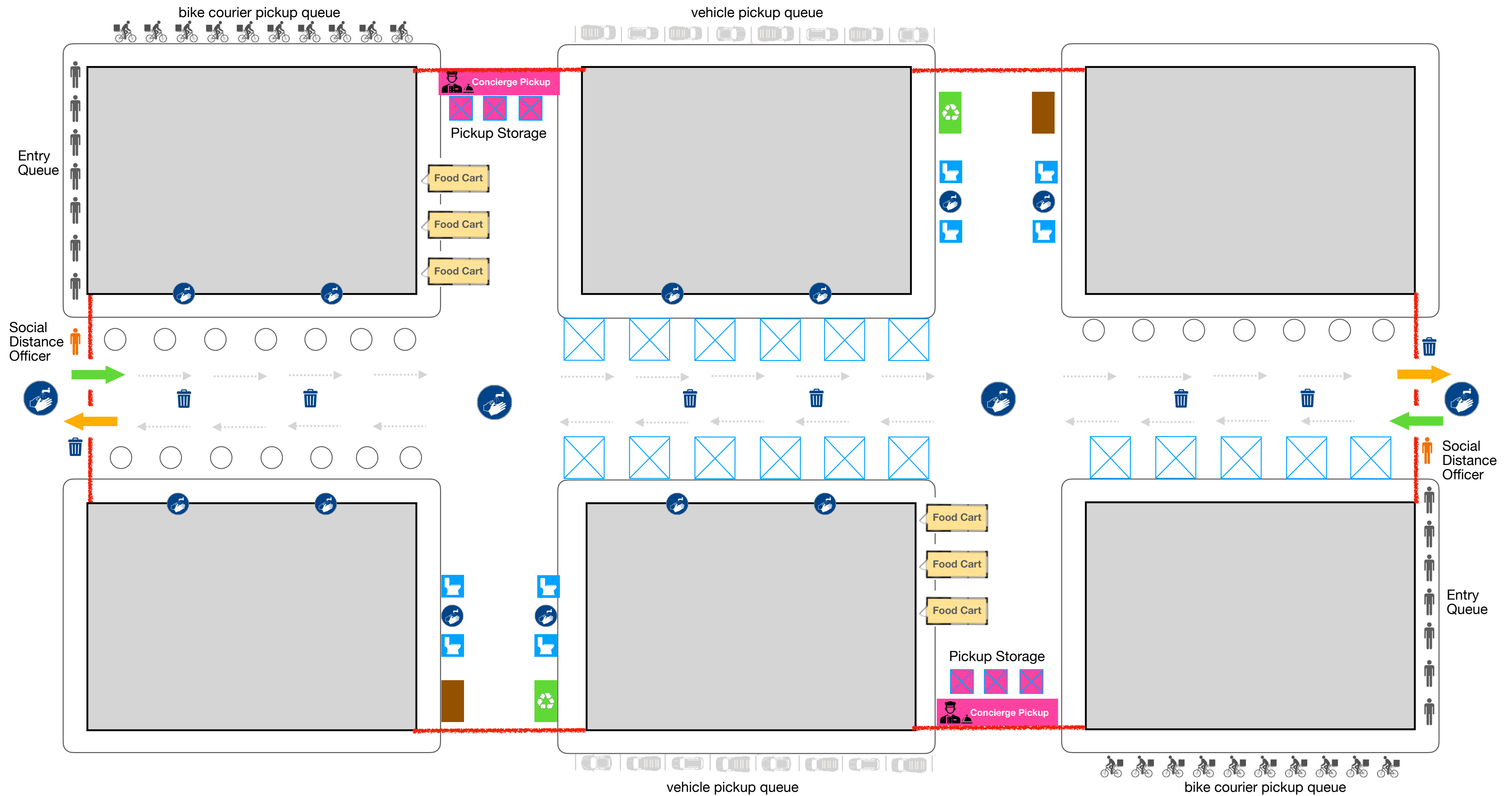
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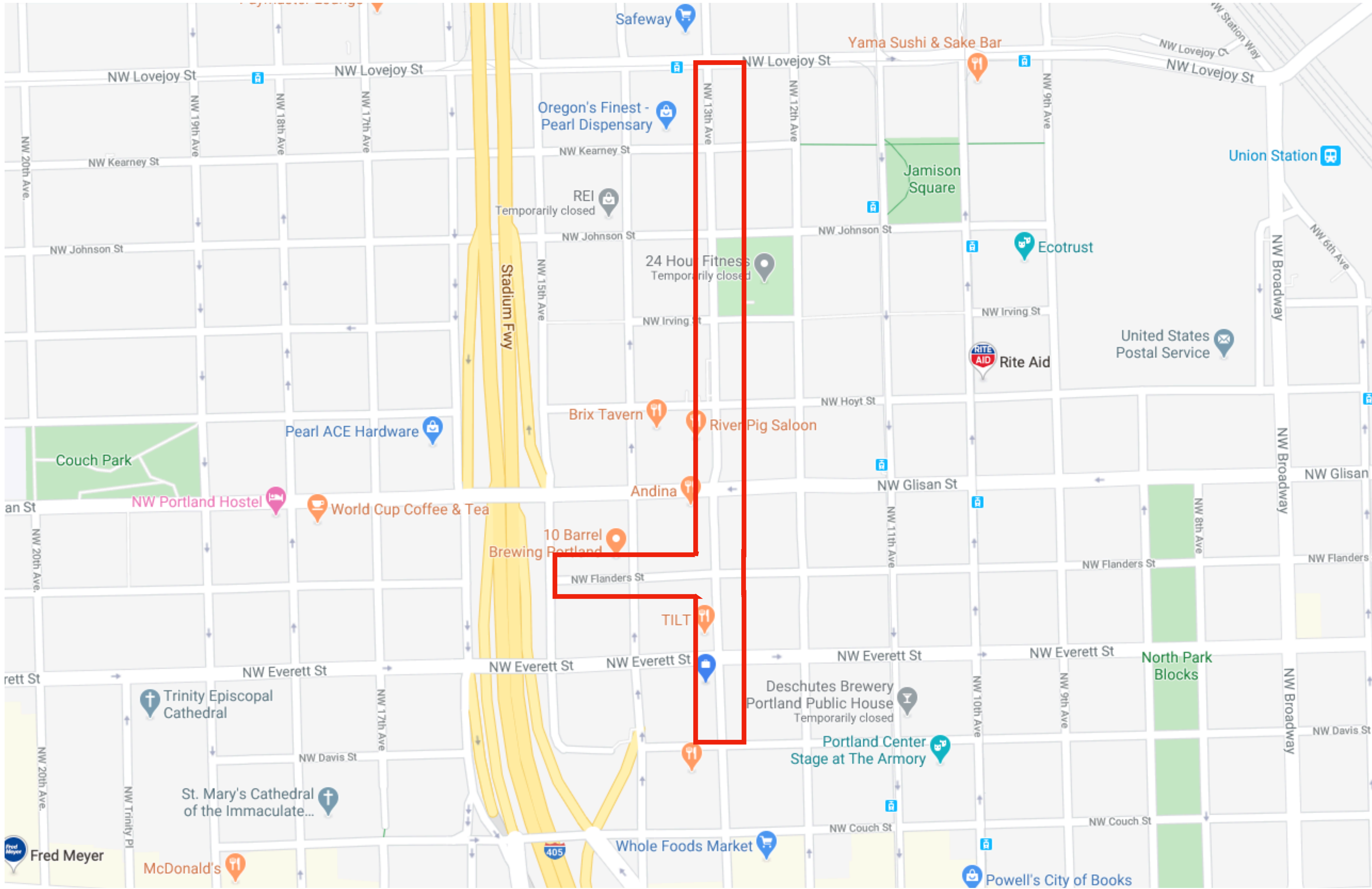
MANAGEMENT SERVICES

- Occupancy Control
- Social Distancing Enforcement
- Setup and Teardown
- Safety Signage
- Consolidated Contact Tracing
- Health Checks
- Site Planning
- Traffic Control
- Distribution Hubs / Delivery
- Training for Vendors

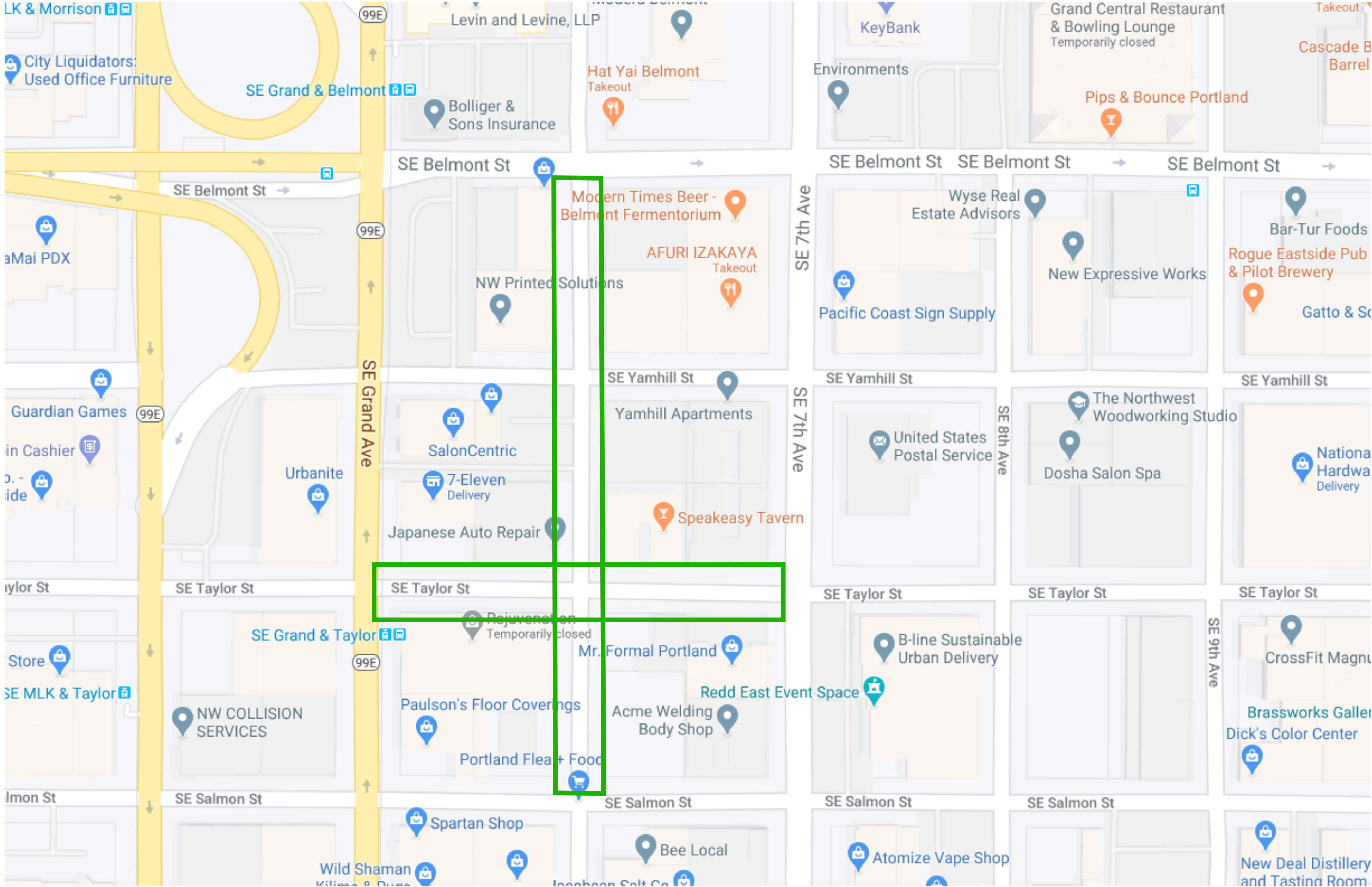


SAMPLE SITE PLAN





PEARL
NW 13th



THE GREEN LOOP

SE 6th

PORTLAND STREETS ARE OPEN FOR BUSINESS



TORO BRAVO INC
restaurant management & design group

bricks
need
mortar