

EXHIBIT A

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Background:

Foster Green EcoDistrict (FGED) was formed as a pilot in 2010 to empower residents to approach community planning by considering Environmental, Social and Economic needs. FGED functions with a steering committee of neighborhood associates, local residents, businesses, and non-profit organizations. Since its start, Foster Green developed a governance structure, vision statement and signed an agreement with the City to work together to create an EcoDistrict. In addition, Foster Green undertook an assessment to baseline performance, set goals, and to identify project opportunities. Members are now actively engaging the public to refine project priorities and will soon move to implementation.

Stakeholders:

Stakeholders include representatives from each neighborhood association in the identified geography, the Aububon Society, Green Lents, Leach Botanical Garden, Lents International Farmers Market, Portland Enrichment, Micro Enterprise Services of Oregon, Portland Youth Builders, Zenger Farms, OPAL and the Lents Town Center Urban Renewal Area. The Portland Sustainability Institute is also a member and acts as a mentor and facilitator for Foster Green. The EcoDistrict continually works in collaboration with City of Portland Bureaus and specifically Portland Development Commission.

EcoDistrict Vision Statement:

"The Foster Green EcoDistrict is a community where investments build on existing assets to address economic, environmental and social sustainability goals. Community members practice active stewardship of natural resources while creating healthy opportunities for all who live, work and play here. The EcoDistrict pioneers a new kind of neighborhood network in an inclusive way guided by the following values: *Existing Assets, Equity and Justice, Resilient Neighborhoods, & Natural Environment.*"

Foster Green EcoDistrict Strategy and Approach

Working toward our vision for *livability*, we support and lead projects in the areas of:

Community + Equitable Access

- > Creating safe/recognizable nodes along major streets
- > Improving pedestrian and bicycle accessibility
- > Developing community networks around sustainability
- > Providing healthy food systems
- > Supporting community gathering places

Sustainability Performance

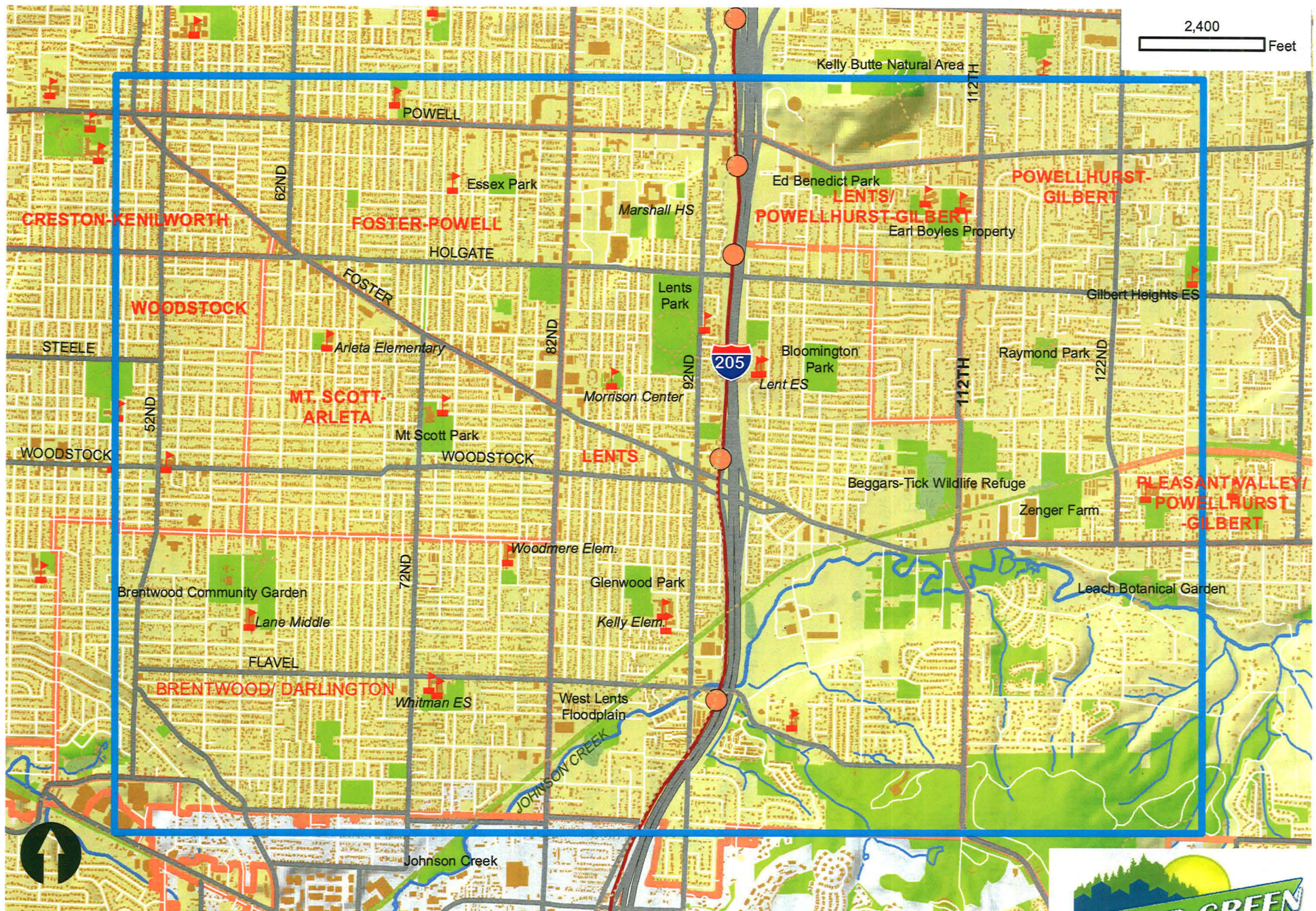
- > Conserving energy and material resources
- > Managing stormwater effectively
- > Improving building performance
- > Stimulating green business and job opportunities



Project Prioritization

Over the last few months, stakeholders have identified current and future priorities essential for achieving EcoDistricts success. These include:

- Current EcoDistrict Projects (underway):
 - *EcoDistrict Branding*— created logo and website
 - *EcoDistrict Communication*— author and distribute monthly newsletter, maintain website, communicate current events via Twitter and Facebook
 - *EcoDistrict Performance Area Strategy Ranking* —prioritize project sponsorship and advocacy based on nine performance areas aimed on achieving sustainability goals
 - *Foster Lents Integrated Partnership (FLIP)* – participate in the planning and public engagement with the City of Portland focused on public improvements along the Foster Road Corridor
 - *City of Portland Comprehensive Plan Update* – participate in the Comprehensive Plan Update Policy Expert Group by representing local residents and business owners. Ensure the goals, policies and land use designations benefit the EcoDistrict.
 - *Summer of Solutions* – led an annual public engagement plan aimed at community involvement/participation in energy conservation and energy reduction.
 - *Community Visioning and Public Engagement* – hosting ongoing community visioning workshops for the overall EcoDistrict for ongoing engagement and to identify local sentiments and desired improvement projects.
- Future EcoDistrict Projects:
 - *Lents Town Center Redevelopment Strategy* – Assist and participate in the town center revitalization with continual public engagement and visioning. Work with business association, brokers and PDC to attract development and capital improvements.
 - *Foster Corridor Public Improvements* – Identify and design specific public improvement projects along the Foster Corridor that contribute to placemaking, community identity, sustainability, and public health. Improvements include alley improvements, pedestrian access, bikeway enhancement, and park enhancement
 - Additional projects in the areas outlined in the Strategy and Approach section above will be identified in the fall of 2012.



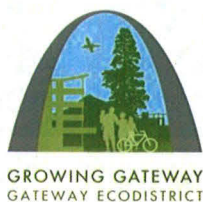
FOSTER GREEN ECODISTRICT

District Area



www.fostergreenecodistrict.org

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Growing Gateway Eco District

Background:

In 2009, Growing Gateway Eco District became a Pilot EcoDistrict. Over the last three years, GGED have worked with stakeholders within the district to identify the needs of our area to create economic growth, local jobs and perform items of sustainability identified through a community assessment performed by SERA architects and POSI.

Stakeholders:

Stakeholders include residents, small businesses, property owners, and institutions that are committed to improving the environment while meeting long-standing neighborhood needs such as jobs, safety, and affordability.

EcoDistrict Vision Statement:

The Growing Gateway Eco District is a community driven initiative to organize, identify and implement projects, which will lead to a more sustainable neighborhood where people want to live and work.

It includes residents, small businesses, property owners and institutions that are committed to improving the environment while meeting long standing neighborhood needs such as jobs, safety and affordability.

EcoDistrict Mission Statement:

The mission of the Growing Gateway EcoDistrict is to seamlessly integrate environmental stewardship, economic development and equity into the Gateway Regional Center and beyond. We will achieve this through innovative, community-led initiatives and in partnership with the public, private and philanthropic sectors.

Project Prioritization:

Marketing and Communications

- Logo - Complete
- Website – In progress continual process
- Commercial Video – In progress

Re-Energize Gateway

- Reduce the amount of greenhouse gasses associated with energy production
- Improve health through improved indoor air quality
- Improve social cohesion and Eco District

Gateway Green

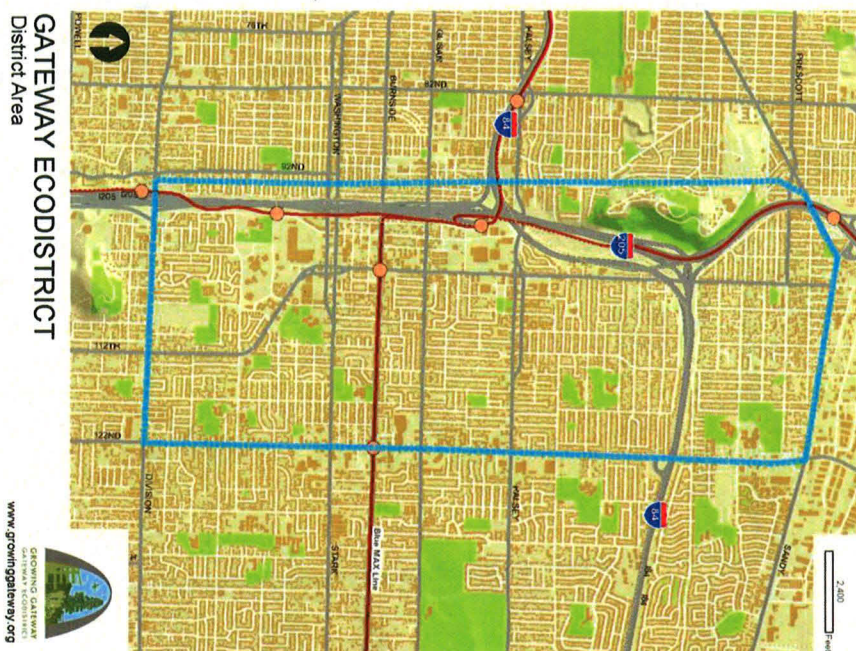
Help market and raise funds for Gateway Green, a new recreation area to be developed in the EcoDistrict.

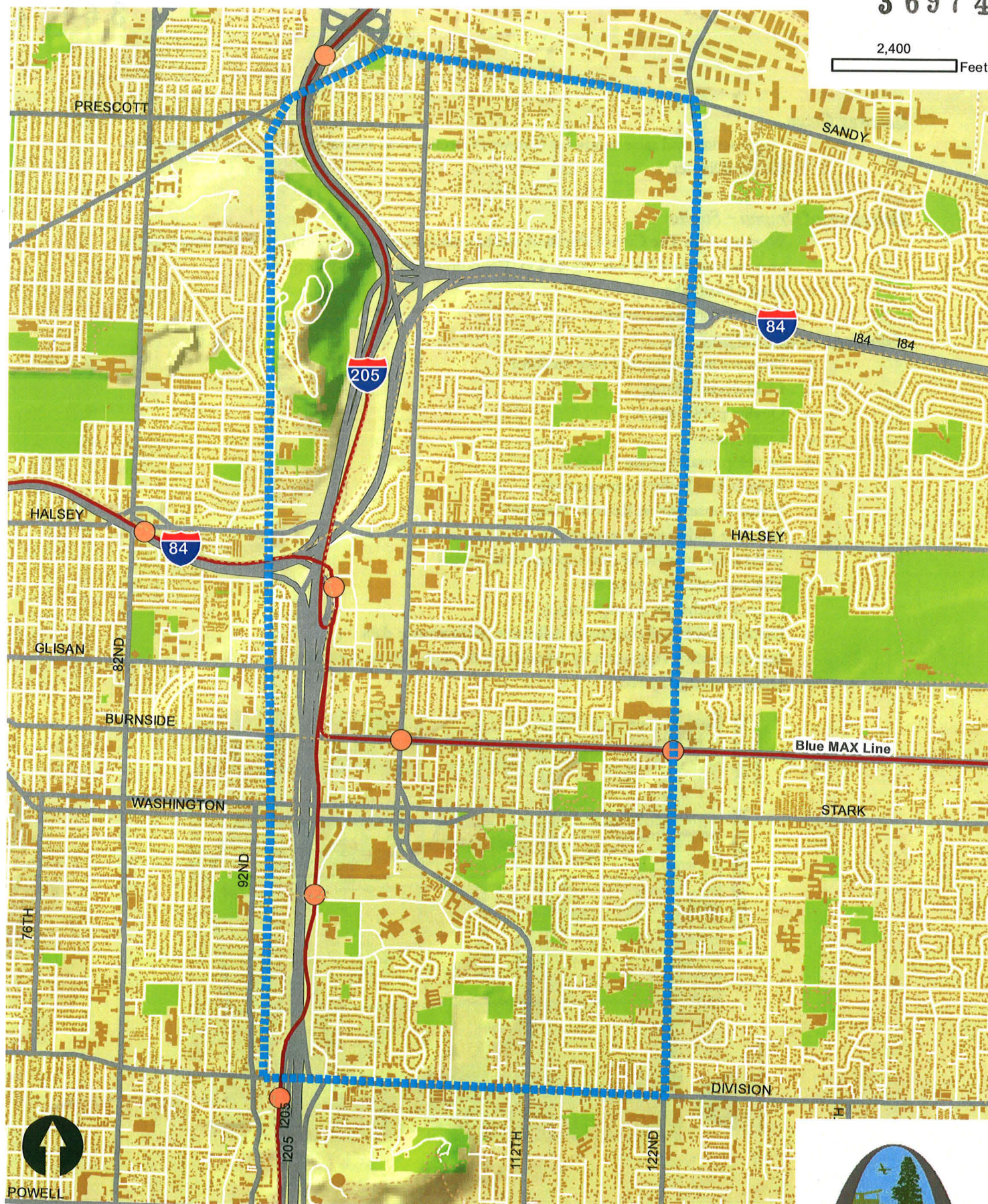
University of Oregon – Studio

- Working with The City of Portland create a catalytic project to bring new business into our area such as the Gateway Education/Economic/Sustainability Center
- Create local jobs
- Create Economic Growth

Additional identified projects:

- Improve neighborhood bike facilities
- LED street lighting
- Quality public spaces
- Create jobs
- Develop quality green housing
- Indoor Air Quality Improvement
- Water Conservation Retrofit Program
- Improve Pedestrian Connectivity
- Build local capacity by developing social capital
- Material reduction program
- Support pathways to opportunity
- District dashboard displaying collective performance data
- Increase native vegetation by connection through habitat corridors
- District Energy System





GATEWAY ECODISTRICT

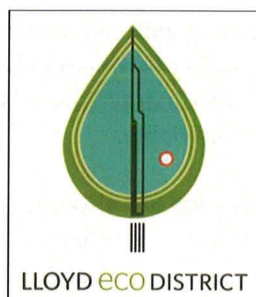
District Area



GROWING GATEWAY
GATEWAY ECODISTRICT

www.growinggateway.org

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VISION

The Lloyd EcoDistrict aspires to be the most sustainable living-and-working district in North America.

MISSION

We're striving to achieve our goal by working with businesses, residents and organizations in our district to collaborate on projects in the areas of transportation, water, energy and waste. We take a "triple bottom line" approach: Everything we do has to be good for people, planet and profit. And we want to lead by example, so others can emulate what we accomplish.

The Lloyd EcoDistrict is governed by a board of directors who are actively working on projects and programs to improve resource efficiency and economic vitality in the Lloyd District.

INFRASTRUCTURE

The Lloyd EcoDistrict commissioned a study to analyze district buildings and help us develop a baseline we are calling the District Roadmap. The Roadmap looks at the performance areas of Transportation, Water, Energy and Waste. The findings will determine where our infrastructure is today in these four areas, what our goals for the short, medium and longer terms should be, what strategies we can use to achieve those goals, and where the gaps are in terms of key priorities or projects to get us to our goals. Our District Roadmap is now complete, finished in September 2012.

ENERGY EFFICIENCY

In October 2012, the Lloyd EcoDistrict is launching the first phase of our existing Building Efficiency program, focused on Operations and Maintenance. Businesses in the EcoDistrict will be able to take advantage of several resources that will help them save money, target ways to reduce energy and water consumption as well as waste, and coordinate transportation needs for employees, visitors and customers. The EcoDistrict has formed strategic partnerships with Northwest Energy Efficiency Alliance, Pacific Power, Energy Trust of Oregon and Sustainability at Work in these efforts.

- 1) Sustainability Review: The Lloyd EcoDistrict has partnered with Sustainability at Work to provide a free on-site review of a workplace's recycling, water, transportation and energy practices. The participating company receives customized recommendations to cut costs, gain efficiencies and create value with customers and employees. Sustainability at Work also provides follow-up resources and peer connections. Beginning in October 2012, Sustainability at Work will visit 25 to 40 restaurants in the Lloyd EcoDistrict.
- 2) Energy Assessment and Large Facility Energy Audits: Working with Pacific Power, the Lloyd EcoDistrict is able to offer energy assessments to businesses that receive a Sustainability Review and would like a more in-depth energy assessment. The Energy Assessment includes a review of lighting, heating/cooling and other major energy systems. Personalized low cost/no cost energy savings tips will also be provided. An energy advisor is available to walk you through the process of securing bids and identifying incentives available for your commercial energy efficiency project. Larger facilities may qualify for a more in-depth evaluation and recommended efficiency improvements.

- 3) **Group Discount Purchasing:** We're working with the Northwest Energy Efficiency Alliance (NEEA) to identify opportunities for owners to take advantage of group purchasing options for equipment upgrades. This program will also be in direct partnership with Energy Trust of Oregon, which will provide incentives to make the group purchases even more financially viable.

As part of the EcoDistrict Building Efficiency program, we will also offer a Strategic Energy Management course and convene district business leaders to determine district energy goals and articulate the advantages of a Lloyd EcoDistrict location.

WASTE REDUCTION

We're working with Metro, Zero Waste Alliance, Portland State University, and Sustainability at Work on an initiative for businesses in the Lloyd EcoDistrict to convert commercial food waste to compost. We will kick this off in October 2012, integrated with our existing building initiative. The Sustainability at Work assessment described above includes one-on-one assistance and a review of "food waste to compost" separation.

DISTRICT HEATING AND COOLING

We're working with multiple partners, including the Rose Quarter and the Convention Center, on the first phase of a shared thermal energy system. One element of our initial Building Efficiency program is determining what improvements may prepare a building for a shared thermal system in the future. We're exploring the logistics and legal requirements involved in implementing this type of system.

TRANSPORTATION

We're collaborating with the Lloyd Transportation Management Association (TMA) on street improvements for Multnomah Street, including improving the buffered barrier on Multnomah Street, offering a guided walking tour, and implementing a peer-to-peer car-sharing program, through GetAround.

COMMUNITY

We've been working with Portland State University to provide interactive, practical experiences for business students who have a sustainability focus, including working on the finance and marketing of our commercial retrofit program. These students are also surveying and interviewing building owners and tenants in the district, developing recommendations for the second phase of our existing building retrofit program, which will help owners access program assistance and potential funding for retrofits.

IDENTITY CAMPAIGN

The Lloyd EcoDistrict recently completed the development our brand and identity, including three main components:

1. Visual identity – Logo, color palette, fonts and accompanying design elements
2. Brand voice and copy – A manifesto/ "elevator speech", tagline and website copy
3. Brand applications – Business cards, letterhead, website design and vendor oversight

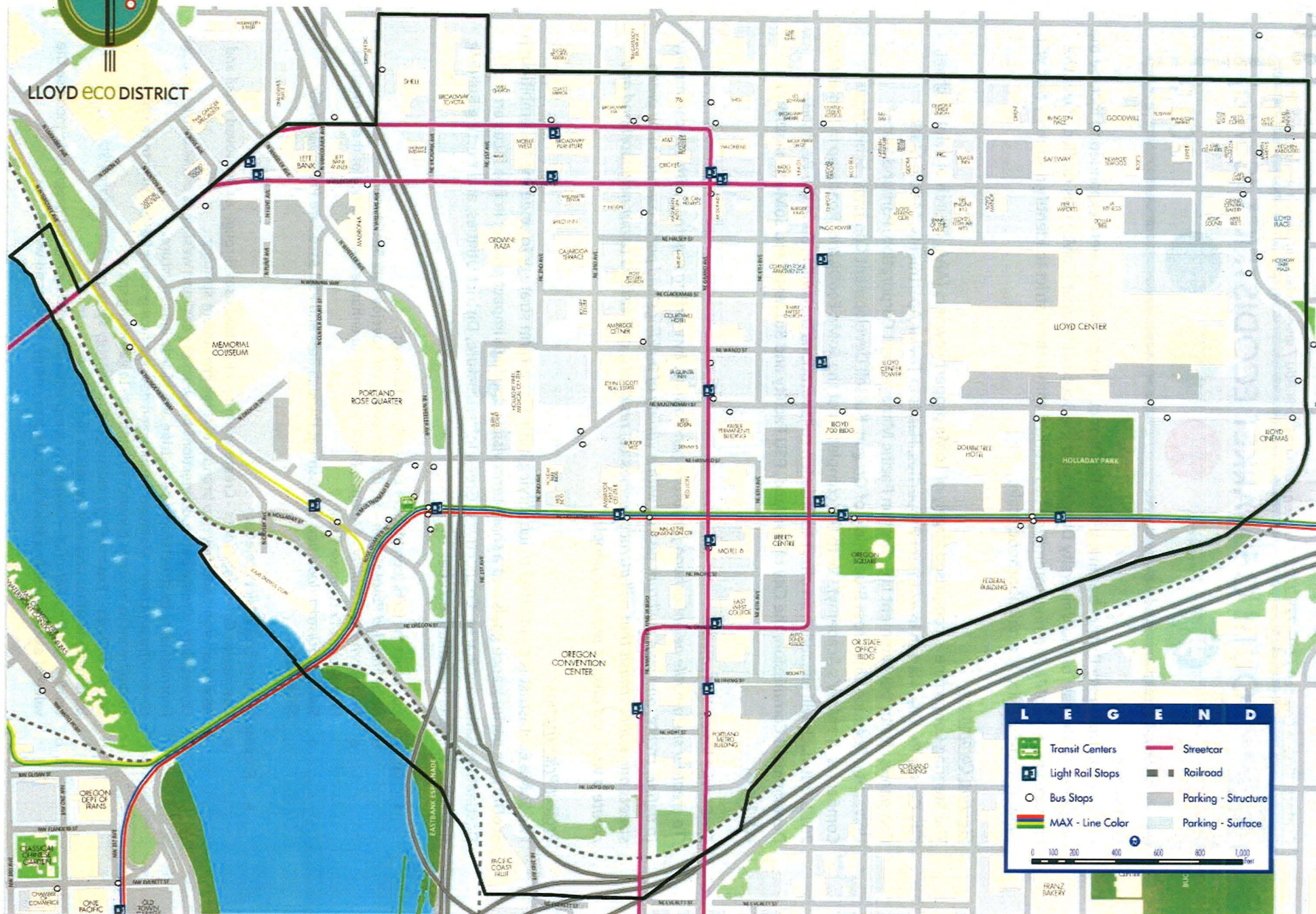
We this initial brand work done, the EcoDistrict staff and our strategic partners will be able to convey to the district community who we are and what we hope to accomplish together with them as an EcoDistrict.

FOR MORE INFORMATION

Visit our website at www.ecolloyd.org or contact the Lloyd EcoDistrict office: sarah@ecolloyd.org or ann@ecolloyd.org or 971 275 6240. Thank you!



LLOYD eco DISTRICT



LEGEND

Transit Centers	Streetcar
Light Rail Stops	Railroad
Bus Stops	Parking - Structure
MAX - Line Color	Parking - Surface

0 100 200 400 600 800 1,000 Feet



Background

In 2010, the University District became a Pilot EcoDistrict. The boundaries were expanded to include the neighbors to the east of the University District, and the South of Market (SoMa) was ratified. Over the last two years, a SoMa Steering Committee has worked within the district to identify a strategy that will support sustainability at a neighborhood scale.

Steering Committee

The Steering Committee is comprised largely of SoMa property owners (AAA, Church of Saint Michael, City Center Parking, Harsch Investment Properties, Harrison Tower Apartments, Melvin Mark Companies, Naito Development LLC, Oregon Pacific Management Corporation, Portland State University, Regence Blue Cross Blue Shield of Oregon, Russell Development Company, Schlesinger Companies, St. Mary's Academy). With the completion of the SoMa EcoDistrict Roadmap in September 2012, outreach will expand in an effort to broaden collaborations that will include the Portland Development Commission, the City of Portland, PSU Faculty and Students, and SoMa tenants and residents.

EcoDistrict Vision Statement

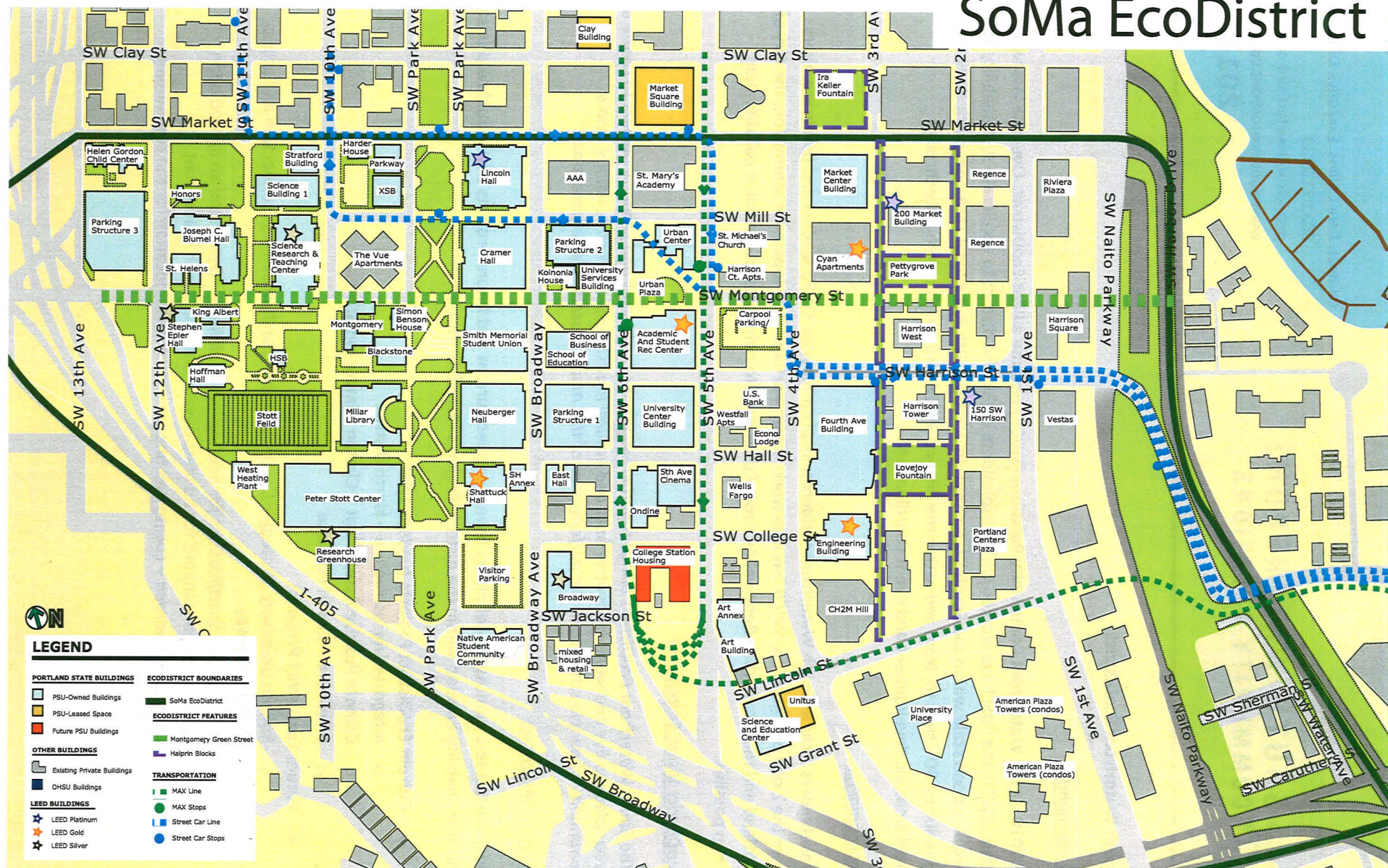
'To create a sustainable neighborhood for future generations, by working together with our community to define, create, and own a vibrant district with a variety of buildings and parks connected by green streets and public transit that will attract businesses, residents, and visitors to our neighborhood and create a vital and diverse place for people.'

Project Prioritization

The SoMa EcoDistrict is committed to identifying both a long-term strategy for meeting the ambitious EcoDistricts performance goals and a short-term visible and high impact project in five focus areas: Destination Gathering Places, Connectivity, Green Infrastructure, District Utilities, and Existing Building Retrofits. Projects identified include:

- Current EcoDistrict Projects (complete or currently underway):
 - *Neighborhood Preservation* - Study to preserve the Lovejoy Park Structure
 - *Neighborhood Livability* - "Adopt a Block Program" to enhance maintenance of the EcoDistrict (first project Pettygrove Park)
 - *SoMa EcoDistrict Roadmap* (Assessment through PoSI and PSU Associate Professor Vivek Shandas)
- Proposed Future EcoDistrict Projects:
 - *Destination Gathering Places* - Create vibrancy and mixed uses through an improved retail and service environment. Develop brand and retail investment strategy.
 - *Connectivity* - Create better connections between the east and west ends of the district through improvements to streetscape, pedestrian and bicycle infrastructure.
 - *Green Infrastructure* - Maintain existing and develop new green infrastructure to reinforce a commitment to improve connectivity and create gathering spaces.
 - *District Utilities* - Expand PSU's existing district energy system to serve more PSU buildings and other property owners in the district.
 - *Existing Building Retrofits* - Develop a comprehensive building retrofit program to increase the value of existing building stock and conserve energy, water, and waste.

SoMa EcoDistrict





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2012

South Waterfront EcoDistrict

Background:

In 2010, South Waterfront Community Relations (SWCR) became a Pilot EcoDistrict. Over the last two years, SWCR and PoSI have worked with stakeholders within the district to accelerate sustainability at a neighborhood scale within the South Waterfront. In addition, SWCR is a local TMA non-profit dedicated to reducing SOV trips to, from and within the district. SWCR also builds community through programmatic development and event coordination.

Stakeholders:

Stakeholders include South Waterfront residents, local employees, OHSU leaders and family members from the Zidell organization. SWCR has also worked with Portland Development Commission, the City of Portland and the local Urban Renewal Advisory Committee to help foster sustainable collaboration when possible.

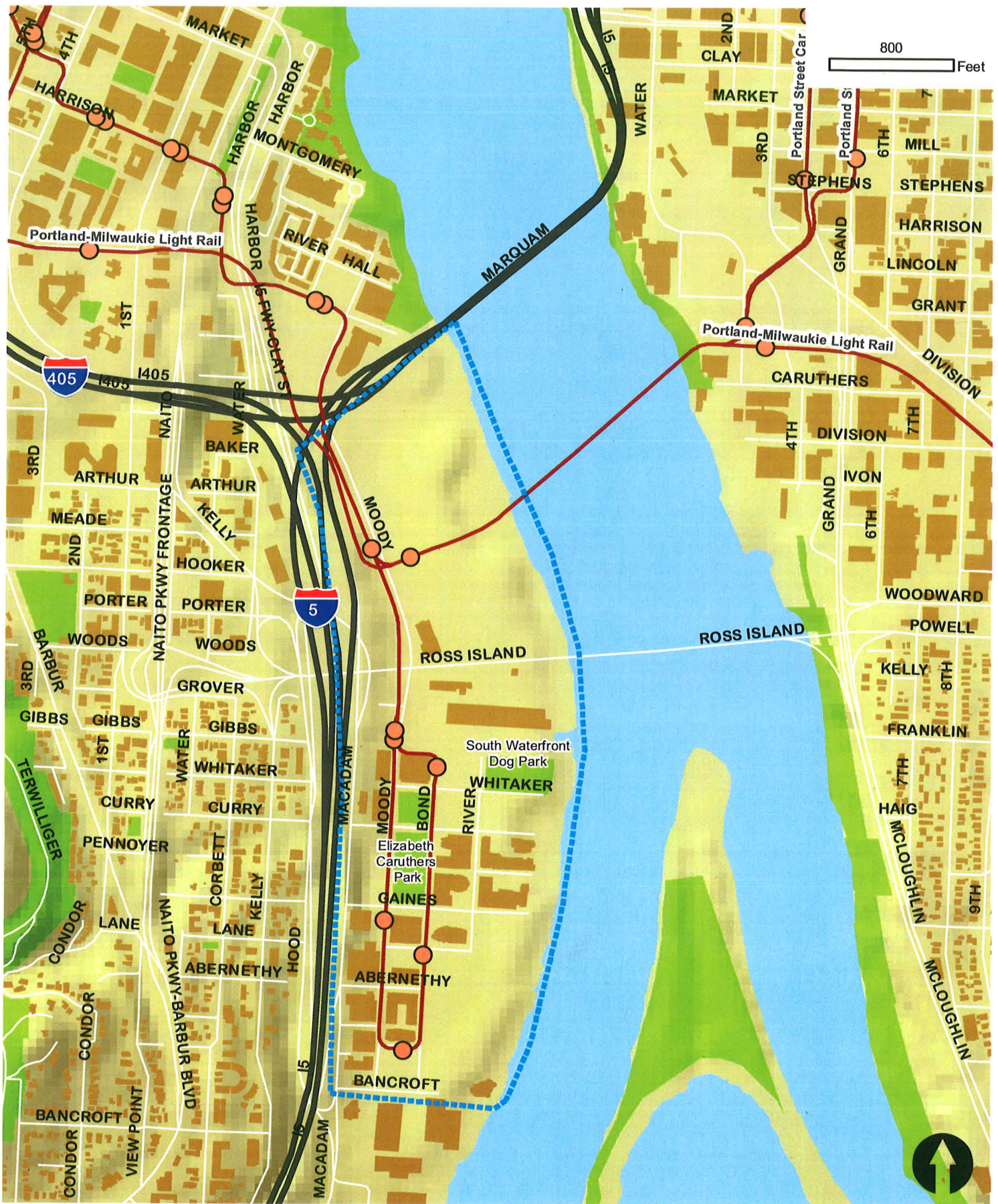
EcoDistrict Vision Statement:

'The South Waterfront EcoDistrict brings together neighbors, businesses and property owners to create a great place to live and work. Innovative built and natural infrastructure, green buildings, and a community of people strengthen the performance of this model sustainable neighborhood.'

Project Prioritization

Over the last few months, stakeholders have identified current and future projects that would help push the sustainability envelop within the district. Projects identified include:

- Current EcoDistrict Projects (underway):
 - *Integrated infrastructure* – North District
 - *Climate Positive Assessment* – Clinton Climate Initiative
 - *BikeShare* – City of Portland
- Future EcoDistrict Projects:
 - *Interim Greenway Strategy* – Create cohesive plan for seamless connection and access to the greenway.
 - *Performance Specifications for existing/new buildings* – Determine an agreed upon rigorous green standard for building development in South Waterfront.
 - *Community Garden* – Locate and finance a permanent location for the community garden.



SOUTH WATERFRONT ECODISTRICT

District Area

 SOUTH WATERFRONT
COMMUNITY RELATIONS

www.southwaterfront.com

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