



**PORTLAND**

**BUSINESS ALLIANCE**

*Commerce • Community • Prosperity*

---

## **Central City Development & Redevelopment Projects**

Prepared by  
Heritage Consulting Group

May 2017

## Central City Development & Redevelopment Projects Prepared by Heritage Consulting Group

May 2017

**Purpose:** This document is intended to provide a five-year window on real estate development in Portland's Central City. For the purposes of this document, the Central City includes the following sub-districts: Downtown, West End, University District, River District, South Waterfront on the west side of the Willamette River, the Central Eastside and Lloyd District on the east side of the river. The subsequent pages begin with general comments followed by a summary of projects under construction, projects in design, projects in concept and projects completed in the last five years.

**Overview:** Portland has historically been a very attractive second-tier real estate market. As the largest city between San Francisco and Seattle, Portland has a national and international reputation as a sustainable, vibrant and trendy city with a legacy of aggressive growth management strategies and robust investments in alternative transportation. It is well recognized for its livability and the city continues to attract a highly educated workforce. Economic leaders are focused on job creation in the growing sectors of clean tech, activewear, software, research and advanced manufacturing industries. Cumulatively, this has resulted in a marketplace that is largely stable and fueled by consistent migration. Particular to 2017, as in the previous year, the real estate marketplace has exploded in a large number of projects across all sectors in nearly every geographic area of the city and region. With high demand and lesser supply, this has presented a challenge of affordability. Current projects providing notable additional supply may mitigate this challenge, while the city continues to explore strategies particularly in the housing sector. Nonetheless, this growth represents the solidification of Portland as an alternative preferred location in the Pacific Northwest.

### General Comments – Markets

**Office Development** – The Portland office market continues to move positively as unemployment in the city has dropped to a record low of 3.9 percent. According to Colliers, citywide vacancy rates are 8.6 percent, with central city at 10.5 percent. Rental rates in the Central City average \$31.47.72, with Class A rates at \$33.48.

At the core, these rates reflect the fundamental stability of downtown's finance, insurance and real estate sectors. This demand is reflected in the construction of Park Avenue West, a 546,000-square-foot, mixed-use tower one block from the center of the city. In South Waterfront, the vision of a biotech center leveraging off of Oregon Health and Science University (OHSU) is coming to fruition with completion of the 650,000-square-foot Skourtes Tower to be followed by 360,000-square-foot OHSU Ambulatory Center and the 300,000-square-foot Knight Cancer Institute. Creative office space continues to grow rapidly in the Central Eastside with the completion of the 96,000-square-foot Eastside Exchange. It is also

worth noting that many smaller creative companies are finding homes in repurposed small-scale industrial buildings located on the east side, in the Pearl and at the perimeter of the Central City.

**Retail Development** – Portland has long been recognized as a strong per capita retail market, and downtown Portland is often used as an example of urban vitality built on a mix of national and local independent retailers. With strong Central City employment, upscale residential housing, a growing tourism base and retail sales that have increased during the last five years, downtown Portland has the pillars for continued long-term retail growth. For this reason, both of Portland’s Central City “shopping malls” – Pioneer Place in downtown, and Lloyd Center on the east side, are undergoing major renovation. Nearly every major project in the Central City includes ground floor retail space. Of particular note, many smaller one-time industrial buildings along the periphery of downtown and in the Central Eastside are transitioning into new uses, many for craft food. This retail success supports the continued proliferation of less formal venues, including farmers markets, food carts, and “pop-up” retailers. This success is due to the city’s continued commitment to its *Downtown Retail Vision*, which offers a targeted series of design improvements, zoning changes and financial incentives.

**Housing Development** – Portland has long led the nation in going “back to the city” with downtown residential development. Housing development in the 1990s largely concentrated on high-rise, high-end condominium projects on bare land, mostly in the Pearl District and South Waterfront. These projects transformed the neighborhoods into national models of mixed-use, sustainable development. It also has stimulated the growth of mid-rise projects at the perimeter of the Central City, both on the east and west sides, and more recently the fruition of the Lloyd District as an office/residential community with its own unique characters. According to the Portland State Real Estate Quarterly, present occupancy for long-term rental citywide is 94.6% with rent growth pegged at 4.2%. Citywide permits have steadily climbed from 12,365 in 2014 to 14,723 in 2016.

Since 2010, roughly 5,000 new residential units have been built, ranging from affordable to workforce to luxury housing. Roughly one-third were affordable units, and a similar number ownership opportunities. Another 3,000 residential units in 18 projects are under construction. Exclusive of the Post Office site and Zidell Yards, the Central City sees another 2,400 units in 14 projects on the drawing board. These are located throughout the Central City with concentrations in the Pearl, South Waterfront, Central Eastside and Lloyd District. These numbers are exclusive of projects adjacent to the Central City, such as the Conway property development (projected 1,100 to 1,500 residential units) and Goose Hollow activity such as the recently completed Mill Creek 140-unit Jefferson Flats at 2040 SW Jefferson in Goose Hollow and the Press Blocks, a proposed full block project with an office and residential building on the site of the former Oregonian printing plant. In total, there are approximately 14,000 units proposed or under construction in some 200 projects in proximity to the Central City.

**Hotel Development** – Portland-area tourism continues its long consistent growth pattern. According to Travel Portland, tourist spending in the Portland metropolitan area has grown by 34 percent since 2010 to \$5.1 billion in 2016. Hotel occupancy for the city was 76.7 percent (up 1 percent from 2015) and the citywide average daily rate grew to \$136.96 (up 4.5 percent). For the Central City, the average daily rate grew by 14 percent from 2014 to \$182.45 with occupancy at 81.4 percent. Air travel continued to grow with a 2.4 percent increase of domestic passengers and 9.3 percent of international visitors. Tourism in the city created \$245 million in local and state taxes (increasing by 69 percent over 2010) while creating 36,300 jobs (up by 24 percent from 2010).

In development terms, this strong market place has resulted in several notable projects in varying formats moving forward throughout the city. Approximately 970 rooms have been added to inventory in the last five years. There are seven hotel projects currently under construction in the Central City, which will add roughly 1,250 rooms to the city's inventory in the next two years. There are another eight projects in varying stages of design, which would add another 1,900 to 2,100 rooms upon project completion. The largest of these is the 600-room Convention Center Hyatt Regency, which is currently in design stages. Other particular initiatives include the AC by Marriott, Porter by Hilton and Canopy by Hilton, each a national chain with a product focused on the local setting. Also of note are independent hotel projects including the Jupiter Hotel expansion and the Society Hotel, offering an alternative hotel experience.

### **Under Construction – Westside**

1. Field Office (1141 NW Front Avenue) – Developer Project^ is working with Hacker Architects on a 304,000-square-foot office in two buildings with parking for 221 vehicles. The site is along NW Front Avenue and the BNSF rail lines at Thurman. (<http://hackerarchitects.com/field-office>)
2. 1420 Pearl (1420 NW 14<sup>th</sup> Avenue) – Dallas-based Mill Creek Residential acquired the full block parcel and is working with SERA Architects to develop a nine-story, 290 unit apartment building with 219 underground parking stalls and ground floor retail. Completion is planned for 2017. ([www.serapdx.com/projects/1420-pearl/](http://www.serapdx.com/projects/1420-pearl/))
3. NE Corner of Raleigh Street and 14<sup>th</sup> Avenue – The Portland Housing Bureau is working with developer Innovative Housing and LRS Architects in collaboration with Salazar Architects on a quarter block, \$21 million, 12-story apartment building with 93 affordable apartments, ground floor commercial space and 15 parking spaces. The contractor is Bremik with completion planned in 2018. (<http://www.lrsarchitects.com/market-sectors/housing/nw-14th-and-raleigh/>)

4. Vista North Pearl (NW 11<sup>th</sup> Avenue and Pettygrove Street) – Hoyt Street Properties is working with BORA Architects on a full block, 400,000-square-foot, 21-story building with 143 condominium units and 8,500 square feet of ground floor retail space. Below-grade parking will provide 168 parking spaces. Andersen Construction is the General Contractor. (<http://bora.co/hoyt-block-20-renderings/>)
5. Block 136 (1241 NW Johnson) – Security Properties is developing a two-building complex on the full block bounded by 12<sup>th</sup> and 13<sup>th</sup> Avenue, and Johnson and Kearney Streets. The first, along 13<sup>th</sup> Avenue, is a five-story brick building with 15,000 square feet of retail space and 60,000 square feet of office space. The second building is a 15-story tower along 12<sup>th</sup> Avenue with 208 residential units. The two buildings would share two levels of underground parking and a central courtyard. Security is working with Seattle-based architects, Mithun. Completion is anticipated in 2018. (<http://mithun.com/project/block-136/>)
6. 1430 NW Glisan Street – Holland Partner Group is working with architect Ankrom Moisan on a 16-story, 174-foot-tall, half block residential project. The 290,000-square-foot tower will have 230 units with 6,500 square feet of retail, and four floors of below-grade parking for 206 vehicles and 362 bicycles. Twenty percent of the units will be affordable.
7. The Dianne (535 NW 11<sup>th</sup> Avenue) – Developer John Carroll acquired the quarter block at NW Hoyt Street and 11<sup>th</sup> Avenue, and is developing a \$40 million, 14-story, 98 unit apartment tower with ground floor retail and 52 mechanized parking stalls. The architect is Ankrom Moisan. Completion is planned for 2017.
8. Hampton Inn Pearl (338 NW 9th Avenue) – Raymond Group of Middleton, Wisconsin, is developing the three-quarter block overlooking the North Park Blocks into an eight-story, 243 room hotel with ground floor restaurant and 104 on-site parking spaces. The building was recently used as a filming location for MTV's "The Real World - Portland." The project is expected to be completed in 2017. (<http://www.raymondteam.com/asp/PropertyDetail.aspx?id=60>)
9. Pearl Office Building (NE Corner of NW 9<sup>th</sup> Avenue and Northrup Street) – Williams & Dame is working with PDC and GBD Architects on developing a nine-story, 204,000-square-foot office tower on a vacant 35,000 square foot site. The site is located just north of the recently completed Residence Inn at 1150 NW 9<sup>th</sup> Avenue.

10. Gladys McCoy Building (NW 6<sup>th</sup> Avenue and Hoyt Street) – Multnomah County and ZGF Architects are developing a nine-story, 157,000-square-foot, \$93 million, public health building adjacent to Bud Clark Commons. The building will house the county's 500 health department employees as well as offer clinical and pharmacy facilities. The project is being funded in part with a grant from PDC for \$26.9 million from the River District Urban Renewal District. There will be no parking at this facility. Project architect is ZGF with contractor JE Dunn. Completion is planned for early 2019. (<https://multco.us/gladys-mccoy-health-department-headquarters/news/record-documents>)
11. Canopy by Hilton (425 NW 9th Avenue) – Buccini/Pollin Group of Wilmington, Delaware, is developing a quarter block project with ZGF Architects. The site was occupied by a one-story warehouse. Bremik is the contractor. The proposal is for an eight-story, 232 room hotel. Canopy is a new brand by Hilton that is "lifestyle-focused," intent on reflecting the ethos of the surrounding neighborhood and targeting an upper-upscale market. (<http://www.pmhotelgroup.com/our-hotels/canopy-by-hilton-portland-pearl-district/>)
12. Harlow Building (722 NW Glisan) – Arciform is working with the property owner to transform this long-vacant, 1884 National Register property into a boutique hotel. The \$3 million project is using historic incentives. Completion is planned for 2018.
13. Couch9 Apartments (115-125 NW 9th Avenue) – Vallaster Corl Architects is working with Urban Asset Advisors on a half block, 11-story, mixed-use building with 8,000 square feet of commercial space, 137 residential units and two levels of underground parking. Units will be loft-style with 10 foot ceilings. The contractor is Walsh and completion is planned for 2017. ([www.urbanassetadvisors.com/projects.html](http://www.urbanassetadvisors.com/projects.html))
14. Grove Hotel (401-39 W Burnside Street) – The Grove Hotel is a dilapidated, 27,000-square-foot, three-story, 1906 hotel in the New Chinatown/Japantown National Register district. The property is located adjacent to the Chinatown Gate along Burnside Street. Naito Development is working Eagle Point Hotel Partners and Surround Architecture on a \$30 million redevelopment concept that renovates the existing building and constructs a nine-story, 43,700-square-foot building with basement at the rear where the theater addition is located. Howard S. Wright is the contractor and completion is planned for late 2017. (<http://www.naitodevelopment.com/grove-hotel/>)

15. Woodlark House (Cornelius Hotel/Woodlark Building) (813 SW Alder Street) – Arthur Mutal LLC is working with NB Capital and Provenance Hotels on a \$30 million rehabilitation of the long vacant 1907-08 Cornelius Hotel and the adjacent Woodlark Building. Both buildings are listed on the National Register. The project will result in a 150 room hotel with space for restaurants and retail. The architect is R & A from Santa Monica with interior design by Studio MA. Path is the contractor and construction is anticipated to be completed in 2018.  
([www.provenancehotels.com/portfolio/details/the-woodlark-building](http://www.provenancehotels.com/portfolio/details/the-woodlark-building))
16. 808 SW Alder Street – Provenance Hotel is working with LRS Architects and contractor Path Construction in adapting this three-story, 15,000-square-foot office and retail building for hotel use. Work includes new storefronts, façade finishes, windows and a complete interior remodel. Provenance owns the hotel across the street, which is being updated and rebranded as the Dossier Hotel. It is also working on the redevelopment of Woodlark House (see #15). Work is anticipated to be completed in 2017.
17. New Fliedner Building (1003-17 SW Washington Street) – Property owner Dick Singer is renovating this dramatic zig-zag moderne building for creative office use. The project will include code upgrades with core and shell modernization. Construction is anticipated to take a year.
18. Pearson Building (404-18 SW Washington) – Property owner Ron Bur Properties LLC is renovating this five-story, 23,000-square-foot, 1898 building. Following a permit battle with the city, the property was sold and is now being brought up to code for ground floor retail with upper floor office. Brett Schulz Architecture is the designer and completion is anticipated for late 2018.
19. Pioneer Place (888 SW 5<sup>th</sup> Avenue) – Owner General Growth Properties is embarking on modernizing Pioneer Place. The atrium-style mall was first built in the 1991 as the retail centerpiece of a revitalized downtown. The entire complex, including an associated office building, occupies four blocks. Proposed work includes transforming the food court into a series of mid-scale restaurants, repositioning the third floor for WeWork office use and retenanting retail spaces on remaining floors.
20. Guild Theater and Studio Building (901-19 SW Taylor Street) – TMT Development and Tom Moyer Theaters is working with Peter Meijer Architects on an \$8 million renovation and upgrade of the 1926-27 theater-office building, including the tower to the south. The project includes window replacement, storefront upgrades, upgrades to the theater entry and marquee plus system, and code upgrades.  
(<http://www.tmtdevelopment.com/guild-theater.php>)

21. 1127 SW Morrison – Menashe Properties and North Rim Development is working with LRS Architects and Design Department on a six-story, quarter block building with 59,000-square-foot office space, including ground floor retail. Completion is planned for 2018. ([www.lrsarchitects.com/market-sectors/office/1127-morrison/](http://www.lrsarchitects.com/market-sectors/office/1127-morrison/))
22. Multnomah County Courthouse (1236 SW 1<sup>st</sup> Avenue) – Multnomah County has deemed the current courthouse, built in 1914, obsolete and is pursuing plans to transfer the existing National Register structure while developing a modern facility. The new courthouse is a full block site bounded by 1<sup>st</sup> and 2<sup>nd</sup> Avenues, and Madison and Jefferson Streets. The southwest corner includes the Jefferson Substation, which is listed on the National Register and will be retained, rehabilitated and integrated into the project. The proposed building is 17-stories with 441,000-square-feet of courtrooms associated offices and program space. At the northwest end will be a hardscaped plaza. The architect is SRG Partnership and the contractor is Hoffman Construction. Completion is planned for 2020. ([www.multco.us/central-courthouse](http://www.multco.us/central-courthouse))
23. Sky3 Place (1101-1139 SW Jefferson Street) – Ankrom Moisan Architects is working with Las Vegas-based Molasky Group on the development of a 15-story, half block, residential development. The 200,000-square-foot project will have ground floor retail, 196 units, and 96 below-grade parking spaces. The project will benefit from the city's multiple unit limited tax exemption program, which provides property tax relief, while also seeking LEED Gold certification. Absher Construction is the contractor and completion is anticipated for 2017. ([www.sky3pdex.com](http://www.sky3pdex.com))
24. Broadway Tower (1455 SW Broadway) – BPM Real Estate is working with GBD Architects on a half block, 270-foot-tall, 19-story project that includes a 180 room Radisson Red hotel on six floors, 175,000-square-feet of office space on 11 floors, ground floor retail, and 210 below-grade parking stalls. Completion is planned for 2018. (<http://www.1455broadway.com/downloads/Broadway-Tower-Project-Overview.pdf>)
25. 1430 SW Park – Property owners are working with GBD Architects on a quarter block, seven-story apartment building with ground floor retail and 73 units, including approximately 25 that will be affordable.
26. 12<sup>th</sup> & Market Apartments (1133 SW Market) – SERA Architects is working with the property owners to construct a 14-story, quarter block apartment building with 146 market-rate units, ground floor retail and 21 parking stalls. (<https://www.mortenson.com/portland/projects/12th-and-market>)

27. The Hub at Portland (325 SW Harrison Street) – Chicago-based Core Spaces LLC is working with the Downtown Development Group, Myhre Group and Hartshorne Plunkard Architecture of Chicago to develop a 15-story, mixed-use project with a 424 apartments, a 33,000-square-foot grocery store, 5,000-square-feet of additional retail and 151 below-grade parking spots.
28. Viking Pavilion (Portland State University) – Portland State University is working with Woofter Architecture on a \$50 million renovation and expansion of the Viking Center, its campus athletics and physical education building. Fortis is the contractor. The expansion will add 100,000-square-feet to the existing 132,000-square-foot facility, and include classrooms, computer labs and study areas. Work includes expanding the fieldhouse to house up to 5,000 spectators. Completion is set for spring 2018. ([http://www.goviks.com/news/2015/3/10/athletics\\_0310153646.aspx](http://www.goviks.com/news/2015/3/10/athletics_0310153646.aspx))
29. Karl Miller Center (PSU School of Business at 631 SW Harrison) – PSU is working with the Bookin Group and SRG Partnership to renovate and expand the School of Business building. The expansion adds 36,000-square-foot at the north end, with new entry plazas on Montgomery Street. Skanska is the contractor and completion is planned for 2017. ([www.pdx.edu/insidepsu/news/psu%E2%80%99s-new-karl-miller-center-breaks-ground-and-will-house-school-business-administration](http://www.pdx.edu/insidepsu/news/psu%E2%80%99s-new-karl-miller-center-breaks-ground-and-will-house-school-business-administration))
30. Jasmine Block (333 SW Harrison Street) – The city of Portland, Portland State University, Portland Community College and OHSU are working collaboratively on the development of a half block, \$100 million, nine-story office and academic building. The building will target professional health education complement by city offices and ground floor retail space. The projected target date for completion is 2020.
31. Porter by Hilton (202-18 SW Jefferson Street) – Portland Hotel Ownership LLC and Widewater Hotels of Syracuse, New York, are building a 16-story, 299 room hotel on the half block site. Porter is a new upscale Hilton brand. Project architect is HC Architecture of Atlanta. Completion is planned for 2017.
32. Center for Health and Healing – South (SW Moody and Bond) – OHSU is working with ZGF Architects on a full block, 15-story, 370,000-square-foot hospital built over an existing underground parking garage. The parcel is bounded by Moody/Bond/Whitaker/Curry. The new hospital will be connected to the OHSU Center for Health and Healing – North by a two-level sky bridge. Completion is planned for 2018.
33. Knight Cancer Institute (2730 SW Moody Avenue) – SRG Partnership is working with OHSU on the Knight Cancer Institute research building to be located on the OHSU Schnitzer Campus north of the recently opened Skourtes Tower. The project is seven-stories with 332,000-square-feet with two levels of below-grade parking. It includes a conference center, support retail, as well as laboratory and research facilities.

(<https://www.mccarthy.com/insights/construction-commences-160-million-ohsu-knight-cancer>)

34. Gary & Christine Rood Family Pavilion (SW River Parkway and Bond)– OSU is working with ZGF Architects on a full block, six-story guest housing project with ground floor retail and three stories of above-grade parking. Located on Block 28, the parcel is bounded by River Parkway/ Bond/Curry/Whitaker. Completion is planned for 2018. (<https://www.onwardohsu.org/blog/detail/7-things-know-about-guest-house>)

## Under Construction – Eastside

35. Towne Storage (17 SE 3rd Avenue) – 5 Eastside Stories LLC is working with LRS Architects on the \$8 million rehabilitation of this 1915 National Register warehouse. Plans call for adapting it to creative office. Bremik is the contractor and construction is scheduled for a 2017 completion. (<http://www.lrsarchitects.com/market-sectors/office/towne-storage/>)
36. The Dumbbell (11 NE Martin Luther King Jr. Blvd.) – Kevin Cavanaugh, Guerrilla Development and Washington, D.C.-based Fundrise are working with FFA Architecture on a six-story, “two-box,” 36,000-square-foot heavy timber commercial building concept. It is called ‘The Dumbbell’ because the two buildings are linked by a series of sky bridges, creating a dumbbell-like shape. Completion is planned for 2017. (<http://guerrilladev.co/the-fair-haired-dumbbell/>)
37. Aura Burnside (419 E Burnside) – Trinsic Residential Group of Dallas is working with Myhre Group architects to build a six-story, L-shaped apartment building on a three-over-three block with 157 units and two floors of live/work. Construction is planned to be completed by 2017. (<http://trinsicresidential.com/portfolio/aura-burnside>)
38. Modera Belmont (818 SE 6<sup>th</sup> Avenue) – Mill Creek Residential Trust is working with SERA Architects on a U-shaped, 202 unit, six-story apartment building over a one-story commercial base with one level of below-grade parking on this full block site recently occupied by the Oregon Ballet Theater. Completion is planned for 2017. ([www.serapdx.com/projects/modera-belmont-apartments/](http://www.serapdx.com/projects/modera-belmont-apartments/))
39. Grand Belmont (514 SE Belmont Avenue) – Urban Asset Advisors is working with architect Ankrom Moisan on the development of a half block, seven-story, mixed-use building in the East Portland Historic District. The project will have 121 residential units and 6,000–square-feet of ground floor retail. There will be parking for 14 cars. (<http://www.urbanassetadvisors.com/projects.html>)

40. 888 SE 9<sup>th</sup> Avenue – Foresight Development is working with Ankrom Moisan Architects in developing a half block, six-story, 100 unit apartment building with 6,000 square feet of ground floor retail and at-grade parking for 28 cars. The developer also owns the Grand Central Bowl to the west. ([http://www.foresight-development-pdx.com/future\\_projects/](http://www.foresight-development-pdx.com/future_projects/))
41. Jupiter Hotel Expansion (910 E Burnside) – Works Partnership Architecture is working with Jupiter Hotel on a 67 room expansion in a new building just east of the current. The new building will be six-stories and include second floor event space and an outdoor deck.
42. St. Francis Park Apartments (1177 SE Stark Street) – Home Forward and Catholic Charities are working with MWA Architects to develop a four-story, 72,000-square-foot apartment building with 106 affordable units, including for women transitioning from homelessness, and victims of domestic and sexual violence. The property had been land banked by the charity for many years and used as a community park.
43. 1208 SE Ankeny – The property owner is working with YBA Architects on the development of a quarter block, four-story, 27 unit apartment building. (<http://yb-a.com/a12/0>)
44. LOCA@The Goat Blocks (11<sup>th</sup> Avenue and SE Belmont Street) – Killian Pacific Development of Vancouver is working with Ankrom Moisan on a \$74 million, mixed-use superblock project with 247 apartments and 97,000-square-feet of retail. Anchor retailers include 40,000-square-feet for Orchard Supply Hardware and 25,000-square-feet for a Market of Choice grocery store. Anderson is the General Contractor. Completion is planned for 2017. ([www.killianpacific.com/projects.php](http://www.killianpacific.com/projects.php))
45. Lloyd Center - First opening in 1960 as a 100 store open air shopping mall upon completion, Lloyd Center was the largest mall in the Pacific Northwest and one of the largest in the country. The 1.3 million-square-foot mall is currently undergoing a \$50 million update with Waterleaf Architecture partnering with HKS Architects. The goal of the remodel is to redefine and reposition the facility for 21<sup>st</sup> century featuring neighborhood amenities. Key components include a new entry, transformation of the southwest box where Nordstrom was located, interior renovation and incorporation of Holladay Park into mall programming. Current plans include expanding the third floor of the former Sears store while demolishing the fourth floor. The mall is open during renovations. Completion is planned for 2018. ([www.waterleaf.com/projects/on\\_the\\_boards/lloyd\\_center](http://www.waterleaf.com/projects/on_the_boards/lloyd_center))

## On the Drawing Board – Westside

46. Pearl East (NE Corner of Glisan Street and 13<sup>th</sup> Avenue) – Mackenzie Design is working with the property owner on developing a six-story creative office building on this surface parking lot. Located in the 13<sup>th</sup> Avenue Historic District, the building will evoke the district's industrial design. ([http://www.bizjournals.com/portland/blog/real-estate-daily/2016/03/6-story-office-building-coming-to-the-pearl.html?iana=ind\\_cre](http://www.bizjournals.com/portland/blog/real-estate-daily/2016/03/6-story-office-building-coming-to-the-pearl.html?iana=ind_cre))
47. 1319 NW Johnson – Paul Properties is working with TVA Architects exploring a quarter block development with a seven-story, mixed-use building that includes 58 residential units with ground floor commercial. (<http://www.paul.properties/projects-paul-properties/il2vgf9j72zp57jt9cfm26o4e2p34r>)
48. Modera Glisan (505 NW 14<sup>th</sup> Avenue) – Mill Creek Residential Trust is working with SERA Architects on a 280 unit, 16-story, L-shaped apartment building that wraps around a historic fire house. The project has 206 underground parking spaces and long-term parking for 477 bicycles. The project has secured design approval and construction is anticipated to start this summer.
49. FRAMEWORK (430 NW 10<sup>th</sup> Avenue) – Lever Architects is working with Beneficial State Bank to develop this quarter block into a 12-story, mixed-use project with five office floors, six workforce housing floors and ground floor retail. The project will be a cross-laminated timber structure. The project is receiving \$1.5 million from the USDA to encourage high-rise wood construction. ([www.leverarchitecture.com/work/framework-2/](http://www.leverarchitecture.com/work/framework-2/))
50. Modera Davis (205 NW 10<sup>th</sup> Avenue) – SERA Architects is working with Mill Creek Residential on a 12-story apartment building with 150 units, 4,000-square-feet of retail and 94 parking spaces. The half block site is on 10<sup>th</sup> Street between Davis and Everett Streets. ([http://www.reig.com/Files/DocMgt/Prpt\\_7888/Modera%20Davis%20Retail%20Flyer.pdf](http://www.reig.com/Files/DocMgt/Prpt_7888/Modera%20Davis%20Retail%20Flyer.pdf))
51. Modish Building (333 SW Park Avenue) – Project^ is working with Beebe Skidmore Architects on updating this largely vacant 1907 office building with new storefronts, ground floor commercial space and a rooftop addition.
52. Joyce Hotel (322 SW 11<sup>th</sup> Avenue) – The Portland Housing Bureau acquired the Joyce Hotel for \$4.22 million and is embarking on a comprehensive upgrade of this previously privately owned 69-room SRO. Central City Concern will operate the facility under contract with the city. Rehabilitation will begin in fall 2018 and will take approximately a year.

53. New Market Addition (50 SW 2<sup>nd</sup> Avenue) - SERA Architects is working with the property owner, San Francisco-based Swift Real Estate Partners, on four-story, mixed-use creative office building to be constructed on the parking lot north and adjacent to the New Market Theater.
54. Worldmark by Wyndham Hotel (221 SW Naito) – SERA is working with property owner on the development of a half block, six-story vacation ownership hotel with ground floor retail.
55. Toyoko Inn (209 SW Oak Street) – Japanese hotelier Toyoko Hotels, the largest hospitality operator in Japan with 240 properties, is proposing a 300-400 room economy hotel on this quarter block vacant site that once housed the Portland City Jail. The parcel was owned by Portland Development Commission and awarded to Tokoyo Inn during a competitive bidding process. McKenzie Architecture is engaged in the building design. ([http://www.pdc.us/Libraries/Board\\_Reports/Report\\_16-03\\_pdf.sflb.ashx0](http://www.pdc.us/Libraries/Board_Reports/Report_16-03_pdf.sflb.ashx0))
56. 108 SW 3<sup>rd</sup> Avenue – As part of its Ankeny Blocks vision, the Goodman family is working with GBD Architecture on a 133 unit apartment building with 8,600-square-feet of ground floor retail and 63 below-grade parking spaces at SW 3rd Avenue and Ash Street.
57. Meier & Frank Building (521 SW 5th Avenue) - The lower five floors and basement of the historic Meier & Frank Building will be adapted for commercial and creative office space. In 2006, Macy's acquired the Meier & Frank chain and in 2017 closed the store. The project includes adding additional retail entries at the ground floor. The new owner is KBS and Sterling Bay, and the project architect is BORA. Construction begins in spring 2017.
58. Morrison Bridgehead - Multnomah County proposed to sell four blocks at the west end of the Morrison Bridge for redevelopment and selected MMDC as the developer through a request for proposal process. Block 16 would likely be the first project, a 17-story office tower. Development is anticipated to take three years from the time of site control. ([www.mmddcompany.com/portfolio/morrison-bridgehead-project](http://www.mmddcompany.com/portfolio/morrison-bridgehead-project))
59. 902-18 SW 3<sup>rd</sup> Avenue – Arthur Mutal and Ondar Development is working with Ankrom Moisan on a 7/8 block development on the block bounded by 2<sup>nd</sup> and 3<sup>rd</sup> Avenues, and Taylor and Salmon Streets. The first phase is a 20-story hotel with ground floor restaurant along Salmon Street. Along Taylor will be a 10-story office tower with ground floor retail and two levels of below-grade parking. The Auditorium Building on 3<sup>rd</sup> Avenue is excluded from the project.

60. 10<sup>th</sup> & Yamhill SmartPark (730 SW 10<sup>th</sup> Avenue) – PBOT and Portland Development Commission are in the final stages of planning a renovation project. The garage was identified in the 2009 Downtown Retail Strategy as a site that needed an improved retail environment. The project entails improving ground floor spaces both interior and exterior to provide a more vibrant retail environment, and improving ADA access. Work includes new retail storefronts, retail configuration, and new elevators and stairs. The project will take approximately one year to complete and is scheduled to begin in January of 2018.
61. 11 West (1102-16 SW Washington) – ZGF and Gerding Edlen are working with the property owner on a 320-foot-tall, 30-story, half block building along Washington between 11<sup>th</sup> and 12<sup>th</sup> Avenues. The project will have ground floor retail, four floors of office space, 240 residential units and four levels of underground parking.
62. United Way (619 SW 11<sup>th</sup> Avenue) – United Way owns the half block between Alder and Morrison Streets. The agency is planning to consolidate their offices into the south building with plans to sell the north half of the building for hotel development. SERA Architects is proposing a 220-room, 15-story hotel on the quarter block in partnership with Mortenson Development. The remaining United Way building on the south will be updated.
63. 1110 SW Clay – Housing NW is working with SERA Architects on a full block, 16-story, 260 unit, multifamily student housing building with studios, one-bedroom and two-bedroom units.
64. 2211 SW 4<sup>th</sup> Avenue – KOZ Development is working with BPM-UP LLC on developing a six-story, 110 units of micro student housing on this triangular shaped, 9,500 square foot surface level parking lot. ([www.kozdevelopment.com/projects.html](http://www.kozdevelopment.com/projects.html))
65. Bridge Housing (2095 SW River Parkway) – Williams & Dame is working with San Francisco-based Bridge Housing, PDC and Ankrom Moisan architects on a two-building project that includes a 14-story structure with 209 affordable units, and a six-story structure with 162 market rate units on a 87,000 square foot parcel. The ground floor will have 13,000-square-foot of retail, intended for a grocery. There will also be 163 below-grade parking stalls with 39 at-grade for the grocery.
66. Landing at Macadam (Block 42) – GBD Architects is working with Prometheus Development to develop a 27-story, 303 unit, condominium tower with ground floor retail and below-grade parking levels. Andersen is the contractor.

## On The Drawing Board – Eastside

67. Hyatt Regency at the Convention Center (Holladay/Multnomah/2<sup>nd</sup>/MLK) – Developer Mortenson is working with ESG Architects and Ankrom Moissan, on a 19 to 21 story, \$198 million “headquarters” hotel with 600 rooms plus conference space and parking. In total, the project will be approximately 450,000 square feet. The site is north of the Convention Center on an irregularly shaped parcel bounded by Holladay/Multnomah/2<sup>nd</sup>/MLK. The project includes construction of an adjacent city-owned parking garage with 425 stalls for \$26 million. Construction is planned for June 2017.
68. 1010 NE Grand Avenue – Home Forward is working with LRS Architects and Lever Architecture on a 12-story, mixed-use building with 240 residential units, 7,500-square-feet of retail and parking for 254 bicycles. The project will have five floors of market rate units and three floors of affordable.
69. Oregon Square (825 NE Multnomah Street) – Developer and owner American Assets Trust is proposing to demolish the four-building ensemble known as Oregon Square and build four new high- and mid-rise apartment buildings, ranging between 10- to 32-stories with an overall total of 1,032 housing units. The project would include 36,000-square-feet of retail space. At the center would be a 100,000-square-foot open space. GBD is the project architect.
70. Burnside Delta (1111 NE Sandy) - Urban Development Group is working with architect Vallastor Corl to develop a six-story structure on a surface parking lot on Burnside just east of 11<sup>th</sup> Avenue. The project will have 85 apartments with 2,500-square-feet of retail.
71. 710 E Burnside – Polyphon Architecture and Design are proposing an 11-story, mixed-use building on this quarter block surface parking.
72. 808 SE Alder Street – Roberti Investment is working with Hennebery Eddy Architects on a renovation and expansion of an existing building, adapting it from storage to a wet lab. Project includes new entries and storefronts, new windows, and new canopies.
73. 110 SE Washington Street – Works Partnership is working with the property owner Harsch Investment to redevelop this quarter block into an eight-story, mixed-use project.
74. Shleifer Warehouse (224 SE 2<sup>nd</sup> Avenue) – Beam Development and Urban Development + Partners plan to adapt this 1936 warehouse building into creative office use. (<http://www.beamdevelopment.com/shleifer-warehouse>)

75. Chamberlain Hotel (509 SE Grand Avenue) – Beam Development and Urban Development + Partners have teamed with Works Progress Architecture on the redevelopment of this 1897 quarter block, 45,000-square-foot building. Built as a hotel, for decades the building housed Shleifer Furniture. The developer plans to return the property to hotel use with 57 rooms. ([www.beamdevelopment.com/hotel-chamberlain](http://www.beamdevelopment.com/hotel-chamberlain))
76. 550 SE Martin Luther King Jr. Blvd – In conjunction with the Chamberlain Hotel project, Beam Development is working with Works Project on a \$40 million, 14-story, half block building with two levels of below-grade parking, hotel suites on floors two through four, and apartments on floors five through 13.
77. 525 SE Martin Luther King, Jr. Blvd. – Developer PMC is working with architect Hacker on a half block, \$40 million, six-story office building with ground floor commercial with 65 underground parking spaces. Construction should begin November 2017 with completion in 12 months.
78. 909 SE 12<sup>th</sup> Avenue - SERA Architects is working with SamNick Holdings on a half block, 148 unit, six-story apartment building with ground floor retail and basement parking at Belmont and 12<sup>th</sup>. The site currently has a one-story auto shop.
79. Custom Blocks (1340 SE 9<sup>th</sup> Avenue) – Capstone Partners is updating two existing warehouse buildings for 72,000-square-feet of creative office use. The first is at 1340 SE 9<sup>th</sup> Avenue and the second to the north at 925 SE Main Street. Scott Edwards is the architect and Fortis Construction the contractor.
80. Park Terrace (1400 NE Multnomah Street) – The property owner is working with Holst Architecture on redeveloping this four and a half acre site just south of the Lloyd Center into a two-building, mixed-use apartments over ground floor retail and parking. The complex anticipates 677 apartments, 37,000-square-feet of retail space and parking for 1,300 cars.

## **Under Discussion - Westside**

81. Centennial Mills (1362 NW Naito Parkway) - PDC acquired the Centennial Mills complex in 2000. A 4.45-acre parcel with river frontage, Centennial Mills is considered a premier development site in the Pearl District. Due to the failing condition of the structures, in 2015 PDC approved phase one of demolition that included selected demolition. With demolition nearly complete, PDC is seeking redevelopment of the site with 20,000-square-feet of creative office space, 426 residential units, and 17,000-square-feet of commercial space in three separate buildings. Plans currently call for PDC to issue a request for proposals in early 2018 and construction likely in 2019.

82. Self-Storage (14<sup>th</sup> Avenue and Savier Street) – Hoyt Street Properties is exploring the development of a five-story, self-storage facility on this triangular parcel at the north end of the Pearl. It will have ground floor retail.
83. Lovejoy Square (930 NW 14<sup>th</sup> Avenue) – This full block property recently sold for \$20 million to Vancouver real estate developer Killian Pacific. Bounded by Lovejoy and Kearney Streets, and 13<sup>th</sup> and 14<sup>th</sup> Avenues, initial plans are to hold the one-story retail/restaurant property in anticipation of redevelopment.
84. Fire Station (510 NW 3<sup>rd</sup> Avenue) – PDC has completed a pre-application conference with the city to redevelop this 33,580-square-foot site at the corner of Glisan and 3<sup>rd</sup> Avenue, including redevelopment of a long-vacant two-story, 6,700-square-foot, 1913 fire station that is a city landmark. Lift Development was selected as the preferred development partner. The building is located in a liquefaction soil zone, which will require substantial seismic work to preserve the unreinforced masonry building. It is still unclear whether renovation of the building is financially feasible. To advance the next phase of feasibility analysis, PDC is assembling a consultant team, including historic preservation specialists and a construction management/general contractor, to prepare schematic design documents, seek feedback from the Landmarks Commission, and pursue designation on the National Register of Historic Places in order to include the needed Historic Tax Credits into the financing of the renovation project.
85. US Post Office (715 NW Hoyt Street) – The U.S. Postal Service has transferred ownership of its 13-acre downtown distribution center and will vacate pending construction of its new facility near the airport. PDC has prepared a Broadway Corridor Framework Plan for the site and surrounding properties, which will help inform the development vision and potential of the area. Development is thought to yield 3.8 million-square-feet of mixed-use development.
86. Goldsmith Block (Block 33) (NW 5th Avenue and Davis Street) – William Kavan Architecture is working with property owner Guardian Real Estate Services in exploring a full block development with 140,000-square-feet that includes ground floor retail, five levels of residential space, four levels of office space and 300 underground parking spaces.
87. Block 38 - The Goodman family is working with GBD is designing a 20-story, mixed-use, half block structure with ground floor retail, office space on floors two through nine, and 182 living units on floors nine through 20. The project has four levels of below-grade parking. Construction is planned to start in 2017.
88. 330 SW 10<sup>th</sup> Avenue – Works Progress Architecture is working with the property owner on a proposed 23-story, mixed-use tower along the streetcar line.

89. The Portland Building (1120 SW 5th Avenue) – The city of Portland is planning a \$195 million upgrade to the iconic Portland Building. Designed by Michael Graves and considered one of the best examples of post-modern architecture in the county, the building suffers from deferred maintenance and failing infrastructure despite being 30 years old. Work is anticipated to start in 2017 and be completed by 2020. The architect is DLR Group and the contractor is Howard S. Wright.
90. Portland Art Museum (1219 SW Park Avenue) – As part of a \$75 million capital and endowment campaign, the Portland Art Museum is exploring the construction of a three-story, 10,000-square-foot, glass-walled pavillion to connects its current two buildings. Named for Portland native Mark Rothko, the pavillion will house major works by the artist on loan from the family. The pavillion will also allow the museum to reconfigure and improve existing gallery access. Groundbreaking is planned for 2018. The architect is Vinci Hamp of Chicago.
91. 140 SW Columbia – GBD Architecture is working with Texas developer Alamo Manhattan on a full block project bounded by 1<sup>st</sup> and 2<sup>nd</sup> Avenues, and Clay and Columbia Streets. The project calls for 12,000 square feet of ground floor retail combined with ground floor live-work spaces. There would be three floors of above grade parking and 16 floors with 306 residential units.
92. St. Mary's Academy Expansion (1505 SW 6<sup>th</sup> Avenue) – St. Mary's Academy has acquired the full block at 6<sup>th</sup> and Clay Streets diagonally across from its school, and is planning redevelopment. The school is working with GBD Architects and Shiels Obletz Johnson. The expansion site is anticipated to add classrooms, technology laboratories, athletic facilities and arts facilities. The site has been cleared, though plans for the expansion are still in development.
93. Zidell Yards (South Waterfront) – The Zidell family owns 33 riverfront acres between RiverPlace and South Waterfront, and directly adjacent of the OHSU Schnitzer campus. For generations, the property has been home to the Zidell marine and industrial businesses. The family has launched an ambitious plan to transform the land into a mixed-use district with 1.5 million-square-feet of retail, office and apartment uses. First to break ground was The Emery (see #143), an apartment building along Moody Boulevard. The company has committed to closing its barge operations in 2017. ZGF Architects is responsible for master planning, and Peter Walker will be responsible for landscape design and parks. The second building planned for the Yards is a six- to seven-story apartment building over ground floor retail at 3201 SW Moody, just south of The Emery. Project architect is also ZGF.
167. 600 SW 5th Avenue – SERA Architects is working with the property owner to explore the feasibility of a 15 story hotel with 215 rooms. No parking is proposed on site.

168. 539 SW 10th Avenue – DLR Group is working with Graves Hospitality of Minneapolis on the possibility of an 11 story hotel with 177 rooms at this 5/8 block parcel currently being used as a parking lot.

### **Under Discussion – Eastside**

94. 15 NE Broadway – Pacwest Energy and LRS Architects are exploring redevelopment of this current gas station site for a multi-story automobile sales and service building with a showroom facing Broadway, below-grade service bay and parts storage, and vehicle inventory on upper floors.
95. Veterans Memorial Coliseum (300 N Winning Way) – The city of Portland and PDC are exploring options for the historic 1962 Veterans Memorial Coliseum. Options span a major rehabilitation and possible new uses, including retention and maintenance to possibly demolition, and site redevelopment.
96. 5 SE Martin Luther King Jr. Blvd. – Gerding-Edlen is working with GBD Architects and GREC Architects of Chicago to explore an L-shaped, 17-story, 300,000-square-foot building at the corner of MLK and East Burnside on the site of the former Fishels Furniture Store. The lower two floors will have approximately 100,000-square-feet of office and the upper floors will have 220 residential units. The site will have 180 parking spaces.
97. Sideyard (313 E Burnside) – Skylab Architecture is working with Key Development to develop a five-story, 21,000-square-foot retail/office building on the lot bounded by Couch Street, Burnside and MLK. (<http://www.yardpdx.com/>)
98. The Redd (831 SE Salmon Street) – Eco-Trust is working with Redside Development on a full block parcel in Central Eastside with a one-time foundry building at the east. Eco-Trust plans to renovate the building with longer term plans for new construction on the surface parking. The building will house sustainable micro-manufacturing, plus office, event and retail space. Eco-Trust is also considering including food processing at this site and the facility may include test kitchens. ([www.ecotrust.org/project/the-redd-on-salmon-street/](http://www.ecotrust.org/project/the-redd-on-salmon-street/))
99. Ankeny Apartments (1122 SE Ankeny) – Yost Grube Hall Architects is working with developer/property owner Landon Crowell on a six-story, L-shaped building with 18 apartments and ground floor retail. The project design has been denied by the Design Commission and the project is going to appeal before City Council.
100. 22 SE 11<sup>th</sup> Avenue - The property owner is exploring a six-story apartment building with 85 units.

101. OMSI District Plan (SE Water Street) - The Oregon Museum of Science and Industry (OMSI) has acquired the six acres adjacent to the present museum building from Portland General Electric for expansion. With completion of Tilikum Crossing and expansion of the streetcar, OMSI is developing a broad-based master plan. ZGF Architects and Leland Consulting Group are providing professional direction. Work began in 2013 and is ongoing. Current concepts call for improved access to the water, targeted expansions of OMSI museum and educational facilities, transportation and circulation improvements, and increased 24-hour activity throughout the district. It also considers development of multi-family housing, museum expansion, and associated uses. The most recent development is the possible addition of the James Beard Public Market.

### **Completed Since 2013 – Westside**

102. Riverscape (2130 NW Front Avenue; completed 2017) – Apollo Development, LLC acquired a 15.59-acre parcel on the west bank of the Willamette in early 2000 and worked with a series of developers in specific projects to create a luxury community. The complex included four phases. The first was 75 unit condominium building and 104 town homes. Working with Fore Property of Washington, D.C., the second phase was a 244 unit, five-story, market-rate apartment building. Again working with Fore Property. Phase three was Rivage, a two-building, 250 unit apartment structure, and Phase four was Bridge Town Lofts, a six-story, 149 unit apartment.
103. The Abigail (1650 NW 13<sup>th</sup> Avenue; completed 2016) – Affordable housing developer, BRIDGE Housing out of California, worked with Ankrom Moisan Architects and Walsh Construction on this six-story, 155 unit, mixed-use apartment building. Eighty-two percent of the units are reserved for 30 to 60 percent MFI. The \$48 million project is named for noted Oregon suffragist, Abigail Scott Duniway. ([www.bridgehousing.com/properties/abigail.com](http://www.bridgehousing.com/properties/abigail.com))
104. NV (1301 NW 12<sup>th</sup> Avenue; completed 2016) – Developer Unico Properties worked with ZGF Architects and Anderson Construction on this full block, 26-story tower with two- and three-story podiums. The project has 285 residential units, 3,500-square-foot of retail and underground parking for 233 cars. (<http://costiganintegrated.com/overton-apartments-0>)
105. Cosmopolitan on the Park (Hoyt Street Properties) (1130 NW 10<sup>th</sup> Avenue; completed 2016) – Hoyt Street Properties developed this 28-story, \$108 million, 150 unit condominium known as Cosmopolitan on the Park. BORA was the architect and Anderson the general contractor. The development is part of the remaining 6.1-acre zone at the north edge of the Pearl, called the “North Campus.” Planned development continues the emphasis on a dense mix of uses. ([www.hoytliving.com/hoyt-development.html](http://www.hoytliving.com/hoyt-development.html))

106. The Parker (1415 NW 12<sup>th</sup> Avenue; completed 2014) – Developer Robert Ball worked with architects Fletcher Farr Ayotte to develop a \$35 million, six-story, 177 unit, 203,000-square-foot apartment building on a full block site once occupied by a one-story warehouse. The building is U-shaped and faces east with a faux loading dock on 13<sup>th</sup> Avenue. The design has one-story of below-grade parking for 164 vehicles.
107. The Encore (949 NW Overton Street; completed 2015) – Since the 1990s, Hoyt Street Properties has been transforming an abandoned rail yard into one of Portland’s most acclaimed neighborhoods. The site is roughly bound by NW 9<sup>th</sup> and 12<sup>th</sup> Avenues from Hoyt Street north to NW Naito Parkway. When completed, Hoyt Street Properties will deliver approximately 3,000 new condominiums, apartments and town homes, plus office and retail space on 34 acres. The Pinnacle, Lexis on the Park, Riverstone Condominiums, Kearney Plaza Apartments, Johnson Street Townhomes, Tanner Place Condominiums, Streetcar Lofts, Bridgeport Condominiums, Park Place and the Metropolitan have all been completed in the past decade. The Encore, completed in 2015, is a 16-story, 177 condominium tower designed by Boora Architects. Among the company’s accomplishments is securing LEED certification in Neighborhood Development. ([www.theencoreportland.com](http://www.theencoreportland.com))
108. Block 17 Apartments (1161 NW Overton Street; completed 2015) - Block 17 is Hoyt Street Properties most recent completed project. Partnering with Wood Properties of Atlanta, the \$80 million, Block 17 project is a full block, 16-story, 281 unit rental tower. ([www.block17apartments.com](http://www.block17apartments.com))
109. The Fields Park (1099 NW Overton Street; completed 2014) – Hoyt Street Properties worked with Portland Public Parks and Recreation to develop “The Fields,” a three-acre neighborhood park with trails, a boardwalk, gardens, a children's area, playing fields and a dog park. The \$5 million park is a keystone to livability of the area.
110. Residence Inn (1150 NW 9th Avenue; completed 2014) – Pearl Hotel Investors worked with SERA Architects on the development of this full block parcel into a Residence Inn hotel. The building is six-stories with 170,000 square feet and 225 rooms. The \$50 million project was fully financed through EB-5 investors. ([www.serapdx.com/projects/pearl-district-marriott-residence-inn](http://www.serapdx.com/projects/pearl-district-marriott-residence-inn))

111. The Yards at Union Station (615 NW Naito Parkway; completed 2013) – Designed collaboratively by ZGF Architects and Otak 14 years ago, the Yards is a four-phase, \$55 million project of 550 units developed by GSL Properties with financial help from the Portland Development Commission. Phase one was completed in 1998; an \$11.8 million building with 158 apartments targeting those earning 60 percent of median income or less. Phase two was completed in 1999; a \$25 million project that included 321 units, half of which are affordable housing. Phase three was completed in 2005 and included 35 market-rate units. Phase four was completed in 2013; a \$15 million project consists of 80 rental homes available for individuals and families earning less than 60 percent MFI.
  
112. Arlene & Harold Schnitzer Center for Art & Design (511 NW Broadway; completed 2015) – The federal government vacated this historic Post Office building which was renovated for the Pacific Northwest College of Art's new Arlene and Harold Schnitzer Center for Art & Design. Working with Allied Works Architecture, Gerding-Edlen, PDC, and Howard S. Wright Construction, PNCA spent \$32 million to renovate the building and create a new creative anchor to the North Park Blocks.  
([www.pnca.edu/about/expansion/c/NWBroadway511](http://www.pnca.edu/about/expansion/c/NWBroadway511))
  
113. Pearl West (707 NW 14<sup>th</sup> Avenue; completed 2016) – BPM Real Estate working with GBD Architects, THA Architects and Howard S. Wright Construction, developed this interior 24,000-square-foot parcel into a nine-story, 230,000-square-foot office building. The ground floor includes 10,000-square-feet of retail and three levels of underground parking.
  
114. Oakwood Portland Pearl (315-17 NW 11<sup>th</sup> Avenue; completed 2015) – GBD Architects worked with Gerding Edlen to build a nine-story, 65-unit corporate apartment building on a quarter block site east of recently completed Janey Apartments. The project includes 47 mechanized parking and 32 biking stalls. Lorentz Bruun was the contractor.
  
115. Arthouse (33 NW Park Avenue; completed 2013) – Property owner, Michael Powell, worked with LRS Architects to build a six-story, 48,052-square-foot, mixed-use building with ground floor commercial and 50 residential units to support PNCA student housing. The \$7 million project includes ground floor commercial space and bike parking.
  
116. US Customhouse (220 NW 8th Avenue; completed 2014) – The long-vacant National Register, four-story, 1901 Customhouse was acquired by Eastern Real Estate LLC at a GSA auction for \$4.74 million. The building occupies a full block and consists of approximately 79,000 square feet. Working with Peter Meijer Architects, the new owners updated the property for office use. The building is currently under lease to WeWork.

117. Everett Hotel (310 NW Broadway; completed 2013) – Architect David Rodeback worked with the property owner to adapt this three-story SRO hotel into workforce housing. Using the State’s Special Assessment for Historic Properties, the project retained the historic character of the exterior and interior while updating systems, and consolidating two existing units into one.
118. Lemon Hotel (245 NW Park Avenue; completed 2013) – Developers Tim O’Leary and Michelle Cardinal worked with Siteworks and Koch Architecture on a \$3 million redevelopment of this quarter block parcel at the southwest corner of Everett Street and Park Avenue. The project involved a seismic upgrade while keeping the ground floor mixed-use and adding a full second story for office use.
119. Overland Warehouse (205 NW 4th Avenue; completed 2016) – Emerick Architects worked with property owner Will Sing LLC and Urban Development Partners to transform this dilapidated quarter block, three-story, 1889 building in the New Chinatown/Japantown National Register District into a mixed-use project with ground floor retail and offices on the upper two floors. ([www.udplp.com/overland](http://www.udplp.com/overland))
120. Mason Ehrman Annex (208 NW 5<sup>th</sup> Avenue; completed 2017) – Beam Development worked with SERA Architects to update this two-story, quarter block warehouse building in the New Chinatown/Japantown Historic District into creative office space.
121. Society Hotel/New Wai Meh (203-09 NW 3rd Avenue; completed 2015) – The four-story, 1893 corner property in Old Town/Chinatown was vacant for 50 years before KeyMar LLC, in conjunction with PDC, transformed it into the Society Hotel. Integrated Architecture and Planning is the architect. ([www.thesocietyhotel.com](http://www.thesocietyhotel.com))
122. Erickson Saloon/Fritz Hotel (5-23 NW 2<sup>nd</sup> Avenue/4-10 NW 3<sup>rd</sup> Avenue; completed 2015) – Innovative Housing worked with LRS Architects and Orange Wall Studios to adapt the two interconnected buildings with a total of 36,600 square feet into 62 affordable housing units. ([www.innovativehousinginc.com/housing/erickson\\_fritz.html](http://www.innovativehousinginc.com/housing/erickson_fritz.html))
123. 38 Davis (60 NW Davis Street; completed 2017) – Gerding Edlen worked with Ankrom Moisan Architects to develop this 141,000-square-foot, six-story, mixed-use project. The building is “L” shaped with a plaza between it and the Oregon College of Oriental Medicine to the west. The building has 65 residential units, including some that qualify under PDC’s system development charge waiver for market-rate housing. It also has 5,000-square-foot of ground floor retail space, and 63,000-square-foot of office space. Tenants include the building’s architecture firm and University of Oregon graduate programs. ([www.38davis.com](http://www.38davis.com))

124. Powell's City of Books (1005 W Burnside; completed 2015) – Powell's underwent an extensive remodel on the southeast corner and entrance of its building. Originally a car dealer showroom for Hudson and Essex automobiles, the building had been remodeled to its approximate look by Wentworth & Irwin Chevrolet in the 1950s. Powell's spent \$1 million modernizing with new storefronts, new roof and a new front porch, while retaining the iconic "Powell's Books" marquee.
125. 12W Stark (1122 SW Stark Street; completed 2015) – Courtyard Properties, working with Skylab Architecture, adapted this two-story, 16,000-square-foot, quarter block, 1918 office building to ground floor restaurant use and second floor office space. Work included recladding the exterior and fully renovating the interior.
126. Pine Street Market (126 SW 2<sup>nd</sup> Avenue; completed 2016) – Pine Street Market LLC worked with Siteworks to redevelop this 1875, three-story United Carriage Co. Building. Located in the Old Town Skidmore historic district, the building features an open floor plan on the first floor with six to 10 food purveyors in a food hall setting. The second and third floors are offices. The project is financed in part with historic tax credits.
127. Hi Lo Hotel (Oregon Pioneer Building) (320 SW Stark Street; completed 2017) – Property owner BPR Properties adapted this 1910, six-story, 74,000-square-foot office building into a 120 room upscale boutique hotel. The project incorporates the historic Huber's Restaurant, which is one of the building's original tenants. The architect was Arris Studio of San Luis Obispo, California.  
([www.bprproperties.com/#!development/ctzx](http://www.bprproperties.com/#!development/ctzx))
128. Apple Store (850 SW 5<sup>th</sup> Avenue; completed 2014) – The ownership of Pioneer Place worked with Apple to modify a former Saks Fifth Avenue store in a new expanded retail store for the computer manufacturer. Work included removing the existing skybridge over Yamhill Street and demolishing the northern 55 feet of the building along Yamhill. The new building is a glass box with over 30,000 square feet of space for retail use.
129. Park Avenue West (728 SW 9th Avenue; completed 2016) – TMT Development, working with TVA Architects and Hoffman Construction, built this 30-story, 546,000-square-foot, mixed-use tower project on the Park Block just north of Director Park. The law firm, Stoel Rives, is the anchor tenant occupying nine of 13 office floors. The project includes 15 floors of residential units, two stories of retail and 325 underground parking spaces. ([www.tmtdevelopment.com/park-avenue-west-tower.php](http://www.tmtdevelopment.com/park-avenue-west-tower.php))

130. Park Tower (723-37 SW Salmon Street; completed 2013) – Developer Jim Winkler, worked with LRS Architects in a \$7 million upgrade of the original 1926 Heathman Hotel. In the 1980s, it was adapted to affordable housing. The project upgraded the 162 units, storefronts and lobby areas, exposing portions of the original lobby. The project was funded in part with historic tax credits.
131. The Cameron (1500 SW 12<sup>th</sup> Avenue; completed 2015) – SERA Architects worked with Clay Street Associates on an eight-story, 69,000-square-foot, quarter block apartment building with 83 units (studio, one-bedroom, and two-bedroom). The building is constructed with slab on grade and vertical construction with a Hambro Steel Joists system. Pavilion was the general contractor.
132. Lexington Apartments (1125 SW 12<sup>th</sup> Avenue; completed 2013) – Developer Jim Winkler teamed with LRS Architects on a \$5 million upgrade of this affordable housing building. The 54 unit complex received system upgrades, unit remodels, new exterior windows and new entries. The project was funded in part with historic tax credits.
133. Second & Taylor (110 SW Yamhill Street; completed 2015) – The Yamhill Marketplace was built in 1986 as a two-story, 66,000 square foot festival retail infill project in the Yamhill National Register District. Melvin Mark Cos., working with Hennebery Eddy Architects, transformed the building into creative, mixed-use office and retail space. The \$10 million renovation has floor-to-ceiling glass windows on the first and second floors, and an 8,000-square-foot roof deck.
134. AC by Marriott (820-38 SW 3<sup>rd</sup> Avenue; completed 2017) – Mortenson Development of Minneapolis worked with SERA Architects to develop this quarter block at 3<sup>rd</sup> and Taylor into a \$50 million 204 room, 13-story AC by Marriott Hotel. The AC Marriott brand targets younger business travelers. Similar to Hilton’s Curio brand, it relies on a design evoking local flavors.
135. Edith Green-Wendell Wyatt Federal Building (1220 SW 3<sup>rd</sup> Avenue; completed 2014) – This 18-story, 372,000-square-foot tower was designed by Skidmore, Owings & Merrill in 1975. With federal stimulus money, it underwent a \$133 million renovation at the hands of SERA Architects. The new design installed a new shading system consisting of a series of aluminum rods on the facade. In addition, a new solar array on the roof offsets up to 6 percent of the building’s energy consumption.
136. Oregonian Building (1320 SW Broadway; completed 2017) – Urban Renaissance Group of Seattle renovated the 1948, full block, 290,000-square-foot former Oregonian Building, converting the building to creative office with 80 parking spots and ground floor retail. The project architect was Allied Works.

137. MW8 Apartments (1962 SW 5<sup>th</sup> Avenue; completed 2013) – Barry R. Smith, Architect worked with the property owners to develop this quarter block at the southeast corner of SW 5<sup>th</sup> Avenue and College Street into an eight-story, 49 unit, private student housing with ground floor retail. ([www.mw8apartments.com](http://www.mw8apartments.com))
138. 11 Marche Apartments (1101 SW Market Street; completed 2016) – Greystar with WV Market View LLC transformed this 10,000-square-foot surface parking lot into a six-story, 67 unit apartment building. SERA was the architect.
139. Tilikum Crossing (Completed 2015) – The iconic car-free \$135 million suspension/cable-stayed Willamette Bridge opened in September of 2015. Crossing at the south end of the Central City, it connects the area around OMSI with the South Waterfront, the University District and ultimately downtown. The bridge is multi-modal, serving the MAX Orange Line (Portland to Milwaukie) but also serving Portland Streetcar, buses, bicycles and pedestrians.
140. International School Addition (2305 SW Water Street; completed 2017) – WRG worked with the International School on a three-story classroom addition to the existing campus. Founded in 1990, the International School is a private accredited nonprofit, multicultural immersion experience for children from age 3 through the 5<sup>th</sup> grade. There are currently 480 students.
141. Hyatt House (2098 SW River Parkway; completed 2017) – Riverplace Investors (Williams & Dame) worked with SERA Architects to build a \$45.7 million, 159,000-square-foot, 203 room, extended stay hotel on a 1.12-acre site. The building is a six-story, courtyard-style structure organized around a parking lot. The project was funded in part with EB-5 investors and Howard S. Wright was the contractor. ([www.portlanddowntown.house.hyatt.com/en/hotel/home.html](http://www.portlanddowntown.house.hyatt.com/en/hotel/home.html))
142. Collaborative Life Sciences Building (CLSB) and Skourtes Tower (0650 SW Meade Avenue; completed 2014) – OHSU, Portland State University and Oregon State University are collaborating on a \$295 million South Waterfront satellite campus called OHSU Schnitzer Campus. The first building is the Collaborative Life Sciences Building, featuring a glazed podium with a 12-story tower at the north end and a six-story volume at the south end of the block. In total, the Life Sciences Building will have 650,000-square-feet for retail, lecture halls, classrooms, laboratories and gathering places, and will have 450 below-grade parking spaces. SERA Architects worked with CO Architecture of Los Angeles on design. The contractor was JE Dunn Construction. ([www.ohsu.edu/xd/about/vision/collaborative-science-building.cfm](http://www.ohsu.edu/xd/about/vision/collaborative-science-building.cfm))

143. The Emery (3135 SW Moody; completed 2013) – The first Zidell family development is the 118 unit, seven-story, mixed-use Emery apartment structure. The architect was ZGF. The building is named after Emery Zidell, chief visionary of the family business and son of founder, Sam Zidell. It is part of OHSU affiliated housing. ([www.theemerypdx.com](http://www.theemerypdx.com))
144. The Ella (3850 SW Moody Avenue; completed 2017) – Dallas-based developer Alamo Manhattan worked with SERA and Dallas architect Hensley Lamkin Rachel on this 199 unit apartment building with 1,500-square-feet of retail and 196 underground parking spaces. R&H was the contractor. ([www.liveella.com](http://www.liveella.com))
145. The Osprey (3750 SW River Parkway; completed 2017) – Developer Mack Urban worked with GBD Architects and Anderson Construction. The project has 270 units, ranging from studio to three-bedroom and included 7,800-square-feet of ground floor retail space. There is underground parking for 228 vehicles. (<https://ospreyapartments.com>)
146. Homeland Security Center (4310 SW Macadam Avenue; completed 2013) – GBD Architects worked with U.S. Immigration and Custom Enforcement (ICE) and the Lindquist Development Company to develop this new processing center. The center incorporates an existing four-story building with a three-story addition that also houses parking.

### **Completed Since 2013 – Eastside**

147. Miracles Central Apartments (1306 NE 2<sup>nd</sup> Avenue; completed 2017) – Carlton Hart Architecture worked with Miracles Central Apartments LP and Guardian Real Estate on this six-story, mixed-use affordable housing project building on this quarter block site. The ground floor has office, retail and community service space while the upper floor offers 47 residential units. The project is a collaborative effort among the Portland Housing Bureau, Central City Concern, and the Miracles Club to create affordable alcohol and drug free housing.
148. Hassalo on Eighth (NE Holladay Street/Multnomah Street/7th Avenue/9th Avenue; completed 2016) – Working with GBD Architects, American Asset Trust built a \$180 million, mixed-used project along the MAX lines across from the Lloyd Center. The project consists of three apartment structures: 1) Block 101 is a 21-story, 310,000-square-foot, 337-unit apartment tower. 2) Block 92 is a six-story, 152,000-square-foot building with 177 residential units. 3) Block 100 is a five-story, 124,000-square-foot building with 143 apartment units. All buildings have ground floor retail with underground parking.

149. The Union (304 NE Multnomah Street; completed 2016) – Legacy Partners worked with GBD Architects to develop this six-story luxury apartment building with 186 units and 3,600-square-feet of ground floor retail space. The site is adjacent north of the proposed Hyatt Regency.
150. Hotel Eastlund (1021 NE Grand; completed 2015) – Grand Ventures Hotel, LLC worked with Holst Architecture on a full renovation of a 168 room, mid-century modern hotel that had fallen into disrepair. The Hotel Eastlund features event space, a roof top restaurant and a ground-floor bakery/café.
151. The Linden (1250 E Burnside; completed 2015) – Foursquare Foundation worked with Guardian Management and architect KTGy to develop this six-story project with 132 market rate apartments and 7,800-square-feet of retail.
152. Burnside Bridgehead; Eastside Exchange (123 NE 3rd Avenue; completed 2013) – Construction of the Portland Streetcar and the creation of a Burnside-Couch traffic couplet on the east side revived interest in establishing a bridgehead development at NE 3rd Avenue. Beam Development worked with architects WPA to develop a viable vision for the 176,000 square foot site. The initial phase of the project is a \$15 million remodel of the existing Convention Center Plaza, a 97,000 square foot building listed on the National Register. The 1925, one-time furniture factory, served in World War II as a men’s dormitory.
153. Templeton Building (230 E Burnside; completed 2015) – This long vacant retail building at the east end of the Burnside Bridge was redeveloped. It is currently being used for offices. The building, listed on the National Register, was first constructed in 1929 for the Frigidaire Company and designed by William Knighton.
154. The Yard (5 NE 3<sup>rd</sup> Avenue; completed 2017) – Skylab Architecture worked with Key Development on this 21-story, futuristic-designed apartment building with ground floor retail at east end of the Burnside Bridge. The tower runs diagonally across a five-story podium, oriented to the river. The tower has 276 apartments above 20,000-square-feet of office and ground floor retail. The project received property tax abatements in exchange for 20 percent of the units being affordable at 60 percent of the median family income (MFI) or below. ([www.yardpdx.com/news/](http://www.yardpdx.com/news/))
155. The Slate (311 NE Couch Street; completed 2017) – Works Partnership Architecture worked with Beam Development and Urban Development Partners on this \$24.5 million, 10-story, half block, mixed-use project. The ground floor has retail, floors two through four has floor plates of 32,000-square-feet of flexible office space, and floors five through 10 has 75 housing units. Yorke & Curtis Residential was the contractor.

156. Block 75-Phase 2 (111 NE MLK Jr. Blvd; completed 2017) – Works Partnership Architecture worked with Beam Development on a quarter block, 19-story project with 85 to 90 residential units above commercial space with a 1:1 mechanical parking system. The project was developed in conjunction with The Slate.
157. 811Stark (811 SE Stark Street; completed 2016) – Works Partnership worked with Beam Development on a four-story, mixed-use building with 24,000-square-foot of office and more than 2,600-square-foot of retail.  
(<http://www.beamdevelopment.com/811-stark>)
158. Viewpoint Construction Software (1515 SE Water Street; completed 2015) – Vancouver-based Killian Development worked with Mackenzie Architects to renovate this 90,000-square-foot structure into a headquarters building for the software developer. The 1951 building was a former PGE operations facility called “The Hawthorne Shop.” It is a LEED Gold project.
159. Burnside Retail Building (909 E Burnside; completed 2013) – C.E. John redeveloped this 9,000-square-foot parcel at the corner of 9th and Burnside into a single-story retail building.
160. Industrial Home (200 SE Martin Luther King Jr. Boulevard; completed 2014) – Venerable Properties redeveloped this three-story, 28,000-square-foot Salvation Army Center into a \$7 million retail and office project. Fletcher Farr Ayotte was the architect and R&H was the contractor.
161. Clay Creative (240 SE Clay Street; completed 2017) – Vancouver-based Killian Pacific Development worked with Mackenzie Architecture on this six-story, heavy timber framed, 72,000-square-foot creative office building.  
([www.killianpacific.com/projects.php](http://www.killianpacific.com/projects.php))
162. Eastside Lodge (949 E Burnside; completed 2013) – This 63 room, 1960 motor lodge located across the street from iconic Doug Fir and the Jupiter Hotel has been updated and modernized.
163. Lower Burnside Lofts (60 SE 10<sup>th</sup> Avenue; completed 2015) – Urban Asset Advisors worked with Vallaster Corl Architects and Bremik Construction to build a 62 unit, six-story, mixed-use apartment building located in Portland’s Lower Burnside neighborhood. The building included a 17 car, secure parking garage along with approximately 2,700-square-foot, street level, retail space along SE Ankeny Street.

164. Foursquare Senior Living (1240 E Burnside; completed 2013) – Foursquare Church, with financial support from the Foursquare Foundation, developed this full block site bounded by Burnside/Ankeny/12<sup>th</sup> and 13<sup>th</sup> into a 132 unit senior housing complex. The \$19 million, five-story structure has ground floor retail and parking, and the roof features a deck. The project was designed by KTG Y Group and the contractor was Walsh.
165. Washington High School (531 SE 14<sup>th</sup> Avenue; completed 2015) – Vacated in 2003, the 100,000-square-foot, 1923 Washington High School was renovated and adapted to office use by Venerable Properties. The auditorium was repurposed as a music and lecture venue dubbed Revolution Hall. SERA was the architect.
166. Fire Station 21 (5 SE Madison Street; completed 2015) – Portland Fire and Rescue worked with Welton Architecture to replace the outdated Willamette River fire station with a new marine and land fire and rescue services facility. The new structure is two-stories and 7,650 square foot cantilevered over the east bank of the river.

=====

**The information compiled here is deemed reliable, but is not guaranteed.  
If you have questions, please contact Lisa Frisch at the Portland Business Alliance:  
503.224.8684.**