

# Central City Development and Redevelopment Projects

Prepared by Heritage Consulting Group  
May 2014



## Clean & Safe



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**Purpose:** This document is intended to provide a five-year window on real estate development in Portland's Central City. For purposes of this document, the Central City includes the following sub districts: Downtown, West End, University District, River District, Goose Hollow and South Waterfront on the west side of the Willamette River, and the Central Eastside and Lloyd District on the east side of the river. The following pages are organized by general comment, 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 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, active wear, software, and research and advanced manufacturing industries. Cumulatively, this has resulted in a marketplace that is largely stable and fueled by consistent migration. Now, as the economy begins to rebound, so has construction throughout the Central City. Notable projects include Park Avenue West in downtown and Hassalo on Eighth in the Lloyd District, though the Pearl District growth continues unabated.

### General Comments – Markets

Office Development – The Portland office market continues to move positively as unemployment in the city has dropped to 6.4 percent. According to the most recent quarter from Portland State University's Center for Real Estate, citywide vacancy is projected at 11.1 percent. In the Central Business District (CBD), the rate is even lower at 9.2 percent. Class A asking rates in the CBD is \$25.05 per square foot. By comparison, the vacancy rate in close-in Eastside is 5.5 percent (with rental rates at \$16.76) and 11.2 percent in the Lloyd District (with rental rates at \$22.03).

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. The growing medical sector as an office and job source is also found in the growth of the South Waterfront District and particularly the 650,000 square foot Collaborative Life Sciences Building underway. Of particular note, completion of the Edith Green/Wendell Wyatt Federal Office Building renovation in 2014 was expected to increase vacancy rates in the city's core; that project dispersed hundreds of federal workers to leased spaces in the downtown. However, completion of the project has had no negative impacts on the office market.

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 independent retailers. With strong Central City employment, upscale residential housing, a growing tourism base and retail sales that have increased during the last year, downtown Portland has the pillars for continued long-term retail growth. Significant recent initiatives include the opening of City Target in the historic Galleria building and the relocation and expansion of Ross Dress for Less. Also of note are the relocation and expansion of Apple and opening of the Microsoft store at Pioneer Place. This follows on the arrival of H&M and Sephora as well as the successful Nike expansion. Retail vacancy in the CBD is now down to 4.55 percent, the lowest since 2006. This retail success supports the continued proliferation and success 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*, ([www.pdc.us/pdf/pubs\\_general/Downtown-Portland-Retail-Strategy-Implementation-Approach.pdf](http://www.pdc.us/pdf/pubs_general/Downtown-Portland-Retail-Strategy-Implementation-Approach.pdf)) 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.

In recent years, the condominium market cooled substantially with considerable over building. As housing has returned, however, many of the premier available units have been acquired and developers are now exploring new towers to add throughout the Central City.

Portland maintains its position as one of the most livable cities in the country and is still a popular destination for migrating young adults and empty nesters. This demand has fueled and sustained the apartment market. According to the Portland State University (PSU) Real Estate Quarterly, Portland is one of the stronger major rental markets in the country with a 3.3 percent vacancy rate supported by a 6.4 percent growth in rent rates. Growth is fueled in part by the steady enrollment increase at PSU coupled with other post-secondary education facilities in the Central City. Downtown vacancy rates measures at only 2.8 percent. As a result of this market pressure, several upscale rental multi-family projects are under construction, such as Hoyt Street Properties' 281-unit Block 17 in the Pearl District and Hassalo on Eight, 650 residential units by the Lloyd Center. Other upcoming projects include the proposed 1,100 to 1,500 residential units at the Conway property just beyond the Central City in Northwest Portland and Mill Creek Residential construction of 140-unit Jefferson Flats at 2040 SW Jefferson in Goose Hollow.

Hotel Development – Portland-area tourism continues to a long consistent growth pattern. According to Travel Portland, spending by tourists in the Portland metropolitan area grew by 4.2 percent to \$4.25 billion in 2013. Hotel occupancy for the city was 70.9 percent (up 2.7 percent from 2012) and 78.7 percent for the Central City (up 2.7 percent from 2012); this compares to a year-to-year flat national average of 61.3 percent. Also important, the daily room rate increased by 6.3 percent (compared to a national average of 3.8 percent). Air travel continued to grow with a 4.5 percent increase of domestic passengers and 1.4 percent increase of international visitors. Tourism in the city created \$187.7 million in local and state taxes (increasing by 7.5 percent and 5.9 percent respectively) while creating 30,100 jobs (up 2.6 percent).

In development terms, several new hotel projects are moving forward. This includes the recent opening of the 225-room Residence Inn in the Pearl District, and plans for several properties in the Lloyd District and the South Waterfront.

### **Under Construction – Westside**

1. The Parker (1415 NW 12<sup>th</sup> Avenue) – Developer Robert Ball is working 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 will face east with a faux loading dock on 13<sup>th</sup> Avenue. The design has one story of below-grade parking for 164 vehicles. The project is currently under design review and is seeking LEED platinum certification. Completion is planned for 2014.
2. Hoyt Street Properties – Block 17 (Overton Street/Pettygrove Street/11<sup>th</sup> Avenue/12<sup>th</sup> Avenue) - Since the 1990s, Hoyt Street Properties has been transforming an abandoned rail yard into one of Portland’s most acclaimed neighborhoods. Currently, Hoyt Street Properties is partnering with Wood Properties of Atlanta on a 16-story, 281-unit rental tower on Block 17. The \$80 million project was designed by BOORA and is expected to be completed in 2015. 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. Hoyt Street is also exploring the development of a new 152-unit condominium 25-story point tower atop a parking and retail podium along with two smaller units at the corners. The project has a total of 355,000-square-feet. EVA is the architect. The site for this project is south of the Fields Park. ([www.hoytliving.com/hoyt-development.html](http://www.hoytliving.com/hoyt-development.html))
3. Arlene & Harold Schnitzer Center for Art & Design (511 NW Broadway) - The federal government has vacated this historic Post Office building and construction is commencing for the Pacific Northwest College of Art’s new Arlene and Harold Schnitzer Center for Art & Design. Working with Allied Works Architecture, Gerding-Edlen and Howard S. Wright Construction, PNCA will spend \$33 million to renovate

the building and create a new creative anchor to the North Park Blocks. Completion is planned for early 2015.

(<http://www.pnca.edu/about/expansion/c/NWBroadway511>)

4. Janey II (315-17 NW 11<sup>th</sup> Avenue) – GBD Architects is working with Gerding-Edlen to build a nine-story 65-unit residential building on a quarterblock site east of recently completed Janey Apartments. The project will include 47 mechanized parking and 32 biking stalls. Lorentz Bruun is the contractor. The project is expected to be complete in 2015.
5. Powell's City of Books (1005 W. Burnside) – Powell's is remodeling the southeast corner of its building (the Green and Blue Rooms). Originally a car dealer showroom for Hudson and Essex automobiles, Powell's is modernizing with new storefronts, new roof, a new front porch but will retain the iconic "Powell's Books" marquee. The \$1 million project is due to be completed in 2014. The store is open during remodeling.
6. Park Avenue West (728 SW Ninth Avenue) – TMT Development is working with TVA Architects and Hoffman Construction on a 30-story 546,000 square foot mixed use tower project on the Park Block just north of Director Park. When completed, it will be 501 feet tall, the fourth tallest building in the city. 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. The project is anticipated to be complete in 2016. ([www.tmtdevelopment.com/park-avenue-west-tower.php](http://www.tmtdevelopment.com/park-avenue-west-tower.php))
7. Yamhill Marketplace (110 SW Yamhill Street) – 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. The building was purchased by Melvin Mark Companies last year and working with Hennebery Eddy Architects is in the process of a \$10 million renovation. The completed project will have floor to ceiling glass windows on the first and second floors, an 8,000 square foot roof deck and seek LEED certification. The project will be completed by 2015.
8. Tilikum Crossing – Work continues on the \$135 million suspension/cable-stayed Willamette Bridge. Crossing at the south end of the Central City, it connects the area around OMSI with South Waterfront, the University District and ultimately downtown. The bridge will be multi-modal, serving the MAX Orange Line (Portland to Milwaukie) but also serving Portland Streetcar, buses, bicycles and pedestrians but will not accommodate automobiles. Project design incorporates streetscape improvements along Lincoln Avenue. The bridge is anticipated to open in 2015.
9. Collaborative Life Sciences Building (CLSB) and Skourtes Tower (0650 SW Meade Avenue) – In October, 2011, three of Oregon's top universities – Oregon Health &

Science University (OHSU), Portland State University and Oregon State University – broke ground on a satellite campus along Moody Boulevard near the South Waterfront. The \$295 million Collaborative Life Sciences Building is the first facility built on what will be known as the OHSU Schnitzer Campus. It features 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 will be the architectural lead with support from CO Architecture out of Los Angeles, the general contractor is JE Dunn Construction out of Seattle. Occupancy is scheduled for July 2014.

[www.ohsu.edu/xd/about/vision/collaborative-science-building.cfm](http://www.ohsu.edu/xd/about/vision/collaborative-science-building.cfm)

### **Under Construction – Eastside**

10. Fire Station 21 (5 SE Madison Street) – Portland Fire and Rescue is working with Welton Architecture to replace the existing outdated Willamette River fire station. The new building will continue as a dual function of marine and land fire and rescue services. The current one-story 5,635 square-foot building at the foot of Madison Street will be replaced with a new two-story 7,650-square-foot facility. The new structure will have a smaller footprint and be cantilevered over the east bank of the river.
11. Templeton Building (230 E. Burnside) – This long vacant retail building at the east end of the Burnside Bridge is being redeveloped for “Tilt” restaurant. The building, listed on the National Register, was first constructed in 1929 for the Frigidare Company and designed by William Knighton.
12. 100 Multnomah (100 NE Multnomah Street) - PDC is working with developers Barry Schlesinger and Wayne Rembold to redevelop a nearly four-acre site bounded by Multnomah and Holladay Streets, First Avenue and Martin Luther King Boulevard in two phases. The first phase entails a \$60 million, 337,000-square-foot, 19-story office tower complemented by a second phase that is conceived to be a \$400 million restaurant/entertainment cluster that also includes at least 200 housing units.
13. Industrial Home (200 SE Martin Luther King Jr. Boulevard.) – Venerable Properties acquired this quarter-block property for redevelopment as a mixed-use project. The building, built in 1893 and renovated in 1930, was used as a service center by the Salvation Army from 1913 until recently. Venerable Properties plans to rehabilitate the exterior and lease the lower floor for retail/restaurant use and adapt the upper two floors for offices. Fletcher Farr Ayotte is the architect and Bremik Construction is the contractor.
14. Hassalo on Eighth (NE Holladay Street/Multnomah Street/Seventh Avenue/Ninth Avenue) – Working with GBD Architects, Portland-based Langley Investment has

under construction a \$250 million, mixed-used project along the MAX lines adjacent to Lloyd Center. The property is owned by American Asset Trust of San Diego, which will retain ownership. The project consist of three apartment structures: On block 101 is a 22-story, 310,000 square foot 337-unit town apartment tower. On block 92 is a six-story, 152,000 square foot building with 177 residential units. Block 100 has a five-story, 124,000 square feet with 143 apartment units. All buildings will have ground floor retail. Parking would be underground and common to all buildings. The project is anticipated to be completed in early 2015.

### **On the Drawing Board – Westside**

15. Abigail Apartments (13<sup>th</sup> Avenue and Raleigh Street) – San Francisco developer Bridge Housing is working with Ankrom Moisan Associated Architects to build a six-story, 142-unit apartment building with below grade parking. Of the 142 units, 123 will be affordable to those earning under 60 percent of median family income. The project is named for Abigail Scott Duniway, who was a Portland activist for women’s rights. Completion is planned for 2015.
16. 1420 Pearl (1420 NW Pettygrove) – SERA Architects is working with the property owner on an eight-story, 269-unit apartment building at the northwest edge of the Pearl District.
17. Overton Apartments (1301 NW 12<sup>th</sup> Avenue) – Developer Unico Properties is working with ZGF Architects on a full block development. The project is a 26-story tower with two and three story podiums. The project has 285 residential units, 3500 square feet of retail and underground parking for 233 cars.
18. U. S. Customhouse (220 NW Eighth Avenue) – 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 stands on a full city block and consists of approximately 79,000 -square-feet. They are working with Peter Meijer Architects in updating the property for office use. It is anticipated that the project will use historic tax credits.
19. Society Hotel (Mariner’s Home) (203-09 NW Third Avenue) – The four story 1893 corner property in Old Town has been mostly vacant for the past fifty years. KeyMar LLC is working with PDC to redevelop and adapt the building to hotel use. Integrated Architecture and Planning is the architect. The project is in historic design review and is also pursuing federal historic tax credits.
20. Grove Hotel (401-39 W Burnside) – The Grove Hotel is a dilapidated 27,000 square foot three story 1906 hotel in the New Japantown/New Chinatown National Register district, a gateway property located adjacent to the Chinatown Gate along Burnside. The Portland Development Commission has issued a Request for Proposal for its

redevelopment. By April, PDC will complete its evaluation of proposals and anticipates selecting a developer by spring.

21. Erickson Saloon/Fritz Hotel (5-23 NW 2<sup>nd</sup> Avenue/4-10 NW 3<sup>rd</sup> Avenue) – Innovative Housing has acquired this through an interior lot in historic Old Town. They are working with LRS Architects and Orange Wall Studios to transform the two interconnected buildings with a total of 36,600 square feet, into 62 affordable housing units. Construction is anticipated for later in 2014.
22. Morrison Bridgehead - Multnomah County and PDC proposed to sell four blocks at the west end of the Morrison Bridge for redevelopment. To that end, a request for proposals was issued. Based on responses, the county approved an agreement with Melvin Mark Companies. Melvin Mark is working with SERA Architects and the James Beard Public Market on a concept to establish an 110,000-square-foot public market. In that square footage would be 49,000 square-feet that would accommodate 110 permanent vendors located on the three blocks along Waterfront Park. The final block, Block 16, would be a 17-story office tower. Development is anticipated to take three years from the time of site control, including fundraising to support the market.
23. Jefferson Apartments (1101-1139 SW Jefferson Street) – Ankrom Moisan Architects is working with the city, which owns this two-story 1923 SRO building, and a potential purchaser to explore demolition and construction of a new 15-story residential building offering ground floor commercial and 195 units. Below grade parking will have 90 spaces. The project has secured design review approval and is anticipated to go to construction in 2014.
24. 1500 Clay Street – SERA Architects is working with the Summit Realty to demolish this two-story 1958 office building and replace it with an L-shaped eight-story, 83-unit residential building. The project has secured design review approval.
25. 3700 SW River Parkway – Seattle-based Harbor Urban has acquired this 1.67 acre parcel for apartment development. Current plans call for a five-story, 281-unit building with ground floor retail. The project is in design review.

#### **On The Drawing Board - Eastside**

26. The Dumbbell (11 NE Martin Luther King Jr. Blvd.) – FFA Architecture is working with Kevin Cavanaugh and Guerrilla Development and Washington, D.C.-based Fundrise on a six-story, “two-box” 36,000 square foot commercial building concept. The project is currently in schematic design. It is called The Dumbbell because the two buildings are linked, dumbbell-like, by a series of sky bridges.

27. 1306 NE 2<sup>nd</sup> Avenue – Carlton Hart Architecture is working with Miracles Central Apartments LP to explore a six-story mixed use building on this quarter block lot site. The ground floor would have office/retail/community service space while the upper floor would have 47 residential units. The project is at the pre-application stage.
28. Washington High School (531 SE 14<sup>th</sup> Avenue) - Vacated in 2003, Washington High School is located on a nearly eight-acre site at SE Stark Street between 12<sup>th</sup> and 14<sup>th</sup> Avenues. In 2005, the city of Portland purchased five acres of the property for \$4.5 million. That parcel included the gym, a three-story addition, a one-story outbuilding and the athletic field. The city intends to use the land for a community center and athletic fields and construction of that element of the project is pending funding. At the same time, Venable Properties, through Washington High School LLC, is seeking historic tax credits to redevelop the 100,000 square foot 1923 high school building as an office/retail complex. The project is currently under city of Portland historic design review, while the tax credit application has been submitted and is under review. The architect is SERA.

#### **Under Discussion - Westside**

29. Centennial Mills (1362 NW Naito Parkway) - PDC acquired the Centennial Mills complex in 2000 and relocated the city's Mounted Horse Patrol Unit to a portion of the site. A 4.45-acre parcel with river frontage, Centennial Mills is considered a premier development site in the Pearl District. PDC is working with developer Harsch Investment on a scenario that will preserve several of the historic buildings and focus on job creation, although exact concepts are only now under development. Development concepts are anticipated by summer 2014 but current plans includes 75,000 square feet of office, housing and retail with another 5-10,000 square feet for a covered outdoor performance area.
30. U. S. Post Office (715 NW Hoyt Street) - PDC is in discussions with the U.S. Postal Service regarding the future acquisition of its 13-acre downtown distribution center. Though no specific development has been conceived, it is anticipated that the site will handle approximately \$1 billion in new housing, office and retail and will be positioned as a corporate campus development opportunity.
31. Harlow Building (722 NW Glisan) – In 2009, the property owner secured historic design review on the rehabilitation of this 15,000 square foot National Register property across the future home of the Pacific Northwest College of Art. He is now in talks with the Portland Development Commission and others, exploring the potential to redevelop the property for hotel use.
32. Public Health Building (NW 6<sup>th</sup> Avenue and Hoyt Street) – Multnomah County, working with ZGF Architects, is planning to develop a 90,000-square-foot \$38.5 million public health building adjacent to Bud Clark Commons. The building will house the county's

250 health 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. The project is at the pre-application stage of design.

33. Hampton Inn (NW 9<sup>th</sup> Avenue & Everett Street): Raymond Group of Middleton, Wisconsin is exploring the potential for a 220-room, eight-story Hampton Inn on the former Peter's Office Supply site.
34. Block 8L (NW Naito Parkway and Davis Street): The Portland Development Commission has selected Gerding Edlen to develop mixed use project with market-rate housing on this  $\frac{3}{4}$  block site in Old Town adjacent to the Oregon College of Oriental Medicine.
35. Goldsmith Blocks (NW Fifth Avenue and Davis Street) - The property owners continue to explore a phased two-block development in the New Japantown/New Chinatown historic district. Development would focus first on Block 33, transforming a surface parking lot with an anchor tenant into work/live units and residential units above and two to three floors of underground parking. The second phase would tackle the block to the south for a mix of residential and commercial spaces. To facilitate development, GBD Architects has prepared a master plan.  
([www.pdc.us/pdf/ura/dtwf/otct/block3233conceptdesign.pdf](http://www.pdc.us/pdf/ura/dtwf/otct/block3233conceptdesign.pdf))
36. Oregon Pioneer Building (320 SW Stark Street) – Property owner BPR Properties is exploring the potential to adapt this 1910 National Register 6-story, 74,000 square foot office property to hotel use. In addition to the exterior being historic, the Huber's Restaurant Space is one of the city's few interior designated landmarks. As such, renovation plans affecting that space would also go through historic design review.
37. O'Bryant Square (SW 9<sup>th</sup>/Washington/Park/Stark) - The city of Portland is exploring renovation and updates to O'Bryant Square. The public park was created in 1971 and received a national design review from HUD in 1976. Now forty years old, the hardscaped park is showing its age and is in need of renovation.
38. Cornelius Hotel (525 SW Park Avenue) – Arthur Mutal LLC is exploring the potential to redevelop the long vacant 1907-08 Cornelius Hotel in conjunction with the adjacent Woodlark and Stevens Buildings. All three buildings are listed on the National Register. The project would be a mix of uses.
39. SmartPark (730 SW 10<sup>th</sup> Avenue) – PDC and Portland Bureau of Transportation have negotiated a Disposition and Development Agreement with Carroll Investments to redevelop this SmartPark site. The concept is to demolish the existing garage and replace it with a new garage topped by 20 stories of mixed use. The garage was built in 1979 for short-term retail-oriented parking with ground floor retail.

40. Meier & Frank Warehouse Site (202-18 SW Jefferson Street) – This vacant half-block has been acquired by Portland Hotel Ownership LLC working with Widewater Hotels of Syracuse, New York. Conceptually, the developers are exploring a 23-story, 300-room hotel plus 24 apartments and ground floor retail.
41. Oregonian Building 1320 SW Broadway) – The Oregonian newspaper has announced that it will vacate its headquarters site in the summer of 2014. As such, the 1948 full block 290,000 square foot building is on the market for redevelopment. Designed by Pietro Belluschi, the building is potentially eligible for historic tax credits. At the same time, the site could support a development of 480,000 square feet.
42. University Station (1505 SW 6<sup>th</sup> Avenue) – St. Mary’s Academy has acquired this full block site. On the north half is a one-time automobile showroom adapted into a U.S. Post Office, but is now vacant. The south side is a surface parking lot. The school is considering the site both as a possible expansion opportunity in the long-term and a real estate partnership opportunity.
43. The Beacon (1951 SW Sixth Avenue) - Inflektion Workshop worked with owner PJCI to redevelop this quarter-block site at the southwest corner of Sixth Avenue and College Street into a 90,000-square-foot complex composed of two structures, the first to be nine stories, and the second, 13 stories. The project involves 158 studio apartments on top of a ground floor retail space.
44. Market View Apartments ( SW 11<sup>th</sup> Avenue and Market Street) – SERA Architects is working with the property owners to redevelop a quarter block surface parking lot into a six-story residential building . The project is currently in the pre-application stage of design.
45. Hyatt House (3570 SW River Parkway) - PDC is negotiating with Williams Dames and Associates to build a 205-room extended stay hotel on the 1.12-acre site. PDC will sell the site for approximately \$5.25 million. SERA is the architect; Howard S. Wright Construction is the contractor. Construction on the \$45.7 million, six-story, 159,000-square-foot structure is anticipated to begin in 2014 and completion in 2015.
46. 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. Today, the family has launched an ambitious plan to transform the land into a mixed-use district. First to break ground is The Emery, an apartment building along Moody Boulevard (see #121). The intent is to continue methodical development over the next decade as supported by the market. ZGF Architects is responsible for masterplanning. Peter Walker will be responsible for landscape design and parks. ([www.zidell.com/the-yards/](http://www.zidell.com/the-yards/))

47. OHSU Residence Inn (0749 SW Whitaker Street) - OHSU is working with Sage Hospitality to explore development of a 200-room extended stay hotel in South Waterfront adjacent to the tram.
48. Block 33 (SW Curry/Moody/Gaines/Macadam) - OHSU has leasehold on this 91,000-square-foot super block. The plan is for the site to be developed as a 1,400 to 1,600-space-parking garage with 400 affordable housing units to be located on top in two towers.
49. Landing at Macadam (Block 42 bounded by Lane, Bond, Abernathy and River) - GBD Architects is working with Prometheus Development to explore development of a 27-story, 303-unit, condominium tower with ground floor retail and below-grade parking levels on a nine-acre site.
50. 601 SW Abernathy Street - SERA Architects is proposing a 22-story condominium tower atop a four-story podium in a mixed-use development.

#### **Under Discussion – Eastside**

51. Burnside Bridgehead (Burnside and Couch Street/2<sup>nd</sup> and 3<sup>rd</sup> Avenues) - Skylab Architecture is working with the property owner to explore the potential for redeveloping this vacant block into a 12-story, 300 unit apartment building with ground floor retail and below grade parking.
52. 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: retention and maintenance to possibly demolition and/or site redevelopment.
53. Convention Center Hotel - For many years, the absence of a “headquarters hotel” has precluded the Oregon Convention Center from fulfilling its potential as a national convention site. METRO is working with Mortenson Development on hotel concepts for the Convention Center under the Hyatt Regency brand. The \$198 million project relies on \$60 million in public bond funding; METRO’s ability to issue such bonds without a public referendum is being challenged in court. The project is pending until resolution of legal challenges.
54. The Cosmopolitan (1010-34 NE Grand Avenue) - Developer Joe Weston has secured development rights on an 18,000-square-foot parcel with the intent of developing a 325-foot, 31-story “point” mixed-use tower with 200 condominiums. The project, which will be completed by LRS Architects, has been approved through design review but construction is pending an improved market.

55. Station L (1841 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. The museum envisions a campus that will house expanded educational offerings and create a hub of science and technology-related work.
56. OMSI (1945 SE Water Street) – With completion of the east side streetcar and the anticipation of light rail access with Tilikum Crossing, OMSI is exploring the potential for multifamily housing on lands adjacent to the museum. Apart from market viability, one concern is the possible impacts on the surrounding industrial sanctuary.

### **Completed Since 2009 – Westside**

57. Transit Mall (Fifth and Sixth Avenues; completed 2010) - After years of planning, the Transit Mall, which runs the length of the city's Westside core, completed an extensive rehabilitation. The Transit Mall was originally developed in 1977 along Fifth and Sixth Avenues south of Burnside as a bus hub. Over the years, the hub was expanded north into Old Town and played a defining role in the location of light rail and streetcar lines. The addition of light rail to Clackamas County provided the impetus for redesigning and redeveloping the Transit Mall. Light rail tracks have been added to Fifth and Sixth Avenues connecting Union Station and Old Town to Portland State University through downtown. This work created the opportunity to improve automobile access through downtown while updating the streetscape and building aesthetic elements along Fifth and Sixth Avenues to create an enhanced atmosphere for commuters, residents and visitors. In partnership, Portland Development Commission has invested heavily in storefront improvements to strengthen the retail vitality. ([www.portlandmall.org](http://www.portlandmall.org))
58. Ramona Apartments (1545 NW 14th Avenue; completed 2011) - Portland Public Schools worked with Ed McNamara to develop a six-story, full-block, U-shaped 138-unit with primarily two- to three-bedroom units. The affordable project incorporates Portland Public School classrooms and Isobel's Clubhouse, a program of the Zimmerman Community Center. The project secured LEED Gold certification and the architect was Ankrom Moisan. ([www.TheRamona.com](http://www.TheRamona.com))
59. Freedom Center (1450 NW Pettygrove Street; completed 2012) – Developer Mark Madden developed the north half of this block into three four-story, mixed-use buildings that include 150 300-square-foot studio apartments. Fosler Portland was the architect.
60. Overton Pearl (1455 NW Overton Street; completed 2011) - Developer Mark Madden developed this half-block parcel at 14th Avenue and Overton Street into a five-story 61,000-square-foot office building with ground floor retail. The architect was Fosler

Portland Architecture. The primary tenant is GSA, which has leased 37,000 square-foot for the Portland Citizenship and Immigration office.

61. Broadstone ENSO (1010 NW Avenue; completed 2010) - Alliance Residential worked with Myhre Group Architects to develop a full-block, mixed-use apartment project at Lovejoy Street and 14<sup>th</sup> Avenue. The six-story, 215,000-square foot, and \$30 million project has 9,000 square-feet of ground floor retail and 152 rental units. ([www.broadstoneliving.com/portland](http://www.broadstoneliving.com/portland))
62. The Lovejoy (Lovejoy at 13<sup>th</sup> Avenue; completed 2009) - Unico completed a \$40 million mixed-use project anchored by a 40,000-square-foot Safeway. The project features three floors of above-store parking and three floors of office space. GGLO was the architect. ([www.thelovejoy.net](http://www.thelovejoy.net))
63. ASA Lofts (1200 NW Marshall; completed 2009) - Adjacent to the Lovejoy is the ASA, a 16-story, full-block, 231-unit mixed-use complex just east of the Lovejoy. Floor plans include lofts, one- and two-bedroom units. Unico was the developer and GGLO was the architect. The project is seeking LEED Gold certification. ([www.liveatasa.com](http://www.liveatasa.com))
64. The Encore - Since the 1990s, Hoyt Street Properties has been transforming an abandoned rail yard into one of Portland's most acclaimed neighborhoods. The parcel is roughly bound by Northwest Ninth and 12th 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 most recent completed project is the Encore, a 16-story, 177-condominium tower designed by Boora Architects. Among the company's accomplishments is securing LEED certification in Neighborhood Development. (<http://hoytliving.com/hoyt-development.html>)
65. The Fields (1099 NW Overton Street; completed 2014) - Hoyt Street Properties working with Portland Public Parks and Recreation developed "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 expected to be a keystone to the livability of the area.
66. Residence Inn (1150 NW Ninth Avenue; completed 2014) - Pearl Hotel Investors worked with SERA Architects on the development of this full-block parcel into a Residence Inn hotel. The project is six stories with 170,000 square-feet and 225

rooms. The \$50 million project was fully financed through EB-5 investors.  
(<http://serapdx.com/projects/pearl-district-marriott-residence-inn>)

67. Ziba World Headquarters (1044 NW Ninth Avenue; completed 2010) - Working with Holst Architects, Ziba Design developed a 70,000-square-foot building at Ninth Avenue and Lovejoy as its headquarters office.
68. Riverscape (NW Naito Parkway north of the Fremont Bridge; completed 2009) - Apollo Development, LLC has developed this 15.59 acre parcel on the west bank of the Willamette into a luxury town home community. It includes Pacifica Tower with 75 condominiums and 104 town homes. The project is currently exploring the potential for four additional buildings with 243 market rate apartments with below grade parking. Leeb is the architect. The project includes a 50-foot greenway along the river and a 61-slip marina. ([www.riverscapeproperties.com](http://www.riverscapeproperties.com)).
69. Waterfront Pearl (1310 NW Naito Parkway; completed 2009) - H. Naito Corp., Grancorp Holdings and Pemcor Investment teamed to redevelop the former River Queen site into two, 10-story condominium buildings. The architects are MCA with interiors by Portico Design. Future plans call for the addition of two additional towers on the Albers Mill parking lot to the south. ([www.waterfrontpearl.com](http://www.waterfrontpearl.com))
70. 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, of which half 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.  
([www.pdc.us/pdf/dev\\_serv/pubs/dev\\_proj\\_fs\\_yards.pdf](http://www.pdc.us/pdf/dev_serv/pubs/dev_proj_fs_yards.pdf))
71. Bud Clark Commons (655 NW Hoyt Street; completed 2011) - As part of the 10-Year Plan to End Homelessness, Portland Development Commission, Portland Housing Bureau, Home Forward and Transition Projects, Inc. collaborated to develop this full-block parcel bounded by NW Broadway, Hoyt, Irving and Sixth Avenue as a resource access center for the homeless. The \$46.6 million project is an eight-story building with 106,500 square-feet. The project includes a drop in assistance service center, a 90-bed men’s shelter and 40 units of permanent housing. The architect was Holst and the project secured LEED Platinum certification.  
([www.homeforward.org/development/property-developments/bud-clark-commons](http://www.homeforward.org/development/property-developments/bud-clark-commons))

72. General Automotive Building (411 NW Park Avenue; completed 2010) - Conoverpark worked with SERA Architects to renovate and expand the quarter-block General Automotive Building into a five-story building with 40,000 square-feet for office and retail use. It is also seeking LEED Gold certification.
73. KEEN Headquarters (1313 NW Glisan Street; completed 2012) – KEEN, Inc. renovated the quarter-block five-story 1907 masonry Simon Building in the 13<sup>th</sup> Avenue Historic District as its headquarters. The building houses the firm’s 140 employees on the upper floors and has their flagship retail store on the ground floor.
74. East of Pearl (321 NW Glisan Street; completed 2009) - JBH Company transformed the 1925 Hunt Transfer Warehouse into a mixed-use project of 85,000 square feet with eight floors of commercial office space and a ground floor restaurant.
75. Blanchet House (439 NW Third Avenue; completed 2012) - Blanchet House replaced a one-story commercial building with a \$12 million, three-story, 29,000-square-foot facility that provides transitional housing for 50 adults and expanded food service space. The project was designed by SERA Architects ([www.oregonlive.com/portland/index.ssf/2011/09/construction\\_on\\_new\\_blanchet\\_h.html](http://www.oregonlive.com/portland/index.ssf/2011/09/construction_on_new_blanchet_h.html))
76. Vestas (1417 NW Everett Street; completed 2012) – Vestas worked with Gerding Edlen Development to adapt this full-block 1927 National Register Meier & Frank Warehouse into its headquarter offices using historic preservation tax credits. Renovating the 172,000-square-foot building cost \$66 million. GBD Architects was the project architect working with Ankrom Moisan Associated Architects on behalf of Vestas. The project is seeking LEED Platinum certification.
77. General Electric Supply Corp. Building (former Dynagraphics) (300 NW 14<sup>th</sup> Avenue; completed 2012) – Located in the Northwest 13<sup>th</sup> Avenue Historic District, this 57,200-square-foot, 1945 building was designed by Richard Sundeleaf. The owner, 300 Partners LLC, worked with Vallaster & Corl Architects to adapt the building for mixed use, including a restaurant and office using historic tax credits.
78. The Janey (312 NW 12<sup>th</sup> Avenue; completed 2012) – Columbia Investments worked with GBD Architects to redevelop this quarter-block parcel at Everett Street and 12<sup>th</sup> Avenue in to a six-story, 44,500-square-foot mixed-use building with 50 residential units, 2,600 square-feet of retail and parking for 32 cars using a car-stacking system. (<http://www.gbdarchitects.com/portfolio-item/the-janey-2>)
79. 937 Condos (937 NW Glisan Street; completed 2009) - Ankrom Moisan Associated Architects worked with W&K Development on this half-block, mixed-use 16-story building. The development includes 11,000 square-feet of ground floor retail, two

floors of underground parking and 114 residential units.

([www.937condominiums.com](http://www.937condominiums.com))

80. Arthouse (33 NW Park Avenue; completed 2013) – Property owner Michael Powell worked with LRS Architects to build a six-story, 48,052 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.
81. 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.
82. 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.
83. McDonald West (127 NW Sixth Avenue; completed 2012) - The MacDonald Center worked with LRS Architects and Northwest Construction Management to develop a 5,000-square-foot site into a \$10 million, 30,754-square-foot, seven-story mixed-use building with ground floor outreach services and 42 Single Room Occupancy units above. The project was funded in part with Low Income Housing Tax Credits. ([www.macdcenter.org/\\_blog/Macdonald\\_Center\\_Blog](http://www.macdcenter.org/_blog/Macdonald_Center_Blog)).
84. Musolf Manor (216 NW Third Avenue; completed 2009) - Working with Carlton Hart Architects, the property owner Innovative Housing redeveloped the existing three-story affordable housing building. The building will continue to be used for affordable housing; redevelopment upgraded design at the storefront level as well as mechanical, seismic and fire/life safety upgrades.
85. Rich Hotel (207 NW Couch Street; completed 2012) - Innovative Housing spent \$1.2 million renovating this 1905 two-story, 17,408-square-foot building in the Old Town Skidmore Historic District. The completed project has upgraded first floor retail spaces while creating 34 studio units on the second floor.
86. Globe Hotel (88 NW Davis Street; completed 2012) – Beam Development worked with Ankrom Moisan Associated Architects to redevelop this quarter-block building in historic Old Town into a \$16.4 million home for the Oregon College of Oriental Medicine (OCOM). The building houses OCOM’s 310 staff, faculty and students. ([http://ocom.edu/index.php?option=com\\_content&view=article&id=252:groundbreaking-&catid=42:news&Itemid=154](http://ocom.edu/index.php?option=com_content&view=article&id=252:groundbreaking-&catid=42:news&Itemid=154))

87. Mercy Corps Headquarters (16-28 SW First Avenue; completed 2010) - With architect Thomas Hacker & Associates, Mercy Corps developed a half-block, four-story, 72,000-square-foot world headquarters in the historic Skidmore-Old Town District. The project combined a quarter-block historic Packer-Scott Building (also known as the Skidmore Fountain Building) and a new quarter-block companion structure. The project is LEED Platinum certified.
88. Smith Block (111-113 SW Naito Parkway; completed 2009) - R.V. Kuhns & Associates, Inc. worked with Emmons Architecture to redevelop the historic Smith Block for office use with ground floor retail using historic preservation tax incentives. Work included restoration of the cast iron façade.
89. Broadway Recovery Center (33 NW Broadway; completed 2012) – Using federal stimulus dollars, property owner Central City Concern worked with SERA Architects and Gerding Edlen Development to develop a new \$19 million, three-story, half-block 43,780 square-foot structure at the Northeast corner of Broadway and Burnside. The new structure houses medical and outreach service offices. The building was constructed in a manner to allow the addition of seven more stories for housing in the future.
90. Providence Park/Jeld-Wen Field (SW 18<sup>th</sup> Avenue and Morrison Street; completed 2011) – In 2001, the 1926 Civic Stadium received a \$38.5 million facilities upgrade. In July 2009, the Portland City Council approved a new \$31 million renovation to make the stadium a major league soccer venue for the 2011 season beginning in April. The renovation included new turf, new seating including club seating accommodating 20,000 fans, new concessions, new toilets, a new scoreboard, a sports rehabilitation clinic, a 2,200-square-foot community meeting room and large-format video/broadcasting facilities.
91. PreWeave Building (1300-08 W. Burnside; completed 2012) – Blackbox LLC worked with Skylab Architects to redevelop this two-story, 5,000-square-foot parcel east of the Crystal Ballroom as a home for local independent retailers. The architects occupy the second floor.
92. Crystal Hotel (1201-17 SW Stark Street; completed 2011) - Acquired by McMenamins, this 1912 once dilapidated four-story hotel building has been adapted into a ground floor restaurant and upper floor boutique hotel using historic preservation tax credits. Ankrom Moisan Associated Architects was the architect. (<http://www.mcmenamins.com/crystalhotel>)
93. Indigo @ twelve west (431 SW 12th Avenue; completed 2010) - With ZGF Architecture, Gerding Edlen Development created a 22-story, 266-foot, mixed-use building with ground floor retail, four floors of office, 17 floors of apartments and

underground parking. Completion of the \$137 million project features rooftop wind-power and is anticipated to receive LEED Platinum certification.  
([www.indigo12west.com](http://www.indigo12west.com))

94. PICA Headquarters (415 SW 10<sup>th</sup> Avenue; completed 2012) – The Portland Institute of Contemporary Arts (PICA) worked with Holst Architecture to update this long-vacant 1962 curtain-wall building into its new headquarters. The site is an interior, 10,000-square-foot parcel with 20,000 square-feet of building. Work included updated storefronts, exterior rehabilitation and interior system upgrades.
95. Culver Building (1135 SW Alder; Completed 2012) – Developer West Alder LLC worked with GBD Architects to modernize this 20,000 quarter-block into a mixed use project with 4,000 square-feet of retail space, second floor offices and a 6,000 square-foot office penthouse. (<http://www.gbdarchitects.com/portfolio-item/12th-alder>)
96. Courtyard by Marriott (550 SW Oak Street; completed 2010) - With SERA Architects, Sage Hospitality Resources redeveloped this 1980 13-story structure into a 256-room hotel under the Marriott Courtyard brand. Work included a seismic upgrade, adding three stories and resheathing the exterior with glass and metal panels. Incorporated into the plans was a three-story building at 525 SW Stark Street. ([www.sagehospitality.com/hotels/underDevelopment.htm](http://www.sagehospitality.com/hotels/underDevelopment.htm))
97. Yeon Building (520-30 SW Fifth Avenue; completed 2012) – New York City-based Jonathan Rose Company acquired the Yeon Building for \$8.9 million and embarked on a \$7 million redevelopment plan to update the National Register 15-story 1911 office building. Work included redesigning the ground floor retail space and re-tenanting the upper floors.
98. Fifth and Washington (500 SW Fifth Avenue; completed 2009) - Foundation Real Estate worked with architects Fletcher Farr Ayotte on the redevelopment of the seven-story 1907 Swetland Building into office condominiums with ground floor retail using historic preservation tax credits.
99. Failing Building (620 SW Fifth Avenue; completed 2009) - Waterleaf Architects worked with the property owner to renovate this quarter-block 1906/1917 12-story office building on the transit mall. Work concentrated on removing incompatible storefronts added in the 1950s and returning the façade closer to its original appearance.
100. Kress Building (638 SW Fifth Avenue; completed 2012) - The Downtown Development Group has redeveloped the Kress Building and Annex and incorporated the ground floor of the Caplan Building on Fourth Avenue to the north. The retail

tenants include Nike, Sephora, Starbucks, and Joe's Burgers. The upper three floors of the Kress Building will remain office. The architect is TVA Architects.

101. 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.
102. Esquire Hotel (620-26 SW Park Avenue; completed 2009) - Vallaster and Corl Architects adapted this National Register former hotel into 19 market-rate apartments on six floors plus a penthouse, ranging in size from 450 to 1,500 - square-feet. The ground floor tenant is Brasserie Montmartre. ([www.esquireapartmentsportland.com](http://www.esquireapartmentsportland.com))
103. Galleria (921 SW Morrison Street; completed 2012) – Property owner Bill Naito Company worked with architects Fletcher Farr Ayotte to locate downtown Portland's Target store into this historic 1913 full-block department store. The project included updates to the storefronts and entries. The store concept is "City Target," with a more compact 85,000 square-feet without parking compared to the standard 120,000 square-foot Target store.
104. Pacific First Center (851 SW Sixth Avenue; completed 2010) - Property owner Harsch Investment Properties completed extensive exterior rehabilitation of this 1981 half-block office building. Work included repainting the tower, recladding the lower four floors and creating an expanded and more dynamic retail setting.
105. Western Building (711 SW Salmon Street; completed 2009) - This prominent two-story masonry building was rehabilitated, removing modern storefronts and returning the building more to its historic look.
106. Wheeldon (Admiral) Apartments (901 SW Park Avenue; completed 2011) - Using historic preservation tax credits, REACH Community Development rehabilitated and upgraded this 37-unit affordable housing building targeted for the elderly and disabled. Work focused on a seismic upgrade, improved accessibility and increased energy efficiency.
107. Simon and Helen Director Park (800 SW Park Avenue; completed 2010) - Tom Moyer donated Park Block 5 through the Oregon Community Foundation to the city to be developed as a hardscaped park over underground parking. The park, designed by ZGF architects, includes a 1,050-square-foot café building at the southwest corner. (<http://www.portlandoregon.gov/parks/52459>)

108. 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.
109. Chaucer Court (1019 SW 10<sup>th</sup> Avenue; completed 2012) – Property owner Union Labor Retirement Association worked with Carleton Hart Architects to repair and upgrade the 1924 National Register International Odd Fellows Hall. In the 1980s the building was adapted into low-income housing. The current renovation continues that use but with updated finishes. Exterior work included new windows, terra cotta and brick repair and repair of the historic marquee above the main entrance. Interior spaces were fully updated.  
(<http://www.chapc.com/projectdetail.cfm?ProjectID=49&>)
110. The Martha Washington Hotel (1115 SW 11th Avenue; completed 2010) - Home Forward (the Housing Authority of Portland) worked with LRS Architects on a \$16.7 million project to transform the Martha Washington Hotel into affordable housing. The hotel was built as a residential hotel in 1923. Since then, the building has been used for a dormitory for Multnomah College, a Women’s Residence for the Portland Women’s Union, the Rajneesh Hotel and finally the Multnomah County Detention Center. ([www.homeforward.org/development/property-developments/martha-washington](http://www.homeforward.org/development/property-developments/martha-washington)).
111. 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.
112. James Hawthorne Apartments (1510 SW 13<sup>th</sup> Avenue; completed 2010) - Home Forward constructed a six-story, 27,000 square-foot, 48-unit multi-dwelling structure to house its Bridgeview program. The architect for the \$8 million project was William Wilson. ([www.homefront.org/development/property-developments/james-hawthorne](http://www.homefront.org/development/property-developments/james-hawthorne))
113. Ladd Tower (1300 SW Park Avenue; completed 2010) - Opus NW Development worked with John Carroll and First Christian Church to develop the three-quarter-block surrounding the historic First Christian Church sanctuary. The development preserved the historic Ladd Carriage House and located four levels of parking below on the entire three-quarter block. The north half of the parcel is a 23-story, 332-unit rental residential tower. The project also expands church facilities and ground floor retail spaces. Ankrom Moisan was the architect.  
([www.opuscorp.com/projects/Ladd](http://www.opuscorp.com/projects/Ladd))

114. First and Main (100 SW Main Street; completed 2010) - Shorenstein Properties and Gerding Edlen Development worked with GBD Architects on a full-block, mixed-use, LEED certified project located between Main and Madison Streets and First and Second Avenues. The 16-story building has 346,000 square-feet of office, 20,000 square-feet of retail, and three below-grade floors of parking. ([www.firstandmainportland.com](http://www.firstandmainportland.com))
115. Edith Green-Wendell Wyatt Federal Building (1220 SW Third 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.
116. Lincoln Hall (1620 SW Park Avenue; completed 2010) – Portland State University transformed the 1912 Lincoln Hall into a performing arts center. The building was originally constructed as a high school and was PSU's first classroom building. The \$30 million renovation, designed by Boora Architects, included a seismic and mechanical upgrade and exterior and interior improvements.
117. PSU Academic and Student Recreation Building (1800 SW Sixth Avenue; completed 2010) - With Yost Grube Hall Architecture, the city of Portland and Portland State University developed a \$78 million, six-story, 200,00-square-foot LEED Gold student recreation, office and academic building that also includes the city of Portland’s archives. The building fronts on Harrison Street and Fifth and Sixth Avenues and abuts the existing Urban Plaza.
118. Cyan: PDX (1720 SW Fourth Avenue; completed 2010) - With THA Architecture, Gerding Edlen Development built 16 stories of LEED Gold workforce housing near Portland State University. The project has 354 comparatively small units in a 175-foot-tall slab tower, sitting above 5,700 square-feet of ground-level retail space. Two-thirds of the Cyan's 354 units measure less than 600 square-feet. ([www.cyanpdx.com](http://www.cyanpdx.com))
119. MW8 Apartments (1962 SW Fifth Avenue; completed 2013) - Barry R. Smith, Architect worked with the property owners to develop this quarter-block at the southeast corner of SW Fifth Avenue and College Street into an eight-story 49 unit private student housing with ground floor retail. ([www.mw8apartments.com](http://www.mw8apartments.com))
120. University Pointe at College Station (550 SW College Street; completed 2012) - American Campus Communities, on behalf of Portland State University, working with SERA Architects on this nearly full-block development. American Campus Communities is the nation’s largest developer, owner and manager of student

housing; this is their first Oregon project. The \$90 million project has 16 stories with 368,725 square-feet to create 282 student residential units with 978 beds, plus ground floor retail and classroom space. No on-site parking is provided.

([www.univpointe.com](http://www.univpointe.com))

121. 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))
122. Mirabella (3521 SW River Parkway; completed 2010) - Medford-based nonprofit Pacific Retirement Services worked with Ankrom Moisan Associated Architects to develop a 30 story, 507,000-square-foot continuing care retirement community. The complex includes 224 independent living residences, 16 assisted living apartments, 20 skilled nursing private rooms, 21 special care memory support private rooms, 244 parking spaces, clinic and research space and various fine amenities and social areas. (<http://www.retirement.org/mirabellaportland>)
123. The Matisse (0677 SW Lowell Street; completed 2010) - Denver-based Simpson Housing worked with Ankrom Moisan Associated Architects on the development of two separate five-story apartment buildings with a common below-grade parking garage and ground-floor retail adjacent to the public streets. The development created a total of 275 apartment units including nine live/work units. The two-level, below-grade parking garage is accessible via Southwest Abernathy Street and accommodates approximately 328 autos for residential use. (<http://www.simpsonpropertygroup.com/apartments/portland-apartments/south-waterfront-apartments/the-matisse/home>)
124. Riva on the Park (0650 SW Gaines Street; completed 2009) - NW 101 South Waterfront Limited Partnership worked with Ankrom Moisan Associated Architects in developing a \$90 million, 22-story, slender apartment tower with 294 units atop a five-story podium with retail and parking. ([www.rivaonthepark.com](http://www.rivaonthepark.com))
125. Gray's Landing (650 SW Lowell Street; completed 2012) - Portland's Housing Bureau developed this \$50.5 million, six-story and 209-unit apartment building in the South Waterfront neighborhood. Twenty-five percent of the units are earmarked for veterans earning less than \$15,000 annually. The remaining units are targeted to those earning less than \$25,000 per year or 50 percent of the median family income. R&H Construction was the general contractor with Ankrom Moisan Associated Architects designing the project. Reach Community Development manages the apartment building and occupies 12,000 square-feet of ground floor space for their headquarters. (<http://grays-landing.com>)

126. 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 2009 – Eastside**

127. The Milano (105 NE Multnomah Street; completed 2012) - Developer Civitas, formed by Portlanders Phil Morford and Kostantin Klebleev, worked with Ankrom Moissan on this 60-unit workforce housing apartment building located just east of the Rose Garden. The project, which is named for Bianchi's city bike, "Milano", has only 12 parking spaces for cars but 91 bike spaces. LE Spence was the contractor. (<http://milanoportland.com/>)
128. Eastside Portland Streetcar (completed 2012) – This project extended the Portland Streetcar to the east side of the Willamette River running across the Broadway Bridge to MLK Boulevard and Grand Avenue. Future plans call for a southern connection at Caruthers Street. The \$146 million project received a significant boost with \$45 million from the federal government stimulus package. ([www.portlandstreetcar.org/node/11](http://www.portlandstreetcar.org/node/11))
129. Burnside Bridgehead; Convention Plaza (123 NE Third 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 Third 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.
130. 532 NE Davis (completed 2012) - Central Eastside Partners worked with Vallaster Corl Architects to develop this mixed-use, five-story, 66,000 square-foot steel and concrete half-block building. Floors two through five have 70 apartments; the first floor has 11 retail spaces and 23 parking spaces.
131. Burnside Retail Building (909 NE Burnside; completed 2013) – C.E. John redeveloped this 9,000-square-foot parcel at the corner of Ninth and Burnside into a single story retail building.
132. 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.

133. Clifford Hotel (519 SE Morrison Street; completed 2011) - Innovative Housing worked with Carlton Hart Architecture Partnership to leverage federal historic preservation tax credits with low-income housing tax credits to fund the renovation of this 1911 one-time hotel for SRO housing.
134. bSIDE6 (534 E Burnside; completed 2009) - bSIDE6 LLC worked with Works Partnership Architecture to develop a seven-story work studio building with ground floor retail on a 3,300 square-foot floor plate. Each floor has three workspaces ranging from 700 to 1,400 square-feet.
135. 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 Group and the contractor was Walsh.
136. Left Bank (222 N Broadway; completed 2009) - Left Bank Development renovated this three-story 1923 building for mixed use, philosophically based in the tenets of sustainability, community and the arts. Originally designed by noted architect A.E. Doyle, the building gained notoriety as a jazz club called the Dude Ranch. Later adapted for industrial use, the full block site has two modern concrete block additions.
137. Madrona Studios (10 N Weidler Street; completed 2010) - Central City Concern worked with William Wilson Architects to adapt a 1965 hotel into 176 affordable housing units. The renovation retains the fundamental structure of the hotel but adapts public spaces such as meeting rooms for the organization’s use.
138. Stumptown Roasters (119 SE Main Street; completed 2012) – Venerable Properties worked with Works Partnership Architecture to adapt a 1927 full-block, 37,000-square-foot industrial property in the Central Eastside as the headquarters building for Stumptown Roasters. Stumptown was founded in 1999 and today has locations in Seattle, Los Angeles, and New York City.
139. Fire Station #7 (1036 SE Stark Street; completed 2010) - Venerable Properties redeveloped this 15,000-square-foot 1927 National Register fire station for commercial use.

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**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.**