

Central City Development and Redevelopment Projects

Prepared by Heritage Consulting Group
May 2016



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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 the purposes of this document, the Central City includes the following sub-districts: Downtown, West End, University District, River District, 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 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 2016, the real estate marketplace, dormant for several years during the recent recession, has exploded in a broad number of projects across all sectors in nearly every geographic area, all moving quickly toward the marketplace. To a large degree, it is believed that 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 4.4 percent. According to Jones Lang LaSalle, citywide vacancy rates are 8.9 percent, with downtown reported at 6.7 percent. Average rental rates continue to rise, now at \$29.60 per square foot.

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 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. Many small 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. Significant recent initiatives include the opening of City Target in the historic Galleria building and new 30,000-square-foot Apple store at SW 5th and Yamhill. Retail vacancy is a steady 6% with new stores and restaurants moving into new venues at a rapid pace. 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. (www.pdc.us/pdf/pubs_general/Downtown-Portland-Retail-Strategy-Implementation-Approach.pdf)

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.

Over the past several years, the condominium market cooled substantially. In 2014, new housing development in Central City began to return to prerecession levels and is now accelerating as the City grapples with rapid population growth. Since 2010, over 8,000 new residential units have been built, ranging from affordable to workforce to luxury housing. This number includes 3,000 ownership opportunities and the 5,100 apartments representing the full range of affordability levels. Today, another 4,000 residential units in 21 projects are under construction and 1,750 in another dozen projects on the drawing board. These are located throughout the Central City with concentrations in the Pearl, South Waterfront, Central Eastside and Lloyd District. Major projects include Block 17 and the Cosmopolitan on the Park in the Pearl, Mack Urban and Alamo Manhattan in South Waterfront, and Hassalo on Eighth in the Lloyd District. These numbers are exclusive of projects adjacent to the Central City, such as the proposed 1,100 to 1,500 residential units at the Conway property in Northwest Portland and Mill Creek Residential construction of 140-unit Jefferson Flats at 2040 SW Jefferson in Goose Hollow. 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 grew by 5.9 percent to \$4.9 billion in 2014. Hotel occupancy for the city was 80.3 percent (up 4.7 percent from 2014) and the citywide average daily rate grew to \$147.30 (up 11.3 percent). For the Central City, the average daily rate grew by 11.6 percent to \$179.39. Air travel continued to grow with a 5.4 percent increase of domestic passengers and 21.3 percent of international visitors. Tourism in the city created \$223 million in local and state taxes (increasing by 10.8 percent and 5 percent, respectively) while creating 34,900 jobs (up 2.7 percent).

In development terms, this strong market place has resulted in several notable projects in varying formats moving forward throughout the city. Approximately 500 rooms have been added to inventory in the last five years. There are nine hotel projects currently under construction in the Central City, which will add roughly 1,600 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 1,800 to 2,000 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. Recent completions include the Hotel Eastlund on the Eastside, which follows in the steps of the Hotel Modera and the Hotel Rose, each taking an older mid-century and often neglected property and updating for the modern marketplace. Other projects focused on adapting older underutilized properties into boutique hotels include the Oregon Pioneer, Cornelius, Harlow, and Society Hotel buildings.

Under Construction – Westside

1. Cosmopolitan on the Park (Hoyt Street Properties) (1130 NW 10th Avenue) - Hoyt Street Properties is developing the 28-story, \$108 million, 150-unit condominium known as Cosmopolitan on the Park. The Cosmopolitan is scheduled to be completed in 2016 with all but a handful of units pre-sold. BORA is the architect and Anderson is the general contractor for both properties. 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)
2. Riverscape (2130 NW Naito Parkway) - Apollo Development, LLC acquired this 15.59-acre parcel on the west bank of the Willamette in early 2000 and has been working with a series of developers in specific projects to create a luxury community. The first phase included a 75 unit condominium building and 104 town homes. Working with Fore Property of Washington, D.C., the second phase has been completed, a 244-unit, five-story, market-rate apartment building. Phases Three and Four are underway. Again working with Fore Property. Phase 3 is Rivage, a two-building, 250-unit apartment structure. Phase 4 is Bridge Town Lofts, a six-story, 149 unit apartment. Both are scheduled to be completed in 2016.

3. The Abigail (NW Raleigh & 13th) –Affordable housing developer, BRIDGE Housing out of California, is working with Ankrom Moisan Architects and Walsh Construction on a six-story, 155-unit, mixed-use apartment building. Eighty-two percent of the units are reserved for 30-60% MFI. The \$48 million project is named for noted Oregon suffragist Abigail Scott Duniway. The project broke ground in October 2014 and is expected to be completed in 2016. (www.bridgehousing.com/properties/abigail.com)
4. Modera Pearl (1420 NW 14th Avenue) – Dallas-based Mill Creek Residential acquired the full block parcel and working with SERA Architects is developing 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/)
5. Overton Apartments (1301 NW 12th Avenue) – Developer Unico Properties is working with ZGF Architects and Anderson Construction on a full block development. The project is a 26-story tower with two- and three-story podiums. The project has 285 residential units, 3,500-square-feet of retail, and underground parking for 233 cars. Construction is planned for a 2017 completion. (<http://costiganintegrated.com/overton-apartments-0>)
6. 1241 NW Johnson – Security Properties is developing a two-building complex on the full block bounded by 12th and 13th Avenue, Johnson and Kearney Streets. The first, along 13th Avenue, is a five-story brick building with 15,000-square-foot retail space and 60,000-square-foot office space. The second building is a 15-story tower along 12th 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.
7. The Diane (535 NW 11th Avenue) - Developer John Carroll has acquired the quarter-block 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. (www.nextportland.com/2015/07/22/11th-hoyt/)
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 project is expected to be completed in 2017.
9. 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 2017.
10. Couch9 Apartments (115-125 NW Ninth 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 ten-foot ceilings. Contractor is Walsh. Completion is planned for 2017.

(www.urbanassetadvisors.com/projects.html)

11. Overland Warehouse (205 NW 4th Avenue) – Emerick Architects is working with property owner Will Sing LLC and Urban Development Partners to transform this dilapidated quarter-block, three-story, circa 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. Todd Hess is the general contractor. The project is targeting a mid- 2016 completion date. (www.udplp.com/overland)
12. Block 8L (60 NW Davis Street) - Gerding Edlen is working with Ankrom Moisan Architects to transform a three-quarter block, Old Town parking lot into a 141,000-square-foot, six-story, mixed-use project. The building will be “L” shaped to create with a plaza between it and the Oregon College of Oriental Medicine (OCOM) to the west. The building will have 65 residential units, including some that qualify under PDC’s system development charge waiver for market rate housing. It will also have 5,000-square-foot ground floor retail space, and 63,000-square-foot office space. Anticipated office tenants include the building’s architecture firm and University of Oregon graduate programs. Construction is planned for completion in 2016. Andersen is the contractor. (www.andersen-const.com/project-gallery?task=view&cid=28&id=525)
13. 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. Completion is planned for late 2017.
14. Oregon Pioneer Building (320 SW Stark Street) – Property owner BPR Properties is adapting this 1910, six-story, 74,000-square-foot office building into a boutique hotel. The project will incorporate historic Huber’s Restaurant, which is one of the building’s original tenants. Upon completion in 2016, BPR will own and manage the property. Architect is Arris Studio of San Luis Obispo, California. (www.bprproperties.com/#!development/ctzx)
15. Cornelius Hotel (525 SW Park Avenue) – 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. Construction is anticipated to be complete in 2017. (www.provenancehotels.com/portfolio/details/the-woodlark-building)
16. Oregonian Building (1320 SW Broadway) – Urban Renaissance Group of Seattle is renovating 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 is Allied Works. Completion is planned for late 2016.
 17. 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 Schultz Architecture is the designer. Completion is anticipated for late 2016.
 18. AC by Marriott (820-38 SW 3rd Avenue) – Mortenson Development of Minneapolis is working with SERA Architects to develop a quarter block at 3rd and Taylor into a 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. The \$35 million project plans open in late 2016. (www.mortenson.com/portland/projects/ac-hotel-portland)
 19. 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.
 20. 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 provide property tax relief, while also seeking LEED Gold certification. Absher Construction is the contractor. Completion is anticipated for 2016. (www.sky3pdex.com)
 21. 11 Marche Apartments (1101 SW Market Street) – Greystar is working with WV Market View LLC and SERA Architects to transform this 10,000-square-foot surface parking lot into a six-story, 67-unit apartment building. Completion is anticipated for 2016.
 22. Karl Miller Center (PSU School of Business) (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 with new entry plazas on Montgomery Street. Skanska is the contractor. 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)

23. Hyatt House (2098 SW River Parkway) – Riverplace Investors (Williams Dame and Associates) is working with SERA Architects to build a 203-room, upscale, extended stay hotel on the 1.12-acre site. The building is a six-story, courtyard-style structure organized around a parking lot. The project is funded in part with EB-5 investors. Howard S. Wright is the contractor. The \$45.7 million, 159,000-square-foot structure is anticipated to be completed in 2016.
(www.portlanddowntown.house.hyatt.com/en/hotel/home.html)
24. Center for Health and Healing – South - ZGF Architects is working with OHSU on a full-block, 15-story, 370,000 square-foot hospital to be 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.
25. OHSU Guest Housing – ZGF Architects is working with OHSU 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.
26. The Ella (3850 SW Moody Avenue) – Dallas-based developer Alamo Manhattan is working with SERA and Dallas architect Hensley Lamkin Rachel on a 199-unit apartment building with 1,500-square-feet of retail and 196 underground parking spaces. R&H is the contractor. The project is scheduled for completion in 2016.
(www.liveella.com)
27. Mack Urban (3700 SW River Parkway) – Developer Mack Urban is working with GBD Architects and Anderson Construction. The project calls for a residential building with 270 units, 7,800-square-feet of retail space, and underground parking for 228 vehicles. Completion is planned for fall 2016.
(www.mackurban.com/properties/block-37/)

Under Construction – Eastside

28. Clay Creative (240 SE Clay Street) – Vancouver, WA based Killian Pacific Development is working with Mackenzie Architecture on the former site of Taylor Electric Supply. The building will be six stories heavy timber framed with 72,000–square-feet of creative office. Completion is planned for 2017.
(www.killianpacific.com/projects.php)
29. Towne Storage (17 SE Third 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. Construction is scheduled for a 2017 completion.

30. LOCA@The Goat Blocks (11th 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 sf for Orchard Supply Hardware and 25,000 sf for Market of Choice grocery store. Anderson is the General Contractor. Completion is planned for 2017. (www.killianpacific.com/projects.php)
31. 811Stark (811 SE Stark Street) – Works Partnership is working with Beam Development on a four-story mixed-use building with 24,000-square-feet of office over 2,600-square-feet of retail. Completion is planned for 2016. (<http://www.beamdevelopment.com/811-stark>)
32. 419 E. Burnside – Myhre Group architects is working with Trinsic Residential Group of Dallas 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 complete 2017.
33. The Yard (5 NE 3rd Avenue) – Skylab Architecture is working with Key Development on a 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 will have approximately 276 apartments above 20,000-square-feet of office and ground floor retail. The project is receiving property tax abatements in exchange for 20 percent of the units being affordable at 60 percent of the median family income (MFI) or below. Completion is planned for 2016. (www.yardpdx.com/news/)
34. The Slate (321 NE Couch Street) – Works Partnership Architecture is working with Beam Development and Urban Development Partners on a \$24.5 million, 10-story, half-block, mixed-use project. The ground floor will have retail, floors two through four will have floor plates of 32,000 square feet of flexible office space, and floors five through ten will have 75 housing units. Yorke & Curtis Residential is the contractor. Completion is planned for 2016.
35. St. Francis Park Apartments (1177 SE Stark Street) – Home Forward and Catholic Charities is 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.
36. Miracles Central Apartments (1306 NE 2nd Avenue) – Carlton Hart Architecture is working with Miracles Central Apartments LP and Guardian Real Estate on a six-story,

mixed-use affordable housing project building on this quarter-block site. The ground floor would have office, retail, and community service space while the upper floor would have 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. Completion is planned for 2016.

37. Modera Belmont (818 SE 6th 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 and 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/)
38. Lloyd Center - First opening in 1960 as a 100-store open air shopping mall, upon completion the 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 21st 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. The mall is opening during renovations. Completion is planned for 2018.
(www.waterleaf.com/projects/on_the_boards/lloyd_center)
89. The Redd (831 SE Salmon Street) – EcoTrust 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/)

On the Drawing Board – Westside

39. NE Corner of Raleigh Street and 14th Avenue – The Portland Housing Bureau is working with LRS Architects on a potential 12 story development to create 93 affordable units.
40. Pearl East (NE Corner of Glisan Street and 13th Avenue) – Mackenzie Design is working with the property owner on developing a 6-story creative office building on this surface parking lot. Located in the 13th Avenue Historic District, the building will evoke the district's industrial design.
41. 1402-30 NW Glisan Street – Holland Partners Group is working with architect Ankrom Moisan on a 15 story half block residential project. The tower will have 240 units with

6,500-square-feet of retail, and three- floors below grade parking for 200 vehicles. The project would include transforming a quarter block surface parking lot across the street into a pocket park.

42. FRAMEWORK (430 NW 10th Avenue) – Lever Architects is working with Beneficial State Bank to developer this quarter-block into a 12-story, mixed-use project with five office floor, 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/)
43. Canopy by Hilton (425 NW 9th Avenue) – Buccini/Pollin Group of Wilmington, Delaware is developing quarter-block project with architects ZGF. The site was occupied by a one-story warehouse. 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.
44. 205 NW 10th Avenue - SERA Architects is working with the property owner on developing a residential building with between 11 to 14 stories with ground floor retail and 96 below grade parking stalls.
45. Gladys McCoy Building (NW 6th Avenue and Hoyt Street) – Multnomah County and ZGF Architects are developing a 90,000-square-foot, \$38.5 million, public health building adjacent to Bud Clark Commons. The building will house the County’s 350 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.
46. Mason Ehrman Annex (208 NW 5th Avenue) – Beam Development is working with the property owner and SERA Architects to update this two-story quarter block warehouse building in the New Chinatown/Japantown Historic District into creative office space. The renovation will connect the annex building with the original Mason Ehrman building next door.
47. New Market Addition (50 SW 2nd 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.
48. Worldmark by Wyndham Hotel (221 SW Naito) – SERA is working with property owner on the development of a 1/2 block, six story vacation ownership hotel. The project will include ground floor retail but no parking.

49. Tokoyo Inn (209 SW Oak Street) – Japanese hotelier Tokoyo 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.
50. Marriott Center City Expansion (620 SW Washington) - SERA Architects is working with the Marriott Center City to build a four story addition atop the quarter block Star Park garage. The project would add 127 rooms to the 250 room hotel.
51. Morrison Bridgehead - Multnomah County 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 MMDC which is working with SERA Architects and the James Beard Public Market on a concept to establish an 110,000-square-foot public market. Included 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.
(www.melvinmarkcompanies.com/documents/development_portfolio/menu/MMDC_Portfolio_morrison.pdf)
52. 902-18 SW 3rd Avenue – Ankrom Moisan is working Arthur Mutal and Ondar Development on a 7/8s block development to build a 19 to 21 story hotel/office project with approximately 100,000-square-feet of office and below grade parking. The Auditorium Building on 3rd Avenue is the one building excluded from the project. Current plans involve demolishing the Hotel Albion/Lotus Café Building which has suffered from years of deferred maintenance and is in poor repair. The development team is currently exploring options relating to the 19th century Ancient Order of United Workman Temple on the site.
53. Broadway Tower (1431-37 SW Broadway) – BPM Real Estate is working with GBD Architects on a three-quarter block, 270 foot tall project that includes 170 hotel rooms on seven floors and 11 floors of office, one level of ground floor retail, and 320 parking stalls on four below grade levels.
54. 1127 SW Morrison – Portland architect LRS and Design Department are working with Menashe Properties and North Rim Development on a six-story, 59,000-square-foot office building including ground floor retail. (www.lrsarchitects.com/market-sectors/office/1127-morrison/)
55. 12th & Market Apartments (1133 SW Market) – SERA Architects is working with the property owners to demolish an existing two-story, 1953 office building and construct

a nine-story apartment building on a quarter-block with 146 market rate units, ground floor retail and 21 mechanical parking stalls.

56. 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 fifteen-story, mixed-use project with a 424 apartments, a 35,000-square-foot grocery store, 5,000-square-feet of additional retail, and 151 below-grade parking spots.
57. PSU Stott Center (930 SW Hall) – Woofter Architects and Denver-based architects Sink Combs Dethlefs are working with PSU on the modernization of the Stott Center. Work includes an addition to the Viking Pavilion to enlarge it to 3,400 seats.
58. 2211 SW 4th Avenue – KOZ Development is working with BPM-UP LLC on developing 110 units of micro student housing on this triangular shaped 9,500-square-foot surface level parking lot. (www.kozdevelopment.com/projects.html)
59. International School Addition (2305 SW Water Street) – WRG is working with the International School on a three-story classroom building to be added to the existing campus. Founded in 1990, the International School is a private accredited non-profit multicultural immersion experience for children from age 3 through the 5th grade. There are currently 480 students.
60. Bridge Housing (2095 SW River Parkway) – Williams & Dames 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-structure with 162 market rate units. The ground floor will have 13,000-square-feet of retail, intended for a grocery. There will also be 163 below grade parking stalls with 39 at grade for the grocery. This affordable housing project on this 87,000 square foot parcel.
61. 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 includes underground parking, support retail, as well as laboratory and research facilities.
62. 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. Completion is planned for 2017.

On The Drawing Board - Eastside

63. 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 by a series of sky bridges, creating a dumbbell-like shape.
64. Shleifer Warehouse (224 SE 2nd Avenue) – Beam Development and Urban Development Partners plan to adapt this 1936 warehouse building into creative office use. (<http://www.beamdevelopment.com/shleifer-warehouse>)
65. Chamberlain Hotel (509 SE Grand Avenue) – Beam Development and Urban Development Partners have teamed with Emerick Architects on the redevelopment of this 1897 quarter block 45,000-square-foot building. Built as a hotel, for decades the building housed Shleifer Furniture. Shleifer has retired and closed the business. Development will return the property to hotel use. (www.beamdevelopment.com/hotel-chamberlain)
66. 710 E. Burnside – Polyphon Architecture and Design are proposing an 11-story mixed-use building on this quarter block surface parking.
67. 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 11th Avenue. The project will have 85 apartments with 2500-square-feet of retail.
68. Block 75-Phase 2 (111 w/ NE MLK Blvd) – Works Partnership Architecture is working 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.
69. 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.
70. Grand Belmont (514 SE Belmont Avenue) – Urban Asset Advisors is working with architect Vallaster Corl on the development of a full block, 23-story point tower apartment building with 214 units, rooftop common room, 6500-square-feet of ground floor retail, and 102 parking spaces.
71. 909 SE 12th 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 12th. The site currently has a one-story auto shop.

72. Oregon Square (825 NE Multnomah Street) – Developer/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 ten- 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.
73. Convention Center Hotel (Holladay/Multnomah/2nd/MLK) – Developer Mortenson is working with ESG Architects and locally 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 have approximately 450,000-square-feet. The site is north of the Convention Center on an irregularly shaped parcel bounded by Holladay/Multnomah/2nd/MLK. The hotel brand will be Hyatt Regency.
74. 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 would be six stories and include second floor event space and an outdoor deck.

Under Discussion - Westside

75. 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 1 demolition that included selected demolition of Warehouses A,-D and F as well as elevators A-C. Phase 1 is scheduled to be completed in 2016, and followed by Phase 2. (www.pdc.us/our-work/urban-renewal-areas/river-district/current-projects/centennial-mills.aspx)
76. Pearl Office Building (NEC NW 9th Avenue and Northrup Street) – Williams/Dames & Associates is working with PDC 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 9th Avenue.
77. Fire Station (510 NW 3rd Avenue) – PDC has issued a request of interest to redevelop this 33,580-square-foot site at the corner of Glisan and 3rd 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 developer and is currently completing due diligence for the project.
78. 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. Concurrently, PDC has prepared a 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.

79. Ankeny Blocks - The Goodman family owns approximately 220,000-square-foot surface parking on 11 blocks at the east end of downtown. The family's development arm, Downtown Development Group, announced a vision to transform these lots into new dense high rise mixed-use fabric that connects the historic Old Town neighborhood with the City's retail and office core.
80. Goldsmith Block (NW Fifth Avenue and Davis Street) – William Kaven Architecture is working with Guardian Real Estate Services in exploring hotel or residential housing options at this full block site. Development is pending proposed height changes as part of the City's updated to the West Quadrant Plan.
81. The Portland Building (1120 SW Fifth Avenue) – The city of Portland is contemplating a \$100 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.
82. Multnomah County Courthouse (140 SW Columbia Street) – 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 preferred new site is at the west end of the Hawthorne Bridgehead with the full block at Columbia/First/Clay/Second as a potential back up. The project cost is anticipated to 18 to 20 stories costing approximately \$250 million range. Early assistance application filed in March 2016. Construction is anticipated for 2017 with opening in 2020.
83. 10th & Yamhill SmarkPark (730 SW 10th 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. The project will take approximately one year to complete and may begin in 2017.
84. United Way (619 SW 11th 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 221-room 15-story hotel on the quarter block in partnership with Mortenson Development.
85. St. Mary's Academy Expansion (1505 SW 6th Avenue) – St. Mary's Academy has acquired the full block at 6th 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 fine/performing arts facilities. The site has been cleared, though plans for the expansion are still in development.

86. Viking Center (Portland State University) – Portland State University is working with Woofter Architecture on a \$44 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. Construction is anticipated for 2016 and completion in spring 2018.

87. 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 27 buildings and 3-3.5 million-square-feet of retail, office, and apartment uses. First to break ground is The Emery, an apartment building along Moody Boulevard (see #135). The intent is to continue methodical development over the next decade as supported by the market. ZGF Architects is responsible for master planning. Peter Walker will be responsible for landscape design and parks. The second building at 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. (www.zidell.com/the-yards/)

Under Discussion – Eastside

88. 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 site redevelopment.

90. 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.

Completed Since 2012 – Westside

91. Freedom Center (1450 NW Pettygrove Street; completed 2012) – Developer Mark Madden worked with Fosler Portland Architecture to develop the north half of this block into three 4-story, mixed-use buildings that include 150, 300-square-foot studio apartments.
92. The Parker (1415 NW 12th 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 13th Avenue. The design has one-story of below-grade parking for 164 vehicles.
93. 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 9th 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 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)
94. 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)
95. 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.
96. 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 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)

97. 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.
98. 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)
99. Pearl West (707 NW 14th 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 build 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.
100. KEEN Headquarters (1313 NW Glisan Street; completed 2012) – KEEN, Inc. renovated the quarter-block, five-story, 1907 masonry Simon Building in the 13th 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.
101. 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)
102. 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 headquarters using historic preservation tax credits. The 172,000-square-foot building renovation 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.

103. General Electric Supply Corp. Building (300 NW 14th Avenue; completed 2012) – The former Dynagraphics, located in NW 13th 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.
104. The Janey (312 NW 12th Avenue; completed 2012) – Columbia Investments worked with GBD Architects to redevelop this quarter-block parcel at Everett Street and 12th 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. (www.gbdarchitects.com/portfolio-item/the-janey-2)
105. Oakwood Portland Pearl (315-17 NW 11th 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.
106. 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.
107. U. S. Customhouse (220 NW Eighth 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.
108. 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.
109. 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.

110. MacDonald 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).
111. Society Hotel/New Wai Meh (203-09 NW Third Avenue; completed 2015) – The four-story, 1893 corner property in Old Town/Chinatown was vacant for fifty years before KeyMar LLC, in conjunction with PDC, transformed it into the Society Hotel. Integrated Architecture and Planning is the architect. (www.thesocietyhotel.com)
112. Erickson Saloon/Fritz Hotel (5-23 NW 2nd Avenue/4-10 NW 3rd 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)
113. 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.
114. 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 429 staff, faculty and students. (www.ocom.edu/index.php?option=com_content&view=article&id=252:groundbreaking-&catid=42:news&Itemid=154)
115. Broadway Recovery Center (33 NW Broadway; completed 2012) – Using federal stimulus dollars, property owner Central City Concern worked with Gerding Edlen Development and SERA Architects 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.
116. Powell’s City of Books (1005 W Burnside; completed 2015) – Powell’s underwent an extensive remodel 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 – but will retain the iconic “Powell’s Books” marquee.

117. 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.
118. 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.
119. PICA Headquarters (415 SW 10th 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.
120. Culver Building (1135 SW Alder; completed 2012) – Developer West Alder LLC worked with GBD Architects to modernize this 20,000-square-foot, quarter-block retail store into a mixed-use project with 4,000-square-feet of retail space, second floor offices, and a 6,000-square-foot office penthouse. (www.gbdarchitects.com/portfolio-item/12th-alder)
121. Pine Street Market (126 SW 2nd Avenue; completed 2016) – Pine Street Market LLC worked with Siteworks to redevelop the 1875, 3-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 ten food purveyors in a food hall setting. The second and third floors are offices. The project is financed in part with historic tax credits.
122. Yeon Building (520-30 SW 5th 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, fifteen-story, 1911 office building. Work included redesigning the ground floor retail space and re-tenanting the upper floors.
123. Kress Building (638 SW 5th Avenue; completed 2012) - The Downtown Development Group has redeveloped the Kress Building and Annex and incorporated the ground floor of the Caplan Building on 4th Avenue to the north. The retail tenants include Nike, Sephora, and Starbucks. The upper three floors of the Kress Building remain as offices. The architect is TVA Architects.
124. Apple Store (850 SW 5th 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.

125. Park Avenue West (728 SW Ninth Avenue; completed 2016) – TMT Development, working with TVA Architects and Hoffman Construction, built this thirty-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 thirteen office floors. The project includes fifteen floors of residential units, two stories of retail, and 325 underground parking spaces. (www.tmtdevelopment.com/park-avenue-west-tower.php)
126. 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-foot without parking compared to the standard 120,000-square-foot Target store.
127. 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.
128. Chaucer Court (1019 SW 10th 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. (www.chapc.com/project-detail.cfm?ProjectID=49&)
129. The Cameron (1500 SW 12th Avenue; completed 2015) – SERA Architects worked with Clay Street Associates on an eight-story, 69,000 SF, quarter-block apartment building with 83 units (studio, 1-bedroom, and 2-bedroom). The building is constructed with slab on grade and vertical construction with a Hambro Steel Joists system. Pavilion was the general contractor.
130. Lexington Apartments (1125 SW 12th 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.

131. 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.
132. Edith Green-Wendell Wyatt Federal Building (1220 SW 3rd 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.
133. MW8 Apartments (1962 SW 5th Avenue; completed 2013) - Barry R. Smith, Architect worked with the property owners to develop this quarter-block at the southeast corner of SW 5th Avenue and College Street into an eight-story, 49-unit, private student housing with ground floor retail. (www.mw8apartments.com)
134. University Pointe at College Station (550 SW College Street; completed 2012) - American Campus Communities (ACC), on behalf of Portland State University, worked with SERA Architects on this nearly full-block development. ACC 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)
135. Tilikum Crossing (Completed 2015) – The iconic car-free \$135 million suspension/cable-stayed Willamette Bridge opened in September 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.
136. 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)

137. 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)
138. Gray's Landing (650 SW Lowell Street; completed 2012) – Portland's Housing Bureau developed this \$50.5 million, six-story, 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. (www.grays-landing.com)
139. 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 2012 – Eastside

140. Hassalo on Eighth (NE Holladay Street/Multnomah Street/Seventh Avenue/Ninth Avenue; completed 2016) – Working with GBD Architects, American Asset Trust built a \$180 million, mixed-used project along the MAX lines and cater-corner 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.
141. The Milano (105 NE Multnomah Street; completed 2012) - Developer Civitas, formed by Portlanders Phil Morford and Kostantin Klebleev, worked with Ankrom Moisan 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.
142. 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 SF of ground floor retail space. The site is adjacent north of the proposed Hyatt Regency.

143. Hotel Eastlund (1021 NE Grand; completed 2015) – Grand Ventures Hotel, LLC is 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 by restaurateur David Machado.
144. The Linden (1250 E. Burnside; completed 2015) - Foursquare Foundation working with Guardian Management developed this six-story full block site bounded by Burnside/Ankeny/12th and 13th with 132 market rate apartments and 7,800 SF of retail, parking and the roof features a deck. The project was designed by KTG Group and the contractor was Walsh.
145. 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 and runs over the recently completed Tilikum Crossing. The \$146 million project received a significant boost with \$45 million from the federal government stimulus package. (www.portlandstreetcar.org/node/11)
146. 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 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.
147. 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.
148. Viewpoint Construction Software (1515 SE Water Street; completed 2015) – Vancouver-based Killian Development worked with Mackenzie Architects to renovate this 90,000 SF 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.
149. 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.

150. Burnside Retail Building (909 E 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.
151. Industrial Home (200 SE Martin Luther King Jr. Boulevard; completed 2014) – Venerable Properties redeveloped this three-story 28,000 Salvation Army Center into a \$7 million retail and office project. Fletcher Farr Ayotte was the architect and R&H was the contractor.
152. 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.
153. Lower Burnside Lofts (60 SE 10th 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 seventeen-car secure parking garage along with approximately 2,700-square-foot, street level, retail space along SE Ankeny Street.
154. 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.
155. Washington High School (531 SE 14th 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.
156. 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-story, 7,650-square-foot cantilevered over the east bank of the river.

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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.**