

# Central City Development and Redevelopment Projects

Prepared by Heritage Consulting Group  
May 2012



## Clean & Safe



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Purpose: This document provides 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. The intent is to provide policymakers and developers a sense of development dynamics within Portland's Central City.

**Overview:** While many cities struggle to revitalize their downtowns, Portland is in the fortunate position of aggressively working to maintain existing vitality in the Central City. It has a national and international reputation as a sustainable city with a legacy of aggressive growth management strategies and robust investments in alternative transportation. Well-recognized for its livability, the city continues to attract a young, highly-educated workforce. Economic leaders are focused on job creation in the growing sectors of clean tech, activewear, software, research and advanced manufacturing industries. The result is a strong real estate marketplace.

**General Comments – Markets**

Office Development – The Portland office market continues to move positively with continued absorption of available space. According to the most recent quarter from Portland State University's Center for Real Estate, citywide Class A vacancies hover just below 13 percent but downtown Class A vacancies are a much healthier 6.5 percent. At the core, these rates reflect the fundamental stability of downtown's Finance, Insurance and Real Estate sectors. Part of the demand is a direct result of the Edith Green/Wendell Wyatt Federal Office Building renovation, which involved temporarily relocating tenants from this 327,000-square-foot building. Another reason for the demand is continued job growth created by the stabilization of the economy and some return of capital markets. In particular, job growth has fueled sub-districts with creative service firms looking at both traditional office locations, particularly with ownership opportunities, and adapted industrial spaces in the Central Eastside. Office development in South Waterfront is fueled by health sciences, anchored by Oregon Health Science University (OHSU), and south downtown benefits from the continued growth of Portland State University (PSU). Major advancements include the establishment of Central City headquarter offices by Vestas (1417 NW Everett) and KEEN (1313 NW Glisan). In the near term, it may be expected that redevelopment of smaller buildings will grow at a premium, while low vacancy rates have spurred demand for sales of office buildings and increased market potential for the development of new Class A office space. This may be reflected in the recent auction price of the Customs House at

\$4.74 million, nearly tripling a previous failed sale. It has also been a driver in the 17-block master plan mixed-use development of Conway property, located at Northwest 21<sup>st</sup> and Thurman Street. The latter project, approximately 1.9 million square feet, will create 368,000 square feet of office, 1,100 to 1,500 residential units and 144,000 square feet of retail.

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. A significant recent initiative is the Target store development in the historic Galleria building. This project will re-establish the building as a western anchor for the retail core and create an opportunity for smaller retailers to leverage the anticipated store traffic. Another significant initiative is the planned relocation and expansion of key tenants as well as new tenants to the east end of the retail core, including Pioneer Place and the former Saks Fifth Avenue space. This follows on the arrival of H&M and Sephora as well as the Nike expansion and 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. The sum total of these initiatives has resulted in a retail vacancy rate hovering at or below 5 percent.

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. Despite this structural strength, with the economic downturn, the condominium market has cooled.

Despite the lull in the condominium market, Portland has maintained 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 directly fueled the apartment market. According to the Census Bureau, Portland has the second-tightest major rental market in the country with a 3.4 percent vacancy rate. Further fueling growth is the steady enrollment increase at Portland State University (PSU) coupled with other post-secondary education facilities in the Central City to create strong demand for student housing. Projecting out several years, improvement in the general housing sector is expected. These numbers have resulted in several specific projects, including the completion of the Yards at Union Square, University Pointe, the recently announced 750-unit Langley Investment Properties project on the east side and the proposed 1,100 to 1,500 residential units at the Conway property in Northwest Portland.

Hotel Development – Portland-area tourism continues to grow. According to the most recent Dean Runyon travel impact study, travel spending in the Portland region is at \$3.85 billion, a 3.5 percent increase over 2010. This spending has created 29,200 jobs (up by 1.6 percent) and generated \$147 million in tax revenues (up by 1 percent). Room demand is growing at a 4.6 percent rate and hotel revenues are up by 10.7 percent, one-third higher than the national statistics. This trend is expected to continue with revenues projected to grow by 6.1 percent in 2012. In development terms, the cycle is focused largely on planning and design, with a possible new property in the Pearl District and in South Waterfront, and a renewed focus on the development of a convention center hotel. This cycle follows a year where the city added and repositioned hotel rooms. In the past decade, the city's room supply grew by 51 percent. Major recent projects included Oregon's first five-star, 330-room hotel, The Nines, a 256-room Courtyard by Marriott and the McMenamins Crystal Hotel. Paralleling new construction was the redevelopment of properties such as the Hotel Modera and Hotel Fifty.

### **Under Construction - Westside**

1. Freedom Center (1450 NW Pettygrove Street) – Developer Mark Madden is developing the north half of the block into 3 four-story, mixed-use buildings that will include 150 300-square-foot studio apartments. The ground floor of this building will be retail. Fosler Portland is the architect and completion is planned for late 2012.
2. Hoyt Street Properties - The Fields - 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 focused on development of "The Fields," a three-acre open area with trails, a boardwalk, gardens, a children's area, playing fields and a dog park located northwest of the recently completed Encore. The \$5 million park is expected to be a keystone to the livability of the area. Construction began this spring. Once complete, Hoyt Street Properties will turn its attention to the development 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. When completed, the Hoyt plan for the Pearl will include 2,500 homes, 150,000 square feet of retail space and nearly four acres of parks. ([www.hoytliving.com/hoyt-development.html](http://www.hoytliving.com/hoyt-development.html))
3. The Yards at Union Station (615 NW Naito Parkway) – 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 help from the Portland Development Commission (PDC). 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. The developer now plans on completing Phase Four, which will include 80 affordable housing units. Construction is anticipated to be complete in spring of 2013. ([http://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))

4. Blanchet House (439 NW Third Avenue) - Blanchet House is replacing a one-story commercial building with a \$12 million, three-story, 29,000-square-foot facility that will provide transitional housing for 50 adults and expanded food service space. The project, designed by SERA Architects, is seeking Leadership in Energy and Environmental Design (LEED) Gold certification and should be finished in late fall 2012.  
([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))
5. MacDonald West (127 NW Sixth Avenue) - The MacDonald Center is working with LRS Architects and Northwest Construction Management to develop a 5,000-square-foot site with a \$10 million, 30,754-square-foot, seven-story mixed-use building with ground floor outreach services and 42 Single Room Occupancy (SRO) units above. The project is funded in part with Low Income Housing Tax Credits. Completion is scheduled for November 2012.  
([www.macdcenter.org/\\_blog/Macdonald\\_Center\\_Blog](http://www.macdcenter.org/_blog/Macdonald_Center_Blog)).
6. Globe Hotel (88 NW Davis Street) – Beam Development is working with Ankrom Moisan Associated Architects to redevelop this quarter-block building in historic Old Town into a home for the Oregon College of Oriental Medicine (OCOM). The design seeks LEED Gold certification as well as historic preservation tax credits. The building will house OCOM's 429 staff, faculty and students. The \$16.4 million project is scheduled for completion in summer 2012.  
([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))
7. General Electric Supply Corp. Building (former Dynagraphics) (300 NW 14<sup>th</sup> Avenue) – 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, is working with Vallaster & Corl Architects to adapt the building for mixed use, including a restaurant and office. The project is seeking historic tax credits. Construction on the building has begun and the project is anticipated to be complete by the end of 2012.
8. The Janey (former West Bearing Housing) (312 NW 12<sup>th</sup> Avenue) – Columbia Investments is working with GBD Architects to redevelop this quarter-block parcel at the northeast corner of Everett Street and 12<sup>th</sup> Avenue. The project involves a six-story, 45,000-square-foot mixed-use building with 45 residential units, 2,600 square feet of retail and parking for 32 cars using a car-stacking system. The project is anticipated for summer 2013 completion.
9. Everett Hotel (310 NW Broadway) – Architect David Rodeback is working with the property owner to adapt this three-story SRO hotel into workforce housing. The project will retain the historic character of the exterior and interior while updating systems

and consolidating two existing units into one. The project is anticipated to be completed by fall 2012.

10. Yeon Building (520-30 SW Fifth Avenue) – 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 includes retaining historic features while redesigning the ground floor retail space and re-tenanting the upper floors. The project, which is being completed by SERA Architects, will be finished once all the floors are released.
11. PICA Headquarters (415 SW 10<sup>th</sup> Avenue) – The Portland Institute of Contemporary Arts (PICA) is working with the property owner and 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. Proposed changes include updated storefront, rehabilitation of the exterior and interior system upgrades. The project is anticipated to be completed in spring 2012. PICA will occupy approximately half the building, with the other half to be leased.
12. Galleria (921 SW Morrison Street) – Property owner Bill Naito Company is working with architects Fletcher Farr Ayotte to incorporate downtown Portland’s first Target store into this historic 1913 full-block department store. The project includes updates to the storefronts and entries. The store concept is “CityTarget,” with a more compact 85,000 square feet without parking compared to the standard 120,000-square-foot Target store. Target will be located on floors one through three; existing first-floor retail tenants will remain.
13. 1135 SW Alder – Developer West Alder LLC is working with GBD Architects to fully modernize an existing 20,000 quarter-block retail store. Work includes a new compatible storefront system at street level to house 4,000 square feet of retail and new multi-light windows on the second floor to adapt the current parking to office. The project also adds a 6,000-square-foot penthouse for office use.
14. Park Avenue West (728 SW Ninth Avenue) - TMT Development is working with TVA Architects and Hoffman Construction on a mixed-use project on the Park Block just north of Director Park. Originally intended as a 32-story project with office, retail and condominiums, the project has been redesigned to be 65 feet shorter with a reduction in floors to 26, eliminating the residential component.
15. Edith Green-Wendell Wyatt Federal Building (1220 SW Third Avenue) – This 18-story, 372,000-square-foot tower was designed by Skidmore, Owings & Merrill and built in 1975. With federal stimulus money, it is undergoing a \$133 million, green building renovation at the hands of SERA Architects. Work is intended to achieve LEED platinum certification. Design will use a new shading system consisting of a series of aluminum rods on the facade. In addition, a new solar array on the roof will offset up

to 6 percent of the building's energy consumption. To speed up construction, General Services Administration (GSA) emptied the building by temporarily relocating the tenant. Completion is planned for 2014.

16. University Pointe at College Station (550 SW College Street) - American Campus Communities, on behalf of Portland State University, is working with SERA Architects on a 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. Design is targeting LEED Gold certification. Completion is planned for fall 2012. (<http://pdx.edu/insidepsu/college-station-residence-hall>)
17. The Tamarak (650 SW Lowell Street) – Portland's Housing Bureau is developing a \$50.5 million, six-story and 209-unit apartment building. 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 is the general contractor with Ankrom Moisan Associated Architects designing the project. Reach Community Development will manage the apartment building and occupy 12,000 square feet of ground floor space for their headquarters. Completion is scheduled for November 2012. <http://www.portlandonline.com/phb/index.cfm?c=52610&a=301658>
18. Collaborative Life Sciences Building (CLSB) – In October, 2011, three of Oregon's top universities – Oregon Health Sciences University, Portland State University and Oregon State University – broke ground on a satellite campus along Moody Boulevard and the Willamette River south of the Marquam Bridge. The \$295 million Collaborative Life Sciences Building is the first facility built on the OHSU Schnitzer Campus. It features a glazed podium with a 12-story tower at the north end and a 6-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, and the general contractor will be JE Dunn Construction out of Seattle. Initial occupancy is scheduled for August 2013 with complete occupancy the following spring.
130. Lemon Hotel (245 NW Park Avenue) – Developers Tim O'Leary and Michelle Cardinal are working with Sitworks and Koch Architecture on a \$3 redevelopment of this quarter-block parcel at the southwest corner of Everett Street and Park Avenue. The project involves a seismic upgrade while keeping the ground floor mixed use and adding a full story "European-style" café. Completion is anticipated later by fall, 2012.

131. Caruthers Bridge – Construction on a \$135 million suspension/cable-stayed bridge over the Willamette River is continuing. The bridge will be multi-modal, serving the MAX Orange Line (Portland to Milwaukie) but also serving Portland Streetcar, buses, bicycles and pedestrians. The bridge is anticipated to open in 2015.

#### **Under Construction – Eastside**

19. Eastside Portland Streetcar - The project is well underway, with water main relocation and track installation. The extension will connect the Lloyd District and Central Eastside with the existing streetcar on the west side of the river. The \$146 million project received a significant boost with \$45 million from the federal government stimulus package. The projected opening date is September 2012.  
([www.portlandstreetcar.org/node/11](http://www.portlandstreetcar.org/node/11))
20. 532 NE Davis - Central Eastside Partners are working with Vallaster Corl Architects to develop a mixed-use, five-story, 66,000–square-foot steel and concrete building on this underdeveloped half-block site. Floors two through five will house 70 apartments; the first floor will have 11 retail spaces and 23 parking spaces. Completion is planned for 2013.
21. The Milano (105 NE Multnomah Street) - Developer Civitas, formed by Portlanders Phil Morford and Kostantin Klebleev, is working with Ankrom Moissan on a 60-unit workforce housing apartment building located just east of the Rose Garden. The project, which is named for Bianchi’s city bike, “Milano”, will have only 12 parking spaces for cars but 91 bike spaces. LE Spence is the contractor and completion is planned for the end of 2012.

#### **On the Drawing Board - Westside**

22. 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 on a development scenario that will preserve several of the historic buildings but also focus on job creation.
23. Residence Inn (NorthWest Marshall Street and Ninth Avenue) – Pearl Hotel Investors is working with SERA Architects on the development of a full-block parcel into a Residence Inn hotel. The project is six stories with 170,000 square feet and 225 rooms. The project is currently in design review but the parcel is also currently not under the control of the developers. The planned opening date is 2015.
24. 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 currently 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 a story of below-grade parking for 164 vehicles. The project is currently under design review and is seeking LEED platinum certification.

25. One Waterfront Place (1201 NW Naito Parkway) - Just north of the Broadway Bridge, developers Jim Winkler and Bob Naito are working with Boora Architects on a \$100 million, 12-story 270,000-square-foot office building joined with a four-story, 142,000-square-foot parking garage under the Broadway Bridge. The project has design review approval and is working to secure tenants. ([www.onewaterfrontplace.com](http://www.onewaterfrontplace.com))
26. Honeyman Hardware Building (502-14 NW Ninth Avenue) - Seattle-based Security Properties is working with Bumgardner Architects and has secured design review approval to replace the low-rise quarter-block Metro Building with a nine-story residential building that includes ground floor retail. The project is pending an uptick in the marketplace.
27. KEEN Headquarters (1313 NW Glisan Street) – KEEN, Inc. has acquired the quarter-block five-story 1907 masonry Simon Building in the Northwest 13<sup>th</sup> Avenue Historic District as its headquarters. The firm paid \$10.75 million for the property and plans to house its 140 employees on the upper floors and have a retail store on the ground floor. The firm is planning to move by the end of the year from its current location.
28. The Art House – Property owner Michael Powell has proposed to demolish the two-story 10,000 square foot commercial building at the corner of Park and Couch and build a 7-story, 60–unit apartment building. The \$7 million project would include ground floor commercial space and bike parking, but no automobile parking. The property had been Powell’s Technical Bookstore until vacated in 2010. LRS is the architect. The project is under design development.
29. Rich Hotel (207 NW Couch Street) - Innovative Housing has acquired this 1905 two-story, 20,000-square-foot building in the Old Town Skidmore Historic District. They plan to spend \$1.2 million renovating the building, upgrading the first floor retail and adapting the former second floor SRO into 34 studio units.
30. Grove Hotel (401-39 W Burnside) – David Gold is working with GBD Architects to redevelop this 1907 hotel. The concept calls for ground floor retail with a 70-room youth hostel on the upper two floors. The 21,000 three-story hotel is a contributing resource in the New Japantown-New Chinatown Historic District. Gold’s proposal involves new storefronts, façade repairs, interior renovations and rehabilitation of the existing sign. The project has design approval but is awaiting financing. Construction is anticipated for spring 2012 with completion by the end of the year.
31. 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.

32. Hallock & McMillan Building (237 SW Naito Parkway) – Emerick Architects, with developer John Russell, is exploring the rehabilitation of Portland’s oldest commercial building. The two-story, 5,000-square-foot masonry structure was “modernized” in the 1940s. The architects are exploring returning the building to its earlier form while updating the building to current codes. The project has secured design review approval and interior demolition has begun; pending a tenant, completion is anticipated in 2013.

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

33. Burnside Bridgehead; Convention Center Plaza (123 NE 3<sup>rd</sup> Avenue) - Construction of the Portland Streetcar and the creation of a Burnside-Couch traffic couplet on the east side have revived interest in establishing a bridgehead development at NE Third Avenue. Beam Development is working with architects WPA to develop a viable vision for the 176,000-square-foot site. The project is phased and the first element is remodeling the existing Convention Center Plaza, a 90,000-square-foot building listed on the National Register. The 1925 one-time furniture factory served in World War II as a men’s dormitory. The \$15 million project anticipates the use of federal historic tax credits.
34. 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.
35. Veterans Memorial Coliseum (300 N Winning Way) – The city of Portland and PDC are working with AECOM on a \$27 million renovation of the historic 1962 Veterans Memorial Coliseum. The project includes system upgrades and improving spectator accommodations, but also returning the Veterans Memorial Coliseum closer to its original look. Particular attention will be paid to the Veteran Courtyards as a memorial. The project is seeking historic tax credits and construction is anticipated in the summer 2012.
36. Industrial Home (200 SE Martin Luther King Junior 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, 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. The project has design review approval and construction is to begin in 2012.

37. Stumptown Roasters (119 SE Main Street) – Venerable Properties is working 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 and New York City. Construction is planned to begin later in 2012.

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

38. 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.
39. 511 Building (511 NW Broadway) - The federal government anticipates moving from this building by 2012, at which time the Pacific Northwest College of Art will redevelop it for use as part of its school.
40. 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. Eastern is a real estate development firm headed by Dan Doherty and Brian Kelly, both of whom previously founded Atlantic Retail Properties. They are working with GBD Architects and KPFF Engineering although the proposed use is still unknown. GSA will now work with Eastern to finalize the transfer and complete the necessary Section 106 review.
41. 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))

42. Witherspoon Building (424 SW Fourth Avenue) – LSW Architects is working with the property owner to renovate and modernize this 1890s three-story unreinforced masonry structure. Project involves new storefronts, renovated upper floors and a rooftop garden. The project has secured design review approval and construction is planned for 2012.
43. 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.
44. 100 Columbia (100 SW Columbia Street) - Louis Dreyfus Property Group is exploring a 15-story, 315,000-square-foot office tower directly east of the KOIN Center Building with a portion of the site developed into a public plaza.
45. Oregon Sustainability Center (Fourth and Fifth Avenues/Harrison and Montgomery Streets) - Property owner PDC, on behalf of developer Portland + Oregon Sustainability Institute, which includes the Oregon University System and a coalition of nonprofits, has completed a feasibility analysis for the development of a 132,924-square-foot Oregon Sustainability Center. The building would meet LEED Platinum requirements and potentially meet the Living Building Challenge, requiring a building to be “net-zero.” The design team is led by Gerding Edlen and includes SERA Architects, GBD Architects and Skanska Construction. The goal of the center will be: “To advance the city and state’s economic development goals by creating synergy between green businesses and jump-starting innovation to fuel business growth.” The center is intended to be “an icon of green building best practices” and “serve as a living laboratory of sustainability for students, faculty and the community.” Current plans indicate that the \$64.6 million center would be part of PSU, house 725 offices, contain retail space and provide facilities for 1,400 students.
46. 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 nine stories, the second 13 stories. The project involved 158 studio apartments on top of a ground floor retail space. The parcel sold for \$2.25 million in 2011 to American College Campus of Texas.
47. Parcel 8 (3570 SW River Parkway) - PDC has reissued a request for proposals for Parcel 8, a 1.1-acre city block located along the streetcar line that sits just south of the Strand Condominiums. To the east is the David Evans & Associates headquarters building and the Marriott Residence Inn. The site will allow a maximum of 340,500 square feet with an opportunity for a mix of commercial, residential and retail uses.

48. Block 33 (SW Curry/Moody/Gaines/Macadam) - OHSU has a 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. 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.
50. Block 41 (Bond and Lowell) - Ankrom Moisan Associated Architects is working with Prometheus Development to explore development of a 24-story condominium tower with ground floor retail and 224 units and two below-grade parking levels. In addition, Prometheus is exploring a master plan for a total of six towers on a four-block, 10-acre riverfront parcel between Lowell and Lane Streets.
51. Block 43 (601 SW Abernathy Street) - SERA Architects is proposing a 22-story condominium tower atop a four-story podium in a mixed use development.
52. Homeland Security Center (4310 SW Macadam Avenue) – GBD Architects is working with U.S. Immigration and Custom Enforcement (ICE) and the Lindquist Development Company to develop a new processing center. The center incorporates an existing four-story building with a three-story addition that also houses parking. The main entry will be off Bancroft Street. The center would include primarily ICE offices and processing facilities. In 2011, Portland City Council approved the proposed use; the project now moves towards design review.

#### **Under Discussion – Eastside**

53. Langley Superblock (NE Holladay Street/Multnomah Street/Seventh Avenue/Ninth Avenue) – Portland-based Langley Investment has announced a \$250 million, 750-unit mixed-used apartment project located on this superblock along the MAX lines and cater-corner from the Lloyd Center. The three-plus-acre parcel is largely surface parking and incorporates the Lloyd 700 office tower. The property is owned by American Asset Trust of San Diego, which will retain ownership. The project offers the opportunity for a development of 1.5 million square feet and the architect is GBD Architects.
54. 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 . As a remedy, a 400 to 600-room “headquarters hotel” was proposed. However, that concept has struggled in securing sufficient public subsidy. Recently, the Metro Council, the Metropolitan Exposition and Recreation Center and Multnomah County all reaffirmed the need for a quality convention hotel. With continued support from the city, PDC is continuing to explore viable options. These include renovating and upgrading existing hotel properties in close proximity,

developing new hotels in proximity to add 300 to 400 rooms, and to reconsider the viability of the 400 to 600 room headquarters structure.

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. 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.
57. 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 track and 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, efforts are underway to preserve the high school building, adapting portions for community center use on the ground floor and residential use on the upper floors. Through a public RFQ request for quotation process, Venerable Properties was selected as the developer and has agreed to pay \$2 million for the site along with a commitment to list the property on the National Register. ([www.portlandonline.com/parks/index.cfm?c=49531](http://www.portlandonline.com/parks/index.cfm?c=49531))

### **Completed Since 2007 – Westside**

58. 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, PDC has invested heavily in storefront improvements to strengthen the retail vitality. ([www.portlandmall.org](http://www.portlandmall.org))

59. The Encore- Hoyt Street Properties - 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>)
60. 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. Future development plans call for another condominium tower and additional town homes. The project includes a 50-foot greenway along the river and a 61-slip marina. GGLO Architects of Seattle is responsible for the design. ([www.riverscapeproperties.com](http://www.riverscapeproperties.com)).
61. 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 prime tenant is GSA, which has leased 37,000 square feet for the Portland Citizenship and Immigration office.
62. 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))
63. 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))
64. 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.

65. 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.
66. East of Pearl (321 NW Glisan Street; completed 2009) - JBH Company transformed the 1925 Hunt Transfer Warehouse into a mixed-use LEED Gold project with eight floors of commercial, two floors of residential and a rooftop terrace restaurant, while also adding three additional floors.
67. Bud Clark Commons (655 NW Hoyt Street; completed 2011) - As part of the 10-Year Plan to End Homelessness, PDC, Portland Housing Bureau, Home Forward and Transition Projects, Inc. collaborated to develop this full-block parcel bounded by Northwest 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 an 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.portlandonline.com/phb/RAC](http://www.portlandonline.com/phb/RAC))
68. White Stag (5 NW Naito Parkway; completed 2008) - Venerable Properties worked with the University of Oregon's Portland Programs and Bill Naito Company to adapt the White Stag and adjacent Wexler and Monchalin buildings into a center for the school. The project, located in the Old Town-Skidmore National Landmark district, was designed by Fletcher Farr Ayotte, Inc. and used historic preservation tax credits.
69. The Wyatt (12th and 13th Avenues/Marshall and Northrup Streets; completed 2008) - Developer Robert Ball worked with architects Fletcher Farr Ayotte, Inc. to develop this 15-story tower with ground floor retail, lofts, rental units and penthouses. The building is complemented by a garden designed by the late landscape architect Robert Murase. ([www.thewyatt.com](http://www.thewyatt.com))
70. Machine Works (1455 NW Northrup Street; completed 2008) - Stan Chesshir Architects has designed a nine-story, full-block, 66,000-square-foot mixed-use project with LA Fitness, above ground parking and upper floor offices.
71. The Lovejoy (Lovejoy at 13th 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))

72. 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))
73. Broadstone ENSO (1010 NW 15<sup>th</sup> 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, \$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))
74. 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.
75. 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 is the project architect working with Ankrom Moisan Associated Architects on behalf of Vestas. The project is seeking LEED Platinum certification.
76. Block 90 (322 NW 14th Avenue; completed 2007) - Pacific Properties worked with Vallaster & Corl Architects to redevelop the Reed-Harris Building in the 13th Avenue National Register District, adding a partial floor on the three-story half-block building while adapting ground floor for retail and parking. ([www.block90.com](http://www.block90.com))
77. Crane Building (710 NW 14th Avenue; completed 2007) - Guardian Management worked with SERA Architects to adapt this 1909 warehouse located in the 13th Avenue National Register District for a mixed-use project. The project includes ground floor retail, Guardian’s headquarters on floors two and three, rental units on floors four through six and penthouses. To the east, the former pipe shed has been turned into a full service restaurant.
78. Casey Condominiums (1215 Everett Street; completed 2008) - Gerding Edlen Development, with GBD Architects, developed this 17-story mixed-use building on a quarter-block parcel. The project has 4,200 square feet of ground floor retail, four levels of underground parking and 61 one- two- or three-bedrooms residential units ranging from 1,000 to 3,600 square feet. Project is seeking LEED Gold certification. ([www.thecasey.com](http://www.thecasey.com))
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. The Brewery Blocks (Five blocks located between Northwest 10th and 13th, and West Burnside and Northwest Davis; completed 2007) - Gerding Edlen Development, working with GBD Architects, has completed the \$250 million Brewery Blocks project. In total, the project has 1.7 million square feet that includes approximately 220,000 square feet of urban retail, 400,000 square feet of office space, and 1,200 underground parking spaces. Block 1, completed in 2002, incorporated details from the 1929 Smith Chevrolet building into a four-story building that houses Whole Foods and Portland Energy Solutions; it contains 40,000 square feet of retail space and 78,000 square feet of office space. Block 2, completed in 2003, contains the Brew House and a 10-story office building with ground floor retail. Block 3, completed in 2006, contains The Henry, a 15-story, 123-unit condominium building with 14,000 square feet of ground floor retail and 159 parking stalls. Block 4 is also complete; it contains two office/retail buildings, one 10 stories and the other three stories, and houses the Art Institute of Portland. Block 5 contains 400 underground short-term parking spaces and a 16-story mixed-use apartment tower, called South Pearl, over the garage with 246 units, including 12 townhouses and ground-floor retail. The last piece of the Brewery Blocks is the 1891 National Guard Armory Annex, adapted as a theater for Portland Center Stage. It is the first National Register building to receive LEED Platinum certification. ([www.breweryblocks.com](http://www.breweryblocks.com))
81. Deschutes Brewery (210 NW 11th Avenue; completed 2008) - Deschutes Brewery entered the Portland market by working with Emmons Architects and Gerding Edlen Development to transform this one-story, quarter-block one-time automobile shop into a brewpub. ([www.deschutesbrewery.com/brewery/brew-pubs/portland-pub/default.aspx](http://www.deschutesbrewery.com/brewery/brew-pubs/portland-pub/default.aspx))
82. 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. Long-term plans envision a nine-story, 55,000-square-foot office tower with ground floor retail.
83. 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.
84. 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.

85. Estate Hotel (225 NW Couch Street; completed 2007) - Central City Concern worked with SERA Architects to renovate the mixed-use Estate Hotel, adding two stories with 38 SRO affordable housing units to the existing 159 units.
86. DeSoto Building (134 NW Eighth Avenue; completed 2007) - Developer Jim Winkler worked with LRS Architects and area galleries in developing two 1915 automobile showrooms located on a half-block at Northwest Davis, Broadway and Park into commercial condominiums for art galleries. The intent is that ownership will allow galleries to remain downtown in spite of rising rents. The project is also home to the Contemporary Crafts Museum and Gallery.
87. 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.  
([www.innovativehousinginc.com/whats\\_new.html](http://www.innovativehousinginc.com/whats_new.html))
88. 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.
89. 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))
90. Federal Reserve Building (915 SW Stark Street; completed 2008) - Harsch Investment Properties worked with Hennebery Eddy Architects to adapt the former regional office of the Federal Reserve, a four-story, quarter-block building designed by noted Portland architect Pietro Belluschi in 1949, into a modern office building. Work retained character-defining features but added a penthouse, entry improvements and substantial interior upgrades.
91. Jeld-Wen Field (SW 18<sup>th</sup> Avenue and Morrison Street; completed 2011) – In 2001, the 1926 PGE Park 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.

92. 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))
93. Ace Hotel (1022 SW Stark Street; completed 2007) - The historic Clyde Hotel has been fully renovated into the Ace Hotel with updated lobby and hotel finishes, while the ground floor retail spaces were repositioned for more complementary uses. ([www.acehotel.com/portland](http://www.acehotel.com/portland))
94. 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))
95. 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.
96. The Nines at Meier & Frank Square (621 SW Fifth Avenue; completed 2008) - Once the largest building in the state, the former Meier & Frank downtown store was redeveloped. The lower floors were retained by the current owner, Macy's, and the upper nine floors were developed by Sage Hospitality into a 330-room hotel called The Nines, Oregon's first five-star hotel. The \$140 million project has LEED Silver certification and was designed by SERA Architects. ([www.pdc.us/mfrenovation](http://www.pdc.us/mfrenovation))
97. 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.
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. 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 and Starbucks. The upper three floors of the Kress Building will remain office. The architect is TVA Architects.

100. 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.
101. 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.
102. 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.
103. 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.
104. Hotel Modera (1414 SW Sixth Avenue; completed 2008) - Posh Ventures worked with Portland Inn and Holst Architecture to transform a former Days Inn into a contemporary and updated hotel property. Work included a substantial updating of both the exterior and interior of the building. ([www.hotelmodera.com](http://www.hotelmodera.com))
105. 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 Rashneesh Hotel and finally the Multnomah County Detention Center. ([www.hapdx.org/development/marthawashington/pdfs/factsheet-marthawashington.pdf](http://www.hapdx.org/development/marthawashington/pdfs/factsheet-marthawashington.pdf))
106. The Jeffrey Apartments (1139 SW 11th Avenue; Completed 2008) - E&F Properties developed an interior 15,000-square-foot parcel located between Main and Jefferson

streets into a six-story affordable housing building with 51 studios and 29 one-bedroom units. The architect was Ankrom Moisan.

107. Buchan Education Center (1240 SW Salmon Street; completed 2007) - First Unitarian Church, with Thomas Hacker Architects, developed a 15,450-square-foot, three-story building with full basement religious education space to the west of the current sanctuary. The building contains new classrooms, a reception hall, common lobby space and an internal courtyard.
108. 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.hapdx.org/development/pdfs/JamesHawthorne%20Factsheet\\_January%202010\\_.pdf](http://www.hapdx.org/development/pdfs/JamesHawthorne%20Factsheet_January%202010_.pdf))
109. 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))
110. Benson Towers (1500 SW 11th Avenue; completed 2007) - Octagon Development, MCA Architects and Hancock Bruckner Eng + Wright of Vancouver, BC, developed this \$30 million, 26-story, 143-unit condominium building with ground floor retail and four floors of underground parking on the 13,000-square-foot parcel. Among its features is a 130-foot water fountain that wraps around three sides of the building.  
([www.bensontower.com](http://www.bensontower.com))
111. 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))
112. 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.

113. 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.
114. 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))
115. Harrison (111, 222 and 255 SW Harrison Street; completed 2008) - Designed by Skidmore, Owings & Merrill LLP in 1965 as Portland's first high-rise residential project, the former Portland Center Apartments has been upgraded by Portland Center Development LLC as 537 condominiums with new interiors, finishes and amenities. ([www.liveharrison.com](http://www.liveharrison.com))
116. The Strand (2100 SW River Avenue; completed 2007) - Riverplace Partners developed a \$53 million, 470,000-square-foot mixed-use project on this 2.5-acre site. The project consists of three companion buildings. Two buildings house 187 condominiums and 27 townhomes with underground parking. A hotel on the eastern third of the site is four stories high with 100 rooms. The project was designed by Ankrom Moisan Associated Architects.
117. 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.
118. The Matisse (3939 SW Bond 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.
119. The Ardea (3720 SW Bond Ave; completed 2008) - Developer Williams & Dame worked with Gerding Edlen Architects to develop a 30-story LEED Gold project with

323 condos. The project included five unique living experiences: Penthouse, Vista, Tower, Town Home and Plaza Homes. It also includes a garden plaza with three ponds in the courtyard that also function as a bioswale that filters storm water and provides a source of non-potable water for watering the plaza's trees and plants. (www.ardea.com)

120. 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)
121. Atwater Place (0841 SW Gaines Street; completed 2008) - In the South Waterfront, River Campus Developers worked with Thomas Hacker Architects on a 23-story tower on the river at Bond Avenue and Gaines Street for 212 residential units with ground floor retail. The project secured LEED Silver certification.
122. The John Ross (3601 SW River Parkway; completed 2008) - River Campus Developers worked with architect Robert Thompson to develop a 31-story condominium tower with a 12,000-square-foot floor plate creating 286 units.

#### **Completed Since 2007 - Eastside**

123. 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.
124. Grand Central Market Building (808 SE Morrison Street; completed 2007) - Concept Entertainment worked with Holst Architecture on the redevelopment of the Grand Central Market Building, returning the 1929 building's exterior back to its original grandeur while adapting the interior for a 12-lane bowling alley/lounge surrounded by retail on the perimeter. ([www.thegrandcentralbowl.com/grand\\_central](http://www.thegrandcentralbowl.com/grand_central))
125. bSIDE6 (534 E Burnside; completed 2009) - bSIDE6 LLC worked with Works Partnership to develop a seven-story work studio building with ground floor retail on a 3,300-square-foot floor plate. Typically, each floor has three workspaces ranging from 700 to 1,400 square feet.
126. 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.

- 127. 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.
  
- 128. The Burnside Rocket (1111 E Burnside; completed 2007) - Property owner Cavanaugh + Cavanaugh worked with FBD Architecture to develop this four-story mixed-use project on a 3,800-square-foot parcel at 11<sup>th</sup> Avenue and East Burnside. The project secured a LEED Platinum rating from the U.S. Green Building Council and an Award for Excellence from Urban Land Institute. The fully leased building recently sold for \$2.8 million. ([www.burnsiderocket.com](http://www.burnsiderocket.com))
  
- 129. 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.
  
- 130. See page 7 of report.
  
- 131. See page 8 of report.

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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.**