

Central City Development and Redevelopment Projects

Prepared by Heritage Consulting Group
May 2013



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

Overview: Portland historically has been a very attractive second-tier real estate market. The largest city between San Francisco and Seattle, 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. It is well recognized for its livability and the city continues to attract a highly educated workforce. Economic leaders are focused on job creation in the growing sectors of clean tech, active wear, software, and research and advanced manufacturing industries. Cumulatively, this has resulted in a marketplace that is largely stable and fueled by consistent migration. Now, as the economy begins to rebound, so too has construction in the Central City, particularly in the Pearl and South Waterfront districts.

General comments – Markets

Office Development – The Portland office market continues to move positively as unemployment in the city has dropped to 7.8 percent. According to the most recent quarterly report from Portland State University's Center for Real Estate, citywide vacancy is projected at 12.7 percent with a stable overall rent. Class A overall asking rates are \$24.10 per square foot. Within the Central City, vacancy rates are 9.1 percent with rents at \$24.05 per square foot. By comparison, close-in Eastside is 6.1 percent and the Lloyd Center is 12.5 percent with rents of \$16.74 and \$20.31 respectively.

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; that project is anticipated to be completed in 2014.

The Portland office market reached a cyclical bottom in 2012 and will continue a slow, steady upward progress through the next year. One particular area of office development is in the South Waterfront, fueled by the growth of Oregon Health & Science University (OHSU). A second is in the near northwest, just beyond the Pearl where the Conway property, located at 21st Avenue and Thurman Street, is the subject of a 17-block master plan that will add 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 retenanting of Pioneer Place. The immediate area will soon have an expanded Apple Store and a new Microsoft Store. 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) which offers a targeted series of design improvements, zoning changes and financial incentives.

Housing Development – Portland has long led the nation in going “back to the city” with downtown residential development. Housing development in the 1990s largely concentrated on high-rise, high-end condominium projects on bare land, mostly in the Pearl District and South Waterfront. These projects transformed the neighborhoods into national models of mixed-use sustainable development. It also has stimulated the growth of mid-rise projects at the perimeter of the Central City, both on the east and west sides.

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

Throughout, 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 fueled a sustained the apartment market. According to the Portland State University (PSU) Real Estate Quarterly, Portland is one of the stronger major rental markets in the country with a 2.1 percent vacancy rate. Further fueling growth is the steady enrollment increase at 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, and the proposed 1,100 to 1,500 residential units at the Conway property in Northwest Portland.

Hotel Development – Portland-area tourism continues to a long consistent growth pattern. According to Travel Portland, spending by tourists in the Portland-metro area grew by 3.9 percent to just over \$4 billion in 2012. Hotel occupancy for the city was 68.2 percent (up

4.5 percent from 2011) and 75.9 percent for the Central City (up 2.4 percent from 2011); this compares with a national average of 61.4 percent. As important, the daily room rate increased by 7 percent (compared to a national average of 4.9 percent). Air travel continued to grow with a 5.4 percent increase of domestic passengers and 1.1 percent of international. To support the continued growth of tourism, the Portland City Council approved the creation of a Tourism Improvement District; with a 2 percent assessment on guest rooms, the goal is to create a stable source of tourism funding with the goal of increasing hotel occupancy and overall visitor spending.

In development terms, several new hotel projects are moving forward. This includes a 225-room Residence Inn under construction in the Pearl District, anticipated to open in 2014, and plans for several properties in the Lloyd District and the South Waterfront.

Under construction – Westside

1. The Parker (1415 NW 12th 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 13th Avenue. The design has one story of below-grade parking for 164 vehicles. The project is currently under design review and is seeking LEED platinum certification. Completion is planned for 2014. (www.facebook.com/pages/The-Parker-Apartments/393707203979279)
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 spring of 2012 and is anticipated to be complete by May 2013. 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 District. Named the "North Campus," planned development continues to emphasize a dense mix of uses. The Hoyt plan for the Pearl District will include 2,500 homes, 150,000-square-feet of retail space and nearly four acres of parks. The next project includes an \$80 million 280-unit market rate apartment complex at Overton Street. It consists of two structures, a 16-story tower on the west half of the block and a five-story building on the east. There will be approximately 5,000-square-feet of retail. The project will be a joint venture with Wood Partners of Atlanta and Boora as the architect. Construction is anticipated to begin fall of 2013. In conjunction, Hoyt Street is exploring the development of a new 152-unit condominium, 25-story point tower atop a parking and retail podium along with two smaller units at the corners. The

project has a total of 355,000-square-feet and EVA is the architect. The site is adjacent to the Fields Park. (www.hoytliving.com/hoyt-development.html)

3. Residence Inn (NW 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 \$50 million project is 100 percent financed through EB-5 investors. The planned opening date is 2014. (www.serapdx.com/projects/pearl-district-marriott-residence-inn)
4. The Yards at Union Station (615 NW Naito Parkway) – Designed 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 (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, half of which are affordable housing. Phase Three was completed in 2005 and included 35 market-rate units. Phase Four is under construction. The \$15 million project consists of 80 rental homes available for individuals and families earning less than 60 percent median family income. Construction is anticipated to be complete by spring of 2013. The project is seeking LEED Silver certification. (www.pdc.us/pdf/dev_serv/pubs/dev_proj_fs_yards.pdf)
5. Everett Hotel (310 NW Broadway) – Architect David Rodeback is working with the property owner to adapt this three-story Single Room Occupancy 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 summer of 2013.
6. Lemon Hotel (245 NW Park Avenue) – Developers Tim O’Leary and Michelle Cardinal are working 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 involves a seismic upgrade while keeping the ground floor mixed use and adding a full second story for office use. Completion is anticipated by summer of 2013. (www.235park.com)
7. Arthouse (33 NW Park Avenue) – Property owner Michael Powell has demolished the two-story 10,000-square-foot commercial building at the corner of NW Park and NW Couch 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. The design team includes Lever Architecture with LRS Architects as the architect of record. Completion is planned for late 2013. (www.leverarchitecture.com/project_art.html)

8. Apple Store (850 SW Fifth Avenue) – The ownership of Pioneer Place is working with Apple to modify the former Saks Fifth Avenue store in a new expanded retail store for the computer manufacturer. Work includes removing the existing skybridge over Yamhill Street and demolishing the northern 55 feet of the building along Yamhill. Plans for the new building include 7,212-square-feet plus 23,496 feet of the existing adjacent structure facing south. The one-story structure will be 22.5 feet tall and will have the appearance of a glass box.
9. 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. The project is on hold, pending signage from anchor tenants.
10. Park Tower (723-37 SW Salmon Street) – Developer Jim Winkler and LRS Architects are upgrading the original Heathman Hotel, which was built in 1926. In the 1980s, it was adapted to affordable housing. The current \$7 million project will upgrade the 162 units, while also upgrading systems, storefronts and lobby areas. In particular, portions of the original lobby, long covered over, will be incorporated into a new restaurant space. Construction is anticipated to end in 2014. The project is funded in part with historic tax credits.
11. Edith Green-Wendell Wyatt Federal Building (1220 SW Third Avenue) – This 18-story, 372,000-square-foot tower was designed by Skidmore, Owings & Merrill in 1975. With federal stimulus money, it is undergoing a \$133 million renovation at the hands of SERA Architects. Work is intended to achieve LEED platinum certification. The new 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 tenants. Completion is planned for 2014. (www.gsa.gov/portal/content/252613)
12. Lexington Apartments (1125 SW 12th Avenue) – Developer Jim Winkler is working with LRS Architects on a \$5 million upgrade of this affordable housing building. The 54-unit complex will have system upgrades, unit remodels, new exterior windows and new entries. The project is funded in part with historic tax credits.
13. 1962 SW Fifth Avenue – Architect Barry R. Smith is working with the property owners to develop a quarter-block at the southeast corner of SW Fifth Avenue and College Street into an eight-story 49-unit private student housing with ground floor retail. The project is anticipated to be completed in 2013.

14. Caruthers Crossing – Work continues on the \$135 million suspension/cable-stayed Willamette Bridge. Crossing at the south end of the Central City, it connects the area around OMSI with South Waterfront, the University District and ultimately downtown. The bridge will be multi-modal, serving the MAX Orange Line (Portland to Milwaukie) while also serving Portland Streetcar, buses, bicycles and pedestrians but will not accommodate automobiles. Project design incorporates streetscape improvements along Lincoln Avenue. The bridge is anticipated to open in 2015.
(www.trimet.org/pm/construction/bridge.htm)
15. Collaborative Life Sciences Building (CLSB and Skourtes Tower - 0650 SW Meade Avenue) – In October, 2011, three of Oregon’s top universities – Oregon Health & Science University (OHSU), Portland State University and Oregon State University – broke ground on a satellite campus along Moody Boulevard near the South Waterfront. The \$295 million Collaborative Life Sciences Building is the first facility built on what will be known as the OHSU Schnitzer Campus. It features a glazed podium with a 12-story tower at the north end and a six-story volume at the south end of the block. In total, the Life Sciences Building will have 650,000-square-feet for retail, lecture halls, classrooms, laboratories and gathering places, and will have 450 below-grade parking spaces. SERA Architects will be the architectural lead with support from CO Architecture out of Los Angeles 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.
(www.ohsu.edu/xd/about/vision/collaborative-science-building.cfm)
16. The Emery (3135 SW Moody) – As the Zidell family begins development of its South Waterfront properties, its first building is a 118-unit, seven-story mixed use apartment structure. The contractor/designer is ZGF in partnership with contractor Lease Crutcher Lewis. The building is named after Emery Zidell, chief visionary of the family business and son of founder, Sam Zidell. Completion is planned for 2014.
(www.zidell.com/the-yards/the-emery)
17. 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 construction – Eastside

18. Burnside Bridgehead; Convention Plaza (123 NE Third 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 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. The \$15 million project anticipates the use of federal historic tax credits and new market tax credits. Completion is planned for late 2013. (www.beamdevelopment.com/location/convention-plaza-burnside-bridgehead)
19. Burnside Retail Building (909 E. Burnside) – C.E. John is redeveloping this 9,000-square-foot parcel at the corner of 9th and Burnside into a single-story retail building. The project is anticipated to be completed in 2013.
20. Eastside Lodge (949 E. Burnside) – This 63-room 1960 motor lodge, located across the street from the iconic Doug Fir and the Jupiter Hotel, has been updated and modernized.
21. Foursquare Senior Living (1240 E. Burnside) – Foursquare Church, with financial support from the Foursquare Foundation, is developing this full block site bounded by Burnside/Ankeny/12th and 13th into a 132-unit senior housing complex. The \$19 million, five-story structure will have ground floor retail and parking; the roof will feature a deck. The project is designed by KTGy Group and the contractor is Walsh. Completion is planned for late 2013.

On the drawing board - Westside

22. 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)
23. Arlene & Harold Schnitzer Center for Art & Design (511 NW Broadway) –The federal government anticipates vacating from this historic Post Office building by 2018. At that time, the Pacific Northwest College of Art (PNCA) will redevelop it for use as the Arlene and Harold Schnitzer Center for Art & Design. Working with Allied Works Architecture, Gerding-Edlen and Howard S. Wright Construction, PNCA will spend \$33 million to renovate the building and create a new creative anchor to the North Park Blocks. (www.pnca.edu/about/expansion/c/NWBroadway511)

24. 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 Peter Meijer Architects in updating the property for office use. It is anticipated that the project will use historic tax credits.
25. Grove Hotel (401-39 W Burnside) – David Gold is working with John Jay of Weiden+Kennedy and Alex Calderwood, owner of the Ace Hotel chain, to redevelop this 1907 hotel. The concept calls for a ground-floor restaurant and retail space with a 158-bed hostel on the upper two floors. The 21,000 three-story hotel is a valued 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 \$2+ million project has design approval but is awaiting financing and an improved marketplace.
26. 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. Completion is anticipated in 2014, pending a tenant.
27. Morrison Bridgehead – Multnomah County and PDC proposed the sale of 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. Within that square footage, there would be 49,000-square-feet to 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/morrison_project.html)
28. Market View Apartments (SW 11th Avenue and Market Street) – Barry R. Smith, Architect is working with Master Development and the property owner to redevelop a surface parking lot into a six-story, 81-unit residential building with 17 parking spaces. Contactor is Pavilion Construction. The project is targeting LEED Silver certification. Construction is planned to start in 2013 with completion in 2014.

29. 1500 Clay Street – SERA Architects is working with the property owner to demolish this two-story 1958 office building and replace it with an eight-story, 86-unit residential building. The project is in pre-development and is expected to go to design review later in 2013.

On the drawing board - Eastside

30. 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.
31. 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 later in 2013.
32. 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 and lease the lower floor for retail/restaurant use and adapt the upper two floors for offices. Fletcher Farr Ayotte is the architect and Bremik Construction is the contractor. The project has design review approval and construction is pending tenants.
33. Fire Station 21 (5 SE Madison Street) – Portland Fire and Rescue is working with Welton Architecture to replace the existing outdated Willamette River fire station. The new building will continue its dual function of marine and land fire and rescue services. The current one-story 5,635-square-foot building at the foot of Madison Street will be replaced with a new two-story 7,650-square-foot facility. The new structure will have a smaller footprint and be cantilevered over the east bank of the river.

Under discussion - Westside

34. Abigail Apartments (13th Avenue and Raleigh Street) – Ankrom Moisan Associated Architects is working with the property owner to explore a six-story, 142-unit market rate apartment building with below grade parking.
35. Centennial Mills (1362 NW Naito Parkway) – PDC acquired the Centennial Mills complex in 2000 and relocated the city's Mounted Horse Patrol Unit to a portion of the site. A 4.45-acre parcel with river frontage, Centennial Mills is considered a premier development site in the Pearl District. PDC is working with developer Harsch Investment on a scenario that will preserve several of the historic buildings and focus on job creation, although exact concepts are only now under development.
36. 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.
37. Public Health Building (NW Sixth Avenue and Hoyt Street) – Multnomah County, working with ZGF Architects, is planning to develop a 90,000-square-foot \$38.5 million public health building adjacent to Bud Clark Commons. The building will house the county's 250 health employees as well as offer clinical and pharmacy facilities. The project is being funded in part with a grant from PDC for \$26.9 million from the River District Urban Renewal District and construction is anticipated to begin by the end of 2013.
38. Hampton Inn (NW Ninth Avenue & Everett Street) – Raymond Group of Middleton, Wisconsin is exploring the potential for a 220-room, eight-story Hampton Inn on the former Peter's Office Supply site.
39. 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.
40. SmartPark (730 SW 10th 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.

41. YWCA (1111 SW 10th Avenue) – The nonprofit owner is exploring opportunities to sell its 1958 Glenn Stanton design facility. The YWCA has a \$2.7 million debt to the city of Portland and until recently was negotiating with the NW Academy for \$6.7 million. The academy was looking to launch a capital campaign to acquire the building for facilities to handle 240 students in grades sixth through twelve, supported by 63 staff people.
42. Meier & Frank Warehouse (202-18 SW Jefferson Street) – Fosler Architects is exploring the potential for adapting this 1906 four-story, 30,000-square-foot warehouse into a mixed-use project with ground floor retail and 30 upper floor loft apartments. Simultaneously, they are exploring the potential of demolishing the building and new construction with the potential for 120 to 170 new apartments.
43. Jefferson Apartments (1101-1139 SW Jefferson Street) – Ankrom Moisan Architects is working with the city, which owns this two-story 1923 SRO building, and a potential purchaser to explore demolition and construction of a new 18-story mixed use building offering ground floor commercial use and 368 units for student housing.
44. USPS University Center (1505 SW Sixth Avenue) – St. Mary's Academy, Oregon's oldest secondary school, is exploring the potential of acquiring this full block site for expansion. The site was previously a car dealership and had been converted to a post office.
45. The Beacon (1951 SW Sixth Avenue) – Inflektion Workshop worked with owner PJCI to redevelop this quarter-block site at the southwest corner of 6th Avenue and College Street into a 90,000-square-foot complex composed of two structures, the first to be 9 stories, and 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.
46. Hyatt House (3570 SW River Parkway) – PDC is negotiating with WilliamsDame and Associates to build a 205-room extended stay hotel on the 1.12-acre site. PDC will sell the site for approximately \$5.25 million. SERA is the architect; Howard S. Wright Construction is the contractor. Construction on the \$45.7 million, six-story, 159,000-square-foot structure is anticipated to begin in 2014 and completion in 2015.
47. Zidell Yards (South Waterfront) – The Zidell family owns 33 riverfront acres between RiverPlace and South Waterfront and directly adjacent of the OHSU Schnitzer campus. For generations, the property has been home to the Zidell marine and industrial businesses. Today, the family has launched an ambitious plan to transform the land into a mixed-use district. First to break ground is The Emery, an apartment building along Moody Boulevard (listed above). The intent is to continue

methodical development over the next decade as supported by the market. ZGF Architects is responsible for masterplanning. Peter Walker will be responsible for landscape design and parks. (www.zidell.com/the-yards/)

48. 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.
49. Block 33 (SW Curry/Moody/Gaines/Macadam) – OHSU has leasehold on this 91,000-square-foot super block. The plan is for the site to be developed as a 1,400 to 1,600-space-parking garage with 400 affordable housing units to be located on top in two towers.
50. Landing at Macadam (Block 42 bounded by Lane, Bond, Abernathy and River) – GBD Architects is working with Prometheus Development to explore development of a 27-story, 303-unit, condominium tower with ground floor retail and below-grade parking levels on a 9-acre site.
51. 601 SW Abernathy Street – SERA Architects is proposing a 22-story condominium tower atop a four-story podium in a mixed-use development.

Under discussion – Eastside

52. Burnside Bridgehead (Burnside and Couch Street/Second and Third Avenues) – Skylab Architecture is working with the property owner to explore the potential for redeveloping this vacant block into a 12-story, 300 unit apartment building with ground floor retail and below grade parking.
53. Langley Superblock (NE Holladay Street/Multnomah Street/Seventh Avenue/Ninth Avenue) – Portland-based Langley Investment has announced a \$250 million, mixed-used project along the MAX lines and cater-corner from the Lloyd Center. The property is owned by American Asset Trust of San Diego, which will retain ownership. The architect is GBD Architects. Current schematic designs consist of a 24-story 250-unit tower, a 20-story 238-unit tower; an 18-story 317-unit tower and four six story mixed use buildings with a total of 447 residential units. All buildings would have ground floor retail. Parking would be underground and common to all buildings. The project is currently proceeding through design review.
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. With continued support from public leaders, PDC is continuing to explore viable options, including possible funding sources. Presently, PDC is negotiating with the development team of Barry Schlesinger and Mortensen Development, looking at multiple options with multiple nearby sites. All properties

would be under the Hyatt nameplate, but in two configurations: either a single 600-room Hyatt Regency or a 421-room Hyatt Regency and a 181-room Hyatt Place. Metro Council is anticipated to revisit the development options in spring of 2013.

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 14th Avenue) – Vacated in 2003, Washington High School is located on a nearly eight-acre site at SE Stark Street between 12th and 14th 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 request for quotation process, Venerable Properties was selected as the developer and Venerable 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)

Completed since 2008 – Westside

58. Transit Mall (SW 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 SW 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)

59. 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)
60. Freedom Center (1450 NW Pettygrove Street; completed 2012) – Developer Mark Madden developed the north half of this block into three four-story, mixed-use buildings that include 150, 300-square-foot studio apartments. The ground floor of this building will be retail. Fosler Portland was the architect. (www.ekohauspdx.com/portland/freedom-center)
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. 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.
63. The Wyatt (12th and 13th Avenues/Marshall and Northrup Streets; completed 2008) – Developer Robert Ball worked with architects Fletcher Farr Ayotte Architects 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)
64. 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)
65. Broadstone ENSO (1010 NW 15th Avenue; completed 2010) – Alliance Residential worked with Myhre Group Architects to develop a full-block, mixed-use apartment project at Lovejoy Street and 14th Avenue. The six-story, 215,000-square-foot, and \$30 million project has 9,000-square-feet of ground floor retail and 152 rental units. (www.broadstoneliving.com/portland)

66. 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)
67. 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. (www.hoytliving.com/hoyt-development.html)
68. 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.
69. Riverscape (NW Naito Parkway north of the Fremont Bridge; completed 2009) – Apollo Development, LLC has developed this 15.59-acre parcel on the west bank of the Willamette into a luxury town home community. It includes Pacifica Tower with 75 condominiums and 104 town homes. The project is currently exploring the potential for four additional buildings with 243 market rate apartments with below grade parking. Leeb is the architect. The project includes a 50-foot greenway along the river and a 61-slip marina. (www.riverscapeproperties.com).
70. 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)
71. 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.homeforward.org/development/property-developments/bud-clark-commons)

72. General Automotive Building (411 NW Park Avenue; completed 2010) – Conoverpark worked with SERA Architects to renovate and expand the quarter-block General Automotive Building into a five-story building with 40,000-square-feet for office and retail use. It is also seeking LEED Gold certification.
73. KEEN Headquarters (1313 NW Glisan Street; completed 2012) – KEEN, Inc. renovated the quarter-block five-story 1907 masonry Simon Building in the Northwest 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.
74. 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.
75. Blanchet House (439 NW Third Avenue; completed 2012) – Blanchet House replaced a one-story commercial building with a \$12 million, three-story, 29,000-square-foot facility that provides transitional housing for 50 adults and expanded food service space. The project was, designed by SERA Architects. (www.serapdx.com/projects/blanchet-house-of-hospitality)
76. Vestas (1417 NW Everett Street; completed 2012) – Vestas worked with Gerding Edlen Development to adapt this full-block 1927 National Register Meier & Frank Warehouse into its headquarter offices using historic preservation tax credits. Renovating the 172,000-square-foot building cost \$66 million. GBD Architects was the project architect working with Ankrom Moisan Associated Architects on behalf of Vestas. The project is seeking LEED Platinum certification. (www.gerdingedlen.com/properties/single/c/p/name/vestas-north-american-headquarters/)
77. General Electric Supply Corp. Building (former Dynagraphics) (300 NW 14th Avenue; completed 2012) – Located in the Northwest 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.
78. Casey Condominiums (1215 NW 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, 4 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.gbdarchitects.com/portfolio-item/the-casey)

79. 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)
80. 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)
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)
82. McDonald West (127 NW Sixth Avenue; completed 2012) – The MacDonald Center worked with LRS Architects and Northwest Construction Management to develop a 5,000-square-foot site into a \$10 million, 30,754-square-foot, seven-story mixed-use building with ground floor outreach services and 42 Single Room Occupancy units above. The project was funded in part with Low Income Housing Tax Credits. (www.macdcenter.org/_blog/Macdonald_Center_Blog).
83. 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.
84. Rich Hotel (207 NW Couch Street; completed 2012) – Innovative Housing spent \$1.2 million renovating this 1905 two-story, 17,408-square-foot building in the Old Town Skidmore Historic District. The completed project has upgraded first floor retail spaces while creating 34 studio units on the second floor.
85. 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).he building houses OCOM's 429 staff, faculty and students. (www.beamdevelopment.com/location/globe-hotel-old-town-portland)

86. 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. (www.pdx.uoregon.edu/white-stag-block)

87. Mercy Corps Headquarters (16-28 SW First Avenue; completed 2010) – With architect Thomas Hacker & Associates, Mercy Corps developed a half-block, four-story, 72,000-square-foot world headquarters in the historic Skidmore-Old Town District. The project combined a quarter-block historic Packer-Scott Building (also known as the Skidmore Fountain Building) and a new quarter-block companion structure. The project is LEED Platinum certified. (www.walshconstructionco.com/our_projects_detail.aspx?projID=103)

88. Smith Block (111-113 SW Naito Parkway; completed 2009) – R.V. Kuhns & Associates, Inc. worked with Emmons Architecture to redevelop the historic Smith Block for office use with ground floor retail using historic preservation tax incentives. Work included restoration of the cast iron façade.

89. Broadway Recovery Center (33 NW Broadway; completed 2012) – Using federal stimulus dollars, property owner Central City Concern worked with SERA Architects and Gerding Edlen Development to develop a new \$19 million, three-story, half-block 43,780-square-foot structure at the Northeast corner of Broadway and Burnside. The new structure houses medical and outreach service offices. The building was constructed in a manner to allow the addition of seven more stories for housing in the future.

90. Jeld-Wen Field (SW 18th 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.

91. PreWeave Building (1300-08 W. Burnside; completed 2012) – Blackbox LLC worked with Skylab Architects to redevelop this two-story, 5,000-square-foot parcel east of the Crystal Ballroom as a home for local independent retailers. The architects occupy the second floor.

92. Crystal Hotel (1201-17 SW Stark Street; completed 2011) – Acquired by McMenamins, this 1912 once dilapidated four-story hotel building has been adapted into a ground floor restaurant and upper floor boutique hotel using historic preservation tax credits. Ankrom Moisan Associated Architects was the architect. (www.mcmenamins.com/crystalhotel)
93. Indigo @ twelve west (431 SW 12th Avenue; completed 2010) – With ZGF Architecture, Gerding Edlen Development created a 22-story, 266-foot, mixed-use building with ground floor retail, four floors of office, 17 floors of apartments and underground parking. Completion of the \$137 million project features rooftop wind-power and is anticipated to receive LEED Platinum certification. (www.indigo12west.com)
94. 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.
95. 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. (www.pica.org/about/visit-pica/)
96. Culver Building (1135 SW Alder; Completed 2012) – Developer West Alder LLC worked with GBD Architects to modernize this 20,000 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)
97. 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)
98. Yeon Building (520-30 SW Fifth Avenue; completed 2012) – New York City-based Jonathan Rose Company acquired the Yeon Building for \$8.9 million and embarked on a \$7 million redevelopment plan to update the National Register 15-story 1911

office building. Work included redesigning the ground floor retail space and re-tenanting the upper floors.

99. 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.
100. 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.
101. 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.
102. 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)
103. 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)
104. Galleria (921 SW Morrison Street; completed 2012) – Property owner Bill Naito Company worked with architects Fletcher Farr Ayotte to locate downtown Portland's first Target store into this historic 1913 full-block department store. The project included updates to the storefronts and entries. The store concept is "CityTarget," with a more compact, 85,000-square-foot without parking compared to the standard 120,000-square-foot Target store.
105. 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.

106. 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.
107. 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.
108. 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. (www.portlandoregon.gov/parks/52459)
109. 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&)
110. The Martha Washington Hotel (1115 SW 11th Avenue; completed 2010) – Home Forward (the Housing Authority of Portland) worked with LRS Architects on a \$16.7 million project to transform the Martha Washington Hotel into affordable housing. The hotel was built as a residential hotel in 1923. Since then, the building has been used for a dormitory for Multnomah College, a Women’s Residence for the Portland Women’s Union, the Rashneesh Hotel and finally the Multnomah County Detention Center. (www.homeforward.org/development/property-developments/martha-washington).
111. 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. (www.homeforward.org/development/property-development/jeffrey)
112. 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)

113. James Hawthorne Apartments (1510 SW 13th Avenue; completed 2010) – Home Forward constructed a six-story, 27,000-square-foot, 48-unit multi-dwelling structure to house its Bridgeview program. The architect for the \$8 million project was William Wilson.
(www.homefront.org/development/property-developments/james-hawthorne)
114. 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)
115. 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)
116. Lincoln Hall (1620 SW Park Avenue; completed 2010) – Portland State University transformed the 1912 Lincoln Hall into a performing arts center. The building was originally constructed as a high school and was PSU's first classroom building. The \$30 million renovation, designed by Boora Architects, included a seismic and mechanical upgrade and exterior and interior improvements.
(www.pdx.edu/profile/visit-lincoln-hall)
117. PSU Academic and Student Recreation Building (1800 SW Sixth Avenue; completed 2010) – With Yost Grube Hall Architecture, the city of Portland and Portland State University developed a \$78 million, six-story, 200,00-square-foot LEED Gold student recreation, office and academic building that also includes the city of Portland's archives. The building fronts on Harrison Street and Fifth and Sixth Avenues and abuts the existing Urban Plaza. (www.pdx.edu/recreation/student-rec-center)
118. Cyan: PDX (1720 SW Fourth Avenue; completed 2010) – With THA Architecture, Gerding Edlen Development built 16 stories of LEED Gold workforce housing near Portland State University. The project has 354 comparatively small units in a 175-foot-tall slab tower, sitting above 5,700 square feet of ground-level retail space. Two-thirds of the Cyan's 354 units measure less than 600 square feet.
(www.cyanpdx.com)

119. 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.harrisontowerapartments.com)
120. University Pointe at College Station (550 SW College Street; completed 2012) – American Campus Communities, on behalf of Portland State University, working with SERA Architects on this nearly full-block development. American Campus Communities is the nation’s largest developer, owner and manager of student housing; this is their first Oregon project. The \$90 million project has 16 stories with 368,725 square feet to create 282 student residential units with 978 beds, plus ground floor retail and classroom space. No on-site parking is provided. (www.univpointe.com)
121. 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. (www.retirement.org/mirabellaportland)
122. The Matisse (0677 SW Lowell Street; completed 2010) – Denver-based Simpson Housing worked with Ankrom Moisan Associated Architects on the development of two separate five-story apartment buildings with a common below-grade parking garage and ground-floor retail adjacent to the public streets. The development created a total of 275 apartment units including nine live/work units. The two-level, below-grade parking garage is accessible via Southwest Abernathy Street and accommodates approximately 328 autos for residential use. (www.simpsonpropertygroup.com/apartments/portland-apartments/south-waterfront-apartments/the-matisse/home)
123. 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)
124. Riva on the Park (0650 SW Gaines Street; completed 2009) – NW 101 South Waterfront Limited Partnership worked with Ankrom Moisan Associated Architects in

developing a \$90 million, 22-story, slender apartment tower with 294 units atop a five-story podium with retail and parking. (www.rivaonthepark.com)

125. 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. (www.gbdarchitects.com/portfolio-item/atwater-place)
126. 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. (www.gbdarchitects.com/portfolio-item/john-ross)
127. Gray's Landing (650 SW Lowell Street; completed 2012) – Portland's Housing Bureau developed this \$50.5 million, six-story and 209-unit apartment building in the South Waterfront neighborhood. Twenty-five percent of the units are earmarked for veterans earning less than \$15,000 annually. The remaining units are targeted to those earning less than \$25,000 per year or 50 percent of the median family income. R&H Construction was the general contractor with Ankrom Moisan Associated Architects designing the project. Reach Community Development manages the apartment building and occupies 12,000-square-feet of ground floor space for their headquarters. (www.grays-landing.com)

Completed since 2008 – Eastside

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

131. Clifford Hotel (519 SE Morrison Street; completed 2011) – Innovative Housing worked with Carlton Hart Architecture Partnership to leverage federal historic preservation tax credits with low-income housing tax credits to fund the renovation of this 1911 one-time hotel for SRO housing.
132. bSIDE6 (534 E Burnside; completed 2009) – bSIDE6 LLC worked with Works Partnership Architecture to develop a seven-story work studio building with ground floor retail on a 3,300-square-foot floor plate. Typically, each floor has three workspaces ranging from 700 to 1,400square feet.
133. 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.
134. 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.
135. 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 and New York City.
136. Fire Station #7 (1036 SE Stark Street; completed 2010) – Venerable Properties redeveloped this 15,000-square-foot 1927 National Register fire station for commercial use.

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