

Central City Development and Redevelopment Projects

prepared by Heritage Consulting Group
April 2006



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General Comments –

Planning: Portland's Central City is hailed nationally as an example of effective public-private partnerships that nurture a healthy mix of jobs, housing and retail which results in a vibrant core. A major driver of this partnership is the use of urban renewal funding which gives the City a seat at the table in positively guiding private development toward public policy goals. Over the last twenty years, this partnership has resulted in dynamic and catalytic projects. The City with its stakeholders is now beginning work on the next generation and iteration of planning to build on its successes. At the same time, more project-oriented work continues in rapidly growing subareas such as the Pearl District, South Waterfront, West End, University District and Central Eastside, while also focusing on better using the Willamette Riverfront as a development generator.

Transportation: Portland's metropolitan population growth continues to outpace growth projects. To help accommodate this growth with minimal congestion, the City continues to build a multi-modal transportation system with its hub in the downtown. In 2001, light rail to the airport opened. In 2004, light rail to the North Portland Exposition Center opened. Construction planning now is focused on a light rail line from Downtown to Clackamas Town Center and includes light rail along the Transit Mall.

At the same time, there is a central city circulator streetcar system that presently connects NW 23rd Avenue with Portland State University, with a planned opening to South Waterfront within the year. Private property owners in the Lloyd District are also funding a preliminary route assessment to connect the streetcar to the Central Eastside and Lloyd area.

Finally, the City is working with stakeholders in improving freight access and river crossings, both by increasing lane capacity and by encouraging alternative modes and mode-splits that include flex-car, bicycles, carpooling and walking.

General Comments - Markets

Office Development – Through the 1990s and early 2000s, the downtown core added substantially to its office inventory. As a result, construction in the core has slowed while the added space is being absorbed. That said, submarket areas are growing rapidly in targeted ways. The Pearl District is largely residential but features a growing percentage of office and live-work spaces targeting the creative class. Similarly, the Central Eastside is a warehouse district that is increasingly being transformed to accommodate those of the creative class more interested in a historic loft setting. The area surrounding Portland State has continued to grow as the university plays an ever-expanding role as an economic development engine. The same is true for South

Waterfront, designed in part to accommodate OHSU's growth and the school's linkages to the biotech industry.

Retail Development – Portland has long been recognized as one of the country's strongest per capita retail markets, and downtown is often used as a national example of urban vitality built on a mix of national and independent retailers. Following expansion of Pioneer Place in the early 2000s, the primary retail project today is the redevelopment of the Meier & Frank Department Store. The largest building in Oregon when built, the store will undergo a total renovation with the lower half being modernized by Federated Department Stores into a state-of-the-art retail center, while the upper half will be developed as a four-star hotel.

Housing Development – Portland is touted as the poster child of a dynamic downtown with a strong urban residential component. The greatest collection of housing is concentrated in areas with bare land, the Pearl District and South Waterfront. Both areas are growing rapidly by focusing primarily on the condominium market. This is complemented by the transformation of Portland Center Apartments and McCormick Pier apartments in to ownership units. Interest in housing opportunities also continues on the Central Eastside, though projects may yet be a couple years off.

Hotel Development – As with office development, the 1990s represented a boom period for Central City hotel development. This boom responded to historically high occupancy rates, climbing room rates and the comparatively lower cost to enter the market. Since 1998, nearly 1400 hotel rooms have been added—an increase of nearly 30%. This sudden surge of room inventory stalled hotel development briefly but development projects are beginning to re-energize. Upcoming projects include the development of the 300+ room hotel in the Meier & Frank store, and more remote boutique hotels in the Pearl, Riverplace and South Waterfront. In addition, on-going conversations about the development of a headquarters hotel in conjunction with the Convention Center are coming closer to fruition with prospects for construction in the mid-term.

Under Construction - Westside

1. Hoyt Street Properties - Since the 1990s, Hoyt Street Properties has been transforming an abandoned rail yard into one of Portland's toniest addresses. The parcel is roughly bounded by 9th and 12th Avenues from Hoyt Street north to NW Naito Parkway. When completed, HSP parcels will have approximately 3,000 new condominiums, apartments, town homes, plus office and retail space on 34 acres. The Pinnacle, Lexis, Riverstone Condominiums, Kearney Plaza Apartments, Johnson Street Townhomes, Tanner Place Condominiums, Streetcar Lofts, Bridgeport Condominiums, Park Place and Park XIII have opened within the past nine years and development is proceeding in a methodical fashion with at least twelve acres remaining. Current projects include:
2. The Metropolitan (under construction): Billed as the Pearl's most luxurious residential building, BOORA Architects has designed a 225-foot tall, 19-story residential tower with three floors of office and retail base with underground

parking. It is the tallest building in the Pearl and is seeking a LEED Silver certification. Anderson is the contractor. Completion is scheduled for fall, 2007.

3. Block 19 (in design): Boora is also designing a 16-story tower with 200 residential units for the block northeast of Overton Street and 10th Avenue.
4. Riverscape (NW Naito Parkway north of the Fremont Bridge) -- Apollo Development, LLC is developing this 15.59-acre parcel on the west bank of the Willamette into a luxury townhome community with 104 townhouses, two condominium towers and 91 brownstone-style homes. The project includes a 50' greenway along the river and a boat moorage. GGLO of Seattle is responsible for the design. Construction began in 2004 and the first units were ready for occupancy in 2005.
5. Waterfront Pearl: H. Naito Properties is working with Pemcor Investment of Vancouver, BC on redeveloping the former River Queen site and Albers Mill parking lot into four condominium buildings over two phases. Units will typically be in the 1,400 square foot range.
6. McCormick Pier (600 NW Naito Parkway) – Built in 1982 and designed by SERA Architects as Portland's first riverfront apartments, McCormick Pier is being updated and adapted as 301 condominiums. Work began in 2003 and the final phase is nearing completion after an investment of nearly \$20 million by McCormick Pier, LLC.
7. Cronin Block (12th and 13th Avenues/Marshall and Northrup Streets) – Developer Robert Ball, who transformed the Meier & Frank Warehouse and the Marshall-Wells Lofts into condominiums is working with architects Fletcher Farr Ayotte in developing 15-story tower with ground floor retail and 224 residential units. Andersen is the contractor.
8. Crane Building (710 NW 14th Avenue) – SERA Architects are working with Guardian Management to redevelop this 1909 warehouse located in the 13th Avenue National Register district. The project calls for adapting it for mixed use with 8,500 square feet of ground floor retail, offices on the second and third floors and 30 residential units on the upper floors. Walsh is the contractor. The project should be complete in 2007.
9. Casey Condominiums (1215 Everett Street) – Gerding-Edlen Development is working with GBD Architects to develop a 17-story mixed-use building on a quarterblock parcel. The project calls for 4,200 square feet of ground floor retail, 4 levels of underground parking, and 61 residential units ranging 1000-3600 that feature 1-3 bedrooms. Project is seeking LEED Gold. Hoffman is the contractor. It should be completed 2007.
10. The Brewery Blocks (Five-blocks located between NW 10th and 13th, and W Burnside and NW Davis) – Gerding-Edlen Development Co., working with GBD Architects, is nearing the completion of its \$250 million Brewery Blocks

project. In total, the project will have 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 contains the recently completed 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 – a 10-story and a 3-story 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, presently under construction to be adapted as a theater for Portland Center Stage. It is anticipated to be the first National Register building to receive a LEED platinum certification.

11. Lombard Automobile Buildings (134 NW 8th Avenue) -- Developer Jim Winkler is working with area galleries in developing two 1915 automobile showrooms located on a half block at Davis, Broadway and Park into a gallery cooperative. The project will also become home to the Contemporary Crafts Museum and Gallery. The LRS is the architect; R&H is the contractor. Completion is anticipated in 2007.
12. Union Gospel LifeChange Center (7-9 NW 3rd Avenue) -- Union Gospel Ministries has demolished the fire-damaged building and construction begun for a new five-story \$3.6 million 30,000 square foot facility to provide a safe environment for up to 70 persons and continue The Center's outreach services. SERA is the architect.
13. Oak Tower (west of 209 SW Oak Street) – MulvannyG2 Architecture is designing with GBD Architects a 31-story mixed use condominium building on the quarterblock site with 219 residential units for Trammell Crow Residential. The project is anticipated to be complete in late 2008.
14. Meier & Frank (621 SW 5th Avenue) – Portland Development Commission is working with Meier & Frank's parent company and Sage Development to redevelop this landmark 700,000 square foot building. Oregon's largest building until the construction of "Big Pink" in the 1980s, completed Meier & Frank store will concentrate the department store on the lower five floors and basement. A 330-room full-service hotel will be located on the upper floors. The \$140 million project is projected to start construction in 2006 and be complete by the 2007 holiday shopping season. The hotel architect is SERA while the Meier & Frank architect is Linane/Drews Architect, Inc. The store will continue to operate during renovation.

15. First Presbyterian Church (1201 SW Morrison Street) – The church is replacing the adjacent Danmoore Hotel with a phased development project. Phase 1 will create a 170-space underground parking garage with plaza that includes a children’s playground above. Phase 2 will extend the Parish House. Phase 3 will fully redevelop the parcel with additional church facilities. Development follows the church working with Central City Concern to relocate the residents into the newly completed 8 NW 8th Avenue Building on the Park Blocks.
16. Museum Place (SW 10th and 11th Avenues; Main and Columbia Streets) – Organized by Sockeye Development LLC, the 5-building Museum Place project is in the final phases of developing the three-block area, located west of the Portland Art Museum as a mixed-use catalytic anchor. The \$50 million proposal includes: Museum Place South (1030 SW Jefferson; completed in 2003) developed by Sockeye Development offers a 47,000 square foot Safeway store under a complex of 130 market rate apartments, 12 rental townhouses and a landscaped courtyard. Below is a 2-level 225 space parking garage. The St. Francis (1110 SW 11th Avenue; completed in 2002) is a \$10.8 million project that offers a 7-story, 132-unit affordable housing building with ground floor retail. YWCA Downtown Center (1111 SW 10th Avenue; completed in 2002) renovated their Downtown Center built in 1958. The site offers a bigger, updated health and fitness center and swimming pool. Presently, Eliot Tower (1221 SW 10th Avenue) is under construction. Developed by John Carroll and designed by Ankrom Moisan, the \$31.6 million tower is an 18-story mixed use building with 332,580 square feet. It includes 223 condominiums, 10,532 square feet of ground floor retail and two floors of below grade parking with 294 spaces. In addition, the complex will include nine two-story townhouses at ground level. Completion is scheduled for the spring of 2006. Also under construction is the final piece, Madison Place (1025 Jefferson Street), a 5-story condominium office building with ground-level retail.
17. Benson Towers (1500 SW 11th Avenue) – Octagon Development, working with architects MCA of Portland and Hancock, Bruckner Eng + Wright of Vancouver, BC to build a \$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 that once contained the Simon Benson House. Among its features is 130 foot water fountain that wraps around three sides of the building. The tower should be complete in 2007.
18. Harrison (111, 222 and 255 SW Harrison Street) – Designed by Skidmore Owings & Merrill in 1965 as Portland’s first high rise residential project, the former Portland Center Apartments are being reborn by Portland Center Development LLC as 537 condominiums with new interiors, finishes and amenities. Select units will be completed by summer, 2006 and the project complete in 2008.
19. The Strand (SW Moody and River Avenue) – Riverplace Partners is developing 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 will house 187 condominiums and 27 townhomes with underground parking. A hotel on the eastern third of the site is to be 4 stories with 100 rooms. The architect is Ankrom Moisan; contractor is Walsh Construction. Completion is scheduled for 2006.

20. OHSU Center for Health and Healing (South Waterfront) – Gerding-Edlen Development is developing a joint project for OHSU and OHSU Medical Group for a 16-story \$145 million multi-use building that includes 8 floors of outpatient practices, 4 floors of educational offices and 3 floors housing a wellness center. The architect is GBD Architects. The 400,000 square foot building will be connected to the aerial tram and include conference facilities. Completion is scheduled for 2006. The project includes the addition of underground parking on Block 29, surface parking on Block 28 and surface parking north of the building on “Unit B”.
21. The Meriwether (South Waterfront) -- The first residential construction what had been known as North Macadam, The Meriwether is located on Block 30 along the river. It consists of two towers, 21 and 24 stories, creating 245 condominium units ranging in size from 638 to 3,128 square feet. The developer is Williams & Dame. The architect is Busby & Associates of Vancouver, BC, with GBD Architects. Hoffman is the contractor. It is scheduled for a spring, 2006 completion.
22. Atwater Place (Block 34) -- In the south waterfront, River Campus Developers is working with Thomas Hacker Architects on a 23-story tower at Bond Avenue and Gaines Street for 205 residential units with ground floor retail with completion planned for 2007.

Under Construction - Eastside

23. Artist Lofts (111 SE Belmont Street) – Venerable Properties is working with Bremik Construction to transform this two-story 1920s warehouse into artists' lofts with ground floor retail. Construction is anticipated to be completed in early 2006.
24. Grand Central Market Building (808 SE Morrison Street): Concept Entertainment is working with Holst Architecture on the redevelopment of the Grand Central Market Building. The project involves returning the 1929 building's exterior back to its original grandeur while adapting the interior for a 12-lane bowling alley/lounge surrounding by retail on the perimeter. R&H is the contractor. Construction is anticipated for 2006.
25. Lloyd Center Gateway (1100 NE Broadway) -- With Waterleaf Architects, Lloyd Center is redeveloping the former 1958 Holladay's Market building for new tenants as a link between the Lloyd Center and NE Broadway.
26. Northwest Fence & Wire Building (400 NE 11th Avenue) – Venerable Properties is transforming this 2-story National Register former livery building

with ground floor commercial and upper floor loft workspaces. Construction is anticipated to be completed by late, 2006.

On the Drawing Board - Westside

27. Estate Hotel (225 NW Couch Street) – Central City Concern is working with SERA Architects to renovate the mixed use Estate Hotel, adding two stories with 38 SRO affordable housing units to the existing 159 units. Ground floor retail will be retained.
28. 240 SW 1st Avenue (240 SW 1st Avenue; 79 SW Oak Street): Russell Development, working with Robert S. Leeb Architects, is exploring the redevelopment of this one-story building, proposing to remove the 1960s era façade and rehabilitate the façade to a front more compatible with its vintage.
29. Transit Mall -- In 1977, the City of Portland closed off most of 5th and 6th Avenues downtown, between Main Street and Burnside, converting the area into a central transfer point for most bus service downtown. Cars were allowed to use one lane on some parts of the two streets, but parking spaces were removed. In place of parking spaces were widened brick sidewalks with sculptures, fountains, trees, and bus shelters. While successful as a mass transit center, the streets have suffered from social challenges and high vacancy rates. The City, along with Tri-Met, is in the planning stages of redeveloping the Transit Mall as part of the addition of planned north-south light rail connections. The project anticipates incorporating some automobile parking and through auto lanes. Construction is anticipated for 2007.
30. Salmon Street Tower (930 SW Salmon) – Capstone Partners is working with Ankrom Moisan Architects to explore the development of a 22-story mixed use tower with ground floor retail, 90 residential units and four levels of underground parking on a quarterblock parcel.
31. Eliot Center (1240 SW Salmon Street) – First Unitarian Church is working with Thomas Hacker Architects on developing a 15,450 square foot 3-story with full basement religious education building west of the current sanctuary. The building will contain new classrooms, reception hall, common lobby space and an internal courtyard.
32. The John Ross (South Waterfront) – River Campus Developers is working with architect Robert Thompson to develop a 31 story condominium tower with a 12,000 square foot floor plate creating 286 units. Completion is scheduled for 2007.
33. The Alexan South Waterfront (South Waterfront) – Trammell Crow Residential, working with Akrom Moisan Associated Architects, is proposing a 22 story apartment building with 318 units.

On The Drawing Board – Eastside

34. Eastbank at Burnside (N/W of E. Burnside and Grand Avenue) – PDC is working with Opus Northwest LLC to redevelop this 5-block parcel located at the east end of the Burnside Bridge. As part of this project, PDC recently acquired the Convention Center Plaza (123 NE 3d Avenue). Opus is working with Mulvanny G2 and anticipates 421 residential units. Completion is anticipated in 2009. PDC will continue to work closely with Opus NW in ensuing opportunities for public input.

Under Discussion - Westside

35. One Waterfront Place (1201 NW Naito Parkway) -- Just north of the Broadway Bridge, Jim Winkler and Bob Naito are exploring potential for a 12-story office building supported in part by a parking garage under the Broadway Bridge.
36. Fire Station No. 1 (55 SW Ash Street) -- PDC has completed a development agreement with Portland Fire and Rescue to move the station three blocks north next to the Smart Park Garage. PDC is proposing to redevelop the site with housing and ground floor retail. Presently, the Fire Station relocation is planned for 2008.
37. Import Plaza Block (60 NW Davis Street) -- The City of Portland is exploring acquisition of this full block parcel for the relocation of Fire Station No. 1 which serves the downtown core and bureau administrative offices. The block presently contains historic Globe Hotel and a half-block of surface parking. The relocation is planned for 2008.
38. White Stag (5 NW Naito Parkway) – Venerable Properties is working with the University of Oregon Architecture School to adapt the White Stag and adjacent Wexler and Monchalin Buildings, all located in the Old Town-Skidmore National Landmark district, for use as a center for the school.
39. Safeway (Lovejoy at 13th Avenue) -- EB Partners and Westbilt announced plans for a \$40 million mixed use project anchored by a 40,000 square foot Safeway. The project will feature three floors of above store parking and three floors of office. Construction is anticipated in late 2006 with completion in 12-18 months.
40. Block 90 (322 NW 14th Avenue) – Pacific Properties is working with Vallaster & Corl Architects on the redevelopment of the Reed-Harris Building in the 13th Avenue National Register District. The project seeks to add a partial floor on the 3-story half-block building while adapting ground floor for retail and parking. The upper floors would be residential. Project is expected to be complete in 2007.
41. 937 Condos (937 NW Glisan Street): Ankrom Moisan Associated Architects are working with developer Jeff Wenker for a half-block mixed use 16-story building at the site of the current Metropolitan Presort Building. The structure proposes 11,000 square feet of ground floor retail, two floors of underground

parking and 112 residential units. The development is seeking a LEED Silver Certification.

42. 511 Building (511 NW Broadway) -- The federal government is exploring public-private development opportunities for this 1913, un-reinforced masonry building. The federal government anticipates vacating in 2006. As part of this redevelopment, PDC has prepared a Master Plan for the U and R blocks between Broadway and the Greyhound Station, exploring housing, office and urban design concepts to improve the Old Town/Chinatown-Pearl District nexus.
43. U.S. Custom House (220 NW 8th Avenue) -- Following an RFP process, the General Services Administration is working with Pochter Development in redeveloping the U.S. Custom House. Current plans call for using historic preservation tax credits to transform the building into a hotel with a restaurant to be located in the western courtyard.
44. Beim & James Block/Morrison Bridgehead (408 SW 2nd Avenue) -- The Downtown Development Group and Schnitzer Northwest are exploring redevelopment of the "Beim & James" block located at the west end of the Morrison Bridge. Current plans call for constructing a 20-story office tower. The site's bridgehead location with proximity to the Transit Mall, waterfront, and existing retail/commercial centers makes it one of Downtown's premier sites.
45. Park Block 5: Park Avenue Plaza (800 SW Park Avenue) -- Tom Moyer acquired Park Block 5 in the late 1990s and donated it to the Oregon Community Foundation with the intent of transferring it to the city for park land. The City anticipates receiving the land in 2006 and will conduct a public process to determine the preferred public plaza/park design. Construction is anticipated for 2008 after construction of a 67-space underground parking garage for the adjacent Fox Tower under Park Block 5 scheduled to begin this year. Plaza development is anticipated at \$2 million.
46. 10W (1017 SW Washington Street): Sera Architects is working with Portland Family of Funds to explore redevelopment of the 5-story New Fliedner Building, currently vacant. Redevelopment would use historic preservation tax credits to adopt the upper floors for office while retaining ground floor parking.
47. 431 SW 12th Avenue: ZGF Architecture is working with the property owner at 13th Avenue and Washington Streets to explore development of a 28-story mixed use building with ground floor retail, four floors of office, 7 floors for hotel, 16 floors of apartments and underground parking.
48. SmartPark (10th Avenue & Yamhill Street) -- PDC is exploring redesign of this building to better support retail in the core and strengthen connections to the West End and Pearl District. Work includes expanding retail storefronts and redesigning access points.

49. 100 Columbia (100 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.
50. 1300 Park Avenue (1300 SW Park Avenue) – Opus NW Development is working with First Christian Church and Ankrom Moisan Architects to explore redevelopment that would retain the historic sanctuary while clearing the remaining ¾ block. The new development would include a 24-story, 123-unit residential tower, expanded church facilities, retail space and 270 underground parking spaces. Current plans involve relocating the National Register Ladd Carriage House. Completion is projected for 2008.
51. St. Stephens (1432 SW 13th Avenue) -- The church is working with LRS architects to explore redevelopment options that involve a 16-story multi-use structure. Anticipated uses include the first two floors having church-related functions, floor 3 having offices, and 182 affordable housing units on floors 4-16. The building would also have one floor of underground parking.
52. Montgomery Blocks -- PSU is working with PDC to explore development options for the area southeast of the existing campus between 4th and Broadway along Montgomery Street. Three blocks have been identified as development opportunities for offices, retail, residential, academic space and parking.
53. 1951 SW 6th Avenue – Myhre Architects is exploring the potential for a 139,637 square foot residential tower with ground floor retail on a quarterblock presently occupied by 6th Avenue Deli.
54. 2100 SW River Parkway: Ankrom Moisan Associated Architects is working with Riverplace Partners to explore development of three condominium towers and a freestanding restaurant. Two of the towers are to be 11 stories and the third 13 stories, all interconnected with underground parking. In total, the project will have 412,343 square feet with 220 proposed residential units.
55. Block 33 (SW Curry/Moody/Gaines/Macadam): OHSU has a leasehold on this 91,000 square foot superblock. The plan is for the site to be developed as a 1,400-1,600 parking garage with 400 affordable housing units to be located on top located in two towers. Construction of the parking is planned for completion in 2010.
56. Block 41 (Bond & 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 above two below grade parking levels. In addition, Prometheus is exploring a masterplan for a total of six towers on a four-block, 10-acre riverfront parcel between Lowell and Lane Streets.

Under Discussion - Eastside

57. Station L (1841 SE Water Street) - The Oregon Museum of Science and Industry has acquired the 6 acres adjacent to the present museum building from PGE for expansion. The museum plans to use the land to build an OMSI campus, expanding educational offerings and creating a hub of science and technology-related work. OMSI will lease the property to the City of Portland for Big Pipe staging until 2012 during which time the museum will plan its development.
58. Headquarters Hotel (Martin Luther King Jr. Blvd and Holladay Street) -- PDC is negotiating with the development team of Garfield Traub and Ashforth Pacific to explore a headquarters hotel under the Westin brand in support of the expanded convention center. The project is targeted to produce 400 rooms, though a recent demand analysis recommended a 600-room facility while also noting that the additional rooms would not negatively impact the downtown hotel market. A target opening date is 2009. As part of the hotel analysis, PDC has also recently completed a Development Vision for the Oregon Convention Center Blocks, identifying opportunities for speculative office, entertainment retail and related housing.

Completed Since 2000 – Westside

59. Yards at Union Station – Phase 1-4 (NW Naito and Glisan Street) – Designed collaboratively by ZGF Architects and OTAK, the Yards was a four-phase, \$55 million project of 550 units developed by GSL with help from PDC. Phase 1 was completed in 1998, an \$11.8 million building included 158 apartments targeting those earning 60% of median income or less. Phase 2 was completed in 1999, a \$25 million project included 321 units, of which half are affordable. Phase 3 was 35 market rate units, completed in 2005. Phase 4, 38 units, is expected to start construction in spring, 2005.
60. Centennial Mills (1100 NW Naito Parkway; completed 2001) – The Portland Development Commission acquired the Centennial Mills complex in 2000 and relocated the City's Mounted Horse Patrol Unit to a portion.
61. The Sitka (Northrup and Overton Streets/11th and 12th Avenues) -- Praxis Partners is working with Ankrom Moisan architects on a full block development in the Pearl District. The project consists of two six-story mixed use buildings with common basement parking and common courtyard. The two L-shaped buildings will have a total of 217 affordable rental units with five live/work units and 6,700 square feet of retail space.
62. RiverTec (905 NW 12th Avenue; completed 2000) –The former Eoff building underwent rehabilitation from an electrical warehouse to high-tech flex space. The developer was EB, LLC; the architect was Holst.
63. 10th @ Hoyt (911 NW Hoyt Street; completed 2004) – Trammell Crow Residential Development, with Ankrom Moisan Architects, built this full block 6-story 178-unit apartment building with ground floor retail and underground parking.

64. Burlington Tower (900 NW Lovejoy; completed 2005) – Developer Pat Prendergast developed a 10-story 163-unit market-rate apartment building with ground floor retail and below grade parking. Hoffman was the contractor, Ankrom Moisan the architect.
65. Station Place (9th and Lovejoy; completed 2005) - REACH worked with Robert S. Leeb Architecture to develop a 14-story mixed use project in a three-block area north of Lovejoy on the former Portland Mounted Police Horse Barn site. The project includes a 176 affordable housing units (ranging in size from 400 to 850 square feet), 26,000 square feet of retail and a 5-story parking garage.
66. Lovejoy Station (1040 NW 10th Avenue; completed 2001) – Developer Jack Onder worked with Ankrom Moisan Associated Architects to create this \$21 million five-story 160,000 square foot wood frame building for the Housing Authority of Portland. It contains 181 affordable units plus 6,500 square feet of retail.
67. Jean Vollum Natural Capital Center (721 NW 9th Avenue; completed 2001) - Ecotrust, a not-for-profit dedicated to developing a conservation economy in the northwest, redeveloped a 70,000 square foot brick and timber structure into a marketplace for the ideas, goods, and services of the emerging conservation economy. The \$12.5 million project serves as Ecotrust's headquarters. Other tenants include Patagonia, ShoreBank Pacific and Wild Salmon Center. The architect was Holst Architecture; Heritage Consulting Group the developer. The project is particularly noteworthy for its sustainable design, receiving a LEED gold certification.
68. Marshall Wells Lofts (1420 NW Lovejoy Street; completed 2002) – Evergreen Northern LLC of Portland transformed this 1910 historic warehouse, designed by Daniel Burnham, into 165 loft-style condominiums, 6 townhouse units and 19 two-story penthouses. Units range in size from 633 to 2824square feet. In the center, the heavy timber construction has been skewed 45 degrees to create a 4,500 square foot interior atrium. The \$22.6 million project includes ground floor retail and parking. Architect was Ankrom Moisan.
69. Lovejoy Square (13th Avenue and Lovejoy Street; completed 2005) – WDC Properties, working with Fosler Architects, adapted this concrete warehouse for retail use in a \$16 million renovation project.
70. The Edge Condominiums (805 NW 14th Avenue; completed 2004) – John Carroll, worked with GBD and Holst Architects, to develop two companion structures on a full-block parcel bounded by 14th and 15th Avenues, Johnson and Kearney Streets. At the east is a 10-story condominium building with 125 loft style units and 40,000 square feet of retail on the first two floors for an REI flagship store. The companion building overlooking I-405 is a 4-story ramp parking garage. The entire project entails 340,000 square feet.
71. The Avenue (1438 NW Irving Street; completed 2004) – Developer Robert Ball worked with SERA Architects to redevelop the historic 280,000 square foot

Meier & Frank warehouse on a 60,000 square foot parcel into 170 condominiums.

72. The Elizabeth Lofts (315 NW 9th Avenue; completed 2005) – Carroll Development, with Ankrom Moisan as architects, developed a ¾ block, 16-story mixed use building with ground floor retail, two floors of parking (plus an additional underground parking level) and 16-stories containing 182 condominium units ranging in size from 725 to 3,083 square feet.
73. Porter Glisan Building (1211 NW Glisan Street; completed 2002) – Venerable Properties worked with Emerick Architecture and R&H Construction on a \$2.2 million transformation of this 1920, 20,000 square foot paint and tire store into ground floor commercial with offices above.
74. 10th Avenue Market (100 NW 10th Avenue; completed 2005) – WDC Properties is working with Fosler Architects to combine two automotive buildings on 10th Avenue between Couch and Davis for retail use.
75. Gregory Block (1122 NW Glisan Street; completed 2001) – John Carroll, worked with Ankrom Moisan Associated Architects, to develop this 12-story, \$28 million, 340,000 square foot mixed-use project. The project includes 20,000 square feet of ground-floor retail, 200-plus parking spaces, 28,000 square feet of offices space, 145,000 square feet for live/work space on floors two to four, and 145 living units on floors five to twelve.
76. ED Distributing/Moe's Piano (140 NW 14th Avenue; completed 2003) -- Harsh Investment, working with LRS Architects, transformed a full-block containing four contiguous one-story industrial buildings to retail, office and light industrial uses with below grade parking.
77. Park Northwest (321 NW Park Avenue; completed 2000) – Park West Development worked with Carleton Hart Architecture to redevelop this interior parcel as an 18-unit condominium building with 3,000 square feet of ground-floor retail.
78. Classical Chinese Garden – (NW 3rd Avenue and Everett Street; completed 2000). This \$12 million garden features a walled garden with a lake, 11 small buildings, and pavilions connected by a series of paths, a gift shop, and teahouse. The major parts of the garden were fabricated in China, and then installed here by Chinese artisans. The garden serves as a centerpiece for the Old Town/Chinatown neighborhood.
79. Historic Columbia River Ship Supply Building (406 NW Glisan Street; completed 2005) -- Pingree NW LLC with Adaptive Construction rehabilitated this 3-story c. 1905 building for retail and office use.
80. Biltmore (310 NW 6th Avenue; completed 2005) -- The Portland Development Commission acquired and upgraded the Biltmore, a three-story 76-unit SRO with ground floor retail, as part of the City's ongoing commitment to preserving

affordable housing. The developer was Central City Concern. Architect was William Church, FAIA.

81. Old Town Lofts (411 NW Flanders Street; completed in 2001) – Link Community Redevelopment worked with architect Robertson, Merryman, Barnes to develop an 8-story, 110,000 square foot, \$10.3 million condominium building. The 60 units range in price from \$145,000 to \$477,000. The project includes 73 parking spaces, and approximately 4,000 square feet of ground floor retail space.
82. Pacific Tower (333 NW 4th Avenue; completed 2003) – Pacific Tower is an \$18.5 million 15-story senior housing project, designed by BML Architects for developer Brian McCarl & Co. The quarter-block site has ground floor retail with 156 units of housing for income-qualified adults over the age of 55.
83. Creative Services Center (234 NW 5th Avenue; completed 2001) – PDC renovated the 70,000 square foot Kalberer Building built in 1908 and relocated its offices to the building in 2004. The architect was SERA Architects.
84. Vlahakis Building/Star Theater (13-33 NW 6th Avenue; completed 2002) – The remodel added a two-story penthouse with two apartments to the three-story Vlahakis Building which contained ground floor retail and 11 apartments on the second and third floors. The Star Theater has been remodeled to accommodate a restaurant or nightclub.
85. PGE Park (SW 18th Avenue and Morrison Street; completed 2001) – The \$25.2 million renovation of the City's 1926 Civic Stadium entailed seismic upgrades, ADA access and interior renovations. PGE Park is the home of the Portland Beavers (baseball), Portland Timbers (soccer), PSU football as well as a frequent outdoor sports and performance venue.
86. 1234 Stark (1234 SW Stark Street; completed 2003) - With Lorraine Guthrie as the Architect, this 10,000 square foot, two-story 1921 commercial building has been upgraded and renovated for ground floor retail use and upper floor office.
87. Telegram Building (1101 SW Washington Street; completed 2004) – Venerable Properties worked with Waterleaf Architecture to upgrade this National Register 15,887 square foot building as office with underground parking and a ground floor retail.
88. 8 NW 8th Building (8 NW 8th Avenue; completed 2004) – St. Franmoore Joint Venture (a cooperative project of Central City Concern and Downtown Community Housing) built a \$14.5 million, 12-story, 77,700 square foot brick-clad building that includes a drug and alcohol free environment with alternative medical clinic, community facilities, 120 SRO units and 60 affordable studio units. Community facilities include meeting rooms, recreation, offices, laundry, community kitchens, and dining area. SERA was the architect.

89. Balfour-Guthrie Building (731-33 SW Oak Street; completed 2002) – Thomas Hacker & Associates fully redeveloped this 2-story, 18,000 square foot concrete and stone building, built in 1913, for office use for \$1.2 million.
90. St. James (412 SW 4th Avenue; completed 2001) -- This previously vacant three-story, 13,500 square foot 19th century building has been rehabilitated into two ground floor retail spaces with 10 market rate apartments above.
91. Lindsay Building (710 SW 2nd Avenue; completed 2001) – Working with architect Thompson Vaivoda & Associates, the property owner completed a \$3.5 million renovation of this 1960s-era curtain-wall building.
92. Pioneer Place II (SW 3rd Avenue & Morrison Street; completed 2000) - The fourth and final block of Pioneer Place was developed as a \$41 million retail/entertainment complex with 120,000 square feet of retail and 30,000 square feet of entertainment. Major tenants include Saks Fifth Avenue Men's Store, Todai Japanese Restaurant and Regal Cinema. Pioneer Place's first three blocks, completed in 1990, include a 155,000 square foot retail pavilion, 60,000 square feet for Saks Fifth Avenue, 284,000 square feet of office and 630 parking spaces.
93. Hotel Alder (521-33 SW Alder Street) -- Brian McCarl & Associates with SERA Architects and Central City Concern redeveloped the former Jack London Hotel into modern affordable housing. The four-story, quarter-block building retained ground floor commercial. The upper three floors were transformed from 116 hotel rooms into 99 SRO units. Completed in 2005.
94. Pioneer Courthouse (520 SW Morrison Street) -- The General Services Administration, working with SERA Architects, renovated the 57,000 square foot 1875 Courthouse Building, the second oldest surviving federal building in the Pacific Northwest. The project includes seismic upgrades, renovation of interior spaces, a revised public lobby, exterior stone rehabilitation and mechanical system upgrades. The project was completed in late fall, 2005.
95. Intelligent Design (527 SW 12th Avenue Street): Skylab Architecture redeveloped an older two story building at the northwest corner of 12th Avenue and Alder Streets into a contemporary 5,000 square foot retail space with two loft apartments on the second floor. Work completed in 2005.
96. Fox Tower (805 SW Broadway; completed 2000) - TMT Development's 28-story office tower on a full block parcel features 438,500 square feet of office space, underground parking for 462 cars and two floors with 63,000 square feet of retail. The architect was Thompson Vaivoda & Associates.
97. Portland Hilton Executive Tower (545 SW Taylor Street; completed 2002) – ZGF Architects designed this 22-story, \$37.5 million 327-room Hilton Executive Inn diagonally across from the Hilton Hotel for the Melvin Mark Companies. The Tower includes 684 parking spaces, a destination restaurant and 20,000 square foot retail space. The Tower and the Portland Hilton together creates a

771-room convention-class facility. Mark-Taylor LLP owns the garage and retail space and Hilton Hotels Corporation the hotel.

98. The Galleria (921 SW Morrison Street; completed 2005) - The Galleria was the home of the first department store west of the Mississippi River. In 1972, Naito Properties acquired the building and redeveloped it into the city's first downtown retail mall. Today it sits at the transit crossroads between Downtown Portland and the West End. To capitalize on that opportunity, in 2003, the property owners redeveloped the property again, opening ground floor retail to the streets while adapting the upper floors as home to the Western Culinary Institute.
99. Roosevelt Plaza Apartments (1005 SW Park; completed 2001) - Paul Brenneke, developer, reconfigured the existing apartment building into condominiums.
100. Cornerstone Condominiums (1130 SW Jefferson Street; completed 2000) – Innovative Housing, working with architect William Wilson, developed a quarter-block parcel as a six-story, 50-unit condominium structure with 3,000 square feet of ground floor retail. The project was the first home ownership opportunity in the West End.
101. Oregon History Center (1200 SW Park Avenue; completed 2003) -- Working the Thomas Hacker Architects, the Oregon Historical Society spent \$2.7 million renovating its visitor and exhibit facilities. Work included an addition and outdoor plaza.
102. Portland Art Museum North Wing (1119 SW Park Avenue) – The Art Museum is renovating the 1924 former Masonic Temple, integrating the facility into the larger museum campus. Working with Ann Beha Architects and SERA Architects, the renovation adds 27,000 square feet of new gallery space for modern and contemporary art, a new setting for the museum's library, and an all-weather connection with the Belluschi Wing. In 2001, the Art Museum completed its \$17.3 million "Project for the Millennium" that refurbished the Belluschi Wings, transformed two-floors of the museum's auditorium into special exhibit galleries, provided an expanded museum shop, café, educational space, art conservation gallery, and gallery space.
103. The Mosaic (1400 SW 11th Avenue; completed 2003) – This \$4 million, eight-story, 37,000 square foot all-concrete residential structure has a total of 40 units – 6 townhouses, 18 condos, and 16 two-story penthouses. The design by Myhre Group Architects includes floor-to-ceiling windows, second floor and penthouse roof gardens and built-in amenities to maximize space. Mosaic Properties of Vancouver, British Columbia, was the developer.
104. Benson House (1803 SW Park Avenue; completed 2000) - Portland Development Commission, Portland State University, the City of Portland, and Heritage Consulting Group moved the historic Simon Benson House from its location at SW 11th and Clay to its new home on the PSU campus. It

underwent extensive interior renovation that allows PSU to use it as its Office of Alumni Relations.

105. Kafoury Commons (1230 SW Columbia Street; completed 2000) – The Housing Authority of Portland worked with architect OTAK to develop this nine-story housing project on a ¼-block parcel. Development includes units for the remaining Hamilton replacement housing obligation and is targeted at 70% of median family income. The building has 129 units: 87 studios, 37 1-bedrooms, and 5 2-bedrooms.
106. Outside In (1132 SW 13th Avenue; completed 2001) – With Clark/Kjos Architects, Outside In developed a new four-story 30,000 square foot building for offices and facilities serving homeless youth, including supervised and independent housing. The building is L-shaped, creating an enclosed garden/courtyard area for the residents' use.
107. Helen Gordon Child Development Center Expansion (1609 SW 12th Avenue; completed 2004). PSU, with GBD as architects, doubled the size of this 17,000 square foot Child Development Center built in 1928 and listed on the National Register.
108. Stephen E. Epler Hall (1809 SW 11th Avenue; completed 2003) – On a 20,000 square foot lot, PSU, working with Mithun Architects & Planners, built the 6-story wood frame 130-unit single room residences.
109. The Broadway (1984 SW Broadway; completed 2005) – PSU, with Gerding-Edlen Development and OTAK Architecture, developed this ¾ block site into a 10-story mixed-use site with ground floor retail, 21,135 square feet of classroom space on the second floor and 384 student-housing units, each averaging 350 square feet, on floors 3-10.
110. PSU Native American Student and Community Center (SW Jackson, Broadway and Park Avenues; completed 2003) – PSU, with StastnyBrun as architects, constructed a \$2.5 million, 11,000 square foot activity and learning center. The project was cosponsored with the American Indian Science and Engineering Society.
111. Portland State University (PSU) Urban Center (completed 2002) - Phase 1 of a six-block plan, the Urban Center consolidates the College of Urban and Public Affairs into one seven-story, 97,000 square foot building. The complex includes the Urban Center Building to house the classrooms and offices of the Schools of Government, Community Health, Urban Studies, and Planning. The West Wing houses the Distant Learning Center. The facility also includes 25,000 square feet of retail space. Design was by Thomas Hacker & Associates.
112. Portland State University (PSU) Center Plaza (completed 2000) - Integrated with the PSU Urban Center project, the \$7.5 million Transit Plaza is a joint

development of PSU, Tri-Met, and the City. It extends Transit Mall amenities to the University District.

113. Maseeh College of Engineering and Computer Science (south of 1900 SW 4th Avenue) – PSU is working with Gerding-Edlen Development and ZGF Architects to build a new 5-story, 138,000 square foot building above the existing below grade parking. The building will house the engineering and computer science schools. Completion is anticipated for 2006.
114. Residence Inn by Marriott Riverplace (2115 SW River Parkway; completed 2001) - Inn Ventures (Bellevue, Washington) developed a nine-story, 255-suite extended stay hotel in Riverplace along the water. Greg L. Allwine and Johnson Braund Design teamed on the \$26 million project.
115. OHSU (Marquam Hill; completed 2005) – OHSU built a 260,000 square foot biomedical research facility located in the northwest quadrant of the campus. The building is considered the school's significant step forward in *The Oregon Opportunity*, a new research recruitment and expansion initiative. OHSU, working with architectural firm Perkins & Will, also built a 320,000 square foot patient care center, with an adjacent 170,000 square foot parking structure with 450 spaces.

Completed Eastside Since 2000

116. The Jupiter (800 E. Burnside; completed 2005): Tod Breslau and Kelsey Bunker transformed a dilapidated c. 1960s budget motel into a trendy 80 room inn, complemented by the "Doug Fir" lounge.
117. Oregon Convention Center Expansion (777 NE Martin Luther King Jr. Blvd; completed 2003): The \$98.5 million expansion increased the OCC's convention and trade show capacity by 60%. The expansion includes 350,000 square feet of new exhibitor space, divisible meeting rooms, a second ballroom, lobby and support areas that will nearly double the building's current event capacity. The program also includes a two-level, below grade parking garage, adding 1,200 new spaces, and a retail component in the link between old and new facilities. ZGF was the architect.
118. The Merrick (1231 NE Martin Luther King, Jr. Boulevard; completed 2005) – Trammell Crow Residential, working with Robert Leeb Architects, developed a full-block residential project on the former Lyons Restaurant site. The 6-story Merrick includes 15,000 square feet of ground floor retail, 185 residential units, and 218 ground and below grade parking spaces.
119. 1201 Lloyd Building (1201 NE Lloyd Boulevard; completed 2002) – Transworld and Insignia, working with ZGF Architects, developed this \$41 million, 222,777 square foot, 11-story office tower with adjacent 5-story parking structure.
120. 1620 Broadway (1620 NE Broadway; completed 2005) -- The Aiyanan Group is developer and architect for this project. Working with Swinerton Builders,

Aiyanan built a \$36 million, 6-story, 225,000 square foot mixed-use project on the former Farrell's Ice Cream site. It includes a 30,000 square foot Zupan's Market and 106 units on five levels of condominiums.

121. The Cascadian (NE 6th Avenue & Holladay Street; completed 2002): Enterprise Development, working with Sienna Architects, built The Cascadian, a half-block \$8 million, nine-story building with 59 condominiums ranging in size from 440 to 2036 square feet, with ground floor parking and retail. A second phase with 260 market-rate units is in the planning stage.
122. Oregon Ballet Theater (612 SE Morrison; completed 2000) - Holst Architects turned a 20,000 square foot bank building on a full block into two studios, an office, a ticketing desk, and locker rooms for the Oregon Ballet. The \$3 million Phase I also included a seismic upgrade and re-roofing. Fundraising for Phase 2, with plans for a 20,000 square foot addition, is underway.
123. Architectural Heritage Center (701 SE Grand Avenue; completed 2005) – With William Hawkins as architect, the Bosco Milligan Foundation rehabilitated the 1883 West's Block Building for education and exhibit functions. The \$2.3 million renovation allowed the organization to expand programming and display its collection of historical architectural artifacts, one of the largest collections in the country.
124. The Ritzdorf (1225 SE Belmont Street; completed 2000) –The \$7 million residential project offers 90-units of permanent housing for previously homeless households. REACH is the owner and manager.
125. ActiveSpace (SE 9th Avenue and Main Street; completed 2003) – ActiveSpace developed this quarter-block, 4-story wood frame building for use as low cost workshop space.
126. Wentworth Subaru (107 SE Grand Avenue; completed 2005) - Wentworth Subaru completed a \$4 million full block development with a 20,000 square foot two-story building featuring a new showroom.
127. Holman Building (49 SE Clay Street; completed in 2004) – PDC renovated this 1952 warehouse into a boathouse for light watercraft, complemented by offices uses on the upper floors.
128. Jones-Cash Warehouse (122 SE Morrison Street; completed 2005) – Venerable Properties worked with SERA Architects to adapt this 3-story reinforced concrete 1920 National Register warehouse for office with ground floor retail. The building is located on a 20,000 sf. parcel.

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

