

Central City Development and Redevelopment Projects

Prepared by Heritage Consulting Group
May 2011



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Purpose: This document provides a five-year window on real estate development in the 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 East Side 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 finally, projects completed in the last five years. The intent is to provide policymakers and developers a sense of development dynamics within Portland's Central City.

Overview: Portland has several key attributes that position the city for economic and population growth: A lauded quality of life and livability that attracts a young, highly educated workforce; the presence of regional traded sector firms in clean tech, activewear, software, research and advanced manufacturing industries; an international trade sector that's growing faster than the majority of U.S. metro areas; and a reputation as one of the most sustainable cities in the United States with a legacy of aggressive growth management strategies and robust investments in alternative transportation.

The central city benefits from attracting strong residential growth in its urban, walk-able neighborhoods, and through a concentration of professional service, development-related industries and creative firms that support the region's traded sector industries. The central city's success, however, hinges on the overall economic health of the Portland-metro region. A recent report shows that private-sector job growth, per capita incomes and wages have lagged peer U.S. metro areas. Regional private and public sector leaders have committed to working on a concerted effort to reverse these trends and improve job growth and the wages and incomes that produce the taxes needed to maintain the quality of life and level of public services on which Portland prides itself.

Like most communities throughout the country, the Central City also faces economic challenges from this most recent recession such as the severe retrenchment in business and real estate financing. The lack of financing options has delayed many private speculative projects.

While the Central City's real estate market is fundamentally sound and increasingly well-branded, it has slowed significantly from the quick pace of two to three years ago -- though there are telltale signs of an uptick in activity.

General Comments – Markets

Office Development – The Portland office market continues a slow yet positive recovery. According to the most recent quarter from PSU's Center for Real Estate, Citywide Class A

vacancies hover near 14 percent but downtown Class A is a much healthier 6.3 percent and dropping. For all classes, Central Business District vacancies are 9.7 percent and also trending down. At the core, it reflects the fundamental stability of downtown's Finance, Insurance and Real Estate sectors. Part of the demand is a direct result of the Edith Green/Wendell Wyatt Federal Office Building renovation, which involved temporarily relocating tenants from this 327,000-square foot building. Another reason for the demand is continued job growth created by the stabilization of the economy and some return of capital markets. In particular, job growth has fueled sub districts with creative service firms looking at both traditional office locations, particularly with ownership opportunities, and adapted industrial spaces in the Central Eastside. Office development in South Waterfront is fueled by health sciences anchored by Oregon Health Science University (OHSU) and south downtown benefits from the continued growth of Portland State University (PSU). In the near term it may be expected that redevelopment of smaller buildings will grow at a premium, while low vacancy rates have spurred demand for sales of office buildings and market potential for the development of new Class A office space.

Retail Development – Portland has long been recognized a strong per capita retail market, and downtown 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 and growing tourism base, Portland has the pillars for continued long-term retail growth and retail sales in the city have increased during the last year. In retail, it is this strength that brought the first-to-market H&M store to downtown Portland. It has also resulted in the proliferation and success of less formal venues, including farmers' markets, food carts, and "pop-up" retailers throughout the core. Time and again, these venues have proven to be incubators, which then fuel permanent growth. Regardless of these successes, city and downtown business leadership have targeted continued retail growth in Portland's *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 in high-rise high-end condominium projects on bare land, mostly in the Pearl District and South Waterfront. These projects transformed the neighborhoods into national models of mixed use sustainable development. Despite this structural strength, with the economic downturn, the condominium market has cooled with generally greater product availability.

Despite the lull in the condominium market, Portland has maintained its position as one of the most livable cities in the country and is still a popular destination for migrating young adults and empty-nesters. This demand has directly fueled the apartment market. In the first quarter of 2010 according to PSU's Center for Real Estate Quarterly, the multifamily vacancy rate for downtown is only 3.14 percent. Further fueling growth is the steady enrollment increase at Portland State University 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.

Hotel Development – Portland-area tourism has grown rapidly in the past decade. According to the most recent Dean Runyon travel impact study, travel spending in the Portland region is at \$3.6 billion, a 9 percent increase. This spending has created 29,000 jobs (up by 0.7 percent) and generated \$146 million in tax revenues (up by 4 percent). Room demand is growing at a 9 percent rate while occupancy for downtown hotels is at 74 percent. This trend is expected to continue. This strength in hotel development resulted in Oregon's first five-star, 330-room hotel, The Nines, as well as other new hotels that include a 256-room Courtyard by Marriott and the McMenamins Crystal Hotel. Paralleling new construction was the redevelopment of properties as the Hotel Modera and Hotel Fifty. Portland remains a Pacific Northwest destination city with a strong tourism infrastructure. Local government partners, the development and the convention industry continue to seek a favorable development environment for building a Headquarters Hotel to support Oregon's convention industry, where demand for a 400-600 room hotel has been identified.

Under Construction - Westside

1. Ramona Apartments (1545 NW 14th Avenue) - Portland Public Schools is working with Ed McNamara to develop a six-story full-block U-shaped 138-unit with primarily two-to-three bedroom units. The affordable project that incorporates Portland Public School classrooms and Isobel's Clubhouse, a program of the Zimmerman Community Center. The architect is Ankrom Moisan. The project is seeking LEED-gold certification. Completion is anticipated for late 2011. (www.TheRamona.com)
2. Overton Pearl (1455 NW Overton Street) - Developer Mark Madden is developing 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 is Fosler Portland Architecture. The prime tenant is GSA which has leased 37,000 square feet for the Portland Citizenship and Immigration office. Completion is anticipated in summer 2011.
3. Vestas (1417 NW Everett Street) – Vestas is working 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 will cost \$66 million. GBD is the project architect working with Ankrom Moissan architect on behalf of Vestas. The contractor is Skanska. Anticipated date of completion is March 2012.
4. Bud Clark Commons (655 NW Hoyt Street) - As part of the 10-Year Plan to End Homelessness, the Portland Develop Commission (PDC) is working with the Housing Authority of Portland and Transition Projects, Inc. to develop this full block parcel bounded by Broadway, Hoyt, Irving and Sixth Avenue as a resource access center for the homeless. The \$46.6 million project will result in 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 is Holst. Completion is scheduled for June 2011. (www.portlandonline.com/phb/RAC)

5. Broadway Recovery Center (33 NW Broadway) – Using federal stimulus dollars, property owner Central City Concern is working with SERA Architects and Gerding-Edlen Development to develop a new \$19 million, three-story half-block development at the NE corner of Broadway and Burnside. The new structure will house medical and outreach service offices in 43,780 square feet but be built in a manner to allow the addition of seven more stories for housing in the future. Construction of this phase is projected to be complete in early 2012.
6. Kress Building (638 SW Fifth Avenue) - The Downtown Development Group is redeveloping the Kress Building including the Annex at the east and the Caplan Building to the north. The resulting configuration will include renovated ground floor retail space, strengthening a prominent retail corner. The upper three floors of the Kress Building will remain office. The architect is TVA Architects, and completion is expected in late 2011.
7. 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. The new proposal is 65 feet shorter at 450 feet with a reduction in floors to 26 that includes eliminating the residential component. Construction is anticipated to restart in 2012.
8. Chaucer Court (1019 SW 10th Avenue) – Property owner Union Labor Retirement Association is working 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 and the current construction the building will continue that use. Exterior renovations include new windows, terra cotta and brick repair and repair of the historic marquee above the main entrance. Interior spaces will be fully updated. Completion is expected in 2012.
9. Edith Green-Wendell Wyatt Federal Building (1220 SW Third Avenue) – This 18-story, 372,000 square-foot tower was designed by Skidmore, Owings & Merrill and built in 1975. With federal stimulus money, it is undergoing a \$133 million, green-building renovation at the hands of SERA Architects. Work is intended to achieve LEED platinum certification. Design will use a new shading system consisting of a series of aluminum rods on the facade. In addition, a new solar array on the roof will offset up to 6 percent of the building's energy consumption. To speed up construction, GSA emptied the building of all 1,240 federal employees. Completion is planned for April 2013.

10. College Station (518 SW College Street) - American Campus Communities on behalf of Portland State University is working with SERA Architects on a nearly full block development. American Campus Communities is the nation's largest developer, owner and manager of student housing; this is their first Oregon project. The project is proposed to be 16-stories with 368,725 square feet and 282 student residential units with 978 beds, plus ground floor retail and classroom space. No on-site parking is provided. Completion is planned for 2012.
11. The Tamarak (650 SW Lowell Street) – Portland's Housing Bureau is developing a \$50.5 million six-story, 209 unit apartment building. Twenty-five percent of the units are earmarked for veterans earning less than \$15,000 annually. The remaining units are targeted to those earning less than \$25,000 per year or 50 percent of the median family income. R&H Construction is the general contractor with Ankrom Moisan Associated Architects designing the project. Reach Community Development will manage the apartment building and occupy 12,000 square feet of ground floor space for their headquarters. Completion is scheduled for November 2012.
21. PreWeave Building (1300-08 W. Burnside) - Skylab is redeveloping this two-story 5,000 square foot parcel east of the Crystal Ballroom. Initially, they proposed a 9-story 55,000 square foot office tower with ground floor retail. The firm secured design review approval but in light of market conditions has opted delay full site development. In lieu, the ground floor will feature small independent retailers with Skylab on the second floor.

Under Construction – Eastside

12. Eastside Portland Streetcar: The project is well underway with water main relocation and track installation. The extension will connect the Lloyd District and Central Eastside with existing streetcar on the west side of the river. The \$146 million project received a significant boost with \$45 million from the federal government stimulus package. The projected opening date is September 2012.
(www.portlandstreetcar.org/node/11)

On the Drawing Board - Westside

13. Freedom Center (1450 Pettygrove Street) – Developer Mark Madden is developing the north half of the block as three four-story, mixed-use buildings that will include 150 300- square-foot studio apartments. The ground floor of this building will be retail. Fosler Portland is the architect. The project has design review approval and construction is anticipated for 2011.
14. Globe Hotel (88 NW Davis Street) - Ankrom Moisan Associated Architects is working with Beam Development to redevelop this quarter-block building in historic Old Town into a home for the Oregon College of Oriental Medicine. The project will include ground floor retail and a 4,300 square-foot rooftop addition. The project anticipates

using historic preservation tax credits; an application has been filed and is under review. Construction is scheduled for June 2011.

15. Centennial Mills (1100 NW Naito Parkway) - The Portland Development Commission acquired the Centennial Mills complex in 2000 and relocated the city's Mounted Horse Patrol Unit to a portion of the site. A large parcel with river frontage, Centennial Mills is considered a premier development site in the Pearl District. The proposed development will preserve several of the historic buildings but also focus on job creation.
16. 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 but is working to secure tenants. (www.onewaterfrontplace.com)
17. Blanchet House (439 NW Third Avenue) - Blanchet House has received City of Portland approval to demolish a quarter-block building in the New Chinatown/New Japantown Historic District. Blanchet is proposing to replace the existing one-story commercial building with a three-story 29,000 square-foot facility that will provide transitional housing for 50 adults and expanded food service space. The project is in design review and construction is anticipated to begin in 2011. SERA is the architect. The project is seeking LEED Gold. (http://blanchethouse.org/site/?page_id=27)
18. Honeyman Hardware Building (502-14 NW Ninth Avenue) - Seattle-based Security Properties is working with Bumgardner Architects and has secured design review approval to replace the low-rise quarter-block Metro Building with a nine-story residential building that includes ground floor retail. The project is pending an uptick in the marketplace.
19. West Building (127 NW Sixth Avenue) - The MacDonald Center is working with LRS Architects to demolish an existing 27-unit SRO building and developing the 5,000 square-foot site with a \$10 million, 31,000 square-foot mixed use building with ground floor outreach services and 42 SRO units above. Construction is anticipated for 2011. (www.macdcenter.org/_blog/Macdonald_Center_Blog).
20. Grove Hotel (401-39 W. Burnside) - David Gold is redeveloping this former hotel, built in 1907, as a 70-room youth hostel. The 21,000 3-story hotel is a contributing resource in the New Japantown-New Chinatown Historic District. Gold's proposal involves new storefronts, façade repairs, interior renovations and rehabilitation of the existing sign. Construction is anticipated for 2011.
22. Alder Park Hotel (801-809 SW Alder Street) - TMT Development is working with TVA Architects to renovate the National Register 7-story Cornelius Hotel. The project will upgrade the hotel floors for business class while adapting the lower floor for a

restaurant and hotel lobby. The project has secured design review approval and historic tax credit approval. Construction is anticipated for late 2011.

23. SmartPark (730 SW 10th Avenue) – The Portland Development Commission and Portland Bureau of Transportation are negotiating a Disposition and Development Agreement with Carroll Investments to redevelop this SmartPark site. The garage was built in 1979 for short-term retail-oriented parking with ground floor retail. Carroll Investments is proposing a 32-story tower that would have ground floor retail, independent and assisted senior housing, medical offices and parking for both residents and the retail core.
24. Morrison Bridgehead - Multnomah County and the Portland Development Commission proposed to sell four blocks at the west end of the Morrison Bridge for redevelopment. To that end, a request for proposals was issued. Based on responses, the county approved an agreement with Melvin Mark Companies. Melvin Mark is working with SERA Architects and the James Beard Public Market concept. The concept is to establish an 110,000 square-foot public market. In that square footage would be 49,000 square-feet, which would accommodate 110 permanent vendors located on the three blocks along Waterfront Park. The final block, Block 16, would be a 17-story office tower. Development is anticipated to take three years from the time of site control, including fund-raising to support the market.
25. Innovative Housing (1962 SW Fifth Avenue) - Uptown Development is working with Barry R. Smith, Architect to develop a quarter-block at the southwest corner of SW 5th Avenue and College Street into an eight-story 49-unit private student housing with ground floor retail. The project received design review approval in 2009 and construction is planned for 2011.
41. Collaborative Life Sciences Building – OHSU, PSU and OSU are scheduled to develop a satellite campus along Moody Boulevard and the Willamette River south of the Marquam Bridge. The building will be the first facility built on the OHSU Schnitzer Campus, approximately seven to eight stories in height and 250,000 square feet. The structure will house the new OHSU medical and dental schools expansion, OSU pharmacy program and PSU biology and chemistry lecture halls along with laboratory space. Funding for the \$190 million facility is two pronged. First, \$110 million in bonds were approved and will roll out in mid-May. Second, the final \$80 million will be contributed to by each university. 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 Co. out of Seattle. Not only will the building serve the expansion needs of the three education institutions, it will serve as a symbol of the partnership between PSU and OHSU formed last year.

On The Drawing Board - Eastside

26. Burnside Bridgehead: 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 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; the first element is remodeling the existing Convention Center Plaza, a 90,000 square-foot building at 123 NE Third Avenue.
27. 532 NE Davis - Central Eastside Partners are working with Vallaster Corl Architects to develop a mixed use five-story steel and concrete building on this underdeveloped site. Floors two through five will house apartments; the first floor will have retail/live-work spaces and parking. The project has secured City of Portland Design Review approval.
49. 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 320,000 square-foot 19-story office tower complemented by a second phase that is conceived to be a \$400 million restaurant/entertainment cluster that also included at least 200 housing units.

Under Discussion - Westside

28. 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.
29. 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, HSP 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 park is expected to be a keystone to the livability of the area. Once complete, Hoyt Street Properties will turn its attention development of the remaining blocks under its ownership to the north and west. (www.hoytliving.com/hoyt-development.html)
30. 511 Building (511 NW Broadway) - The federal government anticipates moving from this building by 2012 at which time the Pacific Northwest College of Art will redevelop it for use as part of its school.
31. U. S. Customs House (220 NW Eighth Avenue) - The Prem Group, a financial services company, acquired the 1901 National Register property through an on-line auction

from the General Services Administration for \$2.5 million. The firm, with 90 employees, anticipates using the building for their headquarters.

32. West Bearing Housing (312 NW 12th Avenue) – Columbia Investments is working with GBD architects to explore the redevelopment of this quarter block parcel at the northeast corner of Everett Street and 12th Avenue. The project would demolish an existing 1920s era automobile shop and constructing a six-story, 45,000 square-foot mixed use building with 45 residential units and 2,400 square feet of retail. The building would have 28 parking spaces using a car-stacking system.
33. North Old Town/Chinatown Redevelopment Strategy - PDC has targeted seven blocks, mostly comprised of surface parking south of Glisan Street between Second and Fifth Avenues for redevelopment. Planning studies will attempt to capitalize on the access and character of the area while supporting existing district anchors, including proposed Blanchet House expansion and building a stronger pedestrian environment. (www.pdc.us/pubs/inv_detail.asp?id=850&ty=54).
34. Goldsmith Blocks (NW Fifth Avenue & Davis Street) - The property owners continue to explore a phased 2-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 with 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 masterplan. (www.pdc.us/pdf/ura/dtwf/otct/block3233conceptdesign.pdf)
35. Galleria (921 SW Morrison Street) – Preliminary plans show a major retailer will locate to the Galleria occupying approximately 85,000 square-feet, mostly on the second and third floors.
36. 100 Columbia (100 SW Columbia Street) - Louis Dreyfus Property Group is exploring a 15-story, 315,000 square-foot office towers directly east of the KOIN Center Building with a portion of the site developed into a public plaza.
37. 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 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.
38. Jefferson Building (1139 SW Jefferson Street) - E&F Properties is exploring potential to demolish this three-story building on a 16,000 square-foot parcel and replace it with a new 16-story building containing approximately 254 dwelling units, ground floor retail, and 172 below-grade parking spaces. The City of Portland, the current owner, requires the sale of the property for \$1.2 million by 2012. As the property previously had been

affordable housing, the city also required replacement housing to be in place; however that condition was fulfilled with the development of the Jeffrey adjacent to the north.

39. Oregon Sustainability Center (Fourth and Fifth Avenues/Harrison and Montgomery Streets) - Property owner PDC, on behalf of developer Portland + Oregon Sustainability Institute, which includes the Oregon University System and a coalition of nonprofits, has completed a feasibility analysis for the development of a 132,924 square-foot "Oregon Sustainability Center" to be located on this block and to be meet LEED Platinum requirements and to potentially meet the Living Building Challenge, requiring a building to be "net-zero." The design team is led by Gerding Edlen and includes SERA Architects, GBD Architects and Skanska Construction. The goal of the center will be, "to advance the city and state's economic development goals by creating synergy between green businesses and jump-starting innovation to fuel business growth." The center is intended to be "an icon of green building best practices" and "serve as a living laboratory of sustainability for students, faculty and the community." Current plans indicate that the \$64.6 million center would be part of PSU, house 725 offices, contain retail space, and provide facilities for 1,400 students.
40. The Beacon (1951 SW Sixth Avenue) - Inflektion Workshop is working with owner PJCI to redevelop this quarter block restaurant site at the southwest corner of 6th Avenue and College Street into a 90,000 square-foot complex composed of two structures, the first nine-story, the second 13-story. The project involves 158 studio apartments on top of a ground floor retail space. No parking is provided on site.
42. 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 space parking garage with 400 affordable housing units to be located on top in two towers.
43. OHSU Residence Inn (3303 SW Bond) - OHSU is working with Sage Hospitality to explore development of a 200-room extended stay hotel in South Waterfront adjacent to the Tram.
44. 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 master plan for a total of six towers on a four-block, 10-acre riverfront parcel between Lowell and Lane Streets.
45. Block 43 (601 SW Abernathy Street) - SERA Architects is proposing a 22-story condominium tower atop a four-story podium in a mixed use development.
46. Homeland Security Center (4310 SW Macadam Avenue) - GBD Architects is working with U. S. Immigration and Custom Enforcement (ICE) 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.

Under Discussion – Eastside

47. Headquarters Hotel - For years, convention, tourism and business interests have called for a headquarters hotel to adjoin the Oregon Convention Center. PDC studies have indicated demand for 400-600-room hotel. To move the project forward, the city has committed to initial development of architectural design while also working with the county and the Metro Regional Government to develop a construction financing plan.
48. 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 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.
50. 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 has been approved through design review but construction is pending an improved market.
51. 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 Twelfth and Fourteenth 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 on the upper floors. Planning is still in the conceptual stage.
(www.portlandonline.com/parks/index.cfm?c=49531)
52. Memorial Coliseum - Rose Quarter Development Project – The City of Portland and PDC continue to work with the Portland Trail Blazers Management to strengthen the Rose Quarter. Discussions include renovation and possible adaptation of Memorial Coliseum, complemented by select new construction. The intent of the project is to create a destination entertainment district leveraging the sports and entertainment venues with targeted retail and restaurants. The overall goal is to create a pedestrian-oriented mixed used district that integrates with the surrounding neighborhoods.
(www.rosequarterdevelopment.org)

Completed Since 2006 – Westside

53. Transit Mall (Fifth and Sixth Avenues; completed 2010) - After years of planning, the Transit Mall, which runs the length of the city's Westside core, completed a full-throttle rehabilitation. It 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 the downtown while updating the streetscape and building aesthetics of the Fifth and Sixth Avenue to create an enhanced atmosphere for commuters, residents and visitors. In partnership, the Portland Development Commission has invested heavily in storefront improvements to strengthen the retail vitality. (www.portlandmall.org)
54. The Encore: Hoyt Street Properties - Since the 1990s, Hoyt Street Properties has been transforming an abandoned rail yard into one of Portland's most acclaimed neighborhoods. The parcel is roughly bound by 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. Among the company's accomplishments is securing LEED Certification in Neighborhood Development. (<http://hoytliving.com/hoyt-development.html>)
55. Riverscape (NW Naito Parkway north of the Fremont Bridge; completed 2009) - Apollo Development, LLC has developed this 15.59-acre parcel on the west bank of the Willamette into a luxury town home community. It includes Pacifica Tower with 75 condominiums and 104 town homes. Future development plans call for another condominium tower and additional town homes. The project includes a 50-foot greenway along the river and a 61-slip marina. GGLO of Seattle is responsible for the design. (www.riverscapeproperties.com).
56. Waterfront Pearl (13109 NW Naito Parkway; completed 2009) - H. Naito Co., Grancorp Holdings and Pemcor Investment teamed to redevelop the former River Queen site into two, 100 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)
57. 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 quarter block companion new structure. The project is LEED platinum.

58. Smith Block (111-113 SW Naito Parkway; completed 2009) - R. V. Kuhns 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.
59. East of Pearl (321 NW Glisan Street; completed 2009) - JBH Co. 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.
60. The Sitka (1115 NW Northrup Street; completed 2006) - Praxis Partners worked with Ankrom Moisan architects to develop a full block affordable housing project that consists of two six-story mixed use buildings with common basement parking and common courtyard. Combined, the two L-shaped buildings have a total of 217 affordable rental units with five live/work units and 6,700 square feet of retail space.
61. White Stag (Five NW Naito Parkway; completed 2008) - Venerable Properties, working with the University of Oregon's Portland Programs and Bill Naito Co., adapted 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 using historic preservation tax credits. Fletcher Farr Ayotte was the architect.
62. The Wyatt (12th and 13th Avenues/Marshall and Northrup Streets; completed 2008) - Developer Robert Ball worked with architects Fletcher Farr Ayotte in developing 15-story tower with ground floor retail, lofts, rental units and penthouses complemented by a garden designed by the late landscape architect Robert Murase. (www.thewyatt.com)
63. McCormick Pier (600 NW Naito Parkway; completed 2006) - Built in 1982 and designed by SERA Architects as Portland's first riverfront apartments, McCormick Pier received a \$20 million update and adapted as 301 condominiums.
64. 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.
65. 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. GGLO was the architect. (www.thelovejoy.net)

66. 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 to the Lovejoy. Floor plans include lofts, one and two bedroom units. Unico was the developer; GGLO was the architect. The project is seeking LEED Gold. (www.liveatasa.com)
67. 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, \$30 million project has 9,000 square feet of ground floor retail and 152 rental units. (www.broadstoneliving.com/portland)
68. Ziba World Headquarters (1044 NW 9th Avenue; completed 2010) - Working with Holst Architects, Ziba developed a 70,000 square-foot building at 9th and Lovejoy as its headquarters office.
69. Block 90 (322 NW 14th Avenue; completed 2007) - Pacific Properties worked with Vallaster & Corl Architects to redevelop the Reed-Harris Building in the 13th Avenue National Register District, adding a partial floor on the three-story half-block building while adapting ground floor for retail and parking. (www.block90.com)
70. Crane Building (710 NW 14th Avenue; completed 2007) - Guardian Management worked with SERA Architects to adapt this 1909 warehouse located in the 13th Avenue National Register district for a mixed use project that includes ground floor retail, Guardian's headquarters on floors two and three, rental units on floors four through six and for sale penthouses on the roof. At the east, the former pipe shed has been turned into a full service restaurant.
71. Casey Condominiums (1215 Everett Street; completed 2008) - Gerding Edlen Development, with GBD Architects, developed this 17-story mixed-use building on a quarter block parcel. The project has 4,200 square feet of ground floor retail, four levels of underground parking, and 61 residential units ranging 1000-3600 that feature one, two or three bedrooms. Project is seeking LEED Gold. (www.thecasey.com)
72. 937 Condos (937 NW Glisan Street; completed 2009) - Ankrom Moisan Associated Architects worked with developer W&K Development for a 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)
73. The Brewery Blocks (Five-blocks located between NW 10th and 13th, and W Burnside and NW Davis; completed 2007) - Gerding Edlen Development Co., working with GBD Architects, has completed the \$250 million Brewery Blocks project. In total, the project has 1.7 million square feet that includes approximately 220,000 square feet of urban retail, 400,000 square feet of office space, and 1,200 underground parking spaces.

Block 1, completed in 2002, incorporated details from the 1929 Smith Chevrolet building into a four story building that houses Whole Foods and Portland Energy Solutions; it contains 40,000 square feet of retail space and 78,000 square feet of office space. Block 2, completed in 2003, contains the Brew House and a 10-story office building with ground floor retail. Block 3 completed in 2006 contains The Henry, a 15-story, 123-unit condominium building with 14,000 square feet of ground floor retail and 159 parking stalls. Block 4 is also complete; it contains two office/retail buildings – 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, adapted as a theater for Portland Center Stage. It is the first National Register building to receive a LEED platinum certification. (www.breweryblocks.com)

74. Deschutes Brewery (210 NW 11th Avenue; completed 2008) - Deschutes Brewery has entered the Portland market, 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)
75. Crystal Hotel (1201-17 SW Stark Street; completed 2011) - Acquired by McMemanins, this 1912 once dilapidated 4-story hotel building has been adapted into a ground floor restaurant and upper floor boutique spa hotel using historic preservation tax credits.
76. General Automotive Building (411 NW Park Avenue; completed 2010) - Conoverpark worked with SERA Architects to renovate and expand the quarter-block General Automotive Building to five stories with 40,000 square feet for office and retail use. It is also seeking LEED Gold certification.
77. Estate Hotel (225 NW Couch Street; completed 2007) - Central City Concern worked with SERA Architects to renovate the mixed use Estate Hotel, adding two stories with 38 SRO affordable housing units to the existing 159 units.
78. DeSoto Building (134 NW Eighth Avenue; completed 2007) - Developer Jim Winkler worked with LRS Architects and area galleries in developing two 1915 automobile showrooms located on a half-block at Davis, Broadway and Park into commercial condominiums for art galleries. The intent is that ownership will allow galleries to remain downtown in spite of rising rents. The project is also home to the Contemporary Crafts Museum and Gallery.
79. 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, continuing the use but upgrading design, particularly at

the storefront level, along with mechanical, seismic and fire/life safety upgrades.
(www.innovativehousinginc.com/whats_new.html)

80. Union Gospel LifeChange Center (7-9 NW Third Avenue; completed 2006) - Union Gospel Ministries has completed 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 was the architect,
81. Indigo@twelve west (431 SW 12th Avenue; completed 2010) - With ZGF Architecture, Gerding-Edlen Development created a 22-story, 266- foot tall, mixed-use building with ground floor retail, four floors of office, and 17 floors of apartments and underground parking. Completion of the \$137 million project features rooftop wind-power and is anticipated to receive LEED platinum. (www.indigo12west.com)
82. Living Room Theaters (341 SW 10th Avenue; completed 2006) - Architect Fletcher Farr Ayotte redesigned this one story masonry building into a luxury theater with lounge. (www.livingroomtheaters.com)
83. Federal Reserve Building (915 SW Stark Street; completed 2008) - Harsch Investment 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 adding a penthouse, entry improvements and substantial interior upgrades.
84. 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 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 and new scoreboard, a sports rehabilitation clinic, a 2,200 square-foot community meeting room, and large format video/broadcasting facilities.
85. 240 SW 1st Avenue (240 SW First Avenue; 79 SW Oak Street; completed 2006) - Russell Development, working with Robert S. Leeb Architects, reconstructed the Fleischman Restaurant Building, one of the city's oldest structures, adapting the one-story building for office and retail use.
86. 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)

87. Ace Hotel (1022 SW Stark Street; completed 2007) - The historic Clyde Hotel has been fully renovated into the Ace Hotel with updated lobby and hotel finishes, while the ground floor retail spaces were repositioned for more complementary uses. (www.acehotel.com/portland)
88. Esquire Hotel (620-26 SW Park Avenue; completed 2009) - Vallaster & Coral Architects adapted this National Register former hotel into 19 market rate apartments on six floors plus a penthouse, ranging in size from 450 to 1500 square feet. Ground floor tenant is historic Brasserie Montmartre. (www.esquireapartmentsportland.com)
89. First Presbyterian Church (1201 SW Morrison Street; completed 2006) - The church completed phase one of its project on the south half of the block bounded by 12th, 13th, Alder and Morrison. That phase created a 170-space underground parking garage with plaza that includes a children's playground above. Future phases will extend the Parish House and additional church facilities over the plaza.
90. 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.
91. The Nines at Meier and Frank Square (621 SW Fifth Avenue; completed 2008) - Once the largest building in the state, the former Meier & Frank downtown store was redeveloped with the lower floors retained by the current owner, Macy's, as its retail center in downtown Portland, while the upper nine floors were developed by Sage Hospitality as a 330-room hotel called The Nines. It is Oregon's first five-star hotel. The \$140 million project has LEED Silver certification. The hotel architect was SERA. (www.pdc.us/mfrenovation)
92. 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.
93. Fifth & Washington (500 SW Fifth Avenue; completed 2009) - Foundation Real Estate worked with 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.
94. Pioneer Courthouse (520 SW Morrison Street; completed 2006) - The General Services Administration worked with SERA Architects, to renovate the 57,000 square-foot 1875 Courthouse Building, the second oldest surviving federal building in the Pacific Northwest. The project included seismic upgrades, renovation of interior spaces, a revised public lobby, exterior stone rehabilitation and mechanical system upgrades.

95. Pacific First Center (851 SW Sixth Avenue; completed 2010) - Property owner Harsch Investment completed extensive exterior rehabilitation of this 1981 half-block office building. Work included repainting the tower while recladding the lower four floors and create an expanded and more dynamic retail setting.
96. 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.
97. 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.
98. Museum Place (SW 10th and 11th Avenues; Main and Columbia Streets; completed 2007) - Organized by Sockeye Development LLC, the five-building mixed-use project is located on the three blocks west of the Portland Art Museum. The \$50 million project included: Museum Place South (1030 SW Jefferson; completed in 2003) developed by Sockeye Development that provided a 47,000 square-foot Safeway store under a complex of 130 market rate apartments, 12 rental townhouses and a landscaped courtyard all above a 225-space underground parking garage. The St. Francis (1110 SW 11th Avenue; completed in 2002) is a \$10.8 million seven-story, 132-unit affordable housing building with ground floor retail. YWCA Downtown Center (1111 SW 10th Avenue; completed in 2002) renovated their 1958 Downtown Center. The site offers a bigger, updated health and fitness center and swimming pool. The most recent, Eliot Tower (1221 SW 10th Avenue; completed 2006) was 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 includes nine two-story townhouses at ground level. Also completed in 2006 is Madison Place (1025 Jefferson Street), a five-story condominium office building with ground-level retail. (www.museum-place.com)
99. 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 exterior and interior. (www.hotelmodera.com)
100. The Martha Washington Hotel (1115 SW 11th Avenue; completed 2010) - 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, built as a residential hotel in 1923, became a dormitory for Multnomah College, then a Women's Residence for the Portland Women's Union, the Rashneesh Hotel and then finally the

Multnomah County Detention Center.

(www.hapdx.org/development/marthawashington/pdfs/factsheet-marthawashington.pdf)

101. 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 Street into a six-story affordable housing building with 51 studios and 29 one-bedroom units. The architect was Ankrom Moisan.
102. Buchan Education Center (1240 SW Salmon Street; completed 2007) - First Unitarian Church, with Thomas Hacker Architects, developed a 15,450 square-foot, three-story building with full basement religious education building west of the current sanctuary. The building contains new classrooms, reception hall, common lobby space and an internal courtyard.
103. James Hawthorne Apartments (1510 SW 13th Avenue; completed 2010) - The Housing Authority of Portland constructed a six-story 27,000 square-foot 48-unit multi-dwelling structure to house its Bridgeview program. The architect for the \$8 million project was William Wilson.
(www.hapdx.org/development/pdfs/JamesHawthorne%20Factsheet_January%202010_.pdf)
104. Ladd Tower (1300 SW Park Avenue; completed 2010) - Opus NW Development worked work 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)
105. Benson Towers (1500 SW 11th Avenue; completed 2007) - Octagon Development, with architects MCA of Portland and Hancock, Bruckner Eng + Wright of Vancouver, BC, developed this \$30 million, 26-story, 143-unit condominium building with ground floor retail and four floors of underground parking on the 13,000 square-foot parcel. Among its features is 130 foot water fountain that wraps around three sides of the building. (www.bensontower.com)
106. First & 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, 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)
107. 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 included a seismic and mechanical upgrade and exterior and interior improvements. The architect was BOORA.

108. PSU Academic and Student Recreation Building (1800 SW Sixth Avenue; completed 2010) - With Yost Grube Hall Architects, the city of Portland and PSU 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, Fifth and Sixth and abuts the existing Urban Plaza.
109. Cyan: PDX (1720 SW 4th Avenue; completed 2010) - With Thomas A. Hacker & Associates Architects, 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)
110. Maseeh College of Engineering and Computer Science (south of 1900 SW Fourth Avenue; completed 2006) - PSU worked with Gerding-Edlen Development and ZGF Architects to build a new five-story, 138,000 square-foot building above the existing below grade parking. The building houses the engineering and computer science schools.
111. Harrison (111, 222 and 255 SW Harrison Street; completed 2008) - Designed by Skidmore Owings & Merrill in 1965 as Portland's first high-rise residential project, the former Portland Center Apartments has been reborn by Portland Center Development LLC as 537 condominiums with new interiors, finishes and amenities. (www.liveharrison.com)
112. The Strand (2100 SW River Avenue; completed 2007) - Riverplace Partners developed a \$53 million, 470,000 square-foot mixed use project on this two and a half-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 four stories high with 100 rooms. The architect is Ankrom Moisan.
113. OHSU Center for Health and Healing (3303 SW Bond Street; completed 2006) - Gerding-Edlen Development worked with OHSU and OHSU Medical Group for a 16-story \$145 million multi-use building that includes eight floors of outpatient practices, four floors of educational offices and three floors housing a wellness center. The architect is GBD Architects.
114. 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.

115. The Matisse (3939 SW Bond Street; completed 2010) - Denver-based Simpson Housing worked with Ankrom Moisan Associated Architects on the development of two separate structures with a common below grade parking garage. The buildings are five-story apartments with ground floor retail adjacent to the public streets. A total of 275 apartment units are proposed including nine live/work units. The two-level, below grade parking garage access from SW Abernathy Street and accommodates approximately 328 autos for residential use.
116. The Meriwether (South Waterfront; completed 2006) - 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, B.C., with GBD Architects.
117. 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. 3720 offers five unique living experiences - Penthouse, Vista, Tower, Town home and Plaza homes and includes a Garden Plaza with three ponds in the courtyard that also function as a bioswale, filtering storm water and providing a source of non-potable water for the watering of the plaza trees and plants. (www.ardea.com)
118. 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)
119. Atwater Place (Block 34; 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.
120. The John Ross (South Waterfront; completed 2008) - River Campus Developers worked with architect Robert Thompson to develop a 31 story condominium tower with a 12,000 square-foot floor plate creating 286 units.

Completed Since 2005 - Eastside

121. Artist Lofts (111 SE Belmont Street; completed 2006) - Venerable Properties transformed this two-story 1920s warehouse into artists' lofts with ground floor retail.

122. Clifford Hotel (519 SE Morrison Street) - Property owner Innovative Housing worked with Carlton Hart Architecture Partnership to leverage federal historic preservation tax credits with low-incoming housing tax credits to fund the renovation of this 1911 one-time hotel.
123. Grand Central Market Building (808 SE Morrison Street; completed 2007) - Concept Entertainment worked with Holst Architecture on the redevelopment of the Grand Central Market Building, returning the 1929 building's exterior back to its original grandeur while adapting the interior for a 12-lane bowling alley/lounge surrounded by retail on the perimeter. (www.thegrandcentralbowl.com/grand_central)
124. BSide6 (534 E. Burnside; completed 2009) - Bside6 LLC worked with Works Partnership to develop a seven-story work studio building with ground floor retail on a 3,300 square-foot floor plate. Typically, each floor has three workspaces ranging from 700 to 1400 square feet.
125. 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. (www.leftbankproject.com/wp-content/uploads/2008/11/leftbank_spaces_nov08.pdf)
126. Madrona Studios (10 N. Weidler Street; completed 2010) - Central City Concern working with William Wilson Architects, adapted a 1965 hotel into 176 affordable housing units. The renovation retains the fundamental structure of the hotel but adapts public spaces (e.g., meeting rooms) for the organization's use. (www.centralcityconcern.org/madrona.htm)
127. Northwest Fence & Wire Building (400 NE 11th Avenue; completed 2006) - Venerable Properties renovated the two-story former livery building for ground floor commercial and upper floor loft workspaces.
128. The Burnside Rocket (1111 E. Burnside; completed 2007) - Property owner Cavanaugh + Cavanaugh worked with FBD Architecture to develop this four story mixed use project on a 3,800 square-foot parcel at 11th Avenue and E. Burnside. The project secured a LEED Platinum rating from the USGBC. (www.burnsiderocket.com)
129. Lloyd Center Gateway (1100 NE Broadway; completed 2006) - With Waterleaf Architects, Lloyd Center redeveloped the former 1958 Holladay's Market building for new tenants as a link between the Lloyd Center and NE Broadway.
130. 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.**