

CENTRAL CITY DEVELOPMENT AND REDEVELOPMENT PROJECTS

PORTLAND

BUSINESS

ALLIANCE

2004





PORTLAND BUSINESS
ALLIANCE

**Central City Development and Redevelopment Projects
prepared by Heritage Consulting Group**

January 2004

General Comments –

Planning: The City has several planning efforts underway. A particular focus is the North Madacam/South Waterfront District, where the City hopes to connect the district with expansion of the Oregon Health Sciences University campus on Marquam Hill; plans for the district include office space, biotech facilities, housing and residential-oriented retail. Transportation connections include extension of the streetcar with downtown and an aerial tram with Marquam Hill. On the east side of the river, the City currently is exploring options for the Memorial Coliseum/Rose Quarter and immediate area. Other planning efforts include redevelopment of downtown's transit mall and initial discussions relating to the east bank of the Willamette River.

Economic Development: Even prior to the economic downturn, the Alliance, the City and PDC initiated plans to create new economic development strategies for the new millennium. While not directly a Central City real estate issue, the growth of jobs plays an obvious role in the health of the Central City real estate market. There are three major initiatives: 1) Economic Development Strategy – Over a decade ago, the City adopted *Prosperous Portland* to guide its economic development and target specific growth industries; with the changing economic landscape, this initiative looks to develop a new strategy with new target industries for the first decade of the 21st Century. 2) Small Business Development – Working along parallel lines, the Alliance and PDC are focusing on growing small locally owned enterprises in Portland, and have recently published the Small Business Prosperity Plan. 3) Retail Development & Redevelopment – the Alliance and PDC are working jointly to develop an aggressive Central City retail growth strategy designed to retain existing one-of-kind, independent retailers, attract new-to-the-market brands and concepts, and nurture both new and existing destination stores.

Transportation: Portland continues to expand its light rail network. In 2001, Airport MAX opened, running 5.5 miles from downtown to the airport. Interstate MAX, which will run 4.5 miles from the Rose Quarter to the Exposition Center in North Portland, is a \$98 million construction project; service is scheduled to begin May 1, 2004. Tri-Met is in preliminary planning for two possible light rail lines, one from downtown to Milwaukie and a second from Clackamas to Gateway along I-205.

The City also embarked on a second lighter rail Streetcar system. The Portland Streetcar connecting PSU and NW 23rd Avenue opened in 2001. Plans are in place to extend the streetcar to the South Waterfront, with some early exploration of connections to Lake Oswego. 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.

General Comments - Markets

Office Development – The fizzling economy has hurt city efforts to build the professional and creative service sectors in the Central City. This economic slowdown follows a period of unbridled real estate growth in the late 1990s. Since 1998, nearly 2 million square feet have been added to the market. This scissors-affect has created some near-term challenges. Class A office vacancies remain rather healthy at 8.61% and Central City at 10.28%. The submarket adds a couple of points on each. The sector suffering the greatest is Class C and historic, which has a 20.74% vacancy.

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. That said, downtown retail depends on tourism, downtown employment and downtown residents. The first two segments have been slow, though tourism is rebounding with the opening of the expanded Convention Center and the addition of non-stop air service from PDX to Japan, Germany and Mexico. The third segment, residential, has blossomed in the Pearl, but is moving forward at a slower pace elsewhere.

As with real estate, the key to retail is location. Though there is intense interest in retail space around Pioneer Place and Nordstrom, that interest is less intense as the distance ripples out. In addition, while Portland's 200' blocks and core of historic buildings contribute to the downtown's pedestrian vitality, it creates design challenges to work within available retail floorplates. Well-located floorplates over 5,000 sf unusual and over 10,000 sf rather hard to find. Critical ingredients to strengthen this retail critical mass is the repositioning and revitalization of Meier & Frank, combined with continued development of market-rate housing and the downtown jobs base.

Housing Development – Portland is lauded as the poster child of a dynamic downtown with a strong urban residential component. Yet, housing development in Central City has been the tale of two cities. Market-rate housing development has concentrated in the Pearl District, with Hoyt Street Properties creating a critical mass of upscale condominium living complemented by

an attractive array of residential-oriented retail. This mass has prompted additional developments in the Pearl. For the rest of downtown and the east side, most of the housing development serves primarily the subsidized affordable market. That said, several projects such as Museum Place and Mosaic on the west side and Lloyd Apartments on the east side suggest that more market rate housing throughout Central City may be on the horizon.

Hotel Development – The late 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%—capped by completion of the Portland Executive Hilton (327 rooms), Residence Inn by Marriott (255 rooms) and the redevelopment of the Hotel Lucia in the last year. For the most part, hotel development has focused on upscale mid-size hotels. This sudden surge of room inventory bordered on overbuilding and had an immediate negative impact on occupancy rates and room rates. At this same moment, Portland’s economy slowed dramatically and September 11 had a chilling impact on air travel. The result has been what might be termed a survival marketplace with individual hotel occupancies hovering below the break-even point. However the long-term future looks good. Portland and particularly Central City remain a strong destination tourist marketplace, while completion of the Convention Center expansion substantially strengthens the city’s competitive position in the meeting and convention market. On the horizon is the PDC’s efforts to create a 500-800 room headquarters hotel to complement the convention center.

Under Construction - Westside

1. Hoyt Street Properties - Hoyt Street Properties has been developing a new residential neighborhood – Hoyt Street Yards - bounded by 9th and 12th Avenues from Hoyt Street to the Willamette River. When completed, HSP parcels will have approximately 3,000 new condominiums, apartments, town homes, office and retail on 34 acres. The Riverstone Condominiums, Kearney Plaza Apartments, Johnson Street Townhomes, Tanner Place Condominiums, Streetcar Lofts and Bridgeport Condominiums have opened within the past nine years and development is proceeding in a methodical fashion with at least twelve acres remaining. Current projects include:
 - Park Place Condominiums (922 NW 11th Avenue) – Park Place is a 135-unit, \$47 million residential project with townhomes, lofts and traditional flats. Carrier Johnson is the architect; Hoffman Construction is the contractor. Construction began in summer, 2002 and is expected to be complete in 2004.
 - Park XIII (NW 9th and 10th Avenues, Marshall and Northrup Streets) – Park XIII will feature 139 market rate apartments in a \$22.7 million project. Construction began in November 2002 with completion 2004.
 - The Pinnacle (NW 9th and 10th Avenues, Northrup and Overton Streets) – Working with Akrom Moisan Associated Architects, Hoyt Street Properties developing an “L” shaped mixed use structure with one 15-story wing and one 8-story wing, and a one-story retail pavilion at the courtyard level. The project will have 176 residential condominiums, 5 live-work spaces, 7 terrace condominiums and 4 penthouse condominiums. Parking will be underground with 205 spaces on two levels.

- The Lexis (1125 NW 9th Avenue) -- The Lexis is a six-story mixed use project with ground floor retail and 139 rental units ranging in size from 500 to 1,450 feet. Project is scheduled to open March, 2004.
2. The Edge Condominiums (805 NW 14th Avenue) – John Carroll, working with GBD and Holst Architects, is developing 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 sf of retail on the first two floors for an REI flagship store. The companion building overlooking I-405 will be a 4-story ramp parking garage. The entire project entails 340,000 sf. The project should be completed spring, 2004.
 3. The Avenue (1438 NW Irving Street) – Developer Robert Ball is working with SERA Architects to redevelop the historic 280,000 sf Meier & Frank warehouse on a 60,000 sf parcel into 166 condominiums. Construction began in 2003 and the project is scheduled for completion in 2004.
 4. The Elizabeth (315 NW 9th Avenue) – Carroll Development, working with Ankrom Moisan Associated Architects, is developing a ¾ block, 16-story mixed use building with ground floor retail, two floors of parking (plus an additional underground parking level) and 13-stories containing 182 condominium units. The project is scheduled to be complete in 2005.
 5. 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 developing the \$250 million Brewery Blocks project that will include approximately 220,000 sf of urban retail, 400,000 sf of office space, and 1,200 spaces of underground parking. Block 1, incorporating details from the 1929 Smith Chevrolet building was completed in 2002 and houses Whole Foods and Portland Energy Solutions; it contains 40,000 sf of retail and 78,000 sf of office. Block 2 contains the Brew House and a 10-story office building with ground floor retail, was completed in 2003. Block 3 contains the Henry, a 15-story, 123-unit condominium building with 14,000 sf of ground floor retail and 159 parking stalls. Adjacent is the 1891 Armory, to be adapted as a theater for Portland Center Stage. 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 with a 16-story mixed used tower atop with 246 units, including 12 townhouses, and ground floor retail.
 6. 10th @ Hoyt (911 NW Hoyt Street) – Trammell Crow Residential Development is building a full block 6-story 178-unit apartment building with ground floor retail and underground parking. Project completion is scheduled for completion in March 2004. Pacific Northwest is the contractor. Ankrom Moisan is the architect.
 7. Burlington Tower (900 NW Lovejoy) – Developer Pat Prendergast is developing a 10-story 163-unit market-rate apartment building with ground floor retail and below grade parking. Hoffman is the contractor. Ankrom Moisan is the architect. The project broke ground in early 2003 and will be completed Spring, 2005.
 8. Station Place (9th Avenue and Lovejoy) - REACH is working with Robert Leeb Architecture to develop a phased mixed use project in a three-block area north of

Lovejoy on the former Portland Mounted Police Horse Barn site. Current work includes a 14-story tower 176 affordable housing units (ranging in size from 400 to 850sf), 26,000 sf of retail and a 5-story parking garage. The project is scheduled for a 2005 completion.

9. Danmoore Hotel Replacement (8 NW 8th Avenue) – St. Franmoore Joint Venture (a cooperative project of Central City Concern and Downtown Community Housing) is building a \$14.5 million, 12-story, 77,700 sf brick-clad building will include a drug and alcohol free environment with alternative medical clinic, community facilities, 120 SRO units and 60 affordable studio units. Community facilities will include meeting rooms, recreation, offices, laundry, community kitchens, and dining area. SERA is the architect; Walsh Construction Company is the contractor. The intent is to meet LEED green building standard. The project is expected to be completed in 2004.
10. Telegram Building (1101 SW Washington Street) – Venerable Properties is working with the property owner and Waterleaf Architecture to upgrade this National Register 15,887 sf building as office with underground parking and a ground floor restaurant. Plans also call for a rooftop addition. The project is scheduled to be completed in 2004.
11. Hotel Alder (521-33 SW Alder Street) - Brian McCarl & Associates is working with SERA Architects to redevelop the Jack London Hotel into modern affordable housing. The four-story, quarter-block building will retain ground floor commercial. The upper three floors will be transformed from 116 hotel rooms into 99 SRO units. Construction is expected to begin in early 2004 and be completed within the year.
12. The Galleria (921 SW Morrison Street) - The Historic Galleria was the home of the first full block 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. Construction is scheduled to be completed spring, 2004.
13. Broadway Housing (1984 SW Broadway) – PSU is working with Gerding Edlen Development and OTAK Architecture to develop a ¾ block site into a 10-story mixed-use site with ground floor retail, 21,135 sf of classroom space on the second floor and 384 student-housing units, each averaging 350 sf, on floors 3-10. The project is expected to get a LEED silver rating. The project completion date is fall, 2004.
14. Helen Gordon Child Development Center Expansion (1609 SW 12th Avenue). PSU is working with GBD as architects to double the size of this 17,000 sf Child Development Center built in 1928 and listed on the National Register. It will include a covered gym area. Excavation has begun; construction completion is scheduled for the end of 2004.
15. OHSU (Marquam Hill) – OHSU has broken ground on a 260,000 sf biomedical research facility located in the northwest quadrant of the campus. Projected for a 2005 completion, 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, is also building a 320,000 sf patient care

center, with an adjacent 170,000 sf parking structure with 450 spaces, both projected to be finished in 2005. Together, these projects represent \$321 million in construction.

Under Construction - Eastside

16. Architectural Heritage Center (701 SE Grand Avenue) – The Bosco Milligan Foundation is working with architect William Hawkins to rehabilitate the 1883 West's Block Building for education and exhibit functions. The \$2.3 million renovation will allow the organization to expand programming and display its collection of historical architectural artifacts, one of the largest collections in the country.
17. Lloyd Apartments (1239 NE Martin Luther King, Jr. Boulevard) – Trammell Crow Residential, working with Robert Leeb Architects, is developing a full-block residential development on the former Lyons Restaurant site. The project calls for a 6-story mixed-use building with 15,000 sf of ground floor retail, 185 residential units, and 218 ground and below grade parking spaces. Construction should be completed in 2004.
18. Lloyd Center/Holladay Market -- With Waterleaf Architects, Lloyd Center is redeveloping the former Holladay Market building for new tenants as a gateway link to NE Broadway, connecting with the recently redeveloped Safeway store. The gateway is intended to unify the three portions of the Lloyd Center and create a stronger pedestrian environment. Major tenants include Bank of America and Newport Bay restaurant.
19. 1620 Broadway (1620 NE Broadway) -- The Aiyanan Group is working with Swinerton Builders to redevelop the former Farrell's Ice Cream site into a 225,000 sf, \$36 million mixed-use project with a 30,000 sf Zupan's Market and five levels of condominiums. The project is expected to be completed in 2005.

On the Drawing Board - Westside

20. Yards at Union Station - Phase 3 (NW Naito and Glisan Street) – Designed collaboratively by ZGF Architects and OTAK, the Yards is a four-phase, \$55 million project of 550 units developed by GSL with help from PDC. Phase 1 was completed in 1998, a \$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 will be 35 market rate units. A ten-month project, construction is expected to begin in Spring, 2004 with completion in early 2005.
21. Block 14 (Northrup and Overton Streets/12th and 13th 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 sf of retail space.
22. Pioneer Courthouse (520 SW Morrison Street) – The General Services Administration, working with SERA Architects, will renovate the 1875 Courthouse Building, the second oldest federal building in the Pacific Northwest. The project includes seismic upgrades, renovation of interior spaces, exterior stone rehabilitation and mechanical system upgrades. Construction is projected for 2004.

23. Portland Art Museum North Wing (1119 SW Park Avenue) – The Art Museum is proposing to renovate the 1924 former Masonic Temple to better integrate the facility into the larger museum campus. Working with Ann Beha Architects and SERA Architects, the renovation will add 27,000 sf 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. Construction is projected for 2004. 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.
24. Museum Place (SW 10th and 11th Avenues; Main and Columbia Streets) – Sockeye Development LLC and a team of key players are developing the three-block area, located west of the Portland Art Museum as a mixed-use catalytic anchor. The \$50 million proposal has four components: Museum Place South (1030 SW Jefferson; completed in 2003) offers a 47,000 sf Safeway store under a complex of 128 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, a 7-story, 132-unit affordable housing building with ground floor retail. GBD was the architect. YWCA Downtown Center (1111 SW 10th Avenue; completed in 2002) renovated their Downtown Center built in 1958, offering a bigger, updated health and fitness center and swimming pool. Elliot Tower: The final piece is to be constructed on the site of the current Safeway store. Ankrom Moisan Associated Architects has designed a 332,580 sf, \$31.6 million, 19-story building. It includes 224 condominiums, 10,532 sf 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. Construction is expected to begin in 2004.
25. Riverplace Condominiums and Hotel - The Portland Development Commission has chosen Riverplace Partners to develop a \$53 million 470,000 sf mixed use project on this 2.5 acre site. Led by Homer Williams, Riverplace Partners will develop three companion buildings. Two buildings will house 170 condominiums; the first is 11 stories at the Southwest corner of the site and the second will have 8 stories and be located just to the north. Both buildings are to be built over an underground parking garage. A hotel on the eastern third of the site is to be 4 stories with 100 rooms. The architect is Ankrom Moisan Associated Architects. Work is scheduled to begin in 2004, with the condominiums completed in 2005, and the hotel in 2006.

On The Drawing Board – Eastside

26. Block 76 (E. Burnside and 3rd Avenue) - PDC is in predevelopment on a mixed use project with ground floor commercial and upper floor residential on the former site of Baloney Joe’s. The site is scheduled to be cleared summer, 2004 with construction targeted to begin in the fall.
27. Wentworth Subaru (E. Burnside and Grand) - Wentworth Subaru is planning a \$4 million full block development with a 20,000 square foot two-story building. Construction is anticipated in the spring, 2004.

28. Station L (1841 SE Water Street) - The Oregon Museum of Science and Industry is exploring expansion of its museum facility by incorporating the adjacent former PGE Station L site.

Under Discussion - Westside

29. Terminal 1 (NW Naito Parkway north of the Fremont Bridge) – The Port of Portland is under contract with Riverscape LLC for this 15.59-acre parcel. Present plans focus on 113 high-end townhouses, with a 50’ greenway along the river. GGLO of Seattle is responsible for the design. Currently, the site is being cleared with the existing buildings being deconstructed. Subsequently, the site will need to be cleaned of environmental contaminants. Construction is anticipated to begin in 2004.
30. One Waterfront Place (1201 NW Naito Parkway) - Just north of the Broadway Bridge, this 12-story \$52 million project will provide 235,000 sf of office space with a 700-space parking garage that will be located under the Broadway Bridge. Jim Winkler and Bob Naito are the developers. BOORA is the architect.
31. 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 Old Town Smart Park Garage. PDC is proposing to redevelop the site with housing and ground floor retail.
32. Import Plaza Block (60 NW Davis Street) -- The City of Portland is exploring acquisition of this full block parcel for the \$22 million relocation of Fire Station No. 1 which serves the downtown core and bureau administrative offices. The block presently contains Oregon Mountain Community, historic Globe Hotel and a half-block of surface parking. The proposed project is considering housing and ground floor retail.
33. Safeway (Lovejoy between 12th and 14th Avenue) - EB Partners and Westbilt announced plans for a \$40 million mixed use project anchored by a 40,000 sf Safeway. The project will feature two five story apartment buildings totaling 338 units, 60,000 sf of ground floor retail and 500 underground parking spaces. Groundbreaking is planned for 2004 with completion in 2006.
34. 511 Building (511 NW Broadway) - The federal government is exploring public-private development opportunities for this 1913, un-reinforced masonry building. It is one of three buildings under consideration for a public market. 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.
35. Union Gospel LifeChange Center (7-9 NW 3rd Avenue) – Union Gospel Ministries has demolished the fire-damaged building in anticipation of a new five-story \$3.6 million facility to provide a safe environment for up to 70 persons and continue The Center’s outreach services. SERA is the architect. Union Gospel Ministries is currently raising funds for the project.
36. Police Block (north of 209 SW Pine Street) – The Portland Development Commission has acquired this quarter-block parcel and issued an RFP to develop a high-rise project

with a potential of up to 200 units over ground floor retail and parking. This project is anticipated to have a wide range of units including low-income and market-rate units. .

37. Third Avenue Parking Garage (Third Avenue between Stark and Washington Streets) – Downtown Developers, working with GBD Architects, is proposing a 530-car parking garage, 10-12 stories tall with 8,000 sf of ground floor retail on a 20,000 sf parcel.
38. 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.
39. Transit Mall -- In 1977, the City of Portland closed off most of Fifth and Sixth 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 exploring redevelopment of the Transit Mall, including north-south light rail connections, full-length auto access and selected parking.
40. Meier & Frank (621 SW 5th Avenue) – Portland Development Commission is working with Meier & Frank’s parent company The May Company, to explore redevelopment options on this nearly 700,000 sf building. All concepts include retention of the anchor downtown store on floors 1-5 and focus on reuse of floors 6 through 16 for housing, hotel or office sites. Renovation costs are projected at \$63 million, including a \$22 million seismic upgrade; a particular challenge is the need to renovate the building while Meier & Frank continues to operate.
41. Park Block 5: Park Avenue Plaza (800 SW Park Avenue) – Tom Moyer donated \$5 million to the City to purchase this parcel. The City plans to redevelop it as a public plaza/park. The discussion has been expanded to encompass a broad-ranging discussion of proposals for the entire span of Midtown Blocks, for both commercial and potential park usage.
42. First Presbyterian Church (1201 SW Morrison Street) – The Church is proposing to replace the 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. The Church will time demolition of the Danmoore with completion of replacement housing on the North Park Blocks.
43. SW 3rd Avenue & Taylor Street - PDC is exploring opportunities to develop a mixed use project on this quarter-block site with ground floor retail and above ground workforce housing. The target FAR (Floor Area Ratio) is 12:1.

44. 100 Columbia (100 Columbia Street) - Louis Dreyfus Property Group plans a 15-story, 315,000 sf office tower directly east of the KOIN Center Building. It will have four levels of underground parking with 340 spaces, ground floor retail, service space, and 14 floors of Class A office space. The northern 50 feet of the site will be developed into a public plaza. Architect is GBD Architects.
45. SW Salmon Mixed Use Development (934 SW Salmon) – Tenth & Salmon Street LLC working with Campbell Planning and BML Architects, has proposed a 21-story mixed use project on the quarter-block west of the Roosevelt Condominiums. The project would have 5,973 sf of ground floor retail, 104 residential units and four floors of underground parking. The residential units will be condominiums and a mix of studios, one-bedrooms, two-bedrooms and live-work units.
46. First Unitarian Church (1011 SW 12th Avenue) - The First Unitarian Church has hired architects Thomas Hacker & Associates to design a \$20 million expansion on a full-block parcel bounded by SW 12th and 13th Avenues, and Salmon and Taylor Streets. The structure will keep the existing historic sanctuary, and add a new two-story main sanctuary in the middle.
47. 1005 Main Street (1005 Main Street) -- Waterleaf Architects is exploring a half-block 13-story mixed use project with ground floor retail, 7-levels of parking, 5 levels of housing and 1.5 basement levels of parking.
48. Benson Towers (1500 SW 11th Avenue) – Octagon Development, working with architects MCA of Portland and Hancock, Bruckner Eng + Wright of Vancouver, is proposing a 25-story, 168-unit condominium building with ground floor retail and four floors of underground parking on a 13,000 sf parcel.
49. NW Center for Engineering, Science and Technology (south of 1900 SW 4th Avenue) – PSU is working with ZGF Architects to build a new 5-story, 138,000 sf building above the existing below grade parking. The building will house the engineering and computer science schools. Construction is anticipated to begin in the Spring, 2004, with a completion date of Fall, 2005.
50. Montgomery Blocks - PSU is working with PDC to explore development options for the area southeast of the existing campus between 4th and 6th Avenues along Montgomery Street. Three blocks have been identified as development opportunities: Block 161 is proposed to be a \$44 million 9-story building with offices, retail, academic space and above grade parking. Block 153 offers a \$51 million 14-story “L” shaped tower with ground level retail, condominiums and two levels of below grade parking. Block 152 is recommended as a \$31 million 11-story “L” shaped building with ground floor retail, office space and rental housing above.
51. Butler Block (1715 SW Salmon Street) -- BOORA Architects is working with M. David Paul Development in exploring a 12-story, mixed use quarter-block project. The building will have ground floor retail, two-floors of above grade parking and 180 residential units.

Under Discussion – Eastside

52. Lloyd Crossing/Ashforth Pacific - PDC is working with Kaiser Permanente and Ashforth Pacific, the primary property owners, to develop a conceptual master plan for the public-private development of the 30 block area surrounding 7th Avenue and Holladay Street. Ashforth Pacific, which developed the Liberty Centre, is planning a four block urban village with residential, retail and office.
53. Rose Quarter/Memorial Coliseum - Oregon Arena Corp. is evaluating development options for the 37-acre Rose Quarter, which includes Memorial Coliseum, Red Lion Hotel site, office buildings and parking garages. The company hired Schnitzer Development Corp. to outline options for the parcel. The study builds on a 1995 study that targeted the Rose Quarter as a neighborhood district with a mix of residential, retail and office uses. Major issues to be determined are the future of the Memorial Coliseum and the potential siting of a major league baseball stadium. At the same time, redevelopment options for the underused Coliseum are being explored, including a public sports center.
54. Headquarters Hotel -- PDC has issued an RFP for a headquarters hotel in support of the expanded convention center. The project is targeted to produce 800 rooms at a cost of \$130 million plus, and be located between the Convention Center, Rose Garden and Lloyd District.

Completed Since 1999 – Westside

55. Lutz Tire Building (1631 NW Thurman Street; completed 1999) – Bridgetown Development, with Soderstrom Architects transformed this historic warehouse to a 67,306 sf office building.
56. Centennial Mills (1100 NW Naito Parkway; completed 2001) – The City has completed Phase I of the Centennial Mills \$2.2 million renovation, creating the new police mounted patrol offices and horse barn. Subsequent phases will remove dilapidated sections of the old mill property and adaptively use others to the benefit of public access to this waterfront site.
57. Food Innovation Center (1207 NW Naito Parkway; completed 1999.) - The \$8.5 million Food Innovation Center, funded by Oregon State University, has 45,000 sf of laboratories, offices, and meeting rooms.
58. 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.
59. 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 sf wood frame building for the Housing Authority of Portland. It contains 181 affordable units plus 6,500 sf of retail.

60. 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 sf 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 is Holst Architecture; Heritage Consulting Group is the developer. The project received a LEED gold certification.
61. 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 2824sf. In the center, the heavy timber construction has been skewed 45 degrees to create a 4,500 sf interior atrium. The \$22.6 million project includes ground floor retail and parking. Architect was Ankrom Moisan Associated Architects.
62. Porter Glisan Building (1211 NW Glisan; completed 2002) - Venerable Properties worked with Emerick Architecture and R&H Construction on a \$2.2 million to transform this quarter-block, 20,000 sf two-story former tire warehouse into a restaurant with offices above.
63. 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 sf mixed-use project. The project includes 20,000 sf of ground-floor retail, 200-plus parking spaces, 28,000 sf for offices, 145,000 sf for live/work space on floors two to four, and 145 living units on floors five to twelve.
64. Powell's Books (24-34 NW 11th Avenue; completed 1999) – Michael Powell, working with architect Ernest R. Munch, added a quarter-block 4-story addition, expanding his store by 40,000sf. Immediately to the east (40 NW 10th Avenue), Powell also built a 2-story distribution building.
65. Wieden + Kennedy (1227 NW Davis Street; completed 1999) - Gerding/Edlen Development with Allied Works as architect redeveloped this historic building into a \$38 million headquarters for advertisers Wieden + Kennedy. The full block, six-story building has an interior three-story atrium for a theater with bleacher-style benches. It includes ground floor retail and houses PICA. In conjunction, the historic Pacific Coast Biscuit Company Building to the east has been renovated for use as a 250-car garage.
66. 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..
67. 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 3,000sf of ground-floor retail.
68. North Park Lofts (733 NW Everett Street; completed 1999) - Enterprise Development hired Sienna Architect Company to redevelop the 1908 Artisan Center. The \$8 million

project added four floors to the existing six and offers 67 condominiums above ground floor retail.

69. 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 constructed in China, and then reassembled here by Chinese artisans. The garden serves as a centerpiece for the Old Town/Chinatown neighborhood.
70. 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 sf, \$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 sf of ground floor retail space.
71. 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. Walsh is the general contractor.
72. Creative Services Center (234 NW 5th Avenue; completed 2001) – PDC renovated the 70,000 sf Kalberer Building (1908) Using federal historic preservation tax credits, the \$7.2 million project serves as PDC's offices. The architect is SERA Architects, and developers are the team of Venerable Properties/Kalberer Co.
73. Fifth Avenue Commons (310 NW 5th Avenue; completed 1999) - Brian McCarl & Co. developed the ¼-block site into a \$6.3 million, six-story affordable housing project with 70 residential units with parking and ground floor retail. GGLO of Seattle was the architect.
74. Fifth Avenue Court (221 NW 5th Avenue; completed 1999) – GBD designed this \$6.3 million, six-story mixed use project on a ¾ block parcel for the Kalberer Co. It has 96 residential units (50% affordable) on three levels, two levels of parking (140 spaces), and ground floor retail.
75. 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. The Star Theater, built in 1911 as the “Nickel Theater,” was the first moving picture theater in Portland.
76. Macdonald Center (615-21 NW Couch Street; completed 1999) – This 4-story \$6 million senior housing project offers 54 assisted living apartments with ground floor offices and common facilities. SERA was the architect.
77. Port of Portland Building (121 NW Everett Street; completed 1999) – Designed by ZGF, the Port of Portland \$19.5 million 7-story headquarters building has 103,000 sf of office space, two stories of parking (152 spaces), and 54 surface parking spaces.

78. 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.
79. Balfour-Guthrie Building (731-33 SW Oak Street; completed 2002) – Thomas Hacker & Associates fully redeveloped this 2-story, 18,000 sf concrete and stone building, built in 1913, for office use for \$1.2 million.
80. Portland City Center Marriott Hotel and Retail Complex (520 SW Broadway; completed 1999) - Ralph Schlesinger Development Company built the \$35 million ¾ block structure which includes the twenty-story, 249-room Portland City Center Marriott Hotel, 460-car parking garage and 45,000 sf of retail.
81. Westin Hotel (750 SW Alder Street; completed 1999) - Partners Gordon Sondland and Joseph Angel worked with architects Fletcher Farr Ayotte to develop a \$20 million, 20-story, 205-room Westin Hotel with destination restaurant.
82. St. James (412 SW 4th Avenue; completed 2001) -- This previously vacant three-story, 13,500 sf 19th century building has been rehabilitated into two ground floor retail spaces with 10 market rate apartments above.
83. ODS Tower (601 SW 2nd Ave; completed 1999) - Wright Runstad & Co., with ZGF as architect, developed the \$34 million, 24-story, full-block office building for ODS Health Plans. The anchor tenant occupies 158,000 of the building’s 360,000 sf while law firm Lane Powell Spears Lubersky occupies three-floors. The project includes 33,369 sf of retail.
84. 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.
85. Pioneer Place II (SW 3rd Avenue & Morrison Street; completed 2000) - The Rouse Company developed the fourth and final block of Pioneer Place as a \$41 million retail/entertainment complex with 120,000 sf of retail and 30,000sf of entertainment. Major tenants include Saks Fifth Avenue Men’s Store, Todai Japanese Restaurant, Regal Cinema and a tenant mix 75% of which are new to Portland. Pioneer Place’s first three blocks, completed in 1990, include a 155,000 sf retail pavilion, 60,000 sf for Saks Fifth Avenue, 284,000 sf of office and 630 parking spaces.
86. Fox Tower (805 SW Broadway; completed 2000) - TMT Development’s 28-story office tower on a full block parcel features 438,500 sf of office space, underground parking for 462 cars and two floors with 63,000 sf of retail. The architect was Thompson Vaivoda & Associates.
87. 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 sf of retail space. The

Tower and the Portland Hilton together will create a 771-room convention-class facility. Mark-Taylor LLP owns the garage and retail space and Hilton Hotels Corporation the hotel.

88. Paramount Hotel (808 SW Taylor Street; completed 1999) - WestCoast Hotels built the \$14 million 15-story, 154-room business class hotel on a half-block parcel.
89. Roosevelt Plaza Apartments (1005 SW Park; completed 2001) - Paul Brenneke, developer, reconfigured the existing apartment building into condominiums.
90. 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 sf of ground floor retail. The project was the first home ownership opportunity in the West End.
91. 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.
92. Mosaic Project (1400 SW 11th Avenue; completed 2003) – This \$4 million, eight-story, 37,000 sf prototype 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 a glass curtain wall system with floor-to-ceiling windows, second floor and penthouse roof gardens and built-in amenities to maximize space. Mosaic Properties of Vancouver, British Columbia, is the developer.
93. 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.
94. 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-bedroom, and 5 2-bedroom.
95. The Hamilton West (1212 SW Clay Street; completed 1999) - The Portland Development Commission and the Housing Authority of Portland developed a nine-story concrete and steel-frame structure on a quarter-block parcel to hold 147 units with 4,200 sf of ground floor retail.
96. Outside In (1132 SW 13th Avenue; completed 2001) – With Clark/Kjos Architects, Outside In developed a new four-story 30,000 sf 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.
97. City of Portland Planning & Permit Center (1900 SW 4th Avenue; completed 1999) Gerding/Edlen, with Yost Grube Hall as architect, developed the \$28.7 million seven-

story building co-owned by The State Board of Higher Education and the City. The structure has 380,000 sf of which 110,000-135,000 sf comprises a unified City Development Center with City Development Permit Center.

98. Stephen E. Epler Hall (1809 SW 11th Avenue; completed 2003) – On a 20,000 sf lot, PSU, working with Mithun Architects & Planners, built the 6-story wood frame 130-unit single room residences with amenities such as lobby, leasing offices and recreational space.
99. PSU Native American Student and Community Center (SW Jackson, Broadway and Park Avenues; completed 2003) – PSU constructed a \$4.5 million, 11,000 sf activity and learning center. The architect is StastnyBrun.
100. 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 sf 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 sf of retail space. Design was by Thomas Hacker & Associates.
101. 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.
102. The Village at Lovejoy Fountain (245 SW Lincoln Street; completed 1999) - Oregon Pacific Investment Development Co. worked with Fletcher Farr Ayotte to develop this \$26.5 million, 5-story, 198 unit residential project. Of the 198 units, 40 are affordable.
103. 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.
104. 1234 Stark (1234 Stark Street; completed 2003) - With Lorraine Guthrie as the Architect, this 10,000 sf, two-story 1921 commercial building has been upgraded and renovated for ground floor retail use and upper floor office.

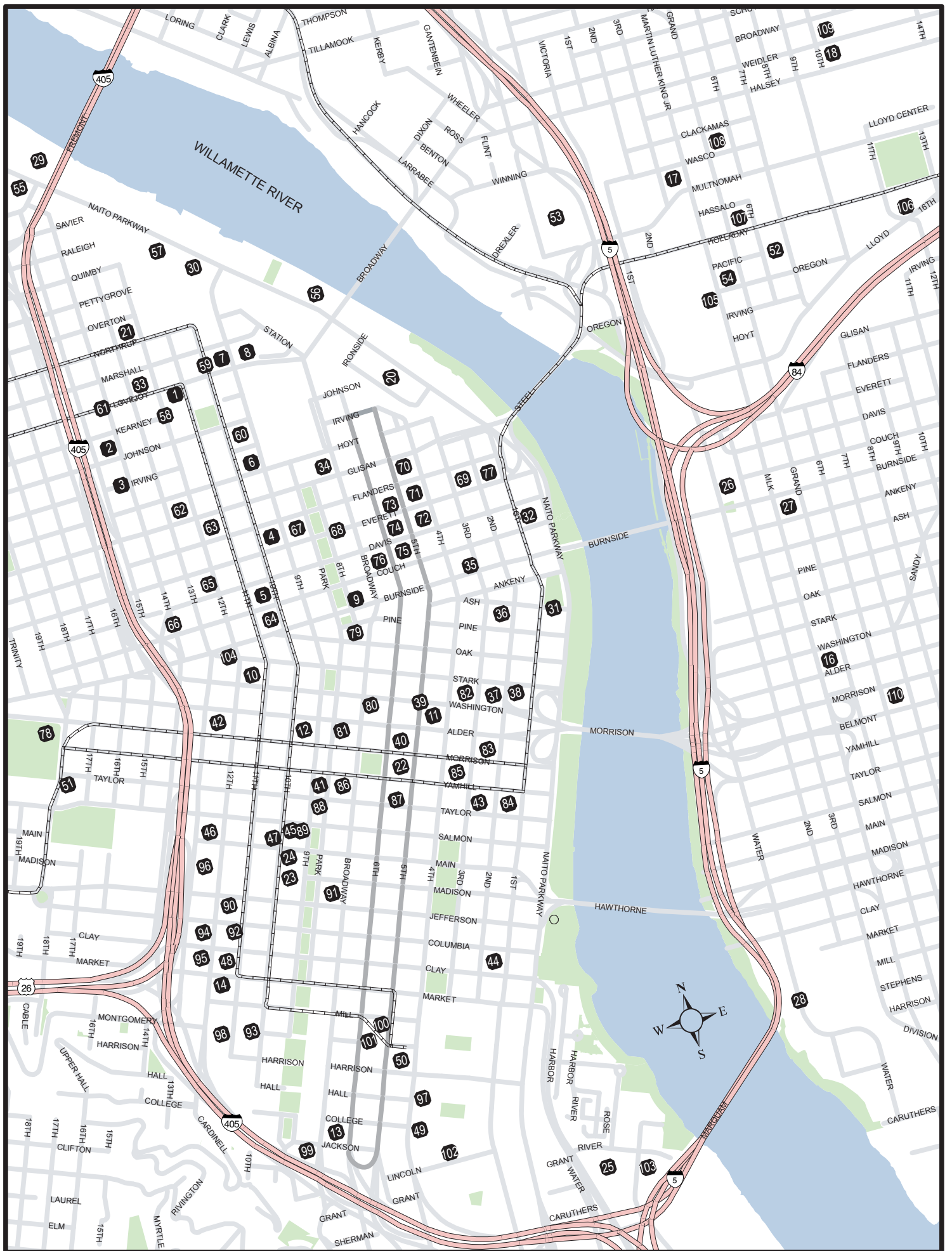
Completed Since 1999 -- Eastside

105. Oregon Convention Center Expansion (777 NE Martin Luther King Jr. Blvd; completed 2003): A \$98.5 million expansion increased the OCC's convention and trade show capacity by 60%. The expansion includes 350,000 sf 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. It includes a rain garden for storm water runoff. ZGF is the architect. Hoffman Construction is the contractor.

106. 1201 Lloyd Building (1201 NE Lloyd Boulevard; completed 2002) – Transworld and Insignia, working with ZGF Architects, developed this \$41 million, 222,777sf, 11-story office tower with adjacent 5-story parking structure.
107. The Cascadian (NE 6th Avenue & Holladay Street; completed 2002): The Cascadian is a two-phased full block project by Enterprise Development. The completed phase 1 is a half-block \$8 million, nine-story building with 59 condominiums ranging in size from 440 to 2036 sf, with ground floor parking and retail. Hoffman is the construction company and Sienna is the architect. Phase II, in the planning stage, is a half-block \$44 million 22-story tower to include 260 market-rate units with ground floor retail and parking.
108. Lloyd Center Courtyard by Marriott (435 NE Wasco Street; completed in 1999) - CSM Corporation of St. Paul, Minnesota, working with PacifiCorp, developed this \$13 million six-story, 202-room hotel at Martin Luther King Blvd.
109. Safeway (1100 NE Broadway, completed 1999) - Safeway replaced a 22,000 sf Lloyd Center store with a 35,000 sf store.
110. Oregon Ballet Theater (612 SE Morrison; completed 2000) - Holst Architects turned a 20,000 sf building on a full block into two studios, an office, a ticketing desk, and locker rooms. The \$3 million Phase I also included seismic upgrading and re-roofing.
111. 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.
112. 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.

=====

The information compiled here is deemed reliable, but is not guaranteed. If you have questions, please contact Scenna Shipley in the Business Development Department at the Portland Business Alliance: 503.224.8684.



Key - Development & Redevelopment Map

Under Construction - Westside

- 1 **Hoyt Street Properties**
9th & Hoyt
- 2 **The Edge Condominiums**
805 NW 14th Ave
- 3 **The Avenue**
1438 NW Irving St
- 4 **The Elizabeth**
315 NW 9th Ave
- 5 **Brewery Blocks**
NW 10th & Burnside
- 6 **10th @ Hoyt**
911 NW Hoyt
- 7 **Burlington Tower**
900 NW Lovejoy
- 8 **Station Place**
NW 9th & Lovejoy
- 9 **Danmoore Hotel Replacment**
8 NW 8th Ave
- 10 **Telegram Building**
1101 SW Washington
- 11 **Hotel Alder**
521 SW Alder St
- 12 **The Galleria**
921 SW Morrison St.
- 12 **Broadway Housing**
1984 SW Broadway
- 14 **Helen Gordon Child Development Center Expansion**
1609 SW 12th Ave
- 15 **OHSU**
(Marquam Hill)

Under Contruction - Eastside

- 16 **Architectural Heritage Center**
701 SE Grand Ave
- 17 **Lloyd Apartments**
1239 NE Martin Luther King, Jr. Boulevard
- 18 **Lloyd Center/Holladay Market**
NE Multnomah St & NE 9th Ave
- 19 **1620 Broadway**
1620 NE Broadway

On the Drawing Board - Westside

- 20 **Yards at Union Station**
NW Naito and Glisan
- 21 **Block 14**
NW 12th and Northrup
- 22 **Pioneer Courthouse**
520 SW Morrison St
- 23 **Portland Art Museum North Wing**
1119 SW Park
- 24 **Museum Place**
SW 10th & Main
- 25 **Riverplace Condominiums and Hotel**
River Drive and River Parkway

On The Drawing Board - Eastside

- 26 **Block 76**
E Burnside and SE 3rd Ave

- 27 **Wentworth Subaru**
E Burnside and SE Grand
- 28 **Station L**
1841 SE Water St

Under Discussion - Westside

- 29 **Terminal 1**
NW Naito and Fremont
- 30 **One Waterfront Place**
1201 NW Naito Parkway
- 31 **Fire Station No. 1**
55 SW Ash St
- 32 **Import Plaza**
60 NW Davis St
- 33 **Safeway**
NW Lovejoy & 12th Ave
- 34 **511 Building**
511 NW Broadway
- 35 **Union Gospel Life Change Center**
9 NW 3rd Ave
- 36 **Police Block**
209 SW Pine St
- 37 **Third Avenue Parking Garage**
SW 3rd & Stark
- 38 **Beim & James Block/Morrison Bridgehead**
408 SW 2nd Ave
- 39 **Transit Mall**
500 SW 5th Ave
- 40 **Meier & Frank**
621 SW 5th Ave
- 41 **Park Block 5: Park Avenue Plaza**
800 SW Park Ave
- 42 **First Presbyterian Church**
1201 SW Morrison St
- 43 **SW 3rd Avenue & Taylor Street**
SW 3rd Ave & Taylor St
- 44 **100 Columbia**
100 SW Columbia
- 45 **SW Salmon Mixed Use Development**
934 SW Salmon
- 46 **First Unitarian Church**
1011 SW 12th Ave
- 47 **1005 Main Street**
1005 SW Main St
- 48 **Benson Towers**
1500 SW 11th Ave
- 49 **NW Center for Engineering, Science and Technology**
1900 SW 4th Ave
- 50 **Montgomery Blocks**
Montgomery & 4th
- 51 **Butler Block**
1715 SW Salmon St

Under Discussion - Eastside

- 52 **Lloyd Crossing/Ashforth Pacific**
NE 7th Avenue and NE Holladay St
- 53 **Rose Quarter/Memorial Coliseum**
NE Wheeler & NE Interstate Ave
- 54 **Convention Center Hotel**
NE Wheeler & NE Interstate Ave

Completed Since 1999 - Westside

- 55 **Lutz Tire Building**
1100 NW Naito Parkway
- 56 **Centennial Mills**
1100 NW Naito Parkway
- 57 **Food Innovation Center**
1207 NW Naito Parkway
- 58 **RiverTec**
905 NW 12th Ave
- 59 **Lovejoy Station**
1040 NW 10th Ave
- 60 **Jean Vollum Natural Capital Center**
721 NW 9TH Ave
- 61 **Marshall Wells Lofts**
1420 NW Lovejoy
- 62 **Porter Glisan Building**
1211 NW Glisan
- 63 **Gregory Block**
1122 NW Glisan
- 64 **Powell's Books**
34 NW 11th Ave
- 65 **Wieden + Kennedy**
1227 NW Davis St
- 66 **ED Distributing/Moe's Piano**
140 NW 14th Ave
- 67 **Park Northwest**
321 NW Park
- 68 **North Park Lofts**
733 NW Everett Street
- 69 **Classical Chinese Garden**
NW 3rd Avenue and NW Everett St
- 70 **Old Town Lofts**
411 NW Flanders
- 71 **Pacific Tower**
33 NW 4th Ave
- 72 **Creative Services Center**
234 NW 5th Ave
- 73 **Fifth Avenue Commons**
310 NW 5th Ave
- 74 **Fifth Avenue Court**
221 NW 5th Ave
- 75 **Vlahahis Building/Star Theater**
13 NW 6th Ave
- 76 **Macdonald Center**
615 NW Couch St
- 77 **Port of Portland Building**
121 NW Everett
- 78 **PGE Park**
SW 18th & SW Morrison
- 79 **Balfour-Guthrie Building**
731 SW Oak
- 80 **City Center Marriott**
520 SW Broadway
- 81 **Westin Hotel**
750 SW Alder
- 82 **St James**
412 SW 4th Ave
- 83 **ODS Tower**
601 SW 2nd Ave
- 84 **Lindsay Building**
710 SW 2nd Ave

- 85 **Pioneer Place II**
SW 3rd & Morrison
- 86 **Fox Tower**
805 SW Broadway
- 87 **Hilton Executive Tower**
545 SW Taylor
- 88 **Paramount Hotel**
808 SW Taylor
- 89 **Roosevelt Plaza**
1005 SW Park
- 90 **Cornerstone Condominiums**
1130 SW Jefferson
- 91 **Oregon History Center**
1200 SW Park
- 92 **Mosaic Project**
1400 SW 11th Ave
- 93 **Benson House**
1803 SW Park
- 94 **Kafoury Commons**
1230 SW Columbia
- 95 **The Hamilton West**
1212 SW Clay St
- 96 **Outside In**
1132 SW 13th Ave
- 97 **Planning & Permit Center**
1900 SW 4th Ave
- 98 **Stephen E. Epler Hall**
1809 SW 11th Ave
- 99 **PSU Native American Student & Community Center**
SW Jackson & SW Broadway
- 100 **PSU Urban Center**
SW Mill & SW 5th Ave
- 101 **PSU Center Plaza**
SW Mill & SW 6th Ave
- 102 **Village at Lovejoy Fountain**
245 SW Lincoln St
- 103 **Residence Inn**
2115 SW River Parkway
- 104 **1234 Stark**
1234 SW Stark

Completed Since 1999 - Eastside

- 105 **OR Convention Center Expansion**
777 NE MLK
- 106 **1201 Lloyd Building**
1201 NE Lloyd
- 107 **The Cascadian**
NE 6th Ave & NE Holladay
- 108 **Lloyd Center Courtyard by Marriott**
435 NE Wasco
- 109 **Safeway**
1100 NE Broadway
- 110 **Oregon Ballet Theater**
612 SE Morrison