

# 2019

## Central City Development & Redevelopment PROJECTS



Clean & Safe



# Central City Development & Redevelopment Projects

*Prepared by Heritage Consulting Group*

## **PURPOSE**

This document is intended to provide a five-year window on real estate development in Portland's Central City. For the purposes of this document, the Central City includes the following sub-districts: Downtown, West End, University District, River District, South Waterfront, the Central Eastside, and Lloyd District. The subsequent pages begin with general comments followed by a summary of projects under construction, projects in design, projects in concept and projects completed in the last five years.

## **OVERVIEW**

Portland has historically been a very attractive second-tier real estate market. As the largest city between San Francisco and Seattle, Portland has a national and international reputation as a sustainable, vibrant, and trendy city with a legacy of aggressive growth management strategies and robust investments in alternative transportation. It is well recognized for its livability and continues to attract a highly-educated workforce. Economic leaders are focused on job creation in the growing sectors of clean tech, activewear, software, research and advanced manufacturing industries. Cumulatively, this has resulted in a marketplace that is largely stable and fueled by consistent in-migration. As in recent years, the real estate marketplace has been extraordinarily active in a large number of projects across all sectors in nearly every geographic area of the city and region. With high demand and less supply, particularly within the housing sector, these conditions have presented a challenge around affordability. Current projects are providing significant additional supply and may mitigate this challenge. The city continues to explore strategies to spur additional housing development. Despite cost pressures, Portland remains a preferred and affordable location for businesses and residents to call home.

The on-going success of the Portland market, and the specific success of the Pearl District and South Waterfront, have spurred public, private and institutional long-range planning on available vacant land. In total, there are approximately 65 acres under consideration for a handful of projects. As these visions come to fruition, they will likely alter local development dynamics. Seemingly the most near term is the 13-acre one-time regional postal center strategically located between the Pearl District, Downtown and Old Town. United States Postal Service (USPS) has begun the process of relocating. Planning at the complex is anticipated to move swiftly. At the south end, Oregon Health & Science University's (OHSU) South Waterfront campus continues to grow. Nearby is the largest available land track, the Zidell Yards parcel with 33 acres. Also nearby is RiverPlace, a 1980 development currently being reimagined for a modern Portland. Across the river is the 11-acre OMSI District, the largest east side tract of open land. With robust streetcar and light rail access, the OMSI district offers a potential outlet for the continued strength of the Central Eastside and conceptually the potential to bridge downtown Portland's commerce with what's happening on the South Waterfront.

## **GENERAL COMMENTS – MARKETS**

### **Office Development**

Portland has established itself as an attractive niche for creative and tech enterprises. The relatively lower cost of living and, compared to other major West Coast cities, relative housing affordability encourages firms to establish satellite and secondary offices. For this reason, the Portland office market continues to move positively as unemployment in the city remains low at 4.3%.

According to Colliers, citywide vacancy rates are 10% with the Central City at 13.2%. Rental rates in the Central City average \$32.40, with Class A rates at \$35.78 and Class C at \$26.52.

At the core, these rates reflect the fundamental stability of downtown Portland's finance, insurance and real estate sectors. The health of the market is reflected in the relatively quick absorption, with 1.5 million square feet of commercial office space recently completed and another 800,000 plus square feet of new commercial office space under construction. The competition is shown by the modernization of significant, but aging, Class A towers, such as the Wells Fargo Center and PacWest Center.

Major projects can be found in all sections of the Central City, but particularly in Downtown, South Waterfront and the Central Eastside.

### **Retail Development**

Portland has long been recognized as a strong retail market, and Downtown Portland is often used as an example of urban vitality built on an established mix of national and local independent retailers. With strong Central City employment, upscale residential housing, a growing tourism base and retail sales that have increased during the last five years, Downtown Portland has the pillars for continued long-term retail growth. According to Portland State University's Quarterly Real Estate Report, current retail vacancy is 4.4%, the lowest in a decade.

For this reason, both of Portland's Central City "shopping malls" – Pioneer Place in downtown and Lloyd Center on the east side – are undergoing major renovations. Nearly every major project in the Central City includes ground floor retail space. Of particular note, many smaller one-time industrial buildings along the periphery of downtown and in the Central Eastside are transitioning into new uses, many for craft food. This retail success supports the continued proliferation of less formal venues, including farmers markets, food carts and "pop-up" retailers. This success is due to the city's continued commitment to its *Downtown Retail Vision*, which offers a targeted series of design improvements, zoning changes and financial incentives.

### **Housing Development**

Portland has long led the nation in going "back to the city" with downtown residential development. Housing development in the 1990s largely concentrated on high-rise, high-

end condominium projects built on vacant land, mostly in the Pearl District and South Waterfront. These projects transformed the neighborhoods into national models of mixed-use, sustainable development. It also stimulated the growth of mid-rise projects at the perimeter of the Central City, both on the east and west sides, and more recently the development of Lloyd District as an office/residential community with its own unique character. According to the Portland State Real Estate Quarterly, present occupancy for long-term rental citywide is 95%.

Since 2011, roughly 5,800 new residential units have been built in the Central City, ranging from affordable and workforce, to luxury housing. Roughly 10% were designated as affordable or workforce housing. Another 3,200 residential units in 18 projects are under construction, with roughly 15% slated for affordable or workforce housing. Exclusive of the Broadway Corridor, Zidell Yards and OMSI District sites, the Central City may anticipate another 1,500 units in design development. These numbers are exclusive of projects on the perimeter of Central City, which is also seeing a huge growth in housing units. Notable development includes the Conway property development, projected 1,100 to 1,500 residential units, and Goose Hollow activity, such as the recently completed Mill Creek 140-unit Jefferson Flats at 2040 SW Jefferson and the Press Blocks, a proposed full block project with an office and residential building on the site of the former Oregonian printing plant that will have more than 300 units.

Despite an active residential marketplace, city leaders remain concerned about the development of affordable housing inventory. To that end, in 2017, the city embarked on an Inclusionary Housing Program. This program requires that residential development projects with 20 or more dwelling units in one building must include a certain number of units that are affordable. To comply, the city offers six different options. These range from paying a fee in lieu, building affordable units off-site, or including a percentage of units within the project that are targeted to meeting median family income (MFI) levels. For projects targeting 80% MFI, the percentage of affordable units is 15%; for projects that target 60% MFI, it is 10%. To date, this policy appears to have slowed permitting for new residential projects.

### **Hotel Development**

Portland-area tourism continues its long consistent growth pattern. According to Travel Portland, tourist spending in the Portland metropolitan area has grown by 47% since 2010, to \$5.3 billion in 2018. Hotel occupancy for the city was 76.5%, down 1.5% from 2015, and the citywide average daily rate grew to \$155.83, up 5.8%. For the Central City, the average daily rate grew by 68% from 2000, to \$180.32 with occupancy at 78.5%. Air travel continued to grow with a 37% increase of domestic passengers and 94% of international visitors from 2012. Tourism in the city created \$267 million in local and state taxes, increasing by 92% over 2010, while creating 36,360 jobs, up by 36% from 2010. What is most notable is that despite significant increases in hotel room inventory, 69% since 2000 to 9,109 rooms, and the popularity of options such as Airbnb, *occupancy remains constant and high, at the same time room rates continue to grow*. With these metrics, Portland ranks as one of the top 10 hotel markets in the United States.

In development terms, this strong marketplace has resulted in several notable projects in varying formats moving forward throughout the city. Approximately 2,000 rooms have been added to inventory in the last five years. There are seven hotel projects currently under construction in the Central City, which will add roughly 1,300 rooms to the city's inventory in the next two years. The largest is the Hyatt Regency Convention Hotel, which add roughly 600 rooms. Other particular initiatives include the Hyatt Centric and Moxy, both downtown.

#### UNDER CONSTRUCTION – WESTSIDE

1. Oro Portland (1470 NW Overton) - Vallaster Corl Architects is working with Pearl District Apartments, LLC to develop a seven-story, quarter-block apartment building with ground floor retail, 68 units and 28 parking spaces. Completion is anticipated for late 2018. ([www.liveatalliance.com](http://www.liveatalliance.com))
2. Modera Glisan (1400 NW Hoyt Street) – Mill Creek Residential Trust is working with SERA Architects on a 280-unit, 16-story, “L”-shaped apartment building that wraps around a historic fire house. The project has 206 underground parking spaces and long-term parking for 477 bicycles. Completion is planned for 2020. ([www.millcreekplaces.com/community/modera-glisan](http://www.millcreekplaces.com/community/modera-glisan))
3. The Rodney (1430 NW Glisan Street) – Holland Partner Group is working with architect Ankrom Moisan on a 16-story, 174-foot-tall, half-block residential project. The 290,000 square-foot tower will have 230 units with 6,500 square-feet of retail, and four floors of below-grade parking for 206 vehicles and 362 bicycles. Of the total units, 20% will be affordable.
4. Modera Davis (205 NW 10<sup>th</sup> Avenue) – SERA Architects is working with Mill Creek Residential on a 12-story apartment building with 150 units, 4,000 square-feet of retail and 94 parking spaces. The half-block site is at 10<sup>th</sup> Street between Davis and Everett Streets. Completion is planned for fall of 2019. ([www.millcreekplaces.com/community/modera-davis](http://www.millcreekplaces.com/community/modera-davis))
5. Harlow Building (722 NW Glisan) – Arciform is working with the property owner to transform this long-vacant, 1884 National Register property into a boutique hotel. The \$3 million project is using historic incentives. Completion is planned for 2019.
6. 230 Ash (108 SW 3<sup>rd</sup> Avenue) – As part of its Ankeny Blocks vision, Downtown Development Group is working with GBD Architecture on a 75-foot-tall, mixed-use project with 133 market-rate apartments, 8,640 square-feet of ground floor retail and 63 below-grade parking spaces at SW 3<sup>rd</sup> Avenue and Ash Street. Completion is planned for late 2019. ([www.theankenyblocks.com/](http://www.theankenyblocks.com/))
7. Hyatt Centric (619 SW 11<sup>th</sup> Avenue) – United Way sold the north half of its property between Alder and Morrison Streets for development as a Hyatt Centric hotel. SERA Architects has designed a 220-room, 15-story hotel on the quarter-block in partnership with Mortenson Development and Portland Hotel of Chicago. Completion is planned for fall of 2019. ([www.mortenson.com/portland/projects/hyatt-centric-portland](http://www.mortenson.com/portland/projects/hyatt-centric-portland))

8. 902-18 SW 3<sup>rd</sup> Avenue and 250 Taylor – Arthur Mutal and Ondar Development is working with Ankrom Moisan on a seven-eighths-block development on the block bounded by 2<sup>nd</sup> and 3<sup>rd</sup> Avenues, and Taylor and Salmon Streets. The first phase is a 20-story, 245 room hotel with a ground floor restaurant and rooftop bar. Along Taylor will be a 10-story, 181,295 square-foot office tower with ground floor retail and two levels of below-grade parking. Completion is anticipated for 2020.
9. The Moxy (539 SW 10<sup>th</sup> Avenue) – Graves Hospitality and L-63 LLC are working with DLR Architects on the development of a 12-story boutique lifestyle hotel with 175 guest rooms located on a 7,500 square-foot parcel at the northwest corner of 10<sup>th</sup> Avenue and Alder Street. Graves is based in Minneapolis and develops projects nationwide under a variety of brands. The project, on a parking lot that previously housed food carts, is planned to have ground floor space dedicated for this use. Completion is planned for 2020. ([www.dlrgroup.com/work/moxy-portland/](http://www.dlrgroup.com/work/moxy-portland/))
10. 10Y: 10<sup>th</sup> & Yamhill SmartPark (730 SW 10<sup>th</sup> Avenue) – The garage was identified in the 2009 Downtown Retail Strategy as a site that needed an improved retail environment. The project entails improving ground floor spaces, both interior and exterior, to provide a more vibrant retail environment and improve ADA access. Work includes new retail storefronts, retail configuration, and new elevators and stairwells. The project is a partnership between PBOT and Prosper Portland, which will manage the ground floor retail space, and prioritize the spaces to recruit diverse retail and restaurant entrepreneurs. The project is anticipated to be completed in fall of 2019. ([www.10thyamhillgaragerenovation.org/](http://www.10thyamhillgaragerenovation.org/))
11. Multnomah County Courthouse (1236 SW 1<sup>st</sup> Avenue) – Multnomah County is developing a courthouse facility on a full-block site bounded by 1<sup>st</sup> and 2<sup>nd</sup> Avenues, and Madison and Jefferson Streets. The southwest corner includes the Jefferson Substation, which is listed on the National Register and will be retained, rehabilitated and integrated into the project. The proposed building is 17-stories with 441,000 square-feet of courtrooms, associated offices and program space. At the northwest end will be a hardscaped plaza. The architect is SRG Partnership and the contractor is Hoffman Construction. Completion is planned for 2020. ([www.multco.us/central-courthouse](http://www.multco.us/central-courthouse))
12. The Portland Building (1120 SW 5th Avenue) – The City of Portland is planning a \$195 million upgrade to the Portland Building. Designed by Michael Graves in the post-modern style, the building suffers from deferred maintenance and failing infrastructure. Work involves installing a rainscreen system on the exterior, replacement of formed elements with aluminum panels, window replacement and interior upgrades. The architect is DLR Group and the contractor is Howard S. Wright. Work is anticipated to be completed by 2020. ([www.portlandoregon.gov/omf/66129](http://www.portlandoregon.gov/omf/66129))
13. Wells Fargo Center (1300 SW 5<sup>th</sup> Avenue) – The Wells Fargo Center is the tallest building in the state, built in 1972 for First National Bank. Greenwich-based Starwood Capital recently acquired both the tower and adjacent data processing building, which total 725,000 square feet. Working with SERA Architects and West of West Architecture, the property is undergoing a major modernization, and updating the most visible elements of the project that include the addition of a glass enclosure and a new public lobby on the east building. Completion is planned for 2020. ([www.wellsfargocenterportland.com/](http://www.wellsfargocenterportland.com/))

14. 140 SW Columbia – GBD Architecture is working with Texas developer Alamo Manhattan on a full-block project bounded by 1<sup>st</sup> and 2<sup>nd</sup> Avenues, and Clay and Columbia Streets. The project calls for a 200-foot-tall building with 20 floors. It includes 15,000 square-feet of ground floor retail and office, four floors of structured parking and 15 floors with 347 residential units.
15. Koz on 4<sup>th</sup> Avenue (2211 SW 4<sup>th</sup> Avenue) – KOZ Development is working with BPM-UP LLC on developing a six-story building with 108 units of micro-student housing on this triangular shaped, 9,500 square-foot surface level parking lot. Completion is planned for late 2019. ([www.kozdevelopment.com/projects.html](http://www.kozdevelopment.com/projects.html))
16. The Collective (325 SW Harrison Street) – Chicago-based Core Spaces LLC is working with the Downtown Development Group, Myhre Group and Hartshorne Plunkard Architecture of Chicago to develop a 15-story, mixed-use project with 417 apartments, a 32,000 square-foot grocery store, 5,000 square-feet of additional retail and 151 below-grade parking spots. Completion is planned for by the end of summer 2019. ([www.collectiveon4th.com](http://www.collectiveon4th.com))
17. Fourth & Montgomery Building (401 SW Harrison Street) – The city of Portland, Portland State University (PSU), Portland Community College and OHSU are working collaboratively on the development of a three-quarter block, \$100 million, seven-story, 174,000 square-foot office and academic building. The building will target professional health education complemented by city offices and ground floor retail space. SRG is the architect. Completion is planned for 2021.
18. Bridge Housing (2095 SW River Parkway) – Williams & Dame is working with San Francisco-based Bridge Housing, Prosper Portland, Hoffman Construction and Ankrom Moisan Architects on a two-building project that includes a 13-story structure with 203 affordable units and a six-story structure with 162 market-rate units on a 87,000 square foot parcel. The ground floor will have 13,000 square-feet of retail, intended for a grocery. There will also be 163 below-grade parking stalls with 39 at-grade for the grocery. Completion is planned for summer 2019. ([www.bridgehousing.com/properties/riverplace](http://www.bridgehousing.com/properties/riverplace))

## **UNDER CONSTRUCTION – EASTSIDE**

19. Hyatt Regency at the Convention Center (375 NE Holladay Street) – Developer Mortenson is working with ESG Architects and Ankrom Moissan, on a 14-story, \$224 million headquarters hotel with 600 rooms, plus conference space and parking. In total, the project will be approximately 450,000 square-feet. This is Hyatt's first full service hotel in the state. The site is north of the Convention Center on an irregularly shaped parcel bounded by Holladay/Multnomah/2<sup>nd</sup>/MLK. The project includes construction of an adjacent city-owned parking garage with 425 stalls. Prosper Portland is planning to add 118,000 square-feet of office space atop the garage. Completion is planned for early 2020. ([www.hyatt.com/en-US/hotel/oregon/hyatt-regency-portland-at-the-oregon-convention-center](http://www.hyatt.com/en-US/hotel/oregon/hyatt-regency-portland-at-the-oregon-convention-center))
20. KEX Hostel (100 NE Martin Luther King Jr. Blvd.) – Property owner KEX Iceland acquired the three-story, 1911 Vivian Apartments and is working with Portland-based Greenlight Development to create a high end “social hostel” under the direction of Iceland chef Olafur Agustsson. Hennebery Eddy is the architect working with Icelandic designer

Halfdan Pedersen. The project will add a rooftop deck and include a seismic upgrade. R&H is the contractor. Completion is planned for late 2019.

<https://www.kexportland.com/>

21. 5 MLK (5 SE Martin Luther King Jr. Blvd). – Gerding-Edlen is working with GBD Architects and Chicago’s GREC Architects to develop a full block, 17-story, mixed-use building. When completed, the building will have 220 residential units, 120,000 square-feet of office space and 15,000 square-feet of retail. Additionally, 158 vehicle and 344 bicycle parking spaces will be provided. The project is seeking LEED Gold Certification. Completion is planned for 2020. ([www.gerdingedlen.com/properties/single/c/p/name/5-mlk](http://www.gerdingedlen.com/properties/single/c/p/name/5-mlk))
22. District Office (525 SE Martin Luther King, Jr. Blvd). – Developers Beam and UD+P are partnering with architect Thomas Hacker & Associates on redeveloping this 17,000 square-foot parcel at the east end of the Burnside Bridge into a \$40 million, six-story mass timber office building with ground floor commercial and 65 underground parking spaces. The design allows for multi-tenant partitioning, generous 40-foot spans, substantial ceiling heights and double-height indoor/outdoor deck spaces. Andersen is the contractor. Completion is planned for 2020. ([www.udplp.com/district-office](http://www.udplp.com/district-office))
23. Tree Farm (850 SE 3<sup>rd</sup> Avenue) – Guerrilla Development has acquired this quarter block project and is working on a 43,000 square-foot, six-story office building with ground floor retail. Completion is planned for late 2019. ([www.guerrilladev.co/tree-farm](http://www.guerrilladev.co/tree-farm))
24. Chamberlain Hotel (509 SE Grand Avenue) – Beam Development and Urban Development + Partners have teamed with Works Progress Architecture on the redevelopment of this 1897, quarter-block, 45,000 square-foot building. Built as a hotel, for decades the building housed Shleifer Furniture. The developer plans to return the property to hotel use with 57 rooms. The project has secured historic tax credit approvals. ([www.beamdevelopment.com/hotel-chamberlain](http://www.beamdevelopment.com/hotel-chamberlain))
25. 550 SE Martin Luther King Jr. Blvd – In conjunction with the Chamberlain Hotel project, Beam Development is working with Works Project on a \$40 million, 14-story, half-block building with two levels of below-grade parking, hotel suites on floors two through four and apartments on floors five through 13.
26. Grand Belmont (514 SE Belmont Avenue) – Urban Asset Advisors is working with architect Ankrom Moisan on the development of a half-block, seven-story, mixed-use building in the East Portland Historic District. The project will have 121 residential units and 6,000 square-feet of ground floor retail. There will be parking for 14 cars. Completion is planned for fall of 2019. ([www.urbanassetadvisors.com/projects.html](http://www.urbanassetadvisors.com/projects.html))
27. 7 SE Stark Street Building (87 SE Stark Street) - Harsch Investment Properties is working with Works Progress Architecture on this 10-story, mixed-use building with four floors of office space with 70,000 square-feet over six levels of structured parking with 265 stalls. Hoffman is the contractor. Completion is planned for 2020. The property is part of a three-block, two-acre site Harsch acquired from Dealers Supply Co. in 2013. ([www.harsch.com/property/7-southeast-stark](http://www.harsch.com/property/7-southeast-stark))
28. 1010 NE Grand Avenue – Home Forward is working with LRS Architects and Lever Architecture on a 12-story, mixed-use building with 240 residential units, 7,500 square-

feet of retail and parking for 254 bicycles. The project will have five floors of market-rate units and three floors of affordable housing. Completion is planned for 2020.

29. Lloyd Center - First opened in 1960 as an air shopping mall, Lloyd Center was the largest mall in the Pacific Northwest and one of the largest in the country. The 1.3 million square-foot mall is undergoing a \$50 million update with Waterleaf Architecture partnering with HKS Architects. The goal is to redefine and reposition the facility for the 21<sup>st</sup> Century, featuring neighborhood amenities. Key components include a new entry, transformation of the southwest box where Nordstrom was located, interior renovation, and incorporation of Holladay Park into mall programming. Current plans include expanding the third floor of the former Sears store while demolishing the fourth floor. The mall is open during renovations. Phase one is complete. Phase two includes a new 16-theater cinema with full bar and luxury seating, a live music venue, and local dining options.  
[\(www.lloydcenter.com/renovation/\)](http://www.lloydcenter.com/renovation/)
30. Modera Buckman (909 SE 12<sup>th</sup> Ave) – Mill Creek Residential Trust is working with Leeb Architects on a seven-story, mixed-use development. The building will have 170 residential units and 6,600 square-feet of ground floor retail. In addition, 74 vehicle and 255 bicycle parking spaces will be provided. Completion is planned for fall of 2019.  
 [\(www.millcreekplaces.com/community/modera-buckman\)](http://www.millcreekplaces.com/community/modera-buckman)
31. 1120 SE Madison - Siteworks Design is working with the property owner to convert a former warehouse space into offices. A second floor and other improvements are planned.
32. Burnside Delta (1111 NE Sandy) - Urban Development Group is working with architect Vallaster Corl to develop a six-story structure on a surface parking lot on Burnside just east of 11<sup>th</sup> Avenue. The project will have 85 apartments with 2,500 square-feet of retail.
33. Block 45 (515 NE Holladay Street) – Home Forward is working with LRS Architects and Lever Architecture to develop a 12-story, mixed-use building. The structure will have a 217 affordable homes for people earning 60% or less of MFI, 23 homes for people earning 50% or less of MFI and 20 homes for people earning less than 30% MFI. The mix includes 88 studios, 109 one-bedroom units and 43 two-bedroom units, a combination of affordable and market-rate housing with ground floor retail. The development will also contain 126 bike parking spaces. Occupancy is planned for fall of 2019.  
 [\(www.homeforward.org/sites/default/files/NE%20Grand%20factsheet%20August2018.pdf\)](http://www.homeforward.org/sites/default/files/NE%20Grand%20factsheet%20August2018.pdf)

#### **ON THE DRAWING BOARD – WESTSIDE**

34. Pearl Self-Storage (NEC Savier & 14<sup>th</sup> Avenue) – MCA Architects is working with Hoyt Street Properties on the development of a five-story, 87,000 square-foot self-storage building with ground floor retail space. Construction is anticipated for 2019.
35. Pearl East (NE Corner of Glisan Street and 13<sup>th</sup> Avenue) – Mackenzie Design is working with the property owner on developing a six-story creative office building on this surface parking lot. Located in the 13<sup>th</sup> Avenue Historic District, the building will evoke the district's industrial design.

36. Fremont Place (1650 NW Naito Parkway) - TVA Architects is working with Lincoln Property Company to develop a 185-foot-tall building with 275 residential units and ground floor restaurant space. Additionally, 149 automobile parking spaces are planned with 481 bicycle spaces.
37. 1319 NW Johnson – Paul Properties is working with TVA Architects exploring a quarter-block development with a seven-story, mixed-use building that includes 58 residential units with ground floor commercial. ([www.paul.properties/projects-paul-properties/il2vgf9j72zp57jt9cfm26o4e2p34r](http://www.paul.properties/projects-paul-properties/il2vgf9j72zp57jt9cfm26o4e2p34r))
38. Fire Station (510 NW 3<sup>rd</sup> Avenue) – Prosper Portland is working with Lift Development to redevelop this 33,580 square-foot site at the corner of Glisan and 3<sup>rd</sup> Avenue, including redevelopment of a long-vacant, two-story, 6,700 square-foot, 1913 fire station that is a city landmark. Abbasi Design is the architect. The building is located in a liquefaction soil zone, which will require substantial seismic work to preserve the unreinforced masonry building. Construction is projected for late 2019. Anticipated use is creative office.
39. 815 W. Burnside - Lennar Multifamily Communities has purchased the southern half-block along Burnside between NW Park and 9<sup>th</sup> Avenues and is working with Ankrom Moisan Architects on a seven-story mixed use building. The building will have 147,504 square-feet with 138 housing units, 8,960 square-feet of ground floor commercial space, and 50 below-grade parking spaces. The project has been submitted for permitting.
40. Joyce Hotel (322 SW 11<sup>th</sup> Avenue) – The Portland Bureau of Housing acquired the Joyce Hotel for \$4.22 million and is embarking on a comprehensive upgrade of this previously privately owned 69-room SRO. Central City Concern will operate the facility under contract with the city. Rehabilitation will begin in fall of 2019 and will take approximately a year.
41. New Market Addition (50 SW 2<sup>nd</sup> Avenue) - SERA Architects is working with the property owner, San Francisco-based Swift Real Estate Partners, on four-story, mixed-use creative office building to be constructed on the parking lot north and adjacent to the New Market Theater.
42. Toyoko Inn (209 SW Oak Street) – Japanese hotelier Toyoko Hotels, the largest hospitality operator in Japan with 240 properties, is proposing a 19-story, 486-room economy hotel on this quarter-block vacant site that once housed the Portland City Jail. Hotel Architects DPC of Chicago is engaged in the building design. ([www.pdc.us/Libraries/Board\\_Reports/Report\\_16-03\\_pdf.sflb.ashx0](http://www.pdc.us/Libraries/Board_Reports/Report_16-03_pdf.sflb.ashx0))
43. Healy Building (731 SW Morrison Street) – This 1911, two-story building was modernized by Pietro Belluschi in 1945 and for many years was the home of Greve Jewelers. Long vacant, it has been acquired by Morrison Park Partners with a vision for adapting the building into modern retail use.
44. Morrison Bridgehead - Multnomah County proposed to sell four blocks at the west end of the Morrison Bridge for redevelopment and selected MMDC as the developer through a request for proposal process. Block 16 would likely be the first project, a 17-story office tower. Development is anticipated to take three years from the time of site control. ([www.mmdccompany.com/portfolio/morrison-bridgehead-project](http://www.mmdccompany.com/portfolio/morrison-bridgehead-project))

45. Block 216 – GBD Architects is working with BPM Real Estate Group on a full block 35-story mixed use project with 850,000 square feet. The project will include an eight-story podium. Uses include office, hotel and residential units with ground floor retail and four floors of below-grade parking. The site is currently a parking lot housing food carts; future development has a substantial ground floor space dedicated to a food hall concept.
46. 11 West (1102-16 SW Washington) – ZGF and Gerding Edlen are working with the property owner, West Alder LLC, on a half-block, 291-foot-tall, 485,000 square-foot, 24-story, mixed-use project. The proposal includes four floors of office, 222 market-rate residential units, 32,000 square-feet of retail space and 258 below-grade parking spaces.
47. Rothko Pavilion - Portland Art Museum (1219 SW Park Avenue) – As part of a \$75 million capital and endowment campaign, the Portland Art Museum is exploring the construction of a four-story, 10,000 square-foot, glass-walled pavilion to connect its current two buildings. Named for Portland native Mark Rothko, the pavilion will house major works by the artist on loan from the family. The pavilion will also allow the museum to reconfigure and improve existing gallery access. Groundbreaking is planned for 2019. The architect is Vinci Hamp of Chicago.
48. 1430 SW Park – Property owners are working with GBD Architects on a quarter-block, seven-story apartment building with ground floor retail and 73 units, including approximately 25 that will be affordable. Howard S. Wright is the contractor.
49. 1110 SW Clay – Housing NW is working with SERA Architects on a quarter-block block, 16-story, 259-unit student housing building with studios, one-bedroom and two-bedroom units.

#### **ON THE DRAWING BOARD – EASTSIDE**

50. 710 E Burnside – Polyphon Architecture and Design are proposing an 11-story, mixed-use building on this quarter-block surface parking.
51. Eastside Innovation Hub (808 SE Alder Street) – Summit Development Group is working with Hennebery Eddy Architects on a renovation and expansion of an existing building, adapting it from storage to a wet lab. The project includes new entries and storefronts, new windows and new canopies.

#### **UNDER DISCUSSION - WESTSIDE**

52. Centennial Mills (1362 NW Naito Parkway) – Prosper Portland acquired the Centennial Mills complex in 2000. A 4.45 acre parcel with river frontage, Centennial Mills is considered a premier development site in the Pearl District. Due to the failing condition of the structures, in 2015, Prosper Portland approved phase one that included selected demolition. ([www.prosperportland.us/portfolio-items/centennial-mills-project](http://www.prosperportland.us/portfolio-items/centennial-mills-project))
53. Holden on Pearl (13<sup>th</sup> Avenue and Quimby Street) – Property owner Hoyt Street Properties is working with Alliance Realty Partners and architects Ankrom Moisan on a 16-story, senior housing project that would include 241 residential units and group living units. The project would have 149 parking spaces.

54. Lovejoy Square (930 NW 14<sup>th</sup> Avenue) – This full-block property recently sold for \$20 million to Vancouver real estate developer Killian Pacific. Bounded by Lovejoy and Kearney Streets, and 13<sup>th</sup> and 14<sup>th</sup> Avenues, initial plans are to hold the one-story retail/restaurant property in anticipation of redevelopment.
55. Hyatt Place (350 NW 12<sup>th</sup> Avenue) – Mississippi-based Sunray Companies is exploring the development of a quarter-block, 23-story, 180,000 square-foot tower that includes 170 hotel rooms and 110 residential units. No on-site parking is proposed.
56. 416 NW 5<sup>th</sup> Avenue – Ankrom Moisan Architects is working with the property owner in exploring a 14-story, mixed-use building in the New Chinatown-Japantown Historic District. The project involves demolition of a contributing resource which will require City Council approval.
57. Broadway Corridor/US Post Office (715 NW Hoyt Street) – The U.S. Postal Service has transferred ownership of its 13 acre downtown distribution center and will vacate pending construction of its new facility near the airport. Prosper Portland has prepared a Broadway Corridor Framework Plan for the site and surrounding properties, which will help inform the development vision and potential of the area. Development is thought to yield four million square-feet of mixed-use development and the preferred concept is a high-density cluster around a two-block extension of the North Park Blocks. Denver's Continuum Partners, developers of Denver's Union Station, was chosen as master developer. ([www.broadwaycorridorpx.com/](http://www.broadwaycorridorpx.com/))
58. Goldsmith Block (Block 33) (NW 5th Avenue and Davis Street) – William Kavan Architecture is working with property owner Guardian Real Estate Services in exploring a full-block development that includes ground floor retail, residential dwellings and office space. City Council recently approved a height increase on the parcel to 160 feet.
59. PAE Living Building (SW 1st Avenue and Pine Street) – Engineering firm PAE is working with Gerding Edlen Development and ZGF Architecture on Portland's first Living Building Challenge certified project. The building will serve as PAE's headquarters. The proposed quarter-block structure is a five-story, 58,700 square-foot structure with ground floor retail and four stories of office. Walsh is anticipated to be the contractor.
60. Block 38 – Downtown Development Group is working with GBD is designing a 20-story, mixed-use, half-block structure with ground floor retail, office space on floors two through nine, and 182 living units on floors nine through 20. The project has four levels of below-grade parking. The parcel is adjacent the Governor Building on SW 2<sup>nd</sup> Avenue.
61. Modish Building (333 SW Park Avenue) – Multnomah County has recently acquired this building as a mental health and addition resource center. Previous efforts to update this largely vacant 1907 office building with new storefronts, ground floor commercial space and a rooftop addition have stalled.
62. 330 SW 10<sup>th</sup> Avenue – Works Progress Architecture is working with the property owner on a proposed 23-story, mixed-use tower along the streetcar line.

63. St. Mary's Academy Expansion (1505 SW 6<sup>th</sup> Avenue) – St. Mary's Academy acquired the full block at 6<sup>th</sup> and Clay Streets diagonally across from its school, and is planning redevelopment. The school is working with GBD Architects and Shiels Oblatz Johnson. The expansion site is anticipated to add classrooms, technology laboratories, athletic facilities and arts facilities. The site has been cleared, though plans for the expansion are still in development.
64. RiverPlace (0150 SW Montgomery Street) – NBP Capital is working with GBD Architects on a development plan for RiverPlace. The project includes raising the building height from 75 feet to 325 feet and add approximately 2,000 apartments, a quarter of which would be affordable at 80% MFI.
65. OHSU Schnitzer Campus Block 6 –The next phase of OHSU's South Waterfront development is a \$75 million parking structure with 1,200 spaces. It will include a \$40 million, 121 affordable housing unit component.
66. Zidell Yards (South Waterfront) – The Zidell family owns 33 riverfront acres between RiverPlace and South Waterfront, and directly adjacent of the OHSU Schnitzer campus. For generations, the property has been home to the Zidell marine and industrial businesses. The family has launched an ambitious plan to transform the land into a mixed-use district with five million square-feet of retail, office and apartment uses. First to break ground is The Emery, an apartment building along Moody Boulevard. ZGF Architects is responsible for master planning, and Peter Walker will be responsible for landscape design and parks. The second building planned for the Yards is a six- to seven-story apartment building over ground floor retail at 3201 SW Moody, just south of The Emery. Project architect is also ZGF. Most recently, Zidell is in talks with Live Nation to create a 10,000 seat performance amphitheater as an interim use for the site.  
([www.zidell.com/the-yards/](http://www.zidell.com/the-yards/))
67. Landing at Macadam (Block 42) – Alamo Manhattan is working with HLR Architects on a four-block complex that would include 1,079 residential units, 926 parking space and 28,000 square-feet of retail.
164. 230 SW 2nd Avenue – In the next step forward for its Ankeny Blocks development plan, the Downtown Development Group is working with Portland architects Ankrom Moissan on a half-block six-story apartment building with ground floor retail. The project includes below grade parking. The site is currently a surface parking lot.

## **UNDER DISCUSSION – EASTSIDE**

68. 15 NE Broadway – Pacwest Energy and LRS Architects are exploring redevelopment of this current gas station site for a multi-story automobile sales and service building with a showroom facing Broadway, below-grade service bay and parts storage, and vehicle inventory on upper floors.
69. Veterans Memorial Coliseum (300 N Winning Way) – The City of Portland and Prosper Portland are exploring options for the historic 1962 Veterans Memorial Coliseum. Options span a major rehabilitation and possible new uses, including retention and maintenance to possibly demolition, and site redevelopment.

70. Grand Avenue Apartments (203 NE Grand Avenue) – The property owner is working with developer Fairfield Residential and architect Ankrom Moisan on redeveloping this 22,000 square-foot parcel into an eight-story apartment building with 170 units and 5,000 square-feet of retail.
71. Weatherly Building (516 SE Morrison) – The Seattle owners of the Weatherly Building have proposed a 12-story addition to the south. Perkins & Will is the architect.
72. 1120 SE Morrison Street – SERA Architects is working with Mill Creek Residential Trust on a seven-story market rate apartment building with 230 units and two levels of below-grade parking. Mill Creek has completed a number of downtown apartment buildings under its Modera brand.
73. OMSI District Plan (SE Water Street) - The Oregon Museum of Science and Industry (OMSI) owns 11 acres with a development potential of 1.7 million square-feet located adjacent to its river-front site. In 2018, it finalized its masterplan for the district and is partnering with Portland-based developer Gerding Edlen to built out its vacant land holdings. Construction is not anticipated until 2020. The acreage is divided into seven parcels that range in size from 0.69 to 4.49 acres. Current concepts call for improved access to the water, targeted expansions of OMSI museum and educational facilities, transportation and circulation improvements, and increased 24-hour activity throughout the district. It also considers development of multi-family housing, museum expansion and associated uses. The masterplan was guided by the New York office of Snohetta, an international design firm based in Norway. ([www.omsiedu/press-releases/omsiedu-announces-master-developer](http://www.omsiedu/press-releases/omsiedu-announces-master-developer))
74. ODOT Blocks (SE Water Avenue between Taylor and Madison streets) – Prosper Portland selected Beam Development to redevelop the "ODOT blocks," a three-block parcel the city bought from the Oregon Department of Transportation for \$2.8 million in 2016. Beam has proposed to buy or lease the land from the city to build more than 300,000 square-foot of industrial and office space. The redevelopment is expected to include hundreds of parking spaces to be owned and operated by Prosper Portland.

#### **COMPLETED SINCE 2015 – WESTSIDE**

75. Riverscape (2130 NW Front Avenue; completed 2017) – Apollo Development, LLC acquired a 15.59 acre parcel on the west bank of the Willamette in early 2000 and worked with a series of developers in specific projects to create a luxury community. The complex included four phases. The first was 75-unit condominium building and 104 town homes. Working with Fore Property of Washington, D.C., the second phase was a 244-unit, five-story, market-rate apartment building. Again working with Fore Property, phase three was Rivage, a two-building, 250-unit apartment structure, and phase four was Bridge Town Lofts, a six-story, 149-unit apartment.
76. Field Office (1141 NW Front Avenue; completed 2018) – Developer, Project^ worked with Hacker Architects and Lango Hansen landscape design on this 302,000 square-foot office in two buildings with parking for 270 vehicles. The 2.3 acre site is along NW Front Avenue and the BNSF rail lines at Thurman. ([www.fieldofficepdx.com](http://www.fieldofficepdx.com)).

77. 9North (1250 NW 9<sup>th</sup> Avenue; completed 2018) – Williams & Dame worked with Prosper Portland and GBD Architects on developing an seven-story, 178,000 square-foot office building with ground floor retail on a vacant 35,000 square-foot site. ([www.millerglobal.com/property-9north](http://www.millerglobal.com/property-9north)).
78. Vibrant Apartments (1620 NW 14<sup>th</sup> Avenue; completed 2018) – The Portland Housing Bureau worked with developer Innovative Housing and LRS Architects in collaboration with Salazar Architects on a quarter-block, \$21 million, 12-story apartment building with 93 apartments to house families at 30%, 50% and 60% of MFI. Forty units have project-based Section 8 rental subsidies. The project includes ground floor commercial space, 12<sup>th</sup> floor outdoor terrace, and 15 parking spaces. The contractor was Bremik. ([www.innovativehousinginc.com/housing/pearl\\_how.html](http://www.innovativehousinginc.com/housing/pearl_how.html))
79. The Abigail (1650 NW 13<sup>th</sup> Avenue; completed 2016) – Affordable housing developer BRIDGE Housing, out of California, worked with Ankrom Moisan Architects and Walsh Construction on this six-story, 155-unit, mixed-use apartment building. Eighty-two percent of the units are reserved for 30 to 60% MFI. The \$48 million project is named for noted Oregon suffragist, Abigail Scott Duniway. ([www.bridgehousing.com/properties/abigail.com](http://www.bridgehousing.com/properties/abigail.com))
80. Broadstone Reveal (1400 Raleigh Street); completed 2018) - Encore Architects worked with Phoenix-based property developer Alliance Residential on a three-quarter block, “L”-shaped, 157,452 square-foot project with 147 apartments, 11 live/work units and 709 square-feet of ground floor retail. ([www.broadstonereveal.com](http://www.broadstonereveal.com))
81. Moder Pearl (1481 NW 13<sup>th</sup> Avenue; completed 2017) – Dallas-based Mill Creek Residential worked with SERA Architects to develop a nine-story, 290-unit apartment building with 219 underground parking stalls and ground floor retail. ([www.moderapearl.com](http://www.moderapearl.com))
82. Vista North Pearl (NW 11<sup>th</sup> Avenue and Pettygrove Street; completed 2019) – Hoyt Street Properties worked with BORA Architects on a full-block, 400,000 square-foot, 21-story building with 143 condominium units and 8,500 square-feet of ground floor retail space. Below-grade parking provides 168 parking spaces. Andersen Construction was the general contractor. ([www.vistanorthpearl.com](http://www.vistanorthpearl.com))
83. NV (1301 NW 12<sup>th</sup> Avenue; completed 2016) – Developer Unico Properties worked with ZGF Architects and Anderson Construction on this full-block, 26-story tower with two- and three-story podiums. The project has 285 residential units, 3,500 square-feet of retail and underground parking for 233 cars. ([www.nvportland.com](http://www.nvportland.com))
84. Cosmopolitan on the Park (Hoyt Street Properties) (1130 NW 10<sup>th</sup> Avenue; completed 2016) – Hoyt Street Properties developed this 28-story, \$108 million, 150-unit condominium known as Cosmopolitan on the Park. BORA was the architect and Anderson the general contractor. The development is part of the remaining 6.1 acre zone at the north edge of the Pearl, called the “North Campus.” Planned development continues with the emphasis on a dense mix of uses. ([www.hoytliving.com/hoyt-development.html](http://www.hoytliving.com/hoyt-development.html))
85. The Encore (949 NW Overton Street; completed 2015) – Since the 1990s, Hoyt Street Properties has been transforming an abandoned rail yard into one of Portland’s most

acclaimed neighborhoods. The site is roughly bound by NW 9<sup>th</sup> and 12<sup>th</sup> 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 Encore, completed in 2015, is a 16-story, 177 condominium tower designed by Boora Architects. Among the company's accomplishments is securing LEED certification in Neighborhood Development. ([www.theencoreportland.com](http://www.theencoreportland.com))

86. Block 17 Apartments (1161 NW Overton Street; completed 2015) - Partnering with Wood Properties of Atlanta, the \$80 million, Block 17 project is a full-block, 16-story, 281-unit rental tower. ([www.block17apartments.com](http://www.block17apartments.com))
87. Arlene & Harold Schnitzer Center for Art & Design (511 NW Broadway; completed 2015) – The federal government vacated this historic Post Office building, which was renovated for the Pacific Northwest College of Art's new Arlene and Harold Schnitzer Center for Art & Design. Working with Allied Works Architecture, Gerding-Edlen, Prosper Portland and Howard S. Wright Construction, PNCA spent \$32 million to renovate the building and create a new creative anchor to the North Park Blocks. ([www.pnca.edu/about/expansion/c/NWBroadway511](http://www.pnca.edu/about/expansion/c/NWBroadway511))
88. Gladys McCoy Building (NW 6<sup>th</sup> Avenue and Hoyt Street; completed 2019) – Multnomah County, working with ZGF Architects, developed a nine-story, 157,000 square-foot, \$93 million public health building adjacent to Bud Clark Commons. The building houses the county's 500 health department employees, as well as offering clinical and pharmacy facilities. The project was funded in part with a grant from Prosper Portland for \$26.9 million through the River District Urban Renewal District. There is no parking at this facility. ([www.multco.us/gladys-mccoy-health-department-headquarters/news/record-documents](http://www.multco.us/gladys-mccoy-health-department-headquarters/news/record-documents))
89. Canopy by Hilton (425 NW 9th Avenue; completed 2018) – Buccini/Pollin Group of Wilmington, Delaware, worked with ZGF Architects to develop this quarter-block, eight-story, 232-room hotel. Canopy is a new brand by Hilton that is “lifestyle-focused,” intent on reflecting the ethos of the surrounding neighborhood and targeting an upper-upscale market. ([www.pmhotelgroup.com/our-hotels/canopy-by-hilton-portland-pearl-district/](http://www.pmhotelgroup.com/our-hotels/canopy-by-hilton-portland-pearl-district/))
90. Pearl West (707 NW 14<sup>th</sup> Avenue; completed 2016) – BPM Real Estate, working with GBD Architects, THA Architects and Howard S. Wright Construction, developed this interior 24,000 square-foot parcel into a nine-story, 230,000 square-foot office building. The ground floor includes 10,000 square-feet of retail and three levels of underground parking.
91. Heartline Apartments (1250 NW Kearney Street; completed 2018) – Security Properties developed a two-building complex on the full-block bounded by 12<sup>th</sup> and 13<sup>th</sup> Avenue, and Johnson and Kearney Streets. The first, along 13<sup>th</sup> Avenue, is a five-story brick building with 15,000 square-feet of retail space and 60,000 square-feet of office space. The second building is a 15-story tower, along 12<sup>th</sup> Avenue, with 208 residential units. The two

buildings will share two levels of underground parking and a central courtyard. Security worked with Seattle-based architects. ([www.heartlineapartments.com](http://www.heartlineapartments.com))

92. Hampton Inn Pearl (338 NW 9th Avenue; completed 2018) – Raymond Group of Middleton, Wisconsin, developed the three-quarter-block overlooking the North Park Blocks into an eight-story, 243-room hotel with ground floor restaurant and 104 on-site parking spaces. ([www.raymondteam.com/asp/PropertyDetail.aspx?id=60](http://www.raymondteam.com/asp/PropertyDetail.aspx?id=60))
93. Oakwood Portland Pearl (315-17 NW 11<sup>th</sup> Avenue; completed 2015) – GBD Architects worked with Gerding Edlen to build a nine-story, 65-unit corporate apartment building on a quarter-block site east of recently completed Janey Apartments. The project includes 47 mechanized parking and 32 biking stalls. Lorentz Bruun was the contractor.
94. The Dianne (535 NW 11<sup>th</sup> Avenue; completed 2018) – Developer John Carroll worked with Ankrom Moisan Architects on this \$40 million, 14-story, 98-unit apartment tower with ground floor retail and 52 mechanized parking stalls. ([www.diannepdx.com](http://www.diannepdx.com))
95. Couch9 Apartments (115-125 NW 9th Avenue; completed 2017) – Vallaster Corl Architects worked with Urban Asset Advisors on this half-block, 11-story, mixed-use building with 8,000 square-feet of commercial space, 137 residential units and two levels of underground parking. Units are loft-style with 10 foot ceilings. The contractor was Walsh. ([www.couch9.com/home.aspx](http://www.couch9.com/home.aspx))
96. Overland Warehouse (205 NW 4th Avenue; completed 2016) – Emerick Architects worked with property owner Will Sing LLC and Urban Development Partners to transform this dilapidated quarter-block, three-story, 1889 building in the New Chinatown/Japantown National Register District into a mixed-use project with ground floor retail and offices on the upper two floors. ([www.udplp.com/overland](http://www.udplp.com/overland))
97. Mason Ehrman Annex (208 NW 5<sup>th</sup> Avenue; completed 2017) – Beam Development worked with SERA Architects to update this two-story, quarter-block warehouse building in the New Chinatown/Japantown Historic District into creative office space.
98. Society Hotel (203-09 NW 3rd Avenue; completed 2015) – The four-story, 1893 corner property in Old Town/Chinatown was vacant for 50 years before KeyMar LLC, in conjunction with Prosper Portland, transformed it into the Society Hotel. Integrated Architecture and Planning was the architect. ([www.thesocietyhotel.com](http://www.thesocietyhotel.com))
99. Erickson Saloon/Fritz Hotel (5-23 NW 2<sup>nd</sup> Avenue/4-10 NW 3<sup>rd</sup> Avenue; completed 2015) – Innovative Housing worked with LRS Architects and Orange Wall Studios to adapt the two interconnected buildings with a total of 36,600 square-feet into 62 affordable housing units. ([www.innovativehousinginc.com/housing/erickson\\_fritz.html](http://www.innovativehousinginc.com/housing/erickson_fritz.html))
100. 38 Davis (60 NW Davis Street; completed 2017) – Gerding Edlen worked with Ankrom Moisan Architects to develop this 141,000 square-foot, six-story, mixed-use project. The building is “L”-shaped with a plaza between it and the Oregon College of Oriental Medicine to the west. The building has 65 residential units, including some that qualify under Prosper Portland’s system development charge waiver for market-rate housing. It also has 5,000 square-feet of ground floor retail space and 63,000 square-feet of office

space. Tenants include the building's architecture firm and University of Oregon graduate programs. ([www.38davis.com](http://www.38davis.com))

101. The Hoxton (401-39 W Burnside Street; completed 2018) – The Grove Hotel was a dilapidated, 27,000 square-foot, three-story, 1906 hotel in the New Chinatown/Japantown National Register district. Naito Development worked with Eagle Point Hotel Partners and Surround Architecture on a \$30 million redevelopment concept that renovates the existing building and constructs a nine-story, 43,700 square-foot building with a basement. The hotel has been rebranded the Hoxton, a high-end boutique chain based in London. Howard S. Wright was the contractor. ([www.thehoxton.com/oregon/portland/hotels](http://www.thehoxton.com/oregon/portland/hotels))
102. Powell's City of Books (1005 W Burnside; completed 2015) – Powell's underwent an extensive remodel on the southeast corner and entrance of its building. Originally a car dealer showroom for Hudson and Essex automobiles, the building had been remodeled to its approximate look by Wentworth & Irwin Chevrolet in the 1950s. Powell's spent \$1 million modernizing with new storefronts, new roof and a new front porch, while retaining the iconic "Powell's Books" marquee.
103. 12W Stark (1122 SW Stark Street; completed 2015) – Courtyard Properties, working with Skylab Architecture, adapted this two-story, 16,000 square-foot, quarter-block, 1918 office building to ground floor restaurant use and second floor office space. Work included recladding the exterior and fully renovating the interior.
104. Woodlark House (Cornelius Hotel/Woodlark Building) (813 SW Alder Street; completed 2018) – Provenance Hotel worked with NB Capital and the property owner Arthur Mutal on a \$70 million rehabilitation of the long-vacant 1907-08 Cornelius Hotel and the adjacent Woodlark Building. Both buildings are listed on the National Register. The project result in a 150-room hotel that restaurants Bullard, helmed by Chef Doug Adams. The architect was R & A from Santa Monica with interior design by Studio MA. Path was the contractor. ([www.woodlarkhotel.com](http://www.woodlarkhotel.com))
105. Pine Street Market (126 SW 2<sup>nd</sup> Avenue; completed 2016) – Pine Street Market LLC worked with Siteworks to redevelop this 1875, three-story United Carriage Co. Building. Located in the Old Town Skidmore historic district, the building features an open floor plan on the first floor with six to 10 food purveyors in a food hall setting. The second and third floors are offices. The project was financed in part with historic tax credits. ([www.pinestreetpdx.com](http://www.pinestreetpdx.com))
106. Hi Lo Hotel (320 SW Stark Street; completed 2017) – Property owner BPR Properties adapted this 1910, six-story, 74,000 square-foot office building into a 120-room upscale boutique hotel. The project incorporates the historic Huber's Restaurant, which is one of the building's original tenants. The architect was Arris Studio of San Luis Obispo, California. ([www.bprproperties.com/#!development/ctzx](http://www.bprproperties.com/#!development/ctzx))
107. Pioneer Place (888 SW 5<sup>th</sup> Avenue; completed 2018) – Owner General Growth Properties is embarked on modernizing Pioneer Place. The atrium-style mall was first built in the 1991 as the retail centerpiece of a revitalized downtown. The entire complex, including an associated office building, occupies four blocks. Work included transforming the food court into a series of mid-scale restaurants, repositioning the third floor for WeWork office

use, building out a 40,000 square-foot space for Zara, an international fast fashion retailer, and retenanting retail spaces on remaining floors.

108. Meier & Frank (521 SW 5th Avenue; completed 2019) - The lower five floors and basement of the historic Meier & Frank Building have been adapted for commercial and creative office space. In 2006, Macy's acquired the Meier & Frank chain and in 2017 closed the store. The project included adding retail entries at the ground floor. The new owner is KBS and Sterling Bay, and the project architect is BORA. Minimalist Japanese lifestyle retailer Muji is occupying 15,000 square feet; it is their first store in the Pacific Northwest. The second floor is occupied by OSU Portland Center.  
[www.sterlingbay.com/property/meier-frank-building](http://www.sterlingbay.com/property/meier-frank-building)
109. Park Avenue West (728 SW 9th Avenue; completed 2016) – TMT Development, working with TVA Architects and Hoffman Construction, built this 30-story, 546,000 square-foot, mixed-use tower project on the Park Block just north of Director Park. The law firm, Stoel Rives, is the anchor tenant occupying nine of 13 office floors. The project includes 15 floors of residential units, two stories of retail and 325 underground parking spaces.  
[www.tmtdevelopment.com/park-avenue-west-tower.php](http://www.tmtdevelopment.com/park-avenue-west-tower.php)
110. Galt House (808 SW Alder Street; completed 2018) – Provenance Hotel worked with LRS Architects and contractor Path Construction to adapt this three-story, 15,000 square-foot building with ground floor retail use and upper floor office. Work included new storefronts, façade finishes, windows and a complete interior remodel.
111. 1155 SW Morrison (Completed 2018) – Menashe Properties and North Rim Development worked with LRS Architects and Design Department on this six-story, quarter-block building with 59,000 square-foot of office space. Tenants include Centrl Office, a co-working and shared office space for entrepreneurs, micro-businesses and remote workers. ([www.centroffice.com/#locations/west-end](http://www.centroffice.com/#locations/west-end))
112. The Cameron (1500 SW 12<sup>th</sup> Avenue; completed 2015) – SERA Architects worked with Clay Street Associates on an eight-story, 69,000 square-foot, quarter-block apartment building with 83 units (studio, one-bedroom and two-bedroom). The building is constructed with slab on grade and vertical construction with a Hambro Steel Joists system. Pavilion was the general contractor. ([www.grandpeaks.com/oregon/the-cameron/](http://www.grandpeaks.com/oregon/the-cameron/))
113. Worldmark by Wyndham Hotel (221 SW Naito; completed 2019) – SERA Architects worked with the property owner on a six-story, half-block, 75-unit vacation ownership hotel with ground floor retail. Units include studios, one-bedroom and two-bedrooms. The projected opening is expected this summer. ([www.seradesign.com/projects/worldmark-by-wyndham](http://www.seradesign.com/projects/worldmark-by-wyndham))
114. Second & Taylor (110 SW Yamhill Street; completed 2015) – The Yamhill Marketplace was built in 1986 as a two-story, 66,000 square-foot festival retail infill project in the Yamhill National Register District. Melvin Mark Cos., working with Hennebery Eddy Architects, transformed the building into creative, mixed-use office and retail space. The \$10 million renovation has floor-to-ceiling glass windows on the first and second floors, and an 8,000 square-foot roof deck.

115. AC by Marriott (820-38 SW 3<sup>rd</sup> Avenue; completed 2017) – Mortenson Development of Minneapolis worked with SERA Architects to develop this quarter-block at 3<sup>rd</sup> and Taylor into a \$50 million, 204-room, 13-story AC by Marriott Hotel. The AC Marriott brand targets younger business travelers. Similar to Hilton’s Curio brand, it relies on a design evoking local flavors. ([www.marriott.com/hotels/hotel-photos/pdxar-ac-hotel-portland-downtown-or/](http://www.marriott.com/hotels/hotel-photos/pdxar-ac-hotel-portland-downtown-or/))
116. Oregonian Building (1320 SW Broadway; completed 2017) – Urban Renaissance Group of Seattle renovated the 1948, full-block, 290,000 square-foot former Oregonian Building, converting the building to creative office with 80 parking spots and ground floor retail. The project architect was Allied Works.
117. Broadway Tower (1455 SW Broadway; completed 2019) – BPM Real Estate worked with GBD Architects on a half-block, 270-foot-tall, 19-story project that includes a 180-room Radisson Red hotel on six floors, 175,000 square-feet of office space on 11 floors, ground floor retail and 210 below-grade parking stalls. ([www.1455broadway.com](http://www.1455broadway.com))
118. Sky3 Place (1101-1139 SW Jefferson Street; completed 2018) – Ankrom Moisan Architects worked with Las Vegas-based Molasky Group on the development of a 15-story, half-block, residential development. The 200,000 square-foot project has ground floor retail, 196 units and 96 below-grade parking spaces. Absher Construction was the contractor ([www.sky3pdex.com](http://www.sky3pdex.com))
119. 11 Marche Apartments (1101 SW Market Street; completed 2016) – Greystar with WV Market View LLC transformed this 10,000 square-foot surface parking lot into a six-story, 67-unit apartment building. SERA was the architect. ([www.11marche.com/](http://www.11marche.com/))
120. Storyline Apartments (1177 SW Market; completed 2018) – SERA Architects is worked with the property owners to construct a \$30 million, 14-story, quarter-block apartment building with 146 market-rate units, ground floor retail and 21 parking spaces. Mortenson was the contractor. ([www.storylinepdx.com](http://www.storylinepdx.com))
121. The Porter by Hilton (202-18 SW Jefferson Street; completed 2018) – Portland Hotel Ownership LLC and Widewater Hotels of Syracuse, New York, built a 16-story, 299-room hotel on the half-block site. Porter is a new upscale Hilton brand. The project architect was HC Architecture of Atlanta. ([www.curiocollection3.hilton.com/en/hotels/oregon/the-porter-portland-curio-collection-by-hilton-PDXCUQQ/index.html](http://www.curiocollection3.hilton.com/en/hotels/oregon/the-porter-portland-curio-collection-by-hilton-PDXCUQQ/index.html))
122. Viking Pavilion (Portland State University; completed 2018) – PSU worked with Woofter Architecture on a \$50 million renovation and expansion of the Viking Center, its campus athletics and physical education building. Fortis was the contractor. The expansion added 100,000 square-feet to the existing 132,000 square-foot facility, and includes classrooms, computer labs and study areas.
123. Karl Miller Center (PSU School of Business at 631 SW Harrison; completed 2018) – PSU worked with the Bookin Group and SRG Partnership to renovate and expand the School of Business building. The expansion added 36,000 square-feet at the north end, with new entry plazas on Montgomery Street. Skanska was the contractor.
124. Tilikum Crossing (Completed 2015) – The iconic car-free \$135 million suspension/cable-stayed Willamette Bridge opened in September 2015. Crossing at the south end of the

Central City, it connects the area around OMSI with the South Waterfront, the University District and ultimately downtown. The bridge is multimodal, serving the MAX Orange Line (Portland to Milwaukie) but also serving Portland Streetcar, buses, bicycles and pedestrians.

125. Knigh t Cancer Institute (2730 SW Moody Avenue; completed 2019) – SRG Partnership worked with OHSU on the Knight Cancer Institute research building located on the OHSU Schnitzer Campus, north of Skourtes Tower. The project is seven-stories with 332,000 square-feet and two levels of below-grade parking. It includes a conference center, support retail, as well as laboratory and research facilities.  
([www.mccarthy.com/insights/construction-commences-160-million-ohsu-knight-cancer](http://www.mccarthy.com/insights/construction-commences-160-million-ohsu-knight-cancer))
126. Gary & Christine Rood Family Pavilion (SW River Parkway and Bond; completed 2019) – OSHU worked with ZGF Architects on a full block, six-story guest housing project with ground floor retail and three stories of above-grade parking. Located on Block 28, the parcel is bounded by River Parkway/Bond/Curry/Whitaker. ([www.onwardohsu.org/build-guest-house](http://www.onwardohsu.org/build-guest-house))
127. Center for Health and Healing – South (SW Moody and Bond; completed 2019) – OHSU working with ZGF Architects on a full-block, 15-story, 370,000 square-foot hospital built over an existing underground parking garage. The parcel is bounded by Moody/Bond/Whitaker/Curry. The new hospital connects to the OHSU Center for Health and Healing – North by a two-level sky bridge.
128. International School Addition (2305 SW Water Street; completed 2017) – WRG worked with the International School on a three-story classroom addition to the existing campus. Founded in 1990, the International School is a private accredited nonprofit, multicultural immersion experience for children from age 3 through the fifth grade. There are currently 480 students.
129. Hyatt House (2098 SW River Parkway; completed 2017) – Riverplace Investors (Williams & Dame) worked with SERA Architects to build a \$45.7 million, 159,000-square-foot, 203-room extended-stay hotel on a 1.12 acre site. The building is a six-story, courtyard-style structure organized around a parking lot. The project was funded in part with EB-5 investors and Howard S. Wright was the contractor.  
([www.portlanddowntown.house.hyatt.com/en/hotel/home.html](http://www.portlanddowntown.house.hyatt.com/en/hotel/home.html))
130. The Ella (3850 SW Moody Avenue; completed 2017) – Dallas-based developer Alamo Manhattan worked with SERA and Dallas architect Hensley Lamkin Rachel on this 199-unit apartment building with 1,500 square-feet of retail and 196 underground parking spaces. R&H was the contractor. ([www.liveella.com](http://www.liveella.com))
131. The Osprey (3750 SW River Parkway; completed 2017) – Developer Mack Urban worked with GBD Architects and Anderson Construction on the 270-unit project. Units range from studios to three-bedrooms and include 7,800 square-feet of ground floor retail space. There is also underground parking for 228 vehicles. ([www.ospreyapartments.com](http://www.ospreyapartments.com))

## COMPLETED SINCE 2015 – EASTSIDE

132. Miracles Central Apartments (1306 NE 2<sup>nd</sup> Avenue; completed 2017) – Carlton Hart Architecture worked with Miracles Central Apartments LP and Guardian Real Estate on this six-story, mixed-use affordable housing project building on this quarter-block site. The ground floor has office, retail and community service space while the upper floor offers 47 residential units. The project is a collaborative effort among the Portland Bureau of Housing, Central City Concern and the Miracles Club to create affordable alcohol and drug free housing.
133. Hassalo on Eighth (NE Holladay Street/Multnomah Street/7th Avenue/9th Avenue; completed 2016) – Working with GBD Architects, American Asset Trust built a \$180 million, mixed-used project along the MAX lines across from the Lloyd Center. The project consists of three apartment structures: 1) Block 101 is a 21-story, 310,000 square-foot, 337-unit apartment tower. 2) Block 92 is a six-story, 152,000 square-foot building with 177 residential units. 3) Block 100 is a five-story, 124,000 square-foot building with 143 residential units. All buildings have ground floor retail with underground parking. ([www.hassalooneighth.com/](http://www.hassalooneighth.com/))
134. The Union (304 NE Multnomah Street; completed 2016) – Legacy Partners worked with GBD Architects to develop this six-story luxury apartment building with 186-units and 3,600 square-feet of ground floor retail space. The site is adjacent north of the proposed Hyatt Regency.
135. The Fair Haired Dumbbell (11 NE Martin Luther King Jr. Blvd.; completed 2017) – Kevin Cavanaugh of Guerrilla Development and Washington, D.C.,-based Fundrise worked with FFA Architecture on a six-story, “two-box,” 36,000 square-foot heavy timber commercial building concept. It is called “The Dumbbell” because the two buildings are linked by a series of sky bridges, creating a dumbbell-like shape. ([www.guerrilladev.co/the-fair-haired-dumbbell/](http://www.guerrilladev.co/the-fair-haired-dumbbell/))
136. Aura Burnside (77 NE Grand Avenue; completed 2017) –Trinsic Residential Group of Dallas worked with Myhre Group architects to build a six-story, “L”-shaped apartment building on a three-over-three block with 157 units and two floors of live/work. ([www.trinsicresidential.com/portfolio/aura-burnside](http://www.trinsicresidential.com/portfolio/aura-burnside))
137. Towne Storage (17 SE 3rd Avenue; completed 2018) – 5 Eastside Stories LLC worked with LRS Architects on the \$8 million rehabilitation of this 1915 National Register warehouse. Bremik was the contractor. ([www.lrsarchitects.com/market-sectors/office/towne-storage/](http://www.lrsarchitects.com/market-sectors/office/towne-storage/))
138. Hotel Eastlund (1021 NE Grand; completed 2015) – Grand Ventures Hotel, LLC worked with Holst Architecture on a full renovation of a 168-room mid-century modern hotel that had fallen into disrepair. The Hotel Eastlund features event space, a roof top restaurant and a ground-floor bakery/café. ([www.hoteleastlund.com/](http://www.hoteleastlund.com/))

139. St. Francis Park Apartments (1177 SE Stark Street; completed 2018) – Home Forward and Catholic Charities worked with MWA Architects to develop a four-story, 72,000 square-foot apartment building with 106 affordable units, including for women transitioning from homelessness, and victims of domestic and sexual violence. ([www.homeforward.org/development/property-developments/saint-francis-park-apartments](http://www.homeforward.org/development/property-developments/saint-francis-park-apartments))
140. The Linden (1250 E Burnside; completed 2015) – Foursquare Foundation worked with Guardian Management and architect KTGy to develop this six-story project with 132 market-rate apartments and 7,800 square-feet of retail.
141. Templeton Building (230 E Burnside; completed 2015) – This long vacant retail building at the east end of the Burnside Bridge was redeveloped. It is currently being used for offices. The building, listed on the National Register, was first constructed in 1929 for the Frigidaire Company and designed by William Knighton.
142. Block 76 West (365 E Burnside; completed 2019) – Skylab Architecture worked with Key Development to develop a 23,000 square-foot retail/office building on the lot bounded by Couch Street, Burnside and MLK. The building has four stories above ground and on partially below. Anderson was the contractor. The structure includes cross laminated timber construction on a post-tensioned concrete foundation. ([www.yardpdx.com/](http://www.yardpdx.com/))
143. The Yard (5 NE 3<sup>rd</sup> Avenue; completed 2017) – Skylab Architecture worked with Key Development on this 21-story, futuristic-designed apartment building with ground floor retail at the east end of the Burnside Bridge. The tower runs diagonally across a five-story podium, oriented to the river. The tower has 276 apartments above 20,000 square-feet of office and ground floor retail. The project received property tax abatements in exchange for 20% of the units being affordable at 60% of the median family income (MFI) or below. ([www.yardpdx.com](http://www.yardpdx.com))
144. The Slate (311 NE Couch Street; completed 2017) – Works Partnership Architecture worked with Beam Development and Urban Development Partners on this \$24.5 million, 10-story, half-block, mixed-use project. The ground floor has retail, floors two through four has floor plates of 32,000 square-feet of flexible office space, and floors five through 10 has 75 housing units. Yorke & Curtis Residential was the contractor.
145. Shleifer Warehouse (224 SE 2<sup>nd</sup> Avenue; completed 2018) – Beam Development and Urban Development Partners are adapted this 1936 warehouse building into creative office use, anchored by Revant. ([www.beamdevelopment.com/about-shleifer-warehouse](http://www.beamdevelopment.com/about-shleifer-warehouse))
146. Block 75-Phase 2 (111 NE MLK Jr. Blvd; completed 2017) – Works Partnership Architecture worked with Beam Development on a quarter-block, 19-story project with 90 residential units above commercial space with a 1:1 mechanical parking system. The project was developed in conjunction with The Slate.
147. 888 Apartment Homes (888 SE 9<sup>th</sup> Avenue; completed 2019) – Killiam Pacific acquired this project from Foresight Development. Architects Ankrom Moisan designed this six-story half block apartment located on 9<sup>th</sup> Avenue between Morrison and Belmont. The building has 105-units (35 studios, 60 one-bedrooms and 10 two-bedroom units) with

ground floor retail and parking for 17 cars. Killian Pacific also developed the Goat Blocks. ([www.goatblocks.com/building-888.aspx](http://www.goatblocks.com/building-888.aspx))

148. Modera Belmont (685 SE Belmont Street; completed 2017) – Mill Creek Residential Trust worked with SERA Architects on a “U”-shaped, 202-unit, six-story apartment building over a one-story commercial base with one level of below-grade parking on this full-block site recently occupied by the Oregon Ballet Theater. ([www.serapdx.com/projects/modera-belmont-apartments/](http://www.serapdx.com/projects/modera-belmont-apartments/))
149. Extraspace Storage (710 SE Belmont Street; completed 2018) – Dallas-based Baranof Holdings worked with Mackenzie Group to develop a six-story self-storage facility. The building has 686 storage units. ([www.extraspace.com/Storage/Facilities/US/Oregon/Portland/1000000934/Facility7](http://www.extraspace.com/Storage/Facilities/US/Oregon/Portland/1000000934/Facility7))
150. 811Stark (811 SE Stark Street; completed 2016) – Works Partnership worked with Beam Development on a four-story, mixed-use building with 24,000 square-feet of office and more than 2,600 square-feet of retail. ([www.beamdevelopment.com/811-stark](http://www.beamdevelopment.com/811-stark))
151. LOCA @ The Goat Blocks (11<sup>th</sup> Avenue and SE Belmont Street; completed 2017) – Killian Pacific Development of Vancouver worked with Ankrom Moisan on this \$74 million, mixed-use, superblock project with 247 apartments and 97,000 square-feet of retail. Anchor retailers include 40,000 square-feet for Orchard Supply Hardware and 25,000 square-feet for a Market of Choice grocery store. Anderson was the general contractor. ([www.killianpacific.com/projects.php](http://www.killianpacific.com/projects.php))
152. The Brim (1206-08 SE Ankeny Street; completed 2018) – The property owner worked with YBA Architects on the development of a quarter-block, four-story, 27-unit apartment building. ([www.thebrimpx.com](http://www.thebrimpx.com))
153. The Redd (1140 SE 7<sup>th</sup> Avenue; 831 SE Salmon Street; completed 2019) – Eco-Trust worked with Redside Development on this one-time 16,000 square-foot foundry building. The project expanded to include a 1949 one-story, 15,000 square-foot structure on the block to the west that houses production kitchens. The complex houses sustainable micro-manufacturing, plus office, event and retail space as well as serving as a food business incubator and a last mile distribution warehouse. There are three core tenants, B-Line Sustainable, Foodcorps and New Foods Kitchen. ([www.ecotrust.org/project/the-redd-on-salmon-street/](http://www.ecotrust.org/project/the-redd-on-salmon-street/))
154. Viewpoint Construction Software (1515 SE Water Street; completed 2015) – Vancouver-based Killian Development worked with Mackenzie Architects to renovate this 90,000 square-foot structure into a headquarters building for the software developer. The 1951 building was a former Portland General Electric operations facility called “The Hawthorne Shop.” It is a LEED Gold project.
155. Clay Creative (240 SE Clay Street; completed 2017) – Vancouver-based Killian Pacific Development worked with Mackenzie Architecture on this six-story, heavy-timber framed, 72,000 square-foot creative office building. ([www.killianpacific.com/projects.php](http://www.killianpacific.com/projects.php))

156. 120 Clay (120 SE Clay St; completed 2017) – Killian Pacific worked with Ankrom Moisan Architects to develop a three-story office building with basement parking. Designed as a companion building to Clay Creative, Simple Banking is the single tenant.
  
157. 1510 Technology Center (1510 SE Water Ave; completed 2015) – Developers Killian Pacific, with Mackenzie Architects, redeveloped a 1909 railroad freight depot as office space for Viewpoint Construction Software. ([www.killianpacific.com/projects/1510-technology-center](http://www.killianpacific.com/projects/1510-technology-center))
  
158. Jupiter NEXT (910 E Burnside; completed 2018) – Jupiter Hotel worked with Works Partnership Architecture on a 67-room expansion of the original hotel. The six-story building is located just east across 10<sup>th</sup> Street. The new facility includes second floor event space and an outdoor deck. ([www.jupiterhotel.com/jupiter-next-rooms](http://www.jupiterhotel.com/jupiter-next-rooms))
  
159. Lower Burnside Lofts (60 SE 10<sup>th</sup> Avenue; completed 2015) – Urban Asset Advisors worked with Vallaster Corl Architects and Bremik Construction to build a 62-unit, six-story, mixed-use apartment building located in Portland’s lower Burnside neighborhood. The building includes a secure 17 car parking garage along with approximately 2,700 square-feet of street-level retail space along SE Ankeny Street.
  
160. Washington High School (531 SE 14<sup>th</sup> Avenue; completed 2015) – Vacated in 2003, the 100,000 square-foot, 1923 Washington High School was renovated and adapted to office use by Venerable Properties. The auditorium was repurposed as a music and lecture venue dubbed Revolution Hall. SERA was the architect.
  
161. Fire Station 21 (5 SE Madison Street; completed 2015) – Portland Fire and Rescue worked with Welton Architecture to replace the outdated Willamette River fire station with a new marine and land fire and rescue services facility. The new structure is two-stories and 7,650 square-foot cantilevered over the east bank of the river.
  
162. Framework (130 NE 6<sup>th</sup> Avenue; completed 2015) – Urban Development Partners worked with Works Progress Architecture to develop the five-story, heavy-timber Framework building. The structure has 25,000 square-feet of creative office space.
  
163. Custom Blocks (1340 SE 9<sup>th</sup> Avenue; completed 2019) – Capstone Partners updated two existing warehouse buildings for 72,000 square-feet of creative office use. The first is at 1340 SE 9<sup>th</sup> Avenue and the second is at 925 SE Main Street. Scott Edwards was the architect and Fortis Construction the contractor.

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*Questions?*

*Please contact Lisa Frisch, Director, Downtown Marketing Programs at 503-224-8684 or [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com).*

*The information compiled here is deemed reliable, but is not guaranteed.*