



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

Tuesday, September 18, 2018

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

CALL TO ORDER

Chair Miller called the meeting to order at 5:30 p.m.

ROLL CALL

Present: Scott Baker, Staci Coburn, John Fredrick, Steve Kramer, Darcy Long-Curtiss and Linda Miller

Chuck Raleigh arrived at 5:32 p.m.

Absent: Taner Elliott

Staff Present: Urban Renewal Manager Steve Harris and Assistant to the City Manager Matthew Klebes

In Attendance: Six

PLEDGE OF ALLEGIANCE

Chair Miller led the Pledge of Allegiance.

APPROVAL OF AGENDA

Board Member Long-Curtiss moved to approve the agenda; Board Member Coburn seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES

Board Member Kramer moved to approve the minutes of August 21, 2018, as written. Board Member Long-Curtiss seconded the motion; the motion passed unanimously.

PUBLIC COMMENT

None.

PRESENTATION

The Dalles Main Street -- Branding

Luise Langheinrich, The Dalles Main Street, provided background and information on recent efforts, Exhibit 1.

The City joined the national program in 2010. TD Main Street program has received grants for the Odd Fellows building, the Lemke building, and Herbring House. Future projects include the A's Sewing façade.

The cruise boat coordinator is also under the TD Main Street program.

In 2015, a year was spent developing a survey for downtown businesses. One of the top three priorities identified was marketing the downtown as a whole. Based on brainstorming sessions, a story concept was developed. The concept includes the "soul" of the Gorge, entrepreneurial spirit, downtown resurgence, and walkability. Brand character includes passion, commitment and grit.

The branding effort kicked off in June.

The Travel Oregon grant decision is expected in October.

DISCUSSION

Hanlon Development Proposal

Mary Hanlon, Hanlon Development, presented further information on her mixed-use development project, Exhibit 2.

Topics included:

- Power pole issue
- Pro-forma submitted to both conventional private lenders and HUD 221(d)(4) lenders
- Median income
- Construction costs
- Housing demand/supply
- Low housing rates make new construction difficult
- Comparison of conventional and HUD lenders
- Housing Massing Study
- Increased number of units
- 1:1 parking ratio
- Team consists of Hanlon Development, John Residential Construction Group, LLC, and Sera Architects

Waldron Drug/Gitchell Building – Possible Relocation

Matthew Klebes, Assistant to the City Manager, presented the staff report.

Discussion included:

- Potential donation of the property may be sufficient
- Route for relocation
- An attempt to identify and secure a partner is in process
- Ownership of the proposed sites and the potential impacts on other Urban Renewal projects
- Loss of historic ghost signs
- Loss of parking
- Potential sites were chosen based on location and ownership

- Klebes' recommendation to City Council was to discontinue the relocation discussion; that recommendation may be affected by the Board's input.
- Options presented in Eric Gleason's proposal were to:
 - Preserve the structure in place
 - Move the structure 20 feet north out of the railroad right-of-way or safety corridor
 - Relocate the structure
- Future expansion of the wastewater treatment plant would impact the second option
- The City has put on a new roof, installed a HVAC system, and repaired the corner of the structure

Board Member Long-Curtiss was in favor of relocation, general consensus was not in favor of relocation.

Agency Revenue/Expenditure Report – August 31, 2018

Director Harris presented the staff report. He stated two façade improvement grants were closed out, the Granada Theatre and Herbring House.

Financial reports will be provided on a quarterly basis.

STAFF COMMENTS

Director Harris provided comments:

- House Bill HR 4006 addresses cities considered severely rent burdened. The Dalles is considered a rent burdened city. Thirty-three percent of renter households in the City are spending more than 50 percent of household income on rent. By the end of this calendar year, the City is required to advertise and conduct a public meeting. Organizations and individuals will be invited to bring awareness to this issue. Harris will reach out to Columbia Cascade Development Corporation and Blue Zones to assist with the effort. Following the meeting a report must be sent to the State.
- Two meetings were held with NWC PUD regarding downtown utilities. Additional utilities in the downtown area will be invited to participate. The City will explore necessary elements in a feasibility study to install services underground as well as potential costs.
- Downtown Visioning Exercise Grant – Harris received a draft Scope of Work. The State selects a consultant firm, administers the contract and pays the consultant. There is no local match. Once the work is approved, results of the Scope of Work will be shared with the Board.
- Harris will meet next week with the Parks District, their consultants, and KPFF, the Agency's consultants on the First Street Streetscape Project. This is an attempt to marry the First Street plan with the Mill Creek Trail plan.
- Stantec was the consultant chosen to move forward on the Brownfields inventory.
- Tokola Project – Appeal was formally filed; awaiting the appointment of the administrative law judge and hearing date (in approximately one month's time).
- Leash/GBHD – Leland Consulting Group's work was suspended temporarily due to missed deadlines. Technical errors were resolved and work will proceed.
- Director Harris introduced new Board Member Bob Delaney, representative for Mid-Columbia Fire and Rescue.
- The next regularly scheduled meeting is October 16, 2018.

BOARD MEMBERS COMMENTS OR QUESTIONS

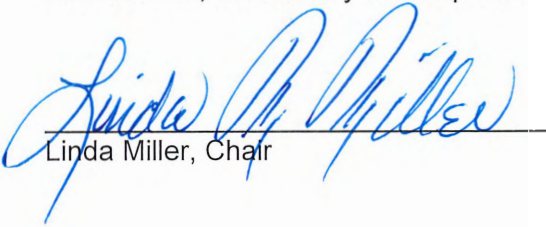
Board Member Kramer requested clarification of responsibility regarding HB 4006. Harris replied the Community Development Department is responsible for scheduling meetings and reporting to the State.

Board Member Baker complimented Staff for obtaining the grant for visioning.

ADJOURNMENT

Chair Miller adjourned the meeting at 6:43 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary



Linda Miller, Chair



Who: Main Street is a national program focused on transformation strategies to revitalize downtowns. The Dalles Main Street is a state recognized “Performing Main Street” (the highest participation level).

What: The Main Street program focuses on four points: 1) sustainable organization, 2) effective promotion, 3) quality design, and 4) economic vitality. What that means to The Dalles Main Street is historic preservation and downtown façade improvements, supporting downtown businesses with marketing and promotions, producing additional opportunities to beautify and make a vibrant downtown, and directing visitors to our downtown core.

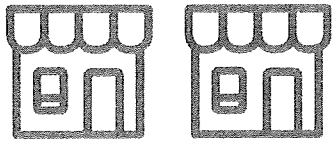
Where the money goes: The Dalles Main Street is a non-profit organization that gets its funding primarily through fundraising. Additional support comes from The City of The Dalles, and small fees obtained through the many grants we administer every year for our local businesses. Funding supports our small staff as grant writers for downtown businesses, developing and executing promotions and marketing materials like our kiosk maps and events, and working on business retention, expansion, location and relocation into Downtown The Dalles.

Without staff, many of these opportunities would no longer be available for our local businesses. Last year alone, our grants resulted in over \$288,000 in investment in downtown. We helped support 12 new businesses, with over 30 new jobs, and assisted in 3 relocations. Over \$8,500 was spent during promotional events and we leveraged over 772 volunteer hours to support Downtown The Dalles. This year, we are already on track to beat those grant dollar investments...but we need your help and support to do it!

Bottom Line: Join us **Saturday, September 29th 6:30pm for Main Street’s Uncorked** event on the 4th floor of the Commodore Building. Funds raised from Uncorked not only help keep The Dalles Main Street running, but it also signals to our partners like The City of the Dalles that we need to support our Downtown core.

2018 Report

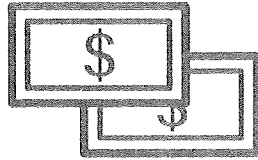
6 NEW BUSINESSES
10 NEW JOBS



2,214 FACEBOOK
LIKES, SHARES AND
COMMENTS



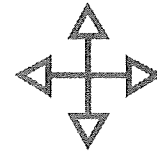
GRANT DOLLARS TO DATE:
\$45,000



GRANT DOLLARS APPLIED FOR:
\$168,000



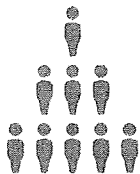
4 BUSINESS LOSS
4 BUSINESS RELOCATIONS



2,269 WEBSITE
VISITORS



354 VOLUNTEER HRS
+\$8,700 VALUE



116 BOAT DOCKINGS
9,5000 PASSENGERS

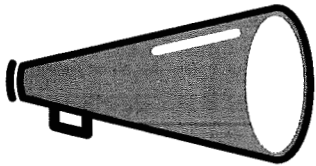


MADE ON MAIN STREET GRANT
(1 OF 6 CITIES NATIONALLY)



Year to Date Highlights

- Made on Main Street Grant and Street Party Celebration
- Diamonds in the Rough Storefront Improvement Grant
- Mugs n Mittens Promotion
- Slice of the Downtown Event
- Downtown Branding Workshops
- Passenger Boat Bag Promotion



**Visit our newly refreshed website:
<https://www.thedallesmainstreet.org/>
You can also find us on Facebook:
<https://www.facebook.com/TDMainStreet>**

MAIN STREET IMPACTS OVER 150 BUSINESSES WITH OUR SERVICES AND SUPPORT INCLUDING:

Grant development and support for historic preservation,
redevelopment and facade improvement

Business retention and expansion

Business location services

Parklet program and downtown beautification works

Website and social media promotion

Special events and shopping promotions



Housing Over Retail



DG Motors Site



Private Work Completed to date

- Phase I (Hanlon)
- Phase II – Joint (Hanlon/Griffith)
- Clean Up – State of Oregon NFA Letter (Griffith)
- Housing & Demographic Demand Study (Hanlon)
- Massing Study (Hanlon)
- Review of PUD Solution (Hanlon, Griffith, City)
- Financing Options (Hanlon)
- Investors (Hanlon)

ENVIRONMENTAL

- PHASE I – Further investigation
- PHASE II – Identification of Issues to be addressed
- Environmental Clean-Up
- State Certified – No Further Action (“NFA”) Letter

The Dalles

DEMAND STUDY

Income

- Average (“Median”) income \$45,856 mean income \$56,649. An 11% increase between 2015 and 2016
- Average Male Salary, \$47,167, Average Female Salary, \$37,611
- State of Oregon average income \$53,270
- 18% of the population make more than \$75,000, exceeding the state percentage populations with average incomes between \$50,000 to \$100,000
- Poverty rate is 13.5%. Largest population living in poverty is women 55-64
- The average age in The Dalles is 40
- The unemployment rate is at 4.4%
- Median property value is \$177,500, the homeownership rate is 61.6%
- By comparison Median property value in Hood River is \$324,600, Portland, \$395,100
- Median income in Hood River is \$47,967, Poverty rate is 19.5%
- Median income in Portland is \$62,127, Poverty rate 14.7%

Demand for Housing

- Only 100 new units (rental or ownership) have been built in The Dalles since 2010
- One 49-unit apartment building is in the planning stage
- Current vacancy rate is less than 1.7%
- Population is growing at 1.6% per year in The Dalles compared to the state average of 1.4%
- County is expecting more than 4,000 new residents in the next ten years
- 54% of the people who work in The Dalles commute from somewhere else
- 40% of those who commute to The Dalles earn more than the median income
- Employment growth of over 4.4% annually.
- Employers indicate that a lack of housing affects their growth.
- Employees report that a lack of housing affects their willingness/ability to accept a job.

Conclusion – Opportunities and Unknowns

- Tremendous housing demand in The Dalles
- Relatively little supply of new housing
- Lack of housing effects ability to attract and retain employees
- Continued population growth in The Dalles and the region
- Housing prices are well below average for region
 - Good for homeowners
 - Difficult for new construction of any kinds
 - Constrains housing supply and options

HUD FINANCING

- HUD 221d4
 - 40 year Amortization
 - Converts without additional Fees
 - Good Interest Rate
- Downside: Davis Bacon/Prevailing Wage adds \$1,200,000 to \$1,400,000
- Project no longer financially viable

Conventional Financing

- Local Banks in The Dalles which take deposits should be doing this loan.
- Example: Columbia Bank, if they will do it, requires 7% underwriting
 - Proforma no longer works at 7% (instead of market rate 4.8- 5.2% interest)
- Conventional Loan is a 30 year amortization

INVESTORS

- Risks:
 - New Construction – Always Risky
 - Unknown Market
 - Unknown Lease-Up
 - Other options
- Return
 - Return on Investment has to support the risk of investment

Average Rents

- These rents are not Appraisal rents and are below any other new construction market rent:

	Rent	Income Required
• Studio –	\$1,122	\$40,392
• 1-Bedroom	\$1,400	\$50,400
• 2-Bedroom	\$1,615	\$55,140

- Average (“Median”) income \$45,856 mean income \$56,649

Appraisal Unknown Outcome

- Current Market Value (Sales)
- Incomes
- Comparable Rents

Financing Option Challenges

- HUD – adds \$1 -1.5 million in cost
- Private investors – high return thresholds
- Conventional banks – underwrite to higher than market rate
- Developer – reduce or delete fee

GAP & Request

Assuming the market stays as is, the following public private partnership would be needed to make the partnership work.

- Minimum \$700,000 contribution toward construction costs
- SDC & Permit Fee Waiver
- Funding to below grade power poles
- Interest Rate write down
- Additional \$ identified to reduce rents and maintain balance of pro forma, e.g. HUD Section 8 vouchers
- Property Tax Abatement



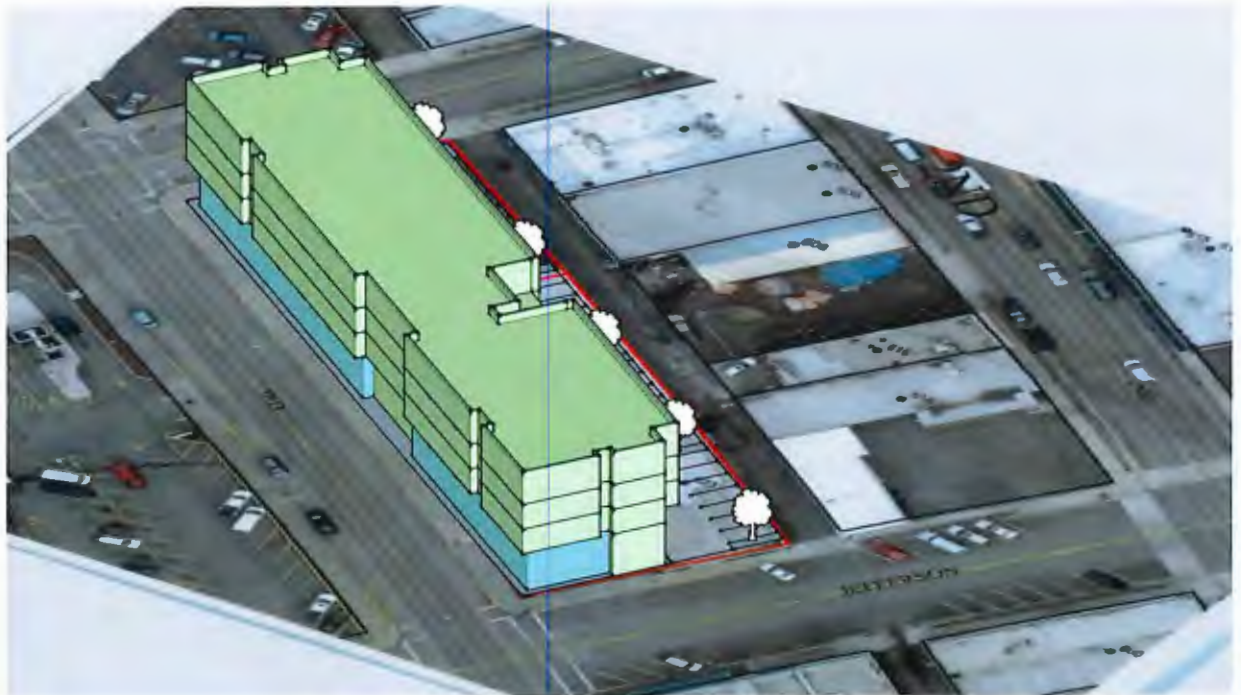
THE DALLES HOUSING STUDY

SEPTEMBER 10, 2018

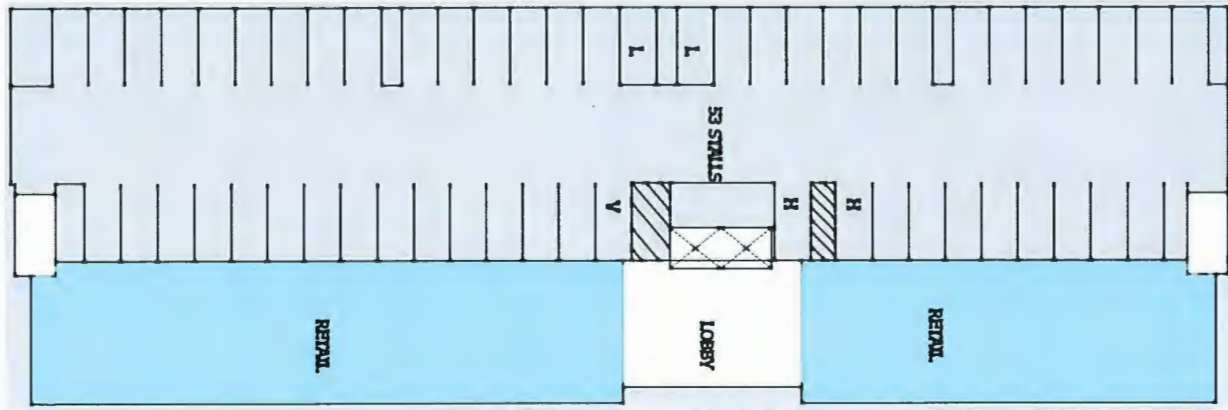




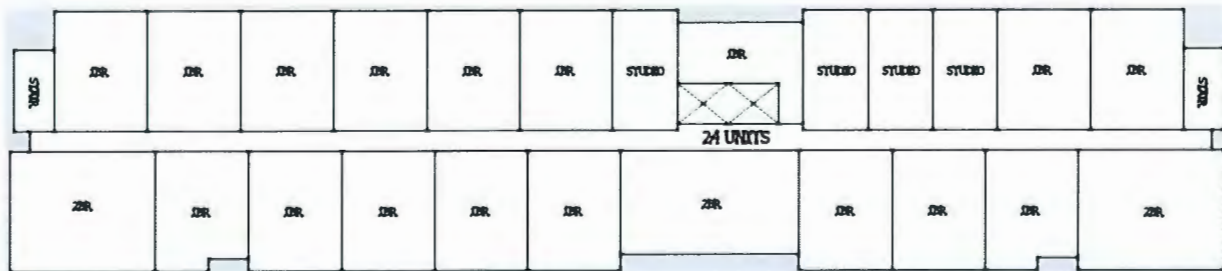
FROM NW



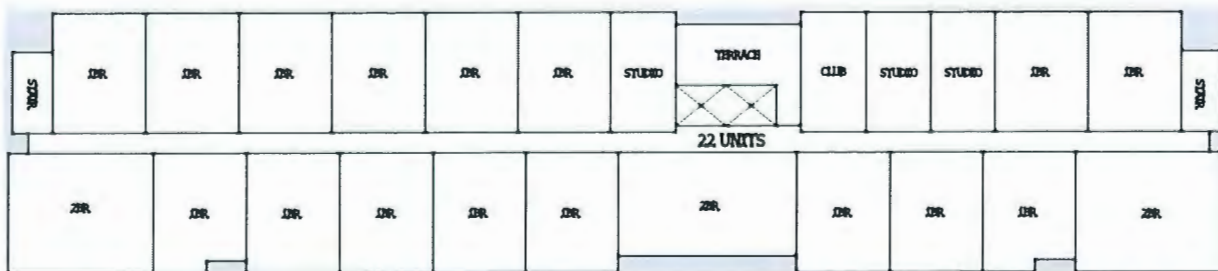
FROM SE



LEVEL 1, NTS



LEVEL 2-3, NTS



LEVEL 4, NTS





1 BR W/ BALCONY



1 BR



2BR



STUDIO

TYPICAL UNIT PLANS, NTS

Challenges

Proforma

Consider/Variables

- Rents
- Cost of Construction
- Property Management Expenses
- NOI
- Return on Investment

Assessment so far

- Rents okay or high (Appraisal to support these numbers?)
- Construction costs in this market “high”
- Property Management “low”
- NOI Problem: income, interest rate, cap rate, mortgage payments

Number of Units

- 46 Units
- Cannot get returns to work
- 70 Units
- Tough number to take on in unknown market
- Doesn't meet Parking ratio
- Better outcome because Common Area, lobby, deck, fitness room is the same SF, labor, materials, many costs

Cost of Construction

- Lack of supply - construction labor
- Rental rates?
- Comparables?
- Quality of Existing Conditions
- Number of units?

Proforma Gap

- Construction Cost: \$220,000 per unit

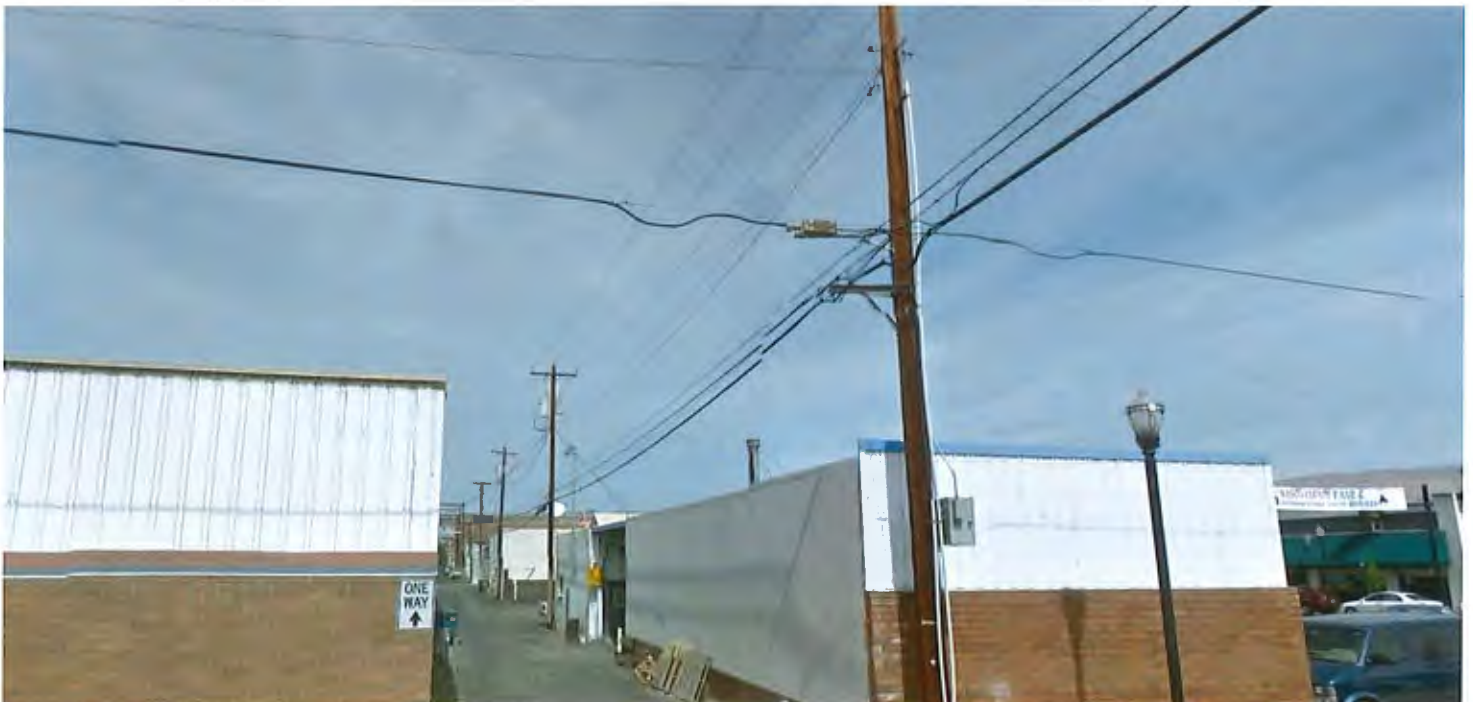
- Hard Costs: \$11 million
- Soft Costs: \$2.5
- Land: \$760,000
- Davis Bacon: \$1.5

- The Gap: Power Polls below grade, SDC, Permits, Cash Contribution, Davis Bacon

1:1 Parking Requirement

- Limits number of units
- No economy of scale in building units, increases cost per unit
- Need housing downtown to activate retail
- What is the priority
- Is there a parking problem?
- Are there other parking solutions
 - E.g. parking lots that can be used at night
 - People drive to work during the day

Power Poles and Transformers



Economic Opportunities

- High demand for housing
- Investment Stimulates Other Growth
- Supports local business growth
- Supplies Places for Employees to Live
- Canby “Best Practices”
 - Public investment, Dramatic increase in L-T tax base
 - New Store front across the street
 - Investor purchased building without hesitation

Pledge

- Open, Honest Dialogue
- Explanation of the trade-offs
- Cost Benefit Analysis
- Opportunity to provide some affordable housing
- Will not ask for incentives that are not necessary to achieve goals
- High Quality Construction Type
- Development team with track record and integrity
- Building City will be proud of

Canby Before







Canby After







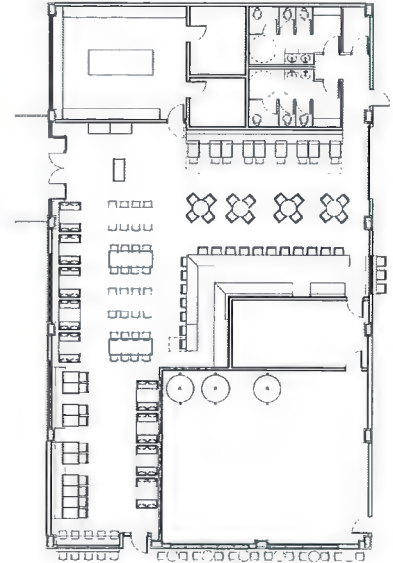
Police Building Exterior



Renovation of Police Building



Police Building Finishes



Canby Mural



THE DEVELOPMENT TEAM



DEVELOPMENT



PUTTING COMMUNITY FIRST

SOCIALLY RESPONSIBLE REAL ESTATE

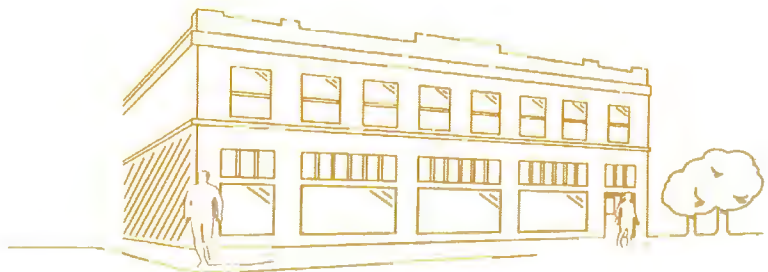
Hanlon Development specializes in sustainable development – for our environment, for the local economy, and for the people who live in these communities.

We work on projects big and small in both rural and urban communities – wherever there's an opportunity to generate economic opportunity and drive positive change. Our approach is collaborative – we bring community stakeholders into the fold to ensure the benefits from development extend beyond the balance sheet.

Our experience includes project management, financial analysis, public-private partnerships, underwriting, sustainable design and Earth Advantage certification.

Simply put, we open doors of opportunity that benefit everyone.

[LEARN MORE ABOUT OUR WORK](#)



CANBY CIVIC BLOCK

CANBY, OR

Hanon Development is currently leading the redevelopment of the Canby Civic Block in the heart of Canby, Oregon, a growing community approximately 20 miles to the south of Portland.

The Canby Civic Block is a community-oriented development project that meets the region's growing demand for walkable urban spaces and features a mix of uses that complements the downtown Canby's historic main street.

Created in collaboration with the City of Canby and Portland-based SERA Architects, Hanon Development's plans for the site include 69 high-quality apartments built over approximately 8,000 square feet of small-format, street-facing retail space designed with local retailers in mind. Like the new civic building recently opened in the downtown corridor, the building's exterior will combine brick with high-quality accent materials such as steel canopies to honor the neighborhood's architectural heritage. The vision for the Canby Civic Block includes repurposing both the historic Work Progress Administration City Hall building on the northeast corner of the site and the 6,000 square foot 1926 police station on the southeast corner as a brewpub or gathering place for the Canby community.



NORTHWOOD

PORTLAND, OR

Hanon Development is the developer of Northwood, a transit-oriented apartment building located in North Portland's vibrant and growing Kenton neighborhood. Northwood combines retail space, live-work units, and high-quality residential apartments to create a community asset that draws upon Kenton's rich history and culture. Located along the MAX light rail line, Northwood provides easy access to outdoor recreation, local food, and the performing arts – all the things that make Portland such a special place to live.

The building was designed with sustainability in mind – it has an "Earth Advantage Platinum" rating.



LOMBARD STATION

PORTLAND, OR

Hanlon Development is the developer and owner of Lombard Station, a 16,000 SF property with 11,500 SF of retail space located next to the Lombard Light Rail stop in North Portland. Along with the adjacent rebuilt Fred Meyer, Lombard Station was among the first new construction projects in the Interstate Corridor for many years. Development of Lombard Station required significant zoning and lot adjustments as well as complex negotiations regarding deeds, restrictions, CCRs and commercial leases.



SOUTH WATERFRONT DISTRICT

PORTLAND, OR

As a consultant to H. Williams & Associates and the Portland Development Commission, Hanlon Development assisted in the strategic and master planning for the private-public development of a 100-acre property known as South Waterfront. We began work with an assessment of the initial land purchase and early identification of potential funding sources for this brand new neighborhood.

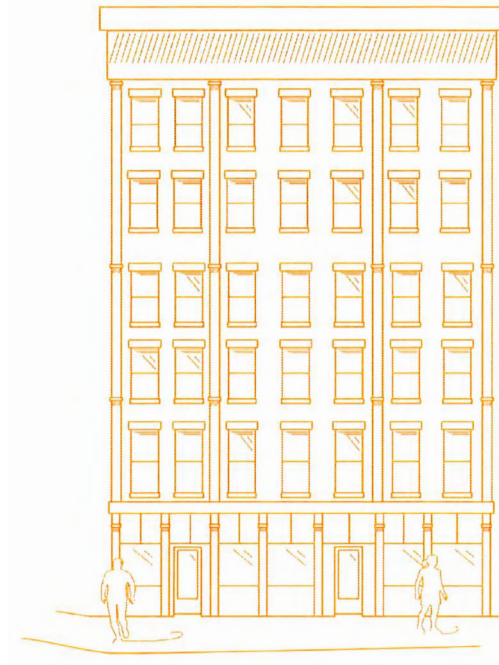
Hanlon Development helped broker agreements that balanced layers of public and private objectives and with neighborhood, business and public desires for this designated Brownfield and tax increment district. We made recommendations and facilitated public-private negotiations and public processes that ultimately led to the development of significant public investments, including an aerial tram, a streetcar extension, and new streets and utilities. Hanlon Development helped guide key land use decisions, including greenway and waterfront setbacks, building height increases, locations of public parks, parking, streets, and transportation routes.



WATER STREET

NEW YORK, NY

Harlon Development provided Owners Representative/Project Management services for the renovation of a 26-unit apartment building in the South Street Seaport historic preservation district of Manhattan, adjacent to the Financial District. We were brought in to move the project forward and get it back on budget and schedule. Our work included an evaluation of current plans, review and selection of contractors, regular assessment of work completed, and assistance with property management issues.



PRIOR PUBLIC SECTOR EXPERIENCE

NW COMMUNITY CAPITAL FUND

- COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION

PORTLAND DEVELOPMENT COMMISSION (PDC)

- SHARED AMORTIZATION LOAN FUND
- DEVELOPMENT OF PUBLIC HOUSING LAND TRUST
- EVALUATION OF HOUSING PROPOSALS FOR PUBLICLY OWNED BLOCK
- REVIEW OF THE DOWNTOWN TAX INCREMENT DISTRICT
- REVIEW OF ALL PUBLIC FUNDS AVAILABLE FOR SOUTH WATERFRONT

MEYER MEMORIAL TRUST

- HOUSING STUDY

PORTLAND HOUSING BUREAU

- EVALUATION OF KILLINGSWORTH AND LENTS BUSINESS INCENTIVE PROGRAMS

CITY OF TEXARKANA, AR

- REVIEW OF CDBG PROGRAM

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")

- HEALTH CARE AND HOUSING
- REGIONAL ADMINISTRATORS
- EMPOWERMENT ZONES
- REINVENTING GOVERNMENT

US HOUSE OF REPRESENTATIVES – HOUSE SELECT COMMITTEE ON AGING

- HOUSING AND COMMUNITY SERVICES
- FARMWORKERS

BOSTON HOUSING AUTHORITY – MASSACHUSETTS SENIOR ACTION

- ELDERLY HOUSING TENANT ADVOCATE

PORTLAND PLANNING COMMISSION BOARD



John Residential Construction Group, LLC, is a Pacific Northwest General Contractor specializing in mixed use multifamily construction. We are an affiliate of James E. John Construction Co. Inc., and were formed with the purpose of serving the residential mixed use development community as well as complementing the commercial operations of our sister company James E. John Construction Co., Inc. Our senior management team consists of Cameron Foroud as President, Jim Aarhus as Vice President of Operations.

Urban Infill Projects, especially multi-family, can be challenging. John Residential Construction, LLC possesses the talent, the knowledge, the experience, and the ingenuity to successfully deliver Urban Infill projects on time, on budget, and meet the Client's expectations every time. Our extensive experience with this type of project can help our Clients navigate the numerous organizations encountered through the life-cycle of a project, from the City of Portland, Portland DOT, Portland BES, Portland Water Dept, Portland Fire Dept, the project design team, neighborhood organizations, community organizers, property managers, and even the next-door neighbor.

Cameron Foroud – President

With over 30 years of practical experience managing construction projects and personnel, coupled with his innate business skills, Cameron provides our company direction, vision, strategic planning, policy, procedures and strong leadership.

Jim Aarhus – Vice President of Operations

Bringing over 20 years of construction experience to the team, Jim is responsible for all company operations, including staffing, training, safety, quality, delivery and execution of all projects.

During Jim’s lengthy career, he has provided guidance and leadership to some notable projects ranging in size from \$5-million to \$350-million.

Some of our recent projects include:

THE BENEVENTO

NW 23rd & NW Raleigh St., Portland, OR

The Benevento is a LEED Platinum, four-story mixed use wood frame and concrete building consisting of 24 apartment units on the upper floors and ground level retail space. The apartment units consist of a mix of one and two bedroom units. The ground level parking garage features a seventeen vehicle Carmatrix automated parking system for tenant vehicles. The façade of the building features FSC certified tiger wood siding, stucco, brick veneer and a custom wood storefront system made with FSC certified Mahogany. The project is named for “Mr. Baseball” Rocky Benevento, the legendary Portland Beavers groundskeeper.

- Unit Count: 24-Apartments Stories: 4-stories
- Parking: 18-spaces
- Retail: 4,487-sf
- Construction: Wood over Concrete
- LEED: Platinum
- Other: 17-car Mechanized Parking Machine
- Client: C.E. John Co.
- Architect: GBD Architects



FRANKLIN IDE

NW 23rd & NW Lovejoy St., Portland, OR

The Franklin Ide is a LEED Gold, six-story mixed-use, wood-framed and concrete structure consisting of 92 apartment units with ground level retail. The unit types are a mix of studio, one-bedroom, and two-bedroom units. Below grade parking is available on site for residents and the building features a shared common space and outdoor courtyard with gas fireplace for community events. Located on the street car line in walkable NW Portland, the Franklin Ide celebrates the street car and is named for one of the original street car pioneers. Upon completion in July 2013 the project demonstrated the team's commitment to sustainability and the local community.

- Unit Count: 92-Apartments
- Stories: 6-stories above grade,
1-story below grade
- Parking: 63-spaces
- Retail: 2,400-sf
- Construction: Wood over Concrete
- LEED: Gold
- Client: C.E. John Co.
- Architect: SERA Architects

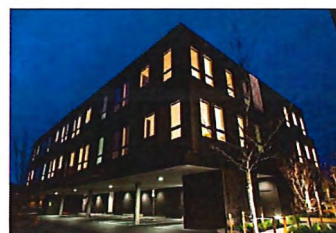


SAWYER'S ROW

NW 20th & NW Raleigh St., Portland, OR

Sawyer's Row is a LEED Platinum, 3-story wood framed apartment building consisting of 40 apartment units and "tuck-under" parking. The building consists of one and two bedroom units, an exterior courtyard, BBQ-Fire-Pit gathering area, and a warm-water pet wash. The modern exterior gracefully employs Cera-Clad and Cedar siding, alongside Fiberglass Composite windows to complement the neighborhood. Upon completion in November 2013, the project earned a Platinum LEED for Homes status.

- Unit Count: 40-Apartments,
2-Buildings
- Stories: 3-stories
- Parking: 17-covered, 18-uncovered
- Retail: None
- Construction: Wood
- LEED: Platinum
- Client: C.E. John Co.
- Architect: Holst Architecture



LL HAWKINS & SLABTOWN MARKETPLACE

NW 21st & NW Raleigh St., Portland, OR

Sawyer's Row is a LEED Platinum, 3-story wood framed apartment building consisting of 40 apartment units and "tuck-under" parking. The building consists of one and two bedroom units, an exterior courtyard, BBQ-Fire-Pit gathering area, and a warm-water pet wash. The modern exterior gracefully employs Cera-Clad and Cedar siding, alongside Fiberglass Composite windows to complement the neighborhood. Upon completion in November 2013, the project earned a Platinum LEED for Homes status.

- Unit Count: 114-Apartments
- Stories: 6-stories above grade,
1-story below grade
- Parking: 80-spaces (Apt),
67-spaces (Grocery)
- Retail: 16,000-SF
- Grocery: 28,000-SF
- Construction: Wood over Concrete
- LEED: Gold
- Client: Cairn Pacific &
Capstone Partners
- Architect: Holst/GBD

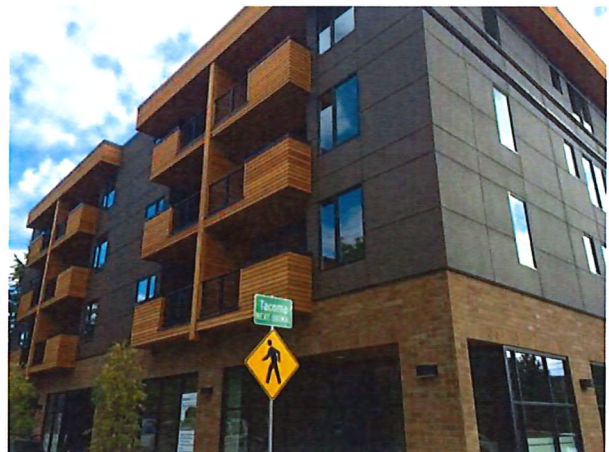


Black Cat Apartments & Retail (Madison @ Sellwood)

Sellwood Neighborhood, Portland, OR

Black Cat Apartments & Retail is a 4-story mixed use urban infill building. Comprised of 21-apartment units over two retail spaces, the project also includes 5-enclosed parking spaces. Situated in the Sellwood neighborhood of SE Portland at the site of the former Black Cat Tavern, the building is Type-V construction with on-grade concrete foundation. The façade is comprised of cedar and cement board siding with structural brick at grade. Black Cat Apartments & Retail was completed Sept-2014.

- Unit Count: 21-ea, 2-bedrm
Apartments
- Stories: 4-stories above grade
- Parking: 6-spaces
- Retail: 5,000-SF, two restaurants
- Construction: Wood
- Client: Sellwood-2, LLC
- Architect: Kevin Cooley



Kenton Apartments (Northwood)

North Portland, OR

Kenton Apartments is a 4-story mixed use apartment building with 57-units, one retail space, and 17- parking spaces. The building is an all wood structure with interior corridors and air conditioned units. Situated in the Kenton neighborhood of North Portland, the project enjoys its close proximity to public transportation and Kenton City Park. Kenton Apartments broke ground October 2014.

- Unit Count: 57-Apartments
- Stories: 4-stories above grade
- Parking: 17-spaces, tuck-under
- Retail: 1,900-SF
- Construction: Wood
- Client: 8300 Interstate, LLC
- Architect: SERA Architects



SERA ARCHITECTS



- SERA is a multi-disciplinary design firm committed to sustainability for the built environment. Founded in Portland, Oregon, in 1968, SERA holds a key role in the development of the city's national reputation for livability. Today, the firm focuses on providing planning, architecture, interior design and sustainability services for mixed-use housing, workplace, hospitality and public projects. SERA's cross-disciplinary approach provides a wealth of value and inspiration. Our approach is site specific and context sensitive, and looks for opportunities to connect across scales, disciplines and boundaries. SERA is proud of our history of creating successful, award-winning projects that strive for a sense of beauty, proportion and specificity of place while maintaining functionality and durability over time

Architecture

SERA's core service, architecture, blends two traditions: urban revitalization and sustainable design. Our design approach stresses urban infill, reuse and redevelopment as important strategies for creating a new sense of community. This civic pride for all projects is directed toward achieving architecture that balances urban and natural resource flows. SERA's focus on listening and learning ensures that our design expresses the client's unique aspirations.

Interior Design

SERA's in-house Interior Design department provides clients with integrated interior design and space planning services. The Interior Design group assists clients in arriving at effective solutions for developing, renovating, or redesigning building interiors.

Urban Design and Planning

SERA offers strategic visioning, planning and urban design services to public and private sector clients engaged in the creation of sustainable communities, cities and regions.

On each project, we work with clients and stakeholders to formulate a sustainable development framework for the social, cultural, economic and ecological infrastructure that underpins the making of whole and beautiful places.



Sustainable Value

Since the firm's organization in 1968, SERA has earned a national reputation for excellence in sustainable design. Our experience in adaptive re-use and building renovation led to our early involvement in sustainable design. SERA has provided design services on 45 LEED projects, 38 of which have received certification. SERA is a national leader amongst organizations that promote sustainability in the construction industry, such as the U.S. Green Building Council, the Cascadia Green Building Council, The Natural Step - USA, and the AIA Committee on the Environment. Our work environment is a direct reflection of the firm's commitment to practice sustainability in our daily lives: we purchase 100% wind power; provide bicycles and hybrid vehicles for office use; purchase sustainable office supplies from local vendors; and commit to green housekeeping practices, waste diversion, and a sustainable catering policy including food waste composting.



Enhancing the Urban Neighborhood

SERA's experience with urban housing ranges from subsidized supportive apartments to market rate luxury condominiums. Our residential studio staff enjoy this diversity of housing types, keeping SERA at the cutting edge of trends, codes, and current cost effective construction techniques. From the benefits of building enhancements in renovation work to the high quality of new buildings, SERA's commitment to the urban context is consistent in all of our work. This contributes to SERA's exceptional track record of designing projects that are enthusiastically approved by Portland design review commissions as well as neighborhood associations.



11 Marché, Portland, OR

Attwell Off Main, Tigard, OR

The Avenue Lofts Condominiums, Portland, OR

Burnside 26 Apartments, Portland, OR

Cadence Apartments, Portland, OR

The Cameron, Portland, OR

The Civic Condominiums, Portland, OR

Corbett Crescent Townhouses & Condominiums, Portland, OR

Cordelia Apartments, Portland, OR

The Crane Lofts Mixed-Use, Portland, OR

The Dahlia, Canby, OR

Division Street Lofts, Portland, OR

East 12 Lofts, Portland, OR

Encore on First, Mesa, AZ

Franklin Ide Apartments, Portland, OR

Goose Hollow Apartments, Portland, OR

Hawthorne Twenty-Six Apartments, Portland, OR

Jantzen Apartments, Portland, OR

Landing Drive Apartments, Portland, OR

McCormick Pier Condominiums, Portland, OR

Modera Belmont Apartments, Portland, OR

Modera Davis Apartments, Portland, OR

Modera Pearl Apartments, Portland, OR

Multnomah Village Apartments, Portland, OR

Northwood Apartments, Portland, OR

The Overlook Mixed-Use, Portland, OR

Park 19 Apartments, Portland, OR

Parkside Lofts, Vancouver, WA

Riverscape Apartments (Lots 1 & 8), Portland, OR

Savier Street Flats, Portland, OR

Slabtown Flats, Portland, OR

The Susanne Luxury Apartments, Houston, TX

The Tate Mixed-Use, Eugene, OR

Tupelo Alley, Portland, OR

Wilshire Center (design), Los Angeles, CA 1

900 Yorktown, Houston, TX



REQUEST for PUBLIC PRIVATE PARTNERSHIP

Gap Financing

- Cash contribution
- SDC waiver
- Permit waiver
- State funding for Affordable Housing
- Property Tax Abatement
- Interest rate write down or interest-only payments
- PUD Utility Poles Below Ground