

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

May 20, 2025

5:30 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

- PRESIDING:** Dan Richardson, Vice Chair
- BOARD PRESENT:** Staci Coburn, Scott Hege, (arrived at 6:40 p.m.), Darcy Long (joined via Zoom at 6:38 p.m. and left at 6:43 p.m.), Timothy McGlothlin, and Ben Wring
- BOARD ABSENT:** Walter Denstedt, Kristen Lillvik, and Marcus Swift
- STAFF PRESENT:** Director and Urban Renewal Manager Joshua Chandler, Economic Development Officer (EDO) Jacob Anderson, City Attorney Jonathan Kara, City Recorder Amie Ell, Administrative Assistant Crystal Sayre

CALL TO ORDER

The meeting was called to order by Vice Chair Richardson at 5:35 p.m.

PLEDGE OF ALLEGIANCE

Board Member McGlothlin led the Pledge of Allegiance.

APPROVAL OF AGENDA

Due to the absence of a quorum at the start of the meeting, approval of the agenda was postponed until later in the meeting.

Upon Chair Long's arrival at 6:38 p.m., establishing a quorum, a motion was made to approve the agenda. It was moved by Coburn and seconded by Wring to approve the agenda as prepared. The motion carried 5/0; Coburn, Long, McGlothlin, Richardson and Wring voting in favor, none opposed, Denstedt, Hege, Lillvik, and Swift absent.

APPROVAL OF MINUTES

Due to the absence of a quorum at the start of the meeting, approval of the minutes was postponed until later in the meeting.

Upon Chair Long's arrival at 6:38 p.m., establishing a quorum, a motion was made to approve the agenda. It was moved by Wring and seconded by McGlothlin to approve the minutes of March 18, 2025, as submitted. The motion carried 5/0; Coburn, Long, McGlothlin, Richardson and Wring voting in favor, none opposed, Denstedt, Hege, Lillvik, and Swift absent.

PRESENTATIONS

Mint Building, 710 East 2nd Street, The Dalles

Timothy Schechtel opened the presentation with a historical overview of the Mint Building redevelopment, including archival images dating back to its original 1860s stone masonry (Attachment 1). He detailed work completed since 2005, emphasizing milestones such as the cellar excavation, water and sewer infrastructure upgrades, grease trap installation, new loading dock, fire suppression boring through existing masonry, and repaving of the alleyway. The project also included a major investment in structural reinforcement, such as dry pack overlays to level century-old concrete floors and new commercial-grade kitchen infrastructure.

Steve Light, owner of Freebridge Brewing, contextualized the project within the brewery's long-term growth plans. He highlighted how updated building code requirements necessitated a fire suppression system due to adjacent use classifications, significantly increasing project cost. Mr. Light described the financial strain from delayed Urban Renewal funding, noting that construction had to proceed under emergency conditions in 2024 despite the funding freeze. He emphasized the project's public benefit, including expanded kitchen space, new seating, job creation, and ROI for the community. Mr. Light requested the Board to acknowledge the unique circumstances and support conditional reimbursement for eligible remaining work. The proposal was later discussed under Action Item 9. C., Incentive Program Grant Request: *Mint Building* (Redevelopment Phase II), 710 East 2nd Street.

Craig's Building, 323 East 2nd Street, The Dalles

Ellen Fortin introduced the project team and the redevelopment concept for the Craig Building, located at Second and Federal Streets. David Brown, building owner, provided background on his ties to The Dalles (Attachment 2), his agricultural and wine industry experience, and his vision to support downtown revitalization through wine-centric tourism. He referenced the success of communities such as McMinnville and Dundee and emphasized the potential to create a vibrant hub that could serve as a gateway to wine country, aligning with broader community and urban renewal goals.

Mr. Brown stated that the Craig Building could be transformed into a central gathering space – similar to Red Hills Market in Dundee or Oakville Grocery in Napa – with a mix of retail, food, and hospitality offerings. He emphasized his longstanding collaboration with architects Ellen Fortin and Jim Green, whose design and project management capabilities he highlighted.

Ms. Fortin shared architectural concepts and precedent imagery illustrating the evolution of the building's façade, opportunities to open the building to the street, and ideas for activating the adjacent Federal Plaza. She stressed the importance of shade, pedestrian comfort, and consistent design standards to create a successful and vibrant urban space. She also expressed interest in reusing the existing mural and aligning with the City's design direction for downtown.

Shem Harding outlined the results of the team's due diligence, including structural, mechanical, and environmental assessments. The building was found to be in generally good condition with modern infrastructure in place.

Mr. Harding described a phased redevelopment approach:

Short-Term Goals: Activate the ground floor with temporary uses such as pop-up retail or event space, timed with the completion of the adjacent Federal Plaza.

Mid-Term Goals: Establish a permanent market, café, or deli; initiate residential use on the second floor.

Long-Term Vision: Full buildout including restaurant space, lodging, event space, and residential apartments—potentially creating up to 30 permanent jobs.

The team is exploring grant opportunities, including the Diamonds in the Rough program through Oregon Heritage, and expressed interest in Urban Renewal support.

Board Member McGlothlin praised the vision and potential impact on downtown vitality and expressed support for increased upper-story residential uses and downtown walkability.

Board Member Wring emphasized the importance of upper-level housing and aligning with City Council goals related to housing and downtown activation.

Board Member Coburn commended the clear presentation and vision, and inquired about potential job creation, which Brown estimated at approximately 30 employees upon full buildout.

EDO Anderson asked for feedback from the Board regarding Urban Renewal priorities—whether the focus should be on activating the first-floor retail space or prioritizing second-story residential development. Vice Chair Richardson requested that staff circulate the question to the full Board for input, recognizing that only a portion of the Board was present.

Board Members generally supported aligning redevelopment with the timeline of the Federal Plaza project, emphasizing coordination to avoid redundant investments and to maximize impact. The applicants expressed a desire to collaborate with the City and Urban Renewal Agency on plaza design to ensure integrated and complementary development.

Mr. Brown and Ms. Fortin thanked the Board for their time and expressed interest in continued partnership. Staff committed to sharing the presentation materials with the full Board and initiating follow-up discussions as appropriate.

PUBLIC COMMENT

None.

PUBLIC HEARING

Adoption of the Fiscal Year 2025/26 Budget for the Columbia Gateway Urban Renewal Agency

Vice Chair Richardson read the rules governing a public hearing. He then opened the public hearing at 6:43 p.m.

Urban Renewal Manager Chandler reported that the budget had been reviewed and approved by the Urban Renewal Budget Committee on April 16, 2025. Staff recommended adoption with no changes.

No public testimony was received.

It was moved by Board Member McGlothlin and seconded by Board Member Hege to adopt Resolution No. 25-002 adopting the Fiscal Year 2025/26 budget and certifying a request for maximum tax revenue to the county assessor. The motion carried 5/0; Coburn, Hege, McGlothlin, Richardson and Wring voting in favor, none opposed, Denstedt, Lillivik, Long, and Swift absent.

Vice Chair Richardson closed the public hearing at 6:45 p.m.

ACTION ITEMS

Resolution No. 25-003, a Resolution Amending the Columbia Gateway Urban Renewal Agency Incentive Program Guidelines

(EDO Anderson presented Resolution No. 25-003, proposing updates to the Urban Renewal Incentive Program Guidelines. He explained that although the Board previously reached consensus on several amendments, staff and legal counsel recommended formal adoption by resolution for clarity and consistency. In addition to the changes previously discussed, Anderson noted the inclusion of:

- A requirement for a public benefit statement for projects exceeding \$100,000, as a middle ground in lieu of a formal ROI analysis;
- A conflict of interest provision, added to enhance transparency;
- Clarification that Development Funding Agreements (DFAs) are distinct from the general incentive program, with standalone guidelines to be developed.

Anderson confirmed the changes were based on transcripts and past Board discussions. He also thanked former EDO Dan Spatz for assisting during the transition.

Vice Chair Richardson invited comments or questions. No additional input was received from the Board or public. Former EDO Dan Spatz, attending as a member of the public, expressed support for Anderson and the proposed changes.

It was moved by Wring and seconded by Coburn to adopt Resolution No. 25-003, amending the Urban Renewal Incentive Program Guidelines, effective May 21, 2025, as presented. The motion carried 5/0; Coburn, Hege, McGlothlin, Richardson and Wring voting in favor, none opposed, Denstedt, Lillvik, Long and Swift absent.

Incentive Program Grant Request: *Mint Building* (Redevelopment Phase II), 710 East 2nd Street

Vice Chair Richardson invited the applicants, Mr. Schechtel and Mr. Light, to return to the meeting for deliberation on their grant request for Phase II of the Mint Building redevelopment.

EDO Anderson provided a detailed staff report outlining the complexities of the request. While the applicant originally requested \$300,000, they acknowledged a prior \$50,000 award and revised the request to \$250,000. However, much of the work is already underway or completed, which renders it ineligible for reimbursement under the current Urban Renewal Incentive Program (URIP) guidelines. The staff recommendation was to offer conditional approval for eligible future expenses only, with a not-to-exceed amount of \$250,000, contingent on submission of required documentation including a public benefit statement, construction schedule, title report, confirmation of matching funds, and itemized bids for remaining work. Anderson emphasized that staff would verify project status through a site visit before executing any agreement.

Mr. Schechtel provided context regarding project delays and financial hardship due to uncertain funding availability. He emphasized the urgent need to move forward and reiterated willingness to comply with staff's verification process.

City Attorney Jonathan Kara confirmed that the URIP guidelines—both past and newly adopted—prohibit retroactive payments for work completed prior to a grant agreement. He clarified that while the Board could legally consider such funding under a Development Funding Agreement (DFA), doing so through the URIP would be inconsistent with Oregon Revised

Statutes (ORS 457.170(6)) and could create audit and legal risks. Any retroactive funding consideration would need to be handled separately through a DFA process.

The Board then discussed whether to direct staff to explore the legality of retroactive payments through a DFA. Although several Board members expressed skepticism about setting precedent, they agreed that further legal research was warranted. Staff was directed to consult legal counsel and return with findings on whether retroactive reimbursements could lawfully be pursued via a development funding agreement, without yet initiating DFA negotiations.

Board Member McGlothlin moved to approve the grant request, with the Staff recommended conditions, and authorize execution of a grant agreement; Board Member Coburn seconded. The motion carried 5/0; Coburn, Hege, McGlothlin, Richardson and Wring voting in favor, none opposed, Denstedt, Lillvik, Long and Swift absent.

DISCUSSION ITEMS

First Street Project and Basalt Commons Discussion

Urban Renewal Manager Chandler provided an update on the First Street project. Renderings are currently in development by Walker Macy, the design firm that also worked on the Federal Street Plaza, with a goal of presenting a visual update to the Board in July. Chandler noted that visual materials will improve public messaging compared to traditional engineered plans.

The archaeological report has been submitted to the State Historic Preservation Office (SHPO) and is under review. A mitigation plan will be required due to the anticipated adverse effect on the historical character of First Street. A site visit with SHPO is expected in June to review proposed mitigation measures in advance.

Additionally, the First Street parking lots are scheduled to be repaved during the first week of June. Construction will be monitored by an on-site archaeologist due to the site's archaeological sensitivity. Notices will be sent to all property owners within 300 feet, and City road crews will conduct direct outreach to adjacent businesses along Second Street.

In response to questions from Board Member Coburn, Chandler confirmed that the new parking lot near the Basalt Commons site is part of a City -- Urban Renewal partnership. However, development of the lot has been delayed to avoid potential damage from its use as a construction laydown area during the Basalt Commons project.

Vice Chair Richardson asked about progress on the Basalt Commons project. Chandler stated that building permit reviews are underway by both the City and Wasco County. He noted that an update from the developer is anticipated at the June Board meeting, either in person or in writing, pending final confirmation.

BOARD MEMBER COMMENTS / QUESTIONS

Board Member McGlothlin expressed strong support for the Craig Building vision, praising its focus on walkability, wine tourism, and adaptive reuse. He emphasized the importance of creating public gathering places and ensuring adequate residential parking.

Board Member Wring highlighted the City Council's ongoing prioritization of downtown residential housing.

Board Member Coburn thanked the presenters and noted the long-overdue recognition of the Craig Building's potential.

Vice Chair Richardson encouraged continued transparency and communication as the Board helps guide transformational investments in the downtown core.

ADJOURNMENT

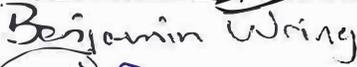
Being no further business, the meeting adjourned at 8:25 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Crystal Sayre, Administrative Assistant
Community Development Department

SIGNED: _____


~~Dan Richardson, Vice Chair.~~



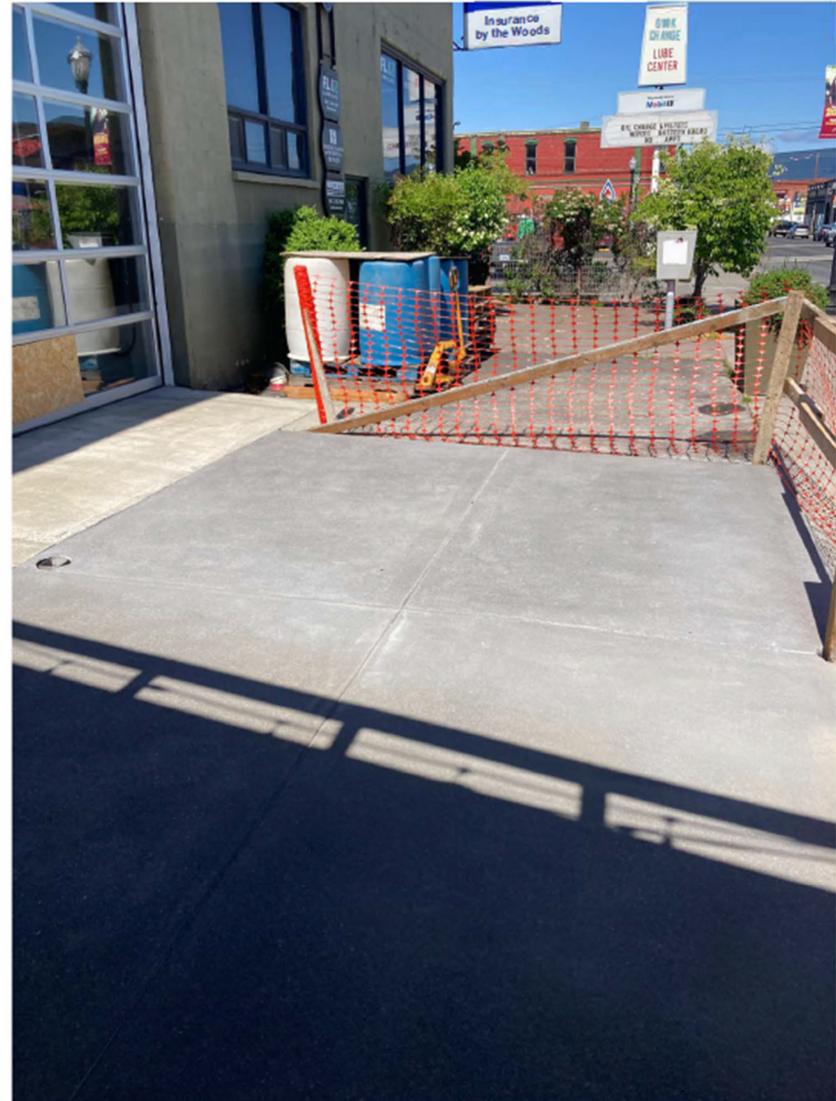

ATTEST: _____

Crystal Sayre, Administrative Assistant
Community Development Department



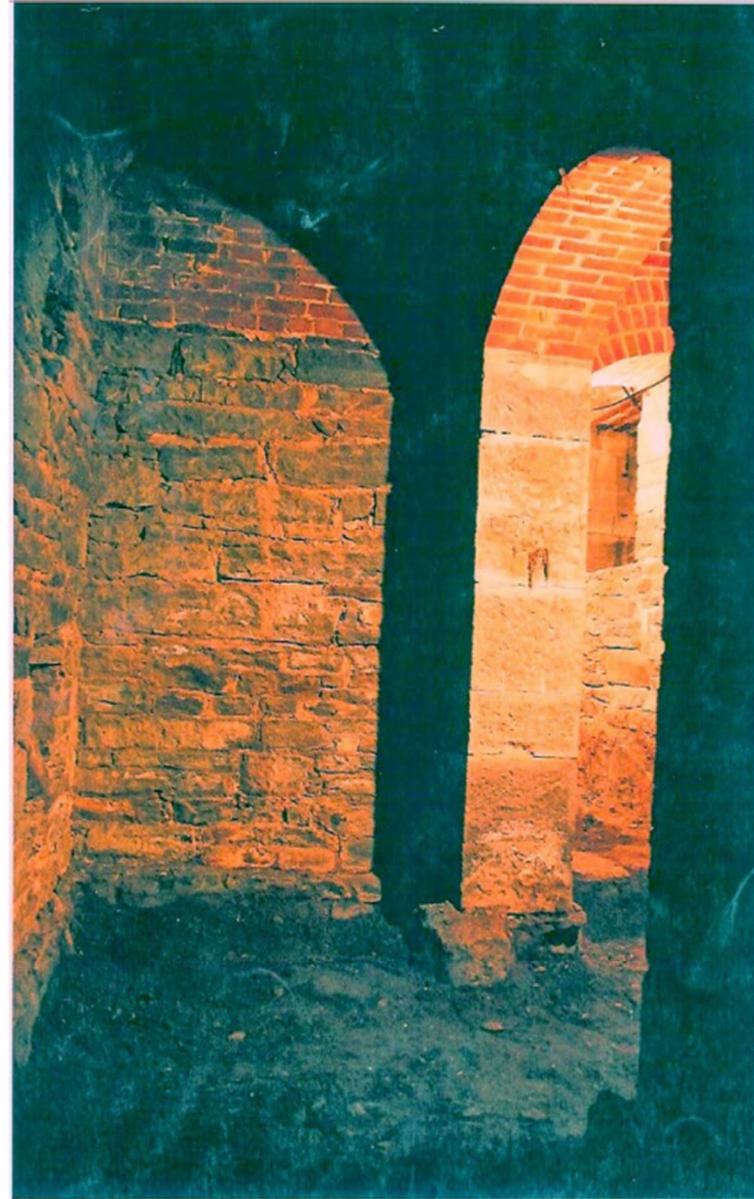


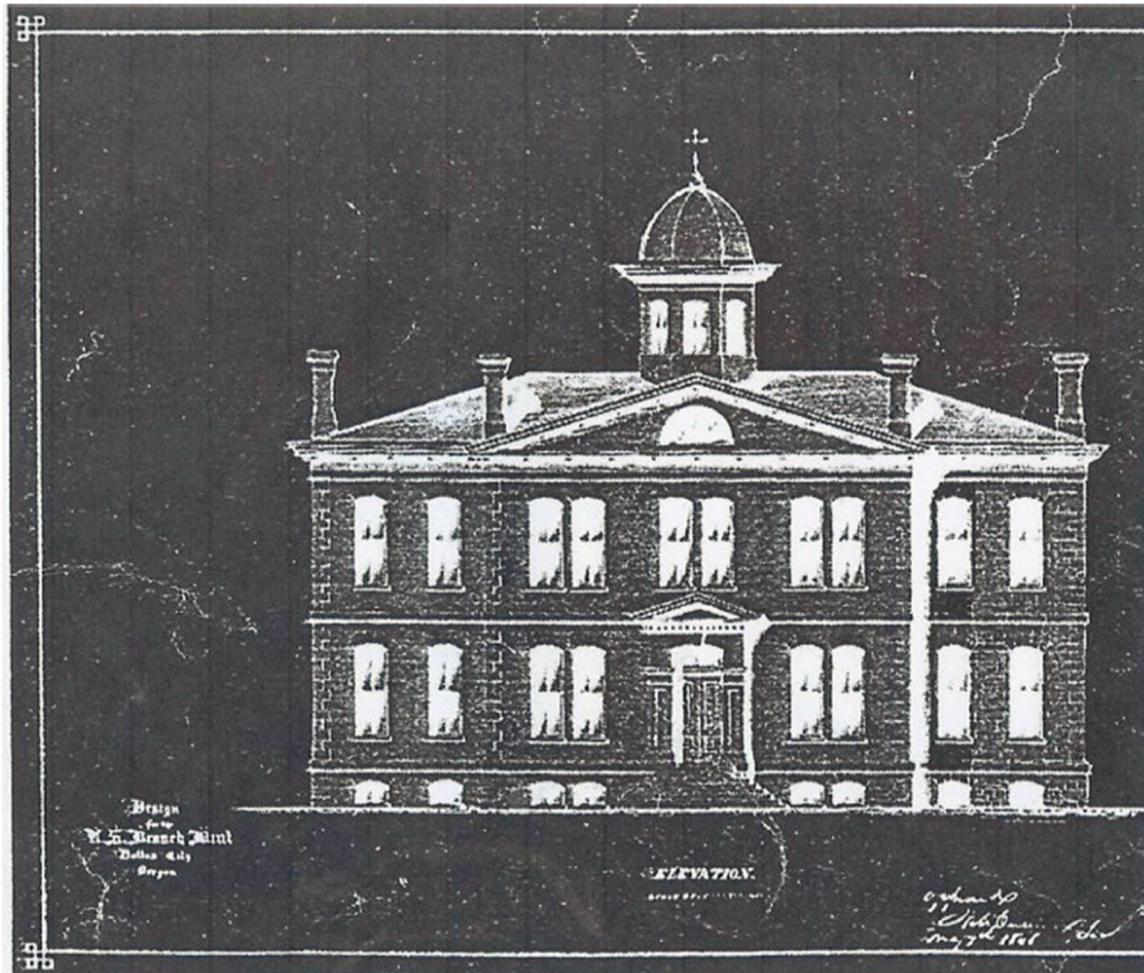




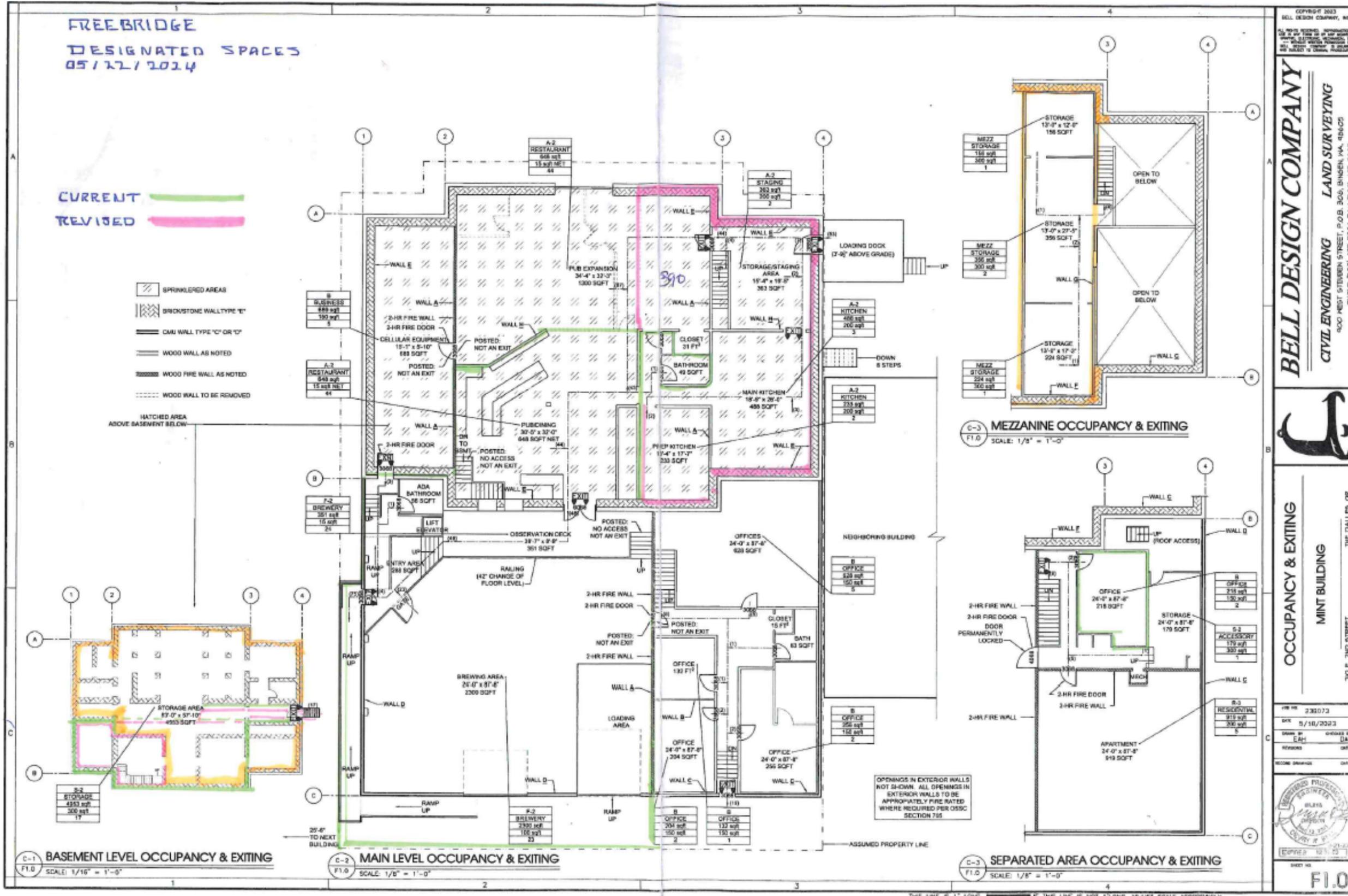






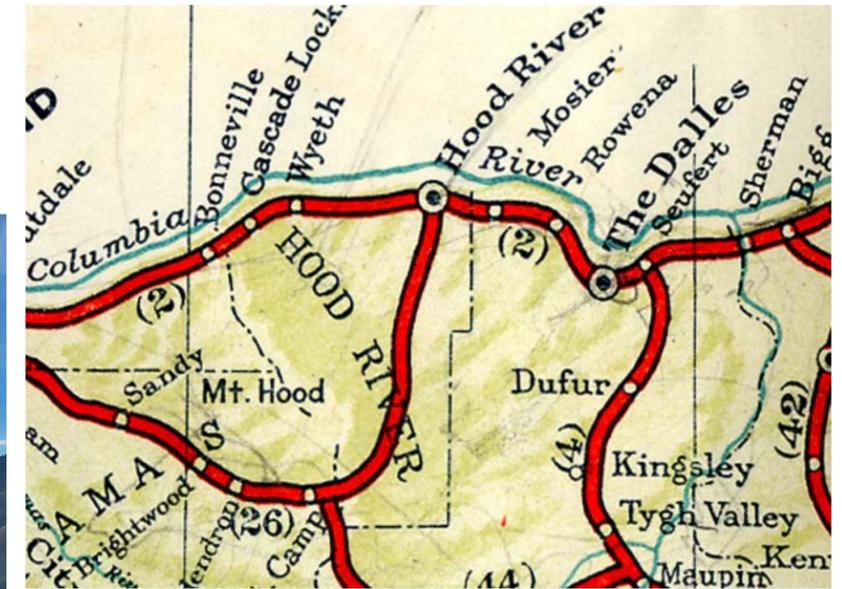


This artists rendering shows how the front of the U.S. branch mint at Dallas would have looked if fully completed to plan. Today the stone building, flat-topped and without its dome or second floor, is privately owned and has an addition to its front now.



+ Craig Building
The Dalles Oregon

The Dalles: Gateway to the Columbia Gorge



Craig Building team:

- David Brown, Owner
- Emily Sipe, Project Manager for Owner
- Ellen Fortin,
Ellen Fortin Design + Architecture - Design Architect
- Shem Harding,
DECA Architecture – Architect of Record



3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

Ellen Fortin Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

May 20, 2025

+ **Craig Building**
The Dalles Oregon

Connection to The Dalles



3702 East Burnside + Architecture
Portland, OR 97214 fortin@ellenfortinarchitect.com
www.ellenfortinarchitect
503.709.6262

Ellen Fortin Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



Connection to The Dalles

Mitchell Lewis & Staver: Water Solutions Since 1882

- Our 14 branches serve over 1,700 accounts across the Western U.S., supporting more than 10,000 farms, homes, and businesses with critical water system solutions
- Our expansive pump and water system sales + service span across agriculture, municipal, and industrial sectors
- We enjoy strong, long-standing partnerships with global leaders in water technology such as Pentair and Xylem
- Our engineered systems division develops custom pump solutions for complex, high-demand applications



Mitchell Wine Group: Independent Wine & Spirits Importer and Distributer

- We serve hundreds of accounts across Oregon, including major retailers like Costco, Whole Foods, and New Seasons
- Our mission of continued successful wine product acquisitions, strengthens our portfolio diversity and supplier relationships
- We represent distinguished producers of domestic and international wine and iconic industry brands, such as Riedel
- Our premium wine sales, strategic brand curation + market focus, have allowed us to achieve double-digit growth
- With Mitchell Spirits, we now offer full-service brokerage for craft spirits with OLCC compliance



Threemile Vineyard: Distinctive Estate Vineyard in the Columbia Valley AVA

- We are home to 18 distinct varietals, including those rarely grown in Oregon, such as Albariño and Mencía
- Our harvest of 120 tons of premium wine grapes in the most recent year, focused on quality and sustainability
- Our certified organic farming practices, paired with precision viticulture, optimize vineyard health and fruit expression
- We are developing a proprietary private label wine, with distribution planned in the coming year

3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

Ellen Fortin Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



The Craig Building
Past and Present



3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

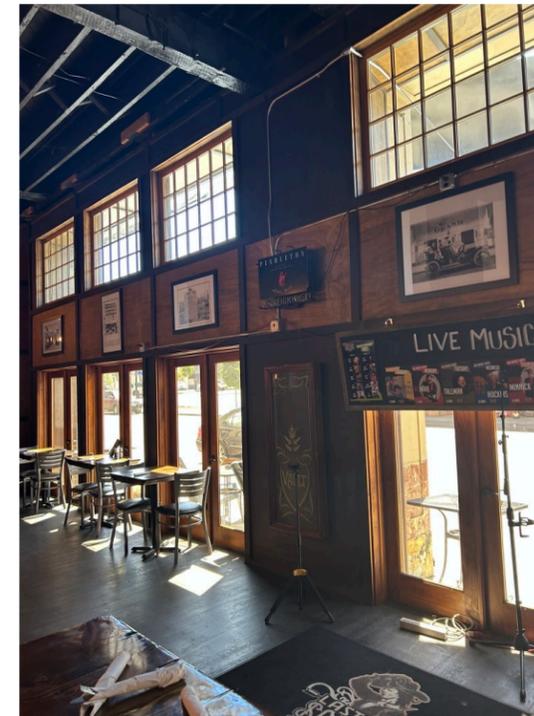
Ellen Fortin
Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



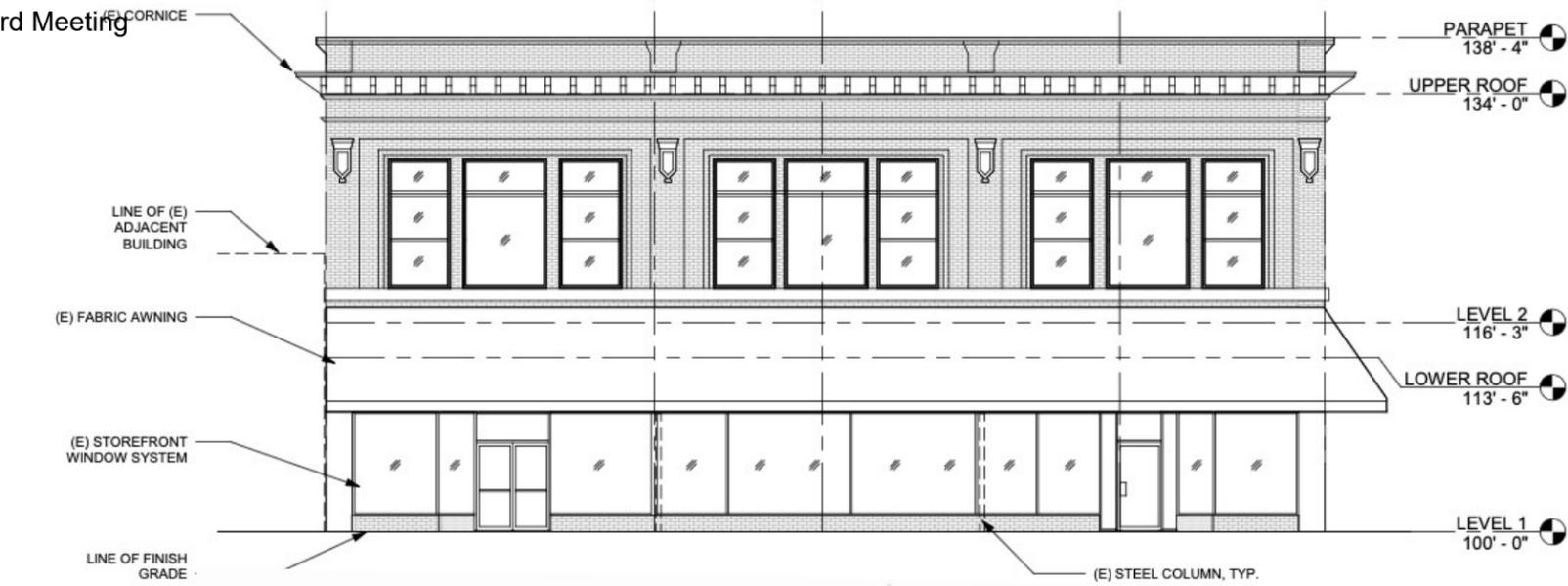
Storefront
Precedents

3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

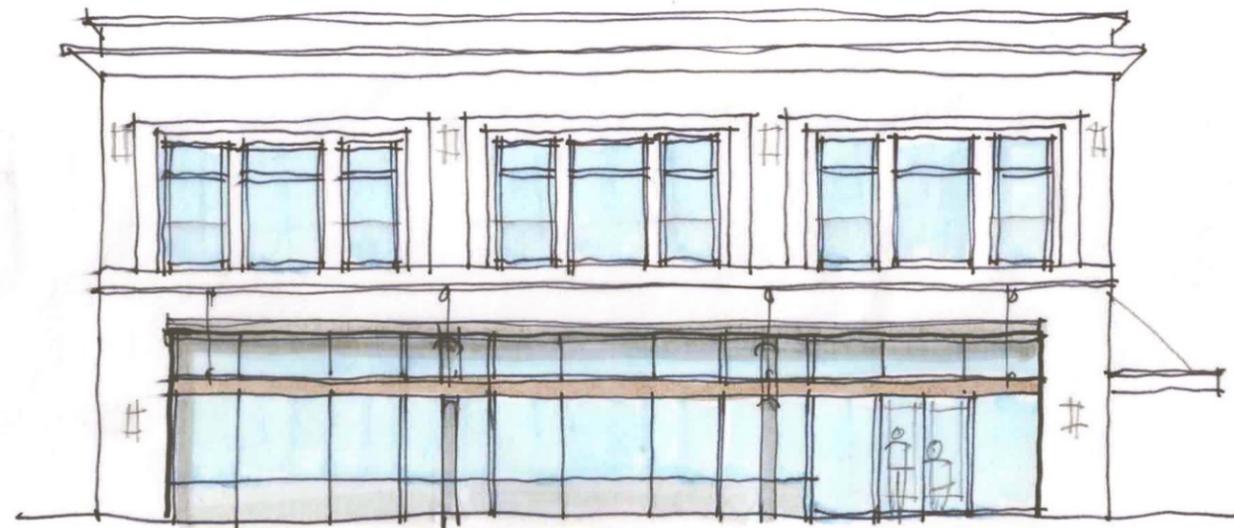
d
deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ Craig Building
The Dalles Oregon



① **ELEVATION - SOUTH**
 1/8" = 1'-0"



2nd Street Elevation Studies

Ellen Fortin Design + Architecture

3702 East Burnside
 Portland, OR 97214
 fortin@ellenfortinarchitect.com
 www.ellenfortinarchitect.com
 503.709.6262



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
 tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



2nd Street View

3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

Ellen Fortin Design + Architecture



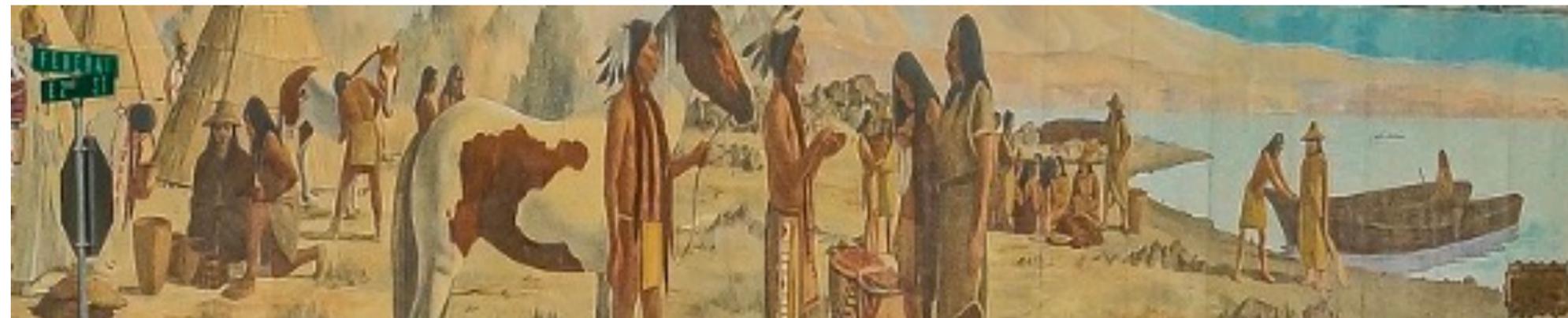
deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



Federal Street Plaza and the Craig Building



3702 East Burnside + Architecture
Portland, OR 97214
fortin@ellenfortinarchitect.com
www.ellenfortinarchitect
503.709.6262

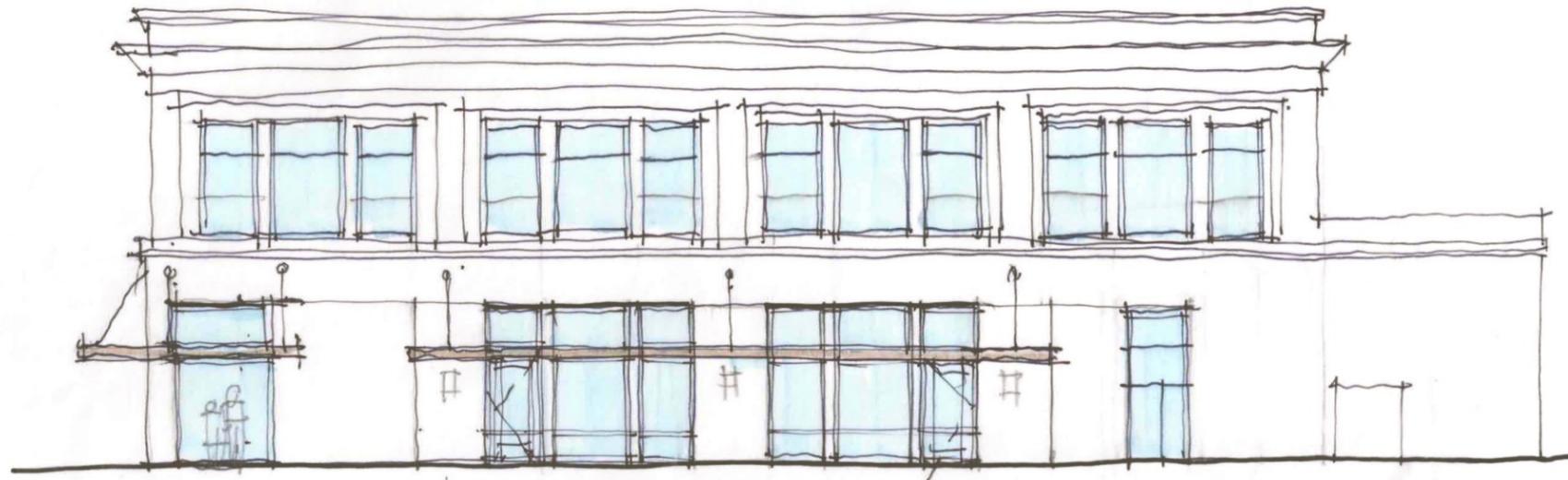
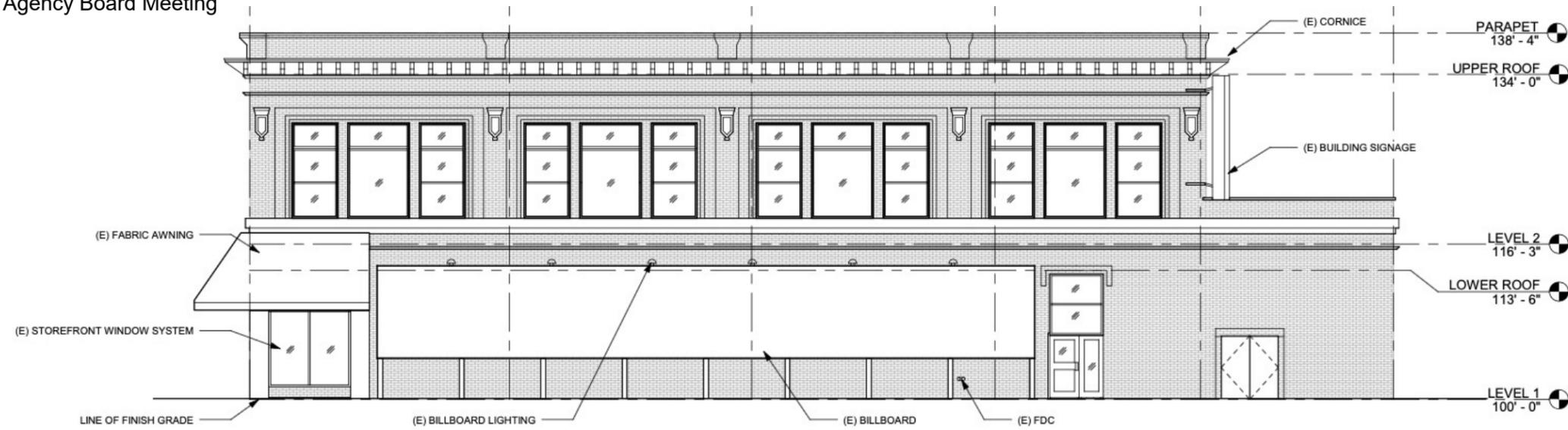
Ellen Fortin Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



Federal Street Plaza Elevation Studies

3702 East Burnside
 Portland, OR 97214
 Ellen Fortin Design + Architecture
 fortin@ellenfortinarchitect.com
 www.ellenfortinarchitect.com
 503.709.6262



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
 tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



Federal Street Plaza
Precedent Character



3702 East Burnside +
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

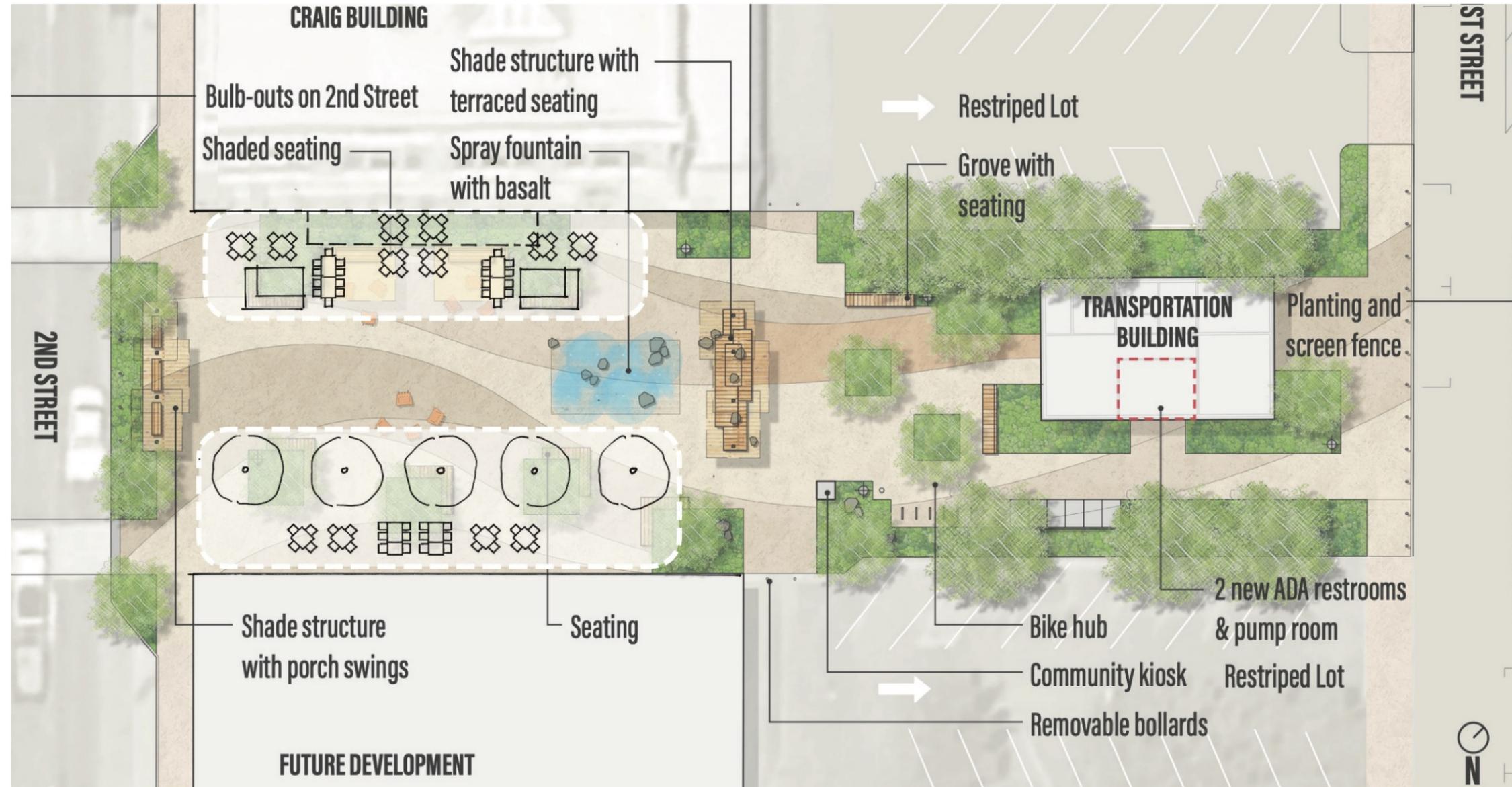
Ellen Fortin
Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



Federal Street Plaza Concept Plan

3702 East Burnside
Portland, OR 97214
fortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

Ellen Fortin Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



Federal Street Plaza View from 2nd Street

3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

Ellen Fortin Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



Federal Street Plaza View

3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

Ellen Fortin Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



Building Infrastructure upgrades

3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

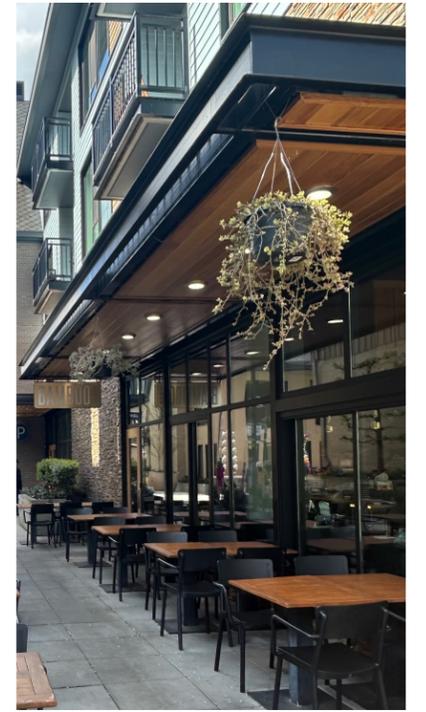
Ellen Fortin Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



1st Floor Uses + Activities



3702 East Burnside
 Portland, OR 97214
 Ellen Fortin Design + Architecture
 fortin@ellenfortinarchitect.com
 www.ellenfortinarchitect.com
 503.709.6262

d
deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
 tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon



2nd Floor Uses + Activities



3702 East Burnside + Architecture
Portland, OR 97214 fortin@ellenfortinarchitect.com
www.ellenfortinarchitect
503.709.6262

Ellen Fortin Design + Architecture

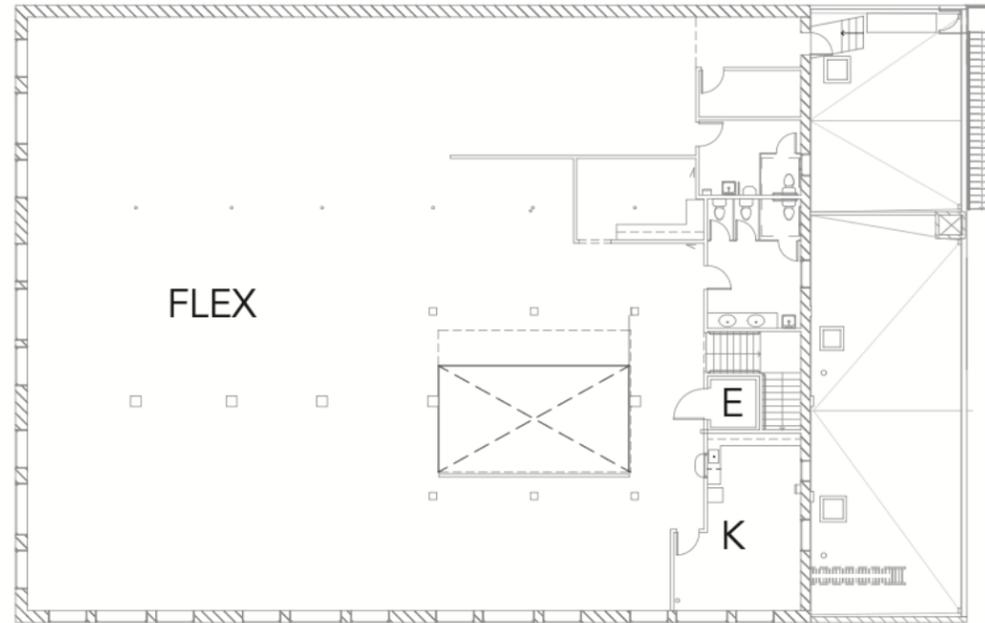


deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ **Craig Building**
The Dalles Oregon

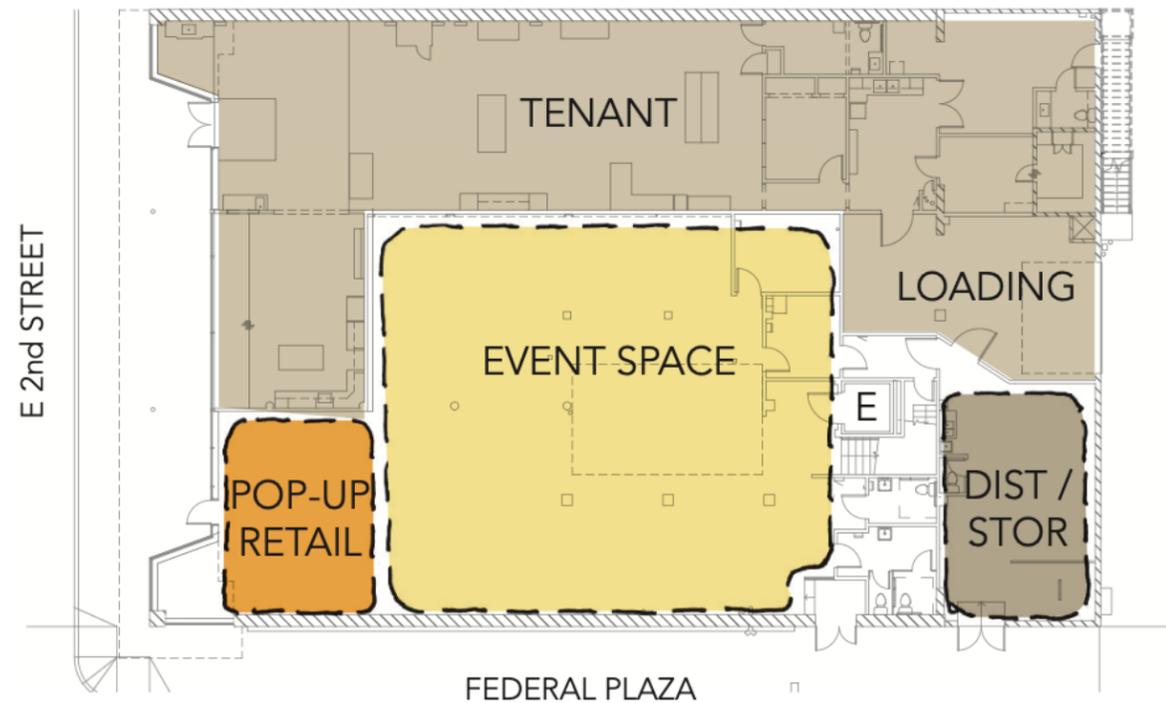
LEVEL 2



NEAR-TERM 2025-26

- + Activate ground level
- + Support plaza
- + Winery support & distribution
- + Events / pop-up retail

GROUND LEVEL



3702 East Burnside
Portland, OR 97214
fortin@ellenfortinarchitect.com
www.ellenfortinarchitect
503.709.6262

Ellen Fortin Design + Architecture

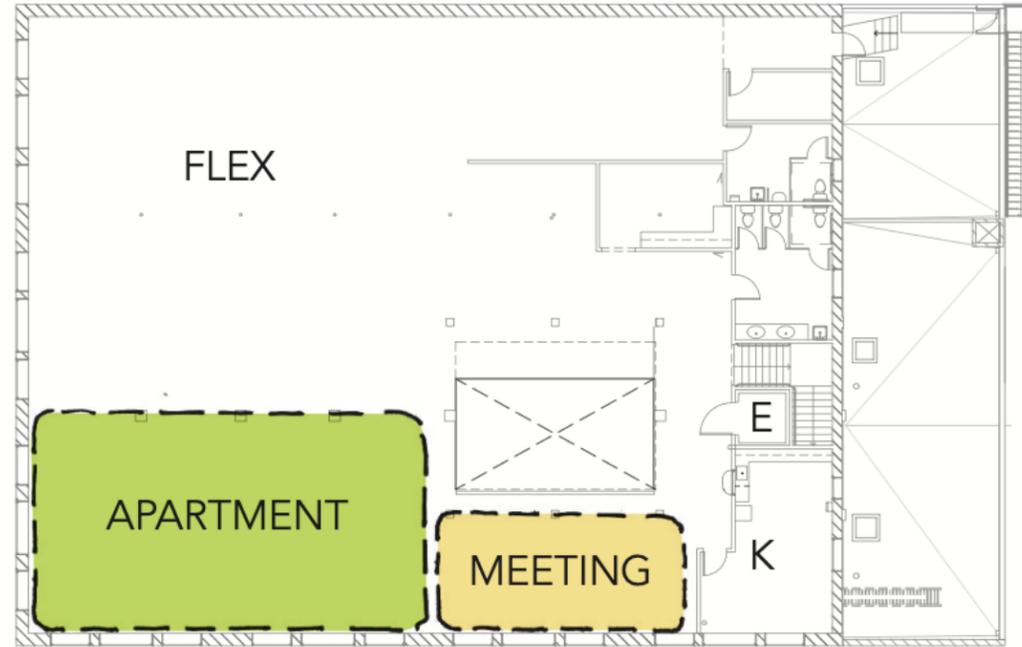


deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ Craig Building
The Dalles Oregon

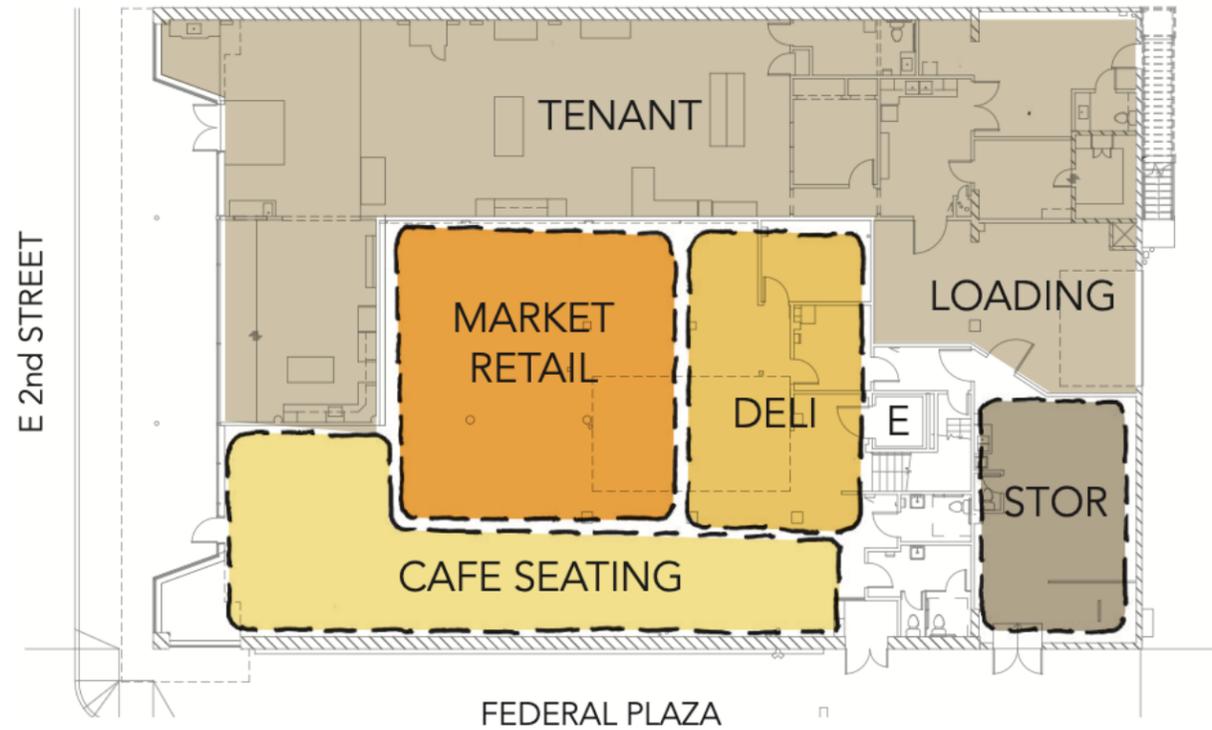
LEVEL 2



MID-TERM 2027-28

- + Cafe and seating
- + Market grocery retail
- + Limited residential
- + Meeting & education space
- + Storage & support

GROUND LEVEL



3702 East Burnside
Portland, OR 97214
ellenfortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

Ellen Fortin Design + Architecture

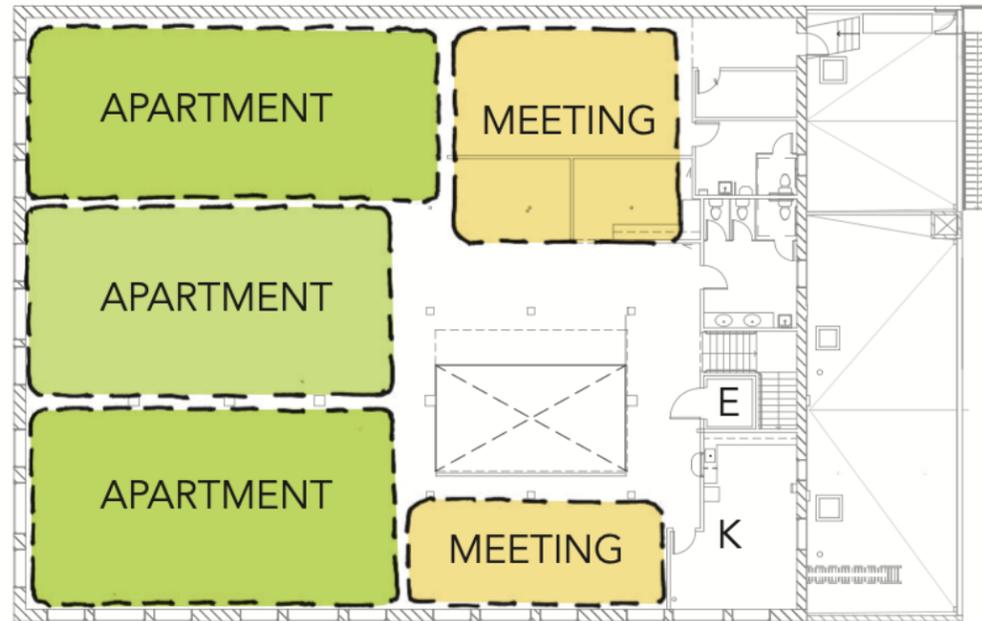


deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ Craig Building
The Dalles Oregon

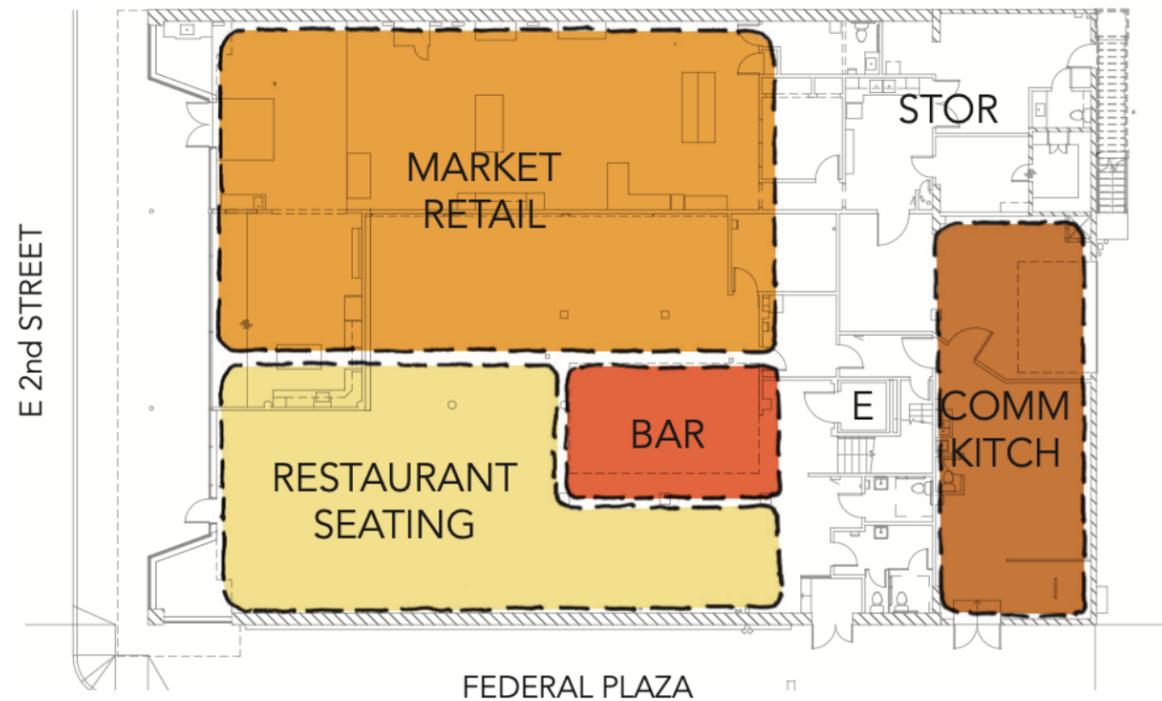
LEVEL 2



LONG-TERM 2028-29

- + Full market & food service
- + Full-time residential
- + Winery support, education, events, hosting visitors
- + Full bar and nighttime activity
- + Host conferences, community events

GROUND LEVEL



3702 East Burnside
Portland, OR 97214
fortin@ellenfortinarchitect.com
www.ellenfortinarchitect.com
503.709.6262

Ellen Fortin Design + Architecture



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558 deca-inc.com

+ Craig Building
The Dalles Oregon

CRAIG BUILDING IMPROVEMENTS PLAN

Schedule	Project	Cost	Funding	Activity
NEAR-TERM 2025 - 26	2nd Street Facade Ground floor windows Transoms, steel headers, lighting	315,000	Owner UR Grant OHCS Diamonds	Wine events Wine distribution & storage
NEAR-TERM 2026	Federal Facade New window and door openings Seismic strengthening of wall line	572,000	Owner UR Grant OHCS Main St	Wine events Pop-up wine retail
MID-TERM 2027	Core & shell upgrades 1st floor tenant shell, piping, MEP up-grades, new exit stair, (1) apt.	1,088,000	Owner UR Grant	Pop-up wine retail Host visiting winemakers Residential use in building
MID-TERM 2028	Market / Cafe Create space and infrastructure for retail / market / cafe	330,000	Tenant	Food service Lunch & take-out, evening service Market retail
LONG-TERM 2028 - 29	Dwelling Units Complete all 3 upper floor apartments	920,000	UR Grant	Full-time building residents Host wine industry partners Host winery visitors
LONG-TERM 2029	Restaurant, bar & comm kitchen Day and night food service with full dinner menu and bar	596,000		Day and night activation Host conferences, comm. events Full utilization of building

3,821,000 (w / escalation)

Proposed Improvement Plan

Ellen Fortin Design + Architecture

3702 East Burnside
 Portland, OR 97214
 fortin@ellenfortinarchitect.com
 www.ellenfortinarchitect.com
 503.709.6262



deca
architecture . inc

935 SE Alder Street : Portland Oregon 97214
 tel 503 239 1987 fax 503 239 6558 deca-inc.com