

**Portland Streetcar Development Summary**  
**April 2008**

Project Name	Construction Cost	Year Complete	Residential Units	Non-resid SQ FT	Comments
10th at Hoyt 911 NW Hoyt	\$20,300,000	2004	178	15,000	Apartments & ground floor retail, parking
1963 NW Overton	\$3,500,000	2004	12	0	Rowhouses, 25,000 SF
8 NW 8th (Danmore) NE corner E.Burnside/8th	\$13,500,000	2004	180	12,000	Low-income apartments (30% MFI), 120 units transitional housing, two-floor clinic Portland Alternative Health Clinic, LEED certified
12th/13th/Washington/Stark	\$137,000,000	2007	274	110,000	Five floors pkg (400 spaces), 65ksf ZGF office, 17 floors apartments, West End
937 Condos NW 9th/10th/Glisan	\$49,000,000	2008	114	11,200	Two levels of parking.
3720 Condominium Project S. Waterfront	\$112,000,000	2008	323	17,000	
The Ace 1022 SW Stark	\$2,000,000	2007	0	32,000	Boutique hotel
The Alexan SW Moody & Gaines	\$62,000,000	2009	294	12,000	
Art Museum Renovation	\$17,300,000	2000	0	50,000	Project for the Millennium, renovation and remodel
Atwater Place SW Gaines/River Parkway	\$95,000,000	2007	212	10,300	319 parking spaces, LEED silver, S. Waterfront, 23 stories
Avenue Lofts 1001 NW 14th Avenue	\$25,000,000	2004	166	0	Loft condominiums, 186 parking spaces
Balfour Guthrie Building 731 SW Oak	\$1,200,000	2002	0	18,000	1913 building renovation for architectural office
Benson Tower 1500 SW 11th	\$30,000,000	2007	143	0	27-story, 150 underground parking spaces, 13 KSF site
Block 46 South Waterfront	\$58,000,000	2010	274	15,000	Simpson Housing
Block 49 South Waterfront	\$30,000,000	2009	209	20,995	
Bridgeport Condominiums 1130 NW 12th	\$35,000,000	2003	123	8,000	Condominiums & ground floor retail
Buchan Building 1240 SW Salmon	\$6,000,000	2007		19,000	
Burlington Tower Apts 900 NW Lovejoy	\$27,000,000	2005	155	11,000	10 story mixed use apartment with ground floor retail. 126 u/g parking spaces, 36 surface pkg spaces.
Carriage House	\$1,500,000	2009		7,500	Renovation of moved historic landmark
The Casey Condos 311 NW 12th Ave	\$42,000,000	2007	56	4,200	16 stories, ground floor retail, LEED platinum; 194,225 GSF above and below grade, River Dist
Cornerstone Condominiums 1130 SW Jefferson	\$3,400,000	2000	50	3,000	Condominiums with ground floor retail, 10,000 square foot site, 6-story building
Crane Building 710 NW 14th	\$10,500,000	2007	32	37,000	Basement converted to 46 pkg spaces, 3 floors residential, Guardian Management office, River Dist

Project Name	Construction Cost	Year Complete	Residential Units	Non-resid SQ FT	Comments
Cronin Block/The Wyatt NW 12/13/Marshall/Northrup	\$70,000,000	2007	250	N/A	335 pkg spaces, townhomes and condos, River Dist
The Cyan 1700 SW 4th & Mill	\$100,000,000	2009	354	6,000	
DeSoto Building NW Davis @ Broadway	\$8,000,000	2007		35,000	Renovation of older building for art galleries
ED Distributing/Moe's Pianos 140 NW 14th	N/A	2003	0	40,000	Retail office, light industrial with u/g parking
Edge 805 NW 14th	\$27,000,000	2003	125	35,000	Condominiums & ground floor retail, 3 parking lots, one underground
Eliot SW 10th/11th/Jefferson	\$60,000,000	2006	223	9,000	Condominiums and ground floor retail
Elizabeth Lofts 333 NW 9th	\$38,000,000	2005	182	14,500	Condominiums & ground floor retail, 16 stories
The Encore NW 10/11/Overton/Pettygrove	\$63,000,000	2008	177	14,000	
First Presbyterian Church	\$11,000,000	0	0	40,000	170-space underground parking garage and plaza. Future site for church facilities. West End
Fox Tower 805 SW Broadway	\$65,000,000	2000	0	438,000	28-story office w/ approx. 400 spaces of underground parking and built-in cinema, two floors with 63,000 ft of retail, 375 ksf office
Galleria 921 SW Morrison	\$9,000,000	2003	0	60,000	Building renovation for Western Culinary Institute
Galleria (2)	\$1,000,000	2007		20,000	Brooks Brothers & Authentic Models tenant improvements
Gregory 420 SW 10th Avenue	\$29,500,000	2002	133	47,000	12 story condo project w/ 145 res units, 29,000 of office, 210 parking stalls, 18 ksf retail
Hamilton West 1212 SW Clay Street	\$7,900,000	1999	152	2,500	Apartments - Housing Authority of Portland, ground floor retail
The Harrison 111/222/255 SW Harrison	\$25,000,000	2008	539	16,000	Condo conversion of existing apartment buildings
Inn at Northrup Station 2025 NW Northrup	\$3,000,000	2002	0	31,000	Boutique hotel
The Jeffrey SW 11th & Madison	\$10,000,000	2008	80	4,000	
The John Ross SW River Parkway	\$118,000,000	2007	314	19,000	Ground floor retail with 4-story podium and 31-story building. 404 parking spaces, LEED silver, S. Waterfront
Johnson Street Townhomes 1116-1142 NW Johnson	\$7,000,000	2000	13	0	Townhouses
Kafoury Commons 1230 SW Columbia	\$7,100,000	2000	129	0	10-story 129 unit complex, 29 affordable
Kearney Plaza Apartments 930 NW 11th, 97209	\$18,000,000	2000	139	7,500	Apartments & ground floor retail
Ladd Tower Broadway/Park/Jefferson/ Columbia	\$70,000,000	2008	202	4,000	
Lexis on the Park 1125 NW 9th	\$23,000,000	2004	139	9,000	Market rate apartments converted to condos in 2005, ground floor retail

Project Name	Construction Cost	Year Complete	Residential Units	Non-resid SQ FT	Comments
Living Room Theaters 341 SW 10th	\$2,400,000	2006		11,195	Renovation of existing building for luxury movie theater
The Lovejoy (West) NW 13/14/Lovejoy/Marshall	\$70,000,000	2009		129,000	Rental, two buildings, 15% affordable, ground floor retail; 145-160 pkg for 40 ksf Safeway, 145 pkg for Rivertec, River Dist, \$55 million for Safeway only,
The Lovejoy (East) NW 12/13/Lovejoy/Marshall	\$55,000,000	2008	231	40,000	
Lovejoy Building Office 1624 NW Lovejoy	\$2,000,000	2004	0	20,000	14 ksf office, 6ksf retail
Lovejoy Square NW Kearney/Lovejoy/13/14th	\$3,200,000	2004	0	38,000	13 ksf office, 25 ksf retail
Lovejoy Station 1040 NW 10th Avenue	\$18,630,000	2001	181	6,500	5 story mixed use project with 4 floors, 181 units affordable apt over 86 parking spaces, 124 apt. units, ground floor retail
Madison Office Condos 1140 SW 11th	\$4,800,000	2006		32,000	5-story, office condos
Manzana Rotisserie Grill 1203 NW Glisan	\$1,950,000	2002	0	20,000	Building renovation for 10 ksf ground floor restaurant and 10 ksf 2nd floor offices
Marshall Wells Lofts 1001 NW 14th Ave	\$34,000,000	2002	164	0	Condominiums renovation
Martha Washington Sw 11th & Main	\$8,000,000	2008	80	0	Housing for income-restricted individuals
Maverick Sports Club 2025 NW Overton	\$400,000	2002	0	18,000	Commercial renovation
McKenzie Lofts 408 NW 12th Avenue	\$15,500,000	1997	68	13,500	Condominiums & ground floor retail
The Meriwether SW River Pkwy/SW Curry	\$150,000,000	2006	246	11,800	347 parking spaces, LEED gold rating, S. Waterfront
The Metropolitan (Block 9) NW 10/11/Lovejoy/Marshall	\$63,000,000	2007	121	18,000	230 pkgs spaces, 19 stories, concierge service, common rooms and guest suites; River Dist
The Mirabella South Waterfront	\$100,000,000	2010	240	4,836	Ankrom Moisan Associated Architects, Assisted Living Retirement Community 224 Units of Independent Housing and 16 Units
Mosaic 1400 SW 11th Ave	\$5,700,000	2003	40	0	Condominiums
Museum of Contemporary & Modern Art, North Building	\$32,000,000	2005	0	146,000	Building conversion
Museum Place 1030 SW Jefferson	\$29,000,000	2003	140	48,000	Mixed income apartments, Safeway
North Park Lofts 300 NW 8th Avenue	\$8,000,000	1999	66	3,000	Condominiums, redeveloped 1908 building, ground floor retail
Northrup Commons Condos 2327 NW Northrup	\$3,600,000	1999	20	0	4-story residential, 65,500 SF, two levels of parking
OHSU Center for Health & Healing at South Waterfront SW Moody Ave	\$140,000,000	2006	0	294,400	Physical practices, outpatient surgery, wellness center, research labs, classrooms, 650 pkg sp, 3-story underground garage. LEED platinum. South
Oregon History Center 1200 SW Park	\$2,750,000	2003	0	4,000	Visitor facilities and exhibit area renovation, addition and outdoor plaza
Outside In 1132 SW 13th	\$3,500,000	2001	0	30,000	Youth center, 4-story building, supervised housing

Project Name	Construction Cost	Year Complete	Residential Units	Non-resid SQ FT	Comments
Overton Park Apartments 2315 N.W. Overton	\$4,000,000	2002	18	0	Apartments with ground floor retail
Paramount Hotel 808 SW Taylor	\$14,000,000	1999	0	140,000	14-story 154-room hotel with street level retail
Park Avenue West--Zeller Block SW Yamhill/Morrison/9th/Park	\$150,000,000	2009	85	325,000	
Park Block 5 Parking/Park SW Park/9th/Yamhill/Taylor	\$17,000,000	2008/9		0	650 Parking space garage with park at grade
Park NW Condos 327 NW Park Avenue	N/A	2000	18	3,000	Condominiums
Park Place Condominiums 922 NW 11th	\$47,000,000	2004	124	15,000	91 flats, 25 lofts, 8 penthouses, 7 townhomes, 4 of 7 live/work
Pearl Court Apartments 920 NW Kearney Street	\$10,000,000	1997	199	0	Apartments - Housing Authority of Portland, affordable housing
Pearl Townhomes 602-636 NW 11th Avenue	\$4,000,000	1997	10	0	Townhouses
Pearl Townhouses, Ph 2 Pinnacle 1255 NW 9th	N/A \$37,000,000	2000 2005	10 176	0 7,000	Townhouses Condominiums, ground floor retail
Pacific NW College of Art 1241 NW Johnson	\$1,000,000	1998	0	40,000	Full block renovation including new classrooms, library, meeting & performance space- art college
Powell's Books 24-34 NW 11th	\$5,000,000	1999	0	50,000	Building expansion and renovation--2 sites
Reed/Harris/Block 90 NW 13/14/Flanders, 322 NW 14th	\$5,000,000	2007	11	53,000	21 pkg spaces, River Dist
Residence Inn by Marriott 2115 SW River Pkwy	\$24,500,000	2001	0	275,000	258-suite extended stay hotel, includes 58,000 SF pkg
Riverstone Condominiums 821 NW 11th	\$25,000,000	1998	121	10,000	Condominiums & ground floor retail
RiverTec 1220 NW Lovejoy	\$10,000,000	2000	0	75,000	Office renovation
St. Francis Apartments 1024 SW Main	\$10,800,000	2003	132	6,000	Affordable apartments, ground floor retail
The Sitka 1115 NW Northrup	\$32,000,000	2005	210	7,150	Rentals, 130 pkg spaces, 6 stories, 50-60% MFI, ground floor retail
Station Place 1020 NW 9th	\$18,000,000	2005	176	1,600	Senior affordable apartments, 150,000, Lovejoy/Marshall, 26,000 SF of retail on Marshall, east of tower 6th Avenue frontage is 5-story garage
Station Place Parking Garage	\$8,800,000	2004	0	100,000	425-car parking garage
<b>Station Place Retail</b>	\$2,400,000	<b>2006</b>	0	26,000	Two-story retail
The Strand	\$89,000,000	2007	218	9,700	Three towers, 100-space underground public parking garage, 160 spaces resident pkg, 2.7-acre site, destination restaurant, retail and live/work
Streetcar Lofts 1030 NW 12th Ave, 97209	\$28,000,000	2002	139	9,000	Condominiums & ground floor retail
Tanner Place 1030 NW Johnson	\$31,000,000	2000	120	12,000	Condominiums & ground floor retail

Project Name	Construction Cost	Year Complete	Residential Units	Non-resid SQ FT	Comments
Telegram Building 1101 SW Washington	\$5,600,000	2004	0	44,000	Renovation for two floor health club, 20 ksf of office, restaurant
Vollum Natural Cap. Ctr. 721 NW 9th Avenue	\$8,000,000	2001	0	50,000	Renovation for 40 ksf office/10 ksf retail, LEED gold certification
Westin Hotel 750 SW Alder	\$20,000,000	1999	0	135,500	20-story 200-room hotel
Wieden and Kennedy 1227 NW Davis	\$20,000,000	1999	0	200,000	Full block renovation - 175 ksf office, 25 ksf retail and adjoining parking, PICA ground floor
Workspace Lofts 1720 NW Lovejoy	\$1,100,000	2001	N/A	0	Workspace Lofts
YWCA Renovation 1111 NW 10th Avenue	\$6,000,000	2003	25	63,000	Renovation
<b>Portland State University</b>					
Epler Hall 1809 SW 11th	\$8,000,000	2003	130	0	6-story: 4 floors student housing, 1 floor classroom/office, ground floor retail
PSU Urban Center 506 SW Mill	\$24,000,000	2002	0	130,000	Class space, office and public meeting space, 25,000 sf ground floor retail
Helen Gordon Child Development Center Expansion, Phase 1 1609 SW 12th	\$2,600,000	2003	0	15,000	
Helen Gordon Child Development Center Expansion, Phase 2 1609 SW 12th	\$2,700,000	2004	0	13,000	Historic structure renovation
Native American Student Center SW Jackson and Broadway SW corner	\$2,800,000	2003	0	10,000	Academic support space
Simon Benson House 1803 SW Park	\$1,400,000	2000	0	3,000	Academic support space, relocated historic structure,
Parking Expansion and Renovation South of Smith Center	\$7,500,000	2002	0	100,000	349 new parking spaces, renovation of 810 spaces
Smith Memorial Union Renovation 1802 SW Broadway	\$8,000,000	2006	0	220,000	Seismic upgrades and office, entry, ballroom and food court renovations.
NW Center for Science, Engineering and Technology Between 3rd and 4th at College	\$30,000,000	2006	0	136,000	Academic classrooms, offices and labs; LEED Silver
The Broadway 621 SW Jackson St.	\$47,500,000	2004	384	35,000	10-story 220,000 SF; 8 floor student housing, 1 floor academic, 15 ksf ground floor retail
PSU Academic & Service Center 1800 SW 6th	\$75,000,000	2009		190,000	
The Ondine Renovation	\$7,700,000	2005	0	100,000	Ground floor renovation and upgrade of existing residential units in the 15-story building housing 500 residents.
<b>Brewery Blocks</b>					
\$300,000,000					
Block 1 NW 12th/13th/Burnside/Couch		2002	0	158,000	40 ksf Whole Foods and 3 floors office space, renovation
Block 2 NW 11th/12th/Burnside/Couch		2004	0	225,000	40 ksf ground floor retail with office above, renovation
Bob and Diana Gerding Theater		2006	0	40,000	Performing arts space, goal of LEED platinum, \$20 million

Project Name	Construction Cost	Year Complete	Residential Units	Non-resid SQ FT	Comments
The Henry 132 NW 12th		2003	123	14,000	Luxury condominiums, 3 floors parking, ground floor retail
Block 4 NW 11th/12th/Couch/Davis		2004	0	270,000	Spec office, 20 ksf ground floor retail
South Pearl NW Couch/Davis/12th/13th		2004	240	0	16-floor Apartments
<b>Total</b>	<b>\$3,456,530,000</b>		<b>10,212</b>	<b>5,468,876</b>	

<b>Total Non-residential SF</b>	<b>5,308,681</b>
Ground Floor Retail	1,098,366
Art	315,000
Education	942,000
Other Institutional	195,000
Health	290,300
Office	1,854,515
Hotel	613,500
New Construction (non-res)	3,939,681
Renovation/expansion (non-res)	1,369,000