

Pearl District Development

Version 5.0

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*First American
Title Insurance Company*

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PEARL DISTRICT DEVELOPMENT PLAN STUDY AREA

JULY 2001

Edgewater/Riverscape

Block 19

Block 14/Sitka

Cronin

Safeway

Crane

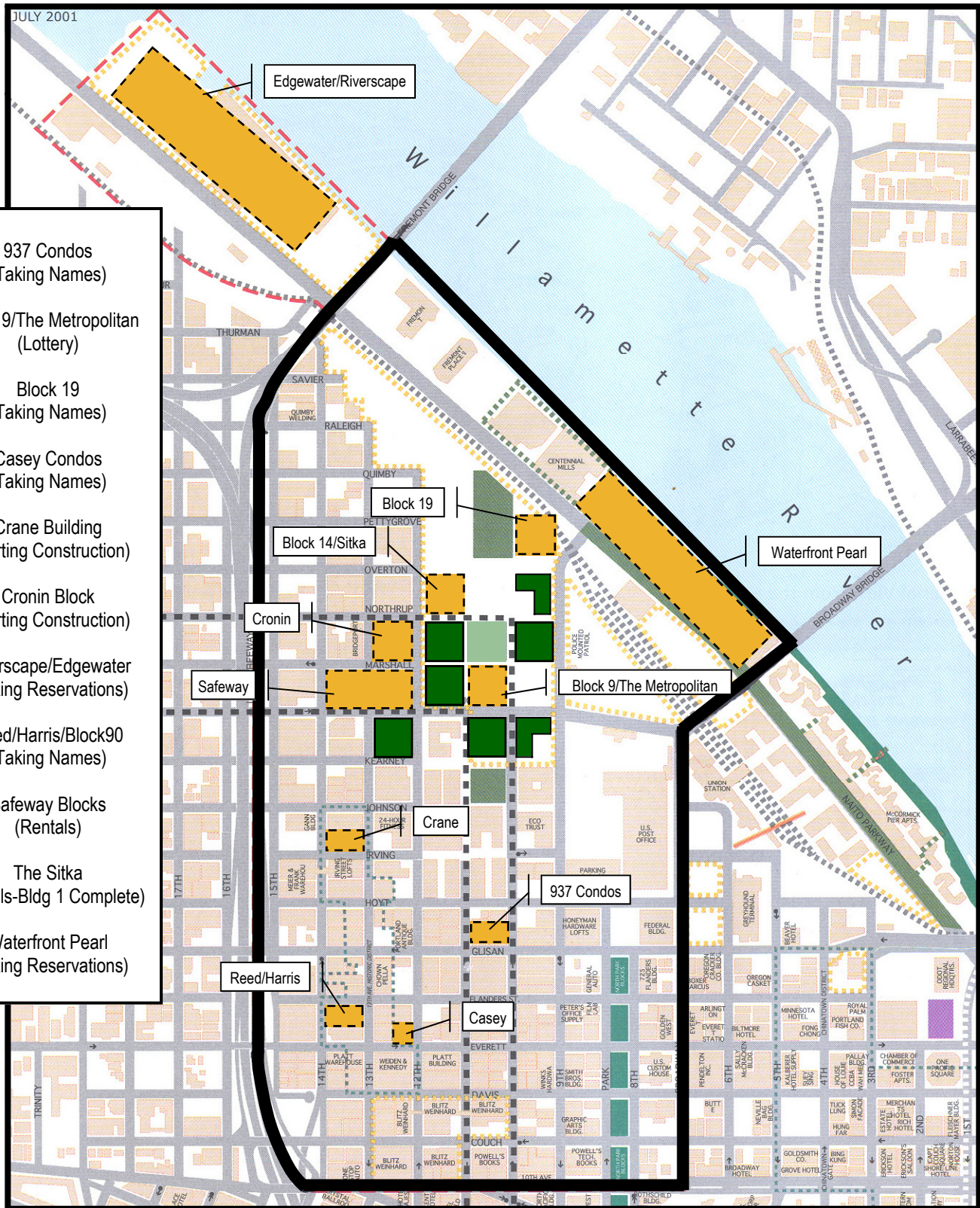
937 Condos

Reed/Harris

Casey

Waterfront Pearl

- 937 Condos
(Taking Names)
- Block 9/The Metropolitan
(Lottery)
- Block 19
(Taking Names)
- Casey Condos
(Taking Names)
- Crane Building
(Starting Construction)
- Cronin Block
(Starting Construction)
- Riverscape/Edgewater
(Taking Reservations)
- Reed/Harris/Block90
(Taking Names)
- Safeway Blocks
(Rentals)
- The Sitka
(Rentals-Bldg 1 Complete)
- Waterfront Pearl
(Taking Reservations)



Future Development

Project Name	Site Address	Developer	Architect	Estimated Completion	Building Type	Approx Units	Approx Parking
937 Condos	937 NW Glisan	WHK	Holst/Ankrom Moisan	2008-09	Mixed use; condos; similar to Casey; Silver LEED?	112	130
Block 19	Along Naito, NW 9th & 3rd Pearl Park to be developed	Hoyt Street	Boora	2008-09	Mixed use; town-homes; condos; 16 stories	~213	213
Casey Condos	1215 NW Everett	Gerding-Edlen	GBO Architects	2008	Mixed use; high end; larger units (avg 2200sf); 16 stories; LEED Platinum?	61	109
Crane Building	710 NW 14th	Being purchased by Guardian Mgmt	Sera	2007	Tax abatement; Mixed use; 6 floors total; Top floor residential; remainder apts.; LEED Silver?; anchor tenant Guardian Mgmt.	32	42
Cronin Block	NW Marshall/ Northrup between 12th & 13th	Robert Ball	Fletcher Farr	2007	Mixed use; town-homes; condos; most units between 500-1200 sf	250	335
Riverscape/The Edgewater	Riverward toward NW Front (Terminal One)	Apollo Development & LCG Pence	Robert Leeb/LRS	2008	Mixed use; town-homes (104); condos (200); flats(91); marina slips (75)	~500	200+
Block 9/The Metropolitan	NW 10th & Lovejoy	Hoyt Street	Boora	2007	Mixed use; 14 levels; high end	120	230
Reed/Harris/Block90	322 NW 14th	Parallel Development	Vallaster & Corl	2007	Mixed use; anchor tenant Aveda Institute	12	21
Safeway Blocks	NW 12th & 14th/ Lovejoy & Marshall	Unico	GGLO	2008/09	Mixed use; rentals; 15% lower income; 2 buildings	235-240	145-160 Safeway/ 145 Rivertec
Block 14/The Sitka	NW 11th & Northrup	Turtle Island	Ankrom Moisan	2005	Mixed use; low income rentals; 6 story; 50-60% median income	210 (6 market rate)	130
Waterfront Pearl	1200 NW Naito Pkwy	Pemcor Dev.	Soren-Rasmussen	2007/2010	2 phases; condos; 4 10 story towers	370	843/330 for Albers Mills

Marketing and Web Site Contacts

Project Name	Site Address	Web Site	Sales Office	Marketing
937 Condos	937 NW Glisan	TBD	TBD	TBD
Casey Condos	1215 NW Everett	thecasey.com	TBD/Nov-Jan 2006	Todd Prendergast/Realty Trust tprendergast@realtytrust.com
Crane Building	710 NW 14th	TBD	TBD	Ernest Cooper, Re/Max, 503.245.6400
Cronin Block	NW Marshall/Northrup between 12th & 13th	TBD	TBD	Pearl Real Estate 503.223.2255
Riverscape/Edgewater (outside of Pearl District Proper)	Riverward toward NW Front (Terminal One)	riverscapecondos.com	308 NW 11th	Brian Ramsay/Realty Trust 503.295.3744
Block 9/The Metropolitan	NW 10th & Lovejoy	liveinthepearl.com	1130 NW 10th	Hoyt Realty Group (Julie Vega, Jackie Schlosser, Kris Koby) 503.227.2000
Block 19	Along Naito, NW 9th & 3rd Pearl Park to be developed	TBD	TBD	Hoyt Realty Group (Julie Vega, Jackie Schlosser, Kris Koby) 503.227.2000
Reed/Harris Building/Block90	322 NW 14th	block90.com	TBD	James Gillespie/Re/Max 503.890.5775
Safeway Blocks	NW 12th & 14th/ Lovejoy & Marshall	TBD	TBD	TBD
Block 14/The Sitka	1221 NW 11th, the east & first building 1230 NW 12th, the west building	thesitka.com	1115 NW Northrup	Apartments: Bowen Property Mgmt Co. 503.306.3400 Commercial: Kathleen Healy, UrbanWorks 503.228.3080
Waterfront Pearl	1200 NW Naito Pkwy	waterfrontpearl.com	1200 NW Naito Parkway, Ste 100	Mark Graalum/ Waterfront Pearl Realty, mark@waterfrontpearlrealty.com 503.229.7600
The Civic (outside of Pearl District proper)	1926 W Burnside	thecivic.com	202 NW 13th	Sean Z Becker, Todd Prendergast/Realty Trust 503.241.1926

Existing Buildings

Project Name	Site Address	Developer	Completion	Type	Units	Marketing Group (Realtors)
The Avenue Lofts	1400 NW Irving St	Bob Ball	2004	Tax abated until 2016; lofts*; 7 stories	194	Pearl Real Estate
Bridgeport Condos	1130 NW 12th 1133 NW 11th	Hoyt Street	2003	Condos; 7 stories	123	Hoyt Group Realty
Chown Pella Lofts	416 NW 13th	Carroll Aspen	1996	6 stories; tax abated until 2009; lofts	68	Debbie Thomas Real Estate
City Lofts	1011 NW Glisan		1993	5 stories; lofts	15	
Edge Lofts	1410 NW Kearney	Carroll Aspen	2004	REI; 11 stories; lofts	123	Debbie Thomas Real Estate
The Elizabeth	333 NW 9th	Carroll Aspen	2005	Lofts; 16 levels	180	Debbie Thomas Real Estate
Flanders St Lofts	725 NW Flanders		1998	Tax abated; lofts; 6 stories	25	Fred Ross; Reid Martin
The Gregory	420 NW 11th	Carroll Aspen	2001	Lofts; 12 stories	133	Debbie Thomas Real Estate
The Henry	1025 NW Couch	Gerding-Edlen	2004	15 Stories; condos	123	Realty Trust Group
Hoyt Commons	NW 12th & Hoyt	Hoyt Street	1996	Condos/Retail	53	Hoyt Group Realty
Irving Street Lofts	1314 NW Irving	Solheim/Gray	1989—Rentals 1995—Lofts	Lofts/offices; 8 stories	83	
Irving St Townhomes	NW 11th & Irving	Prendergast	1996	Townhomes	14	Realty Trust Associates
Johnson St Townhomes	NW 11th & Johnson	Hoyt Street	2000	3 level Townhomes	13	Hoyt Realty Group
Lexis Condos	1125 NW 9th	Hoyt Street	2005	Condos	139	Hoyt Realty Group
Marshall Wells Lofts	1420 NW Lovejoy	Bob Ball	2002	Tax abated until 2016; 7 floors; lofts	164	Pearl Real Estate
McKenzie Lofts	408 NW 12th	Carroll Aspen	1997	6 stories; lofts	68	Debbie Thomas Real Estate
Modern Confectionery Lofts	526 NW 13th	Bob Ball	1999	4 stories; tax abated until 2009; lofts	6	Pearl Real Estate
North Park Lofts	300 NW 8th	Enterprise Dev.	1999	Lofts; 10 stories	68	
Park NW Condos	327 NW Park	Espiritu	2000	Condos; 6 stories	18	MBA Properties
Park Place	922 NW 11th	Hoyt Street	2004	Condos; 13 stories; townhomes	124	Hoyt Realty Group
Pearl Lofts	1009 NW Hoyt	Prendergast	1994	Lofts; 3 stories	26	Realty Trust Associates
Pearl Townhomes	E Side of 11th (Hoyt)	Prendergast	1995	Townhomes	10	Realty Trust Associates
Pearl Townhomes	W Side of 11th (Hoyt)	Hoffman	2000	Townhomes	9	Peter Hoffman/RT/Hasson
The Pinnacle	1255 NW 9th	Hoyt Street	2005	Condos; 14 stories	176	Hoyt Realty Group
Riverstone Condos	820 NW 12th 821 NW 11th	Hoyt Street	1998	6 stories; Condos	123	Hoyt Realty Group
Streetcar Lofts	1030 NW 12th	Hoyt Street	2001	Lofts; 8 stories	139	Hoyt Realty Group
Tanner Place	1030 NW Johnson 725 NW 10th 726 NW 11th	Hoyt Street	2000	7 stories; Condos	121	Hoyt Realty Group

Residential Buildings in the Pearl District



*Building size and shapes are APPROXIMATE. Information deemed reliable, but not guaranteed.
 © Jasmine Ruthdotter, Board Member, Pearl District Neighborhood Association, 503.997.5825. Base map provided by PDC.

Rental Buildings

Project Name	Site Address	Yr Built	Units
The Louisa	123 NW 12th	2005	242
Honeyman Lofts	555 NW Park	1988	89
Lovejoy Station	1040 NW 10th	2001	181
Pearl Court	920 NW Kearney	1997	199
Station Place	1020 NW 9th	2004	176
10th @ Hoyt	925 NW Hoyt	2004	178
Kearney Plaza	931 NW 11th	2000	131
Burlington Apartments	900 NW Lovejoy	2005	163

Other Condos/Lofts in Inner NW Portland

The Addison	Northrup Commons
The Alhambra	Hoyt Square Condos
The Embassy	Park NW Condos
The Envoy	Villa Florence
Hilltop Condos	The Westerly
The Terraces	
The Vaux	
Old Town Lofts	
McCormick Pier	

Other Condos/Lofts in Inner SW Portland

American Plaza	Harrison
Eliot Tower	Benson Tower
Four Seasons	The Strand
Koin Tower	Block 34
The Legends	
The Mosaic	
Portland Plaza	
Washington Park	
The John Ross	
The Meriwether	

*A loft is a type of condominium. Typically lofts have open floor plans and exposed concrete walls. They may have exposed heating ductwork and electrical components. Frequently, sleeping areas are on raised platforms with 3-4 foot high walls or curtains to separate them from the other living areas.