

Spring 2014

The Barry Apartment Construction Report






























Barry & Associates

Apartment Appraisal Specialists

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Sampling of Projects Recently Completed and Under Construction Winter/Spring 2014

<p>The Addy 1721 NW Northrup St NW Portland 104 Units Complete</p> 	<p>NW 19th Live/Work 1235 NW 19th Ave NW Portland 7 Units Complete</p> 	<p>U-Street Lofts 2627 SE Hawthorne St SE Portland 78 Units Complete</p> 
<p>Richmond Flats 3701 SE Division St SE Portland 80 Units Complete</p> 	<p>33rd and Division 3360 SE Division St. SE Portland 31 Units Complete</p> 	<p>Broadway 2007 NE Broadway NE Portland 14 Units Complete</p> 
<p>The Payne 3703 N. Williams Ave N Portland 20 Units Complete</p> 	<p>The Prescott 4312 N Interstate Ave N Portland 155 Units Complete</p> 	<p>Medina Apartments 2926 SW 4th Avenue SW Portland 26 Units Complete</p> 
<p>Glisan Commons 9999 NE Glisan St Outer East Portland 127 Units Complete</p> 	<p>4th Main 390 E Main St. Hillsboro 71 Units Complete</p> 	<p>Steed Creek SW 170th & Marty Ln Beaverton 243 Units Complete</p> 
<p>Prestige Plaza 307 E Mill Street Vancouver, WA 92 Units Complete</p> 	<p>Block 17 NW 11th and Overton NW Portland 280 Units Under Construction</p> 	<p>Micro Units 2250 NW Thurman St NW Portland 56 Units Under Construction</p> 
<p>Riverscape Apts 2080 NW Front Ave NW Portland 220 Units Under Construction</p> 	<p>SE Alder Apts 700 SE Cesar Chavez SE Portland 99 Units Under Construction</p> 	<p>Taylor Street Lofts 1110 SE 12th St SE Portland 96 Units Under Construction</p> 
<p>Grant Park Village 3246 NE Broadway NE Portland 211 Units Under Construction</p> 	<p>Salpore Bay 11505 NE Yacht Harbor NE Portland 95 Units Under Construction</p> 	<p>Jefferson St Flats 2040 SW Jefferson St SW Portland 134 Units Under Construction</p> 
<p>Wimore Apartments N. Williams & Skidmore N Portland 75 Units Under Construction</p> 	<p>Rose Apartments 318 NE 97th Ave Outer East Portland 90 Units Under Construction</p> 	<p>Veridian Ridge SW 204th Terrace Beaverton 44 Units Under Construction</p> 
<p>The 206 NW 206th and Cornell Hillsboro 203 Units Under Construction</p> 	<p>Platform District Orenco Station Hillsboro 579 Units Under Construction</p> 	<p>Eddyline 18055 SW Lwr Boones Tigard 367 Units Under Construction</p> 

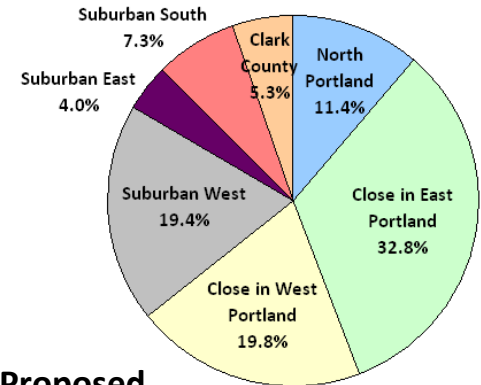
When we look at the number of proposed units, we have seen a drastic increase from one year ago, as the economic recovery has continued. Twelve months ago, in Spring 2013, we were tracking 7,500 proposed units across 60 projects. Our most recent figures show nearly 13,500 proposed units across 117 projects. **That is an 80% increase over 12 months.** A vast majority of these projects were identified from activity on the public records through permit applications or requests for design assistance. This typically means that a significant amount of money has already been spent on acquiring land, developing drawings, commissioning market studies, and other pre-construction related costs. Most of the projects taken to this level will get built.

In 2014 and 2015, we expect completion of around 12,000 to 14,000 new apartment units. This figure includes the units currently under construction and as well as proposed units. We expect the new units during 2014 and 2015 to bring the Portland apartment market to a more balanced state. We expect apartment vacancies to gradually increase in 2014 and 2015, and be at 4.5% to 5.25% by late 2015. This will result in a shift from a landlords market to a market more in balance by late 2015.

Summary of Units by Status and Location

	Prop.	UC	Complete	Total
North Portland	952	750	531	2,233
Close in East Portland	1,745	2,149	939	4,833
Close in West Portland	4,066	1,297	1,782	7,145
Suburban West	4,373	1,268	1,679	7,320
Suburban East	347	262	184	793
Suburban South	965	479	1,136	2,580
Clark County	997	346	1,215	2,558
Total	13,445	6,551	7,466	27,462
Total No. of Projects	117	58	82	257

Units Under Construction By Location



All Projects Under Construction, and Proposed

Name	Address	City	Units	Status	Estimated Completion	Notes
North Portland						
NE Simpson Apartment	446 NE Simpson St	Portland	8	U.C.	2014	Three story, 7,500 Sq. Ft. site
N. Mississippi Apts	4326 N. Mississippi Ave	Portland	20	U.C.	2014+	4 story, ground floor retail
NE Mason Street Apts	407 NE Mason Street	Portland	36	U.C.	2014+	5 story, ground floor commercial, covered exterior parking
Beech Street Apartments	220 NE Beech St	Portland	61	U.C.	2014	Home Forward, some outpatient treatment
Wilmore	4327 N Williams Ave	Portland	75	U.C.	2014+	20% subsidized, ground floor retail space, on-site parking
Mason Williams Apartments	4116 N Williams Ave	Portland	84	U.C.	2014	4 & 5 story, on-site parking, ground floor retail
Salpare Bay	11505 NE Yacht Harbor Drive	Portland	95	U.C.	2014+	5-story, remnants of condominium development.
Cathedral Apartments	7227 N Philadelphia Ave	Portland	165	U.C.	2014+	St, 1br, 2br. UG parking, 4 story, grnd floor retail
N. Cook Apartments	115 N Cook St	Portland	206	U.C.	2014+	6 story, mixed use. 194 parking spots. Near New Seasons
Killingsworth Mixed Use	2730 N Killingsworth St	Portland	?	Proposed	?	8,400 Sq. Ft. Site
St. Johns Mixed Use	8735 N Lombard St	Portland	6	Proposed	?	Mixed use
Edison Apartments	8905 N Edison St	Portland	7	Proposed	?	Four modular structures
Blandena Apartments	1532 N Blandena Apartments	Portland	8	Proposed	?	2 buildings, 3 story
Portsmouth Apartments	7600 N Portsmouth	Portland	12	Proposed	?	2-story, surface parking
6261 N Cecilia Apartments	6261 N Cecilia St	Portland	12	Proposed	?	3-story, on-site parking
10 Unit Ivy Apt	436 NE Ivy St	Portland	10	Proposed	?	2 story building, 300-400 Sq. Ft. per unit
N. Alberta Apartments	5304 NE 20th St	Portland	27	Proposed	?	4 story, vacant lot behind Bollywood Theatre
N. Greenwich Apartments	6914 N. Greenwich Ave	Portland	29	Proposed	?	3-story, 1br units
Villa de Clara Vista	6706 NE Killingsworth	Portland	26	Proposed	?	Affordable; Funding awarded
Alberta Apartments	1904 NE Alberta Street	Portland	33	Proposed	?	4-story, ground floor retail
Kenton Apartments	8310 N Interstate	Portland	54	Proposed	?	4-story, on-site parking, ground floor retail
Marine View Apartments	N. Harbour Dr & Marine Dr	Portland	66	Proposed	?	4-story, on-site parking, six work/live units
New Overlook Apartments	3711 N. Overlook Blvd	Portland	68	Proposed	?	No parking
Interstate Bowling Site	6049 N Interstate Ave	Portland	184	Proposed	?	4-story, on-site parking, mixed use. Won't start until 2015.
Mississippi Mixed Use	3403 N Mississippi Ave	Portland	150	Proposed	?	7,500 Sq. Ft. Site
OAME Development	4134 N Vancouver Ave	Portland	260	Proposed	?	4 buildings, grnd fl rtl, underground parking
Close-in Eastside Portland						
6 Unit Holgate Apartment	6425 SE Holgate Blvd	Portland	6	U.C.	2014	3 story
614 SE Spokane Apartments	614 SE Spokane St	Portland	11	U.C.	2014	2-story, no on-site parking
NE Glisan Apartments	4722 NE Glisan St	Portland	11	U.C.	2014	4-story, ground level retail, on-site parking
Sherman Apartments II	1100 SE Sherman St	Portland	12	U.C.	2014	Two story. Adjacent from Sherm Apartments
3651 SE Francis St Apts	3651 SE Francis St	Portland	12	U.C.	2014	3-story, under review
SE Milwaukie Ave Apts	7339 SE Milwaukie Ave	Portland	14	U.C.	2014	3-story, no on-site parking
The Belmont	3811 SE Belmont St	Portland	18	U.C.	2013	11 parking spots, 1 retail space
Creston Lofts	2860 SE Gladstone St	Portland	18	U.C.	2014	Commercial buildings currently on site
NE Clackamas Apartments	1605 NE Clackamas St	Portland	19	U.C.	2014	6-story, on-site parking
Black Cat Pub Site	8230 SE 13th Ave	Portland	21	U.C.	2014	4 story, ground floor retail, on-site parking. Big units
44th @ Division Apartments	4330 SE Division St	Portland	21	U.C.	2014	4 story, ground floor retail
33rd @ Division Apartments 2	3330 SE Division St	Portland	28	U.C.	2014	4-story, ground floor commercial, on-site parking
Beaumont Village	4425 N.E. Fremont St	Portland	50	U.C.	2014	First floor retail space, 1br & 2br, no parking
Couch Apartments	1924 NE Couch St	Portland	50	U.C.	2014	4 story, no on-site parking
Moreland Station Apartments	8118 SE 23rd Ave	Portland	68	U.C.	2014+	4-story, on-site parking.
Division Street Lofts	48th and SE Division St.	Portland	74	U.C.	2014	4-story, ground floor retail
D Street Village	3103 SE Division St	Portland	75	U.C.	2014	2 - 4-story buildings, mixed use
Taylor Street Lofts	1110 SE 12th Ave	Portland	96	U.C.	2014	4 story, on-site parking. Rooftop deck
SE Alder Apartments	700 SE Cesar Chaves Blvd	Portland	99	U.C.	2014+	3 story, on-site parking
Burnside Apartment	2625 E Burnside	Portland	135	U.C.	2014+	4 story, ground floor retail, underground parking

Block A Apartments	300 NE Multnomah Blvd	Portland	186	U.C.	2014+	Studios and 1br. 3600 SF grnd flr retail. On-site parking
Grant Park Village; Phase I	3246 NE Broadway St	Portland	211	U.C.	2014	Apts above New Seasons grocery store.
Belmont "Goat Blocks"	SE 10th and Belmont St	Portland	257	U.C.	2014+	Two adjacent sites. Retail and parking.
Hassalo on 8th (Lloyd Blocks)	700 NE Multnomah St	Portland	657	U.C.	2014+	1,200 underground parking spaces, 4 large towers
Central Eastside Lofts (II)	NE Davis St & 6th Ave	Portland	?	Proposed	?	Adjacent to existing Central Eastside Lofts
Grant Park Village; Phase III	3246 NE Broadway St	Portland	?	Proposed	?	Phase III of Grant Park Village project
Hollywood Motel	Near 31st and NE Sandy Blvd	Portland	?	Proposed	?	Convert Hollywood Motel to apartments
SE 15th Ave	2818 SE 15th Avenue	Portland	?	Proposed	?	Mixed use project - House to remain on site
10 Unit SE Division St	4008 SE Division St	Portland	10	Proposed	?	
8074 SE 6th Ave Apartments	8074 SE 6th Ave	Portland	11	Proposed	?	2-story, no on-site parking
Warner Pacific Housing	2219 SE 68th Ave	Portland	22	Proposed	?	Student housing
14th and Burnside Apartments	1424 E Burnside St	Portland	42	Proposed	?	5 story, ground floor retail, on-site parking
20e Apartments	1930 NE Everett St	Portland	47	Proposed	?	5 story, underground parking and small surface lot
Miracles Club	1306 NE 2nd Ave	Portland	47	Proposed	?	6-story, Miracles Central
47th & Hawthorne Apt	4707 SE Hawthorne St	Portland	50	Proposed	?	
19th & Hawthorne Apt	1934 SE Hawthorne St	Portland	50	Proposed	?	On-site parking
NE Micro Apartments	1525 NE 41st Ave	Portland	56	Proposed	?	Units w/private baths & shared kitchens. No parking
2nd @ NE Broadway	228 NE Broadway Ave	Portland	65	Proposed	?	Mixed use project - May be shelved or cancelled
Burnside Bridgehead	111 NE MLK Jr. Blvd (Block 75)	Portland	65	Proposed	?	9-story, mixed use, on-site parking
Lower Burnside Lofts	60 SE 10th Ave	Portland	73	Proposed	?	6 story, mixed use, on-site parking
NE Tillamook Apartments	3940 NE Tillamook St	Portland	75	Proposed	?	5 story, underground parking
419 E Burnside	419 E Burnside	Portland	135	Proposed	?	6-story, on-site parking, mixed use
9th and Belmont Apts	915 SE Belmont St	Portland	120	Proposed	?	6-story, mixed use. Surface parking.
St. Francis Church Site	1136 S.E. Oak St	Portland	144	Proposed	?	Affordable & market rate units; 4 story, ground floor retail
Grant Park Village; Phase II	3246 NE Broadway St	Portland	150	Proposed	?	Phase II of Grant Park Village
Block 67	NE Davis St & MLK Jr. Blvd (Block 67)	Portland	276	Proposed	?	21 story, structured parking
Burnside Bridgehead	139 SE MLK Jr. Blvd (Salvation Army)	Portland	307	Proposed	?	12 story, Salvation Army Warehouse site
Close-in Westside Portland						
SW Water Ave Apartments	3745 SW Water Ave	Portland	12	U.C.	2014	3 story, on-site parking
Thurman Apartments	2651 NW Thurman	Portland	13	U.C.	2014	
Columbia Apartments	1423 SW Columbia St	Portland	18	U.C.	2014+	4-story
NW Micro Apartments	2250 NW Thurman St	Portland	56	U.C.	2014	Units w/private baths & shared kitchens. No parking
The Janey II	NW 11th and Everett St	Portland	62	U.C.	2015	Mixed use, 8-story
Jefferson Street Flats	2040 SW Jefferson St	Portland	134	U.C.	?	7-story, 2-stories below grade parking. Majority 1br
19th Avenue Lofts	1920 NW Johnson St	Portland	134	U.C.	2014	2 - 5 story bldgs, underground parking
The Parker	1415 NW 12th Ave	Portland	177	U.C.	2014	Underground parking, 6-story.
Park Avenue West	760 SW 9th Ave	Portland	203	U.C.	2014+	30-story total (2 retail, 15 apts, 13 office). Restarted.
Riverscape Apartments	2080 NW Front Ave	Portland	220	U.C.	2014+	4 buildings, 236 parking space below grade
Block 17	1161 NW Overton St	Portland	280	U.C.	2014+	16 story and 5 story bldgs. 5k SF of retail. On-site parking
NW 21st Ave Apartments	915 NW 21st Ave	Portland	?	Proposed	?	4-story
YWCA Site	1111 SW 10th Ave	Portland	?	Proposed	?	YWCA Site. Possible apartment/condo use.
Taylor Apartments	1501 SW Taylor St	Portland	?	Proposed	?	Demo office building in future and build apartments
7 Unit Apartment	6875 SW Capitol Hill Rd	Portland	7	Proposed	?	Habitat for Humanity project
Lair Hill Apartment	SW Abernethy & View Point Terr.	Portland	12	Proposed	?	Vacant land
Pettygrove Apartments	NW 22nd and Pettygrove St	Portland	22	Proposed	?	
Jefferson Hotel (+Apts)	202 S.W. Jefferson St.	Portland	24	Proposed	?	23 story, 300 room hotel, with 24 apartments
Kings Hill Apt	2161 SW Yamhill St	Portland	25	Proposed	?	6 story, vacant lot. On-site parking
Overton Apartments	1951 NW Overton St	Portland	46	Proposed	?	Alternative site to MLK fire. 6-story
SW Barbur Apartments	SW Barbur Blvd & SW Hooker St	Portland	61	Proposed	?	4 story, retail space, surface parking spaces
Erickson-Fritz Apartments	9 NW Couch St	Portland	62	Proposed	?	Converted affordable units from Erickson Saloon Building
OHSU Apartment	3440 SW US Veterans Hosp Rd	Portland	70	Proposed	?	7 story, 1/3 of an acre site. On-site parking
Market View Apartments	SW 11th and Market St	Portland	68	Proposed	?	6 story. Ground floor retail. On-site parking.
Clay Apartments	SW 12th and Clay St	Portland	86	Proposed	?	8 story, no tenant parking
Slabtown Marketplace	2170 NW Raleigh St	Portland	110	Proposed	?	Six story, Grnd flr rtl, adjacent to future New Seasons
The Boathouse	SW Landing Drive Square Dr.	Portland	133	Proposed	?	6-story, surface parking, b/w SW Macadam & Willamette
Abigail Apartments	NE Corner of NW 13th & Raleigh St	Portland	143	Proposed	?	6 story, ground floor retail
NW Front Apartments	NW Front Ave & NW 15th Ave	Portland	150	Proposed	?	6 story, below grade & surface parking
The Beacon	1951 SW 6th Ave	Portland	150	Proposed	?	Studio units, 13 stories, PSU is target market
Q21 Mixed Use	2140 NW Quimby St	Portland	160	Proposed	?	7-story, retail and office space, on-site parking.
Lincoln Place Apartments	1500 SW Taylor St	Portland	158	Proposed	?	11 story, studio, 1br, 2br. on-site parking
Northrup Apartments	NW 16th and Overton	Portland	160	Proposed	?	5 story, 3/4 block site, Rose City Awning & Flag bldg
Willamette Athletic Club	4949 SW Landing Drive	Portland	166	Proposed	?	5-story, surface parking, ground floor retail
Landing Drive Apartments	SW Landing Drive	Portland	190	Proposed	?	Two parcels east of 4949 SW Landing Drive, along river
Jefferson Apartments	1101-1139 SW Jefferson St	Portland	196	Proposed	?	15 story, on-site parking, ground floor retail
Block 43	3850 SW Moody Ave	Portland	199	Proposed	?	6-story, ground floor retail, 2 levels underground parking
Block 7 (MAC Club)	SW 20th and Main St	Portland	265	Proposed	?	390 Underground parking spaces
12 Overton	1333 NW 12th Ave	Portland	285	Proposed	?	26 story, ground floor retail, 3-story UG parking
Block 37	3700 SW River Pkwy	Portland	278	Proposed	?	6 story, ground floor retail, below grade parking
NW Front Apartments	West of 1830 NW Riverscape St.	Portland	270	Proposed	?	2 buildings, 6 story, surface & below grade parking
PNCA Block	1241 NW Johnson St	Portland	280	Proposed	?	Two buildings, 15 & 5 stories.
1420 Pearl Apartments	1420 NW 14th Ave	Portland	290	Proposed	?	9-story, Cash & Carry Site, 2 levels underground parking
Suburban West						
Johnson Terrace Apts	19070 SW Johnson Street	Aloha	18	U.C.	2014	
Veridian Ridge	SW 204th Terrace	Beaverton	44	U.C.	2014+	Restarted project
Arbor Lakes	NW Springville Rd & Sickle Ter	Portland	112	U.C.	2014+	Seven buildings
The 206	NW 206th & Cornell Rd	Hillsboro	203	U.C.	2014	2 - four story buildings, large site
SW 170th & Baseline Apartments	SW 170th Ave at Baseline Rd	Beaverton	312	U.C.	2014+	3 story flats, large site
Platform District - Orenco	NW 231st Ave & NE Alder St	Hillsboro	579	U.C.	2014+	Three - 6 story buildings. On max line.
2nd & Lombard	SW 2nd and SW Lombard Ave	Beaverton	?	Proposed	?	A prospective retirement community development
Forest Grove - Times Litho	Downtown Forest Grove	Forest Grove	?	Proposed	?	Mixed used, former warehouse site
Silver Leaf Apartments	1120 SW 160th Ave	Beaverton	13	Proposed	?	3 Buildings
Spruce Place	4585 SW 185th Ave	Aloha	15	Proposed	?	Subsidized rental units
Tucker Avenue Apartments	4820 SW Tucker Ave	Beaverton	16	Proposed	?	May be shelved or cancelled
Blanton Street Apts	18670 SW Blanton St	Aloha	32	Proposed	?	2 buildings
Cornelius Place	Downtown Cornelius	Cornelius	41	Proposed	?	Senior apts above new library

Orchards @ Orenco Phase 1	953 NE 65TH Ave	Hillsboro	57	Proposed	?	Low income
The Barcelona	SW 1st and SW Lombard Ave	Beaverton	91	Proposed	?	2 Phases. 47 & 44 Units. Affordable housing.
Touchmark Heights West	7715 SW Mayway Dr	Portland	99	Proposed	?	Retirement community
Sunset Station	SW Barnes & Cedar Hills Blvd	Portland	150	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Hillside	SW Barnes & Cedar Hills Blvd	Portland	150	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Orchards @ Orenco Phase 2	953 NE 65TH Ave	Hillsboro	160	Proposed	?	Low income
Abbey Heights	17035 NW Brugger Road	Portland	144	Proposed	?	31.7 Acre site
Tigard Apt	8960 SW Oak Street	Tigard	205	Proposed	?	
Amberglen on the Park	20150 NW Amberglen Court	Beaverton	214	Proposed	?	Two, 3-story bldgs & two, 4-story bldgs.
Sequoia Village	SW Cornelius Pass & Baseline	Hillsboro	242	Proposed	?	25 acre site, 15 separate bldgs, mixed use. Multi-phase
Peterkort West	SW Barnes & Cedar Hills Blvd	Portland	250	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Orenco Woods	22180 NW Birch St	Hillsboro	252	Proposed	?	Single family & multifamily; 54 acre site
The Plaza @ Bethany Village	15640 NW Laidlaw Rd	Portland	265	Proposed	?	4 buildings, 3-5 stories
AmberGlen West	NW 206th and Wilkins St	Hillsboro	352	Proposed	?	10 Building, 10.8 acre site. 426 parking spaces
Johnson Creek SE	SW Barnes & Cedar Hills Blvd	Portland	460	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Johnson Creek SW	SW Barnes & Cedar Hills Blvd	Portland	565	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Holly Site	SW Barnes & Cedar Hills Blvd	Portland	600	Proposed	?	Mid-rise apartments; Long term Peterkort PUD; Mixed use
Suburban East						
Glisan Commons (Phase II)	601 NE 99th Ave	Portland	60	U.C.	2014+	6-story, senior housing, on-site parking
The Rose Apartments	318 NE 97th Ave	Portland	90	U.C.	2014+	2 - 4-story bldgs; 58 parking spots, workforce housing
Glendoveer Woods	333 NE 146th Ave	Portland	112	U.C.	2014+	Some affordable housing
Gateway Apartments	887 NE 102nd	Portland	?	Proposed	?	Residential and commercial
Division Apartments	17101 SE Division St	Portland	?	Proposed	?	Two buildings, on the either side of SE Division St.
85 Causey	85th & Causey Ave	Happy Valley	41	Proposed	?	Subsidized
SE 143rd Apartment	212 SE 143rd Ave	Portland	54	Proposed	?	4-story, surface parking
Hazelwood Plaza	222 NE 102nd Ave	Portland	61	Proposed	?	Subsidized, 5 story, ground floor retail
City of Portland - Apartment	555 NE 100th Ave	Portland	67	Proposed	?	5-story, ground floor commercial. Low-income
Lenity Retirement Facility	11501 SE Sunnyside Rd	Happy Valley	124	Proposed	?	Appeal in process to the city
Suburban South						
Active Adults at the Grove	8750 SW Ash Meadows Rd	Wilsonville	112	U.C.	2014+	4 story, 55+ community. 3.41 Acre site
Eddylane at Bridgeport	18055 SW Lower Boones Ferry Rd	Tualatin	367	U.C.	2014	Completed in phases
Olsen Apartments	920 7th Street	Oregon City	15	Proposed	?	Three story, first floor retail
Oregon City Apartments	2507 S Beaver Creek Road	Oregon City	40	Proposed	?	Subsidized - awaiting funding - Summer 2015
Molalla Ave - OR City	Molalla Ave	Oregon City	110	Proposed	?	May be shelved or cancelled
Wizer Foods Site	330 1st St	Lake Oswego	176	Proposed	?	High end apartments and 52 Condos. Downtown Lake Oswego
Espedal Property	Highway 99W & 124th Ave	Tualatin	224	Proposed	?	12-acres site along Tualatin River. Recently annexed.
Clackamette Cove	South Agnes Rd	Oregon City	400	Proposed	?	Formerly proposed and revived. Surrounding lagoon
Clark County						
Columbia Tech Center Lofts	SE Mill Plain and 177th Ave	Vancouver	90	U.C.	2014+	Podium Project
Westridge Lofts	S 192nd and 20th St	Vancouver	104	U.C.	2014+	4.5 acre, mix of apartments and hotel
First Street Apartments	SE 1st (Downtown)	Vancouver	152	U.C.	2014+	Affordable housing
Alvin Eilts Site	1618 NE 112th Ave	Vancouver	60	Proposed	?	7 - 2 story buildings. Clubhouse
Evergreen Airport Apts	13700 NW 4th St	Vancouver	67	Proposed	?	May be shelved or cancelled
Freedom Paths	E. 4th Plain & St. Johns Blvd	Vancouver	69	Proposed	?	Veterans Affairs housing
Promenade Apartments	11601 NE 117th Ave	Brush Prairie	112	Proposed	?	Mixed use, two story commercial bldg 1br, 2br, 3br
West 15 Apartments	West 15th and Mill Street	Vancouver	120	Proposed	?	Some affordable housing
The Uptown	Downtown Vancouver	Vancouver	166	Proposed	?	6-story, underground parking, ground floor retail
Washougal Lumber Site	South 2nd Street	Washougal	200	Proposed	?	Waterfront Property
Fountains	10301 NE 117th Ave	Brush Prairie	203	Proposed	?	

Projects Completed from 2013 to Spring 2014

North Portland		
Project	Address	Units
Sippi	3875 N. Mississippi Ave	10
Greenwich Apts	7400 N Greenwich Ave	10
Martin	2929 NE MLK Blvd	14
King	3225 NE MLK Blvd	15
Cathedral Park	6825 N. Salem Ave	18
The Payne	3703 N Williams Ave	20
The Couv	3724 N. Vancouver Ave	22
The Miss	3845 N Mississippi Ave	25
Jarrett Street Lofts	5826 N Interstate Ave	30
N Mississippi Apts.	4018 N Mississippi Ave	44
Corso Apartments	5118 N Interstate Ave	46
MLK Apartments	3256 NE MLK Blvd	50
The Albert	3638 N Williams Ave	72
The Prescott	4312 N Interstate Ave	155

Close-In Eastside Portland		
Project	Address	Units
Broadway	2007 NE Broadway	14
Link Apts	2015-2019 SE 11th Ave	12
The Sherman	1101 SE Sherman St	12
Morrison Apts	1600 SE Morrison St	30
33rd @ Division Apts	3360 SE Division St	31
Glee Apts	455 NE 24th Ave	32
33rd @ Division Apts	3339 S.E. Division St	35
Sellwood Apts	1735 SE Tacoma St	46
Hollywood Apts	4112 NE Sandy Blvd	47
The 41 @ Tillamook	4110 NE Tillamook St	47
The Hawthorne	3005 SE Hawthorne Blvd	50
B-Street Apts	2959 E Burnside St	50
Irvington Grdn Apts	1516 NE Hancock St	50
Milano Apts	105 NE Multnomah Blvd	60

Cent. Eastside Lofts	116 NE 6th Ave	62
Buckman Court	1955 SE Morrison St	71
U Street Lofts	2627 SE Hawthorne St	78
Richmond Flats	3701 SE Division St	80
The Linden	1250 E Burnside St	132

Close-In Westside Portland		
Project	Address	Units
1235 NW 19th	1235 NW 19th Ave	7
The Norm	1415 NW 19th Ave	12
Kehillah Housing	6000 SW Beav-Hillsdale	15
The 1607	1607 NW Davis St	20
The Benevento	1616 NW 23rd Avenue	24
Medina Apartments	2926 SW 4th Ave	26
Sawyers Row	1950 NW Raleigh St	40
Macdonald Center	127 NW 6th Ave	42
MW8 Living PDX	1975 SW 5th Ave	54
The Janey	1155 NW Everett St	50
Art House Apts	33 NW Park Ave	60
The Yards	615 NW Naito Pkwy	60
20 Pettygrove	1984 NW Pettygrove St	80
The Franklin Ide	2234 NW Lovejoy St	92
The Addy	1721 NW Northrup St	104
Emery Apts	3201 SW Moody Ave	118
Stephens Creek	6715 SW 26th Ave	122
Freedom Center	1450 NW Pettygrove St	150
Savier Flats	2244 NW Savier St	179
Gray's Landing	650 SW Lowell St	209
College Station	1950 SW 6th Ave	283

Suburban West		
Project	Address	Units
Kinnaman Crossing	5230 SW 175th Ave	23
Reserve at Ashbrook	9378 SW Mandamus Ct	44

Alma Gardens	6300 NE Campus Court	45
4th and Main	150 E. Main St	71
Platform 14	1030 Orenco Station Pkwy	190
The Jones	1050 NW Cornle. Pass Rd	193
Baseline Woods	20085 SW Palouse St	230
Steed Creek	SW 170th Ave & Marty Ln	243
Tessera	NE 231st and Campus Way	304
Timber Ridge Apts	11785 NW Timberview	336

Suburban East		
Project	Address	Units
Kah San Chako Haws	9707 SE Holgate Blvd	9
Mult Student Apts	8345 NE Glisan St	21
SE 151st Apartments	117 SE 151st Ave	27
Glisan Commons	9999 NE Glisan St	127

Suburban South		
Project	Address	Units
Bell Tower	30480 SW Boones Fry Rd	52
Villebois	28900 SW Villebois Dr	178
Terrene Apts	8890 SW Ash Mdws Rd	288
The Landing	14743 Scarlett Oak St	294
Jory Trail	8750 SW Ash Mdws Rd	324

Clark County		
Project	Address	Units
Sunlight Apts	5513 NE 66th	18
Willow Crest	5010 Nicholson Rd	21
Vista Court	1405 Esther St	76
Prestige Plaza	307 E Mill St	96
Lewis Ridge	7915 NE Burton Rd	112
Overlook Park	2201 NE 112th Ave	154
NorthGlen Villas	7101 NE 109th St	200
The Reserve	600 SE Mill Plain Blvd	418