

# Real Estate Connection presents:

Development in Portland —  
Getting the Deal Done ›



# Real Estate Connection Speakers



**Steven L. Pfeiffer**

Partner  
Perkins Coie



**Bruce Wood**

Real Estate & Construction Services Manager  
Portland Development Commission



**Tom DiChiara**

Principal  
Cairn Pacific LLC



**Dr. Gerard Mildner**

Director  
Center for Real Estate, Portland State University



**Joe Zehnder**

Chief Planner  
City of Portland

# Comprehensive Plan Assumptions

## 2035 Growth Forecast

- **124,000** households
- **140,000** jobs

## Capacity To Grow



# Five Key Directions

1. Healthy Connected Neighborhoods:  
Grow in Centers and Corridors
2. Job Growth:  
Provide Land and Infrastructure
3. Environment:  
Connect Habitats, Build Green Infrastructure
4. Equity:  
Make Investments to Reduce Disparity
5. Resiliency:  
Prepare for Climate Change and Natural Hazards



# What makes a Healthy Connected Neighborhood?



Basic Public Services



Parks & Nature



Healthy Food



Businesses & Amenities



Watershed Health



Social Connections



Active Transportation

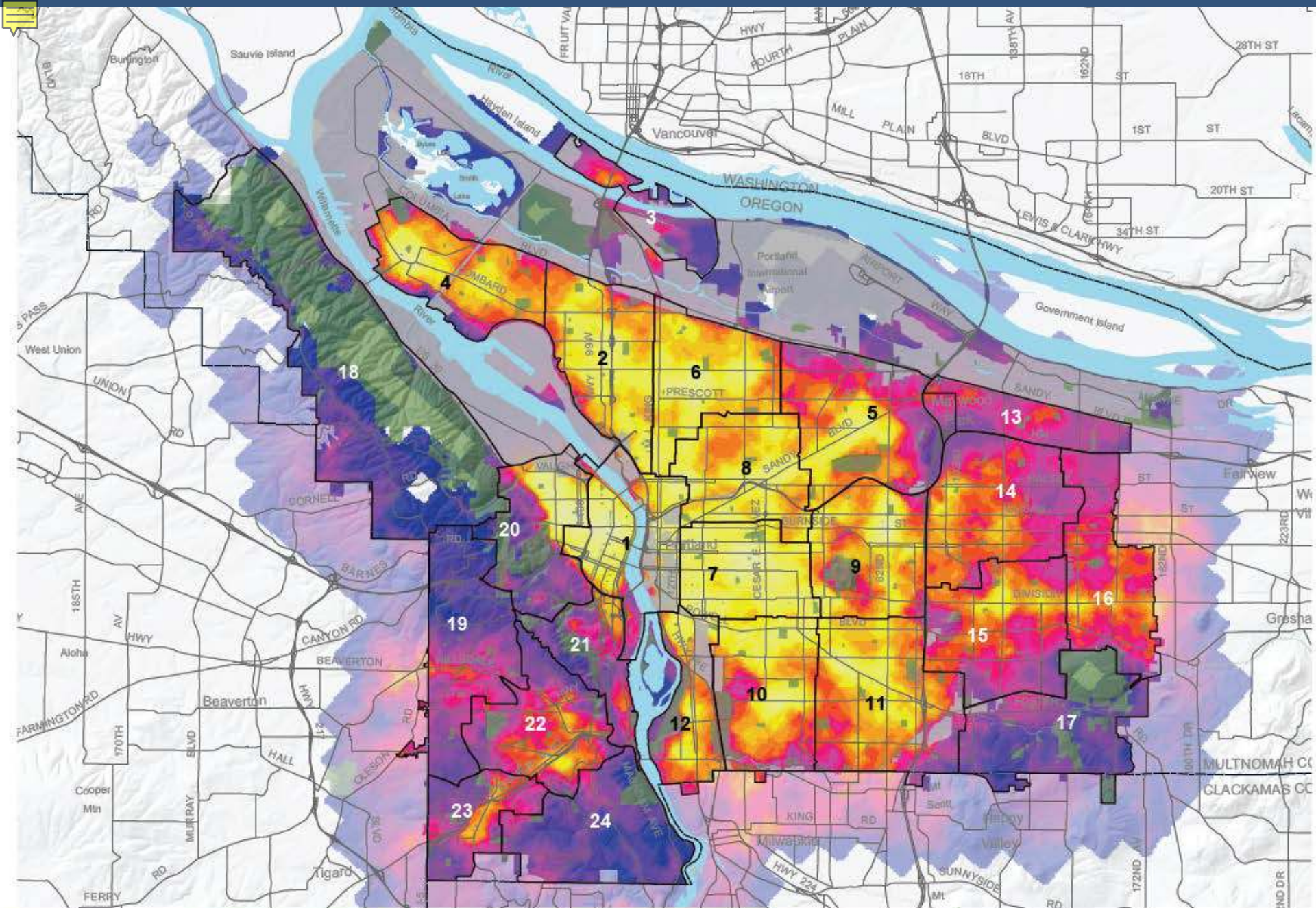


Safety



Quality Housing





Best accessibility   Moderate accessibility   Room for improvement   Limited access   Analysis cells   Parks   Industrial zone





### Commercial Districts

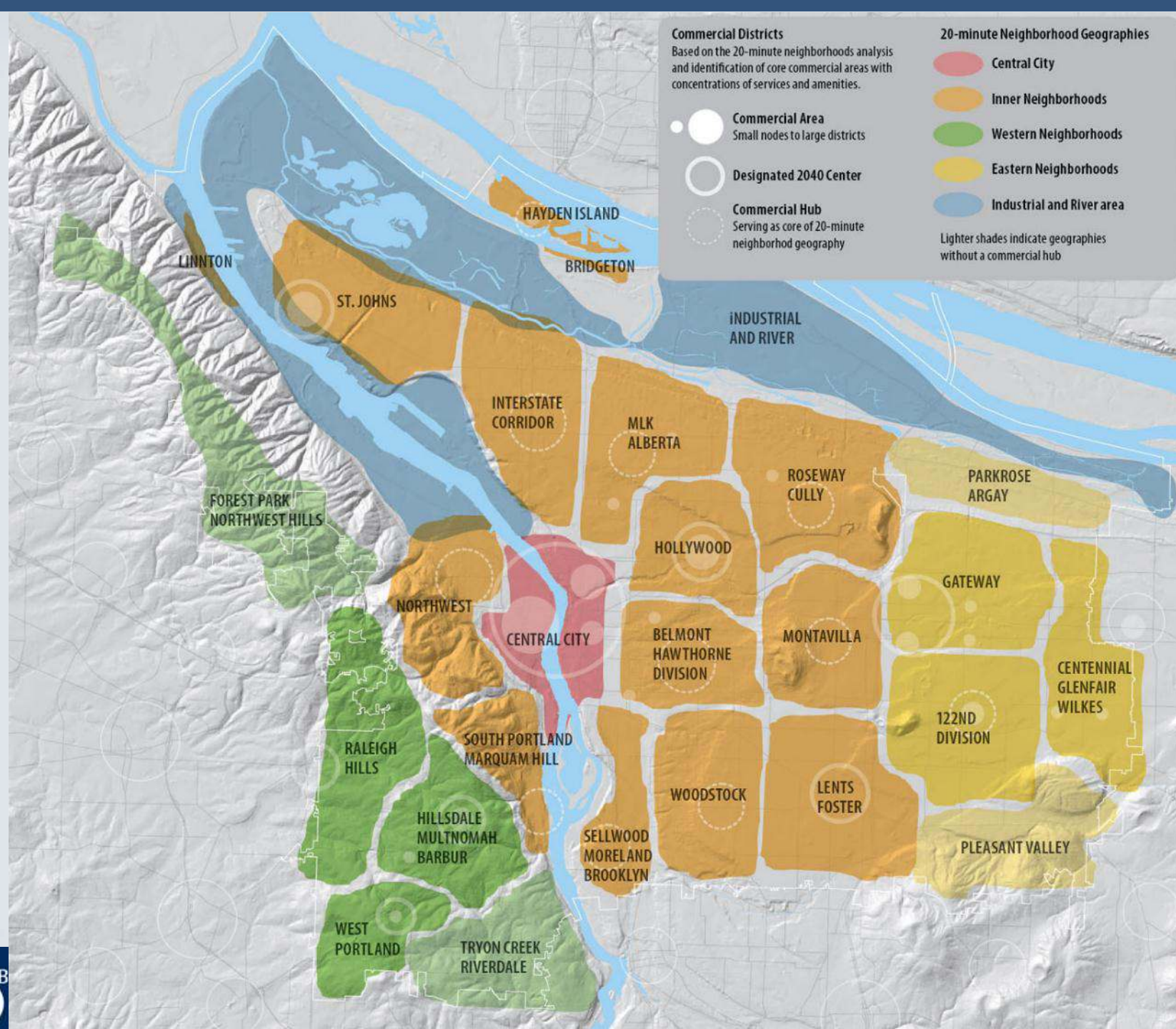
Based on the 20-minute neighborhoods analysis and identification of core commercial areas with concentrations of services and amenities.

- Commercial Area  
Small nodes to large districts
- Designated 2040 Center
- Commercial Hub  
Serving as core of 20-minute neighborhood geography

### 20-minute Neighborhood Geographies

- Central City
- Inner Neighborhoods
- Western Neighborhoods
- Eastern Neighborhoods
- Industrial and River area

Lighter shades indicate geographies without a commercial hub









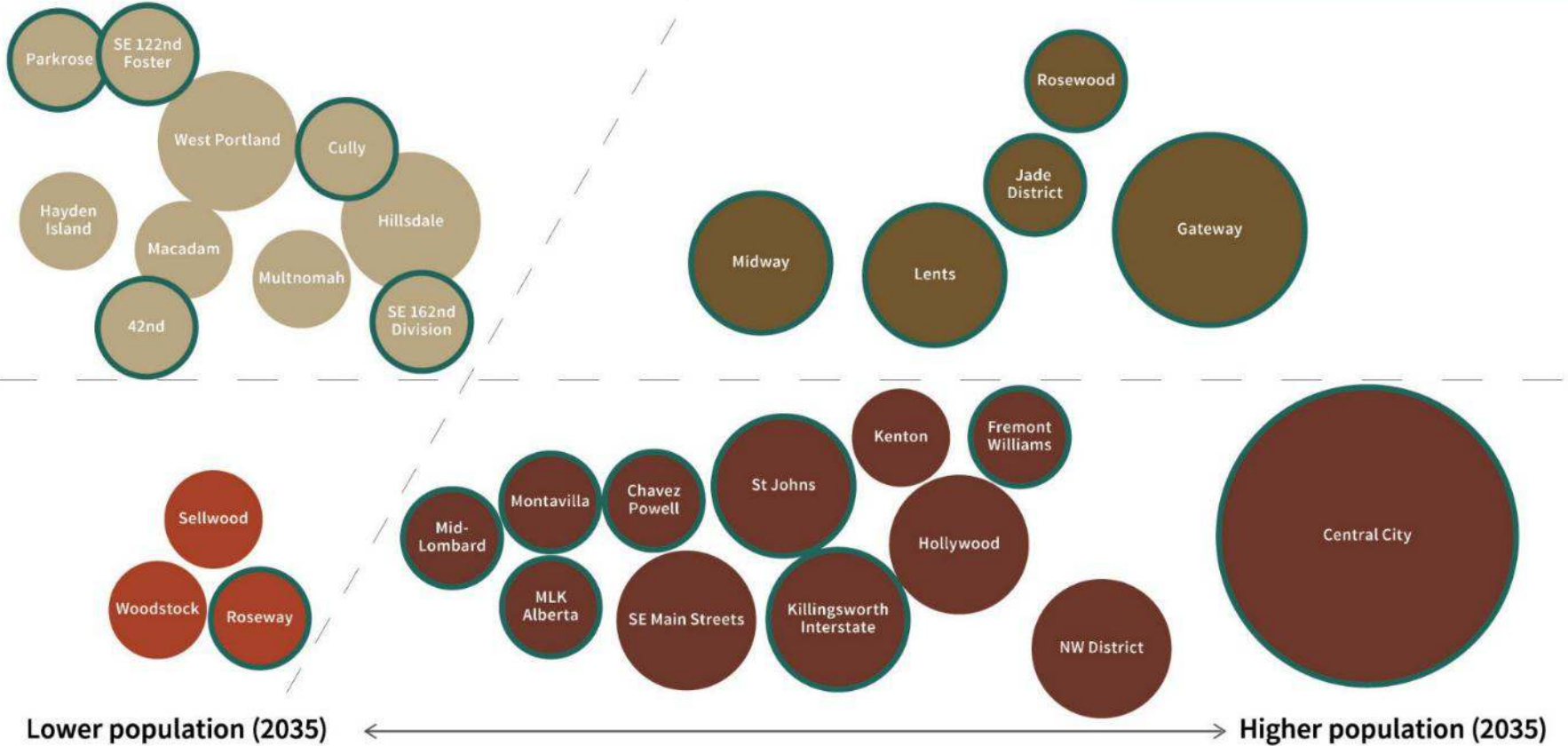
3.

Invest to reduce disparities

1.

Invest to reduce disparities and accommodate growth

Higher need  
Lower need



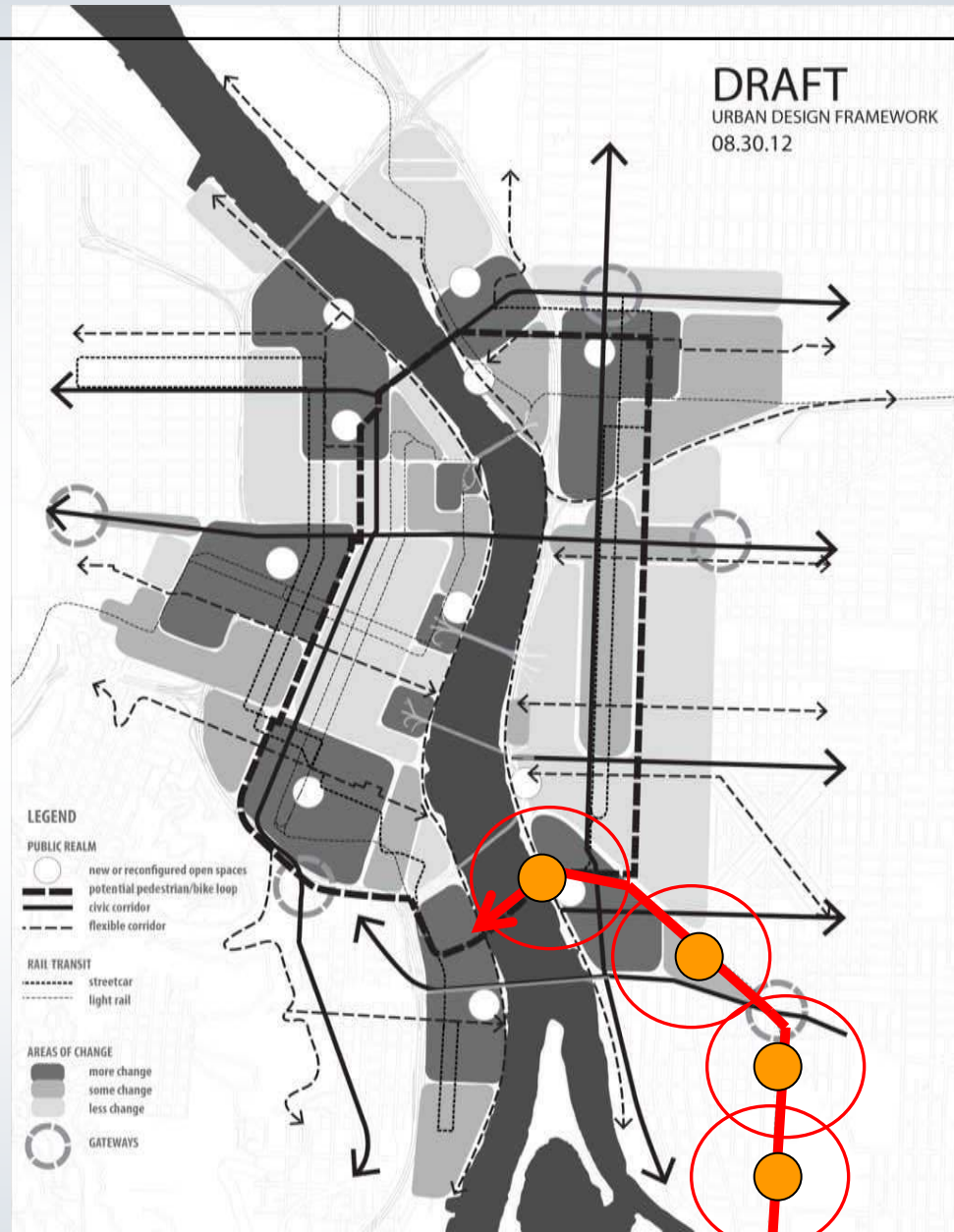
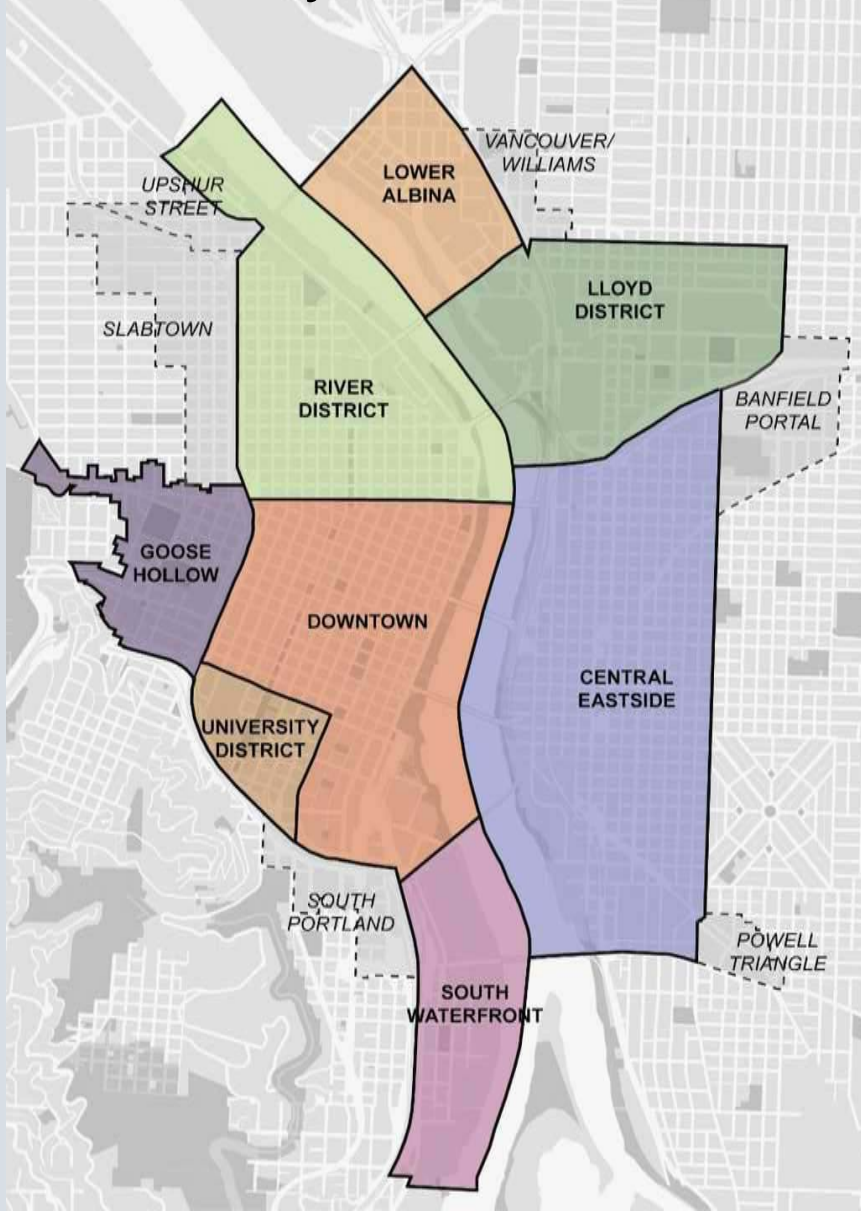
4.

Respond to opportunities and maintain existing services

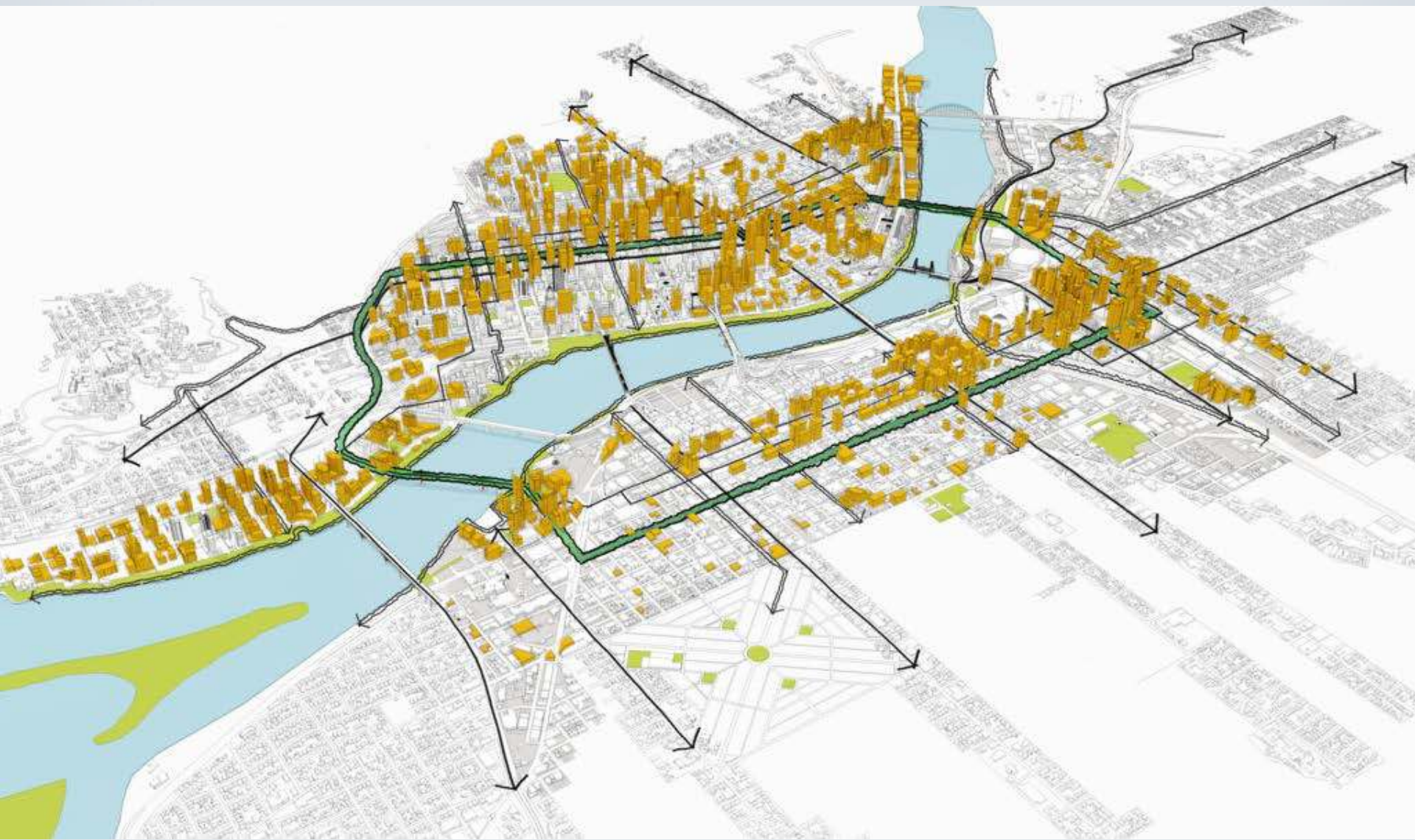
2.

Fill service gaps and accommodate growth

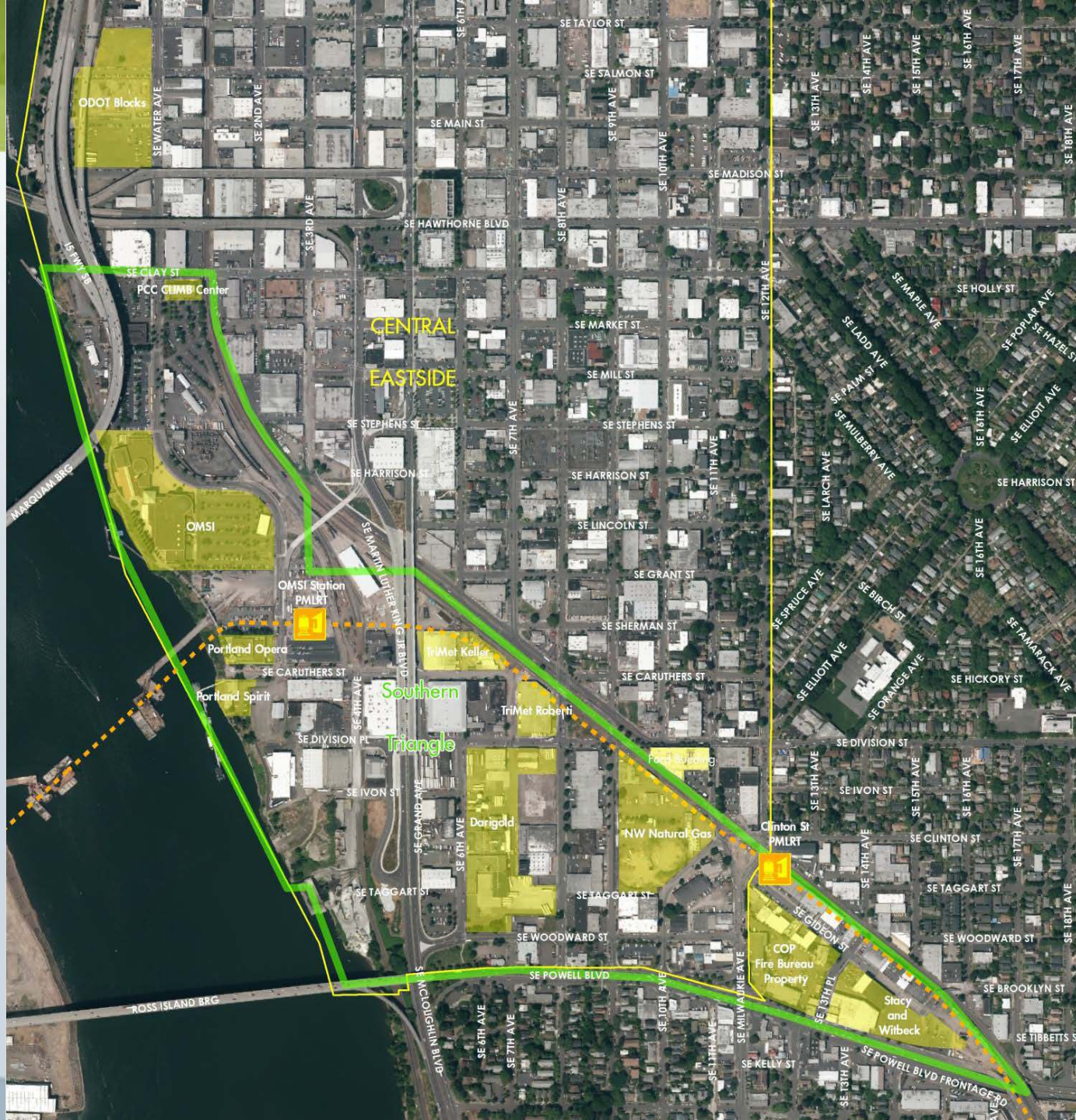
# Central City 2035



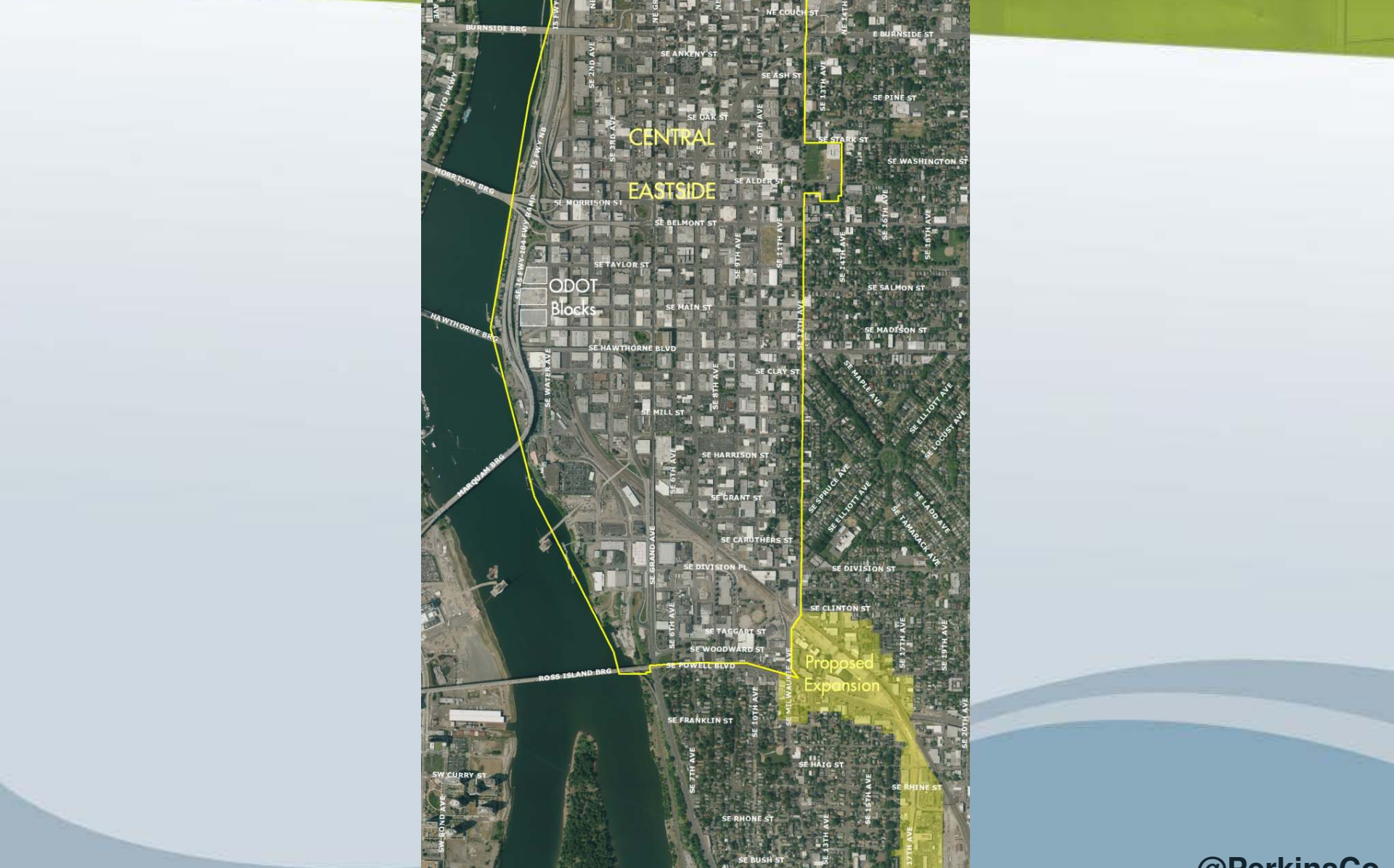




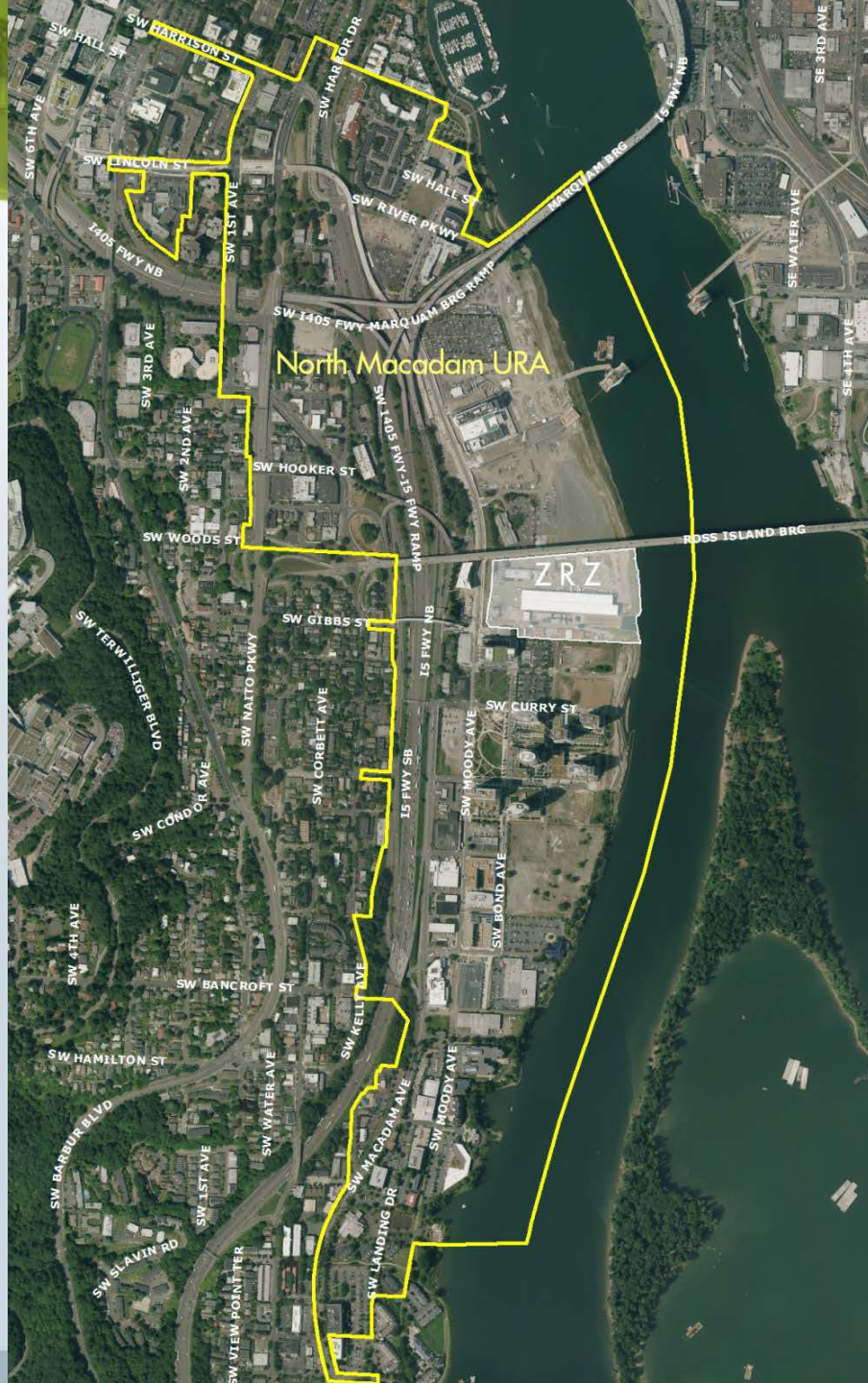












North Macadam URA

ZRZ



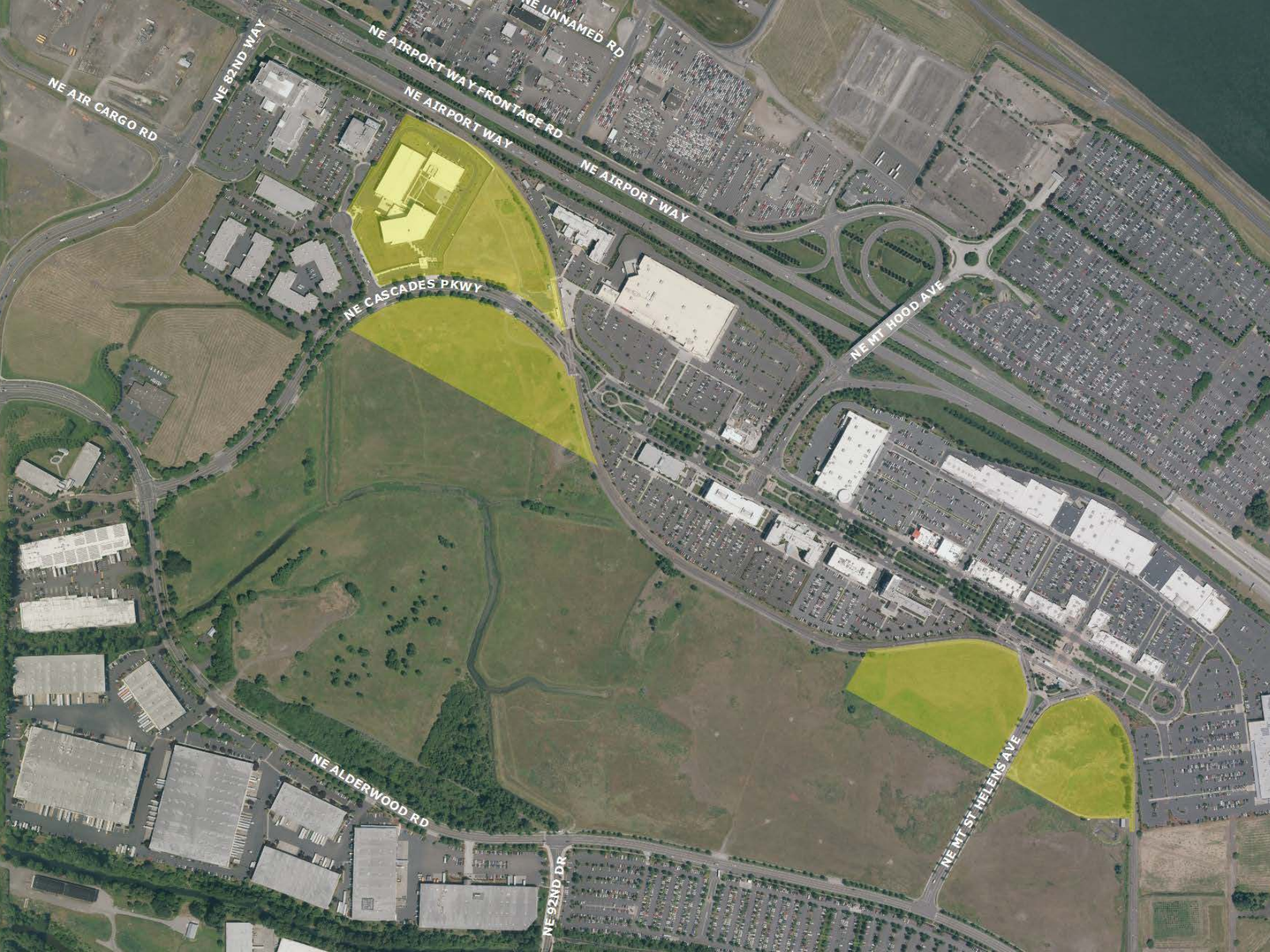




POST  
OFFICE

Block R









CAIRN PACIFIC LLC

URBAN DEVELOPMENT | ENDURING INVESTMENTS



Franklin Ide (CEJ)



Sawyer's Row (CEJ)



Benevento (TCR)



Slabtown New Seasons Market



LL Hawkins



Riva on the Park (TCR)



Tupelo Alley (TCR)



The Vaux (TCR)





Con-way Master Developer - Eight city blocks in Northwest Portland





Brewery Block One (w/GBD Architects)



Brewery Block Two (w/GBD Architects)



The Louisa (w/GBD Architects)



The Louisa (w/GBD Architects)



Museum Place (w/GBD Architects)



Henry Weinhard Brewhouse (w/GBD Architects)





# Questions?

**Join Us for the Reception**



**Perkins & Co**

**10<sup>th</sup> Floor**

**Drinks, appetizers & more  
discussion!**