



Real Estate **Connection** presents:

**Downtown Vancouver —
The Next Great Waterfront ›**





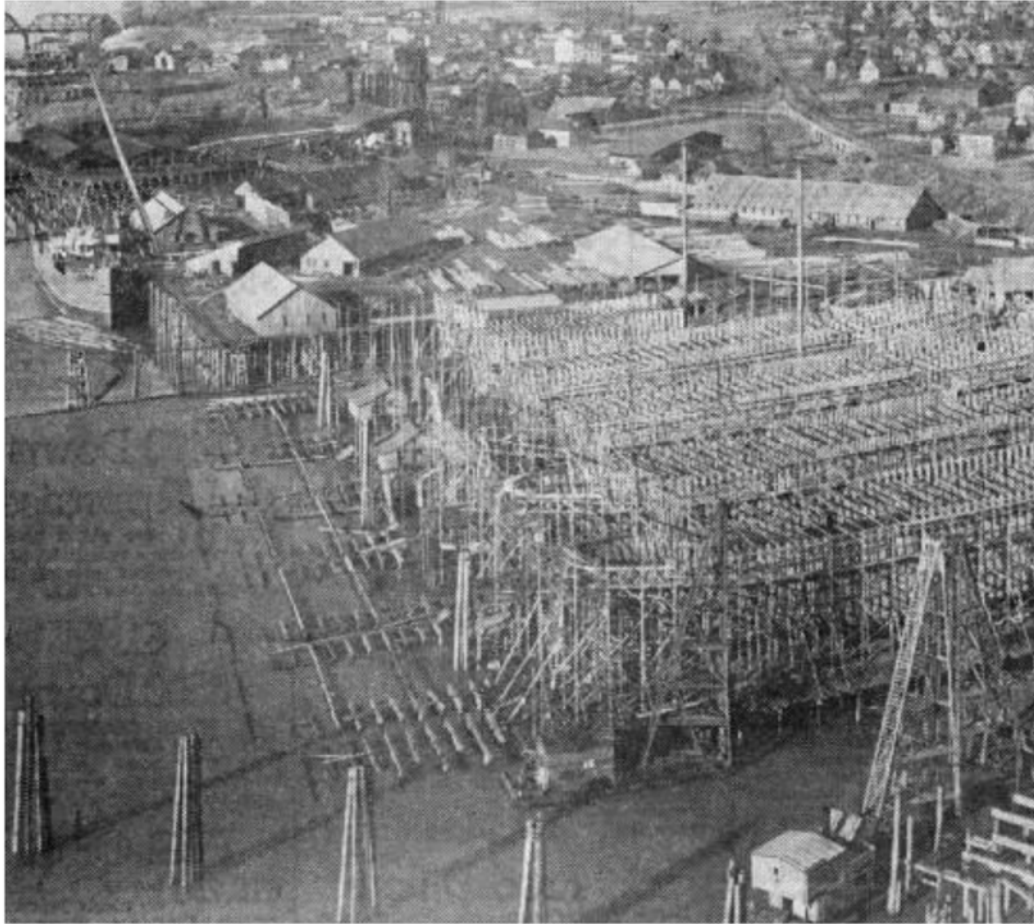
PERKINS & CO

Let's get there

Real Estate Connection: Downtown Vancouver – The Next Great Waterfront

December 4, 2014

@PerkinsCo



Wooden Shipyards (1917)

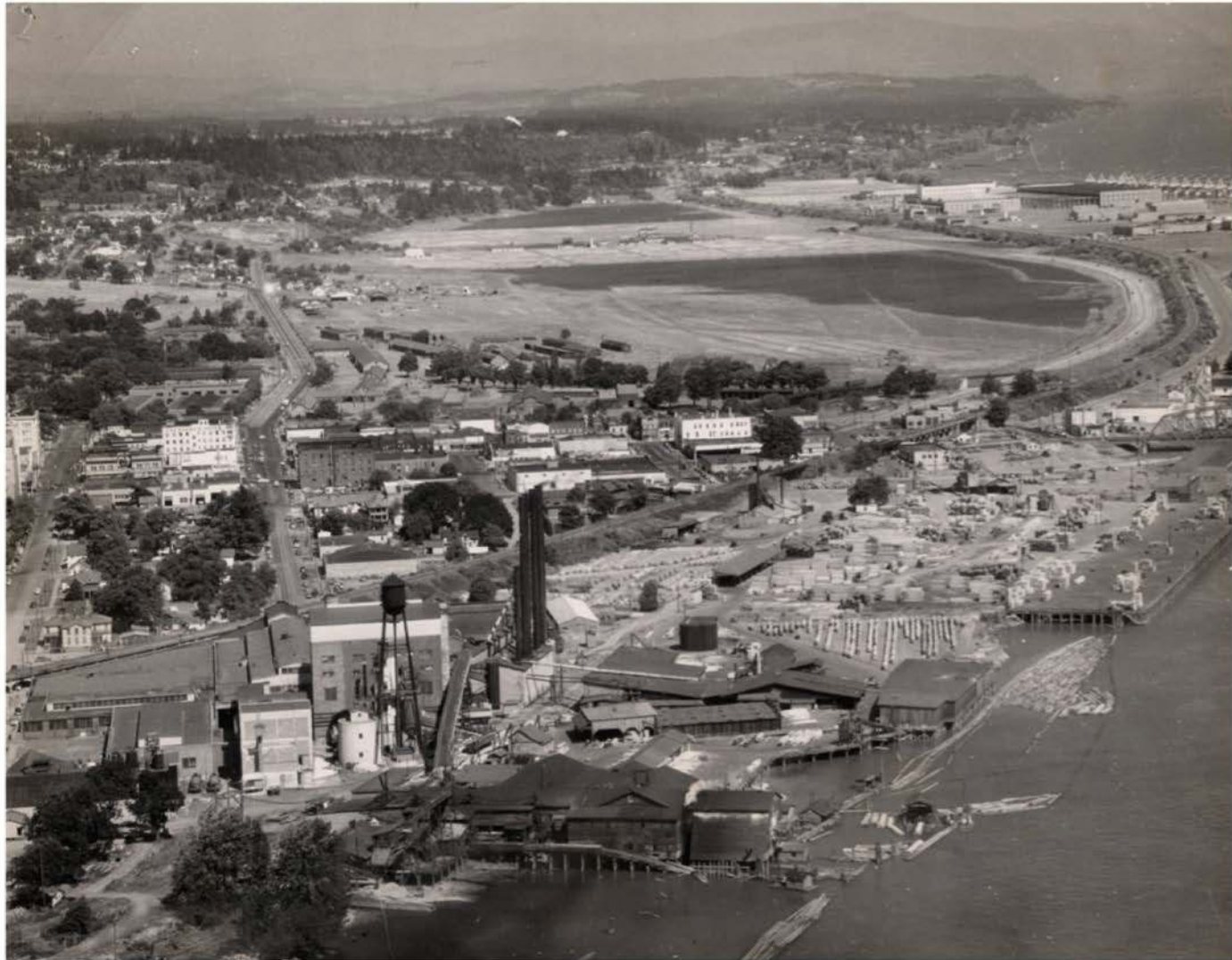
Terminal 1 waterfront, ca. 1930



Terminal 1 (1930)



Mill Site (1944)



Mill Site (1946)



Mill Site (1962)



Mill Site (1970's)



Mill Site (2006)



Mill Site (2006)



Former Mill Site (2009)



Former Mill Site (2014)



Former Mill Site (2014)



PROJECT STATISTICS

Preferred Scheme Grand Property

Residential	2,640,000
Retail	275,000
Commercial	925,000
Age Restricted	632,000
Child	0
Hotel	0
Parking (AS)	188,000
Parking (BS)	1,609,000
Total Parking	2,594,000 122%
Total	7,058,000

Port Lease Area	0
Residential	21,000
Retail	176,000
Commercial	176,000
Age Restricted	0
Child	0
Hotel	255,000
Parking (AS)	138,000
Parking (BS)	134,000
Total Parking	252,000 97%
Total	725,000

Project Total	2,640,000
Residential	251,000
Commercial	1,119,000
Age Restricted	632,000
Child	0
Hotel	255,000
Total Use SF	4,897,000
Parking (AS)	1,889,000
Parking (BS)	1,740,000
Total Parking	2,848,000 581%
Total	7,745,000

Project Total FAR	340.079
Total Site Area, FAR	6.62

- * Parking (AS) includes 255,000 parking (AS) (AS) (AS) (AS)
- ** Parking (BS) includes 1,740,000 parking (BS) (BS) (BS) (BS)
- AS Above Grade
- BS Below Grade
- AS Above Grade
- BS Below Grade

- LEGEND**
- RESIDENTIAL
 - WORKFORCE HOUSING
 - RETAIL
 - COMMERCIAL
 - AGE RESTRICTED
 - CHILD
 - HOTEL
 - PARKING



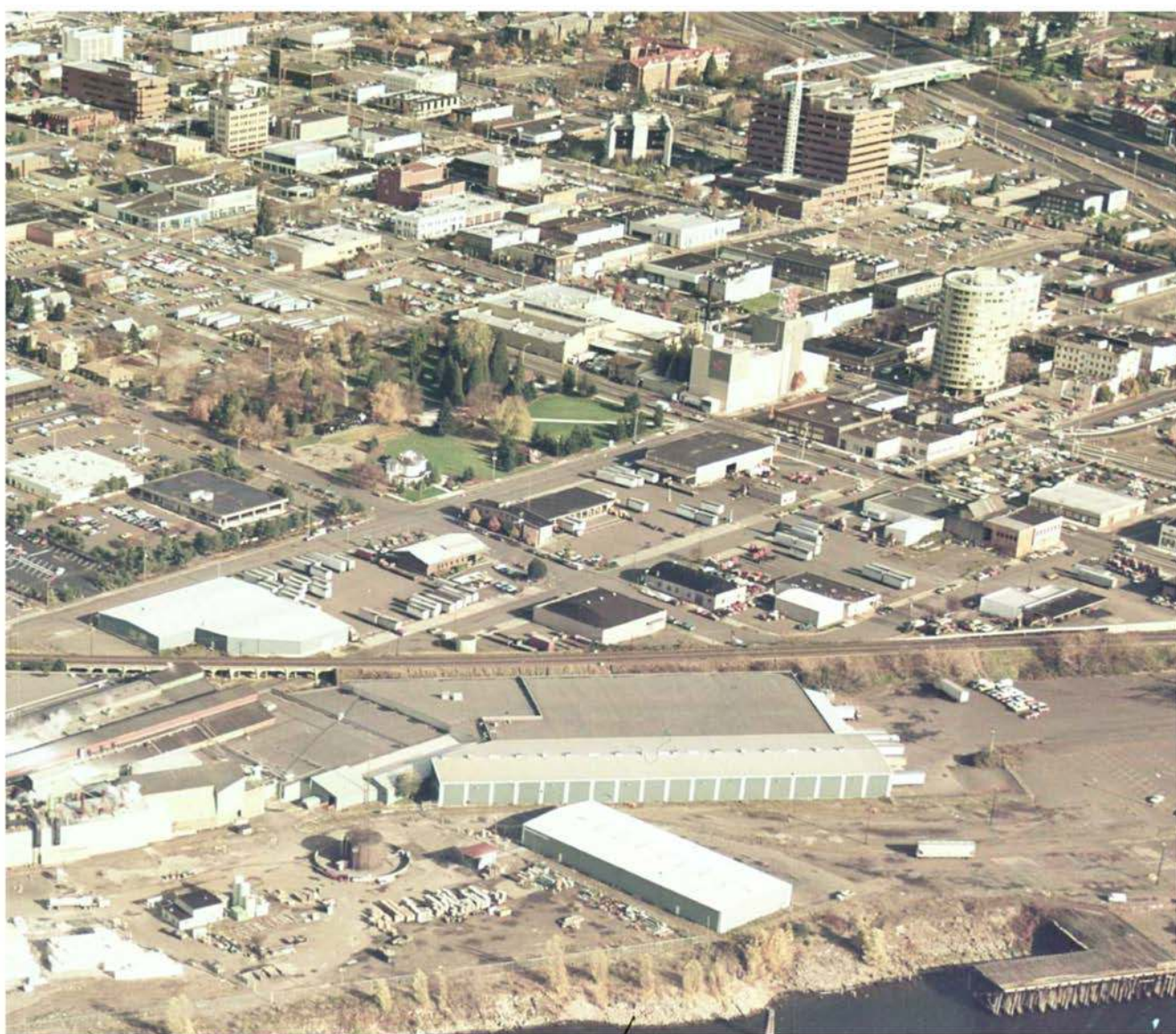




Waterfront and Downtown (1950s)



Waterfront and Downtown (1982)



Waterfront and Downtown (1982)



Waterfront and Downtown (2009)



Esther Short (1974)



Esther Short Area (1995)



Esther Short Area (1995)



Lucky Lager @ 6th & Columbia (1994)



Esther Short Redevelopment Plan (1998)



Heritage Place (1999)



Vancouvercenter @ 6th & Columbia (2007)



City Hall (2011)



Esther Short Commons (2007)



Hilton Hotel and Conference
Center (2005)



Esther Short Park (2009)



Esther Short Park (2014)



Esther Short Park



Main Street(1940's)



Main Street(2014)



13th and Broadway / City Hall(1974)



13th & Broadway / former City Hall (2014)



Prestige Apartments, 13th and C (2014)




Evergreen & C (1980's)



Evergreen & C (2014)

Port of Vancouver Waterfront Development



 Port of Vancouver USA

THE PORT OF / *Possibility*

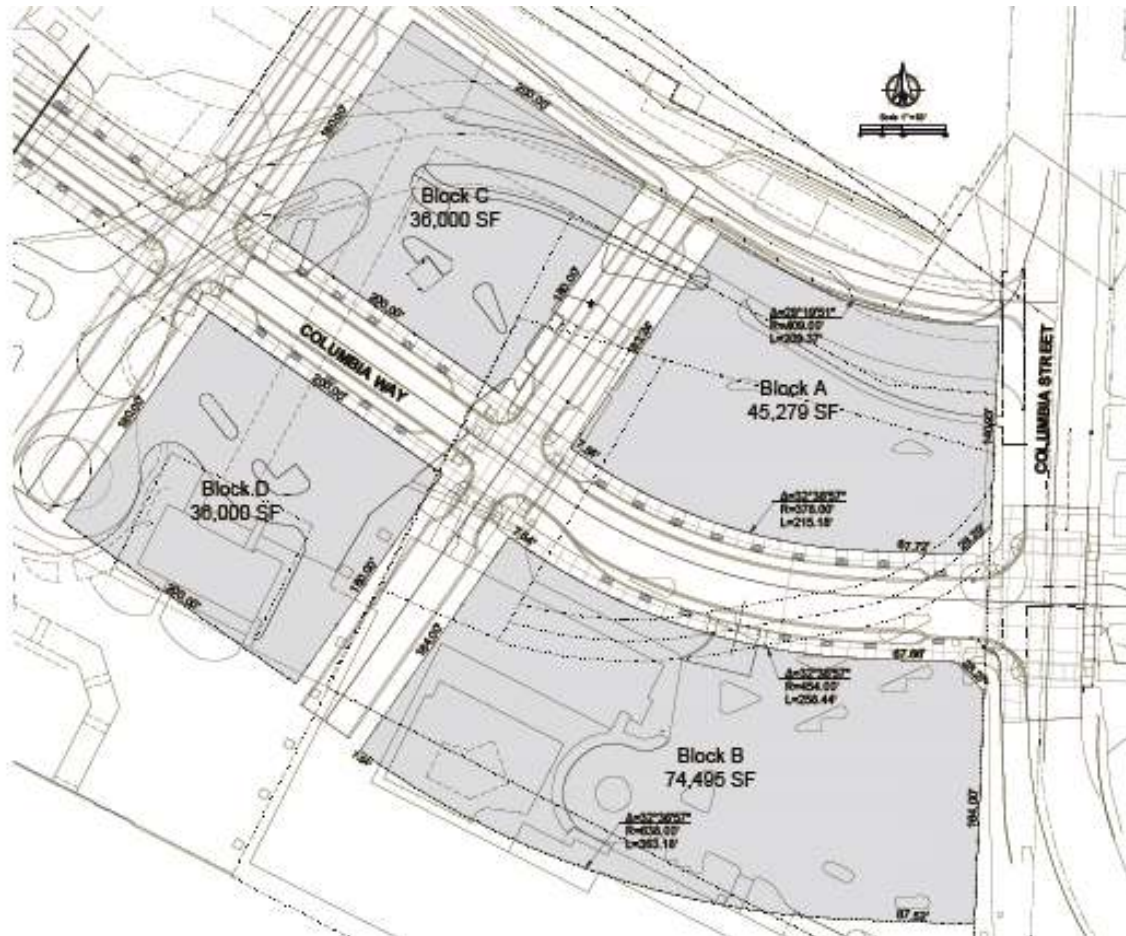
Terminal 1 and Port Waterfront History



Infrastructure Improvements



Port owned/controlled parcels (4 lots)





Next Steps:

- Mixed use building siting/development/Constructions
- Master Plan

Progress Dates

2005	Boise announces they are closing and selling the property
2006	Columbia Waterfront LLC Partnership forms
2007	City rezones property
2008	Property was purchased
2010	Master Plan approved
2012	Access Project completed
2013	TIB Grant approved
2013	Jane Jacobsen joins team



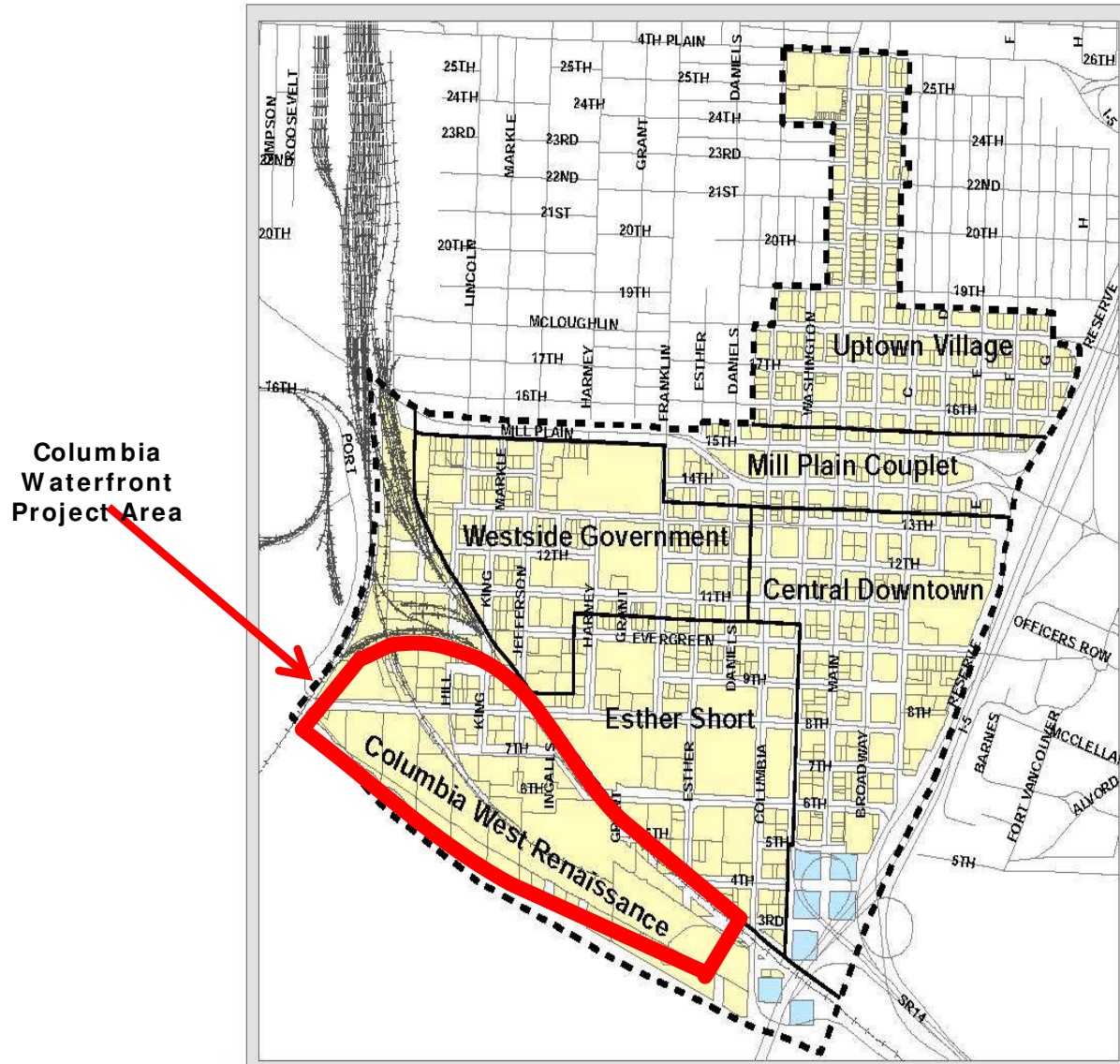


Columbia Waterfront LLC

- Steve and Jan Oliva
- Steve and Jo Marie Hansen
- Al and Sandie Kirkwood
- George and Paula Diamond
- Gramor Development, Inc., as Development Manager

City Center Vision and Subarea Plan

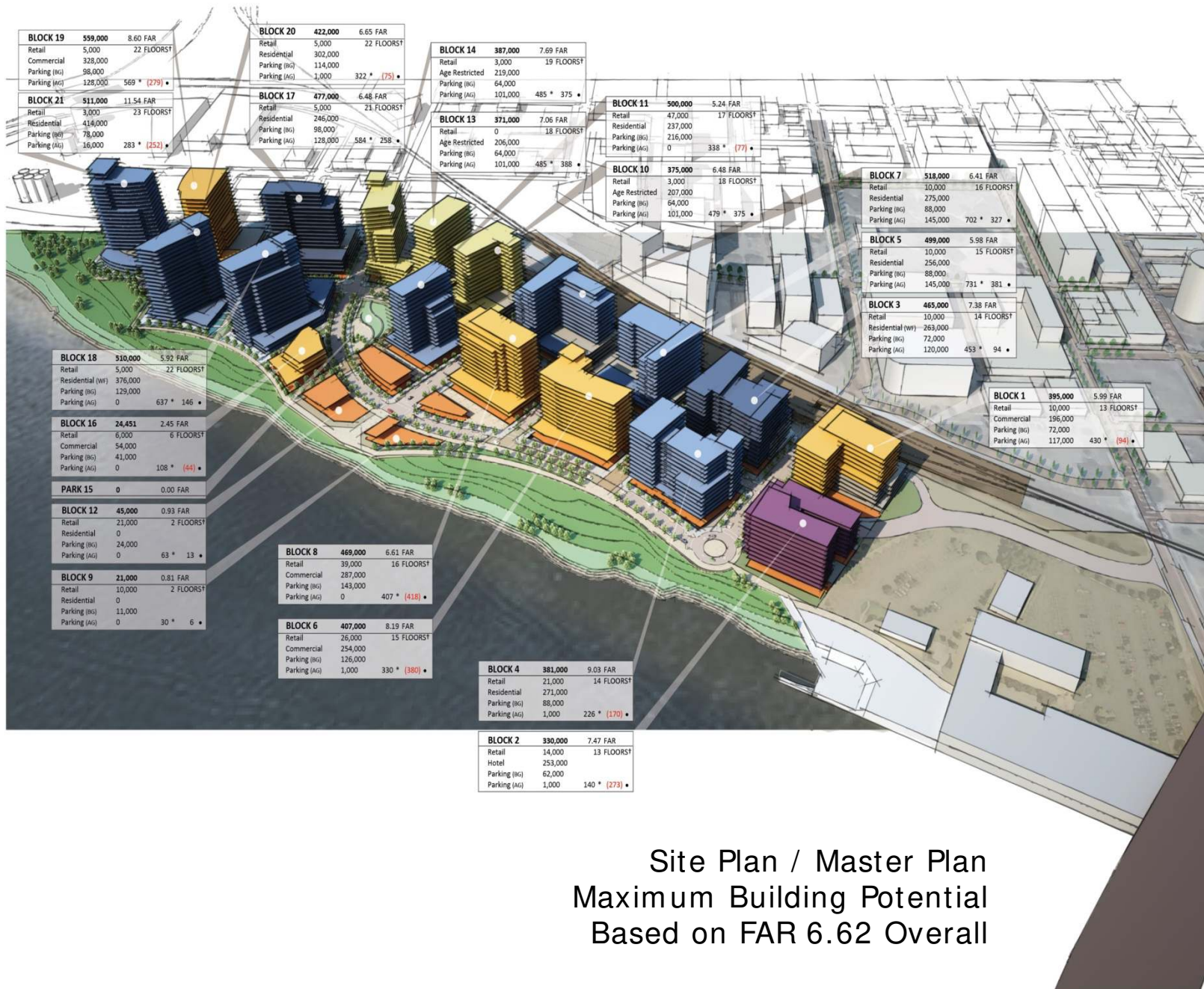
Subarea Map – Page 11



City Center Vision and Subarea Plan

Summary of District Development Capacity – Page 16

District	Use Category						
	<i>Retail Sq. Ft.</i>	<i>Office Sq. Ft.</i>	<i>Residential Units</i>	<i>Institutional Sq. Ft./</i>	<i>Hotel Rooms</i>	<i>Light Industrial</i>	<i>Shoreline Priority Uses</i>
Uptown Village	20,000	20,000	254				
Mill Plain Couplet	108,000	200,000	171				
Central Downtown	80,000	560,000	495		60		
West Government	12,000	360,000	267	500,000			
Esther Short	56,000	835,000	350	81,500			
							200'
Columbia W. Renaissance	125,000	450,000	3,014	10,000	200	100,000	landward of the floodway
TOTAL	401,000	2,425,000	4,551	591,000	260	100,000	



PROJECT STATISTICS

Preferred Scheme

Gramor Property

Residential	2,640,000
Retail	229,000
Commercial	923,000
Age Restricted	632,000
Civic	0
Hotel	0
Parking (AG)	988,000
Parking (BG)	1,606,000
Total Parking	2,594,000 7229 *
	(59) *
Total	7,018,000

Port Lease Area

Residential	0
Retail	24,000
Commercial	196,000
Age Restricted	0
Civic	0
Hotel	253,000
Parking (AG)	118,000
Parking (BG)	134,000
Total Parking	252,000 570 *
	(424) *
Total	725,000

Project Total

Residential	2,640,000
Retail	253,000
Commercial	1,119,000
Age Restricted	632,000
Civic	0
Hotel	253,000
Total Use SF	4,897,000
Parking (AG)	1,106,000
Parking (BG)	1,740,000
Total Parking	2,846,000 8014 **
	(183) **
Total	7,743,000

Project Total FAR

Total Block SF	740,079
Total Site Ave. FAR	6.62

- * Parking Stalls
- ** Includes 215 street parking spots (30 in leased area)
- Parking Difference (xxx) = deficit
- † Retail Floor to floor height at grade is 20'

BG Below Grade

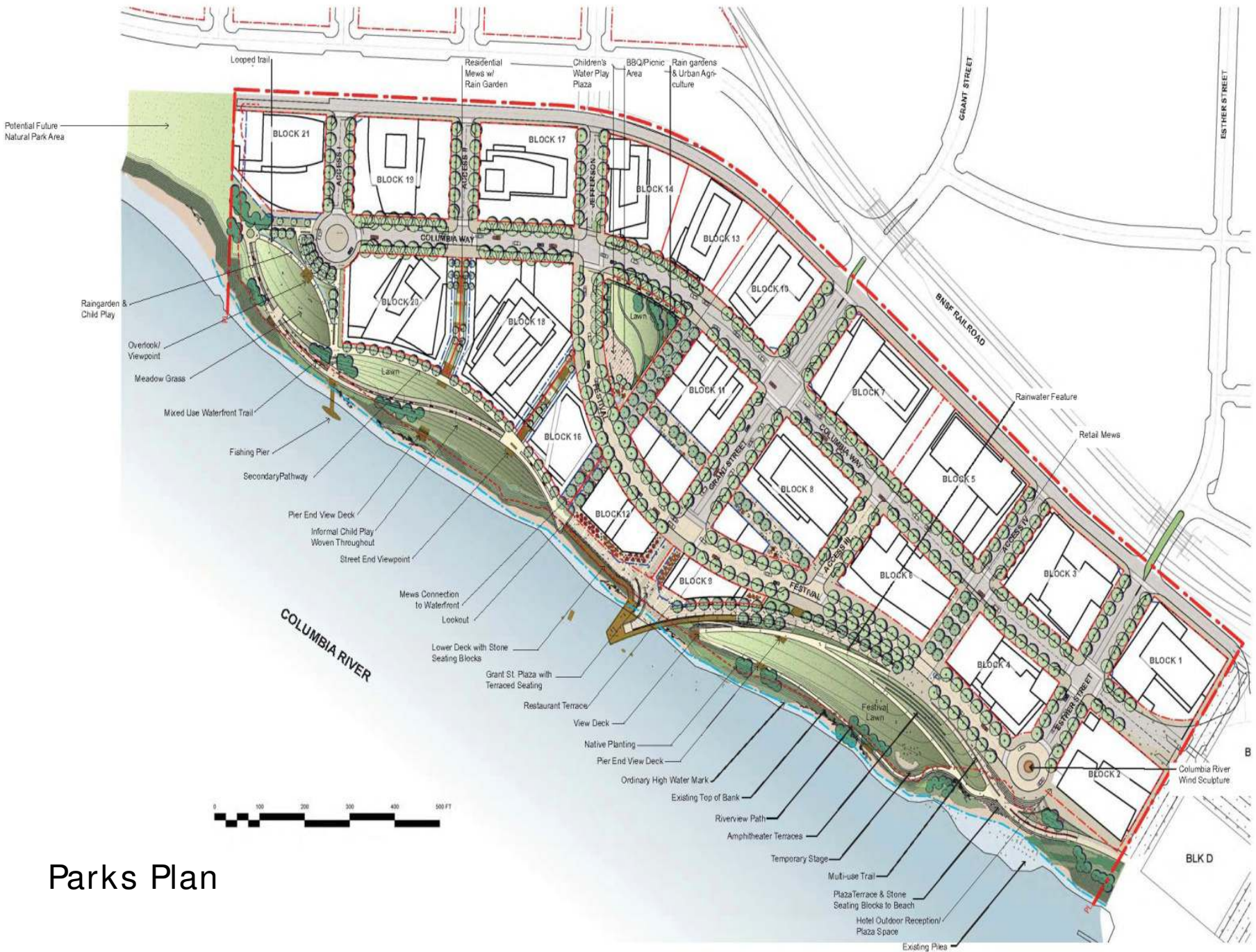
AG Above Grade

WF Work Force Housing

LEGEND

- RESIDENTIAL
- WORKFORCE HOUSING
- RETAIL
- COMMERCIAL
- AGE RESTRICTED
- CIVIC
- HOTEL
- PARKING

Site Plan / Master Plan
Maximum Building Potential
Based on FAR 6.62 Overall



"Access" Project



Waterfront Access Project



Governor Christine Gregoire and Mayor Tim Leavitt
Ground Breaking Ceremony

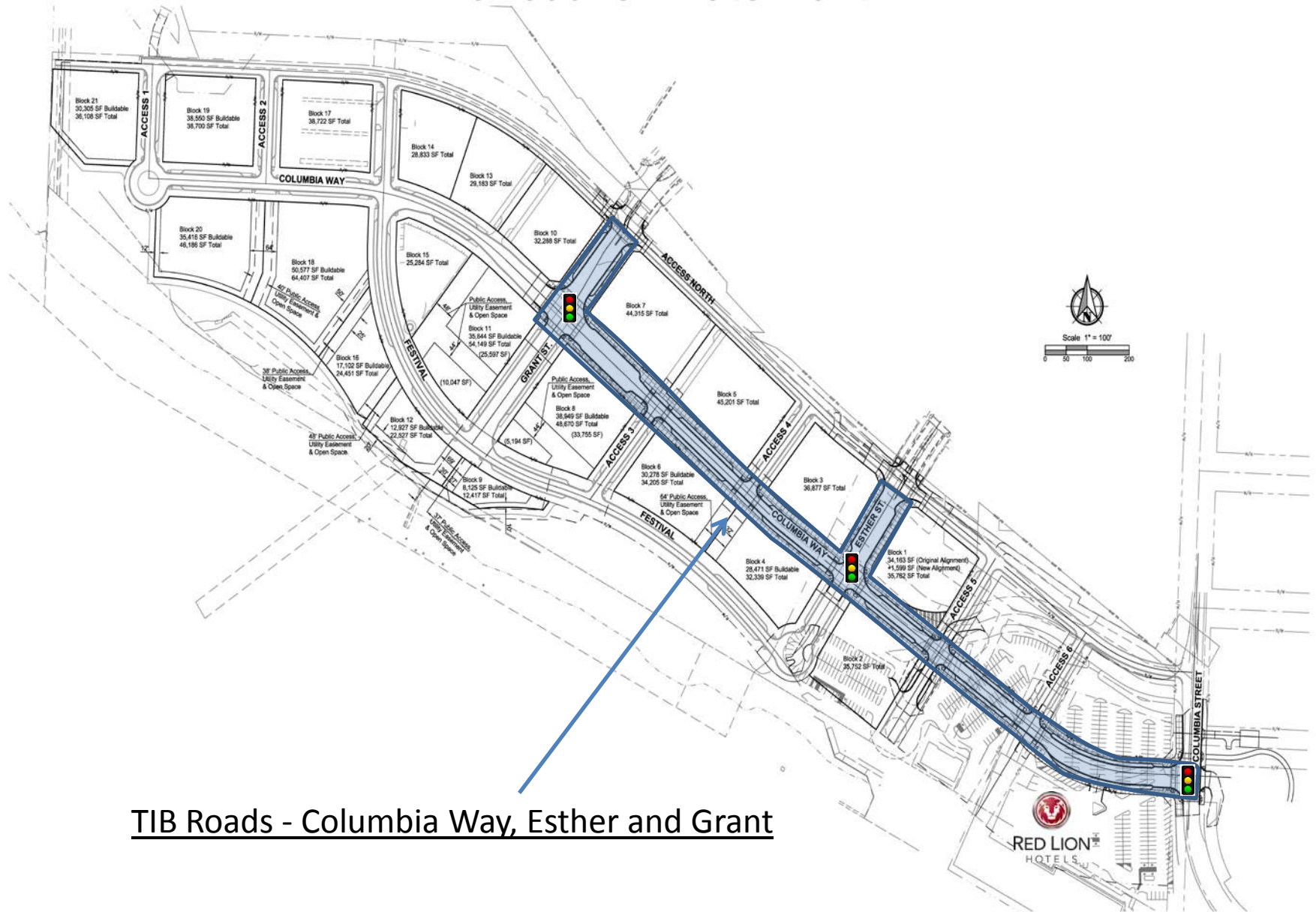


Under Construction

The Next Steps....

- TIB - Columbia Way Construction January 2015 - August 2015
- Waterfront Park Construction September 2015 - September 2016
- Construction of Streets September 2015 - March 2016
- Buildings Commence Construction January 2015
- First Buildings Open for Business January 2016

Vancouver Waterfront



TIB Roads - Columbia Way, Esther and Grant

TIB Officials with City of Vancouver and Gramor
Ground Breaking Ceremony





Waterfront Park









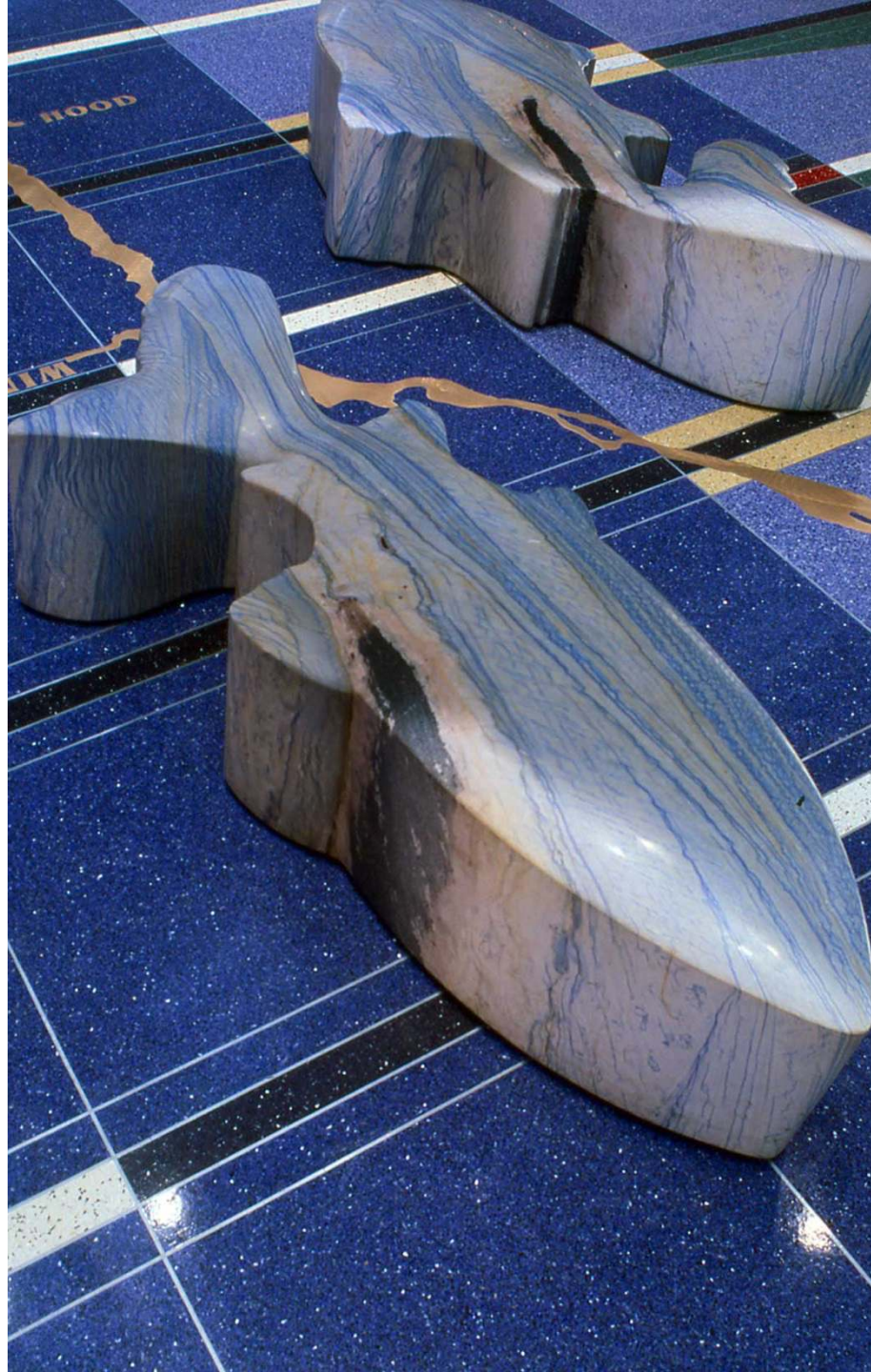




LARRY KIRKLAND

Public Art









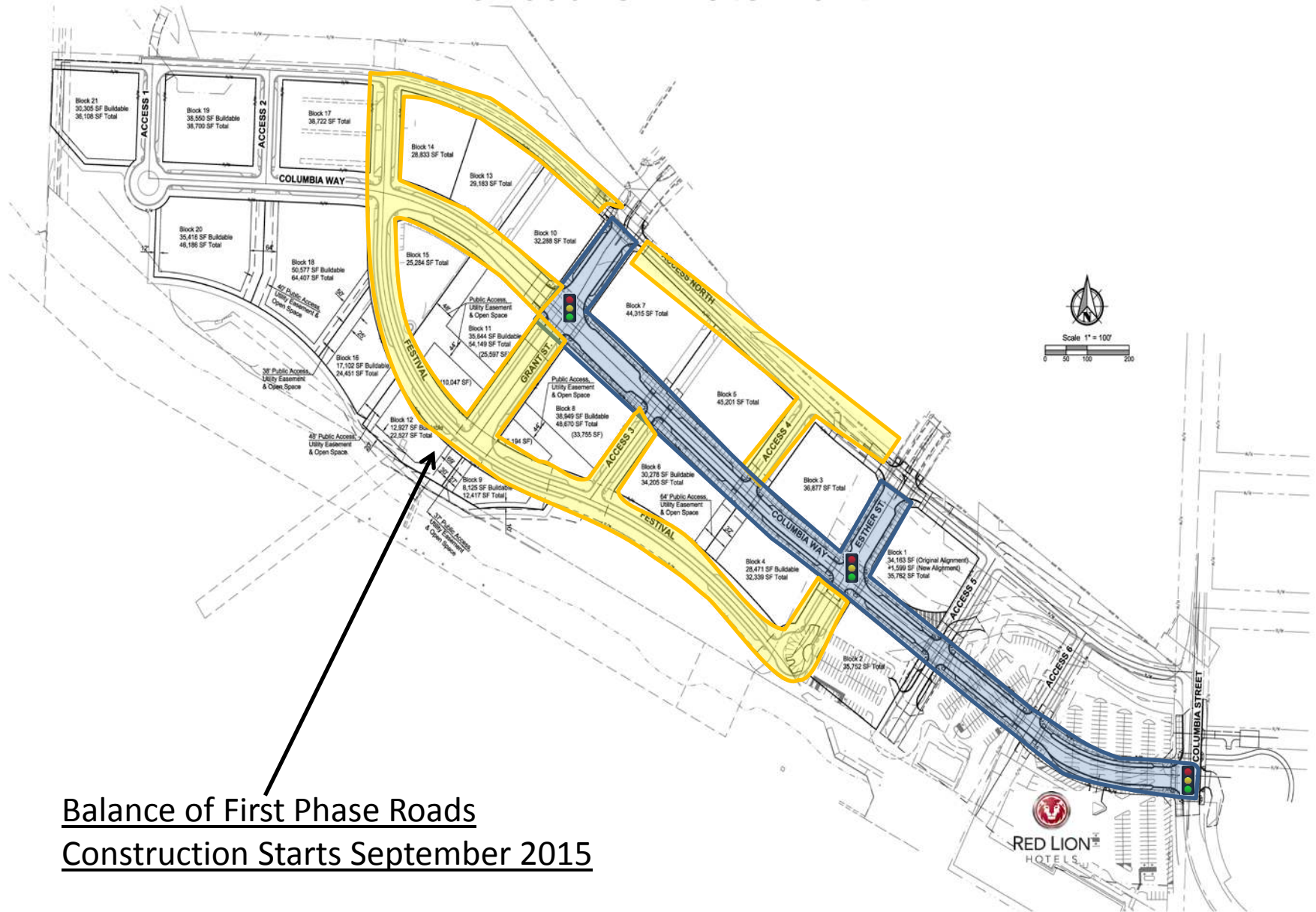
AMERICAN VETERANS DISABLED FOR LIFE
M E M O R I A L



Below the main title, there are several columns of text, likely names of veterans, inscribed on the wall. The text is arranged in a grid-like fashion, with names listed vertically in each column. The names are in a serif font, and the columns are separated by thin vertical lines. The text is partially obscured by a horizontal line, which appears to be a reflection or a ledge.

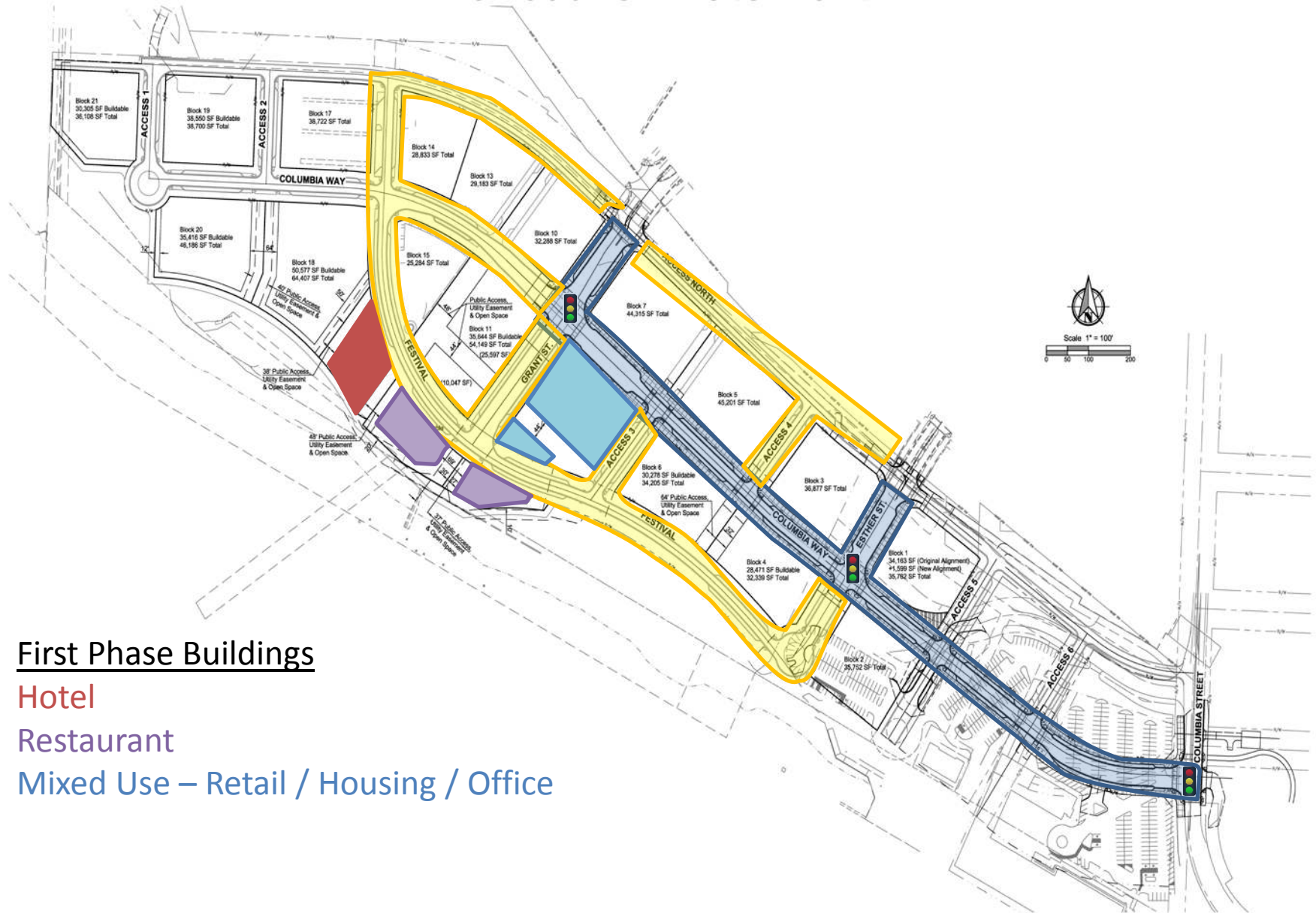


Vancouver Waterfront



Balance of First Phase Roads
Construction Starts September 2015

Vancouver Waterfront



First Phase Buildings

Hotel

Restaurant

Mixed Use – Retail / Housing / Office





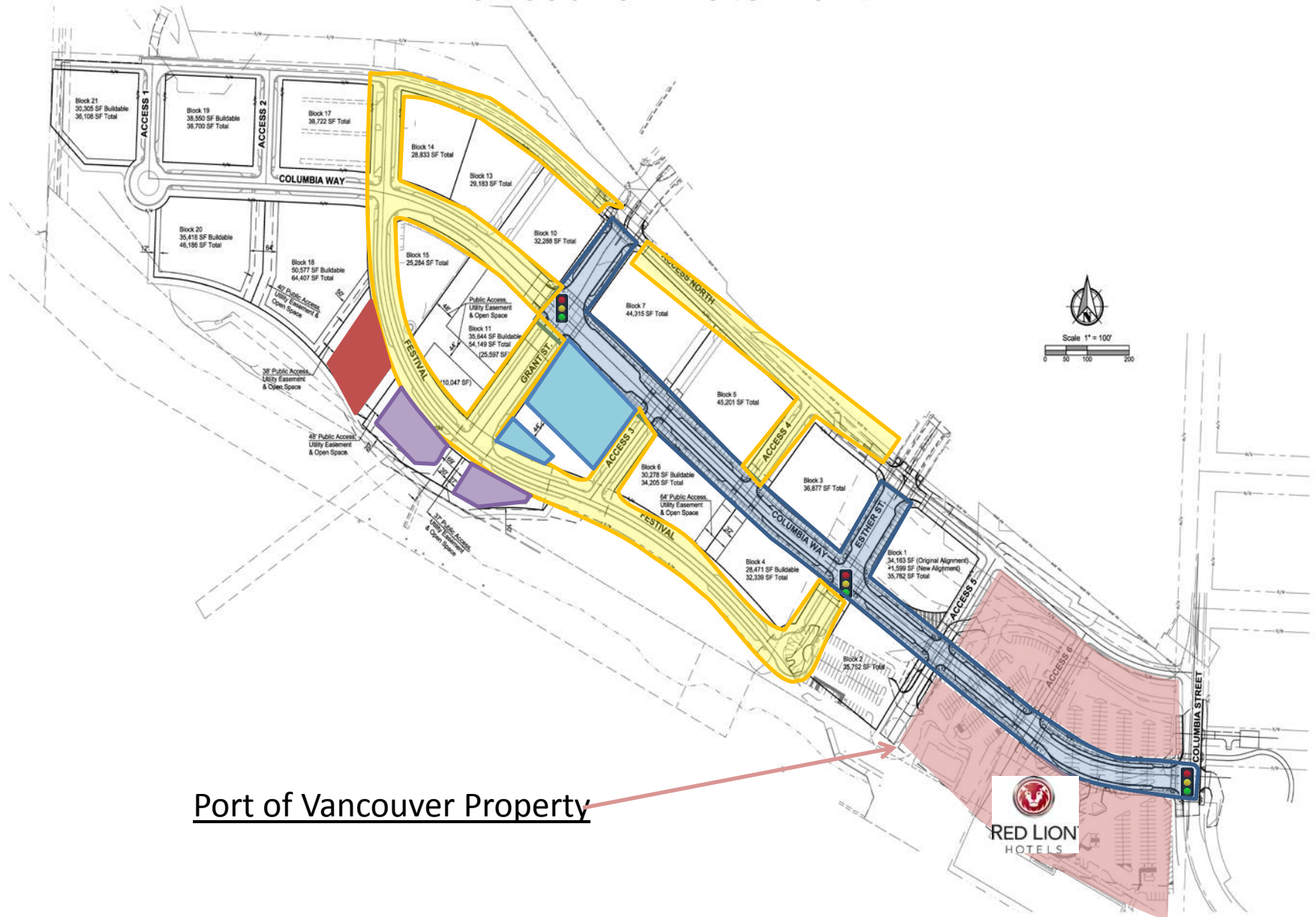








Vancouver Waterfront



Port of Vancouver Property

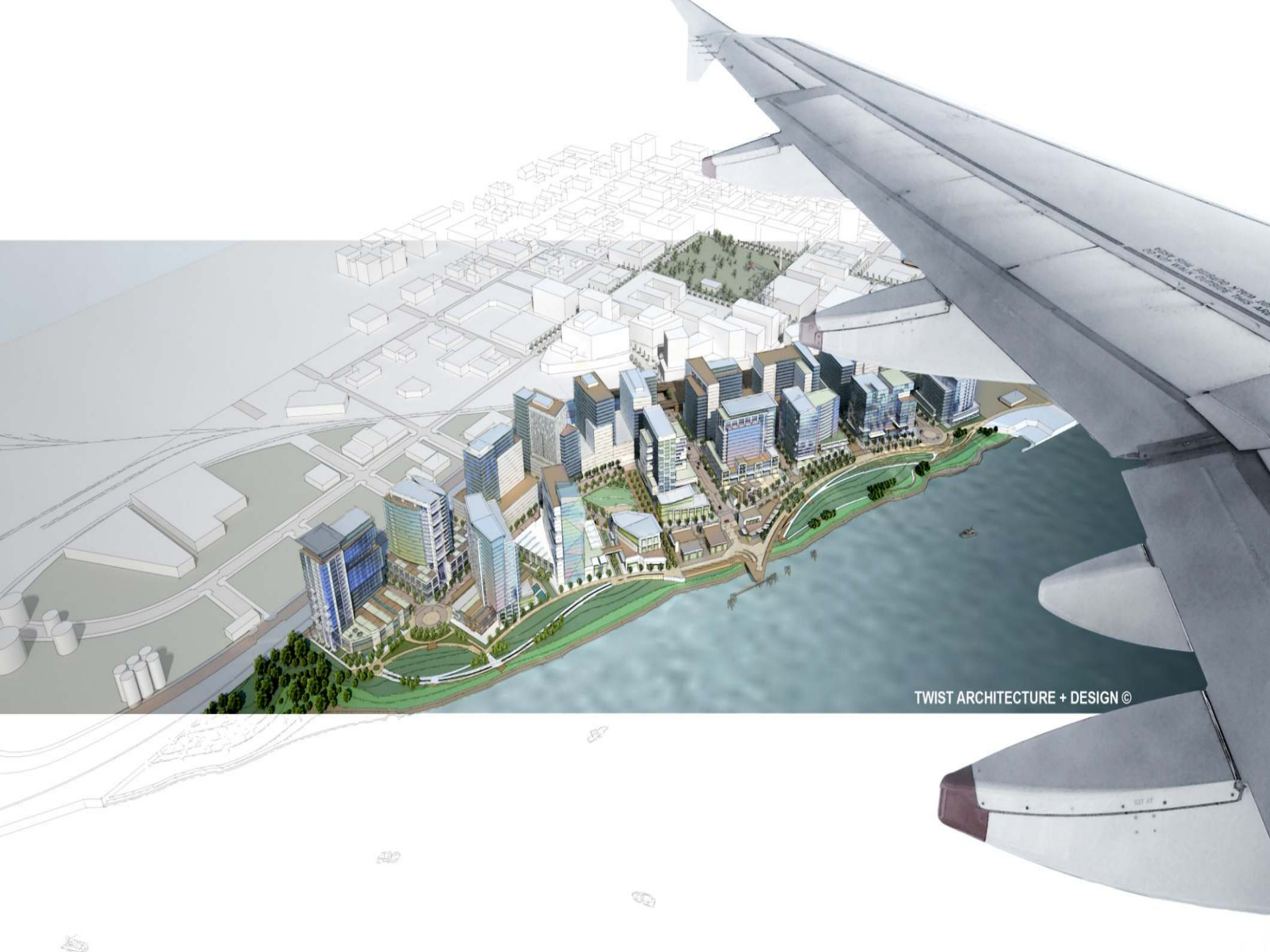




Reasons why The Waterfront is the best property in the Vancouver/Metro area:

- South facing waterfront on the Columbia River.
- Attached to the fourth largest city in Washington.
- Located at the entrance to Washington State.
- Located right in the heart of the Vancouver/Portland Metro area including predicable access to the Portland Airport.
- No income tax.
- Direct access to every citizen in Clark County.





TWIST ARCHITECTURE + DESIGN ©







Questions?



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