



# Urban Land Northwest Institute

**6<sup>th</sup> Annual YLG Cascadia Regional Conference (Portland)**  
**Saturday, July 19<sup>th</sup> 10am-2pm**

**Central Eastside Tour Description:**

Meeting Location: 9:55AM. Streetcar Stop [#13606](#) at [NW 9<sup>th</sup> & Lovejoy](#) (2 blocks South of the Marriot Residence Inn). Streetcar arrives promptly at 10:09am. Please review Tour Map [here](#).

Tour the Central Eastside, one of Portland's major employment centers and diverse business districts via the new Streetcar Loop. With lots of untapped development potential the district is one of the most active for adaptive-reuse development and for supportive retail and mixed use. The character and types of businesses in the district vary and the number of business sectors coexisting in the district are rapidly expanding (Technology/Innovation, Manufacturing, Distribution, Design and Industrial Office). The district is evolving into an economic hub, providing jobs in the both the old and new economy. With the recent completion of the Streetcar Loop and soon to be complete Tilikum Crossing Bridge the district will be connected to the region like never before via light rail, bike and street car. The expanded accessibility and exposure to the district is anticipated to stimulate positive change.

The tour will be along the streetcar line. The first stop on the will be a presentation and tour by Jonathan Malsin of Beam Development of the recently completed adaptive reuse project, the Eastside Exchange Building. Cascade Energy, The Technology Association of Oregon, Sightworks and the Oregon Film and Video Office are among the tenants in the fully renovated building at the east end of the Burnside Bridge. Originally built in 1925, the building features nearly 80,000 square feet of creative office space and a newly constructed rooftop deck. The adaptive-reuse project is the first major development in the Burnside Bridgehead area. You will get to hear about the history of the Burnside Bridgehead master plan, the key public/private partnerships that are driving development in the area and the opportunities and challenges for adaptive re-reuse projects in the Central Eastside.

The next stop on the tour will be the new Tilikum Bridge Crossing and the Oregon Museum of Science and Industry (OMSI). See the new bridge up-close and listen to a presentation by Jillian Detweiler of the Mayors' Office (formerly Director of Real Estate at Trimet) about the planning and implementation of the bridge project and the major urban changes to the Central Eastside and the Innovation Quadrant the project will create in the very near future. One of the major properties that will be transformed by the new bridge will be the 7 acres owned by OMSI located at the eastside bridge landing and transit center. OMSI recently completed a master plan for their property which is anticipated to expand innovative jobs in the district as well as development opportunities for more active and vibrant supportive uses. While eating lunch, listen to a presentation by Paul Carlson, Executive Director for OMSI about the OMSI's future development plans for the area.

Finish the day with a walk along the esplanade and a tour of Hawthorne Depot, an adaptive-reuse project by Killian Pacific and headquarter expansion of Viewpoint Software. Take a tour inside the building (now under construction – hard hats) and listen to a presentation by Adam Tyler of Killian Pacific about Killian's future plans for the adjacent old industrial blocks under their ownership. Following the tour and presentation we will walk across the Hawthorne Bridge to Downtown.

\*Closed Toed Shoes are Required on the Eastside Tour. Lunch & Tri-Met ticket included on each tour.  
Travel by streetcar, travel between stops on foot.



## Westside Tour Description:

Meeting Location: 9:50 AM. Streetcar Stop [#10763](#) at [SW 5<sup>th</sup> & Montgomery](#) (3 blocks South of Hotel Modera). Streetcar arrives promptly at 10:05am. Please review Tour Map [here](#).

The newest developments in Portland's South Waterfront (SOWA) neighborhood will be on display on the west side tour. Created under the city's Urban Renewal program, SOWA is located south of downtown and is one of Portland's newest neighborhoods. The first phase of the South Waterfront started in 2004 and included many residential (primarily condominiums) and medical research towers ranging in height from 6 stories to 35+ stories. It is one of the largest urban redevelopment projects in the United States. SOWA is connected to downtown Portland by the Portland Streetcar and to the Oregon Health and Sciences University campus atop Marquam Hill by the Portland Aerial Tram.

We will take the streetcar from SW 5<sup>th</sup> & Montgomery for the brief ride to the South Waterfront. The first stop will be at Portland's newest bridge, Tilikum Crossing, the city's first new bridge since 1973 and the country's first multi-modal bridge to carry light rail, street car, cyclists and pedestrians but no private automobiles. We'll hear from Trimet architect Bob Hastings about the pioneering project, the bridge's impact on development on both sides of the river, and about other new infrastructure that is coming to the district. Tilikum Crossing is set to open in September 2015

Next, we'll head to the brand new Collaborative Life Sciences building. The CoLab is another innovative addition to the South Waterfront. The building emerged from a partnership between Oregon Health and Sciences University (OHSU), Oregon State University and Portland State University who teamed up to create a world-class center for medical research and education. The 650,000 square foot, \$295 million project is the first on this scale to combine the resources of multiple universities to offer the best possible science education and research opportunities for students. We'll tour the building and hear from Brian Newman, OHSU Director of Campus Planning, Real Estate and Development, about the project and other developments in OHSU's pipeline.

Our final stop on the tour will be at Zidell Yards. We'll hear from Matt French and Dennis Allen, Zidell Yards developers and tour the company's property and ship yard. Matt and Dennis will also give us the history of the family-run business and their big plans for the development of their 30-acre waterfront parcel. The Zidell's first project in their masterplan, the Emery, a mixed-use apartment building was completed last year. The building reflects the Zidell's barge building history with its weathered steel façade and the addition of local retail tenants has made the Emery a welcome addition to the SOWA neighborhood.

\* Lunch & Tri-Met ticket included on each tour. Travel by streetcar, travel between stops on foot.