

HOOD RIVER LOT 900

RFI SUBMISSION, MAY 28, 2021

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project^
1116 nw 17th avenue
portland, oregon 97209

May 28, 2021

Port of Hood River
1000 E. Port Marina Drive,
Hood River, OR 97031

Re: Request for Developer Interest, Lot #900

Mr. McElwee,

Thank you for the opportunity to provide our interest in the development of Lot #900. We have had an eye on, and a foot in, Hood River for over 20 years. During this time, it has been a pleasure watching the Port and the City effectively manage growth while creating opportunity. At times we have considered participating. This is one of those times.

We are a values-driven developer and, as such, tend to make an excellent partner for both public and private institutions – an ideal partner for those interested in realizing positive social and environmental impact alongside economic returns. We operate in a collaborative and transparent manner, providing our partners with clear line of sight to the analysis and information driving decisions. Finally, we are nothing if not creative and believe value comes from a thought process deep and different. Intentional engineering, both physically and in terms of its underlying financial structure, brings downstream benefits to project constituents.

We look forward to participating in the selection process and working with the Port on evolving Hood River's waterfront. Thank you for your consideration.

The development team will include:

project^
1116 NW 17th Avenue
Portland, Oregon 97209

Thomas Cody, Managing Partner
tom@projectpdx.com
(503) 260 3740

Christopher Jones, Partner
christopher@projectpdx.com
(530) 276 3400

Hacker Architects
555 SE MLK Jr. Blvd. Suite 501
Portland, Oregon 97214
Corey Martin, Principal

Sincerely,



Tom Cody
Managing Partner, project^



DOWNTOWN HOOD RIVER



MOUNTAIN BIKING IN HOOD RIVER



BRODER OST, HOOD RIVER

INTEREST IN LOT 900

Our desire to work with Oregon communities to evolve and urbanize drives our interest in Lot 900. Over the last 10 years, we have successfully worked in Eugene, Corvallis, Portland, Bend and Klamath Falls. Curiosity, and a commitment discovery, allows us to invent and execute very different solutions for a diverse set of places.

With prominence and potential, Lot 900's pivotal position brings the possibility of dramatically enhancing to the connection between Downtown and the Waterfront. Surrounding grades, view corridors, surrounding land uses, and the adjacency to I-84 also present a unique set of challenges. The convergence of these opportunities and challenges offers the perfect setting to bring our experience and creativity to bear.

Even at this early stage, we are beginning to develop a set of guiding principles.

- An urban design strategy that creates and amplifies connections.
- A place-based building design, borne locally while having a regional impact.
- A contextually driven program that brings vibrancy and complements existing businesses.

Should we be selected, we look forward to working with the Port to refine our ideas into a project that delivers meaningful and positive economic, social, and environmental impact to the Port and the broader community.



SOCIETY HOTEL, BINGEN WASHINGTON



THE JENNINGS HOTEL, JOSEPH OREGON



THE JENNINGS HOTEL, JOSEPH OREGON

PROGRAM

For the past year, at project[^], we have been designing and developing a business plan for a collection of experience-driven hotels that more deeply connect visitors and locals to the natural beauty of Oregon. We call the platform Field Station. With self check-in and extensive supporting program areas, the Field Station Hood River would serve as a jumping off point for Gorge-based adventures.

Our inspiration comes from the ecology of the location as well as precedents such as the Jennings in Joseph, OR. Albeit at a very small scale, The Jennings has demonstrated how thoughtful design can be paired with a technology driven low overhead operating model to yield success.

The specific program mix for Field Station Hood River would be developed over the first 6 months of the pre-development phase. That said, communal gathering spaces, a curated common kitchen showcasing local fruit and goods, a library for planning excursions and learning about the area, and extensive space for working on and storing gear are bound to be in the mix. Programming such as an artist in residence, and extended stay options, could contribute to a vibrant mix driving activity to existing waterfront and Downtown businesses.



THE NATURE CONSERVANCY, PORTLAND OREGON



FIELD OFFICE, PORTLAND OREGON



UNION WAY, PORTLAND OREGON

TEAM + EXPERIENCE

Project[^] is a values-driven real estate developer providing resources, practices, and stewardship for our partners. We maximize environmental, social, and economic benefits inherent in meaningful places, developing lasting high-quality projects through careful planning and execution. Project[^] partners with individuals, companies, and investors that share the vision of maximizing their triple-bottom line.

Our goal is for every project[^] development to be relevant today and far into the future. We have a broad portfolio of experience, having planned, financed, and executed more than 20 projects with skills that fall in the intersection of the public and private spheres. We have worked with a diverse mix of stakeholders in a multi-disciplinary setting to achieve both institutional values and private enterprise. We have specific experience developing property for the private sector in a manner that enables owners to progress in the context of their key objectives.

PROJECT ^



TOM CODY
MANAGING PARTNER

Tom Cody is an industry leader in public/private partnerships and sustainable transit oriented buildings. He has successfully developed 33 projects ranging from \$3 million to \$300 million, and he has completed over \$311 million of mixed-use development within the last seven years. His experience includes a broad range of product types, including flex, industrial, office, retail, multi-family, student housing, academic facilities, and large-scale urban mixed-use projects.

Prior to founding project^, Tom was for seven years a principal and partner

at Gerding Edlen Development (GED) in Portland, Oregon. While there, Tom originated and oversaw large-scale urban mixed-use developments in Oregon and California and the company's operations in California. Tom was instrumental in transforming GED from a local developer into a prominent force in West Coast urban development.

Some of his most notable projects have been groundbreaking urban redevelopment projects and public/private partnerships with colleges and universities and private non-profits.



CHRIS JONES
PARTNER

At project^, Chris focuses on project management from design through project completion. He intimately understands the building process and its complexities from years spent working in the field. Based in Bend, OR., with roots from rural Northern California, Chris is well equipped to understand uniqueness of tertiary markets.

Before joining project^, Chris spent ten years as a professional road cyclist. His rapid ascent from bike commuter to World Champion cyclist highlighted his tenacity and ability to adapt. Chris began his career as a Project Manager with Emmerson Construction Inc., a division of Chelsea

Investments, in Encinitas CA. During his time with Emmerson, he managed the development and construction of affordable housing projects, including the award-winning Rancho del Norte and Rancho Vista Apartment projects in San Diego, CA.

Chris served on the Board of Directors for the Association of North American Professional Cyclist and led the Subcommittee for Reform of the Career Transition Fund. Currently he is a member of the American Avalanche Association, American Mountain Guide Association, and is a Wilderness First Responder.

HACKER ARCHITECTS



COREY MARTIN
DESIGN PRINCIPAL

Corey joined Hacker in 2011, and his design leadership has guided some of Hacker's most innovative and sustainable projects. As an Oregon native with 29 years of experience, Corey is strongly influenced by the unique relationship between the natural and built environment of the Pacific Northwest. His work encompasses a wide variety of project types, and his particular expertise lies in creating workplaces that connect to the landscape through views and direct access to outdoors and gathering places. Corey also has extensive experience in cultural facility design including performing arts venues, art facilities, and sanctuaries. He has received wide acclaim for creating modern buildings that display a particular sensitivity to the natural environment, daylight, spatial dynamism, and craft.

The team of Corey as designer with Jennie as interior designer and Nick as PM, lead Hacker's hospitality work. Most recently, Corey has engaged with the City of Lake Oswego and their redevelopment agency to design and develop a 3 block mixed-use anchor for their downtown that includes a hotel and multifamily with ground floor retail.

Relevant experience

Klamath Falls Mixed-use Development, Klamath Falls, OR with project^
Grove Mixed-use Development, Bend, OR with project^
Field Office, Portland, OR with project^
Basecamp Townhomes, Bend, OR with project^
Lakeside at Black Butte Ranch, Black Butte, OR
Black Butte Ranch Lodge, Black Butte, OR



NICK HODGES
PROJECT MANAGER, PIC, AIA

Nick joined Hacker in 2000 and brings 28 years of experience. Nick has broad experience serving leadership roles as both Project Architect and Project Manager, bringing technical expertise and an understanding of project costs and client expectations. He has been an integral team member on numerous urban design and mixed-use projects, and his experience includes some of Hacker's most significant higher education and civic projects over the last decade. In addition to being passionate about urban and civic design, Nick is a champion for the integration of sustainable design practices into all our projects.

Recently, Nick has worked with project^ on a mixed-use development in the NW Crossing neighborhood of Bend. As Project Manager for that project, Nick has worked alongside the design team of Corey and Jennie.

Relevant experience

Klamath Falls Mixed-use Development, Klamath Falls, Oregon with project^
Grove Mixed-use Development, Bend, Oregon with project^
Black Butte Ranch Lodge, Black Butte, Oregon
Hoke Private Residence, Bend, Oregon
Artisan Apartments, Portland, Oregon
Portland Community College - Cascade Campus, Portland, Oregon
Portland State University - Maseeh Hall Renovation, Portland, Oregon



JENNIE FOWLER
INTERIOR DESIGN PRINCIPAL,
IIDA AFFILIATE

Jennie joined Hacker in 2014 as the Director of Interior Design, bringing 22 years of design experience. She is one of the Northwest's most respected interior designers, with a portfolio of work rooted in a restrained, modern aesthetic that consistently respects architecture, site, and region. Her mission is to create meaningful and enduring interior environments that reflect the client's vision and budget. Jennie has worked on a variety of project types over the course of her career, including workplace and office, single- and multi-family residential, and higher education. Jennie touches nearly every project that comes through the Hacker studio, leading a team of talented designers with a passion for strengthening the integration of interiors and architecture.

Relevant experience

Klamath Falls Mixed-use Development, Klamath Falls, Oregon with project^
Grove Mixed-use Development, Bend, Oregon with project^
Lakeside at Black Butte Ranch, Black Butte, Oregon
Black Butte Ranch Lodge, Black Butte, Oregon
Bailey Residence, Black Butte, Oregon
Taylor Private Residence, Bend, Oregon
Basecamp Townhomes, Bend, Oregon with project^
TwentyTwenty, Portland, Oregon
University of Oregon - Berwick Hall, Eugene, Oregon



SCOTT MANNHARD
PROJECT MANAGER,
PRINCIPAL, AIA

Scott joined Hacker in 2011 and has 20+ years of industry experience. With openness and curiosity, Scott seeks a range of design work and is among Hacker's most versatile design leaders. His experience spans a wide range of building types in both the public and private sectors, including library and museum / interpretive work, a community performing arts center, a resort, residential work, and numerous office buildings and workplace tenant improvements. Leveraging his diverse project experience, Scott's mission is to design beautiful buildings that genuinely enhance the experience of the people and communities they serve.

Relevant experience

Lakeside at Black Butte Ranch, Black Butte, Oregon
Black Butte Ranch Lodge, Black Butte, Oregon
High Desert Museum American West Addition, Bend, Oregon
High Desert Museum Otter Exhibit, Bend, Oregon
Ellen Browning Cohousing, Portland, Oregon
Downstream Headquarters Renovation, Portland, Oregon



GROVE - PHASE I

Located in the NorthWest Crossing community of Bend, Oregon, Grove aims to create a vibrant mixed-use space that showcases the natural beauty of the High Cascades within the context of an indoor/outdoor marketplace. The mixed-use development will concentrate around a central plaza, with a ground floor market anchored by permanent merchants, a gourmet grocer, and inspiring office space. The project maintains a similar design ideology to project^'s previous Central Oregon developments by adopting sound ecological practices and presenting a design-conscious aesthetic connection to the surrounding natural environment. Grove will incorporate a 50kW solar panel array as well as four electric charging stations at Grove. In addition, project^ will partner with Energy Trust of Oregon to align with its Path to Net Zero program.

TYPE

Office, Retail

LOCATION

Bend, OR

COMPLETION

2021

SCALE

33,050 sf

PARTNERS

First Interstate Bank, West
Bend Property Company



KLAMATH FALLS - PHASE I

Klamath means livability and opportunity due to its extraordinary natural resources, cultural importance, relative value, strong downtown, and attractive geographic position within the Cascadia region. The Balsiger site, formerly the site of the White Pelican Hotel, benefits from high visibility, great access and, due to its size, the ability to serve a mix of uses. A small, highly curated hotel featuring self check-in, a geothermal bathhouse, and communal gathering spaces will serve as a jumping off point for Klamath based adventures and anchor the project. The project's 42 apartments will be the first new residential construction in Downtown Klamath for more than 40 years and offer high quality for-rent units. The planned rooftop solar panel array and partnership with the City to provide geothermal heating for the residential units will showcase the Klamath Region's natural resources.

TYPE

Hotel, Apartments, Retail

LOCATION

Klamath Falls, OR

COMPLETION

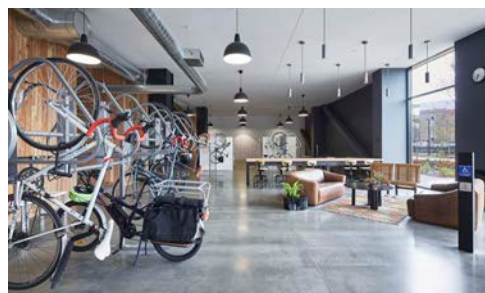
2022

SCALE

67,178 sf

PARTNERS

City of Klamath Falls



FIELD OFFICE

Field Office is an urban campus in the City. Field Office brings a radically new kind of office workspace to Portland in a modern aesthetic, featuring unique indoor / outdoor spaces, abundant amenities, and on-site retail. The project is located in a neighborhood that mixes downtown access, commutability in an authentic neighborhood. Field Office is composed of two buildings that surround a central landscaped plaza. Additional landscaped spaces surround the buildings creating areas for building users to gather and work outdoors. Oversized, landscaped balconies are located at the upper office levels and on the roof along with a 45kw solar array delivering the concept of sustainable landscaped workspace throughout the building.

TYPE

Office, Retail

LOCATION

Portland, OR

COMPLETION

2018

COST

\$108.4M

SCALE

305,593sf

PARTNERS

National Real Estate Advisors

CERTIFICATION

LEED Platinum



UNION WAY

Portland calls for a new kind of shopping experience. Its climate and culture lead us to an urban indoor/outdoor space for eating, drinking, and shopping. Union Way finds its origins in the streets and alleyways of Europe, Asia, and the Middle East, and serves as a counterpoint to the typical urban retail block or the suburban festival marketplace. The public promenade draws people through the building, which is bookended by Powell's Books, a major retail destination and The Ace Hotel, an iconic contemporary hotel. Union Way houses a collection of carefully curated shops and restaurants providing an authentic and unique shopping experience while adding energy and momentum to the West End neighborhood. Since the alley is a private walkway through the block, new types of ways to eat, drink and shop have emerged and end in an exciting symbiosis between merchants and their customers.

TYPE

Retail

LOCATION

Portland, OR

COMPLETION

2013

COST

\$4.4M

SCALE

10,454sf

PARTNERS

California Bank & Trust



THE NATURE CONSERVANCY

The Oregon Conservation Center, The Nature Conservancy's new Oregon headquarters, showcases TNC's work throughout the state conserving Oregon's diverse and extraordinary ecosystems. The foundation of the partnership with project^ is a deep and shared belief that Oregon's natural environment is a treasured asset. The project complements the re-use of TNC's previous 1970's office building with the addition of a new convening pavilion for collaboration with partner environmental organizations. Advanced solar and storm water management systems, a landscape featuring Oregon's indigenous plants, innovative use of Cross Laminated Timber (CLT), as well as building materials from TNC's project sites are conspicuous signals that this is a values-driven project. The Conservation Center promises to connect people with nature in the heart of the city and be a vessel for environmentalism.

TYPE

Office, Conference Space

LOCATION

Portland, OR

COMPLETION

2019

SCALE

15,288sf

CERTIFICATION

LEED Gold

project^

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