

29 September 2006

**TO : Blaine City Manager  
Blaine Councilmembers  
Liebert, Onyon, Ely, Wolf  
Blaine City Hall  
332-8330**

**RE : Value-added incentives to zoning**

Value-added incentives are pretty reasonable (or should be) ways to zone. If we must zone, we should really consider that it is far easier for a developer and an architect to see the real future than it is for a planning commission that is looking back on a 40-year history.

Notice that in the central business district retail will work on the ground floor; but, the height will be fourteen (14) storeys and the retail will be needed, without affecting the majority. However, in a 3 to 4-storey design, ground-floor retail ruins the entire project from an economic standpoint (height represents earnings).

At our Palisades site, a developer could construct 10 to 12 storeys and leave the rest of the site clear for view. Please see Exhibit A.

*Sincerely,*

  
Joel Douglas

**Harbor Lands Co.  
P.O. Box 4082  
BELLINGHAM, WA 98227  
PHONE (360)734-8191  
FAX (360) 647-9223**



**Grubb & Ellis.**

Property Solutions Worldwide

Joseph Sugura  
Vice President  
Industrial Services Group

6cy  
dup 2 page  
only

September 25, 2006

Joel Douglas  
Harbor Lands CO  
405 Fieldston Rd  
Bellingham, WA 98225-7864

***Re: Full-Block, High Rise Mix Use Opportunity in the Pearl District- Portland, OR***

Dear Joel,

As a leading developer, identifying the right sites is critical to your success. I am writing to inform you of a unique new opportunity in one of the most sought after West Coast markets, Oregon's Pearl District. This full block site, located at 1325 NW 14<sup>th</sup> Ave is being presented to you prior to exposing it to the real estate community at large.

This full block opportunity is being offer either for sale or long-term ground lease. This block bound by NW 14<sup>th</sup>, NW 15<sup>th</sup>, NW Overton and NW Pettygrove is centrally located in the Pearl District and has outstanding demographics to warrant your immediate attention. In addition, this Exd zoned site has a current 5:1 FAR with bonuses available up to 8:1 and height bonuses up to 145'.

This is a rare opportunity to secure a primer location in this thriving upscale mixed-use residential community.

Please give me a call to discuss pricing or if you have any questions.

Sincerely,

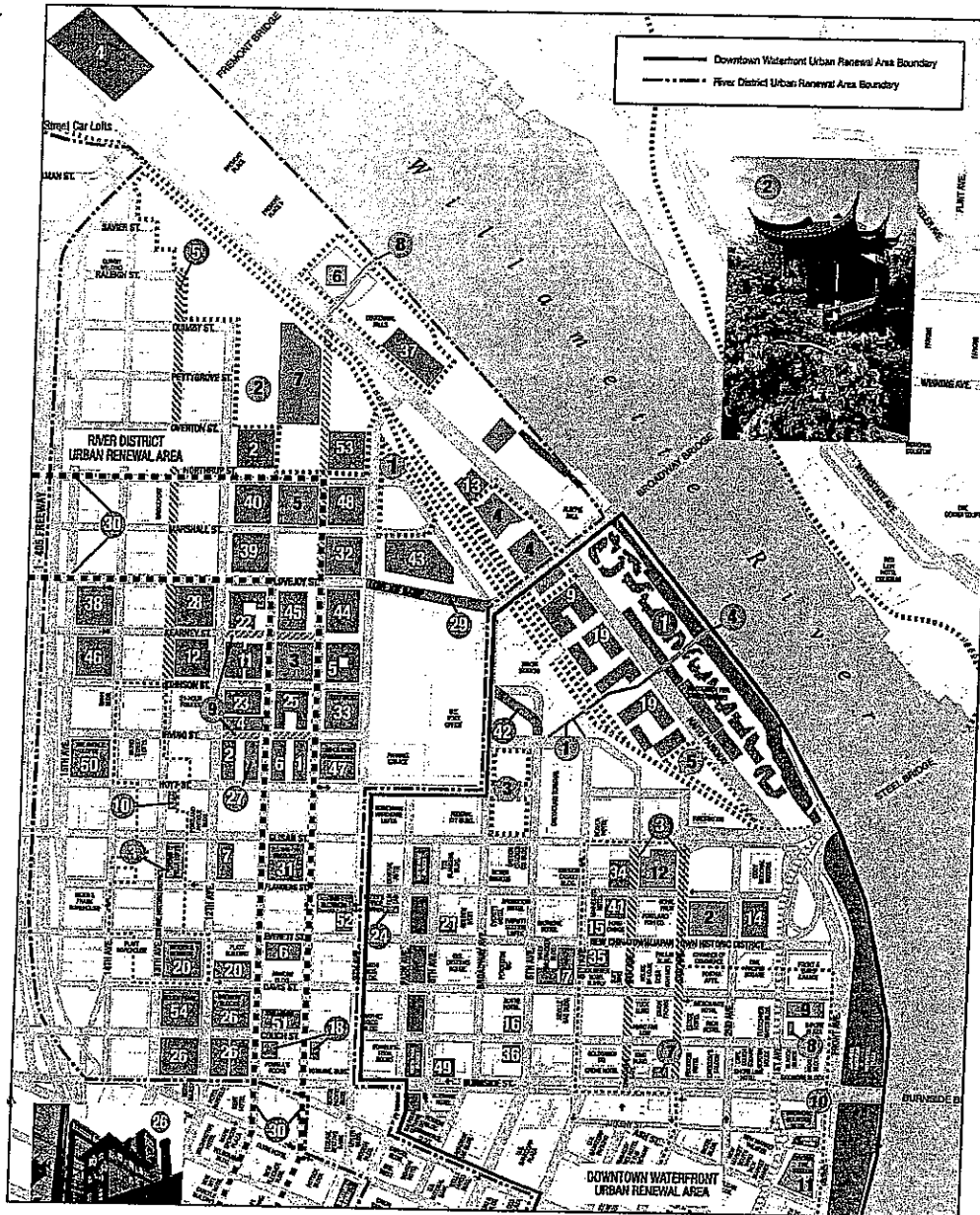
Joe Sugura  
Vice President Industrial Group  
Grubb & Ellis Company  
(503) 972-5520

# FOR SALE OR LEASE

# Pearl District Development Opportunity

## COMPLETED PROJECTS, YEAR

- 19 Pearl Lofts, 1994  
52 condominiums
- 20 Hoyt Commons, 1995  
48 condominiums
- 21 Chown Plaza, 1996  
64 condominiums
- 22 Irving Street Townhomes, 1996  
14 townhouses
- 23 Pearl Court, 1997  
199 rental units
- 24 Pearl Townhomes, 1997  
13 townhouses
- 25 McKim's Lofts, 1997  
64 condominiums
- 26 Royal Palms, 1997  
30 Apartments
- 27 Yards at Union Station, Phase A, 1998  
158 rental units
- 28 Modern Confectioners' Building, 1998  
6 condominiums
- 29 Riverstone, 1998  
120 condominiums
- 30 Pacific Northwest College of Art, 1998  
Full block facility
- 31 Food Innovation Center, 1999  
45,000 sq.ft. kitchen, for the Oregon Department of Agriculture
- 32 Port of Portland Headquarters, 1999  
100,000 sq.ft. office
- 33 Fifth Avenue Plaza, 1999  
70 rental units
- 34 McDonald Courts, 1999  
54 elderly assisted living units
- 35 Fifth Avenue Court, 1999  
90 rental units
- 36 Powell's Book Expansion, 1999  
50,000 sq.ft.
- 37 Yards at Union Station, Phase B, 1999  
(2 sections) 377 units
- 38 Walden & Kennedy Headquarters, 1999  
(2 sections) with adjoining parking facility
- 39 North Park Lofts, 2000  
60 condominiums
- 40 Kearney Plaza, 2000  
131 rental units
- 41 Johnson Townhomes, 2000  
12 townhouses
- 42 Park Northwest, 2000  
18 condominiums
- 43 Turner Plaza, 2000  
120 condominiums
- 44 Brewery Blocks (in 3 sections)  
Redevelopment site, mixed-use  
redevelopment of five blocks
- 45 Pearl Townhomes, 2000  
10 townhouses
- 46 riverTic, 2000  
75,000 sq.ft. of office space rehabilitation
- 47 Lowkey/10th Avenue Ramen, 2001  
Rehab project in food at 9th, with all-grade  
mixed beginning at 10th
- 48 Central City Streetscar, 2001  
Structural steel connecting NW  
with downtown and PSU
- 49 The Gregory, 2001  
134 condominiums and 47,000 sq.ft.  
of retail/commercial space
- 50 Lowkey Station, 2001  
161 rental units, mixed-income
- 51 Jean Volz Natural Capital Center, 2001  
50,000 sq.ft. office/retail space
- 52 Old Tower Lofts, 2001  
60 mixed-income condo. units
- 53 POC Offices, 2001  
70,000 sq.ft. office space
- 54 6th and Couch Apartments, 2001  
32 rental units with retail
- 55 Police Mounted Horse Patrol Facility, 2001
- 56 Marshall Wain Lofts, 2002  
164 condominiums
- 57 Streetcar Lofts, 2002  
134 mixed-income condominiums
- 58 Bridgeport Condominiums, 2003  
123 condominiums
- 59 Pacific Tower, 2003  
156 ex-affordable rental units
- 60 Union Station Forecourt & 6th Ave. Ext., 2003
- 61 Station Plaza, 2004  
175-unit senior affordable apartments;  
50,000 sq.ft. retail with 425-car garage
- 62 Burlington Tower, 2004  
155 rental units, under construction
- 63 Park Plaza Condominiums, 2004  
124 condominiums
- 64 The Esplanade, 2004  
121 & 125 condominiums



## COMPLETED PROJECTS, YEAR

- 65 10th at Hoyt Apartments, 2004  
176 rental units
- 66 The Lewis, 2004  
139 condominiums
- 67 The Danmore, 2004  
180 low-income units
- 68 The Avenue Lofts, 2004  
170 condominiums
- 69 The Henry, 2004  
123 condominiums
- 70 The Elizabeth, 2005  
172 condominiums
- 71 The Fincode, 2005  
176 condominiums
- 72 The Lewis, 2005  
240 rental units

## UNDER CONSTRUCTION

- 73 McCormick Pier  
Conversion to 301 condominiums
- 74 The Silo  
210 rental apartments
- 75 3rd & 4th Avenue Streetscape Project, 2005
- 76 Riverstone Townhomes  
105 condominiums
- 77 13th Avenue Street Construction, 2005
- 78 Amory Building Restoration  
Performing arts venue

## OPEN SPACE/PEDESTRIAN PROJECTS

- 79 Pedestrian Bridge, 2000  
Across rail tracks at Union Station
- 80 Classical Chinese Garden, 2001
- 81 Jackson Square, 2002
- 82 McCormick Pier Pedestrian Connection, 2004
- 83 Turner Springs Park, 2005
- 84 Waterfront Park, proposed
- 85 Neighborhood Park, planned
- 86 River District Boardwalk, planned 2005
- 87 Vacated Streets, 2005

## PLANNED REDEVELOPMENT SITES

- 88 POC Redevelopment Site  
Approximately 8-acre site
- 89 Hoyt Street Yards Property  
Remaining 10 acres of Hoyt Street Yards
- 90 NW Broadway Properties  
Former "railways" site, two full blocks
- 91 One Waterfront Place (2 sections)  
Private office building and adjoining  
700-car parking garage
- 92 Yards at Union Station, Phase IV  
Planned for 38 units on 1-acre site
- 93 Meier & Frank, Redevelopment site
- 94 Union Gospel Mission, New facilities
- 95 NW 1st & Couch, Glavin Hotel  
Planned redevelopment
- 96 New Fire Station
- 97 Skidmore Building  
Planned redevelopment
- 98 Central Fire Station, planned mixed-use  
Redevelopment
- 99 NW 3rd & Glavin  
Mixed-use redevelopment of block