

An aerial photograph of the St. Helens Riverfront. The river flows from the background towards the foreground, with a large island in the middle. In the foreground, there is a sandy and grassy shoreline. On the right side, a town is visible with buildings and a marina. A white circle with a dot in the center highlights a specific area on the right bank of the river. A white vertical line runs down the right side of the image, and a white horizontal line runs across the middle, intersecting the circle.

**ST. HELENS
RIVERFRONT DEVELOPMENT**
ATKINS DAME INC.

**QUALIFICATIONS TO PROVIDE
DEVELOPMENT SERVICES**

APRIL 1, 2022

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April 1, 2022

City of St. Helens
John Walsh, City Administrator
265 Strand Street
St. Helens, OR 97051

ATKINS DAME, INC.

Re: Qualifications to Provide Development Services
25-acre Riverfront Development Opportunity in St. Helens, Oregon

Dear Mr. Walsh and Members of the Selection Committee:

On behalf of our development team, Atkins Dame (AD) is pleased to submit this response to the Request for Qualifications for the 25-acre Riverfront Development Opportunity. We whole-heartedly support the Vision expressed in the Framework Plan and the goals outlined in the Request for Qualifications, and we enthusiastically submit our development team for consideration as the City's partner in making this vision a reality.

By taking control of the former industrial riverfront property directly adjacent to downtown, the City of St. Helens has positioned itself strategically to also take control of its future. This is a once-in-a-generation transformational opportunity to reshape and maximize St. Helens' relationship to the Columbia River; the envisioned destination will be a vibrant mixed-use development that benefits downtown and the community at large while honoring St. Helens' local, natural, and cultural heritage. We congratulate the community on the foresight demonstrated in this move and the successive investments made since engaging the public in a visioning process, which resulted in the *St. Helens Waterfront Framework Plan* (2016) and its wise implementation steps.

The AD team offers unmatched experience with successful Public-Private Partnerships (PPP), authentic public engagement, creative problem solving, profitable opportunity zones (OZ), and valued neighborhood creation. During our combined century of engaging in PPPs, we have honed the key attributes needed for projects of this magnitude and complexity to succeed—including extensive experience with similar development sites; effective outreach resulting in successful community engagement; financial capacity to provide pre-development funds, raise equity, and obtain construction loans; and patient leadership, taking the time to truly listen, learn, collaborate, and solve all the myriad complexities that a historic undertaking like this one involves.

In short, we are confident that the AD team is exactly the partner the City needs to fully deliver on the promise this site provides.

SHARED EXPERIENCE, COLLECTIVE SUCCESS

Our handpicked team of consultants brings together a local contractor with leading firms that have been trusted partners on many of our projects. These partners include SERA Design and Architecture, Inc. (SERA), who would provide master planning and design services; Otak, who would provide civil engineering services; PHK Construction, who would provide construction and cost estimation services; and Pacific Habitat Services, Inc, who would provide natural resource services. Together and separately, this team has demonstrated its dedication to large-scale, transformative development projects; our team has the vision, understanding, collective expertise, and proven track record to successfully undertake the mixed-use development of the St. Helens' Riverfront.

OUR VISION AND APPROACH

The financial capacity of our team and its partners, and its ability to develop effective public-private partnerships, is evident by our successful developments; both individually and in partnership, we have developed over two million square feet of real estate across the West Coast. Our financial acumen and ability to execute—adding value and creating great public spaces that are great investments—will help achieve the full potential for this mixed-use development of the City's riverfront property and create the highest land value; as a revenue generator, this project will support the City's ongoing mission.

Through our experience, we have found that a collaborative approach is by far the wisest option; given that, we believe the submission of a development concept at this stage would be premature. We believe the greatest chance for successful development—and ultimately the greatest value—will be achieved by focusing initially on a horizontal development strategy. This “urban subdivision” will create attractive and properly sized development parcels within one cohesive neighborhood vision, and the horizontal strategy will lay the groundwork for successful, vertical development. With this in mind, we envision pursuing the development in partnership with the City and taking on the role of Lead Developer, guiding the development process to produce a strong horizontal development strategy, develop a viable financing plan with contributions from multiple sources, and identify uses within and users for the development. All this work will solidly position us for the next step of facilitating transactions for successful vertical development.

We believe our depth of experience and understanding, collaborative approach, and ability to execute provide the perfect fit for the development of the City's riverfront property. Thank you for the opportunity to present our team's qualifications for this important and exciting development project.

Best Regards,

Atkins Dame, Inc.

T. B. (Dike) Dame
Co-Owner

Direct Phone: 503-789-3521
dike@atkinsdame.com

James Atkins
Co-Owner

Direct Phone: 971-506-5104
jim@atkinsdame.com

ATKINS DAME, INC.

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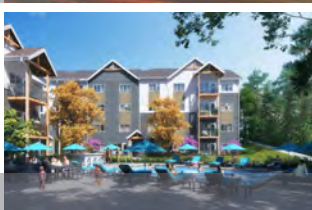
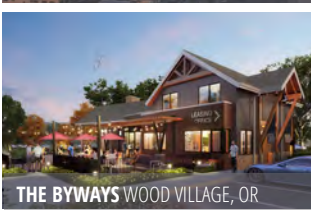
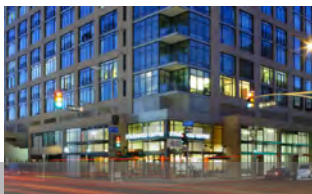
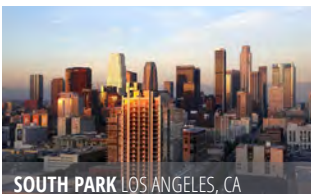
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Firm Introduction

Jim Atkins and Dike Dame have worked together on and off for the past 25 years. In 2017, they formed Atkins Dame, Inc. to take on Eugene’s Downtown Riverfront development, as well as The Byway redevelopment in Wood Village. They are known as a highly effective and visionary urban development team, specialized in working collaboratively with public and private partners on complex development projects. Past projects that they have been involved with—preceding their current business venture—include Portland’s South Waterfront and Pearl District and the South Park development in Los Angeles. Atkins Dame (AD) works at a broad scale—urban neighborhoods, waterfront developments, or larger land entitlement and development projects—and works seamlessly throughout all stages of the development process, creating great urban places for the long term.

AD’s focus is long-term ownership to guarantee long-term cohesion with the master plan; this focus fits well with the federal Opportunity Zone program, for which the City wisely submitted this riverfront site.



Preliminary Vision for the Site

We whole-heartedly embrace the vision of the *Waterfront Framework Plan*: a vibrant, sustainable, prosperous, and accessible riverfront that complements downtown St. Helens, enhances and preserves the community's small-town character, and furthers this area's regional identity as a prime recreational destination along the Columbia River.

AD respects the planning and visioning work that the City has done to get to this point of soliciting development partners. We expect to build on that work and to collaboratively create a resilient, yet flexible, development framework that can be strategically phased to achieve the full potential of the site, even as the market continues to evolve. AD has been involved in enough multiphase, long-term developments to understand that these projects require a commitment to flexibility to respond to changing conditions over time.

To successfully take advantage of the Opportunity Zone (OZ), AD offers a commitment to long-term involvement, as opposed to an opportunistic short-term interest. AD believes that this commitment is essential, and it shapes our project process and decision making.



Atkins Dame partnered with SERA to create a master plan for the redevelopment of the EWEB riverfront property. This work aims to connect the downtown to the Willamette River and builds on several years of planning to make the community's long-held vision a reality.

Our Vision

We start each project by asking the same fundamental question: “**How can we create a successful neighborhood here?**” By answering this question many times over, AD has developed a set of guiding principles that we want to share; these guiding principles align well with the City's *Waterfront Framework Plan* and the Riverwalk Project. We consider the submission of a detailed or specific development concept premature at this stage, given our believe in the power of collaboration as the preferred way to co-create a broadly supported master plan. However, the following principles will inform our context-sensitive master plan vision for the Riverfront Development in St. Helens and helps illustrate our approach:

- **Get the “First 30 Feet” Right**—The first 30 feet of a building are especially critical to creating a great pedestrian environment. Paying attention to details of the streetscape and the way buildings meet the street creates an inviting and comfortable environment for pedestrians.
- **Strong and Diverse Local Retail**—Incorporating a strong retail element in our projects helps to generate the street life that is essential to a community's sense of identity. It will be critical to create linkages between the existing retail environment in downtown St. Helens and the mix of uses envisioned for the Riverfront. Rather than dominate the project with national retailers that compete with local businesses, we will work to ensure that quality local retailers play an integral part in the Riverfront Development and help strengthen St. Helens' unique sense of place.
- **Public Open Space**—Open space and parks are an important element of our developments. For the Riverfront to flourish over time, and for this area to engender strong communities, all of life's elements—live, work, and play—must be well represented. The open spaces, public parks, and trails proposed in the *Waterfront Framework Plan* will fulfill this need for quality open space.
- **Incorporation of Diversity and Innovative Design**—We create communities with a wide range of uses—housing, hotels, restaurants, entertainment venues, and offices—that appeal to a broad cross-section of users. Neighborhoods are most successful when they are diverse across economic and generational lines, containing a mix of dynamic uses. We strive to facilitate this through innovative design.

- **Design Quality**—We are committed to design quality in all our projects. The specific aesthetics of a building are important, and so too is the quality of the construction details—such as waterproofing, window details, air handling, building materials, etc. This attention to detail helps ensure the lasting success of our projects. Over time, our buildings will remain in good condition, ensuring that the development continues to add value to the community long after the project is completed.
- **Urban Complexity**—We have developed an expertise in planning, designing, and executing large-scale, complex urban developments that incorporate multiple elements to create sustainable communities. This expertise is demonstrated in Portland’s Pearl and South Waterfront Districts, in Wood Village, and in our ongoing development on Eugene’s Downtown Riverfront. Each (re-)development effort we undertake requires working with municipalities, community groups, transit authorities, the financial community, and other stakeholders to create a project that works on multiple levels. We are not just comfortable operating in these complex conditions, we thrive in them. Complexity appeals deeply to our personal strengths as creative problem solvers, thus allowing our leadership qualities to shine.
- **Balance and Sustainable Design**—We work hard to strike a balance between the human-made and the natural, especially when working directly on the great rivers of Oregon. Portland’s Pearl and South Waterfront Districts exemplify our commitment to this important balance, as well as our commitment to “Green Design and Building” both vertically and horizontally. The firms selected for our consultant team are sustainability leaders in their respective professional fields.
- **Good Partnerships**—We are simply good partners to work with. Our approach is not to “over-promise and under-deliver.” We are in for the long run. We like establishing public-private partnerships with local agencies to help define the public benefits of our projects and provide clear expectations for project delivery on all sides. We also pride ourselves on working closely with our neighbors and communities, involving them throughout the process and incorporating their ideas in the resulting development. In short, we believe that our projects are better when done in partnership with public and private stakeholders who share a vision for a great community.
- **Clear Communication**—Regular and consistent communication is key to a project with this level of complexity. Current and past partners will attest to our high-quality communication skills, specifically when it comes to the simplicity of our decision-making authority and access. We do what we say, when we say we will do it.

KEY VISION SUMMARY

- Get the “First 30 Feet” Right
- Strong and Diverse Local Retail
- Public Open Space
- Incorporation of Diversity and Innovative Design
- Design Quality
- Urban Complexity
- Balance and Sustainable Design
- Good Partnerships
- Clear Communication



Site Development: Process & Approach

We believe the greatest chance for successful development—and ultimately the greatest value—will be achieved by focusing initially on a horizontal development strategy to lay the groundwork for successful vertical development. In partnership with the City, AD would take the role of Lead Developer. Under this structure, we will work together to guide the development process and act as curator for the development.

Collaboratively—and in cooperation with community stakeholders and adjacent landowners—we will create a thoughtful horizontal development strategy, build a viable financing plan with contributions from multiple sources, and identify uses and users for the development.

Our collective concept plan will have to be reviewed by numerous state and federal agencies. Upon approval, we would draft and execute a Purchase and Sales Agreement (PSA), in which we agree to purchase all land and then construct all streets and civil infrastructure, setting up development parcels for the vertical development phase. This approach will best position the partnership to facilitate transactions for successful vertical development. AD would curate the selection of vertical project partners, in alignment with the horizontal development strategy and current market conditions.

We believe a collaborative process and agreement would provide the most flexibility to all parties, while holding each of the parties accountable for achieving specific milestones. This approach will also permit the City to achieve the greatest value—both in terms of economics and public benefit for the City of St. Helens, adjacent property owners, and other community stakeholders.

In its role as Lead Developer, AD would manage a team of development consultants to create the horizontal development strategy and *phased* vertical development of the property.

There are three unknowns potentially affecting development that will have to become “knowns” for this project to proceed into a successful PSA:

1. Oregon Bureau of Labor and Industry’s (BOLI) determination regarding prevailing wages.
2. Potential wetland and riverfront issues.
3. Potential environmental issues, such as soil contamination.

Road Map for Success

Wherever we start working, everybody always wants to know: “When are you going to start construction?” Given the complexity of this project, there is a real risk of over-promising and under-delivering, and we want to avoid that trap. The reality is that the stakeholder participation and public engagement take time, as do entitlement processes. We will be patient to get this project right, and we have the capital to carry us through this time.

The rules of the Opportunity Zone (OZ) require and motivate the developer to make steady progress and get things done with momentum; the capital must be invested, and value needs to be in two to three years in order to be compliant and take advantage of the tax benefits that the OZ program offers. Most of the equity needs to be deployed between 24 and 36 months from the initial investment, and you must achieve two-times in value creation within 36 to 48 months. Therefore, the clock is ticking, and this time pressure will provide the impetus for the partnership to make decisions and show steady progress.



Developing a Neighborhood That Will Be a Good Fit for St. Helens

This new riverfront neighborhood will be a good fit for St. Helens; we will develop a neighborhood that will be loved by the existing community, as well as future residents. This will be a neighborhood designed for and by St. Helens' residents, and its public amenities will seamlessly integrate with the existing surrounding context, resulting in one cohesive city fabric.

Creating new residential opportunities in St. Helens will give existing residents a chance to “age-in-place” and move within their cherished community into a housing model that may better suit their life stage. For instance, these new opportunities could offer empty-nesters a down-size option closer to downtown amenities, freeing up their existing single-family home to young families. In similar fashion, new apartments would give younger residents a chance to stay in St. Helens or offer returning college students a foothold in the town that they grew up in.

Regarding the potential for attracting new residents, the pandemic has changed the way people think about how and where they work, and this, in turn, has changed how people think about how and where they live. With the wide adoption of remote working as a viable, full-time alternative, more people are letting lifestyle dictate their location preferences—rather than commute times—which is a game changer for St. Helens. The proximity to the Portland Metro area—combined with St. Helens' small town character, close knit community, access to nature and river-related recreation, and stunning mountain views is hard to beat. The neighborhood that we will develop together will cater to this market reality of new residents discovering St. Helens.

The neighborhood will be a cohesive and inclusive part of the community, where newcomers will mix with old timers to become locals. The amenities of the site will set the stage for that cohesion to develop. The new Riverwalk Project will welcome locals and visitors alike, providing public access from which to embark on the river, or enjoy iconic mountain views. New housing will activate the park and give more people a chance to call the wonderful community of St. Helens home, with a new address coveted throughout the region. New retail will draw in visitors travelling on Highway 30 from the Portland metropolitan area and beyond. The boating community will continue to find from the waterside, spreading the word of St. Helens as a boating destination from vessel to vessel. New hospitality options will invite visitors to stay for a night, a long weekend, or even longer!

All this new vitality will bring many additional customers to existing downtown businesses and strengthen the local economy.

All in all, the new neighborhood will allow St. Helens to accommodate the anticipated growth in a planned and cohesive manner, centered on a unique relationship to downtown and the mighty Columbia River.



Experience with Public-Private Partnerships

Atkins Dame (AD) specializes in working collaboratively with public and private partners on complex development projects; the neighborhoods we have created together or individually, have earned accolades for the lasting quality and value they create. We have been especially successful in creating economically viable, vital, and vibrant mixed-use neighborhoods in urban waterfront settings; most notably Portland's South Waterfront—the largest economic development project in Portland's history—and the Pearl District, recognized as one of the most urban and livable neighborhoods in the United States.

We are equally at home working in smaller markets, like the City of Wood Village, Oregon, where we have executed a disposition and development agreement (DDA) and a purchase and sale agreement with the City that led to the redevelopment of its City Hall property, creating a workforce, multifamily, mixed-use development, with neighborhood retail. For the City of Eugene, we similarly executed a DDA with the City's urban renewal agency in January 2019 to redevelop the 16-acre, former Eugene Water & Electric Board (EWEB) property along the Willamette River, in Downtown Eugene; this effort has resulted in the construction of the neighborhood's infrastructure, with the first vertical project to break ground later this year.

Our past experiences include successful urban hospitality projects, such as the Residence Inn and Hyatt House in Portland (both by SERA), and we expect to lean into our experience with the Hospitality Industry to try and make a riverfront Hotel part of the plan.

We excel at public engagement, collaboration, and creative problem solving—all of which are fundamental to a public-private development's success, as they lead to broad acceptance and use of community destinations and, ultimately, great placemaking.

We habitually recognize and balance myriad competing needs and interests, and craft, negotiate, and execute on funding and financing plans. Plans that bring together public funds for public benefits with private funds that create specific private investment opportunities are firmly in our wheelhouse.



Residence Inn Pearl District: developed by Williams/Dame & Associates and designed by SERA.

ATKINS DAME'S PUBLIC-PRIVATE PARTNERSHIP EXPERIENCE

- South Waterfront, Portland, OR
- Downtown Riverfront Development, Eugene, OR *[master planned by SERA]*
- The Byway, Wood Village, OR
- Residence Inn Pearl District, Portland OR *[designed by SERA]*
- South Park Entertainment District, Los Angeles, CA
- Roundabouts, Bend OR
- Hyatt House, Portland, OR *[designed by SERA]*

Downtown Riverfront Development | Eugene, OR

AD executed a DDA with the City of Eugene's urban renewal agency (Agency) on January 24, 2019, to redevelop the 16-acre, former EWEB property along the Willamette riverfront, in Downtown Eugene.

AD's master planned, multiphased, mixed-use redevelopment of the property will fulfil the community's long-held goal of turning a vacant, inaccessible and empty riverfront lot into a vibrant, active, and accessible riverfront neighborhood and community destination.

The new neighborhood will include a mix of market-rate and affordable housing, commercial businesses, a restaurant, open space, and a hotel—all of which will complement the new Downtown Riverfront Park and plaza.

The redevelopment will add upwards of 500 units of housing to the downtown core and establish new connections and access points to the Willamette River for community members.

The DDA lays out AD's development concept plan for a horizontal development strategy and anticipated vertical uses, and establishes schedule and timing expectations, design requirements, and infrastructure investments. AD and the Agency will split infrastructure improvement costs for the project.

The City, Agency, and AD collaboratively worked through pre-development activities needed to implement the project, including land use code amendments, budget authorization, and public financing mechanisms.

INITIAL CHALLENGES

- Brownfield site
- Property is cut off from Downtown Eugene by Union Pacific railroad tracks and street viaduct

FINANCIAL STRUCTURE

- Equity: High net worth, private equity, institutional equity

TIMELINE

- Site Preparation: 2019
- 3-Acre Park, Infrastructure, Utilities, and Road Construction: 2020-2022
- Phased Vertical Project Development: Beginning 2022 and continuing in phases through 2024 and beyond



The Byway | Wood Village, OR

AD executed a DDA with the City of Wood Village that resulted in the redevelopment of the city's 6.1-acre City Hall property, creating a workforce, multifamily, mixed-use development, with neighborhood retail. The project conforms with the Tri-City (Wood Village, Fairview, Troutdale) *Main Streets on Halsey Plan*, as well as Multnomah County's *East Halsey Corridor Plan*.

AD was the Lead Developer, and together with partners, owns the \$52.5 million valued, 172-unit workforce apartment community with 266 parking spaces (with 175 covered carports), clubhouse, pool and spa.

The project includes a 10,054 sq. ft. neighborhood retail center, with 2,200 sq. ft. outdoor patio and 39 parking spaces. An iconic tower serves as a wayfinding aid and urban beacon, marking The Byway as a new destination in the Halsey Corridor.



INITIAL CHALLENGES

- Coordination with adjacent private property owners
- Facilitate easement for fire/life safety access

FINANCIAL STRUCTURE

- Public Sources: Fee and SDC credits, Opportunity Zone benefits
- Equity: High net worth, private Equity
- Debt: Local banks

TIMELINE

- Land Closing and Residential Construction Start: June 2019
- Retail Construction Start: Q2 2020
- Grand Opening: 2021



South Waterfront Development | Portland, OR

Portland's South Waterfront is the largest economic development project in Portland's history and is a national model of sustainable smart growth urban development. Dike Dame and Jim Atkins structured the project agreement with Oregon Health & Science University (OHSU) and the Portland Development Commission (now Prosper Portland); managed the partnership between the City and OHSU; and led the transformation of these 35 acres of vacant and environmentally contaminated land into a vibrant waterfront neighborhood, located on the western banks of the Willamette River.

Utilizing both public and private investment—including tax increment financing—Dike and Jim led the development of the South Waterfront Central District, creating multiple city blocks, the addition of public infrastructure, parks and transportation, the expansion of the Portland Streetcar service, and the addition of one of only two commuter aerial trams in the United States.

This comprehensive development paved the way for OHSU's expansion from its campus atop Marquam Hill, including the development of the 400,000 sq. ft. Center for Health and Healing and the 500,000 sq. ft. Collaborative Life Sciences Building. It also served as the springboard for the addition of new high-rise residential units, shops, and restaurants to the area.

In February 2011, the South Waterfront District was the first neighborhood in the United States to achieve a Gold rating in the LEED for Neighborhood Development (LEED-ND) program and received certification as the nation's first "Salmon-Safe" neighborhood.

With approximately \$2.5 billion of development, the 28-acre Central District will include more than 2,700 residential units, 1.5 million sq. ft. of space for OHSU, a 250-room hotel, and 250,000 sq. ft. of ground-level retail, a four-acre greenway, and a two-acre neighborhood park.



INITIAL CHALLENGES

- Brownfield site
- No infrastructure
- No existing development

FINANCIAL STRUCTURE

- Public Sources: Tax increment financing
- Equity: High net worth, private equity, institutional equity
- Debt: Union pension fund

TIMELINE

- Site Control: 2002
- Design and Subdivision Completed: 2004
- First Phase Infrastructure Completed: 2006

Development Team Experience

Project Team

The team at Atkins Dame, Inc. is highly experienced and has worked together for many years. Our proposed development team for the St. Helens Riverfront Development includes:

James (Jim) Atkins, President – Atkins Dame
Project Role: Co-Owner / Project Executive



As President of AD, Jim provides executive leadership and manages the day-to-day business activities of the company. For over 20 years, Jim has led and managed multidisciplinary teams that have capitalized and developed a wide variety of complex projects, from large residential, mixed-use urban neighborhood developments to resort projects, with several stakeholders, partners, investors and lenders throughout the entire West Coast. Jim was the project manager who oversaw the horizontal phase of the South

Waterfront project. Jim has previously worked as a principal and partner with Mack Real Estate Group on several mixed-use projects in both the Pacific Northwest and California markets. He is a resident of Clark County, Washington and is a member of the Planning Commission for the City of Vancouver. Jim graduated in 1988 from California Polytechnic State University in San Luis Obispo with a Bachelor of Science in Civil Engineering and a commission in the United States Army as a Regular Army Officer.

Dike Dame, Officer – Atkins Dame
Project Role: Co-Owner / Project Executive



Dike Dame has been active in real estate development for over 40 years. During that time, his involvement has included destination resort development, detached single-family lot development, ground-up office buildings, multifamily projects, condominiums, hospitality, and primarily what he and his partner Jim Atkins like to call urban subdivisions: taking large parcels of land and creating vibrant neighborhoods. A number of these projects have been public-private partnerships, which required significant

involvement with public agencies structuring, sometimes simply, but more likely complex entitlement, development, and financial solutions.

Dike brings his agile mind to each project, seeking solutions to complex issues that must be beneficial to all parties. This experience counts if you believe that sometimes you cannot appreciate the solution until you have encountered the problem.

Both Jim and Dike are authorized to negotiate on behalf of the team.

Consultant Team

Our handpicked team of consultants brings together a local contractor with leading firms that have been trusted partners on many of our projects. Each firm has committed key staff members whom we consider to be their most experienced and highly skilled assets.

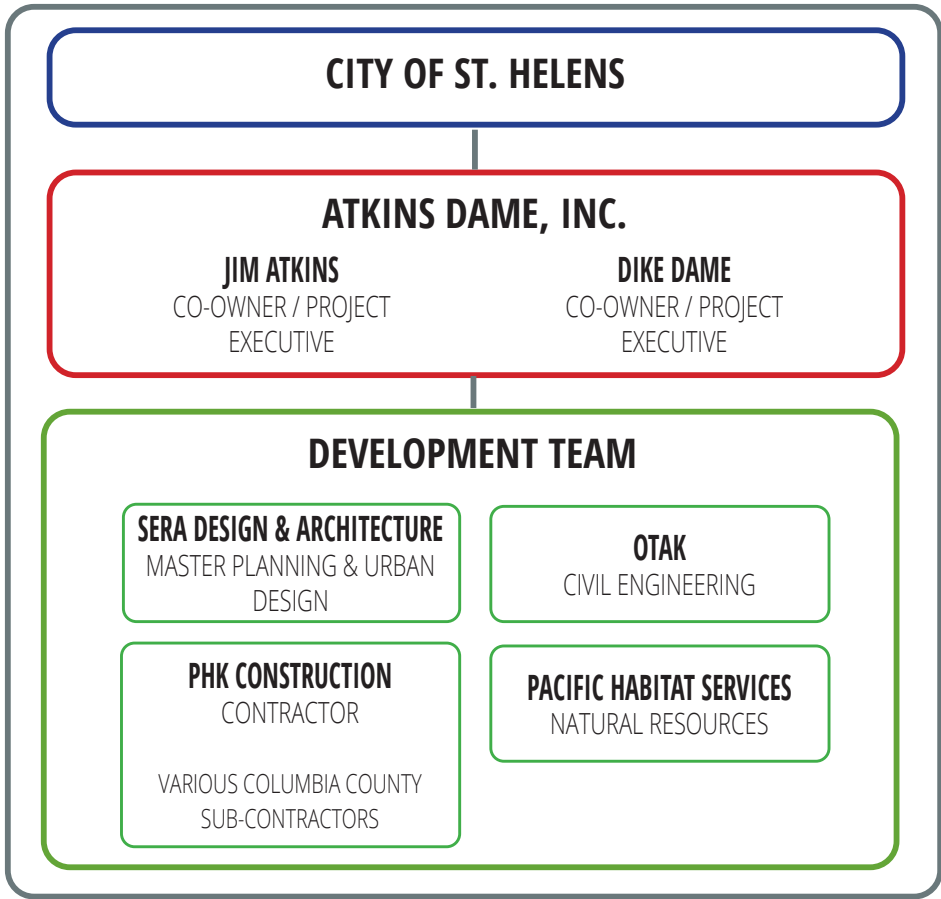
SERA Design & Architecture, Inc. (SERA) will lead the Master Plan and Urban Design work. SERA is a multidisciplinary firm committed to design that enriches lives by strengthening the identity and livability of communities. The firm is proud to be recognized for its ability to translate diverse challenges into designs that respond to the user's needs, budgets and specific site conditions. SERA has been in business since 1968.

Otak will lead Civil Engineering services. Otak's drive is to make positive change in our communities and is about more than just technical work; it's equally from the deep personal connection their staff has to the places they work in—which happens for to be place they live and play as well. As a leading planning, design, sustainable engineering, and project management firm, Otak brings its expertise to natural and built environments across the United States, making them more vibrant, beautiful, and functional. Otak has been involved with previous planning efforts in the St. Helens Waterfront area, allowing our team to hit the ground running.

PHK Construction LLC (PHK) will bring its deep knowledge of the local construction context to the team. In all facets of their work, PHK is committed to the neighborhoods and communities in which they build. They spend time on the front end with each project, working closely with stakeholders to plan the needs of each evolving community. They are committed to creating a strong sense of place and look for a 'connection' with the context of their projects. Both principals of PHK Construction live in Columbia County and are excited about the potential of the St. Helens' Waterfront.

Pacific Habitat Services, Inc. (PHS) will lead Natural Resources services. PHS is a multidisciplinary environmental consulting firm established in 1993. They are one of the most experienced and well-respected natural resource consulting companies in Oregon. Their employees offer professional expertise in the disciplines of environmental permitting, wetland science, endangered species consulting, wildlife and fisheries biology, hydrology, soil science, botany, permitting, NEPA, and restoration design and implementation. They have excellent relationships with State and Federal regulatory agencies and have conducted more wetland delineations and file more state and federal applications than any other consulting company in Oregon. PHS has a long history of working on projects in St. Helens and Columbia County, and they recently provided environmental permitting expertise for the City of St. Helens' Riverwalk Project.

Organizational Chart



References

City of Eugene, OR

Denny Braud, Executive Director - Planning and Development Administration
541-682-8817

Glenn Klein, Former City Attorney (retired)
541-337-0143

City of Vancouver, WA

Chad Eiken, Community and Economic Development Director, CED
360-487-7882

Rebecca Kennedy, Deputy Director, CED
360-487-7896

City of Wood Village, OR

Greg Dirks, City Manager
503-489-6854



APPENDIX

Resumes



Dike Dame

Officer, Project Executive, Atkins Dame, Inc.

Dike Dame has been active in real estate development for over 40 years. During that time, his involvement has included destination resort development, detached single-family lot development, ground-up office buildings, multifamily projects, condominiums, hospitality, and primarily what he and his partner Jim Atkins like to call urban subdivisions: taking large parcels of land and creating vibrant neighborhoods. A number of these projects have been public-private partnerships, which required significant involvement with public agencies structuring, sometimes simply, but more likely complex entitlement, development, and financial solutions.

Dike brings his agile mind to each project, seeking solutions to complex issues that must be beneficial to all parties. This experience counts if you believe that sometimes you cannot appreciate the solution until you have encountered the problem.

James L. Atkins, PE

Vancouver, WA • (971) 506-5104 • jim@jatkinsadvisors.com

SENIOR REAL ESTATE DEVELOPMENT EXECUTIVE & LEADER

*Proven, respected leader and team builder in the real estate development and investment profession
Track record of success from South Park, Los Angeles to South Waterfront, Portland to South Lake Union, Seattle*

Unmatched history of developing and delivering vibrant, award-winning neighborhoods and communities while at the same time creating industry-leading returns and profits for his partners and investors. Combined leadership talents, management skills and technical expertise have helped to create over 10,000 housing units of all types in markets across the West Coast. Strategic planning acumen and negotiating skills have been instrumental in entitling and securing approvals for a variety of best-in-class investments and developments.

CORE COMPETENCIES

- Complex Entitlement Strategy & Execution
- Public-Private Development Agreements
- Brownfield Urban Redevelopment
- Cost and Schedule Control Techniques
- Construction Risk Mitigation & Innovation
- Urban, High-Rise, Mixed-Use Developments

EXECUTIVE CAREER HIGHLIGHTS

Land Development Expertise – Planned, designed, entitled and/or developed over 6,000 single family residential lots and development sites across numerous projects throughout California, Oregon, Washington and Idaho;

Transformational Neighborhood Development – Played key roles in the transformation of the Pearl District and South Waterfront in Portland, OR and in the South Park area of Downtown Los Angeles;

Comprehensive Concrete High-Rise Portfolio – Development management portfolio includes nearly 3M sf of concrete high-rise projects, resulting in creation of over 1,800 condominiums, apartments and hotel rooms;

Mergers and Acquisitions - Led Harbor Properties following its acquisition/merger by the Mack Family during which time the new company successfully developed over 3,100 apartment homes in three West Coast markets.

RECENT EMPLOYMENT HISTORY

ATKINS DAME, INC., Portland OR **2015 – Present**
Principal

After returning from a 2+ year sabbatical in late 2017, formed Atkins Dame, Inc. with Dike Dame (former partner at Williams|Dame Development) to pursue complex development opportunities, particularly public-private investments and Opportunity Zone developments. To date this includes:

- \$45M, 173-unit garden style apartment community with an adjacent 11ksf neighborhood serving retail center now under construction and financed with \$17M Opportunity Zone Fund the company formed;
- 9-Ac land acquisition in Eugene, OR that will support the development of over 900 market rate apartment homes over 8 separate parcels. Infrastructure development underway and buildings begin in 2021.

MACK URBAN, Los Angeles, CA / Seattle, WA **2011 – 2015**
Chief Operating Officer & Managing Director

After purchasing Harbor Properties with Urban Partners and the Mack Family, formed and led one of the premier urban residential investment, development and management companies on the West Coast. As COO / Managing Director, oversaw all day-to-day development activities in the Los Angeles, Portland and Seattle markets. Successfully led staff through the transition challenges of a major merger. Specific accomplishments included:

- Managed teams across three markets that successfully acquired and developed 20 separate mixed-use residential investments totaling over 3,100 homes and representing over \$1B in investment capital;
- Personally hired, mentored, led and managed all development staff within the 50-person company including creation of company and individual initiative lists used for assessing bonus distributions.

James L. Atkins, PE**PAGE 2**

MARRIOTT COURTYARD/RESIDENCE INN HOTEL @ LA LIVE, Los Angeles, CA **2011 – 2015**
Development Director / Principal

Joined with American Life and Williams|Dame Development in 2011 to develop a 393-room, 24-story co-flagged Courtyard/Residence Inn hotel in downtown Los Angeles – one of the first co-branded, urban hotels in Marriott's history. Oversaw all day-to-day development activities, including design, entitlement and Marriott coordination, on behalf of the partnership. Specifically:

- Successfully negotiated a subvention agreement ("bed-tax rebate") with the City of Los Angeles that created over \$25M of additional value for the partnership;
- Assembled and led the team that envisioned, designed and built one of the most innovative and valuable signage platforms in the country – a 4,200sf fully animated LED sign that wraps a portion of the exterior;

MERLONE GEIER PARTNERS, San Francisco/San Diego, CA **2008 – 2011**
Managing Director / Partner

Oversaw and directed all residential development activities and pursuits on behalf of a West Coast, retail-focused, private equity fund. In the aftermath of 2008, re-envisioned and re-developed several underutilized or obsolete retail properties into over 1,000 homes in several successful, mixed-use communities in CA. These included:

- "Stella" – a 244-unit for-rent, luxury, mid-rise residential community developed in Marina Del Rey. The partnership sold the asset in 2013 in what was considered a new high watermark valuation;
- "Paseos" – a 400+ home, Santa Barbara-inspired community with resort-like amenities. Re-entitling and re-designing the property required overcoming the local council's strong objection to for-rent housing.

THE SOUTH GROUP, Los Angeles, CA **2003 – 2008**
Managing Director / Principal (Elleven, Luma and Evo)

Created and led the teams that successfully developed the first three new for-sale residential towers in downtown Los Angeles in over 20 years. These efforts resulted in Elleven, Luma and Evo – three LEED Gold towers that still today command some of the highest resale valuations in the market. This 723-home, three-phase, \$450M development has remained the benchmark for residential projects in downtown Los Angeles since that time.

WILLIAMS|DAME DEVELOPMENT, Portland and Bend, OR **1996 – 2003**
Development Manager (South Waterfront / Pearl District / Broken Top Golf Resort (Bend) / Forest Heights)

Working for one of the Northwest's most creative and prolific development partnerships, managed and oversaw day-to-day activities for a variety of iconic urban redevelopment projects including work in Portland's Pearl District, South Waterfront and Forest Heights Neighborhoods. Specific project experience includes:

- *The South Waterfront* – Oversaw all acquisition, entitlement, land development activities (including development agreement negotiations) that resulted in over 3,500 homes, 1.6M sf of medical office and research facilities, and a waterfront park in a community served by a tram, streetcar and light rail;
- *Pearl District / Hoyt Street Properties* – Responsible for environmental remediation/mitigation and land entitlement efforts that converted the former BNSF railyard into a vibrant mixed-use neighborhood.

PREVIOUS EMPLOYMENT EXPERIENCE

Ski Resort Development Manager (1997 - 1999), HARBOR PROPERTIES, Stevens Pass, WA / Schweitzer Mt, ID
Project Civil Engineer / Construction Manager (1983 - 1996), VARIOUS FIRMS, Oregon and California
Platoon Leader & Executive Officer (1989 - 1992), US ARMY, Ft. Lewis, WA / Operation Desert Storm Veteran

EDUCATION & ACCOMPLISHMENTS

Registered Civil Engineer (Since 1992), States of Virginia and Washington
US Army Regular Army Officer Commission (awarded 1988), US Army ROTC Program, San Luis Obispo, CA
B.S. Degree in Civil Engineering (awarded 1988), California Polytechnic State University, San Luis Obispo, CA
Eagle Scout (awarded 1982), Boy Scouts of America, earned in Ojai, CA
Planning Commissioner (appointed 2018), City of Vancouver WA Planning Commission



Martin Glastra van Loon, LEED Green Associate

Sr. Associate, Senior Urban Designer, SERA

Martin has been practicing urban design and town planning nationally and internationally since 1992. Educated and trained in Dutch and European urbanism, he applies his expertise to a variety of projects encompassing the ranging scales of regions, cities, towns, downtowns, and neighborhoods. Over the last decade, Martin's work has focused on the redevelopment of downtowns, waterfronts, and the transformation of suburban areas into more walkable and vibrant places.

EDUCATION

Spatial Planning and Urban Development, Hogeschool Utrecht, The Netherlands

Building Technology, Christelijke Middelbare Technische School, The Netherlands

WORK HISTORY

SERA since 2015, other firms since 1992

SELECT EXPERIENCE

- EWEB Downtown Riverfront Master Plan (Eugene, OR)
- Town Center and Urban Renewal Plan (Cornelius, OR)
- Downtown Design Project and Development Code (Beaverton, OR)
- Quigley Farm New Community Master Plan (Hailey, ID)
- Alpine Avenue Streetscape Design (McMinnville, OR)
- North Central Development Master Plan (Bozeman, MT)
- Middlefield Development Master Plan (Mountain View, CA)
- Industrial Way Development Master Plan (Bend, OR)
- Yarrow Development Master Plan (Park City, UT)
- East Whisman Master Plan (Mountain View, CA)
- Downtown Tigard Reimagined Plan (Tigard, OR)
- Downtown Plan (North Plains, OR)
- Waterfront Gateway Framework Plan (Vancouver, WA)



Kurt Schultz, AIA, LEED AP

Design Principal, SERA

With over 35 years of experience, Kurt has developed an outstanding ability to lead large, divergent groups through complex, technically-oriented design projects. Kurt's award-winning designs are a testament to his passion for the Pacific Northwest, its climate, culture and resources. He has a solid reputation in design excellence, sustainable practices, client service and innovative architecture. Kurt brings an extensive background in developer-led, mixed-use projects that focus on community engagement and is adept at working with multi-faceted community groups to develop facilities that meet their needs and aspirations.

EDUCATION

B. Architecture, University of Oregon

REGISTRATION

Licensed Architect: Oregon, Washington, California, Arizona, Texas

NCARB-certified

LEED Accredited Professional

WORK HISTORY

SERA since 2001, other firms since 1985

SELECT EXPERIENCE

- Eugene River District Portal (Eugene, OR)
- Eugene River District Heartwood (Eugene, OR)
- Axletree (Portland, OR)
- Multnomah Village Apartments (Portland, OR)
- Denizen (Portland, OR)
- Cadence (Portland, OR)
- Sawbuck (Portland, OR) – targeting LEED for Homes Mid-Rise certification
- Modera Morrison (Portland, OR) – targeting LEED Silver certification
- Modera Raleigh (Beaverton, OR)
- The Gossamer (Portland, OR) – LEED-NC Gold-certified
- Slabtown Flats (Portland, OR)





David Stephenson, NCARB, CSI
Principal, SERA

David leads SERA's affordable housing studio, bringing more than 25 years of project experience including feasibility studies, agency reviews, permitting, code analysis and construction administration. He is skilled at guiding large teams, with multiple user and ownership groups, to ensure that all ideas and options are fully explored, and that project goals and directives are met. David enjoys the challenge of building consensus and guiding complex processes, while directly interfacing with the client, construction team and user groups to guide a successful project.

EDUCATION

B. Architecture, University of Oregon

REGISTRATION

Licensed Architect: Oregon, Idaho
NCARB-certified

WORK HISTORY

SERA since 2006, other firms since 1993

SELECT EXPERIENCE

Raleigh Slabtown (Portland, OR) - targeting LEED Gold certification

Freewell (Portland, OR)

Modera Belmont (Portland, OR) – LEED for Homes Gold-certified

Modera Pearl (Portland, OR) - LEED for Homes Silver-certified

The Gossamer (Portland, OR) - LEED-NC Gold-certified

Civic Drive Apartments, Palindrome Communities (Gresham, OR)

Park 19 Apartments (Portland, OR) - LEED-NC Gold-certified

12th Avenue Apartments (Portland, OR)

The Cameron (Portland, OR)

Attwell off Main Apartments (Tigard, OR)

SERA



Lisa Zangerle, IIDA, LEED AP
Principal, Director of Hospitality, SERA

As Director of Hospitality at SERA, Lisa's strength lies in working closely with clients, listening to their ideas, drawing out the goals, expectations and parameters that guide a client's vision of the project, and reflecting that vision throughout the design process. With more than 20 years of experience, Lisa ensures the Hospitality studio continually advances the incorporation of technologies, sustainability, social media and design practices into projects to ensure the brand and the guest experience are at the forefront.

EDUCATION

B. Arts, Central Michigan University

REGISTRATION

IIDA-certified

LEED Accredited Professional

WORK HISTORY

SERA since 2000, other firms since 1988

SELECT EXPERIENCE

Marriott Dual-Brand: AC / Element (Boise, ID)

Hilton Tempo Dual-Brand: Tempo & Homewood Suites (San Diego, CA)

AC Hotel by Marriott Portland Downtown (Portland, OR)

AC Hotel by Marriott Beaverton (Beaverton, OR)

AC Hotel by Marriott Missoula Downtown (Missoula, MT)

Hyatt Centric (Portland, OR)

River's Edge Hotel + Restaurant (Portland, OR)

Hyatt House Portland / Downtown (Portland, OR)

Marriott Residence Inn, Portland Downtown / Pearl District (Portland, OR)

Marriott SpringHill Suites Hotel (Oceanside, CA)

Courtyard by Marriott, Portland City Center (Portland, OR)

Courtyard by Marriott, San Diego Downtown (San Diego, CA)

Courtyard by Marriott, Denver Downtown (Denver, CO)

Residence Inn by Marriott (Burbank, CA)

SERA



Keith Buisman PE
Civil Engineer/Associate



Keith is a civil engineer who has worked on a variety of developments, including single family, mixed use, and multi-family. His eighteen years of design experience have included street improvements, storm water design, mass grading, street layout, sanitary sewer design, and water systems design. His main project work includes a mix of private development, public infrastructure, and large-scale master planning. Keith also has experience in construction, including observation, cost estimates, and general design management during project construction.

EXPERIENCE
18 years

EDUCATION
Bachelor of Science, Civil Engineering (Oregon State University)

REGISTRATIONS & CERTIFICATIONS
Professional Engineer (Oregon)

Certified Erosion and Sediment Control Lead (CESCL)

Selected Project Experience

1st and Strand Streets and Utility Extensions; St. Helens, OR
Project Manager—In 2021, Otak was retained by the city of St. Helens to prepare preliminary and final engineering for streets and utility improvements in the waterfront area. Additionally, Otak prepared concept level plans for development of the site. These plans conceptually conveyed access and parking, circulation, building footprints and open space. The project team advanced the design of the preliminary street layout and is currently working through final plan preparation for the public street and utility improvements.

South Waterfront – Alamo Manhattan Greenway and Blocks B41, B42, B44, B45; Portland, OR

Project Manager—Keith is leading the project team that is providing civil engineering, stormwater/bank stabilization design, surveying, and land use planning support for the Alamo Manhattan Blocks project along the Willamette River in the South Waterfront District in Portland. The proposed development consists of four new multistory, mixed-use building, new public roadways and pedestrian accessways, Willamette River Greenway improvements and riverbank stabilization. Public roadway and utility improvements include an urban streetscape with LIDA stormwater planter facilities and extension of public mains for storm, sanitary, and water utilities to serve new development on the Blocks.

Scappoose Industrial Subdivision Phases 1 and 2; Scappoose, OR
Project Manager—As part of our ongoing work at the Scappoose Industrial Airport, this phase of work included a large 85-acre industrial subdivision. Infrastructure improvements included the extension of roughly 1.5 miles of street improvements, a new sewer pump station, a new municipal well, a new 18-inch potable water line, a new 12-inch raw water line, and sanitary sewer trunk upsizing. Street improvements included a two-lane street with median, low impact development planters, and 12-foot wide multiuse paths. A shallow 30-acre detention facility was constructed with the site and also served as a partial wetland mitigation facility.

Ginger Street Sewer and Bridges; Cornelius, OR
Project Manager—The existing sewer was replaced with an 18- and 21-inch sewer main to provide capacity for the new developments under construction on the southeast corner of the City. Otak was responsible for the upper section design from Heather Street to 20th and Ginger. This upper section included two prefabricated steel bridges carrying the new sewer over wetland areas in Free Orchards Park. The bridges were designed to allow for future pedestrian use and spanned 70 and 175 feet. Block retaining walls were constructed on either side of the bridges. Sewer construction in Ginger Street and Emerald Loop included full depth asphalt pavement reclamation.



Don Hanson
Senior Advisor



Don is a Senior Advisor at Otak. His range of experience over the past 30 years includes residential, mixed-use commercial and industrial development. He also has extensive project experience with public park/recreation, open space, and streetscape improvements. As a hands-on designer, Don is very adept at public design presentations and is considered an expert in the land-use approval and entitlement process. Don served as chairman of the Portland Planning and Sustainability Commission and was a member of the commission for 10 years, which sets development and land use policies in Portland.

EDUCATION
Bachelor of Landscape Architecture (University of Oregon)

AFFILIATIONS / COMMUNITY INVOLVEMENT
Past Chair and Former Member of Portland Planning and Sustainability Commission; Portland, Oregon

Urban Land Institute (ULI)
Former Development Review Advisory Committee, City of Portland

Former Citizen Advisory Committee Member reviewing the Title 34 Land Development Ordinance; Portland, Oregon

Former Stakeholder Advisory Group Member for Vision 2000, Portland, Oregon

Committee Member reviewing the Urban Renewal Districts Status; Portland, Oregon

Former Downtown Design Review Board Member, Vancouver, Washington

SELECTED PROJECT EXPERIENCE

Scappoose Industrial District; Scappoose, OR
Master Planner and Principal-in-Charge—Otak prepared a master plan for a mixed-use community surrounding the airport. The 190-acre district includes industrial sites with taxiway access to the airstrip, as well as local service retail, parks/open space, and potential public institutional uses. Aero Business Park, the first phase of this master plan, has been designed, permitted, and constructed. Phase 1 includes approximately 37 acres of industrial land configured into 5-acre parcels with infrastructure services in place for each lot and the provision for taxiway access to the airport facilities.

South Waterfront District Development; Portland, OR
Principal Planner—Otak has been involved in the South Waterfront District since 1996, providing surveying, master planning, preliminary and final engineering, and landscape design services. During the Framework Master Planning phase by the City of Portland, the Otak team provided conceptual and preliminary design support and infrastructure planning for the entire district covering the area between the Marquam Bridge on the north to SW Bancroft to the south and from SW Macadam Avenue to the Willamette River. The project includes development of master plan engineering, land use planning, site analysis, development engineering, and surveying for the 16-block central district redevelopment, the 10-block southern district plan, and the 8-block northern district for the Oregon Health Sciences University. Otak provided civil engineering, stormwater/bank stabilization design, surveying, and land use planning support for the Alamo Manhattan Blocks within the South Waterfront District.

Eastbank Esplanade Phase III (The Crescent); Portland, OR
Project Manager/Principal—This site is the south anchor for the Eastbank Esplanade project, a downtown waterfront park development along the Willamette River. The “Crescent” is the third phase of the project and reclaims an underutilized, remnant site balancing recreation needs and community event space with improved shoreline and fish habitat objectives. Viewed from many vantage points in the city, this project added a new landmark to Portland’s parks system.

ADDITIONAL RELEVANT EXPERIENCE

- Columbia Wharf Waterfront Development; Camas, WA
- Frog Pond District Master Plan; Wilsonville, OR
- Lacamas Shores Residential Development; Clark County, WA
- Columbia Shores; Vancouver, WA
- Pedestrian Facilities for Transit Access; Portland, OR



Jon Yamashita PLS

Survey Manager



Jon is a professional land surveyor and survey manager at Otak who is registered in Oregon and ten other western states. With over 30 years of experience, Jon is skilled in project research, mapping, boundary calculations, and QA/QC. Jon is knowledgeable about rights of way, easements, legal descriptions, construction staking, and topographic, as-built, ALTA, and bathymetric surveys. Jon has provided survey services on numerous development projects in Oregon and Washington. He leads Otak's Survey team from Otak's Portland office.

EXPERIENCE

30 years

EDUCATION

Bachelor of Science,
Geography (Portland State
University)

REGISTRATIONS & CERTIFICATIONS

Professional Land
Surveyor (Oregon,
Washington, Montana,
Idaho, Utah, North Dakota,
South Dakota, Colorado,
California, Arizona)

AFFILIATIONS

Professional Land
Surveyors of Oregon, Land
Surveyors' Association of
Washington, California
Land Surveyors
Association, Montana
Association of Registered
Land Surveyors, Utah
Council of Land Surveyors,
Oregon Council of County
Surveyors, ASCE.

Clark County Railroad
Advisory Board (2010-
present)

Clark County Employment
Zone Code Task Force
(2011-2013)

Leadership Clark County
Board of Directors (2003-
2011)

Selected Project Experience

St. Helens Waterfront Conceptual Plan; St. Helens, OR

Survey Manager/Project Manager - In 2021, Otak was retained by the city of St. Helens to prepare preliminary and final engineering for streets and utility improvements in the waterfront area. All boundary and topographic mapping to support the project was prepared by Otak under Jon's direction.

Columbia Palisades Subdivision; Vancouver, WA

Survey Manager—Otak is providing land use planning, survey, civil engineering, stormwater design, and landscape architecture services to support this 84-acre mixed-use project near the junction of SR 14 and SE 192nd. Within the site, the development will conserve 24 acres of open space with five acres developed into parks. The current development scheme includes a 100-room hotel, over 1 million SF of commercial and retail space, 50 single-family homes, and more than 300 apartment and condominium units.

Bike and Pedestrian Improvements; Lake Oswego, OR

Survey Manager—This project included land surveying and mapping, right-of-way resolution, and preparation of legal descriptions for temporary construction easements and permanent easements in support of the design and implementation of bicycle and pedestrian improvements at six locations totaling over a mile of improvements.

12th Street SE Widening Project; Salem, OR

Project Surveyor—Otak designed approximately 0.25 mile of street modifications to 12th Street SE (Hoyt Street SE to Fairview Avenue SE). This project adds an additional southbound lane terminating as a right turn lane at Fairview Avenue, which will relieve significant congestion during peak traffic times. For this project, Otak performed right-of-way survey, pre-construction survey, and mapping, and also wrote acquisition descriptions.

NW Camas Meadows Drive / NW Larkspur Street Improvements; Camas, WA

Survey Project Manager—The Otak team is providing preliminary and final engineering services to the City of Camas for the NW Camas Meadows Drive/NW Larkspur Street Improvement project. This project completes an important corridor for the City, providing connectivity from Goodwin Road all the way to State Route 14. The roadway will be widened to three lanes and include a new sidewalk, bicycle lanes, planter strips, stormwater treatment, water and sewer connections, retaining walls, and street lighting.



Patrick Kessi

CEO, Senior Project Executive, PHK

Patrick assumes a Project Executive role on projects of scale, providing leadership, oversight, and signing authority as well as executive accountability. He reviews and approves all contracts, major change orders, and is the primary point of contact for client relations. He has garnered several accolades and awards along the way for Excellence in Construction, Best in Class, Best Interior Design, and Leadership in Energy and Environmental Design (LEED) Platinum certifications on various projects.

EDUCATION

B. Arts, Finance, University of
Portland

WORK HISTORY

21 years industry experience

SELECT EXPERIENCE

The Windward (Portland, OR)

FCI Sheridan AHU Upgrade (Sheridan, OR)

Twenty Twenty PDX Apartment (Portland, OR)

Breakside Brewery-Stein Distillery Tenant
Improvements (Lake Oswego, OR)

Starbucks-TMobile Retail Building Renovation
(Scappoose, OR)

Netarts Oceanside Sanitary District and Rural Fire
Department New Shop & Office (Tillamook, OR)

Oregon Manufacturing and Innovation Center
Remodel (Scappoose, OR)

Industrial Strength Commercial Fitness Renovation
(Portland, OR)



John van Staveren, President/ Senior Scientist Pacific Habitat Services

PROFESSIONAL EXPERIENCE

John has over 32 years of natural resource consulting experience throughout the Pacific Northwest and California. As Pacific Habitat Services' President, he has managed the 20-person company and conducted hundreds of projects for public and private clients. His expertise includes wetland science, endangered species consulting, state, federal and local permitting, and restoration ecology. He has provided expert witness testimony, testified at numerous public hearings, and regularly presents at conferences. He has served on four state-appointed Technical Advisory Committees concerning wetland and environmental policy in the State of Oregon, authored a methodology for defining riparian areas for Statewide Planning Goal 5.

EDUCATION

B.S. Marine Biology and
Limnology, 1987
San Francisco State
University
magna cum laude

YEARS EXPERIENCE:

32

REGISTRATIONS/ CERTIFICATIONS

Senior Professional Wetland
Scientist (#000506)
ODOT Certified Biologist

REFERENCES

City of Gresham
Kathy Majidi
kathy.majidi@greshamoregon.gov

Clackamas County
Devin Patterson
DevinPat@clackamas.us

City of Wilsonville
Kerry Rappold
rappold@ci.wilsonville.or.us



Pacific Habitat Services, Inc.

RELEVANT PROJECT EXPERIENCE

Phase 1 and 2 St' Helens Riverwalk, City of St. Helens. John has been working with City of St. Helens staff and the Project Team on the Phase 1 and 2 plans for the City's Riverwalk project. John has made presentations to the Technical Review Committee, including members of the City Council and Planning Commission. and has reviewed the plans to ensure they comply with state and federal regulations. John has assisted with the design and has prepared a permitting memorandum. John will play a future role obtaining state and federal permits for any in-water or over-water structures.

BUILD application 2019 – NEPA compliance, St Helens. John updated the Project Readiness and Environmental Review sections of the 2019 BUILD application for the St. Helens Riverfront: Restoring Access, Economy, and the Environment project. Connecting the property will be accomplished through the extension of the existing roadway network onto the former mill property and the construction of a waterfront boardwalk and trail between Columbia View Park to the north and Tualatin Street to the south. John identified the required federal, state, and local permits and the federal National Environmental Policy Act (NEPA) process.

St. Helens School District Wetland Consulting, St Helens. John managed the wetland consulting services to facility improvements to the St. Helens Middle School campus and Columbia County Education Campus. Pacific Habitat Services conducted a wetland delineation and then worked closely with the School District and the Project Team to avoid needing state and federal permits. John contributed permitting expertise, but also reviewed landscape plans and the landscape contractor bid and change orders as the project progressed.

St. Helens Sanitary and Storm Sewer Rehabilitation Project S-611. John managed the wetland delineation and environmental permitting for three projects in St. Helens. The first site was associated with culverts from North 7th Street to North 5th Street. The second was stormwater outfalls along Milton Creek near the west end of Tualatin Street. The third project was along Columbia Boulevard. All three of them required a wetland delineation, closely working with the Project Team on design considerations and then state and federal permitting.

St. Helens Riparian Inventory: John managed the riparian inventory within the urban growth boundary of St. Helens. The City of St Helens already had a wetland inventory that satisfied Statewide Planning Goal 5 but needed a riparian inventory. Pacific Habitat Services developed a riparian inventory methodology and applied it throughout the City. John presented the findings at public meetings and gained approval from the DLCD.

Example Financials from Completed Projects

At this initial stage of a project, we typically do not provide audited financial statements from successfully completed projects – but we are happy to have a discussion regarding specific questions City may have.

Ultimately, prior to a mutually binding transaction, we expect that we will be required to demonstrate to the City's satisfaction our ability to execute and fund this development, and we will happily comply.

For now, our proven track record should suffice in demonstrating our ability to:

- Provide all pre-development funds.
- Raise general partner and limited partner equity.
- Obtain construction loans.

Specific Recent Co-Capitalization/Partnership Track Record

Wood Village Apartments and Retail - \$48M Opportunity Zone project with \$18M equity investment (GP and LP) raised by AD + Pacifica Team.

Eugene Land Company - \$17M Land Acquisition and Pre-development Fund (GP Equity) – early investment for \$200-\$250M Opportunity Zone project; costs to be capitalized over multiple phases.

Mack Urban – Atkins / Pacifica - \$75M GP Equity Fund invested in LA, Seattle, Portland – creating over 2,000 homes in multiple communities.

Non-Binding Letters of Support from Financial Partners

These can be made available as part of the exclusive negotiation agreement process.

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THANK YOU

SERA

Otak

phk
construction

