

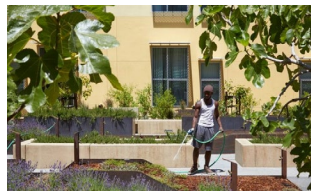


Development of Williams & Russell

N/NE Oversight Committee
March 9, 2023

W&R CDC . Adre . PCRI

Development Concept



Team Leadership



Bryson Davis
President of Board
W&R CDC



Aneyeley Hallová
Founder
Adre



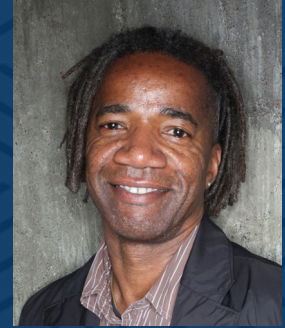
Kimberly Horner
Executive Director
PCRI



Andrew Colas
President / CEO
Colas Construction



Chandra Robinson
Principal
LEVER Architecture



Walter Hood
Founder
Hood Design Studio

Development Team

Design, Art, Engineering, and Construction

Development Concept

Adre
\$33.3M

3 - Black Business Hub



Neighborhood
Community Room



Plaza with Storytelling
and Public Art

Plaza & Garden

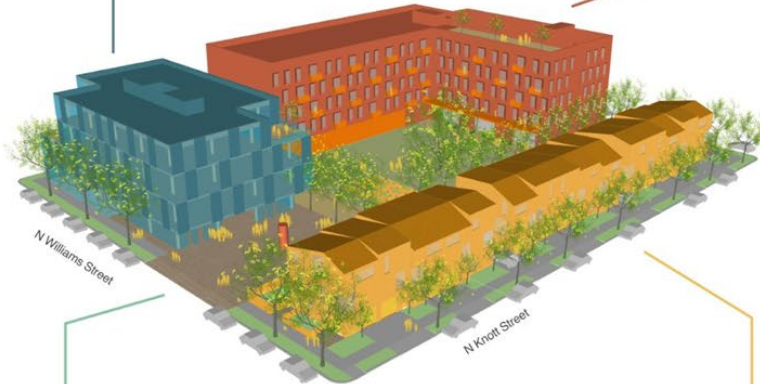
Included in project costs;
depending on program



Shared Office



Art in Residential Lobby



Urban Gardening



Views to the Garden

1 - Affordable Apartments

PCRI
\$43.8M



Community Front
Porch to Garden



Townhomes with
Individual Identity

2 - Affordable Homes

Adre
\$17.2M

Note: costs are preliminary estimates

Campus Development

Scope of Work

- Site Survey
- Traffic Study
- Environmental Remediation
- Shared Parking Approach
- Site Infrastructure Strategy
- Land Division



NetZero Research Project

Energy Trust of Oregon - Net Zero Fellowship

"The Williams & Russell Project: Developing a Framework for an Ecodistrict and District Energy Microgrid"

- Net Zero Energy, Net Zero Waste, and Net Zero Water Strategies
- Team:
 - LEVER Architecture
 - PAE Engineers
 - Biohabitats
 - Colas Construction
- Collaboration with:
 - City of Roses Disposal and Recycling (COR)
 - Pacificorp
 - Legacy Health
 - Pacific Northwest National Laboratory (PNNL)
 - Cordia



NOMA Fall Conference

National Association of Minority Architects

- [2023 NOMA National Conference](#)
- October 11-15, 2023
- Student Competition: students will have a competition using the Williams & Russell Site





Project #1:

Affordable Homeownership

Funding Sources

Secured - \$2.4M

- Land Equity

Pending - \$9.0M

- Equity Partner
- OHCS Homeownership Development Incubator Program

In Progress / Not Yet Started

- Portland Clean Energy Fund (PCEF)
- Foundation Grants
- Bank Financing

Project #2:

Black Business Hub

Funding Sources

Secured - \$8.5M

- Land Equity
- Portland Clean Energy Fund (PCEF)
- FY23 Congressional Directed Spending
- Meyer Memorial Trust

In Progress

- Prosper Portland
- New Market Tax Credits (NMTC)

Not Yet Started

- Economic Development Administration (EDA)
- Bank Financing



Project #3:

Affordable Apartments

Funding Sources

Secured - \$4.4M

- Land Equity

Pending

- Portland Housing Bureau (PHB)
 - Tax Increment Financing and Bonds

In Progress / Not Yet Started

- Low Income Housing Tax Credits (LIHTC)
- Oregon Affordable Housing Tax Credits (OAHTC)
- CARE Funds
- Private Loans
- Federal, State and Local Programs

