

EMERICK ARCHITECTS

**PORTLAND HISTORIC LANDMARKS COMMISSION
BRIAN EMERICK TESTIMONY + OVERLAND WAREHOUSE CASE STUDY
05.20.2020**

**SUPPORT FOR LANDMARKS + STATE OF THE CITY CONVERSATION
THANK YOU, COMMISSIONERS, FOR YOUR SERVICE + COUNSEL FOR YOUR TIME**

**PORTLAND'S UNREINFORCED MASONRY(URM) BUILDINGS
HISTORIC BUILDINGS.... MANY WITH A LOWERCASE 'H' ARE FOUNDATIONAL TO OUR
COMMUNITY'S COLLECTIVE MEMORY AND IDENTITY**

ENDANGERED BY

- INCREASED DEVELOPMENT DEMAND
- HIGH DENSITY ZONING
- OREGON PROPERTY LAWS LIMITING HISTORIC DESIGNATION
- WEAK PUBLIC SPONSORED INCENTIVES
- RETROFIT COSTS PAIRED WITH SMALL FOOTPRINTS

**FINANCIAL REWARDS FOR REDEVELOPMENT OFTEN EXCEED THE BEST RENOVATION
OUTCOMES.... BUT AT GREAT COST TO OUR CULTURAL HERITAGE**

OVERLAND WAREHOUSE CASE STUDY

**2016 RENOVATION + SEISMIC UPGRADE IN PORTLAND'S CHINATOWN HISTORIC DISTRICT
AT NW 4TH AND DAVIS**

**40,000 SQUARE FEET 3-STORY BUILDING WITH BASEMENT
\$4 MILLION CONSTRUCTION COST WITHOUT TENANT IMPROVEMENTS
URBAN DEVELOPMENT + PARTNERS**

KEY PROJECT INFORMATION

- 40,000 S.F. 3-STORY BUILDING WITH BASEMENT BUILT IN 1889
- MOSTLY ABANDONED + DERELICT SINCE THE 1960'S
- OREGON PROPERTY LAWS LIMITING HISTORIC DESIGNATION
- \$4 MILLION CONSTRUCTION COST BEFORE TENANT IMPROVEMENTS
- APPROXIMATELY \$50/S.F. IN SEISMIC UPGRADE COSTS
- SPECULATIVE PROJECT ATTRACTED TRANSIT TECH FIRM MOOVEL
- FINISHED PRODUCT IS GENERATING TOP OF THE MARKET RENTS
- HELPED INCENTIVIZE ADJACENT CROWN ZELLERBACH ANNEX RENOVATION

THANK YOU FOR YOUR TIME

BRIAN EMERICK, AIA



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