

GerdingEdlen

DEVELOPMENT



The Civic

Urban Housing for First-Time and Entry-Level Buyers

The site of the Civic, along Portland's most storied and active street, West Burnside, was previously home to the Civic Apartments. Historically, the building served as a safe and clean landing place for people arriving in the city. Over the years, however, it had deteriorated into a dilapidated state. Developing the site required a solution for affordable housing as well as new condominiums.

Through a successful public/private partnership we were able to create affordable for-rent housing for the Housing Authority of Portland (HAP). The HAP housing includes a 5-story, 140-unit, low-income, mid-rise apartment complex. Both the condominium units and the apartments will sit atop approximately 40,000 square feet of ground level retail space, approximately 4,000 square feet of mezzanine retail space and a 400-stall underground parking garage. Also on the site is the Civic, a 16-story, mixed-use development along this energetic cross-section of urban culture near downtown. The project features 261 urban homes (studios, penthouses and one- and two-bedroom units) priced as low as \$174,000, in addition to a retail podium, underground parking and a pedestrian thoroughfare linking it to Burnside Street.

We also wanted to integrate art into the living space at the Civic, so original artwork is prominently displayed in the building lobby. People can shop for homes at the Civic and admire rotating, Burnside-inspired art by local artists at the B-Street Gallery in the Wieden + Kennedy building nearby.

The Civic is sustainably built and is anticipated to receive LEED Silver certification for its innovative, sustainable design. The project's location encourages smart transportation, as light-rail access is only a block away.

The project has proven especially appealing to young homebuyers seeking a more authentic, eclectic urban experience than other area neighborhoods offer. As of December 2006, 94 percent of homes at the Civic had sold.

LOCATION	Portland, OR
LEED STATUS	Silver (anticipated)
PROJECT VALUE	\$76 Million
TIMELINE	May 2005 - June 2007