

BELMONT APARTMENTS  
LENDING PACKET



## BELMONT APARTMENTS PROJECT DESCRIPTION

### Overview

The property address is 2623 SE Belmont. It is a vacant 4600 SF lot that is zoned CS (Storefront Commercial). There will be fifteen 450 SF studio units over 2,359 SF of ground floor commercial/restaurant plus bike storage.

### Neighborhood/Connectivity

The Belmont Apartments reclaim an urban in-fill site in this vibrant Southeast Portland district and create a new mixed use opportunity for the area. Belmont is a street of particular interest because, despite its proximity to downtown, it still holds underdeveloped properties and other lots that are similar in nature to the subject site. This project encourages connectivity between upper and lower Belmont and helps fill the void that currently exists.

### Pushing Density

Many lenders and investors believe that an acceptable profit margin is difficult to achieve on smaller apartment units that do not offer parking. People living in Portland's urban core demand a product that is different than what most lenders are acquainted with. With a balance of design and function we are committed to finding a product whose viability will be an example for lenders and other developers to follow and reproduce. Most of the close-in vacant lots are on standard 5000 SF parcels or smaller. Such lots suffer from inefficiencies of scale in regards to construction, and lots closer to the urban core are more expensive. Major opportunities for densification lie within these lots. Without a viable solution, the goals of higher density will not be achieved in these locations. Waiting for larger lots to become available, or for increased values to induce demolishing other structures for redevelopment is an unreliable solution. The demand for this kind of product is already unmet, and the demographic seeking it out is growing rapidly.



conceptual rendering

## BELMONT APARTMENTS PROJECT DESCRIPTION

### Lenders

Close-in residents demand smaller, less expensive multifamily housing. A project of this nature's success would spark investment in other projects of similar scope not only for us, but for other developers as well. Many of these 5000 SF lots are left. If we can achieve a viable solution to this one, using high quality design and smaller units without on-site parking, we will have something that is reproducible throughout the urban core. There are inherent financial risks in developing a prototype project. It is difficult to move forward without some degree of public support. It also goes without saying that Metro's blessing on a project goes a long way with local lenders and investors.

### Reproducibility

The apartment industry relies on its ability to build more efficiently with each project. Our desire is to be just as adept on much smaller lots with smaller units. There are various ways that refinement is possible, but we don't know all of them yet. The only way to discover a systematic, less expensive approach is to start building. The subsequent projects will borrow lessons from the first. There will be greater efficiency in lot selection, material choices, construction techniques, bidding and design. Contractors will gain familiarity and speed. Most importantly, lenders and investors will be more comfortable with the product and shorten the underwriting time and holding costs. We own eleven other lots that are ready for similar development. It is important that the first one be successful. In order to move forward, we need help reducing the risk on this one.



conceptual rendering



## BELMONT APARTMENTS PROJECT DESCRIPTION

### Leverage

Somebody has to do it first. We have the perfect site, neighborhood and product. The zoning is right, and there is no design review process. The development team is in place. We own the land and have the majority of the project funding. This is as “shovel ready” a project as one can find. METRO’s involvement will be indirectly leveraged into other similar developments. The success of this project will give the green light for additional infill.

There are still hundreds of sites available which are in wonderful locations where people would love to live. The aggregate of these smaller projects will provide more housing than the occasional larger project. This smaller scale development will rely more heavily on mass transit and be a better fit for the community. This scale of these projects and their proximity to the city center is also much more likely to attract investors, more enjoyable to live in and nicer to look at.

### Design

Through high quality design, the implementation of energy saving features, small units, LEED certification and an absence of onsite parking, we will be able to produce a specialty boutique kind of multifamily/ mixed-use development that will exemplify city living and demonstrate the demand for this kind of product. Its viability will strengthen lender and investor support. Over the last decade, Belmont has seen only larger scale developments. These were comprised of bigger, more expensive units with on-site parking. The demographics call for something else.





## BELMONT APARTMENTS PROJECT DESCRIPTION

### **Window of Opportunity**

Because of the current need for public support on projects, METRO and other agencies have a special window of opportunity to influence development. Rather than retrofit the design of this project to accommodate various agencies, we decided to incorporate METRO's goals from the start. We feel our ambitions are aligned, and we are prepared to develop to standards that will elicit the most support.

Demonstrating the benefits of this project is easy. Construction costs are down. Interest rates are low. Lenders are leaning toward small mixed used development, and demand is high. If we can receive a level of public support that will lessen the risk, we are prepared to move forward on this site with the hopes that we can develop a systematic approach that can be replicated throughout the urban core.



## BELMONT APARTMENTS PROJECT TEAM



### **Eric Hoffman**

Eric earned a Bachelor of Interior Design from Montana State University in 1992. After working for various respected architectural firms in Portland, he formed Hoffman Design Consultants in 2004. His 21+ years of work has established him as a respected designer in the commercial market by assisting large scale clients with new office spaces and identities throughout the Northwest. In 2006 he cofounded SUM Design Studio. Since then, he's worked on many residential and mixed use projects and has acquired a lengthy commercial portfolio in tenant improvement.



### **Matt Loosemore**

Matt earned his BA and BS in architecture from Washington State University in 1996. He played major roles working at local Portland firms in the beginning of his career. In 2003 he founded Loosemore Design. After three years of working as a sole proprietor, he cofounded SUM Design Studio in 2006. In his 17+ years of experience in the industry he has worked on numerous projects which vary in scale, typology and clientele. His project experience includes residential, commercial, resort hotels, school, libraries and mixed use. Matt has a passion for modern design and in fill development. To achieve this he believes that a successful practice of design is composed of three equal parts including interpersonal skill, client communication and aesthetics.

## BELMONT APARTMENTS PROJECT TEAM



### **Demian Heald**

Demian Heald is a fifth generation Portlander. As the son of a carpenter turned architect, he has developed a unique admiration for this city's landscape and needs. Demian earned a BS in Pre-Med and a BA in Anthropology from the University of Washington. He acts as both the land-owner/developer on all projects and has extensive experience with large banks, private lenders, state and local agencies as well as the FDIC. This includes a solid history of success acquiring, developing, managing and selling a diverse portfolio of residential and commercial properties, including unique successes through great effort and creativity during the previous economic cycle. He has acted as a consultant to other developers and property owners on complicated real estate transactions, intricate partnerships, elaborate legal strategies, land use, asset management and also property and loan acquisitions from banks and government agencies



## BELMONT APARTMENTS PROJECT TEAM

### **Bremik Construction**

Bremik Construction is built upon the principles of craftsmanship, sustainability and teamwork, fostering a fresh approach to the building process. Beginning with a team of dedicated and experienced professionals, Bremik makes collaboration between clients and architects a priority. With a focus on sustainable new construction, Bremik leads every project with smart project management for all its valued customers.

Bremik Construction has contributed to many well known projects in Portland including the White Stag Block, the Ladd Carriage House and Grand Central Bakery.



## BELMONT APARTMENTS PROJECT PERSPECTIVES

### SOUTH ELEVATION

- A Hardi Board
- B Wood Siding
- C Aluminum Clad Window
- D Hardi Lap Siding
- E Glass Railing
- F Aluminum Storefront



street facade perspective



## BELMONT APARTMENTS PROJECT PERSPECTIVES

### NORTH ELEVATION

- A Hardi Board
- B Wood Siding
- C Aluminum Clad Window
- D Hardi Lap Siding
- E Core-Ten Steel Railing



rear facade perspective



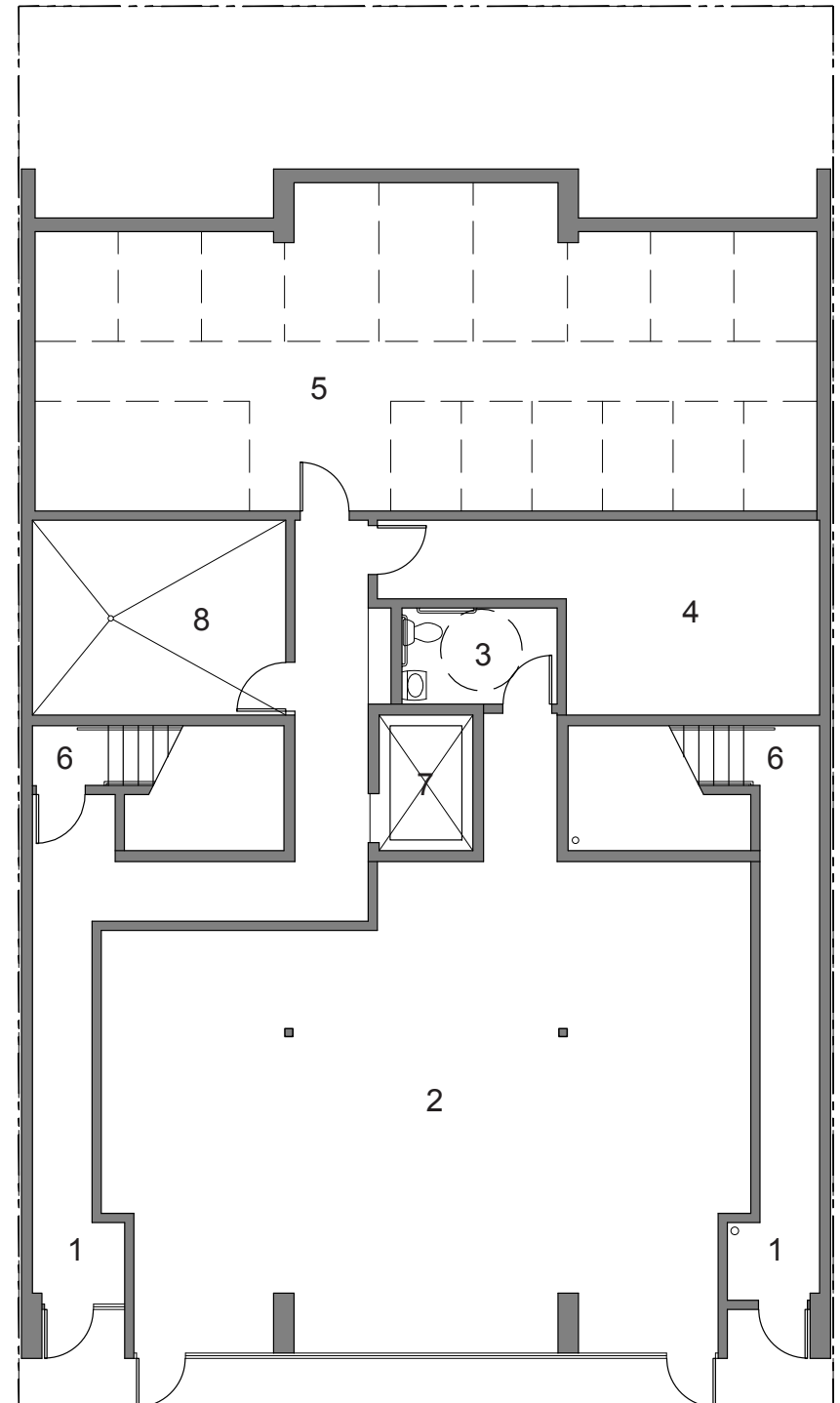
## BELMONT APARTMENTS FLOOR PLANS

### GROUND FLOOR PLAN

- 1 Residential Entry
- 2 Retail
- 3 ADA Restroom
- 4 Mechanical/Electrical
- 5 Residential Storage Units & Bicycle Parking
- 6 Stairs
- 7 Elevator
- 8 Trash Room

### SQUARE FOOTAGES

Retail - 1125 sq.ft.  
Mechanical/Electrical - 238 sq. ft.  
Residential Storage - 952 sq. ft.



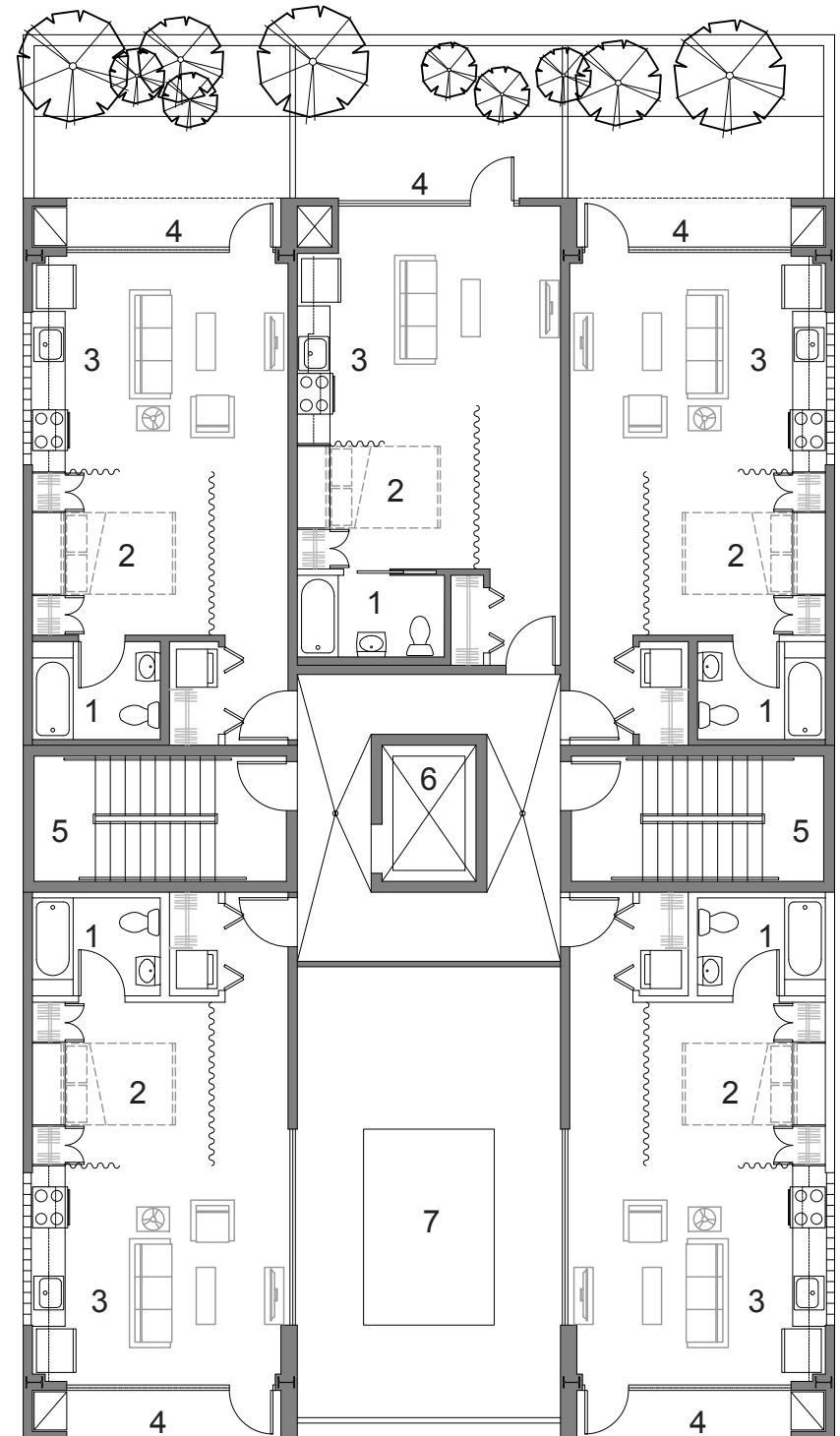
## BELMONT APARTMENTS FLOOR PLANS

### SECOND FLOOR PLAN

- 1 Bathroom
- 2 Murphy bed
- 3 Kitchen
- 4 Exterior Green Space
- 5 Stair
- 6 Elevator
- 7 Skylight

### SQUARE FOOTAGES

Exterior Units - 474 sq.ft. Deck- 44 sq.ft.  
Interior Unit - 452 sq.ft. Deck - 51 sq.ft.



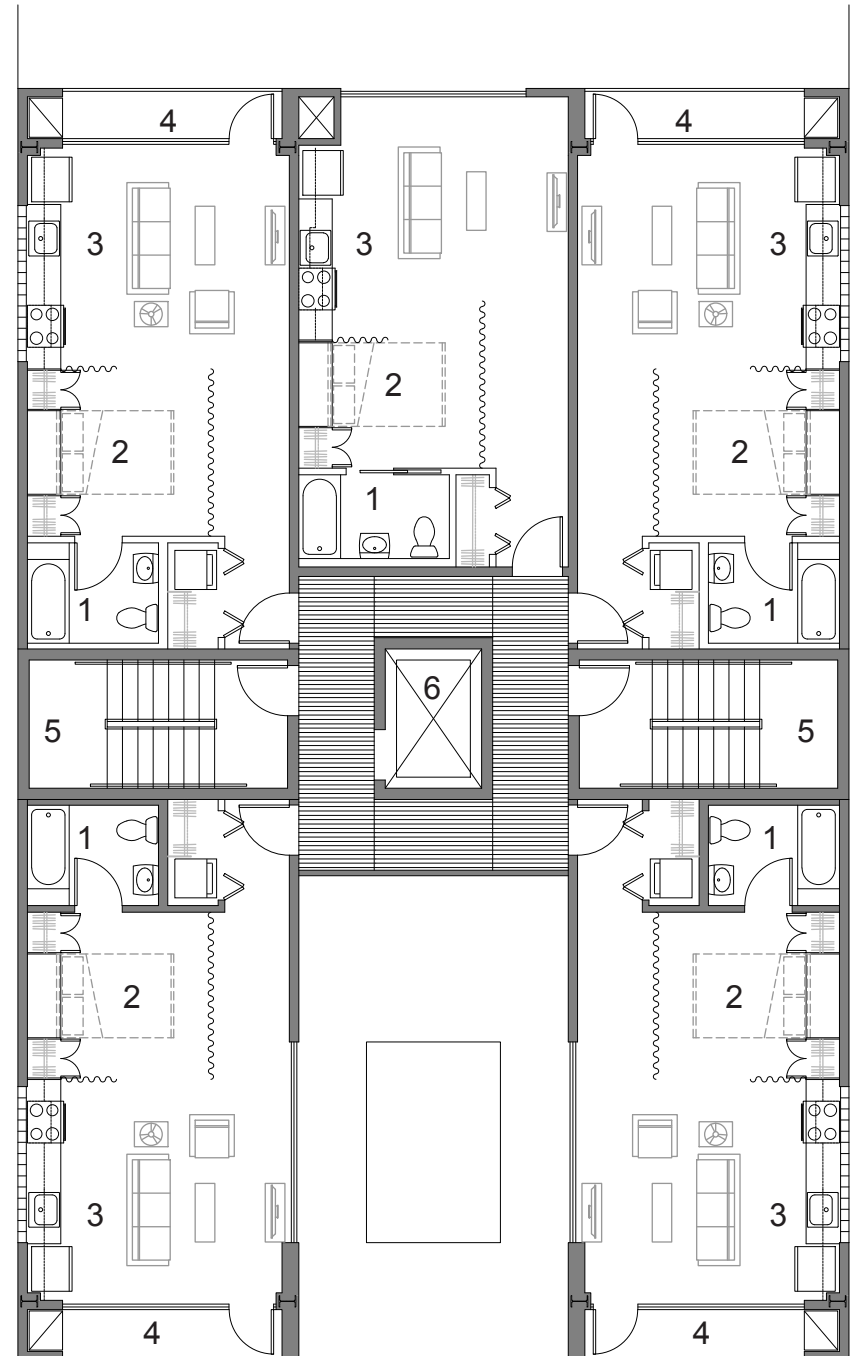
## BELMONT APARTMENTS FLOOR PLANS

### THIRD AND FOURTH FLOOR PLAN

- 1 Bathroom
- 2 Murphy bed
- 3 Kitchen
- 4 Exterior Deck
- 5 Stair
- 6 Elevator

### SQUARE FOOTAGES

Exterior Units - 474 sq.ft. Deck- 44 sq.ft.  
Interior Unit - 452 sq.ft.

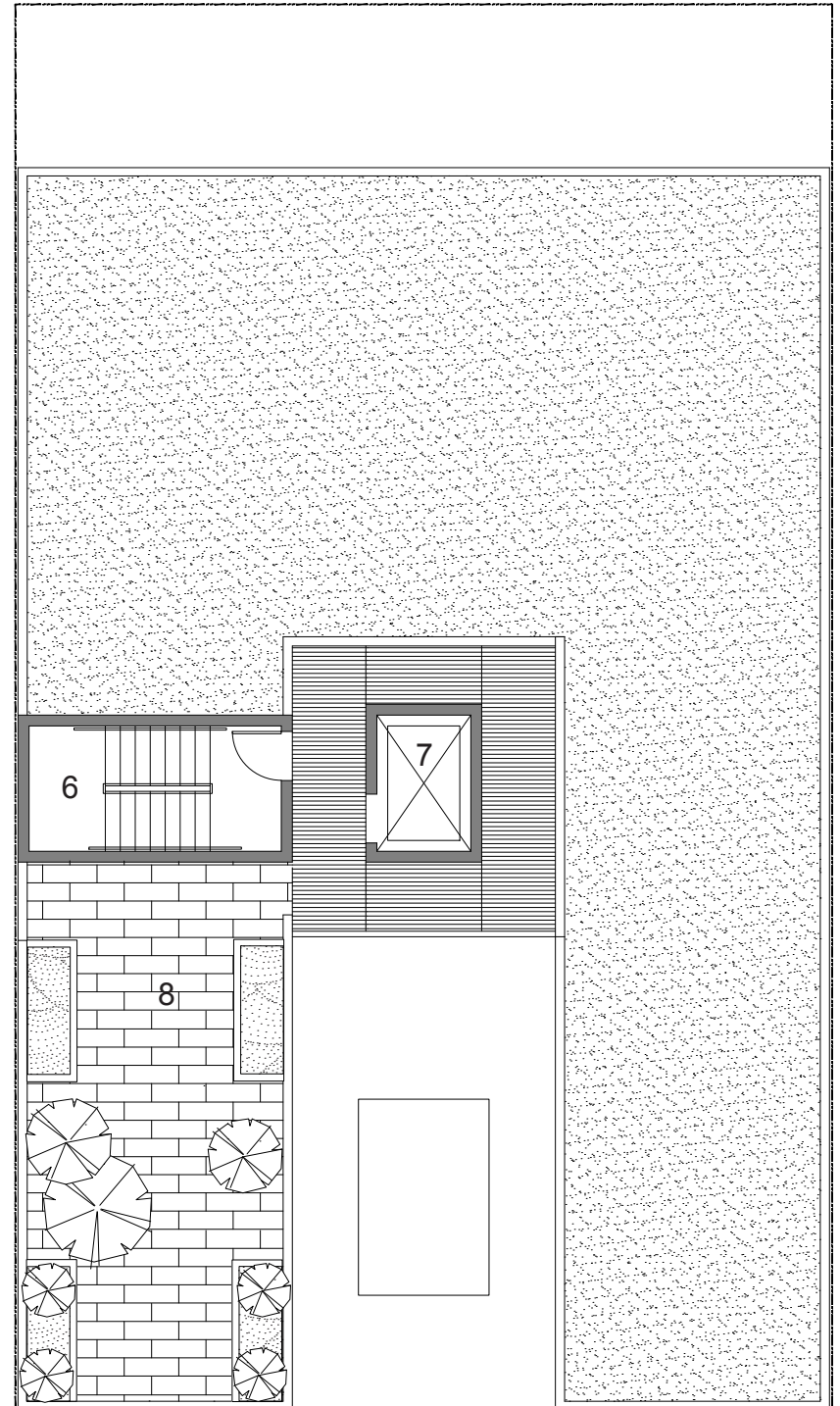




BELMONT APARTMENTS  
FLOOR PLANS

ROOF PLAN

- 6 Stair
- 7 Elevator
- 8 Roof Deck



## BELMONT APARTMENTS SUSTAINABILITY

### **Site and Stormwater**

- + No on-site parking; close proximity to public transportation
- + Bicycle parking and storage for all tenants
- + Green roof utilizing native plants
- + On site landscaping utilizing native plants

### **Water Conservation**

- + Energy Star rated appliances for less water consumption
- + Low flow, dual flush toilets
- + Low flow shower heads

### **Energy Efficiency**

- + Energy Star rated appliances for less electric and water consumption
- + Compact florescent lighting with occupancy sensors

### **Materials**

- + Sustainably harvested, FSC certified wood utilized
- + Use of non toxic and recycled materials when possible
- + Recycled quartz counter tops

### **Interior Environment**

- + High efficiency, operable windows that allow for natural ventilation and daylighting into units
- + Double glazed windows
- + Low emissivity (low-e) coating on glazing for reduction of the u-factor and solar gain
- + Efficient use of insulation in walls, floors and ceilings
- + Low/no-VOC interior paint and primers

BELMONT APARTMENTS  
PAST DESIGN WORK



## SURFSAND RESORTS

COMPLETED 2008

Designed by SUM Design Studio

### overview

The Surfsand Resorts project was an extensive renovation of a 106 room destination resort on the Oregon Coast. The building upgrade included a new addition, whose design reflects the Pacific Northwest coastal vernacular: exposed wood, earth-tone interiors/exteriors and a lush landscape of native plants.

### location

Cannon Beach, Oregon





## SUM THING NEW CONDOMINIUMS COMPLETED 2009

Developed by SUM and Demian Heald  
Designed by SUM Design Studio

### overview

This condo project offers high-end and high-density living in an established, well loved neighborhood in inner Southeast Portland. The three condo building blends in well with the surrounding context of single family homes. Bioswales and gardens receive storm water runoff, while large windows allow light to pour thorough the spaces. Each 1,500 square foot unit has a south facing deck, allowing residents to extend their living space to a quiet refuge away from the street.

Eric Hoffman and Matt Loosemore, along with Demian Heald co-developed this project. This included locating the property, finalizing a loan package, choosing a contractor and selling the units. This project was an excellent learning experience for future development projects.

### location

Portland, Oregon





## CASCADE BREWING COMPLETED 2010 Designed by SUM Design Studio

### overview

SUM converted a former produce warehouse into Cascade Brewing's new 7,000sf facility on SE 9th and Belmont. Majority of the building is devoted to warehouse space, where sour beer is aged and bottled. The building also features a small pub with seating for 80 people and a deck for outdoor seating. The entry facade incorporates large section of glass storefront, new signage and bike parking.

### location

Portland, Oregon





## MISSISSIPPI STUDIOS

COMPLETED 2009

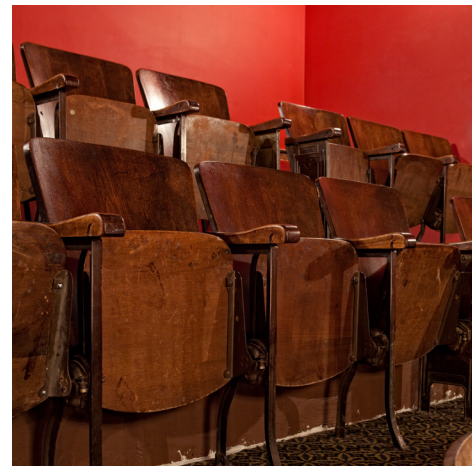
Designed by SUM Design Studio

### overview

SUM's extensive renovation of a former street church transformed the space on North Mississippi Avenue into a spacious music venue. The project included the design of a new kitchen and lounge, acoustically designed walls for optimum performance and structural support for a future roof garden. A suspended balcony eliminated the need for columns and created a clear view throughout the venue.

### location

Portland, Oregon





## FLINT STREET STUDIOS

COMPLETED 2008

Designed by SUM Design Studio

### overview

The Flint Street Studios is a mixed use project that reclaims a site in Northeast Portland where zoning transitions from industrial to residential. The building consists of a 2,700 square foot commercial space on the ground floor, which is accentuated with a large glass storefront. The five studios in the building's design synthesize industrial and residential aesthetics. A courtyard space replaces the driveway and welcomes community gatherings within the site.

### location

Portland, Oregon



## 720 BUILDING

COMPLETED 2009

Designed by SUM Design Studio

### overview

Located along SE Sandy Boulevard, the 720 Building stands as an architectural classic from the 1950s. A complete renovation retained its original aesthetic while updating the structure to modern standards. The interior's lofty space with refurbished ceilings and floors now accommodates three tenants. New landscaping was also designed to encourage tenants and customers to enjoy the outdoor space.

### location

Portland, Oregon



BELMONT APARTMENTS  
PAST DEVELOPMENT WORK



## THE VILLAGE AT YACHATS

### MASTER PLAN

Developed by Demian Heald

Schematic Design by SUM Design Studio

#### overview

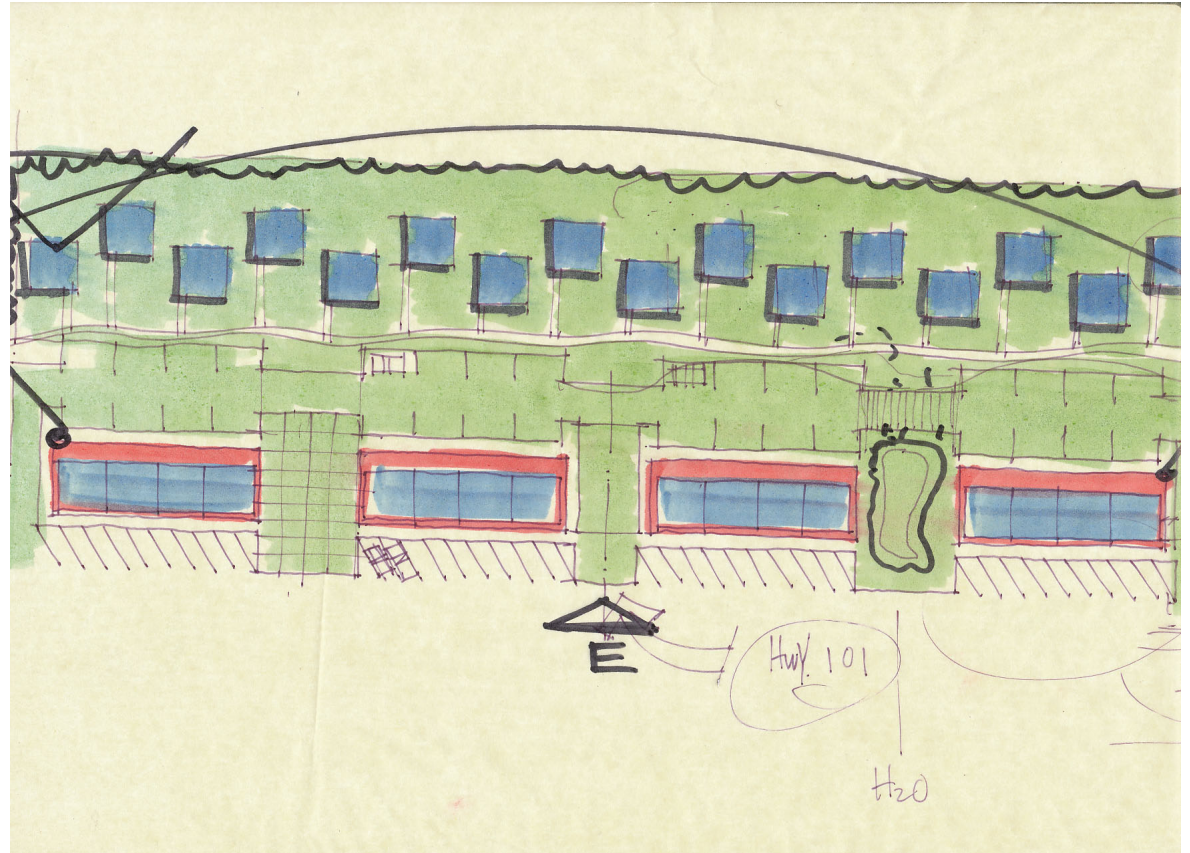
The Village at Yachats is a coastal mixed use village consisting of 51 small (600 SF) sustainable homes and 15,000 SF of retail. This Planned Unit Development included assembling a four-acre commercial parcel in downtown Yachats and dividing it into individual residential tax lots plus retail.

After a year of working with ODOT, the planning commission, architects, engineers, the city council and the mayor, the project was approved and embraced by the community. Renewed designs are in the works so a phased approach can be applied to accommodate a revised mixed-use, live-work artisans' village. We anticipate LEED for Neighborhood status. The first home was built almost entirely out of reclaimed lumber from Eugene. All of the natural springs and storm water are being incorporated into landscape features and bio-retention ponds.

Demian Heald was principal on purchase, design, entitlement and development of this project.

#### location

Yachats, OR





## BROADWAY DRIVE HOUSING MASTER PLAN

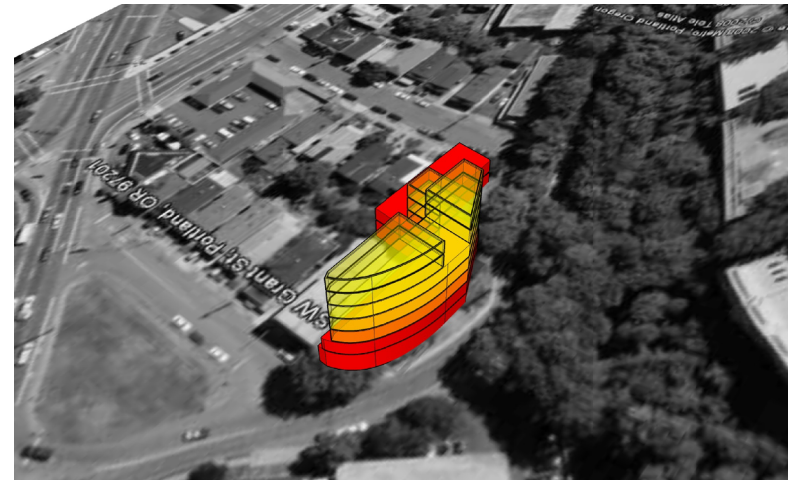
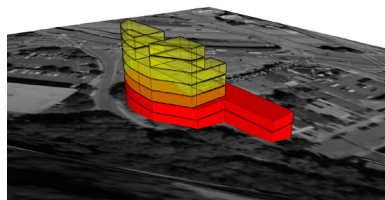
Developed by Demian Heald

### overview

The Broadway Drive Housing Master Plan is a study developed with GBD Architects that looks at low and medium density schemes for a housing project near Portland State University. Both schemes follow a mixed use approach, incorporating commercial and residential spaces.

### location

Portland, OR



**BELMONT APARTMENTS**  
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