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**Landye Bennett Blumstein adds Dingeldein**  
LAW  
George Dingeldein has joined Landye Bennett Blumstein as a partner in its real estate and business law practices. Dingeldein helps clients with acquisitions, leasing, financing, contracts, joint ventures and other real estate matters.

**Dale joins Landye Bennett Blumstein**  
LAW  
Landye Bennett Blumstein LLP recently added David Dale as a partner. Prior to his legal career, Dale received a Master of Business Administration and worked in organizational leadership.

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**Miller Nash's Beaver receives award**  
LAW  
Miller Nash Graham & Dunn LLP partner Jeffrey Beaver was presented with the Pioneer Award for Public Service from the University of Oregon Law School Alumni Association. Beaver was recognized for his extensive community service and impactful legal work. [READ MORE](#)

**David Evans and Associates hires Hall**  
ENGINEERING  
BH Hall has joined David Evans and Associates as a senior project manager. He is a professional engineer, and now has 21 years of experience handling high-voltage transmission line design, underground transmission line design, initiation physical layout, foundation analysis and structure design. [READ MORE](#)

**Heller joins David Evans and Associates**  
ENGINEERING  
Katie Heller has joined David Evans and Associates as a senior project manager. He is a professional engineer, and now has 21 years of experience handling high-voltage transmission line design, underground transmission line design, initiation physical layout, foundation analysis and structure design. [READ MORE](#)

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**OREGON**  
Oregon Convention Center

**WE ARE A CATALYST.  
WE ARE A CENTER IN MOTION.  
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Thanks to Colas Construction for being an outstanding partner on the **Oregon Convention Center renovation**, bringing 20+ years of experience and strong community relationships to secure **COBID subcontractors** and a **diverse workforce** on the project.

This is the largest public contract awarded to a minority contractor. And, minority contracting on this project is unprecedented – not just in Oregon but in many states and across the country – with 49% COBID contractors and 35% minority workforce.



# FROM THE PUBLISHER



The Daily Journal of Commerce is not going to fix the problems facing the local building industry in terms of diversity, inclusion and creating equity for all.

But we are good at telling stories – and believe with the utmost sincerity that learning more about one another can bring people together.

And that’s exactly what we’ve set out to accomplish with the Building Diversity awards and educational program. With the program, we hope to do two things: tell the great stories of some of our best companies, and help facilitate an inclusive dialogue on the issues we’re facing in order to promote positive change and progress.

Whether at the event, or within these pages, I hope you walk away knowing a little bit more about the 17 companies, people and organizations we’re honoring, and the incredible paths to success they’ve taken. There’s no part of this job I like more than getting to hear your stories – both the trials you’ve faced, and the successes that have made you what you are today.

If you’ve gotten a chance to attend the event, I hope you were able to make some valuable connections through this program, a core value of ours, and something we strive for in everything we do.

Sincerely,   
Nick Bjork | Publisher, DJCOregon



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Pictured: The Portland Building Reconstruction Project





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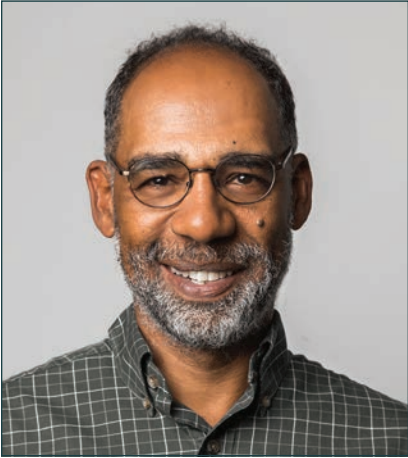
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## Bill Hart, co-founder and principal at Carleton Hart Architecture

### Hart at the heart of diversity in design profession



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Bill Hart’s Lifetime Achievement Award for his work on increasing diversity in the design profession is welcome news to longtime colleagues and younger architects building on the foundation he helped to develop.  
“Bill Hart is a leader by example,” said

Kelly Chanopas, an architect with ZGF Architects and chair of AIA Oregon’s Committee on Equity, Diversity & Inclusion. “His commitment to equity, diversity and inclusion is evident in his professional practice with his focus on community and finding equitable solutions to design challenges.  
“Bill has served as an important mentor to many of us in the Portland design community,” she added. “He is a longtime advisor to CoEDI and our predecessor committee Forward, offering his guidance and perspective and encourag-

ing us to use our diverse experiences to strengthen our profession and the communities we work in.”  
Hart said that while the numbers may not seem large, the design profession has improved in terms of diversity and inclusion over the course of his career.  
“I’ve seen companies make an effort to extend themselves more to a diverse community than before. I think firms are making the investment and working with historically black colleges to go to where their target market is, and that’s never been done before,” he said.  
More opportunities exist for women and people of color to move up the ladder into management and ownership positions. At the same time, they need to accept the responsibility to move into those positions, including leadership training and understanding the collaboration needed to run a business, Hart said.  
“Most folks are not interested in being

a boss or running a company anymore because there is a lot of stress and time involved in that,” he said.  
Carleton Hart recruits its staff from universities with diverse student populations and reaches out to international students, often helping them get the work visas and permits they need. It also offers continuing education and community service opportunities to attract diverse candidates.  
“I think the broader spectrum of experiences and voices you have in the decision-making process helps you relate closer to the community,” Hart said. “Various communities and cultures know each other well and there is a good integration of concepts, and you need to broaden that spectrum of voices. It also allows the community and youth to know there are opportunities, goals and visions from the people who came before them.”  
— Melody Finnemore

## Bridgeport Interiors

### Leon, Bridgeport Interiors build on past successes



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Gilbert Leon graduated from Portland Youth Builders 10 years ago and recently became a board member so he can share his experiences of being a Latino owner of a full-service drywall company.  
“I told them I’d love to be on the board

because not only am I in the construction industry but I’m a graduate and I can relate to the students. Portland Youth Builders worked for me and I’m sure it will work for a lot of other people, too,” he said.  
Leon learned about drywall while working with his father and uncles when he was growing up. He started Bridgeport Interiors in 2014 and has worked on projects such as the Orchards of 82nd affordable housing near the Jade District

and Oliver Station in the Lents neighborhood.  
Bridgeport Interiors worked on Orchards of 82nd with O’Neill/Walsh Community Builders, and co-owner Ali O’Neill praised the company for delivering on schedule, demonstrating “exceptional” planning and layout skills, and completing the project with a minimal punch list.  
She noted that during a recent, complicated project that involved several design changes, Leon and his staff went above and beyond in providing “critical” preliminary estimating assistance that helped OWCB develop accurate pricing.  
“Bridgeport Interiors is an outstanding representative of the COBID community because of their excellent performance. All of their staff is exceptionally easy to work with and they are very diligent in meeting schedules. They are very focused on providing service of the

highest quality,” O’Neill said. “We look forward to partnering with them again in the future.”  
Bridgeport Interiors also worked on Lents Commons, a mixed-use, mixed-income development with 54 apartments and 7,500 square feet of ground-floor retail that was completed in February 2018. Leon said the project, a collaboration between Prosper Portland and the Portland Housing Bureau, marked a turning point for his company.  
“That’s when we dove into working with the city and getting more into public work and that opened the door to doing larger projects,” he said. “We had been working hard to build a good company resume before that, and we finally earned the trust of large contractors and got opportunities to work on larger projects.”  
— Melody Finnemore

## Chandra Robinson, LEVER Architecture

### Robinson finds her place designing space



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Chandra Robinson grew up in Portland and would come back to visit family while living in other cities during and after college. Even as the city grew, it retained the same character she remem-

bered and always felt like home. That sense of place is one of the reasons she wanted to join the Portland Design Commission.  
“Having a strong design commission is a big part of keeping Portland looking like Portland,” said Robinson, who began her tenure on the commission in July. “Serving on the commission is important to me because, as a local, I want to be part of Portland’s history and part of its future.  
“As a new design commissioner, I am still finding my voice and style but I have found that so far I have been most ex-

cited talking about context and design coherency. My goal as a member of this commission is to advocate for quality design.  
“Right now we have an especially diverse group, and everyone has such a different perspective,” she added.  
Thomas Robinson, founding principal at LEVER Architecture, said the firm is excited to see her join the PDC.  
“She is a great architect who understands the big picture of how design and the design commission can improve the everyday experience of all of Portland’s citizens,” he said.  
Chandra Robinson, now a project director at LEVER, became interested in design during middle school. During college, she decided to study geology and physics but was still interested in architecture. After working in outdoor education and being a sea kayaking guide for many years, she earned her master’s

degree in architecture at the Boston Architectural Center.  
She specializes in designing mass timber and institutional projects and, before joining LEVER, led the construction of the largest mass timber building in the country and worked on facilities for higher education clients. Among her favorite projects with LEVER is the new Meyer Memorial Trust office building, which will have a large meeting space framed with mass plywood beams and columns.  
“I really enjoy working with clients and engaging the users of the space. I like to hear what their needs are for their new space and especially enjoy helping them imagine something new,” she said.  
Robinson also has worked with the Oregon chapter of Architects Without Borders for more than a decade on projects in Tanzania, Haiti and Nepal.  
— Melody Finnemore





# Congratulations to the 2019 Building Diversity Awards honorees!



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## DJCOregon PHENOMS & Icons

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**Do you know a long-time leader or an up-and-coming professional in the industry?**

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### **PHENOMS:**

The awards competition is open to any professional under the age of 40 who works in or with the building industries in Oregon and Southwest Washington.

### **ICONS:**

This awards competition is open to any professional over the age of 60 who works in or with the building industries in Oregon and Southwest Washington.



# Colas Construction

## Diversity at the heart of every Colas Construction project



Colas Construction's leadership team includes, from left, executive project manager Marc-Daniel Domond, project manager Alex Colas, founder Hermann Colas, vice president and CFO Aneshka Colas-Dickson, and CEO/President Andrew Colas. (Provided photo)

Hermann Colas started his own construction company after dealing with an incompetent private contractor during the construction of his home. He envisioned a family business, and developed and self-financed all of his initial projects. Today his son, Andrew, serves as president and CEO, and his daughter, Aneshka Colas-Dickson, is vice president and CFO.

The company garnered the state's largest public works contract to be awarded to a minority-owned prime contractor when it was selected to lead the \$39 million renovation of the Oregon Convention Center. Colas Construction's leaders also ensured that many other minority-owned companies were on the project team. "I would say this is unprecedented in

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many states and across the country, not just the state of Oregon. When I shared our subcontracting results at the National Association of Minority Contractors, they were floored that 56 percent of our subs are certified by the Office for Business Inclusion and Diversity (COBID)," Andrew Colas said. Heather Back, communications and policy development program manager for Metro, which owns the convention center, said the company's reputation and status in the community have played a key role in the renovation project's success. "Colas Construction's 20-plus years of experience and strong relationships proved extremely helpful in the current in-

dustry boom, resulting in an unprecedented response and corresponding awards to minority firms," she said. "And the COBID contracting and workforce numbers are also impressive, creating a diverse workforce at all levels." Renovation of the 30-year-old convention center includes numerous upgrades to its public spaces and ballrooms, as well as a reconstruction of the exterior plaza on the northeast corner. The renovation design inspiration brings Oregon's landscape aesthetics inside the convention center with lichen-like carpets. More than 1,000 individual, suspended pieces make up one of the ballroom's ceiling, which is designed to look like a forest canopy. Improvements to the convention center's north plaza are designed to provide enhanced space to serve clients, as well as improve wayfinding for adjacent hotel guests and public transit commuters from the MAX station to the building's main entries. The renovation work is scheduled to be complete in October to coincide with the opening of the Hyatt Regency Portland. — Melody Finnemore

# Innovative Housing, Inc.

## Diversity is cornerstone for Innovative Housing



Innovative Housing, Inc.'s Magnolia 2 building will include maker space for residents and community members to learn hands-on building skills. (LRS Architects, courtesy of Innovative Housing, Inc.)

Construction is ahead of schedule on an affordable housing project in Northeast Portland that, when completed, will provide space for residents and community members to learn hands-on building skills and introduce diverse youth to potential careers in the trades. Innovative Housing, Inc. is developing

Magnolia 2, a 50-unit building at 415 NE Fargo St. that will include a 1,000-square-foot maker space. The maker space will allow residents and community members to work on building projects, participate in classes and workshops, and take classes conducted by the pre-apprenticeship program Constructing Hope.

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Sarah Stevenson, IHI's executive director, said the building is being leased through the city's N/NE Preference Policy. The city accepted applications from Sept. 3-16 and will forward them in preference priority order to IHI in early November to begin its lease-up process. Stevenson said IHI hopes Magnolia 2 will be fully occupied by the spring. She noted that since IHI's board formally adopted an Equity Plan in December 2012, IHI has measured its equity achievements against specific goals and outcomes for diversity in who it houses, who works on its projects and who it recruits for its board and staff. "IHI's Equity Plan mandates action items to ensure inclusion, proactive

outreach and cultural competency in everything we do, including housing development, resident services and property operations," Stevenson said. "IHI's Equity Plan is a living document that we continue to work on and improve." She added that IHI has consistently exceeded 30 percent MWESB utilization rates on the majority of its affordable housing projects. "When it comes to creating economic opportunities through development, IHI succeeds because we set ambitious equity goals and then work closely with our development team to meet those commitments." At Magnolia Phase 2, IHI secured 100 percent MEP participation and expects to achieve 31 percent overall COBID subcontractor participation. Magnolia 2 is the second phase of what will become a 100-unit apartment building. The \$16 million project will feature 17 one-bedroom units, 23 two-bedroom units and 10 three-bedroom units. LRS Architects designed the building and it is being built by Bremik Construction. — Melody Finnemore

# Interior Exterior Specialist

## IES focuses on minorities, women in construction



When Interior Exterior Specialist describes what it does as "demo to final clean and everything in between," that encompasses demolition services such as soft and full building, core drilling and saw cutting; build back services that include framing, drywall, finishes, accessory installation and painting; and final

cleaning services like construction cleaning, super cleaning, intel fab and subfab cleaning. The company's portfolio includes such notable projects as the Grand Avenue Apartments, a 12-story, ground-up project. For the Jefferson Station portion of the new Multnomah County Central

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Courthouse, IES gutted the historical building and did a partial demolition. On the 19-story Broadway Tower, IES did the final cleaning after construction. A defining moment for the company occurred with the Edith Green-Wendell Wyatt Building, IES' first significant subcontract for demolition services. The scope included removing concrete masonry block walls, doors, hardware and carpet, and an interior gutting of the first two floors. Meghan Herteg, project manager for Walsh Construction, called IES an "outstanding representative" of diversity. She noted that several women hold leadership roles within the company and it has a diverse workforce. On the Louisa Flowers Apartments project, IES' work-

force demographics were 80 percent minority and 10 percent female. "IES genuinely focuses on hiring and developing minorities and women in the construction industry as well as partnering with MWESB-owned firms," she said. Herteg added that when the project team was having overruns in punch costs, IES brought ideas to the table to help bring the overall project cost back in line. "They voluntarily gave up work by offering that the painter could fix many of the smaller issues for less cost than they could. Their management went even further and offered to do a punch walk with our field crew to see if she could help streamline the process," Herteg said. Joy Wiberg is the founder and majority owner of IES. Her sons Teddy and Christopher also have ownership stakes in the company. — Melody Finnemore



## K&L Gates LLP

### K&L Gates finds growth behind diversified staff



As Oregon’s legal sector elevates its efforts to encourage diversity, equity and inclusion within the profession, K&L Gates is seeing some significant gains within its Portland office. Its managing partner, Shiau Yen Chin-Dennis, is among the first immigrant, Asian, female

partners in a leadership role in a major global law firm with a Portland office. Of K&L Gates’ lawyers, 71 percent are women, people of color and members of the LGBTQ communities; 40 percent of its partners are women. “In our Portland office we are enjoy-

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ing the benefits of a diverse team with the growth in our office,” said Anna Arredondo, the firm’s business development manager. “Further, the unique perspectives and experiences contributed from our employees’ different backgrounds enrich the culture of our firm and afford us greater opportunities for innovative thinking and creativity in problem solving. We provide better customer service and solutions to our clients. Studies have shown that diverse companies are 35 percent more likely to financially outperform those that are less diverse.” Leaders at K&L Gates encourage staff to participate in pro bono efforts and volunteer service through its Global Day of Service. It also has developed a slate of

pro bono programs, such as a pro bono name and gender marker documentation change program to assist transgender individuals in Portland, Pittsburgh, Melbourne and Sydney. For Portland, this initiative is spearheaded by associate Shane Devins, who serves as board chair of the Q Center. K&L Gates is fighting human trafficking in Portland as well. Attorneys Stephanie McCleery, Meredith Bateman and Sam Hernandez are representing a female victim of sex trafficking, helping to expunge and seal her criminal prostitution records. This year, its Global Day of Service is focused on women issues, and its Portland lawyers and staff will volunteer at the YWCA of Greater Portland’s home for women who are transitioning from abusive situations. It also supports various nonprofit, professional and business organizations serving women, such as the XXcelerate Fund and the Women’s Leadership Alliance, as well as LGBTQ+ and diverse individuals and businesses. — Melody Finnemore

## LEEKA Architecture and Planning

### Lee’s ties to the community run deep



Neil Lee remembers wanting to be an architect as far back as eighth grade and gained several years of experience before buying his firm in 2005. It was initially established in 1974 as Ehman-Klas Architects and then called STOA-EKA Architects until Lee renamed it LEEKA. Like many of his fellow designers, Lee,

principal of LEEKA, has weathered several economic ups and downs, including the Great Recession. He said his best decision as a business owner has been to survive those downturns as many other firms closed their doors. “In my heart and my brain and my soul, I could not quit. In my personal life

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I had a lot going on, so I had to keep my business going,” he said. Lee’s firm provides a full range of architectural services with a focus on commercial public-sector projects as well as restaurants and retail space. His favorites include helping to repair large ceiling tiles in the Mark O. Hatfield Courthouse, working as a consultant on the Portland-Milwaukie MAX line and designing ticket booths for Blue Lake Regional Park. His firm received a 2007 Hammurabi Award from the Masonry and Ceramic Tile Institute of Oregon. A member of the Port of Portland’s Mentor-Protegee Program, Lee works with other minority- and women-owned businesses as often as possible. Marjo-

rie Wolf, principal engineer at Wolf Water Resources, praised Lee’s commitment to the community, which ranges from contributing time and expertise as a director for the Broadway Corridor Steering Committee to serving as president of the Oregon Chinese Consolidated Benevolent Association and the Portland Lee’s Association. “LEEKA Architecture provided pro bono architectural work for the Lan Su Chinese Garden offices and for the OCCBA building. They donated time and money and architectural services to various Chinese organizations for their New Year events,” Wolf wrote in her nomination of Lee, adding that he provided architectural consulting services to refurbish the Chinatown Gate. LEEKA Architecture and Planning was named the 2012 Minority Business of the Year by the Oregon Association of Minority Entrepreneurs, and Lee was named 2018 Citizen of the Year by the Chinese American Citizens Alliance. — Melody Finnemore

## LMC Construction

### LMC Construction continues its upward trajectory



LMC Construction’s leadership team includes, from left, vice president Kyle Anderson, project executive Ryan Duffin, and president Chris Duffin. (Provided photo)

Contractors who have worked with Chris Duffin, president of LMC Construction, don’t hesitate when asked what they respect about him, his work and the way he runs his company. Dave Lauzon, owner of Lauzon Contracting, cites Duffin’s integrity and honesty, noting they have worked on projects together over the last 12 years and

Lauzon plans to continue their collaborations for years to come. Mauricio Rojas, owner of KO Contracting, has worked with Duffin for a decade and called LMC Construction the best company he has worked with. “They are very high-quality, very professional and very trustworthy people to work with,” Rojas said. “It’s a fast-grow-

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ing company and I can see why. They do great work.” LMC Construction specializes in commercial and mixed-use construction, and it does renovations, adaptive re-use and ground-up new construction. Its portfolio includes West Parc at Bethany Village, The Arbory, Miracles Central and 72 Foster, among others. Duffin, who grew up in a family of business owners and has been interested in how things are built since childhood, said a defining moment for his company was when a new client gave him an opportunity to build something much larger and more complicated than he had ever done before. “We successfully completed that proj-

ect and have been this client’s builder of choice ever since,” he said. “Additionally, having this project on our resume opened doors that would otherwise never have been opened. We are eternally grateful for that opportunity. It fundamentally changed the trajectory of our company.” LMC Construction actively seeks out certified firms for all of its projects. It also works with some of its smaller MWESB partners, helping them to navigate prevailing wage and apprenticeship requirements and providing accelerated payments to them when needed. “We are genuinely satisfied when we see these partners grow with us and become bigger and stronger businesses,” Duffin said. LMC Construction’s volunteer work ranges from contributing money to local charities and donating school supplies to holiday toy drives and helping Habitat for Humanity build homes. “We are always doing something to give back to the community. We honestly have the most giving group of employees that I could imagine,” he said. — Melody Finnemore



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*Deb and Mark Matthews, Pacificmark Construction,  
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# Metro

## Metro a lasting study in Portland-area business success



In 2018, apprentice ironworkers Jess Ross, foreground, and Christian Garcia worked on the Grant High School modernization project. A study commissioned by Metro found a need for improvement in the numbers of women and minority participation in the building industry. (Sam Tenney/DJC file)

At least 80 planned public projects worth nearly \$7 billion will require 14,000 construction workers over the next several years, Metro learned from a 2018 study assessing the region's construction workforce.

Metro, Worksystems Inc. and the city of Portland commissioned the Regional Workforce Market Study, which focused exclusively on public projects worth more than \$15 million, to explore how to leverage

public dollars to create job opportunities for people of color and women to better understand the challenges they face in the construction trades.

"It was a deeper dive into the experiences of diverse workers who are attempting to step into the sector," said Raahi Reddy, Metro's diversity, equity and inclusion program manager. "We know the Portland area is facing a huge shortage of construction workers. On top of that, we know that

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for women and people of color the retention rates are 38 percent and 36 percent."

The study also highlighted some of the bullying and harassment that happens on jobsites in a male-dominated industry that traditionally has not been welcoming to people of color and women, she said.

"It's been that way for a long time and it's just sort of accepted that that's construction," Reddy said. "We know that if we want to impact retention rates then we have to impact culture. We lose about \$10,000 worth of workforce investment per apprentice who does not make it through the first year of their apprenticeship, so from the business case it benefits us to make sure they finish their first year and make those investments go really far."

The market study is guiding 16 public

agencies as they work together to develop tools and policies that create inclusive and promising career paths in construction. Community-based organizations, pre-apprenticeship training programs, industry groups, minority contractors and trade unions gave input to the work group based on their perspectives and experiences. By this fall, the public agencies expect to finalize a shared policy framework that will guide future projects.

Another part of Metro's DEI initiatives is the Construction Career Pathways Project, through which it is partnering with other public agencies, the region's workforce investment board, community-based organizations and labor groups. Reddy said Metro looked at similar programs in Seattle and Los Angeles, and Portland's effort has one significant difference.

"The difference in Portland that we're really proud of is that we started out with an alliance of multiple agencies first," she said. "This is really a very ambitious effort and that's what C2P2 set out to do, to bring an alliance of agencies together to meet common goals."

— Melody Finnemore

## The Metropolitan Alliance for Workforce Equity (MAWE)

### MAWE spearheading diversity across the workforce



Workforce and contracting diversity efforts by the Metropolitan Alliance for Workforce Equality (MAWE) have resulted in increased minority participation in public projects including the Gladys McCoy Health Department Headquarters, which was completed last spring. (Sam Tenney/DJC file)

MAWE represents an historic partnership between carpenters, operating engineers, building trades, pre-apprenticeship programs and community-based organizations, and has its roots in early efforts to increase workforce diversity in Portland.

In 2017, MAWE worked with the city of Portland to establish Community Benefit Agreements and pilot them on two projects.

"Successful pilot projects with the city of Portland and the Portland Water Bureau achieved record participation and provided technical support to over 20 minority and women contractors to upgrade their estimating systems," said Faye Burch, owner of F M Burch and Associates.

Burch noted that Professional Business Development Group nominated MAWE

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for recognition because the organization speaks up for equity opportunities for minority and women participation on construction projects both as subcontractors and in workforce apprenticeship.

Kelly Haines, senior project manager for Worksystems, coordinates MAWE and said the CBAs continue to improve equity through projects such as the Multnomah County Courthouse and the Gladys McCoy Health Department headquarters.

"Those projects we found to be very successful, not just around COVID firms but also in terms of workforce diversity," she said. "We really want to make sure there is retention of women and minorities throughout the projects and at the journey level."

MAWE is partnering with the Portland Harbor Community Coalition and the Healthy Communities Coalition to support other CBA efforts in the harbor clean-up and the Broadway Corridor. It also is working with Metro by providing input and direction on the Construction Career Pathways Project (C2P2) initiative.

"We see that as a really great possibility at the regional level because C2P2 is standardizing diversity goals across the region," Haines said. "It's a big win, and even though it's a first step, the agencies that sign on are the biggest builders and will be leaders in helping to set the standard."

Haines co-chaired the recently published Minority Contractor Participation Equity Committee report to further identify ways to improve opportunities for minority- and women-owned subcontractors. MAWE also supports the work of BOLI-certified, pre-apprenticeship programs for minorities, women and low-income residents through grant funding that will train nearly 300 workers for a career in the trades.

— Melody Finnemore

## PLACE Studio

### Veteran landscape architectural company finds its PLACE



PLACE is the landscape architect for Block 216, collaborating with GBD Architects in the development of the streetscape design and a series of on-structure terraces for the 35-story, mixed-use tower.

Principal Mauricio Villarreal said several elements make the project unique. It envisions the character and design elements of the citywide Green Loop plan with the redevelopment of Southwest Ninth Avenue as its first realized block.

"PLACE has approached the design of Southwest Ninth Avenue as Portland's shared street contributing to the public space network, adding vibrancy and activity with outdoor dining, public seating, artwork and landscaping," Villarreal said.

The food hall, shared street concept affords opportunities for pedestrians and activities to move seamlessly from inside to outside and vice versa, functionally extending the sidewalk into the building, Villarreal added.

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real said. "Amplified by the ground-floor food hall, the shared street illuminated with overhead hanging lights allows a variety of activities and safe movement, indicating that vehicles are guests and parking spaces are reconceptualized as 'flex zones' celebrating pedestrians and bicyclists."

"Aligning with the architecture's inspiration from the region's geology, the podium terraces coalesce into a mosaic of urban landform terraces above the public realm channeling water through a

cascade of raised stormwater planters," he said. "The geologic abstraction transcends into the dynamic forms extending the green canopy of O'Bryant Square into a floating forest."

As the first project under the new Comprehensive Plan, Block 216 stimulated a dialogue about how to retain some of the food carts' energy and how the design of Ninth could become a precedent for the Green Loop's future development.

"Since this segment of the avenue will be redesigned as mitigation for the 12-foot setback standard and is the first in the city to be designed and likely to be built, the proposed street design elements could be replicated elsewhere on the Green Loop, creating continuity for the system and an authentic sense of place for the Portland's public space network," Villarreal said.

Block 216 proposes how the design elements of the street could be extended to the north and south along the SW Ninth and Park Avenue segments of the Green Loop, Villarreal said.


— Melody Finnemore




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## Portland Community Reinvestment Initiatives

### PCRI transforming neighborhoods by helping residents



PCRI's King + Parks Apartments will bring 69 units of affordable housing to Northeast Portland. (Rendering courtesy of Atomic Sky)

Portland Community Reinvestment Initiatives is the silver lining that emerged from a housing crisis in Portland's inner north and northeast neighborhoods. Years of redlining by financial institutions left families unable to secure conventional mortgages and, as a result, hundreds of properties became vacant and neglected. Property values plummeted and an unscrupulous mortgage

firm scammed hundreds of unsuspecting families.

The brokerage firm was convicted of racketeering and fraud, and the nonprofit PCRI was created to acquire endangered homes, help families secure conventional mortgages to buy them back, and retain the other properties as long-term affordable rentals.

While the homes are no longer va-

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cant and neglected, gentrification and displacement continue to force some people into situations of housing instability and affordable rentals are needed now more than ever. PCRI's Homeownership Initiative and Resident Programs allow people to move into a continuum of self-sufficiency.

Its Pathway 1000 program, which received Bank of America's 2018 Innovator Award, has completed construction on 84 homes, 80 of which are rental housing.

"We currently have 76 units under construction, 70 of which will also be rental housing. Next year our construction will shift focus and we'll be working primarily on the development of affordable homeownership opportunities," said Ra-

chel Loftin, senior housing developer.

Among its recent projects, PCRI last November celebrated the grand opening of the Beatrice Morrow Cannady Building, a mixed-use building with ground-floor retail and 80 affordable rental units. Construction is currently underway on the King + Parks Apartments, which will bring 69 more units of affordable housing to the area.

"This project is being built with funding from the Portland Housing Bureau, which will allow us to bring families back to the neighborhood that have been historically displaced or are currently at risk of displacement due to rising housing costs in the area," Loftin said.

PCRI, which earned the Governor's Livability Award and recognition in the city's Build It Green! homes tour, also recently had a change in its executive leadership. After 28 years of building PCRI into what it is today, Maxine Fitzpatrick handed over the executive director reins to Kymberly Horner. Horner comes from Oxnard, California, and has an extensive background in community and economic development.

— Melody Finnermore

## RJ Ramos Construction & Electrical Co.

### RJ Ramos builds success on its strong roots



Randy Ramos began honing his construction skills as he and his sister helped clean and maintain his family's rental properties. Ramos, whose family emigrated from Mexico and was the first in his family to be born in the United States, graduated to working on repairs and renovations and became a seasoned jack of all trades.

When he started his own company, he specialized in residential remodeling. He grew his company and his services, and is now working with Howard S. Wright as a subcontractor providing electrical services on the Portland Building reconstruction project.

Rachel Farley of Howard S. Wright called RJ Ramos a "shining example of

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what a successful leap from private-sector into public-sector contracting looks like," and praised Ramos for successfully adapting his workforce, project administration and bidding processes to win bids and deliver the work successfully.

"RJ Ramos is the kind of business hero we need more of. With such an unprecedented demand on COBID-certified firms, the industry needs more firms to get certified, to win contracts and to deliver public work profitably," she said. "Crossing into public-sector work, even after decades in business, presents companies with a different set of rules and impacts their business model significantly. RJ Ramos deserves to be recognized for diving head first to meet this

demand and to do it strategically, intentionally and successfully."

Farley noted that Ramos has two sons who have joined the trades, one of whom is working on the Portland Building, and is continuing to grow the family business.

Bill Kruse, preconstruction manager at RJ Ramos, said that Ramos' commitment to the community includes donating time and materials to nonprofits and encouraging employees to participate in service projects and personal endeavors they feel strongly about.

"Randy has an open-ended policy that the company will assist employees reach their academic goals by helping pay the costs of a relevant course of study. A number of our employees have taken advantage of this opportunity, including myself," Kruse said.

In addition, Ramos has worked with several nonprofit organizations and other entities that support disabled persons, low-income families and affordable housing developments by performing lead abatement on homes with young children.

— Melody Finnermore

## Salazar Architect

### Salazar Architect headed for Vibrant! future



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trict, Alex Salazar knew the collaboration with LRS Architects and Innovative Housing, Inc. meant big things lie ahead for his firm.

"That was well received and that was a big achievement for us," Salazar said, adding it was his company's first high-rise and first partnership with IHI. "It was also a very cost-driven project. The cost pressures were pretty large, but we still managed to achieve a very refined design."

Sarah Stevenson, IHI's executive director, said her organization appreciat-

ed Salazar's vision for Vibrant! and his commitment to a bold design statement that made the building stand out while still fitting within the neighborhood's context.

"The design faced many challenges along the way, but IHI and Alex pushed through together and we are very proud of the end result," she said. "We like the bright pop of color and the unique rotated bays that call attention to the building and help it stand up to the massive freeway structure nearby. Most of all, we love that our residents are proud of their new home and feel excited by the space and the opportunities it provides."

Salazar began working in architecture, community and urban design, and interiors in the Bay Area and relocated his solo practice to Portland in 2004. He said his best decision as a business owner

has been to hire talented people with a similar passion for community-based design.

He added that he's excited that his company is now working with Living Cully to redevelop the Sugar Shack, a former strip club, into a transit-oriented development with a public plaza, mural art, solar installation and electric vehicle service, among other community-driven amenities.

"The community benefits in this project are very immense and pretty unusual, so we're really happy and excited for this to go forward and to see its completion," Salazar said. "From the design side, we've been very conscious of an approach that pushes Latin-American architecture. That has been in our minds as we think about design and color."

— Melody Finnermore





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## Viking Engineering + Construction

### Viking continues to promote, hire minority firms



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Cecil Delacruz, president and CEO of Viking Engineering + Construction, is a mechanical engineer by training, and started his career as a diffusion engineer in the semiconductor industry. When his employer wanted to build a new fabrication plant, they asked if anyone internally was interested in serving as the own-

er's representative to interface with the general contractor.  
"Most of my work at the time was in a think-tank environment, trying to figure out how to squeeze more information into smaller chips, so I jumped at the opportunity to work on something that involved a lot of interaction with others," he said. "As soon as the project started, I just fell in love with the construction process. I loved the interaction between so many different experts and trades, the complexity of it and, most of all, the ability to actually work within the construc-

tion process."  
DelaCruz decided then that he would start his own construction company and, as a recent graduate of Portland State University, call it Viking Engineering + Construction.  
Today, VEC is a full-service construction manager/general contractor specializing in state and federal, health care, high tech and commercial projects. Its work includes tenant improvements; security and energy upgrades; roofing replacements; mechanical, electrical and plumbing upgrades; and civil construction.  
Lindsay Verdugo, community affairs specialist for Mortenson Construction, said that as Mortenson's protégé graduate from the Port of Portland Mentor-Protégé Program, VEC seeks to engage other certified firms and constantly

seeks resources to improve itself.  
"On one of Viking's projects with the Port of Portland, they teamed with another certified firm, Sterling Pacific. The majority of Sterling Pacific's field staff did not hold CPR/AED certificates, so Viking hosted a training and invited Sterling Pacific to participate," Verdugo said. "This participation also demonstrated that Viking honored their safety plan by having every onsite individual certified in first aid/AED/CPR. Viking continues to create a positive reputation for MWESB firms."  
Each year, VEC participates in Kaiser Permanente's MLK Volunteer Day. It also funds two scholarships for PSU — one for the College of Business and the other for the College of Engineering — that are available to immigrant and first-generation college students.  
— Melody Finnemore

## Walker Macy

### McCann leading Walker Macy on diverse path



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Walker Macy celebrated a significant milestone this year when principal Chelsea McCann became a majority owner and the firm registered as a Women Business Enterprise.  
McCann, who joined the firm in 2000,

said she was introduced to landscape architecture through family friends and was attracted to the profession's range of scale and flexibility, from small residential projects to large-scale city planning.  
"For me, landscape architecture is the perfect intersection between creativity, science and technical problem solving," she said. "Every project has a unique collection of challenges, and I get to work with an incredible team and interesting clients to develop designs that solve urban and environmental challenges,

while becoming focal points within their communities."  
Among her favorite projects are the Portland Japanese Garden Cultural Crossing, Oregon Shakespeare Festival Bricks Courtyard, South Waterfront Greenway and Mendenhall Glacier Recreation Area.  
Prior to becoming an owner of Walker Macy, she participated in strategic planning and helped to chart a new course for the firm. McCann said she saw her ownership as a chance to continue to make changes, "building on a solid foundation, but looking forward to imagine a future version of the firm that is more diverse, more equitable and more sustainable."  
McCann noted that she has seen the industry change significantly for women since she began her career 20 years ago. While men have historically dominated

firm leadership, that is changing as the older generations reach retirement and younger people have begun to take leadership positions.  
"Younger generations expect and want more diversity at the leadership table," she said. "When I started I was often the only woman in the room, and I sometimes felt that my gender made it hard for me to be heard. I rarely ever find myself in those situations now."  
"Now I find myself working with people of all genders and backgrounds where our voices are equally valued," she added. "I see the outcome as richer, more interesting design discussions, and am continually, pleasantly challenged to see projects from new perspectives. In all, I find it to be a more welcoming and supportive environment than the one I started in."  
— Melody Finnemore

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# WOMEN OF VISION 2019



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