



# The Confluence at Troutdale

**Interview**

March 2, 2023

**ethos**  
DEVELOPMENT



TIME EQUITIES INC.

**HACKER**  
ARCHITECTURE & INTERIOR DESIGN

**BREMIK**  
CONSTRUCTION

# Presentation & Vision Specifics

# 1. Team and Roles



**Ethos Development**  
Local Developer

**Paul Del Vecchio**  
Development Manager  
**Anders Meyer**  
Development Director



**Time Equities**  
Developer & Investor

**Ami Ziff**  
Developer  
**Richard Recny**  
Director of Asset Management



**Hacker**  
Architect

**Corey Martin**  
Lead Designer



**Bremik**  
General Contractor

**Mike Greenslade**  
Executive VP & Founder  
**Brent Parry**  
President & Founder

## 2. Vision for the Site

### 3. Fronting the River



**Extend the Experience  
of Downtown troutdale**



**Create Space for  
Community**



**Connect to Nature**

# Extend the Experience of Downtown Troutdale



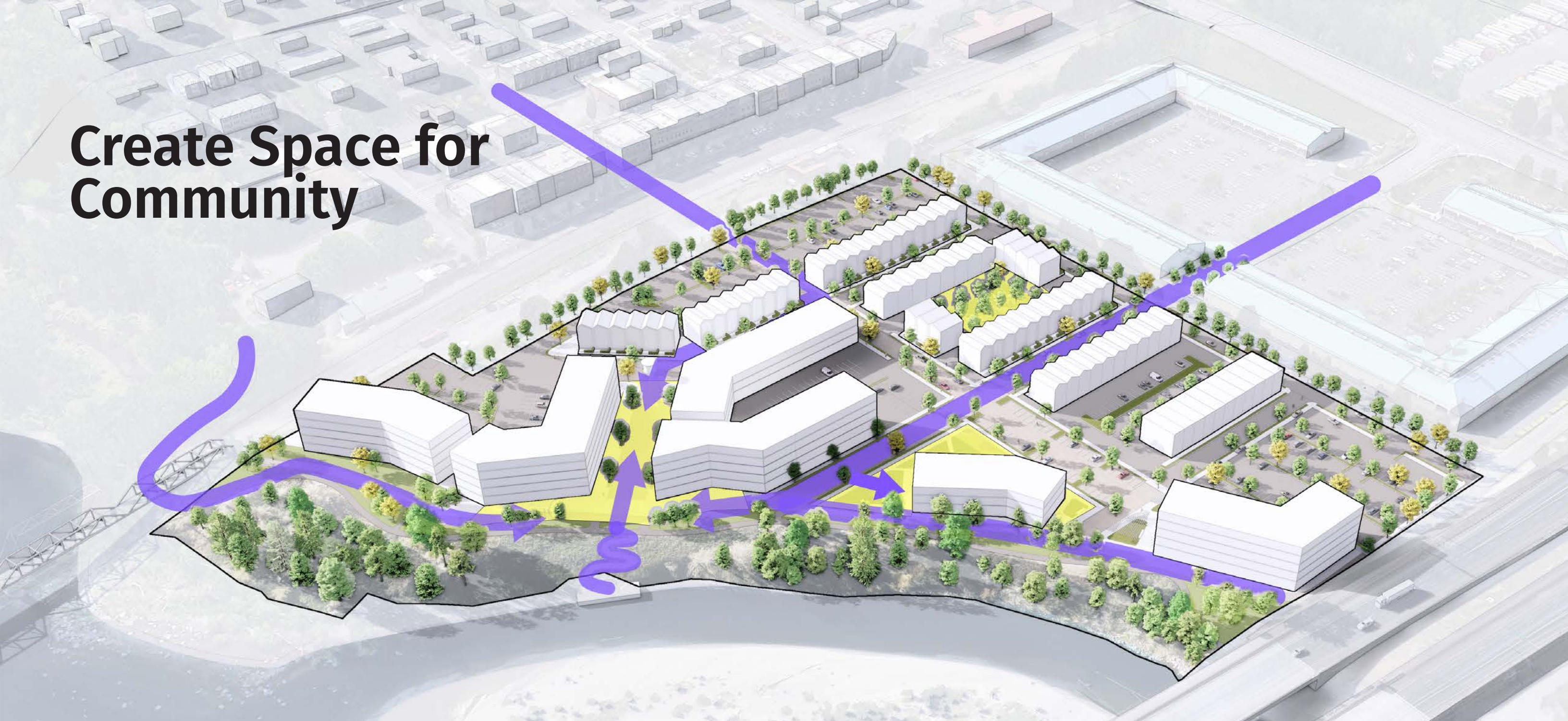
CITY FABRIC OF HOOD RIVER - 310 OAK STREET



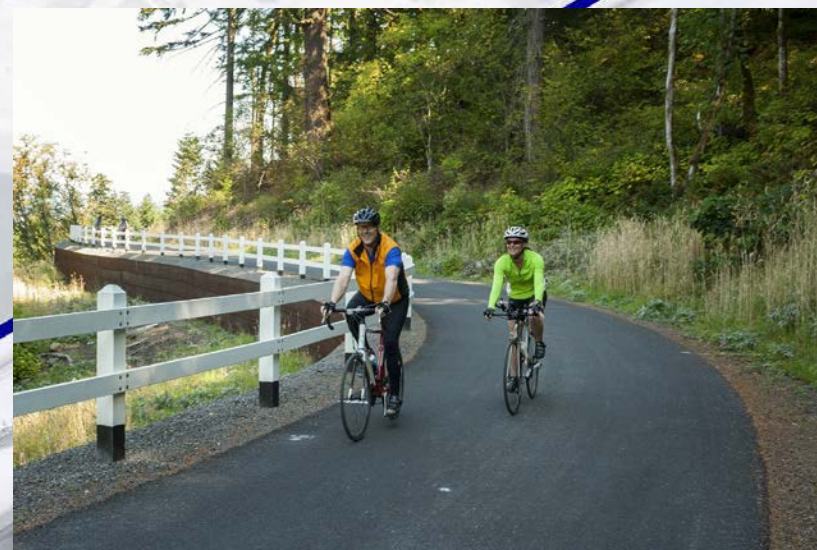
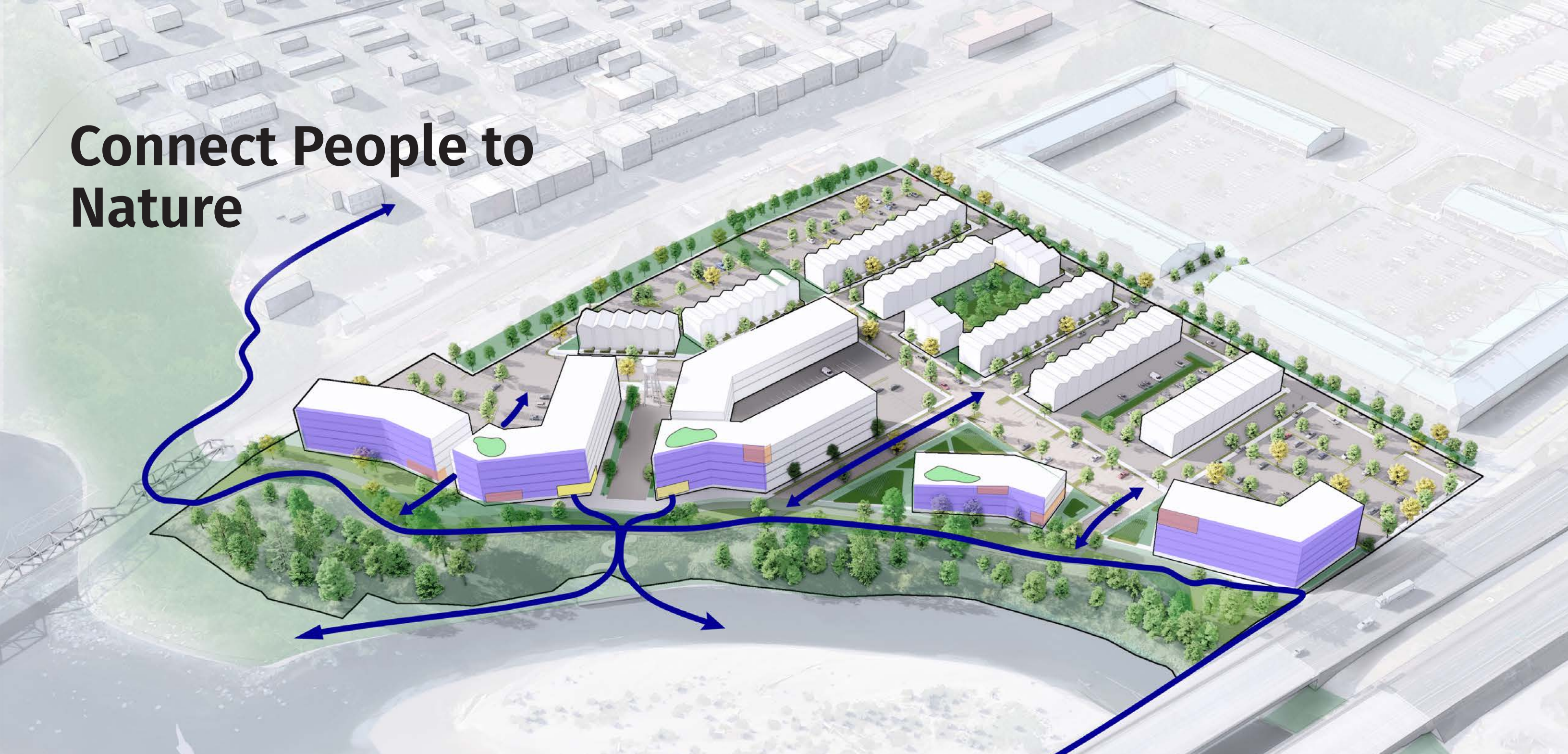
CITY FABRIC OF TROUTDALE



# Create Space for Community



# Connect People to Nature



# 4. High Quality Development



THE CLARA, MERIDIAN, ID BY HOLST



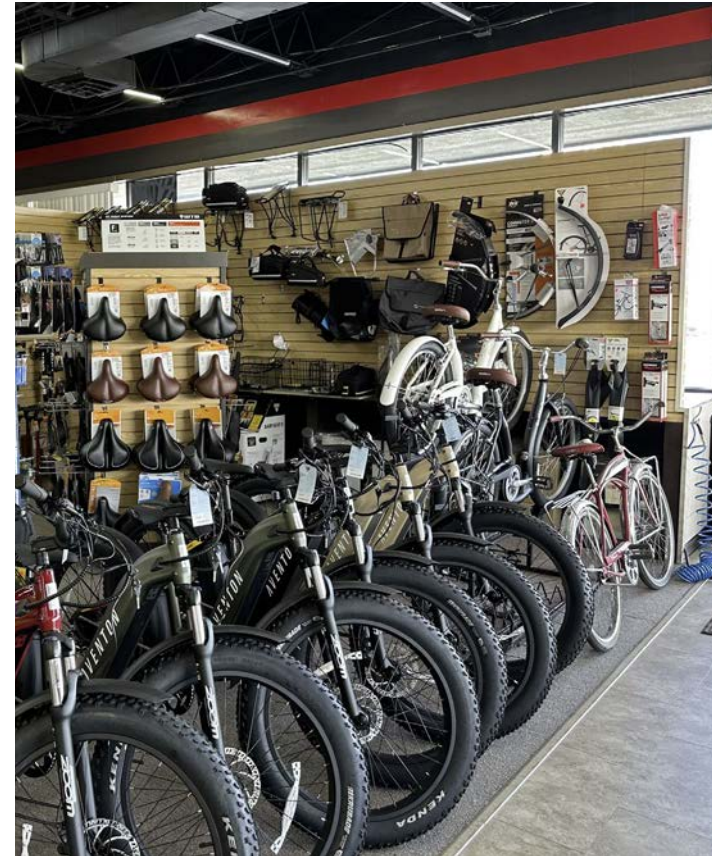
## 5. Mix of Uses



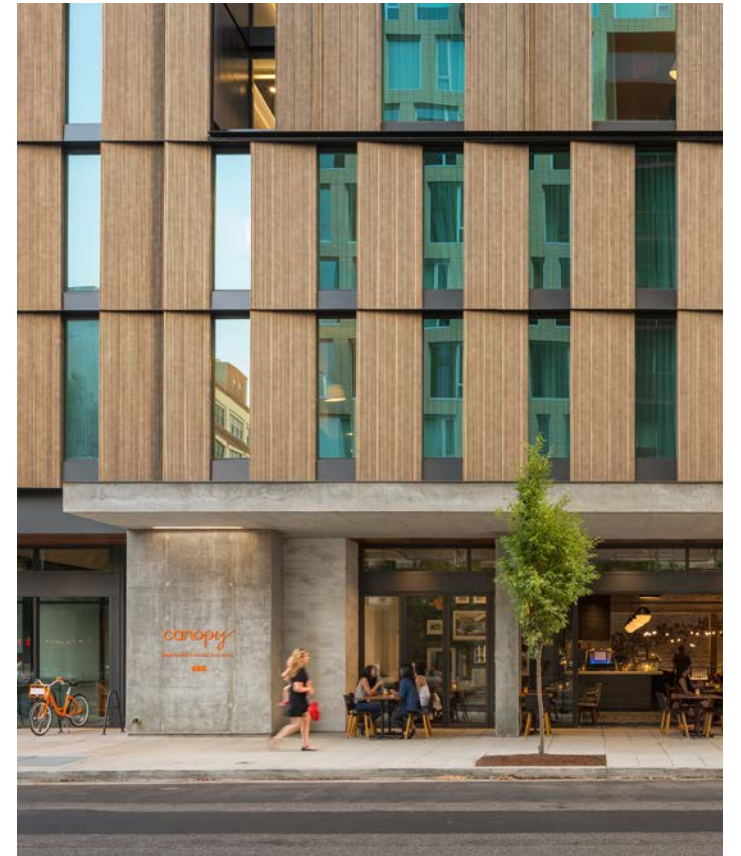
**Multifamily  
Residential**



**Townhomes**

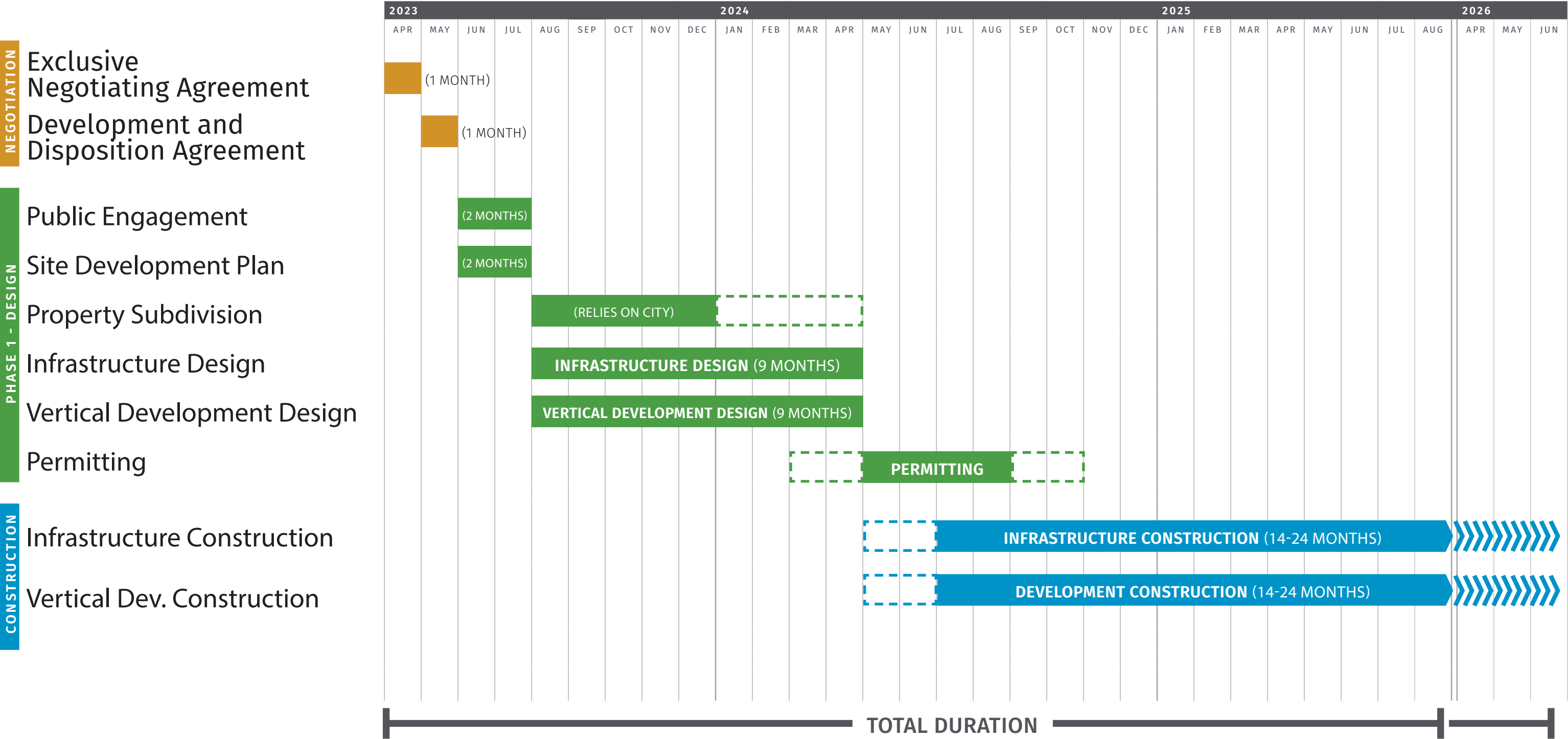


**Retail &  
Commercial**



**Hospitality**

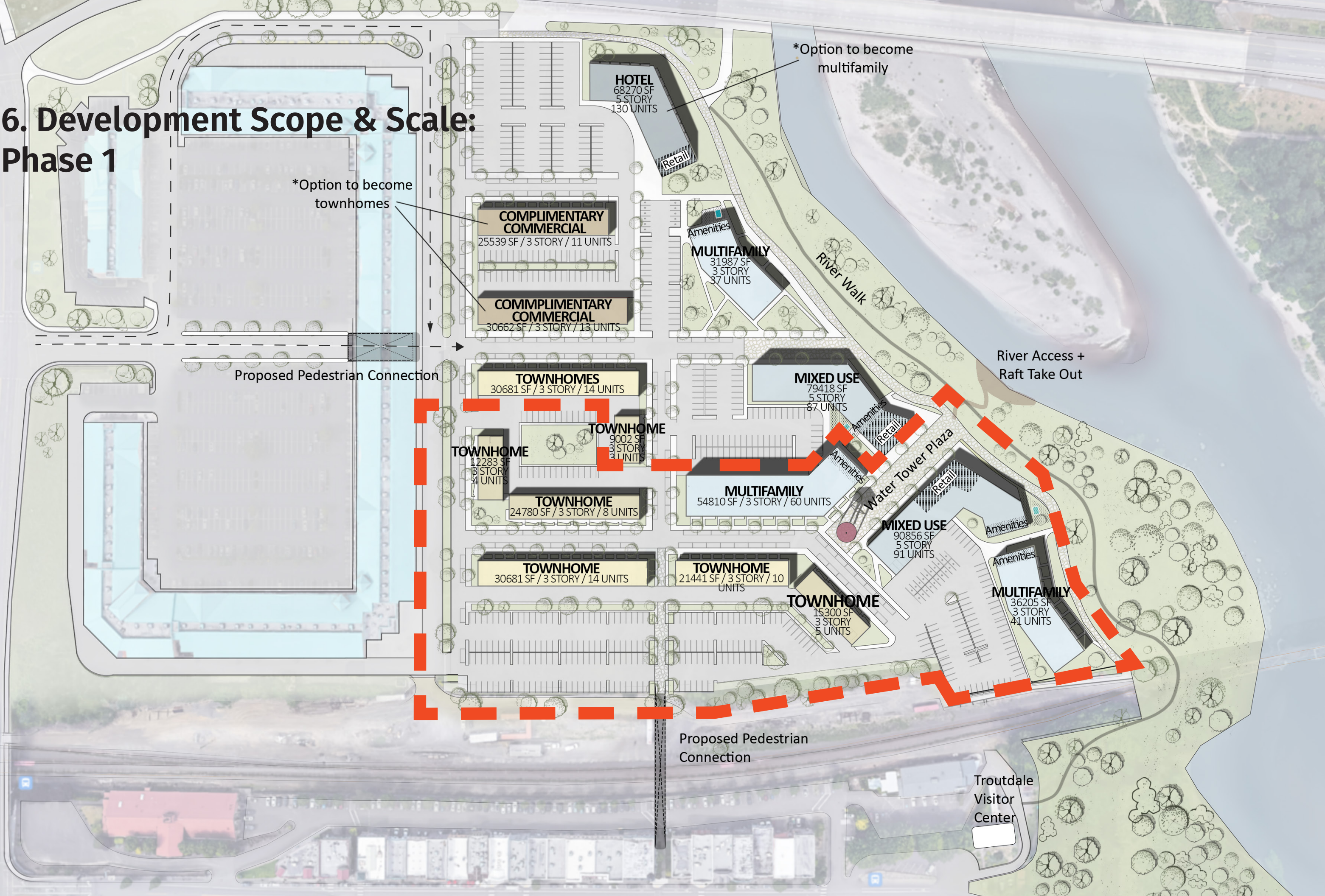
# 6. Development Timeline



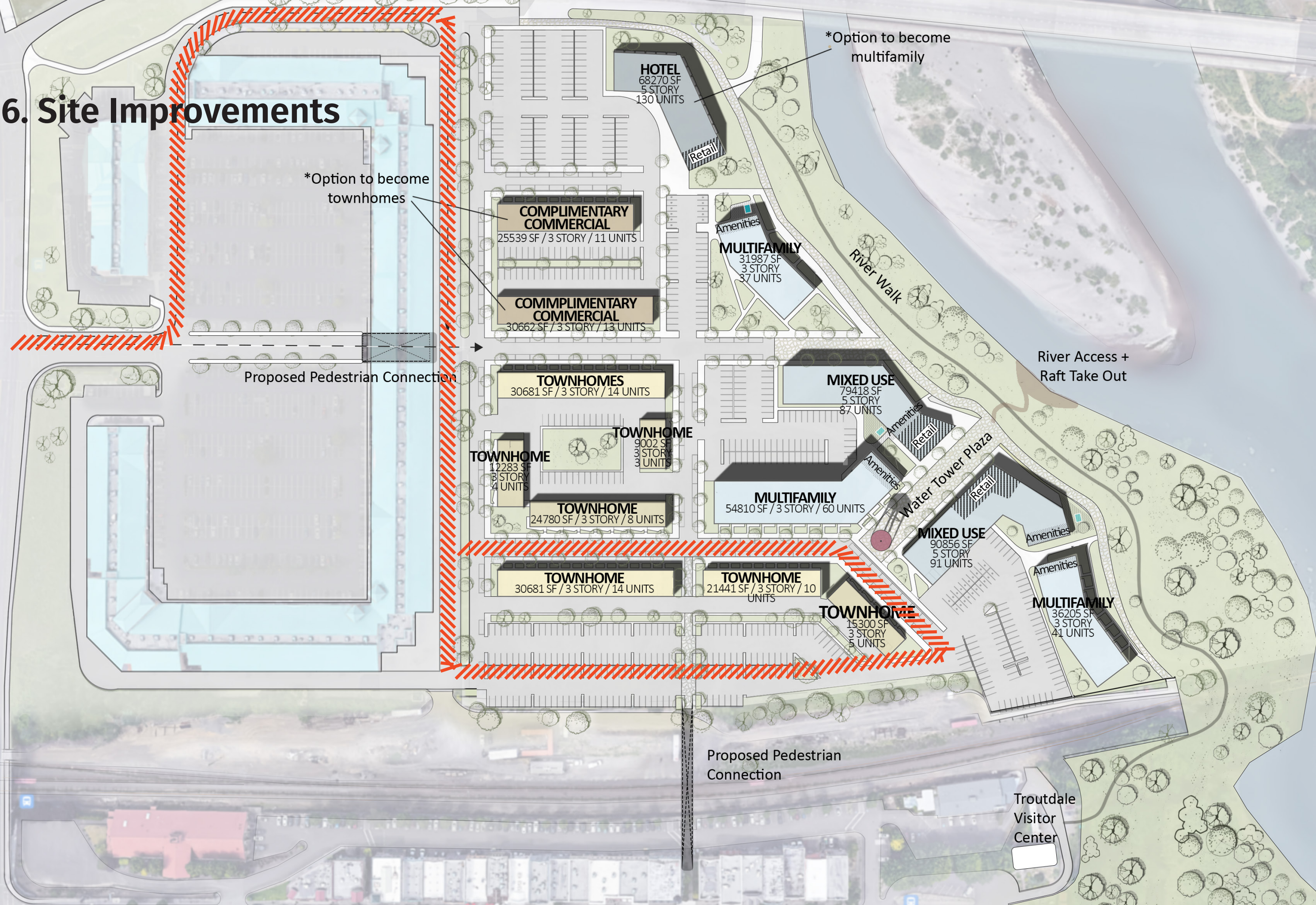
TOTAL DURATION

BUILDINGS COMPLETED ON A ROLLING TIMELINE:  
BEGINNING IN 29 MONTHS  
FINISHING IN 39 MONTHS

# 6. Development Scope & Scale: Phase 1



# 6. Site Improvements



# Conversation Questions

