

# Troutdale Confluence RFQ Proposal

Date: 11/9/22

Troutdale Selection Committee:

We are pleased to be submitting this response to the Request for Qualifications on the Troutdale Confluence site, a 16-acre, mixed-use development opportunity on the frontage of the Sandy River in Troutdale, Oregon. We are passionate about creating great development projects and this opportunity to create a major destination mixed-use property in such an outstanding location has gotten our full attention.

We believe that we uniquely qualified and experienced to partner with you on developing this exciting site. Wood Partners has developed over \$15+ billion of mixed-use and multifamily projects across the United States over the last twenty plus years, including several exciting projects in the Pacific Northwest such as: Alta Civic Station, a public-private partnership with Oregon Metro and the City of Gresham with 318 units and 8,000 SF of retail space that completed construction in 2022; Block 17 Apartments in the Pearl District, a 281-unit high-rise project which won the prestigious national Multifamily Executive Grand High-Rise Award and the Editor's Choice Award; and ART Tower, the largest post Inclusionary Housing multifamily project to complete construction in the City of Portland since implementation in 2017, which includes an innovative arts program and relationship with the non-profit theatre company the Artists Repertory Theatre.

Furthermore, while employed at a previous firm, I served as Senior Development Manager for the Platform District at Orenco Station. That project comprised 609 apartment units and 25,000 square feet of retail around a public plaza adjacent to the light-rail station in Hillsboro, OR. It required partnerships with several public institutions and brought a renowned high-density, mixed-use development to the metro area.

We look forward to creating a distinctive mixed-use development project with lasting value for the stakeholders in Troutdale. We continue to learn from our public-private development experiences and look forward to sharing those with you. We agree to the conditions set forth in the RFQ documents. This proposal is valid for six months. We have no conflicts.

Sincerely,  
Michael Nagy  
Managing Director, Pacific Northwest  
503-457-8790 / michael.nagy@woodpartners.com



*Improving People's Lives by Creating Better Communities*

Wood Partners develops, constructs and manages high-rise, high-density and garden style residential and mixed-use communities, striving to embody its mission of “Improving People’s Lives by Creating Better Communities”. The company has a localized “cradle-to-grave” approach with 800+ professionals in 22 offices operating in 20 states. The company is majority owned by its 30 Directors, with an average tenure of over 18 years in the industry and 10 years with Wood Partners. Wood Partners has a senior in-house construction team organized at local and regional levels with ability to operate as general contractor or construction manager. We also have property and asset management teams focused on providing best-in-class property management services and execution.

**75,000+**

Total market rate  
multifamily units  
developed since 1998

**30+**

Senior investment  
professionals

**22**

Offices across the U.S.

**24**

Year track record of  
multifamily investing  
and developing

**800+**

Employees

## Development

- 75,000+ units and \$14.9Bn in total development
- National footprint spanning 22 offices with “cradle to grave” localized development responsibility
- 50+ development team members including 5 senior regional development directors supported by local partners with 15+ years average industry experience

## Investment Management

- Dedicated asset management team maximizes results of on-site management teams
- In-house legal counsel and asset management team provide efficient best-in-class execution of dispositions
- Institutional quality accounting with approximately 20 CPAs and Big 4 audited financial statements annually since 2008 (with public company quality audit results)



- Formed in 2010, Wood Residential (“WR”) and its team of 400+ dedicated professionals now manages 60+ properties and 15,000+ units across the country
- Strong alignment and performance relative to third party options and extensive lease-up experience

## Property Management

- Dedicated in-house general contractor and 3<sup>rd</sup> party construction management capabilities with flexibility to develop garden, high-density and high-rise product types
- Senior in-house team organized at local and regional levels managing 290 construction professionals

## Construction





## ALTA CIVIC STATION (Complete)

1699 NW Civic Drive Gresham, Oregon 97030

### Public-private partnership with Oregon Metro and the City of Gresham

#### **Notable Project Features**

Catalytic urban regeneration project featuring a richly programmed urban design with an emphasis on community gathering, pedestrian access, safety, local entrepreneurship and inclusion. Apartments feature extensive private outdoor spaces and a large amenity terrace. Project includes a public plaza adjacent to the TriMet Max station, surrounded by 8,000 SF of ground floor commercial space and a children's play area. Project features a range of living units including studios, 1BRs, 2BRs, 3BRs and live-work townhome-style units.

#### **Total Development Cost**

\$75m

#### **Completion Date**

Summer 2022

#### **Project Size**

8 buildings plus a public plaza 215,000 total buildings sf

318 residential units

8,000 sf retail

~40,000 sf Public Plaza

#### **Development Team**

Owner: Wood Partners Development

Development Partner: Oregon Metro / City of Gresham

Architect: YBA Architects

Contractor: Wood Partners Construction

# Alta Civic Station Development Timeline

Wood Partners completed the design, entitlements, permitting and acquisition just fifteen months from verbal RFQ award by Oregon Metro, and commenced construction the following week



## Key themes to successful public-private partnership:

- ✓ Clearly define key stakeholder priorities from the very beginning
- ✓ Hold each other accountable for staying true to those priorities
- ✓ Create a “road map”
- ✓ Provide timely feedback
- ✓ Commit to honesty and transparency
- ✓ Adapt when necessary

Wood Partners experience in developing the Alta Civic Station project provides a great precedent for developing the Troutdale Confluence site. We shared our themes here with Oregon Metro and the City of Gresham and are proud to say that all parties exemplified these throughout. Importantly, all parties must have their goals aligned from the beginning and stay accountable to those goals. Undoubtedly, an unexpected challenge (or two, or three) will occur, and adaption will be necessary, but these themes will keep all stakeholders on track.

An example of this at Alta Civic Station occurred when the methodology for calculating property taxes in the City of Gresham changed with a new approach to the Changed Property Ratio calculation. Previously, all of Multnomah County was grouped together, but a change occurred in 2018/19 timeframe that separately out the various municipalities within Multnomah County, resulting in a much higher ratio for Gresham and effectively increasing our expected tax liability by 40-50%. Oregon Metro recognized this challenge and was able to adjust the final acquisition price to account for this midstream change.

Wood Partners believes its national reputation and brand name will be beneficial in approaching the neighboring property owner regarding redevelopment of its property to achieve better access to the Confluence site. Creating a destination residential, retail and hospitality environment will strongly benefit their shopping center, so we believe they would be incentivized to help in finding a solution to the access issues. That said, we believe they will want compensation or further incentive to act. TIF funds could be a potential tool to use to incentivize Time Equities to act.





## ALTA ART TOWER (Completed)

1515 SW Alder, Portland, OR 97209

### Private partnership with the Artists Repertory Theatre

#### Notable Project Features

Innovative land structure that involved redeveloping a non-profit theater company building (Artists' Repertory Theatre). By demolishing an underutilized wing of the theatre, splitting the block, and selling the undeveloped half; the theatre was able to generate enough capital to avoid bankruptcy and relocation. This meant that ART Tower's half-block site retained future expansion area, the theatre was able to financially recover, and the neighborhood kept its artistic hub. A win for all.

The building includes unique programming geared towards the art community including a ground floor stage built within lobby for cultural performances, a music room, and extensive local artwork and murals. It also features a "backstage bar" retail concept to complement theatre. Alta ART Tower was the first multifamily development project over 150 units to break ground in the City of Portland since the Inclusionary Housing Ordinance passed in February 2017.

#### Total Development Cost

\$135m

#### Project Size

314 residential units

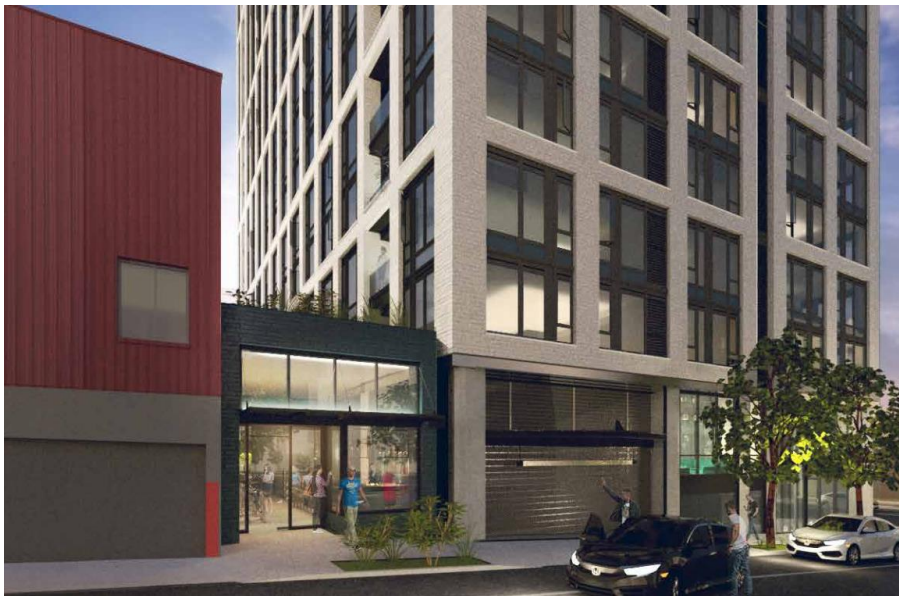
4,500 sf retail including a "Backstage Bar" designed suite for pre/post theatre show entertainment

#### Development Team

Owner: Wood Partners Development

Architect: Ankrom Moisan Architects

Contractor: Andersen Construction





## *Wood Partners local Portland team has deep experience in developing, constructing and operating mixed-use and residential projects across the region*

**Michael Nagy**

Managing Director, Pacific Northwest  
(503) 457-8790  
Michael.Nagy@woodpartners.com

Michael Nagy leads the Portland and Seattle market development practices for Wood Partners. He has led the development of over 3,000 housing units and 100,000 SF of retail space during that time. Michael has 15 years experience in investment banking and real estate development. Prior to joining Wood Partners, Nagy worked for Holland Partner Group, where he managed the development of several projects including The Platform District at Orenco Station. Previously, Michael worked in the real estate investment banking group of Robert W. Baird & Co. in Washington, DC, was involved in more than \$4 billion in public and private real estate financing and M&A transactions. He is a member of the Urban Land Institute in Portland and is the Vice President of Oregon Smart Growth.

**Kevin Clark**

Vice President of Development, Portland  
(925) 216.9954  
Kevin.Clark@woodpartners.com

Kevin Clark is a Vice President of Development in Wood Partners Portland Office. He previously served as Director of Development for Summit Development Group and Urban Asset Advisors. In this capacity he managed new development of over 700 housing units and over 10,000 square feet of retail space, along with acquisition of over 350 units of existing apartments. Kevin also spent four years working in economic development and land use in San Diego prior to relocating to Portland, Oregon.

**Richard Jenkins**

Vice President of Construction, PNW  
949 507 4389  
Richard.Jenkins@woodpartners.com

Richard Jenkins has over 40 years of management experience in the Construction and Development industry. His portfolio includes a vast variety of construction/ development types from large scale hospitality, educational, office, residential, retail as well as governmental and municipal projects totaling over \$25 billion in construction cost. Before joining Wood Partners he was Executive Vice President of Design/Construction for ICO Development, a real estate development firm.

**Blake LaRue**

Senior Project Manager, Portland  
503.855.8208  
blake.larue@woodpartners.com

Blake LaRue is a Senior Project Manager with 14 years' experience as a construction project manager. His expertise includes the management of a number of mixed-use Podium and mid-rise residential projects throughout the Portland Metro area. His involvement in projects start at the land acquisition and the design process and extends through the construction process. He assists in the development of the project budget, preconstruction activities, bidding, negotiation and contracting of the sub contractors. Blake will provide both financial and schedule oversight and project team support during the construction process

# Conceptual Plan Aerial

PROPOSED USES	
	Residential Apartments
	Walk-up Residential Flatted Apartments
	Townhomes
	Retail / Restaurant-Dining / Commercial
	Potential Ground Level Live-Work Units
	Hotel / Hospitality

## Total Development

- 372 Apartments
- 35 Townhomes
- 150 Hotel Rooms
- 13,300 SF Retail
- 790 Parking Stalls



## Vision

Our Team's vision for the Confluence site is a walkable, mixed-density neighborhood that supports use of the new park and strengthens the Downtown Troutdale area without trying to replicate it. Our development concept looks to reinforce the river frontage with active uses to create a great convergence of public and private spaces.

We have planned to incorporate a neighborhood street system with approximately on-street 150 parking spaces to create opportunities for visitors to arrive without the area feeling like a visit to a shopping center. Instead of creating a traditional linear retail street, we have included a single designated retail node and neighborhood supporting retail to encourage visitors and residents to mingle and meander, provide opportunities for small entrepreneurs, and to support and reinforce Troutdale's existing business districts.

Our mix of building types and scales allows for opportunities for ownership and rental housing at a variety of sizes and price points. We have over 400 housing units with unit types ranging from studios and 1-bedrooms to townhome and live-work style units.

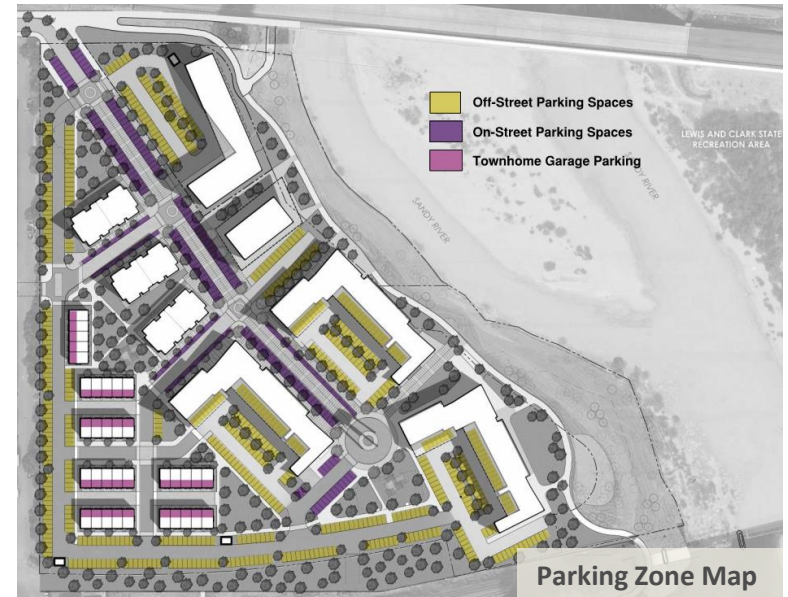


## Site Plan

The concept program for the site features a central promenade street that leads into the site to the water tower which forms a focal point and landmark for our development. A plaza surrounding the tower is flanked by three, four-story mixed-use residential buildings of 90,000 square feet with approx. 100 apartment homes per building and 4,000 square feet of ground floor retail in each. A park area on the fourth side of the tower provides a visual connection to downtown and place to congregate for residents and visitors alike.

A townhome neighborhood of thirty-five three- and four-bedroom townhomes in seven buildings anchor the Southwest portion of the site. To the immediate north are three garden apartment buildings comprising approximately seventy-two units in total. Adding more attainable housing units and a mix of scales to the site.

The riverside half of our promenade street is comprised of a one hundred and fifty key hotel site with ground floor retail at the northern corner. The hotel is oriented to maximize visibility, views and interaction with the riverfront park and river. A 7,300 square foot retail building abuts it to the south, this is our destination retail, with large outdoor patios that spill onto the park and encourage exploration and create a true third space for the site and the park.





## Site Strengths and Focal Points

The concept is oriented around two focal points that we seek to reinforce and enrich: the waterfront park and the Water Tower Plaza. We believe our concept of abutting private uses to the public waterfront park will activate and blend the realms together. Bend Brewing Company is an example of the retail environment we desire to create along the park and river frontage. Our mix of uses that abut the park area will provide eyes on the park at different times of day, which creates a sense of security without fencing or walling off the park.

The Water Tower Plaza provides a neighborhood serving public space that is to be designed on a human scale and features our neighborhood-serving retail, and open gathering spaces encouraging residents and visitors to linger and mingle.

## Sustainability

We have a three-pronged approach to sustainability on site: human scale design, water retention / native landscaping, and Green Globes building certification. We design projects at a human scale. That means viewing all circulation decisions in a manner that considers the human being first and speed of the automobile second. The Confluence would be designed using drought tolerant native landscaping and utilize water detention in a manner that minimizes the need for additional watering. When developing the buildings, we design using the Green Globes standard and through design and construction practices attempt to achieve a minimum two-globe rating.



## Mobility & Connectivity

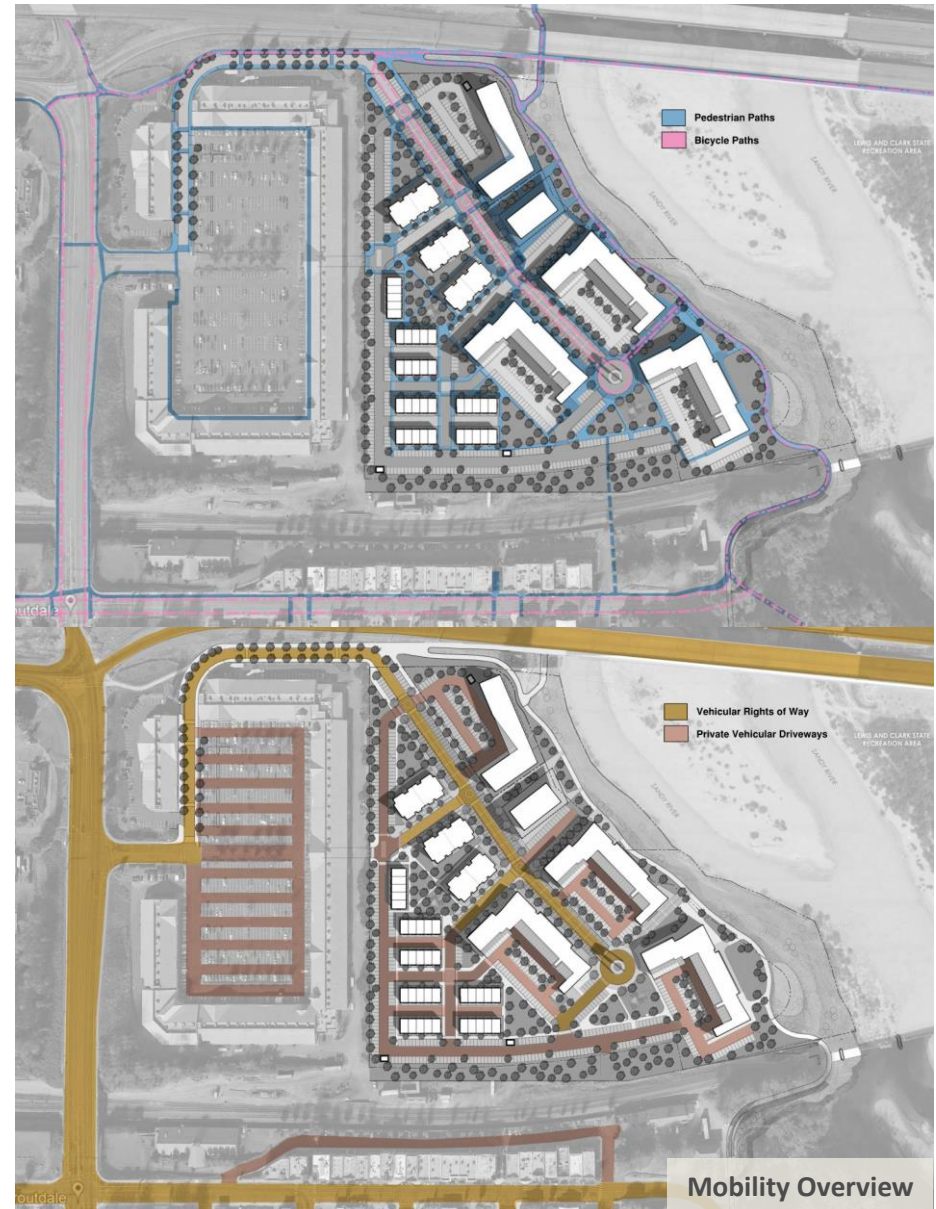
Design at the human scale prioritizing human comfort and ease above the automobile. We do think that a well lite multi modal path between our site and downtown under the railroad bridge is the key to the site being connected to Troutdale and the overall success of any development plan. We will future proof our concept to allow for future connection through to 257th and a possible future connection over or under the railroad tracks into downtown through the current alignment and terminus of our roads and paths. We're open to discussions regarding a Park & Ride garage but believe access through the Time Equities property is necessary for that to be successful.

## Ownership

Our townhome section presents an excellent opportunity for entry level housing ownership in an area that features high amenities for growing families.

## Additional Opportunities

1. Ensure that the design of the Confluence is compatible of a total redevelopment of Time Equities parcel into a cohesive mixed-use neighborhood not just a slight modification to the outlet center.
2. An audacious goal; burying or capping the railroad tracks from NW Graham to the approach of the Sandy river to create additional development and open space opportunities and to truly connect the Confluence to Downtown.





Wood Partners, founded in 1998, is a national multifamily company with a proven track record, industry-leading pipeline, and entrepreneurial culture. Wood Partners has a 24-year track record of developing and acquiring multifamily units, with 75,000+ units developed with total capitalization of approximately \$15.0Bn developed over that period of time.

Wood Partners finances its development production with project level capital from a number of institutional equity and lending relationships. Since 2010, Wood Partners has raised over \$6.6 Bn in equity from a combination of high net worth, foreign, and institutional capital partners, including New York Life Insurance Company, Metlife, Prudential Global Investment Management, Stockbridge, Sumitomo and others. In addition to its numerous equity partners, Wood Partners maintains active relationships with many banks and lending institutions across the country, including JP Morgan, Bank of America, PNC, Comerica, Fifth Third Bank and many others. Wood Partners has raised in excess of \$8.4 Bn of construction debt since 2010.



Wood Partners is proposing a fee simple sale transaction structure where Wood will acquire the property outright under a Disposition and Development Agreement (DDA) or similar structure. The agreement would bind Wood Partners to close and the property and commence construction of the project within a specified period of time and formalize any subsidy, tax exemptions, system development charge credits, etc. being provided. The agreement would require a closing within an agreed upon time range, which we would anticipate to be approximately 12-24 months, pending further discussions with the City of Troutdale on its timeline goals. Wood Partners would diligently pursue land use approval and permitting during the pre-closing contract period. In general, we would like to advance design and entitlements to begin construction as soon as possible, so we can move as fast as the City and other stakeholders will permit us. Upon being awarded the Civic Station Northwest Parcel site from Oregon Metro in April 2018, we completed the design, entitlements, permitting and acquisition by July 2019, just fifteen months later, and commenced construction the following week.

Wood Partners would prefer to acquire the entire property in one transaction. We would construct all of the improvements as outlined above, apart from the hotel. We would plan to create a legally sellable lot for the hotel pad site through a subdivision process and would take the risk on securing a buyer for that property. This straightforward structure would ensure that the project in its critical mass is built at once. We have deep experience in developing large mixed-use projects in this area and believe we are exceptionally qualified to bring this project to reality with high-level design and execution.

Our underwriting contemplates a typical financing structure for our development projects: a construction loan at a 50-55% loan-to-cost ratio and a joint venture equity partnership with one of our many active financial partners. Wood Partners does not utilize mezzanine debt, preferred equity or other sources of alternative financing. Per our conversations with Cascadia Partners and the City of Troutdale, we understand that an MULTE program could be established and that could be structured without a specific affordability requirement. Accordingly, we have underwritten a 10-year, 80% tax abatement on residential improvements which commences upon construction completion. The net present value of this tax exemption is roughly \$8 million based on our projections. Alternatively, TIF funding or alternative sources of subsidy that equate to \$8 million in combination with or in lieu of a tax exemption would be equivalent in our underwriting. We're flexible and happy to discuss pros/cons with City.

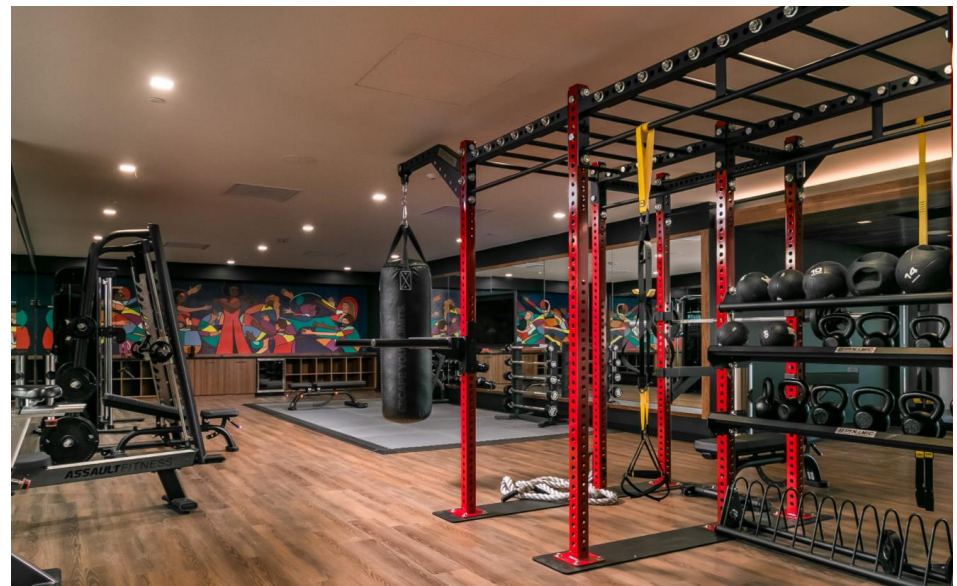
Our preliminary underwriting on the structure and incentives outlined above is that we'd be able to pay a price equal to the city's investment in the property to date (approximately \$8,000,000).



# APPENDIX

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# Vertically Integrated For Seamless, Local Execution





# Wood Partners Community Connections

*Wood Partners is proud to bring local artists and community to its communities through a series of innovative resident events we call The Ground Floor Project*



Various Portland Area events





## BLOCK 17 BY ALTA (Completed)

**Block 17 was the recipient of the 2016 Multifamily Executive Magazine Grand High-Rise Award and Editor's Choice Award.**

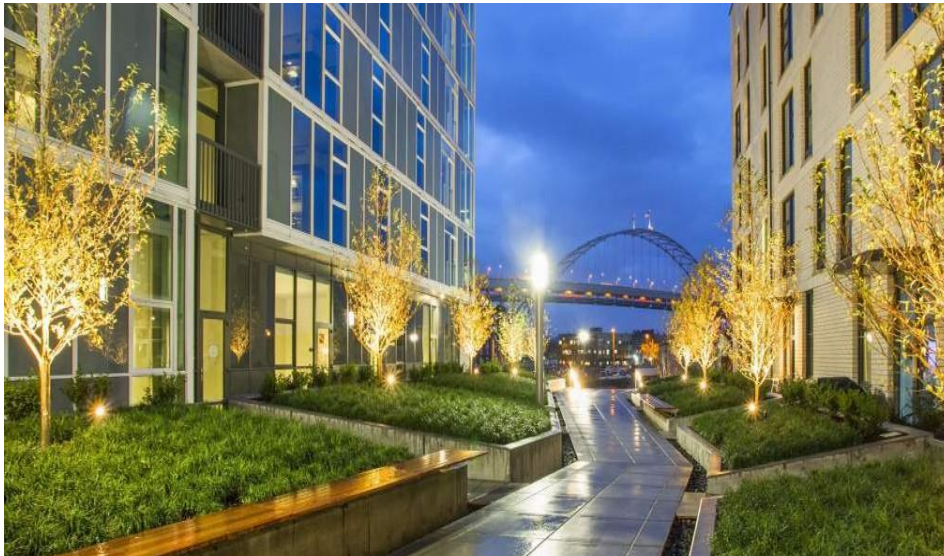
A few blocks away from the Willamette River, Wood Partners' LEED certified Block 17 Apartments, is another example of innovation in construction type to deliver density and economy in a high-quality building. A shared structured parking, retail and amenity podium anchors a 16-story concrete apartment tower and a five-story wood-framed apartment building, allowing an extensive outdoor amenity space and public realm in between.

Wood Residential Services, Wood Partner's in-house management company, has received numerous awards from Multifamily Northwest and the Pearl District Association.

**Total Construction Cost**  
\$87.5 million

**Key Program**  
281 total market-rate apartments  
1% studios / 82% 1-beds / 17% 2-beds

**Development Team**  
Owner: Wood Partners Development  
Architect: BORA Architects  
Contractor: Andersen Construction







## Alta Peak (Completed)

1638 W Burnside Street, Portland, OR 97209

Wood Partners' Alta Burnside is a transit-oriented, mixed-use multi-family development project in the emerging neighborhood between Providence Park and Portland's West End. The first "5-over-3" podium style building in the Metro area it demonstrates Wood Partners' commitment to achieve the density to support transit through pioneering approaches to construction economy.

The project features a dynamic program of vibrant small-format retail at street level, ample resident amenity spaces and structured parking.

This project achieved a LEED Gold certification.

### Total Construction Cost

\$46 million

### Key Program

138 total market-rate apartments

13% studios / 78% 1-beds / 9% 2-beds 5,925 sf retail space

### Development Team

Owner: Wood Partners Development

Architect: Ankrom Moisan Architects

Contractor: Pavilion Construction





## ALTA ARLO (Completed)

3717 Alaska St S, Seattle, WA

**Total Development Cost**  
\$110m

**Project Size**  
243 residential units  
27,500 sf retail

**Development Team**  
Owner: Wood Partners Development  
Architect: Johnston Architects  
Contractor: Exxel Pacific

**Notable Project Features**  
Gateway location for historic Columbia City business district

Scale of project gradually introduces density of historic core

Mixed use project with 27,500 SF of ground floor retail (85% was covered by LOI by the time of groundbreaking)







## DIMENSION BY ALTA (Completed)

225 Cedar St, Seattle, WA 98121

**Total Development Cost**  
\$135m

**Target Completion Date**  
Completed 2015

**Project Size**  
298 residential units  
27 story high-rise

**Development Team**  
Owner: Wood Partners Development  
Contractor: Andersen Construction

**Notable Project Features**  
LEED Silver certified  
European appliances, cork flooring and high-end finishes  
4,000sf+ of community/amenity space  
Ground Floor Project for arts/cultural programming



## ALTA UNIVERSITY PLACE (Under Construction)

2208 Mildred St. W., University Place, WA 98466

### Notable Project Features

Catalytic suburban infill community featuring a richly programmed campus design with an abundance of outdoor amenity areas and new streets to promote a more vibrant public realm and pedestrian experience. The plan sets in motion University Place's long-range plan for creating a more dense and urban experience in the "Narrows Village" that will act as a northern gateway to the city.

### Total Development Cost

\$87m

### Target Completion Date

Spring 2023

### Project Size

9 buildings

272 residential units

~40,000 sf Public Plaza

### Development Team

Owner: Wood Partners Development

Architect: LRS Architects





NORTH BUILDING LOOKING WEST FROM CORNER OF GIBBS AND ECKERT DRIVES



TOWNHOUSE-STYLE APARTMENTS LOOKING WEST FROM WALKER ROAD NEAR GIBBS DRIVE



## ALTA AMBERGLEN I (Under Construction)

NW Walker Road, Hillsboro, OR

### Notable Project Features

8.5 acre site development with two new road improvements being constructed with impact fee credits from the City of Hillsboro. Development encompasses two mid-rise, elevator-served apartment buildings with 268 apartment units and 58 three-story townhome style rental units with 1- or 2-car attached garages. Prime example of multiple housing unit types at various sizes and price points

### Total Development Cost

\$130m

### Target Groundbreaking Date

Spring 2022

### Project Size

326 residential units including 58 townhome-style rental units and 268 mid-rise elevator served apartment units across 8.5 acres  
40,000 sf pocket park

### Development Team

Owner: Wood Partners Development

Architect: SERA Architects

Contractor: Wood Partners Construction



## ALTA AMBERGLEN II (IN PLANNING)

NW Compton Rd and Gibbs Rd, Hillsboro, OR

### Notable Project Features

10.5 acre site development to be subdivided to four blocks with mid-rise buildings. Project to include two distinct brands: wellness and social themes. Community will include 60,000 SF of open space including 20,000 SF rooftop deck amenities.

### Total Development Cost

\$220m

### Target Groundbreaking Date

December 2022

### Project Size

594 units

2,000 SF of ground floor retail

### Development Team

Owner: Wood Partners Development

Architect: Ankrom Moisan Architects

Contractor: Wood Partners Construction





## ALTA CAMAS GREEN MOUNTAIN (IN PLANNING)

Ingle Road, Camas, WA

### Notable Project Features

14 acres site within the Green Mountain Masterplan in Camas, WA. Project comprised of 4-story, elevator-served midrise buildings around a central amenity building. Project features several outdoor amenity areas including a water play structure, garden beds and outdoor dining.

### Total Development Cost

\$130m

### Target Groundbreaking Date

Spring 2023

### Project Size

350 units

### Development Team

Owner: Wood Partners Development

Architect: Hacker

Contractor: Wood Partners Construction





## ALTA MERIDIAN PARK (In Planning)

18330 3<sup>rd</sup> Ave NE, Shoreline, WA

### Notable Project Features

1.94-acre TOD development adjacent to Shorelines 185<sup>th</sup> & I-5 Sound Transit Light Rail Station (2024 completion). This 357-unit apartment community will offer residents a convenient lifestyle with access to an array of on-site amenities and an abundance of parks and shopping opportunities in the immediate neighborhood. The Development is targeting LEED Platinum certification and 20% of units designated as affordable.

### Total Development Cost

\$150m

### Target Groundbreaking Date

Summer 2023

### Project Size

357 residential units including 93 studios, 222 one-bedrooms, and 42 two-bedrooms.

Planned amenities include a lobby, fitness center, rooftop deck and expansive courtyard.

### Development Team

Owner: Wood Partners Development

Architect: Clark Barnes

Contractor: Wood Partners Construction







## ALTA NORTH CITY (In Planning)

17724 15<sup>th</sup> Ave NE, Shoreline, WA

### Notable Project Features

1.38-acre mixed-use in-fill suburban development conveniently located in Shoreline's North City neighborhood with direct access to Downtown Seattle and surrounding job centers. Situated just off the primary regional corridor of Interstate-5 (I-5) to the west with nearby Link Light Rail service (2024 completion) with walkable grocery, retail and parks. Targeting 20% affordable component.

### Total Development Cost

\$100m

### Target Groundbreaking Date

April 2023

### Project Size

228 residential units including 34 studios, 159 one-bedrooms, and 35 two-bedrooms, including 3,796 SF of retail frontage. Planned amenities include a lobby, fitness center, rooftop deck and courtyard.

### Development Team

Owner: Wood Partners Development

Architect: Urbal Architecture

Contractor: Wood Partners Construction

November 07, 2022

City of Troutdale  
219 East Historic Columbia River Highway  
Troutdale, Oregon 97060  
Attention: Ray Young

Subject: Letter of Reference for Wood Partners, Michael Nagy

Dear Mr. Young,

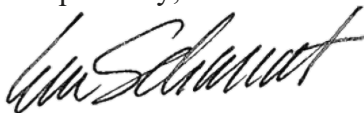
I have been informed that Wood Partners submitted a bid in response to an RFQ issued by the City of Troutdale and having recently completed a project in which Wood Partners and Michael Nagy were involved, I'd like to share my perspective on that collaboration.

I found Wood Partners to be aptly named: they were strong partners throughout the development and construction of Alta Civic Station. Michael Nagy and his team were very responsive, adhered to the commitments they made, and were well organized throughout the design and construction phases.

Ultimately, Wood Partners delivered an incredible project for the City of Gresham and our community members; the amenities, innovative yet thoughtful design, and land use reflect/support our municipal goals and vision for the Civic Neighborhood. I feel that the mixed-use commercial and residential space created at Alta Civic Station is truly an asset to this community.

I'm happy to talk more should the need arise.

Respectfully,



Eric Schmidt, PE, SE, CBO  
Assistant City Manager  
503-618-2877  
[Eric.Schmidt@GreshamOregon.gov](mailto:Eric.Schmidt@GreshamOregon.gov)

CC: Michael Nagy