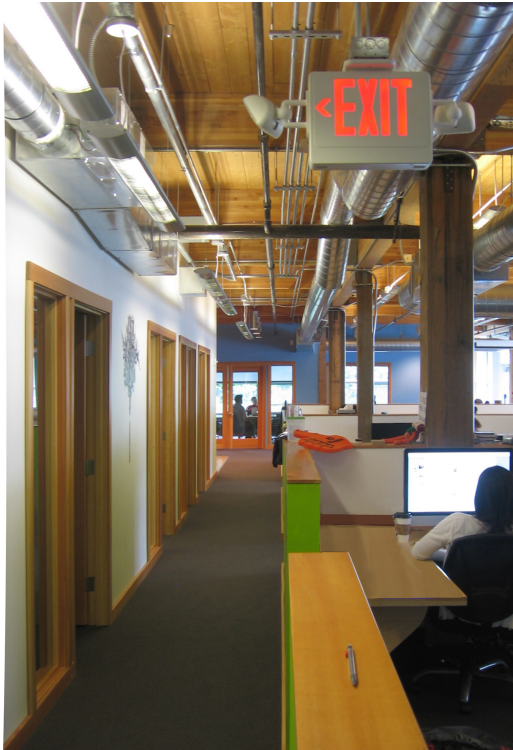
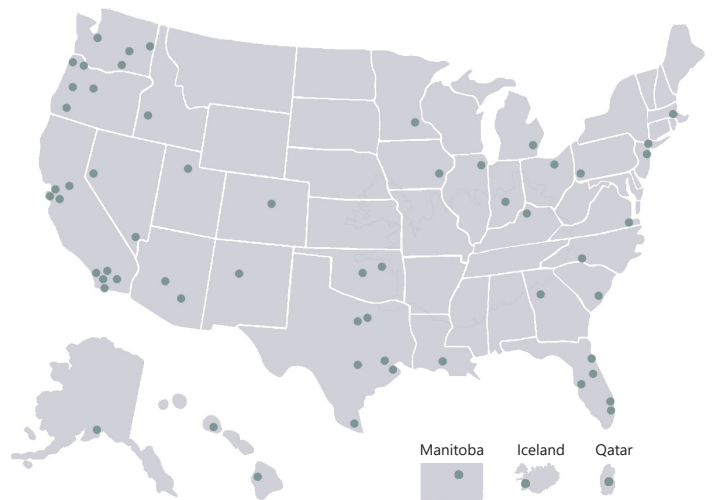




MCA
ARCHITECTS

Qualifications & Representative Projects

Tenant Improvements





OVER
120
TENANT IMPROVEMENT
& BUILDING UPGRADE
PROJECTS
IN DOWNTOWN
PORTLAND

OVER 50 YEARS
IN BUSINESS



OVER
50
HISTORIC
RESTORATION
AND RENOVATION
PROJECTS IN
OREGON





THE WOODLARK HOTEL

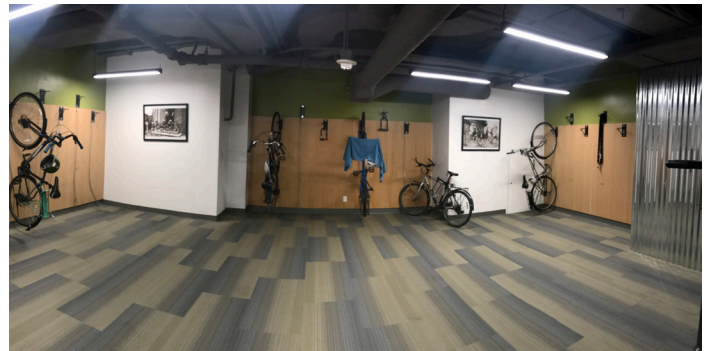
Portland, Oregon

"The historic Cornelius Hotel was saved from destruction by knitting it together with the adjacent Woodlark Building. After overcoming numerous seismic and structural challenges, a new Portland landmark emerged."

Recently the recipient of a DeMuro Award from Restore Oregon, the State of Oregon's highest honor for the preservation of historical sites, the Woodlark Hotel project involved renovation of the former Cornelius Hotel and the Woodlark Building. The project stitched the two historic buildings together to create a new 150-room boutique hotel, ground floor restaurant, ground floor bar, and special event space.

The Cornelius Hotel was built in 1907, in the Baroque Revival style. The 7-story building originally held 80 hotel rooms, a grand lobby and "Ladies Reception Hall", a ground floor café and a basement-level bar. The adjacent Woodlark Building was built in 1912, in the "new commercial skyscraper" style. The 9-story building held the Woodard & Clark Drug Store with offices above.

As architect of record, MCA restored existing elements of the buildings and reintroduced original historic features. MCA's challenges included minimizing the design impacts of new code requirements, and creating elegant transitions between the interiors of the two buildings, whose original floors and ceilings do not align.



THE HISTORIC STEVENS BUILDING

Portland, Oregon

MCA designed interior improvements to the historic Stevens Building, to accommodate a range of office and retail tenants. The 12-story building was fully renovated on a fast-track basis. In some cases, MCA provided tenant improvement services directly to tenants, and designed the spaces specifically to their needs and tastes. In other cases, MCA worked with the building owner to design shells to accommodate a variety of potential tenants in the future.

The Stevens Building was completed in 1914 and added to the National Register of Historic Places in 1998, as an example of the brick and terra cotta-clad buildings of early 20th century Portland. The facade of the first two floors was remodeled in 1954 to satisfy a bank tenant who wanted a more modern look; the interior elevator lobby and office floors were also extensively renovated at that time. This renovation work was completed by Pietro Belluschi, a notable, internationally-recognized Portland architect.

MCA's designs are providing tenants with operable windows, abundant natural light, exposed ceilings in some spaces, a lobby renovation, a room for bike parking and a fitness room with shower/locker facilities. Tenants which MCA worked directly with on their spaces included a world-renowned beauty parlor, a media company, a sustainability-focused nonprofit, and various other entities.



ROTHERT BUILDING

Portland, Oregon

MCA Architects designed the renovation of a historic building located in North East Portland, which is now home to Rothert Investments. Changes to the building included: ADA accessibility updates, seismic upgrades, new restrooms, an employee lunch room, common office space, private offices, new windows, a new grand staircase, two conference rooms, and a skylight.

The end result is a building modernized to maintain its historic charm through the reuse of brick, existing wood, and various architectural elements. Worn elements were replaced with new equivalents that match the character of the original building. Sustainability improvements include new glazing, additional insulation, and daylighting provided through new windows and the addition of the skylight.



GENERAL AUTOMOTIVE BUILDING Portland, Oregon

The General Automotive Building, fronting Portland's NW Park Blocks, stands as a striking example of sustainable, modern design blended with historic warehouse architecture. The 50,000 sf building combines two and one-half stories of new construction over two and one-half stories of renovated existing structure. MCA Architects worked with the building owner over several years, designing tenant improvements in the building on a case by case basis. Tenants are primarily creative and high-tech businesses. Their spaces range dramatically in character and finishes, but most include open workspaces and enclosed office and meeting areas. MCA worked with each tenant to transform bare interiors to unique spaces that maximize the building's high ceilings, exposed wood beams, great natural light and views of the adjacent North Park Blocks. MCA's work has also included the addition of lower floor window openings in the building's north wall.



DEKUM BUILDING

Portland, Oregon

H. Naito Properties commissioned MCA to restore and improve this 1892 Richardsonian Landmark building over a phased two-year timeframe. The scope included restoration of the original atrium, balconies and brick façade, as well as historically sympathetic renovation of woodwork, lighting and ornately detailed marble, plaster and brass in restrooms, tenant spaces and lobby areas. MCA also tastefully incorporated updates to mechanical systems, elevators, and Fire & Life Safety systems. This project was awarded a Historic Landmarks Commission Award and an AIA Award for Excellence. Since the initial renovation, MCA has designed numerous commercial/office tenant improvements within this building.



SPAULDING BUILDING

Portland, Oregon

The Spaulding Building, built in Downtown Portland in 1911, is listed on the National Historic Register. MCA was commissioned to restore and update the 12-story building, which involved fire/life safety and code upgrades, general historic retrofitting, roof repair, and restoration of rusty and structurally compromised cornice steel supports. New roof top flags and dramatic up-lighting increased the building's visibility from the east side freeway and Morrison Street Bridge. Exterior work also included restoration of fine ornamental cast iron previously hidden behind a ground floor facade. This building currently houses ground floor retail and office space.



PEARL TOWNHOMES
Portland, Oregon

This renovation project transformed a turn-of-the-century rail station warehouse into upscale urban townhomes. After the dilapidated building shell underwent significant structural and seismic upgrades, its 10 original bays were converted into 10 two-story townhouse units, approximately 2,000 sf each. The renovated exterior preserves the historical character of the original building, while the new interior construction provides luxurious amenities such as marble fireplaces, skylights, 2-1/2 baths per unit, double closets in the master bedrooms, sun decks and garages in the rear. This building, a portion of the 40-block Hoyt Street Yards development project, plays a key role in defining the historical character of the Pearl District neighborhood as one of the first condominium conversion projects in the area.



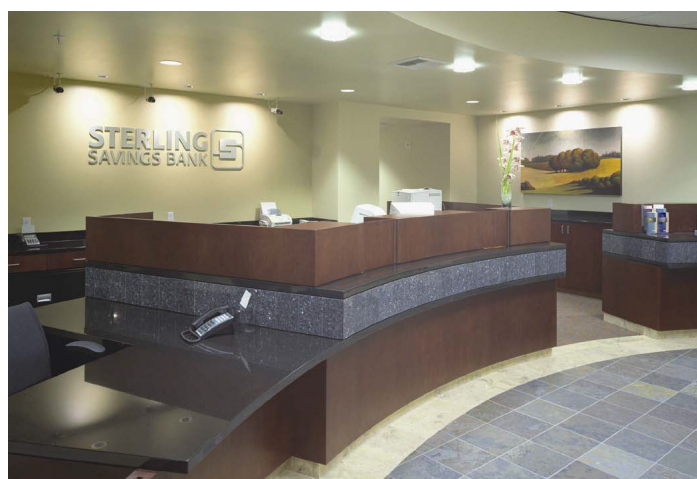
PACIFIC CONTINENTAL BANK

Tualatin, OR

MCA designed this new ground-up 6,590 sf, two-story branch office with handsomely detailed finishes and classic materials such as granite, slate and Douglas Fir timber. The site is on the east side of I-5, immediately adjacent to the on-ramp. The bank has a single drive-up teller window and is sited to maximize accessibility and the building's visibility from I-5. Exterior finishes compliment the surrounding commercial shopping complex

Convention Center Office; Portland, OR

MCA Architects worked with Pacific Continental Bank to develop a new 5,000 sf branch bank and office near the Convention Center. The project involved a complete renovation, both interior and exterior, of an existing building in a densely developed urban neighborhood, as well as the creation of a nearby temporary office/banking facility. The new Convention Center Office features a new, dramatic entrance lobby, a drive-through facility and an inviting, landscaped site conducive to pedestrians and bicyclists.



STERLING SAVINGS BANK

MCA Architects has completed design projects at 13 locations for Sterling Savings Bank, the two most notable of which are pictured above and described below.

Wilsonville, OR: Argyle Square

MCA Architects designed this new branch bank facility with an exterior that is both distinctive and complementary to the surrounding architecture of the Argyle Square retail development. The bank's interior includes rich colors and materials that are both elegant and environmentally friendly. The building is designed with numerous clerestories and generous windows that flood the interior with natural day-light. The facility's amenities include customer service tellers, business banking, personal banking, drive-up banking and a drive-up depository. As Sterling Savings values strong civic involvement, the building's design also includes a meeting room that is available to the public during evening hours.

Portland, OR: Peterkort Centre

For Sterling Savings Bank's new branch bank and business banking facility, MCA Architects created an atmosphere of quiet, subdued elegance. Carefully selected materials, including granite, slate, cherry wood and etched glass, provide a professional environment. Natural lighting throughout the bank was of great importance to Sterling Savings; by dividing interior spaces with etched glass windows, natural light is able to permeate the bank without compromising office privacy. A remote stand-alone kiosk was also designed into the existing Peterkort Centre II development. This provided further amenities for Sterling Savings customers in the form of drive-up ATMs and a night depository.