

A man and a woman are walking a small, fluffy dog on a leash along a waterfront promenade. The woman is wearing a light-colored jacket and jeans, and the man is wearing a blue button-down shirt and jeans. They are both smiling and looking towards each other. The background shows a body of water, a railing, and a large, modern structure with cables. The entire image is overlaid with a dark blue semi-transparent filter.

THE  
**WATERFRONT**  
VANCOUVER • WASHINGTON

**MEDIA KIT**

# A WORLD-CLASS URBAN DESIGN AT THE WATER'S EDGE



The Waterfront Vancouver development includes a seven-acre riverside park with 3,300 homes, and 32 acres of retail, high-end restaurants, and Hotel Indigo. All of this, anchored by a 90-foot cable-stayed pier extending out over the Columbia River with mountain views, makes for a one-of-a-kind development has poised to transformed the city of Vancouver.

## **THE WATERFRONT MASTER-PLAN**

**32-Acre Urban Development South-facing on the Columbia River**

**1.25 Million Feet of Class A Creative Office Space**

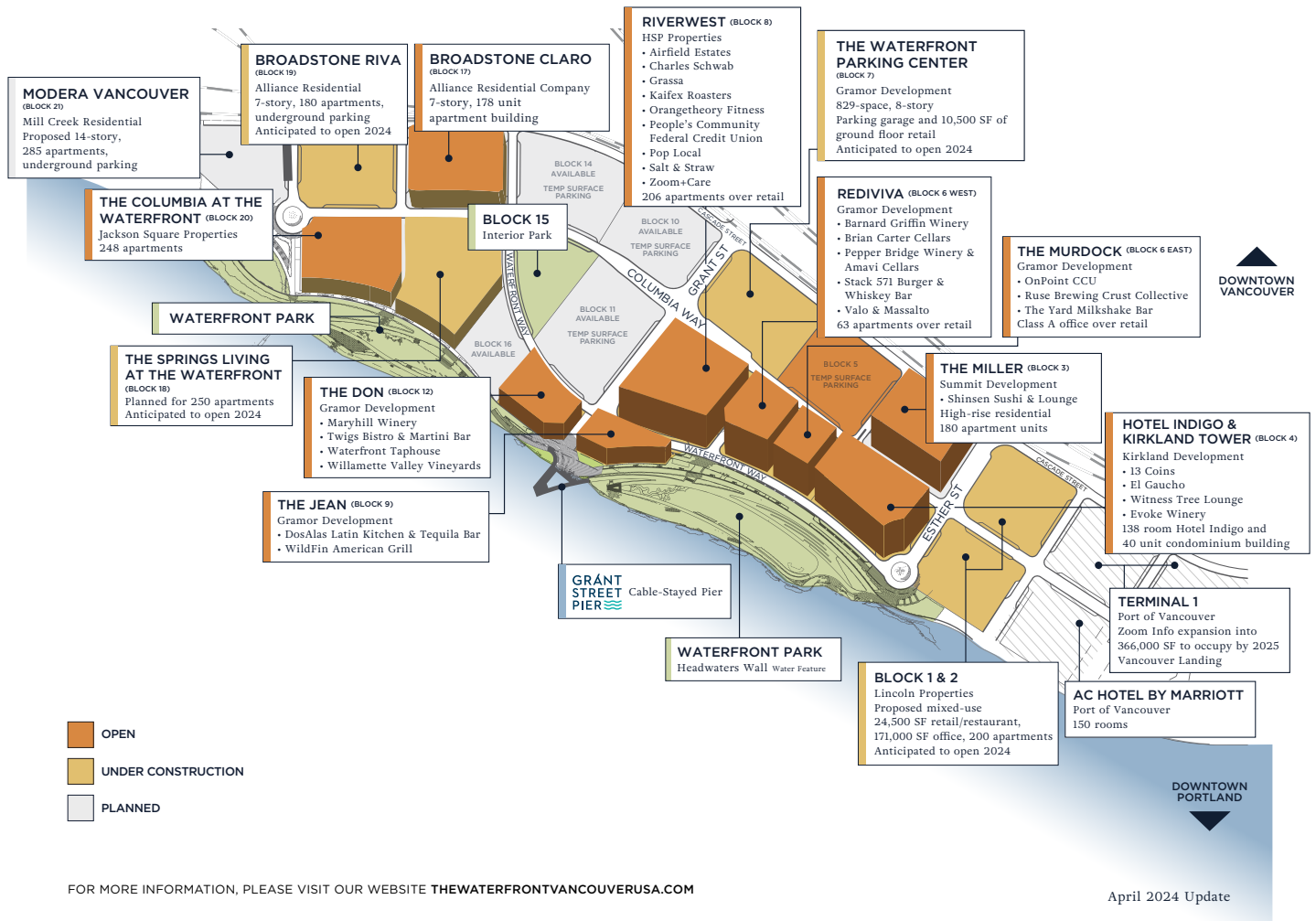
**250,000 SF of Planned Restaurant and Retail Space**

**3,300 Planned Residential Units**

**1/2 Mile Waterfront Park**



**PROJECT LOCATION**  
**SITE MAP**



**THE WATERFRONT ACCESS**

- Unprecedented views of the Waterfront Park and the Columbia River
- 5 Minute Walk to Downtown Vancouver
- 15 minutes to Portland International Airport
- 20 minute Drive to Downtown Portland



Grant Street Restaurants feature two flagship restaurant buildings with a front row seat to south-facing views of the Columbia River.

The Jean (Block 9) is intended to evoke a modern pavilion feel, with extensive glass and an iconic soaring roof. As a dynamic backdrop to Grant Street Pier and Waterfront Park, it offers over 15,000 SF of space on two floors with beautiful outdoor dining and dazzling riverfront views on both levels. WildFin American Grill is located on the ground level. DosAlas Latin Kitchen & Tequila Bar is located on the second floor.

The Don (Block 12), modeled after turn of the century shellhouses for crew boats, was designed for up to four full-service restaurants and features more than 28,000 SF in building space. Simple horizontal roof lines with sliding doors and expansive waterfront decks offering abundant outdoor seating. Twigs Bistro and Martini Bar and Maryhill Winery are open on the ground floor. Waterfront Taphouse and Willamette Valley Vineyards are on the 2nd floor.

**TENANTS:**

**BLOCK 9 (THE JEAN):**

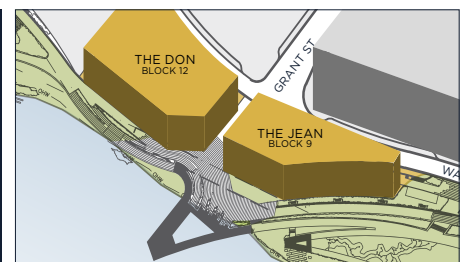


**BLOCK 12 (THE DON):**



**GRANT STREET PIER OVERVIEW**

Two Flagship Restaurant Buildings - Two Stories Each  
 45,582 SF Total of Restaurant Space | Indoor and Outdoor Dining Spaces  
 The Jean (Block 9) & The Don (Block 12) Architect - LRS Architects | Contractor - Robertson & Olson  
 Developer - Gramor Development







## THE CENTERPIECE OF THE WATERFRONT

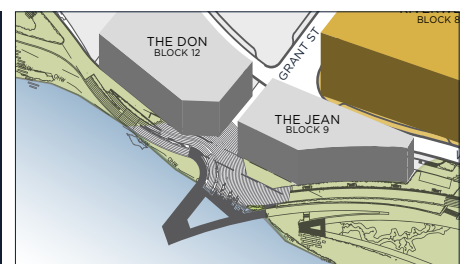
Vancouver artist, Larry Kirkland envisioned a cantilevered pier suspended above the mighty Columbia River, evoking the hull and mast of a ship. This connection to the river is reinforced by an image of the Columbia Rediviva, a ship that is the Columbia River's namesake, on the pier's anchorage. The pier is a powerful symbol of Vancouver's reconnection with its waterfront and a thrilling visual backdrop while exploring the park. The pier is lit by architectural lighting design firm Fisher Marantz Stone to highlight the brilliant white pier against the night sky.

**“This type of pier is something that is new to the region and I don’t know of any place in the country that has something like this”**

- Larry Kirkland

### KEY DETAILS

Cable-Stayed Pier - Suspended 90 Feet Over The River  
 Mast - 75 Feet Tall, 59,000 Pounds  
 Artist - Larry Kirkland | Lighting Design - Fisher Marantz Stone  
 Contractor - Rotschy, Inc | Developer - City Of Vancouver



# THE WATERFRONT PARK

LARRY KIRKLAND, PWL LANDSCAPE ARCHITECTS, FISHER MARANTZ STONE



## A TRUE COLLABORATION

The 7-acre Waterfront Park connects the entire development with an inviting, greened area for the public to enjoy. It was essential to the development's vision of making the waterfront accessible to the public. The extension of the Waterfront Renaissance Trail through the park integrates the Waterfront Park with the surrounding community, giving urban riverfront access to residents for the first time in over 100 years.

The park experience is the result of a partnership between internationally recognized designers:

- Landscape architects PWL Partnership made the river the chief inspiration for its winding, flowing design.
- Public art designer Larry Kirkland envisioned the state-of-the-art pier and Headwaters Wall as community gathering places that educate and inspire.
- Architectural lighting design firm Fisher Marantz Stone helped make use of the nighttime environment with dramatic lighting inspired by theatre lighting that gives the park excitement and accessibility after dark.

### KEY DETAILS

1/2 Mile Waterfront Park

Artist - Larry Kirkland Lighting Design - Fisher Marantz Stone

Landscape Architects - PWL Partnership

Contractors - Rotschy, Inc & Tapani, Inc | Developer - City Of Vancouver





# HEADWATERS WALL

THE WATERFRONT PARK



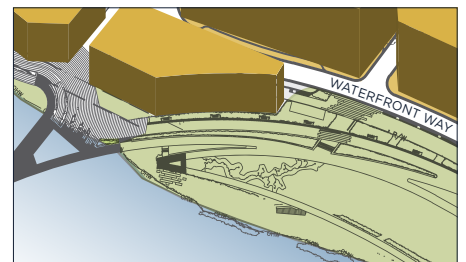
## AN EDUCATIONAL ART INSTALLATION

Headwaters Wall is an educational art installation within the park that teaches about the Columbia River Watershed. Designed by Larry Kirkland, the wall features a bronze topographical map of the watershed as well as water play feature, creating a hands-on experience for children and visitors of all ages.



### KEY DETAILS

Artist - Larry Kirkland    Lighting Design - Fisher Marantz Stone







**SIX FLOORS OF OFFICE SPACE WITH GROUND FLOOR RETAIL.**

74,975 SF of Class A creative office building situated between Waterfront Way and Columbia Way.

Amenities:

- Bike room
- Showers
- 13ft. Ceiling heights
- Riverfront views

Given that there is no Corporate Income Tax in Washington, it's no surprise that the state ranks No. 7 nationally for business-friendly tax policies.

**“This development may effectively make the Portland suburb actually cooler than Portland.”**

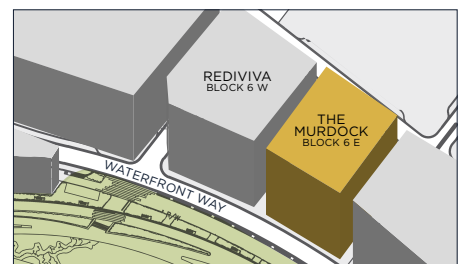
- Sophia June, Willamette Week

**TENANTS:**



**CREATIVE OFFICE**

7-Story, 74,975 SF Class A creative office building  
Architect - Ankrom Moisan | Contractor - R&O Construction  
Developer - Gramor Development







## REDIVIVA (BLOCK 6 WEST) OFFERS A VARIETY OF ONE, TWO AND THREE BEDROOM FLOOR PLANS

Situated at the water's edge, the apartments feature five floors with 63 well-appointed luxury units. First floor retail provides residents with amenities within walking distance of their homes.

The Rediviva is named after the renowned "Columbia Rediviva" ship which circumnavigated the globe and explored the Pacific Northwest, and who's captain gave his ship's name to the largest river on the west coast.

### Amenities:

- Rooftop deck
- Gym
- Full river views
- Ground floor retail

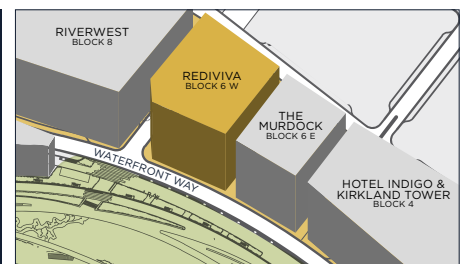
### [View Rediviva Apartments Photo Gallery](#)

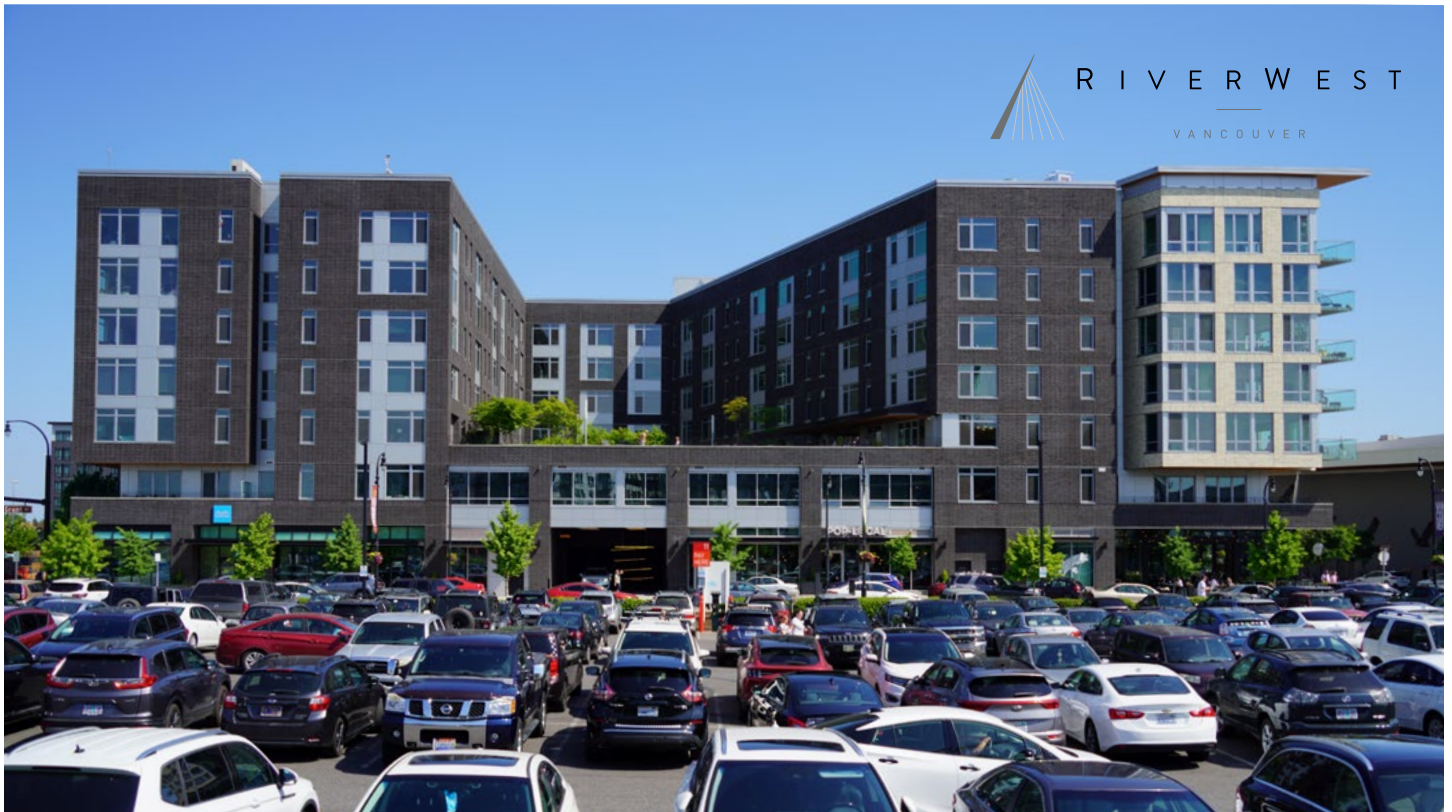
### TENANTS:



## REDIVIVA (BLOCK 6 WEST)

6-Story Apartment Building | First Floor Retail  
Architect - Ankrom Moisan | Contractor - R&O Construction  
Developer - Gramor Development





## IMPRESSIVE ARRAY OF AMENITIES

The project includes 207 apartments on levels 2 through 7.

RiverWest (Block 8) focuses on maximizing the exceptional views that The Waterfront development offers.

Amenities:

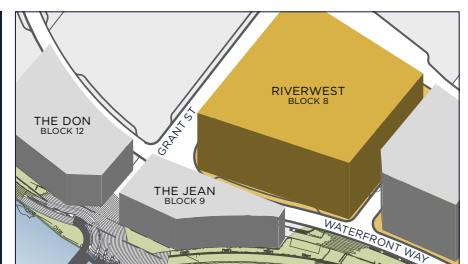
- Dedicated parking court enhanced with skylights and landscaping
- The 2nd level provides exclusive level 2 tenant-only access, with an exterior balcony space for each unit
- 3rd level landscaped courtyard with a clubhouse
- Underground parking
- Ground floor retail

### TENANTS:



## RIVERWEST (BLOCK 8)

7-Story Residential Building | First Floor Retail  
RiverWest (Block 8) Architect - LSW Architects | Contractor - R&O Construction  
Developer - HSP Properties  
Website - [riverwest.com](http://riverwest.com)







## THE PERFECT URBAN RETREAT

Situated just a short stroll away from the Vancouver Convention Center, The Waterfront Vancouver is perfectly suited for the 138 room Hotel Indigo. Equipped with a large second floor event space and balcony facing the water, Hotel Indigo is a new, modern addition to Vancouver’s downtown, featuring three restaurants, including a sky bar on the top of the hotel with a spectacular view of the river.

Attached to Hotel Indigo is The Residences at Kirkland Tower: a 10 Story Condominium building featuring 40 boutique condominiums in 1, 2 or 3 bedroom open floor plans with panoramic city and river views.

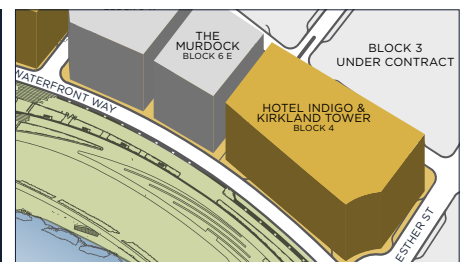
### TENANTS:



WITNESS TREE  
VANCOUVER, WA

## HOTEL INDIGO

A 6-Story, 138-Room hotel  
A 10-Story Condominium Tower - 40 Boutique Condominiums Units  
First floor restaurant and retail space  
Developer - Dean Kirkland Development  
Website - [kirklandtower.com](http://kirklandtower.com)





# LARRY KIRKLAND

PUBLIC ART DESIGNER

Larry Kirkland has collaborated with design professionals and community leaders creating meaningful places throughout the United States including works for The Brown University Alpert School of Medicine, Pennsylvania Station, New York City, The University of Iowa Children's Hospital, The California Museum of Science, Los Angeles, the Federal Courthouse, Los Cruzes, the American Red Cross Headquarters, and the National Academies of Science, both in Washington DC.

During the past 20 years he has been engaged by communities to create specific Memorials to honor individuals, communities and events. These include The Civil Rights Garden in Atlantic City, The American Veterans Disabled for Life Memorial in Washington DC, the Southwestern Pennsylvania World War II Memorial and the National Center for Civil and Human Rights in Atlanta.

Outside the USA he has installations including: Putra World Trade Center, Kuala Lumpur, Malaysia, Hong Kong Central Station and Kansai International Airport, Osaka, Japan.

Mr. Kirkland has extensive experience on public art selection and review panels. He has written art master plans for the City of Denver Civic Center Office Building, and the National Academy of Sciences. As a member of the master plan design team for New Jersey Transit 45 mile Hudson-Bergen Line, Kirkland helped establish an innovative arts inclusion for emerging and local artists, designers and craftsmen.

Kirkland has been a recipient of a Fellowship from the National Endowment for the Arts and awarded Alumni of the Year from his alma mater, Oregon State University. He is a member of the GSA Design Excellence Peer review panel and served for six years as a council member of the Public Art Network, Americans for the Arts.



WONDER WANDER, ARLINGTON



DISABLED VETERANS MEMORIAL



CIVIL RIGHTS MEMORIAL



EAST 2 WEST SOURCE POINT



WORLD WAR TWO MEMORIAL





**TRIANGLE PARK**



**WESTMINSTER PIER PARK**



**GLEN PARK**



**HINGE PARK**



**NEW WESTMINSTER QUAY**

PWL Partnership has created rich landscapes for iconic structures around the world by integrating urban development with nature. Their “place making” philosophy has paved the way for numerous award-winning designs with accolades from acclaimed groups such as the American Institute of Architects, Canadian Society of Landscape Architects, the Urban Development Institute and more.

Some of PWL Partnership’s most notable landscape designs are found in Canada, including New Westminister Pier Park, Southeast False Creek Waterfront, and the Vancouver Convention Center Expansion Project.

## KEY PROJECTS

New Westminister Pier Park | Hinge Park at Southeast False Creek | Harbor Green Park  
Vancouver Convention Centre Expansion Project | National Academy of Sciences | American Red Cross



**CHARLES STONE - PRESIDENT**

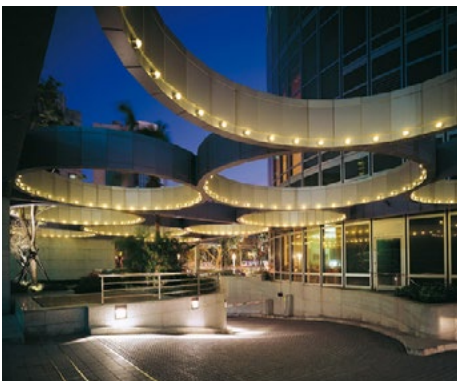
Fisher Marantz Stone provides an understanding and sensitive approach to light as an integral architectural material which supports the idea of a space and the human activities within it. Since 1971, the firm has created effective, innovative, and economical lighting solutions for over 5,000 challenging projects around the world. Strength and variety are derived from the diverse backgrounds and points of view of the principals. Continued involvement in professional entertainment lighting, theatre design consultation, basic lighting research, and teaching serves to enhance the firm's creative approach to designing architectural lighting.

A successful lighting design begins with an idea. The team's early involvement in fundamental decisions is essential to push the design beyond the conventional and familiar to achieve a unique and inspired vision. The process must begin by talking with the Client and the Architect to understand needs and goals. A dialog follows to learn how the Architect will approach the program and develop it into a realized image.

FMS have applied this approach to notable projects including: Burj Khalifa, Dubai; Jin Mao Tower, Shanghai; Taishin Bank Tower, Taipei; Venetian Macau Resort Hotel & Casino, Macau; MIT - Simmons Hall, Massachusetts; Seattle City Hall, Washington; Chanel Boutique and the J. Paul Getty Center, Los Angeles; Four Seasons Hotel - Boston, New York, and Milan; Citygarden, St. Louis; New York Public Library, Grand Central Terminal, Radio City Music Hall, and the American Museum of Natural History's Rose Center for Earth and Space, New York City; and the Washington Monument in Washington, DC.



**WASHINGTON MONUMENT**



**TAISHIN INTERNATIONAL BANK**



**WASHINGTON MONUMENT**



**TRIBUTE IN LIGHTS**



**SEPTEMBER 11 MEMORIAL**





Barry Cain owns and directs Gramor Development, Inc., a commercial retail real estate company specializing in the development of retail shopping centers and restaurants based in Tualatin, OR. Since 1985, Gramor consistently has been one of the most active commercial developers in the metropolitan Portland area, having completed more than 70 projects.

Projects include the forthcoming Waterfront Vancouver, a 32 acres development, in Vancouver, WA. Recently completed developments include Happy Valley Crossroads anchored by Fred Meyer in Happy Valley, Oregon, Timberland Town Center anchored by Market of Choice in Portland, Oregon, Kruse Village, Lake Oswego, Oregon, Parkway Village at Sherwood anchored by WalMart in Sherwood, Oregon, Wilsonville Old Town Square anchored by Fred Meyer in Wilsonville Oregon, Lacamas Crossing in Vancouver, Washington anchored to Costco Wholesale, and Progress Ridge TownSquare in Beaverton, OR featuring Cinetopia and New Seasons Market. In

addition, Lake View Village and A Street Station are two Gramor developments that have helped revitalize downtown Lake Oswego, OR.

In addition to running Gramor Development, Barry also owns and operates five restaurants. Barry opened the full-service Asian bistro, FiveSpice Seafood + Wine Bar in downtown Lake Oswego in 2005 and Café Murrayhill in Beaverton in 2006. In 2018, Pizzeria sul Lago, opened in downtown Lake Oswego. In 2021, Murrayhill Taphouse opened in Beaverton. In 2022, Waterfront Taphouse opened in The Don building at Grant Street Restaurants at The Waterfront, Vancouver, WA.

Prior to starting his career in real estate development and restaurant operations, Barry worked as purchasing manager for Ping Golf Clubs for eleven years in Phoenix, Arizona and sold residential real estate in the Seattle market for two years. He enjoys traveling, playing tennis and spending time with his two grown sons and four grandchildren.

In 2016, Barry was awarded the Portland Business Journal Executive of the Year award. In 2010, Barry was awarded Commercial Real Estate's CEO of the Year by the Portland Business Journal. Gramor is consistently ranked in the top 10 of Commercial Real Estate and Development companies.

Barry is a jazz music enthusiast and has served on the board of PDX Jazz that hosts the Portland Jazz Festival.

## NOTABLE PROJECTS

The Waterfront-Vancouver USA | Happy Valley Crossroads | Kruse Village  
Lake View Village | Parkway Village at Sherwood | Progress Ridge TownSquare  
Murray Scholls Town Center | Timberland Town Center | West Linn Central Village