



John Southgate

John Southgate has decades of experience in project management, planning and development in the Portland region, the State of Oregon, and nationally; with a focus on public-private partnerships and urban infill at both the district and individual parcel level.

John has worked with cities, private developers, business advocacy organizations, educational institutions and others, building a deep and extensive network of relationships with elected officials, funding entities and the development community. He has managed a number of successful projects and policy initiatives which help to define the Portland region's reputation as a national leader in urban redevelopment. John's efforts are strongly aligned with the region's growth objectives and individual cities' aspirations related to higher density mixed use centers characterized by pedestrian vitality and transit supportiveness.

EXPERIENCE

John Southgate, LLC – Urban
Redevelopment Consultant

Director of Business Development,
Hillsboro Chamber of Commerce

Director of Economic Development,
City of Hillsboro

Development Manager, Portland
Development Commission

Senior Planner/ Economic
Development Manager,
City of Gresham

City Planner, Portland Bureau
of Planning

References Available on Request

SELECTED PROJECTS

Redevelopment Offerings – Cities of Canby, Gresham, Lincoln City, Astoria, Florence, Baton Rouge, Talent, North Bend (Oregon), Port of Canby-Washougal, Washington County

Assisted various jurisdictions in the marketing of strategically located urban sites. Key tasks included developer interviews (to help inform the structure and content of the offering); drafting of the offering; marketing of the site; developer selection; and assisting with developer negotiations.

Downtown Hillsboro Redevelopment Projects & Initiatives

Managed the City of Hillsboro's downtown revitalization efforts. Key projects included the Venetian Theater (a public-private partnership entailing the rehabilitation of an historic theater on Main Street), the Intermodal Transit Facility (where John served as the City's Project Manager on a multi-partner effort to fund, design, and construct an award-winning parking facility serving the long-term expansion of the Health & Education District), formation of the Downtown Hillsboro Urban Renewal Area, Downtown Development Code Amendments, and 4th/Main (a public private mixed use development featuring market rate apartments, ground floor commercial, and the rehabilitation of a vintage bank building).

Pacific University Health & Education District

Assisted Pacific University in various real estate issues, including the University's efforts to develop a third building in its Health Education Campus project in downtown Hillsboro, adjoining Tuality Hospital and MAX.

Portland Development Commission Projects

Managed several key PDC projects in the Pearl District, including the Yards at Union Station (600 unit phased apartment development on former rail yards), Jamison Square (the first new park in the Pearl District), and the Old Town revitalization effort. Managed the formation and early implementation of the Interstate Corridor and Lents Town Center Urban Renewal Area

OTHER RECENT HIGHLIGHTS

Washington County Economic Development Manager

Served as Washington County's inaugural Economic Development Manager, playing a critical role in deployment of \$20M in federal and local dollars to assist in business recovery related to the COVID-19 pandemic. Other work included forming strategic partnerships between the County and its cities, business advocacy organizations, Community Based Organizations, and regional and State economic development officials to promote a strong and resilient economy in the County.

Gladstone Redevelopment & Affordable Housing Initiatives

Retained by the City of Gladstone to manage various projects promoting Downtown Gladstone. Led effort to secure Metro funding for the design and engineering of a new Trolley Bridge, providing a vital multi-modal link across the Clackamas River connecting Gladstone and Oregon City. Led the City's housing choice initiatives, including securing DLCD funding for a new Housing Needs Analysis and Community Engagement Strategy, positioning the City to proceed with revisions to its Zoning Code in support of more housing choices especially for workforce/affordable households.

Willamette Falls Locks

Served on a consultant team under the aegis of the Governor-appointed Willamette Falls Locks Commission, in an effort to restore, re-open and operate the historic Willamette Falls Locks in West Linn. The Locks date to 1873 but were recently shuttered by the US Army Corps of Engineers. John crafted a Governance and Funding Strategy, entailing the formation of a new *Public Corporation* to oversee the effort using a variety of capital and operational funds for these purposes. State Legislature subsequently enacted the Public Corporation and authorized funding.

Tillamook Affordable Housing Strategy & Needs Analysis

Assisted the Tillamook County Housing Task Force with a report identifying recommendations to increase the supply of affordable and workforce housing. Recommendations included zoning and regulatory reforms, public financing tools/incentives, and public-private partnerships. The report and recommendations were based largely on interviews with local developers, elected officials, and senior staff. John also assisted the County in the formation and inaugural work of a new Housing Commission as well as preparation of a Housing Needs Analysis.

Washington County Affordable Housing Site Assessment & Pre-Development

Assisted Washington County's Housing Authority in identifying affordable housing sites, based on such factors as zoning, proximity to transit, eligibility for LIHTC qualified basis, size, and various physical characteristics. The work has resulted in the identification of several dozen sites, and John subsequently assisted the County in working with property owners on possible acquisition and due diligence.

Clackamas County Economic Development Strategic Audit

Authored a major analysis of Clackamas County's Economic Development program. Incorporating extensive interviews (elected officials, internal and external stakeholders), John diagnosed challenges and opportunities, and offered incisive recommendations on a new focus and staffing for the program as well as guiding principles to enhance the program's effectiveness, flexibility, and relevance.

Contact information for all clients available upon request.