



ROMANO
CAPITAL

3900 BOULEVARD ROAD DEVELOPMENT PROJECT INTERVIEW

Presentation by:

Romano Capital – Kess Romano
Aaron Angelo Development – Aaron Angelo
TAS – Ron Thomas, AIA; Josh Gobel, AIA





3900 BOULEVARD ROAD

Site Sketch

SITE HIGHLIGHTS

- 180 residential rental & for sale units
- Majority of rental units affordable
- For sale target below \$390K
- Variety of housing styles and sizes
- Neighborhood commercial
- Gateway to LBA Woods
- Pocket parks and community green
- Aligned with Comprehensive Plan



TEAM INTRODUCTIONS & EXPERIENCE

INTRODUCTIONS





Founded in 2006, TAS is an award-winning architecture firm with a primary focus on community planning, civic projects and housing. The reputation of our firm is built on over 45 years of consistent successful projects. We take pride in the impact our firm has had on the renaissance of communities throughout the Puget Sound Region.



MULTI USE BUILDINGS



ADAPTIVE REUSE



CIVIL & MUNICIPAL



HOUSING



MASTER PLANNING



COMMITTED TO COMMUNITY

Memberships & Sponsorships



PROJECT DETAILS

95,000 SF
8 buildings / 56 Residential Apartment Units
Two, and Three Bedroom Units



RED LEAF TOWNHOMES

Multi-family Housing



PROJECT DETAILS

35,000 SF
Residential Apartment Units
One, Two, and Three Bedroom Units



SILVER LEAF HOUSING

Multifamily Housing



PROJECT DETAILS

75,000 SF
75 Residential Apartments
12 Townhome Apartment Units



WESTMAN MILL

Mixed-Use Multifamily Housing



PROJECT DETAILS

85,000 SF
72 Residential Apartments
4 Buildings with 2BR & 3BR Units



COPPER LEAF

Multifamily Housing



PROJECT DETAILS

23,086 SF
36 Residential Apartments
7 Townhome Apartments



CAMPUS LOFTS

Adaptive Reuse



PROJECT DETAILS

35,000 SF
For-Sale and Rental Townhomes
2BR & 3BR Units



BRIGGS TOWNHOMES

For-Sale & Rental Townhome Units



PROJECT DETAILS

35,000 SF
30 Residential Apartments
1BR, 2BR & 3BR Units



BRIGGS TOWN CENTER APTS.
Residential Apartments



PROJECT DETAILS

45.6-acre Master Plan and Residential Design
Single Family / Multifamily Apartments / Townhomes
Neighborhood Commercial
Community Parks / Water Features / Trails



THE VILLAGE AT MILL POND

Master Plan Neighborhood Development



PROJECT DETAILS

22,176 SF
21 Residential Apartment Units



THE EASTERLY

Multifamily Housing





PROJECT DETAILS

22,176 SF
21 Residential Apartment Units



THE EASTERLY
Multifamily Housing





A. ANGELO DEVELOPMENT



PROJECT DETAILS

3BR & 4BR Units
For-Sale Product
2018



SKIDMORE TOWNHOMES



PROJECT DETAILS

75,000 SF
75 Residential Flats



ROYAL FLATS



PROJECT DETAILS

3,000 SF
Single Family Residence
Energy Efficient



TAYLOR RESIDENCE

Urban Infill



CORE PRINCIPLES

Investors First

We remind ourselves that our clients are the foundation of our company

Security

We diligently protect investor principal, valuing long-term growth over high-risk gain.

Operating with Transparency

We demonstrate integrity, candor, and openness in everything we do.

Executing with Precision

We follow through on our commitments faithfully and dependably.

Improving Continuously

We embrace change, always seeking to better serve our investors, partners, and community.



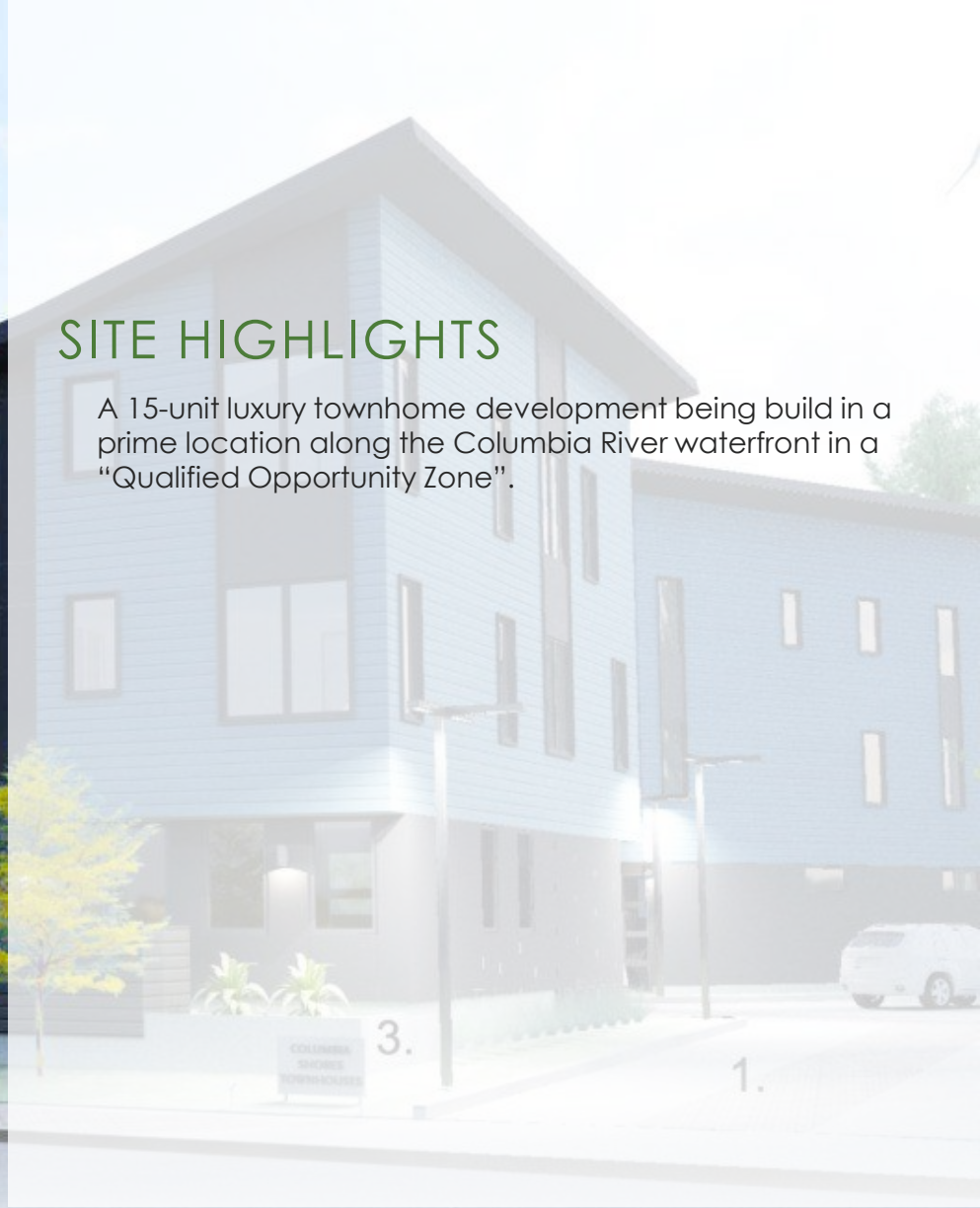
ROMANO CAPITAL

Prime Developer



SITE HIGHLIGHTS

A 15-unit luxury townhome development being build in a prime location along the Columbia River waterfront in a "Qualified Opportunity Zone".



PROJECT DETAILS
15 Townhome Units



RIVERSIDE TOWNHOMES
Townhomes

PIONEER EAST

SITE HIGHLIGHTS

Pioneer East is a 209-lot subdivision located east of I-5 in Ridgefield, WA across two phases. The Ridgefield submarket is one of the fastest growing in Clark County, due in large part to the availability of land and the quality of life within the city and its school district.

Romano Capital acquired the property as raw land and began developing finished residential lots in 2017. The first phase of was fully engineered and recorded at the end of 2017. The construction of homes on these finished lots began immediately afterward.

The first phase consists of 61 single-family detached homes and is currently under construction. Romano Capital has a dedicated sales team on site managing the sales process during construction. The second phase began vertical construction early in 2019 with an estimated completion date of early 2022.

PROJECT DETAILS

61 For-Sale Homes (Phase I)

148 For-Sale Units (Phase II)



PIONEER EAST

Entry-Level Housing



BOULDER RIDGE

at COLUMBIA PALISADES

SITE HIGHLIGHTS

The Columbia Palisades is a master development project with the City of Vancouver. The planned master development will include both single and multifamily residences, a hotel, community center, and park, as well as office and retail spaces.

The site has been the location of Fisher's Quarry since 1880, however mining operations ceased several years ago. The project developer acquired and entitled the land under the city's development agreement where Romano Capital acquired 24 single-family residential lots with plans to build luxury townhomes on those lots.

Once completed, the luxury townhomes will sit atop a prominent bluff overlooking the Columbia River Gorge. With easy access to unique local shops and restaurants, spectacular views, top-rated Camas Schools, and 10 minutes to Portland International Airport, this property is truly one of a kind. Convenient living and easy access to outdoor activities and the natural beauty of the Pacific Northwest.

PROJECT DETAILS

24 Townhome Units
Single-Family / Multifamily / Commercial
Hotel / Park / Community Space



BOULDER RIDGE

Townhomes



SITE HIGHLIGHTS

The land at 1st St and 192nd Ave is currently under development, with nine acres in the planning stages. The lot is located between Costco and Union High School on 1st St in Camas, WA.

The parcel was formerly owned by the Evergreen School District as part of the Union High School Campus. The land was unused by the district and seen as a high value development opportunity.

Currently the land is being developed as a 260-unit apartment building in two phases. Phase one construction is expected to start end of 2020 with a targeted completion date of February 2022.

PROJECT DETAILS

260 Residential Apartment Units



FIRST STREET STATION

Multifamily Housing



THE CROSSING

SITE HIGHLIGHTS

The Crossing is a 132-lot subdivision located east of I-5 in Ridgefield that will be completed over 3 phases. It is directly next to the approved location of the new Clark College Boschma Farms Campus. The Ridgefield submarket is one of the fastest growing in Clark County, due in large part to the availability of land and the quality of life within the city and its school district.

Romano Capital has partnered with another developer to complete construction of these residential lots and is approved to construct townhouses in duplex, triplex and fourplex buildings. These will be built in a style comparable to the upscale living expected of the City of Ridgefield but at a rental price point that is accessible to college students and young families.

Phase one and two of the project started construction in 2020 with an estimated completion date in 2021. Phase three of the project will start in 2021 with estimated completion of 2022.



THE CROSSING

Entry-Level Housing

WESTRIDGE *lofts*

SITE HIGHLIGHTS

The Westridge Apartments is a proposed 100-unit multifamily residential community located on three tax parcels totaling three acres. The project is located on SE 192nd Ave at SE 20th Ave in east Clark County, one of the county's fastest growing commercial corridors. The design of the building is modern but with classic Pacific Northwest accents. All apartments are accessed by common hallways within the building.

Romano Capital acquired the property in 2018 and finished developing the land and securing entitlements from the city. At the same time work began on the design and engineering of the building.

Construction is under way permits have been issued Once complete, the Westridge Apartments will feature 100 one- and two-bedroom units, with modern finishes in a highly desirable location.

PROJECT DETAILS

3-acre Lot
100 1BR & 2BR Apartment Units



WESTRIDGE LOFTS

Multifamily Housing



SITE HIGHLIGHTS

New mixed-use project consisting of 3 buildings and associated parking, pedestrian system, landscaping and open space. Proposed buildings combine a mix of uses, with multi-family housing occupying most of the upper floors and retail/office occupying most of the ground floor(s). Total number of proposed is 182.



ROMANO
CAPITAL

Eleva at Columbia Palisades

Mixed-Use Multifamily Housing



CITY OF OLYMPIA
Mike Reid, Project Manager
 Economic Development Director



ROMANO CAPITAL
Kess Romano, CEO
 Prime Developer



AARON ANGELO DEVELOPMENT, LTD.
Aaron Angelo, Owner / Developer
 Development Partner



THOMAS ARCHITECTURE STUDIOS
Ron Thomas, AIA, President
 Urban Planner / Lead Designer | **Josh Gobel**, AIA
 Senior Project Manager

CONSULTANTS



SCJ ALLIANCE
Amy Head, PE, Principal
 LEED AP BD+C
 Civil, Transportation,
 Environmental Engineering



ROBERT W. DROLL
 LANDSCAPE ARCHITECT, PS
Robert W. Droll, ASLA, LEED AP, CPSI, Principal
 Landscape Architecture



HULTZ BHU ENGINEERS
Rick Hultz, PE, Principal
 Mechanical, Plumbing,
 Electrical Engineering



LANDAU ASSOCIATES
Calvin McCaughan, PE, Principal
 Geotechnical Engineering



PCS STRUCTURAL SOLUTIONS
Jeff Klein, SE, Principal
 Structural Engineering



HOUSING AUTHORITY OF THURSTON COUNTY
Craig Chance
 Executive Director | **Tom Rawson**, Director of
 Development and Administration



ORGANIZATIONAL CHART

3900 Boulevard Road | Project Team



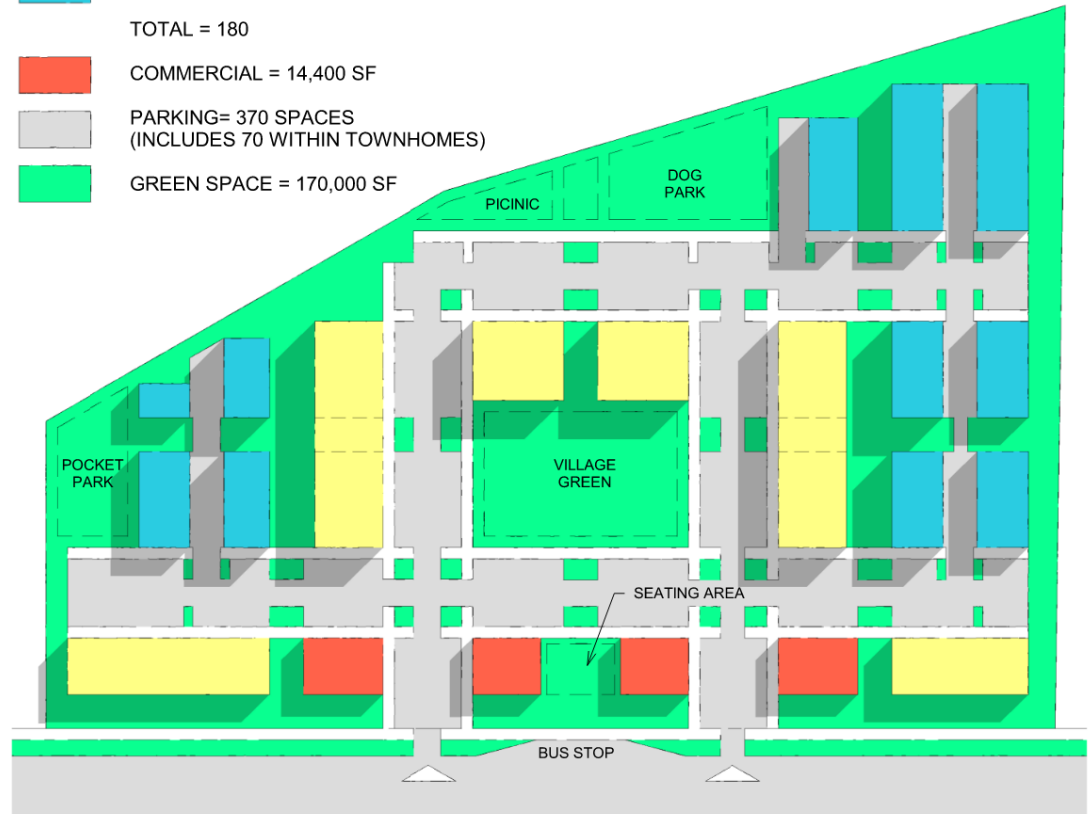
HOUSING VISION

3900 BOULEVARD ROAD





- APT. FLATS = 120
- TOWNHOMES = 60
- TOTAL = 180
- COMMERCIAL = 14,400 SF
- PARKING= 370 SPACES
(INCLUDES 70 WITHIN TOWNHOMES)
- GREEN SPACE = 170,000 SF



CONCEPT MASTER PLAN

3900 Boulevard Road



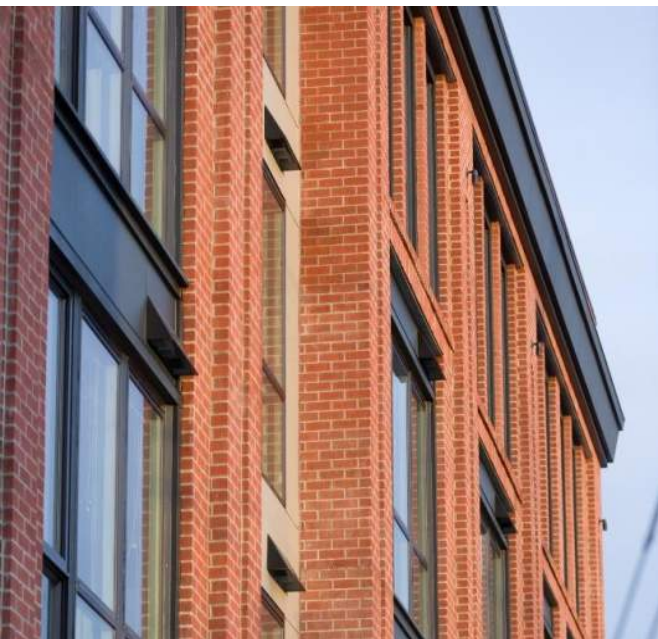
APARTMENT FLATS
TOWNHOUSES
COMMERCIAL
GREENSPACE
PARKING

DEVELOPMENT MATRIX		
UNIT TYPE	UNIT SIZE	NUMBER
1 BEDROOM	700-800 SF	54 UNITS
2 BEDROOM	800-1,100 SF	42 UNITS
3 BEDROOM	1,000-1,200 SF	24 UNITS
2 BEDROOM	800-1,100 SF	38 UNITS
3 BEDROOM	1,000-1,200 SF	22 UNITS
COMMERCIAL	11,400 SF	3 BUILDINGS
COMMUNITY ROOM	3,000 SF	1 BUILDING
OPEN SPACE	1.5 ACRES	4 PARKLETS
LANDSCAPING	2.4 ACRES	PLANTINGS AND PATHWAYS
RESIDENTIAL	SURFACE PRIVATE GARAGES	200 SPACES 70 SPACES
PUBLIC	SURFACE	10 SPACES PARK ACCESS
COMMERCIAL	SURFACE	90 SPACES



CONCEPT MASTER PLAN

3900 Boulevard Road



APT. FLATS = 120

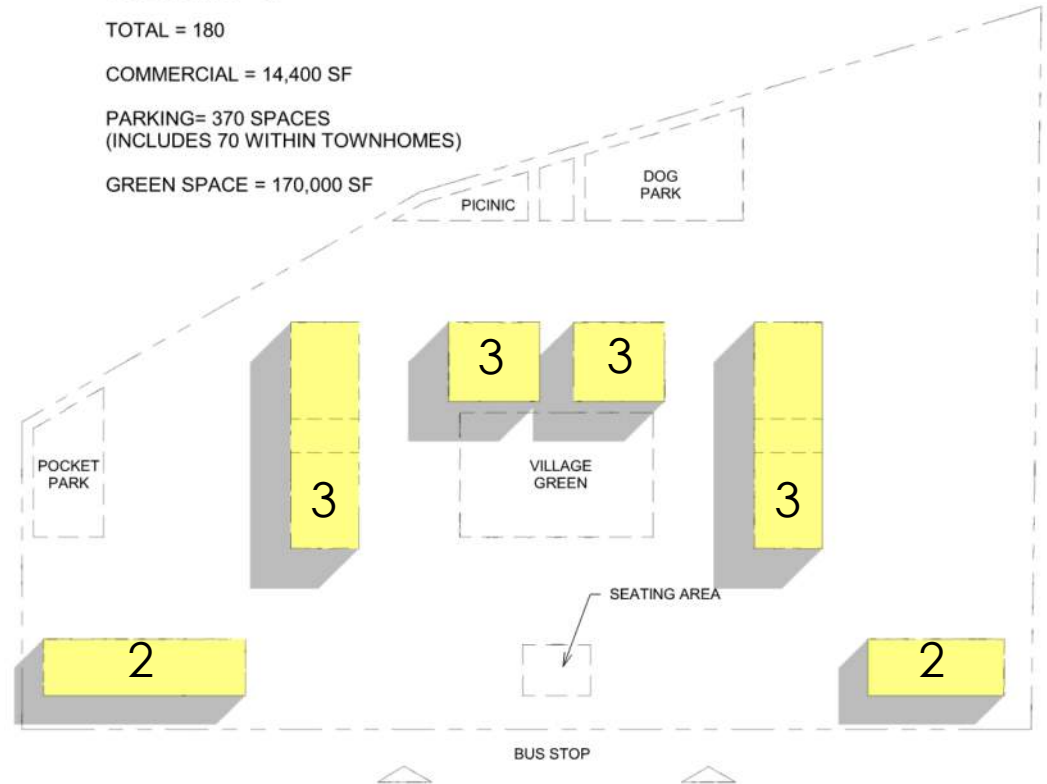
TOWNHOMES = 60

TOTAL = 180

COMMERCIAL = 14,400 SF

PARKING= 370 SPACES
(INCLUDES 70 WITHIN TOWNHOMES)

GREEN SPACE = 170,000 SF

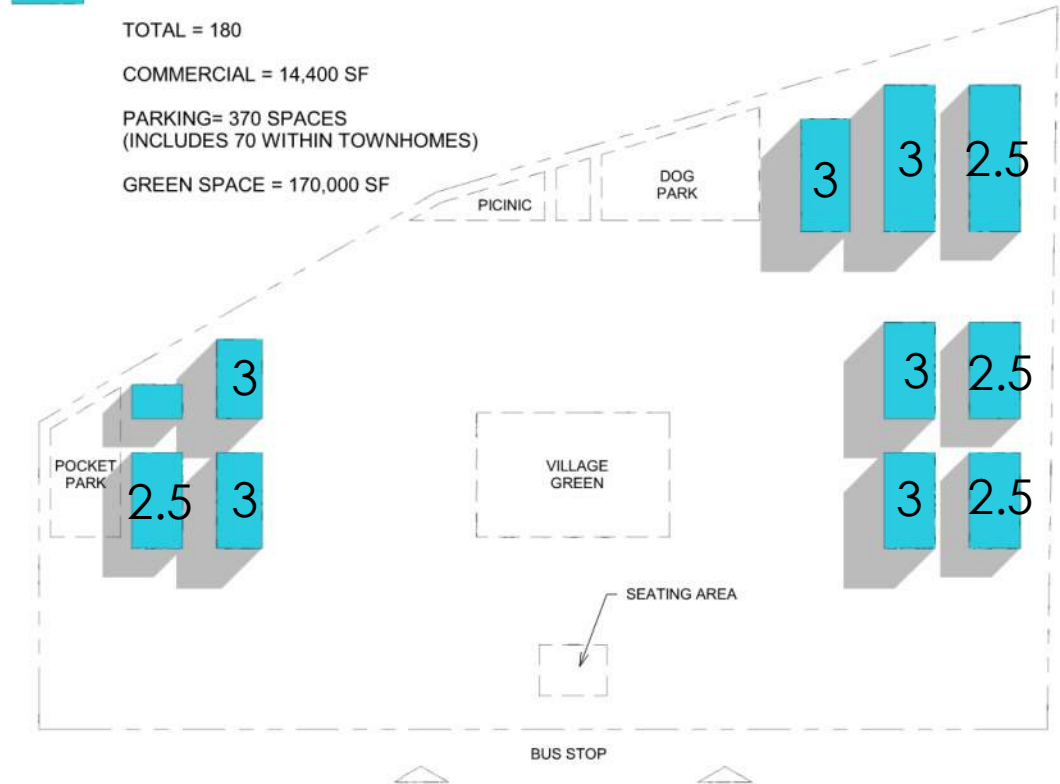


APARTMENTS

3900 Boulevard Road



APT. FLATS = 120
 TOWNHOMES = 60
 TOTAL = 180
 COMMERCIAL = 14,400 SF
 PARKING= 370 SPACES
 (INCLUDES 70 WITHIN TOWNHOMES)
 GREEN SPACE = 170,000 SF



TOWNHOMES

3900 Boulevard Road



NEIGHBORHOOD COMMERCIAL VISION

3900 BOULEVARD ROAD





APT. FLATS = 120

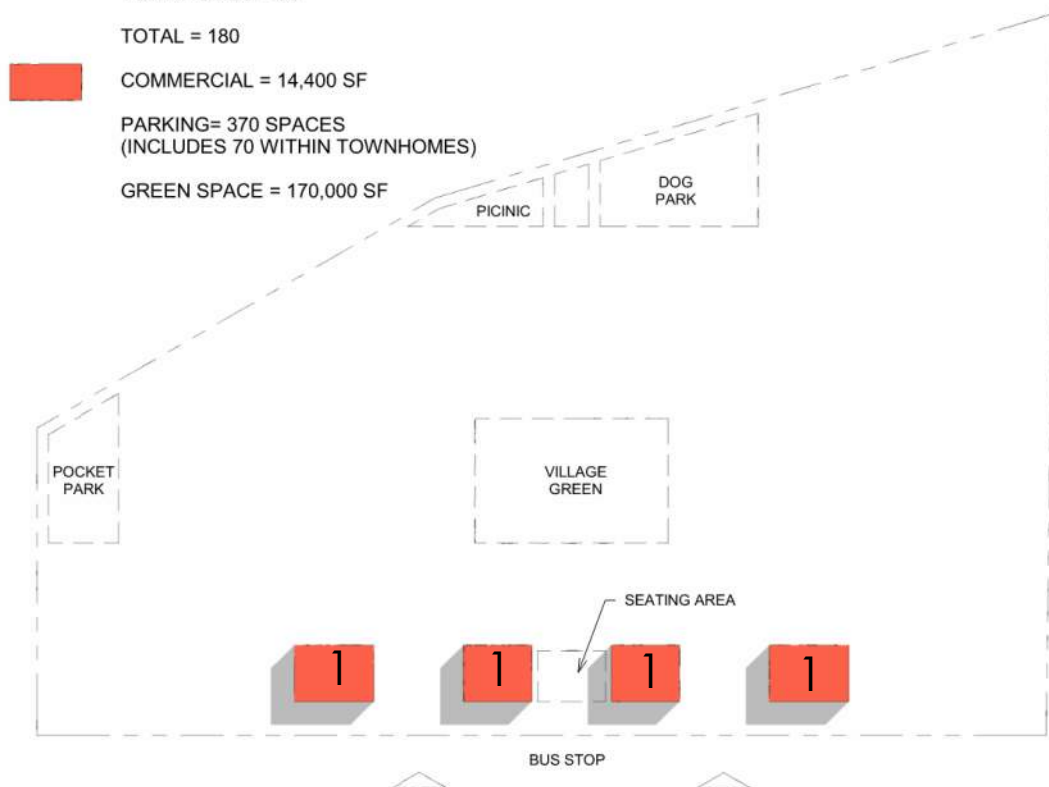
TOWNHOMES = 60

TOTAL = 180

COMMERCIAL = 14,400 SF

PARKING= 370 SPACES
(INCLUDES 70 WITHIN TOWNHOMES)

GREEN SPACE = 170,000 SF



COMMERCIAL VISION

3900 Boulevard Road



PROJECT DETAILS

58,000 SF Mixed Commercial
324 residential Units (Flats and Townhomes)
Parks, Open Space, Ball Fields
966 Parking Stalls



HOGUM BAY TOWN CENTER

Site Plan



HOGUM BAY TOWN CENTER

Neighborhood Commercial Example



EXAMPLE : WILDWOOD

Neighborhood Commercial



POTENTIAL OPTIONS

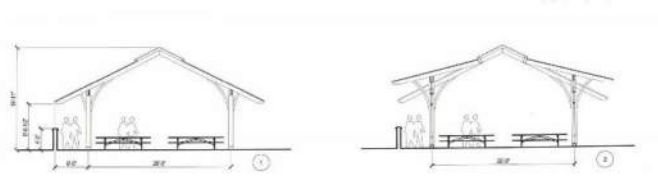
Neighborhood Commercial



CONNECTIVITY

3900 BOULEVARD ROAD





APT. FLATS = 120

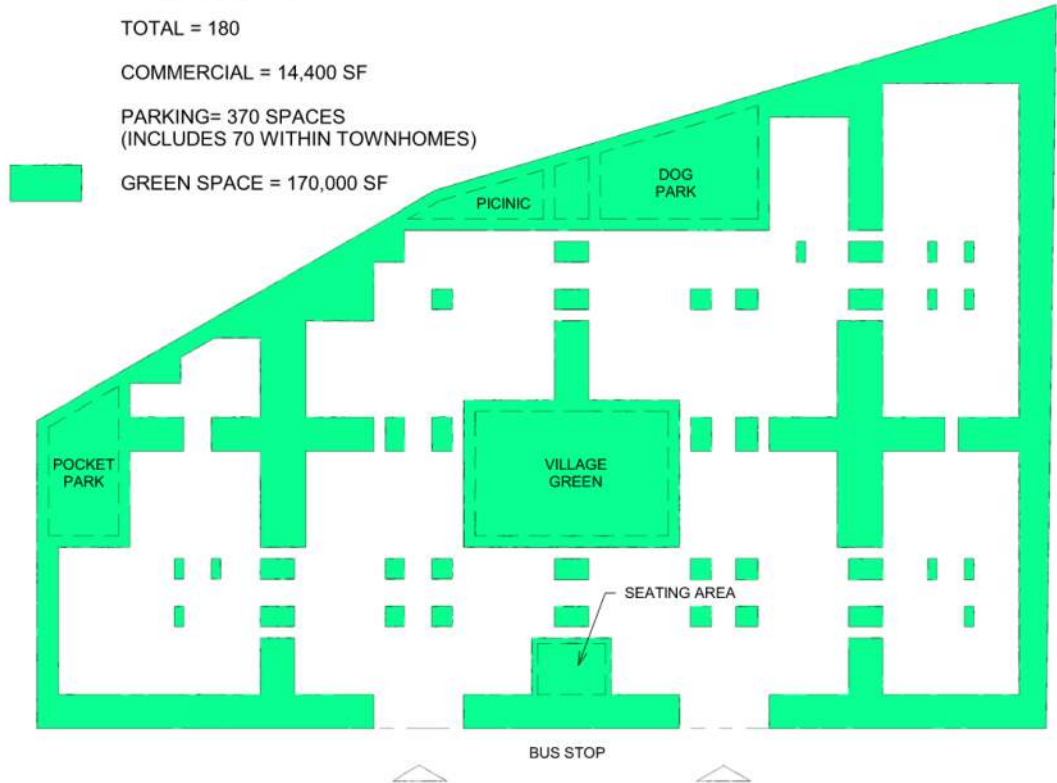
TOWNHOMES = 60

TOTAL = 180

COMMERCIAL = 14,400 SF

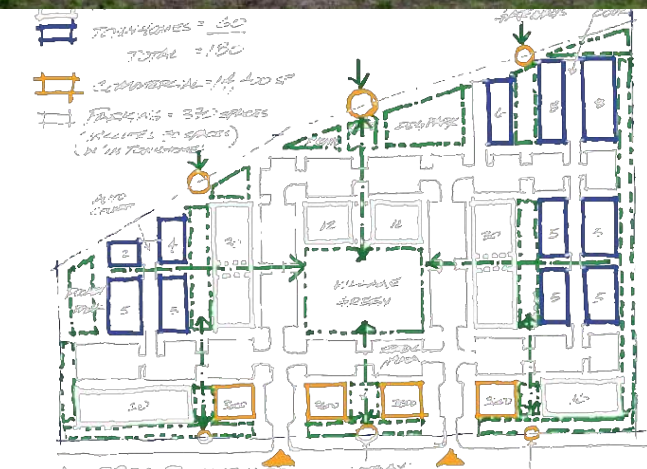
PARKING= 370 SPACES
(INCLUDES 70 WITHIN TOWNHOMES)

GREEN SPACE = 170,000 SF



GREENSPACE

3900 Boulevard Road



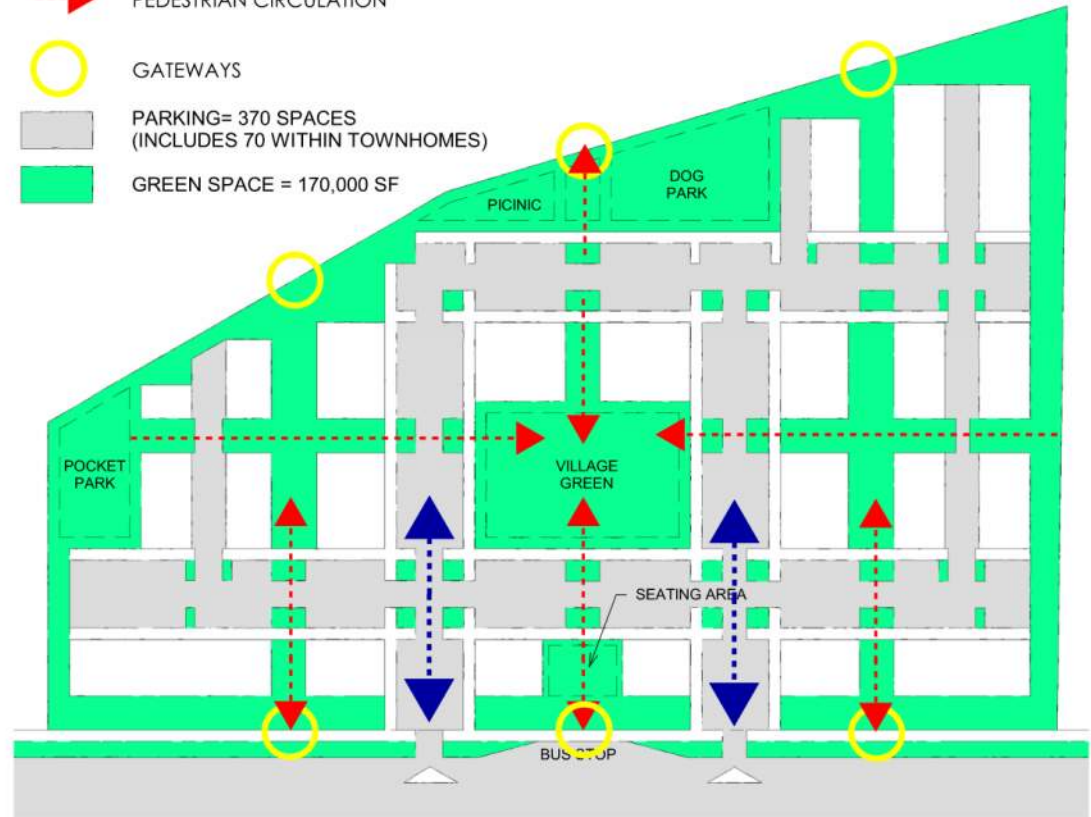
—▶ VEHICULAR CIRCULATION

- - -▶ PEDESTRIAN CIRCULATION

○ GATEWAYS

■ PARKING= 370 SPACES
(INCLUDES 70 WITHIN TOWNHOMES)

■ GREEN SPACE = 170,000 SF



SITE CONNECTIONS

3900 Boulevard Road



CONNECTIVITY

TAS Project Examples



PARKS & PLAY

3900 Boulevard Road



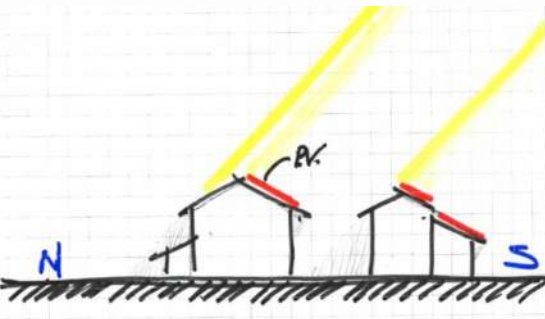
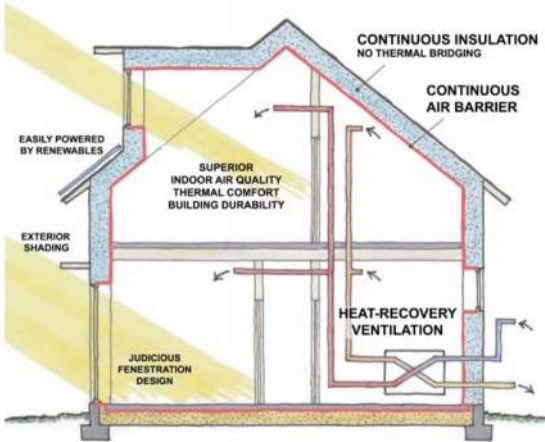
PARKS & PLAY
3900 Boulevard Road



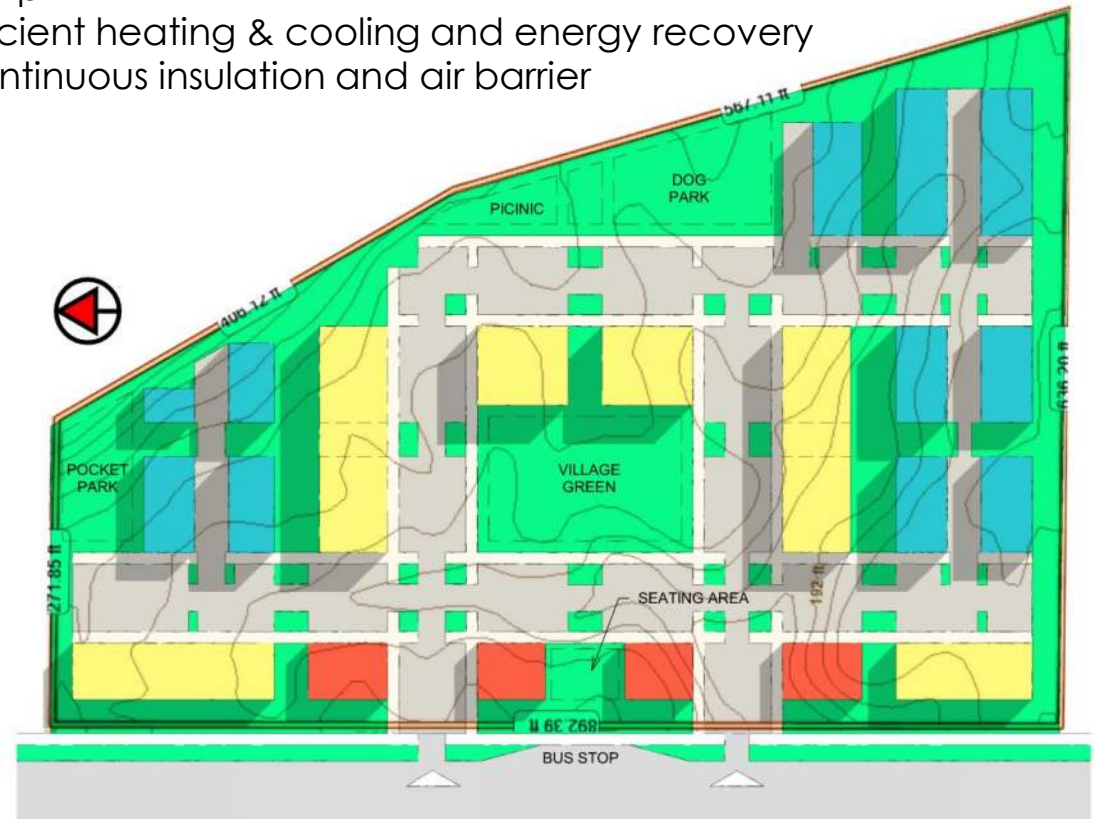
ENVIRONMENTAL SUSTAINABILITY

3900 BOULEVARD ROAD





- Solar panels and proper orientation
- LED Lighting
- Low Impact Development (LID)
- Bus Stops/ Transit/ Bike Paths
- Fully electrified buildings for lower carbon footprint
- Efficient heating & cooling and energy recovery
- Continuous insulation and air barrier



SUSTAINABILITY OPTIONS

3900 Boulevard Road



THE VIEWS ON FIFTH
Adaptive Reuse

WESTMAN MILL
LEED Silver



PARTHIA
Standalone solar power for lighting & electrical



SUSTAINABLE FEATURES

Example: Actual TAS Project Applications



SOCIAL EQUITY

3900 BOULEVARD ROAD



- Diversity, Equity & Inclusion (DEI) Plan for the project built into schedule
- Potential for DEI Specialist Parfait Bassale to participate in public outreach
- Rental & sale prices to meet mixed income levels & build generational wealth
- For-sale target below \$390K to attract diverse households
- Installation of public art to celebrate diversity and promote equity & inclusion
- DEI vision incorporated into all rental & sales marketing materials

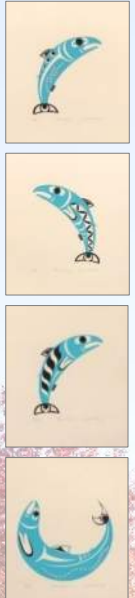


ADDRESSING SOCIAL EQUITY

3900 Boulevard Road

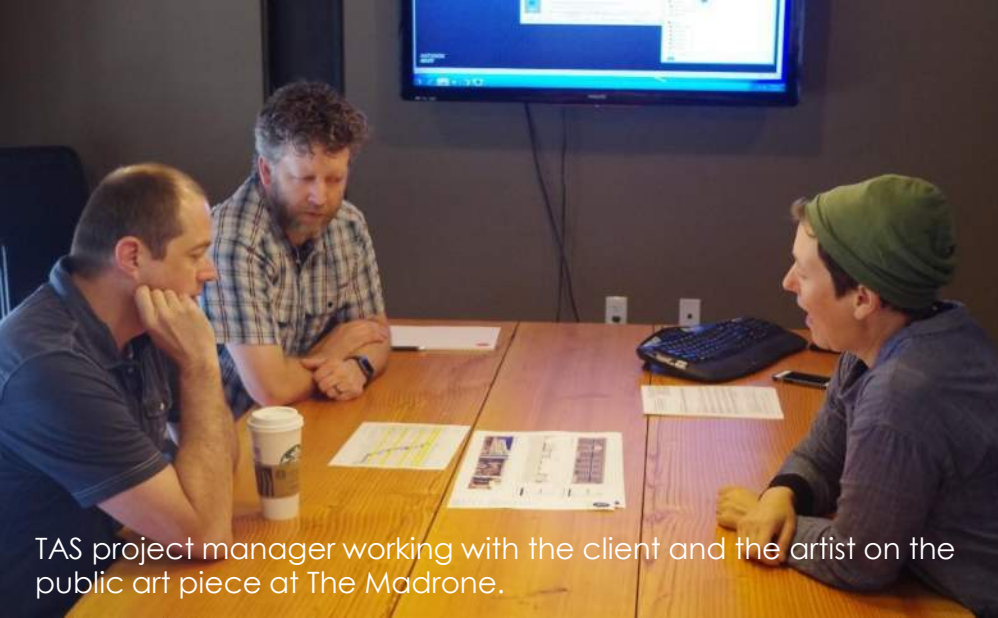
THE VIEWS ON FIFTH

This installation honors the promise that the ancestors of the Squaxin Island Tribe made to the Salmon People that humans would always treat the Salmon People and their home with respect and reverence.

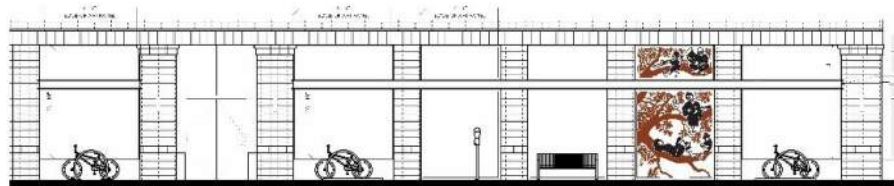


PUBLIC ART INSTALLATION

The Views on Fifth | Joe Seymour (Squaxin Island Tribe)



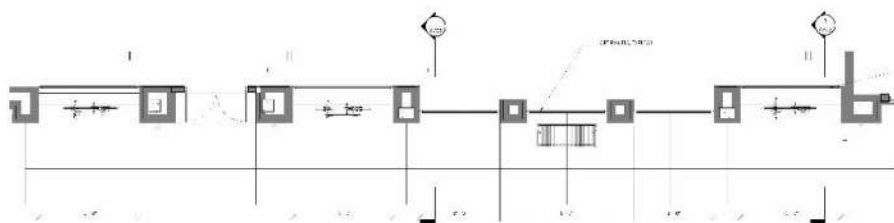
TAS project manager working with the client and the artist on the public art piece at The Madrone.



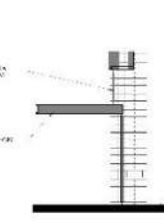
4 NORTH ELEVATION - ART WALL



3 SECTION - ART WALL RECESSED

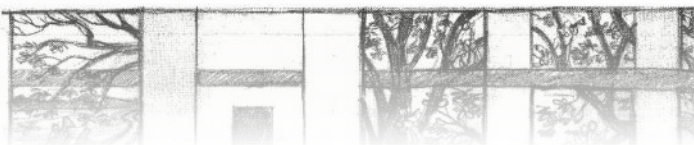


2 PLAN - LEVEL 1 - ART WALL



1 SECTION - ART WALL

PROPOSED STATE & WATER ART WORK BY NIKKI MCCLURE



THE MADRONE

Art panels designed by local artist Nikki McClure depicting a musical gathering in a madrone tree on a northwest waterfront.

URBAN OLYMPIA 9, LLC
STATE & WATER
1221 PALLADIUM WAY



PUBLIC ART INSTALLATION

The Madrone | Nikki McClure



ANNIE'S FLATS

A mixed-use apartment building dedicated by the developer to his mother who is a local artist. TAS helped facilitate the artist selection process. A large mosaic mural and marquee was integrated into the final design.





NEIGHBORHOOD ENGAGEMENT

3900 BOULEVARD ROAD



	YEAR	2021						2022												2023											
		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
ENA / COMMUNITY OUTREACH / SCHEMATIC DESIGN	Council Approval																														
	Kick-Off Meeting																														
	Team Tours of Site and Community																														
	Review Existing Studies, Reports and Strategic Plans																														
	Develop Diversity, Equity and Inclusion Plan																														
	Identify Community Stakeholders																														
	Review Housing Needs Assessments																														
	Regional Demographic and Market Analysis																														
	Opportunities for Arts and Cultural Integration																														
	Interview Community Arts / Culture Stakeholders																														
	Alignment Discussions with H.A.T.C.																														
	Schematic Design																														
	Conduct Focus Groups / Town Meetings																														
	Project Background																														
	Community Character																														
	Project Visioning and Master Plan Presentation																														
	Response to Community Input																														
	Presubmission to City of Olympia																														
	Updated Master Plan																														
	Design Character Presentation																														
	ENA Close Out Discussions																														
	Close on Property																														

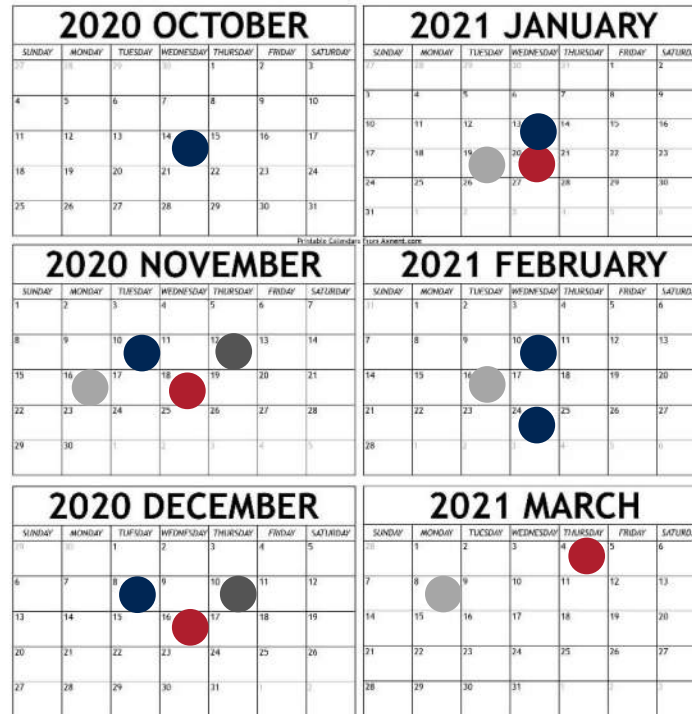


ENGAGEMENT SCHEDULE

PROJECT SCHEDULE



Virtual Public Meeting Facilitation



Social Media Reach:

11,871

Public Meeting Participants:

468

Number of Email Contacts:

3,156

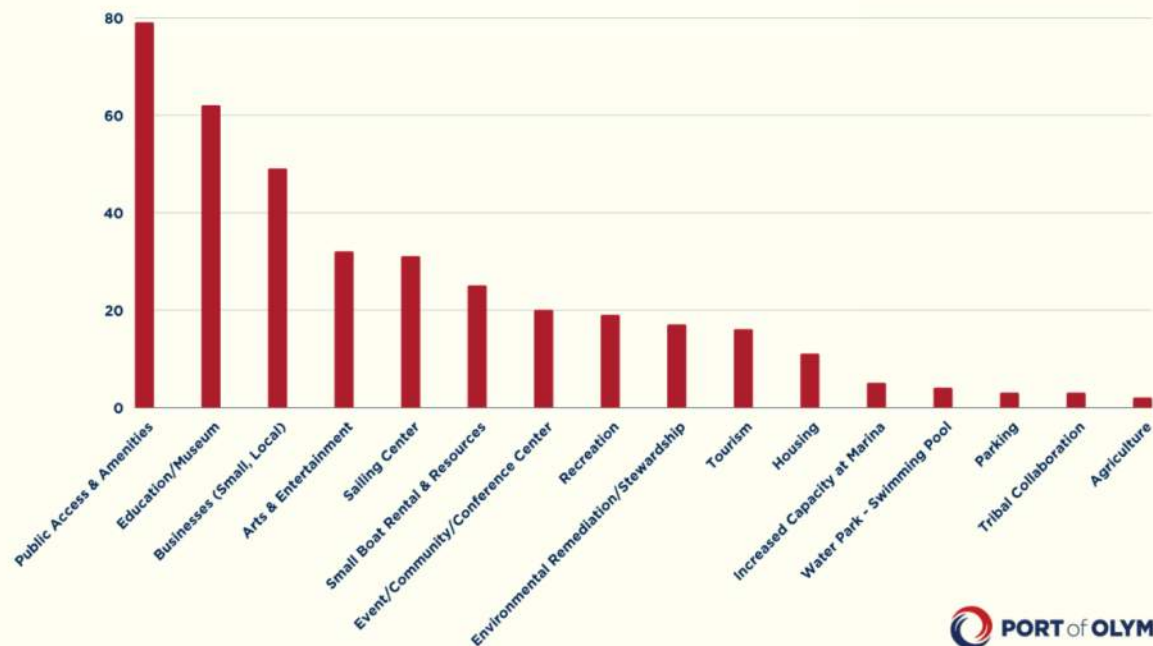


NEIGHBORHOOD ENGAGEMENT

Example: Port of Olympia



What Opportunities Would Benefit the Community



NEIGHBORHOOD INPUT

Example

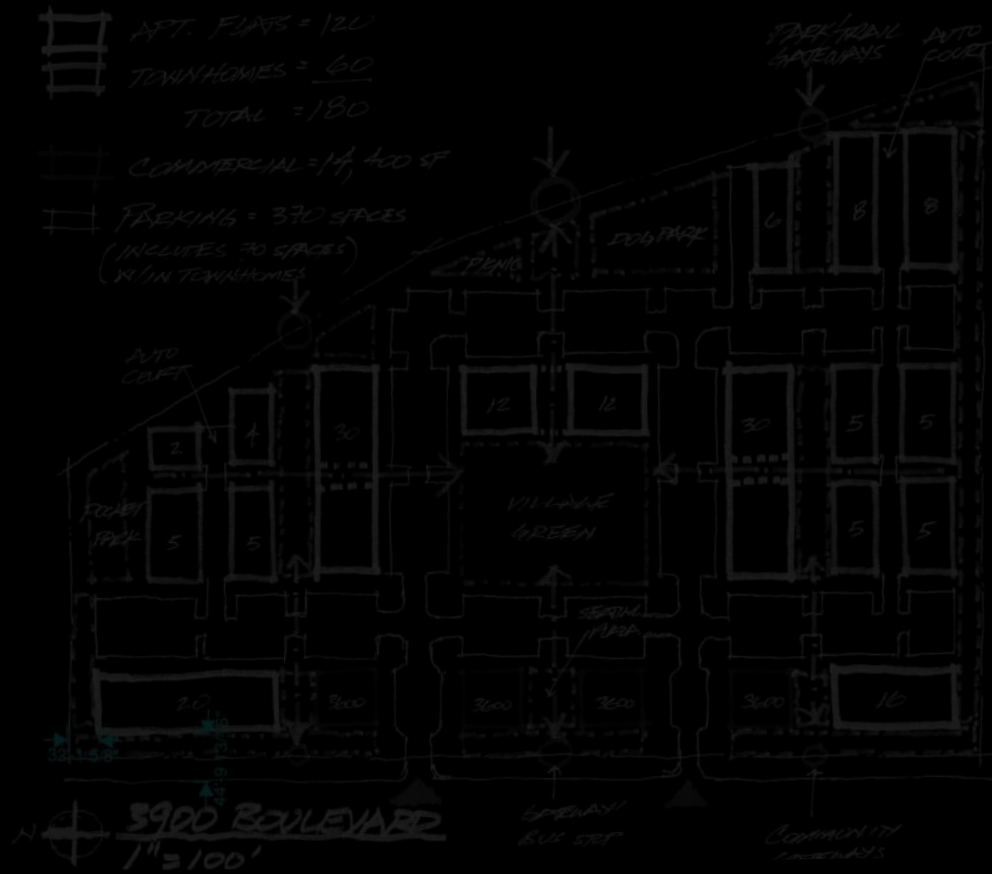


PROJECT SCHEDULE

3900 BOULEVARD ROAD



[illegible]



ROMANO
CAPITAL

QUESTIONS

3900 BOULEVARD ROAD

