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New Seasons, apartment project in NW Portland breaks ground under new development team

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A Northwest Portland development caught up in its developer's plan to get out of the development business is moving forward under a new team.

Capstone Partners and Cairn Pacific have secured financing and broken ground on the $46 million project at **Northwest 21st and Raleigh**, which will include a New Seasons Market and a 113-unit mixed-use apartment building.

A rendering of the Northwest Portland development L.L. Hawkins, a mixed-use apartment building that will sit opposite a New Seasons Market. *(Cairn Pacific LLC)*

The development **was first conceived as a project of C.E. John Co.**, a family-owned firm in Vancouver that **owns several properties in the Alphabet District**, along with suburban shopping centers. It was among the first projects in the proposed redevelopment of the freight company Con-way Inc.'s holdings in Northwest Portland

Now it's moving forward under Cairn Pacific, a firm created by former C.E. John executives Tom DiChiara and Rob Hinnen, who left in the restructuring. Capstone Partners bought the site from C.E. John.

"We are thrilled to have put the deal back together after leaving CE John and getting it underway a few weeks ago," DiChiara said in an email. "More exciting things are in the works on surrounding sites with Con-way, but this is an important first step."

The apartment building will be called the L.L. Hawkins, after **a Portland businessman and booster for Forest Park**.

The New Seasons and some attached retail space will be built into an adapted warehouse built in the 1950s. That half of the project will be called Slabtown Marketplace.

The project was designed by Holst Architecture and GBD Architects. John Residential Construction Group LLC will be the general contractor.

Work is expected to wrap up in August 2015.

-- Elliot Njus