

Drilling it Down

Handpicked Highlights from R&H Construction

{ Winter 2018 }

RETAIL IS RISING IN BEND

BRICK & MORTAR IS ALIVE AND WELL IN CENTRAL OREGON



Everyone's ears perk up when someone mentions the new retail center along Highway 97 in Bend, Oregon. Developed by First Western Development, designed by Baysinger Partners Architecture, and built by R&H Construction, the project brings national names to a growing community.

With tenants such as Ulta Beauty, T-Mobile, BedMart, Gentle Dental, Mod Pizza, and pet supply store Mud Bay, Robal Road Village serves a wide variety of needs for Central Oregon residents. National chains like Chick-fil-A and Cracker Barrel are balanced by homegrown favorite Black Rock Coffee.

The shopping center sits on a 6.5-acre site and consists of 14 storefronts spread among seven buildings. More than 80% of the 55,000 s.f. development is leased, and several retailers are already open for business.

Robal Road Village has captured the attention of the media, garnering several local news features. Scott Shanks, partner at First Western Development, told local outlets, "This project is customized for the Bend market."

His approach targets niche tenants, rather than big box stores that compete heavily in the online marketplace. "We want the kind of tenants that offer an exceptional in-person shopping experience," he says.

As online retailers continue to dominate growth in many markets, Robal Road Village is a testament to the enduring appeal of the in-person shopping experience. By targeting smaller tenants in a growing market, Shanks is setting his newest development up for lasting success.

A BIRD'S EYE VIEW



To experience this project from a different perspective, check out the most recent flyover of the project site!

Head to bit.ly/RobalRoad to see the aerial footage captured by R&H's drone.

Personnel Profile

MORGAN FREDRICKSON

The construction industry was pulling itself out of a recession when Morgan Fredrickson got her first construction job.



Now, the industry is booming and Morgan is an experienced project manager, part of the 17 person team on The Village at Mary's Woods project, a senior living community in Lake Oswego comprised of nine separate buildings.

Morgan and her team of five are responsible for the construction of the four residential buildings that will have 198 units spread across them. Future residents know her by name, saying hello when they are on-site for weekly progress updates.

"I love the human element of this project," says Morgan. "I love the interaction with the residents, and learning about the history behind the community."

Mary's Woods at Marylhurst was founded by the Sisters of the Holy Names, who settled in Oregon in 1859. The property, an active convent until 2001, is now a thriving senior living community.



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Photo: Sally Painter

The Original Country Bar

Since 1969, the Ponderosa Lounge & Grill has been a staple of the Jubitz truck stop in North Portland. Featuring live music, line dancing, and events, the venue caters to travelers and locals alike.

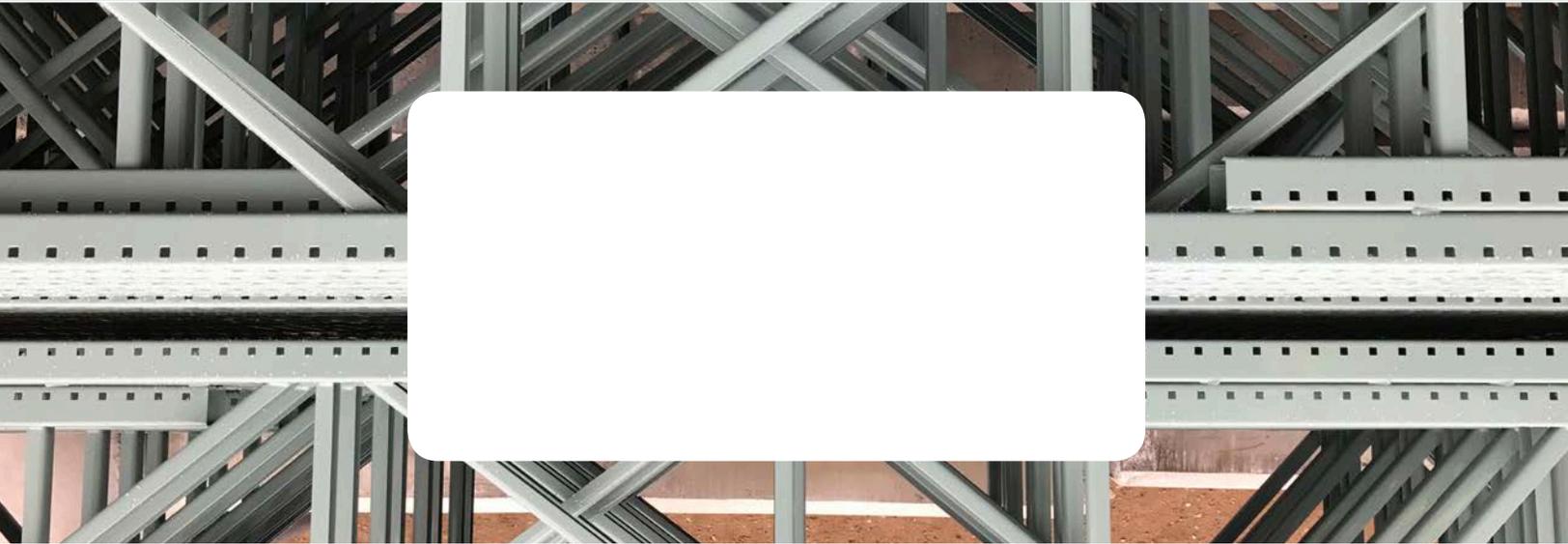
R&H recently completed a full demolition and renovation of the country bar. The open space now provides better sight lines to the stage—which tripled in size—while new lighting and sound systems improve the audio/visual experience for visitors and performers. The renovation also increases the capacity of the lounge by 100 people.

The finished lounge incorporates materials salvaged from the old lounge and includes new finishes like polished concrete floors, a white oak dance floor, and a live-edge burl wood bar top. The bar top, constructed by Jewell Hardwoods, was milled from one large piece of maple. Great attention was paid to ensure the grain was matched from slab to slab, a complicated endeavor on the horseshoe-shaped bar.



Photo: Jewell Hardwoods

With the renovation now complete, the “Pondo” will continue to be an iconic Portland destination for years to come.



R&H Construction Co.
1530 SW Taylor Street
Portland, OR 97205