

Khan Properties previews plans at new corporate office

By R.J. MARX
Seaside Signal

Khan Properties opened a new corporate office along U.S. Highway 101, with plans in the work which could bring transformations to south Seaside.

"We are in the final stages," Masudur Khan said at the July 1 office Seaside Chamber of Commerce ribbon-cutting at the new office.

"Everything is going forward," Khan said. "We are working behind the scenes every day and night."

In January Khan Properties purchased Bagels by the Sea for \$1.2 million from Sea Star Associates' Kathryn and Tracey Johnson.

Other properties owned and

managed by Khan Properties include the business development office at 400 N. Holladay, the former Pizza Hut building at 470 S. Roosevelt Dr. and the Gilbert Block Building, purchased in October for \$3.1 million. Alexandre Gilbert rebuilt the four-block Gilbert District at the intersection of Broadway and Holladay Drive after Seaside's fire in 1912 destroyed most of the city's downtown. The Gilbert Block Building was completed in 1914.

Design and feasibility studies are underway, Khan said.

At Holladay and Avenue C, the group is developing Mint House, a 31-unit short- and long-term stay rental unit.

"You can rent for one day, you can rent for 30 days or you can for

a year," Khan said.

The Dreamcatcher development, south of Avenue U on the east side of U.S. Highway 101, will offer long-term one- and two-bedroom apartment rentals. "We are working with ODOT to get to the final stage," he said.

Details of the River Run, at 1000 S. Holladay, are yet to be determined.

"The River Run is on hold," he said. "We are working there to determine the best case scenario for the city. We started 12 years ago and we have grown. Now we feel that we have the responsibility for not only taking care of our company, also for the community and the need, and everything has to be its mission, how we can be significant to others."



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Masudur Khan in front of the new office of Khan Properties.



A Seaside Public Works Department team removes sections of the mural on Broadway for repair.

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Mural: 'A great story of our history'

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The mural also includes historic images of Tostum, headman of the Clatsop in the mid-1800s, and Joe Scovell, chief of the Nehalem.

"The next step is we're going to do a little cleaning and sort of preparation and packaging of the existing metal that's housed in the tribal offices in Seaside," Todd Lawson, an artist, architect and tribe descendant, said.

Sixteen of the 4-foot-by-10-foot panels will be shipped to Seattle for restoration and then repaired and restored in Lawson's studio.

Work to repair the mural will be done by Seattle-based artist Jeff Mihalyo.

"He's a Renaissance man," Lawson said. "Super interesting, super talented. You give him something, he will recreate it exactly if need be."

Tribal members will clean the panels with soap and water to remove corrosion before Mihalyo begins work.

"We want to do it really gently," Lawson said. "It's got a lot of residue from the salty air coast there."

The first step will be to clean "almost like the baby ducks that get in the oil spills," Lawson said, using dishwashing detergent, some warm water and micro cloths.

Most of the mural will survive, he said, with five damaged spots "surgically removed and restored," he said. "The real attempt is to do as little damage or intrusion as possible."

When complete, the mural will be scanned to provide a digital blueprint for future repairs.

"We'll be able to pull those out as high-definition scans with the original piece," Lawson said. "If somebody did have to recreate it, it would be done as close to the original as possible."

When the work is com-



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The mural along Broadway before it was damaged by a crash in November.

'IT'S A GREAT OPPORTUNITY TO TELL A BUNCH OF DIFFERENT STORIES. THAT'S WHAT IS SO EXCITING ABOUT IT. I THINK THAT'S WHY BOTH THE CITY AND THE VISITORS ASSOCIATION GAVE US THE MONEY. IT TELLS US THE STORY OF THE ORIGINAL INHABITANTS, SHOWS HOW MY ANCESTORS LIVED AND WORKED ALONG THE COAST. THIS MURAL TELLS A GREAT STORY OF OUR HISTORY.'

Todd Lawson, an artist, architect and tribe descendant

plete, the Seaside Public Works Department will return to return the mural to Broadway near Holladay, with the assistance of Ace Hardware, which will add mounting bolts.

Seaside High School teachers Bill Westerholm and Kriste York, along with students in the Clatsop-Nehalem tribal history class, will add a QR code to link visitors to the tribe's website and historical reference.

Lawson said he anticipates work will be com-

pleted in August, with an unveiling in late August or September.

"It's a great opportunity to tell a bunch of different stories," Lawson said. "That's what is so exciting about it. I think that's why both the city and the visitors association gave us the money. It tells us the story of the original inhabitants, shows how my ancestors lived and worked along the coast. This mural tells a great story of our history."



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Council President Steve Wright announced his bid for Seaside mayor.

Wright: Sees housing as top challenge

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"I've been a councilor now for five years and council president for the last year and a half and working closely with Jay," he said. "And when he said he wasn't running again, it seemed like a natural step. Want to keep some kind of consistency and leadership? You know, we'll have at least two new city councilors, my district and Dana's (Phillips), and we need to have some kind of continuity through the process, especially with all the new department heads and city manager."

At the top of his city-to-do list is creating more housing, Wright said.

"Our housing task force has come up with a lot of good ideas," he said. "The county came out with a list of areas in Seaside the county owns. We're well in the process of getting them to transfer that land to the city. My plan right now is to make it some kind of either low-income or affordable housing."

To address homelessness, he seeks to partner with "somebody that's good at it," he said, like Clatsop Community Action or Helping Hands Reentry Outreach.

"We need to be just the partners to facilitate that," he

said. "I'll tell you that kind of thing is underway now. It's not necessarily public yet. We're working on it. Something will come out pretty soon."

Wright said he hopes to preserve and maintain the land across from the high school along the estuary, with talks underway.

Transportation projects remain a high priority, he said, with improvements from Broadway south. "That is going to happen," he said. "The money's been identified and the contracts are supposed to be open for bid later this month."

Work on repairing the bridge at Avenue S east of U.S. Highway 101 is included in the budget, he said.

Bridges at Avenue U and Avenue G, likely to collapse in the event of a Cascadia Subduction Zone earthquake and tsunami are two of the other big concerns. Wright said he has received assurances at the state and federal level that they will continue to search for resiliency funds.

Wright gives Barber high marks as mayor. "I think he's done a great job," he said. "He's remained level-headed and reasonable. And those are all things that I want to emulate."

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