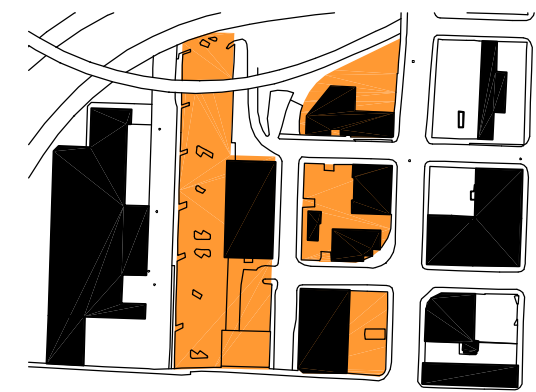




VICINITY PLAN

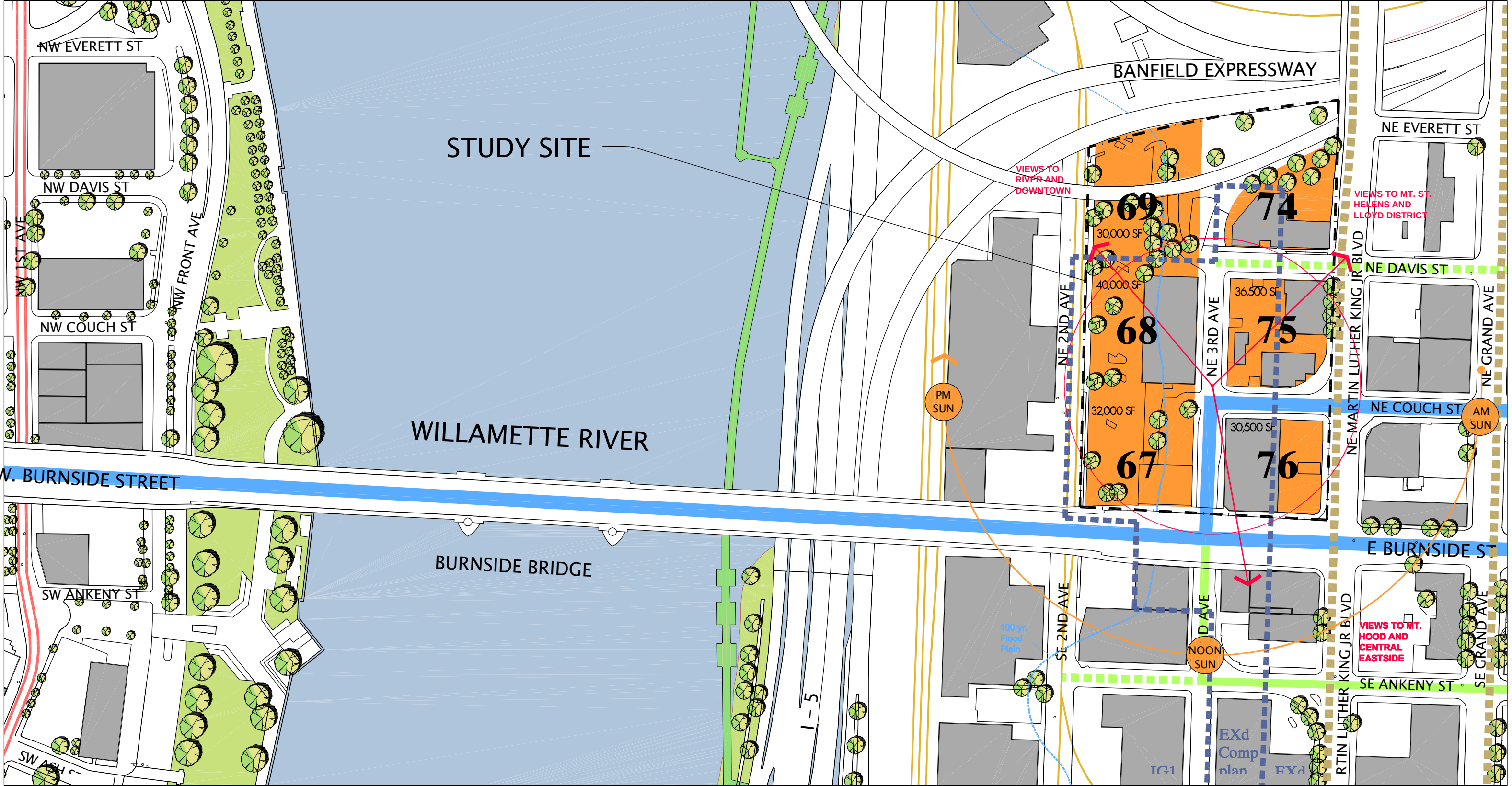


SITE PLAN

The Eastside Mixed-Use Study is comprised of Blocks 67, 68, 69, 74, 75, and 76. Bound to the south by the Burnside Bridge and to the east by NE MLK Jr. Blvd, Block 76 presents the ability to prominently mark the threshold between the City Center and the Central Eastside. Blocks 67 and 68 - a rare superblock in the city grid - contains the possibility of retaining a single, large retailer to anchor the mixed-use development. In an effort to weave a relatively dense development into the Central Eastside and stimulate subsequent redevelopment, several ideas are proposed: retail at the ground floor complimenting the light industrial heritage of the Central Eastside, a mix of affordable, market-rate and live-work studio housing above, a build-to-suit office complex, and parking. In addition, the study proposes to shift the proposed Burnside / Couch Couplet from 3rd Avenue to MLK Jr Blvd.

#### MIXED-USE STUDY: BLOCKS 67, 68, 69, 74, 75, 76

PORTLAND DEVELOPMENT COMMISSION  
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INTEGRA REALTY RESOURCES  
OCTOBER 2003



SITE

OPEN GREEN SPACE

PROPOSED BURNSIDE / COUCH COUPLET

FUTURE STREET CAR ALIGNMENT

MAX LIGHT RAIL

EXISTING FREIGHT LINE

EXISTING BICYCLE PATH

PROPOSED BICYCLE PATH

100 YEAR FLOOD PLAIN

SETBACK: No MIN, 10ft MAX

BLDG. COVERAGE: EX zone - 100% of site area

R. B. L: Blk 75,76: 75% extend to st. lot line, or 75% within 12ft of st. lot line with space between for active use.

ZONED: IG1 - Comp Plan is EXd

F.A.R. 9:1; 3:1 Bonus Available

HEIGHT: 200'; Not eligible for height bonus

PARKING: Located in CE2 Sector

MAXIMUM PARKING RATIOS: Office = 2.5 / 1000

Other = no maximum

Expect CCPR

0 | 100 | 200 | 300 | 400

NORTH

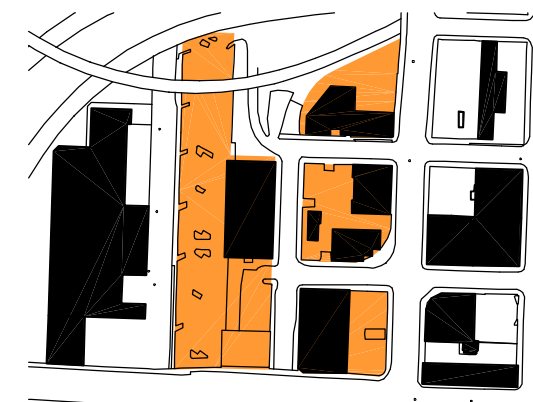
MIXED-USE STUDY:

BLOCKS 67, 68, 69, 74, 75, 76

PORTLAND DEVELOPMENT COMMISSION

GBD ARCHITECTS, INCORPORATED

OCTOBER 2003



**MIXED-USE STUDY:**  
**BLOCKS 67, 68, 69, 74, 75, 76**

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VIEW TO THE SOUTHWEST



VIEW TO THE WEST



VICINITY PLAN



SITE PLAN



VIEW TO THE NORTH



VIEW TO THE NORTHEAST

MIXED-USE STUDY:  
BLOCKS 67, 68, 69, 74, 75, 76

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VIEW TO THE NORTH FROM BURNSIDE BRIDGE



VICINITY PLAN



SITE PLAN



VIEW TO THE NORTHWEST FROM BURNSIDE BRIDGE

**MIXED-USE STUDY:  
BLOCKS 67, 68, 69, 74, 75, 76**

PORTLAND DEVELOPMENT COMMISSION  
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NE 2ND VIEW EAST



VICINITY PLAN



SITE PLAN



NE 3RD VIEW SOUTH

MIXED-USE STUDY:  
BLOCKS 67, 68, 69, 74, 75, 76

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OCTOBER 2003



FREEWAY OVERPASS (BLOCK 69)



EASTBANK ESPLANADE



VICINITY PLAN



SITE PLAN



EASTBANK ESPLANADE AND VIEW TO SITE FROM BURNSIDE BRIDGE

MIXED-USE STUDY:  
BLOCKS 67, 68, 69, 74, 75, 76

PORTLAND DEVELOPMENT COMMISSION  
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OCTOBER 2003



VIEW TO THE NORTHWEST FROM UNDER BURNSIDE BRIDGE



VICINITY PLAN



SITE PLAN



NE MLK AND NE COUCH

MIXED-USE STUDY:  
BLOCKS 67, 68, 69, 74, 75, 76

PORTLAND DEVELOPMENT COMMISSION  
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BLOCK 74 VIEW TO THE NORTHEAST



BLOCK 74 VIEW TO THE NORTHWEST



VICINITY PLAN



SITE PLAN



MARTIN LUTHER KING JR BLVD VIEW TO THE SOUTH

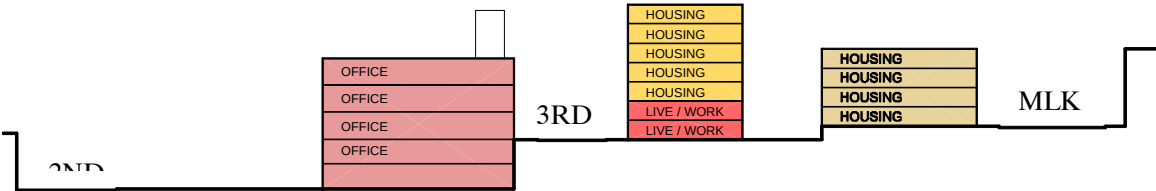
MIXED-USE STUDY:  
BLOCKS 67, 68, 69, 74, 75, 76

PORTLAND DEVELOPMENT COMMISSION  
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OCTOBER 2003

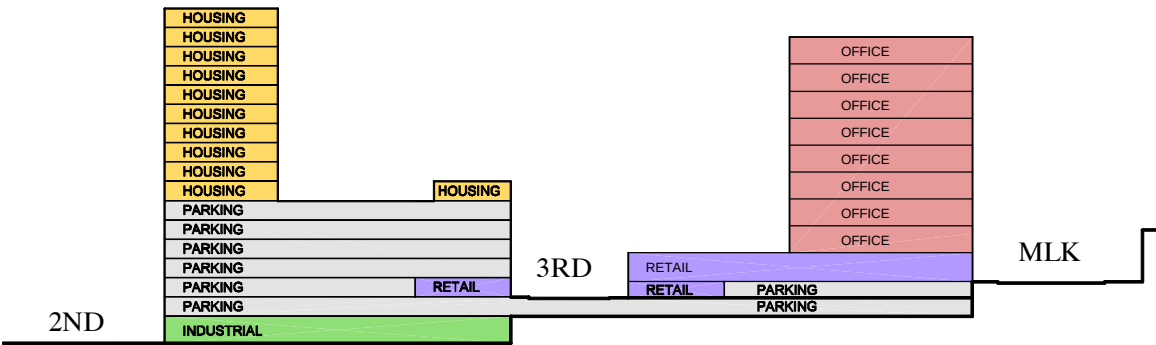


**MIXED-USE STUDY:  
BLOCKS 67, 68, 69, 74, 75, 76**

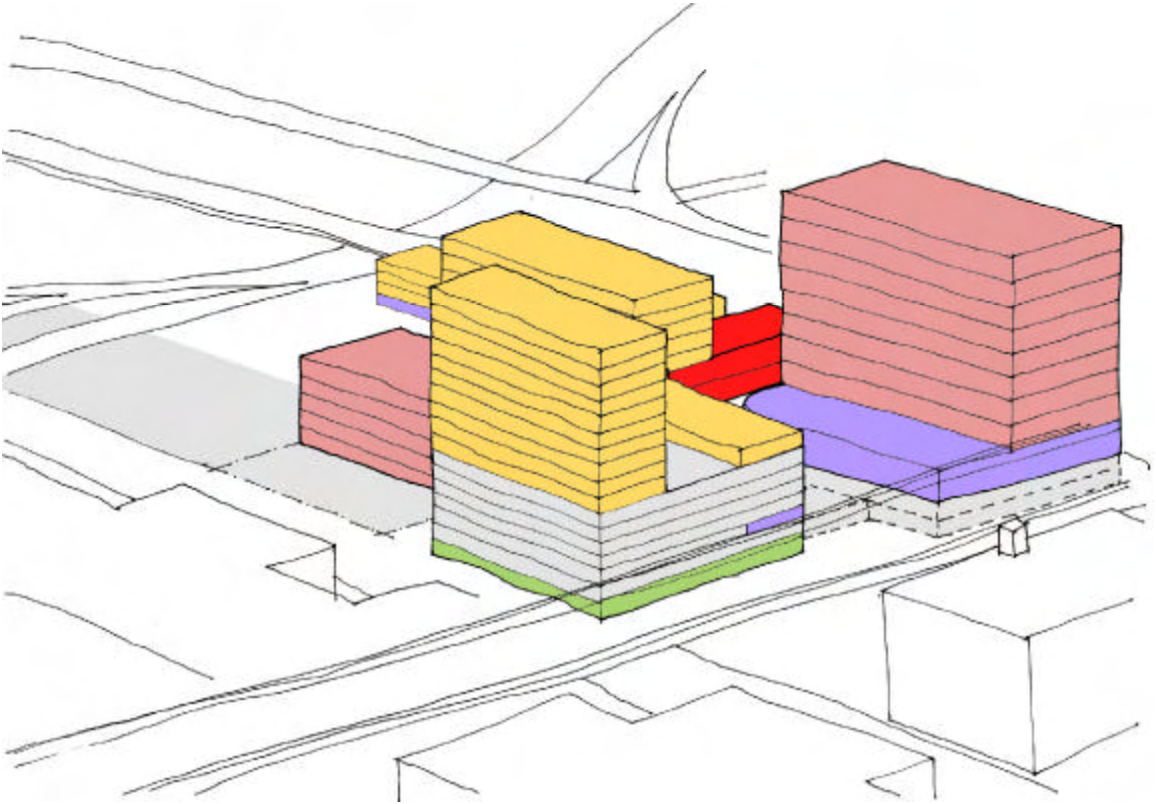
PORTLAND DEVELOPMENT COMMISSION  
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OCTOBER 2003



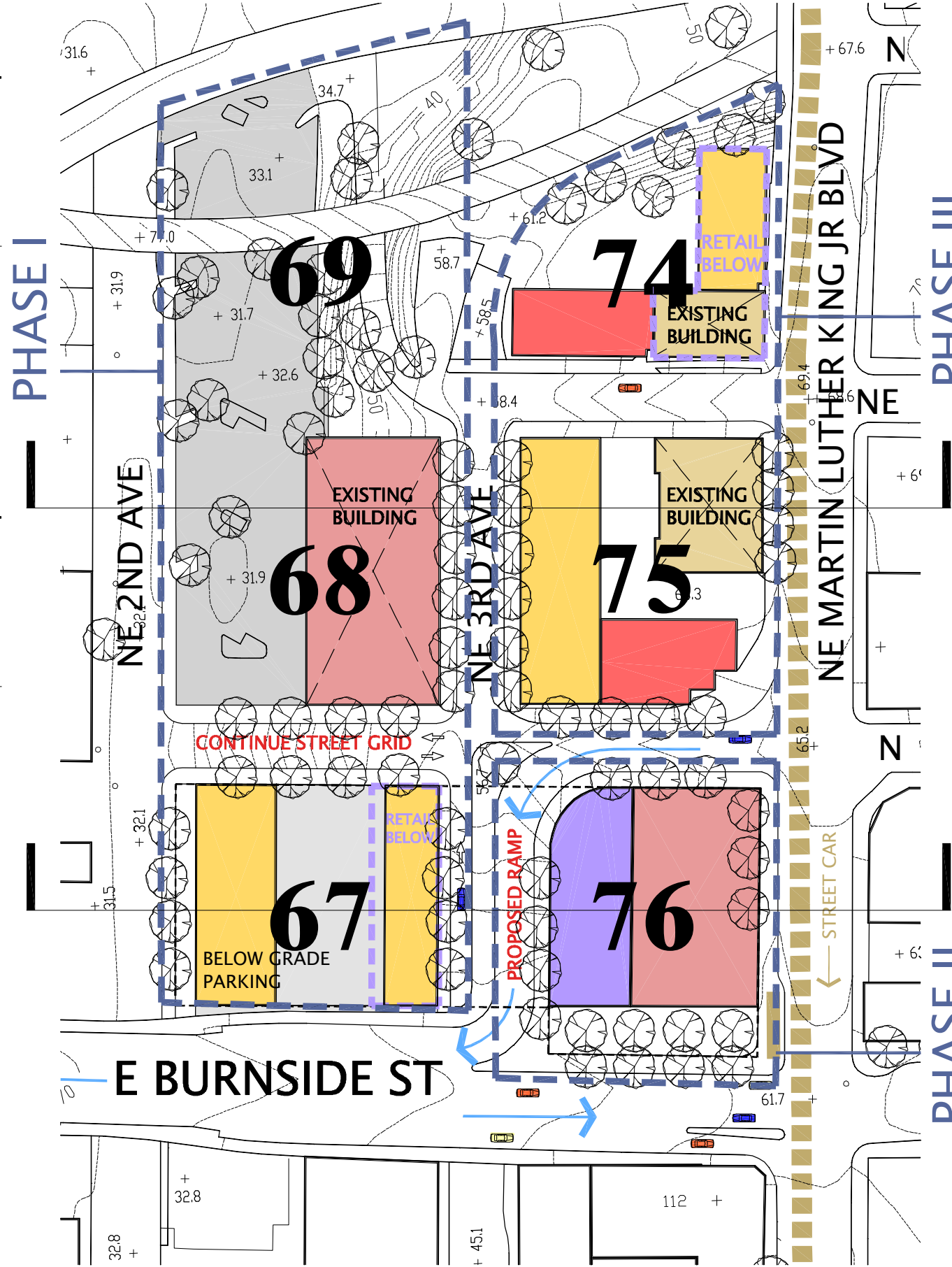
SECTION THROUGH BLOCK 68 AND 75



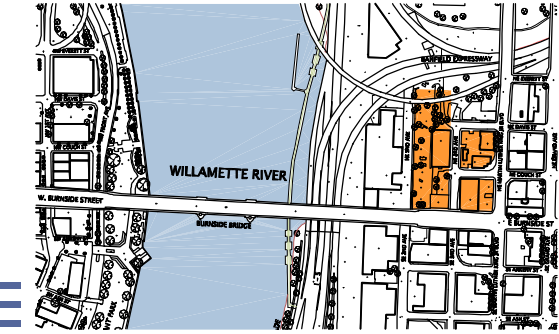
SECTION THROUGH BLOCK 67 AND 76



SITE SKETCH



SITE PLAN



# A

## EXISTING INFILL

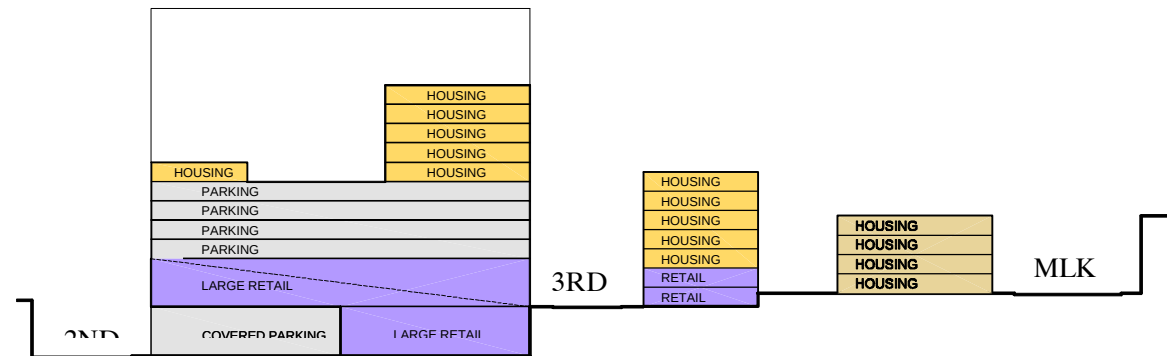
Scheme A retains existing on-site housing, office, and parking in blocks 68, 69, 74, and 75. Additional housing and parking is proposed on block 67 as well as a live/work and housing development around the existing apartment buildings on block 74 and 75. Fronting 2nd Ave, block 67 contains 30k of leasable space intended for an industrial tenant. As a result of planned Burnside/Couch Couplet on 3rd Ave, block 76's irregularly shaped site presents an architectural opportunity to mark the prominent NW corner of MLK Jr Blvd and E Burnside St with an office complex.

| BLOCK                     | 67                       | 68   | 69  | 74    | 75   | 76    |
|---------------------------|--------------------------|------|-----|-------|------|-------|
| EX HOUSING                |                          |      |     | 4K    | 32K  |       |
| TOTAL =                   | 36,000 GSF - 42 stalls   |      |     |       |      |       |
| NEW HOUSING               | 100K                     |      |     | 20K   | 60K  |       |
| TOTAL =                   | 180,000 GSF - 164 stalls |      |     |       |      |       |
| OFFICE                    |                          | 100K |     |       |      | 124K  |
| TOTAL =                   | 224,000 GSF - 336 stalls |      |     |       |      |       |
| RETAIL                    | 8.5K                     |      |     | 9.5K  |      | 38.5K |
| TOTAL =                   | 51,500 GSF - 155 stalls  |      |     |       |      |       |
| INDUSTRIAL                | 30.5K                    |      |     |       |      |       |
| TOTAL =                   | 30,500 GSF - 45 stalls   |      |     |       |      |       |
| LIVE / WORK               |                          |      |     | 10.5K | 38K  |       |
| TOTAL =                   | 48,500 GSF - 49 stalls   |      |     |       |      |       |
| TOTAL BUILT (W/O PARKING) | 139K                     | 100K | 0K  | 44K   | 130K | 158K  |
|                           | 570,500 GSF - 791 stalls |      |     |       |      |       |
| PARKING                   | 184.5K                   | 28K  | 22K |       |      | 51.5K |
| PARKING TOTAL =           | 286,000 GSF = 635 stalls |      |     |       |      |       |

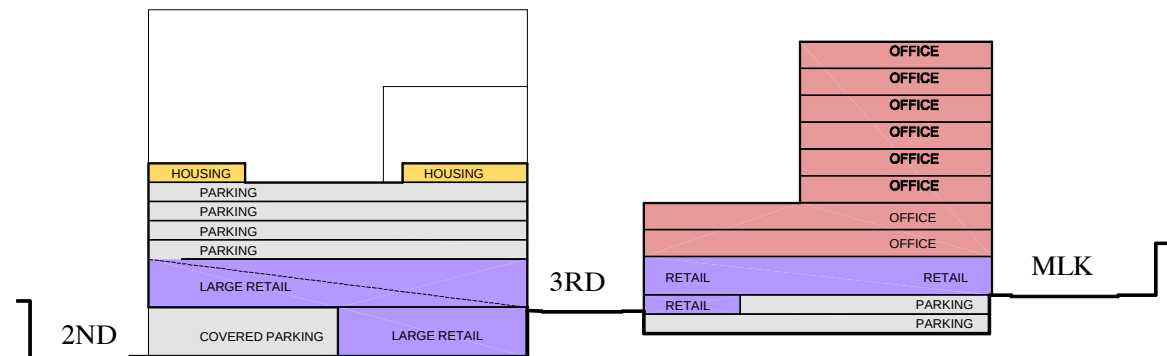
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## MIXED-USE RETAIL PROJECT: BLOCKS 67, 68, 69, 74, 75, 76

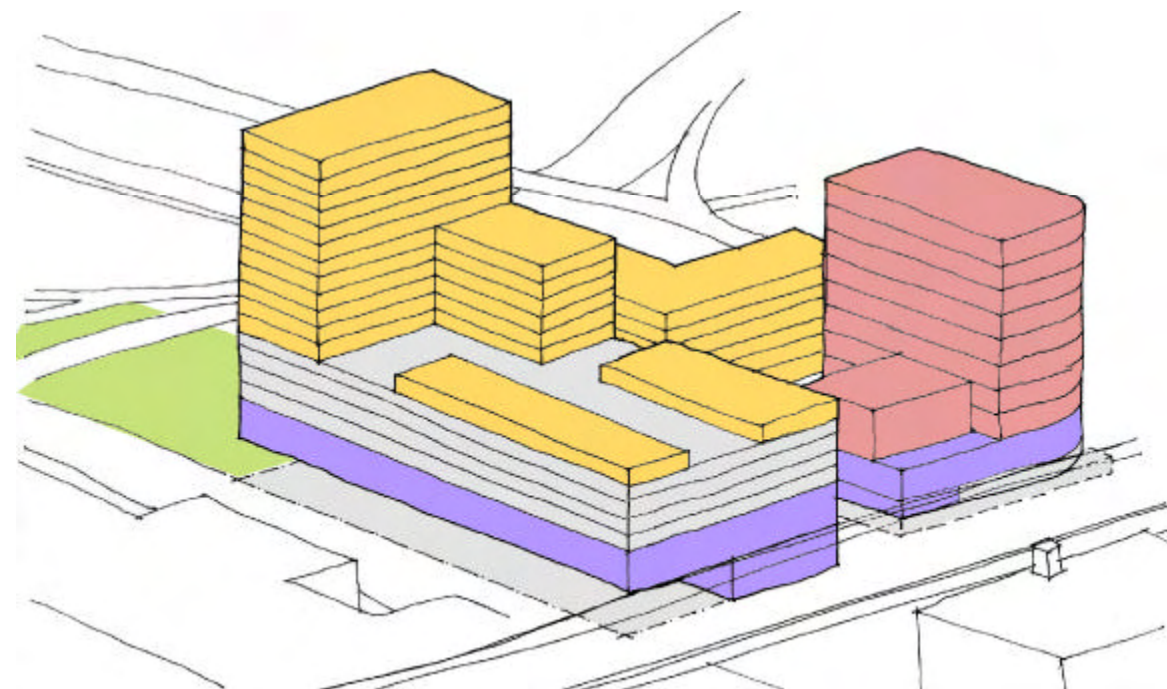




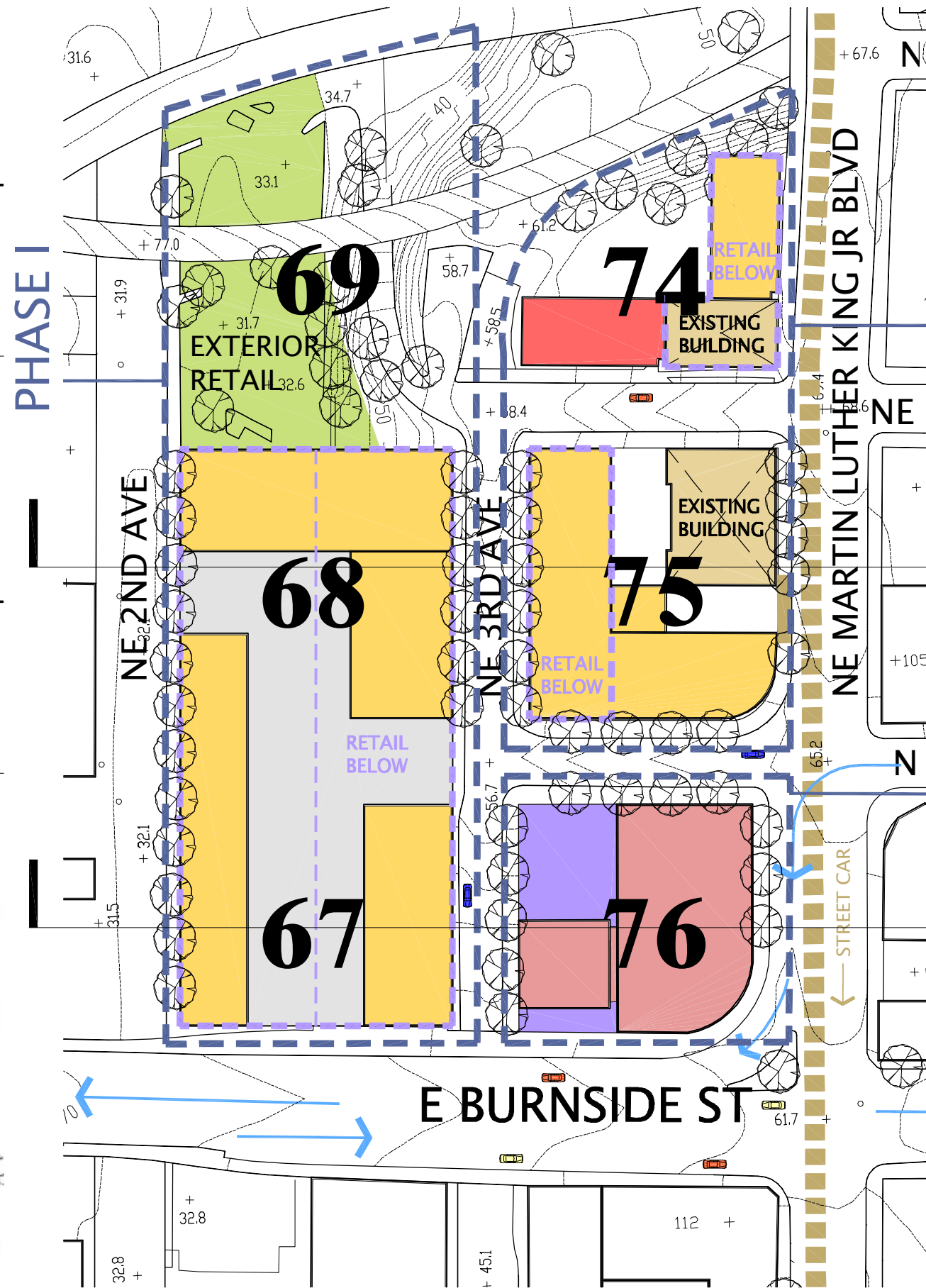
SECTION THROUGH BLOCK 68 AND 75



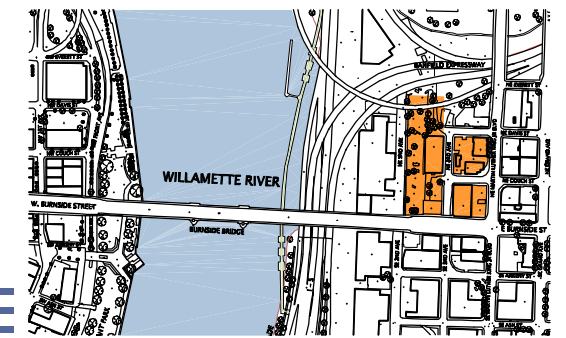
SECTION THROUGH BLOCK 67 AND 76



SITE SKETCH



SITE PLAN



# B1

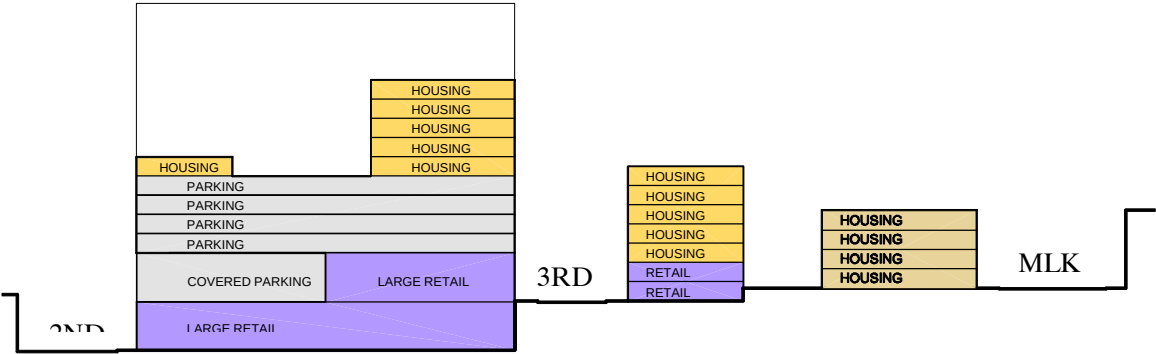
## LG RETAIL BLK 67 - 68

Scheme B1 proposes maintaining the existing superblock comprised of blocks 67 and 68. It provides for a single, large retailer occupying two levels of space with housing and parking above. Access to parking from 2nd Ave and access to structured parking from 3rd Ave. Block 69 remains unbuilt, but retains vehicular access from NE Davis to 2nd Ave and contains 30k of exterior, open-to-air retail space. Block 75 to have a new 7 story building with 2 levels of on grade retail and 5 levels of housing above wrapping the existing 4 story apartment building. The Burnside/Couch Couplet is relocated from 3rd Ave to NE MLK Jr Blvd in an effort to alleviate isolation of block 76. An office complex with 2 levels of parking and street level retail is proposed for block 76.

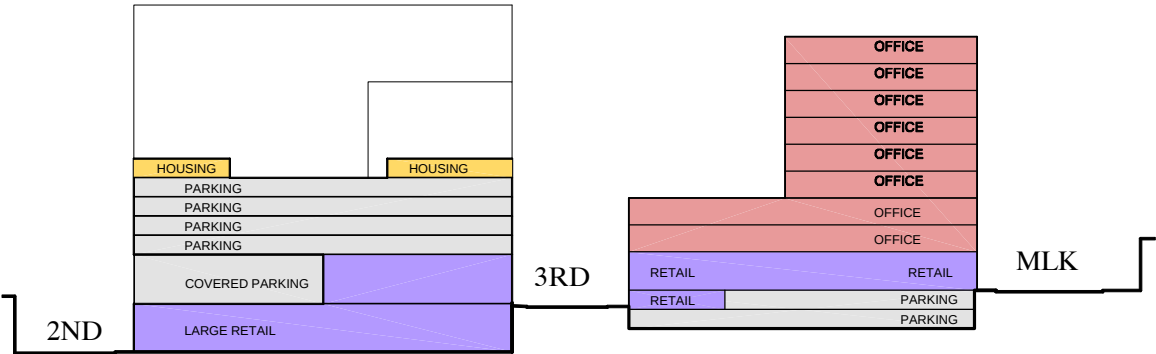
| BLOCK                     | 67                        | 68   | 69   | 74           | 75   | 76    |
|---------------------------|---------------------------|------|------|--------------|------|-------|
| EX HOUSING                |                           |      |      | 4K           | 32K  |       |
| TOTAL =                   | 36,000 GSF                |      |      | - 42 stalls  |      |       |
| NEW HOUSING               |                           | 25K  | 200K |              | 20K  | 100K  |
| TOTAL =                   | 345,000 GSF               |      |      | - 313 stalls |      |       |
| OFFICE                    |                           |      |      |              |      | 138K  |
| TOTAL =                   | 138,000 GSF               |      |      | - 207 stalls |      |       |
| RETAIL                    | 64K                       | 64K  |      | 9.5K         | 40K  | 38.5K |
| TOTAL =                   | 216,000 GSF               |      |      | - 648 stalls |      |       |
| EXT RETAIL                |                           |      | 30K  |              |      |       |
| TOTAL =                   | 30,500 GSF                |      |      | - 0 stalls   |      |       |
| LIVE / WORK               |                           |      |      | 10.5K        |      |       |
| TOTAL =                   | 10,500 GSF                |      |      | - 10 stalls  |      |       |
| TOTAL BUILT (W/O PARKING) | 89K                       | 264K | 30K  | 44K          | 172K | 177K  |
|                           | 776,000 GSF - 1220 stalls |      |      |              |      |       |
| PARKING                   | 191K                      | 191K |      |              |      | 51.5K |
| PARKING TOTAL =           | 433,500 GSF = 963 stalls  |      |      |              |      |       |

## MIXED-USE RETAIL PROJECT: BLOCKS 67, 68, 69, 74, 75, 76

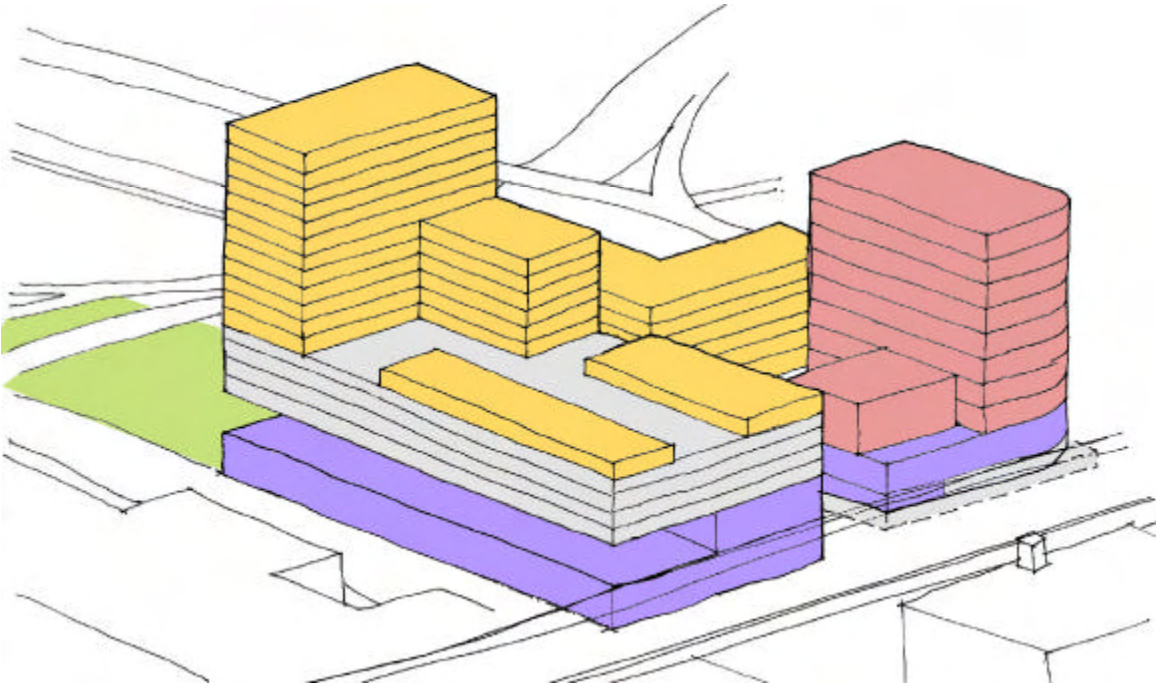




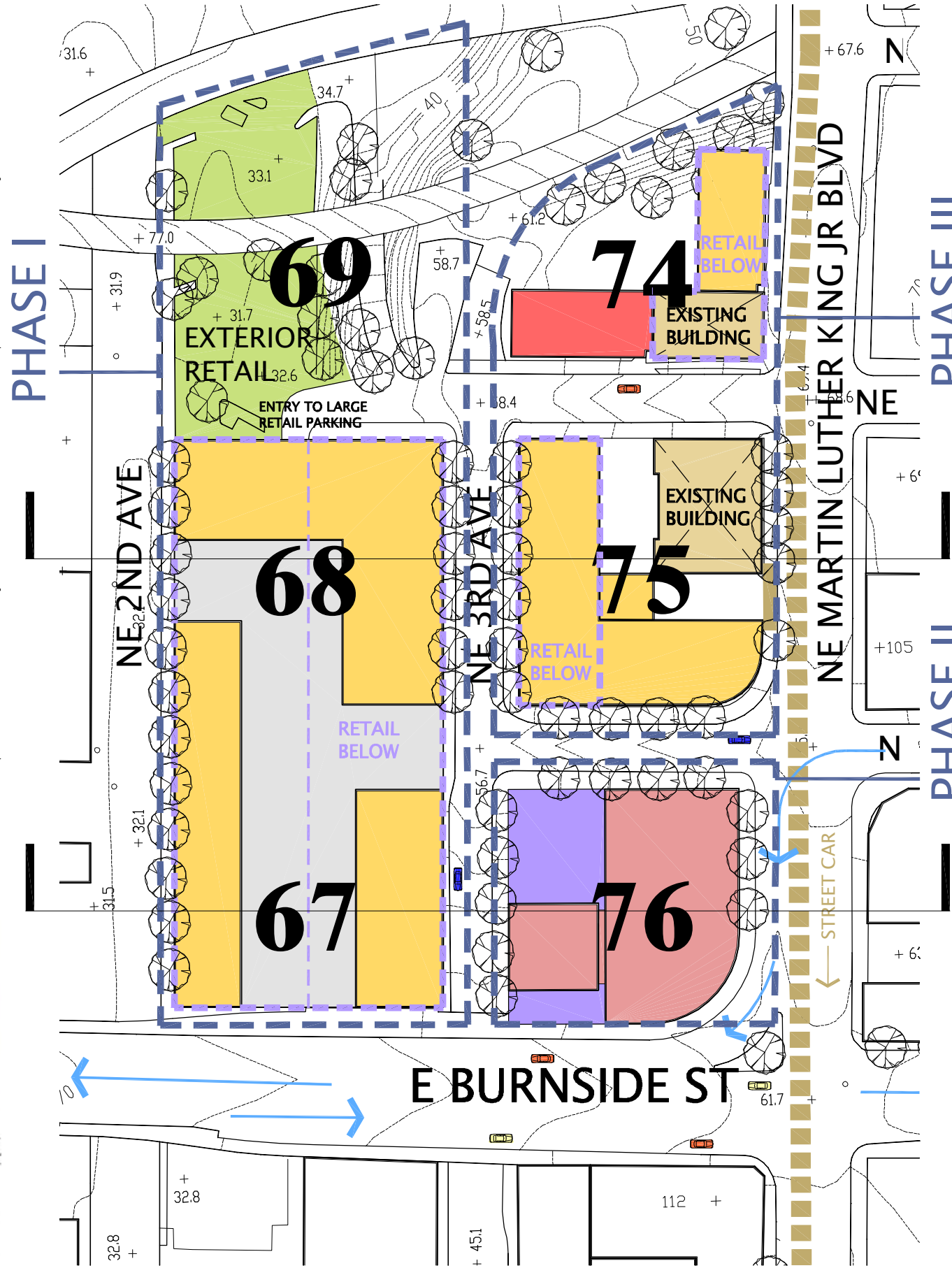
SECTION THROUGH BLOCK 68 AND 75



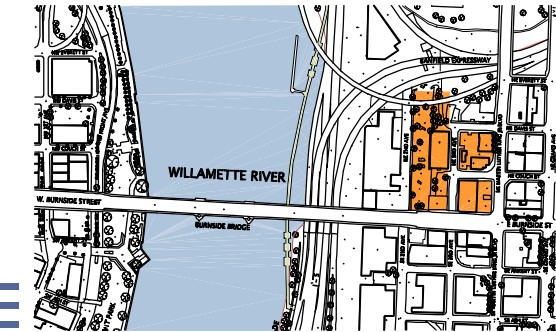
SECTION THROUGH BLOCK 67 AND 76



SITE SKETCH



SITE PLAN



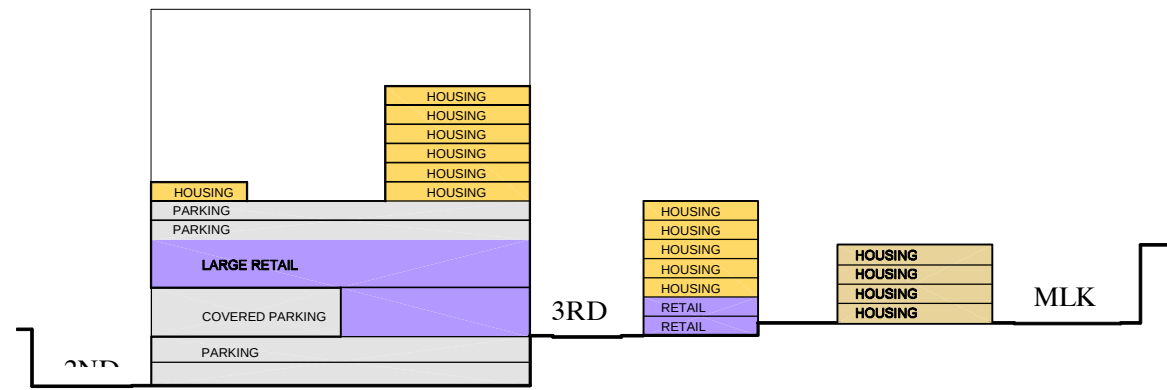
# B2

## LG RETAIL BLK 67 - 68

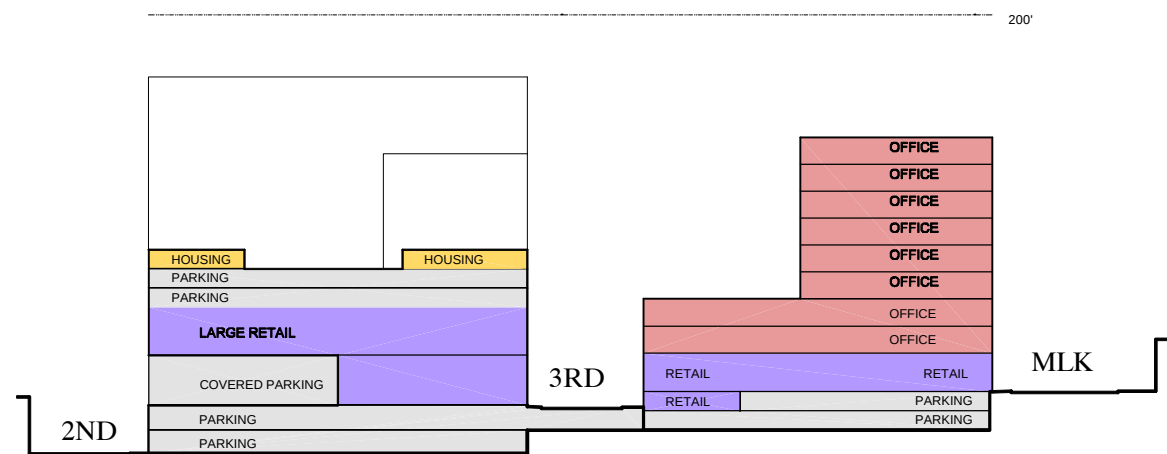
Scheme B2 proposes maintaining the existing superblock comprised of blocks 67 and 68. It provides for a single, large retailer occupying two levels of space with housing and parking above. Access to parking serving the large retailer and housing is from 3rd Ave. Access to large retailer from 2nd and 3rd Ave. Block 69 remains unbuilt, but retains vehicular access from NE Davis to 2nd Ave and contains 30k of exterior, open-to-air retail space. Block 75 to have a new 7 story building with 2 levels of on grade retail and 5 levels of housing above wrapping the existing 4 story apartment building. The Burnside/Couch Couplet is relocated from 3rd Ave to NE MLK Jr Blvd to alleviate isolation of block 76. An office complex with 2 levels of parking and a street level of retail is proposed for block 76.

| BLOCK                        |    | 67                        | 68   | 69  | 74           | 75   | 76    |
|------------------------------|----|---------------------------|------|-----|--------------|------|-------|
| EX HOUSING                   |    |                           |      |     | 4K           | 32K  |       |
| TOTAL =                      |    | 36,000 GSF                |      |     | - 42 stalls  |      |       |
| NEW HOUSING                  |    | 25K                       | 200K |     | 20K          | 100K |       |
| TOTAL =                      |    | 345,000 GSF               |      |     | - 313 stalls |      |       |
| OFFICE                       |    |                           |      |     |              |      | 138K  |
| TOTAL =                      |    | 138,000 GSF               |      |     | - 207 stalls |      |       |
| RETAIL                       |    | 64K                       | 64K  |     | 9.5K         | 40K  | 38.5K |
| TOTAL =                      |    | 216,000 GSF               |      |     | - 648 stalls |      |       |
| EXT RETAIL                   |    |                           |      | 30K |              |      |       |
| TOTAL =                      |    | 30,500 GSF                |      |     | - 0 stalls   |      |       |
| LIVE / WORK                  |    |                           |      |     | 10.5K        |      |       |
| TOTAL =                      |    | 10,500 GSF                |      |     | - 10 stalls  |      |       |
| TOTAL BUILT<br>(W/O PARKING) |    | 89K                       | 264K | 30K | 44K          | 172K | 177K  |
|                              |    | 776,000 GSF - 1220 stalls |      |     |              |      |       |
| PARKING                      |    | 191K                      | 191K |     |              |      | 51.5K |
| PARKING TOTAL =              |    | 433,500 GSF               |      |     | = 963 stalls |      |       |
| 0                            | 25 | 50                        | 75   | 100 | 250          |      |       |

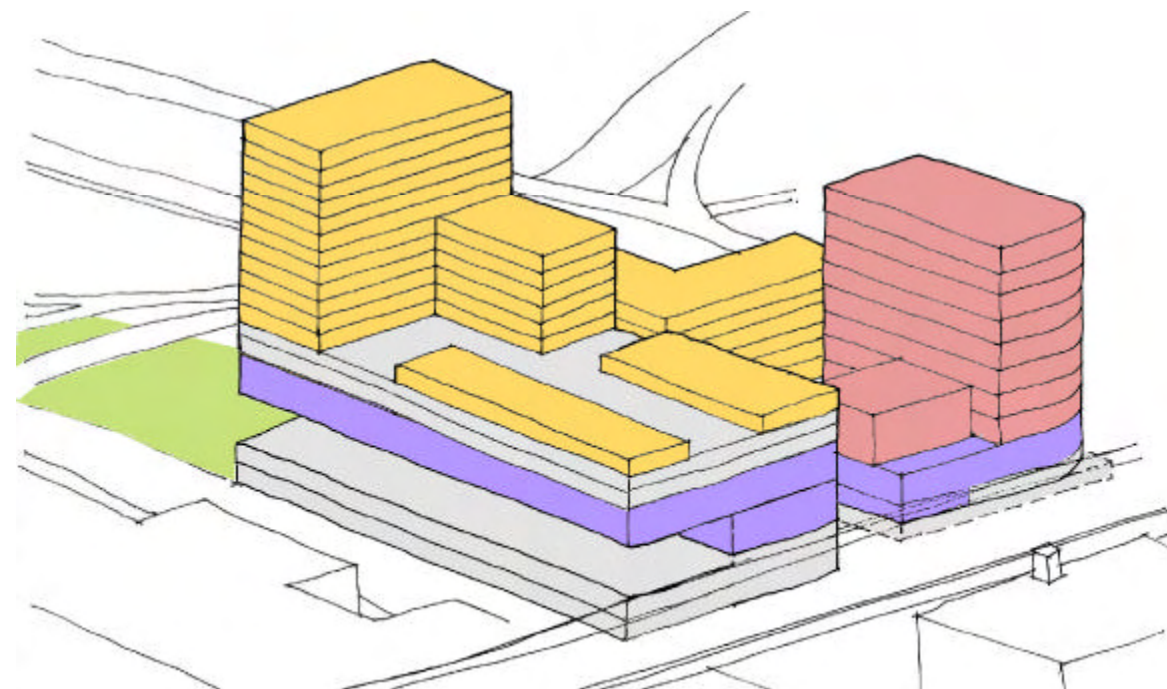
## MIXED-USE RETAIL PROJECT: BLOCKS 67, 68, 69, 74, 75, 76



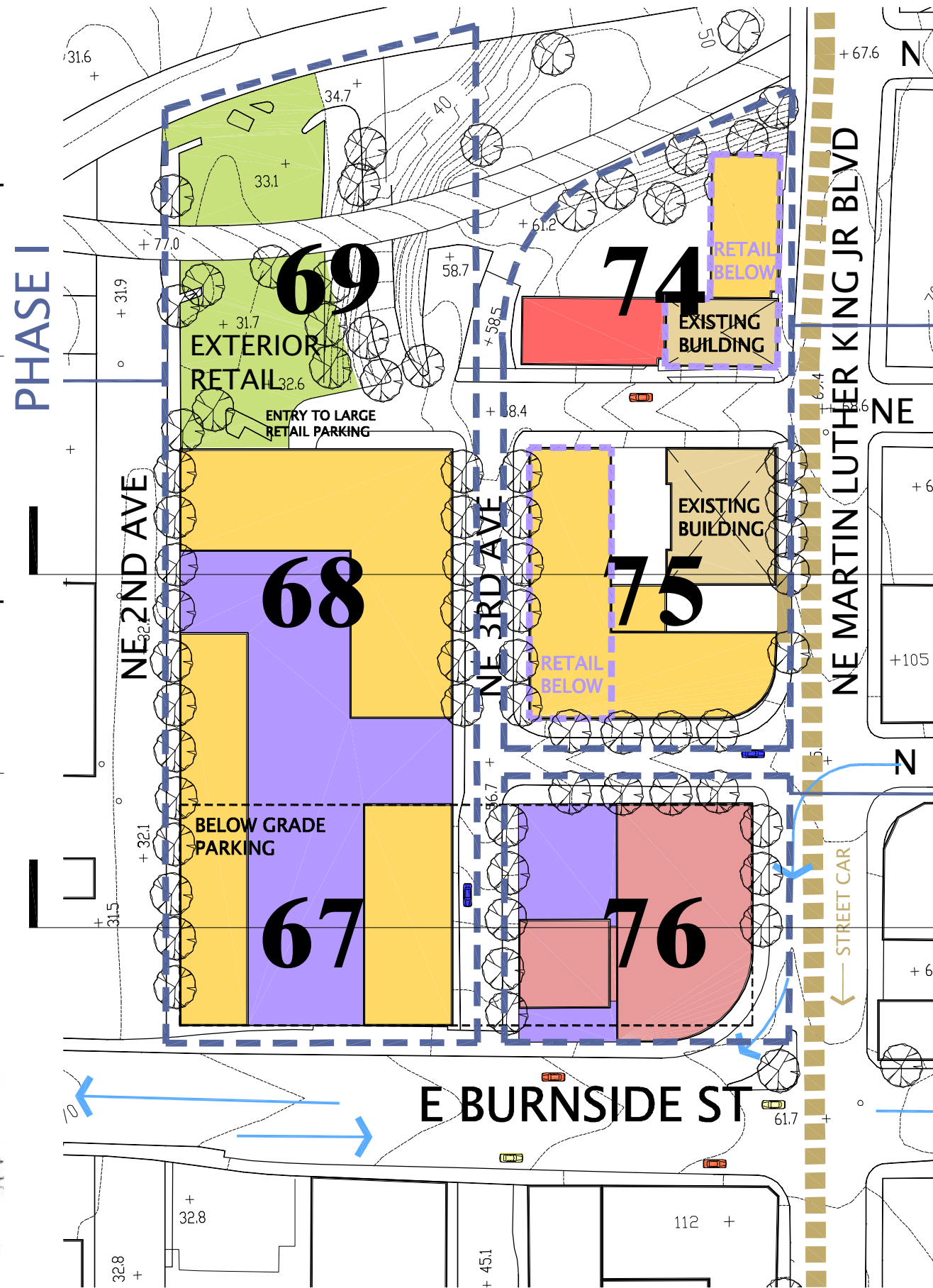
SECTION THROUGH BLOCK 68 AND 75



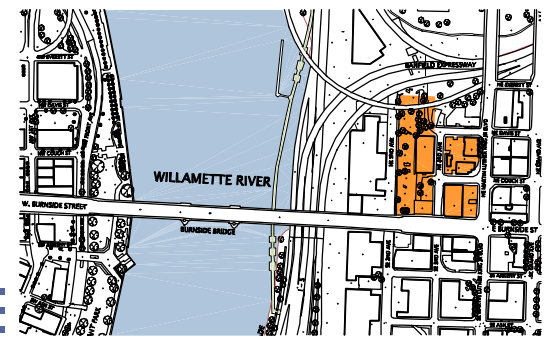
SECTION THROUGH BLOCK 67 AND 76



SITE SKETCH



SITE PLAN



## B3 LG RETAIL BLK 67 - 68

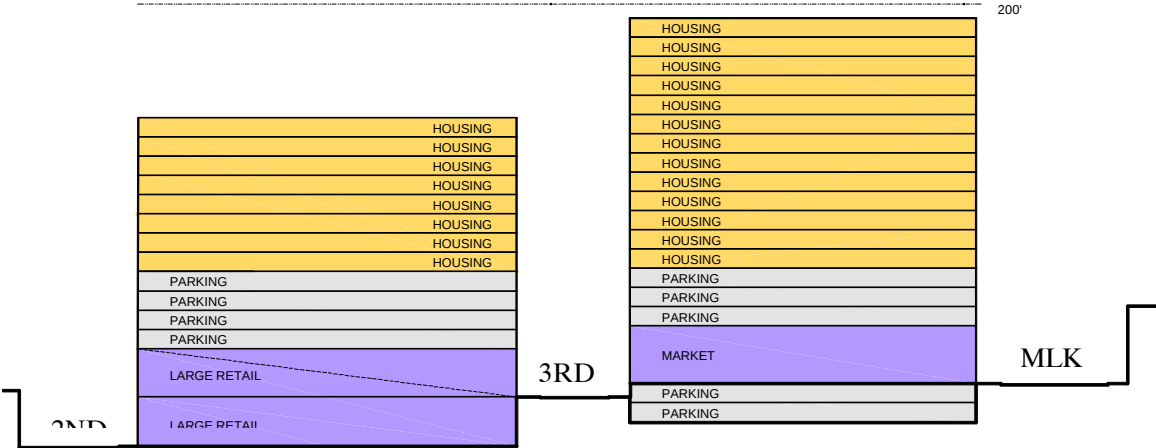
Scheme B3 proposes maintaining the existing superblock comprised of blocks 67 and 68. It provides for a single, large retailer occupying two levels of space with housing above. Access to parking from 3rd Ave. Access to large retailer from 3rd Ave. Block 69 remains unbuilt, but retains vehicular access from NE Davis to 2nd Ave and contains 30k of exterior, open-to-air retail space. Block 75 to have a new 7 story building with 2 levels of on grade retail and 5 levels of housing above wrapping the existing 4 story apartment building. The Burnside/Couch Couplet is relocated from 3rd Ave to NE MLK Jr Blvd to alleviate isolation of block 76. An office complex with 2 levels of parking and a street level of retail is proposed for block 76.

| BLOCK                     | 67                        | 68   | 69  | 74           | 75   | 76    |
|---------------------------|---------------------------|------|-----|--------------|------|-------|
| EX HOUSING                |                           |      |     | 4K           | 32K  |       |
| TOTAL =                   | 36,000 GSF                |      |     | - 42 stalls  |      |       |
| NEW HOUSING               | 25K                       | 200K |     | 20K          | 100K |       |
| TOTAL =                   | 345,000 GSF               |      |     | - 313 stalls |      |       |
| OFFICE                    |                           |      |     |              |      | 138K  |
| TOTAL =                   | 138,000 GSF               |      |     | - 207 stalls |      |       |
| RETAIL                    | 64K                       | 64K  |     | 9.5K         | 40K  | 38.5K |
| TOTAL =                   | 216,000 GSF               |      |     | - 648 stalls |      |       |
| EXT RETAIL                |                           |      | 30K |              |      |       |
| TOTAL =                   | 30,500 GSF                |      |     | - 0 stalls   |      |       |
| LIVE / WORK               |                           |      |     | 10.5K        |      |       |
| TOTAL =                   | 10,500 GSF                |      |     | - 10 stalls  |      |       |
| TOTAL BUILT (W/O PARKING) | 89K                       | 264K | 30K | 44K          | 172K | 177K  |
|                           | 776,000 GSF - 1220 stalls |      |     |              |      |       |
| PARKING                   | 200K                      | 190K |     |              |      | 51.5K |
| PARKING TOTAL =           | 441,500 GSF = 981 stalls  |      |     |              |      |       |

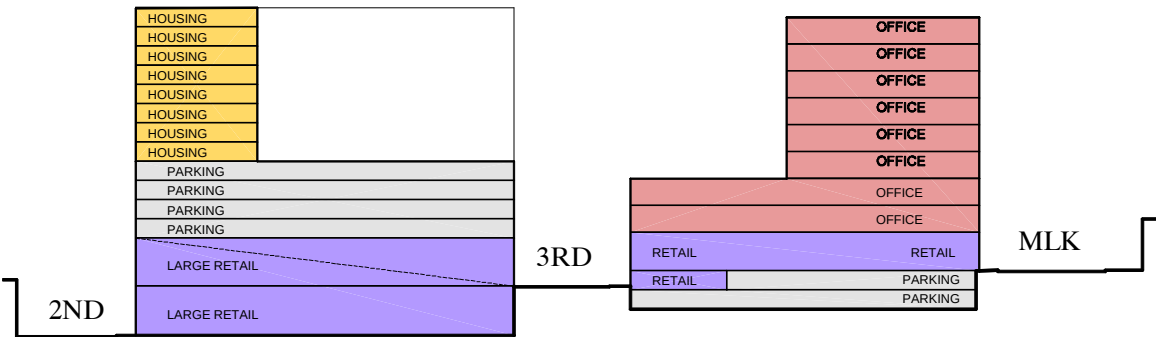
### MIXED-USE RETAIL PROJECT: BLOCKS 67, 68, 69, 74, 75, 76

PORTLAND DEVELOPMENT COMMISSION  
GBD ARCHITECTS, INCORPORATED  
OCTOBER 2003

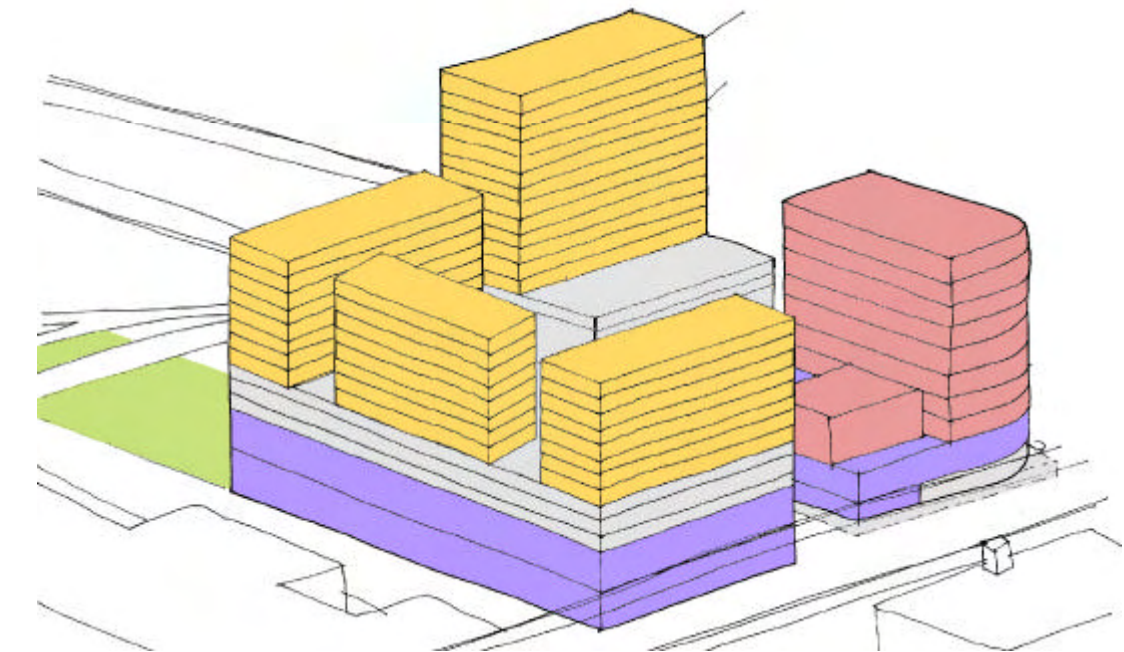




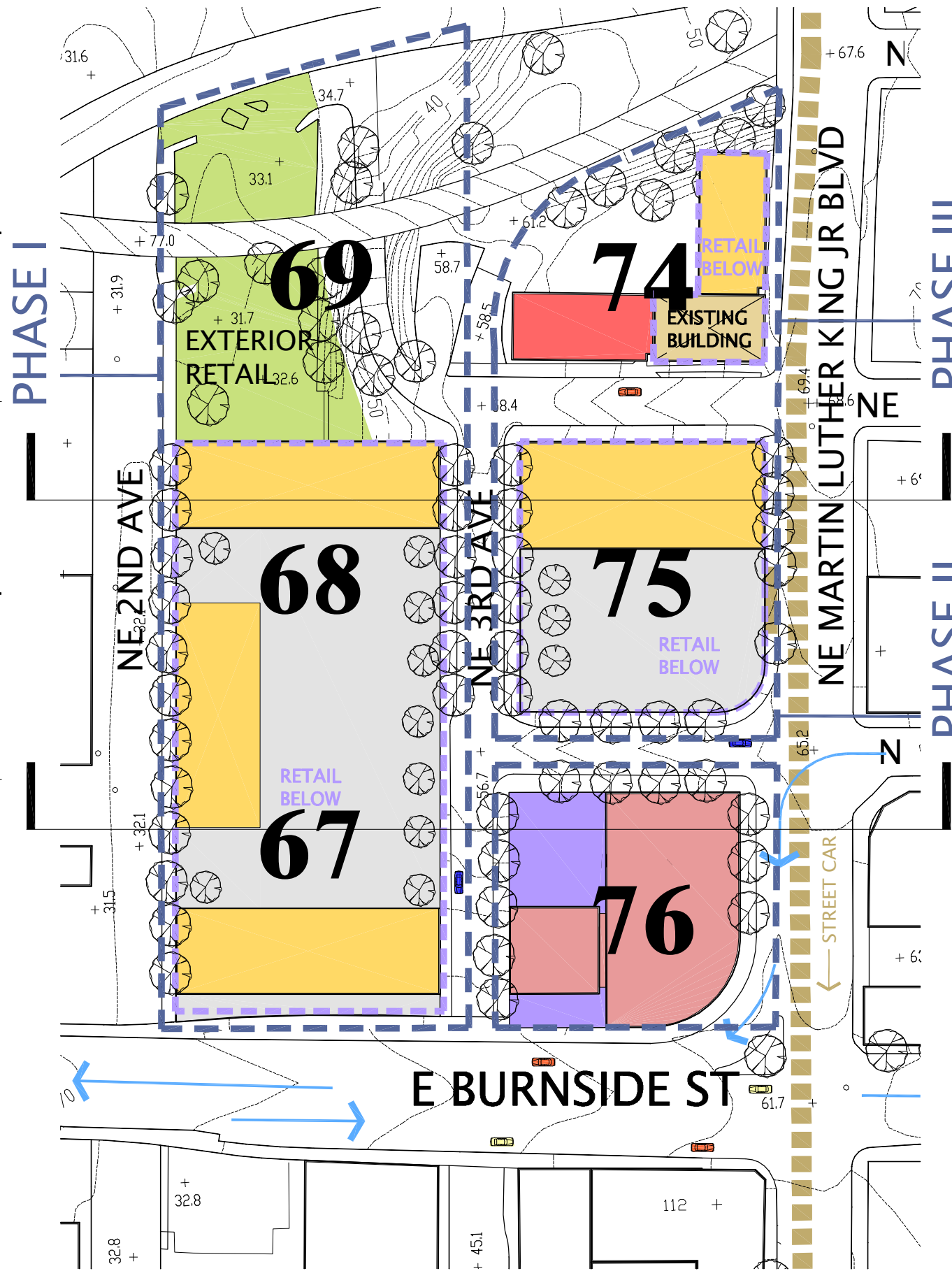
SECTION THROUGH BLOCK 68 AND 75



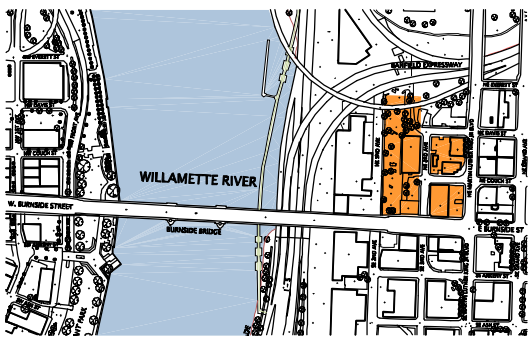
SECTION THROUGH BLOCK 67 AND 76



SITE SKETCH



SITE PLAN

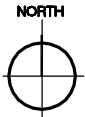


# C MAXIMIZE DEVELOP.

Scheme C approaches the maximum potential development while considering FAR, height, view corridors, and solar shading. The proposal maintains the existing superblock comprised of blocks 67 and 68. It provides for a single, large retailer occupying two levels of space with housing terracing towards the river above. Access to large retailer from 3rd Ave and 2nd Ave. Access to parking is located within large retail space. Block 69 remains unbuilt, but retains vehicular access from NE Davis to 2nd Ave and contains 30k of exterior, open-to-air retail space. Block 75 to have a new 17 story building with on grade retail, 5 levels of parking, and 13 floors of housing. The Burnside/Couch Couplet is relocated from 3rd Ave to NE MLK Jr Blvd in an effort to alleviate isolation of block 76. An office complex with 2 levels of parking and a street level of retail is proposed for block 76.

|                           | BLOCK | 67            | 68   | 69  | 74          | 75         | 76    |
|---------------------------|-------|---------------|------|-----|-------------|------------|-------|
| EX HOUSING                |       |               |      |     | 4K          |            |       |
| TOTAL =                   |       | 36,000 GSF    |      |     | -           | 42 stalls  |       |
| NEW HOUSING               |       | 140K          | 141K |     | 20K         | 256K       |       |
| TOTAL =                   |       | 557,000 GSF   |      |     | -           | 506 stalls |       |
| OFFICE                    |       |               |      |     |             |            | 138K  |
| TOTAL =                   |       | 138,000 GSF   |      |     | -           | 207 stalls |       |
| RETAIL                    |       | 85K           | 85K  |     | 9.5K        | 40K        | 38.5K |
| TOTAL =                   |       | 258,000 GSF   |      |     | -           | 774 stalls |       |
| EXT RETAIL                |       |               |      | 30K |             |            |       |
| TOTAL =                   |       | 30,000 GSF    |      | -   | 0 stalls    |            |       |
| LIVE / WORK               |       |               |      |     | 10.5K       |            |       |
| TOTAL =                   |       | 10,500 GSF    |      | -   | 10 stalls   |            |       |
| TOTAL BUILT (W/O PARKING) |       | 225K          | 226K | 30K | 44K         | 296K       | 177K  |
|                           |       | 1,029,500 GSF |      | -   | 1539 stalls |            |       |
| PARKING                   |       | 170K          | 170K |     |             | 180K       | 51.5K |
| PARKING TOTAL =           |       | 571,500 GSF   |      | =   | 1270 stalls |            |       |

## MIXED-USE RETAIL PROJECT: BLOCKS 67, 68, 69, 74, 75, 76



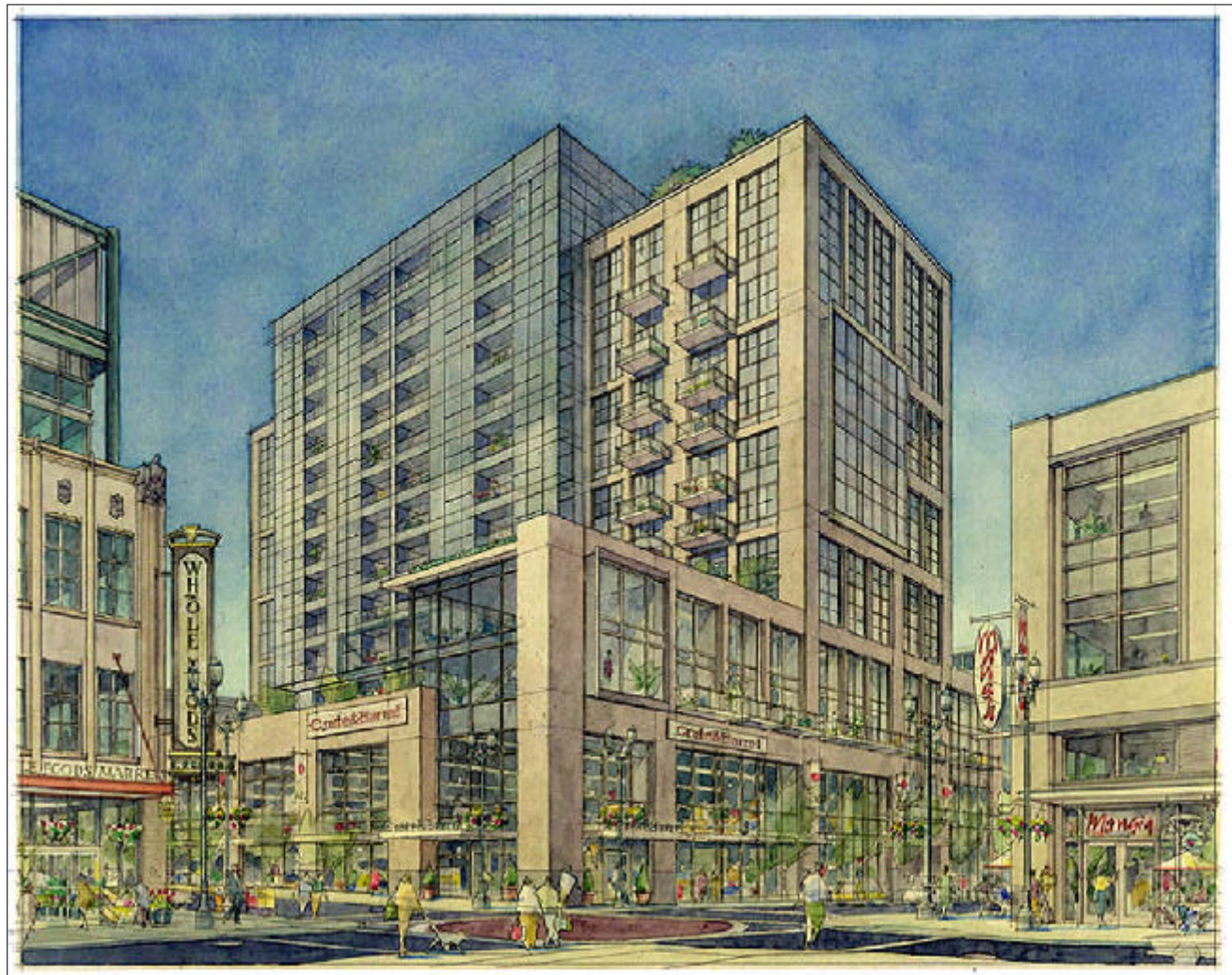


VICINITY PLAN



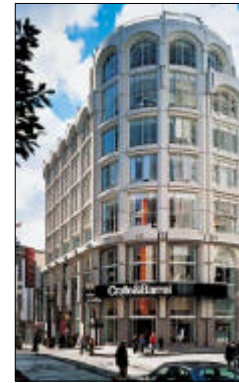


VICINITY PLAN





TYPOLOGY



VICINITY PLAN

PORTLAND DEVELOPMENT COMMISSION  
1900 SW Fourth Ave, Suite 7000  
Portland, OR 97201  
503.823.3285

GBD ARCHITECTS, INCORPORATED  
1120 NW Couch Street, Suite 300  
Portland, OR 97209  
503.224.9656

PETER FINLEY FRY  
2153 SW Main Street, #105  
Portland, OR 97205  
503.274.2744

TURNER CONSTRUCTION COMPANY  
5200 SW Macadam Avenue, Suite 370  
Portland, OR 97239  
503.552.0422

JOHNSON GARDNER  
520 SW Sixth Avenue, Suite 914  
Portland, OR 97204  
503.295.7832

INTERGRA REALTY RESOURCES  
812 SW Washington Street, Suite 850  
Portland, OR 97205  
503.478.1005

**MIXED-USE STUDY:  
BLOCKS 67, 68, 69, 74, 75, 76**

PORTLAND DEVELOPMENT COMMISSION  
GBD ARCHITECTS, INCORPORATED  
OCTOBER 2003