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 complementing 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.
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.

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>EX HOUSING</th>
<th>NEW HOUSING</th>
<th>OFFICE</th>
<th>RETAIL</th>
<th>INDUSTRIAL</th>
<th>LIVE / WORK</th>
<th>PARKING</th>
<th>TOTAL BUILT (W/O PARKING)</th>
<th>PARKING TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>67</td>
<td>36,000 GSF</td>
<td>180,000 GSF</td>
<td>22,000</td>
<td>130,000</td>
<td>35,000 GSF</td>
<td>28,500 GSF</td>
<td>570,500 GSF</td>
<td>286,000 GSF</td>
<td>635 stalls</td>
</tr>
<tr>
<td>68</td>
<td>0</td>
<td>51,500 GSF</td>
<td>4,500</td>
<td>54,500</td>
<td>0</td>
<td>48,500 GSF</td>
<td>30,500 GSF</td>
<td>100,000 GSF</td>
<td>635 stalls</td>
</tr>
<tr>
<td>69</td>
<td>0</td>
<td>30,500 GSF</td>
<td>4,500</td>
<td>36,000</td>
<td>0</td>
<td>48,500 GSF</td>
<td>30,500 GSF</td>
<td>100,000 GSF</td>
<td>635 stalls</td>
</tr>
<tr>
<td>74</td>
<td>0</td>
<td>48,500 GSF</td>
<td>4,500</td>
<td>53,000</td>
<td>0</td>
<td>48,500 GSF</td>
<td>30,500 GSF</td>
<td>100,000 GSF</td>
<td>635 stalls</td>
</tr>
<tr>
<td>75</td>
<td>0</td>
<td>51,500 GSF</td>
<td>4,500</td>
<td>56,000</td>
<td>0</td>
<td>48,500 GSF</td>
<td>30,500 GSF</td>
<td>100,000 GSF</td>
<td>635 stalls</td>
</tr>
<tr>
<td>76</td>
<td>0</td>
<td>36,000 GSF</td>
<td>4,500</td>
<td>40,500</td>
<td>0</td>
<td>48,500 GSF</td>
<td>30,500 GSF</td>
<td>100,000 GSF</td>
<td>635 stalls</td>
</tr>
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</table>
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.
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 32K 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.

**SITE PLAN**

**SITE SKETCH**

**SECTION THROUGH BLOCK 68 AND 75**

**SECTION THROUGH BLOCK 67 AND 76**

**PHASE I**

**PHASE II**

**B2**

**LG RETAIL BLK 67 - 68**

**NEW HOUSING**

**36,000 GSF - 42 stalls**

**TOTAL = 138,000 GSF - 207 stalls**

**30,500 GSF - 0 stalls**

**MIXED-USE RETAIL PROJECT: BLOCKS 67, 68, 69, 74, 75, 76**
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 wrapping the existing 4 story apartment building. The Burnside/Couch Corridor 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.
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, providing 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 70 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 parking and a street level of retail is proposed for block 76.

**SITE SKETCH**

**SITE PLAN**

**PHASE I**

**PHASE II**

**PHASE III**

**MAXIMIZE DEVELOP.**

**Mixed-Use Retail Project:**

**Blocks 67, 68, 69, 70, 74, 75, 76**

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>TOTAL</th>
<th>PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>67</td>
<td>36,000 GSF</td>
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<tr>
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<tr>
<td>69</td>
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<td>207 stalls</td>
</tr>
<tr>
<td>74</td>
<td>258,000 GSF</td>
<td>774 stalls</td>
</tr>
<tr>
<td>75</td>
<td>30,000 GSF</td>
<td>0 stalls</td>
</tr>
<tr>
<td>76</td>
<td>10,500 GSF</td>
<td>10 stalls</td>
</tr>
</tbody>
</table>

**Total Built (W/O Parking):**

- Office: 350,500 GSF
- Retail: 1,229,500 GSF
- Escort Retail: 571,500 GSF

**Total Parking:**

- 1,670 stalls

**TOTAL=$1,229,500 GSF=1,670 stalls**
VICINITY PLAN

TYPOLOGY

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

LAND DEVELOPMENT COMMISSION
CBD ARCHITECTS INCORPORATED
OCTOBER 2019