

**Mixed Use Development in the Central Eastside Industrial District**

**Opportunity and E-Commerce Overlay Zone in Bonus Area**

**Unique increased density 1/2 block strip running on the back/east side of  
Historic Grand Avenue, across from SE 6th.**

**Within 1500 feet from transit service**

**9:1 FAR**

**175' height maximum**

**(Historic Grand Avenue and 6th (lg1) have 5:1 FAR with 100 'height limit)**

**Conceptual 10 story Mixed-Use Apartment Building**

100% inclusionary housing  
128-144 studio/1bdrm apartments

Concept Designed by Dale Farr of Fletch, Farr, Ayotte.  
Plans ready for early stage design review.

**Ground Floor 10,000 sq ft.**

**OR**

1-2 stories with mezzanine, retail or e-commerce  
Lobby, stairs, mail, elevator, mech, bike storage, garbage, misc retail or office

**Plan A**

8 floors of 144 micro studios  
96 @ 310 sq ft  
48 @ 326 sq ft

**Plan B**

8 floors of 128 studio/1 bdrm  
32 studio/1 br @ 378 sq ft  
48 studio/1 br @ 403 sq ft  
48 studios @ 310 sq ft

**Location Features**

- Central Eastside Live/Work District Boasting a Comprehensive Blend of Workspace, Housing and Services •
- Heart of Portland's East Side Innovation Quadrant -

- Diverse Mix of Science and Tech Community Members