



TRANSIT-ORIENTED DEVELOPMENT

Slate: Portland, Oregon

Slate is the first mixed-use structure of its type in the Burnside Bridgehead area with 10 stories of apartments, creative workspaces and ground floor retail/restaurants over underground parking.

Slate's innovative design, variety of uses and large scale make it a cornerstone in the City of Portland's efforts to revitalize the area, attracting activity throughout the day and evening.

The Works Partnership design for Slate defines the pedestrian realm, provides transparency along the street, encourages multimodal movement to and through the site and has distinctive architectural character.

On the ground floor, five retail and restaurant spaces activate sidewalks and create a cluster of new activity. The next two and a half floors, including a mezzanine, feature over 31,000 square feet of adaptable creative office/workspace.

The top six floors offer a mix of studio, one-bedroom and two-bedroom apartments, with views of bridges, the downtown skyline, the West Hills and Mount Hood. The underground garage has 42 parking spaces, a bike maintenance facility and covered racks for up to 130 bikes.

Prominently located at the intersection of two major transit corridors, Slate is well served by Portland Streetcar and four TriMet Frequent Service bus lines running directly in front, and the Convention Center MAX station within comfortable walking distance. It is a quick walk or bike ride to downtown Portland or the vibrant Central Eastside.



AT A GLANCE

Location Corner of NE Martin Luther King, Jr. Blvd. and NE Couch St.

Status Completed 2016

Total development cost
\$35 million

TOD program funding \$500,000

Mixed Uses 75 market rate apartments, 31,140 square feet creative office/workspace, 8,335 square feet retail space

Building 10 stories over underground parking

Parking 42 underground parking spaces; secured, covered parking for 130 bikes

Site 0.4 acre

Density 175 dwelling units per acre, 7.7 FAR

Increased transit ridership 29,833 trips annually

Photo credit: Joshua Jay Elliot

If you picnic at Blue Lake or take your kids to the Oregon Zoo, enjoy symphonies at the Schnitz or auto shows at the convention center, put out your trash or drive your car – we've already crossed paths.

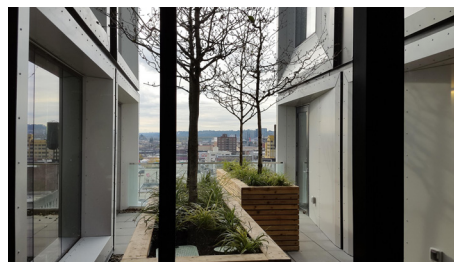
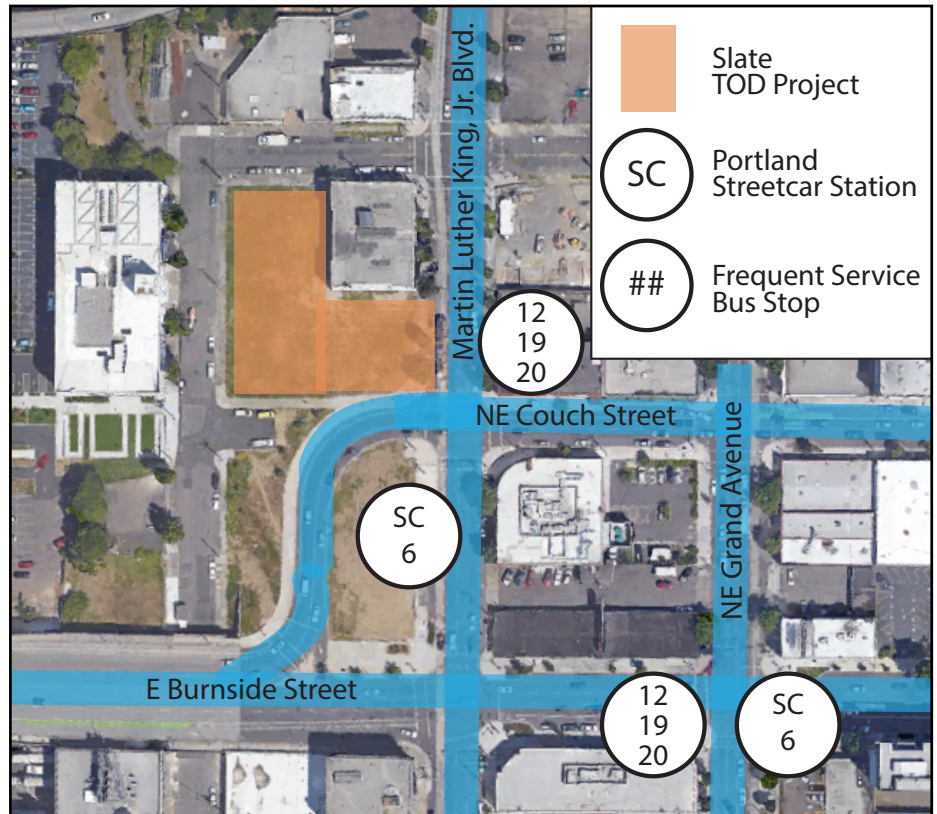
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HIGHLIGHTS

- High-rise post-tensioned concrete construction achieves 7.7 FAR
- Unique vertical mix of residential, office and retail uses
- A cornerstone project in the Burnside Bridgehead area
- Additional transit ridership estimated to produce over \$1.5 million (net present value) in farebox revenues over 30 years

PRIVATE PARTNERS

Co-developers

Beam Development
Urban Development Partners

Architects Works Partnership

Contractor Yorke and Curtis, Inc.

Construction financing First Republic Bank

PUBLIC PARTNERS

Metro TOD program funding

Portland Development

Commission Parcel assembly, site preparation, Burnside Bridgehead framework plan and developer solicitation