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.

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**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
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.

So, hello. We’re Metro – nice to meet you.

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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

Printed on recycled-content paper.