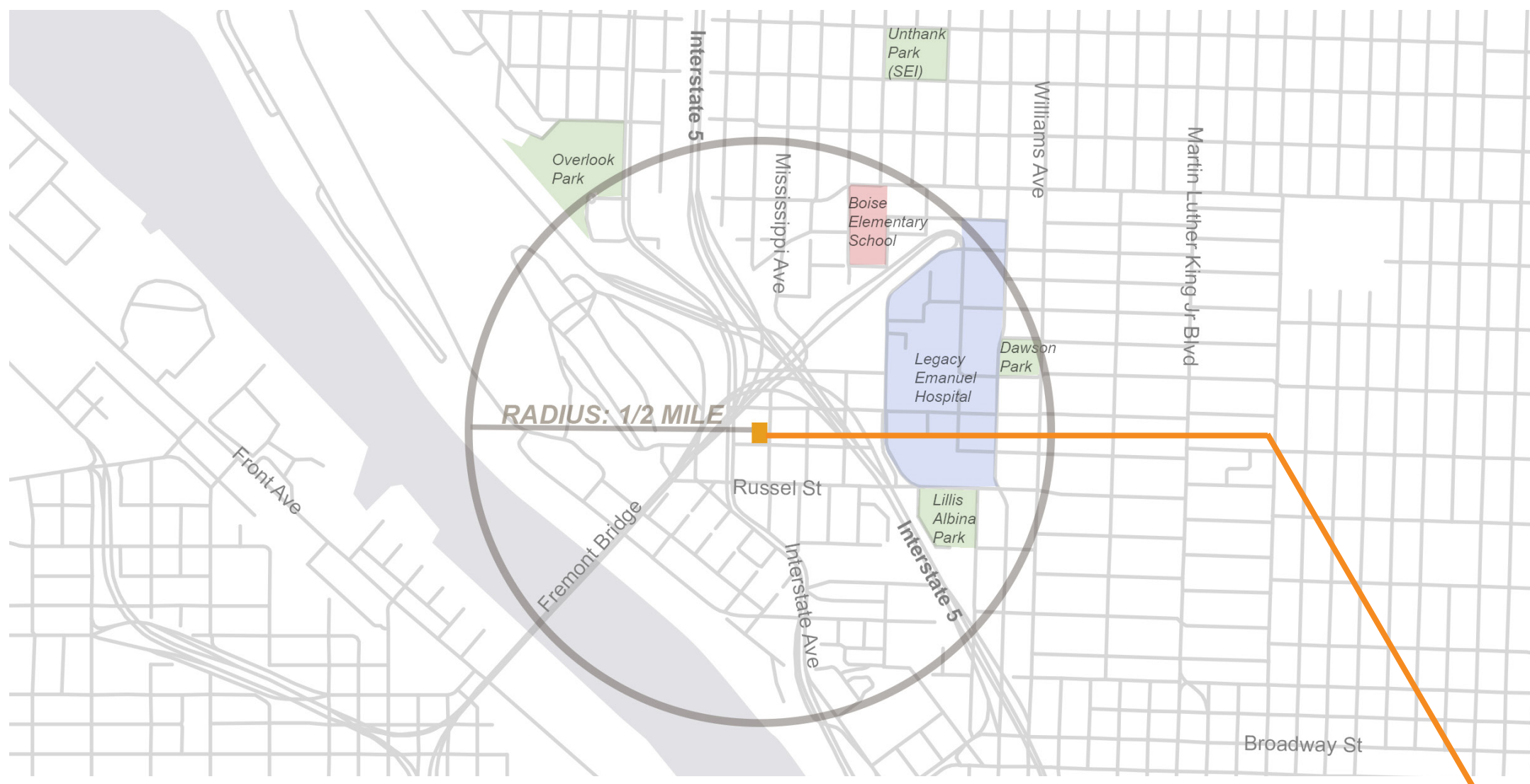


A PLACE TO BE

2711 N. MISSISSIPPI AVE



Site Plan - City Scope (not to scale)

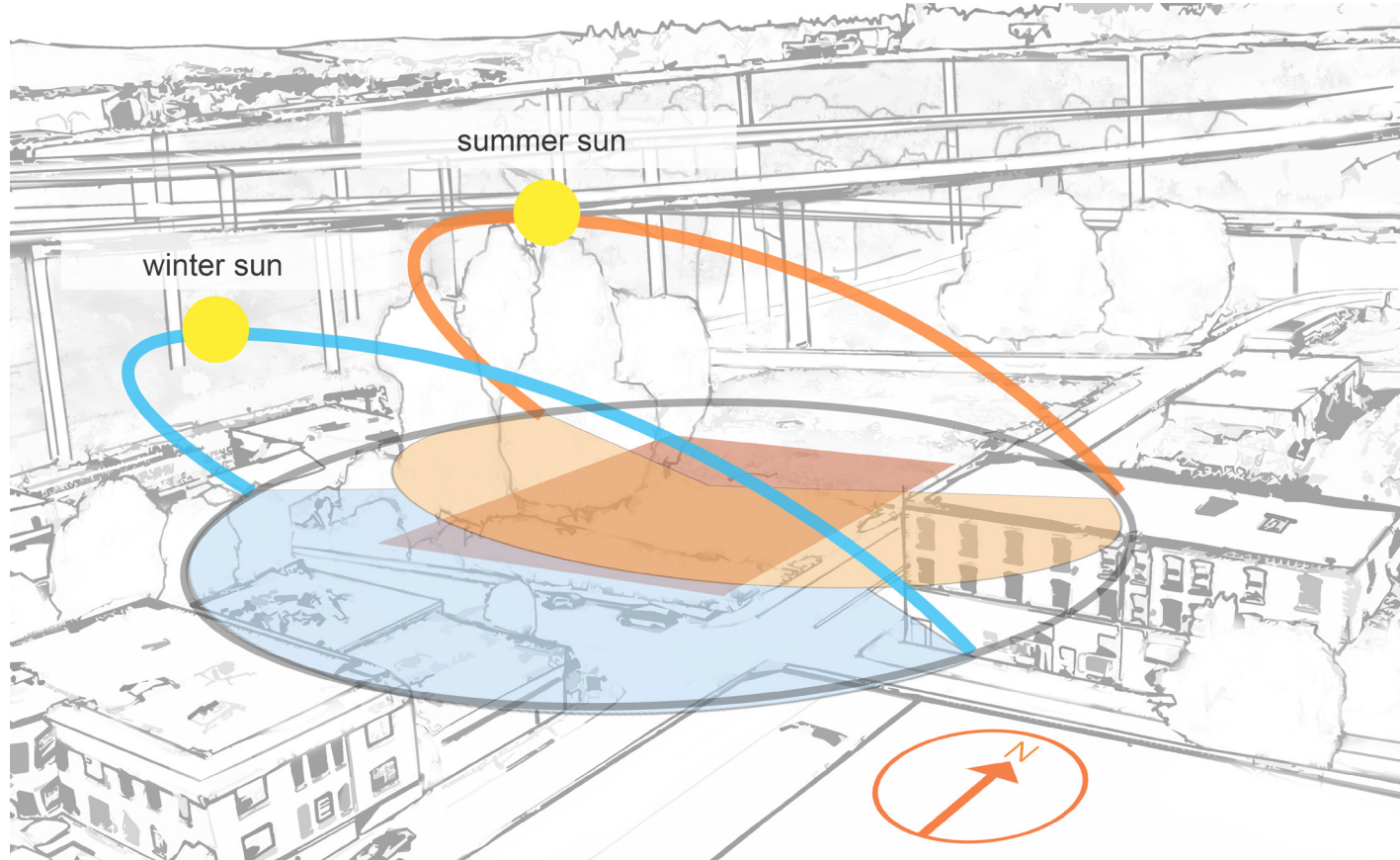
Regulatory Conditions

Owner: City of Portland
 Area: 13,400 sqft
 Zone: IG1 (General Industrial 1)
 Maximum FAR: no limit
 Maximum Height: no limit
 Min. Building Setbacks - Street Lot Line: 0
 Lot line abutting an OS, C, E, or I zoned lot: 0
 Lot line abutting an R zoned lot:
 Max. Building Setbacks: None
 Maximum Building Coverage: 100% of site area
 Min. Landscape Area: None
 Ground Floor Window Standards apply: No
 Pedestrian Standards Apply: No
 Paving: All exterior development areas must be paved
 Storefront improvement area: yes, up to 75 percent

Physical Conditions

The four way stop at Mississippi Ave and Graham St sees a notable amount of car traffic during the later afternoon hours, with many vehicles either heading north or south along Mississippi Ave or heading west from Legacy Emanuel Hospital. A block directly west of the site is the area's main thoroughfare of Interstate Ave. This stretch of road features the Yellow MAX light rail line that travels both north and south as well as car and bike lanes.

Pedestrians can be seen occasionally walking along Mississippi Ave, many of whom are seemingly heading to and from the avenue's main commercial stretch.

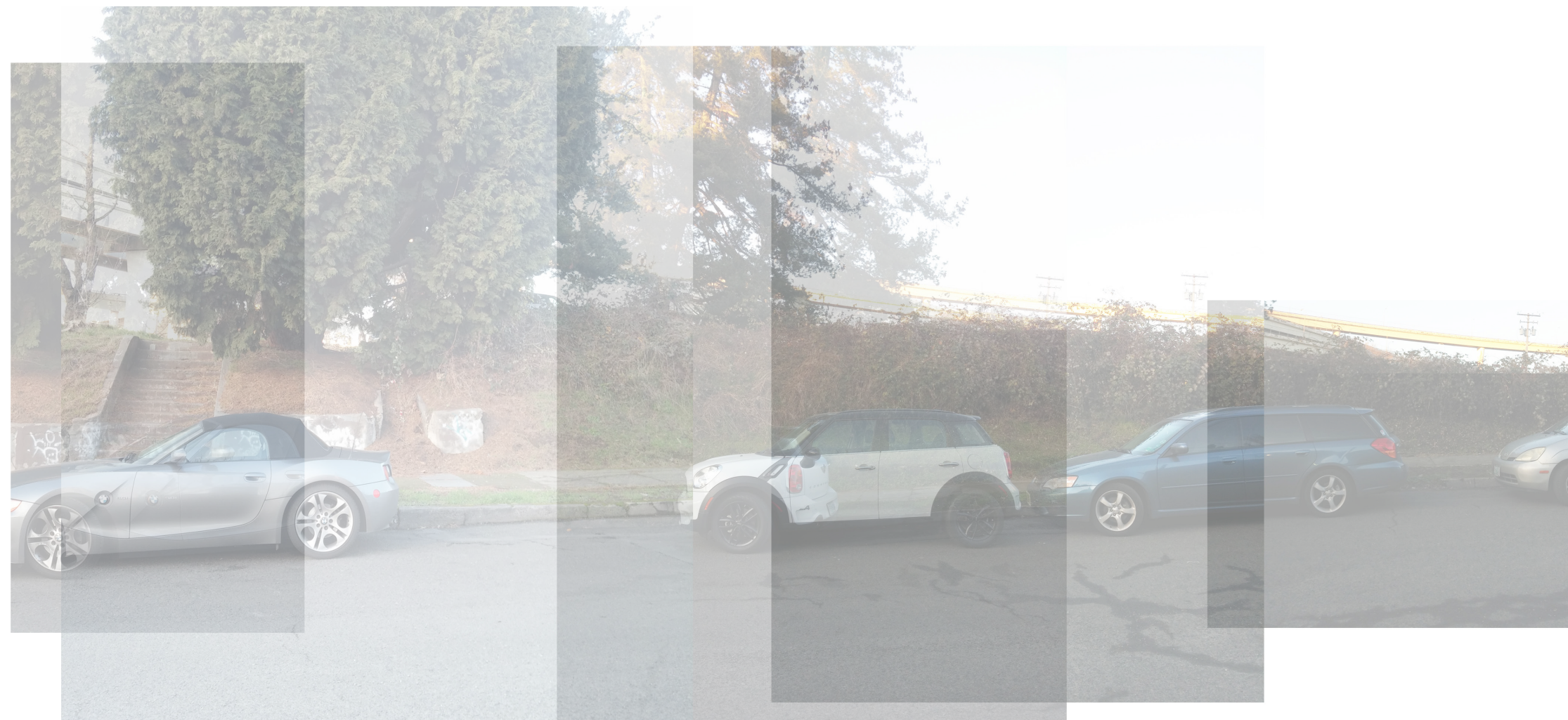


Sun Trajectory

Environmental Conditions

The freeway system is the most impactful element to the site. The merging of various overpasses and ramps leaves the area continuously impacted with the sounds of moving automobiles. Noise levels range between 60 and 90 decibels, depending on angle and proximity to these overarching structures.

The site is also towards the bottom of a hill, making it more susceptible to flooding. Its lower elevation and orientation with the freeway overpasses reduces Northwest wind loads.



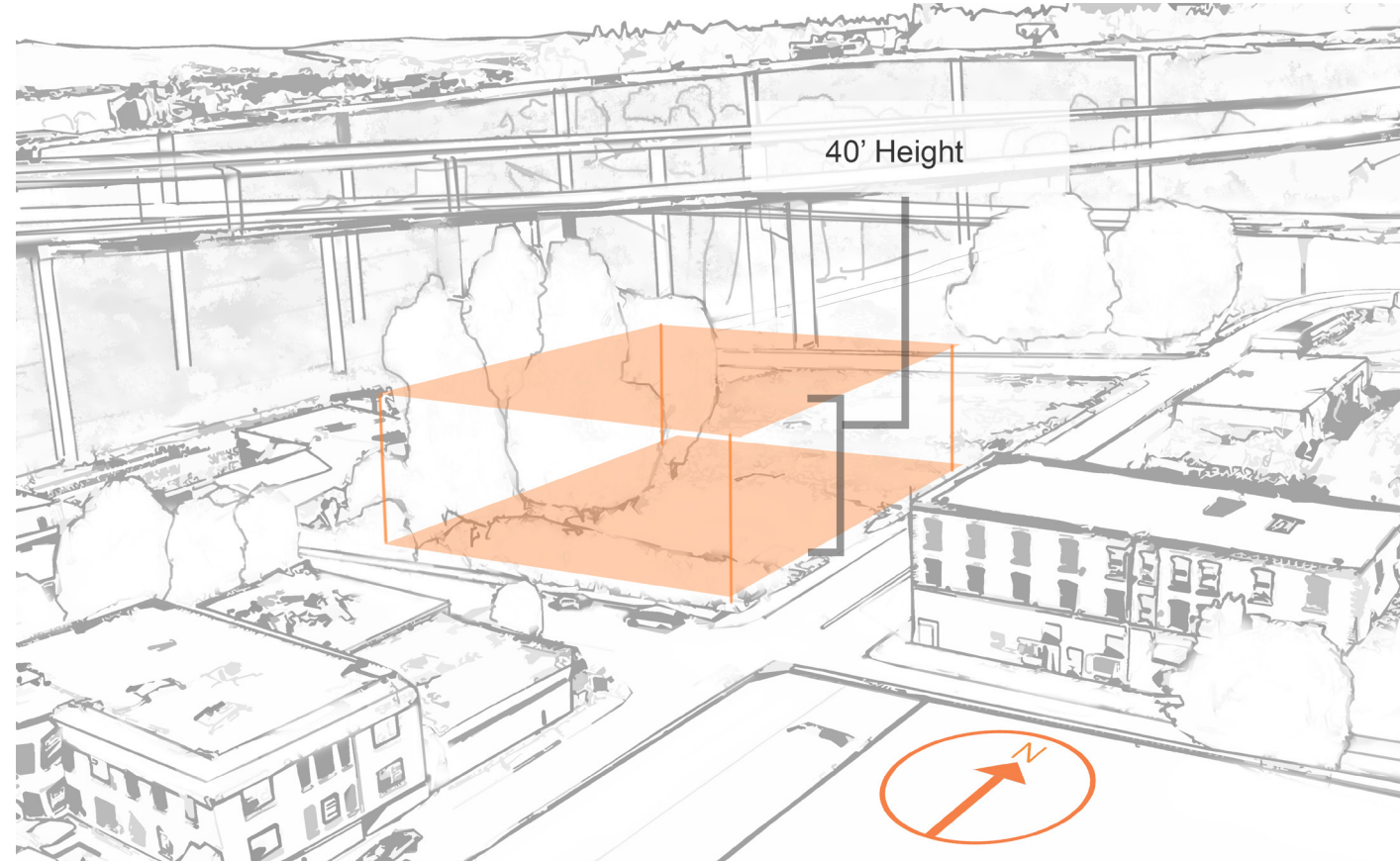
Elevation facing North

Opportunities

Close to MAX line
 Proximity to major commercial areas
 Free street parking
 Bike-friendly neighborhood

Limitations

High ambient noise
 No nearby parking garages
 Surrounded largely by industrial structures

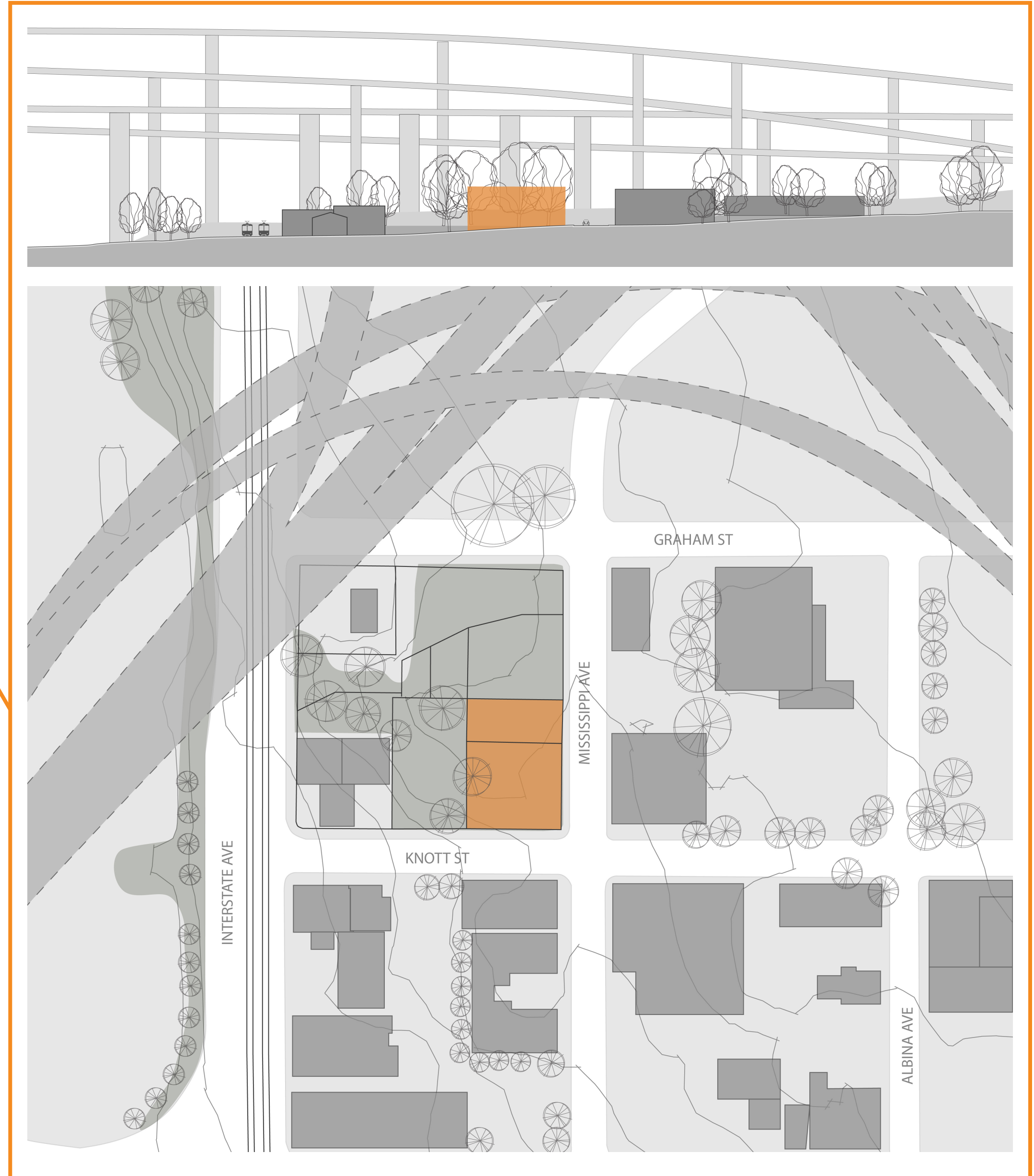


Building Massing

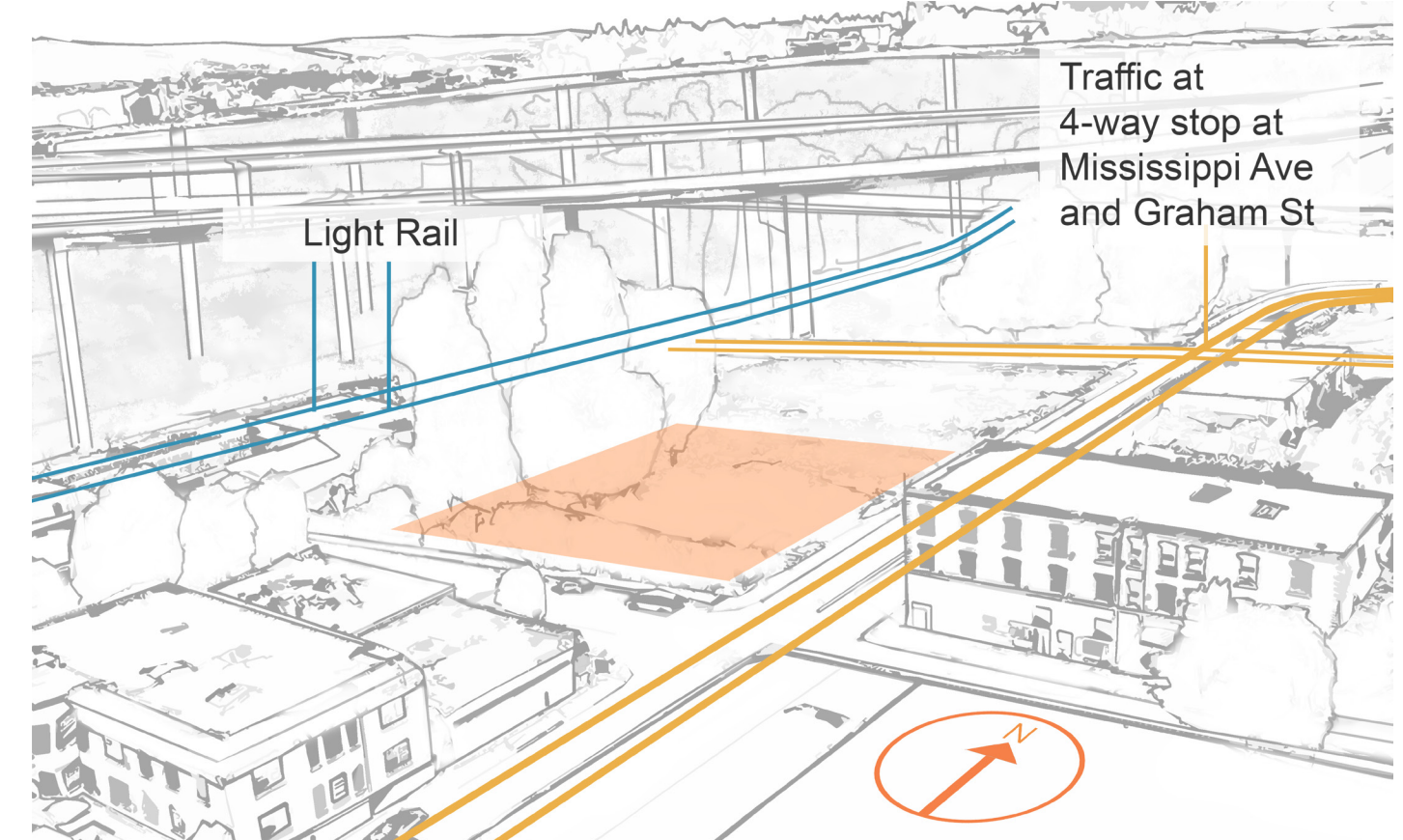
Interpretative Conditions

Eliot Neighborhood
 Population: 3,611
 Home Owners: 29%
 Renters: 64%
 Demographics: 68.9% white, 21.4% black, 6.6% hispanic

At one point a more utilized commercial and entertainment area, the site used to be very different. Hundreds of homes used to be within the immediately surrounding area up until the late 1950s, but the introduction of Interstate 5 and later Emanuel Hospital uprooted many of the families living here and changed the site's overall function.



Top - Site section facing north, Bottom - Site plan (not to scale)



Site Traffic Conditions

Movement Patterns

The four way stop at Mississippi Ave and Graham St sees a notable amount of car traffic during the later afternoon hours, with many vehicles either heading north or south along Mississippi Ave or heading west from Legacy Emanuel Hospital.

A block directly west of the site is the area's main thoroughfare of Interstate Ave. This stretch of road features the Yellow MAX light rail line that travels both north and south as well as car and bike lanes.

Pedestrians can be seen occasionally walking along Mississippi Ave, many of whom are seemingly heading to and from the avenue's main commercial stretch.



Elevation facing West