

# A PLACE TO BE



## 3368 NE MLK

The site is located on MLK Blvd and IVY St. It's a corner lot with 108' facing MLK. It's a total of 16200 sq ft with a building zone RHd. That is high density residential. This implies a multifamily dwelling and commercial uses are allowed. It has an FAR of 4:1 with a maximum height of 100'. The maximum occupancy of the land is 85% with 15% mandatory landscaping.

This location is a prime location for the neighborhood. It can be accessed by transit, biking, or walking. It's relatively car oriented but has potential to become a hub for the community because of its easy access to MLK and Fremont. Also there are multiple schools, library, boys and girls club nearby which could be taken into consideration. Given the history of the neighborhood this could become an attractive site for previous residents to visit.

### Opportunities:

- Has potential to become a focal point
- Opportunity for food source
- Highly residential allows for community interaction
- On a major route, becoming commercial
- Multiple schools nearby
- Two neighboring lots owned by city

### Limitations:

- Future affordable housing on neighboring lot
- On high traffic road
- Not very accessible, in terms of public transit
- Not a prominent location, for Portland
- Lacks access food source

