

Central Eastside Lofts

Portland, Oregon

Transit-oriented
development

Project Profile



The Central Eastside Lofts are the first new residential development constructed in Portland's Central Eastside District in nearly 20 years. Many developers and architects consider it a bellwether for future residential development in the growing Lower Burnside Area.

The four- and five-story market-rate mixed-use development offers 70 residential units. The unit mix includes studios and one- and two-bedroom apartments. On the ground floor are eight retail units designed to pair with the residential units above to provide tenants with live/work opportunities.

The Central Eastside Lofts are only a half block from the new eastside streetcar line, and a stones throw from several frequent service bus lines. It's within walking distance of an ever expanding number of shops, restaurants, and residential amenities in the Lower Burnside and Central Eastside areas. The development takes advantage of its central location

within Portland's dense bike network by offering a host of bicycle-oriented amenities including a secure ground floor bike room with capacity for 80 bikes, repair stands, storage lockers and even a bike washing facility.

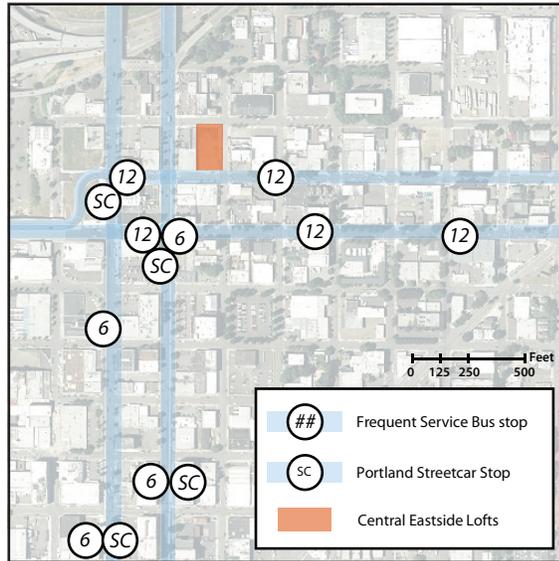
AT A GLANCE

- Location** 521 NE Couch St., Portland
- Status** Completed 2013
- Total development cost** \$11.9 million
- TOD program funding** \$300,000
- Mixed uses** 70 market rate units, 7,000 square feet of ground floor commercial
- Building** Four and Five stories
- Parking** 10 tuck-under parking spaces and 13 surface parking spaces
- Site** 0.46 acres
- Density** 152.2 dwelling units per acre
- Increased transit ridership** 15,228 annual trips



Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



Highlights

- Modern exterior features bold contrasting horizontal metal siding elements and vertical spans of wood and darker metal siding
- Roof-top deck common area offers views of downtown and Central Eastside district
- All units feature open, naturally-lit living spaces with floor-to-ceiling windows, finished wood floors, granite counter tops, washer/dryer, and upgraded kitchens
- Building interiors feature reclaimed materials from the building that stood on the site before

Private partners

Developer Fowler Andrews, LLC

Architects Vallaster Corl Architects

Contractor Bremik Construction

Construction financing Thrivent Financial

Permanent Financing Thrivent Financial

Public partners

Metro TOD program funding

For more information, call 503-797-1757 or visit www.oregonmetro.gov/tod

