



  
**BRIDGE** Housing

  
Ankrom Moisan





  
**BRIDGE** Housing





## Unit Rents

	Size	30%AMI	50% AMI	60% AMI	Market
<b>Studio</b>	440	\$320	\$562	\$684	\$1,133
<b>1BR</b>	640	\$331	\$592	\$722	\$1,339
<b>2BR / 2BA</b>	940	\$396	\$709	\$865	\$1,803
<b>3 BR</b>	1120	\$455	\$816	\$997	\$2,163

## PSF Rents

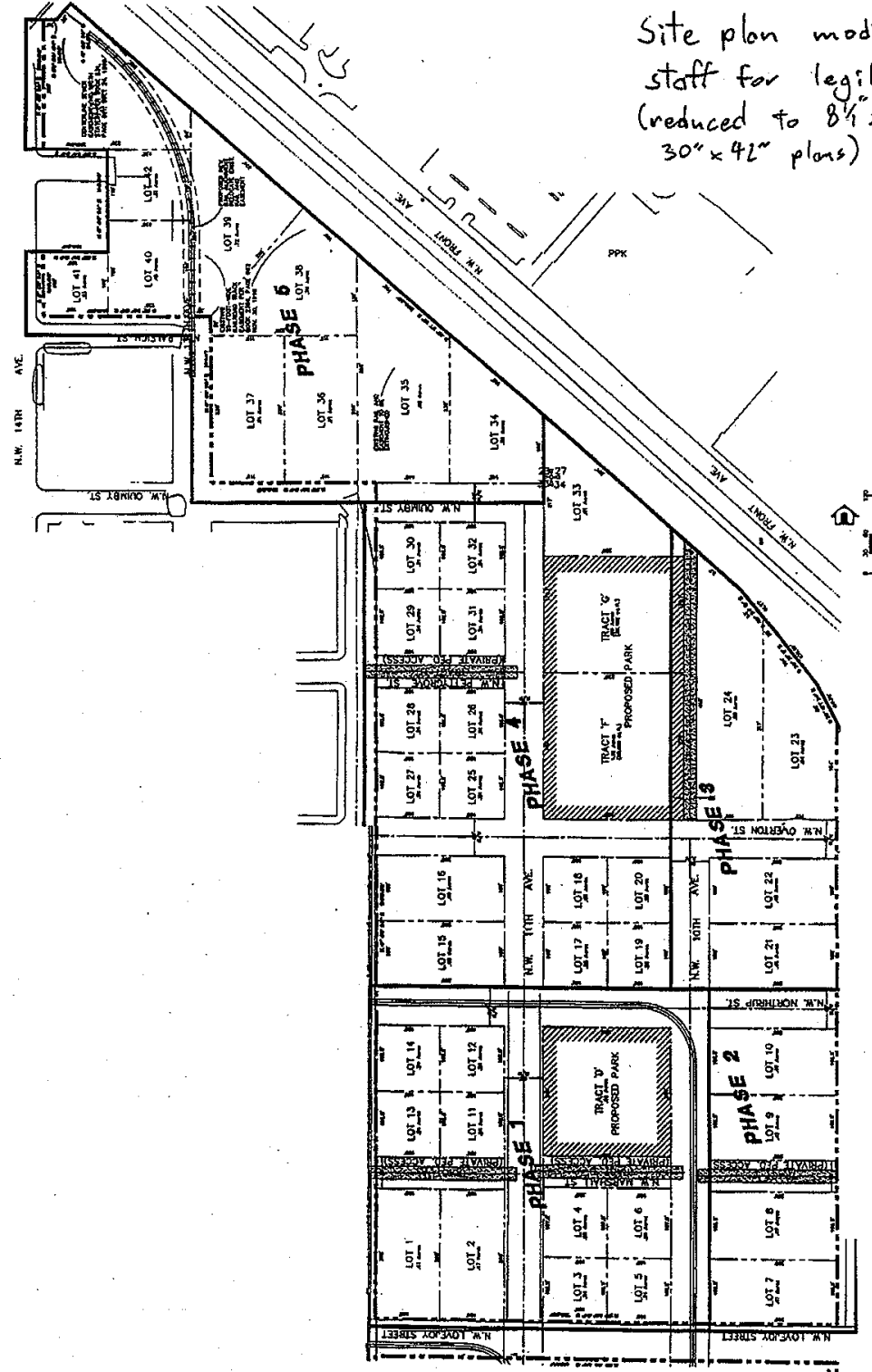
	Size	30%AMI	50% AMI	60% AMI	Market
<b>Studio</b>	440	\$0.73	\$1.28	\$1.55	\$2.58
<b>1BR</b>	640	\$0.52	\$0.93	\$1.13	\$2.09
<b>2BR / 2BA</b>	940	\$0.42	\$0.75	\$0.92	\$1.92
<b>3 BR</b>	1120	\$0.41	\$0.73	\$0.89	\$1.93

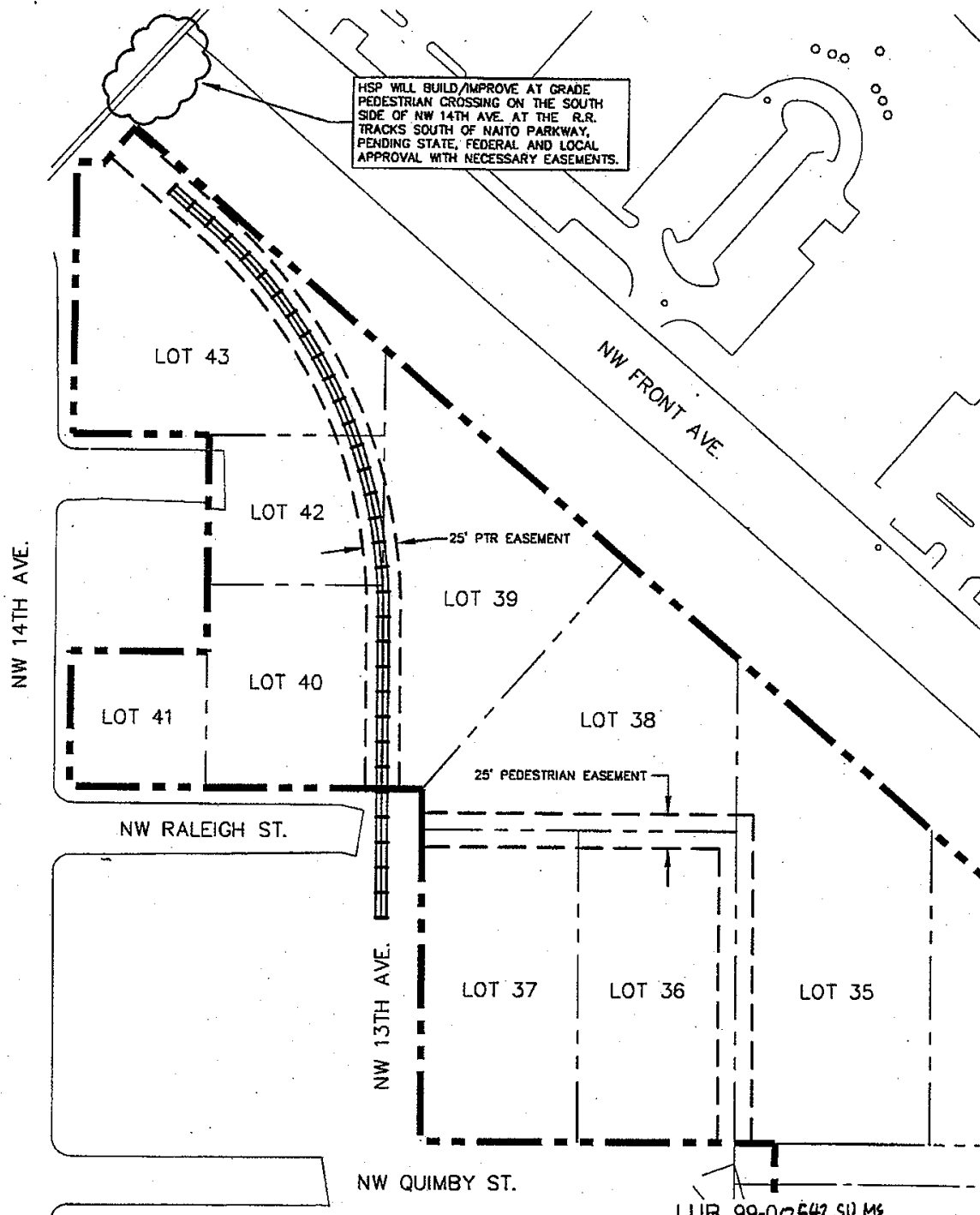
# Abigail | Apartments

2013.10.08

FLOOR	GROSS AREA	PARKING	COMMERCIAL	COMMON AREA	CORE AND CIRCULATION	NET RESIDENTIAL	EFFIC.	STUDIO 440	1BR 640	2BR 940	3BR 1120	UNITS
6	26,253			258	3,652	22,343	85%	3	4	11	7	25
5	26,253			258	3,652	22,343	85%	3	4	11	7	25
4	26,253			258	3,652	22,343	85%	3	4	11	7	25
3	26,253			258	3,652	22,343	85%	3	4	11	7	25
2	26,253			258	3,652	22,343	85%	3	4	11	7	25
1	24,668		1,107	3,694	5,128	14,739	60%	2	6	8	2	18
B	33,212	24,966		5,688	2,558							
TOTAL	189,145	24,966	1,107	10,672	25,946	126,454		17	26	63	37	143
								11.9%	18.2%	44.1%	25.9%	
PARKING SPACES		82										
PARKING RATIO		0.57										

Site plan modified by  
staff for legibility.  
(reduced to 8 1/2" x 11" from  
30" x 42" plans)





Scale: 1"=150'

LUR 99-00542 SU M6  
EXHIBIT # C.4



DAVID EVANS AND ASSOCIATES, INC.

# Hoyt Street Phase 5 Improvements PORTLAND, OREGON

Map 'A'  
Pedestrian Pathway if  
PTR Easement Remains

# LOT CONFIGURATION

## 8-22-2013

### ATTACHMENT 1

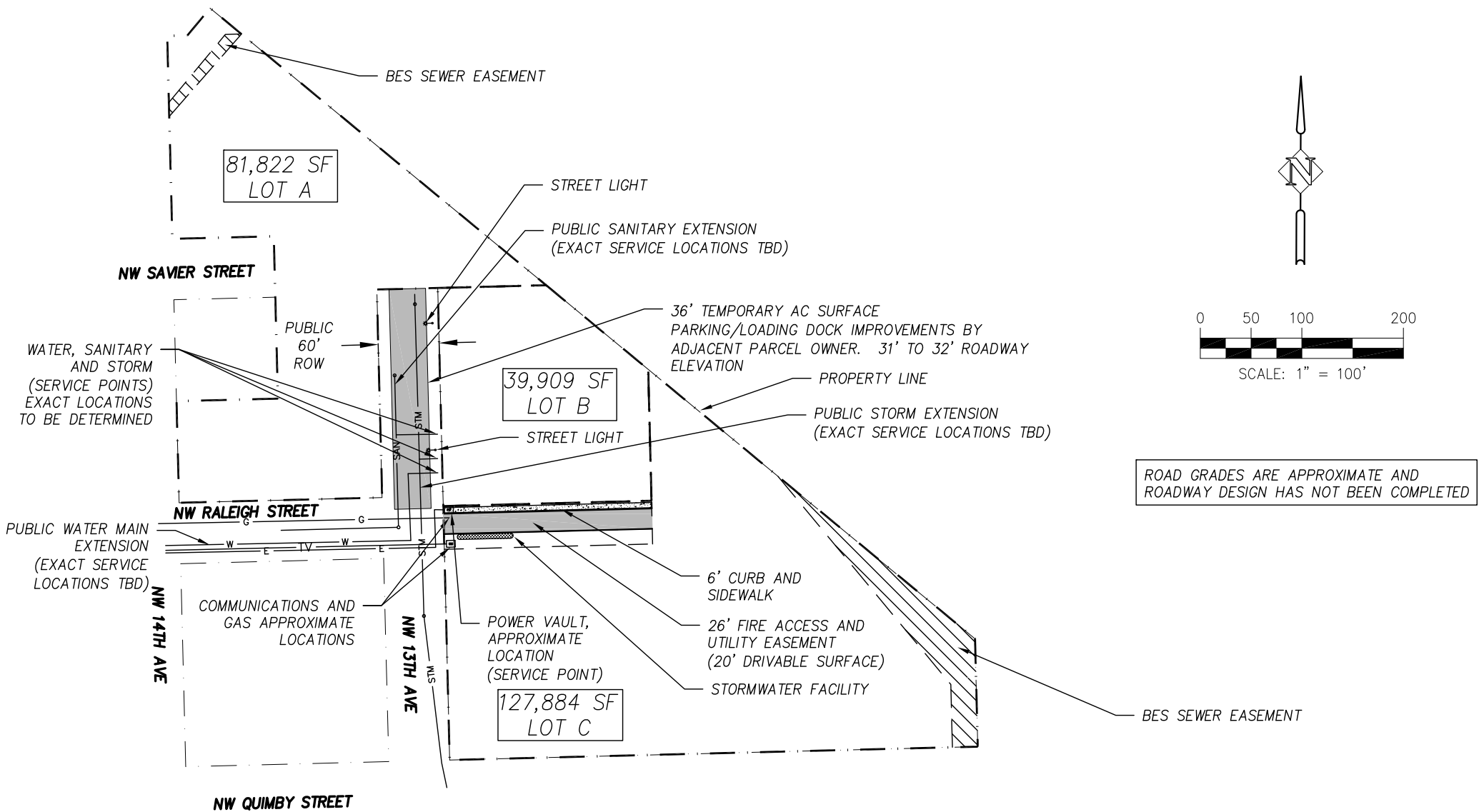




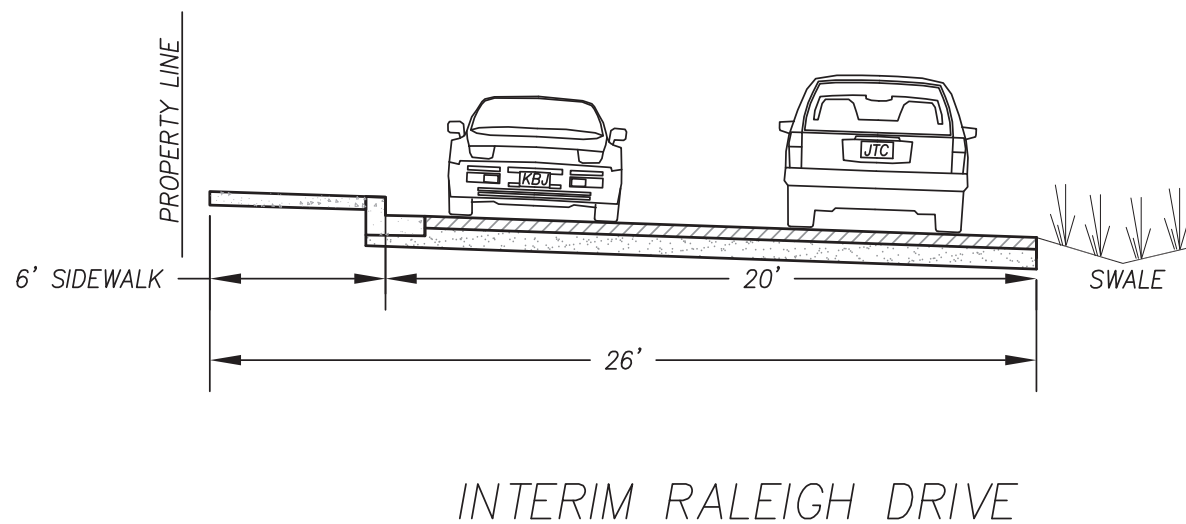
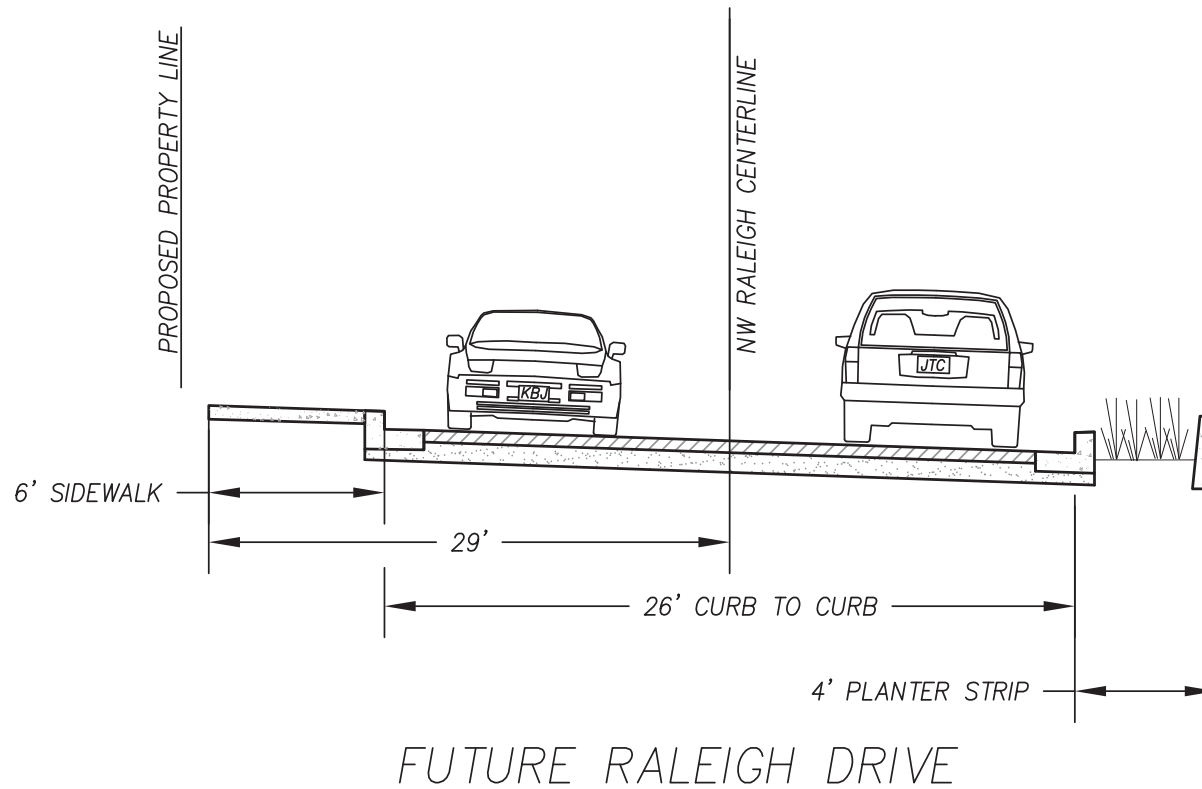
# Hoyt Street Yards Phase 5 - Pedestrian Circulation

ATTACHMENT 2





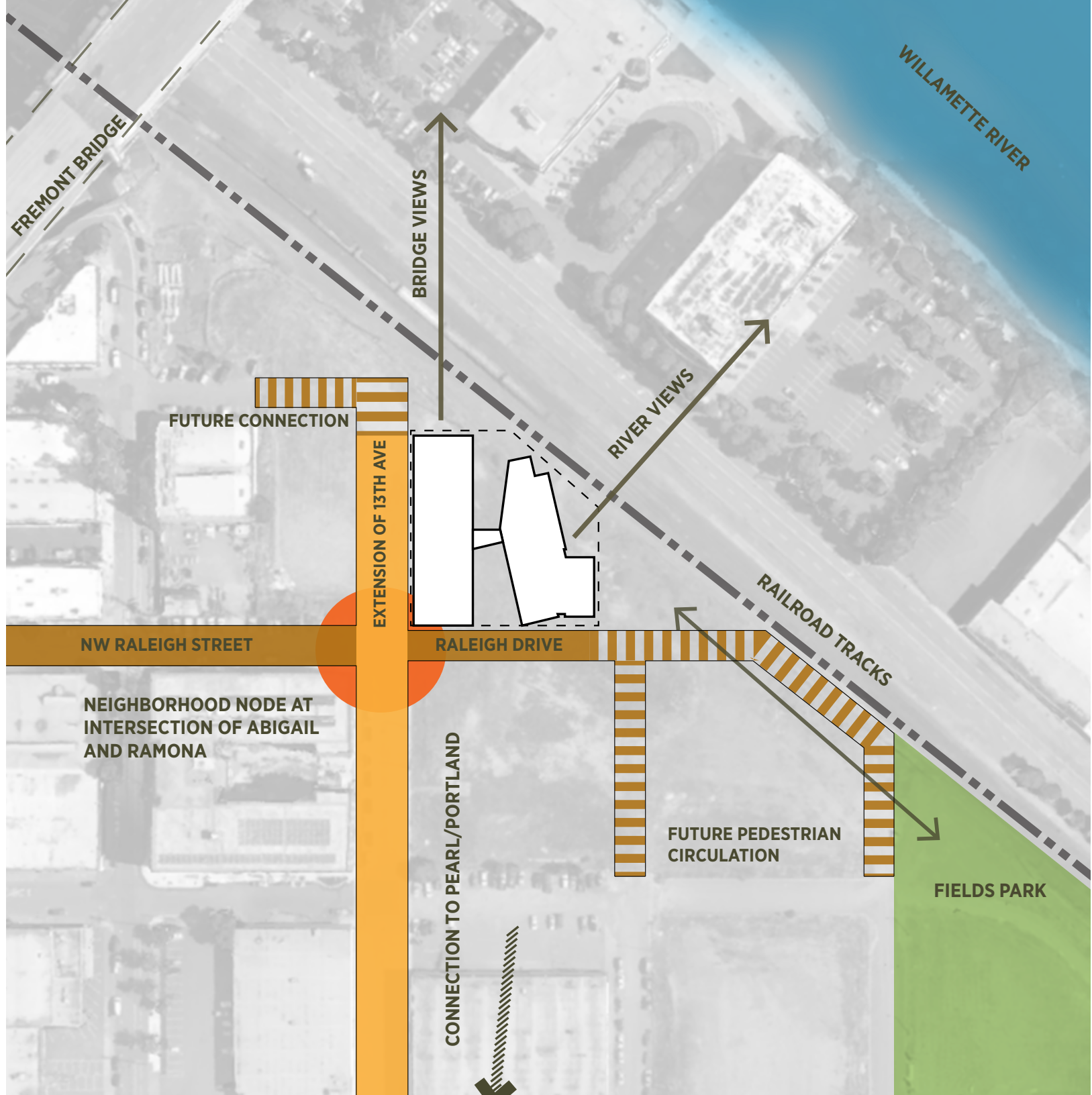












FREMONT BRIDGE

WILLAMETTE RIVER

BRIDGE VIEWS

RIVER VIEWS

FUTURE CONNECTION

EXTENSION OF 13TH AVE

NW RALEIGH STREET

RALEIGH DRIVE

RAILROAD TRACKS

NEIGHBORHOOD NODE AT  
INTERSECTION OF ABIGAIL  
AND RAMONA

CONNECTION TO PEARL/PORTLAND

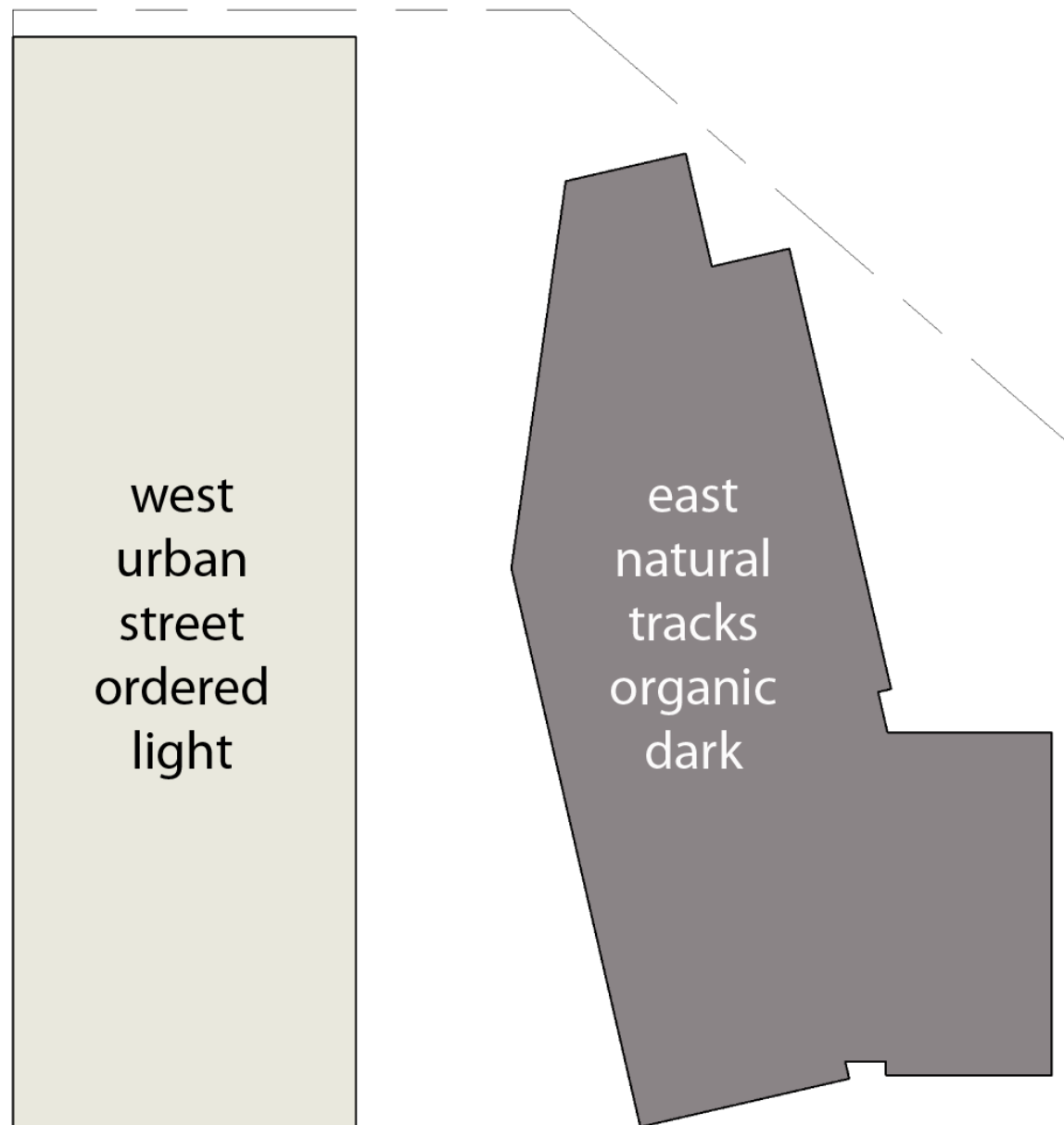
FUTURE PEDESTRIAN  
CIRCULATION

FIELDS PARK



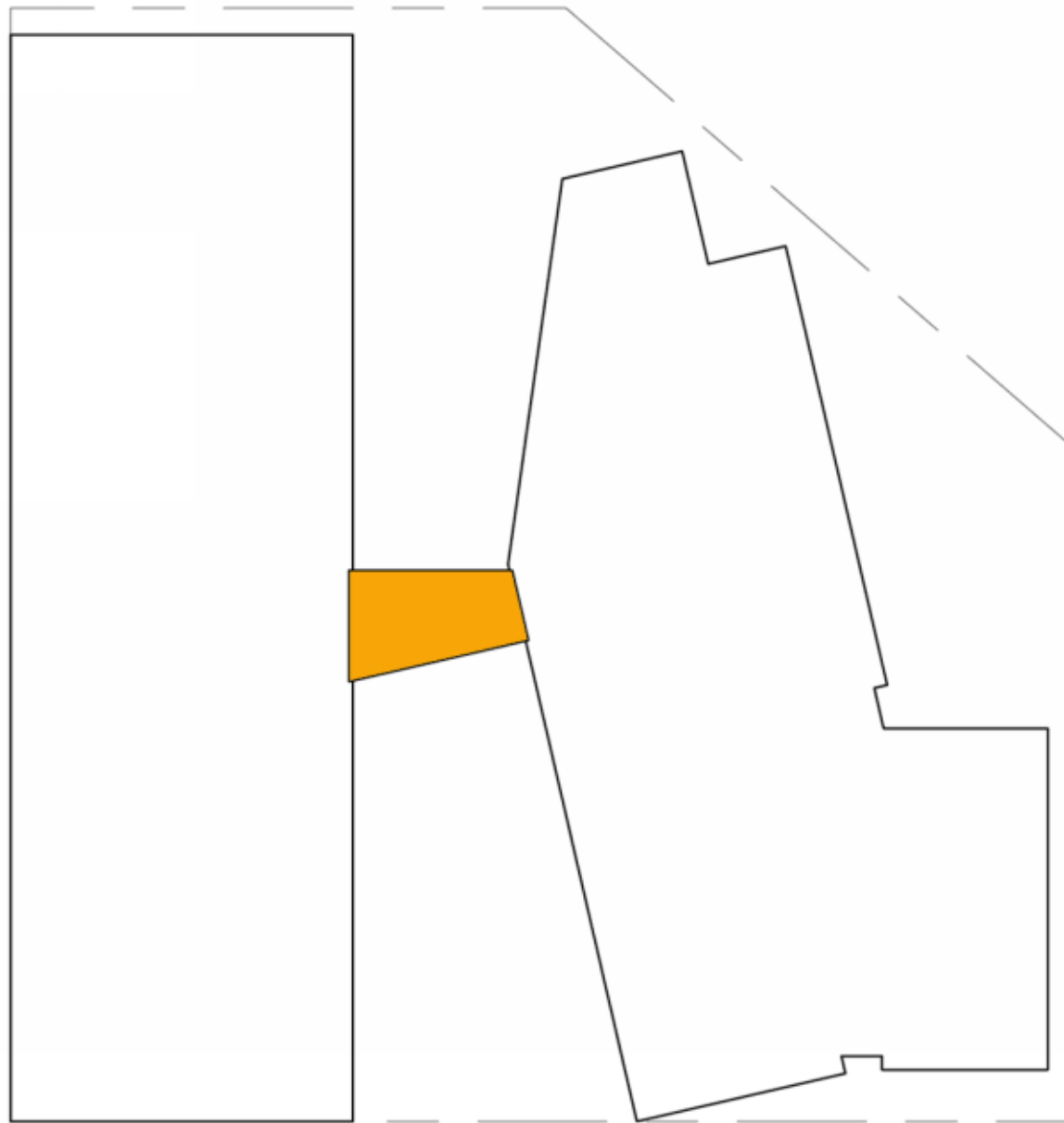






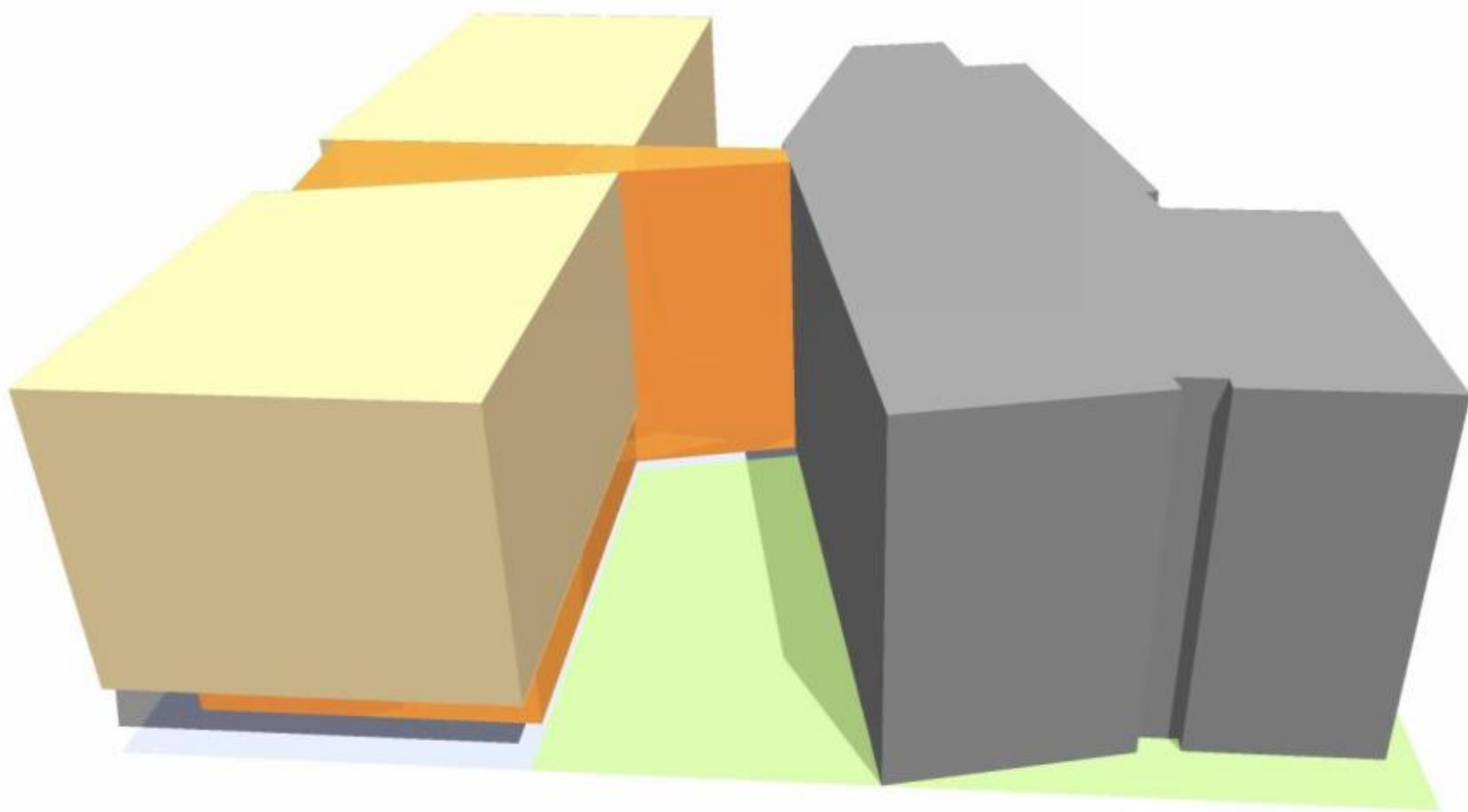
## FORM

The structure is composed of two contrasting and complimentary masses.



## CONNECTIONS

The masses are linked by a glass BRIDGE that connects the residents and the community.



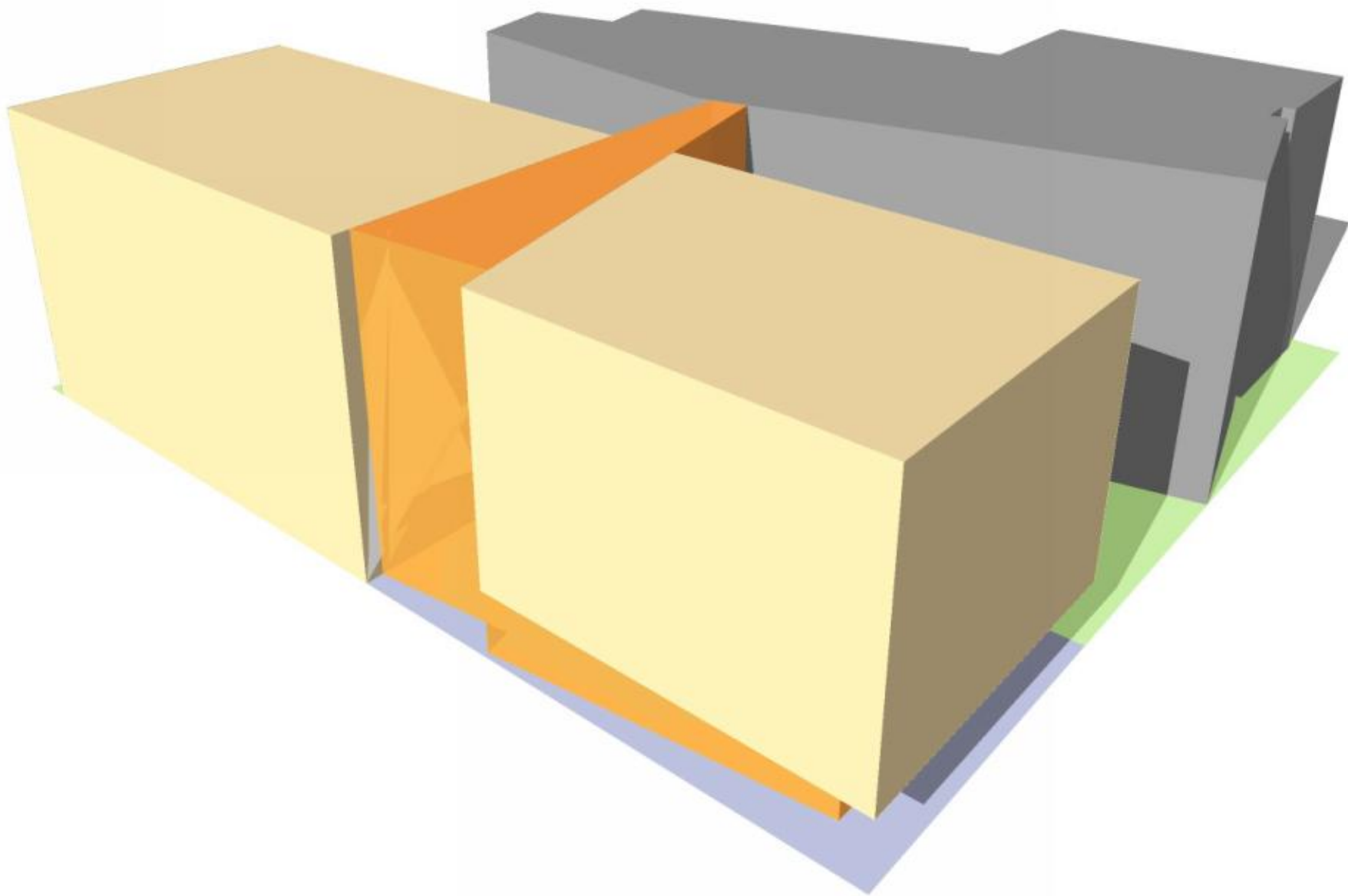


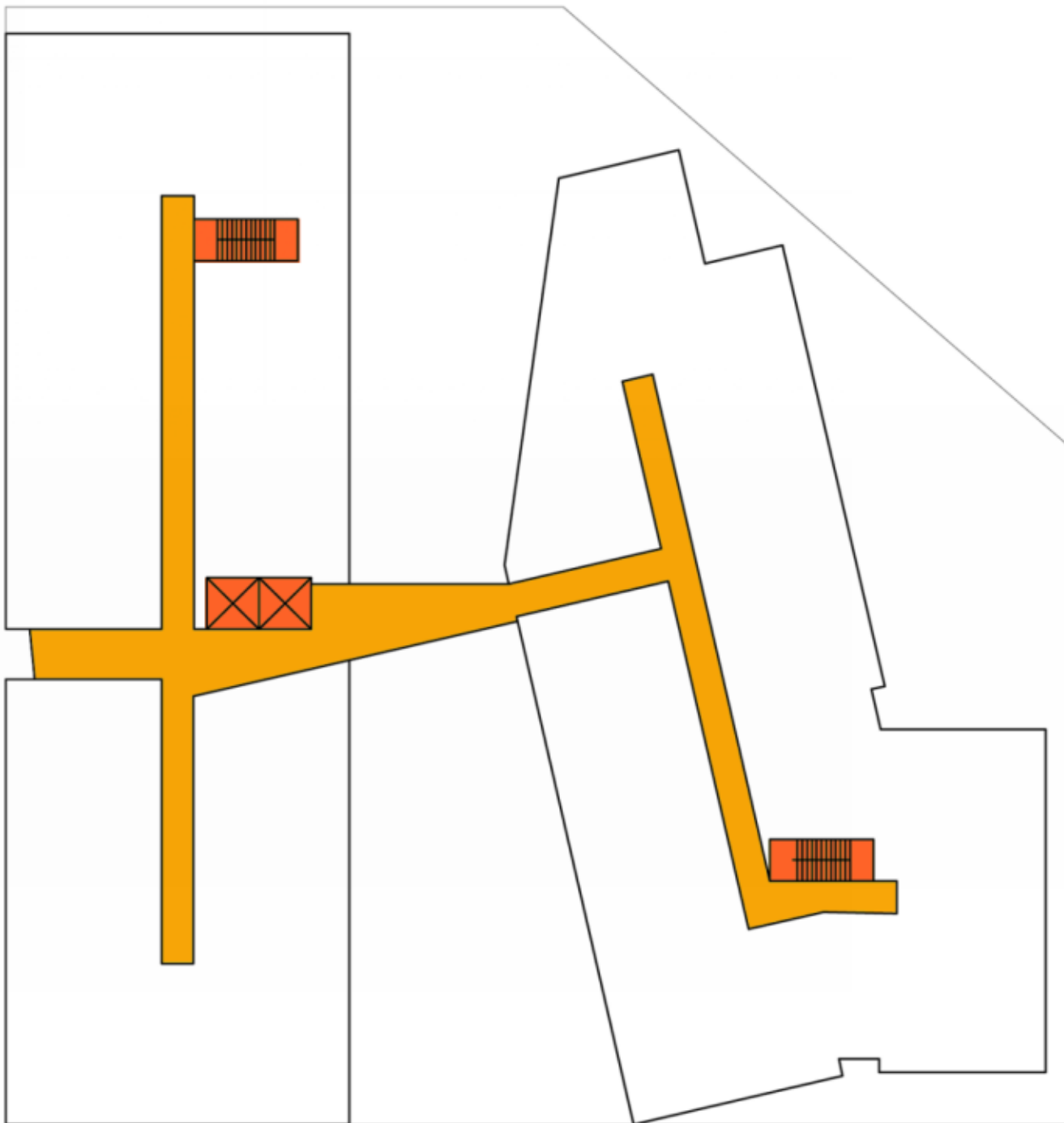
## COMMUNITY

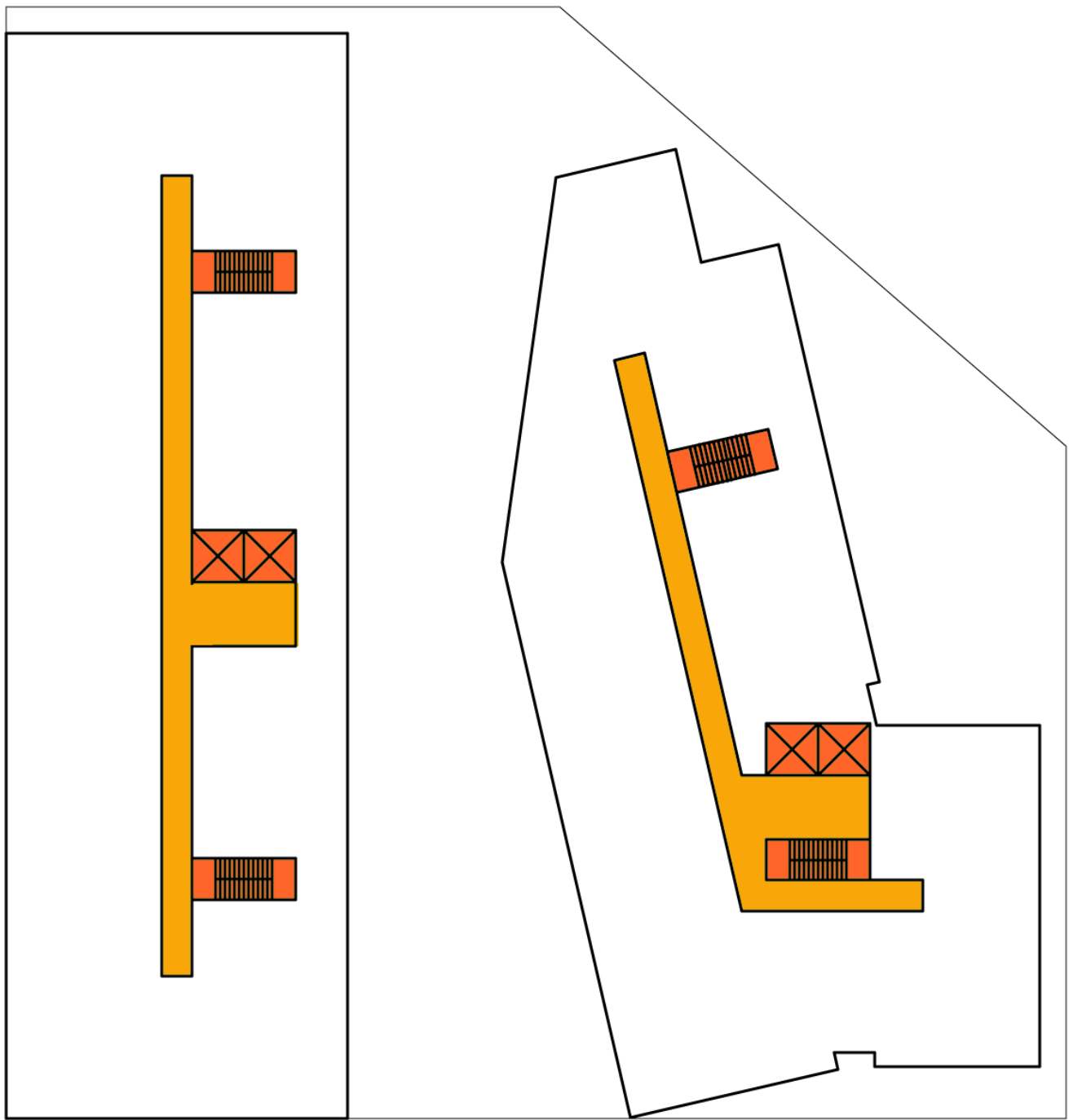
The building form creates four distinct outdoor spaces that offer varied opportunities for communal interaction.





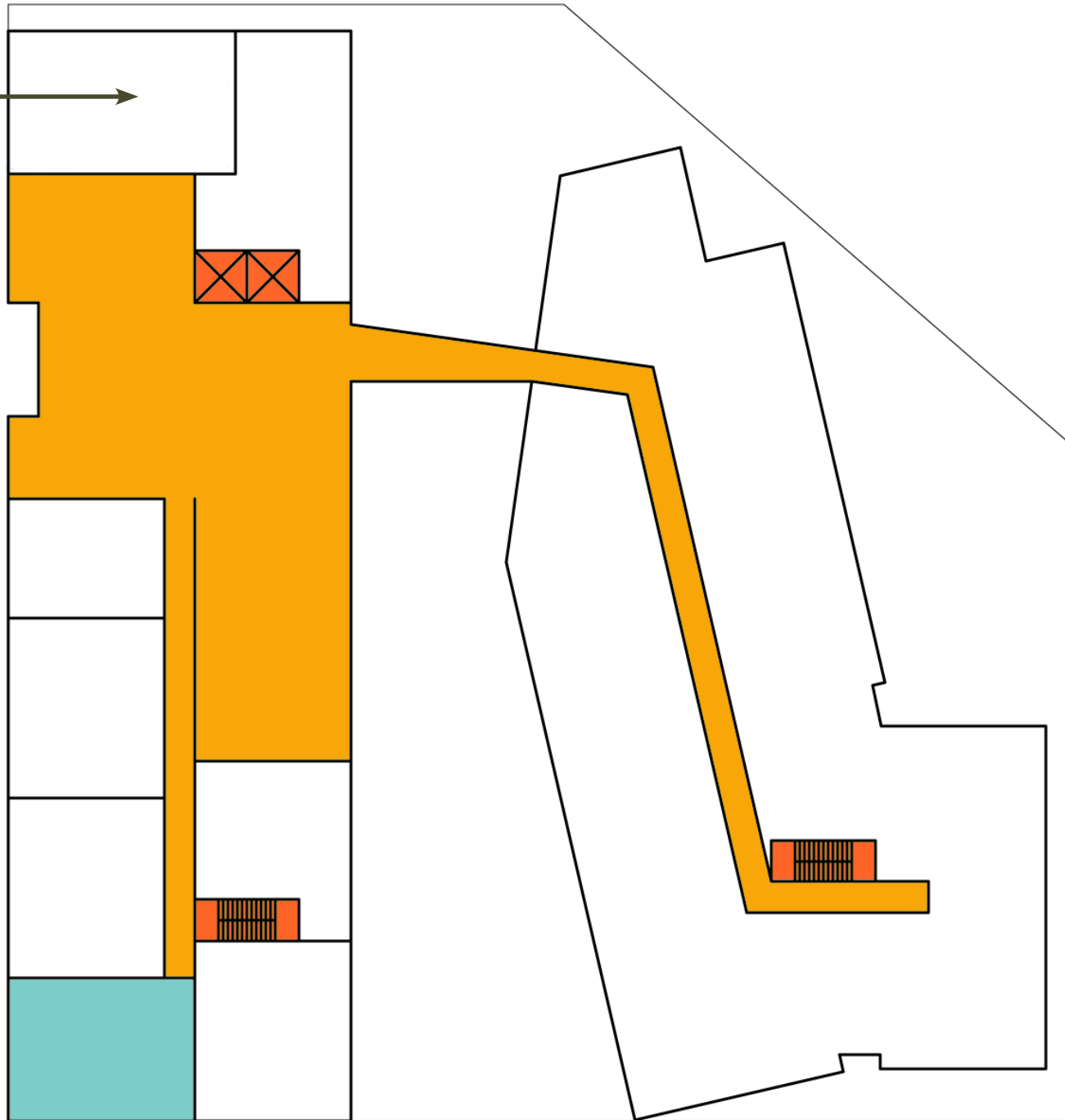








GARAGE





LOUNGE/  
LAUNDRY























