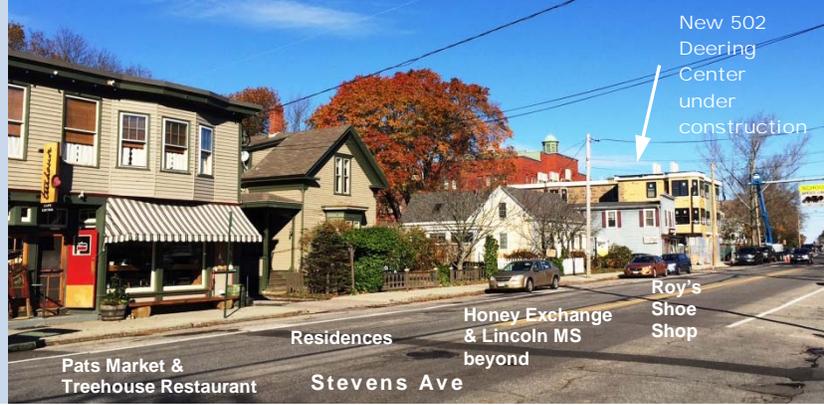


Apartments for Lease

at 502 Deering Center
a new mixed-use development
in the heart of Deering Center Village



6 Brand New Apartments

Four 1BR/1B 540 sf - \$1,550 & \$1,600/mon

Two 3BR/2B 1,170 sf - \$2,600/mon

Mixed-use residential above 1st floor
neighborhood shops.

Move-in Ready February 1, 2018.

Spacious Open Plans feature projecting bays with large windows & abundant light.

High Quality Finishes feature high ceilings, hardwood & tile floors.

Comfort features include thermal & acoustic insulation, high efficiency heating, cooling & ventilation.

Off-Street Parking is reserved in parking lot at rear.

Contact us - Email 502DeeringCenter@gmail.com or call 207-831-0651. **Learn More** – Open House 12/17 1-4pm.

Another community development project by Lachman Architects & Planners

Stevens Avenue
Front
Facade



Roy's Shoe Shop

Yoga Studio

Village Pocket Park

Sheltered Bus Stop & Bench

Bakery

TBD

Walk/Driveway to Residential Entry & Rear Parking

Stevens Avenue Streetscape



Formerly Mixed-Use Portland
Lyric Theatre & Shops,
now Siano's dashed

Pat's Market
& Treehouse

Residences

Parking
Lot

Honey
Exchange

Roy's
Shoe Shop

New 502 Deering
Center Mixed Use

Residence with future new
mixed use dashed with
Lincoln School beyond

502 Deering Center Site Features

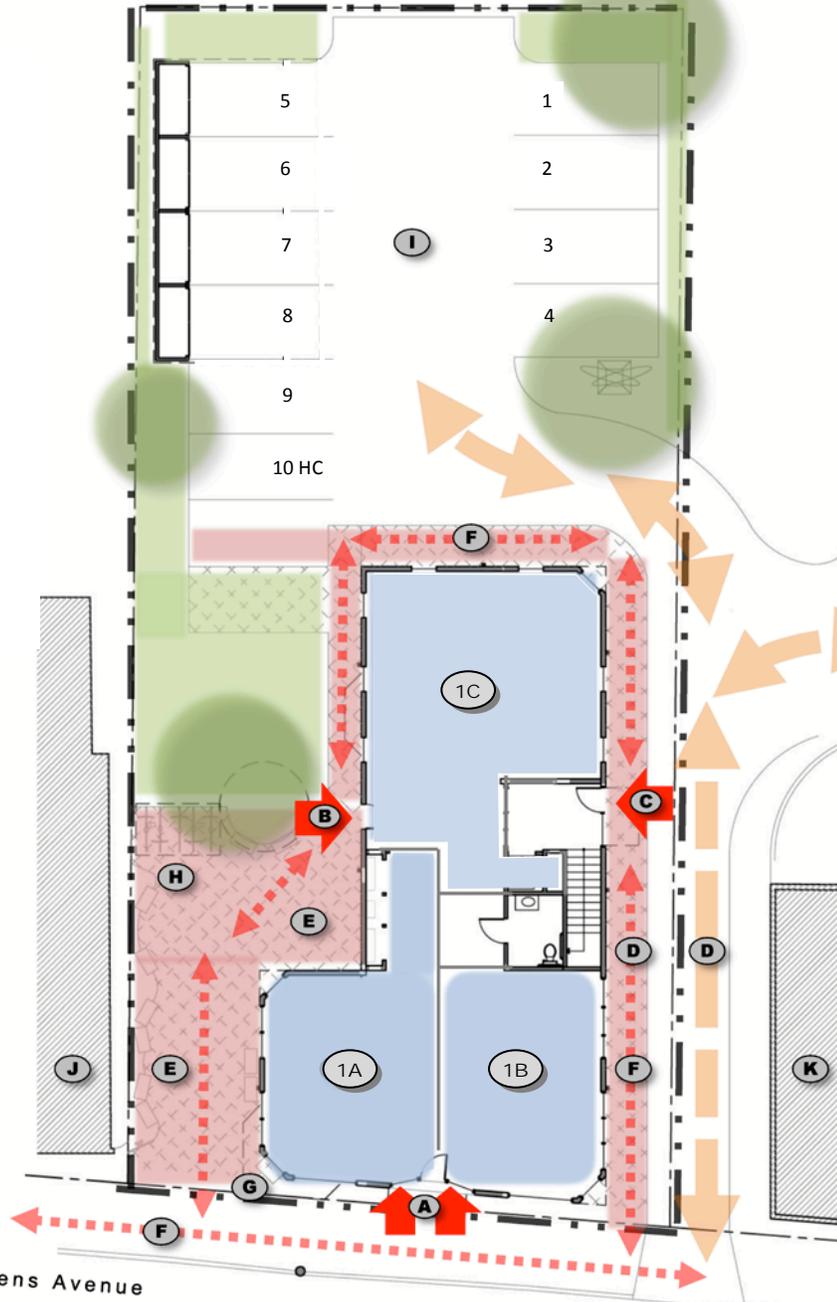
- A Front Commercial Entry** fronts Stevens Ave with high exposure.
- B Side Commercial Entry** fronts quiet south-facing Pocket Park.
- C Residential Entry** to 6 apartments total on 2nd & 3rd floors.
- D Pedestrian Walkway & Shared Driveway** efficiently allows precious resources and land otherwise devoted to cars to instead be reallocated to the new Village Pocket Park.
- E New Village Pocket Park** features seating, landscaping and paving to provide neighborhood use for pause-n-meet, sidewalk fairs etc.
- F Pedestrian Circulation System** shown dashed is safe and ADA compliant.
- G Existing Bus Stop** is sheltered under projecting bay above. Provides public seating, ideally positioned to visually track buses.
- H Bike Parking** provides convenient and secure spaces as incentive to bike-park-n-bus.
- I Parking** at rear of site includes a handicap space. **Mixed Transportation** encourages a variety of modes – walking, busing, and biking – in addition to cars.
- J Roy's Shoe Shop**
- K Abutting Property**, future new mixed-use .

1st Floor
Commercial
Tenants

- 1A Bakery
- 1B TBD
- 1C Yoga Studio



Stevens Avenue



Village Living within the Urban City

Location, Location. Deering Center is the quintessential traditional American neighborhood. It is much loved as a family-friendly, walkable residential neighborhood close to downtown today, as it was in the 19th century when it was still an independent town. The neighborhood's heart is its village center, a collection of businesses, services and institutions. 502 Deering Center is at the core of this village center, featuring traditional mixed-use with 3 commercial tenants and 6 apartments.

Walkability was the underlying pattern when Deering Center was first settled as an independent town. Today, there is renewed interest in car-independence and active living. Superb walkability remains one of the outstanding features that makes Deering Center a premier Portland neighborhood. The advantages of living in a walkable neighborhood go beyond saving money, getting exercise and reducing pollution. People feel more connected to their community when they see neighborhood children walking to school or friends strolling to the local bakery.

The Best of Village Living and Urban City. Village living offers unique off-peninsula opportunities for a quality neighborhood that is walk-friendly to shops, dining, local schools, higher education (UNE), library, recreation and practice fields, dog walking, jogging, cross country skiing and much more - all at your door step.

In addition, village life is a convenient drive, bus or bike to work, leisure or cultural activities in Portland's urban downtown – the same qualities that has made Deering Center desirable for 150 years.

Apartment living at 502 Deering Center offers a “live simpler” approach, with high value on options to auto dependency, such as a bus stop in front and bike parking.

502 Deering Center Apartment Features

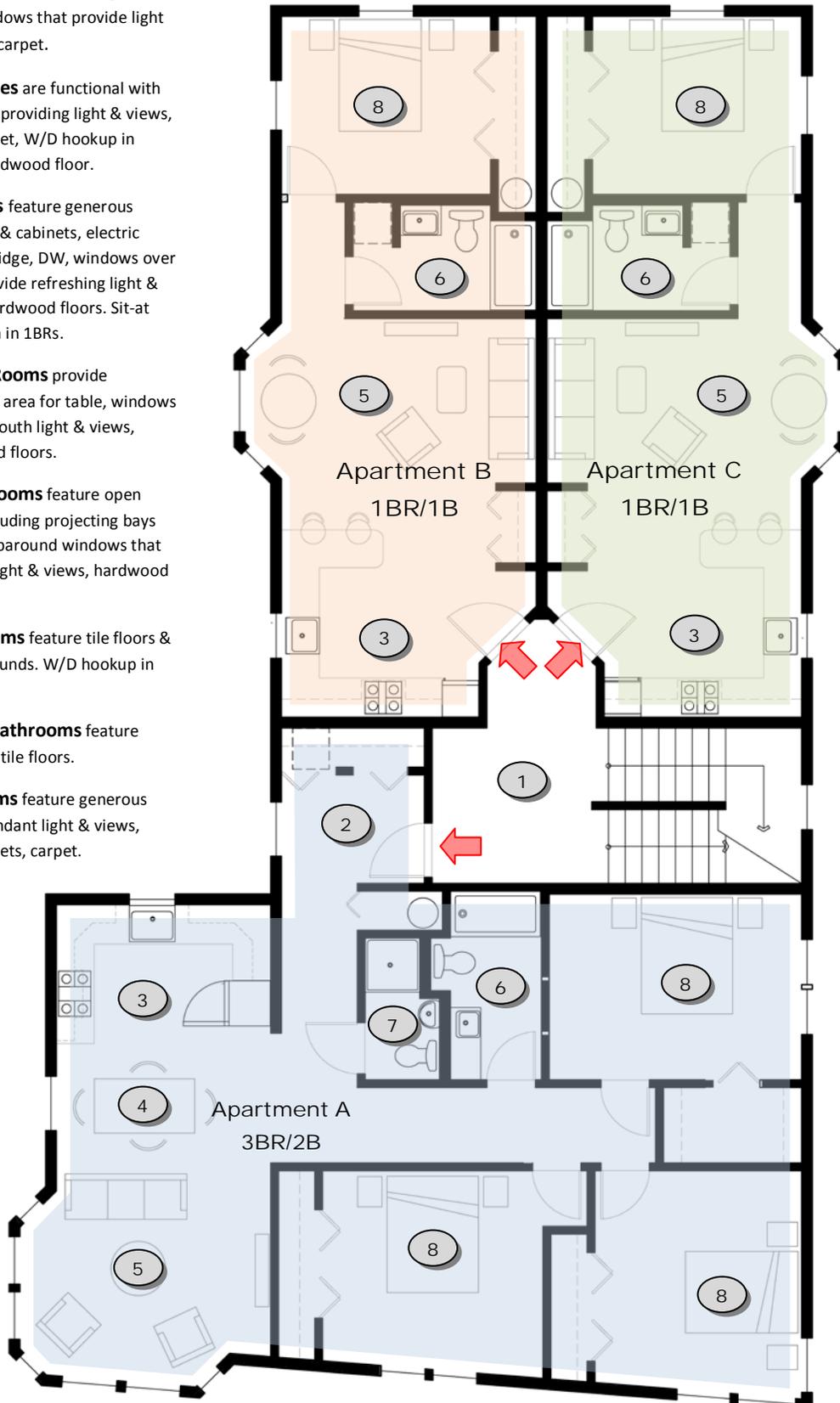
6 New Attractive Functional Apartments

(4) 1BR/1B 540 sf and (2) 3BR/2B 1,170 sf.

Floor plans identical on 2nd & 3rd floors.

Room by Room

- 1 **Residential Entry, Stairs & Landings** are wide and generous with windows that provide light & views, carpet.
- 2 **Vestibules** are functional with windows providing light & views, large closet, W/D hookup in 3BRs, hardwood floor.
- 3 **Kitchens** feature generous counters & cabinets, electric stoves, fridge, DW, windows over sinks provide refreshing light & views, hardwood floors. Sit-at peninsula in 1BRs.
- 4 **Dining Rooms** provide generous area for table, windows provide south light & views, hardwood floors.
- 5 **Living Rooms** feature open plans including projecting bays with wraparound windows that provide light & views, hardwood floors.
- 6 **Bathrooms** feature tile floors & tub surrounds. W/D hookup in 1BRs.
- 7 **Bonus Bathrooms** feature showers, tile floors.
- 8 **Bedrooms** feature generous size, abundant light & views, large closets, carpet.



Designed to
Feel "at home"

Good Design makes units feel spacious. Layouts are simple, clear and highly efficient to deliver maximum space within a compact footprint.

Natural Light & Ventilation are essential for healthy living. Each unit features a projecting bay with windows that provide abundant natural light in and views out. Kitchens have windows over sinks and bedrooms have double windows. All windows open for natural ventilation.

Access to apartments is via a private entrance on the walkway that connects Stevens Ave to the parking area at the rear of the site. The centrally located common stair provides access to all units on 2nd & 3rd floors. There is no elevator. Unit entrances are directly off the stair landing, making a highly efficient plan that eliminates hallways and maximizes private square footage.

Storage – Large closets provide modest but adequate storage within units. There is no basement or other storage.

Utilities – Each apartment has private utilities with separate meters. Water & sewer provided.

Energy Efficiency is a priority, so the building is well insulated. Individual high efficiency roof-top heat pumps provide heating and air conditioning directly to each unit with minimal cost. Ventilation ensures good indoor air quality.

Acoustic Privacy is a priority to feel "at home", so walls and floors between apartments and between commercial and residential are constructed to foster quiet.

Finishes are attractive, durable and quality.