

Vision

Redeveloping an industrial site into a viable neighborhood takes a strong imagination and clear goals. HOYT. has gone far in the past twelve years. The remaining development will complete this vision by creating three zones that differ in character based on their location within Hoyt Yards and their connections to the surrounding neighborhood. HOYT.'s development will focus on these distinct zones:

- East End: Lot 4
- Park Edge: blocks 15, 17 and 20
- North Campus: blocks 23, 24, 26, 27 and 29

EAST END

At the far east edge of the HOYT. holdings, Lot 4 will become an entry gateway to this dynamic neighborhood. Located near a public parking garage, this block can attract a high concentration of activity, such as a cinema or shopping center. In the next few years, the large Post Office site, one block to the south, will be opened up for development, bringing a whole new energy to the east edge of the Pearl. This block will feature a residential tower and a multi-story mixed-use complex. A small plaza on the southwest corner, at NW 9th and Marshall, will be an active node, with a café and retail.

PARK EDGE

The Fields Park, the largest in the district, is a draw for the entire Pearl District. Five distinct connection points will ensure the park's integration with the community: the terminus of the 10th street boardwalk to the south, the terminus of Pettygrove's green street to the west, the direct connection between Block 19 (The Encore) along the east edge of the park, the pedestrian bridge over the railroad tracks to the north, and a pedestrian link to the North Campus at Block 24. A series of residential and mixed-use buildings will line this park. Their architectural attitude will be shaped by it, with ground-floor uses oriented to the park edge.

NORTH CAMPUS

HOYT. holds a 6.1-acre zone at the north edge of the Pearl District. This area is not platted, so it offers the unusual opportunity to be developed in a completely flexible way. Buildings and streets do not need to correspond to the street grid, allowing for larger footprints and multi-use "universal" streets. This flexibility will allow for the creation of a European-type neighborhood or a campus-like setting. It can be developed as a mixed-use area or as a corporate/office sector. A large public plaza will anchor the buildings, contribute to the ambiance of the neighborhood, and provide a destination point for users from the 12th or 13th street corridors or The Fields Park.



HOYT. Yards Projects	Date Completed
2 Johnson St. Townhomes	2000
3 Riverstone	1998
Lot 4 (future mixed-use tower)	after 2012
4 Kearney Plaza	2000
5 Park Place	2004
6 Pearl Court	1997
7 Tanner Place	2000
8 Streetcar Lofts	2001
9 The Metropolitan	2007
10 Lovejoy Station	2001
11 Bridgeport	2003
13 Lexis on the Park	2004
14 The Sitka	2006
15 (future hotel/residential)	2015
16 The Pinnacle	2005
19 The Encore	2008
17 (future residential)	2012
20 (future residential)	2014
22 donated to parks	2009
23 (future residential)	after 2012
24 (future residential or office)	after 2012
25 donated to parks	2009
26 (future low income housing)	2012
27 (future office)	after 2012
29 (future office + parking)	after 2012

