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# Portland Tribune

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**A4 NEWS**

Construction is set to begin this summer on the Fields, a new park on the north side of the Pearl District that will be large enough for ballgames.

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JIM CLARK

## Hoyt deal means bigger park, bigger buildings in the Pearl

By **PETER KORN**  
*The Tribune*

The Pearl District doesn't yet have a school as a focus of family activity. But it soon will have a large park.

Because of a recent deal between the Portland Development Commission and developer Hoyt Street Properties, that park will be large enough for ballgames.

Construction is supposed to begin this summer on the Fields, which will have an entrance at Northwest 10th Avenue and run north of Northwest Overton Street. The park is supposed to be finished in 2009.

But the size of the park always has been in question.

More than a year ago, Tiffany Sweitzer, president of Hoyt Street Properties, proposed a

deal. Hoyt Street owns undeveloped land in the north end of the Pearl, just south of the Fremont Bridge. But development on those sites is limited by a lack of floor-to-area ratio — a planning designation that helps determine how large a building can be.

The Hoyt Street properties themselves were zoned for a relatively small FAR of 2-1. That ratio means that if the building took up the entire block, its 2-1 FAR would limit it to two stories.

In addition, Hoyt Street had borrowed some of the FAR designated for those properties in order to build larger condominium projects in the heart of the Pearl. That left the undeveloped 10 properties with even less FAR — not enough for condo projects, Hoyt Street's specialty.

Hoyt Street's proposal: For additional FAR, which would allow

the developer to build larger buildings in the north Pearl, Hoyt Street would give an acre to the city to make the Fields larger.

Troy Doss, a senior planner with the city, said last week that the deal has been made. Hoyt Street will get 4-1 FAR on its remaining undeveloped properties, and the Fields will be three acres instead of two.

For comparison's sake, a two-acre park is about the size of two city blocks.

The Fields is at the heart of schemes for a family-oriented Pearl District. As the only large open space in the neighborhood, developers and city planners see it performing multiple uses — possibly as a playground for schoolchildren if a Pearl District school ever gets built.

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