

PREEMINENT PORTLAND SOUTH WATERFRONT DEVELOPMENT SITE

TILIKUM MOODY SITE 2997 SW Moody Avenue | Portland, OR 97201



TILIKUM MOODY SITE

AREA TRANSPORTATION





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SITE OUTLINE



PROJECT SUMMARY

| Project Name | Tilikum Moody Site | FAR | 6:1 - pre |
|----------------------|---|----------------------------|--------------|
| Address | 2997 SW Moody Avenue Portland, OR 97201 | | of 9 City |
| Parcel ID | 1S-1E-10BA, Tax Lot 200 | Maximum Height | 250 |
| Gross Land Area | 101,492 square feet (2.33 acres) | Public Trans- portation | Loc rail |
| Useable Land Area | 36,446 square feet (0.84 acre) Approximate | portation | end |
| Topography | Level building site - sloping to west of site | Urban Renewal | Loc Urb |
| Opportunity Zone | Located in an Opportunity Zone | Price | Off pric |
| Zoning | CX(d) Central Commercial | | |

| FAR | 6:1 - 608,970 SF, plus 335,605 SF |
|------------------|---------------------------------------|
| | previously transferred for a total |
| | of 944,574 SF (subject to Central |
| | City 2035 Plan) |
| Maximum 250 feet | |
| Height | |
| Public Trans- | Located directly on the MAX light |
| portation | rail line with a station at the north |
| | end of the site. Portland streetcar |
| | and bus stops adjacent. |
| Urban | Located in South Waterfront |
| Renewal | Urban Renewal District |
| Price | Offered without a stated asking |
| | price |

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SPECIAL CONDITIONS

TriMet Easements

TRANSI EASEMENT AREA 67,627 S.F.± STORMWATE EASEMENT AREA 7,865 S.F.± GRANTOR TRACT 28,581 S.F.± - EXISTING ACCESS EASEMENT TO COR 52+86.89

The Tri-County Metropolitan Transportation District (TriMet) is the owner of the subject site. TriMet will record a permanent easement over the northerly portion of the property for various transit facilities and infrastructure, including the terminus of the Tilikum Crossing Bridge. The southern portion of the site provides a building site of approximately 36,446 square feet, including a 7,865 square-foot stormwater easement area. A new building may be constructed over the stormwater easement provided that the new development allows for mutually acceptable handling of the stormwater runoff from the transit easement area to the north. **Excess FAR** The overall site contains 101,495 square feet. Therefore, with an FAR designation of 6:1, the resulting buildable FAR is 608,970 square feet. The Property has an additional 335,604 SF of FAR that was previously transferred to the site for a total of 944,574 square feet of FAR, which is subject to the recent Central City 2035 Plan. **Development Commencement Date** As part of the sale, TriMet and the developer will negotiate a development schedule. TriMet desires near-term development on the site, with an expectation that construction will be completed no later than five years from the closing date. Additionally, please review the Development Covenant, Easement Agreement, and other related documents, which are available on the Property's website: https://cushwake.box.com/v/TriMetMoodySite

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PARCEL MAP

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