



PREEMINENT PORTLAND SOUTH WATERFRONT DEVELOPMENT SITE
TILIKUM MOODY SITE
 2997 SW Moody Avenue | Portland, OR 97201



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AREA TRANSPORTATION



TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY



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SITE OUTLINE



PROJECT SUMMARY

Project Name	Tilikum Moody Site
Address	2997 SW Moody Avenue Portland, OR 97201
Parcel ID	1S-1E-10BA, Tax Lot 200
Gross Land Area	101,492 square feet (2.33 acres)
Useable Land Area	36,446 square feet (0.84 acre) Approximate
Topography	Level building site - sloping to west of site

Zoning	CX(d) Central Commercial
FAR	6:1 - 608,970 SF, plus 335,605 SF previously transferred for a total of 944,574 SF
Maximum Height	250 feet
Public Transportation	Located directly on the MAX light rail line with a station at the north end of the site. Portland streetcar and bus stops adjacent.
Price	Offered without a stated asking price

SPECIAL CONDITIONS

TriMet Easements

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.

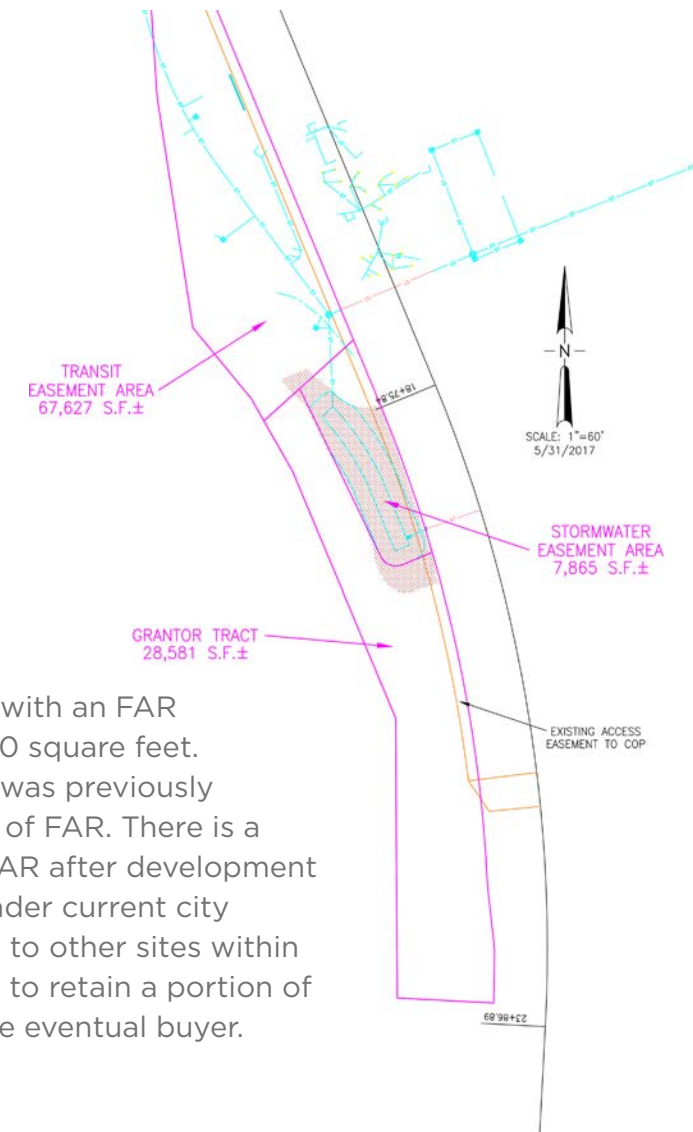
Excess FAR

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. There is a strong probability that there will be significant excess FAR after development of the approximate 36,446 square foot building pad. Under current city zoning regulations, this excess FAR may be transferable to other sites within the South Waterfront neighborhood. TriMet may decide to retain a portion of this excess FAR, subject to the development plans of the eventual buyer.

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://www.cushwake.box.com/s/t362ty0sj48rsdw0xk7eimdjwz3ae0cz>

PARCEL MAP



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