



**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**



**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.

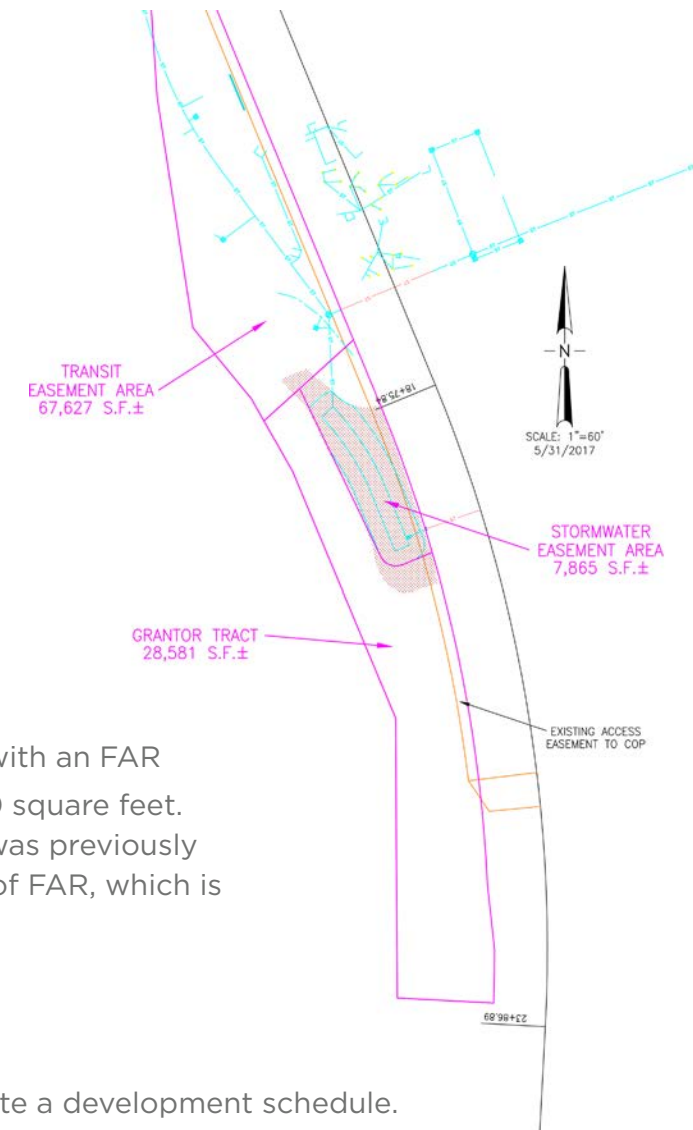
**Excess FAR**

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, 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>

**PARCEL MAP**



**PROJECT SUMMARY**

<b>Project Name</b>	Tilikum Moody Site	<b>FAR</b>	6:1 - 608,970 SF, plus 335,605 SF previously transferred for a total of 944,574 SF (subject to Central City 2035 Plan)
<b>Address</b>	2997 SW Moody Avenue Portland, OR 97201	<b>Maximum Height</b>	250 feet
<b>Parcel ID</b>	1S-1E-10BA, Tax Lot 200	<b>Public Transportation</b>	Located directly on the MAX light rail line with a station at the north end of the site. Portland streetcar and bus stops adjacent.
<b>Gross Land Area</b>	101,492 square feet (2.33 acres)	<b>Urban Renewal</b>	Located in South Waterfront Urban Renewal District
<b>Useable Land Area</b>	36,446 square feet (0.84 acre) Approximate	<b>Price</b>	<b>Offered without a stated asking price</b>
<b>Topography</b>	Level building site - sloping to west of site		
<b>Opportunity Zone</b>	Located in an Opportunity Zone		
<b>Zoning</b>	CX(d) Central Commercial		

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